



**AGENDA**  
**REGULAR MEETING OF THE CITY COUNCIL OF**  
**THE CITY OF WHITE BEAR LAKE, MINNESOTA**  
**TUESDAY, JULY 25, 2023**  
**7 P.M. IN THE COUNCIL CHAMBERS**

*Navigable Agenda*

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

PLEDGE OF ALLEGIANCE

**2. APPROVAL OF MINUTES**

A. Minutes of the Regular City Council Meeting on July 11, 2023

B. Minutes of the City Council Work Session on July 11, 2023

**3. ADOPT THE AGENDA** *(No item of business shall be considered unless it appears on the agenda for the meeting. The Mayor or Councilmembers may add items to the agenda prior to adoption of the agenda.)*

**4. CONSENT AGENDA** *(Those items listed under Consent Agenda are considered routine by the City Council and will be acted upon by one motion under this agenda item. There will be no separate discussion of these items, unless the Mayor or a Councilmember so requests, in which event, the item will be removed from the consent agenda and considered under New Business.)*

A. Resolution approving an agreement with WBLA Schools for School Resource Officers

**5. VISITORS AND PRESENTATIONS**

A. Finance Department Quarterly Report

**6. PUBLIC HEARINGS**

A. Ramsey County Emergency Management and Homeland Security Grant for Unmanned Aerial Vehicles and Corresponding Use Policy

B. Second Reading of an Interim Moratorium Ordinance – Operation of Cannabis Businesses

**7. UNFINISHED BUSINESS**

A. Second Reading of an Ordinance Rezoning property located at 2687 County Road D, Planned Unit Development and Preliminary and Final Plat

B. Second Reading of an Ordinance Rezoning property located at 2502 County Road E, Planned Unit Development and Preliminary and Final Plat

**8. NEW BUSINESS**

None

**9. DISCUSSION**

A. Planning & Land Use Regulations Working Group

**10. COMMUNICATIONS FROM THE CITY MANAGER**

**11. ADJOURNMENT**



**MINUTES  
REGULAR MEETING OF THE CITY COUNCIL  
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA  
TUESDAY, JULY 11, 2023  
7 P.M. IN THE COUNCIL CHAMBERS**

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

Mayor Dan Louismet called the meeting to order at 7 p.m. The City Clerk took attendance for Councilmembers Kevin Edberg, Steve Engstran, Heidi Hughes, Dan Jones and Bill Walsh. Staff in attendance were City Manager Lindy Crawford, Fire Chief Greg Peterson, Community Development Director Jason Lindahl, Public Works Director/City Engineer Paul Kauppi, City Clerk Caley Longendyke, and City Attorney Troy Gilchrist.

**PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF MINUTES**

A. Minutes of the Regular City Council Meeting on June 27, 2023

It was moved by Councilmember **Engstran**, seconded by Councilmember **Hughes**, to approve the minutes. Motion carried unanimously.

B. Minutes of the City Council Work Session on June 27, 2023

It was moved by Councilmember **Engstran**, seconded by Councilmember **Walsh**, to approve the minutes. Motion carried unanimously.

**3. APPROVAL OF THE AGENDA**

It was moved by Councilmember **Edberg**, seconded by Councilmember **Engstran**, to approve the agenda. Motion carried unanimously.

**4. CONSENT AGENDA**

- A. Accept minutes: May Park Commission, May Environmental Advisory Commission, May Planning Commission, May White Bear Lake Conservation District, June Planning Commission
- B. Resolution approving a conditional use permit for an accessory dwelling unit at 4008 White Bear Ave **Res. No. 13210**
- C. Resolution approving a variance for fence height at 3944 Hoffman Road **Res. No. 13211**
- D. Resolution accepting a quote for Oak Knoll Pond Spent Lime Application Project **Res. No. 13212**

It was moved by Councilmember **Walsh**, seconded by Councilmember **Jones**, to approve the consent agenda. Motion carried unanimously.

**5. VISITORS AND PRESENTATIONS**

A. White Bear Lake Conservation District 2024 Budget

White Bear Lake Conservation District (WBLCD) Board Treasurer Mike Parenteau and Board

Director Scott Costello, who serve as representatives for the City of White Bear Lake, presented the 2024 budget for the organization. The budget is prepared by the board's treasurer, committee chairs and staff. He provided a history of the various studies and analyses conducted between 1999-2006, and said WBLCD is planning to do a complete lake study in 2024. The data generated from the study will be used to compare data from the earlier studies. Parenteau referenced a map provided to Councilmembers of the Eurasian watermilfoil survey conducted on June 27 and summarized the process for surveying the aquatic plants. He applied for a grant from the Department of Natural Resources for Eurasian watermilfoil treatment and was awarded \$6,750. This will cover some expenses for the treatment, which is expected to cost approximately \$31,000 to treat 47 acres. Mayor Louismet sought clarification that the treatment will be done again if it doesn't work the first time and Parenteau confirmed.

Mayor Louismet asked Parenteau if he believes WBLCD has the financial resources to fulfill its mission for the lake. Parenteau said WBLCD is comfortable with their budget and shared information about their reserves. Councilmember Edberg requested a balance sheet and income statement with future budget reports. Councilmember Edberg thanked Parenteau and Costello for their service. Costello, who also serves as the chair of the Lake Education Committee, talked about the committee working with Press Publications on providing information in *The Laker*, a publication for lakeshore residents. Councilmember Jones thanked Parenteau and Costello for their work. He felt that *The Laker* is specifically targeting lakeshore residents and fishers and believes the important information should be shared more broadly.

Councilmember Walsh referenced a WBLCD board vote taken at their May 16, 2023 regular board meeting regarding an ADUA boundary next to Lions Park. He asked why Parenteau and Costello, as representatives of White Bear Lake, abstained from the vote. Parenteau explained that WBLCD's counsel recommended the two city representatives abstain from the vote to prevent a perceived conflict of interest. Mayor Louismet, Councilmember Walsh and Councilmember Edberg expressed their displeasure with the recommendation made by the WBLCD's counsel for them to abstain. Parenteau provided more information about the topic and the board action. Mayor Louismet thanked Parenteau and Costello for their work.

## **6. PUBLIC HEARINGS**

Nothing scheduled.

## **7. UNFINISHED BUSINESS**

Nothing schedule.

## **8. NEW BUSINESS**

### **A. Replacement of Fire Rescue Truck #923**

Fire Chief Greg Peterson presented a resolution to approve a purchase of a fire rescue truck. The new rescue truck would replace an existing one, which was built in 2003. It is outlined in the Capital Improvement Plan and Financial Management Plan that the Fire Department replaces major pieces of apparatus every 20 years in order to maintain the evolving technology and address wear and tear on the vehicles. Chief Peterson reported that the prices of trucks have increased significantly. He said a different vehicle purchased five years ago that cost approximately \$500,000 now costs \$944,000. Each year, prices continue to increase, as well as

manufacturing delays, which have increased from less than a year to 24-36 months. The delays in getting new trucks results in old trucks extending their use beyond 20 years, thus incurring costly repairs. The new truck will be purchased through MacQueen of Pierce Manufacturing, Inc., a vendor through the Houston-Galveston cooperative. It is similar to the last-purchased engine and will fulfill the needs of the Fire Department. City Manager Crawford clarified that the truck is slated to be replaced in 2025, but staff would like to lock in a price and get in the queue to allow time for manufacturing delays. She said the funds wouldn't be expended until 2025 and the cooperative would purchase back the current rescue truck from the City for not less than \$60,000. In addition, the Fire Department's contracted communities for fire service will also contribute to the purchase of the new truck through the conditions of the Fire Protection Service Agreements.

Mayor Louismet asked about the trade-in value. Chief Peterson said the last engine was sold for \$12,000, so he believes the buy-back amount of not less than \$60,000 is fair. MacQueen is the only vendor that can guarantee this amount. Mayor Louismet shared his support for the purchase in order to maintain equipment and provide necessary services to the City. Councilmember Edberg asked Chief Peterson for talking points to share with taxpayers who question the purchase. Chief Peterson explained that fire engines will run 70,000-80,000 miles over a 20-year period but that is increasing due to the engines responding to some medical calls, and attends to almost 1,000 calls a year.

Councilmember Walsh asked if City staff have accounted costs for training or if that is provided by the manufacturer. Chief Peterson said a local vendor representative will train staff, and the training will be recorded for new staff. He said the new rescue engine is similar to the current ladder truck, which will help with efficient training—an advantage gained by using the same manufacturer. In response to Mayor Louismet's questions about the warranty, Chief Peterson explained the types of coverage and where a truck would typically be repaired.

It was moved by Councilmember **Walsh**, seconded by Councilmember **Edberg**, to approve **Res. No. 13213** authorizing the purchase of a fire rescue truck for the Fire Department. Motion carried unanimously.

- B. First Reading of an Ordinance Rezoning property located at 2687 County Road D, Planned Unit Development and Preliminary and Final Plat

At the April 11, 2023 City Council meeting, Community Development Director Jason Lindahl presented a concept plan review for an undeveloped property located at 2687 County Road D. The concept plan involves developing a 14-unit nursing home. The proposal includes a subdivision, a Planned Unit Development (PUD) and rezoning from B-2: Limited Business to R-B: Residential Business Transition. There have been no comments in opposition from the public or Planning Commission members. Director Lindahl presented the information for the first reading of the ordinance and shared additional information about the PUD application. He said the most notable deviation was reducing a setback variance from 15 feet to 10 feet. He shared images of the building's elevation and exterior materials, which will be consistent with nearby commercial suites. Director Lindahl summarized the analysis of the rezoning request and said it meets the criteria of the City's Comprehensive Plan, land uses and zoning code requirements. The deviations will be allowed through the PUD in exchange for increased amount of

landscaping, enhanced exterior materials and enhanced stormwater treatment. Councilmember Edberg sought confirmation that the proposal is only concerning the parcel south of County Road D and would not affect the north parcel. Director Lindahl confirmed.

A second reading and City Council vote of the ordinance is scheduled for the July 25 regular meeting.

A. First Reading of an Ordinance Rezoning property located at 2502 County Road E, Planned Unit Development and Preliminary and Final Plat

Community Development Jason Lindahl presented the first reading of an ordinance rezoning the property located at 2502 County Road E and PUD. At the March 14, 2023 City Council meeting, Director Lindahl presented a concept plan review involving the rezoning and redevelopment of the lot, transforming the abandoned gas station into a 15-unit apartment complex with three townhomes. At the May 9, 2023 City Council meeting, the first reading to rezone the lot from B-3 Auto-Oriented Business to R-6 Medium Density Residential was presented and the motion failed due to a lack of supermajority vote. Following the vote, the applicant indicated they were interested in amending the plan for a development that would meet the criteria for rezoning to R-5 Single Family-Two Family Medium Density Residential. Director Lindahl provided additional detail and a timeline of how the developer's proposal has evolved, including respective neighborhood meetings and Planning Commission meetings.

For this first reading, Director Lindahl summarized the proposal that would redevelop the lot into nine for-sale townhomes, each to be subdivided into its own lot and two outlots. He shared how the design has changed based on feedback. Changes include reduced density, for-sale units instead of rentals, reduced height, additional parking stalls, higher-quality exterior materials, increased landscaping, added sidewalk, and added stormwater retention. Director Lindahl shared images of the building's elevation and exterior materials. He said the proposal meets the City's various standards for rezoning, which he elaborated in more detail. Setback deviations involve the townhomes being positioned closer to the street sides. He explained more about the subdivisions and plats. Public Works Director/City Engineer Paul Kauppi shared information about stormwater management and drainage areas, and explained the location of the new treatment pond, which will act as a filtration basin to filter out pollutants prior to the water discharging into Peppertree Pond. Director Kauppi explained the review process and requirements for stormwater management.

Director Lindahl summarized the PUD necessary to decrease street-facing setbacks and reducing townhome minimum lot size. In exchange for these modifications, the developer is maximizing setbacks from the adjacent neighborhood, enhancing landscaping, creating an outdoor courtyard amenity next to the intersection, enhancing exterior materials and more. The applicant, Ryan McKilligan of Element Design-Build, shared more about the townhome amenities, townhome layout and landscaping. Mayor Louismet shared his support for the plan. Councilmember Jones addressed a comment that was made earlier about the development being a nice residential buffer, but pointed out that if not for the developer, the property would not be residential and the zoning would remain B-3, which could be developed into a business generating more traffic. He shared his support for the proposal.

The height of the peak's midpoint is 31' 9", but Councilmember Edberg wanted to know the total height to the peak. McKilligan said he will get back with the exact height measurement. He responded to Councilmember Edberg's inquiry about the utilization and security of the shared patio space and community room. Regarding the east side of the property that borders a residential lot, the developer will install new fencing to create a barrier. Councilmember Edberg asked about stormwater retention and Director Kauppi explained that the filtration basin will hold one-inch of rainfall, which accounts for 90% of storms every year, from the impervious surface. McKilligan answered Councilmember Edberg's questions about the establishment and membership of the homeowners association. Councilmember Jones brought attention to the improvement that will be made to the area with stormwater management.

A second reading and City Council vote of the ordinance is scheduled for the July 25 regular meeting.

#### B. First Reading of an Interim Moratorium Ordinance – Operation of Cannabis Businesses

City Manager Lindy Crawford presented a proposed interim moratorium ordinance as it relates to cannabis businesses. For background, she explained that the Minnesota Legislature enacted Chapter 63—HF 100, which is comprehensive legislation relating to cannabis. She outlined areas of authority for local units of government, including requiring local registration of cannabis businesses, adopting reasonable restrictions of time, place and manner of the operation of cannabis businesses, limiting the number of cannabis businesses based on population, and prohibiting the operation of cannabis businesses within certain distances of schools, day cares and other similar facilities. She explained that the legislation allows a local unit of government to adopt an interim ordinance to regulate, restrict or prohibit the operation of cannabis businesses while a study is conducted for purposes of considering the adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of cannabis businesses, as well as other potential local regulations allowed under the new legislation. The proposed moratorium would prohibit the establishment or operation of cannabis businesses and authorize City staff to conduct the study outlined above for purposes of protecting the planning process and the health, safety and welfare of its citizens. The moratorium would be effective until January 1, 2025 or until repealed by the City Council.

Councilmember Jones requested that staff clarify how distance will be measured between cannabis businesses and other facilities, such as measuring from property corner to property corner, or measuring the distance between the center points of the properties. City Attorney Gilchrist affirmed that a study during a moratorium would allow staff to clarify those details in its future ordinance relating to cannabis.

A second reading, public hearing and City Council vote of the ordinance is scheduled for the July 25 regular meeting.

## 9. DISCUSSION

Nothing scheduled

## 10. COMMUNICATIONS FROM THE CITY MANAGER

City Manager Crawford shared event information for Floats with the Fuzz, Marketfest and Fridays with Firefighters. She recognized and thanked those who helped with the July 4 fireworks event and summarized a typical timeline, which starts in January, for planning the annual event.

**11. ADJOURNMENT**

There being no further business before the Council, it was moved by Councilmember **Engstran**, seconded by Councilmember **Jones**, to adjourn the regular meeting at 8:44 p.m. Motion carried unanimously.

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Dan Louismet, Mayor

**ATTEST:**

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Caley Longendyke, City Clerk



**CITY COUNCIL WORK SESSION MINUTES  
TUESDAY, JULY 11, 2023  
IMMEDIATELY FOLLOWING REGULAR MEETING  
2<sup>ND</sup> FLOOR BOARD ROOM**

Mayor Louismet opened the meeting at 8:53 p.m. Councilmembers in attendance included: Kevin Edberg, Steve Engstran, Heidi Hughes, Dan Jones and Bill Walsh. Staff members in attendance included: City Manager Lindy Crawford, Community Development Director Jason Lindahl, Housing and Economic Development Coordinator Tracy Shimek, City Clerk Caley Longendyke and City Attorney Troy Gilchrist.

**1. Proposed Tobacco Licensing Ordinance**

Crawford provided an overview of proposed changes to the City's Municipal Code, Section 1104 for licensure of tobacco and tobacco-related products. The City currently does not expressly regulate exclusive tobacco shops and the regulations for tobacco products need to be updated to keep pace with recent changes in both federal and state law. An interim ordinance imposing a 12-month moratorium for the establishment and expansion of tobacco shops, effective September 27, 2022, allowed staff time to study the City's current regulations and make necessary revisions to ordinances. Councilmembers discussed the proposed ordinance language. City Attorney Troy Gilchrist provided clarification on various defined terms presented in the ordinance.

A first reading and public hearing for the ordinance is scheduled for the August 8 City Council regular meeting.

**2. Housing Survey Questions**

Lindahl and Shimek presented a draft of a Housing Survey script with questions. The City contracted with the Morris-Leatherman Company to create a survey to engage residents on their housing-related needs, wants, future plans, experiences and barriers. Staff asked for feedback from Council. Councilmembers offered their feedback regarding the script and questions. Staff will revise the script and questions based on Council feedback.

The survey would begin within the next two months.

Adjourned 10:29 p.m.





**City of White Bear Lake**  
Police Department

# MEMORANDUM

**To:** Lindy Crawford, City Manager  
**From:** Julie Swanson, Police Chief  
**Date:** July 25, 2023  
**Subject:** 2022-2023 School Resource Officer Agreement

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## SUMMARY

The City Council will consider adopting a resolution authorizing the Mayor and City Manager to execute an agreement with White Bear Lake Area Schools for two School Resource Officers (SRO).

## BACKGROUND INFORMATION

Since the mid-1990's, the Police Department has provided support to the White Bear Lake Area School District by staffing two School Resource Officers (SROs) in district buildings during regular school hours. The mission of the SRO program is to "support and foster the safe and healthy development of all students in the District [or at the School] through strategic and appropriate use of law enforcement resources and with the mutual understanding that school participation and completion is indispensable to achieving positive outcomes for youth and public safety."

Officers apply to be and are assigned as SROs for a continuous period of four years. During that time, they foster relationships with school administration, staff, parents, and most importantly students. Through this program they present to students and staff on topics including criminal justice issues, community and relationship building, emergency response, crime prevention, health and safety topics, and careers in law enforcement. They also investigate criminal activity in the schools.

For the 2023-2024 school year the District will contribute \$162,843 to the City for the SRO program. Assigned officers remain as City employees and are still able to support regular operations at the Police Department during non-school days/hours. The City Attorney reviewed the structure of this rewritten agreement last year prior to approval.

## RECOMMENDATION

Staff recommends the City Council adopt the attached resolution authorizing the Mayor and City Manager to execute an agreement with White Bear Lake Area Schools for two School Resource Officers.

## ATTACHMENTS

Resolution

**RESOLUTION NO.**

**RESOLUTION APPROVING AN AGREEMENT WITH WHITE BEAR LAKE AREA SCHOOLS FOR SCHOOL RESOURCE OFFICERS**

**WHEREAS;** Since the mid-1990's the City of White Bear Lake and the White Bear Lake Area School District have partnered to provide to dedicated School Resource Officers (SRO) to the School District; and

**WHEREAS;** the mission of the SRO program is to "support and foster the safe and healthy development of all students in the District [or at the School] through strategic and appropriate use of law enforcement resources and with the mutual understanding that school participation and completion is indispensable to achieving positive outcomes for youth and public safety".

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of White Bear Lake hereby authorizes the Mayor and City Manager to execute an agreement to provide two School Resource Officers for the 2023-2024 school year for a cost of \$162,843 to be paid by the District.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:

Nays:

Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

ATTEST:

\_\_\_\_\_  
Caley Longendyke, City Clerk



**City of White Bear Lake**  
Finance Department

# MEMORANDUM

**To:** Lindy Crawford, City Manager  
**From:** Kerri Kindsvater, Finance Director  
**Date:** July 25, 2023  
**Subject:** Quarterly Finance and License Bureau Reports

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## SUMMARY

Attached is the Finance Department 2nd Quarter Report for 2023.

The report summarizing financial operations contains columns comparing the 2022 and 2023 results for both the month of June and the year-to-date cumulative totals through June.

The license bureau summary report contains columns for the second quarter months of 2023 and year-to-date cumulative total columns comparing the fees and transaction type counts of 2022 and 2023 for the license bureau.

Staff will present this information during the meeting and take questions or comments from the City Council.

## RECOMMENDATION

None – information sharing only.

## ATTACHMENTS

2nd Quarter Report

**City of White Bear Lake  
Summary of Revenues  
As of June 30, 2023**

Items	Adopted Budget	Current	YTD 2023	Percent 2023	YTD 2022	Percent 2022
<b>General Fund</b>						
01000 - Property Taxes	\$ 8,233,000	\$ -	\$ -	0.00%	\$ -	0.00%
01000 - Licenses/Permits	1,128,807	122,618	1,030,228	91.27%	627,990	48.19% (a)
01000 - Fines	50,000	3,051	23,210	46.42%	24,181	48.36%
01000 - Administrative Citations	7,000	720	2,340	33.43%	4,905	73.76% (b)
01000 - Intergovernmental Revenue	2,073,590	-	388,830	18.75%	394,049	15.58%
01000 - Charges for Service	871,126	68,163	401,834	46.13%	345,618	44.04%
01000 - Franchise Fees	325,000	-	371,353	114.26%	336,014	100.00% (c)
01000 - Interest	-	-	-	-	-	0.00%
01000 - Miscellaneous	65,750	8,915	51,115	77.74%	65,275	77.56%
01000 - Transfers	1,048,600	87,383	524,300	50.00%	597,000	48.29%
Total General Fund	<u>13,802,873</u>	<u>290,850</u>	<u>2,793,210</u>	<u>20.24%</u>	<u>2,395,032</u>	<u>17.64%</u>
<b>Special Revenue</b>						
02020 - American Recovery Plan	-	8,128	246,471	0.00%	2,242,678	154.06% (d)
02030 - Armory	-	-	-	0.00%	25,432	32.83% (e)
02040 - Surface Water Pollution	274,031	18,440	132,318	48.29%	111,771	47.08%
02050 - Marina	432,000	-	431,400	99.86%	400,000	100.00%
05200 - Sports Center	661,814	29,450	285,917	43.20%	256,460	36.74%
02060 - Forfeiture	13,000	310	5,937	45.67%	3,292	88.97% (f)
04240 - Economic Development	439,331	56,591	267,340	60.85%	268,902	48.36% (g)
Total Special Revenue Funds	<u>1,820,176</u>	<u>112,919</u>	<u>1,369,383</u>	<u>75.23%</u>	<u>3,308,535</u>	<u>96.50%</u>
<b>Enterprise Funds</b>						
05010 - Water	2,434,326	382,832	967,644	39.75%	694,000	34.06%
05050 - Sewer	3,666,700	202,210	1,940,341	52.92%	1,768,900	50.05%
05100 - Refuse	1,830,969	135,623	892,659	48.75%	895,047	50.80%
05250 - Ambulance	2,772,000	266,252	1,394,534	50.31%	1,186,004	48.02%
05300 - Pioneer Manor	451,500	39,350	216,804	48.02%	214,552	49.76%
05350 - License Bureau	891,400	78,027	411,175	46.13%	378,722	49.11%
Total Enterprise Funds	<u>12,046,895</u>	<u>1,104,294</u>	<u>5,823,156</u>	<u>48.34%</u>	<u>5,137,225</u>	<u>46.68%</u>
<b>Internal Service Funds</b>						
06000 - Insurance	285,907	30,079	170,478	59.63%	143,871	50.93%
06200 - Employment Expense	4,073,880	312,959	1,947,646	47.81%	1,816,869	47.73%
Total Internal Services Funds	<u>4,359,787</u>	<u>343,038</u>	<u>2,118,124</u>	<u>48.58%</u>	<u>1,960,740</u>	<u>47.95%</u>
Total Revenues	<u>32,029,731</u>	<u>1,851,101</u>	<u>12,103,873</u>	<u>37.79%</u>	<u>12,801,532</u>	<u>39.87%</u>

**Percent of Year Complete      50%**

- (a) Revenues as of 6/30/23 are higher than this time last year due to permit and plan review fees related to the Barnum II apartment complex and the City's public safety facility project. The City's fees are being paid by the Municipal Building Fund.
- (b) Administrative citation revenues vary based on the level of actual citations given out for the year.
- (c) Franchise fee revenue came in over budget in 2023. The franchise fee is set at 5% of Xcel Energy's gross electric revenues, which increased in 2022.
- (d) The City received \$1,413,839 in American Rescue Plan Aid in 2021, and the remaining \$1,413,839 was received in 2022. However, the City cannot recognize these funds as revenue until they are spent. Unspent proceeds are shown as deferred revenues on the balance sheet.
- (e) The Armory Fund was closed as of 12/31/22.
- (f) Forfeiture revenues vary based on the level of actual vehicle seizure activity for the year.
- (g) Budgeted transfers were recorded earlier in the year in 2023 than in 2022.

**City of White Bear Lake, MN**  
**Summary of Expenditures**  
**As of June 30, 2023**

Items	Adopted Budget	Current	YTD 2023	Percent 2023	YTD 2022	Percent 2022
<b>General Fund</b>						
01000 - Legislative	\$ 164,768	\$ 8,656	\$ 63,948	38.81%	\$ 65,535	44.04%
01000 - Administration	451,873	42,471	236,008	52.23%	186,325	45.54%
01000 - Finance	746,042	36,069	297,603	39.89%	330,392	47.58%
01000 - Legal Counselor	72,836	8,764	33,323	45.75%	29,708	42.30%
01000 - City Hall	258,507	14,856	103,364	39.98%	155,346	43.12%
01000 - Technology	142,959	9,051	58,463	40.90%	-	0.00% (a)
01000 - Elections	80,405	40	43,264	53.81%	46,281	56.51%
01000 - Public Safety Facility	148,755	13,448	64,549	43.39%	57,894	43.74%
01000 - Police	5,651,607	382,341	2,427,847	42.96%	2,348,588	45.40%
01000 - Dispatch	251,800	20,956	102,680	40.78%	92,752	41.54%
01000 - Animal Control	27,116	1,174	7,265	26.79%	7,233	31.34%
01000 - Prosecution	160,063	-	56,775	35.47%	76,310	49.58% (b)
01000 - Emergency Preparedness	18,579	731	4,236	22.80%	8,346	45.79%
01000 - Fire	1,521,177	77,554	503,214	33.08%	484,272	33.73%
01000 - Engineering	790,413	56,918	337,528	42.70%	327,231	43.91%
01000 - Public Works Facility	262,181	13,565	114,878	43.82%	106,437	42.13%
01000 - Garage	277,911	17,186	130,615	47.00%	120,591	46.07%
01000 - Streets	621,635	56,975	280,786	45.17%	230,343	37.54%
01000 - Snow/Ice Removal	287,458	7,824	206,286	71.76%	125,599	43.71% (c)
01000 - Street Lighting	244,824	13,804	85,476	34.91%	82,956	34.75%
01000 - Parks	815,806	59,597	321,844	39.45%	336,040	46.37%
01000 - Planning	381,240	28,518	175,828	46.12%	140,002	42.59%
01000 - Building & Code Enforcement	849,900	56,681	334,205	39.32%	345,722	45.68%
01000 - General Services/Contingency*	245,042	-	79,867	24.10%	92,789	70.04% (d)
Total General Fund	<u>14,472,897</u>	<u>927,182</u>	<u>6,069,851</u>	<u>41.94%</u>	<u>5,796,693</u>	<u>42.76%</u>
<b>Special Revenue</b>						
02020 - American Recovery Plan	486,828	-	246,471	50.63%	56,811	5.88%
02030 - Armory	-	30	108	0.00%	35,678	35.10% (e)
02040 - Surface Water Pollution	369,880	25,260	92,581	25.03%	58,137	23.39%
02050 - Marina	502,960	10,960	236,256	46.97%	139,072	37.24%
05200 - Sports Center	801,073	46,808	341,196	42.59%	323,297	44.93%
02060 - Forfeiture	33,100	-	2,992	9.04%	25,171	44.32%
04240 - Economic Development	1,015,141	40,174	290,701	28.64%	291,976	20.43%
Total Special Revenue Funds	<u>3,208,982</u>	<u>123,232</u>	<u>1,210,305</u>	<u>37.72%</u>	<u>930,141</u>	<u>23.88%</u>
<b>Enterprise Funds</b>						
05010 - Water Distribution	1,310,458	96,987	615,157	46.94%	799,587	42.81%
05010 - Water Treatment	1,035,100	70,461	317,285	30.65%	303,456	27.87%
Total Water	<u>2,345,558</u>	<u>167,448</u>	<u>932,441</u>	<u>39.75%</u>	<u>1,103,044</u>	<u>37.31%</u>
05050 - Sewer	3,271,338	134,799	1,724,514	52.72%	1,568,389	47.85%
05100 - Refuse	1,875,137	160,336	776,036	41.39%	699,297	40.75%
05250 - Ambulance	3,070,797	185,976	1,243,001	40.48%	1,083,954	43.98%
05300 - Pioneer Manor	527,152	19,368	336,672	63.87%	97,943	18.55% (f)
05350 - License Bureau	1,103,841	71,748	422,367	38.26%	399,817	44.41%
Total Enterprise Funds	<u>12,193,823</u>	<u>739,674</u>	<u>5,435,032</u>	<u>44.57%</u>	<u>4,952,443</u>	<u>41.82%</u>
<b>Internal Service Funds</b>						
06000 - Insurance	446,250	38,837	374,950	84.02%	294,574	75.58%
06200 - Employment Expense	4,135,975	227,149	1,800,710	43.54%	1,939,612	49.14%
Total Internal Service Funds	<u>4,582,225</u>	<u>265,986</u>	<u>2,175,660</u>	<u>47.48%</u>	<u>2,234,185</u>	<u>51.52%</u>
Total Expenditures	<u>34,457,927</u>	<u>2,056,074</u>	<u>14,890,847</u>	<u>43.21%</u>	<u>13,913,462</u>	<u>41.37%</u>

**Percent of Year Complete      50%**

\* General Services/Contingency YTD in 2023 includes \$56,901 of Northeast Youth & Family Services payments, \$22,416 for the White Bear Lake Conservation District 2023 Community Assessment, and \$550 in Senior Bus payments.

(a) In 2023, the City split out technology expenditures from the City Hall business unit.

(b) Timing of the first and second quarter payment to Ramsey County was earlier in 2023 than in 2022.

- (c) We received 53.3 inches of snowfall in January-March 2023. We had 25.9 inches over the same time frame last year.
- (d) The 2023 budget includes an allotment to ensure funds were available for the unknown outcomes of union negotiations. Nothing similar in 2022.
- (e) The Armory Fund was closed as of 12/31/22. However, it took some time for the Historical Society to get their electric, gas, and phone utilities switched over to their name, so they had to reimburse the City for bills we paid on their behalf in 2023.
- (f) The \$160,000 transfer to pay for Pioneer Manor's debt service obligation was recorded earlier in 2023 than in 2022.

**City of White Bear Lake, MN  
Cash by Company  
As of June 30, 2023**

Total 00999 - CASH COMPANY	\$ (13,488.46) (a)
Total 01000 - GENERAL FUND	4,145,627.89
Total 02020 - AMERICAN RECOVERY FUND	629,881.03
Total 02030 - ARMORY FUND	(107.80) (b)
Total 02040 - SURFACE WATER POLLUTION PREV	901,601.59
Total 02050 - MARINA FUND	558,838.19
Total 02060 - FORFEITURE FUND	34,789.76
Total 03040 - 1993 TAX INCREMENT BOND FUND	18,667.12
Total 03070 - NONBONDED DEBT SERVICE FUND	559,322.77
Total 03071 - 2002 SPECIAL ASSESSMENT BONDS	30,859.25
Total 03081 - BOATWORKS TIF DEBT SERVICE	55,220.40
Total 03082 - G.O. STREET SC EQUIP 2018A	256,113.56
Total 03083 - G.O. TAX ABATEMENT SC 2018B	152,188.28
Total 03084 - G.O. IMPROVEMENT BONDS 2019A	273,667.90
Total 03085 - G.O. STREET/EQUIP BONDS 2020A	322,963.85
Total 03086 - G.O BONDS SERIES 2021A	152,340.34
Total 03087 - G.O. IMPROVEMENT BONDS 2022A	198,698.06
Total 03088 - G.O. CIP PSF BONDS 2022B	(475.00) (c)
Total 04010 - PARK IMPROVEMENT FUND	1,580,818.23
Total 04100 - EQUIPMENT ACQUISITION FUND	2,122,343.05
Total 04240 - ECONOMIC DEVELOPMENT FUND	2,111,843.83
Total 04300 - MUNICIPAL BUILDING FUND	15,307,583.79
Total 04400 - INTERIM CONSTRUCTION FUND	5,166,925.45
Total 04650 - HRA - DISTRICT 25 DOWNTOWN EXP	1,480,502.10
Total 04651 - HRA-DISTRICT 26 HOFFMAN PLACE	38,668.11
Total 04652 - HRA-DISTRICT 27 BOATWORKS	194,776.58
Total 04770 - COMMUNITY REINVESTMENT FUND	6,611,928.46
Total 05010 - WATER FUND	1,656,362.98
Total 05050 - SEWER FUND	2,462,549.28
Total 05100 - REFUSE FUND	423,708.92
Total 05200 - SPORTS CENTER FUND	177,853.82
Total 05250 - AMBULANCE FUND	801,554.77
Total 05300 - PIONEER MANOR FUND	151,917.27
Total 05350 - LICENSE BUREAU FUND	83,594.32
Total 06000 - GENERAL INSURNANCE FUND	2,800,989.63
Total 06200 - EMPLOYMENT EXPENSE FUND	2,039,184.27
Total 07000 - DEPUTY REGISTRAR FUND	(4,258.08) (d)
Total 07020 - INVESTMENT FUND	293,785.52
Total 07030 - EMPLOYEE FLEX SPENDING FUND	2,045.53
Total 07040 - ESCROW FUND	4,014,247.02
Grand Total	<u>\$ 57,795,633.58</u>

(a) 00999 - Cash Company is used as a holding account for the City's automated accounts payable process. When a voucher is created, the automated accounts payable process only allows liabilities to go to one fund. For ease of reconciliation, the liability for all vouchers goes to Fund 00999. Once the payment is actually made, Fund 00999 is relieved of the liability and the expenditure is coded to the proper fund.

(b) The Armory Fund was closed as of 12/31/22. However, it took some time for the Historical Society to get their electric, gas, and phone utilities switched over to their name, so they had to reimburse the City for bills we paid on their behalf in 2023. There is one outstanding bill as of 3/31/23 that the City will be reimbursed by the Historical Society for.

(c) No revenue has been coded to this account as of 6/30/23. Cash will become positive once property tax payments are recorded later in the year.

(d) This fund is for individual vehicle dealerships that have the License Bureau process their daily sales transactions. The dealerships complete the required licensing paperwork for each sale they make and send the paperwork with a check to pay for the fees to the License Bureau. Some days, there are calculation errors on the paperwork and the amount paid to the City might be over or under the actual amount due for fees. Instead of putting the transaction on hold when an error is found, the License Bureau enters the over or short amount into this fund to track the over and under payment amounts. These errors may cause cash to go temporarily negative.



**City of White Bear Lake**  
**License Bureau Performance Indicators**  
**Second Quarter 2023**

	<u>April</u>	<u>May</u>	<u>June</u>	<u>YTD (6/30/23)</u>	<u>YTD (6/30/22)</u>
Fees	<u>\$ 59,603</u>	<u>\$ 80,505</u>	<u>\$ 77,311</u>	<u>\$ 406,905</u>	<u>\$ 377,795</u>
Transaction Counts:					
Tab renewals	2,715	2,915	2,569	15,970	14,921
Title transactions	1,007	1,336	1,369	6,459	6,642
EVTR transactions	<u>1,333</u>	<u>1,641</u>	<u>1,634</u>	<u>8,380</u>	<u>6,653</u>
Total MV	<u>5,055</u>	<u>5,892</u>	<u>5,572</u>	<u>30,809</u>	<u>28,216</u>
D.L.	1,576	1,867	1,919	10,073	9,215
DNR	386	736	555	2,757	3,203
Game & fish	<u>25</u>	<u>66</u>	<u>32</u>	<u>167</u>	<u>183</u>
Grand Total	<u>7,042</u>	<u>8,561</u>	<u>8,078</u>	<u>43,806</u>	<u>40,817</u>
Dealers*	<u>2,058</u>	<u>2,499</u>	<u>2,501</u>	<u>13,044</u>	<u>9,790</u>
Performance by Hours:					
Total employee hours	1,335	1,318	1,253	8,177	8,081
Overtime hours	2	1	1	6	11
Transactions per hour	5.27	6.49	6.44	5.35	5.04

\*Dealers includes all dealership title, registration (regular and EVTR) and DNR transactions.



**City of White Bear Lake**  
Police Department

# MEMORANDUM

**To:** Lindy Crawford, City Manager  
**From:** Julie Swanson, Chief of Police  
**Date:** July 25, 2023  
**Subject:** Ramsey County Emergency Management and Homeland Security 2022 Urban Area Security Initiative Grant and Corresponding Unmanned Aerial Vehicle Use Policy

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## SUMMARY

The City Council will consider approving a resolution accepting the Ramsey County Emergency Management and Homeland Security 2022 Urban Area Security Initiative (UASI) grant for two unmanned aerial vehicles (UAVs). In addition, the City Council will conduct a public hearing to review the corresponding UAV Use Policy.

## BACKGROUND INFORMATION

Ramsey County Emergency Management received Urban Areas Security Initiative (UASI) funds in January to assist Ramsey County communities and enhance combined emergency resiliency. The UASI grant program is intended to provide financial assistance to address the unique multi-discipline planning, organization, equipment, training, and exercise needs of high-threat, high-density urban areas, and to assist these areas in building and sustaining capabilities to prevent, protect against, mitigate, respond to, and recover from threats or acts of terrorism using the whole community approach.

In 2022, 98 police agencies in Minnesota reported using UAVs, commonly known as drones, for 3,076 deployments. Of these deployments, 2,868 instances fell into four primary reason codes. These reasons include training or public relations purposes, during or in the aftermath of an emergency that involves the risk of death or bodily harm to a person, to collect information from a public area where there is reasonable suspicion of criminal activity or to collect information for crash reconstruction purposes after a serious or deadly collision. Several agencies within the metro area have implemented UAVs in the past few years, including the Ramsey County Sheriff's Department, Maplewood, New Brighton and North Saint Paul Police Departments.

There have been several public safety calls in the past few years in White Bear Lake where the availability of a UAV equipped with thermal imaging would have been an invaluable resource for the Police Department. Some of these calls include a drowning on White Bear Lake, missing vulnerable adults and children, suspects fleeing on foot and an officer-involved shooting.

Therefore, the Police Department applied for UASI grant funding and was selected to receive

\$14,000 for the purchase of two UAVs and the necessary training and readiness for legal operation. Should the City Council accept the grant, there is a matching contribution requirement of \$30,600, which includes a portion of costs for equipment, software and necessary training. Staff recommends the City Council accept the grant funds and authorize the matching contribution requirement.

Should the City Council accept the grant, the City's use of UAVs would be guided by Minnesota State Statute 626.19, which governs the use of UAVs by law enforcement. The statute applies to all aspects of UAV use, including data collection and retention, training, reporting requirements, and response to public safety emergencies. Per statute, the City must provide an opportunity for public comment before it purchases or uses a UAV. A public hearing has been noticed for the July 25 City Council meeting in the event the City Council accepts the grant and authorizes use of UAVs.

Prior to the operation of a UAV, the Chief of Police must establish and enforce a written policy governing its use, including requests for use from government entities. Following a public hearing, the written policy must be posted on the Police Department's page on the City website.

Staff researched other agency policies and participated in meetings with members of the MN Chiefs of Police Association to review pertinent information needed in the policy to ensure compliance with MN State Statutes and consistency throughout the State on Minnesota. The policy adopted must include all of the required legislative requirements pertinent to that policy. The draft policy included in your packet for review aligns with these mandates.

#### **RECOMMENDATION**

1. Staff recommends the City Council adopt the attached resolution accepting the Ramsey County Emergency Management and Homeland Security 2022 Urban Area Security Initiative Grant.
2. If the grant is accepted, staff recommends the City Council conduct a public hearing on the draft policy for the Use of Unmanned Aerial Vehicles.

#### **ATTACHMENTS**

Resolution

Draft Unmanned Aerial Vehicles Use Policy

RESOLUTION NO.

**RESOLUTION ACCEPTING THE RAMSEY COUNTY EMERGENCY MANAGEMENT AND  
HOMELAND SECURITY 2022 URBAN AREAS SECURITY INITIATIVE GRANT**

**WHEREAS**, Ramsey County Emergency Management is committed to the preparedness of the entire Ramsey County community. Ramsey County Emergency Management received Urban Areas Security Initiative (UASI) funds in January to assist communities and enhance combined emergency resiliency; and

**WHEREAS**, The UASI grant program is intended to provide financial assistance to address the unique multi-discipline planning, organization, equipment, training, and exercise needs of high-threat, high-density Urban Areas, and to assist these areas in building and sustaining capabilities to prevent, protect against, mitigate, respond to, and recover from threats or acts of terrorism using the Whole Community approach.

**WHEREAS**, The White Bear Lake Police Department was selected to receive \$14,000 in UASI grant funds for the purchase of two Unmanned Aircraft Vehicles (UAV) and the necessary training and readiness for legal operation.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of White Bear Lake hereby authorizes the Mayor and City Manager to accept the grant funds for the purchase of Unmanned Aircraft Vehicles and associated training by executing the corresponding grant agreement.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:

Nays:

Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

ATTEST:

\_\_\_\_\_  
Caley Longendyke, City Clerk



# White Bear Lake Police Department POST Mandated Policy #100-20 Unmanned Aerial Vehicle (UAV) Operations

## I. POLICY

It is the policy of the *White Bear Lake Police Department* to establish guidelines for the use of an Unmanned Aerial Vehicle (UAV) and for the storage, retrieval, and dissemination of images and data captured by the UAV (Minn. Stat. § 626.19).

## II. DEFINITIONS

Definitions related to this policy include:

**Unmanned Aerial Vehicle (UAV)** - An unmanned aircraft of any type that is capable of sustaining directed flight, whether preprogrammed or remotely controlled without the possibility of direct human intervention from within or on the aircraft (commonly referred to as an unmanned aerial vehicle, UAV), and all of the supporting or attached systems designed for gathering information through imaging, recording, or any other means (Minn. Stat. § 626.19).

## III. POLICY

Unmanned Aerial Vehicles may be utilized to enhance the department's mission of protecting lives and property when other means and resources are not available or are less effective. Any use of a UAV will be in strict accordance with constitutional and privacy rights and Federal Aviation Administration (FAA) regulations.

## IV. PRIVACY

The use of the UAV potentially involves privacy considerations. Absent a warrant or exigent circumstances, operators and observers shall adhere to FAA altitude regulations and shall not intentionally record or transmit images of any location where a person would have a reasonable expectation of privacy (e.g., residence, yard, enclosure).

Operators and observers shall take reasonable precautions to avoid inadvertently recording or transmitting images of areas where there is a reasonable expectation of privacy. Reasonable precautions can include, for example, deactivating or turning imaging devices away from such areas or persons during UAV operations.

## V. PROGRAM COORDINATOR

The Chief of Police will appoint a program coordinator who will be responsible for the management of the UAV program. The program coordinator will ensure that policies and procedures conform to current laws, regulations, and best practices and will have the following additional responsibilities:

- Coordinating the FAA Certificate of Waiver or Authorization (COA) application process and ensuring that the COA is current.
- Ensuring that all authorized operators and required observers have completed all required FAA and department-approved training in the operation, applicable laws, policies, and procedures regarding use of the UAV.
- Developing uniform protocol for submission and evaluation of requests to deploy a UAV, including urgent requests made during ongoing or emerging incidents. Deployment of a UAV shall require written authorization of the Chief of Police or the authorized designee, depending on the type of mission.
- Developing protocol for conducting criminal investigations involving a UAV, including documentation of time spent monitoring a subject.
- Implementing a system for public notification of UAV deployment.
- Developing an operational protocol governing the deployment and operation of a UAV, including but not limited to safety oversight, use of visual observers, establishment of lost link procedures, and secure communication with air traffic control facilities.
- Developing a protocol for fully documenting all missions.
- Developing a UAV inspection, maintenance, and record-keeping protocol to ensure continuing airworthiness of a UAV, up to and including its overhaul or life limits.
- Developing protocols to ensure that all data intended to be used as evidence are accessed, maintained, stored, and retrieved in a manner that ensures its integrity as evidence, including strict adherence to chain of custody requirements. Electronic trails, including encryption, authenticity certificates, and date and time stamping, shall be used as appropriate to preserve individual rights and to ensure the authenticity and maintenance of a secure evidentiary chain of custody.
- Developing protocols that ensure retention and purge periods are maintained in accordance with established records retention schedules.
- Facilitating law enforcement access to images and data captured by the UAV.
- Recommending program enhancements, particularly regarding safety and information security. Ensuring that established protocols are followed by monitoring and providing periodic reports on the program to the Chief of Police.
- Developing protocols for reviewing and approving requests for use of the department UAV by government entities (Minn. Stat. § 626.19).
- Preparing and submitting the required annual report to the Commissioner of Public Safety (Minn. Stat. § 626.19).

- Posting the department policies and procedures regarding the use of UAV on the department website, as applicable (Minn. Stat. § 626.19).
- Reviewing the program for compliance with Minn. Stat. § 626.19.
- Following each UAV use, the program coordinator will conduct an internal review to ensure compliance with Minn. Stat § 626.19 and department policy.

## **VI. USE OF UAV**

Only authorized operators who have completed the required training shall be permitted to operate the UAV.

Use of vision enhancement technology (e.g., thermal and other imaging equipment not generally available to the public) is permissible in viewing areas only where there is no protectable privacy interest or when in compliance with a search warrant or court order. In all other instances, legal counsel should be consulted.

UAV operations may be conducted during daytime or nighttime hours as permitted through the department's Certificate of Waiver or Authorization (COA, form 77 11-1, authorization from the FAA). A UAV should not be flown over populated areas without FAA approval, unless exigent circumstances exist. Members shall not use a UAV without a search warrant, except (Minn. Stat. § 626.19):

- a) During or in the aftermath of an emergency situation or disaster that involves the risk of death or bodily harm to a person.
- b) Over a public event where there is a heightened risk to the safety of participants or bystanders.
- c) To counter the risk of a terrorist attack by a specific individual or organization if the agency determines that credible intelligence indicates a risk.
- d) To prevent the loss of life or property in natural or man-made disasters and to facilitate operation planning, rescue, and recovery operations.
- e) To conduct a threat assessment in anticipation of a specific event.
- f) To collect information from a public area if there is reasonable suspicion of criminal activity.
- g) To collect information for crash reconstruction purposes after a serious or deadly collision occurring on a public road.
- h) Over a public area for officer training or public relations purposes.
- i) For purposes unrelated to law enforcement at the request of a government entity, provided the request is in writing and specifies the reason for the request and a proposed period of use.

## **VII. DOCUMENTATION REQUIRED**

Each use of a UAV should be properly documented by providing the following (Minn. Stat. § 626.19):

- a) A unique case number
- b) A factual basis for the use of a UAV
- c) The applicable exception, unless a warrant was obtained

**VIII. PROHIBITED USE**

The UAV video surveillance equipment shall not be used:

- To conduct random surveillance activities.
- To target a person based solely on actual or perceived characteristics such as race, ethnicity, national origin, religion, sex, sexual orientation, gender identity or expression, economic status, age, cultural group, or disability.
- To harass, intimidate, or discriminate against any individual or group.
- To conduct personal business of any type. The UAS shall not be weaponized (Minn. Stat. § 626.19).

**IX. ADDITIONAL PROHIBITIONS**

Unless authorized by a warrant, a UAV shall not be deployed with facial recognition or biometric matching technology (Minn. Stat. § 626.19).

Unless authorized by a warrant or for purposes of a permitted use outlined in this policy, a UAV shall not be used to collect data on public protests or demonstrations (Minn. Stat. § 626.19).

**X. RETENTION OF UAV DATA**

The Records Section supervisor shall ensure that data collected by the UAV is disclosed or deleted as required by Minn. Stat. § 626.19, including the deletion of collected data as soon as possible, and in no event later than seven days after collection, unless the data is part of an active criminal investigation (Minn. Stat. § 626.19).

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**Julie Swanson, Chief of Police**

07/XX/2023





**City of White Bear Lake**  
City Manager's Office

# MEMORANDUM

**To:** Mayor and City Council  
**From:** Lindy Crawford, City Manager  
**Date:** July 25, 2023  
**Subject:** Interim Moratorium Ordinance – Operation of Cannabis Businesses

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## SUMMARY

The City Council will conduct a second reading and public hearing of a proposed interim moratorium ordinance regarding the operation of cannabis businesses in the City of White Bear Lake.

## BACKGROUND INFORMATION

The Minnesota Legislature enacted, and the Governor signed, 2023 Minnesota Session Laws, Chapter 63 – H.F. No. 100 (Act), which is comprehensive legislation relating to cannabis, including, but not limited to, the establishment of the Office of Cannabis Management (OCM), legalizing and limiting the possession and use of cannabis and certain hemp products by adults, providing for the licensing, inspection, and regulation of cannabis businesses and hemp businesses, taxing the sale of cannabis flower, cannabis products, and certain hemp products, establishing grant and loan programs, amending criminal penalties, providing for expungement of certain convictions, and providing for the temporary regulation of certain edible cannabinoid products.

The Act provides local units of government certain authority related to cannabis businesses, including the authority to:

1. Require local registration of certain cannabis businesses operating retail establishments,
2. Adopt reasonable restrictions on the time, place, and manner of the operation of cannabis businesses, provided that such restrictions do not prohibit the establishment or operation of a cannabis businesses,
3. Limit the number of certain cannabis businesses based on the population of the community, and
4. Prohibit the operation of a cannabis business within 1,000 feet of a school or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.

The Act requires the OCM, which was established effective July 1, 2023, to work with local units of government to develop model ordinances for reasonable restrictions on the time, place, and manner of the operation of cannabis businesses.

The Act expressly allows a local unit of government that is conducting studies, has authorized a study to be conducted, or has held or scheduled a hearing for the purpose of considering adoption or amendment of reasonable restrictions on the time, place and manner of the operation of cannabis businesses to adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety, and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit the operation of cannabis businesses within the jurisdiction or a portion thereof until January 1, 2025.

Given the uncertainty regarding the model ordinances to be developed by the OCM and the broad scope of the changes to Minnesota law brought about by the Act, the City Manager recommends the City Council adopt an interim ordinance imposing a moratorium on the establishment and operation of cannabis businesses in the City of White Bear Lake for the purpose of protecting the planning process and the health, safety, and welfare of White Bear Lake citizens.

Attached in the packet is a draft interim moratorium ordinance for review and consideration. Highlights of the ordinance are:

1. Authorizing staff to conduct a study regarding the adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of cannabis businesses, as well as the other potential local regulations allowed under the Act, and report to the City Council on the potential regulation of cannabis businesses. The report shall include the City staff's recommendations on whether the City Council should adopt regulations and, if so, the recommended types of regulations.
2. During the term of the ordinance no business, person, or entity may establish or operate a cannabis business within city-limits.
3. Violation of the ordinance is a misdemeanor. The City may also enforce the ordinance by mandamus, injunction, or other appropriate civil remedy in any court of competent jurisdiction. A violation of the ordinance is also subject to the City's general penalty in the City's Municipal Code and may result in the City reporting the violation to the OCM if relevant to OCM licensing.
4. The ordinance is proposed to become effective on the first day of publication after adoption and would remain in effect until January 1, 2025. The ordinance may be repealed earlier upon the effective date of an ordinance adopting or amending reasonable restrictions on the time, place, and manner of the operation of a cannabis business within the City or by resolution of the City Council terminating the ordinance prior to the expiration date.

Since the time of the first reading on July 11, 2023, language was added to Article VI. (Exceptions) to address the City's active moratorium prohibiting the sale of cannabis products that was approved September 27, 2022.

**RECOMMENDATIONS**

1. Staff recommends the City Council adopt the attached interim ordinance as presented.
2. Staff recommends the City Council adopt the attached resolution approving the summary publication of said interim ordinance by title and summary.

**ATTACHMENTS**

Draft Ordinance

Resolution

**AN INTERIM ORDINANCE AUTHORIZING A STUDY AND IMPOSING A MORATORIUM  
ON THE OPERATION OF CANNABIS BUSINESSES**

**THE CITY COUNCIL OF THE CITY OF WHITE BEAR LAKE DOES ORDAIN:**

**ARTICLE I. Authority and Legislative Findings.**

- A. The Minnesota Legislature enacted, and Governor signed, 2023 Minnesota Session Laws, Chapter 63 – H.F. No. 100 (“Act”), which is comprehensive legislation relating to cannabis including, but not limited to, the establishment of the Office of Cannabis Management (“OCM”), legalizing and limiting the possession and use of cannabis and certain hemp products by adults, providing for the licensing, inspection, and regulation of cannabis businesses and hemp businesses, taxing the sale of cannabis flower, cannabis products, and certain hemp products, establishing grant and loan programs, amending criminal penalties, providing for expungement of certain convictions and providing for the temporary regulation of certain edible cannabinoid products.
- B. The Act provides local units of government certain authority related to cannabis businesses, including the authority to (1) require local registration of certain cannabis businesses operating retail establishments, (2) adopt reasonable restrictions on the time, place, and manner of the operation of cannabis businesses, provided that such restrictions do not prohibit the establishment or operation of a cannabis businesses, (3) limit the number of certain cannabis businesses based on the population of the community, and (4) prohibit the operation of a cannabis business within 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.
- C. The Act requires the OCM, which was established effective July 1, 2023, to work with local governments to develop model ordinances for reasonable restrictions on the time, place, and manner of the operation of cannabis businesses. The Act also requires the OCM to establish additional rules and regulations relating to the operation of cannabis businesses. The City will benefit from reviewing and analyzing the OCM’s model ordinances, rules and regulations before making any decisions related to the regulation of cannabis businesses in the City.
- D. The Act (Minnesota Statutes, section 342.13(e)) expressly allows a local unit of government that is conducting studies or has authorized a study to be conducted or has held or scheduled a hearing for the purpose of considering adoption or amendment of reasonable restrictions on the time, place and manner of the operation of cannabis businesses to adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety, and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit the operation of cannabis businesses within the jurisdiction or a portion thereof until January 1, 2025.

- E. Given the uncertainty regarding the model ordinances to be developed by the OCM and the broad scope of the changes to Minnesota law brought about by the Act, the City desires to adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and welfare of its citizens.
- F. The City desires to conduct a study for the purpose of considering the adoption or amendment of reasonable restrictions on the time, place and manner of the operation of cannabis businesses as well as the other regulations local units of government may adopt under the Act.
- G. After providing at least 10 days published notice, the City Council held a public hearing on July 25, 2023 and provide an opportunity for the public to be heard regarding this matter.

**ARTICLE II. Definitions.** For purposes of this Ordinance, the following terms shall have the meaning given them in this section.

- (a) “Act” means 2023 Minnesota Session Laws, Chapter 63 (H.F. No. 100).
- (b) “Cannabis Business” has the meaning given the term in Minnesota Statutes, section 342.01, subdivision 14.
- (c) “City” means the City of White Bear Lake.
- (d) “Edible Cannabinoid Product” has the meaning given the term in Minnesota Statutes, section 151.72, subdivision 1(f).
- (e) “OCM” means the Office of Cannabis Management, established as set forth in Minnesota Statutes, section 342.02, subd. 1.
- (f) “Ordinance” means this interim ordinance, which is adopted pursuant to Minnesota Statutes, section 342.13(e).

**ARTICLE III. Study Authorized.** The City Council hereby authorizes and directs the City Manager to have City staff conduct a study regarding the adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of Cannabis Businesses, as well as the other potential local regulations allowed under the Act, and report to the City Council on the potential regulation of Cannabis Businesses. The study must include a review of the model ordinances the OCM is directed to draft under Minnesota Statutes, section 342.13(d), an analysis of potential setback regulations allowed under Minnesota Statutes, section 342.13(c), and such other matters as staff may determine are relevant to the City Council’s consideration

of this matter. The report shall include the City staff's recommendations on whether the City Council should adopt regulations and, if so, the recommended types of regulations.

**ARTICLE IV. Moratorium.** A moratorium is hereby imposed on the establishment and operation of a Cannabis Business within the City. During the term of this Ordinance, no business, person, or entity may establish or operate a Cannabis Business within the jurisdictional boundaries of the City. The City shall not accept, process, or act on any application, site plan, building permit, zoning request, or other approval, including any requested confirmation, certification, approval, or other request from the OCM or other governmental entity requesting the City to review an application or proposal for a business proposing to engage in the operation of a Cannabis Business.

**ARTICLE V. Violation.** During the term of the moratorium, it is a violation of this Ordinance for any business, person, or entity to establish or operate a Cannabis Business within the City.

**ARTICLE VI. Exceptions.** The moratorium imposed by this Ordinance does not apply to: (1) the continued operation of a business as part of the Medical Cannabis Program administered by the Minnesota Department of Health that was lawfully operating within the City prior to July 1, 2023; (2) the lawful sale of Edible Cannabinoid Products in compliance with Minnesota Statutes, section 151.72 once the City's current moratorium on such sales ends; or (3) sales of Edible Cannabinoid Products at an exclusive liquor store in accordance with Minnesota Statutes, section 340A.412, subdivision 14. Nothing in this Article exempts a business, person, or entity that is selling Edible Cannabinoid Products from having to comply with all requirements and prohibitions of applicable laws and ordinances.

**ARTICLE VII. Enforcement.** Violation of this Ordinance is a misdemeanor. The City may also enforce this Ordinance by mandamus, injunction, or other appropriate civil remedy in any court of competent jurisdiction. A violation of this Ordinance is also subject to the City's general penalty in the City's Municipal Code and may result in the City reporting the violation to the OCM if relevant to OCM licensing. The City Council hereby authorizes the City Manager, in consultation with the City Attorney, to initiate any legal action deemed necessary to secure compliance with this Ordinance.

**ARTICLE VIII. Duration.** This Ordinance shall become effective on the first day of publication after adoption and shall remain in effect until January 1, 2025. This Ordinance may be repealed earlier upon the effective date of an ordinance adopting or amending reasonable restrictions on the time, place, and manner of the operation of a Cannabis Business within the City or by resolution of the City Council terminating this Ordinance prior to the expiration date.

**ARTICLE IX. Severability.** Every section, provision, and part of this Ordinance is declared severable from every other section, provision, and part thereof. If any section, provision, or part of this Ordinance is held to be invalid by a court of competent jurisdiction, such judgment shall not invalidate any other section, provision, or part of this Ordinance.

**ORDINANCE NO.**

**DRAFT**

The foregoing ordinance offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:

Nays:

Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

First Reading: July 11, 2023

Second Reading: July 25, 2023

Council Adoption: \_\_\_\_\_

Publication: \_\_\_\_\_

**RESOLUTION NO.**

**A RESOLUTION APPROVING SUMMARY PUBLICATION OF  
AN INTERIM ORDINANCE AUTHORIZING A STUDY AND IMPOSING  
A MORATORIUM ON THE OPERATION OF CANNABIS BUSINESSES**

**WHEREAS**, the City of White Bear Lake City Council adopted Ordinance No. \_\_\_\_\_ “An Interim Ordinance Authorizing a Study and Imposing a Moratorium on the Operation of Cannabis Products” (“Ordinance”) at its July 25, 2023 meeting; and

**WHEREAS**, the City Council may, pursuant to Ordinance No. 83-6-666, City Charter Section 4.14, and Minnesota Statutes, section 412.191, subdivision 4, adopt a title and summary of an ordinance for publication in lieu of publishing the entire text of a lengthy ordinance.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of White Bear Lake City Council hereby approves the following title and summary language for publication of the Ordinance:

**CITY OF WHITE BEAR LAKE  
ORDINANCE NO. \_\_\_\_\_**

**AN INTERIM ORDINANCE AUTHORIZING A STUDY AND  
IMPOSING A MORATORIUM ON THE OPERATION OF CANNABIS BUSINESSES**

On July 25, 2023, the City Council of the City of White Bear Lake adopted Ordinance No. \_\_\_\_\_, an ordinance authorizing a study and imposing a moratorium on the operation of Cannabis Businesses, as that term is defined in the ordinance. The interim ordinance declares a moratorium on the establishment and operation of a Cannabis Business within the City and authorizes a study regarding the adoption or amendment of reasonable restrictions on the time, place, and manner of the operation of Cannabis Businesses, and other allowable local regulations. The moratorium is effective the first day of publication and will remain in effect until January 1, 2025. The full text of the ordinance is available for inspection at White Bear Lake City Hall during regular business hours and has been posted to the City’s website.

