AGENDA
PLANNING COMMISSION OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, AUGUST 29, 2022
7:00 P.M. IN THE CITY HALL COUNCIL CHAMBERS

1. CALL TO ORDER AND ATTENDANCE

2. APPROVAL OF AGENDA

3. APPROVAL OF THE MINUTES

A. Minutes of the Planning Commission meeting on July 25, 2022

4. CASE ITEMS

A. **Case No. 21-1-SHOPa1:** A request by **Barbara McIntyre** for a 3 year renewal of a Special Home Occupation Permit, per Code Section 1302.120, in order to continue operating a dog grooming business out of the home at the property located at 3696 Glen Oaks Avenue

B. **Case No. 22-2-O:** A request by the **City of White Bear Lake** for consideration of the proposed land use designation of the Armory, per Code Section 1303.245, Subd.1.c, and rezoning from P – Public Facilities to B-5, Central Business for the property located at 2228 4th Street.

C. **Case No. 22-2-PUD:** A request by **Schafer Richardson** for development phase approval of a Planned Unit Development, per Code Section 1301.070, in order to construct 244 units of multi-family apartments in two buildings at the properties located at 3600 and 3646 Hoffman Road.

5. DISCUSSION ITEMS

A. City Council Meeting Minutes of August 10, 2022.

B. Park Advisory Commission Meeting Minutes of June 16, 2022.

6. ADJOURNMENT

Next Regular City Council Meeting .....September 13, 2022

Next Regular Planning Commission Meeting .....September 26, 2022

COUNTY ROAD E CORRIDOR ACTION PLAN: COMMUNITY WORKSHOP SERIES

JOIN US FOR A SERIES OF COMMUNITY WORKSHOPS TO GUIDE FUTURE DEVELOPMENT ALONG COUNTY ROAD E

Between Centerville Road and Highway 120

The County Road E Corridor has enormous potential for revitalization, placemaking and serves as a catalyst for future development in the area. The cities of White Bear Lake, Vadnais Heights, and Gem Lake invite you to inform and guide future development along the corridor through a series of community workshops and discussions. The process will produce an action plan to include near, medium, and long-term goals and action steps, and serve as a tool to attract private investment through development and infrastructure improvements.

Mark your calendars. We encourage participants to attend the full series of workshops.

The series will be held in-person due to the interactive design of the sessions.

WORKSHOP I: Gather Information

Wednesday, September 14, 2022; 6:30 – 8:30pm

Century College, 3300 Century Ave, White Bear Lake

East Campus – Lincoln Mall, park in lot F, G or H, enter through main entrance E1

What is important and unique about County Road E Corridor? What are the concerns about future development, and what can be achieved? Presentations will be provided by land use and transportation planning experts.

WORKSHOP II A - C: Exploring Development Options - The Block Exercise

Join your neighbors in an interactive workshop to create development scenarios for key sites along the County Road E Corridor. Land use and design experts will be on hand to share ideas and insights. Sites are divided among three workshops by city.

A. Vadnais Heights sites

Wednesday, September 28, 2022; 6:30 – 8:30pm

Vadnais Heights Fire Station, 3595 Arcade St N

B. White Bear Lake sites

Thursday, September 29, 2022; 6:30 – 8:30pm

Redeemer Lutheran Church, 3770 Bellaire Ave, White Bear Lake

C. Gem Lake sites

Wednesday, October 5, 2022; 6:30 – 8:30pm

Heritage Hall, 4200 Otter Lake Road, Gem Lake

Workshop III: Developer Panel Discussion

Wednesday, October 12, 2022; 6:30 – 8:30pm

Vadnais Heights Fire Station, 3595 Arcade St N

Explore the opportunities and challenges of potential redevelop options with a panel of developers that bring a range of expertise.

Workshop IV: Framing Recommendations

Wednesday, October 26, 2022; 6:30 – 8:30pm

Vadnais Heights Fire Station, 3595 Arcade St N

Contribute to the creation of development of the County Road E Corridor action plan recommendations, which will be submitted to a Project Team of local government and private partners for consideration.

For more information, visit whitebearlake.org/e or contact:

- **Tracy Shimek**, City of White Bear Lake, at 651-762-4838 or tshimek@whitebearlake.org
- **Nolan Wall**, City of Vadnais Heights, at 651-204-6027 or Nolan.wall@cityvadnaisheights.com
- **Ben Johnson**, Gem Lake City Council Member, at
- ben.johnson@gemlakemn.org
- **Gretchen Nicholls**, Local Initiatives Support Corporation, at 612-327-2149 or gnicholls@lisc.org

All events are free and open to the public

THE CORRIDOR DEVELOPMENT INITIATIVE IS A PROGRAM OF:

LISC TWIN CITIES

SPONSORED BY: City of White Bear Lake | City of Vadnais Heights | City of Gem Lake | Ramsey County

City of White Bear Lake Minnesota Established 1881

Vadnais Heights

RAMSEY COUNTY

MINUTES
PLANNING COMMISSION MEETING
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, JULY 25, 2022
7:00 P.M. IN THE COUNCIL CHAMBERS

1. CALL TO ORDER AND ATTENDANCE

Chair Jim Berry called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Ken Baltzer, Jim Berry, Pamela Enz, Mark Lynch, and Andrea West.
MEMBERS ABSENT: Mike Amundsen and Erich Reinhardt
STAFF PRESENT: Jason Lindahl, Community Development Director, and Ashton Miller, City Planner.
OTHERS PRESENT: Andy Michels, Grant Raykowski, Nancee Bruggeman, and Keith Dehnert

2. APPROVAL OF AGENDA

It was moved by Member **Baltzer** seconded by Member **Lynch**, to approve the agenda as presented.

Motion carried, 5:0

3. APPROVAL OF THE MINUTES

A. Minutes of June 27, 2022

It was moved by Member **Baltzer** seconded by Member **West**, to approve the minutes of the June 27, 2022 meeting as presented.

Motion carried, 5:0.

4. CASE ITEMS

A. Case No. 22-15-V: A request by **Michels Homes on behalf of the Finnegan Realty Trust** for a 26.3 foot variance from the 35 foot side yard setback, per code section 1303.030, Subd.5.c.2, and a 5.6 foot variance from the 40 foot street side setback, per section 1303.030, Subd.5.c.1, in order to demolish the existing home and construct a new single-family home at the property located at 2503 Manitou Island.

Miller discussed the case. Staff recommended approval of the request as proposed.

In response to a question from Member Lynch, Miller confirmed that the only changes to the house were the expansion of the mud room, foyer, and height of the garage.

Member Berry sought to clarify that because the house is being replaced on the existing foundation, a variance was not necessarily needed. Miller explained that state statute does allow legal nonconformities to be replaced as is. The change in height of the garage does require a variance.

Lindahl added that it has been the past practice in White Bear Lake to take these types of requests through the variance process to put the variances into the record.

Member Berry opened the public hearing. As no one from the public spoke, Member Berry closed the public hearing.

Member Lynch noted that he appreciates the care the homeowners are taking to minimize the impact the reconstruction will have on the property.

It was moved by Member **Lynch** to recommend approval of Case No. 22-15-V, seconded by Member **Enz**.

Motion carried, 5:0.

B. Case No. 22-16-V: A request by **Michels Homes on behalf of Tom and Nancee Bruggeman** for a 1.5 foot variance from the 4 foot height limitation for a solid wall, per code section 1302.030, Subd.6.a, in order to permit two entry monument features at the property located at 2510 Manitou Island.