**BE IT FURTHER RESOLVED**, that the City of White Bear Lake City Council hereby directs the City Clerk to do each of the following:

1. Publish the approved summary language once in the City’s official newspaper;
2. Have available for inspection during regular office hours a copy of the entire Ordinance;
3. Place a copy of the entire Ordinance at the White Bear Lake Branch of the Ramsey County Public Library;
4. Obtain an affidavit of publication of the title and summary from the official newspaper and place it in the City’s ordinance book together with the Ordinance and a copy of this Resolution;
5. Post this Ordinance on the City’s website.



**RESOLUTION NO.**

The foregoing resolution offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_ carried on the following vote:

Ayes:  
Nays:  
Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

Published one time in the White Bear Press on \_\_\_\_\_, 2023.



**City of White Bear Lake**  
Community Development Department

# MEMORANDUM

**TO:** Lindy Crawford, City Manager  
**FROM:** Jason Lindahl AICP, Community Development Director  
 Ashton Miller, City Planner  
**DATE:** July 25, 2023  
**SUBJECT:** 2687 County Road D Planned Unit Development, Rezoning and Preliminary & Final Plat Case No. 23-17-PUD, Z & P

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## SUMMARY

The applicant, Brian Winges of Dignisuites, is requesting a rezoning of the southern lot at 2687 County Road D from B-2, Limited Business to R-B, Residential Business Transition, preliminary and final plat to split the property into two lots, and a planned unit development (PUD) for a 14 bed nursing home. Based on the findings made in this report, both staff and the Planning Commission find that the standards for plats laid out in City Code chapter 1401, zoning amendments laid out in City Code section 1301.040 and the standards for PUDs laid out in section 1301.070 have been satisfied and recommends approval of the request. The Council held the first reading of the rezoning portion of the proposal at the July 11<sup>th</sup> meeting.

The City Council conducted the first reading of this rezoning ordinance and heard presentations from both staff and the applicant during their July 11, 2023 meeting. Prior to the first reading, the Planning Commission held a public hearing to review these items and recommended the City Council approve the requests on June 26, 2023. During the City Council meeting, staff recommends the City Council conduct the second reading of the rezoning ordinance and take action to approve the associated rezoning, PUD and subdivision applications.

## GENERAL INFORMATION

Applicant/Owner: Brian Winges / Paul Bruggeman

Existing Land Use / Zoning: Vacant / B-2: Limited Business

Surrounding Land Use / Zoning: North: Vacant / R-6: Medium Density Residential  
 South: Vacant / B-2: Limited Business  
 East: Office Condos / B-2: Limited Business  
 West: Apartment / R-6: Medium Density Residential

Comprehensive Plan: Commercial

Lot Size & Width: Current B-2 zoning: None & 100 feet  
Proposed R-B zoning: None & 100 feet

60 Day Review Date: August 1, 2023

### **BACKGROUND INFORMATION**

The subject property is located on both sides of County Road D, west of Century Avenue. As a whole, the property is currently 1.58 acres, or roughly 68,825 square feet. The proposed nursing home will be located on the southern portion of the property, which is 31,857 square feet in size. The property has been split zoned since 1974 when it was first identified on the city's zoning map. The northern portion was originally zoned R-3: Single Family Residential and the southern portion was zoned LB: Limited Business. The zoning code was amended in 1983 and the LB district was renamed B-2: Limited Business. The northern portion of the lot was rezoned in 2019 to R-6: Medium Density Residential. The southern portion contained a single family home that was demolished in 2019. As part of the request, the applicant is proposing to subdivide the two portions of the lot.

Concept Plan Review Process. Prior to submitting the rezoning and PUD application, the property owner went through the city's concept plan review process. The concept plan review process does not result in any approvals. Rather, the applicant requests feedback from neighbors, the Planning Commission and the City Council on the proposal so they can work toward preparing a future, formal submittal. The concept plan review process schedule and a summary of the comments from those meetings are provided below.

**Neighborhood Meeting.** The applicant held their neighborhood meeting on March 15, 2023 at Lakewood Place Apartments which is located at 3100 Glen Oaks Avenue just west of the subject property. The only attendee was Councilmember Edberg.

**Planning Commission Review & Comment.** The Planning Commission reviewed the concept plan during their March 27, 2023 regular meeting. The meeting included a presentation from staff and provided an opportunity for the public to provide comments. Nobody other than the applicant spoke about the project. The Planning Commission expressed general support for the proposal.

**City Council Review & Comment.** The City Council reviewed the concept plan during their April 11, 2023 regular meeting. Similar to the Planning Commission meeting, it included a presentation from staff as well as an opportunity for the public to provide comments. The applicant offered an overview of the proposal. The City Council also conveyed general support for the proposal.

Planning Commission Action. The Planning Commission reviewed this item during their June 26, 2023 regular meeting. During the meeting, the commission heard a presentation from staff and held a public hearing. The applicant, Brian Wings, was available for questions. After hearing staff's presentation, the commission voted 7-0 to recommend the City Council approve this request.

City Council Action. The City Council conducted the first reading of the rezoning portion of the proposal on July 11, 2023. During the meeting, the applicant was available for questions and it was clarified that no development was proposed on the northern side of the lot. No action was taken at the meeting.

## **ANALYSIS**

Rezoning. The applicant has proposed to rezone the southern portion of the existing lot from B-2: Limited Business to R-B: Residential Business Transition. The procedure and criteria used to evaluate zoning amendment applications, either text changes or rezoning of individual properties, are found in City Code Section 1301.040 – Amendments. Review of this type of application is considered a legislative action. When considering legislative actions, cities have discretion to set the public policy or development standards they decide are appropriate for their community. This section of the City Code details six criteria for the city to weigh when considering a rezoning application. These criteria and staff’s findings for each are provided below.

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.

**Finding:** The 2040 Comprehensive Plan Future Land Use Map guides the subject property as Commercial. According to the Comprehensive Plan, commercial include a wide range of general commercial uses, such as retail, office, automobile-oriented businesses, and personal service establishments. While a nursing home is a residence, it is still a business that has staff coming and going and regular deliveries that make it more commercial in nature. The proposed nursing home meets the use standards of the commercial future land use category.

2. The proposed use is or will be compatible with present and future land uses of the area.

**Finding:** The subject property is currently zoned B-2: Limited Business, which does not allow nursing homes as either a permitted or conditional use, which is why the applicant is requesting a rezoning of the property to R-B: Residential-Business Transition. The purpose of the R-B zoning district is to provide for high-density residential uses and for the transition in land use from residential to low intensity business allowing for the intermixing of such uses. There are commercial properties to the east and medium density residential to the north and west, so the rezoning achieves the district’s purpose as a transitional area between the two uses.

3. The proposed use conforms with all performance standards contained herein.

**Finding:** The proposal conforms to the allowable uses in the R-B district. The R-B district permits nursing homes or similar group housing through a conditional use permit provided that:

1. *Side yards are double the minimum requirements established for this District and are screened in compliance with Section 1302.030, Subd. 7.a of this Code.*

The required setbacks in the R-B zoning district are 30 feet from the front, 15 feet from the side, and 30 feet from the rear. When doubled, a 30 foot setback is required from the side yard. The

proposed building meets the front and rear setback, but does not meet the larger side yard setback. This is one deviation being requested as part of the planned unit development.

Section 1302.030, Subd.7.a requires screening from abutting residential, but not on that side considered to be the front. The only adjacent residential is across the street, so screening is not a requirement, however, the applicant is proposing to plant a number of trees, shrubs and perennials along the front of the property for a buffer of the parking lot and aesthetics in front of the building.

- II. *Only the rear yard shall be used for play or recreational areas. Said area shall be fenced and controlled and screened in compliance with Section 1302.030, Subd. 7.a of this Code.*  
The rear of the property does not abut residential so Section 1302.030, Subd.7.a does not require additional screening. A small deck is proposed in the rear of the building and seven cedar trees are proposed to screen it from the vacant parcel to the south.
- III. *The site shall be served by an arterial or collector street of sufficient capacity to accommodate traffic which will be generated.*  
County Road D is designated as a major collector in the city's 2040 Comprehensive Plan. Collectors are so named because they collect traffic from the neighborhoods and business areas and distribute it to the arterials. County Road D is of sufficient capacity to accommodate the traffic generated from the nursing home.
- IV. *All state laws and statutes governing such use are strictly adhered to and all required operating permits are secured.*  
The nursing home will work with the proper state agencies to ensure all licensure is obtained before the business begins operation.
- V. *Adequate off-street parking is provided in compliance with Section 1302.050 of this Code.*  
Nursing homes are required to have four parking stalls plus one stall for every three beds. The proposal includes fourteen beds, so nine stalls are required and nine are provided.
- VI. *One (1) off-street loading space in compliance with Section 1302.060 of this Code is provided.*  
Section 1302.060 requires a loading area or berth to be a minimum of 55 feet in length and 10 feet in width. The parking lot, as measured from the property line to the edge of the pavement on the south side, is 100 feet deep and is 24 feet in width. This provides enough room for a vehicle to maneuver around another vehicle loading/unloading in front of the building.

**Height.** The maximum height in the R-B district is 45 feet. The proposed building is one story and 20 feet to the peak of the roof, so is well under what is permitted by code.

**Parking Lot/Hard Surface Setback.** Parking lots are required to be set back 15 feet from the right-of-way and maintain a five foot setback from any interior lot line. The proposed parking lot meets the required setbacks.

For commercial properties, the code requires all hard surface areas to be no closer than five feet from

the building. The intention is to provide space for landscaping. The proposed sidewalk on the west side extends right to the building, so this is the other deviation being requested as part of the PUD request. Landscaping is provided in between the building and the sidewalk along the north to soften the side of the building that faces the street. Given that the facility will be used for elderly residents in need of memory care and assisted living services, staff finds the wider sidewalk is appropriate.

**Exterior Materials.** The R-B district does not have specific exterior material standards. According to the applicant, exterior materials on the building include cementitious lap siding with a stone veneer along the bottom third of the building and shake siding in the roof gables. The surrounding residential and commercial uses are more dominantly fiber cement siding with a brick or stone base. Staff finds that the architectural design and exterior materials are consistent with the surrounding uses.

**Landscaping/Tree Preservation.** 10 trees will be removed from the property in relation to the proposal, which based on the tree replacement calculation, will require 51 replacement inches. The applicant is proposing to plant 21 trees for a total of 58.5 inches, exceeding the requirement. Further, 175 shrubs, 145 annuals/perennials, and 99 grasses are proposed throughout the site to provide enhanced landscaping. Native seed mixes are also proposed, which the city greatly encourages.

**Stormwater.** An underground infiltration system is proposed to be constructed to treat stormwater along with a surface storm basin. The design has not been approved by the Engineering Department yet, but staff encourages the system to be designed to provide enhanced treatment of stormwater.

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.

**Finding:** The proposed use will not tend to or actually depreciate the area in which it proposed. The property has been vacant for several years and the applicant is proposing to invest significantly in order to improve the site. As stated in their narrative, the proposed use will contribute greatly to the city's tax rolls. This investment will also offer new housing options for aging populations and create full and part time jobs.

5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

**Finding:** The Engineering department has reviewed the applicant's plans and provided comments in the attached memo dated June 6, 2023. Overall, the proposed use can be accommodated with existing and planned improvements to public services.

6. Traffic generation by the proposed use is within capabilities of streets serving the property.

**Finding:** Traffic generation by the proposed use will be within capabilities of streets serving the property. The applicant anticipates 3 to 4 staff on site at a time and 1 to 3 visitors at any given time, so a low number of trips will be generated from the proposal.

Subdivision. The applicant is requesting preliminary and final plat approvals for Dignisuites of White Bear Lake. Subdivision review is considered a quasi-judicial action. As such, the City is acting as a judge

to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, the subdivision application should be approved. The City also has the authority to add conditions to an approval that are directly related to the application.

Standards for reviewing subdivision requests are outlined in Section 1401 of the City Code. This section of the Code details a two-step preliminary and final plat process for land subdivision. In this case, the applicant is proposing to combine both steps in order to split the lot into two separate parcels. As noted above, the property is divided by County Road D and is split zoned. It also has two land use designations in the 2040 Comprehensive Plan – the north is guided for medium density residential and the south is guided for commercial. The applicant is looking to develop only the southern portion, and because of the uniqueness of the lot, it is logical to subdivide the parcel in two.

When reviewing the subdivision request, staff has considered the following:

**Lot Size & Width.** The northern portion of the lot will remain R-6: Medium Density Residential. The minimum lot size is dependent on the type of housing developed. Single-family homes require 7,200 square feet while multi-family buildings require 3,600 square feet per unit. Lot width also depends on the number of housing units, with single-family requiring a 60 foot width and multi-family requiring 100 feet in width. There is no proposed development on this site at this time, but the lot is 100 feet in width and over 35,000 square feet in size, so could be used for multi-family.

The R-B zoning district requires a minimum of 15,000 square feet for nonresidential uses and 100 feet in width. The proposed lot will be a little under 32,000 square feet and has street frontage of almost 300 feet in width, meeting code requirements.

**Access.** Although named County Road D, this section of the road is actually a local street, so Ramsey County review is not required. The applicant is proposing one access point from the road to the southern site. The width of the access is proposed to be 24 feet, which is less than the 32 feet allowed for commercial properties. There is approximately 150 feet between the proposed curb cut and that of the abutting property to the east. The minimum required spacing is 40 feet.

**Utilities.** The Engineering Department has conducted a preliminary review of the proposed utilities and provided comment, memo attached. Generally, sewer and water is available to the site, but new connections will need to be approved by Engineering prior to issuance of a building permit.

**Park Dedication.** The subdivision code requires park dedication for commercial properties when platted for the first time at a rate of \$3,500 per acre in lieu of land dedication. At 0.73 acres, \$2,555 will be due at the time when a permit is submitted to develop the southern parcel.

**Planned Unit Development.** The purpose of a planned unit development (PUD) is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the city looks for a developer to exceed other zoning standards, building code requirements or Comprehensive Plan goals. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals.

Conditional uses are considered permitted uses when within a PUD district to eliminate the overlapping procedural requirements of individual conditional use permit requirements. This means that a separate conditional use permit is not required for the nursing home request – it is included in the PUD.

In this case, a PUD is necessary to allow decreased setbacks along the interior side yard and a zero foot setback for hard surface from the building. In exchange for the deviations, the applicant designed the site to provide more landscaping throughout the property and higher quality architectural features that make the building look more residential in nature. Staff also encourages the stormwater feature be designed to provide enhanced stormwater treatment, if possible.

Based on the overall site design, staff finds the applicant's proposed improvements are acceptable under the overall planned unit development application.

Engineering Review. The Engineering Department has reviewed the applicant's plans and provided comments in the attached memo. The applicant is proposing a storm basin and an underground infiltration system. Revised stormwater calculations were submitted on June 2 and the Engineering Department has not yet reviewed the updates, although generally, the site meets the City's stormwater management requirements. It is worth noting that the stormwater features have been reviewed by the Valley Branch Watershed District and meet their standards. Approval for that permit occurs on June 22, 2023 at the watershed district's board meeting. Staff recommends a condition of approval requiring the applicant to comply with all requirements of the Engineering Department.

Fire Department Review. The Fire department has reviewed the applicant's plans and provided comments in the attached memo. Staff recommends a condition of approval requiring the applicant to comply with all requirements of the Fire Department.

## **RECOMMENDATION**

The Planning Commission and staff recommend approval of the following applications to allow development of a 14-bed nursing home facility at 2687 County Road D based on the findings made in this report.

- A. Rezoning from B-2, Limited Business to R-B, Residential Business Transition
- B. Preliminary and final Plat
- C. General and Development Stage planned unit development (PUD)

During the City Council meeting, staff recommends the City Council conduct the second reading of the rezoning ordinance and take action to approve the associated rezoning, PUD and subdivision applications.

### A. Rezoning Conditions

- 1. Approval of the associated PUD application and conformance with all requirements.
- 2. Approval of the associated preliminary and final plat applications and conformance with all requirements.
- 3. Issuance of a building permit.



4. Conformance with all requirements of the Engineering, Fire and Building Departments.

B. Preliminary and Final Plat Conditions:

1. A hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with two final approved reproducible mylar copies of the plat.
2. Per 1402.020, Subd.6.c, within one year, the applicant must supply to the city planning and engineering staff a final plat (consistent with the approved preliminary plan) to be approved by the City Council or the subdivision shall become null and void. If the final plat varies significantly from the preliminary plat, Planning Commission review and comment will be required.
3. Within 100 days after final approval by the City Council, the applicant must record said plat with the County Land Records Office or Registrar of Deeds or the subdivision shall become null and void.
4. No construction permits may be issued to the applicant for improvements on this subdivision site prior to approval and recording of the subdivision's plat and posting of irrevocable letters of credit for public improvements.
5. The park dedication fee must be collected on each new lot within the subdivision at the time that building permits are issued on each lot.
6. The applicant shall agree to re-apportion any pending or actual assessments on the original parcel or lot of record in accordance with the original assessment formula on the newly approved parcels as per the City of White Bear Lake's Finance Office Schedule for Assessment.
7. The developer must dedicate public rights-of-way and utility easements as illustrated on the preliminary plan or as approved by the City Planner and City Engineer.
8. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.

C. Planned Unit Development Conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Rezoning of the property to R-B: Residential Business Transition.
3. A Planned Unit Development Agreement shall be executed in a form acceptable to the City Attorney.
4. A building permit shall be obtained before any work begins.
5. All signage will be in compliance with city code and applicant will submit for signage permit as needed.
6. The applicant shall provide a Sewer Availability Charge (SAC) and Water Availability Charge (WAC) determination from the Metropolitan Council and pay all applicable fees prior to the issuance of a building permit.
7. The applicant shall obtain permits as necessary from relevant agencies (such as Met Council, Watershed District, Ramsey County) and provide a copy of each to the city.

8. The applicant shall comply with the applicable zoning and building codes and with the Fire Department memo, dated May 1, 2023 and Engineering Department memo, dated June 6, 2023.
9. The applicant shall enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.
10. The applicant shall extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance of the letter of credit.
11. Prior to the release of the letter of credit, the applicant shall provide an as-built plan that complies with the City's Record Drawing Requirements.
12. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.
13. Prior to the release of the letter of credit, the applicant shall provide proof of having recorded the Planned Unit Development Agreement and the Stormwater Operation and Maintenance Agreement with the County Recorder's Office.

**ATTACHMENTS**

- Draft Ordinance
- Resolutions
- Zoning/Location Map
- Engineering & Fire Department Memos
- Applicant's Narrative and Plans
- Preliminary and Final Plat

**CITY OF WHITE BEAR LAKE  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTY AT 2687 COUNTY ROAD D WITH PID  
363022440312 FROM B-2, LIMITED BUSINESS TO R-B, RESIDENTIAL BUSINESS TRANSITION**

**THE COUNCIL OF THE CITY OF WHITE BEAR LAKE DOES HEREBY ORDAIN:**

**SECTION I.** That the present zoning classification of B-2, Limited Business, upon the following described premises is hereby repealed, and in lieu thereof, said premises is hereby rezoned to R-B, Residential Business Transition.

The legal description of the property to be rezoned is as follows:

Lot 1, Block 2 of Dignisuites of White Bear Lake.

**SECTION II.** This Ordinance shall become effective upon its passage, after second reading and publication.

First Reading: July 11, 2023

Second Reading: July 25, 2023

Final Publication:

Codified:

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

**RESOLUTION NO.**

**RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT APPROVALS FOR DIGNISUITES OF WHITE BEAR LAKE WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (23-17-P) has been submitted by Brian Wingses to the City Council requesting approval of both Preliminary and Final Plat from the Subdivison Code of the City of White Bear Lake for the following location:

LOCATION: 2687 COUNTY ROAD D

EXISTING LEGAL DESCRIPTION: PID - 363022440312 The West 100 feet of the East 663 feet of the South 613 feet of the Southeast Quarter of the Southeast Quarter of Section 36, Township 30, Range 22, Ramsey County, Minnesota and Outlot C, Lakewood Village, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION: Dignisuites of White Bear Lake.

**WHEREAS**, The applicant seeks both Preliminary Plat and Final Plat approval, per Code Section 1402.020, in order to split one property into two; and

**WHEREAS**, the Planning Commission held a public hearing as required by the Zoning Code on June 26, 2023; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed plat upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**WHEREAS**, the City Council finds that the preliminary abides by the intent of the city's ordinances, codes, and the Comprehensive Plan, and that the developer has petitioned for or will construct all necessary improvements required by the Code; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of White Bear Lake accepts and adopts the following findings:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal will not depreciate values in the area.
4. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
5. Traffic generation will be within the capabilities of the streets serving the site.
6. The final plat is in substantial compliance with the preliminary plat.

## RESOLUTION NO.

**BE IT FURTHER RESOLVED**, by the City Council of the City of White Bear Lake accepts and approves the preliminary and final plats subject to the following conditions:

1. Approval associated rezoning application rezoning the property from from B-2: Limited Business to R-B: Residential Business Transition.
2. Approval of the associated Planned Unit Application. The applicant shall also enter into a Planned Unit Development Agreement in a form acceptable to the City Attorney.
3. A hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with two final approved reproducible mylar copies of the plat.
4. Per 1402.020, Subd.6.c, within one year, the applicant must supply to the city planning and engineering staff a final plat (consistent with the approved preliminary plan) to be approved by the City Council or the subdivision shall become null and void. If the final plat varies significantly from the preliminary plat, Planning Commission review and comment will be required.
5. Within 100 days after final approval by the City Council, the applicant must record said plat with the County Land Records Office or Registrar of Deeds or the subdivision shall become null and void.
6. No construction permits may be issued to the applicant for improvements on this subdivision site prior to approval and recording of the subdivision's plat and posting of irrevocable letters of credit for public improvements.
7. The park dedication fee must be collected on each new lot within the subdivision at the time that building permits are issued on each lot.
8. The applicant shall agree to re-apportion any pending or actual assessments on the original parcel or lot of record in accordance with the original assessment formula on the newly approved parcels as per the City of White Bear Lake's Finance Office Schedule for Assessment.
9. The developer must dedicate public rights-of-way and utility easements as illustrated on the preliminary plan or as approved by the City Planner and City Engineer.
10. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:  
Nays:  
Passed:

**RESOLUTION NO.**

\_\_\_\_\_  
Dan Louismet, Mayor

ATTEST:

\_\_\_\_\_  
Caley Longendyke, City Clerk

\*\*\*\*\*  
Approval is contingent upon execution and return of this document to the City Planning Office.

I have read and agree to the conditions of this resolution as outlined above.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**RESOLUTION NO.**

**RESOLUTION GRANTING GENERAL AND DEVELOPMENT STAGE  
PLANNED UNIT DEVELOPMENT APPROVALS FOR THE PROPERTY LOCATED AT  
2687 COUNTY ROAD D, WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (23-17-PUD) has been submitted by Brian Wingses to the City Council requesting approval of both General and Development Stage Planned Unit Development (PUD) approvals from the Zoning Code of the City of White Bear Lake for the following location:

LEGAL DESCRIPTION: Lot 1, Block 2 of Dignisuites of White Bear Lake.

**WHEREAS**, The applicant seeks General & Development Stage approvals of a Planned Unit Development, per Code Section 1301.070, in order to construct a 14 bed nursing home; and

**WHEREAS**, the Planning Commission held a public hearing as required by the Zoning Code on June 26, 2023; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed PUD upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**WHEREAS**, the applicant will enter into a planned unit development agreement in a form acceptable to the City Attorney; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of White Bear Lake that, in relation to the PUD, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposal will not depreciate values in the area.
4. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
5. Traffic generation will be within the capabilities of the streets serving the site.

**BE IT FURTHER RESOLVED**, that the City Council of the City of White Bear Lake hereby approves the PUD Development Stage Plan, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Rezoning of the property to R-B: Residential Business Transition.

**RESOLUTION NO.**

3. A Planned Unit Development Agreement shall be executed in a form acceptable to the City Attorney.
4. A building permit shall be obtained before any work begins.
5. All signage will be in compliance with city code and applicant will submit for signage permit as needed.
6. The applicant shall provide a Sewer Availability Charge (SAC) and Water Availability Charge (WAC) determination from the Metropolitan Council and pay all applicable fees prior to the issuance of a building permit.
7. The applicant shall obtain permits as necessary from relevant agencies (such as Met Council, Watershed District, and Ramsey County) and provide a copy of each to the city.
8. The applicant shall comply with the applicable zoning and building codes and with the Fire Department memo, dated May 1, 2023 and Engineering Department memo, dated June 6, 2023.
9. The applicant shall enter into a Stormwater Operation and Maintenance Agreement for the new on-site stormwater features.
10. The applicant shall extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance of the letter of credit.
11. Prior to the release of the letter of credit, the applicant shall provide an as-built plan that complies with the City's Record Drawing Requirements.
12. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.
13. Prior to the release of the letter of credit, the applicant shall provide proof of having recorded the Planned Unit Development Agreement and the Stormwater Operation and Maintenance Agreement with the County Recorder's Office.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:  
Nays:  
Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk



**RESOLUTION NO.**

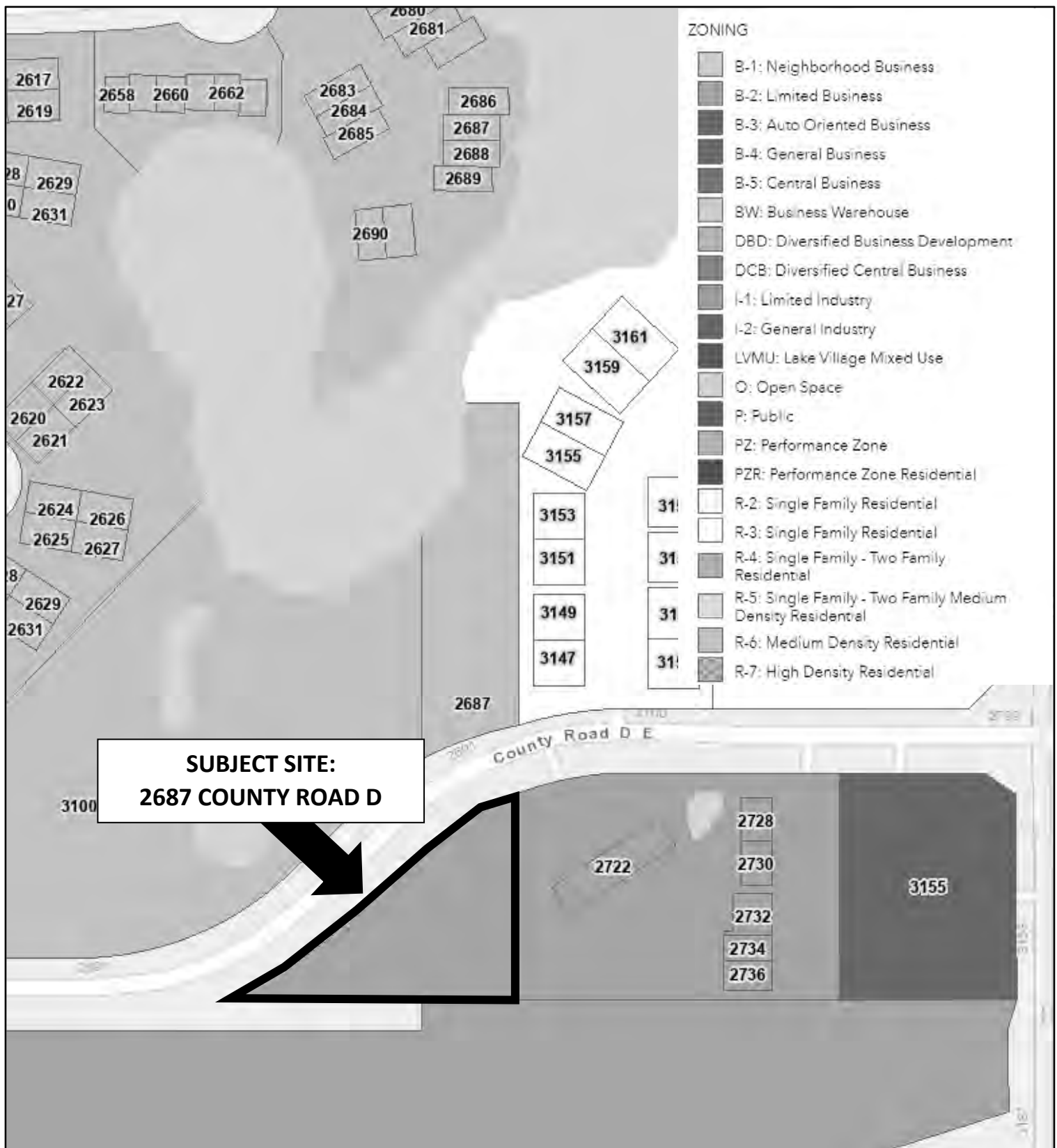
\*\*\*\*\*

Approval is contingent upon execution and return of this document to the City Planning Office.  
I have read and agree to the conditions of this resolution as outlined above.

---

Applicant's Signature

Date




City of  
White Bear Lake  
Planning & Zoning  
651-429-8561

**CASE NO.** : 23-17-PUD & Z & P

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**CASE NAME** : Dignisuites

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**DATE** : June 26, 2023



**City of White Bear Lake**  
Engineering Department

# MEMORANDUM

**To:** Ashton Miller, City Planner  
**From:** Nate Christensen, P.E., Assistant City Engineer  
Connie Taillon, P.E., Environmental Specialist/Water Resources Engineer  
**Date:** June 6, 2023  
**Subject:** **Dignisuites Memory Care of White Bear Lake Engineering Review Comments**

---

The Engineering Department reviewed the Preliminary Plat dated April 27, 2023; and stormwater calculations and civil plan sheets (C100, C200, C300, C400, C500, C600, C601, and C602) dated June 2, 2023 and received June 2, 2023, for the above referenced project. The following items are outstanding:

### **General**

- 1) Provide at least one soil boring at the location of each proposed infiltration practice to determine the soil types and seasonal high ground water elevation. The infiltration practices shall be designed to provide a minimum of three feet of separation from the seasonal high water table. Please submit the soil boring report for review when available.
- 2) Provide documentation from Metropolitan Council that the stormwater management facilities are allowed to be constructed within their easement.
- 3) Show the snow storage location on the plan.
- 4) Permits may be required from Valley Branch Watershed District and Metropolitan Council. Provide a copy of any permits for our records or provide correspondence from the agency that a permit is not required.

### **Stormwater Calculations**

- 5) Ensure that all proposed infiltration practices inputs are consistent with the civil plans.

### **Paving and Dimension Plan (C200)**

- 6) End the proposed driveway curb at the right of way.
- 7) Street repairs must match the existing pavement and gravel section. The estimated asphalt thickness of County Road D is eight (8) inches. Please add a note to the plan and revise or add a detail on sheet C600.

- 8) An approved traffic control plan and detour route is required prior to work within the right-of-way. If the proposed detour routes traffic to a state or county road, the detour plan will need approval from one or both agencies.

#### **Grading and Erosion Control Plan (C300)**

- 9) Include the overland EOF of the underground infiltration system on the plan.
- 10) The callouts for the stormwater practices on this sheet must be consistent with the stormwater model.
- 11) If the pond is being used to meet infiltration/treatment requirements, then rename the basin on this sheet and provide infiltration basin design details.

#### **Utility Plan (C400)**

- 12) Raising or lowering the existing watermain is not acceptable. The depth of the existing watermain shall be verified to ensure separation requirements are met prior to approving the final design.
- 13) At the new hydrant location, the plans call out for an 8x6 cross. Please specify why a cross is necessary at the hydrant or revise the plans.
- 14) The old water service shall be terminated at the watermain. Acceptable termination involves turning off the corporation stop and cutting out the old service.
- 15) The proposed catch basin and corresponding storm sewer pipe located on the southeast side of the access drive must be sized to capture and convey the 100-year event. Provide calculations for review.
- 16) Runoff from a portion of the parking lot is flowing offsite untreated. Provide a catch basin along the NE side of the access drive at the property line to capture and convey this runoff to the underground infiltration system.
- 17) The callouts for all stormwater related utilities on this sheet must be consistent with the stormwater model.

#### **Details (C601)**

- 18) Include a 4' sump catch basin detail.
- 19) Add invert elevations to the Underground Pipe Infiltration Cross Section detail.

#### **Landscape Plan**

- 20) Submit a landscape plan for review that includes the proposed vegetation in the stormwater basin. Please consider naturalizing the southern open area using drought tolerant native trees, shrubs, and forbs.

**The following items must be addressed prior to the release of the letter of credit**

- i) An as-built record drawing is required for this project. Include an as-built survey of the underground storage system and associated inlet and outlet pipes prior to backfill. A list of record drawing requirements will be provided as part of the building permit review.

**The following items must be addressed prior to issuance of a Certificate of Occupancy**

- ii) A Stormwater Operations and Maintenance Agreement (SOMA) is required for this project. A SOMA template will be provided after the design plans have been approved.

**While the following items are not required for issuance of a permit, we would like to take this opportunity to raise these points:**

- a) It is highly recommended that an individual familiar with the stormwater design be on site while the infiltration practices are being constructed to ensure that they are constructed per plan.
- b) Consider installing conduit at this time for future electric vehicle charging stations for employees and guests.
- c) Consider sizing the dumpster enclosure to accommodate future food scraps recycling.
- d) Stormwater efforts that go above and beyond permit requirements are eligible for grant funds from Valley Branch Watershed District. For more information contact Tara Kelly at 651-330-8220 x43 or TKelly@mnwcd.org, or visit:  
[https://vbwd.org/Grants/best\\_management\\_practices\\_stewardship\\_grant\\_program.php](https://vbwd.org/Grants/best_management_practices_stewardship_grant_program.php)

**Note**

For the next plan review submittal, please provide the following:

- A response to each review comment in this memo
- Revised stormwater calculations
- Revised plans

**Contact Information**

For questions contact Nate Christensen at: 651-762-4812 or [nchristensen@whitebearlake.org](mailto:nchristensen@whitebearlake.org) or Connie Taillon at: 651- 429-8587 or [ctaillon@whitebearlake.org](mailto:ctaillon@whitebearlake.org)



## City of White Bear Lake Fire Department

4701 Highway 61 N.  
White Bear Lake, Minnesota 55110  
651-429-8568 | [www.whitebearlake.org](http://www.whitebearlake.org)



May 1, 2023

Dignisuites RE, LLC  
855 Village Center Drive  
St. Paul, Minnesota 55127

Dear Dignisuites:

Thank you for submitting documents for Fire Department review. The plans for the above project located at 2687 County Rd D have been evaluated. Please review the comments within this document.

Please let me know if I can assist you further.

Sincerely,

Kurt Frison  
Assistant Fire Chief / Fire Marshal  
651-762-4842

Encls.



## City of White Bear Lake Fire Department

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### General Comments

1. All roads and drive lane shall meet the White Bear Lake Fire Department requirements for widths and turning radiuses. Provide layout showing White Bear Lake Fire Apparatus turning radius overlay on drive lanes. Drive lanes shall be a minimum of 20 feet in width.
2. Proper sequential address numbers shall be provide for this location. Address number shall be plainly visible from the street fronting the property and shall contrasting color from the background.
3. Install an approved emergency lock box for Fire Department emergency access to building in an **approved location**. Provide keys for emergency access into and throughout the occupancy as required. The White Bear Lake Fire Department will provide instructions for ordering from Knox when requested.
4. The fire sprinkler system shall be installed compliant with provisions of 2016 NFPA Standard 13, Installation of Sprinkler Systems. A city permit is required **prior** to initiation of work.
5. The fire alarm system, shall be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. A city permit is required **prior** to initiation of work.
6. The sprinkler system shall be properly monitored by a qualified monitoring company.
7. Install emergency egress illumination in the means of egress including exit discharge compliant with 2020 MSFC.
8. Install compliant exit signage as required by the 2020 MSFC.
9. Provide and install dry chemical fire extinguishers certified for service and tagged as required. Service classification rating shall be a minimum 2A classification rating and maximum travel distance of 75 feet to extinguishers. The minimum classification rating may be upgraded for special or extra hazard areas within the occupancy.
10. Provide information concerning combustibile interior finish materials used for this project. Interior finish materials shall be classified as required by 2020 MSFC as to flame spread and smoke development characteristics. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in 2020 MSFC for the group of proposed occupancy and location of interior finish. Please furnish product specification sheets listing this information.
11. The required fire-resistance rating of rated construction shall be maintained. Openings through rated construction for the passage of wiring, sleeves, conduit, piping, etc. shall



## City of White Bear Lake Fire Department

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be protected by repair with approved materials which maintains the rating of the construction damaged, altered, breeched or penetrated.

12. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
13. All appropriate licensing shall be completed prior to occupancy.

### **Codes and Standards Used for this Review**

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- NFPA 72, 2016 edition
- NFPA 13, 2016 edition



DIGNICARE SENIOR CHRONIC CARE  
DIGNICARE RE, LLC  
855 Village Center Drive  
St. Paul, MN 55127

City of White Bear Lake, MN  
Date 04/16/2023

**PROJECT NAME:** DIGNISUITES of WHITE BEAR LAKE

**PROPERTY ADDRESS:** 2687 County Rd. D  
White Bear Lake, Minnesota, 55110

**APPLICANT:** **WBL DIGNISUITES RE, LLC**  
**855 Village Center Drive**  
**St. Paul, Minnesota, 55127**  
**Brian R Wings 651-366-2097**  
**Brianwdignicare@gmail.com**

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

DJR Architecture Inc, Built4SaferLiving LLC, and Dignicare Senior Development are proposing to develop a memory care and Chronic Care management community to serve the care needs of the elderly citizens of White Bear Lake and those with elderly family members in need of memory care and assisted living services. The NEWLY DESIGNED building with touch-free clean switch and plumbing technology coupled with prewired remote monitoring and telehealth suites shows careful consideration for today's healthcare environment and realities. The DIGNISUITES Memory Care of WBL community will feature a total of 14 private suites providing memory care services and Chronic care and case management services. The residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At DIGNISUITES Memory Care of White Bear Lake our goal is to provide our residents with the right care at the right time.

Building Description: Total Land Size: .70 Acres  
Building Size: 7690 Sq. Ft.  
Occupancy: 14 Private Suites  
Floor 1: 14 High Care Memory Care Units  
Building Height: 1 Story with a pitched roof

**PUD APPLICATION:**

Parking and Access: Hard Surface Parking (9 stalls, 1 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with DIGNISUITES Memory Care and Assisted Living staff. Since none of our residents drive there will not be a significant need for parking.

Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

14 residents at any one time (non-driving)  
3 to 4 employees  
1 to 3 visitors for a total of 4 to 7 transient occupants

Access to the site from Co Rd D . There will be a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially over the sidewalk. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

Illumination: Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

Architectural Design: The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

**REZONING APPLICATION:**

Proposed Rezoning: A request to change the zoning from the current COMMERCIAL TO R-B RESIDENTIAL BUSINESS TRANSITION DISTRICT-

The R-B Residential Business Transition district zoning classification allows for nursing homes under which the project would be allowed using a PUD (planned use development ) application and permit.

“The purpose of R-B Residential Business transition district zoning classification is to provide for high density residential uses and for the transition in land use from residential to low intensity business allowing for the intermixing of such uses.”

The subject parcel is currently zoned commercial in an area containing both low intensity business and residential land uses.

The subject property and proposed use would best be used in the proposed use as a high-density residential care community in a high residential, low intensity business area .

The proposed rezoning is expected to have a positive impact on the surrounding property and land uses.

We believe this serves well as a transition between the busy roadways, the nearby businesses and the adjacent multifamily Planned Development (PD) and other nearby residential communities. Other properties along Co Rd D have been rezoned so they can take advantage of exposure to traffic along the road. The proposed DigniCare facility can make use of this exposure, and in fact is key to the success of this care model.

The proposed use will make better use of the land as few commercial enterprises can fit on the pad after setbacks, ROW, green space and parking are taken into consideration. Thus, the density-tax base and use per sq ft are maximized while actual stress to city services or surrounding area are minimized. In fact, parking and traffic impacts are far less since the residents do not operate vehicles. Dignicare will also continue to contact and work with White Bear Lake Emergency services in maintaining our shared goal of reducing unnecessary emergency calls and assuring that our staff always has a complete resident chart ready for EMT's when services are needed.

Impact on Property: Access drive, setbacks and drainage will be the major impact of the proposed use but we feel the projects impact will be minimal overall to the surrounding community and enviroment. This work will be determined by the wetland and Geo study currently being completed and anticipated to show no need for further studies. DigniCare will work with staff to assure that buffers , landscaping and drainage plans conform to the requirements set by the watershed district and satisfy the neighbors as well as staff working within the conditions set forth in the PUD.

## **CONCLUSION:**

Thank you for your time to review our proposal. DIGNISUITES Memory Care of WHITE BEAR LAKE will provide great economic benefits to the city and community with 14 memory care suites, 16 plus full and part time jobs with annual payroll of \$550,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application. DIGNISUITES is also one of the few Senior care providers to continue to work with the state and county Medicaid system to serve low-income residents in addition to private pay-residents. DIGNISUITES will have a Medicaid waiver contract with the county to serve high care clients .

The PUD is designed and intended to accommodate the needs of development for benefit to the community, as DIGNICARE's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will work to maintain the required setbacks from the building to lot line in the front and on the sides and back with the staff within the parameters of the PUD. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and

ornamental screening to the residential housing on Co Rd D . As well great care is being taken to address the topography to the side and rear property line neighboring the development. Great care is being taken to maintain the maximum density of forestation buffer between the neighboring developments and the new DIGNISUITES Community. Below grade retention for drainage will be used for site drainage to assure the maximum sensitivity to natural wetlands and native grasslands and trees. Great care is being taken to maintain the maximum density of forestation of the remainder of the site despite the minimal needs for parking and efficient use of the site for the construction of the building envelope.

As we work through the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb any more natural habitat than is necessary.

By granting the PUD, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of White Bear Lake.

Such benefits will include:

- Local Chamber of Commerce Membership
- Meeting room space including use for business, choir practice, piano recitals, girl/boy scouts, book clubs, churches etc.
- Be of host to community events
- Offer wellness clinics
- Charity drop off site for food and clothing
- Partnerships with local daycare centers
- Internship options for nursing students
- Volunteer opportunities
- Promote local businesses.

We look forward to continuing to work with the City of White Bear Lake during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

A handwritten signature in black ink that reads "Brian Winges". The signature is written in a cursive, flowing style.


Brian Winges  
DigniCare Development



### DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demotions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

### SYMBOL LEGEND

 REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION

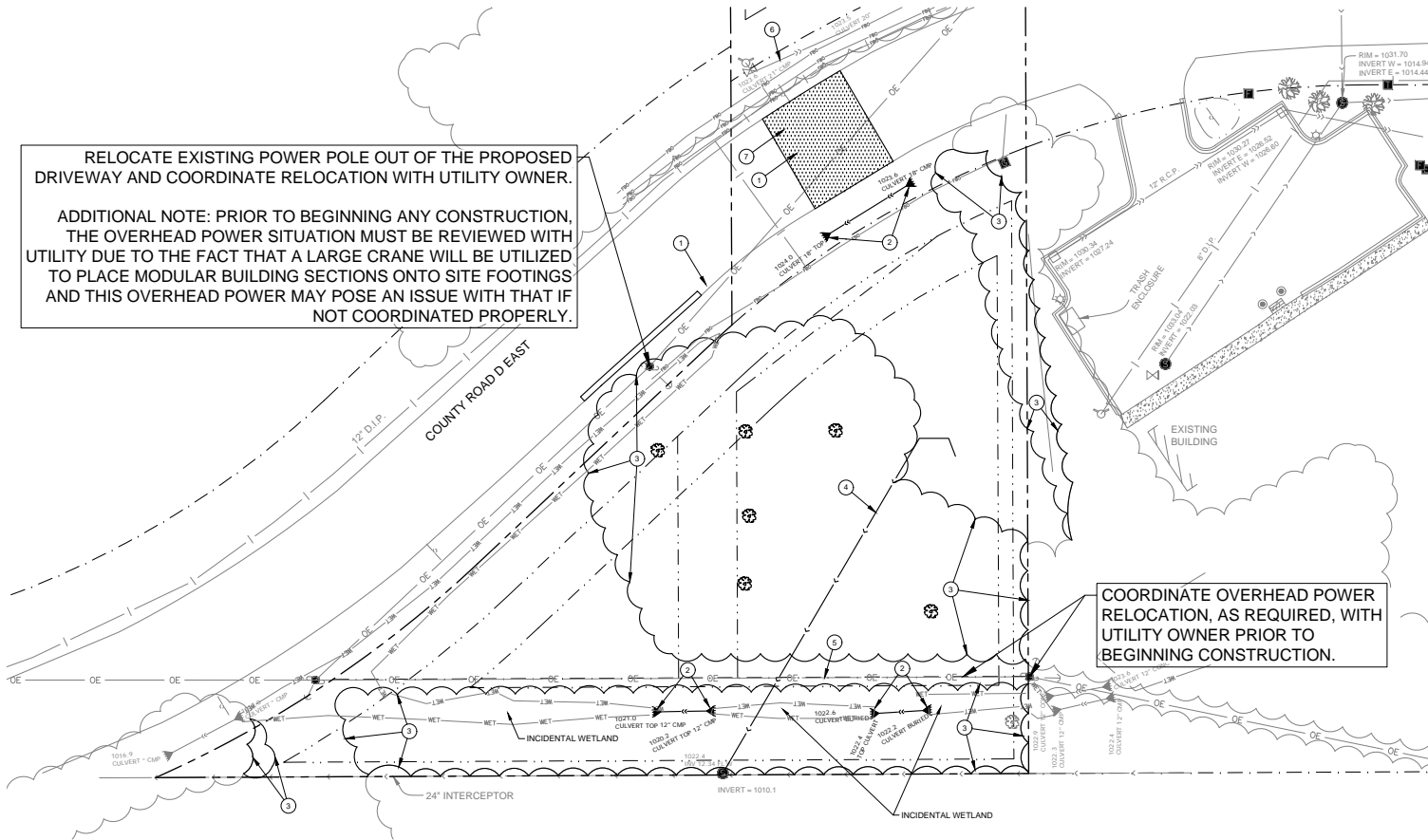
### KEY NOTES

- 1 SAWCUT, REMOVE, AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- 2 REMOVE AND DISPOSE OF EXISTING STORM SEWER CULVERT.
- 3 REMOVE AND DISPOSE OF EXISTING TREE, STUMP, AND ROOTS.
- 4 REMOVE AND DISPOSE OF EXISTING SANITARY SEWER, AS NEEDED, FOR THE CONSTRUCTION OF THE NEW BUILDING.
- 5 RELOCATE OVERHEAD ELECTRIC. COORDINATE WITH ELECTRIC COMPANY.
- 6 REMOVE, SALVAGE, AND REPLACE EXISTING CULVERT.
- 7 **BID ALTERNATE #1**  
DIRECTIONAL DRILLING (UNDER COUNTY ROAD D EAST) OF NEW SANITARY SEWER AND NEW WATERMAIN.  
DEMOLITION OF BITUMINOUS PAVEMENT **NOT NEEDED**.

RELOCATE EXISTING POWER POLE OUT OF THE PROPOSED DRIVEWAY AND COORDINATE RELOCATION WITH UTILITY OWNER.

ADDITIONAL NOTE: PRIOR TO BEGINNING ANY CONSTRUCTION, THE OVERHEAD POWER SITUATION MUST BE REVIEWED WITH UTILITY DUE TO THE FACT THAT A LARGE CRANE WILL BE UTILIZED TO PLACE MODULAR BUILDING SECTIONS ONTO SITE FOOTINGS AND THIS OVERHEAD POWER MAY POSE AN ISSUE WITH THAT IF NOT COORDINATED PROPERLY.

COORDINATE OVERHEAD POWER RELOCATION, AS REQUIRED, WITH UTILITY OWNER PRIOR TO BEGINNING CONSTRUCTION.



PRELIMINARY NOT FOR CONSTRUCTION

**Larson Engineering, Inc.**  
3524 Labore Road  
MN 55110  
651.481.9129 (F) 651.481.9201  
www.larsonengr.com

**CONSTRUCTION SERVICES, INC.**  
11124 ZEALAND AVENUE NORTH  
CHAMPLIN, MN 55316

**DIGNISUITES**  
MEMORY CARE OF  
WHITE BEAR LAKE  
2687 COUNTY ROAD D,  
WHITE BEAR LAKE, MN 55110

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

*Thomas J. Herkenhoff*  
Thomas J. Herkenhoff, P.E.

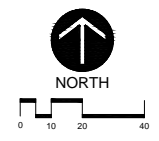
Date: 06.02.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12236063  
Drawn By: KBK  
Checked By: T.JH  
Issue Date: 06.02.23  
Sheet Title:

DEMOLITION PLAN




Sheet:  
**C100**



**KEY NOTES**

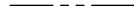
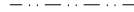


- ① NEW SIDEWALK, SEE DETAIL 2/C600
- ② NEW B612 CONCRETE CURB, SEE DETAIL 4/C600
- ③ NEW PARKING SIGN AND POST, SEE DETAIL 5/C600  
A: ADA PARKING  
B: ADA ACCESS AISLE
- ④ NEW RETAINING WALL, SEE DETAIL 6/C600
- ⑤ **BID ALTERNATE #1**  
DIRECTIONAL DRILLING (UNDER COUNTY ROAD D EAST) OF  
NEW SANITARY SEWER AND NEW WATERMAIN.  
NEW BITUMINOUS PAVEMENT NOT NEEDED.

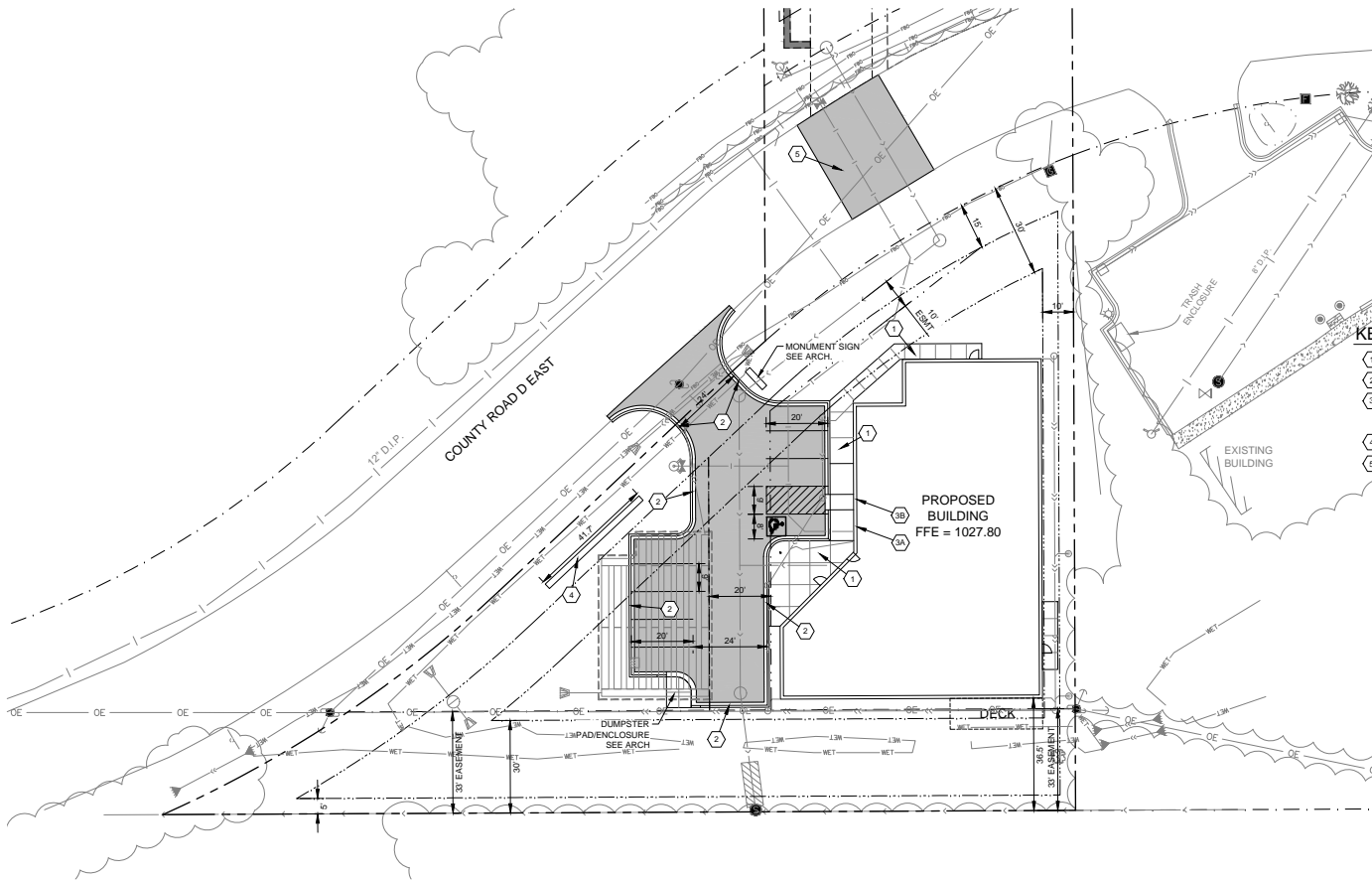
**SYMBOL LEGEND**

-  NEW BITUMINOUS PAVEMENT  
SEE DETAIL 1/C600
-  NEW CONCRETE PAVEMENT  
SEE DETAIL 2/C600
-  NEW INTEGRAL CURB & SIDEWALK  
SEE DETAIL 3/C600

NOTE: THE CONCRETE JOINTS ARE SHOWN ONLY FOR GENERAL REFERENCE TO SIGNIFY LIGHT-DUTY CONCRETE PAVEMENT. ACTUAL JOINTS SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS.

**GENERAL**

-  PROPERTY LINE
-  EASEMENT LINE
-  RIGHT-OF-WAY LINE
-  SETBACK LINE



**Larson Engineering, Inc.**  
3524 Labore Road  
Champlin, MN 55310  
651.481.8120 (F) 651.481.1201  
www.larsonengr.com  
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**CONSTRUCTION SERVICES, INC.**  
11124 ZEALAND AVENUE NORTH  
CHAMPLIN, MN 55316

**DIGNISUITES**  
MEMORY CARE OF  
WHITE BEAR LAKE  
2687 COUNTY ROAD D,  
WHITE BEAR LAKE, MN 55110

PRELIMINARY NOT FOR CONSTRUCTION

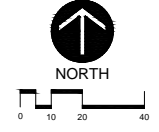
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

*Thomas J. Herkenhoff*  
Thomas J. Herkenhoff, P.E.  
Date: 06.02.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12236063  
Drawn By: KBK  
Checked By: TJH  
Issue Date: 06.02.23  
Sheet Title:

PAVING AND DIMENSION PLAN  
Sheet:  
**C200**



### EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (silt fence, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The top of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeter before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 linear feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 linear feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 7 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.

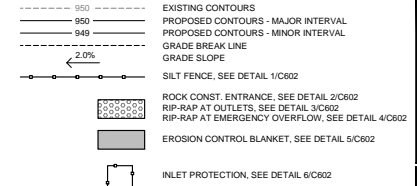
### EROSION CONTROL NOTES

- All rigrap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with silt protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All BMPs must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the capacity of the BMP. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

### EROSION CONTROL NOTES

- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine discharging is allowed onsite.
- All liquid and solid wastes 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 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 wastes 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.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

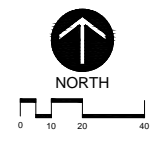
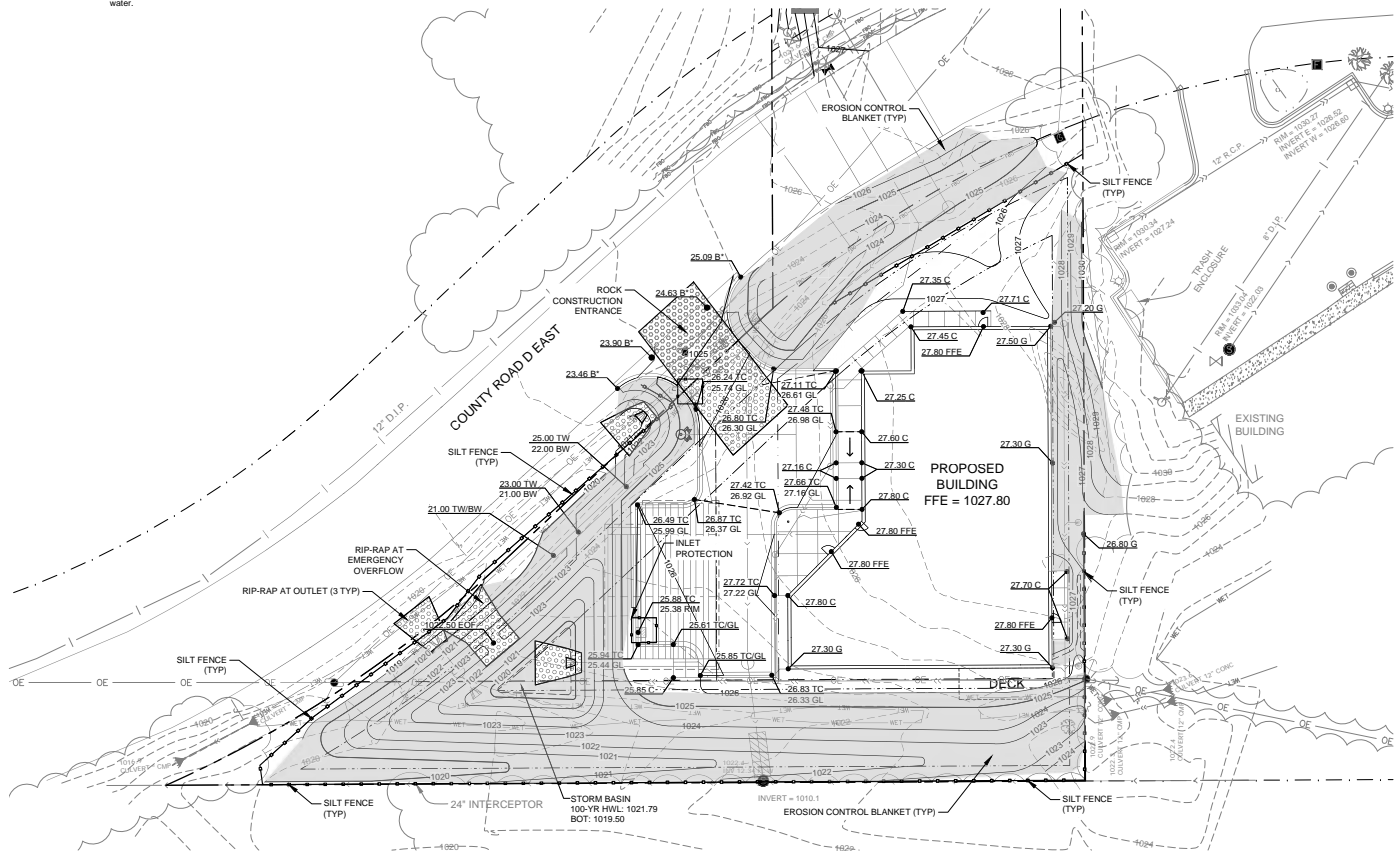
### SYMBOL LEGEND



**SPOUT ABBREVIATIONS:**  
 TC - TOP OF CURB  
 GL - GUTTER LINE  
 B - BITUMINOUS  
 C - CONCRETE  
 EOF - EMERGENCY OVERFLOW  
 FFE - FINISHED FLOOR ELEVATION  
 (\*) - EXISTING TO BE VERIFIED

### GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (\*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- All disturbed areas to receive 4" of good quality topsoil and sod.
- All construction shall be performed in accordance with state and local standard specifications for construction.



**Larson Engineering, Inc.**  
 3524 Labore Road  
 Champlin, MN 55310  
 651.481.9126 (F) 651.481.1203 (C)  
 www.larsoneng.com

**CONSTRUCTION SERVICES, INC.**  
 11124 ZEALAND AVENUE NORTH  
 CHAMPLIN, MN 55316

**PRELIMINARY NOT FOR CONSTRUCTION**

Project Title: **DIGNISUITES MEMORY CARE OF WHITE BEAR LAKE**  
 2687 COUNTY ROAD D,  
 WHITE BEAR LAKE, MN 55310

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

*Thomas J. Herkenhoff*  
 Thomas J. Herkenhoff, P.E.  
 Date: 06.02.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12236063  
 Drawn By: KBK  
 Checked By: TJH  
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Sheet Title:  
**GRADING AND EROSION CONTROL PLAN**

Sheet:  
**C300**



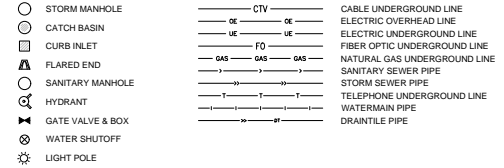
**UTILITY NOTES**

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C321.
- All RCP pipe shown on the plans shall be M/NDOT class 3.

**UTILITY NOTES**

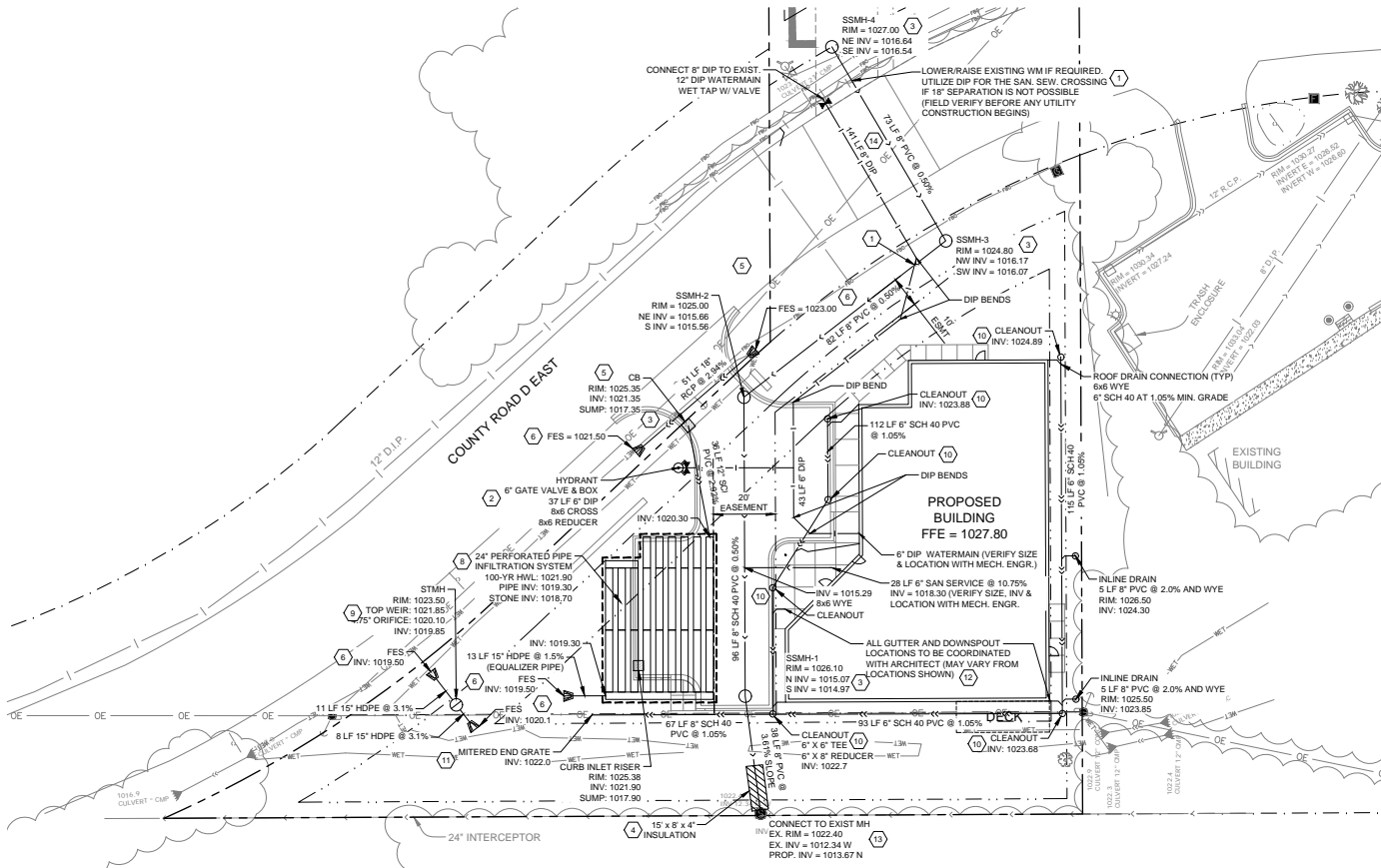
- Maintain a minimum of 8" of cover over all water lines and sanitary sewer lines. Where 6" of cover is not provided, install 2" rigid polystyrene insulation (M/NDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 6" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5, use 4" of insulation.
- Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12'; PVC SDR-26 for depths between 12' and 25'; and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and skeloped casing to proposed grades, clearing casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Barb or an approved equal.

**SYMBOL LEGEND**



**KEY NOTES**

- WATERMAIN/SEWER CROSSING. SEE DETAIL 7/C600
  - NEW HYDRANT & GATE VALVE INSTALLATION. SEE DETAIL 8/C600
  - NEW SANITARY SEWER MANHOLE. SEE DETAIL 1/C601
  - NEW PIPE INSULATION. SEE DETAIL 2/C601
  - NEW FLARED END SECTION (RCP PIPE). SEE DETAIL 3A/C601
  - NEW FLARED END SECTION (HDPE PIPE). SEE DETAIL 3B/C601
  - NEW CATCH BASIN MANHOLE. SEE DETAIL 4/C601
  - NEW UNDERGROUND STORAGE. SEE DETAIL 5/C601
  - NEW OUTLET CONTROL STRUCTURE MANHOLE. SEE DETAIL 6/C601
  - NEW STORM SEWER CLEANOUT. SEE DETAIL 7/C602
  - NEW MITERED END GRATE. SEE DETAIL 8/C602
  - NEW ROOF DRAIN CONNECTION. SEE DETAIL 9/C602
- NEW SANITARY SEWER CONNECTION TO EXISTING MANHOLE. CONTRACTOR TO RE-USE LOCATION OF EXISTING 4" SEWER IF ANGLE AND ELEVATION MATCH PROPOSED. OTHERWISE, CORE DRILL IN CORRECT LOCATION AND PATCH EXISTING HOLE PER MET COUNCIL STANDARDS.
- DEMOLISH EXISTING 4" SCH 40 PVC AND O/WK SEAL. CORE DRILL EXISTING RCP/PP SANITARY MH. DO NOT ALLOW CORE TO FALL INTO SEWER.
  - FIRST LENGTH OF PIPE SHALL BE C800 PVC PIPE. FURNISH AND INSTALL ICES DETAIL 020701 TYPE B CONNECTOR TO EXTERIOR RCP MH (DETAIL 1/C603).
  - COMPACT SOILS BENEATH LATERAL AND AROUND MH TO AT LEAST 85% OF THE MAXIMUM ACHIEVABLE COMPACTION.
  - BOND PVC TO INTERIOR OF FRP MH PER THE STUB BONDING DETAIL (DETAIL 2/C603).
  - FOLLOW ALL MET COUNCIL REQUIREMENTS AND CONTACT MET COUNCIL, AS REQUIRED, BEFORE BEGINNING CONSTRUCTION.
- BID ALTERNATE #1**
- DIRECTIONAL DRILLING (UNDER COUNTY ROAD D EAST) OF NEW SANITARY SEWER AND NEW WATERMAIN.



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 3524 Labore Road  
 MN 55110  
 651.481.9120 (F) 651.481.1201  
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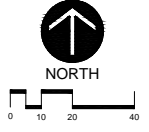
**DIGNISUITES MEMORY CARE OF WHITE BEAR LAKE**  
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*Thomas J. Herkenhoff, P.E.*  
 Thomas J. Herkenhoff, P.E.  
 Date: 06.02.23 Lic. No.: 25520

Rev.	Date	Description

Project #: 12336063  
 Drawn By: KBK  
 Checked By: T.JH  
 Issue Date: 06.02.23  
 Sheet Title: **UTILITY PLAN**  
 Sheet: **C400**



## STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

### PROJECT DESCRIPTION / LOCATION

THE PROJECT CONSISTS OF GRADING, BUILDING, AND PARKING LOT CONSTRUCTION LOCATED ON THE SOUTH SIDE OF COUNTY ROAD D IN WHITE BEAR LAKE, MN.

THE PROJECT INCLUDES:  
 \*GRADING  
 \*PONDING  
 \*UTILITIES  
 \*STORM SEWER  
 \*TURF ESTABLISHMENT

### PLANS

THE PLANS SHOW THE PROJECT LIMITS.

### ENVIRONMENTALLY SENSITIVE AREAS

PUBLIC WATERS LOCATED WITHIN 1 MILE OF THE PROJECT BOUNDARY AREA IDENTIFIED IN THE TABLE BELOW.

RECEIVING WATERS	IMPAIRMENT
Silver Lake	Nutrients

### OUTSTANDING RESOURCE VALUE WATERS (ORVWs)

OUTSTANDING RESOURCE VALUE WATERS WITHIN 1 MILE OF THE PROJECT BOUNDARY:  
 NA

### CALCAREOUS FENS

IN PROCESS: CALCAREOUS FENS WITHIN 1 MILE OF THE PROJECT BOUNDARY.

### ARCHAEOLOGICAL, HISTORICAL, AND ARCHITECTURAL RESOURCES

IN PROCESS: ARCHAEOLOGICAL, HISTORICAL, OR ARCHITECTURAL RESOURCES WITHIN THE PROJECT BOUNDARY.

### ENDANGERED AND THREATENED SPECIES REVIEW

IN PROCESS: ENDANGERED OR THREATENED SPECIES IDENTIFIED WITHIN THE PROJECT BOUNDARY.

### TOTAL MAXIMUM DAILY LOAD (TMDL) WATERS

NA

### LAND FEATURE CHANGES (overall)

TOTAL PROJECT AREA DISTURBED:	0.80 ACRES
TOTAL EXISTING IMPERVIOUS SURFACE AREA:	0.0 ACRES
TOTAL EXISTING PERVIOUS SURFACE AREA:	0.80 ACRES
TOTAL PROPOSED IMPERVIOUS SURFACE AREA:	0.30 ACRES
TOTAL PROPOSED PERVIOUS SURFACE AREA:	0.50 ACRES

### TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED AS NECESSARY TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE, AND SHALL MEET THE NPDES PERMIT PART IV CONSTRUCTION ACTIVITY REQUIREMENTS.

### DRAINAGE COMPUTATIONS

STORMWATER PONDING CALCULATIONS CAN BE RECEIVED UPON REQUEST.

### PROJECT CONTACTS

PROJECT ENGINEER:  
 LARSON ENGINEERING  
 TOM HERKENHOFF  
 816 W. ST. GERMAIN STREET, SUITE 308  
 ST. CLOUD, MN 56301  
 320-428-2824

OWNER REPRESENTATIVE:  
 DIGNICARE AND SUITE LIVING  
 BRIAN WINGES  
 855 VILLAGE CENTER DRIVE, SUITE 358  
 ST. PAUL, MN 55127  
 651-366-2097

CONTRACTOR:  
 TO BE DETERMINED

### MPCA 24 HOUR EMERGENCY NOTIFICATION:

651-649-5451  
 909-422-0788

### CONSTRUCTION NOTES

CONSTRUCTION SHALL BE GOVERNED BY THE PROJECT MANUAL. THE CONTRACTOR SHALL KEEP AND MAINTAIN THE INSPECTION AND MAINTENANCE RECORDS.

### STORMWATER MANAGEMENT

STORM WATER IS BEING TREATED BY A REGIONAL MUNICIPAL POND LOCATED OFF SITE. THE POND OWNER SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE EXISTING POND AFTER PROJECT COMPLETION AND ACCEPTANCE.

### SEQUENCE OF CONSTRUCTION ACTIVITIES

- INSTALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLANS.
- COMPLETE THE REMOVALS AS NOTED ON THE PLANS.
- CONSTRUCT ALL TEMPORARY SEDIMENT TRAPS.
- CONSTRUCT DOWNSTREAM STORM SEWER.
- CONDUCT SITE GRADING.
- TEMPORARILY SEED DENUDEED AREAS PER NPDES REQUIREMENTS.
- CONTINUALLY STABILIZE THE NORMAL WATER PERIMETER OF ALL AREAS WITHIN THE 200 LINEAL FEET OF THE SURFACE WATER OR THE PROPERTY EDGE.
- COMPLETE PERMANENT STABILIZATION.
- SUBMIT NOTICE OF TERMINATION (NOT)

### BMP PROJECT QUANTITY ESTIMATE (PHASE 2)

(QUANTITIES ARE AN ESTIMATE ONLY AND MAY VARY. BMPs FOR PROJECT WILL BE BID AS LUMP SUM)

SILT FENCE:	550 LF +/-
CATCH BASIN/INLET PROTECTION:	1 EA
TEMPORARY TURF ESTABLISHMENT:	0.40 AC +/-
PERMANENT TURF ESTABLISHMENT:	0.80 AC +/-
EROSION CONTROL BLANKET:	1300 SY +/-
ROCK CONSTRUCTION ENTRANCE:	1 EA

## STORM WATER POLLUTION PREVENTION PLAN (CONSTRUCTION ACTIVITY REQUIREMENTS)

- THE CONTRACTOR WILL NEED TO IDENTIFY AN EROSION CONTROL SUPERVISOR IN GOOD STANDING WHO WILL BE KNOWLEDGEABLE AND HAS THE APPROPRIATE MPCA LICENSE IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES.
- THE EROSION CONTROL SUPERVISOR WILL WORK WITH THE PROJECT ENGINEER TO OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPs BEFORE, DURING AND AFTER CONSTRUCTION AS REQUIRED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE CONSTRUCTION STORMWATER PERMIT.
- THE CONTRACTOR WILL DEVELOP A CHAIN OF COMMAND WITH ALL OPERATORS ON THE SITE TO ENSURE THAT THE SWPPP WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION PROJECT IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION, AND A NOTICE OF TERMINATION (NOT) HAS BEEN SUBMITTED TO THE MPCA.
- THE CONTRACTOR WILL PREPARE A WRITTEN WEEKLY SCHEDULE OF PROPOSED EROSION CONTROL ACTIVITIES FOR THE PROJECT ENGINEERS APPROVAL.
- THE CONTRACTOR WILL PREPARE AND SUBMIT A SITE PLAN FOR THE FOR THE PROJECT ENGINEERS APPROVAL FOR WORK IN CRITICAL AREAS AS IDENTIFIED ON THE PLANS OR AS REQUESTED BY THE PROJECT ENGINEER.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK AND/OR DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL THE POTENTIAL FOR EROSION HAS BEEN ELIMINATED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION ACTIVITY ON THAT PORTION OF THE SITE THAT HAS TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITY COMPLETION.
- WORK IN DRAINAGE SWALES OR THE NORMAL WETTED PERIMETER OF ANY SURFACE WATER WILL REQUIRE STABILIZATION WITHIN 24 HOURS OF CONNECTION. THESE AREAS WILL INCLUDE ALL AREAS THAT DRAIN WATER WITHIN 200 FEET FROM THE PROPERTY EDGE OR POINT OF DISCHARGE TO ANY SURFACE WATER. RAPID STABILIZATION WILL BE USED IN THESE AREAS.
- OUTLETS INTO SURFACE WATERS SHALL BE STABILIZED WITH ENERGY DISSIPATION WITHIN 24 HOURS.
- DITCHES AND EXPOSED SOILS MUST BE KEPT IN A SMOOTH ROUGH GRADED CONDITION IN ORDER TO BE ABLE TO APPLY EROSION CONTROL MULCHES AND BLANKETS.
- ALL EXPOSED SOIL AREAS WILL BE STABILIZED PRIOR TO THE ONSET OF WINTER. ANY WORK STILL BEING PERFORMED WILL BE SNOW MULCHED, SEEDED, OR BLANKETED.
- SEDIMENT CONTROL DEVICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN. THE TIMING OF THE INSTALLATION OF THE SEDIMENT CONTROL DEVICES CAN BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL DEVICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED IN ACCORDANCE WITH THE NPDES PERMIT.
  - SILT FENCE SHALL BE INSTALLED SO THAT IT FOLLOWS AS CLOSE AS POSSIBLE TO A SINGLE CONTOUR TO CAPTURE OVERLAND, LOW-VELOCITY SHEET FLOWS DOWN GRADIENT OF ALL EXPOSED SOILS AND PRIOR TO DISCHARGING TO SURFACE WATERS WITH THE SILT FENCE J-HOOKED AT A MAXIMUM OF 100 FOOT INTERVALS AND SHALL CONTAIN NO MORE THAN 1/4 ACRE OF DRAINAGE AREA.
  - DITCH CHECKS WILL BE INSTALLED AS INDICATED ON THE PLANS DURING ALL PHASES OF CONSTRUCTION.
    - \*TEMPORARY DITCH CHECKS WILL CONSIST OF USING ROCK DITCH CHECKS AND ROCK KEEPERS IN FRONT OF CULVERT INLETS.
  - SEDIMENT DAMAGE FROM STOCKPILES WILL BE MINIMIZED BY PLACING A ROW OF SILT FENCE 6 FEET FROM THE TOE.
  - ALL EXPOSED STOCKPILES LEFT FOR A PERIOD OF TIME SHALL BE TEMPORARILY STABILIZED ACCORDING TO THE NPDES PERMIT REQUIREMENTS.
- STREET SURFACES SHALL BE SWEEP WITHIN 24 HOURS OF DISCOVERY OF SEDIMENT OR TRACKING WITH A VACUUM OPERATED BROOM SWEEPER. NO OPEN-BROOM SWEEPERS WILL BE ALLOWED.
- STORM SEWER INLETS WILL BE PROTECTED WITH THE APPROPRIATE BMPs FOR EACH SPECIFIC PHASE OF CONSTRUCTION.
- THE CONTRACTOR WILL COMPLY WITH THE REQUIREMENTS REGARDING POLLUTION PREVENTION MANAGEMENT DURING CONSTRUCTION, WHICH WILL INCLUDE PROVIDING:
  - CONCRETE WASHOUT FACILITIES/PROCESSES ACCORDING TO THE NPDES PERMIT REQUIREMENTS
  - SOLID WASTE COLLECTION AND REMOVAL
  - SECONDARY CONTAINMENT
  - HAZARDOUS WASTE STORAGE CONTAINERS AND SPILL KITS
- DEWATERING OR BASIN DRAINING ACTIVITIES OF TURBID OR SEDIMENT LADEN WATER WILL BE DISCHARGED TO TEMPORARY SEDIMENT BASINS WHENEVER POSSIBLE. IN THE EVENT THAT IT IS NOT POSSIBLE TO DISCHARGE THE SEDIMENT LADEN WATER TO A TEMPORARY SEDIMENT BASIN THE WATER MUST BE TREATED SO THAT IT DOES NOT ADVERSELY AFFECT RECEIVING WATERS OR DOWNSTREAM LANDOWNERS.
- THE CONTRACTOR WILL NEED TO PROVIDE A LICENSED EROSION CONTROL SUPERVISOR WHO CAN INSPECT THE SITE FOR NPDES PERMIT COMPLIANCE. MAINTENANCE OF ALL BEST MANAGEMENT PRACTICES (BMPs) WILL BE REQUIRED AS SET FORTH IN THE PREVIOUSLY NAMED SECTIONS.
  - THE EROSION CONTROL SUPERVISOR WILL NEED TO CONDUCT ROUTINE INSPECTIONS OF THE ENTIRE CONSTRUCTION SITE AS REQUIRED BY THE NPDES PERMIT
  - DATE AND TIME OF INSPECTION
  - NAME OF PERSONS CONDUCTING INSPECTIONS
  - CORRECTIVE ACTIONS TAKEN
  - DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 0.5 INCHES IN 24 HOURS
  - DOCUMENTS AND CHANGES MADE TO THE SWPPP
  - MAINTENANCE ACTIVITIES
- MAINTENANCE WILL BE PERFORMED WITHIN A PERIOD PER PERMIT REQUIREMENTS.
  - SILT FENCE REPAIRS SHOULD BE MADE WHEN IT BECOMES NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT OF THE FENCE
  - INLET PROTECTION DEVICES SHOULD BE REPAIRED WHEN THEY BECOME NON-FUNCTIONAL OR SEDIMENT REACHES 1/3 THE HEIGHT AND/OR DEPTH OF THE DEVICE
  - TEMPORARY SEDIMENT BASIN MUST HAVE THE SEDIMENT REMOVED ONCE THE SEDIMENT HAS REACHED 1/2 THE STORAGE VOLUME
  - TRACKED SEDIMENT MUST BE REMOVED WITHIN 24 HOURS OF DISCOVERY OF OFF SITE TRACKING ONTO PAVED SURFACES
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL BMPs UNTIL WORK HAS BEEN COMPLETED. SITE HAS GONE UNDER FINAL STABILIZATION, AND THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT
- BURNING OF TREES, BRUSH, OR OTHER VEGETATED MATERIAL IS NOT ALLOWED WITHIN THE PROJECT BOUNDARIES.
- THE CONTRACTOR MAY SKIP TEMPORARY OR RAPID STABILIZATION METHODS IF THEY CHOOSE TO STABILIZE AN AREA WITH PERMANENT STABILIZATION WITHIN THE APPROPRIATE TIME FRAMES OUTLINED IN THE PERMIT FOR THE DIFFERENT ACTIVITIES.
- ALL SEDIMENT DEPOSITED INTO A WATER OF THE STATE MUST BE REMOVED IMMEDIATELY OR AS REQUIRED BY THE NPDES PERMIT.

**Larson Engineering, Inc.**  
 3524 Labore Road  
 ST. PAUL, MN 55110  
 651.481.9129 (F) 651.491.1201  
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**CONSTRUCTION SERVICES, INC.**  
 11124 ZEALAND AVENUE NORTH  
 CHAMPLIN, MN 55316

**DIGNISUITES MEMORY CARE OF WHITE BEAR LAKE**  
 2687 COUNTY ROAD D,  
 WHITE BEAR LAKE, MN 55110

**PRELIMINARY NOT FOR CONSTRUCTION**

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

*Thomas J. Herkenhoff*  
 Thomas J. Herkenhoff, P.E.

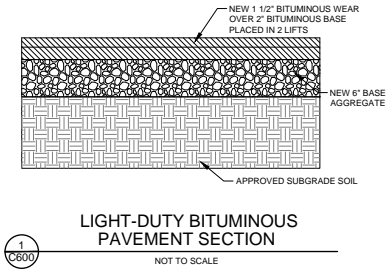
Date: 06.02.23 Lic. No.: 25520

Rev.	Date	Description

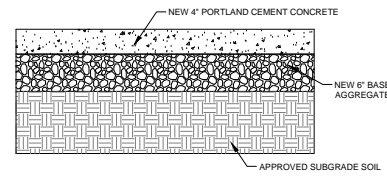
Project #: 12236063  
 Drawn By: KBK  
 Checked By: T.J.H.  
 Issue Date: 06.02.23  
 Sheet Title:

SWPPP

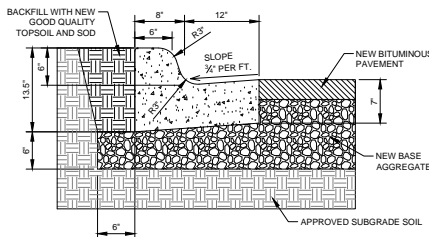
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**C500**



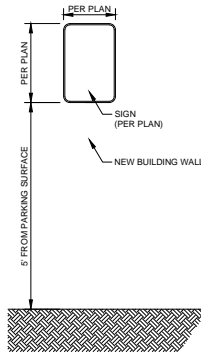
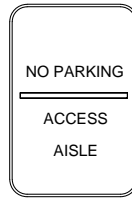
**LIGHT-DUTY BITUMINOUS PAVEMENT SECTION**  
NOT TO SCALE



**CONCRETE CONSTRUCTION DETAIL**  
NOT TO SCALE

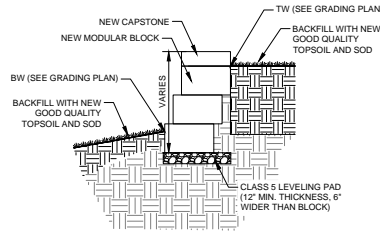


**B612 CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



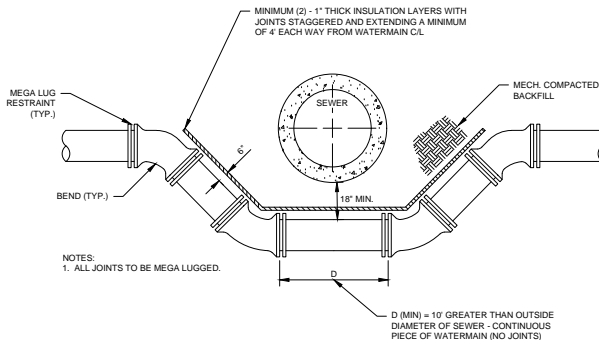
- NOTES:**
1. ALL SIGNS TO BE INSTALLED IN ACCORDANCE WITH MMUTCD AND MNDOT CURRENT STANDARD SIGNS MANUAL.
  2. ALL SIGNS SHALL BE REVIEWED AND APPROVED BY OWNER/ENGINEER PRIOR TO CONSTRUCTION.

**PARKING SIGN DETAIL**  
NOT TO SCALE



- NOTE:**
1. RETAINING WALL SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

**RETAINING WALL DETAIL**  
NOT TO SCALE

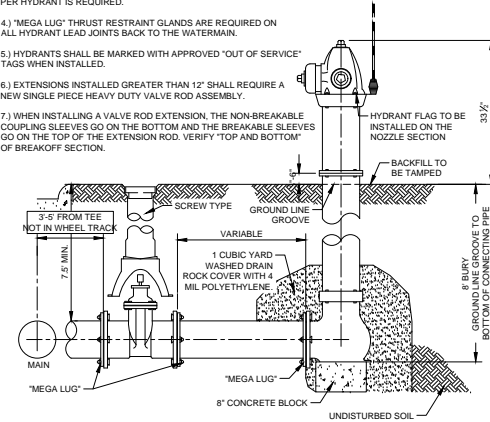


- NOTES:**
1. ALL JOINTS TO BE MEGA LUGGED.

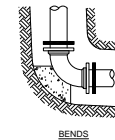
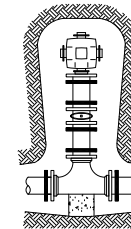
**WATERMAIN/SEWER CROSSING DETAIL**  
NOT TO SCALE

**NOTES:**

- 1.) HYDRANT SPECIFICATIONS PER CITY STANDARDS.
- 2.) ALL HYDRANT LEADS SHALL BE VALVED.
- 3.) ONE (1) 5\"/>
- 4.) "MEGA LUG" THRUST RESTRAINT GLANDS ARE REQUIRED ON ALL HYDRANT LEAD JOINTS BACK TO THE WATERMAIN.
- 5.) HYDRANTS SHALL BE MARKED WITH APPROVED "OUT OF SERVICE" TAGS WHEN INSTALLED.
- 6.) EXTENSIONS INSTALLED GREATER THAN 12\"/>
- 7.) WHEN INSTALLING A VALVE ROD EXTENSION, THE NON-BREAKABLE COUPLING SLEEVES GO ON THE BOTTOM AND THE BREAKABLE SLEEVES GO ON THE TOP OF THE EXTENSION ROD. VERIFY "TOP AND BOTTOM" OF BREAKOFF SECTION.



**HYDRANT & GATE VALVE INSTALLATION DETAIL**  
NOT TO SCALE



- NOTES:**
1. MEGALUGS TO BE USED AT ALL MECHANICAL JOINTS
  2. PLACE CONCRETE BLOCK UNDER ALL GATE VALVES AND HYDRANTS
  3. THRUST BLOCKING AT ALL TEES, BENDS, AND AT HYDRANTS
  4. ALL BOLTS INCLUDING T-BOLTS SHALL BE COR-BLUE.

**TYPICAL MEGALUG AND THRUST BLOCK LOCATIONS**  
NOT TO SCALE

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Project Title: **DIGNISUITES MEMORY CARE OF WHITE BEAR LAKE**  
 2687 COUNTY ROAD D,  
 WHITE BEAR LAKE, MN 55110

Client: **CONSTRUCTION SERVICES, INC.**  
 11124 ZEALAND AVENUE NORTH  
 CHAMPLAIN, MN 55316

Larson Engineering, Inc.  
 3524 Labore Road  
 INDEPENDENCE, MN 55110  
 651.481.9120 (F) 651.481.1201  
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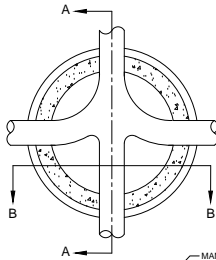
*Thomas J. Herkenhoff, P.E.*  
 Thomas J. Herkenhoff, P.E.  
 Date: 06.02.23 Lic. No.: 25520

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Project #: 12336063  
 Drawn By: KBK  
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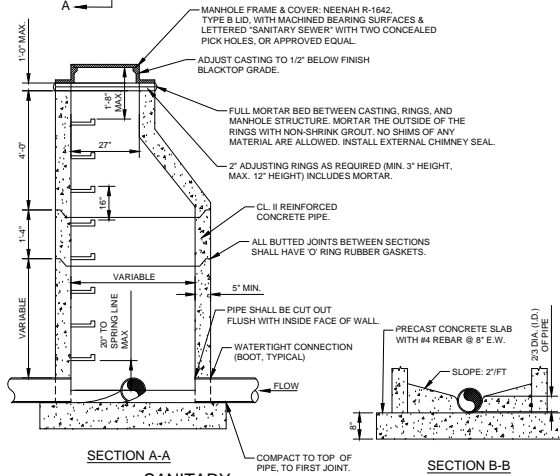
DETAILS

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**C600**



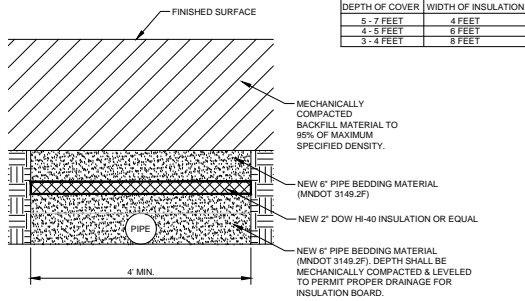
**NOTES:**

- 1.) GROUT BOTTOM OF MANHOLE TO 1/2 OR 2/3 DIAMETER OF PIPE AND SLOPE GROUT 2" PER FOOT.
- 2.) 1/4" TO 1/2" IS MAX. MORTAR THICKNESS WITH USED FOR CASTING ADJUSTMENT.
- 3.) COPOLYMER POLYPROPYLENE PLASTIC WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR APPROVED EQUAL, STEPS 16" O.C. DOWNSTREAM SIDE.
- 4.) NON-A-SEAL MANHOLE OR EQUAL CONSIDERED ACCEPTABLE ALTERNATE.



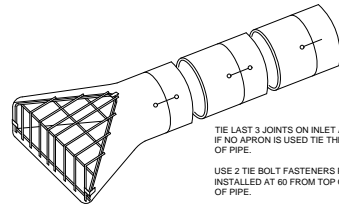
**SANITARY SEWER MANHOLE DETAIL**  
NOT TO SCALE

1  
C601



**PIPE INSULATION DETAIL**  
NOT TO SCALE

2  
C601



THE LAST 3 JOINTS ON INLET AND OUTLET. IF NO APRON IS USED THE LAST 3 SECTIONS OF PIPE.

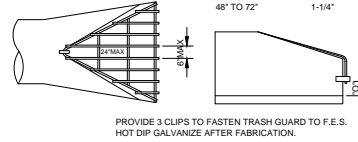
USE 2 TIE BOLT FASTENERS PER JOINT INSTALLED AT 60 FROM TOP OR BOTTOM OF PIPE.

USE 5/8" TIE FOR PIPE SIZES 12" TO 27". USE 3/4" TIE FOR PIPE SIZES 30" TO 66". USE 1" TIE FOR PIPE SIZES OVER 72".

NUTS AND WASHERS ARE NOT REQUIRED ON PIPE SIZE LESS THAN 21".

TRASH GUARDS WILL BE REQUIRED ON 18" OR LARGER PIPE.

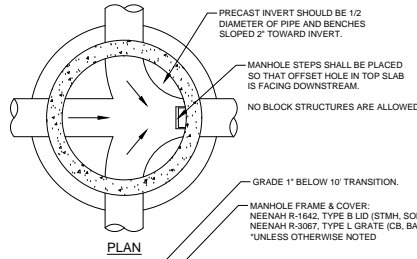
SIZE OF PIPE	BAR	BOLTS	TIE
12" TO 18"	3/4"	5/8"	4"
21" TO 42"	1"	3/4"	6"
48" TO 72"	1-1/4"	1"	12"



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

**FLARED END SECTION DETAIL**  
NOT TO SCALE

3A  
C601



MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET HOLE IN TOP SLAB IS FACING DOWNSTREAM. NO BLOCK STRUCTURES ARE ALLOWED.

GRADE 1" BELOW 10' TRANSITION.

MANHOLE FRAME & COVER: NEENAH R-1642, TYPE B LID (STMH, SOLID CLOSED, CIRCLE) NEENAH R-3067, TYPE L GRATE (GB, SQUARE) \*UNLESS OTHERWISE NOTED

MINIMUM OF 2, MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH AND A 4" COLLAR ON THE OUTSIDE. NO SHIMS OF ANY MATERIAL ALLOWED. INSTALL NEW EXTERNAL CHIMNEY SEAL.

6" PRECAST REINFORCED CONCRETE SLAB. SEAL WITH 2 BEADS OF RAM-NEK.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" O.C.

PRECAST CONCRETE SECTION

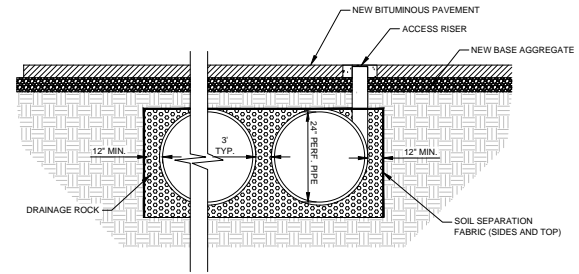
8" PRECAST SEGMENTAL CONCRETE BLOCK TO TOP OF THE PIPE SHALL BE USED WITH SIZE AND DEPTH PROHIBIT THE FABRICATION OF PRECAST UNITS.

6" MINIMUM SLAB THICKNESS, 6" MINIMUM DIAMETER PRECAST CONCRETE SLAB, REINFORCED WITH #4 REBAR @ 8" E.W.

GROUT BOTTOM WATER TIGHT CONNECTION (BOOT/GROUT RING, TYPICAL)

**CATCH BASIN MANHOLE DETAIL**  
NOT TO SCALE

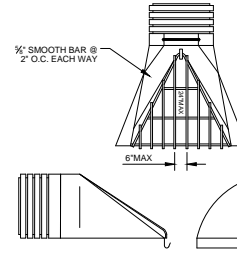
4  
C601



- NOTES:**
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
  2. COMPLETE NECESSARY TESTING TO CONFIRM INFILTRATION RATE AS REQUIRED BY LOCAL STANDARDS.

**UNDERGROUND PIPE INFILTRATION CROSS SECTION**  
NOT TO SCALE

5  
C601



3/4" SMOOTH BAR @ 2" O.C. EACH WAY

PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

**FLARED END SECTION DETAIL**  
NOT TO SCALE

3B  
C601

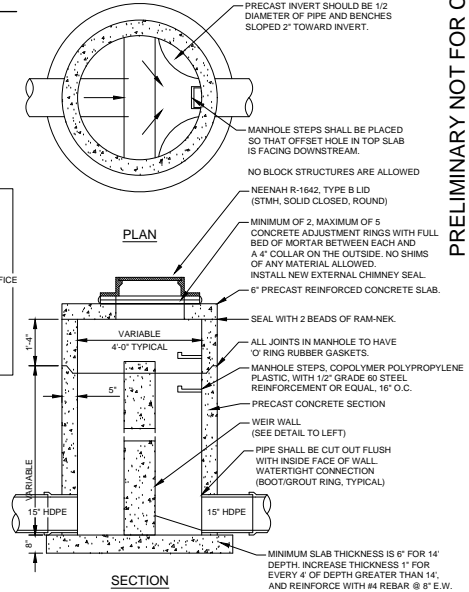


**WEIR WALL DETAIL**  
(NOT TO SCALE)

6  
C601

**OUTLET CONTROL STRUCTURE MANHOLE DETAIL**  
NOT TO SCALE

6  
C601



PRECAST INVERT SHOULD BE 1/2 DIAMETER OF PIPE AND BENCHES SLOPED 2" TOWARD INVERT.

MANHOLE STEPS SHALL BE PLACED SO THAT OFFSET HOLE IN TOP SLAB IS FACING DOWNSTREAM. NO BLOCK STRUCTURES ARE ALLOWED.

NEENAH R-1642, TYPE B LID (STMH, SOLID CLOSED, ROUND)

MINIMUM OF 2, MAXIMUM OF 5 CONCRETE ADJUSTMENT RINGS WITH FULL BED OF MORTAR BETWEEN EACH AND A 4" COLLAR ON THE OUTSIDE. NO SHIMS OF ANY MATERIAL ALLOWED. INSTALL NEW EXTERNAL CHIMNEY SEAL.

6" PRECAST REINFORCED CONCRETE SLAB. SEAL WITH 2 BEADS OF RAM-NEK.

ALL JOINTS IN MANHOLE TO HAVE O' RING RUBBER GASKETS.

MANHOLE STEPS, COPOLYMER POLYPROPYLENE PLASTIC, WITH 1/2" GRADE 60 STEEL REINFORCEMENT OR EQUAL, 16" O.C.

PRECAST CONCRETE SECTION

WEIR WALL (SEE DETAIL TO LEFT)

PIPE SHALL BE CUT OUT FLUSH WITH INSIDE FACE OF WALL WATER TIGHT CONNECTION (BOOT/GROUT RING, TYPICAL)

MINIMUM SLAB THICKNESS IS 6" FOR 14" DEPTH. INCREASE THICKNESS 1" FOR EVERY 4" OF DEPTH GREATER THAN 14". AND REINFORCE WITH #4 REBAR @ 8" E.W.

**Larson Engineering, Inc.**  
3524 Labore Road  
Mankato, MN 56110  
651.481.9120 (F) 651.481.1201  
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**MEMORY CARE OF WHITE BEAR LAKE**  
2687 COUNTY ROAD D.  
WHITE BEAR LAKE, MN 55110

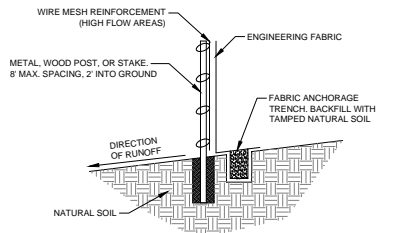
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Thomas J. Herkenhoff, P.E.  
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Rev.	Date	Description

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Drawn By: KKB  
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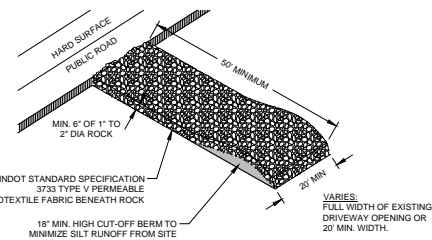
**DETAILS**  
Sheet: **C601**



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

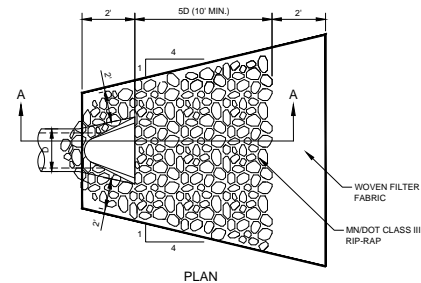
**SILT FENCE INSTALLATION DETAIL**

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C602  
NOT TO SCALE

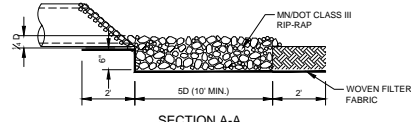


**ROCK CONSTRUCTION ENTRANCE**

2  
C602  
NOT TO SCALE



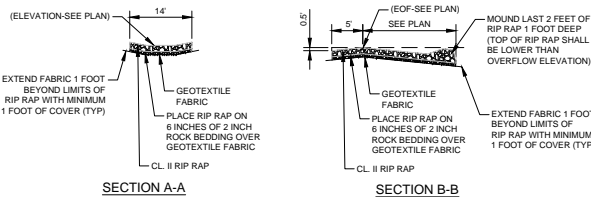
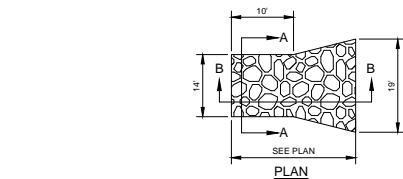
**PLAN**



NOTE: FW300 MIRAFI FABRIC OR EQUAL

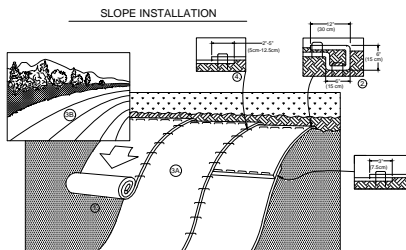
**RIP-RAP AT OUTLETS**

3  
C602  
NOT TO SCALE



**TYPICAL RIP-RAP EMERGENCY OVERFLOW**

4  
C602  
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.  
NOTE: WHEN USING CELLO-SEED DO NOT SEED PREPARED AREA. CELLO-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" (30 CM) PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN ON RECPs TYPE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECPs WIDTH.  
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.



Category 4 Erosion Control Blanket:  
North American Green S150 erosion control blanket or approved equal.

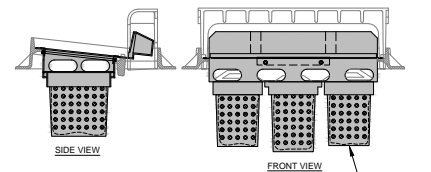
<b>Top Net</b> Polypropylene 1.5 lbs/1,000 ft <sup>2</sup> (0.73 kg/100 m <sup>2</sup> ) approx. wt.	<b>Bottom Net</b> Polypropylene 1.5 lbs/1,000 ft <sup>2</sup> (0.73 kg/100 m <sup>2</sup> ) approx. wt.
<b>Straw Fiber</b> 0.50 lbs/1,000 ft <sup>2</sup> (0.27 kg/M <sup>2</sup> )	<b>Thread</b> Photodegradable

**Staples/Anchors:**  
The type of anchors used to secure the blanket to the ground shall be Steel wire 11 Gauge 1" wide x 8" long.

**EROSION CONTROL BLANKET**

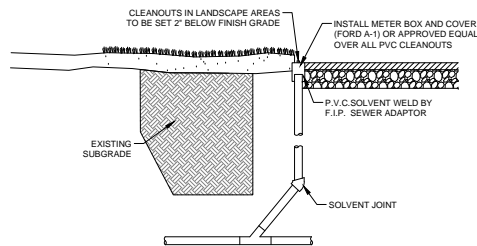
5  
C602  
NOT TO SCALE

FILTER AREA	6.5 FT <sup>2</sup>
OVERFLOW AREA	0.4 FT <sup>2</sup>
MAXIMUM OVERFLOW RATE (@ 2" HEAD)	3.00 CFS
MAXIMUM OVERFLOW RATE (@ 1.3" HEAD)	4.00 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL APPROX.)	170 LBS



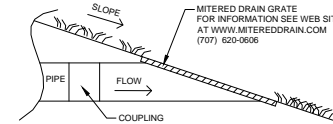
**INFRASAFE INLET PROTECTION DEVICE (OR EQUAL)**

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C602  
NOT TO SCALE



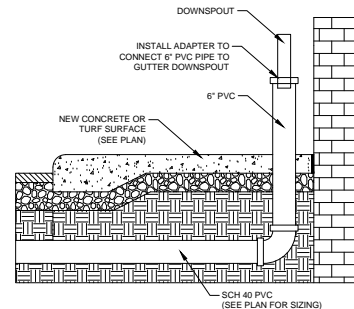
**STORM SEWER CLEANOUT DETAIL**

7  
C602  
NOT TO SCALE



**MITERED END GRATE DETAIL**

8  
C602  
NOT TO SCALE



**ROOF DRAIN CONNECTION DETAIL**

9  
C602  
NOT TO SCALE

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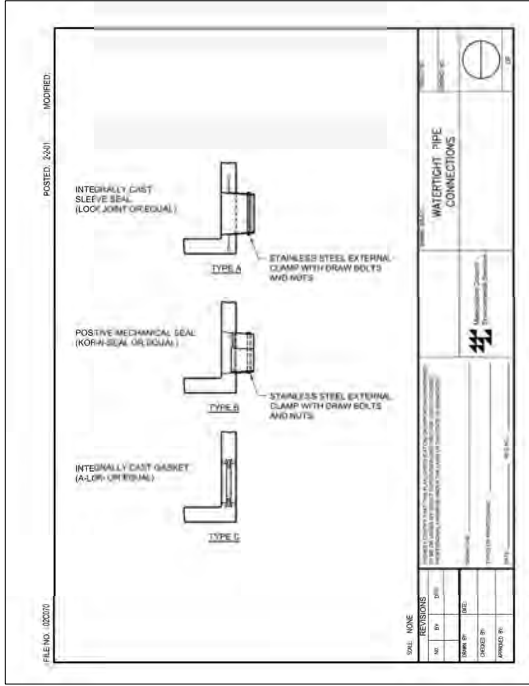
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**DETAILS**

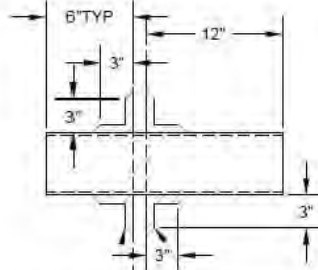
Sheet:  
**C602**



1  
C603

**WATERTIGHT PIPE CONNECTIONS**

NOT TO SCALE



INSIDE FIBERGLASS LAYUP  
3 LAYERS OF CHOPPED GLASS MAT

OUTSIDE FIBERGLASS LAYUP  
2 LAYERS OF CHOPPED GLASS MAT  
1 LAYER OF WOVEN FLOSS ROVING  
2 LAYERS OF CHOPPED GLASS MAT

**STUB BONDING DETAIL**

2  
C603

**STUB BONDING DETAIL**

NOT TO SCALE

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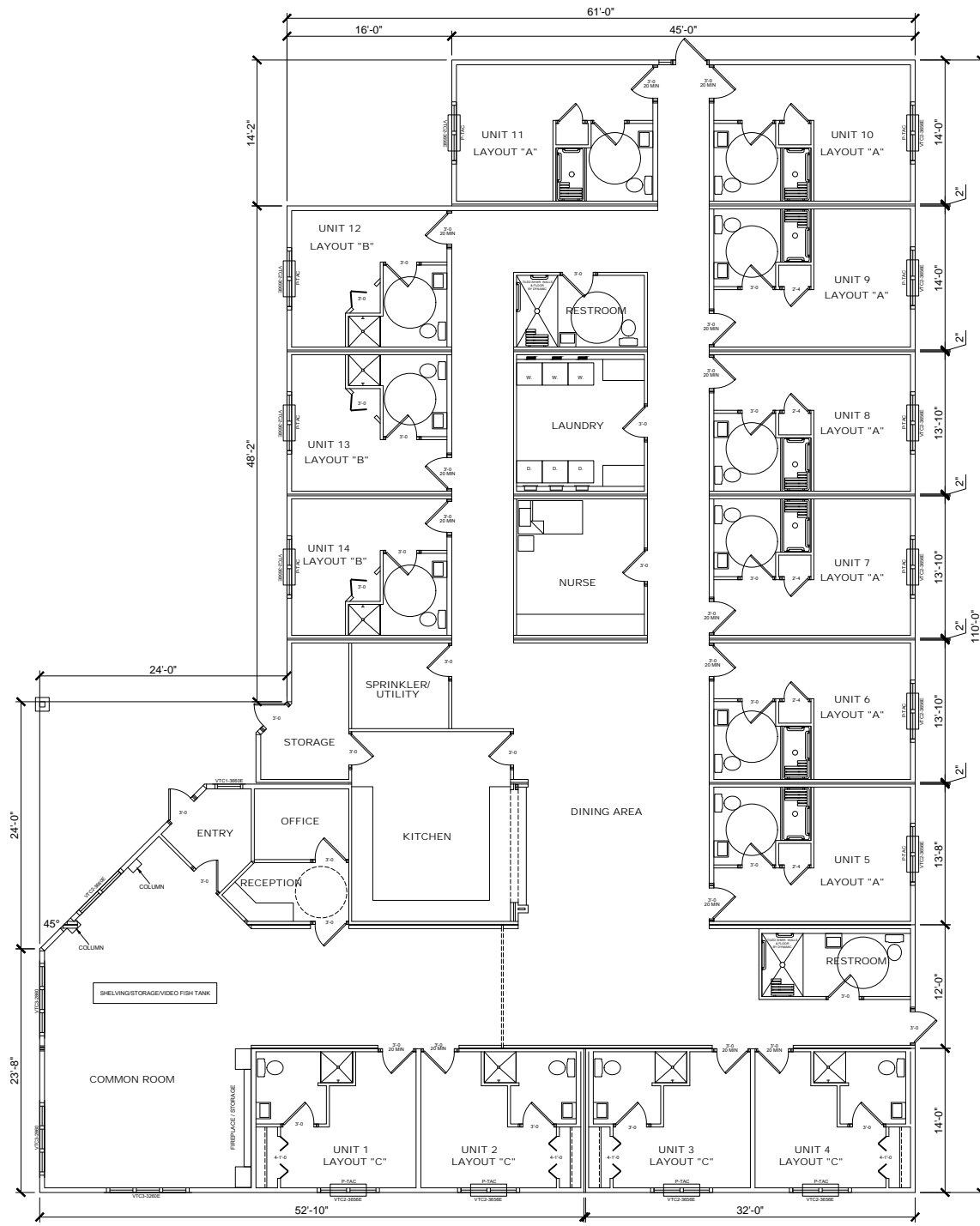
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
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Issue Date: 06.02.23

Sheet Title:

DETAILS

Sheet:  
**C603**




**FLOOR PLAN**  
 1/8" = 1'-0"

NOTES  
 7,327 SQ. FT.  
 4/12 ROOF PITCH  
 W/ 12" RAFTER TAILS  
 9' CEILINGS THROUGH OUT

**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

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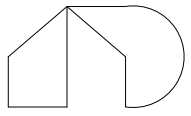
PROJECT TITLE:  
**DIGNICARE**  
 WHITE BEAR LAKE  
  
**Q9503**

MODEL NO:  
**MEMORY CARE**

UNIT LETTERS

HOUSE NO.

STATE APPROVAL NO.



**DYNAMIC HOMES LLC**  
 525 ROOSEVELT P.O. BOX 1137  
 DETROIT LAKES MINNESOTA  
 56502 (218) 847-2611

PLANT DATE:

SHEET TITLE:  
**FLOOR PLAN**

DRAWN BY  
**AJS**

DATE  
**06-02-23**

SHEET

OF

NOTES:  
 7,327 SQ. FT.  
 4/12 ROOF PITCH  
 W/ 12" RAFTER TAILS  
 9' CEILINGS THROUGH OUT

PRELIMINARY  
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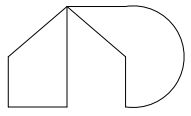
**Q9503**

MODEL NO:  
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HOUSE NO.

STATE APPROVAL NO.



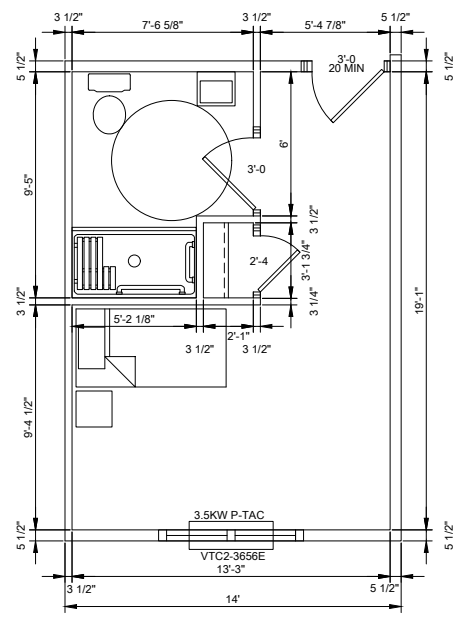
**DYNAMIC HOMES LLC**  
 525 ROOSEVELT P.O. BOX 1137  
 DETROIT LAKES MINNESOTA  
 56502 (218) 847-2611

PLANT DATE:

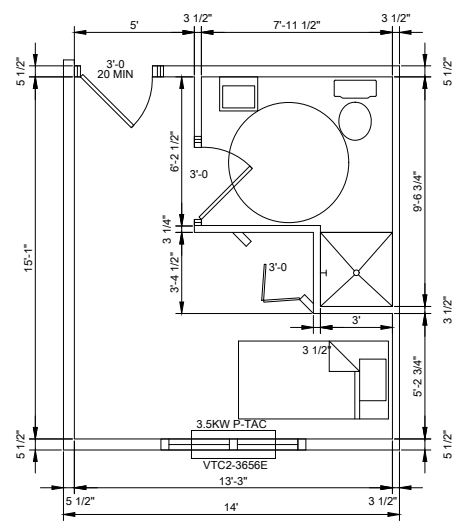
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**UNIT LAYOUT**

DRAWN BY: **AJS** DATE: **06-02-23**

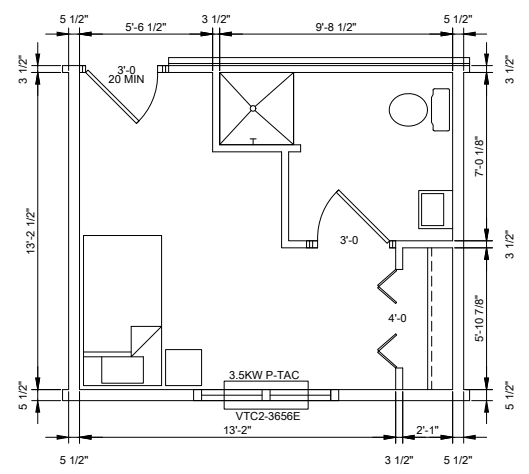
SHEET: OF:



**UNIT "A" LAYOUT**  
 1/4" = 1'-0"

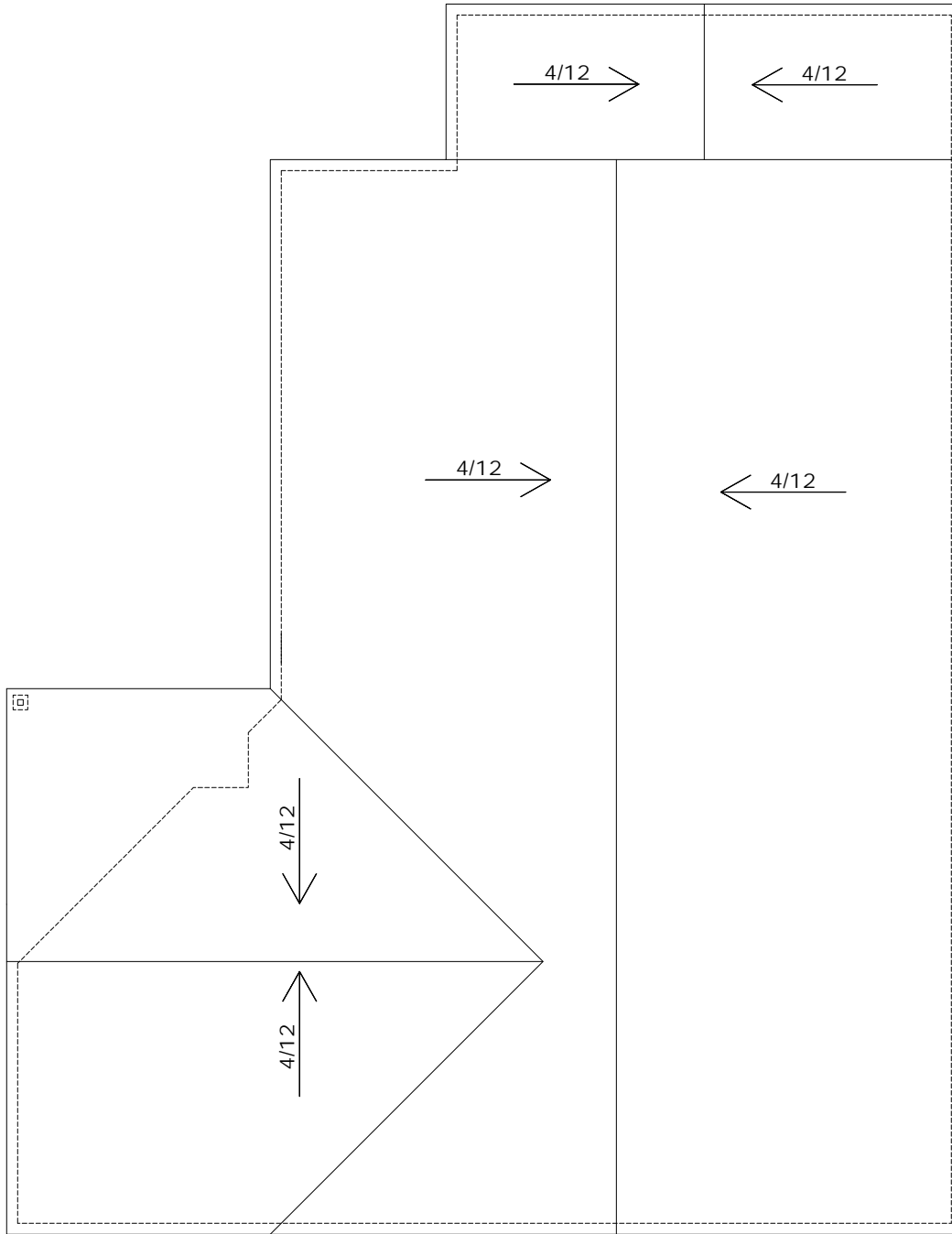



**UNIT "B" LAYOUT**  
 1/4" = 1'-0"



**UNIT "C" LAYOUT**  
 1/4" = 1'-0"






**ROOF PLAN**  
 1/8" = 1'-0"

NOTES  
 7,327 SQ. FT.  
 4/12 ROOF PITCH  
 W/ 12" RAFTER TAILS  
 9' CEILINGS THROUGH OUT

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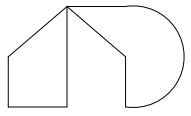
PROJECT TITLE:  
**DIGNICARE**  
 WHITE BEAR LAKE  
 Q9503

MODEL NO:  
**MEMORY CARE**

UNIT LETTERS

HOUSE NO.

STATE APPROVAL NO.