Miller discussed the case. Staff recommended approval of the request as proposed.

Member Lynch commented that he did not believe a practical difficulty existed, but also did not necessarily think the monuments were walls. He stated that if the intent of the code is to prohibit large solid walls, the Commissioners may want to consider adding a condition that the monuments not be expanded.

Member Enz stated that on the smaller lots typically found throughout the City, the structures would be a wall.

Member Berry asked if there was anything in the code regarding entry monuments as they are commonly used for gates. Miller replied that there is a provision in the code that precludes monuments from the height restrictions, but monuments are not defined, and in this case, the solid wall exceeds four feet in height, so a variance is needed. Lindahl added that it is staff's interpretation that the structures are a wall. Further, staff has interpreted the reference to monuments in the code to apply to features like statues that are a public monument, such as the one found in Veterans Memorial Park.

Member Berry opened the public hearing.

DRAFT

Andy Michels, applicant, in response to a question from Member Berry, stated that a gate will not be attached. The entry monuments are decorative only. They are going to put a cap and a light fixture on it, but that is it.

Member Enz asked if there is going to be a bollard or other feature on the monuments that would increase the height.

Nancee Bruggeman, 2510 Manitou Island, responded that there will be lights on the taller portion of the monuments.

Lindahl clarified that the height would be measured to the tallest point of the actual structure. The light is an incidental capping feature.

Member Berry closed the public hearing.

Member West commented that she was happy to see the features set back far enough to not impede visibility.

It was moved by Member **Baltzer** to recommend approval of Case No. 22-15-V, seconded by Member **West**.

Motion carried, 4:1. Member Lynch opposed.

C. Case No. 22-11-CUP: A request by **Tside1LLC** for two conditional use permit amendments, per code section 1303.227, Subd.4.f, to reconfigure the docks and reallocate slips between the two properties located at 4441 Lake Avenue South and 4453 Lake Avenue South

Lindahl discussed the case. Staff recommended approval of the request as proposed.

Member Berry opened the public hearing. No one from the public spoke to the matter. Member Berry closed the public hearing.

It was moved by Member **Baltzer** to recommend approval of Case No. 22-11-CUP, seconded by Member **Enz**.

Motion carried, 5:0.

5. DISCUSSION ITEMS

A. City Council Summary Minutes of July 12, 2022.

No Discussion.

B. Park Advisory Commission Minutes of May 19, 2022.

No Discussion.

6. ADJOURNMENT

There being no further business before the Commission, it was moved by Member **Baltzer**, seconded by Member **Lynch** to adjourn the meeting at 7:36 p.m.

Motion carried, 5:0

DRAFT

City of White Bear Lake
Community Development Department

MEMORANDUM

TO: The Planning Commission
FROM: Ashton Miller, City Planner
DATE: August 29, 2022
SUBJECT: **McIntyre 3 Year Special Home Occupation Permit, 3696 Glen Oaks Avenue, Case No. 21-1-SHOPa1**

SUMMARY
The applicant, Barbara McIntyre, is requesting a three year extension to her special home occupation permit (SHOP) in order to continue operating a dog grooming business out of her home. Certain types of home occupations, such as beauty salons, massage therapy, and dog grooming, require approval through a conditional use permit.

Based on the findings made in this report, staff finds that the standards for conditional use permits laid out in City Code Section 1301.050 have been satisfied and recommends approval of the request.

GENERAL INFORMATION

Applicant/Owner:	Barbara McIntyre
Existing Land Use / Zoning:	Single Family; zoned R-3 Single Family Residential
Surrounding Land Use / Zoning:	All Directions: Single Family; zoned R-3 Single Family Residential
Comprehensive Plan:	Low Density Residential
Lot Size & Width:	Code: 10,500 sq. ft.; 80 feet Site: 10,700 sq. ft.; 75 feet

ANALYSIS
The subject site is located on the south side of Glen Oaks Avenue and north of County Road E. The single-family home was constructed in 1967. Last year, Ms. McIntyre was granted a special home occupation permit for her business. Since the first year is a trial period, she is back requesting a three year extension. The City has not received any complaints during the first year and no concerns have been raised by neighbors in relation to the home-based business.

As a note, a recent text amendment to the Zoning Code means that after this first three year renewal,

subsequent renewals will be able to be approved administratively.

Ms. McIntyre will continue to be the only employee. Services that she provides include baths, haircuts and nail trimming. There is also a small inventory of supplies and accessories for sale in the home. The hours of operation are Monday through Friday and every other Saturday, by appointment only, between 9 am and 5 pm. Appointments are scheduled roughly thirty minutes apart to avoid overlap with no more than four appointments a day. Dogs will not be boarded overnight and are always monitored when let out in the back yard to minimize the likelihood of barking.

Community Comment

Under state law and the City's zoning regulations, conditional use permit applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to all adjacent property owners. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has not received any comments regarding the request.

Conditional Use Permit Review

City review authority for conditional use permits are considered a quasi-judicial action. This means the city acts like a judge in evaluating the facts against the applicable review standards. The city's role is limited to applying the review standards to the facts presented by the application. Generally, if the application meets the review standards, it should be approved. The standards for reviewing conditional use permits are detailed in City Code Section 1301.050.

According to City Code Section 1301.050, the City shall consider possible adverse effects of a proposed conditional use, in this case a special home occupation. This review shall be based upon (but not limited to) the factors listed below. Based on the findings made in this review, staff recommends approval of the requested conditional use permit.

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 Low Density Residential. This land use category is characterized by low density dwellings with a density range of 3 to 9 units per acre. The density of the subject property is 4.17 units per acre and the business does not impact the density.

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

   Finding: The subject property will continue to be a single-family home that the business is accessory to, so is compatible with present and future land uses. The business takes place completely within the principal structure and does not alter the residential character of the neighborhood.

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

Finding: The business conforms with the applicable zoning regulations for special home occupations.

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

   Finding: The business will not depreciate the area. The exterior of the home continues to appear residential and it is staff's opinion that Ms. McIntyre has maintained a curb appeal that is consistent with the surrounding neighborhood. Further, the practice of not leaving dogs unattended when outside limits the opportunity for barking to become a detriment to the neighborhood.

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

   Finding: The property is served by city water and sewer. The use of these services generated by the business is minimal and does not overburden the service capacity.

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

   Finding: The traffic generated from the business is minimal and is within the capabilities of the street serving the property. Because appointments are spaced out, there is rarely more than one client at the home at a time, so the driveway is able to accommodate the parking needs.

RECOMMENDATION

Staff recommends approval of the applicant's request, 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. This permit is issued for a three-year period with the expiration date being September 13, 2025, before which the permit may be renewed, in accordance with the procedural requirement of the initial home occupation.

3. The applicant shall not have the vested right to a permit by reason of having obtained a previous permit. In applying for and accepting a permit, the permit holder agrees that her monetary investment in the home occupation will be fully amortized over the life of the permit and that a permit renewal will not be needed to amortize the investment. Each application for the renewal of a permit will be considered de novo without taking into consideration that a previous permit has been granted. The previous granting of renewal of a permit shall not constitute a precedent or basis for the renewal of a permit.