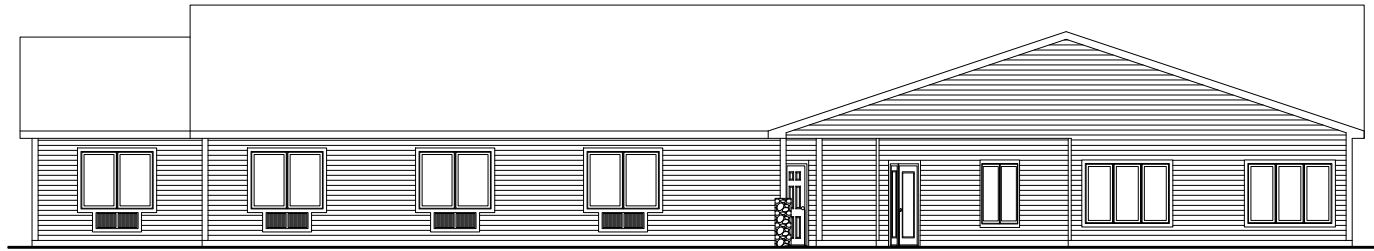
**DYNAMIC HOMES LLC**  
 525 ROOSEVELT P.O. BOX 1137  
 DETROIT LAKES, MINNESOTA  
 56502 (218) 847-2611

PLANT DATE:

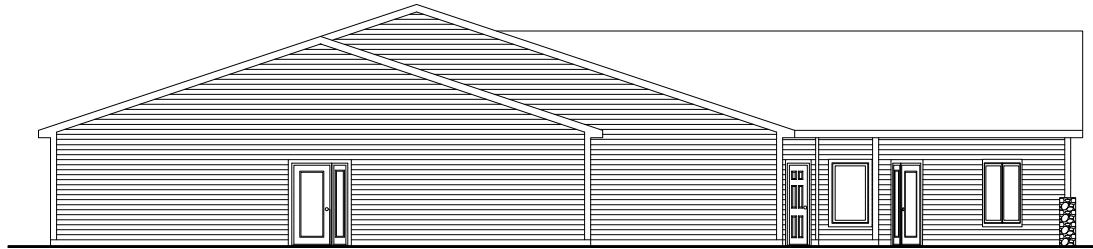
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**ROOF PLAN**

DRAWN BY: **AJS**      DATE: **06-02-23**

SHEET:      OF:



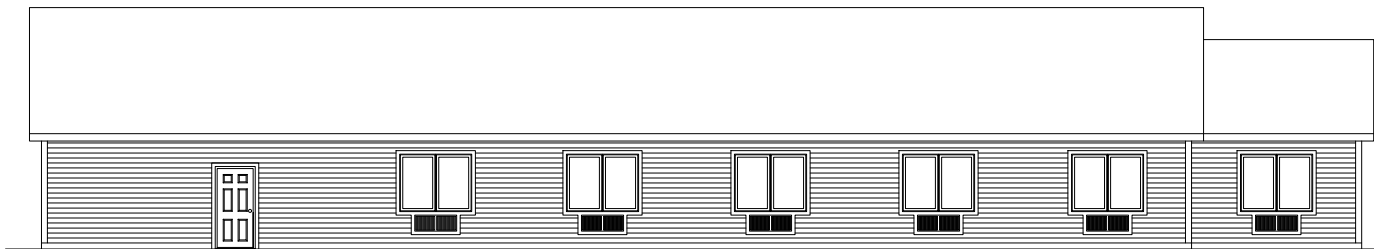
WEST EXTERIOR ELEVATION  
1/8" = 1'-0"



NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"



EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

NOTES  
7,327 SQ. FT.  
4/12 ROOF PITCH  
W/ 12" RAFTER TAILS  
9' CEILINGS THROUGH OUT

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PROJECT TITLE:  
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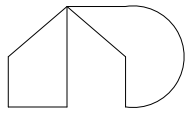
Q9503

MODEL NO:  
**MEMORY CARE**

UNIT LETTERS

HOUSE NO.

STATE APPROVAL NO.



**DYNAMIC HOMES LLC**  
525 ROOSEVELT P.O. BOX 1137  
DETROIT LAKES MINNESOTA  
56502 (218) 847-2611

PLANT DATE:

SHEET TITLE:  
**ELEVATIONS**

DRAWN BY: **AJS** DATE: **06-02-23**

SHEET OF

**Municipal Tree Mitigation Requirements:**




Total Significant Tree Inches On Site (B):	181
Total Premium Inches Removed (A1):	80
Total Secondary Inches Removed (A2):	55
Total Premium Replacement Inches Required (D)*:	47
Total Secondary Replacement Inches Required (D)**:	4
Total Replacement Inches Required:	51
Non-Significant Inches to Remain Credit:	0
Blvd Tree Credit***:	0
Total Replacement Inches Owed:	51
Total Replacement Inches Shown:	58.5
New Overstory Trees Proposed: 16	
New Ornamental Trees Proposed: 05	
Remaining Tree Inches Owed:	00

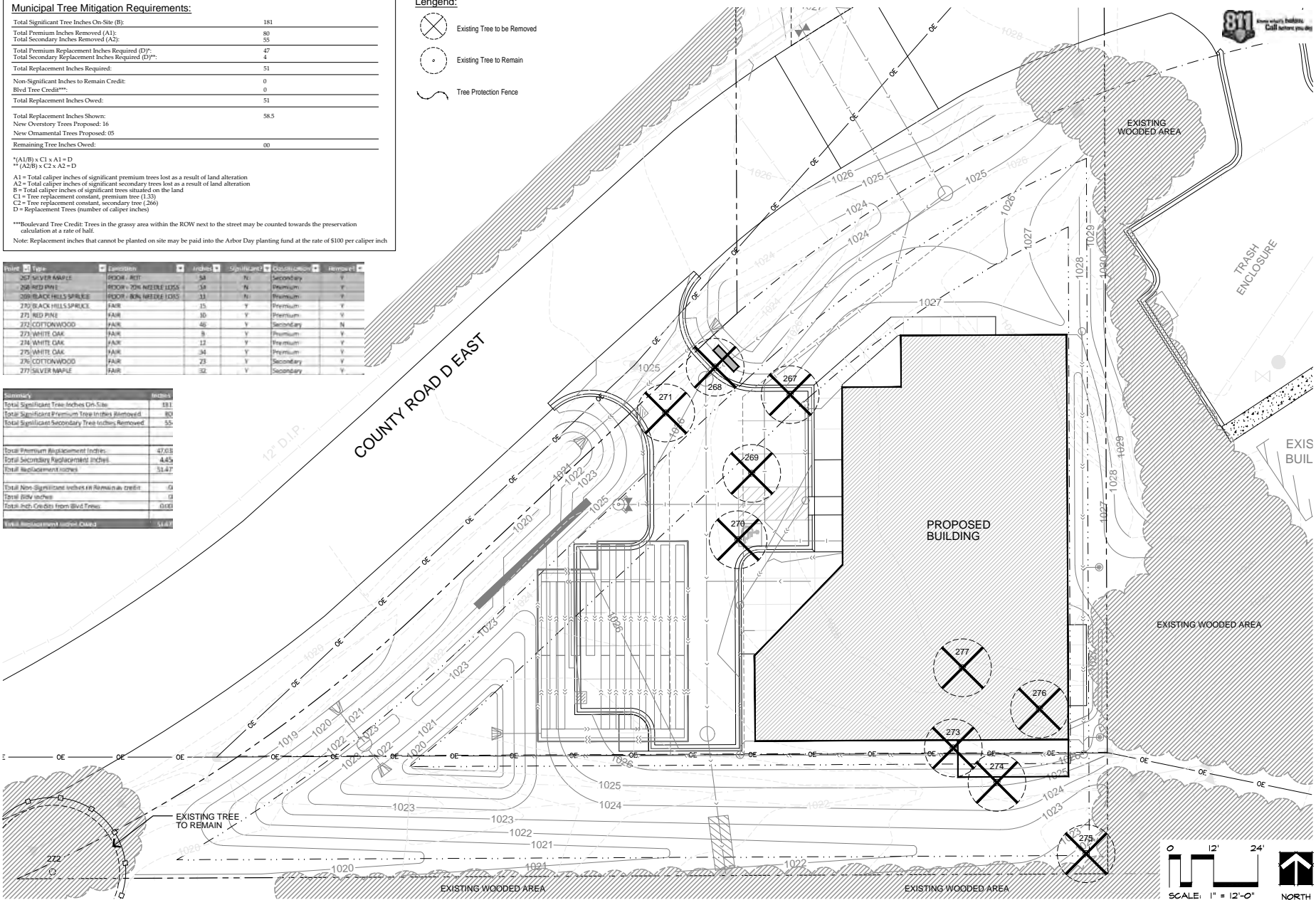
\* $(A1/B) \times C1 \times A1 = D$   
 \*\* $(A2/B) \times C2 \times A2 = D$   
 A1 = Total caliper inches of significant premium trees lost as a result of land alteration  
 A2 = Total caliper inches of significant secondary trees lost as a result of land alteration  
 B = Total caliper inches of significant trees situated on the land  
 C1 = Tree replacement constant, premium tree (1.33)  
 C2 = Tree replacement constant, secondary tree (2.66)  
 D = Replacement Trees (number of caliper inches)  
 \*\*\*Boulevard Tree Credit: Trees in the grassy area within the ROW next to the street may be counted towards the preservation calculation at a rate of half.  
 Note: Replacement inches that cannot be planted on site may be paid into the Arbor Day planting fund at the rate of \$100 per caliper inch

Point #	Type	Location	Inches	Classification	Removal	
267	SILVER MAPLE	POOR - RTT	58	N	Secondary	Y
268	RED PINE	POOR - 20% NEEDLE LOSS	18	N	Premium	Y
269	BLACK HILLS SPRUCE	POOR - 80% NEEDLE LOSS	11	N	Premium	Y
270	BLACK HILLS SPRUCE	FAIR	25	Y	Premium	Y
271	RED PINE	FAIR	10	Y	Premium	Y
272	COTTONWOOD	FAIR	46	Y	Secondary	N
273	WHITE OAK	FAIR	9	Y	Premium	Y
274	WHITE OAK	FAIR	12	Y	Premium	Y
275	WHITE OAK	FAIR	34	Y	Premium	Y
276	COTTONWOOD	FAIR	23	Y	Secondary	Y
277	SILVER MAPLE	FAIR	32	Y	Secondary	Y

Item/Desc	Inches
Total Significant Tree Inches On Site:	181
Total Significant Premium Tree Inches Removed:	80
Total Significant Secondary Tree Inches Removed:	55
Total Premium Replacement Inches:	47.68
Total Secondary Replacement Inches:	4.45
Total Replacement Inches:	52.13
Total Non-Significant Inches to Remain Credit:	0
Total Site Credit:	0
Total Inch Credits from Blvd Trees:	0.00
Total Replacement Inches Owed:	52.13

**Legend:**

-  Existing Tree to be Removed
-  Existing Tree to Remain
-  Tree Protection Fence



**TREE PRESERVATION PLAN:**

**CALYX DESIGN GROUP**  
 Landscape Architecture | Planning  
 472 Cleveland Avenue N.E. Suite 101A  
 St. Paul, MN 55104  
 Telephone: 651.768.0916  
 Internet: www.calyxdesigngroup.com

**DIGNICARE LLC**  
 ST. PAUL, MN

**DIGNISUITES - WHITE BEAR LAKE**  
 2687 COUNTY ROAD D, WHITE BEAR LAKE, MN

**PRELIMINARY**  
 Benjamin Harberg, PLA  
 Date: XX-XX-XXXX Lic. No. 48984

Rev.	Date	Description

Project #: 23-061.00  
 Drawn By: HL/AL  
 Checked By: BH  
 Issue Date: 06.02.2023  
**TREE PRESERVATION PLAN**  
 Sheet: **L000**

**PLANT SCHEDULE**

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
JE		Juniperus virginiana	Eastern Redcedar	6' Hgt.	BAB	7	Calculated as 2 1/2" caliper
PD		Picea glauca 'Densata'	Black Hills Spruce	8' Ht.	BAB	3	Calculated as 3" caliper
OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
AS		Acer x freemanii 'Sienna'	Sienna Glen Maple	4" Cal.	BAB	3	
BJ		Betula papyrifera 'Jodpark'	Parkland Paper Birch	2 1/2" Cal.	BAB	3	
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
MS		Malus x 'Spring Snow'	Spring Snow Crab Apple	2 1/2" Cal.	BAB	3	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
Cr		Cornus alba 'Rognoam'	Red Gnome Dogwood	5 gal.	Pot	36	
Df		Dierilla lonicera	Dwarf Bush Honeyuckle	3 gal.	Pot	40	
Ha		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	20	
Hg		Hydrangea paniculata 'Grandiflora' Tree Form	PeeGee Panicle Hydrangea Tree Form	15 gal.	Pot	4	Tree Form, 5' Tall at Installation
Jr		Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	36	
Ra		Ribes alpinum	Alpine Currant	5 gal.	Pot	17	
Wr		Weigela florida 'Rumba'	Rumba Weigela	2 gal.	Pot	22	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
F1		Perovskia ampicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	10	
Pc3		Phlox subulata 'Emerald Blue'	Emerald Blue Creeeping Phlox	1 gal.	Pot	35	
Rp2		Rudbeckia lugida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	53	
Sd		Sedum x 'Dazzleberry'	Dazzleberry Stonecrop	1 gal.	Pot	47	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
Cl		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	99	

**Legend:**

- Proposed Turf Sod
- Existing Wooded Area
- Edger per Landscape Notes
- Proposed Turf Seed
- Proposed Native Seed Type 'A'
- Proposed Native Seed Type 'B'

ALL PROPOSED TREES TO BE PLANTED 10' MINIMUM FROM UTILITIES

**City of White Bear Lake Landscape Requirements:**

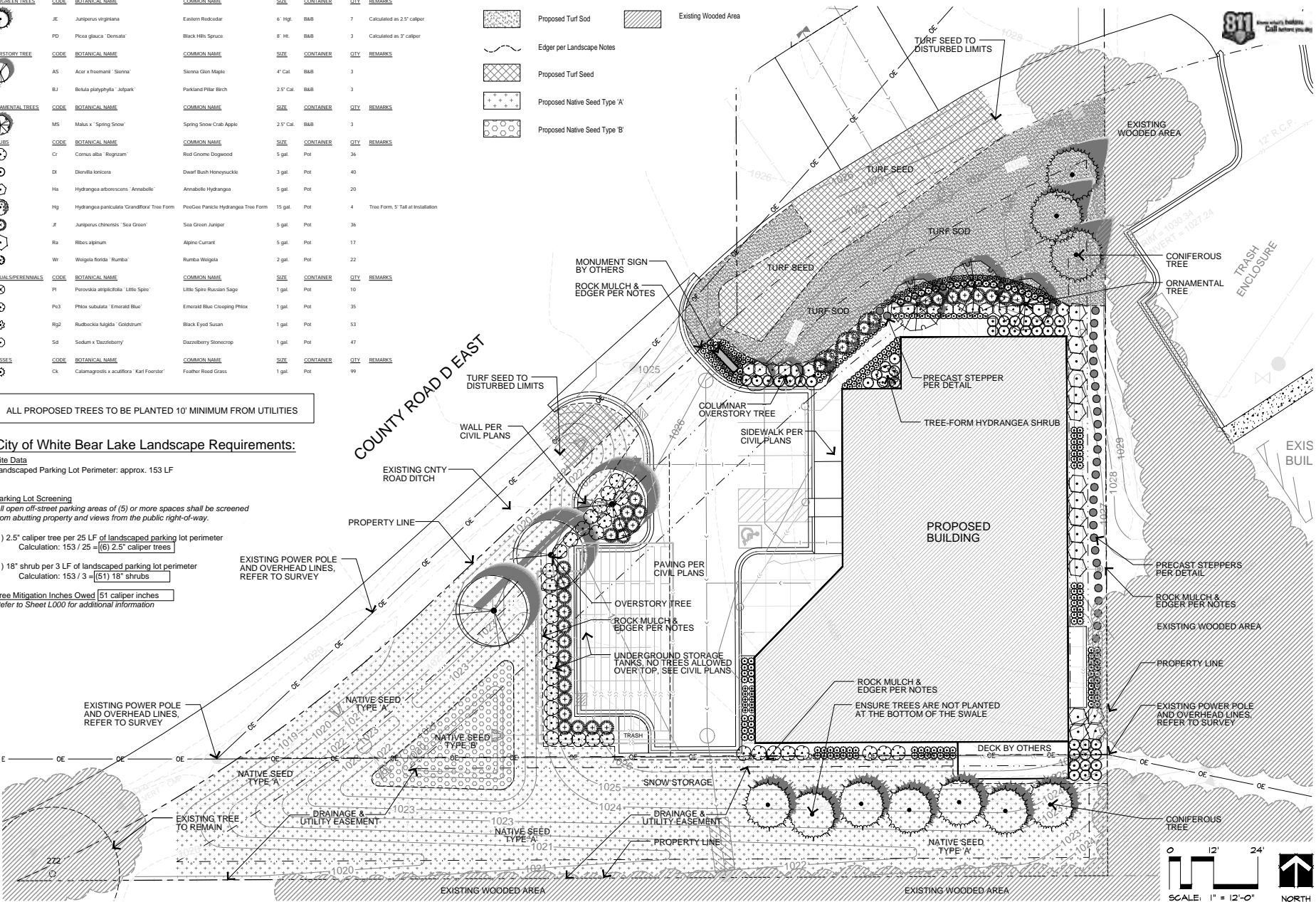
**Site Data**  
Landscape Parking Lot Perimeter: approx. 153 LF

**Parking Lot Screening**  
All open off-street parking areas of (5) or more spaces shall be screened from abutting property and views from the public right-of-way.

(1) 2.5" caliper tree per 25 LF of landscaped parking lot perimeter  
Calculation: 153 / 25 = (6) 2.5" caliper trees

(1) 18" shrub per 3 LF of landscaped parking lot perimeter  
Calculation: 153 / 3 = (51) 18" shrubs

**Tree Mitigation Inches Owed** 51 caliper inches  
Refer to Sheet L000 for additional information



**LANDSCAPE LAYOUT PLAN:**

**CALYX DESIGN GROUP**  
Landscape Architecture & Planning  
470 Cleveland Avenue N.E. Suite 301A  
St. Paul, MN 55104  
Telephone: 651.788.0918  
Internet: www.calyxdesigngroup.com

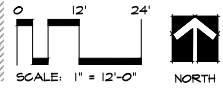
**DIGNICARE LLC**  
ST. PAUL, MN

**DIGNISUITES - WHITE BEAR LAKE**  
2687 COUNTY ROAD D, WHITE BEAR LAKE, MN

**PRELIMINARY**  
Benjamin Harberg, PLA  
Date: XX-XX-XXXX Lic. No. 489084

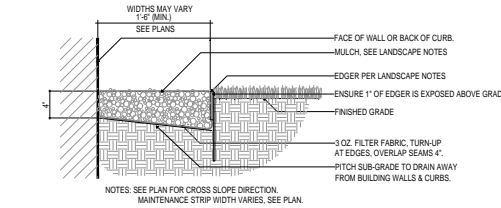
Rev.	Date	Description

Project #: 23-061.00  
Drawn By: HL/JAL  
Checked By: BH  
Issue Date: 06.02.2023  
Sheet Title:  
**LANDSCAPE PLAN**  
Sheet:  
**L100**

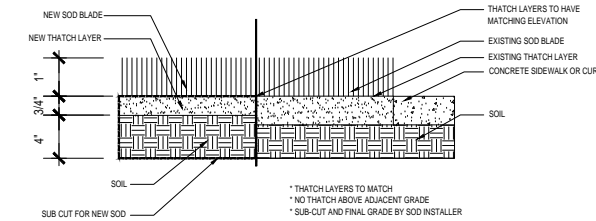


## Landscape Notes and Requirements:

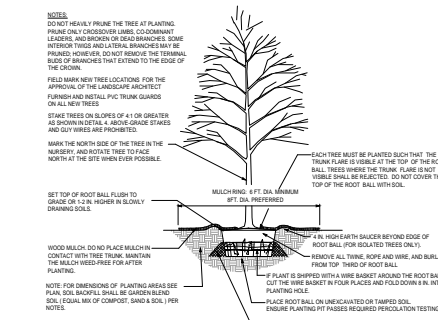
- Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural Western Red Cedar mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on conifer, that plant is rejected and must be replaced immediately.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- All plant materials shall be fertilized upon installation as specified.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed plant material for the duration of the warranty period. Landscape contractor is responsible for coordinating lawn mowing hand-off with the Owner after the first mowing. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to weed control, plant pruning, fertilization and disease/pest control beyond the first year of maintenance. See Note #22.
- Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant site & species substitutions must be approved in writing prior to acceptance in the field.
- Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree and turf planting areas. Use commercial grade irrigation equipment and provide cut-sheets and provide (3) copies of the proposed layout plan to the Civil Engineer for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect and general contractor. Irrigation contractor to verify if a deduct meter is required and include in bid. Include (1) fall shut-down and (1) spring start-up in bid.
- All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Rock mulch areas shall be 3/4" inch dia. local clean dark trap rock over weed mat. Install per detail. Submit mulch sample for approval.
- All planting and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
- Turf Sodding shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Sod installation to include one year of maintenance in the bid price, which includes fertilization and weed control 3 times - (2) applications in the first growing season and (1) application the following spring. Also, include mechanical plug aeration, which is to occur (1) time the spring following turf sod installation, including snow storage areas. An acceptable stand of turf is lush, full, and weed-free. See specifications for additional information and contractor mowing requirement.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
- The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
- Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
- Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyrim, nithiazine, thiacloprid and thiamethoxam.
- Landscape contractor shall apply granular Preen pre-emergent herbicide in all wood mulch areas immediately following installation and again the following spring.



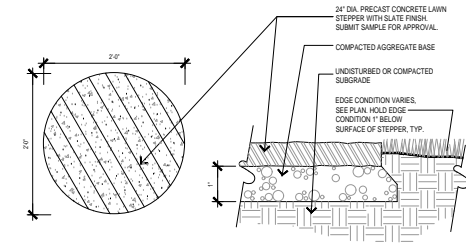
1 MULCH & EDGER DETAIL  
L200 NOT TO SCALE



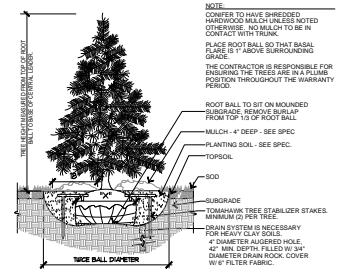
2 NEW SOD TO EXISTING SOD DETAIL  
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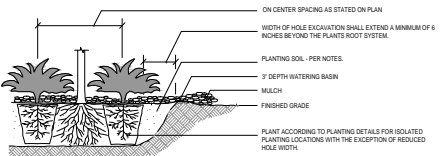
3 DECIDUOUS TREE PLANTING - SECTION  
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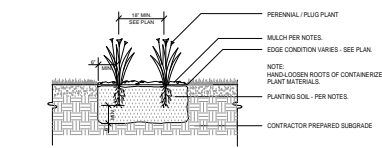
4 24" DIA. PRECAST CONCRETE STEPPER  
L200 NOT TO SCALE



5 CONIFEROUS TREE PLANTING - SECTION  
L200 NOT TO SCALE



6 TYP. SHRUB PLANTING - SECTION  
L200 NOT TO SCALE



7 TYP. PERENNIAL PLANTING - SECTION  
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**CALYX DESIGN GROUP**  
Landscape Architecture | Planning  
472 Cleveland Avenue N.E. Suite 910 A  
St. Paul, MN 55104  
Telephone: 651.768.0918  
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**DIGNICARE LLC**  
ST. PAUL, MN

**DIGNISUITES - WHITE BEAR LAKE**  
2687 COUNTY ROAD D, WHITE BEAR LAKE, MN

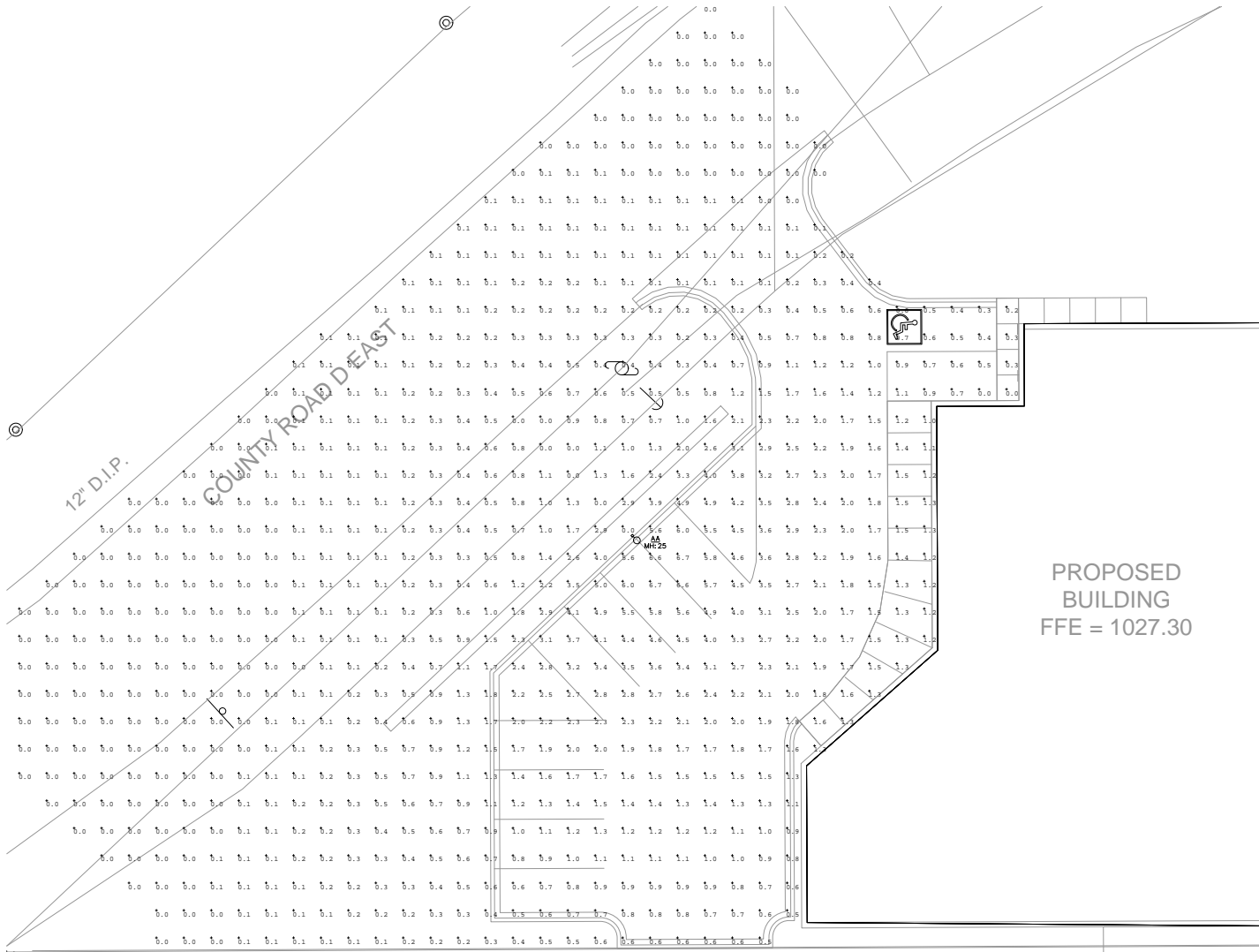
**PRELIMINARY**  
Benjamin Harberg, PLA  
Date: XX-XX-XXXX Lic. No. 48084

Rev.	Date	Description

Project #: 23-061.00  
 Drawn by: HL/JAL  
 Checked by: BH  
 Issue Date: 06.02.2023  
 Sheet Title:


LANDSCAPE DETAILS  
Sheet:  
**L200**





**1** ELECTRICAL PHOTOMETRIC PLAN  
1" = 10'-0"

**LIGHTING FIXTURE TYPE AA**



**Specifications**

**ETA:** 0.69 ft (0.6 m)

**Length:** 29.3" (74.6 cm) (50" max)

**Width:** 13.4" (34.0 cm)

**Height:** 3.0" (7.6 cm) Max Body, 17.1" (43.2 cm) Full

**Weight (max):** 39.6 lbs (17.7 kg)

**Introduction**

The new RSX2 LED Area Fixture delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX2 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A user-selectable, web-enabled, integral dimmer (and other mounting configurations) are available.

EXAMPLE: RSX2 LED P6-60K R3 MVOLT SPA DOBBD	
Room	Area
Room 1	1000
Room 2	1500
Room 3	2000
Room 4	2500
Room 5	3000
Room 6	3500
Room 7	4000
Room 8	4500
Room 9	5000
Room 10	5500
Room 11	6000
Room 12	6500
Room 13	7000
Room 14	7500
Room 15	8000
Room 16	8500
Room 17	9000
Room 18	9500
Room 19	10000
Room 20	10500
Room 21	11000
Room 22	11500
Room 23	12000
Room 24	12500
Room 25	13000
Room 26	13500
Room 27	14000
Room 28	14500
Room 29	15000
Room 30	15500
Room 31	16000
Room 32	16500
Room 33	17000
Room 34	17500
Room 35	18000
Room 36	18500
Room 37	19000
Room 38	19500
Room 39	20000
Room 40	20500
Room 41	21000
Room 42	21500
Room 43	22000
Room 44	22500
Room 45	23000
Room 46	23500
Room 47	24000
Room 48	24500
Room 49	25000
Room 50	25500
Room 51	26000
Room 52	26500
Room 53	27000
Room 54	27500
Room 55	28000
Room 56	28500
Room 57	29000
Room 58	29500
Room 59	30000
Room 60	30500
Room 61	31000
Room 62	31500
Room 63	32000
Room 64	32500
Room 65	33000
Room 66	33500
Room 67	34000
Room 68	34500
Room 69	35000
Room 70	35500
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Room 77	39000
Room 78	39500
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Room 80	40500
Room 81	41000
Room 82	41500
Room 83	42000
Room 84	42500
Room 85	43000
Room 86	43500
Room 87	44000
Room 88	44500
Room 89	45000
Room 90	45500
Room 91	46000
Room 92	46500
Room 93	47000
Room 94	47500
Room 95	48000
Room 96	48500
Room 97	49000
Room 98	49500
Room 99	50000
Room 100	50500

**LIGHTING FIXTURE SCHEDULE**

**TYPE AA: 21,000 LUMEN, TYPE 4 DISTRIBUTION**

**MH: MOUNTING HEIGHT OF LIGHTING FIXTURE ABOVE FINISHED GRADE**



**Larson Engineering, Inc.**  
3524 Labore Road  
White Bear Lake, MN 55110  
651.481.1919 / (651) 481.4811 (201)  
www.larsonengr.com

**CONSTRUCTION SERVICES, INC.**  
11124 ZEALAND AVENUE NORTH  
CHAMPLAIN, MN 55316

**DIGNISUITES MEMORY CARE OF WHITE BEAR LAKE**  
2687 COUNTY ROAD D,  
WHITE BEAR LAKE, MN 55110

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

*Paul J. Fetting*  
PAUL J. FETTING, P.E.  
Date: 05.03.2023 Lic. No.: 43079

Rev.	Date	Description

Project #: R23-4675.000  
Drawn By: DJK  
Checked By: JWV  
Issue Date: 05.03.2023

Sheet Title:  
**ELECTRICAL PHOTOMETRIC PLAN**

Sheet:

**E1.0P**

I:\Projects\Dgn\Care And Suite Living\R23-4675.000\Design\AGRE1.0 Electrical Photometric Plan.dwg

# PRELIMINARY PLAT OF: DIGNISUITES OF WHITE BEAR LAKE

~for~ DIGNICARE OF WHITE BEAR LAKE

## LEGAL DESCRIPTION

The West 100 feet of the East 663 feet of the South 613 feet of the Southeast Quarter of the Southeast Quarter of Section 36, Township 30, Range 22, Ramsey County, Minnesota.

AND

Outlot C, LAKEWOOD VILLAGE, Ramsey County, Minnesota.

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

*Jason E. Rud*  
JASON E. RUD

Date: 4/27/2023 License No. 41578

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/28/2022.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 36-30-22-44-0312.
- Title work issued by Stewart Title Guaranty Company, File No. MN01737. Title is vested in: Bruggeman Builders, LLC. Commitment date: September 23, 2019 at 11:10 am.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Location of utilities existing on or serving the surveyed property determined by:
  - Observed evidence collected pursuant to Section 5.E.IV. Markings requested by E. G. Rud Land Surveying per Gopher State One Call Ticket No. 220320310.
  - Record drawings provided by the City of White Bear Lakes engineering department.
  - Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Proposed site improvements shown hereon were provided by Larsen Engineering.

## LEGEND

- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES CATCH BASIN
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES GAS METER
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES SIGN
- ⊕ DENOTES SOIL BORING. (BY OTHERS)
- ⊕ DENOTES STORM SEWER APRON
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES WET LAND, AS NOTED
- ⊕ DENOTES RETAINING WALL
- ⊕ DENOTES EXISTING CONTOURS
- OHU DENOTES OVERHEAD UTILITY
- GAS DENOTES UNDERGROUND GAS LINE
- FIBER DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- BLDSB— DENOTES BUILDING SETBACK LINE
- PRCSB— DENOTES PARKING SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- (PLAT) DENOTES RECORD DIMENSION PER PLAT OF LAKEWOOD VILLAGE
- DENOTES WETLANDS DELINEATED BY BOPRAY ENVIRONMENTAL SERVICES, LLC IN 2023

## BLOCK 1 SITE DATA

ZONING = B-2  
(BUILDING SETBACKS)  
RIGHT OF WAY = 30 FEET  
SIDE = 10 FEET  
REAR = 30 FEET

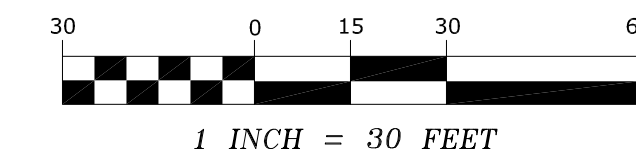
## PARKING SETBACK

(FROM PLAT BOUNDARY OR RIGHT OF WAY)  
FRONT = 15 FEET  
SIDE = 5 FEET  
REAR = 5 FEET  
BUILDING = 5 FEET

## BENCHMARK

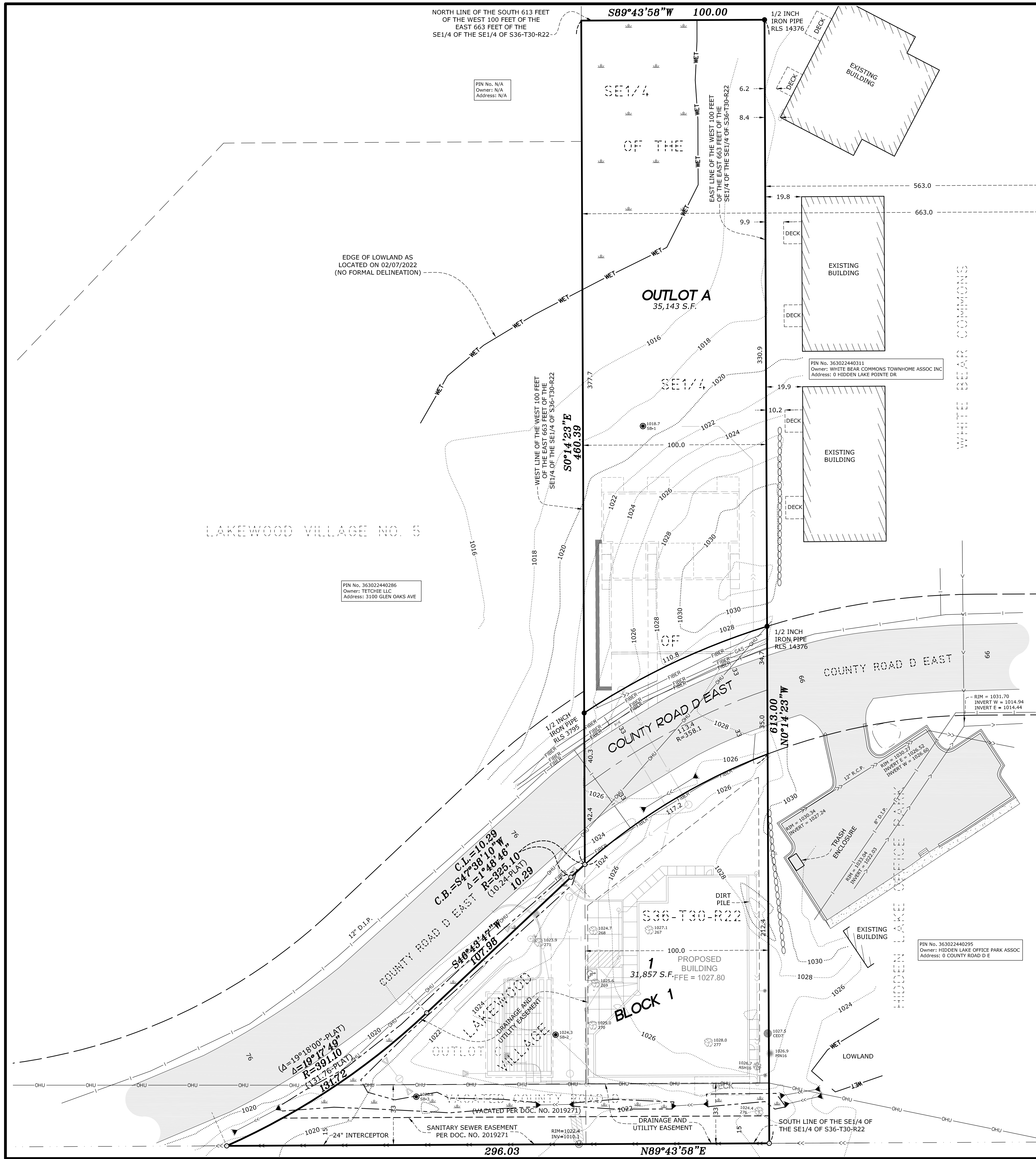
RAMSEY COUNTY BM: 9115  
ELEVATION = 970.178  
DATUM = NAVD 88

## GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
1	5/10/23	LOCATE TREES AND WETLANDS	KCM
2	6/15/23	PER WATERSHED COMMENTS	KCM
3	7/11/23	PER CITY/CLIENT COMMENTS	KCM

**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701





PRELIMINARY COPY  
7/10/23

# DIGNISUITES OF WHITE BEAR LAKE

KNOW ALL PERSONS BY THESE PRESENTS: That Bruggeman Builders LLC, a Minnesota limited liability company, owner of the following described property situated in the City of White Bear Lake, County of Ramsey, State of Minnesota:

The West 100 feet of the East 663 feet of the South 613 feet of the Southeast Quarter of Section 36, Township 30, Range 22, Ramsey County, Minnesota.

And

Outlot C, LAKEWOOD VILLAGE, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as DIGNISUITES OF WHITE BEAR LAKE and does hereby dedicate to the public for public use forever the public way and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Bruggeman Builders LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signed: BRUGGEMAN BUILDERS LLC

Paul S. Bruggeman, Chief Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Paul S. Bruggeman, Chief Manager of Bruggeman Builders LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
(Signed)  
\_\_\_\_\_  
(Printed)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Jason E. Rud, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Jason E. Rud.

\_\_\_\_\_  
(Signed)  
\_\_\_\_\_  
(Printed)  
Notary Public, \_\_\_\_\_ County, Minnesota  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF WHITE BEAR LAKE

We do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the City Council of the City of White Bear Lake, Minnesota approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ramsey County Auditor/Treasurer

By: \_\_\_\_\_, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

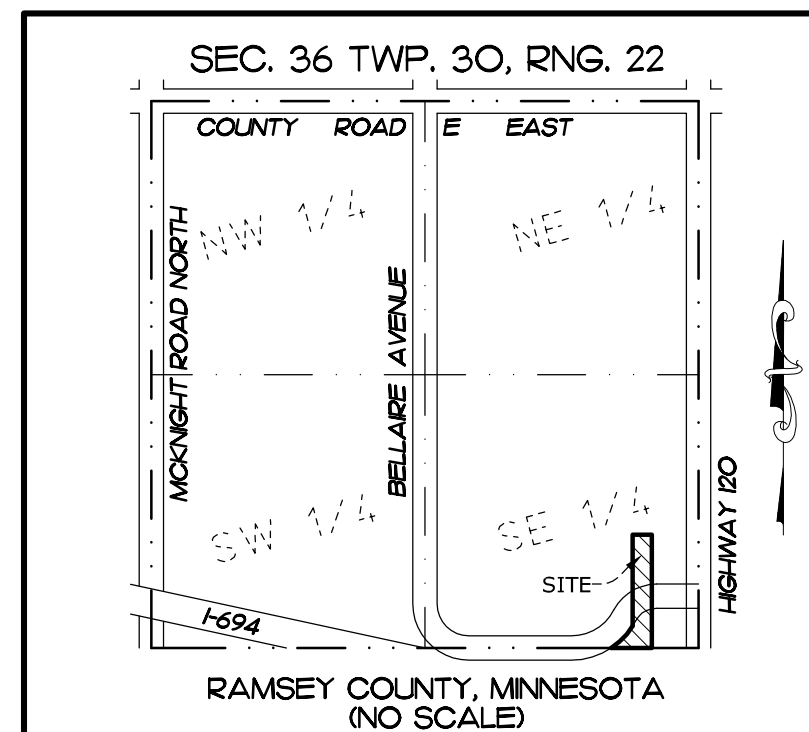
Daniel D. Baar, L.S.  
Ramsey County Surveyor

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of DIGNISUITES OF WHITE BEAR LAKE was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and was duly filed in Book \_\_\_\_ of Plats, Page \_\_\_\_ as Document Number \_\_\_\_.

\_\_\_\_\_  
Deputy County Recorder

## VICINITY MAP

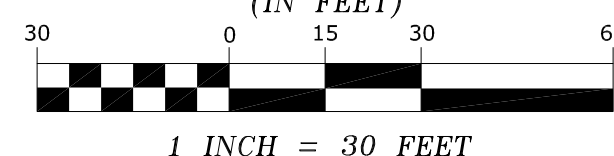


## LEGEND

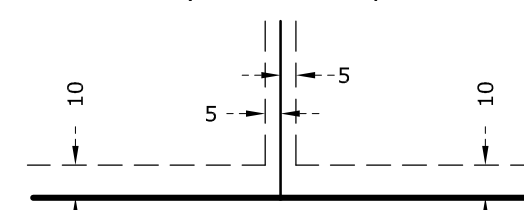
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET, MARKED RLS NO. 41578
- ⊕ DENOTES RAMSEY COUNTY SECTION MONUMENT, AS LABELED
- ▭ DENOTES WETLANDS DELINEATED BY BOPRAY ENVIRONMENTAL SERVICES, LLC IN 2023

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 30, RANGE 22 IS ASSUMED TO HAVE A BEARING OF SOUTH 89 DEGREES 43 MINUTES 58 SECONDS WEST.

GRAPHIC SCALE  
(IN FEET)



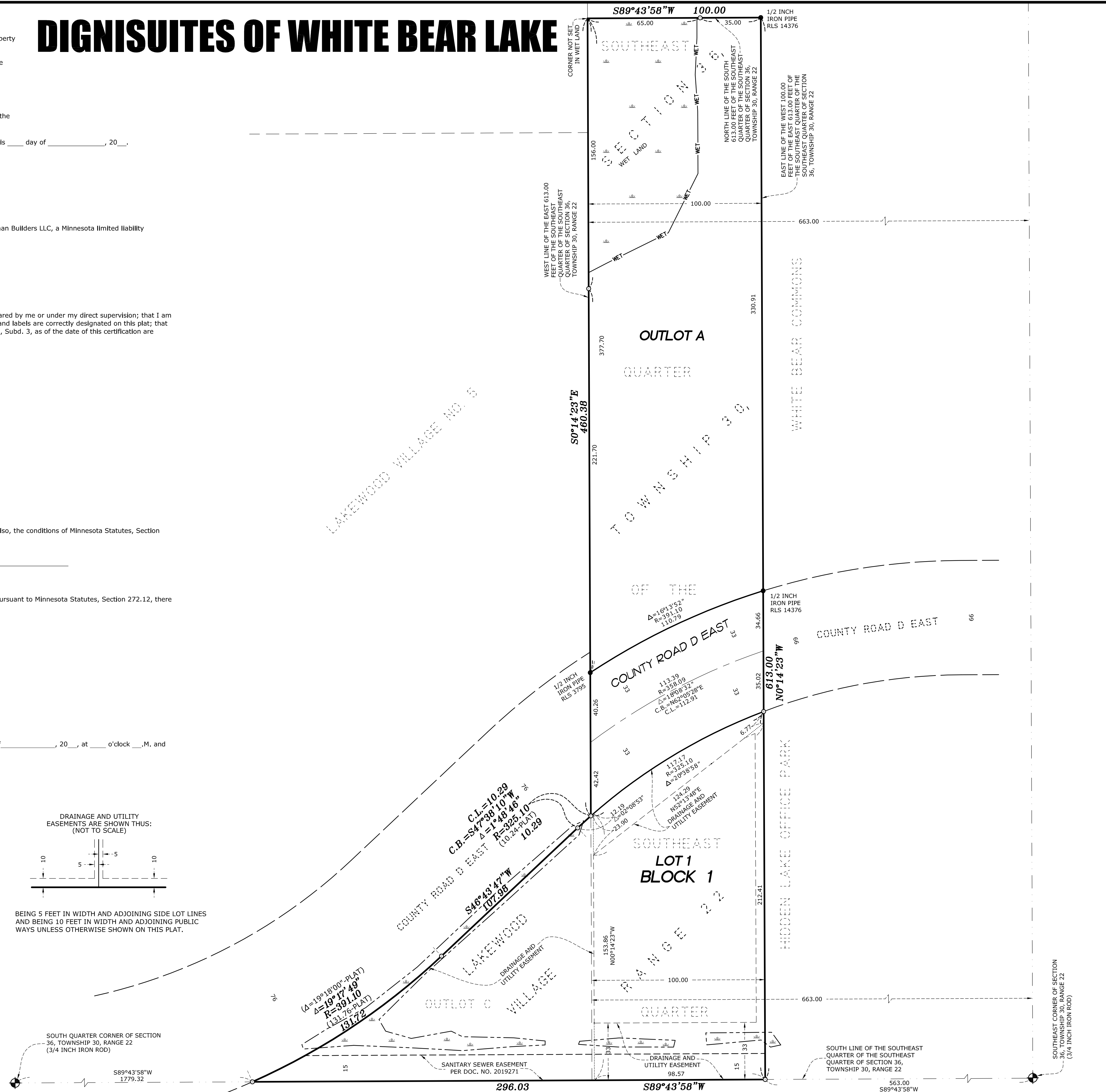
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE SHOWN ON THIS PLAT.

SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 30, RANGE 22 (3/4 INCH IRON ROD)

**E. G. RUD & SONS, INC.**  
EST. 1977 Professional Land Surveyors





**City of White Bear Lake**  
Community Development Department

# M E M O R A N D U M

**TO:** Lindy Crawford, City Manager  
**FROM:** Jason Lindahl AICP, Community Development Director  
**DATE:** July 25, 2023  
**SUBJECT:** **2502 County Road E Rezoning and Planned Unit Development - Case No. 23-21-RZ  
 PUD & Preliminary & Final Plat**

## SUMMARY

The applicant, Element Design-Build, requests rezoning, both General and Develop Stage planned unit development (PUD) and subdivision approvals to redevelop the vacant commercial site located at 2502 County Road E. The proposal would redevelop this vacant gas station site into 9 for sale, 2.5-story townhome units. The proposal was recently redesigned from 10 to 9 units after Ramsey County required the developer to dedicate 12' of land along County Road E as additional right-of-way. As designed, the project includes two separate townhome buildings, an outdoor courtyard, a standalone community room, stormwater management area, and surface lot guest parking.

The City Council conducted the first reading of this rezoning ordinance and heard presentations from both staff and the applicant during their July 11, 2023 meeting. Prior to the first reading, the Planning Commission held a public hearing to review these items and recommended the City Council approve the requests on June 26, 2023. During the City Council meeting, staff recommends the City Council conduct the second reading of the rezoning ordinance and take action to approve the associated rezoning, PUD and subdivision applications.

## GENERAL INFORMATION

Applicant/Owner: Ryan McKilligan, Element Design-Build

Existing Land Use / Zoning: Vacant Commercial Gas Station/B-3, Auto Oriented Business

Surrounding Land Use /Zoning: North and West - Commercial, South & East - Low Density Residential/  
 North – B-3, Auto Oriented Business, West – B-2, Limited Business, South & East – R-5, Single Family Residential

Comprehensive Plan: North and West - Neighborhood Mixed Use, South & East - Low Density Residential

Lot Size & Width: Current Zoning - B-3, Auto Oriented Business: None & 100'  
 Requested Zoning – R-5, Single Family – Two Family Medium Density Residential:

5,000 Sq. Ft./Unit & 100'

60-Day Deadline: July 14, 2023. Extended by the City to August 14, 2023

### **BACKGROUND INFORMATION**

The subject property is 0.67-acre (approximately 29,185 square feet) in size and located at 2502 County Road E which is in the southeast quadrant of the County Road E and Bellaire Avenue intersection. Building permit data shows the subject property has been used as a gas station since approximately 1971 with the existing gas station building constructed in 1985. City records indicate water service to the property ended 13 years ago in December of 2009 and the fuel tanks were removed from the site in 2016. The city has no other records indicating an authorized use of the property since 2009. The review process for this application included a concept plan review, a prior submittal which failed to receive City Council support and the current 9-unit townhome proposal. Each of these items is summarized below.

Concept Plan Review. Prior to submittal of the formal applications above, the property owner went through the city's concept plan review process. The concept plan review process does not result in any approvals. Rather, the applicant requests feedback from neighbors, the Planning Commission and the City Council on the proposals so they can work toward preparing a future, formal application. The concept plan review process schedule and minutes from those meetings are summarized below.

- *Neighborhood Meeting* – The applicant held their neighborhood meeting on February 2, 2023 at Redeemer Lutheran Church, 3770 Bellaire Avenue. The applicant's summary of their neighborhood meeting can be reviewed as an attachment to the February 27<sup>th</sup> Planning Commission Agenda Packet by [clicking here](#).
- *Planning Commission Review and Comment* – The Planning Commission reviewed this item during their February 27, 2023 regular meeting. Generally, the Planning Commission expressed support for the concept proposal. Minutes from this meeting can be reviewed on the city's website by [clicking here](#).
- *City Council Review and Comment* – The City Council reviewed this item during their March 14, 2023 regular meeting. Four of the five City Councilmembers and the Mayor expressed general support for the proposal while one Councilmember stated they opposed the concept plan. Both minutes and the video recording from this meeting can be reviewed on the city's website by [clicking here](#).

Prior Submittal. In April and May of 2023, the City reviewed a prior submittal from the applicant which include a 14-unit apartment building and a 3-unit townhome building. While the Planning Commission voted 7-0 to recommend the City Council approve this request, ultimately the City Council did not support the proposal. As a result, the applicant decided to withdraw that application and resubmit the 9-unit townhome proposal detailed below. The site plan for the previous application can be viewed in the April Planning Commission meeting packet by [clicking here](#).

- *Planning Commission Public Hearing* – The Planning Commission held a public hearing to review the previous proposal on April 24, 2023. The Commission voted 7-0 to recommend the City Council

approve this request. Minutes from this meeting can be reviewed on the city's website by [clicking here](#).

- *City Council Review and Consideration* – The City Council reviewed the previous proposal on May 9, 2023. Both minutes and the video recording from this meeting can be reviewed on the city's website by [clicking here](#).

Current Redevelopment Proposal. The applicant proposes to redevelop the vacant commercial use (gas station) into 9 for-sale, 2.5-story townhome units. The 9 units would be located in 2 separate buildings, one with 4 units fronting on County Road E and one with 5 units facing Bellaire Avenue. The site also includes an outdoor courtyard amenity space located near the County Road E and Bellaire Avenue intersection, a standalone community room, stormwater management area and 8 surface lot guest parking spaces. More detail on the applicant's overall vision for their project can be found in the attached project narrative.

In response to the comments provided during the concept plan review process and previous application, the applicant made the following revisions to their plans:

- **Unit Count:** The total number of units has been reduced from 17 (14 apartments and 3 townhomes) to 9 townhome units.
- **Ownership:** The units will now be for sale with a projected price of \$425,000 to \$475,000.
- **Parking:** Each of the 9 townhomes will have its own 2 stall attached garage and the site will have 8 surface lot guest stalls. This creates a parking ratio of 2.8 stalls/unit and exceeds the 2 stalls/unit requirement.
- **Building Height:** The townhome will be 2.5-story or 31' 9" in total height. This is below the 35' maximum height limit of the proposed R-5 District and neighboring R-3 District.
- **Stormwater:** The stormwater management area has been redesigned to fit within the southeast corner of the site. This design will not only manage the site's stormwater but it will also serve as a buffer to the adjacent neighborhood.
- **Sidewalk connection to Jansen Ave:** This revised 9-unit townhome design still includes a sidewalk connection from the northeast corner of Jansen and Bellaire Avenues across the project driveway apron with a pedestrian ramp into the residential street.
- **Exterior:** Exterior materials have been refined to create a high level of architectural quality and more closely align with the neighborhood and city character.
- **Landscaping:** The updated landscape plan includes significant native trees and vegetative cover to create privacy around the parking area and on all sides of the property.

Neighborhood Meeting. The applicant held a neighborhood meeting for their revised 9-unit rowhouse proposal on June 15, 2023 at Redeemer Lutheran Church, 3770 Bellaire Avenue just north of the subject property (see attached invitation). According to the applicant's sign-in sheet, 10 people attended the meeting. City staff were also in attendance to monitor the meeting and answer any procedural questions. Ryan McKilligan presented the updated plans and took questions and comments from those in attendance which included concerns about the number of units, ownership, setbacks, stormwater and height. Some in attendance voiced support for the revised parking, change from rental to ownership and bringing in new investment and residents to the neighborhood.

Planning Commission Review. The Planning Commission reviewed this item during their April 24, 2023 regular meeting. During the meeting, the Commission heard presentations from both staff and the applicant and held a required public hearing that included one comment (see draft minutes under the consent agenda). In addition, both the city and the applicant created project specific websites that included the applicant's plans and narrative, information on the city's review process and how to provide comment, and history on the previous apartment proposal and prior concept plan review process. As of the writing of this report, the city had received no comments or questions regarding these applications. Staff will provide an update on any comments during the City Council Meeting.

The one public comment to the Planning Commission came from Rod Collins of 2475 Glen Oaks Avenue. Mr. Collins asked if the storm water management plan is the same in this proposal as the previous proposal. He also asked for clarification on the maintenance agreement for the common spaces and how those common spaces will be used. He added that overall, he thinks the proposal is great. McKilligan answered that the storm water management plan is essentially the same as the previous proposal, except that the storm water basin is a slightly different shape. The basin catches the water then filters through the deeply rooted plants and sand layer before it reaches the pipe. McKilligan explained that the storm water management will require a maintenance agreement that will be drafted up by the City Attorney and then be recorded with Ramsey County to ensure that the storm water continues to be maintained by the owner.

Since the Planning Commission public hearing the city received an additional comment from the White Bear Lake Economic Development Corporation (attached). The letter is signed by White Bear Lake Economic Development Corporation President Jerry Kwapick and states the EDC's support for the proposed redevelopment project.

## **ANALYSIS**

Rezoning. The procedure and criteria used to evaluate zoning amendment applications (either text changes or rezoning of individual properties) are found in City Code Section 1301.040 – Amendments. Review of this type of application is considered a legislative action. When considering legislative actions, cities have discretion to set the public policy or development standards they decide are appropriate for their community. This section of the City Code details six criteria for the city to weigh when considering a rezoning application. These criteria and staff's findings for each are provided below.

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Land Use Plan and all other plans and controls.

**Finding.** The 2040 Comprehensive Plan Future Land Use Map guides the subject property as Neighborhood Mixed Use. According to the Comprehensive Plan, the Neighborhood Mixed Use designation is intended to be for commercial retail or service businesses and offices serving the local community, and medium to high-density housing. This district should lean towards residential with an expectation of 75 percent residential but at least 50 percent of development being residential in nature, and recognizing that some sites may be appropriate at 100% residential. Stacked multi-family housing and courtyard apartments will be the predominant use, with

townhomes and villas used where appropriate in transitional areas abutting surrounding residential neighborhoods. The applicant's revised development proposal now includes 9, 2.5-story townhome units and is consistent with the use and building types allowed in the Neighborhood Mixed Use future land use category of the 2040 Comprehensive Plan.

2. The proposed use is or will be compatible with present and future land uses of the area.

**Finding.** The proposal townhome development will be compatible with surrounding present and future land uses. The surrounding existing land uses are commercial to the north and west and residential uses to the south and east. Similarly, the Future Land Use Map in the 2040 Comprehensive Plan guides parcels to the north and west as Neighborhood Mixed Use with the properties to the south and east remaining Low Density Residential.

The applicant's development proposal falls just under the density standards of the Neighborhood Mixed Use future land use category. The Neighborhood Mixed Use category allows a density range between 16 and 34 dwelling units per acre. Under this standard, the 0.67-acre subject property is allotted between 10 and 22 total units ( $0.67 \times 16 = 10$  units and  $0.67 \times 34 = 22$  units) and has a median density (the value in the middle of a range of numbers) of 16 units per acre. While the 9 proposed townhome units falls just under the 10-unit density floor, staff find the revise proposal compatible with the surrounding residential neighborhood.

3. The proposed use conforms with all performance standards contained herein.

**Finding.** This application proposes to rezone the subject property from B-3, Auto Oriented Business to R-5, Single Family – Two Family Medium Density Residential. Staff finds the proposed development meets or exceeds the zoning standards for the R-5 district with the exception of the street facing setbacks along County Road E, Bellaire Avenue and Jansen Avenue. These deviations were intentional to comply with the goals and policies of the Neighborhood Mixed Use future land use category of the 2040 Comprehensive Plan and to provide a larger buffer and better transition with the existing residential neighborhood to the south and east. The applicant requests deviations from these setback requirements through the associated planned unit development (PUD) application (see analysis below). The proposed development meets or exceeds the remaining R-6 district zoning standards as demonstrated through the analysis below.

**Use.** The applicant's plans conform with the allowable uses in the R-5 district. This district allows single family, two family, 3 or 4-plexes, or townhome units. The applicant's proposal includes 9, 2.5-story townhomes which are consistent with the uses allowed in the R-5 district.

**Height.** The maximum height in the R-5 district is 35 feet and is measured from the average grade of the ground to the top of a flat roof or the mid-point of a pitched roof. Based on feedback from the concept plan review process, the applicant redesigned the roof from a flat to a pitched design and reduced the height of the proposed building to comply with the 35-foot height limitation. The project now includes 2.5-story townhomes with pitched roofs that have a total height of 31' 9".

**Setback.** The table below compares the setbacks for each of the proposed townhome buildings.

25-2 County Road E Concept Plan Setback Analysis					
Setback	Standard	Co. Rd. E Townhomes		Bellaire Avenue Townhouse	
		Proposed	Deviation	Proposed	Deviation
Front (Co. Rd. E)	30'	10'	-20'	62'	+32
Side (Bellaire Ave.)	30'*	55'	+25'	15'	-15
Side (Interior)	15'	15'	Complies	96'	+81'
Rear (Jansen Ave.)	30'*	133'	+108	25'	-5'

*\*Street facing side or rear yards require a minimum 30' setback for townhomes*

The 4-unit building along County Road E meets or exceeds the setback requirements along Bellaire Avenue, Jansen Avenue and the interior side yard but proposes a 20' deviation along County Road E. By comparison, the 5-unit building along Bellaire Avenue meets or exceeds the setback requirements along County Road E and the interior side yard but proposes a 15' deviation along Bellaire Avenue and a 5' deviation along Jansen Avenue. It should be noted that the project redesign from 10 to 9 units resulted in an increase in the overall separation from County Road E because of the additional 12' of right-of-way and an increase in the setback along Jansen Avenue from 15 to 25 feet.

According to the applicant, this design was intended to meet the goals and policies of the Neighborhood Mixed Use future land use category in the 2040 Comprehensive plan but more importantly to focus the most intense use of the site along County Road E and Bellaire Avenue and provide the greatest possible transition and setback on the sides of the property that abuts the existing residential neighborhood to the south and east. Staff finds this design acceptable under the proposed planned unit development (PUD).

It should also be noted that each unit will include a front street facing balcony. These balconies are designed to be partially recessed from the front of each unit but will encroach 2' into the 10' County Road E setback and the 15' Bellaire Avenue setback. Generally, the zoning ordinance permits this type of encroachment provided the balcony does not encroach more than 5' into the required setback. Staff also finds this design acceptable under the proposed planned unit development (PUD).

**Parking.** The City's residential off-street parking standards require two stalls per unit, one of which must be enclosed. Based on feedback from the concept plan review process and previous application, the applicant has reduced the number of units and redesigned the site to fully meet these standards.