4. Permits shall not run with the land and shall not be transferable.

5. The business shall comply with all provisions of the Home Occupation Section of the Zoning Code (Section 1302.125).

6. The applicant shall comply with applicable building, fire and health department codes and regulations.

7. A sign permit is required prior to the installation of a sign.

8. Boarding of dogs is not permitted.

Attachments:
Draft Resolution of Approval
Zoning/Location Map
Applicant's Narrative (2 pages) &
Plans (3 pages)

RESOLUTION NO.

RESOLUTION GRANTING A SPECIAL HOME OCCUPATION PERMIT FOR 3693 GLEN OAKS AVENUE WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

WHEREAS, Barbara McIntyre has requested a three year extension to a special home occupation permit (21-1-SHOPa1) to operate a dog grooming business out of a single-family home at the following location:

LOCATION: 3696 Glen Oaks Avenue

LEGAL DESCRIPTION: Lot 29 Block 10, Bacchus White Bear Hills, Ramsey County, Minnesota. (PID #25.30.22.44.0052)

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on August 29, 2022; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variances 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;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that 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 conforms to the Zoning Code requirements.
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 special conditions attached in the form of a conditional use permit are hereby approved.

BE IT FURTHER RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested special home occupation permit extension, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.

RESOLUTION NO.

2. This permit is issued for a three-year period with the expiration date being September 13, 2025, before which the permit may be renewed, in accordance with the procedural requirement of the initial home occupation.
3. The applicant shall not have the vested right to a permit by reason of having obtained a previous permit. In applying for and accepting a permit, the permit holder agrees that her monetary investment in the home occupation will be fully amortized over the life of the permit and that a permit renewal will not be needed to amortize the investment. Each application for the renewal of a permit will be considered de novo without taking into consideration that a previous permit has been granted. The previous granting of renewal of a permit shall not constitute a precedent or basis for the renewal of a permit.
4. Permits shall not run with the land and shall not be transferable.
5. The business shall comply with all provisions of the Home Occupation Section of the Zoning Code (Section 1302.125).
6. The applicant shall comply with applicable building, fire and health department codes and regulations.
7. A sign permit is required prior to the installation of a sign.
8. Boarding of dogs is not permitted.

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

Ayes:
Nays:
Passed:

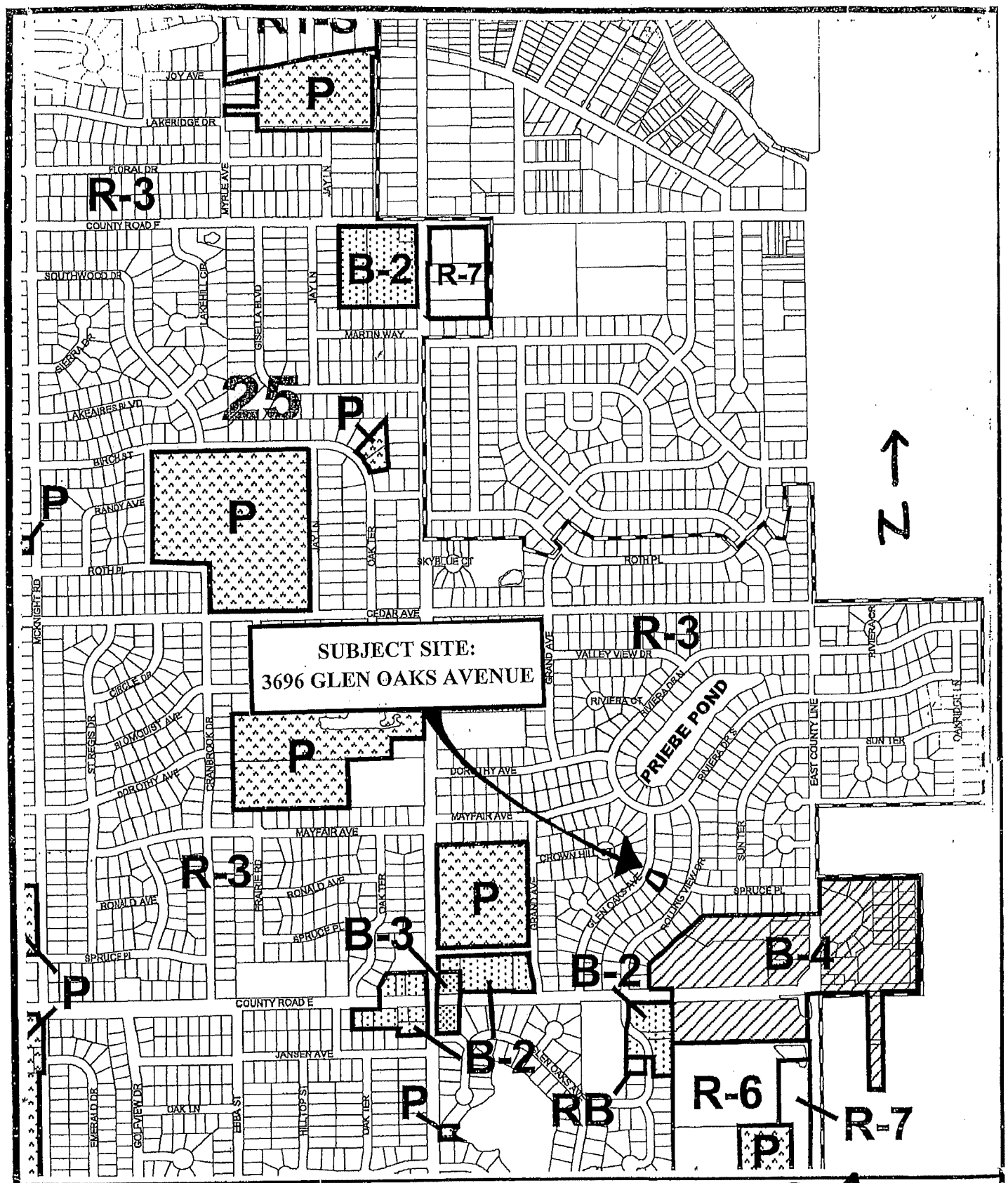
_____
Dan Louismet, Mayor

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.

_____
Applicant's Signature Date



City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : 21-1-SHOPa1

CASE NAME : McIntyre

DATE : Aug. 29, 2022

July 15, 2022

Barbara McIntyre
Home Occupation Business Narrative
3696 Glen Oaks Ave, White Bear Lake

DOG GROOMING BUSINESS OVERVIEW

The Sparkling Whisker will be a one-person business providing the community with a pet grooming option that has a quiet, relaxed and safe environment. It will be a home occupation run out of a single family house. The house is owned by the proprietor.

Grooming Services Offered

- Baths
- Hair cuts
- Nail trims
- Extra add on services such as nail filing, facials, teeth brushing
- Canine massage will be a future service

Product Sales

On site sales items related to pets such as pet attire, accessories, leashes, grooming tools, treats, etc. These items may be sold online as well.

The number of items will be limited to a small to medium size display in the garage or the entry way just inside the house depending on the weather.

Use of the Property

- Parking will be available in the double car driveway and on the street in front of the house as needed. It is not expected to have more than two customer cars in front of the house at a time.
- Customers will enter using the garage service door adjacent to the driveway.
- The dog intake/checkout area will be in the garage and just inside the doorway leading into the house.
- Grooming will take place in the lower level of the house.