The redesigned site now includes a total of 9 townhome units which would require 18 total off-street parking stalls 9 of which would be required to be enclosed. The current proposal includes a 2 stall enclosed garage for each unit exceeding the city's minimum parking requirement. In addition, the site includes 8 surface guest parking stalls. In total, the site provides 2.8 stalls/unit.

**Trash & Utility Screening.** Trash and recycling will be stored inside the individual units. With townhome units, individual exterior air conditioning units are not required to be screened.

4. The proposed use will not tend to or actually depreciate the area in which it is proposed.  
**Finding.** The proposed residential use will not tend to or actually depreciate the area in which it proposed. The applicant's proposal will make a significant financial investment in what has historically been a vacant property. This investment will bring additional residents, spending and physical improvements to the area.
  
5. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.  
**Finding.** The Engineering Department reviewed and provided comments in their attached memo dated June 15, 2023. This memo reviewed the 10-unit version of the applicant's plans. The Engineering Department is in the process of updating their review memo to reflect the revised 9-unit plan but estimates there should not be significant changes in their review or recommendations. Overall, the propose use can be accommodated with existing and planned improvements to public services.
  
6. Traffic generation by the proposed use is within capabilities of streets serving the property.  
**Finding.** Traffic generation by the proposed use will be within capabilities of streets serving the property. Generally, the 9-unit townhome development should generate significantly less traffic than the former commercial gas station use.

Subdivision. The applicant requests preliminary and final plat approvals for Wildwood Rowhomes Addition. Subdivision review is considered a quasi-judicial action. As such, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements, the subdivision application should be approved. The City also has the authority to add conditions to an approval that are directly related to the application.

Standards for reviewing subdivision requests are outlined in Section 1401 of the City Code. This section of the Code details a two-step preliminary and final plat process for land subdivision. The Planning Commission reviews the preliminary plat while the City Council reviews and acts on the final plat. Based on the finding below, staff recommends approval of the preliminary and final plats.

**Zoning.** This application proposes to rezone the subject property from B-3, Auto Oriented Business to R-5, Single Family – Two Family Medium Density Residential. As a result, the proposed development will be reviewed against the goals, policies and performance standards in the Neighborhood Mixed Use future land use category and the proposed R-5 zoning district.

**Subdivision Design.** The Wildwood Rowhomes plat seeks to subdivide the 0.67-acre subject property into 9 individual townhome lots and two outlots. The individual townhome lots are 42' deep and 20' (interior) or 22' (exterior) wide. These lots meet the 20' minimum lot frontage requirement but are smaller than the 5,000 square minimum lot size for townhomes in the R-5 district. This lot design is acceptable under the overall PUD as the proposed townhome use type and density are consistent with the goals and policies of the Neighborhood Mixed Use Future Land Use category which serves as the primary guide for redevelopment applications.



The proposed outlots include Outlot A which covers the common areas, stormwater management area and access driveway while Outlot B covers the land which contains the existing carwash building. The applicant plans to rehabilitate the existing carwash building into a community room amenity space of the townhome residents.

**Streets & Access.** While the proposed subdivision will not create any new streets, Ramsey County did review the plat and will require the developer to dedicate a 12' strip of land along the entire County Road E right-of-way frontage. This requirement from Ramsey County required the applicant to redesign their proposal from 10 to 9 townhome units.

As with the applicant's previous proposals, access to the 9-unit townhome proposal will come from Jansen Avenue on the south side of the development. The proposed access is generally centered on the southern property line to balance separation from either property line and provide adequate vehicle stacking space at the Jansen and Bellaire Avenues.

**Utilities.** The Engineering Department reviewed and provided comments in their attached memo dated July 3, 2023. Staff recommends a condition of approval require the applicant to comply with all requirements of the Engineering department.

**Easements.** The Engineering Department has reviewed the plat and recommended Outlot A, which covers the access driveway and common areas, include a drainage and utility easement. The applicant has included this easement on the preliminary and final plats.

**Park Dedication.** With any subdivision, the city has the ability to collect park dedication in the form of land and/or a fee-in-lieu. According to the City Fee Schedule, townhome subdivision shall pay a park dedication fee of \$1,000/unit. With 9 proposed units, a condition of preliminary plat approval will require the applicant pay a park dedication fee of \$9,000 prior to issuance of a building permit.

**Stormwater Management.** The Engineering Department reviewed and provided comments in their attached memo dated June 15, 2023. This memo reviewed the 10-unit version of the applicant's plans prior to the applicant learning that Ramsey County will require an additional 12' of right-of-way for County Road E. This change caused the applicant to redesign the project from 10 to 9 units. The Engineering Department is in the process of updating their review memo to reflect the revised 9-unit plan but estimates there should not be significant changes in their review or recommendations as it relates to stormwater management. Generally, the Engineering Department found the applicant's stormwater management plan will improve the existing conditions on site and meet the City's Engineering Design Standards for Stormwater Management.

**Planned Unit Development.** The purpose of a planned unit development (PUD) is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the city looks for a developer to exceed other zoning standards, building code requirements or Comprehensive Plan goals. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals.

In this case, a PUD is necessary to allow decreased setback along the street sides of the subject property and reduced minimum lot sizes for the townhomes. In exchange for these deviations, the applicant designed the site to maximize the setback from the adjacent neighborhood to the south and east, will rehabilitate the carwash portion of the existing gas station building into a community room amenity space, will include an enhanced outdoor courtyard amenity space at the corner of County Road E and Bellaire Avenue, and will provide enhanced landscaping, buffering and screening throughout the site. In addition, the applicant has agreed to revise their landscaping plan to the extent practical to include native trees and plants to reduce the need for water through irrigation. Based on the overall site design and development enhancements, staff finds the overall project design acceptable under the planned unit development application.

Engineering Review. The Engineering Department reviewed and provided comments in their attached memo dated July 3, 2023. In general, the site meets or exceeds the City's stormwater management requirements. More detailed stormwater related comments are included in the Engineering memo and shall be addressed prior to issuance of a building permit. Staff recommends a condition of approval require the applicant to comply with all requirements of the Engineering Department.

Fire Department Review. The Fire Department reviewed and provided comments in their attached memo dated June 21, 2023. This memo has been updated to reflect the revised 9-unit design. Staff recommends a condition of approval require the applicant to comply with all requirements of the Fire Department.

## **RECOMMENDATION**

Both the Planning Commission and staff recommend approval of the following applications to redevelop the vacant commercial site located at 2502 County Road E based on the findings made in this report and summarized below.

- A. Rezoning from B-3, Auto Oriented Business to R-5, Single Family – Two Family Medium Density Residential
- B. Preliminary and final plats
- C. General and Develop Stage PUD

During the City Council meeting, staff recommends the City Council conduct the second reading of the rezoning ordinance and take action to approve the associated rezoning, Preliminary and Final Plat and PUD applications.

### A. Rezoning Conditions

1. Approval of the associated PUD application and conformance with all requirements.
2. Approval of the associated preliminary and final plat applications and conformance with all requirements.
3. Issuance of a building permit.
4. Conformance with all requirements of the Engineering, Fire and Building Departments.

### B. Preliminary and Final Plat Conditions

## 7.B

1. Approval of the associated rezoning application and conformance with all requirements.
2. Approval of the associated PUD application. The applicant shall also enter into a PUD agreement in a form acceptable to the City Attorney.
3. Issuance of a building permit.
4. Conformance with all requirements of Ramsey County including but not limited to dedication of 12' of additional right-of-way along County Road E.
5. Conformance with all requirement of the Ramsey Washington Metro Watershed District.
6. The applicant shall enter into a stormwater operations and maintenance agreement for the on-site stormwater management feature and provide proof of having recorded the agreement with the County Recorder's Office.
7. The hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with a final approved reproducible mylar copy of the plat.
8. Per 1402.020, Subd.6.c, within one year, the applicant must supply to the city planning and engineering staff a final plat (consistent with the approved preliminary plat) to be approved by the City Council or the subdivision shall become null and void. If the final plat varies significantly from the preliminary plat, Planning Commission review and comment will be required.
9. Within 100 days after final approval by the City Council, the applicant must record said documents with the County Land Records Office or Registrar of Deeds or the subdivision shall become null and void.
10. No construction permits may be issued for improvements on the property prior to approval and signing of the final plat document.
11. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.
12. The applicant shall provide title work and adhere to the City Attorney's plat opinion.
13. The applicant shall reimburse the city for all costs incurred in the review and processing of the application.
14. Payment of all applicable development fees including park dedication, SAC and WAC.
15. The applicant shall extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance of the letter of credit.
16. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.

### C. PUD Conditions

1. Approval of the associated rezoning application and conformance with all requirements.
2. Approval of the associated preliminary and final plat applications and conformance with all requirements.
3. The applicant shall enter into a planned unit development agreement in a form acceptable to the City Attorney and provide proof of having recorded the agreement with the County

Recorder's Office.

4. Revise the landscape plan to the extent practical to include native trees and plants so as to reduce the need for irrigation water.
5. Prior to the release of the letter of credit, the applicant shall provide an as-built plan that complies with the City's Record Drawing Requirements.

**ATTACHMENTS**

Rezoning Ordinance

Resolutions

Zoning Location Map

Neighborhood Meeting Invitation, Sign-In Sheet and Minutes

Applicant's Narrative, Plans & Elevations

Preliminary Plat & Final Plat

Fire Department & Engineering Department Memos

Comments from the White Bear Lake Economic Development Corporation

**CITY OF WHITE BEAR LAKE  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTY AT 2502 COUNTY ROAD E WITH PID  
36.30.22.12.0027 FROM B-3, AUTO ORIENTED BUSINESS TO R-5, SINGLE FAMILY – TWO  
FAMILY MEDIUM DENSITY RESIDENTIAL, SUBJECT TO CONDITIONS**

**THE COUNCIL OF THE CITY OF WHITE BEAT LAKE DOES HEREBY ORDAINS:**

**SECTION I.** That the present zoning classification of B-3, Auto Oriented Business, upon the following described premises is hereby repealed, and in lieu thereof, said premises is hereby rezoned to R-5, Single Family – Two Family Medium Density Residential.

The legal description of the property to be rezoned is as follows:

PID – 36.30.22.12.0027. The West 183 feet of the North 233 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 30 (North). Range 22 (West), EXCEPT Parcel 73, RIGHT OF WAY PLAT NO. 62-9, Ramsey County, MN

**SECTION II.** This Ordinance shall become effective upon its passage, after second reading and publication.

First Reading:	July 11, 2023
Second Reading:	July 25, 2023
Final Publication:	
Codified:	

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION GRANTING PRELIMINARY AND FINAL PLAT APPROVALS FOR  
THE WILDWOOD ROWHOMES ADDITION WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal has been submitted by Element Design-Build to the City Council requesting preliminary and final plat approval in accordance with the Subdivision Code at the following site:

LOCATION: 2502 County Road E

EXISTING LEGAL DESCRIPTION: PID – 363022120027. The West 183 feet of the North 233 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 30 (North). Range 22 (West), EXCEPT Parcel 73, RIGHT OF WAY PLAT NO. 62-9, Ramsey County, MN

PROPOSED LEGAL DESCRIPTION: Wildwood Rowhomes Addition, Ramsey County, Minnesota

**WHEREAS**, the applicant seeks preliminary and final plat approval under Section 1401 of the City Code to subdivide the property in the existing legal description above into Wildwood Rowhomes Addition, Ramsey County, Minnesota for the purpose of constructing a total of 9 townhomes units in two separate 2.5-story buildings; and

**WHEREAS**, the Planning Commission held a public hearing as required by the Zoning Code on June 26, 2023; and

**WHEREAS**, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed plat upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

**WHEREAS**, the City Council finds that the preliminary abides by the intent of the city's ordinances, codes, and the Comprehensive Plan, and that the developer has petitioned for or will construct all necessary improvements required by the Code; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of White Bear Lake accepts and adopts the following findings:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The preliminary plat confirms with all applicable subdivision standards with the exception of the townhome minimum lot size which is acceptable under the associated planned unit development application.

## RESOLUTION NO.

4. The proposal will not depreciate values in the area.
5. The proposal will not overburden the existing public services nor the capacity of the City to service the area.
6. Traffic generation will be within the capabilities of the streets serving the site.
7. That the final plat is in substantial compliance with the preliminary plat.

**BE IT FURTHER RESOLVED**, that the City Council of the City of White Bear Lake accepts and approves the preliminary and final plats subject to the following conditions:

1. Approval of the associated rezoning application and conformance with all requirements.
2. Approval of the associated planned unit development application. The applicant shall also enter into a planned unit development agreement in a form acceptable to the City Attorney.
3. Issuance of a building permit.
4. Conformance with all requirements of Ramsey County including but not limited to dedication of 12' of additional right-of-way along County Road E.
5. Conformance with all requirement of the Ramsey Washington Metro Watershed District.
1. The applicant shall enter into a stormwater operations and maintenance agreement for the on-site stormwater management feature and provide proof of having recorded the agreement with the County Recorder's Office.
2. The hardshell or other recordable plat, acceptable by the Ramsey County Recorder is required. The applicant shall also provide the city with a final approved reproducible mylar copy of the plat.
3. Per 1402.020, Subd.6.c, within one year, the applicant must supply to the city planning and engineering staff a final plat (consistent with the approved preliminary plat) to be approved by the City Council or the subdivision shall become null and void. If the final plat varies significantly from the preliminary plat, Planning Commission review and comment will be required.
4. Within 100 days after final approval by the City Council, the applicant must record said documents with the County Land Records Office or Registrar of Deeds or the subdivision shall become null and void.
5. No construction permits may be issued for improvements on the property prior to approval and signing of the final plat document.
6. Durable iron monuments shall be set at all angle and curve points on the outside boundary lines of the plat and also at all block and lot corners and at all intermediate points on the block and lot lines indicating changes of direction in the lines and witness corners. The plat shall indicate that all monuments have been set or will be set within one year after recording, or sooner as specified by the approving local government unit. A financial guarantee may be required for the placement of monuments.
7. The applicant shall provide title work and adhere to the City Attorney's plat opinion.
8. The applicant shall reimburse the city for all costs incurred in the review and processing of the application.
9. Payment of all applicable development fees including park dedication, SAC and WAC.

- 10. The applicant shall extend a letter of credit consisting of 125% of the exterior improvements, which renews automatically every six months. The amount of the letter shall be based on a cost estimate of the exterior improvements, to be approved by the City prior to the issuance of the letter of credit.
- 11. Prior to the release of the letter of credit, all exterior improvements must be installed and all landscaping must have survived at least one full growing season.

The foregoing resolution, offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_, was declared carried on the following vote:

Ayes:

Nays:

Passed:

\_\_\_\_\_  
Dan Louismet, Mayor

**ATTEST:**

\_\_\_\_\_  
Caley Longendyke, City Clerk

\*\*\*\*\*

Approval is contingent upon execution and return of this document to the City Planning Office. I have read and agree to the conditions of this resolution as outlined above.

\_\_\_\_\_  
Ryan McKilligan, Element Design-Build

\_\_\_\_\_  
Date



**RESOLUTION NO.**

**RESOLUTION GRANTING GENERAL AND DEVELOPMENT STAGE  
PLANNED UNIT DEVELOPMENT (PUD) APPROVALS FOR THE PROPERTY LOCATED AT  
2502 COUNTY ROAD E, WHITE BEAR LAKE, MINNESOTA**

**WHEREAS**, a proposal (23-21-PUD) has been submitted by Element Design Build, to the City Council requesting approval of both General and Development Stage Planned Unit Development (PUD) approvals from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 2502 County Road E; and

LEGAL DESCRIPTION: PID – 363022120027. The West 183 feet of the North 233 feet of the Northwest Quarter of the Northwest Quarter of Section 36, Township 30 (North). Range 22 (West), EXCEPT Parcel 73, RIGHT OF WAY PLAT NO. 62-9, Ramsey County, MN

**WHEREAS**, the applicant seeks General & Development Stage approvals of a Planned Unit Development, per Code Section 1301.070, in order to construct a total of nine, 2.5-story townhouse units; and

**WHEREAS**, the Planning Commission held a public hearing as required by the Zoning Code on June 26, 2023; and

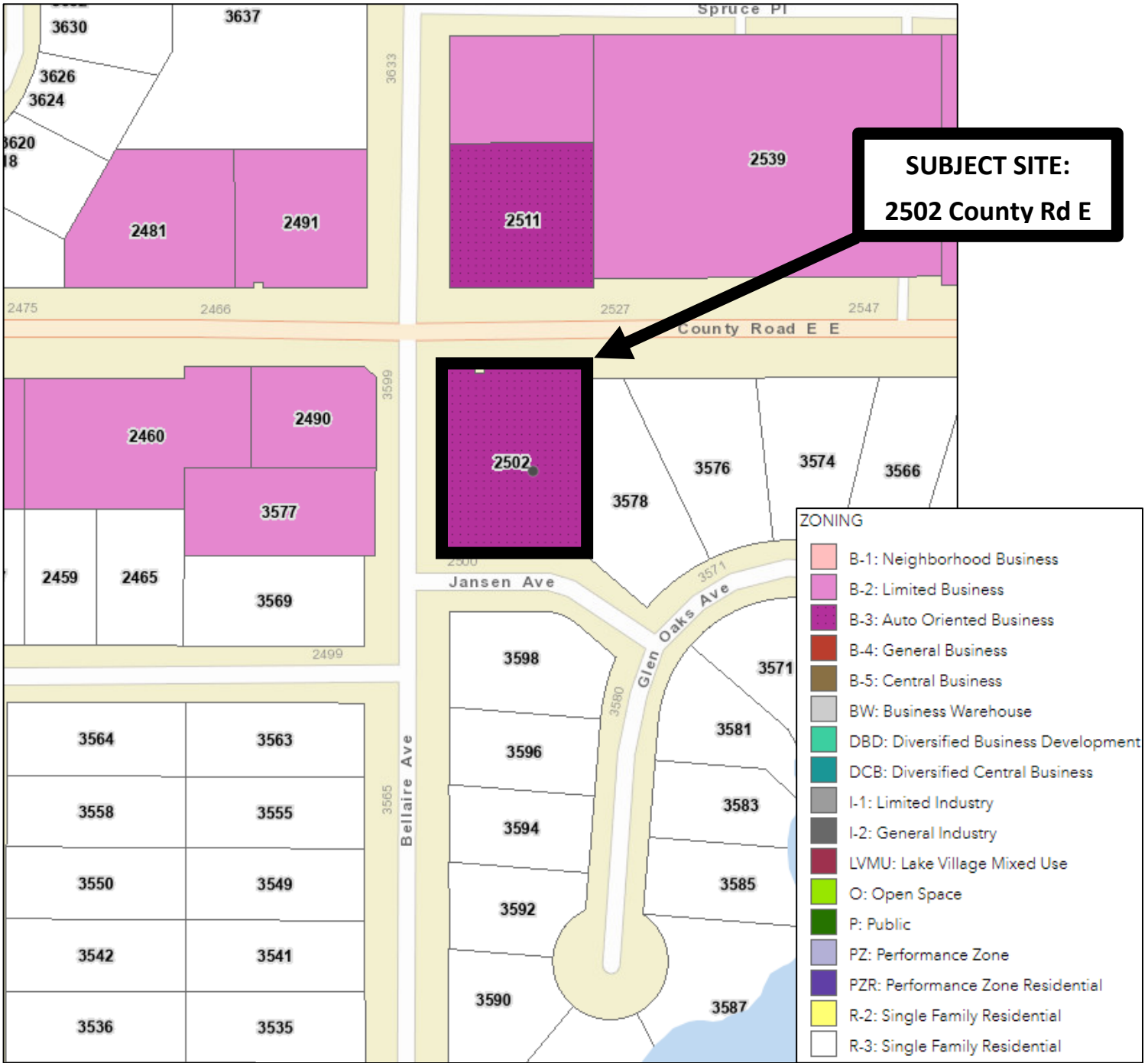
**WHEREAS**, the City Council has considered the advice and recommendations of both the Planning Commission and staff regarding the effect of the proposed PUD upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas; and


**WHEREAS**, the applicant will enter into a planned unit development agreement in a form acceptable to the City Attorney; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of White Bear Lake that, in relation to the PUD, the City Council accepts and adopts the following findings of the Planning Commission:

1. The proposal is consistent with the city's Comprehensive Plan.
2. The proposal is consistent with existing and future land uses in the area.
3. The proposed use conforms with all applicable performance standards for townhomes in the R-5 District with the exceptions of street facing setbacks which are acceptable under the associated planned unit development application.
4. The proposed use will not tend to or actually depreciate the area in which it is proposed.
5. The proposal will not overburden the existing public services nor the capacity of the City





 <p>City of White Bear Lake Planning &amp; Zoning 651-429-8561</p>	<p><b>CASE NO.</b> : <u>23-21-PUD &amp; Z &amp; P</u></p>
	<p><b>CASE NAME</b> : <u>2502 Co Rd E Townhomes</u></p>
	<p><b>DATE</b> : <u>6-26-2023</u></p>

## **Neighborhood Meeting Invitation**

June 15 at 7:00 p.m., Redeemer Lutheran Church, 3770 Bellaire Avenue

Dear Neighbor:

My name is Ryan McKilligan and I represent Element Design-Build. Our company has applied to the City of White Bear Lake for land use approvals to redevelopment a property near you located at 2502 County Road E. A site map and brief description of our concept proposal is attached.

We would like to invite you to a neighborhood meeting where we will share our plans, answers questions, and listen to your feedback. The meeting will take place on June 15, 2023 at 7 p.m. at Redeemer Lutheran Church, 3770 Bellaire Ave, White Bear Lake, MN 55110. If this meeting time isn't convenient, you can also review and provide comments on our plans through our website [www.2502e.com](http://www.2502e.com).

As part of the land use application process, the City of White Bear Lake must also review and approve our plans. It is our understanding that the White Bear Lake Planning Commission will review our applications and make a recommendation to the City Council on June 26, 2023. City Council review requires a two-step process with review of our application on July 11, 2023 and a second meeting with a vote on our applications scheduled for July 25, 2023. All three of these meetings will take places in the Council Chambers at White Bear Lake City Hall, 4701 Highway 61 starting at 7:00 p.m. More information about these meetings can be found on the City of White Bear Lake's website ([www.whitebearlake.org](http://www.whitebearlake.org)).

If you would like to speak with someone from our company regarding our applications, or if you would like to request any documentation regarding our plans, please reach out directly to me.

Sincerely,

Ryan McKilligan  
Lead Project Manager  
Element Design-Build  
612-208-2551

2502 County Rd E - Neighborhood Meeting

15 Jun 2023

Name	Address	Phone	Email
Joe Parcarich	3517 Bellair Ave	612-978-7604	jparcarich@aol.com
Ann Kovacs	3585 Glen Oaks	651-261-4753	amkovacs@gmail.com
Jason Lindahl	City of WISL	651-4129 8562	j.lindahl@whitebearlake.org
Chris/Jen Greene	3587 Glen Oaks	612-258-2624	

2502 County Rd E - Neighborhood Meeting

15 Jun 2023

Name	Address	Email	Phone
Dennis McKilligan	5630 Hwy 19 Ames IA	dmcKilligan30@gmail.com	612-537-0406
Karen McKilligan	"	"	515-291-8067
Jan Johnson	2481 E Hwy Rd E		651-402-2057

2502 County Rd E - Neighborhood Meeting  
15 Jun 2023

Name	Address	Email	Phone
Steven FREUND	3563 Bellarmine	zardoz@ outlook.com	651-324-1262
AL RIVAS RD <del>Tracy Shimek</del>	3590 CARM AVE	ALREB@ LIVE.COM	651-278-0777
Tracy Shimek	4701 Hwy 61	tshimek@ whitebear lake.org	651 762 4838

## 6/15/2023 2502 County Rd E Neighborhood Meeting

### Introduction

- Jason Lindahl welcomed everyone and explained the process
- Mentioned upcoming public hearings and procedures
- Planning commission makes a recommendation, city council will review twice

### Applicant Presentation

- Ryan McKilligan introduced the project
- Kevin Edberg stated at the council meeting that it was in the neighbors' interest to do an all-townhome project
- Respecting that preference and proposing a 10 unit townhome development
- R-5 zoning proposed- does not allow apartments as R-6 does
- Rendering is conceptual and doesn't show all landscaping
- 6 unit building along Bellaire, 4 unit building along County Rd E with a courtyard amenity in between
- Main areas of feedback have been: Density, parking, height, and stormwater
- Density- 10 units, minimum density for this land use designation and property size. Previous was 18 units and 17 units.
- Parking- 2.8 off street parking stalls per unit, previous concepts had around 1.8
- Stormwater- Similar concept to previous, different shape and configuration of swale. Same filtration and capacity.
- Curb cut off Jansen, include sidewalk to connect to neighborhood
- Noted location of eight surface parking spaces, two enclosed per unit, and 15' setbacks on all sides.
- Much larger sight triangle
- Described concept of saving car wash portion of existing building and renovating that into amenity space
- Landscape plan- generous trees and planting, over time tying into existing neighborhood's mature trees and established planting
- Conceptual unit plans- garage/office on 1<sup>st</sup> floor, kitchen/dining/living and a balcony facing the street on 2<sup>nd</sup>, and two bedrooms on 3<sup>rd</sup> with two bathrooms.
- Rendering from SE- missing landscaping



-Spoke to the value of the iterative process and neighborhood input, that we think this is the best solution yet, and remains economically viable.

#### Community Feedback

-Resident asked if a 4-6 unit project would be viable and profitable? Ryan explained the challenges of infill development and that there are real risks and soft costs. Desire to establish vibrance at the corner that is better achieved at 10 units than 4-6. Resident voiced that he supports something being developed there, just feels it is too much square footage. Further described repurposing the car wash bay to a community room.

-AI asked if it was going to be for sale or rent. Ryan stated the intent is for-sale, and described some details of a Common Interest Community (CIC) or association.

-AI likes that the parking is more straight-in in configuration. Asked how wide and deep the garages are- Henry stated units are 20' wide and the garages are the full width, and around 20' deep. AI asked about building height, Henry described grading and that the average grade to average roof height is between 32' and 33'. AI asked about overflowing of stormwater detention, Ryan described that the system is designed for a 100 year rain event, if that is exceeded, the overflow relief is toward County Road E.

-Ryan mentioned the option to check the website 2502e.com for updates.

-Resident asked if any variances were required for the project. Ryan stated that setback variances will be requested to be 15' rather than 25', which is intentional to activate the street and Henry stated it moves the buildings farther away from the existing neighborhood. Resident asked if any density variances were needed as she thought R-5 was lower density. Ryan explained that a rezoning looks at the future land use plan, and that the Neighborhood Mixed Use designation allows 16-34 du/acre and that translates to 10-22 du for this site.

-Resident asked about a 6-unit project again and his opinion that would be profitable. Ryan described that he feels that 10 units is the best for building a community feel and we feel this is the best approach. Resident stated that he supports the project at a smaller scale, but was frustrated by comments from Planning Commission and City Council about reducing property values. Jason mentioned that is a valid perspective but the context has changed from for-rent to for-sale.

-Resident voiced support for people coming into the community and being "bought in"

-AI asked about power line and tree conflicts, Ryan mentioned desire to bury power line but probably difficult with many companies using that infrastructure. Trees are columnar trees to avoid conflict with power lines.

-AI asked about maintenance of stormwater filtration system. Ryan explained that stormwater facilities are covenanted with the county and will be inspected or maintained.

-Resident asked about watershed district, Ryan explained it will meet watershed district and city requirements for stormwater management.

Here no other comments the meeting ended at 7:45 PM.

## Planned Unit Development – Development Stage

### 2502 County Rd E

Since beginning work on the redevelopment plan for 2502 County Rd E, community input from neighbors, business owners, and city officials has been robust and informative. The rational and honest feedback from all stakeholders has gone a long way in beginning to understand how a redevelopment at the intersection of Bellaire and County Rd E would fit into the neighborhood today and into the future. White Bear Lake is a town with deep rooted history and long-term residents that appreciate its character and don't want that to be overcome by the spread of development from the Twin Cities. There is also a desire for connection to a more natural time and place. Sustainability and natural landscaping are a priority for White Bear Lake citizens which creates a conflict with the auto-oriented reality of the area. To that end a redevelopment plan needs to address the automobile infrastructure while preserving the ability to feel a connection with White Bear Lake itself which originally drew people to the area. Since the Noyes Cottage was built in 1879 people have gravitated to White Bear Lake as a respite from the commercial weight of the Twin Cities, and the charm and slower pace of the town is still unmistakably felt when walking along Lake Avenue. The goal of the development then becomes to make it possible for new residents to feel the same lake-oriented community charm while ensuring that the experience for existing residents is not hindered or altered by new growth. The design and planning of the following PUD application seeks to continue and add to the special character of White Bear Lake while addressing the existing geographic challenges the location poses.

### Interaction with local context

The context of 2502 County Rd E is unique in that it sits next to a busy intersection of County Rd E and Bellaire Ave but also borders a single-family residential neighborhood. Given the noise and traffic level of the abutting streets, it would be impossible to make low density housing feel comfortable in that context. So, as in my neighborhood situations such as this, commercial spaces are planned for the street corners where surrounded by single family residences. The second unique challenge with 2502 County Rd E, however, is that despite it being situated in a quality neighborhood, the lack of redevelopment as a commercial property in the last decade has proven its inability to economically support new construction commercial uses. So, when considering a rezoning or new use, the Future Land Use Plan for White Bear Lake is the most appropriate place to start. There, guidance for the property for future development is Neighborhood Mixed Use. This classification calls for an elevated level of density at each of the four corners of County Rd E and Bellaire Ave. Density guidance for Neighborhood Mixed Use for the 2502 County Rd E site is between 10 and 22 units with up to 100% of the space being dedicated to residential. The proposed development includes 9 rowhome residences.

In order to achieve the charm and character of White Bear Lake in a redevelopment while attempting to meet the intent of the Future Land Use Plan, intentional variations from strict provisions of the zoning code have are planned. The City of White Bear Lake's PUD process is the procedural process to evaluate such variations. The following are outcomes the city's PUD process is intended to encouraged and a summary of how the proposed development addresses those areas:

***A) Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and siting of structures and by the conservation and more efficient use of land in such developments;***

The proposed development offers a chance for younger members of the community and families to find a home in White Bear Lake. By making use of parts of the existing structure to create a unique amenity and letting each rowhome address the street in a walkable way, the project delivery a new style of living that supports further development at the Bellaire and County Rd E intersection while still reflecting the residential character of the neighborhood.

***B) Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers;***

The architecture and landscaping of the proposed project go above and beyond the typical multifamily structures typically found in Twin Cities suburbs. The shingle-style exterior along with robust and thoughtfully planned landscaping and site layout aim to align with the special character of White Bear lake.

***C) The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion;***

Careful planning on the project has allowed for all stormwater to be treated through natural soil filtering or cleanly routed to public stormwater connections. The basin on the east and southeast areas of the project will maximize the amount of rainwater that can be naturally infiltrated into groundwater while sand filtering excess water before leaving the site. The proposed plan would be a major improvement to the quality of storm runoff leaving the site relative to the gas station that currently exists.

***D) An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments;***

The 2502 County Rd E site is an opportunity to utilize existing city infrastructure efficiently including, stormwater, sanitary sewer, water, and city services.

***E) A development pattern in harmony with the objectives of the White Bear Lake Comprehensive Plan. (Ref. Ord. 10-1-1061, 1/12/10);***

The proposed development is well aligned with the Future Land Use Plan Neighborhood Mixed Use designation and achieves its intent in terms of density and

function as it relates to creating more vibrance and foot traffic that supports local businesses near the intersection.

*F) A mix of land uses made compatible through careful oversight. (Ref. Ord. 10-1-1061, 1/12/10);*

It is important to consider how the proposed development interacts with the other uses at the County Rd E and Bellaire intersection. With an existing coffee shop at the southeast corner, adding walkable patrons will support the business and be a significant step towards a vibrant intersection with varied uses.

## Parking

By far the most common and significant feedback regarding plans for the proposed development was that parking would be a major concern. Cars crowding streets and large concrete slabs of parking are not commensurate with the residential nature of the neighborhood nor the relaxed, residential character of the area. For that reason it is important to address the appropriate number of parking spaces, the management of those parking spaces, and the way they are shielded by the site context to reduce their impact on the surrounding area. The initial parking concept included roughly 1.8 parking spaces per unit and involved management practices that were arguably difficult to enforce in the long-term. The second proposed development included 2 parking spaces per unit with greater than 1 enclosed parking space per unit. The current proposal includes 2 enclosed parking spaces per unit plus an additional 8 surface parking spaces bringing the total parking ratio to 2.9 spaces per unit. In addition to the number of off-street parking spaces, the attached landscaping plan provides significant tree plantings and vegetation to the south and east of the property to shield parking and vehicle circulation from the neighborhood context to the southeast. The community feedback on parking was clear, and the proposed development addresses parking from all available angles and creates the best parking scenario available short of extreme measures that would not be commensurate with the neighborhood context and character of White Bear Lake.

## Building Height and Neighborhood Transition

The second most common and significant feedback in the planning process was to find a way to blend the proposed development into the neighborhood context and create a connection to nature and preserve nearby natural features. Building height was a major concern, and it became clear that any development on the site should have a residential feel. At 32' the proposed structure height is within the requirements of the proposed zoning standard as well as the height requirements of the surrounding single-family zoning areas. Furthermore, the grading plan includes grades that drop the foundation slightly into the ground to give the units a residential, walkable feel while reducing the perception of height as much as possible.

## Sustainability and Connection to Natural Features

Another common theme of feedback on the project included sustainability considerations and incorporation of natural features. As it stands, the blighted gas station is a significant departure from both environmental sustainability and natural appearance. The proposed development looks to address that problem by improving the stormwater management of the site and the addition of significant landscaping features that will enhance the natural beauty of the property immediately and into the future as trees mature.

Any development on the property including the existing gas station will create stormwater runoff that will end up in Peppertree pond. The clayey nature of the soils prevent significant infiltration, and all nearby stormwater connections are routed to the east and eventually back to the south into Peppertree pond. For that reason it is extremely important that any stormwater runoff either be cleanly routed to the stormwater system or naturally filtered. The proposed development routes nearly all of its stormwater to the vegetated stormwater basin on the east setback of the property where stormwater volume is contained and must pass through sand filters before leaving the site. The remaining stormwater is routed to the landscaped areas to the west and north of the residential buildings or diverted directly to the city's stormwater system.

## Conclusion

As mentioned in previous presentations to Planning Commission and City Council, it is our belief that more, not less, input and involvement with the community results in better design and development. Over the last eight months our team has sat to talk with community members and business owners. Team members have knocked on doors in the nearby residential neighborhood. Neighbors did not always answer, but many did and their input has been informative and helped to understand the context of White Bear Lake and the County Rd E and Bellaire Ave intersection. The concept review process has also contributed significantly to the understanding of the city's intent for the intersection and the concerns that must be addressed to reach a development plan that creates long-term community benefit. All of the conversations have helped to understand the historical and geographic context of the site. The County Rd E and Bellaire Ave intersection is a focal point for a wide variety of stakeholders and there are as many ideas for how to redevelop it as there are community members. Our team believes the proposed plan will make the special character of White Bear Lake available to a variety of new residents while respecting the existing community members and will create a long-term benefit to the neighborhood as a whole for years to come. We greatly appreciate your consideration of our proposed development for 2502 County Rd E.

1. General Information

- a. Landowner's name and address and interest in the subject property
  - i. Waypoints Equity Investments LLC (Co-owner)  
2770 Arapahoe Road  
Lafayette, CO 80026
  - ii. Element Design-Build LLC (Co-owner)  
1110 Raymond Ave Apt #3  
Saint Paul, MN 55108
- b. Applicant's name and address: *Same as owner*
- c. Professional consultants contributing to the PUD plan
  - i. Architect: Henry Elgersma  
Element Design-Build LLC  
1153 16th Ave SE  
Minneapolis, MN 55414
  - ii. Civil Engineer: Matt Woodruff  
Larson Engineering, Inc.  
3524 Labore Road  
White Bear Lake, MN 55110
  - iii. Environmental: Brian Englert  
A3E Environmental  
3030 Warrenville Rd. Suite 418  
Lisle, IL 60532
  - iv. Surveyor: Jonathan Faraci  
Lake & Land Surveying, Inc.  
1200 Centre Pointe Curve, Suite 375  
Mendota Heights, MN 55120
  - v. Landscape architect: Ben Hartberg  
Calyx Design Group  
475 Cleveland Ave North Suite 101A  
Saint Paul, MN 55104
  - vi. Surveyor: Jon Faraci  
Lake and Land Surveying  
1200 Centre Pointe Curve, Suite 375  
Mendota Heights, MN 55120
  - vii. Geotechnical: Jeff Casmer  
Braun Intertec Corporation  
11001 Hampshire Avenue S  
Minneapolis, MN 55438

2. Present Status

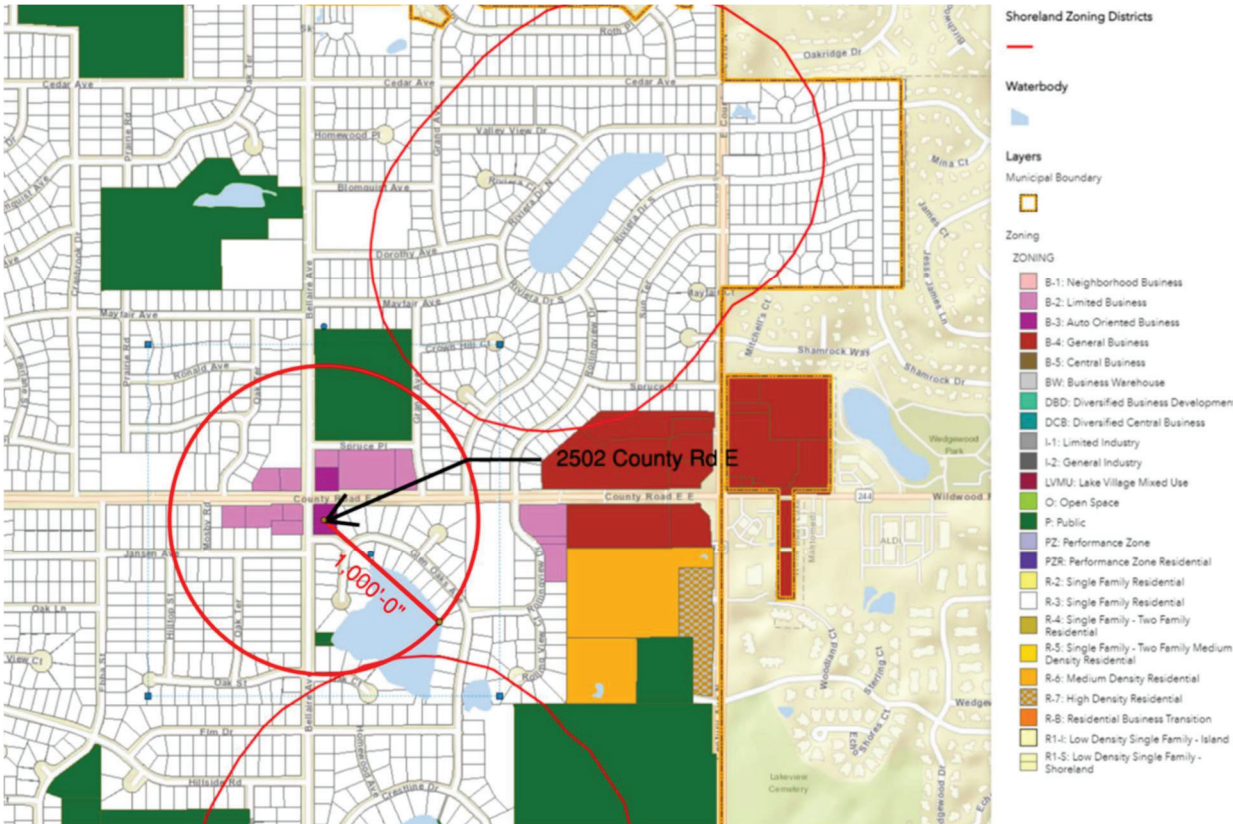
a. Address and legal description of the property

- i. Address: 2502 County Rd E
- ii. Legal description:

*The West 183 Feet of North 233 feet of the Northwest Quart of the Northeast Quarter of Section 36, Township 30, Range 22. EXCEPT that part of the West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, Ramsey County, Minnesota, described as follows: From the center of said Section 36, run Northerly along the North and South Quarter line of said Section 36 on an azimuth of 359 degrees 23 minutes and 51 seconds (azimuth oriented to Minnesota State Plan Coordinated System) for 2577.02 feet to Right of Way Boundary Corner B 809 as shown on Minnesota Department of Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for said county; thence on Corner B 31, thence on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 4.77 feet to the point of beginning of Tract A to be described; thence continue on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 1.50 feet to Right of Way Boundary Corner B 29; thence on an azimuth of 88 degrees 56 minutes 06 seconds along the boundary of said plat for 3 feet; thence on an azimuth of 230 degrees 01 minutes 30 seconds for 0.35 feet to the point of beginning.*

b. The existing zoning classification and present use of the subject property and all lands within 1,000 feet of the subject property:

*The existing zoning classification is B3: Auto Oriented Business. Other properties within 1000' of the property include R-3 Single Family residential, P: Public, and B-2: Limited Business. Present use of the*





*property is a gas station which is a permitted use for auto-oriented business.*

3. Project Description

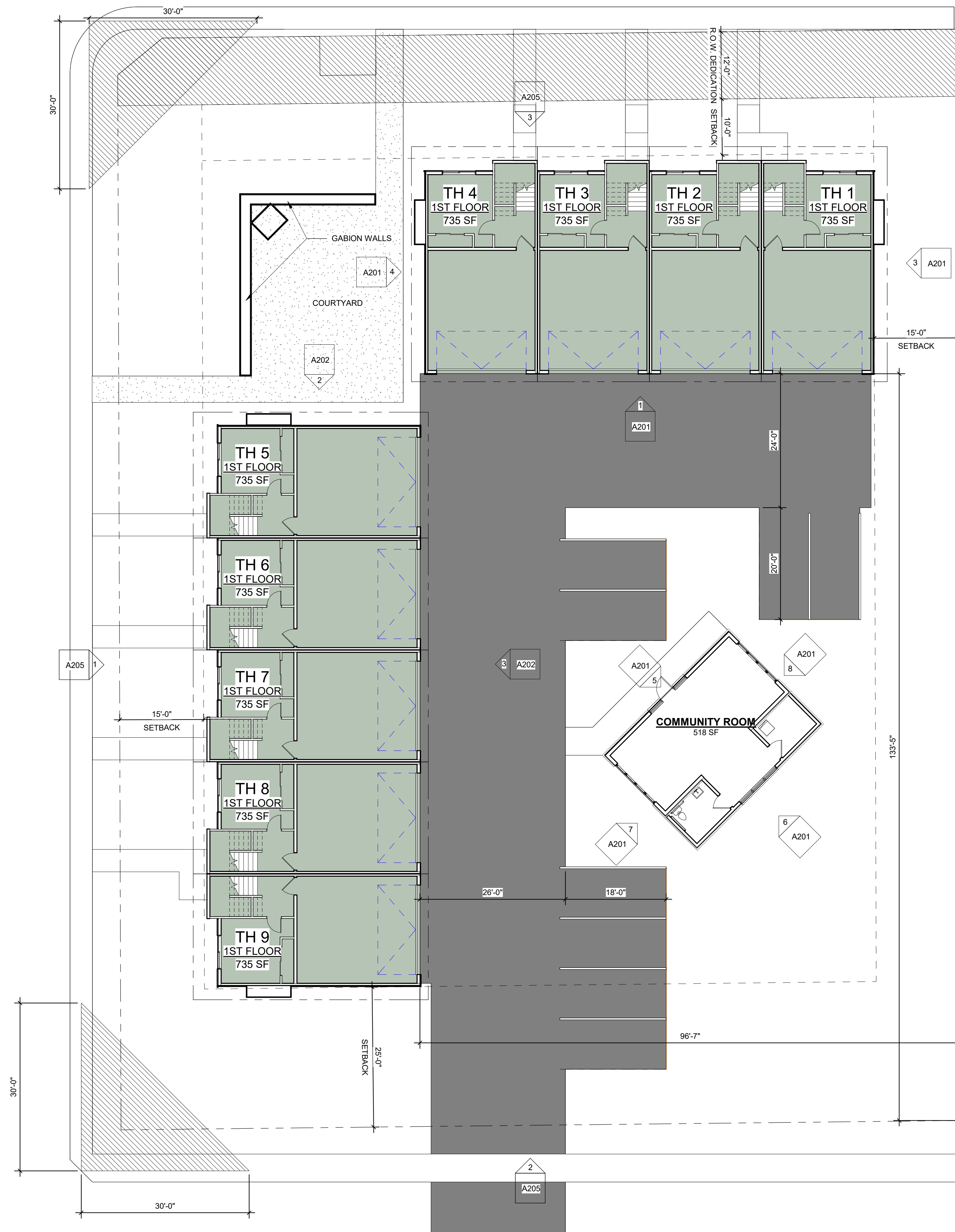
- a. The proposed project includes 9 residential units, all of which being townhome residences. The anticipated population is 20–30 individuals.

Land Use by Square Footage		% of total
Residential Townhomes	7,350	25%
Parking and circulation	6,280	22%
Open Space	15,525	53%
Private Common Area	1,627	6%
Landscaped Area	13,898	48%
Total Site Square Footage	29,155	100%

- b. Chronology of the development: *The proposed development would be built in a single stage with construction beginning in the fall of 2023 and ending in the summer of 2024.*
- c. Restrictive covenants
  - i. The proposed development would include a covenant requiring the builder to construct a sidewalk in the public right-of-way from the intersection of Belair Ave and Jansen Ave across the site vehicle entrance as shown in the civil site plan attached. Being outside of the lot boundary, the sidewalk would be turned over to the City of White Bear Lake for maintenance following construction.
  - ii. The proposed development would grant an easement to the City of White Bear Lake allowing for maintenance of the private sewer and water submain services.
- d. Zoning classification and necessary decisions for implementation: *As part of the proposed PUD, rezoning is required to align with the Future Land Use Plan designation of Neighborhood Mixed Use. The existing zoning classification that most closely meets that intent is Medium Density Residential, R-5. Within the R-5 zoning rules, variances are required for front and side yard setbacks. Encroachments on the setbacks are an intentional design feature that allows the development to more closely align with the intent of a Neighborhood Mixed Use development.*
- e. Statement of Changes



- i. Apartment residences have been eliminated in favor of a townhome only concept.
- ii. Townhome residences: there are now 9 rowhomes instead of the previous three with 5 being laid out along Bellaire Ave and 4 along County Rd E. The design and materials are largely similar to the rowhomes from the previous concept.
- iii. Common areas: In an attempt to make use of what currently existed on site, the new layout creates an opportunity to remodel the existing car wash into an amenity feature for future guests. At the intersection of Bellaire and County Rd E, a landscaped amenity will include gabion walls and an outdoor courtyard that will make efficient use of the outside corner between the two sets of rowhomes and also be an attractive feature to passersby of the corner.



9- 3 bed rowhouses

27 total bedrooms, 9 total units

29,155 SF site area

6,615 SF building footprints combined

1,085 SF common open space (courtyard)

730 SF enclosed common shared amenity area

6,542 SF surface parking and access

8 surface spaces

18 enclosed spaces

26 spaces total

PRELIMINARY- NOT FOR CONSTRUCTION

**1** ARCH SITE PLAN  
SCALE: 3/32" = 1'-0"

REVISIONS:


06 / 19 / 2023

PROJECT NO: 00-000

CONTENTS:  
Site Plan Concept

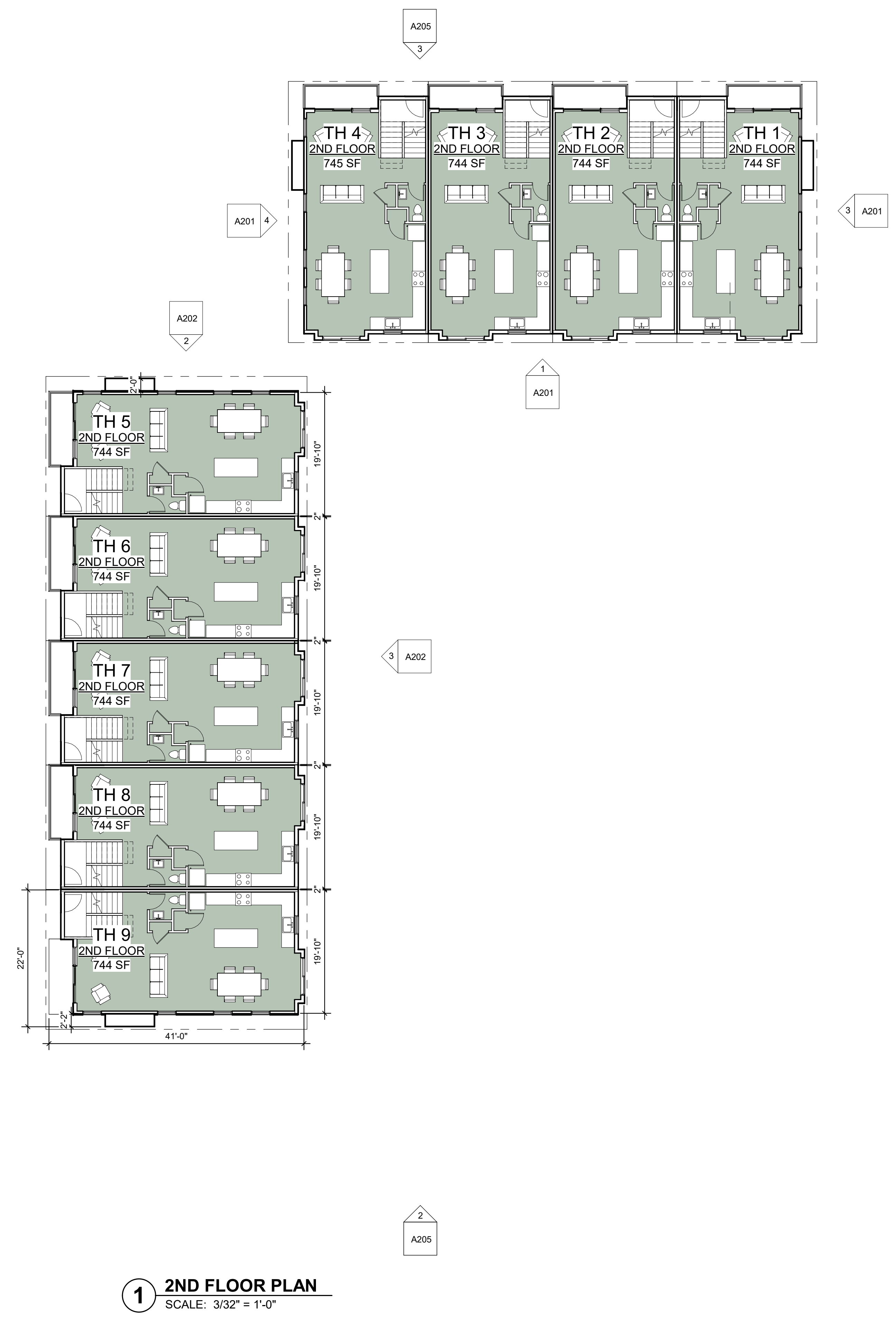
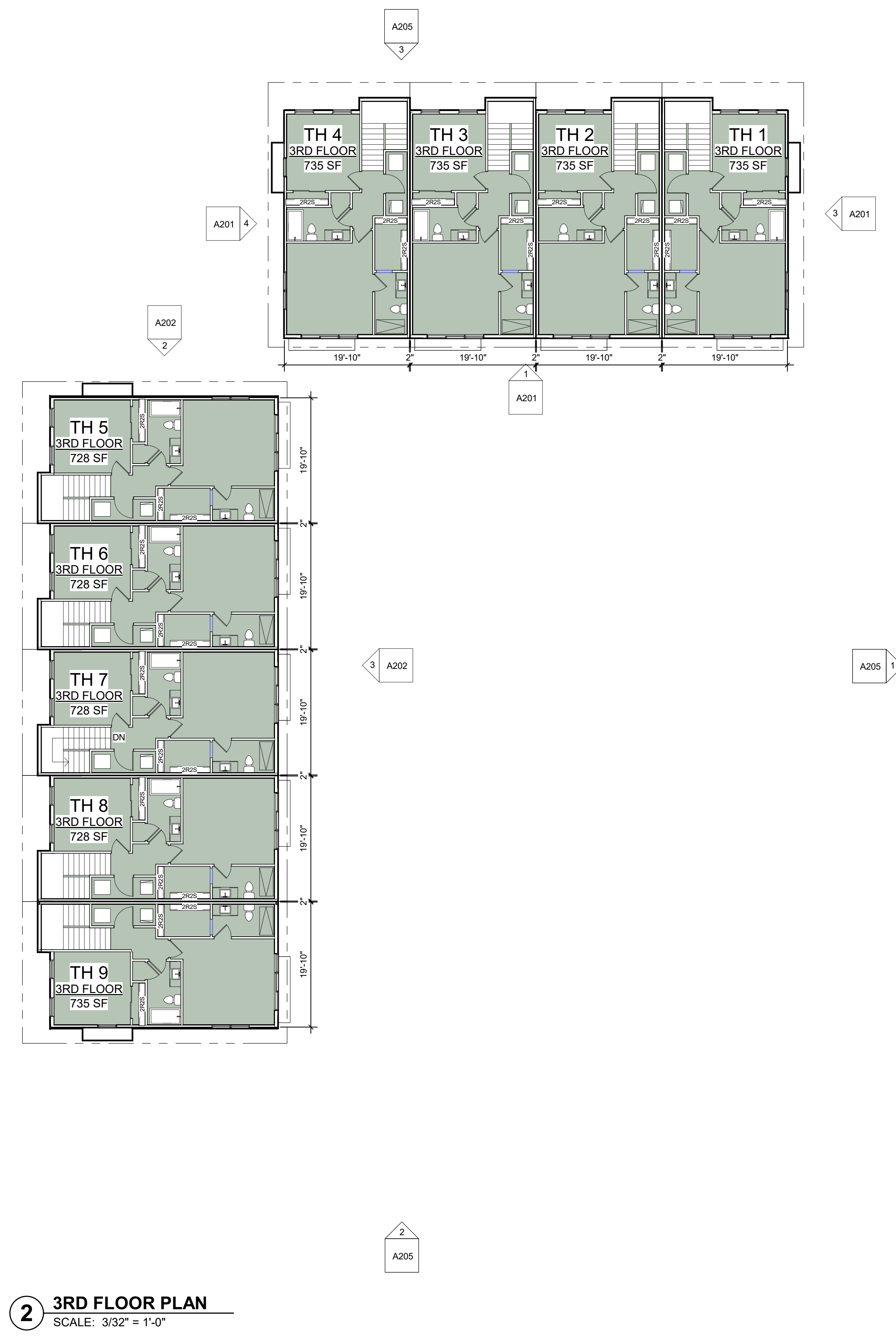
SHEET NO:  
**A101**

PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:  
**Wildwood Rowhomes**  
2502 County Rd E East  
White Bear Lake, MN

REVISIONS:


06 / 19 / 2023  
PROJECT NO: 00-000  
CONTENTS:  
Floor Plans  
SHEET NO:  
**A102**



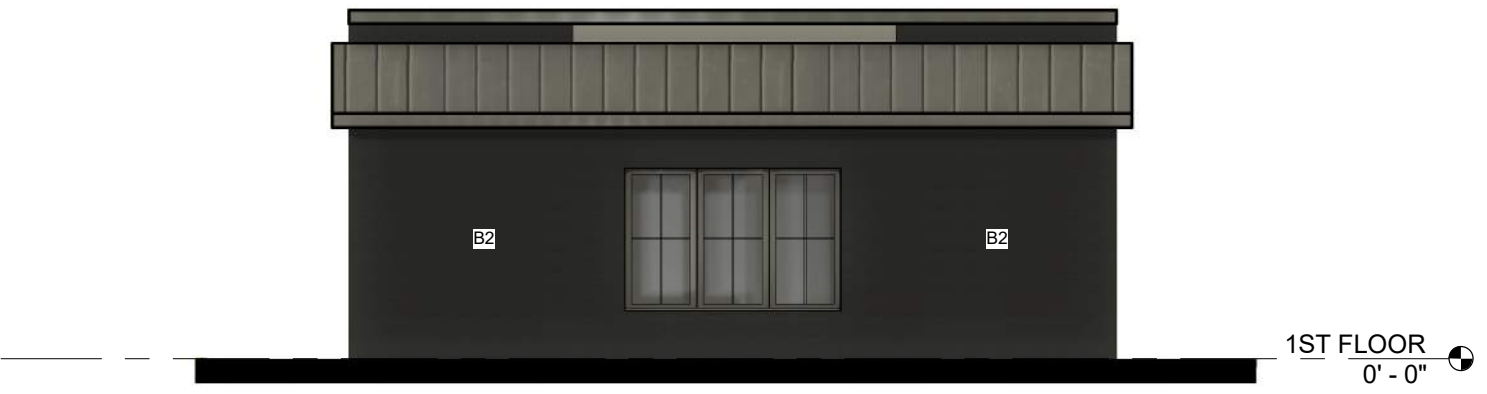
MATERIAL SCHEDULE - OVERALL			
Designation	Description	Area	Percentage
B1	Manufactured Stone	2314 SF	14%
B2	Brick - Modular - Painted	1466 SF	9%
S1	Fiber Cement Lap Siding - Medium	3863 SF	23%
S2	Fiber Cement Shake Siding - Dark	1856 SF	11%
S3	Fiber Cement Board and Batten Siding - Dark	5632 SF	33%
S4	Fiber Cement Shake Siding - Wood Tone	1995 SF	12%

PRELIMINARY - NOT FOR CONSTRUCTION



**5 NW ELEVATION - COMMUNITY ROOM**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - AMENITY - NW			
Designation	Description	Area	Percentage
B2	Brick - Modular - Painted	331 SF	100%



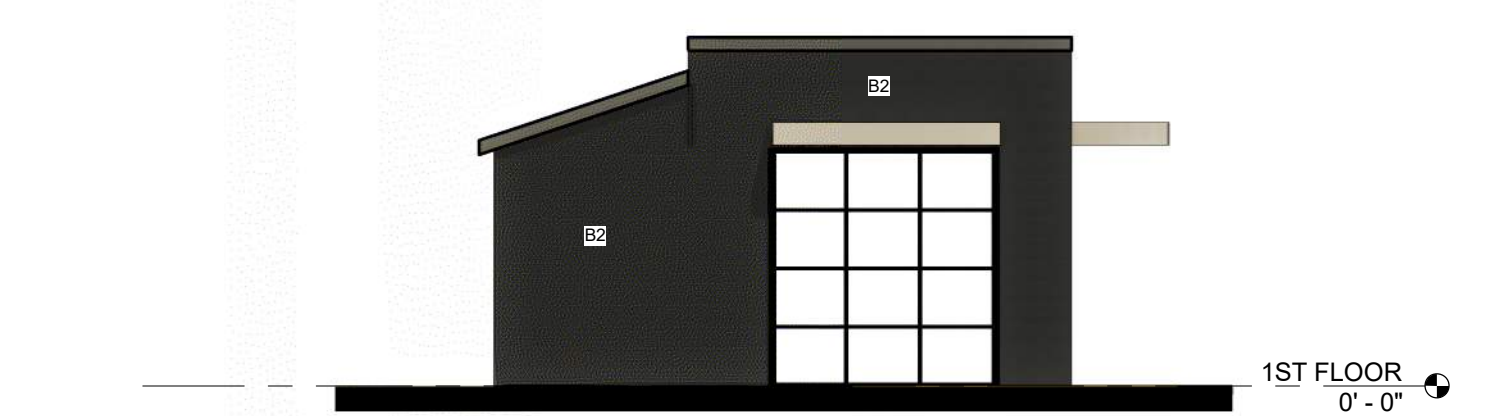
**6 SE ELEVATION - COMMUNITY ROOM**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - AMENITY - SE			
Designation	Description	Area	Percentage
B2	Brick - Modular - Painted	263 SF	100%



**7 SW ELEVATION - COMMUNITY ROOM**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - AMENITY - SW			
Designation	Description	Area	Percentage
B2	Brick - Modular - Painted	218 SF	100%



**8 NE ELEVATION - COMMUNITY ROOM**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - AMENITY - NE			
Designation	Description	Area	Percentage
B2	Brick - Modular - Painted	215 SF	100%