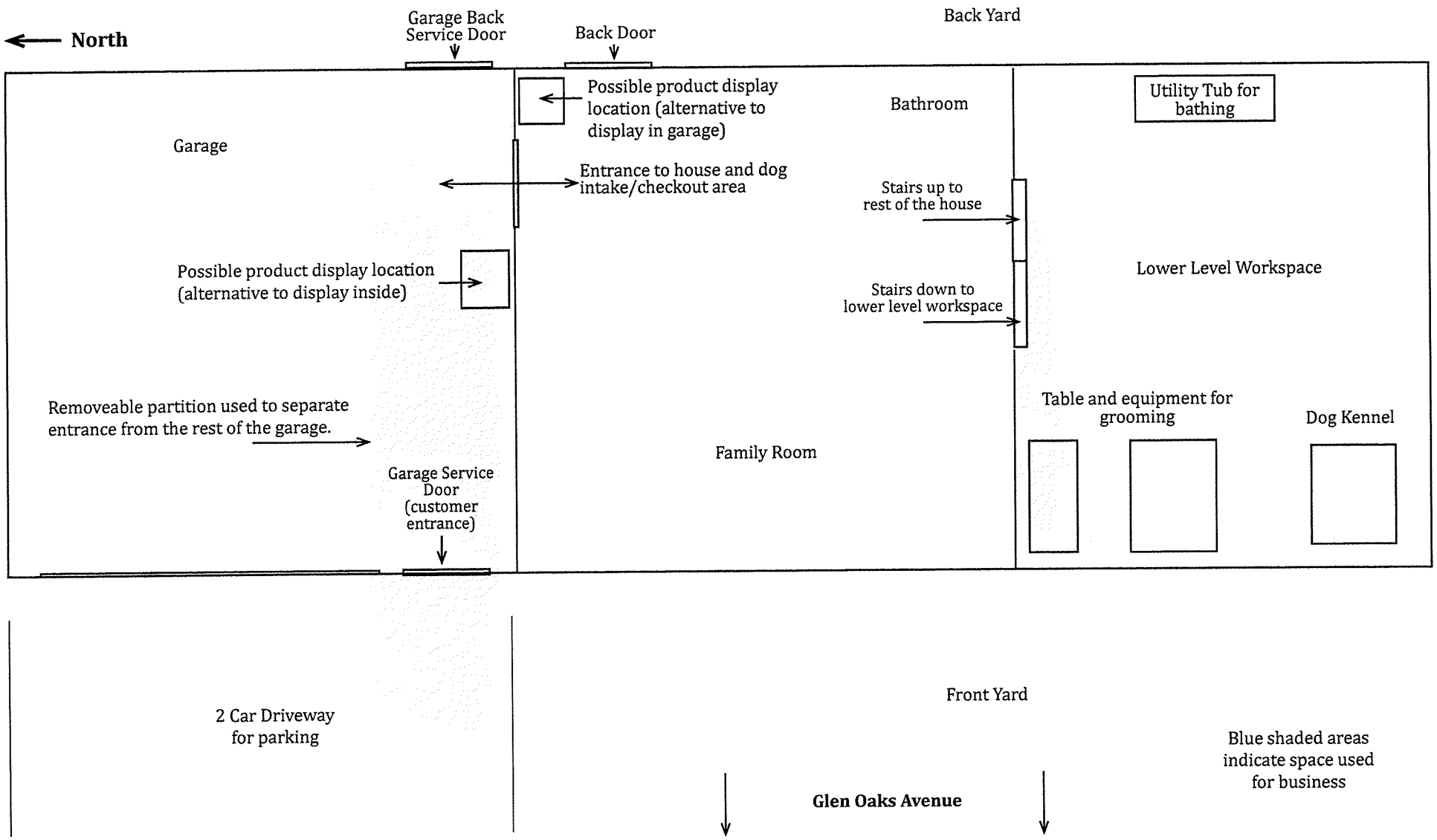
- A sign with the business name will be on the garage service door or in the garden area next to the service door. The sign will comply with city ordinance and will not be used for gaining attention from the street for marketing purposes, but instead to guide customers where to go when they arrive.
- Customer dogs will not be kept on the property overnight.

Flow of Operation

- Customers will leave dogs and come back to get them at an appointed time given at check in. The appointed time will be an estimate and customers will receive a text when the dog is ready to be picked up.
- Pick up and drop off service may be offered in the future in some instances. This will reduce the parking requirements.
- Dogs will be allowed to relieve themselves in the back yard before and/or after the groom. Dogs will not be left outside unattended and will be immediately brought inside in the case of excessive barking.
- Appointments will be made with an intended half hour between each dog to avoid overlap of customers arriving and departing. This will help reduce dogs meeting and the possibility of extra barking or dog to dog aggression.

Hours of Operation

- Initial hours will be open as appointments are taken 9am-5pm Monday-Friday (days vary with the timing of appointments) and every other Saturday as needed. Appointments for no more than 4 dogs a day will be taken.
- Appointments will be required by phone, text or online. Walk in service will not be available.


North
Garage Back Service Door
Back Door
Back Yard
Garage
Possible product display location (alternative to display in garage)
Bathroom
Utility Tub for bathing
Entrance to house and dog intake/checkout area
Stairs up to rest of the house
Possible product display location (alternative to display inside)
Stairs down to lower level workspace
Lower Level Workspace
Removeable partition used to separate entrance from the rest of the garage.
Table and equipment for grooming
Dog Kennel
Family Room
Garage Service Door (customer entrance)
2 Car Driveway for parking
Front Yard
Blue shaded areas indicate space used for business
Glen Oaks Avenue

3696 Glen Oaks Avenue

Two car driveway for parking.

Garage service door will be used for customer entrance.

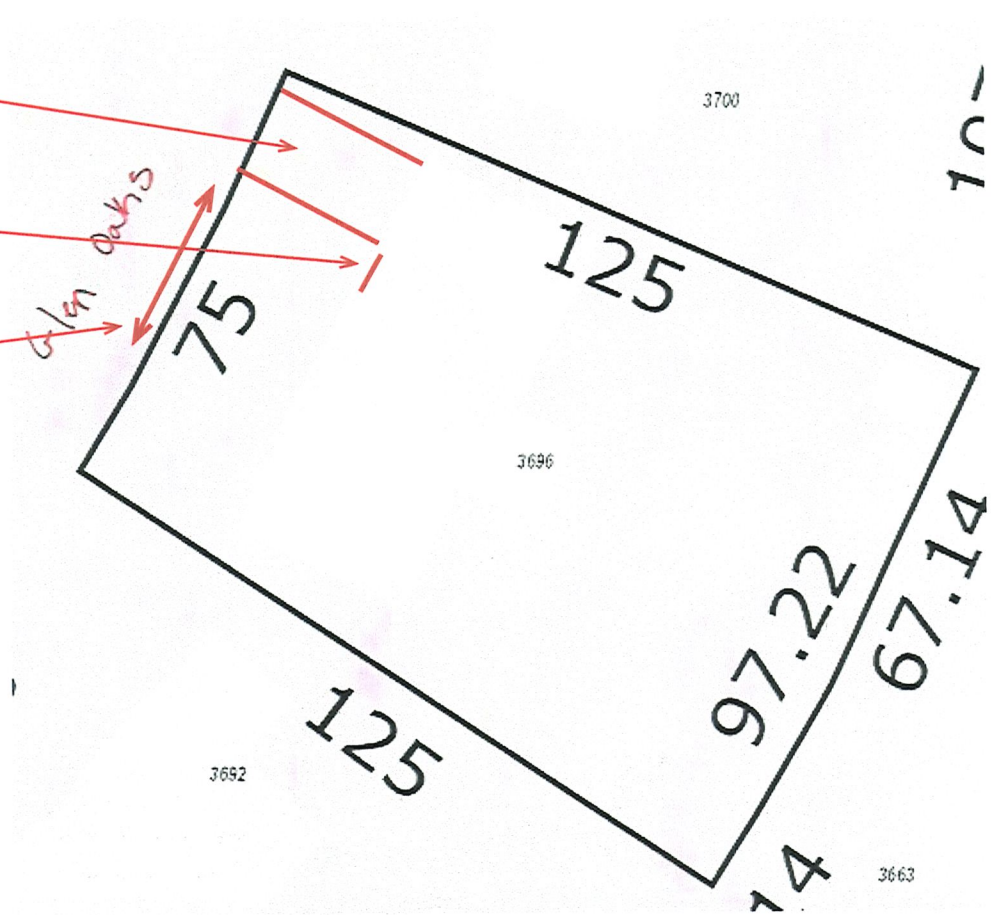
Possible street parking if needed.

3696 Glen Oaks Avenue

Two car driveway for parking.

Garage service door will be used for customer entrance.

Possible street parking if needed.



North

City of White Bear Lake
Community Development Department

MEMORANDUM

TO: The Planning Commission
FROM: Ashton Miller, City Planner
DATE: August 29, 2022
SUBJECT: **Armory Land Use Designation, 2228 4th Street – Case No. 22-2-O**

SUMMARY
The Planning Commission will review the land use designation of the Armory as part of the sale of the property from the City to the White Bear Lake Area Historical Society in order to utilize the building as a museum. Staff recommends that the property continue to be guided "downtown" as it is guided in the 2040 Comprehensive Plan and that it be rezoned from P: Public to B-5: Central Business. Upon receipt of a recommendation from the Planning Commission, the City Council will make the final determination.

Based on the findings made in this report, staff has reviewed the request for compliance with the zoning code amendment regulations and finds that the applicable requirements have been met.

GENERAL INFORMATION

Applicant/Owner:	City of White Bear Lake
Existing Land Use / Zoning:	The Armory; zoned P: Public
Surrounding Land Use / Zoning:	North: Mixed Commercial; zoned B-5: Central Business East: Single Family; zoned R-4: Single Family – Two Family Residential West: Event Center/Bar/Brewery; zoned B-5: Central Business South: Parking Lot; zoned P: Public
Comprehensive Plan:	Downtown
Lot Size & Width:	Code: None Site: 12,337 sq. ft.; 75 feet

ANALYSIS
The subject site is on the southwest corner of the 4th Street and Cook Avenue intersection. Originally built in 1922 as a Minnesota National Guard Facility, the City took the property over in 1994 and remodeled it to serve as a banquet hall. The Armory is listed on the National

Register of Historic places and there is a preservation easement limiting the activity that may affect the historical character of the property. The White Bear Lake Area Historical Society has shared space in the Armory for years and is now proposing to take the property over in order to use the building as a museum.

Section 1303.245 of the zoning code states that when a property ceases to be used for a public use, the Planning Commission shall consider the appropriate land use designation, which staff has interpreted to include both the guiding and the zoning of the property. The 2040 Comprehensive Plan's Future Land Use Map guides the property as "downtown", which is described as a mix of commercial, residential, and institutional uses. Specifically, the mix is anticipated to be 70% commercial, 20% residential, and 10% institutional. The proposed use as a museum is in harmony with the downtown designation and is compatible with the breakdown of uses. Therefore, the only required change is to the zoning of the property, and staff recommends the property be rezoned to B-5: Central Business, which is consistent with the other commercial uses in the surrounding neighborhood and the 2040 Comprehensive Plan Future Land Use Map.

Community Comment

Under state law and the City's zoning regulations, rezoning applications require a public hearing. Accordingly, the City published notice of this request in the White Bear Press and mailed notice directly to all adjacent property owners. That notice directed all interested parties to send questions or comments to the Planning Department by mail, phone, or email or to attend the public hearing where they could learn about the request, ask questions, and provide feedback. As of the writing of this report, city staff has not received any comments regarding this request. During the public hearing, staff will provide an update if any other public comments are received prior to the Planning Commission meeting.

Rezoning

Amendments to the zoning code, including rezoning applications, are considered legislative decisions, meaning the City has a relatively high level of discretion. Standards for reviewing requests to amend the zoning code are outlined in Section 1301.040 of the City Code. The standards for review 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 Plan.

Finding: One of the guiding principles of the Land Use section in the 2040 Comprehensive Plan is "support and strengthen Downtown as the 'heart' of the community. Continue to strengthen the critical mass of retail, restaurants, residential, office, service, and entertainment offerings in and around the downtown." Staff finds that the Historical Society's intended use will provide the community with a recreational and entertainment opportunity not readily available in the downtown area and will increase the appeal of visiting the community. Further, when the City procured the Armory in 1994, the preservation easement was recorded against the property to ensure the historical nature of the building was not lost, which is guaranteed with the Historical

Society as the owners. Therefore, staff finds the use to be consistent with the Comprehensive Plan.

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

Finding: As stated above, the proposed use as a museum will be consistent with the 2040 Comprehensive Plan's Future Land Use Map that guides the property as "downtown". The properties to the north and west are commercial properties, zoned B-5, and are also guided "downtown". The parking lot to the south is a public lot and there are single-family homes to the east. The proposed use is not anticipated to be more intensive than the use as a community gathering space, so will not adversely impact the residential properties, and it is staff's opinion that with the lack of comparable uses in the area, it will not compete with surrounding businesses.

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

Finding: The B-5: Central Business district lists civic/institutional uses, including education/academic facilities, libraries, and museums as permitted uses, so the Historical Society's proposed use will conform with the code. There are no proposed changes to the physical site at this time, so the applicable standards of the zoning code will continue to be met. There are no setback requirements for the property and the maximum height allowed is 3 stories or 38 feet, which the building appears to comply with. The property is grandfathered in at its current level of impervious surface coverage, and any other existing nonconformity would also be grandfathered in.

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

Finding: The Historical Society will maintain the existing building and its architecture, which is a mainstay of historic downtown and will use the property in a way that will draw interest to the site, so will not depreciate the area.

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

Finding: The property has access to City sewer, water, and stormwater service mains that have the capacity to serve the site as its current use as a banquet hall and the proposed use is not anticipated to increase demand.

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

Finding: The day to day operations of the proposed use is not anticipated to increase traffic volumes more than what has historically been generated from the use of the building as a community gathering space. Occasional special events may generate comparable levels of traffic to what the area had experienced as a public use.

RECOMMENDATION
Staff recommends the Planning Commission approve the proposed land use designation of the property for consideration by the City Council.

Attachments:
Draft Resolution of Approval
Zoning/Location Map

RESOLUTION NO.

RESOLUTION APPROVING THE LAND USE DESIGNATION FOR 2228 4TH STREET WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA

WHEREAS, the City of White Bear Lake is requesting a rezoning of the Armory from P: Public to B-5: Central Business at the following location:

LOCATION: 2228 4th Street

LEGAL DESCRIPTION: Lot 1 Block 54, White Bear, Ramsey County, Minnesota. (PID #14.30.22.41.0052)

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on August 29, 2022; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed zoning map amendment 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;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake, Minnesota that 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 conforms to the Zoning Code requirements.
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 special conditions attached in the form of a conditional use permit are hereby approved.