**3 EAST ELEVATION - BUILDING 1**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - EAST				
Designation	Description	Area	Percentage	
B1	Manufactured Stone	184 SF	19%	
S1	Fiber Cement Lap Siding - Medium	502 SF	53%	
S2	Fiber Cement Shake Siding - Dark	269 SF	28%	



**4 WEST ELEVATION - BUILDING 1**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - WEST				
Designation	Description	Area	Percentage	
B1	Manufactured Stone	183 SF	19%	
S1	Fiber Cement Lap Siding - Medium	506 SF	53%	
S2	Fiber Cement Shake Siding - Dark	272 SF	28%	



**2 NORTH ELEVATION - BUILDING 1**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - NORTH				
Designation	Description	Area	Percentage	
B1	Manufactured Stone	153 SF	9%	
S1	Fiber Cement Lap Siding - Medium	1269 SF	78%	
S2	Fiber Cement Shake Siding - Dark	207 SF	13%	



**1 SOUTH ELEVATION - BUILDING 1**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - SOUTH				
Designation	Description	Area	Percentage	
B1	Manufactured Stone	33 SF	2%	
S1	Fiber Cement Lap Siding - Medium	1277 SF	71%	
S2	Fiber Cement Shake Siding - Dark	492 SF	27%	

MATERIAL SCHEDULE - OVERALL			
Designation	Description	Area	Percentage
B1	Manufactured Stone	2314 SF	14%
B2	Brick - Modular - Painted	1466 SF	9%
S1	Fiber Cement Lap Siding - Medium	3863 SF	23%
S2	Fiber Cement Shake Siding - Dark	1856 SF	11%
S3	Fiber Cement Board and Batten Siding - Dark	5632 SF	33%
S4	Fiber Cement Shake Siding - Wood Tone	1995 SF	12%



**2 NORTH ELEVATION - BUILDING 2**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - NORTH			
Designation	Description	Area	Percentage
B1	Manufactured Stone	175 SF	18%
S3	Fiber Cement Board and Batten Siding - Dark	501 SF	53%
S4	Fiber Cement Shake Siding - Wood Tone	272 SF	29%



**1 WEST ELEVATION - BUILDING 2**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - WEST			
Designation	Description	Area	Percentage
B1	Manufactured Stone	190 SF	9%
S3	Fiber Cement Board and Batten Siding - Dark	1617 SF	79%
S4	Fiber Cement Shake Siding - Wood Tone	239 SF	12%



**4 SOUTH ELEVATION - BUILDING 2**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - SOUTH			
Designation	Description	Area	Percentage
B1	Manufactured Stone	174 SF	18%
S3	Fiber Cement Board and Batten Siding - Dark	503 SF	53%
S4	Fiber Cement Shake Siding - Wood Tone	272 SF	29%



**3 EAST ELEVATION - BUILDING 2**  
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE - TH - EAST			
Designation	Description	Area	Percentage
B1	Manufactured Stone	33 SF	2%
S3	Fiber Cement Board and Batten Siding - Dark	1594 SF	73%
S4	Fiber Cement Shake Siding - Wood Tone	552 SF	25%

PRELIMINARY - NOT FOR CONSTRUCTION

**ELEMENT**  
DESIGN - BUILD

**PROJECT:**  
**Wildwood Rowhomes**  
2502 County Rd E East  
White Bear Lake, MN

**REVISIONS:**


**06 / 19 / 2023**  
**PROJECT NO: 00-000**  
**CONTENTS:**  
Elevations - Building 2

**SHEET NO:**  
**A202**



PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:  
**Wildwood Rowhomes**  
2502 County Rd E East  
White Bear Lake, MN

REVISIONS:

△	
△	

06 / 19 / 2023  
PROJECT NO: 00-000  
CONTENTS:  
Exterior Views

SHEET NO:  
**A203**

**ELEMENT**  
DESIGN - BUILD



PRELIMINARY- NOT FOR CONSTRUCTION

PROJECT:  
**Wildwood Rowhomes**  
2502 County Rd E East  
White Bear Lake, MN

REVISIONS:

△	_____
△	_____

06 / 19 / 2023

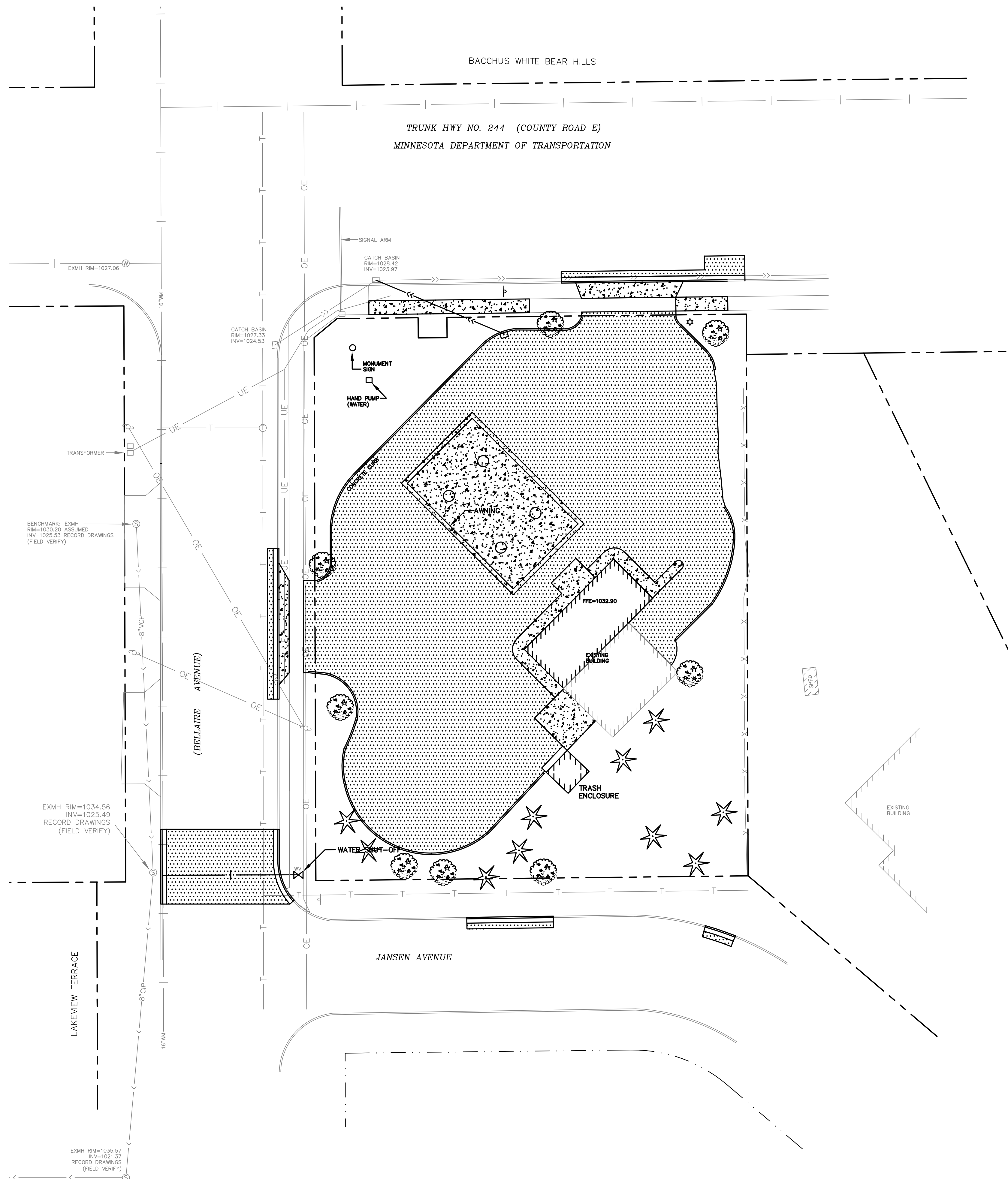
PROJECT NO: 00-000

CONTENTS:  
Exterior Views

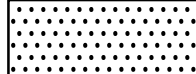

SHEET NO:

**A204**

**ELEMENT**  
DESIGN - BUILD



**SYMBOL LEGEND**

-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

**KEY NOTES**

**DEMOLITION NOTES**

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State Onecall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

PRELIMINARY NOT FOR CONSTRUCTION

Client:

Project Title:

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

Date: \_\_\_\_\_ Lic. No.: \_\_\_\_\_

Rev.	Date	Description

Project #: 12236008.000  
 Drawn By: TJR  
 Checked By: MJW  
 Issue Date: 06.20.23  
 Sheet Title:

**DEMOLITION PLAN**

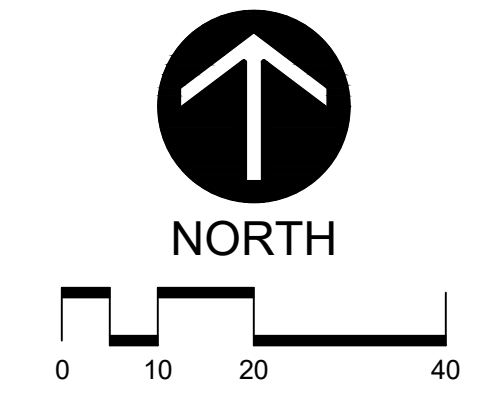
Sheet:  
**C100**

**Larson Engineering, Inc.**  
 3524 Labore Road  
 White Bear Lake, MN 55110  
 651.481.9120 (f) 651.481.9201  
 www.larsonengr.com

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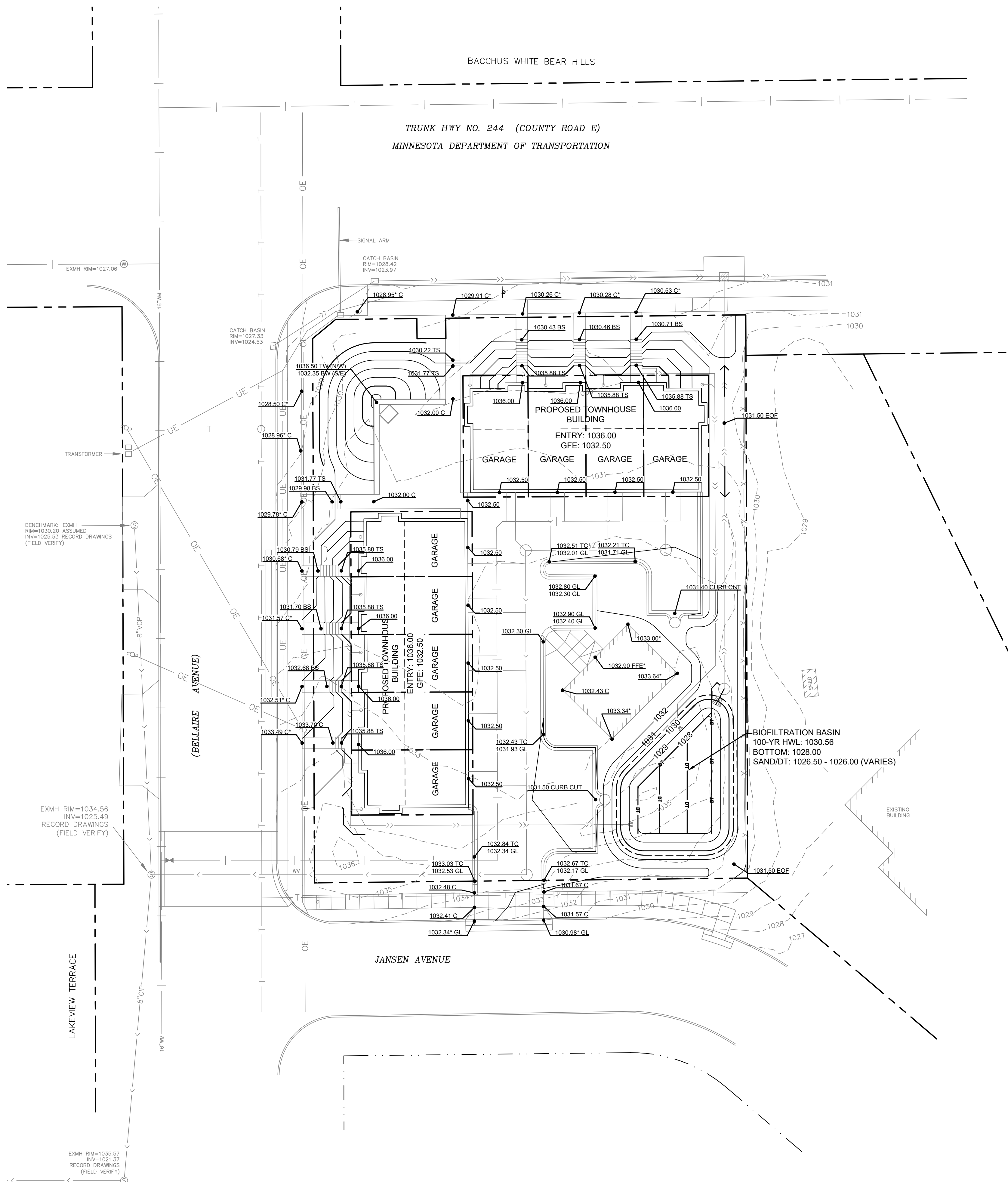
**ELEMENT DESIGN-BUILD**  
 1110 RAYMOND AVENUE, UNIT 3  
 ST. PAUL, MN 55108

**WILDWOOD ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110









### SYMBOL LEGEND

- 950 EXISTING CONTOURS
  - 950 PROPOSED CONTOURS - MAJOR INTERVAL
  - 949 PROPOSED CONTOURS - MINOR INTERVAL
  - GRADE BREAK LINE
  - 2.0% GRADE SLOPE
  - SILT FENCE
  - RIP-RAP / ROCK CONST. ENTRANCE
  - INLET PROTECTION
  - CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:**
- TC - TOP OF CURB
  - GL - GUTTER LINE
  - GO - GUTTER OUT
  - B - BITUMINOUS
  - C - CONCRETE
  - EO - EMERGENCY OVERFLOW
  - TW - TOP OF WALL
  - BW - BOTTOM OF WALL (F/G)
  - (\*) - EXISTING TO BE VERIFIED

### GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (\*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- All disturbed areas to receive X" of good quality topsoil and seed.
- All construction shall be performed in accordance with state and local standard specifications for construction.

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**WILDWOOD ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110

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

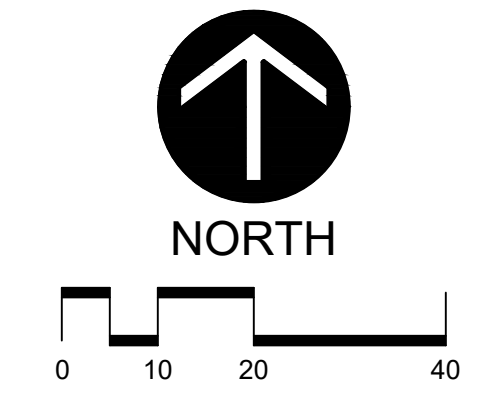
Date: \_\_\_\_\_ Lic. No.: \_\_\_\_\_

Rev.	Date	Description

Project #: 12236008.000  
 Drawn By: TJR  
 Checked By: MJW  
 Issue Date: 06.20.23  
 Sheet Title:

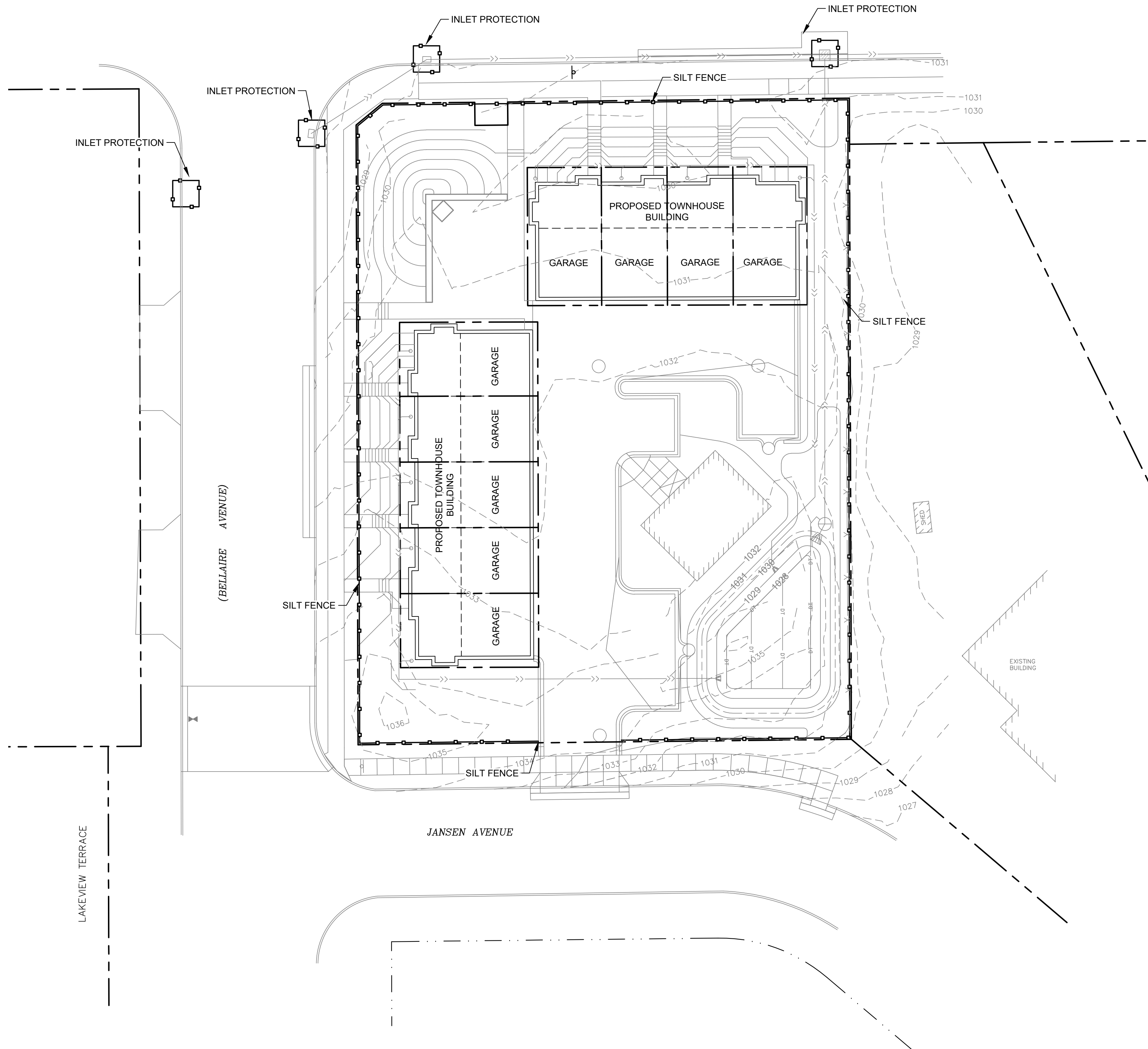
**GRADING PLAN**

Sheet: **C300**



BACCHUS WHITE BEAR HILLS

TRUNK HWY NO. 244 (COUNTY ROAD E)  
MINNESOTA DEPARTMENT OF TRANSPORTATION

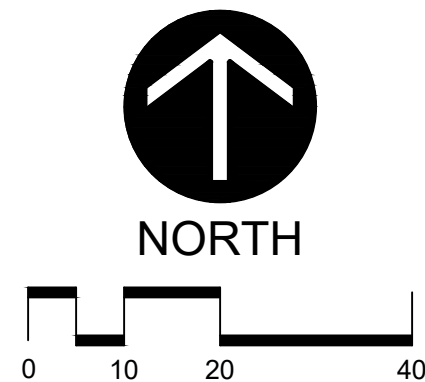


### SYMBOL LEGEND

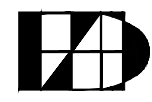
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE  
(TO BE FIELD-LOCATED BY CONTRACTOR)
- INLET PROTECTION

### EROSION CONTROL NOTES

1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes 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 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 wastes 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.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.



**Larson Engineering, Inc.**  
 3524 Labore Road  
 White Bear Lake, MN 55110  
 651.481.9120 (f) 651.481.9201  
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**ELEMENT DESIGN-BUILD**  
 1110 RAYMOND AVENUE, UNIT 3  
 ST. PAUL, MN 55108

PRELIMINARY NOT FOR CONSTRUCTION

**WILDWOOD ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110

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

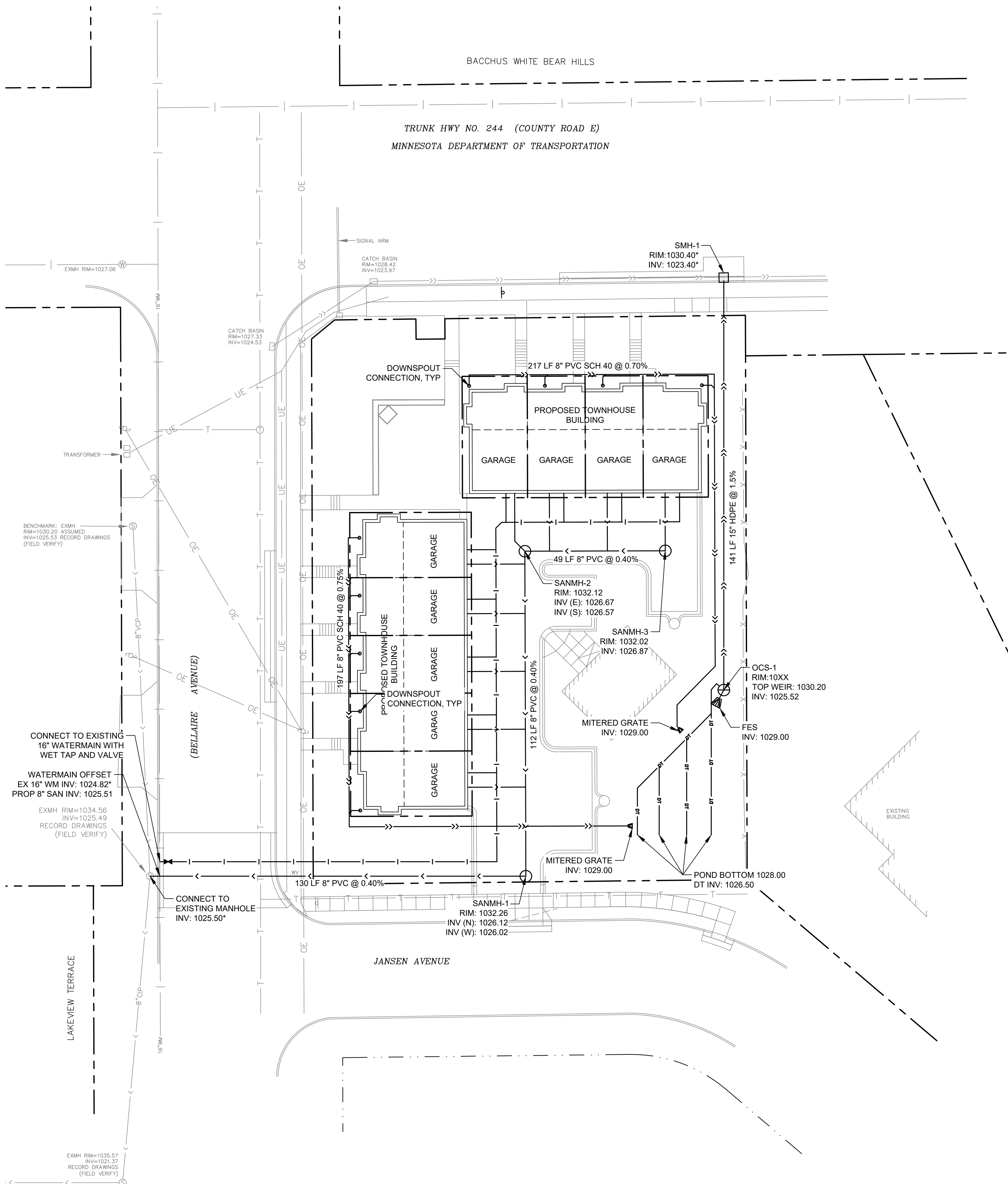
Date: \_\_\_\_\_ Lic. No.: \_\_\_\_\_

Rev.	Date	Description

Project #: 12236008.000  
 Drawn By: TJR  
 Checked By: MJW  
 Issue Date: 06.20.23  
 Sheet Title:

**EROSION CONTROL PLAN**

Sheet:  
**C400**



**SYMBOL LEGEND**

- |   |                  |                     |                              |
|---|------------------|---------------------|------------------------------|
| ○ | STORM MANHOLE    | — CTV —             | CABLE UNDERGROUND LINE       |
| ○ | CATCH BASIN      | — OE — OE —         | ELECTRIC OVERHEAD LINE       |
| □ | CURB INLET       | — UE — UE —         | ELECTRIC UNDERGROUND LINE    |
| ▲ | FLARED END       | — FO —              | FIBER OPTIC UNDERGROUND LINE |
| ○ | SANITARY MANHOLE | — GAS — GAS — GAS — | NATURAL GAS UNDERGROUND LINE |
| ⊕ | HYDRANT          | — — —               | SANITARY SEWER PIPE          |
| ⊗ | GATE VALVE & BOX | — — —               | STORM SEWER PIPE             |
| ⊗ | WATER SHUTOFF    | — T — T —           | TELEPHONE UNDERGROUND LINE   |
| ⊙ | LIGHT POLE       | — — —               | WATERMAIN PIPE               |
|   |                  | — — —               | DRAINTILE PIPE               |

**UTILITY NOTES**

- It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
- All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
- The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
- The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
- Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
- HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
- All RCP pipe shown on the plans shall be MN/DOT class 3.
- Maintain a minimum of 7 1/2' of cover over all water lines and sanitary sewer lines. Where 7 1/2' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8" wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
- Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
- All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
- See Project Specifications for bedding requirements.
- Pressure test and disinfect all new watermains in accordance with state and local requirements.
- Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
- A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

**PRELIMINARY NOT FOR CONSTRUCTION**

Client:

Project Title:

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Rev.	Date	Description

Project #: 12236008.000  
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**UTILITY PLAN**

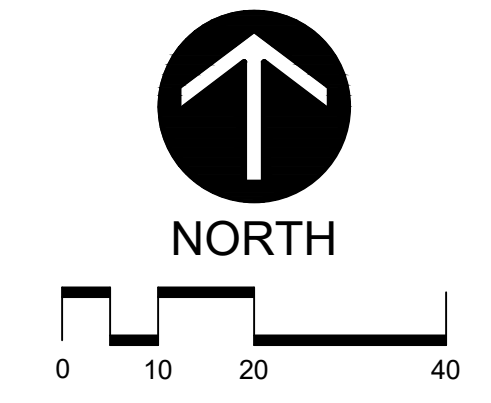
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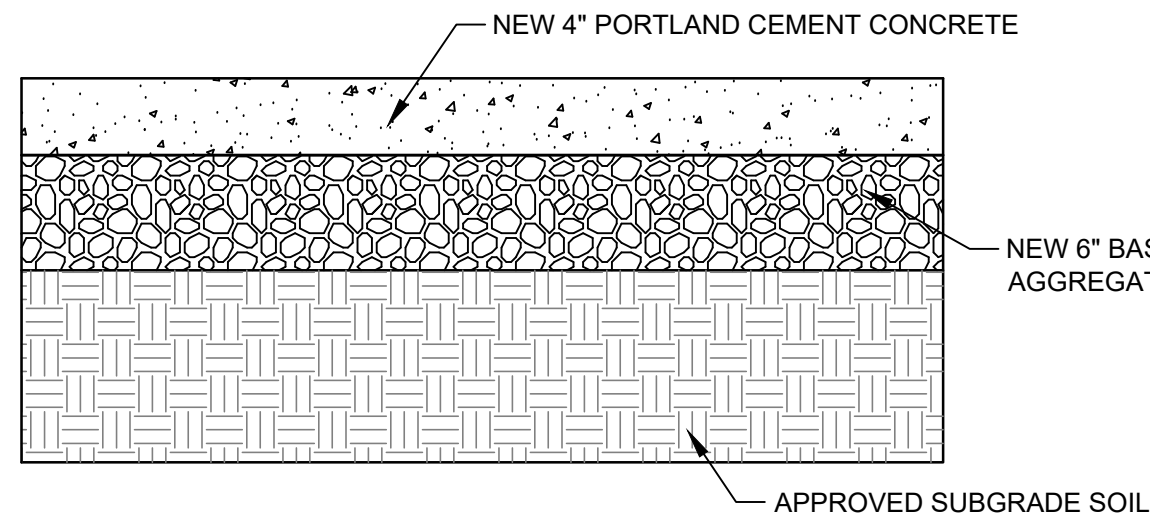
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 White Bear Lake, MN 55110  
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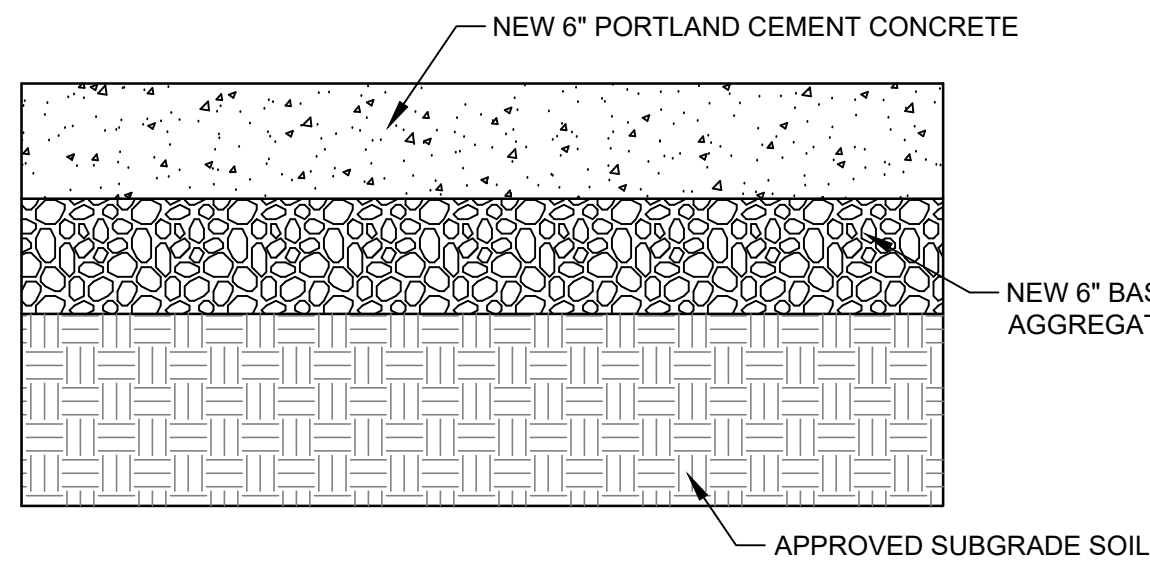
**WILDWOOD ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110





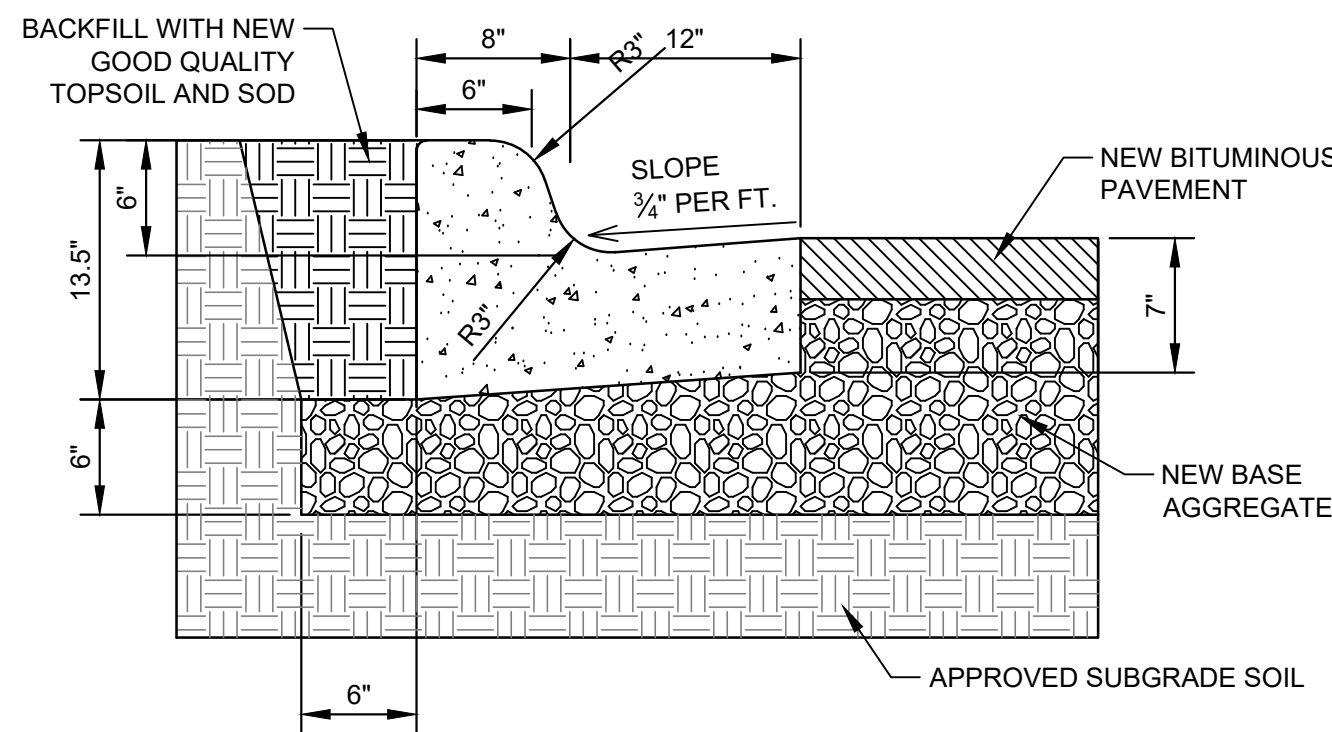
**LIGHT-DUTY CONCRETE CONSTRUCTION DETAIL**

NOT TO SCALE



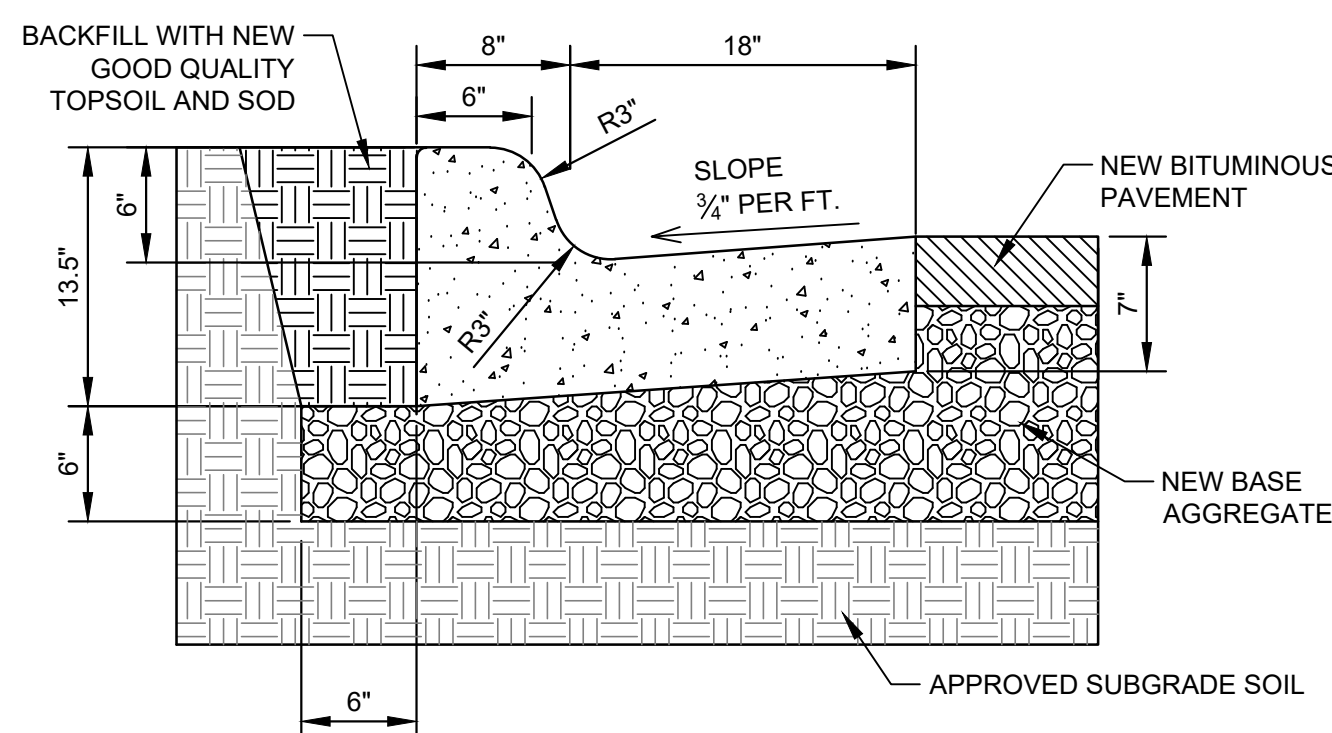
**HEAVY-DUTY CONCRETE CONSTRUCTION DETAIL**

NOT TO SCALE



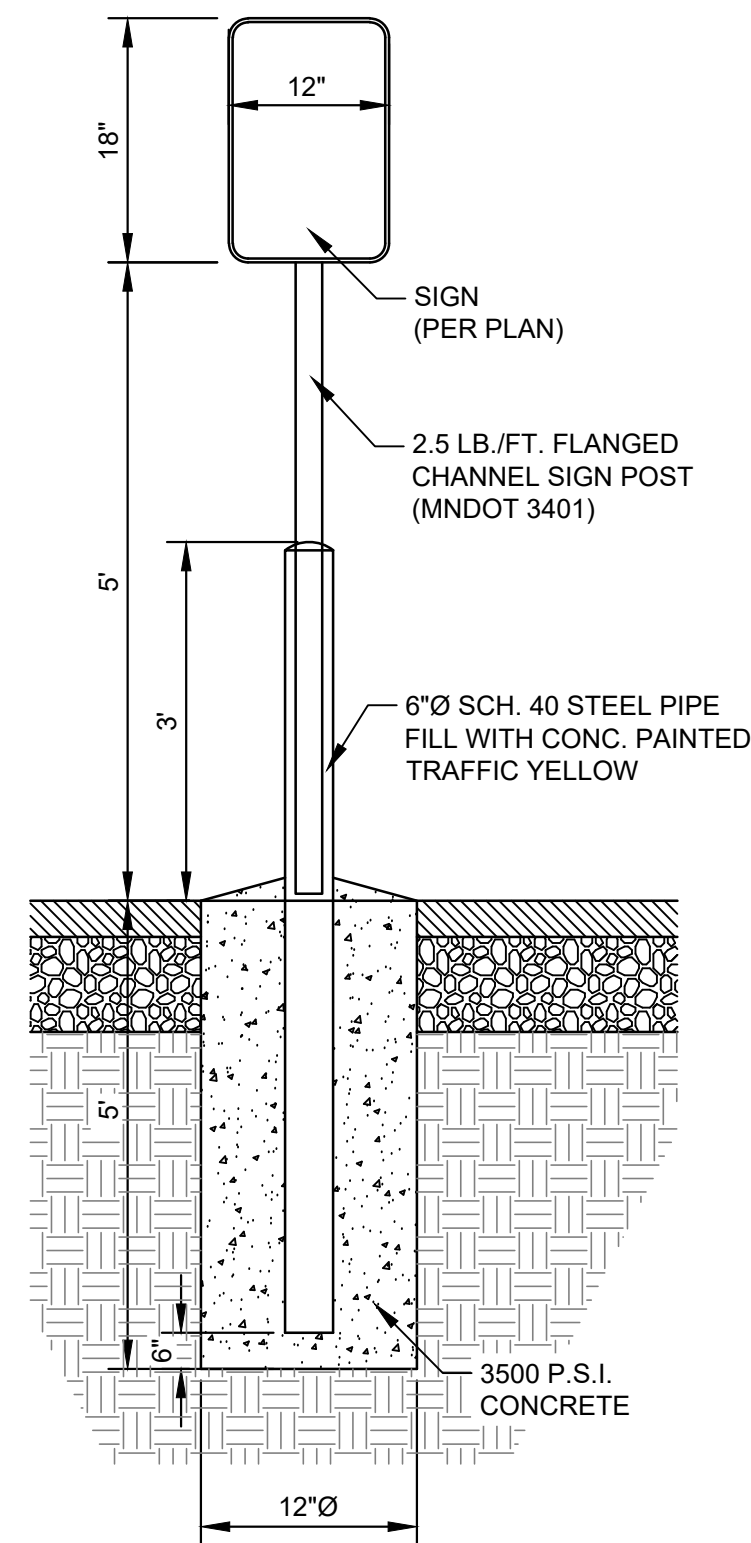
**B612 CONCRETE CURB & GUTTER DETAIL**

NOT TO SCALE



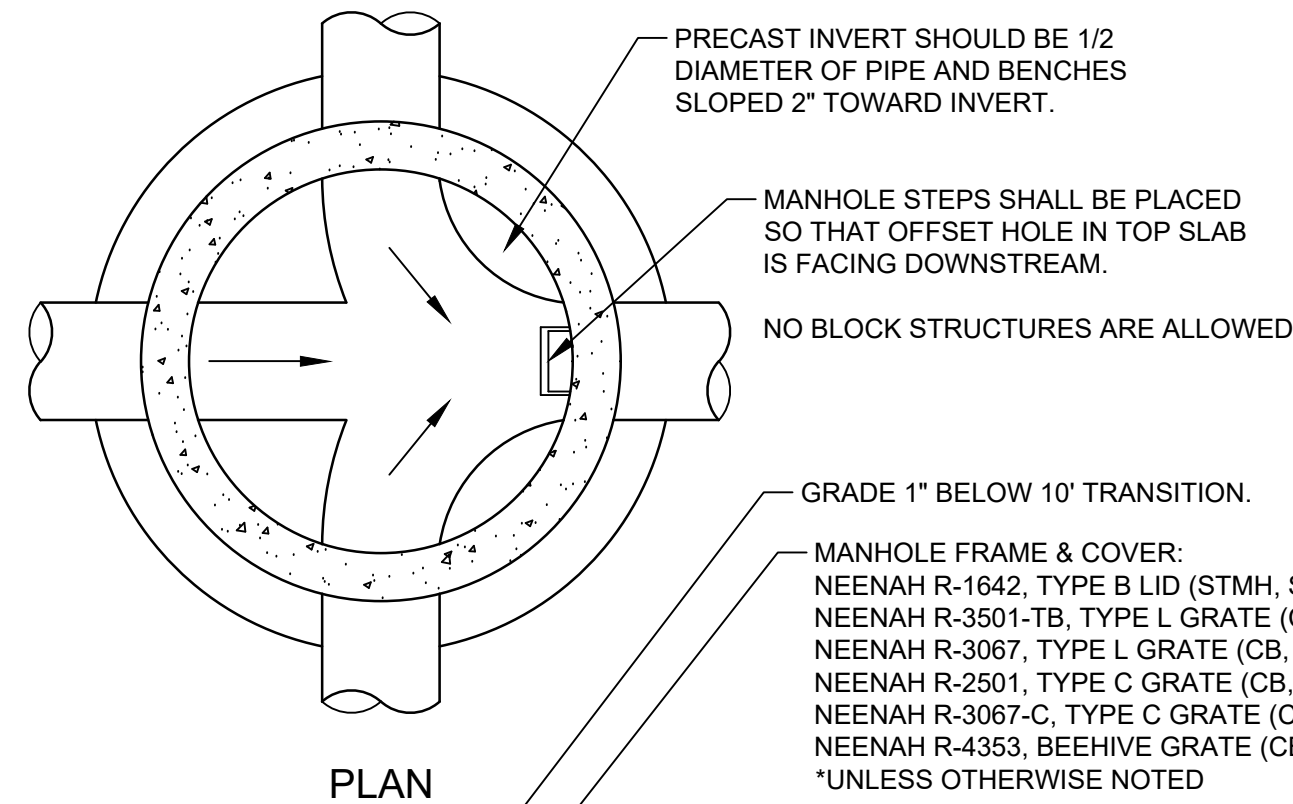
**B618 CONCRETE CURB & GUTTER DETAIL**

NOT TO SCALE

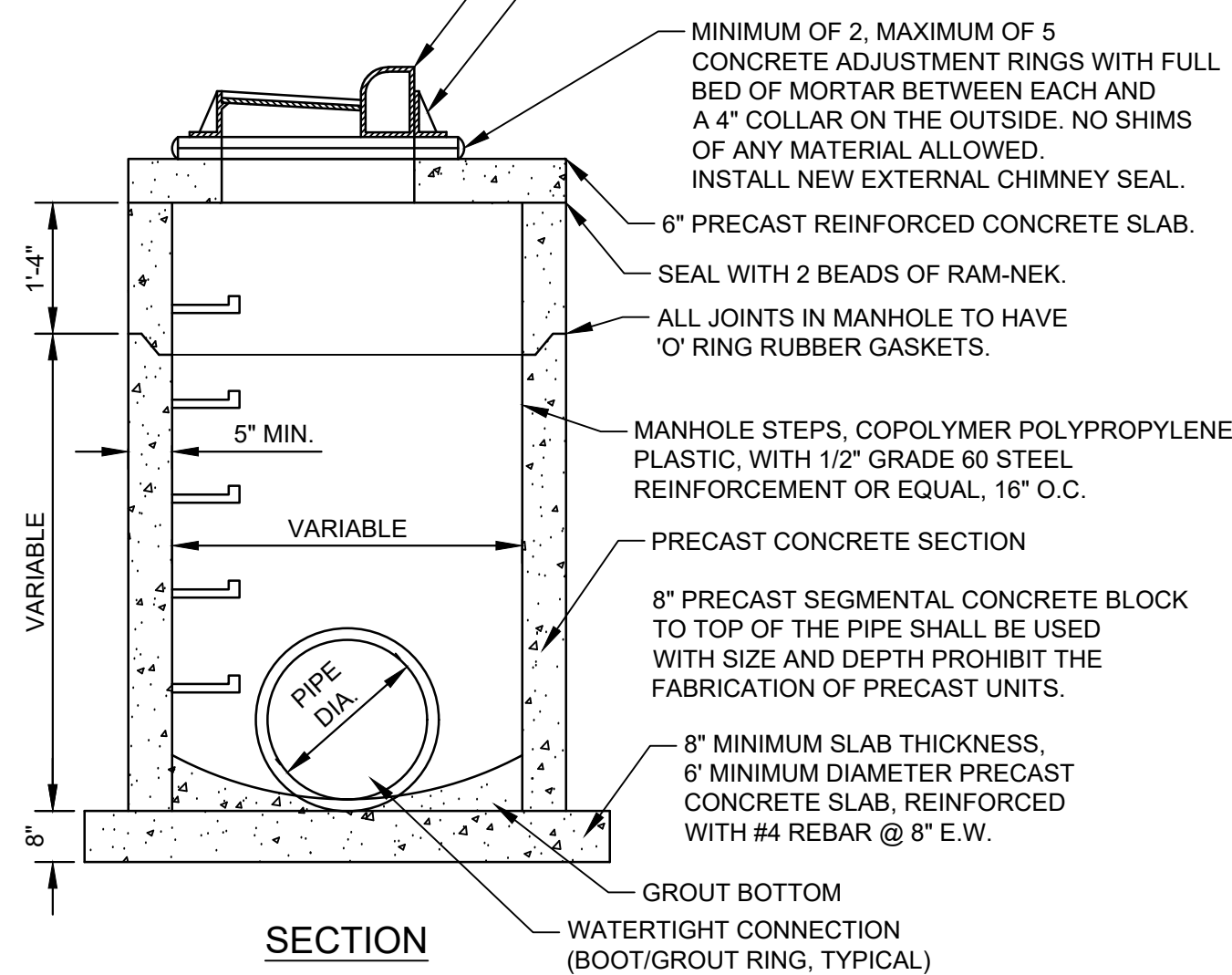


**ACCESSIBLE PARKING SIGN AND POST DETAIL**

NOT TO SCALE



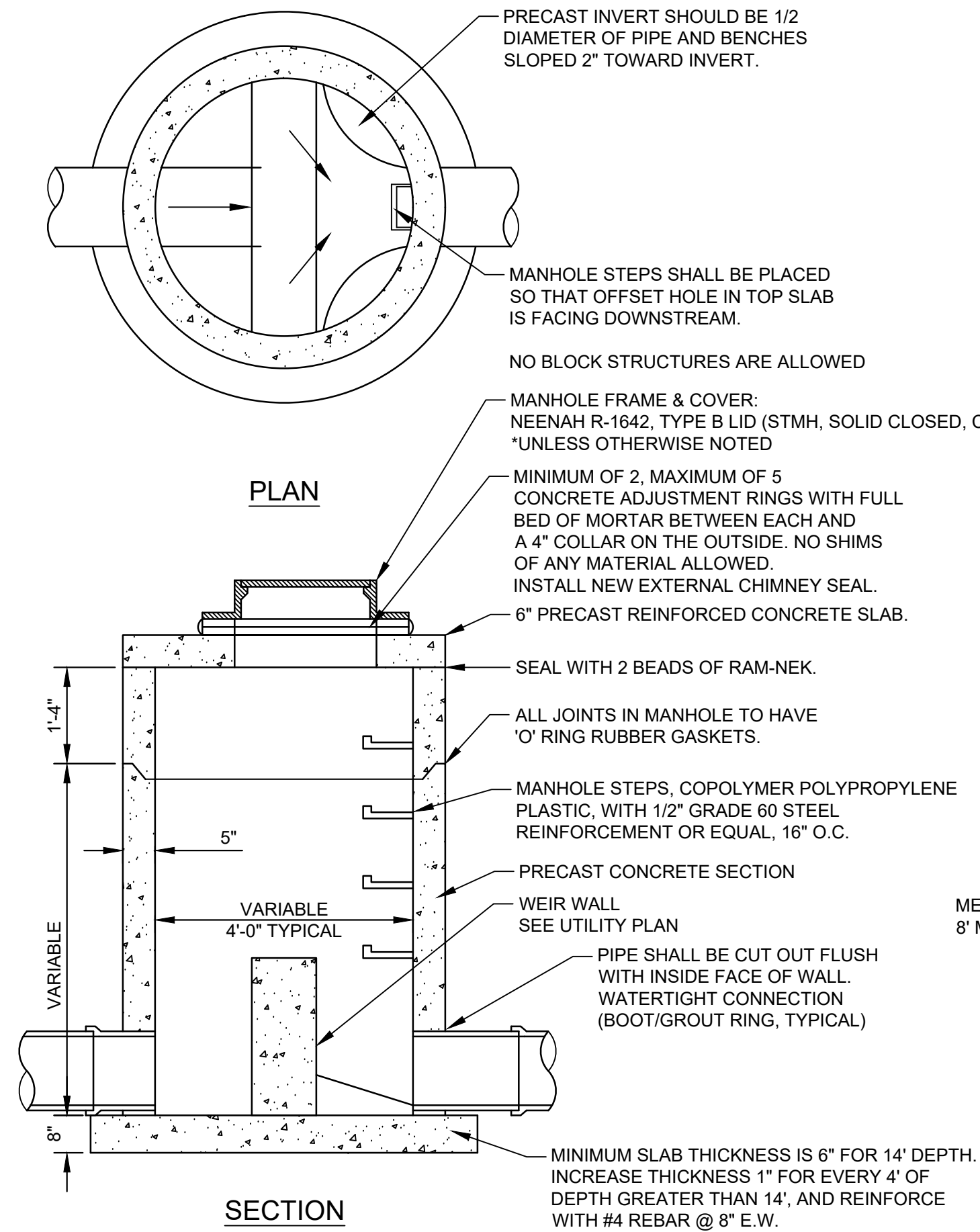
**PLAN**



**SECTION**

**CATCH BASIN MANHOLE DETAIL**

NOT TO SCALE

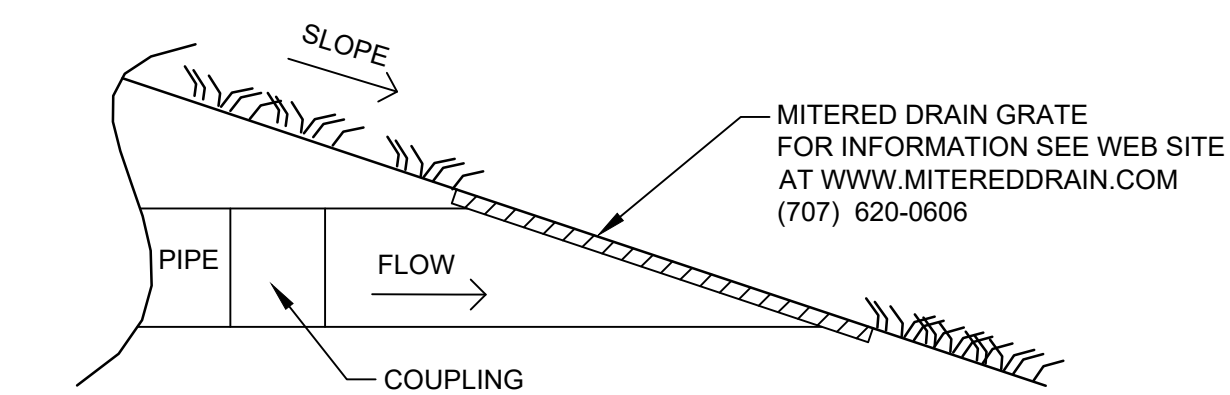


**PLAN**

**SECTION**

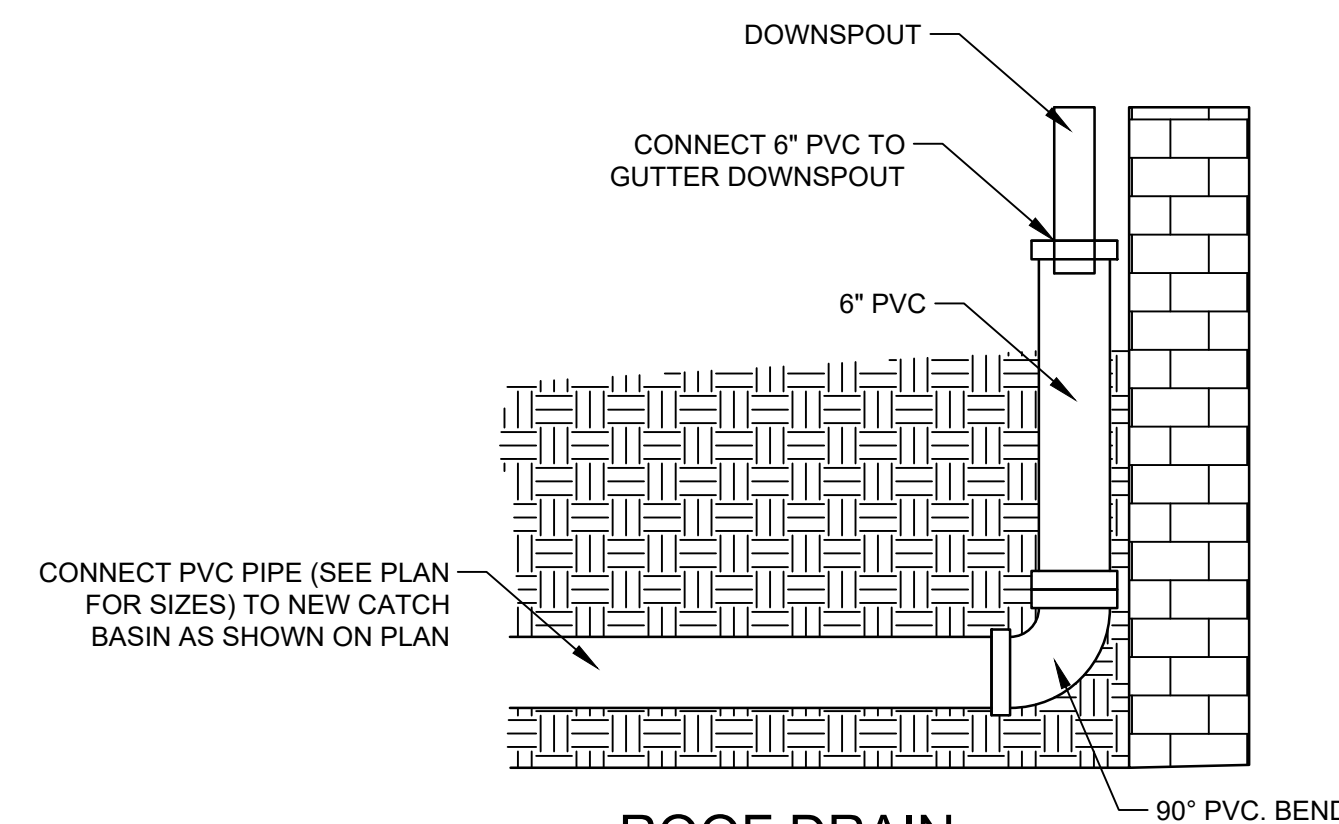
**OUTLET CONTROL STRUCTURE MANHOLE DETAIL**