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

Ayes:
Nays:
Passed:

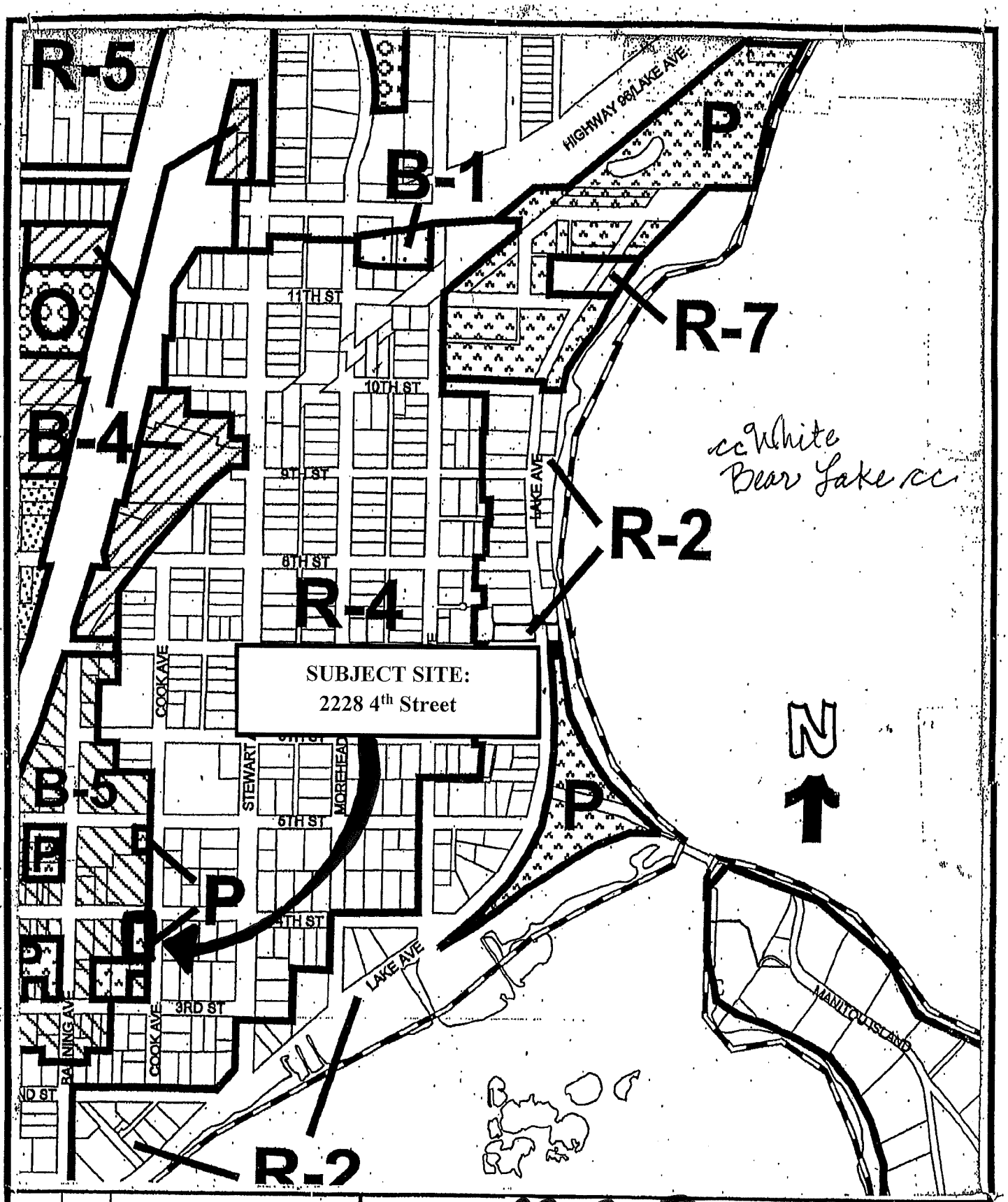
_____
Dan Louismet, Mayor

RESOLUTION NO.

ATTEST:

_____

Caley Longendyke, City Clerk



City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : 22-2-O

CASE NAME : The Armory

DATE : August 29, 2022

City of White Bear Lake
Community Development Department

MEMORANDUM

To: Planning Commission
From: Jason Lindahl, AICP Community Development Director
Date: August 29, 2022
Subject: **Schafer Richardson /3600 & 3646 Hoffman Road / Case No. 22-2-PUD Final Stage Planned Unit Development Review**

SUMMARY

The applicant, SRD 2.0, LLC, an affiliate of Schafer Richardson requests Development Stage Planned Unit Development (PUD) approval to construct a 244-unit apartment complex in two 4-story buildings on the properties located at 3600 and 3646 Hoffman Road. This application represents the second of a three step PUD review process. Should the City approve the development stage PUD request, this project would move on to the final stage PUD review which involves a final administrative review by staff before applying for building permit. After reviewing the information and plans submitted by the applicant, staff recommends approval of the development stage PUD subject to the conditions outlined in the attached draft City Council resolution

GENERAL INFORMATION

Applicant/Owner:	SRD 2.0, LLC, an affiliate of Schafer Richardson
Existing Land Use / Zoning	Stadium Bar & Grill and a single-family residence; B-4 – General Business
Surrounding Land Use / Zoning:	North: Hoffman Place Apts; zoned R-6 – Medium Density Residential West: Burlington Northern RR & City of Gem Lake South: Xcel Energy; zoned I-1 Limited Industry East: The Barnum Apts; zoned R-7 – High Density Residential
Comprehensive Plan:	TOD – Transit Oriented Mixed Use
Lot Size & Width:	Code: None Site: 5.7 acres; 440 feet

BACKGROUND INFORMATION

The site is located at the northeast corner of Hoffman Road and Highway 61. It also includes the small triangular-shaped piece across Hoffman Road (on the northwest corner of Hoffman

and 61 Highway 61). The applicants purchased the property in 2018 and have been leasing the site back to the Village Sports Bar owners. In 2020, the applicants constructed the Barnum, a 4-story 192-unit apartment building located directly to the east of the subject site.

Project Summary. According to the applicant, the proposed redevelopment will consist of two separate buildings connected by a single-story common area, with the first building to the north (Building 1) consisting of 101,604 square feet and the second building to the south (Building 2) consisting of 125,024 square feet. The height for both buildings is approximately forty-eight (48) feet at four stories with a flat roof design. A single-story common area will house amenities and occupant circulation between the buildings; this will be roughly 9,716 square feet. The total building area is 236,344 square feet above ground. There will be one level of underground parking beneath the footprint of all structures with approximately 67,422 square feet. The building will contain 244 market-rate apartments. The current mix of units includes studio (17), alcove (61) 1-bedroom (88), 2-bedroom (70), and 3-bedroom (8) units. There will be 376 parking stalls in total, with 187 located in the underground garage and 189 as surface parking stalls. This provides a parking ratio of 1.54 stalls per unit, and 1.14 stalls per bedroom. The useable open space is 430 square feet per unit.