NOT TO SCALE



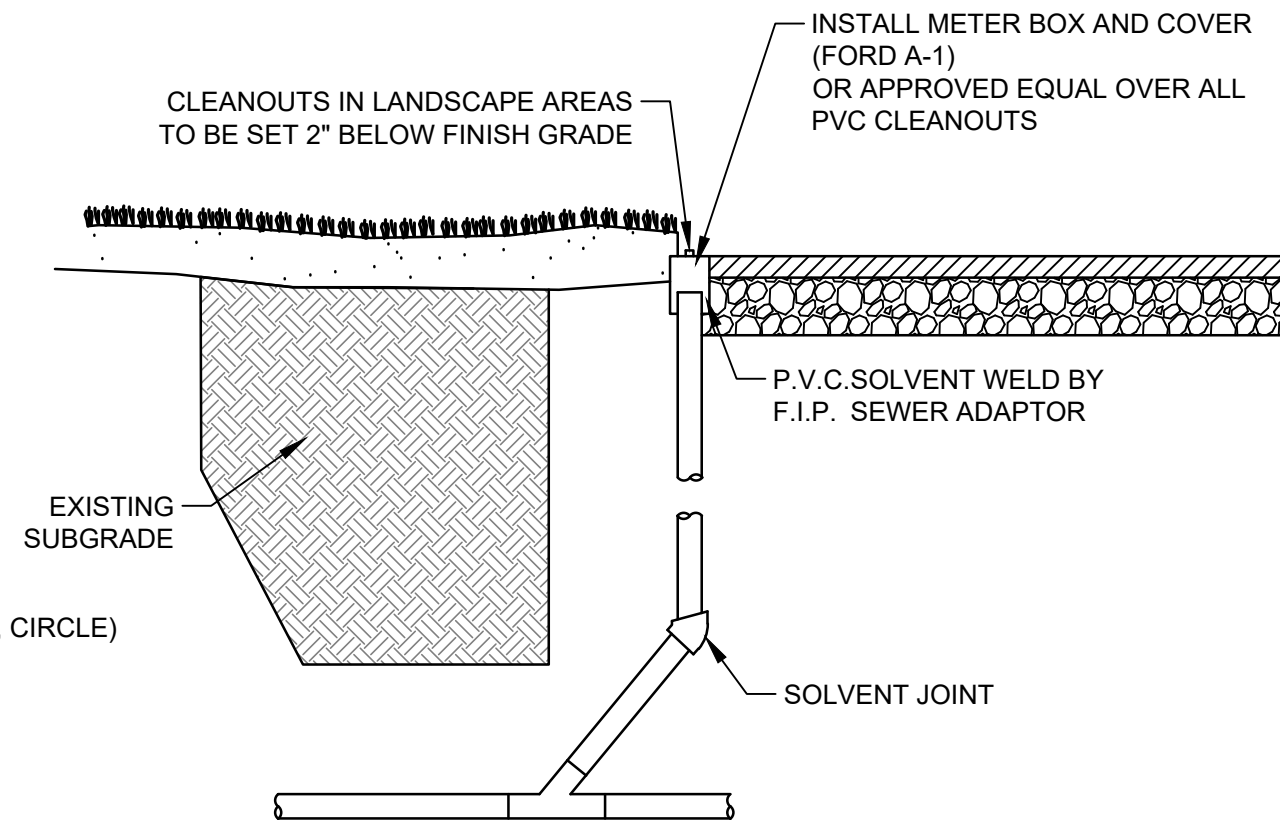
**MITERED END GRATE DETAIL**

NOT TO SCALE



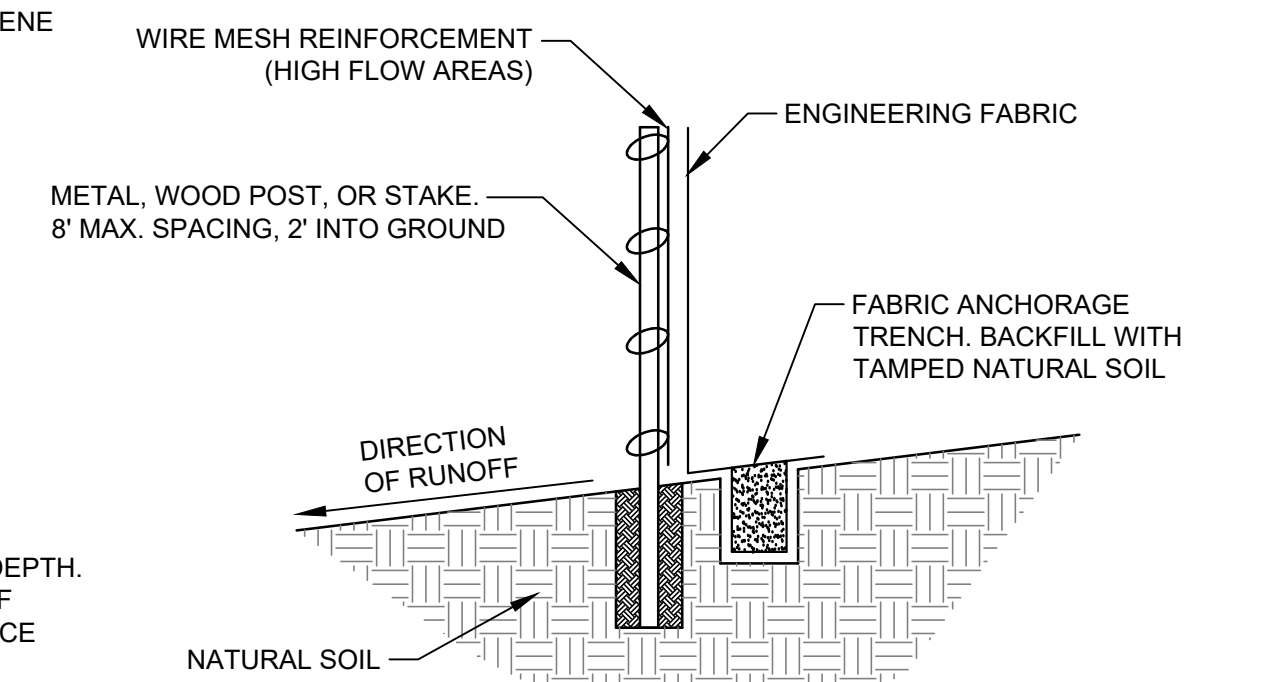
**ROOF DRAIN CONNECTION DETAIL (TURF)**

NOT TO SCALE



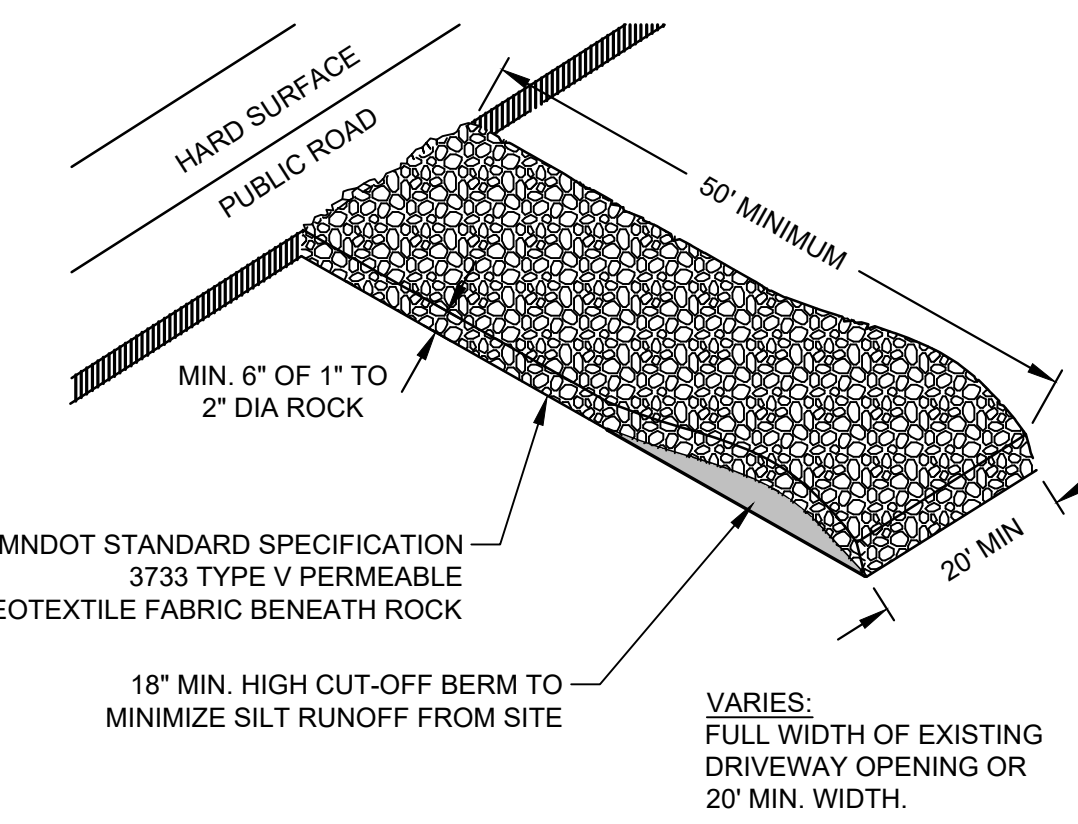
**SANITARY SEWER CLEANOUT DETAIL**

NOT TO SCALE



**SILT FENCE INSTALLATION DETAIL**

NOT TO SCALE



**ROCK CONSTRUCTION ENTRANCE**

NOT TO SCALE



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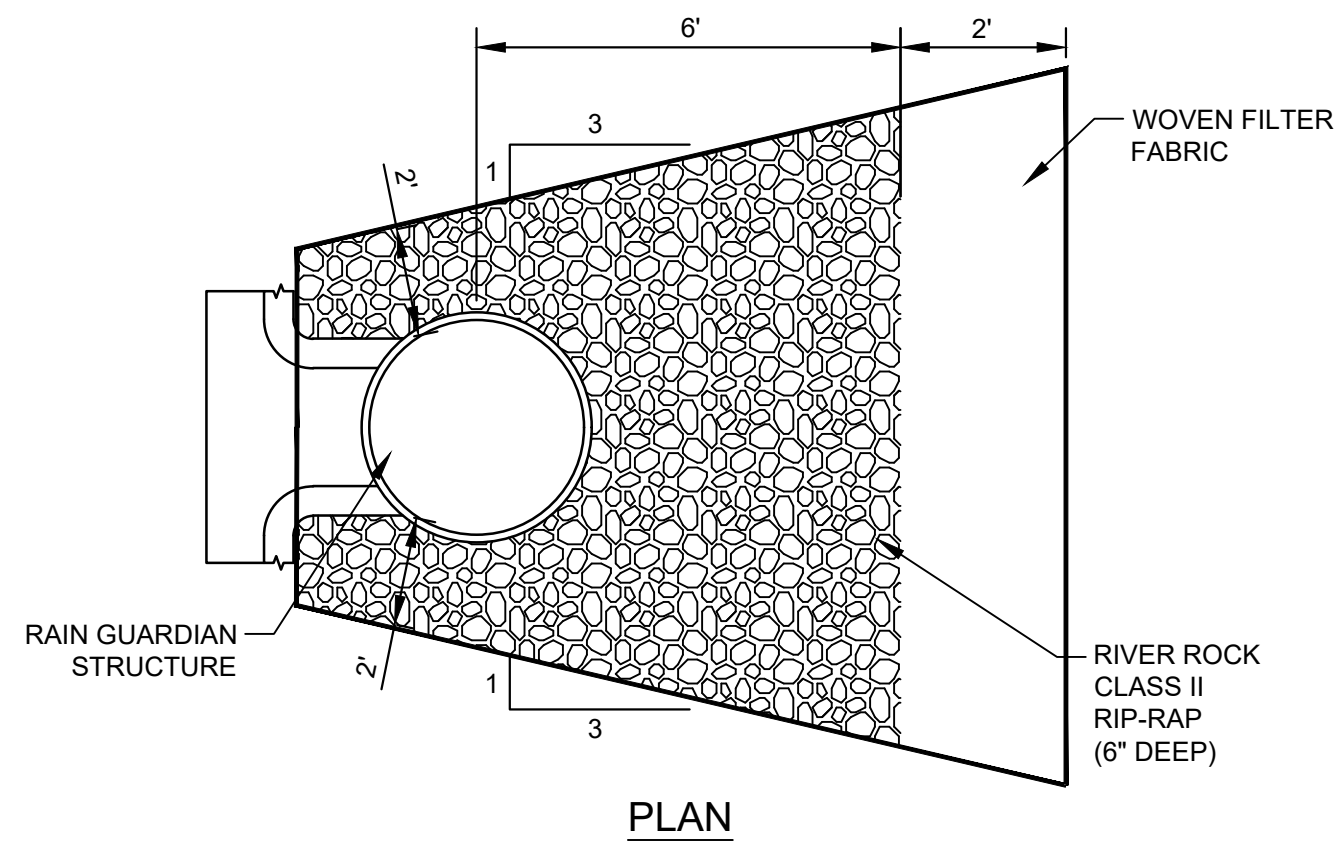
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Project #: 12236008.000  
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DETAILS

Sheet:

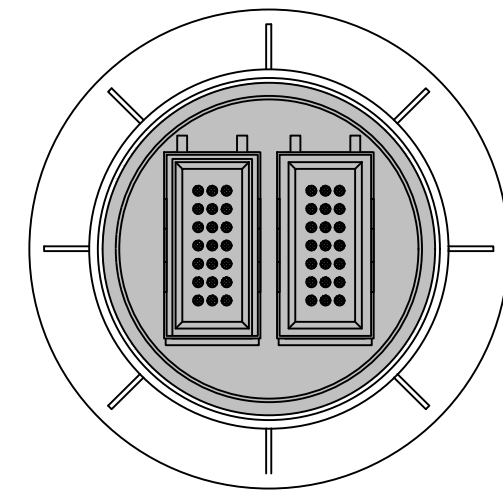
**C600**



NOTE:  
500X MIRAFI FABRIC OR EQUAL

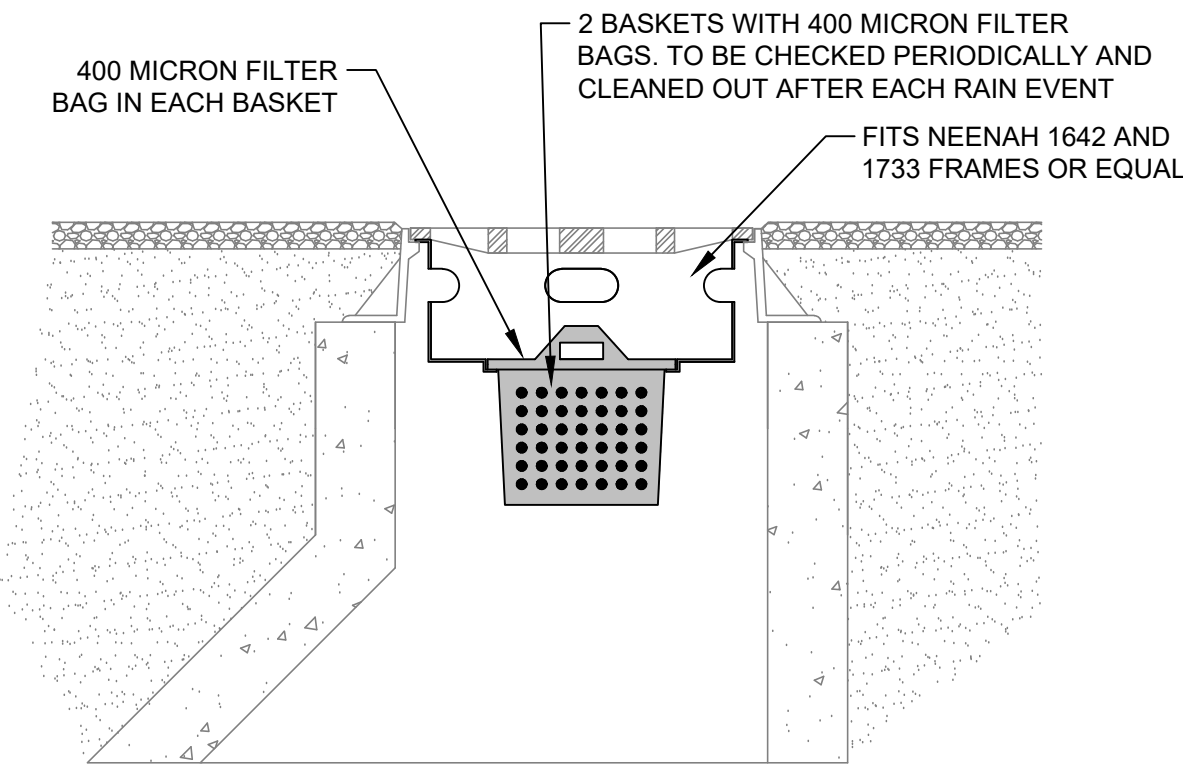
**RAIN GUARDAIN WITH RIP-RAP DETAIL**

NOT TO SCALE



FILTER AREA	5.65 FT <sup>2</sup>
OVERFLOW AREA	0.42 FT <sup>2</sup>
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS

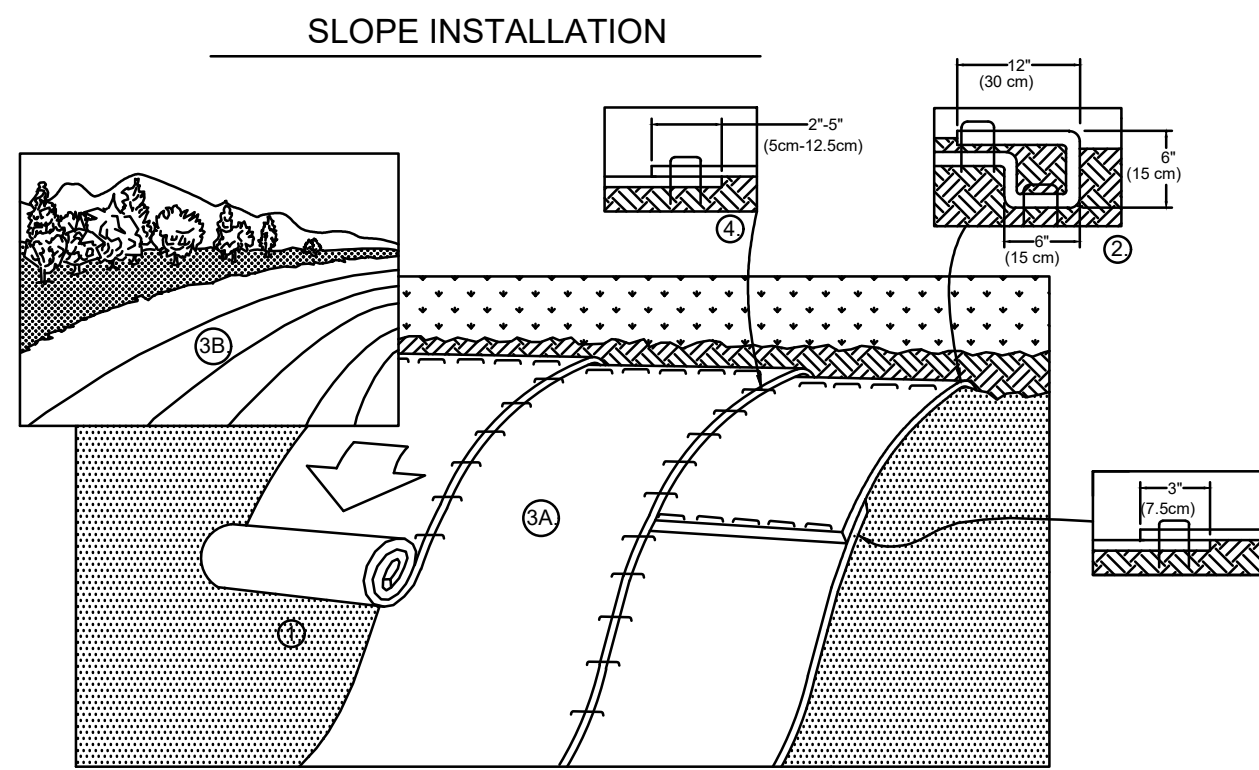
**PLAN**



**PROFILE**

**INFRSAFE INLET PROTECTION DEVICE (OR EQUAL)**

NOT TO SCALE



**SLOPE INSTALLATION**

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
  3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
  5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
- NOTE:  
\*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



**NORTH AMERICAN GREEN**  
EROSION CONTROL Products  
Guaranteed SOLUTIONS  
14649 HIGHWAY 41 NORTH  
EVANSVILLE, IN 47725  
800-772-2040  
www.na-green.com

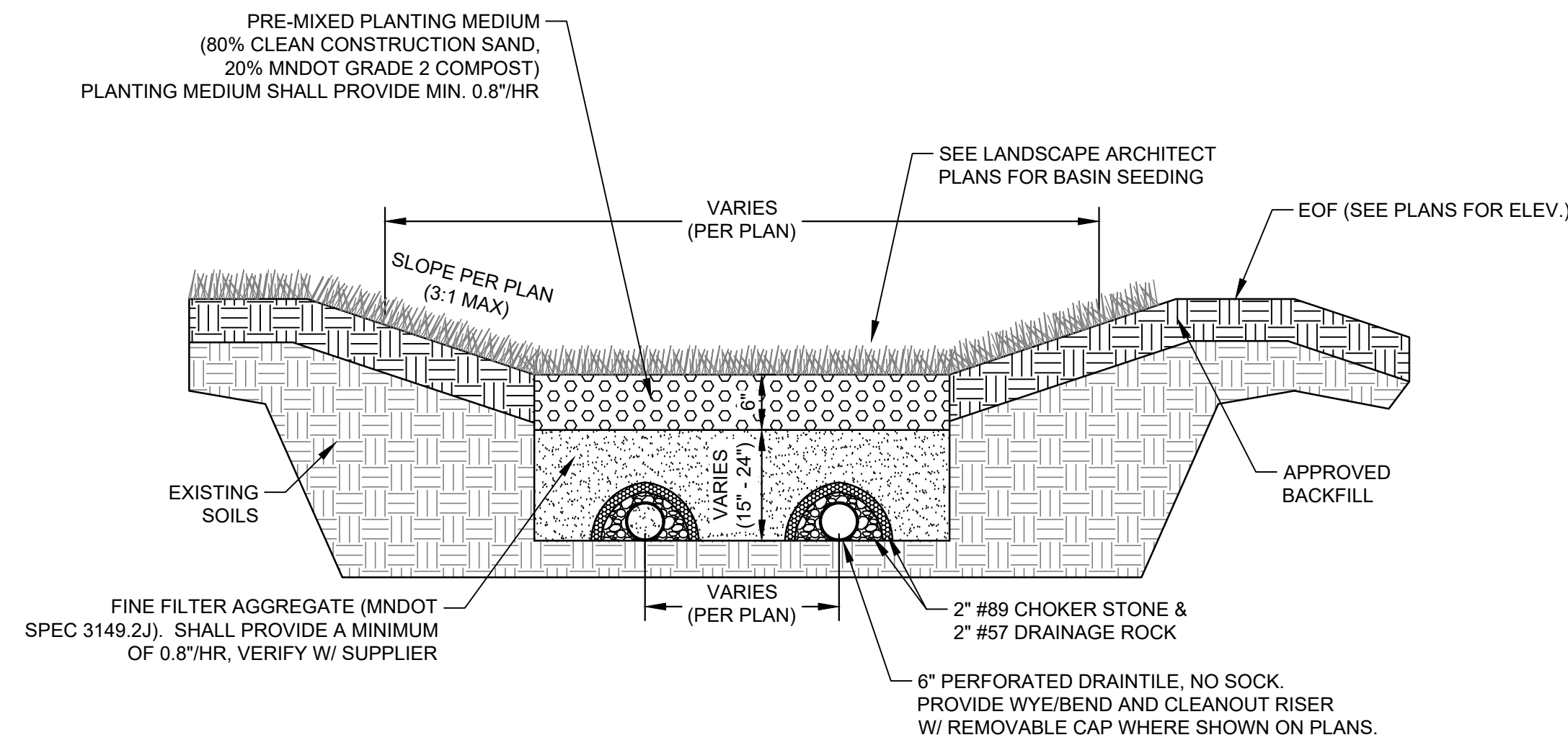
**Category 4 Erosion Control Blanket:**  
North American Green S150 erosion control blanket or approved equal.

<b>Top Net</b> Polypropylene 1.5 lbs/1,000 ft <sup>2</sup> (0.73 kg/100 m <sup>2</sup> ) approx. wt.	<b>Bottom Net</b> Polypropylene 1.5 lbs/1,000 ft <sup>2</sup> (0.73 kg/100 m <sup>2</sup> ) approx. wt.
<b>Straw Fiber</b> 0.50 LBS/YD <sup>2</sup> (0.27 KG/M <sup>2</sup> )	<b>Thread</b> Photodegradable

**Staples/Anchors:**  
The type of anchors used to secure the blanket to the ground shall be Steel wire 11 Gauge 1" wide x 8" long.

**EROSION CONTROL BLANKET**

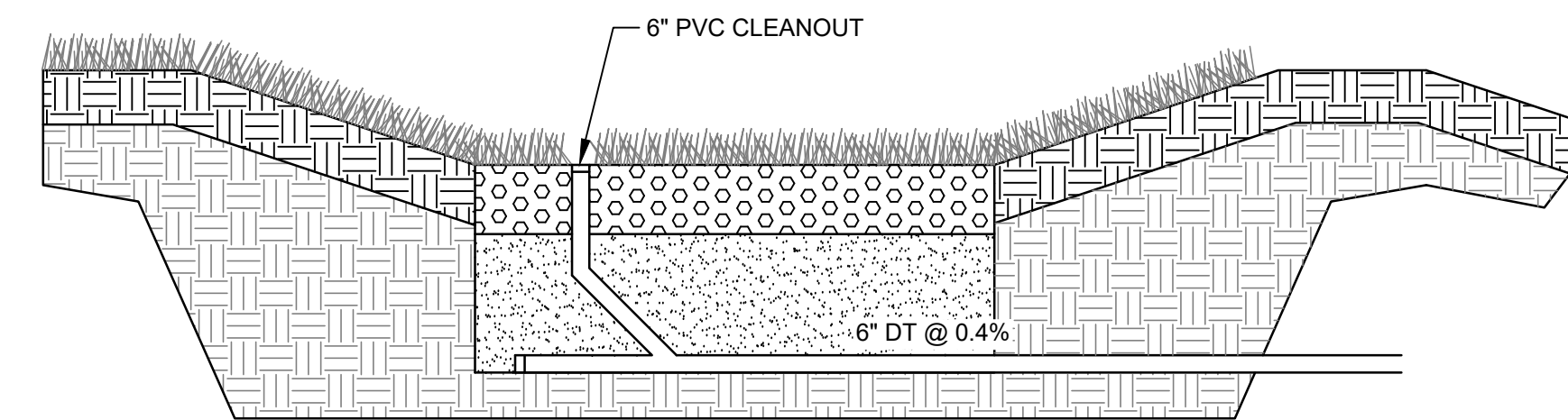
NOT TO SCALE



- NOTES:
1. SOILS WITHIN FILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION DUE TO CONSTRUCTION TRAFFIC. AREAS SHALL BE STAKED AND MARKED OFF, WITH ONLY LOW IMPACT EQUIPMENT (TRACKED OR SIMILAR) ALLOWED.

**FILTRATION BASIN CROSS SECTION**

NOT TO SCALE



PRELIMINARY NOT FOR CONSTRUCTION

Client:

**WILDWOOD ROWHOMES**  
2502 CO RD E EAST  
WHITE BEAR LAKE, MN 55110

Project Title:

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

Date: \_\_\_\_\_ Lic. No.: \_\_\_\_\_

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Project #: 12236008.000  
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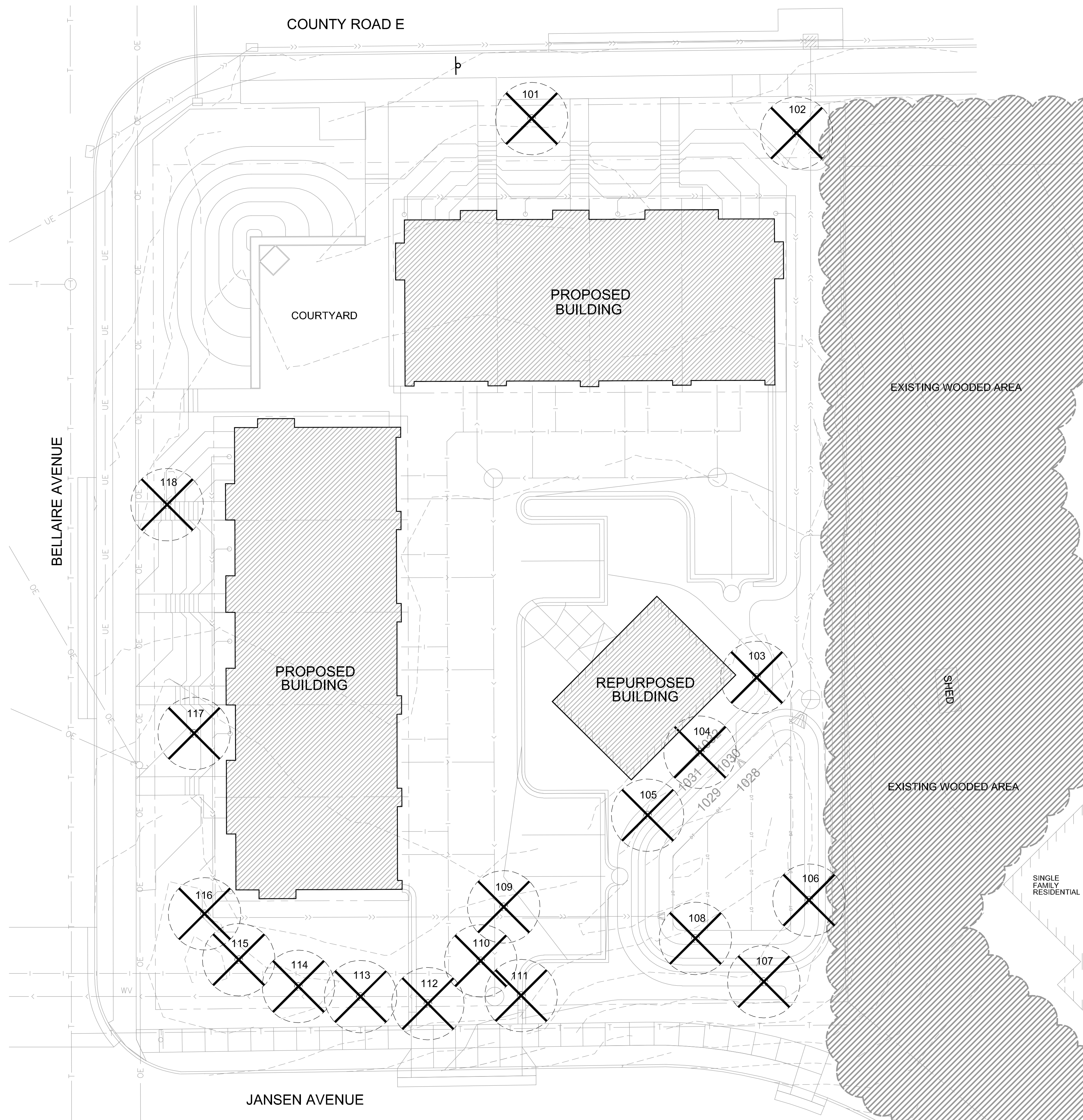
DETAILS

Sheet:  
**C601**

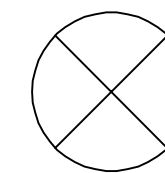
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**Legend:**



Existing Tree to be Removed



**CALYX**  
 DESIGN GROUP  
 Landscape Architecture | Planning  
 475 Cleveland Avenue N., Suite 101A  
 St. Paul, MN 55104  
 Telephone: 651.786.8616  
 Internet: www.calyxdesigngroup.com

**ELEMENT**  
**DESIGN-BUILD**  
 1110 RAYMOND AVENUE, UNIT 3  
 ST. PAUL, MN 55108

**WILDWOOD**  
**ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110

**Municipal Tree Mitigation Requirements:**

Total Significant Tree Inches On-Site (B):	230
Total Premium Inches Removed (A1):	230
Total Secondary Inches Removed (A2):	0
Total Premium Replacement Inches Required (D)**:	306
Total Secondary Replacement Inches Required (D)**:	0
Total Replacement Inches Required:	306
Non-Significant Inches to Remain Credit:	0
Blvd Tree Credit***:	0
Total Replacement Inches Owed:	306
Total Replacement Inches Shown:	50
New Overstory Trees Proposed: 14	
New Ornamental Trees Proposed: 10	
Remaining Tree Inches Owed:	256

\* (A1/B) x C1 x A1 = D (230/230) x 1.33 x 230 = 306  
 \*\* (A2/B) x C2 x A2 = D (0/230) x .266 x 0 = 0

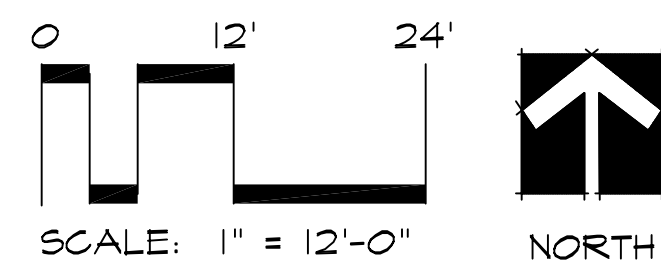
A1 = Total caliper inches of significant premium trees lost as a result of land alteration  
 A2 = Total caliper inches of significant secondary trees lost as a result of land alteration  
 B = Total caliper inches of significant trees situated on the land  
 C1 = Tree replacement constant, premium tree (1.33)  
 C2 = Tree replacement constant, secondary tree (.266)  
 D = Replacement Trees (number of caliper inches)

\*\*\*Boulevard Tree Credit: Trees in the grassy area within the ROW next to the street may be counted towards the preservation calculation at a rate of half. 359 Blvd inches / 2 = 179.5 inch credits

Note: Replacement inches that cannot be planted on site may be paid into the Arbor Day planting fund at the rate of \$100 per caliper inch

Point	Type	Inches	Significant?	Classification	Remove?
101	ELM	18	Y	Premium	Y
102	ELM	18	Y	Premium	Y
103	ELM	12	Y	Premium	Y
104	PINE	10	Y	Premium	Y
105	PINE	10	Y	Premium	Y
106	PINE	10	Y	Premium	Y
107	PINE	10	Y	Premium	Y
108	PINE	10	Y	Premium	Y
109	PINE	12	Y	Premium	Y
110	PINE	8	Y	Premium	Y
111	OAK	18	Y	Premium	Y
112	PINE	10	Y	Premium	Y
113	OAK	12	Y	Premium	Y
114	OAK	28	Y	Premium	Y
115	PINE	10	Y	Premium	Y
116	PINE	10	Y	Premium	Y
117	ELM	12	Y	Premium	Y
118	ELM	12	Y	Premium	Y

Summary	Inches
Total Significant Tree Inches On-Site	230
Total Premium Tree Inches Removed	230
Total Secondary Tree Inches Removed	0
Total Premium Replacement Inches	305.90
Total Secondary Replacement Inches	0.00
Total Replacement Inches	305.90
Total Non-Significant Inches to Remain as credit	0
Total Blvd Inches	0
Total Inch Credits from Blvd Trees	0.00
<b>Total Replacement Inches Owed</b>	<b>305.90</b>



TREE PRESERVATION PLAN:

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of MINNESOTA.

**PRELIMINARY**

Benjamin Hartberg, PLA  
 Date: XX-XX-XXXX Lic. No.:48084

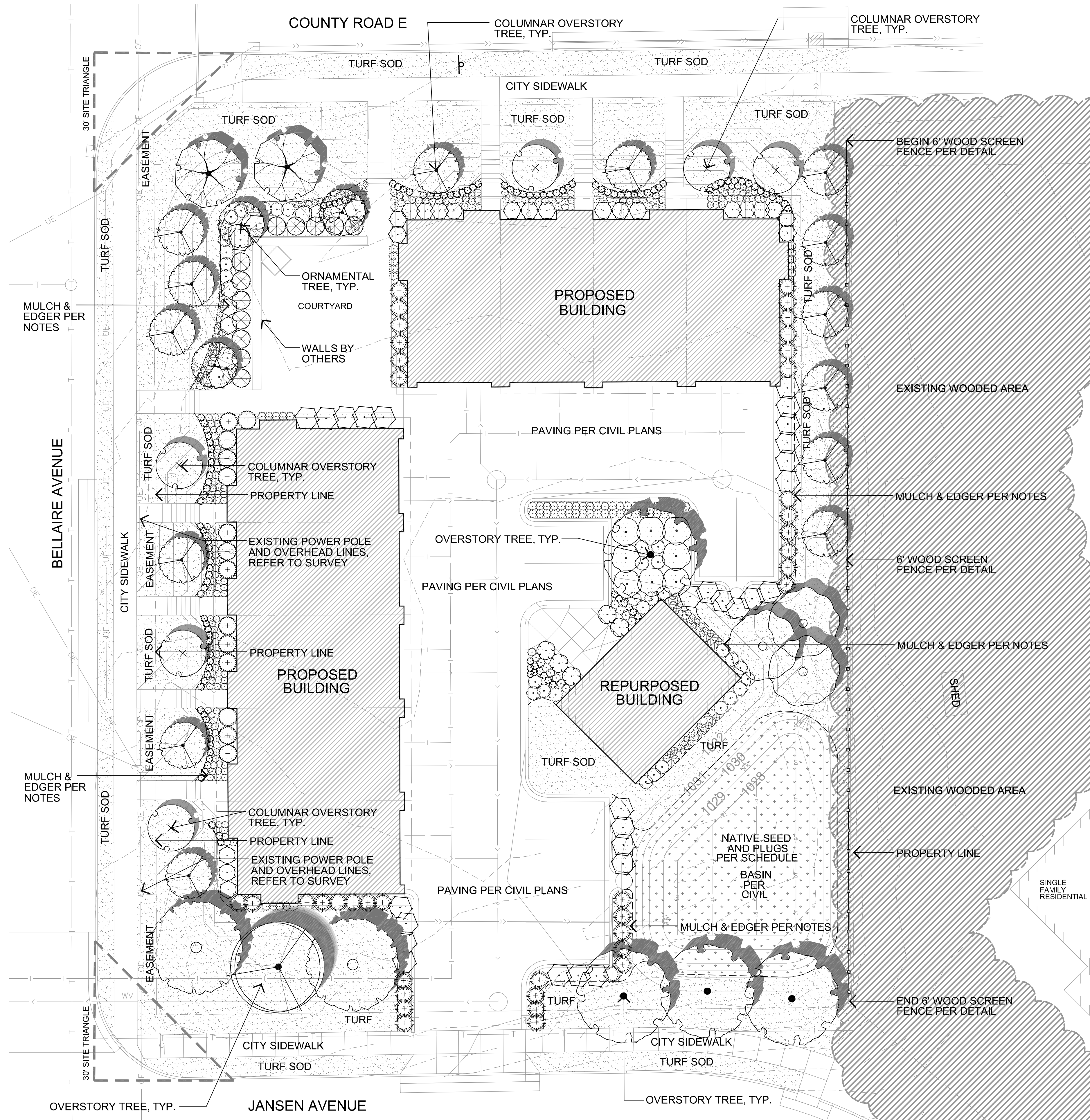
Rev.	Date	Description

Project #: 12236008.000  
 Drawn By: HL  
 Checked By: BH  
 Issue Date: 06.21.2023  
 Sheet Title:

TREE PRESERVATION PLAN

Sheet:  
**L000**





**Legend:**

- Proposed Turf Sod
- Existing Wooded Area
- Edger per Landscape Notes

ALL PROPOSED TREES TO BE PLANTED 10' MINIMUM FROM UTILITIES

**City of White Bear Lake Landscape Requirements:**

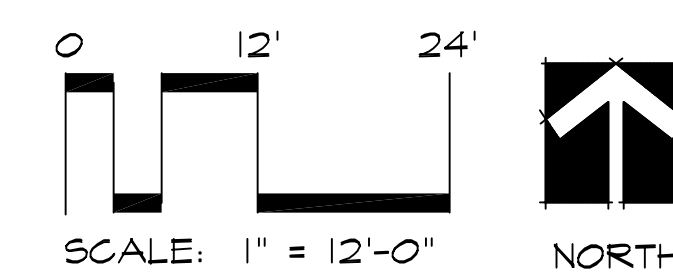
**Site Data**  
 Landscaped Parking Lot Perimeter: 95 LF\*  
 \*views from abutting property and public right-of-way

**Parking Lot Screening**  
 All open off-street parking areas of (5) or more spaces shall be screened from abutting property and views from the public right-of-way.

- (1) 2.5" caliper tree per 25 LF of landscaped parking lot perimeter  
 Calculation: 95 / 25 = (4) 2.5" caliper trees
- (1) 18" shrub per 3 LF of landscaped parking lot perimeter  
 Calculation: 95 / 3 = (32) 18" shrubs

**PLANT SCHEDULE**

OVERSTORY TREE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" Cal.	B&B	1	
	BF	Betula platyphylla 'Fargo'™	Dakota Pinnacle White Birch	2.5" Cal.	B&B	6	Single Stem
	Gd	Gleditsia triacanthos inermis 'Draves'™	Street Keeper Honey Locust	2.5" Cal.	B&B	4	
	PE	Populus tremula 'Erecta'	Columnar Swedish Aspen	2.5" Cal.	B&B	14	
	QC	Quercus	Crimson Spire Oak	2.5" Cal.	B&B	3	
	TS	Tilia americana 'Sentry'	Sentry Linden	2.5" Cal.	B&B	2	
ORNAMENTAL TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CT	Crataegus x mordenensis 'Toba'	Toba Hawthorn	1.5" Cal.	B&B	3	
	MP	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B&B	2	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am	Aronia melanocarpa 'Morton'™	Iroquois Beauty Black Chokeberry	5 gal.	Pot	14	
	Cr	Cornus alba 'Regnzam'	Red Gnome Dogwood	5 gal.	Pot	5	
	DI	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	33	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	28	
	Jf	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	41	
	Rg	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot	8	
	Ra	Ribes alpinum	Alpine Currant	5 gal.	Pot	33	
	Tt2	Thuja occidentalis 'Techny Globe'	Techny Globe Arborvitae	5 gal.	Pot	12	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Am3	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	86	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	82	
	Pl	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	39	
	Pe3	Phlox subulata 'Emerald Blue'	Emerald Blue Creeping Phlox	1 gal.	Pot	126	
	Rg2	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	Pot	56	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	76	



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 Internet: www.calyxdesigngroup.com

**ELEMENT**  
 DESIGN-BUILD  
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 ST. PAUL, MN 55108

**WILDWOOD**  
**ROWHOMES**  
 2502 CO RD E EAST  
 WHITE BEAR LAKE, MN 55110

**PRELIMINARY**  
 Benjamin Hartberg, PLA  
 Date: XX-XX-XXXX Lic. No.: 48084

Rev.	Date	Description

Project #: 12236008.000  
 Drawn By: HL  
 Checked By: BH  
 Issue Date: 06.21.2023  
 Sheet Title:

LANDSCAPE PLAN  
 Sheet:  
**L100**

LANDSCAPE LAYOUT PLAN:

## Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural Western Red Cedar mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 48" from finished grade to determine tree diameter (DBH). All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed plant material for the duration of the warranty period. Landscape contractor is responsible for coordinating lawn mowing hand-off with the Owner after the first mowing. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to weed control, plant pruning, fertilization and disease/pest control beyond the first year of maintenance. See Note #22.

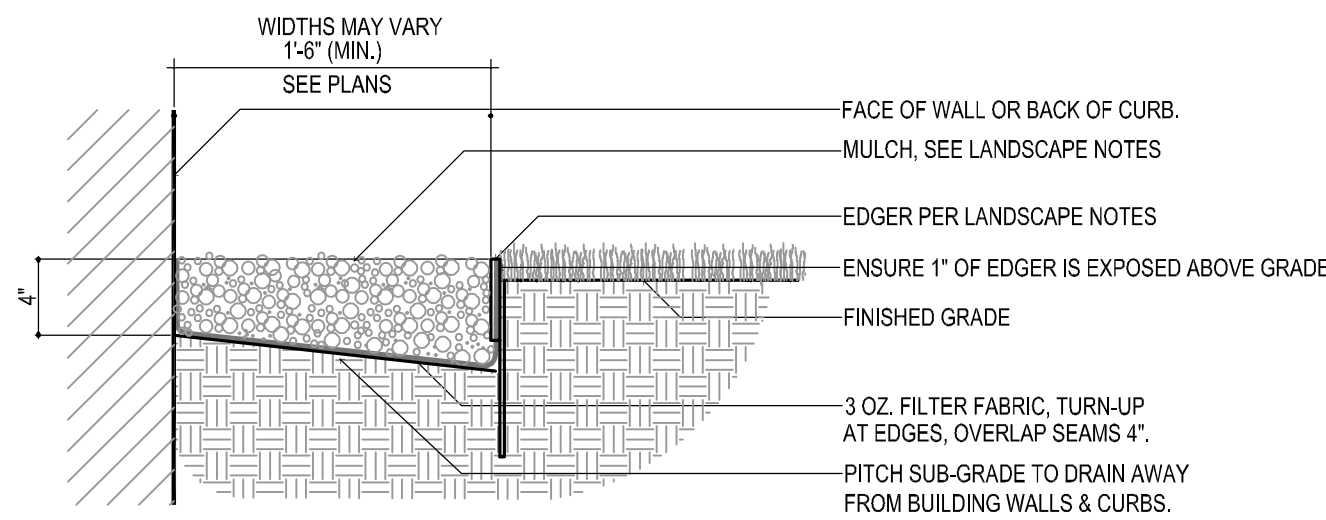
13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree and turf planting areas. Use commercial grade irrigation equipment and provide cut-sheets and provide (3) copies of the proposed layout plan to the Civil Engineer for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valve locations with the architect and general contractor. Irrigation contractor to verify if a deduct meter is required and include in bid. Include (1) fall shut-down and (1) spring start-up in bid.

18. All edger shall be professional grade black steel edger, 1/8" thickness. Anchor every 18" on-center (minimum). Submit sample.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Rock mulch areas shall be 3/4" inch dia. local clean dark trap rock over weed mat. Install per detail. Submit mulch sample for approval.
21. All planting and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf Sodding shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Sod installation to include one year of maintenance in the bid price, which includes fertilization and weed control 3 times - (2) applications in the first growing season and (1) application the following spring. Also, include mechanical plug aeration, which is to occur (1) time the spring following turf sod installation, including snow storage areas. An acceptable stand of turf is lush, full, and weed-free. See specifications for additional information and contractor mowing requirement.

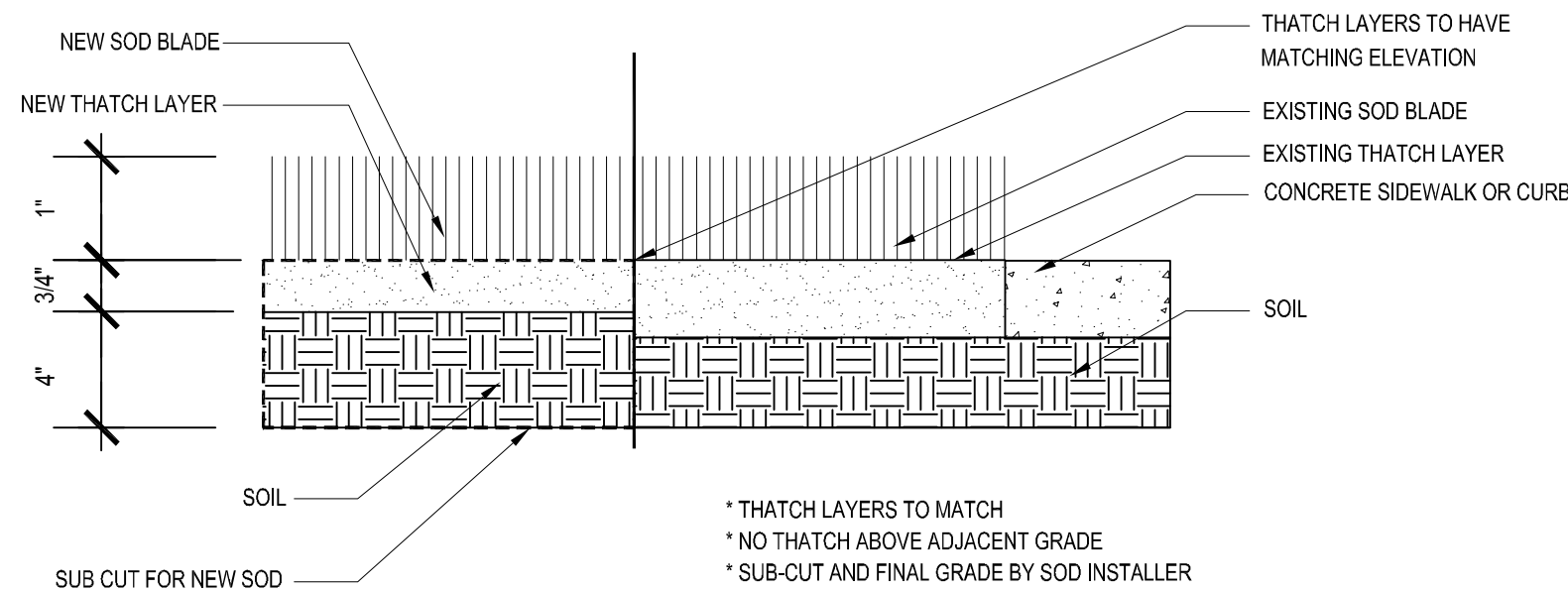
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.

29. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiamethoxam.

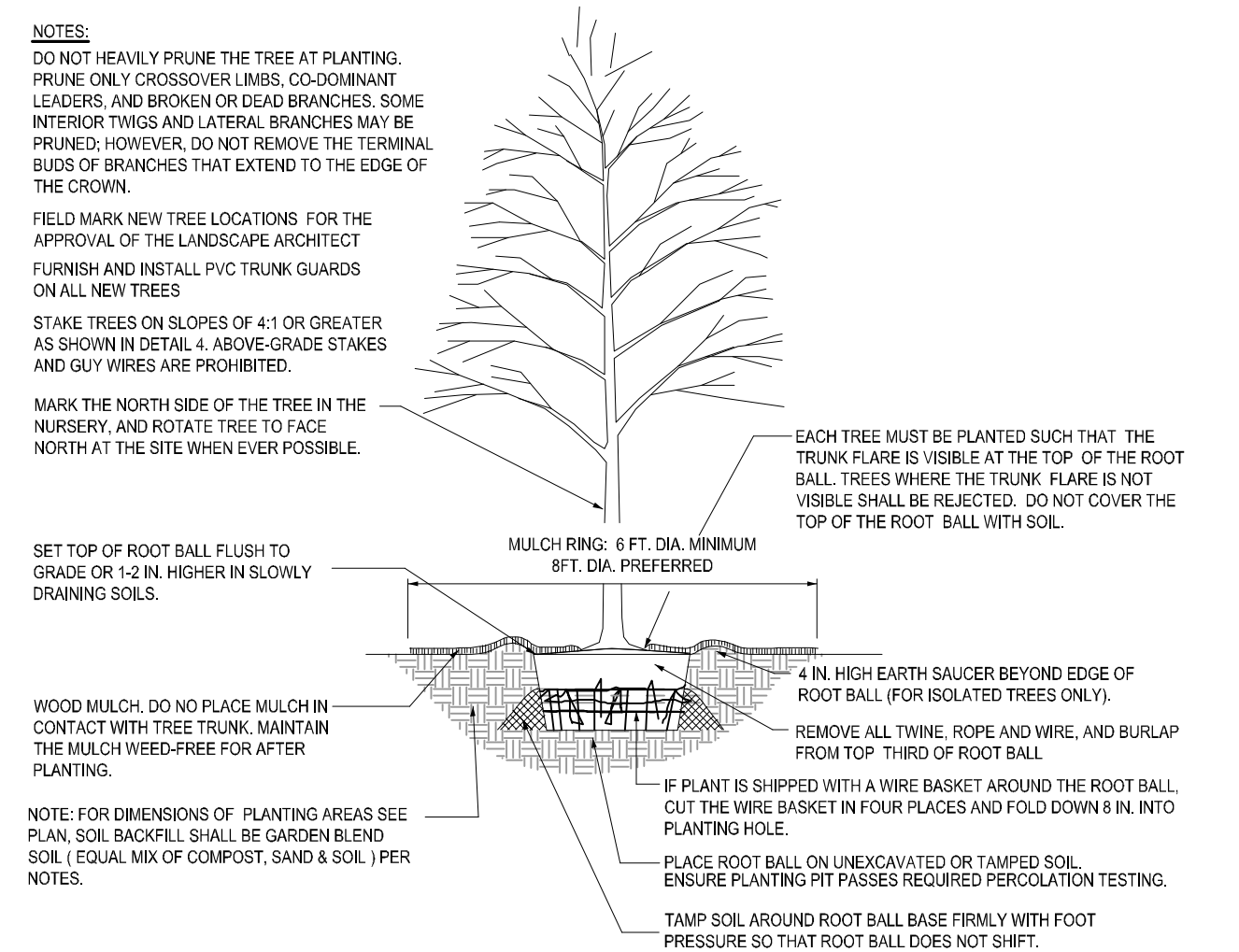
32. Landscape contractor shall apply granular Preen pre-emergent herbicide in all wood mulch areas immediately following installation and again the following spring.



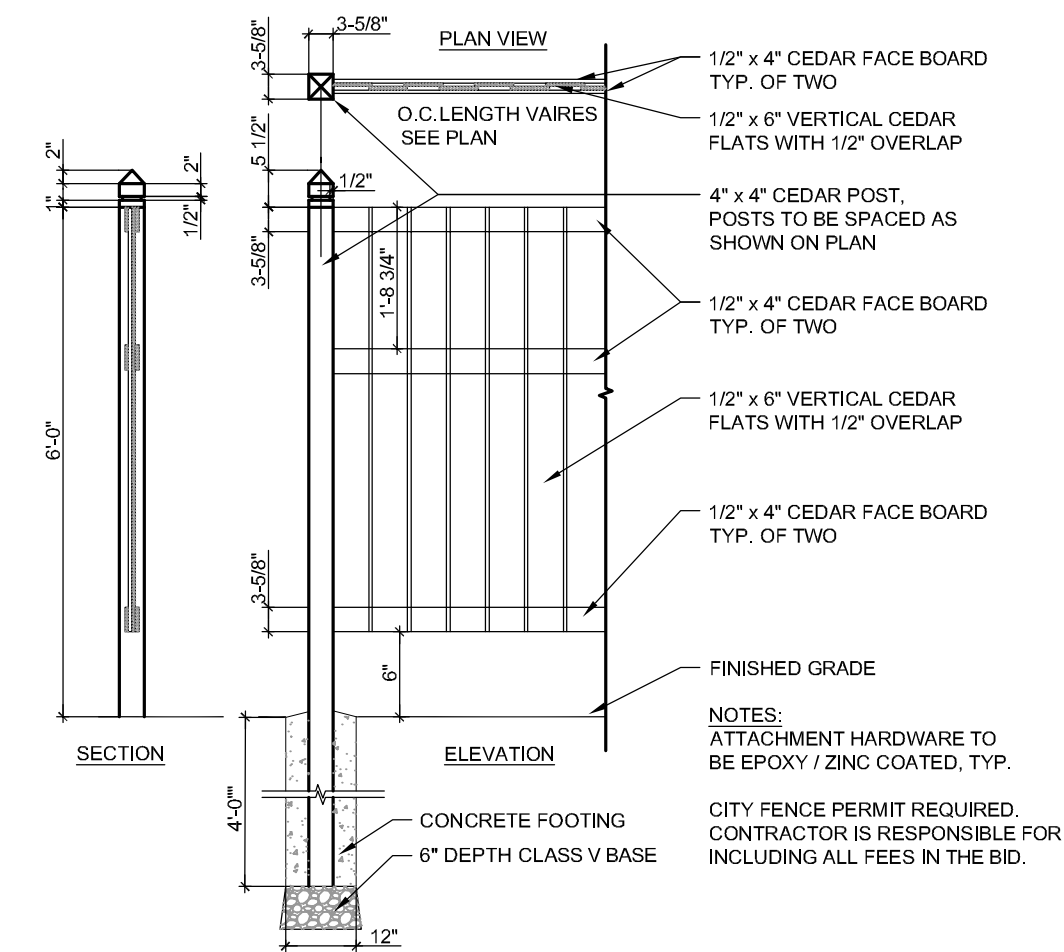
### 1 L200 NOT TO SCALE



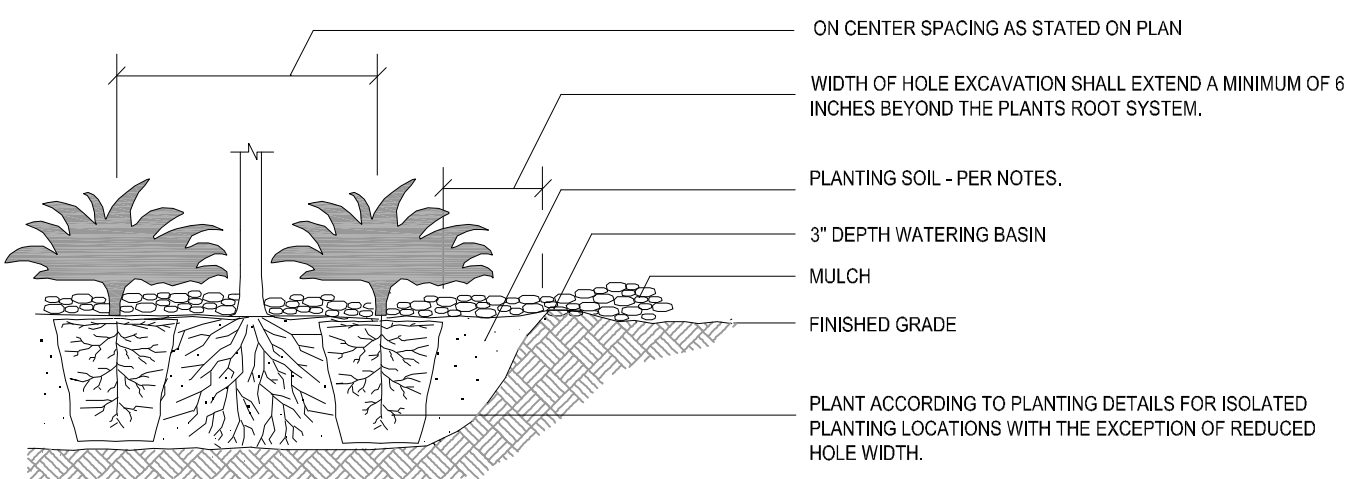
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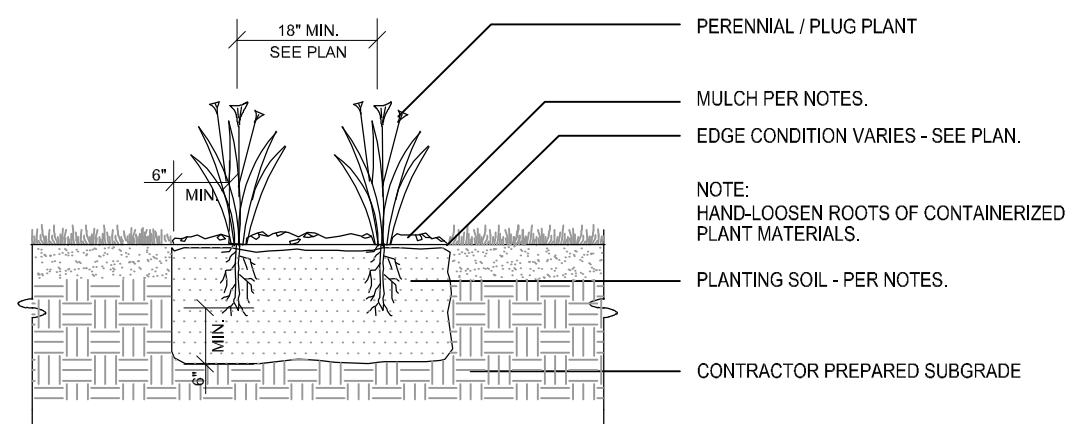
### 3 L200 NOT TO SCALE



### 4 L200 NOT TO SCALE



### 5 L200 NOT TO SCALE



### 6 L200 NOT TO SCALE

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Client:

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Project Title:

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of MINNESOTA.

**PRELIMINARY**

Benjamin Hartberg, PLA

Date: XX-XX-XXXX Lic. No.:48084

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LANDSCAPE DETAILS

Sheet:

**L200**

**NATIVE SEED MIX:**

Seed in Basin areas: (unless otherwise noted on civil plans), shall be: MnDOT #33-261 seed mixture, drilled into the premixed planting medium (per civil engineer's detail) layer at 60 lbs per acre. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications. Include live plugs per the additional schedule below.

33-261 Stormwater South & West					
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
big bluestem	<i>Andropogon gerardii</i>	2.00	2.24	5.72%	7.35
fringed brome	<i>Bromus ciliatus</i>	2.00	2.24	5.73%	8.10
Virginia wild rye	<i>Elymus virginicus</i>	1.50	1.68	4.28%	2.31
fowl bluegrass	<i>Poa palustris</i>	1.06	1.19	3.03%	50.70
slender wheatgrass	<i>Elymus trachycaulus</i>	1.00	1.12	2.85%	2.53
switchgrass	<i>Panicum virgatum</i>	0.38	0.43	1.07%	1.93
prairie cordgrass	<i>Spartina pectinata</i>	0.38	0.43	1.07%	0.91
Indian grass	<i>Sorghastrum nutans</i>	0.12	0.13	0.36%	0.55
bluejoint	<i>Calamagrostis canadensis</i>	0.06	0.07	0.18%	6.40
	Grasses Subtotal	8.50	9.53	24.29%	80.78
awl-fruited sedge	<i>Carex stipata</i>	0.25	0.28	0.71%	3.10
dark green bulrush	<i>Scirpus atrovirens</i>	0.19	0.21	0.54%	31.70
woolgrass	<i>Scirpus cyperinus</i>	0.06	0.07	0.18%	39.00
	Sedges & Rushes Subtotal	0.50	0.56	1.43%	73.80
golden alexanders	<i>Zizia aurea</i>	0.20	0.22	0.56%	0.79
autumn sneezeweed	<i>Helenium autumnale</i>	0.13	0.15	0.36%	5.97
marsh milkweed	<i>Asclepias incarnata</i>	0.11	0.12	0.32%	0.20
leafy beggarticks	<i>Bidens frondosa</i>	0.11	0.12	0.31%	0.20
Canada anemone	<i>Anemone canadensis</i>	0.07	0.08	0.19%	0.20
obedient plant	<i>Physostegia virginiana</i>	0.07	0.08	0.21%	0.30
tall coneflower	<i>Rudbeckia laciniata</i>	0.07	0.08	0.21%	0.37
	<i>Symphyotrichum novae-angliae</i>	0.07	0.08	0.19%	1.56
flat-topped aster	<i>Doellingeria umbellata</i>	0.06	0.07	0.17%	1.50
spotted Joe pye weed	<i>Eutrochium maculatum</i>	0.06	0.07	0.18%	2.19
blue vervain	<i>Verbena hastata</i>	0.05	0.06	0.15%	1.85
	Forbs Subtotal	1.00	1.12	2.85%	15.13
Oats	<i>Avena sativa</i>	25.00	28.02	71.43%	11.14
	Cover Crop Subtotal	25.00	28.02	71.43%	11.14
	Total	35.00	39.23	100.00%	180.85
Purpose:	Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

**Basin Area: Live Plug Schedule:**

Plug Spacing:	Scientific Name	Common Name	Size	Root
24" On-Center	<i>Bolboschoenus thuvatus</i>	River Bulrush	FLAT	PLUG
(Provide a random and equal mixture of the plants listed)	<i>Calamagrostis canadensis</i>	Blue Joint Grass	FLAT	PLUG
	<i>Carex pellita</i>	Woolley Sedge	FLAT	PLUG
	<i>Carex bebbii</i>	Bebb's Sedge	FLAT	PLUG
	<i>Carex vulpinoidea</i>	Fox Sedge	FLAT	PLUG
	<i>Carex comosa</i>	Bottle Brush Sedge	FLAT	PLUG
	<i>Carex lacustris</i>	Lake Sedge	FLAT	PLUG
	<i>Carex stricta</i>	Tussock Sedge	FLAT	PLUG
	<i>Juncus effusus</i>	Common Rush	FLAT	PLUG
	<i>Scirpus atrovirens</i>	Green Bulrush	FLAT	PLUG
	<i>Scirpus cyperinus</i>	Woolgrass	FLAT	PLUG
	<i>Spartina pectinata</i>	Cord Grass	FLAT	PLUG

\* Contractor is to evenly distribute the allocated amount of prairie plugs throughout the basin areas located within the site accordingly.

**NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:**

**Native Grass and Forb Mixtures (mixtures beginning with the number 3)**

**Year 1**

**Establishment (spring seeding):**

- 1) Prepare site - Late April - May
- 2) Seed - May 1 - June 1

**Maintenance:**

- 1) Mow (6-8 inches) - every 30 days after planting until September 30.
- 2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

**Establishment (fall seeding):**

- 1) Prepare site - Late August - early September
- 2) Seed - late September to freeze-up

**Maintenance (following season):**

- 1) Mow (6-8 inches) - once in May, June, and July
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

**Evaluation:**

- 1) Cover crop growing within 2 weeks of planting (except dormant plantings).
- 2) Seedlings spaced 1-6 inches apart in drill rows.
- 3) Native grass seedlings may only be 4-6 inches tall.
- 4) If there is a flush of growth from foxtail etc., mow as necessary.

**Year 2**

**Maintenance:**

- 1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- 3) Some sites may not require much maintenance the second year.

**Evaluation:**

- 1) Cover crop will be gone unless winter wheat was used in a fall planting.
- 2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
- 3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
- 4) If there is a flush of growth from foxtail etc., mow site.

**Year 3**

**Maintenance:**

- 1) Mow only if necessary.
- 2) Weed Control - Spot spray thistles, etc.
- 3) Sites usually do not require much maintenance the third year.

**Evaluation:**

- 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

**Long-term**

**Maintenance:**

- 1) Weed Control - Spot spray thistles, etc.
- 2) Burning (3-5 year rotation) alternate spring and fall if possible.
- 3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
- 4) Burning two years in a row will really "clean up" rough-looking sites.

**NATIVE SEEDING INSTALLATION METHOD:**

**Drop Seeding Onto Tilled Sites**

This is the "standard" method for seeding on prepared sites such as those on construction projects.

- Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
- Fertilizer:** Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
- Seed Installation:** Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
- Seeding Rates:** Rates are specified in the mixture tabulation for the specified mix.
- Packing:** If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
- Mulch:** Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

**Irrigation Performance Requirements:**

1. IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE PRESSURE DIFFERS.
2. IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.
4. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURE. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)
5. CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
6. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.
7. ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.
8. ALL TEES AND ELBOWS SHALL BE PVC (160 PSI). INCLUDE THRUST BLOCKING AT TEE AND ELBOW POINTS.
9. ALL SPRINKLERS SHALL BE AS NOTED ON DETAIL & SPECIFICATION.
10. ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.
11. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
12. CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.
13. TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.
14. PLACE ALL VALVES IN APPROVED VALVE BOXES.
15. USE TEFLON TAPE ON ALL THREADED JOINTS.
16. BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE "A3"). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
17. CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.
18. CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.
19. LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.
20. IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.
21. AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.
22. LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.
23. COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.
24. COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.
25. SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP.
27. THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.
28. PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x14" NEXT TO THE CONTROLLER FOR REFERENCE.
29. PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.

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**LANDSCAPE DETAILS**

Sheet:  
**L300**

# CERTIFICATE OF SURVEY

BACCHUS WHITE BEAR HILLS

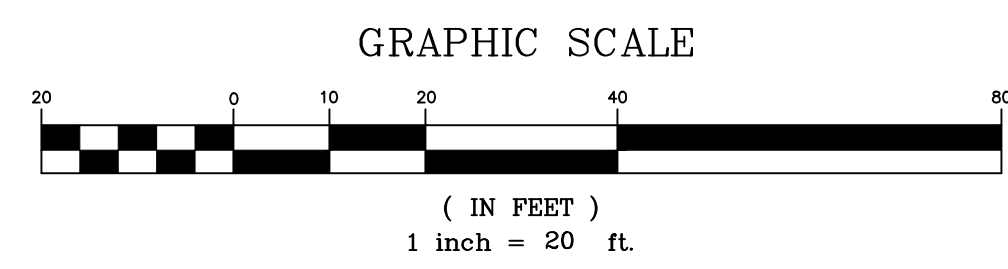
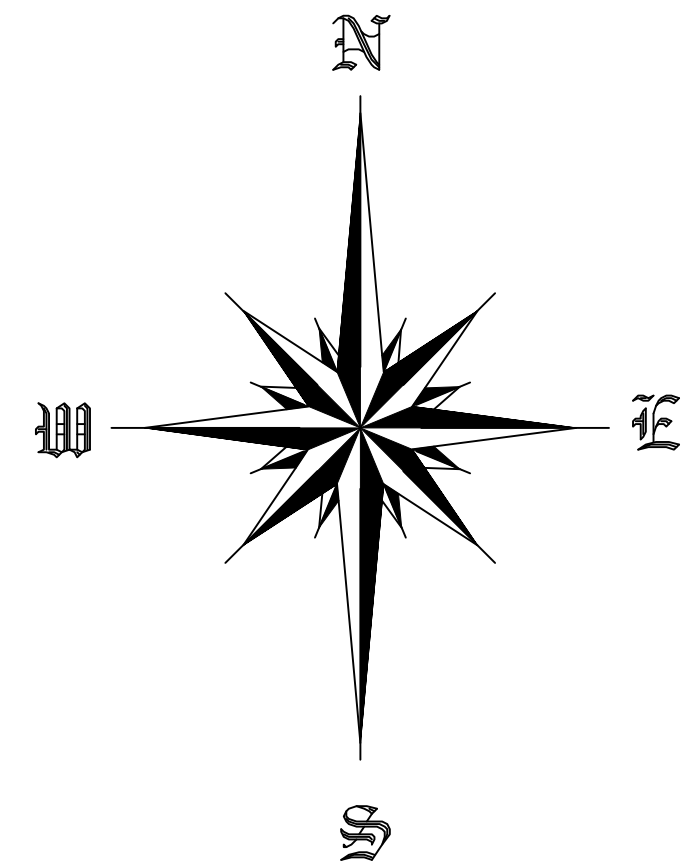
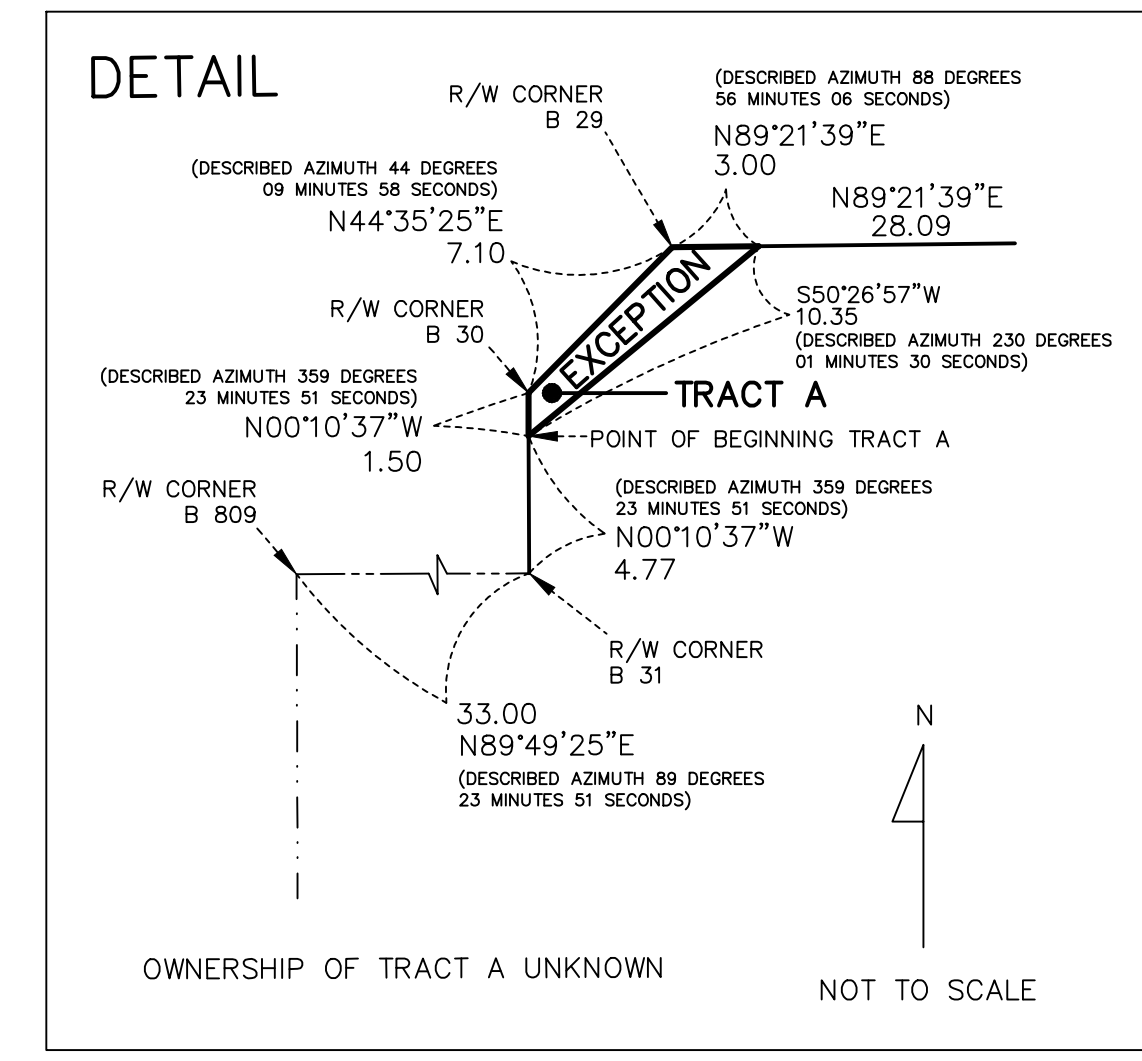
TRUNK HWY NO. 244 (COUNTY ROAD E)  
MINNESOTA DEPARTMENT OF TRANSPORTATION

## Legal Description: (Warranty Deed)

The West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 (West),

EXCEPT that part of the West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, Ramsey, Minnesota, described as follows:

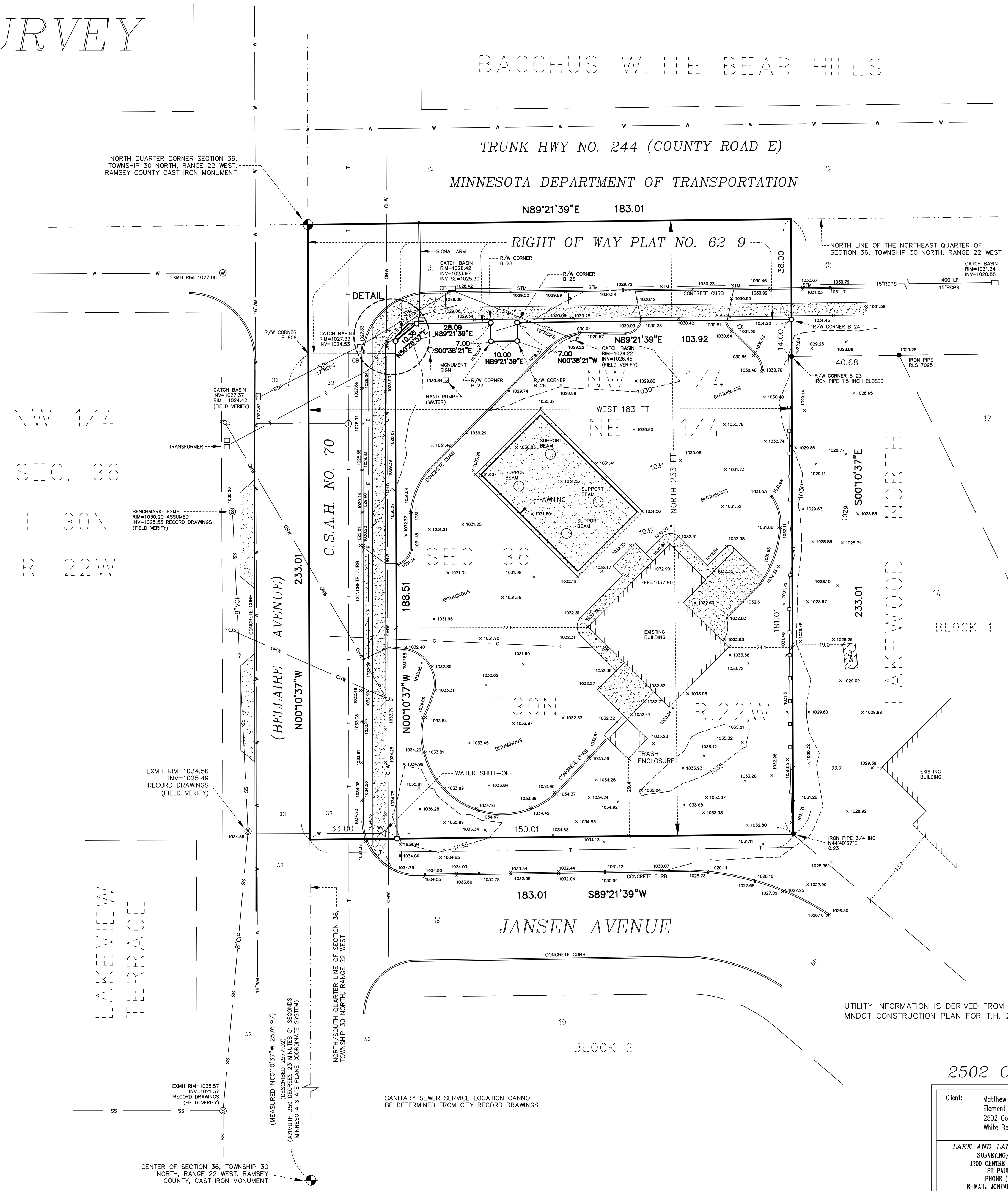
From the center of said Section 36, run Northerly along the North and South Quarter Line of said Section 36 on an azimuth of 359 degrees 23 minutes 51 seconds (azimuth oriented to Minnesota State Plane Coordinate System) for 2577.02 feet to Right of Way Boundary Corner B 809 as shown on Minnesota Department of Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for said county; thence on an azimuth of 89 degrees 23 minutes 51 seconds along the boundary of said plat for 33 feet to Right of Way Boundary corner B 31, thence on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 4.77 feet to the point of beginning of Tract A to be described; thence continue on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 1.50 feet to Right of Way Boundary Corner B 30; thence on an azimuth of 44 degrees 09 minutes 58 seconds along the boundary of said plat for 7.10 feet to Right of Way Boundary Corner B 29; thence on an azimuth of 88 degrees 56 minutes 06 seconds along the boundary of said plat for 3 feet; thence on an azimuth of 230 degrees 01 minutes 30 seconds for 10.35 feet to the point of beginning.



- ### LEGEND
- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 16464 OR AS NOTED.
  - DENOTES IRON MONUMENT FOUND SIZE, TYPE, & RLS AS NOTED.
  - DENOTES EXISTING SPOT ELEVATION
  - DENOTES EXISTING GRADE CONTOUR
  - DENOTES OVERHEAD UTILITY WIRE
  - SS DENOTES SANITARY SEWER
  - STM DENOTES STORM SEWER
  - W DENOTES UNDERGROUND WATER LINE
  - E DENOTES UNDERGROUND ELECTRIC UTILITY LINE
  - G DENOTES UNDERGROUND GAS LINE
  - T DENOTES UNDERGROUND TELEPHONE LINE
  - DENOTES CHAIN LINK FENCE
  - DENOTES WOOD FENCE
  - ⊕ DENOTES SIGN
  - ⊕ DENOTES WATER VALVE
  - DENOTES UTILITY POLE
  - ⊕ DENOTES LIGHT POLE
  - CB DENOTES CATCH BASIN
  - DENOTES GAS SERVICE
  - ⊕ DENOTES ELECTRIC METER
  - ⊕ DENOTES ELECTRIC MANHOLE
  - ⊕ DENOTES UTILITY HAND HOLE
  - ⊕ DENOTES STORM SEWER MANHOLE
  - ⊕ DENOTES SANITARY SEWER MANHOLE
  - DENOTES CONCRETE SURFACE

TOTAL LOT AREA: 42,642 SQ. FT. OR 0.98 ACRES  
AREA LESS R/W: 29,156 SQ. FT. OR 0.67 ACRES  
BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES NAD83 (1986)

CENTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST, RAMSEY COUNTY, CAST IRON MONUMENT



DUE TO WINTER CONDITIONS AT THE TIME OF SURVEY WORK PERFORMED, SOME GRAPHICS MAY DIFFER FROM WHAT IS IN THE FIELD.

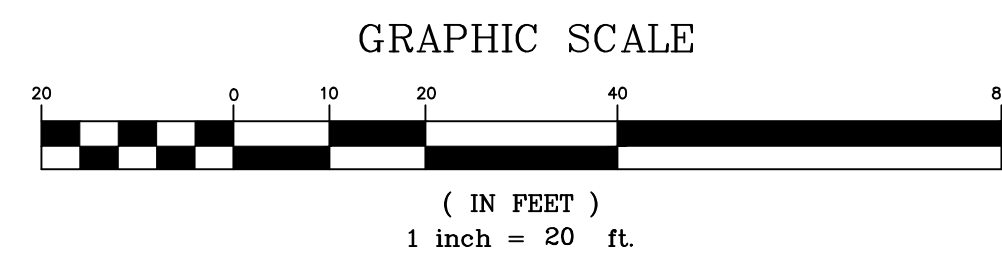
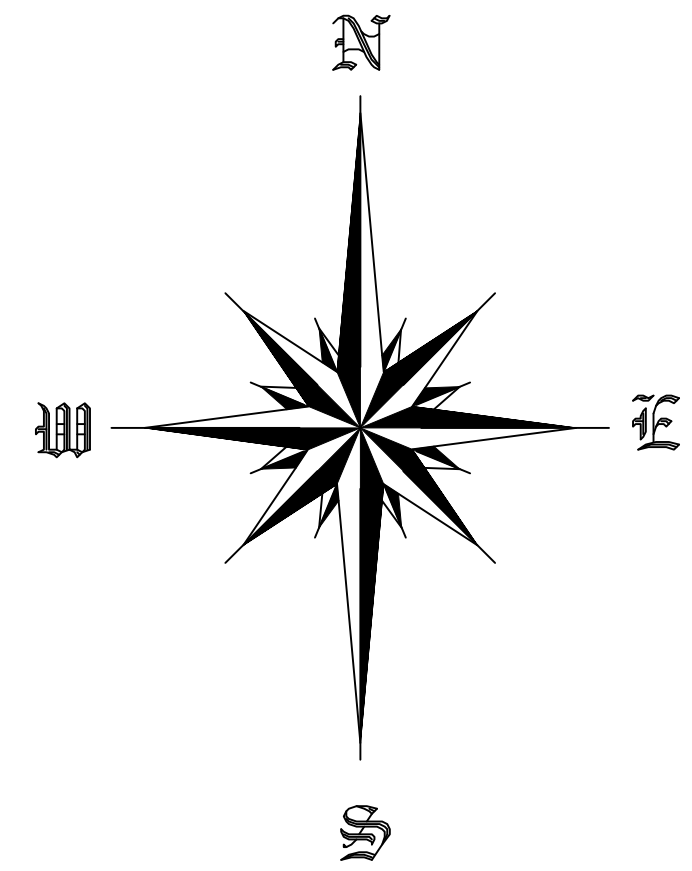
UTILITY INFORMATION IS DERIVED FROM CITY RECORD DRAWINGS, GOPHER STATE ONE CALL, MNDOT CONSTRUCTION PLAN FOR T.H. 244, DATED 2/19/1986, AND FIELD OBSERVATIONS.

2502 COUNTY ROAD E, WHITE BEAR LAKE	
Client: Matthew Heimann Element Design-Build 2502 County Road E White Bear Lake, MN 55110	Design by: RP Original date: 12-9-22
Drawn by: RP/SF	Revisions: 1-12-23
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1900 COUNTY POINT, SUITE 975 ST PAUL, MN 55120 PHONE (651) 776-6211 E-MAIL: JONPARAC@HOTMAIL.COM	Survey book No. S.A.P. number: 2022.416
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Jonathan L. Faraci Date 12-9-22 Minnesota Reg. No. 16464	
Page title: CERTIFICATE OF SURVEY	
Sheet number 1 of 1	

# PRELIMINARY PLAT: WILDWOOD ROWHOMES

## Legal Description: (Warranty Deed)

The West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 (North), Range 22 (West), EXCEPT Parcel 73, RIGHT OF WAY PLAT NO. 62-9, Ramsey County, Minnesota.



## LEGEND

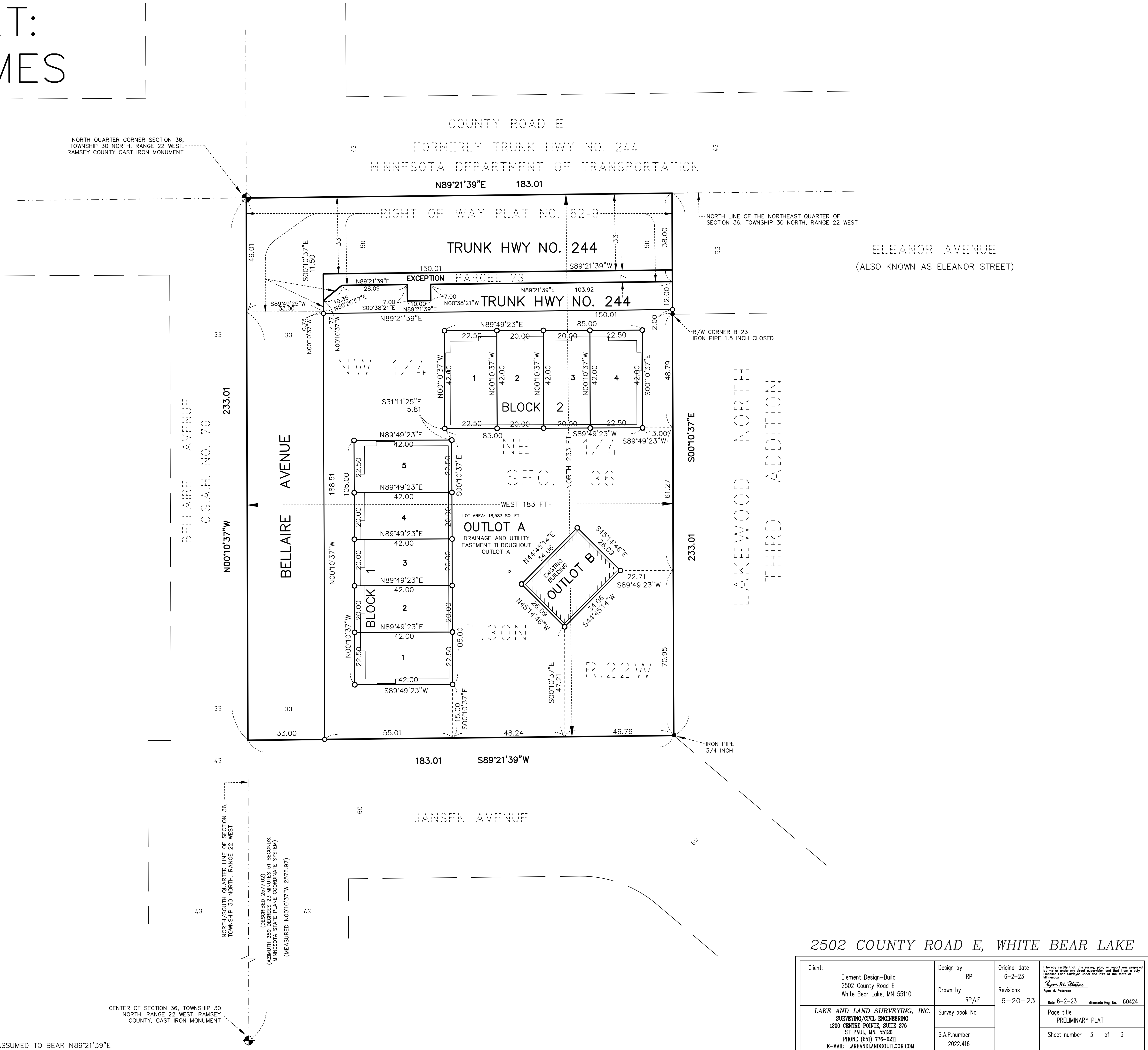
- ⊕ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
- DENOTES IRON MONUMENT FOUND, SIZE, TYPE, AND RLS AS NOTED

BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST IS ASSUMED TO BEAR N89°21'39"E

NORTH QUARTER CORNER SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST, RAMSEY COUNTY CAST IRON MONUMENT

CENTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST, RAMSEY COUNTY, CAST IRON MONUMENT

(DESCRIBED 2577.02)  
(AZIMUTH 359 DEGREES 23 MINUTES 51 SECONDS,  
MINNESOTA STATE PLANE COORDINATE SYSTEM)  
(MEASURED N00°10'37"W 2576.97)



Client: Element Design-Build 2502 County Road E White Bear Lake, MN 55110		Design by RP	Original date 6-2-23	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota. <i>Robert D. Robinson</i> Page 16 of 16 Date 6-2-23 Minnesota Reg. No. 60424
LAKE AND LAND SURVEYING, INC. SURVEYING/CIVIL ENGINEERING 1200 CENTRE POINT, SUITE 375 ST PAUL, MN 55120 PHONE (651) 776-6211 E-MAIL: LAKEANDLAND@OUTLOOK.COM		Drawn by RP/SF	Revisions 6-20-23	
		Survey book No.		Page title PRELIMINARY PLAT
		S.A.P. number 2022.416		Sheet number 3 of 3

2502 COUNTY ROAD E, WHITE BEAR LAKE

# WILDWOOD ROWHOMES

KNOW ALL MEN BY THESE PRESENTS: That Waypoints Equity Investments LLC, a Minnesota limited liability company, and Element Design-Build LLC, a Minnesota limited liability company, owners of the following described property.

The West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30, Range 22.

EXCEPT that part of the West 183 feet of the North 233 feet of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, Ramsey, Minnesota, described as follows:

From the center of said Section 36, run Northerly along the North and South Quarter Line of said Section 36 on an azimuth of 359 degrees 23 minutes 51 seconds (azimuth oriented to Minnesota State Plane Coordinate System) for 2577.02 feet to Right of Way Boundary Corner B 809 as shown on Minnesota Department of Right of Way Plat No. 62-9 as the same is on file and of record in the office of the County Recorder in and for said county; thence on an azimuth of 89 degrees 23 minutes 51 seconds along the boundary of said plat for 33 feet to Right of Way Boundary corner B 31, thence on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 4.77 feet to the point of beginning of Tract A to be described; thence continue on an azimuth of 359 degrees 23 minutes 51 seconds along the boundary of said plat for 1.50 feet to Right of Way Boundary Corner B 30; thence on an azimuth of 44 degrees 09 minutes 58 seconds along the boundary of said plat for 7.10 feet to Right of Way Boundary Corner B 29; thence on an azimuth of 88 degrees 56 minutes 06 seconds along the boundary of said plat for 3 feet; thence on an azimuth of 230 degrees 01 minutes 30 seconds for 10.35 feet to the point of beginning.

ALSO EXCEPT that part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 30 North, Range 22 West, as shown as Parcel 73 on Minnesota Department of Transportation Right of Way Plat Numbered 62-9 as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as WILDWOOD ROWHOMES and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created herewithin.

In witness whereof said Waypoints Equity Investments LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_.

Signed Waypoints Equity Investments, LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_,

by \_\_\_\_\_, Chief Manager of Waypoints Equity Investment LLC, a Minnesota limited liability Company

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

In witness whereof said Element Design-Build LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_.

Signed Element Design-Build, LLC

\_\_\_\_\_  
Chief Manager

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_,

by \_\_\_\_\_, Chief Manager of Element Design-Build LLC, a Minnesota limited liability company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Ryan M. Peterson, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_day of \_\_\_\_\_, 201\_\_\_\_.

\_\_\_\_\_  
Ryan M. Peterson, Professional Land Surveyor  
Minnesota License No. 60424

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_, by Ryan M. Peterson, a Licensed Land Surveyor.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

City of White Bear Lake

I do hereby certify that on the \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_, the City Council of the City of White Bear Lake, Minnesota, approved this plat.

\_\_\_\_\_  
City Clerk

Property Tax, Records and Election Services Department

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 201\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Ramsey County Auditor/Treasurer

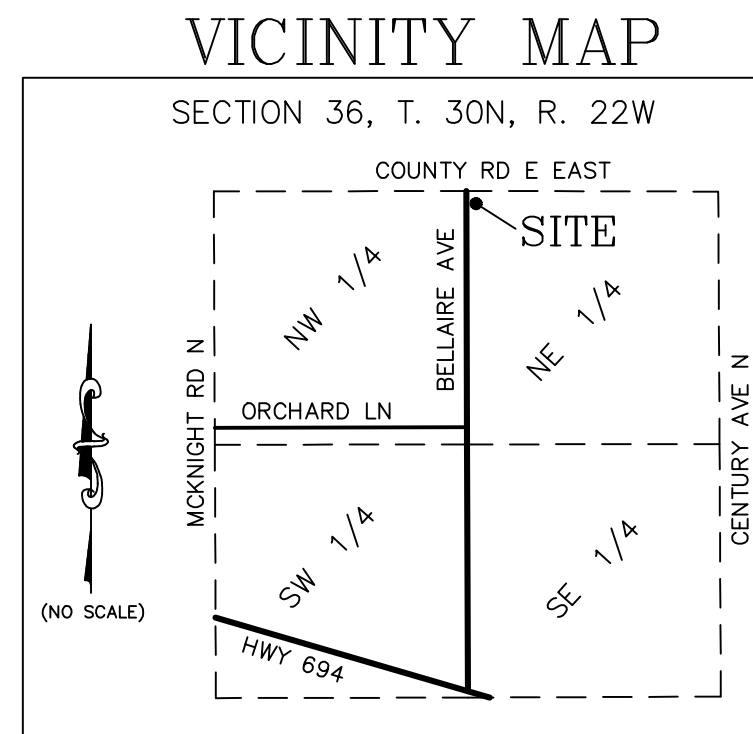
By \_\_\_\_\_, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this \_\_\_\_\_day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Ramsey County Surveyor

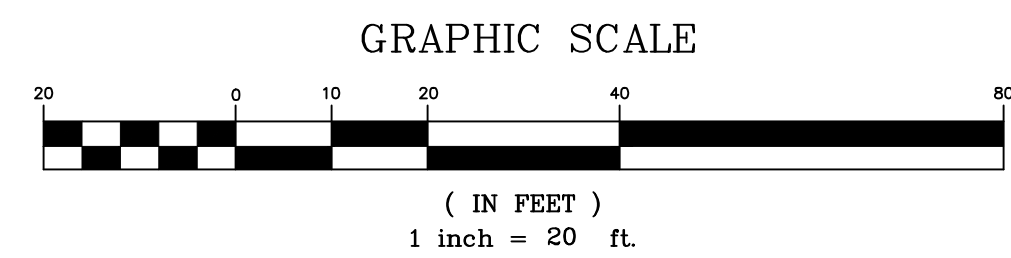
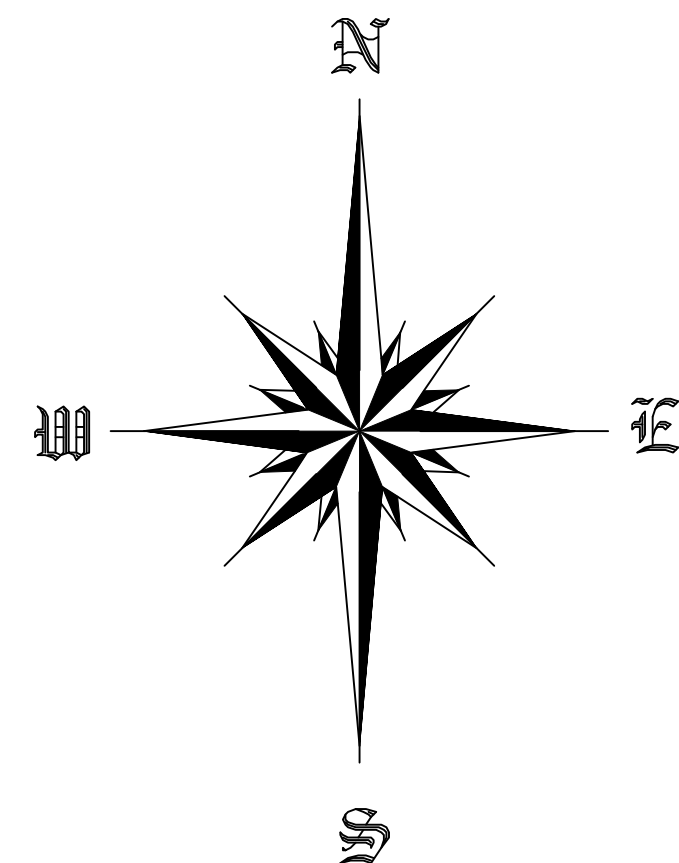
# WILDWOOD ROWHOMES



NORTH QUARTER CORNER SECTION 36,  
TOWNSHIP 30 NORTH, RANGE 22 WEST,  
RAMSEY COUNTY CAST IRON MONUMENT

COUNTY ROAD E  
FORMERLY TRUNK HWY NO. 244  
MINNESOTA DEPARTMENT OF TRANSPORTATION  
N89°21'39"E 183.01

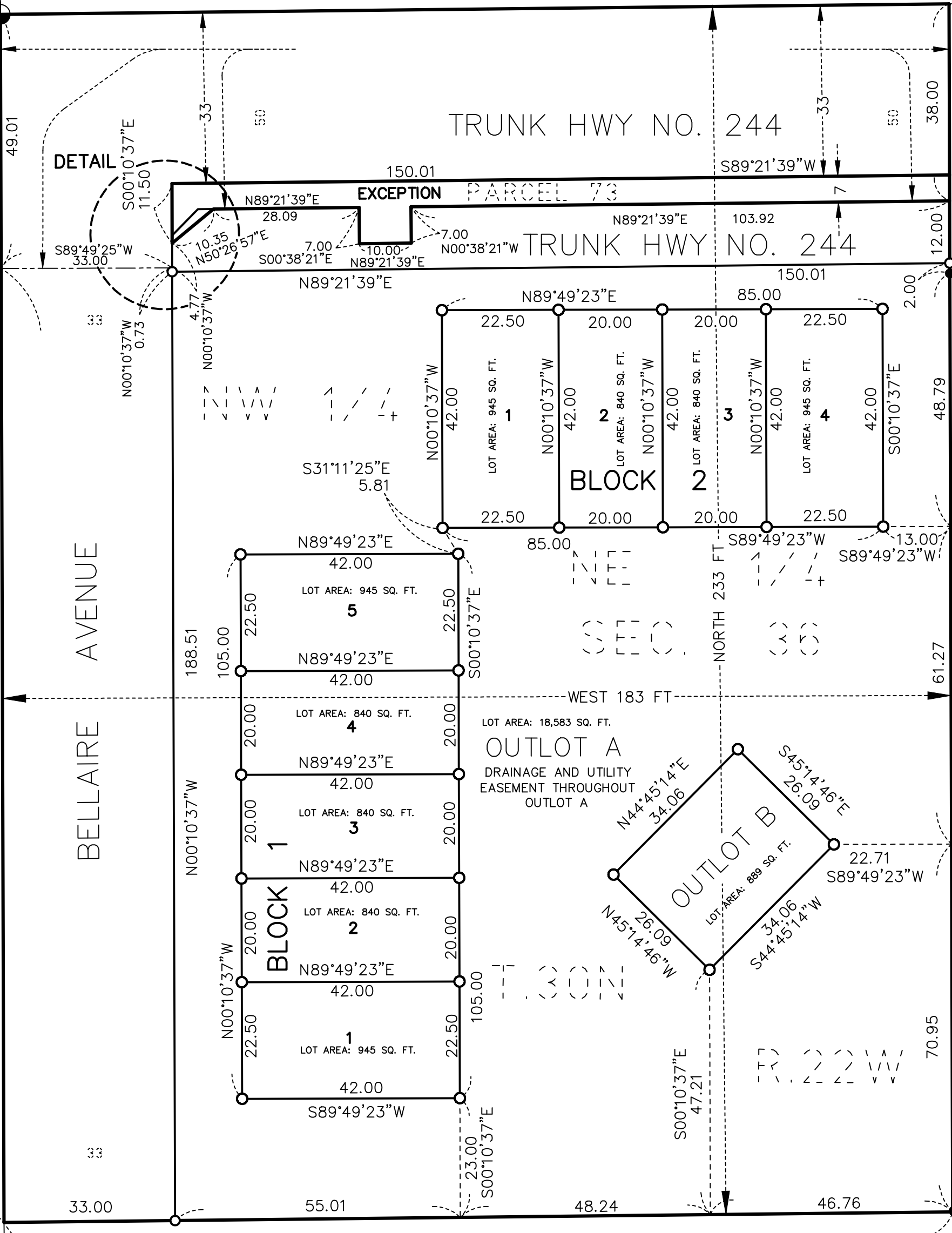
NORTH LINE OF THE NORTHEAST QUARTER OF  
SECTION 36, TOWNSHIP 30 NORTH, RANGE 22 WEST



BELLAIRE AVENUE  
C.S.A.H. NO. 70  
233.01  
N00°10'37"W

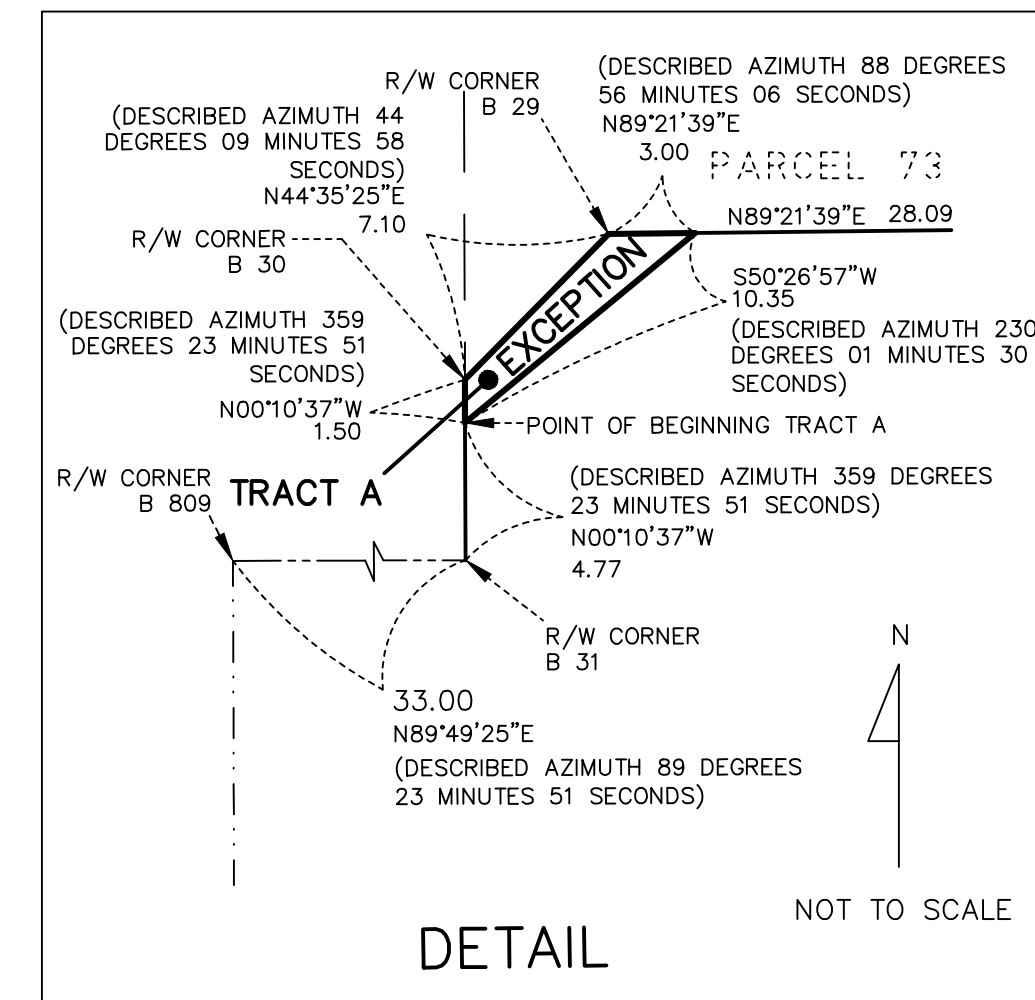
BELLAIRE AVENUE

LAKEWOOD NORTH  
THIRD ADDITION  
S00°10'37"E  
233.01



R/W CORNER B 23  
IRON PIPE 1.5 INCH CLOSED

IRON PIPE  
3/4 INCH



## LEGEND

- ⊕ DENOTES RAMSEY COUNTY SECTION MONUMENT FOUND, TYPE AS NOTED
- DENOTES 14 INCH X 5/8 INCH REBAR MONUMENT SET AND CAPPED RLS 60424
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(DESCRIBED 2677.02)  
(AZIMUTH 359 DEGREES 23 MINUTES 51 SECONDS,  
MINNESOTA STATE PLANE COORDINATE SYSTEM)  
(MEASURED N00°10'37"W 2576.97)

CENTER OF SECTION 36, TOWNSHIP 30  
NORTH, RANGE 22 WEST, RAMSEY  
COUNTY, CAST IRON MONUMENT

LAKE & LAND SURVEYING, INC.  
1200 CENTRE POINTE CURVE, SUITE 375  
SAINT PAUL, MINNESOTA 55120  
PHONE: 651-776-6211



## City of White Bear Lake Fire Department

4701 Highway 61 N.  
White Bear Lake, Minnesota 55110  
651-429-8568 | [www.whitebearlake.org](http://www.whitebearlake.org)



June 21, 2023

Element Design – Build LLC  
1110 Raymond Ave Apt 3  
St. Paul, MN 55108

Dear Element Design - Build:

Thank you for submitting documents for Fire Department review. The plans for the above project located at 2502 County Road E East have been evaluated. Please review the comments within this document.

Please let me know if I can assist you further.

Sincerely,

Kurt Frison  
Assistant Fire Chief / Fire Marshal  
651-762-4842

Encl.





## City of White Bear Lake Fire Department

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### General Comments

1. Drive Lanes  
All roads and drive lane shall meet the White Bear Lake Fire Department requirements for widths and turning radiuses. Provide layout showing White Bear Lake Fire Apparatus turning radius overlay on drive lanes into the parking lot. Drive lanes shall be a minimum of 20 feet.
2. Address numbers  
Shall be plainly visible from the street fronting the property and shall contrasting color from the background.
3. Key Box  
Install an approved emergency lock box for Fire Department emergency access to building depending on fire sprinkler design. The White Bear Lake Fire Department will provide instructions for ordering from Knox when requested.
4. Fire Sprinkler System  
A fire sprinkler system shall be installed in all structures compliant with provisions of 2016 NFPA Standards, Installation of Sprinkler Systems. A city permit is required prior to initiation of work. The fire sprinkler controls locations shall be approved prior to design.
5. Fire Alarm System  
Depending on fire sprinkler design a fire alarm system may be installed compliant with provisions of 2016 NFPA Standard 72, National Fire Alarm Code. A city permit required prior to initiation of work.
6. Finishes  
Provide information concerning combustible interior finish materials used for this project. Interior finish materials shall be classified as required by 2020 MSFC as to flame spread and smoke development characteristics. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in 2020 MSFC for the group of proposed occupancy and location of interior finish. Please furnish product specification sheets listing this information.
7. Gas Appliances  
Open flames and grills are prohibited on balconies or with 15 feet of the structure. Any community natural gas features shall have a timer and emergency stop control.



## City of White Bear Lake Fire Department

4701 Highway 61 N.  
White Bear Lake, Minnesota 55110  
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### **Codes and Standards Used for this Review**

This review is based on the following codes and standards as adopted and in effect in the State of Minnesota at the time of plan submittal.

- 2020 Minnesota State Fire Code
- NFPA 72, 2016 edition
- NFPA 13, 13R, 13D 2016 edition



**City of White Bear Lake**  
Engineering Department

# MEMORANDUM

**To:** Jason Lindahl, Community Development Director  
**From:** Nate Christensen, P.E., Assistant City Engineer  
Connie Taillon, P.E., Environmental Specialist/Water Resources Engineer  
**Date:** July 3, 2023  
**Subject:** **Wildwood Rowhomes Engineering Review Comments**

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The Engineering Department reviewed the stormwater calculations dated June 30, 2023 and Civil plan sheets (C100, C200, C300, C400, C500, C600, C601, C602) dated June 20, 2023; and Landscape plan sheets (L100, L200, L300) dated June 21, 2023, and received June 28, 2023 for the above referenced project.

## **Findings:**

### **Description**

The project is located in the southeast corner of County Road E and Bellaire Avenue in White Bear Lake. The existing site is a vacant gas station consisting of primarily pavement and building. The perimeter of the property is grass. The project proposes to construct two row home buildings (a total of 9 units), parking lot, concrete patio and walkways, and an associated stormwater management facility. A portion of the existing building will be renovated into a community room. Based on the stormwater calculations, the proposed development will result in a decrease in impervious surfaces from 18,517 square feet to 15,521 square feet, and disturb approximately 29,300 square feet (0.67 acres).

### **Stormwater**

*Existing Conditions:* The majority of stormwater runoff from the existing site drains untreated to the north and into the County Road E storm sewer. This storm sewer flows to the east and south to Peppertree Pond, a DNR public water wetland. A small portion of the existing site (~13.7%) drains untreated to the south into the City storm sewer which also outlets to Peppertree Pond.

*Proposed Conditions:* The proposed site will maintain similar drainage patterns as existing, with the majority of the site draining to the north and a smaller portion of the site (~4.5%) draining to the south. Runoff rate and water quality impacts from the site will be managed per the City's Engineering Design Standards for Stormwater Management dated May 12, 2015. The project proposes to construct a biofiltration basin to meet stormwater rate and water quality requirements.

- *Stormwater rate:* Per the City's requirements, proposed peak runoff rates shall not exceed existing rates. The stormwater calculations submitted by the applicant demonstrate that the

stormwater runoff rate to County Road E and offsite to the south are less than existing rates for the 2-, 10-, and 100-year storm events and 100-year, 10 day snowmelt condition.

- *Stormwater runoff treatment:* Per the City's requirements, a volume equivalent to 1.1- inches of stormwater runoff over all new and reconstructed impervious surface areas must be treated for removal of sediment and nutrients from stormwater prior to discharging off the site. Due to the presence of poor draining soils, onsite infiltration is not a feasible treatment option; therefore a biofiltration basin is proposed. The proposed biofiltration basin is designed to meet the City's stormwater runoff treatment requirements. A total volume of 2,460 cubic feet of runoff from impervious surfaces is required to be treated, with 2,573 cubic feet of treatment being provided. Rain Guardian Turrets are proposed for pretreatment of parking lot runoff prior to discharge into the biofiltration basin.

#### Groundwater Freeboard

Per the Geotechnical Evaluation Report, groundwater was not observed at the maximum soil boring depths of 24.5 feet, 21 feet, and 11 feet; therefore, the at grade low floor elevation of the proposed buildings meet groundwater freeboard requirements.

#### Erosion Control

Proposed erosion control methods include silt fence, rock construction entrance, inlet protection, erosion control blanket, and riprap.

#### Floodplain

The site is not in a regulatory floodplain.

#### Shoreland Overlay District

The site is not within the Shoreland Overlay District.

#### Documenting Maintenance Obligations

Applicant must execute a Stormwater Operations and Maintenance Agreement (SOMA) with the City for the maintenance of the stormwater management facility to ensure proper functioning.

#### **Note**

- A) In general, the site meets or exceeds the City's stormwater management requirements. More detailed stormwater related comments are included in this memo that will need to be addressed prior to issuance of a building permit.
- B) The City has had multiple complaints about water pressure in this area over the years. Please be aware that 3 story buildings may need additional plumbing components in order to furnish the units with City water.

## **Engineering Comments:**

### **General**

- 1) Contact the MPCA to determine if any environmental assessments need to be completed for this site due to its previous use as a gas station. Please provide the MPCA response for our records and the environmental assessment for review if available.
- 2) In recent years, the MPCA performed a volatile organic compound (VOC) vapor intrusion investigation near this intersection. Contact the MPCA to determine if the vapor intrusion investigation is complete and to make them aware of this development project. Provide their response to the investigation and their recommendation of this development, based on the findings of the investigation, for our records. Please contact Connie Taillon at the City if you have any initial questions prior to contacting the MPCA. Her contact information can be found at the end of this memo.
- 3) Permits may be required from Ramsey-Washington Metro Watershed District, Ramsey County, and the MPCA. Submit a copy of each permit for our records or provide documentation from each agency that a permit is not required.
- 4) Show the location of snow storage on the appropriate plan sheet(s) or submit a snow storage/removal plan for review.
- 5) For all civil plan sheets, show the existing catch basin on the west side of Bellaire and the storm sewer pipe from this catch basin to the existing catch basin on the east side of Bellaire at County Road E.
- 6) For all civil plan sheets, revise the property line along County Road E.

### **Stormwater Calculations**

- 7) For proposed pond 1P device #4, should the invert for Exfiltration be the bottom elevation of the pond (1028)? Please clarify.
- 8) For proposed pond 1P device #3, please clarify what is meant by '6" Vert' and why it is multiplied by 2.
- 9) Is it feasible to route runoff from the proposed courtyard in the NW corner of the site to the biofiltration basin?
- 10) Provide at least 2 feet of freeboard between the 100-yr high water level of the pond and the ground floor elevation.

### **Demolition Plan (C100)**

- 11) The existing water service shall be disconnected at the watermain by turning off the corporation stop and removing a few feet of the service. Please add this to the plan with any corresponding notes.

12) It appears that the existing wood fence along the east side of the property will be removed. If this is the case please label on the plan. Please clarify ownership of this fence. If the fence belongs to 3578 Glen Oaks Avenue show how the fence will be protected from damage.

13) Label all removals on the plan (buildings, storm sewer, trees, fence, etc.)

### **Paving Plan (C200)**

14) Bellaire Avenue and Jansen Avenue pavements are less than 5 years old. Any pavement disturbance shall be restored to the full width of the street from curb to curb.

15) The match existing pavement thickness note in the symbol legend references a detail. Please add a detail to the corresponding sheet.

16) All joints in new concrete sidewalk shall be sawcut, not tooled. Please add a note to the plan sheet.

17) Label each type of curb and gutter on this plan (B618, B624, tip-out, etc.).

### **Grading Plan (C300)**

18) Include spot elevations for the patio on the plan.

19) Add to note 4 that topsoil is not allowed in the bottom of the biofiltration basin.

20) Show more detailed grading along the eastern edge of the property to ensure that runoff from the site will be directed to the EOFs and not onto the adjacent property.

21) Include additional spot elevations along the gutterline on both sides of the access drive to the north of the grade break.

22) It appears that a tip-out curb should be proposed north of the access drive grade break along the west edge, from the grade break to where the curb and gutter terminates at the proposed garage. Please clarify.

23) Revise the 100-yr HWL of the biofiltration basin to be consistent with the model.

### **Utility Plan (C500)**

24) Please label the size and material of the proposed water main and services.

25) Please label the above water service as "private". Please label all Water, Sanitary, and Storm utilities as "private" until the connection at the public main.

26) Add cleanouts to the biofiltration basin drintile.

27) Add a callout to OCS1 that the drintile must enter the structure downstream of the weir.

28) A watermain offset will not be approved until the elevation of the existing watermain on

Bellaire Avenue is field verified at the proposed wet tap location. Please field verify the depth of the existing watermain to determine if an offset is necessary.

29) Ramsey County approval will be required for the proposed storm sewer connection on County Road E (see comment 3).

#### **Details (C600)**

30) Add elevations for the pipe inverts, weir, and rim to the outlet control structure detail, and show the direction of flow and the location where the draintile enters the structure in the section view.

31) Please provide an air gap between the downspout and pipe connection if external to the building.

32) There is existing B624 curb on Bellaire Avenue and County Road E. Please provide a B624 concrete curb and gutter detail in addition to the other curb details.

33) If tip-out curb will be used (see comment 22) include a detail on this sheet.

#### **Details (C601)**

34) Biofiltration basin cross section: is filter fabric needed to keep existing soils from mixing with the fine filter aggregate?

35) Biofiltration basin cross section: label the elevation of the bottom of the basin and all soil media layers.

#### **Landscape Plan (L100)**

36) Please consider the true native species for the overstory trees, and some of the shrubs and perennials.

37) Even though the sanitary sewer and watermain on this site will be private, we would recommend not planting trees on top of the proposed utilities.

#### **Landscape Plan (L200)**

38) Note 17 identifies an Irrigation Plan Layout. Please submit the layout to the City for review when available.

39) Add a note on the plan that irrigation is not allowed in the biofiltration basin.

40) Add a note on the plan that topsoil is not allowed in the bottom of the biofiltration basin.

#### **Landscape Plan (L300)**

41) Add a note to the Irrigation Performance Requirements that irrigation is not allowed in the biofiltration basin.

42) Many of the live plug species proposed for the biofiltration basin prefer consistently wet

conditions; however, the basin will dry out between rain events. Please revise the plant species if necessary.

43) Please consider using more forb species in the biofiltration basin.

44) A drier seed mix should be specified for the upper side slopes of the biofiltration basin.

**The following items must be addressed prior to the release of the letter of credit**

- i) An as-built record drawing is required for this project. A list of record drawing requirements will be provided as part of the building permit review process.

**The following items must be addressed prior to issuance of a Certificate of Occupancy**

- ii) A Stormwater Operations and Maintenance Agreement (SOMA) is required for this project. A SOMA template will be provided as part of the building permit review process.

**While the following items are not required for issuance of a permit, we would like to take this opportunity to raise these points:**

- a) It is highly recommended that an individual familiar with the stormwater design be on site while the biofiltration basin is being constructed to ensure that the basin is constructed per plan.
- b) To ensure the success of the native seeding, we highly recommend contracting with a native plant restoration company to install and maintain the native seed areas for the three-year establishment period. After the three-year establishment period, we encourage the owner to continue to contract with the company for yearly maintenance of the prairie to control invasive plants and other weeds.
- c) Consider installing conduit and other infrastructure at this time for future electric vehicle charging stations.
- d) Consider mostly native trees and plants (less water, higher resiliency, wildlife habitat).

**Note**

For the next plan review submittal, please provide the following:

- A response to each review comment in this memo
- Revised stormwater calculations
- Revised design plans

**Contact Information**

For questions contact Nate Christensen at: 651-762-4812 or [nchristensen@whitebearlake.org](mailto:nchristensen@whitebearlake.org) or Connie Taillon at: 651-429-8587 or [ctaillon@whitebearlake.org](mailto:ctaillon@whitebearlake.org)





## *White Bear Lake*

Economic  
Development  
Corporation

June 30, 2023

Dear White Bear Lake City Council members,

The WBLEDC supports the proposed development on the SE corner of County Road E and Bellaire Ave being presented to the White Bear Lake City Council by Element Design-Build on July 11 and 25<sup>th</sup>, 2023.

This corner has been the primary focus of opportunity for years! The County Road E Corridor project and the city marked this corner as a high priority area. The Element-Design Build representatives attended the neighborhood meetings where block exercises were completed trying to determine economically feasible options for these sites back in 2022 through the County Road E corridor project.

Ryan McKilligan, the Element-Design Build representative visited neighborhood businesses asking for input after purchasing the land. They have followed the new procedures the city established to share information and get feedback from the neighbors. This July they are coming to the Council with a modified design of 9 townhomes, rather than the original apartment and townhome proposal. This new design is a result of requests by the neighborhood residences and Council members in past meetings. These will be units for sale, not rent. This developer has worked diligently to address concerns and feedback they have received from the neighbors, Planning Commission and City Council throughout the process.

We understand that change is difficult for individuals, but we believe this development will be a catalyst for creating something good and needed at this location.

The mission statement for the WBLEDC is:

- *Change is inevitable as infrastructure and residential and commercial development age and the White Bear Lake Community transitions through an aging and diversifying population. The White Bear Lake Economic Development Corporation has been created to:*
- *Champion the economic development, stabilization and transition to future trends for White Bear Lake.*
- *Coordinate private industry and commerce, local government and community needs in order to develop a vibrant economy that enhances community well-being, stability, and services.*

We believe approval of the project will be a long-term benefit for the entire community by not only increasing the housing supply but removing a blighted eyesore which deters further private investment into the County Road E corridor.

Sincerely,  Jerry Kwarik, President

The White Bear Lake Economic Development Corporation



**City of White Bear Lake**  
Community Development Department

# MEMORANDUM

**To:** Lindy Crawford, City Manager  
**From:** Jason Lindahl AICP, Community Development Director  
**Date:** July 25, 2023  
**Subject:** **Planning & Land Use Regulations Update – Steering Committee**

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## SUMMARY

Staff is seeking direction and feedback from the Mayor and City Council regarding the formation of a Steering Committee to guide the Planning & Land Use Regulations update (Zoning Code Update) process. The City Council should also designate one of its members to serve on the Steering Committee.

## BACKGROUND

The next step in the Planning & Land Use Regulations update process is the formation of an advisory Steering Committee. The purpose of this group will be to provide feedback and guidance to staff and the consultant team as they draft the updated Planning & Land Use Regulations and provided on-going updates to the Planning Commission and City Council throughout the update process. The project schedule calls for the Steering Committee to meet approximately six times and be part of two open house style public meetings over an 18-month period.

After discussions with the Bolton & Menk consultant team, staff believes the Steering Committee should be made up of 9 but no more than 11 people from throughout the community that represent various land use related interests and perspectives. Staff recommends the Steering Committee include representatives from the following groups and interests. Should the City Council support this group structure, staff will approach each of these groups so they can select a representative.

1. City Council Representative
2. Planning Commission Representatives (two total)
3. Environmental Advisory Commission Representative
4. Economic Development Corporation (EDC) Representative
5. County Road E Corridor Study Representative
6. Housing Taskforce Representative
7. Historical Society Representative
8. Arts District or Arts, Cultural & Educational (ACE) Area Study Representative
9. Mobility & Transportation Representative
10. Century College Representative

It should be noted that this committee is intended to be small and targeted to specific groups and interests. In addition to the Steering Committee, the process will include broader public engagement including public open houses, focus groups and regular updates to both the Planning Commission and City Council, as stated above.

**RECOMMENDATION**

Staff recommends the City Council review and comment on the formation of a Steering Committee to guide Planning & Land Use Regulations Update process and designate a member of the City Council to serve on this committee.

**ATTACHMENTS**

None