Review Process To-Date. The Zoning Code outlines a three (3) phase planned unit development review process: General Concept Plan, Development Stage, and Final Plan. This application went through concept plan review before the Planning Commission on May 23rd and the City Council on June 14th. As part of this process, the applicant also held a neighborhood meeting on March 4th. As a result of the comments from these meetings, the applicant has made the following changes to their plan (see also attached Summary of Changes from Concept Submittal):

- Building 1 was reduced from 5 to 4-stories as directed by the City Council.
- The total square footage of both building was reduced by 22,563 square feet.
- The total number of units was increased by 1 from 243 to 244 units.
- The total number of bedrooms in the two buildings decreased from 379 to 329 bedrooms.
- The number of 3-bedroom units was decreased from 30 to 8 units and the number of alcove units was increased from 44 to 61 units.
- Changes to the buildings resulted in slight changes to the building setbacks. The street side setback (south and west) increased slighting while the internal setbacks (north and east) decreased slightly.
- Parking was adjusted to meet the same standard used for the Barnum (1.14 stalls/bedroom). With the total number of units and bedroom changes, the total number of parking stalls decreased from 387 to 376 stalls.

- The amount of useable open space was increase from 410 square feet/unit to 430 square feet/unit.

Community Comment. Under the City's zoning regulations, planned unit development applications require a public hearing. Accordingly, the City published notice of this request and the public hearing in the White Bear Press and mailed notice directly to all property owners within 350 feet of the subject property. That notice directed all interest parties to send questions or comments to the Planning Department by mail, phone or email or to attend the public hearing where they could learn about the request, ask questions and provide feedback. As of the writing of this report, the city had received no comments or questions regarding this request. During the public hearing, staff will provide an update on all public comments received prior to the Planning Commission meeting.

ANALYSIS

The applicant requests approval of a development stage planned unit development (PUD) to allow construction of two 4-story apartment buildings totaling 244 units. The purpose of a planned unit development 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 meet other goals of the Comprehensive Plan. 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, the applicant is requesting deviation from the height, setback, parking and open space standards. In exchange, the applicant is offering enhanced architecture though ground floor walk-up units, indoor bicycle storage and higher quality open space. While staff acknowledges these offering do enhance the project, staff recommends the applicant also provided additional enhancements to help offset the request zoning deviations including enhanced architectural and stormwater management features (see below).

Land Use & Zoning. The 2040 Comprehensive Plan Future Land Use map guides the subject property at Transit-Oriented Development (TOD). Overall, this land use designation on this property is consistent with the comprehensive plan's general land use policy to concentrate development along higher capacity roads.

According to the comprehensive plan, the Transit Oriented Mixed-Use designation is intended to accommodate community and regional serving commercial retail and service businesses, offices and high-density housing. Overall, this designation will lean residential with a general

expectation of 70 percent residential. However, the percent residential for specific projects could vary from 50% to 100% depending on the site.

Stacked multifamily housing and courtyard apartments will be the predominant land use, with a desired density of 25 to 50 dwelling units per net acre. The intensity of Transit Oriented Mixed-Use development will vary depending on its location within the City, the size of the site, surrounding uses, adjacent roadways and transit service. In this case, the proposed development is consistent with these density guidelines at 43 units/acre (244 units/5.7 acres = 43 units/acre).

Height. The zoning code limits building height 3 stories or 36 feet. As directed by the City Council during the concept stage review, applicant has reduced the height of both buildings to 4-stories or 48 feet. The zoning code allows for addition height thought the PUD, provided there is a corresponding 5 percent increase in the required setback.

Setbacks. The zoning code requires a minimum 30-foot front and street side setback, 10-foot interior side yard setback and 20-foot rear yard setback. With the additional height, the required setbacks increase by 5 percent to 32 feet front and street side, 11 feet side and 21 feet rear. The proposal complies with the required setback with the exception of the 32-foot front setback along the County Road E (or south side) of the building. This 24.5-foot proposed setback results in a 7.5-foot deviation from the requirement. Staff is agreeable to this deviation based on the overall PUD proposal.

Exterior Materials. The applicant has revised the proposed exterior materials for the building based off of feedback provided during the PUD concept plan review (see attached elevations and Nine Design Principals narrative). According to the applicant, the design centers on the goal of providing a quality and convenient housing experience for a diverse living community. The inspiration was driven by feedback from the Barnum in terms of tenant experiences and needs. The color pallet consists of neutral greys with white trim and brick accents juxtaposed with a crisp blue siding. There is a nautical theme to the color elements, as an homage to the lake community. The strong building base will be emphasized by a warm grey brick extending to the upper floors in locations to create visual separations and color contrast against the lighter gray siding. Nautical blue vertical columns at the corners will help anchor the building.

While staff is generally supportive of the overall design, we recommend the applicant provide additional brick or stone materials to the sides of the building visible from either Hoffman Road and County Road E. This includes adding 3-stories of brick or stone to the vertical elements of the building along both Hoffman Road and County Road E including the common area and wrapping around the corners of the building.

Access & Vehicle Parking. According to the applicant, the site will have direct access from both County Road E (as a right-in, right out) and Hoffman Road. The entrance from Hoffman Road is intended to be the main entrance with guest parking availability near the one-story common entry. The rear surface parking to the north of the site will be connected to the existing surface parking behind the Barnum. This would eliminate dead ends and allow required fire department access between the two sites and is acceptable to the Engineering, Fire and Planning departments. Ramsey County reviewed this design during the concept stage PUD and provided no additional comments at this time.

Pedestrian & Bicycle Facilities. The applicants site plan shows sidewalks extending along the north, south and west sides of the buildings. There are no sidewalks along the east side of the building and there are gaps in the proposed sidewalks in front of both garage driveways and between the east end of the northern parking and Hoffman Road. Staff recommends that a condition of the PUD require the applicant to install additional sidewalks to fill these gaps and connect the northern sidewalk through the Barnum site to Linen Avenue.

The applicant's revised building floor plans include a indoor bicycle storage room on the first floor of the southern building. This room will have access from both inside the building and directly to the outdoor amenity space. In will include storage for 47 bicycles and a fix-it station. In addition to this bicycle parking, staff recommends the applicant should add a bicycle rack at the end of each underground parking space and outdoor short-term bicycle parking in front of the entrance to the common area along Hoffman Road as a condition of the PUD.

Landscaping. The applicant's plan include detailed landscaping and outdoor amenity open space plans. For multi-family housing, the zoning code requires 500 square feet of useable open space per unit. The definition of useable open space is: ground or terrace area intended and maintained for either active or passive recreation, available and accessible to and useable by all persons occupying the unit and their guests. Such areas must be grassed and landscaped for recreational purpose. The applicant has revised their plans from 410 to 430 square feet per unit which is identical to the ratio for the Barnum. This space includes a pool, a community garden, a pet park, an outdoor fitness gym and yard games area. Given the amenities planned for the open space, staff is agreeable to proposed reduced amount of open space under the overall PUD.

Trash & Utility Screening. Trash and recycling will be stored inside the building and all roof top and ground mounted mechanical equipment will be screened.

Subdivision & Park Dedication. Based on feedback from the Planning Commission and City Council during the concept review, Schafer Richardson proposes to provide ~5,100 square feet of land across from Hoffman Road (currently being used as overflow parking for the Village Sports Bar) as park dedication. The owner previously dedicated the northern portion of this lot in conjunction with the Barnum development, and it is the applicant's intention to contribute additional land for potential trailhead improvements to the Bruce Vento Trail. The applicant is in the process of getting an appraisal of this land so the city can determine if additional cash will be necessary to comply with the City's park dedication requirements.

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

RECOMMENDATION

Staff recommends approval of the development stage planned unit development, subject to the conditions listed below and detailed in the attached draft City Council resolution.

1. Revise the elevations plans to include brick or stone materials 3 stories up on the vertical elements of the building along Hoffman Road and County Road E including the common area building and wrapping around the corners of the building.
2. The applicant shall install additional sidewalks along the east side of the building, in the gaps in front of both garage driveways, between the east end of the northern parking and Hoffman Road and connect the northern sidewalk through the Barnum site to Linen Avenue.
3. Installation of additional bicycle parking at the end of each underground parking space and in front the common area along Hoffman Road.
4. Park dedication in conformance with city requirements.
5. Conformance with all requirements of the Engineering, Fire and Building Departments.

ATTACHMENTS

Draft City Council Resolution
Engineering Review Memo 8/17/22
Project Statement & Narrative
Summary of Changes from Concept Submittal
Nine Design Principals
Plans and Elevations

RESOLUTION NO.

RESOLUTION GRANTING DEVELOPMENT STAGE APPROVAL OF A PLANNED UNIT DEVELOPMENT FOR 3600 & 3646 HOFFMAN ROAD WHITE BEAR LAKE, MINNESOTA

WHEREAS, a proposal (22-2-PUD) has been submitted by Schafer Richardson/WBL Land LLC, to the City Council requesting approval of a Development Phase of a Planned Unit Development (PUD) from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 3600 & 3646 Hoffman Road

LEGAL DESCRIPTION: Attached as Exhibit A. (PID: 273022440210 & 273022440198); and

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: Development Stage approval of a Planned Unit Development, per Code Section 1301.070, in order to construct 244 units of multi-family apartments in two buildings; and

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on August 29, 2022; 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;

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. Revise the elevations plans to include brick or stone materials 3 stories up on the vertical elements of the building along Hoffman Road and County Road E including the common area building and wrapping around the corners of the building.

RESOLUTION NO.

2. The applicant shall install additional sidewalks along the east side of the building, in the gaps in front of both garage driveways, between the east end of the northern parking and Hoffman Road and connect the northern sidewalk through the Barnum site to Linen Avenue.
3. Installation of additional bicycle parking at the end of each underground parking space and in front the common area along Hoffman Road.
4. Park dedication in conformance with city requirements.
5. Conformance with all requirements of the Engineering, Fire and Building Departments.

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.

_____
Applicant's Signature Date

RESOLUTION NO.

EXHIBIT A

LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: (Commonly known as 3646 Hoffman Rd.)

That part of Lot 22, "Strawberry Acres", according to the plat thereof, lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point on the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said “Strawberry Acres”, as measured along said North right of way line.

Ramsey County, Minnesota
Abstract Property

Parcel 2: (Commonly known as 3600 Hoffman Rd.)

The following described property in Ramsey County, Minnesota.

Parcel 2(a)

Lot 26, except the East 330 feet thereof, “Strawberry Acres”, according to the plat thereof.

AND

Parcel 2(b)

That part of the East 330 feet of Lot 26, “Strawberry Acres”, lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point of the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said “Strawberry Acres”, as measure along said North right of way line, EXCEPT that portion of said Lot 26 lying Southerly of the Northerly right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2.

AND

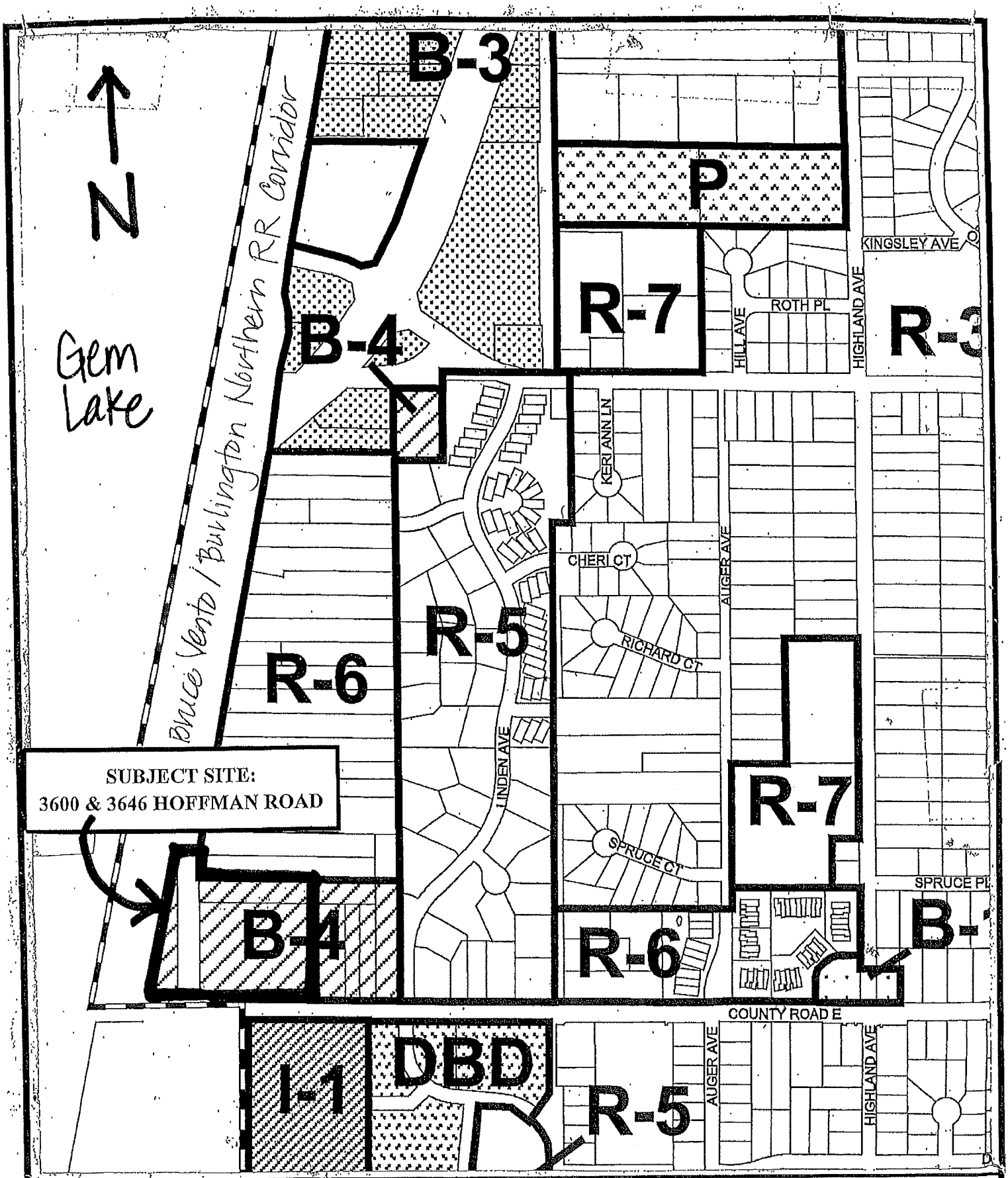
Parcel 2(c)

Lot 24, “Strawberry Acres”, according to the plat thereof.

AND

Parcel 2(d)
That part of Lot 25, "Strawberry Acres", according to the plat thereof, lying Northeasterly of the following described line: Beginning at a point on the West line of said Lot 25, distant 50 feet North of the Southwest corner thereof; thence run Southeasterly to a point on the South line of said Lot 25, distant 50 feet from said Southwest corner.

Abstract Property



City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : 22-2-PUD

CASE NAME : Schafer Richardson

DATE : August 29, 2022

City of White Bear Lake
Engineering Department

MEMORANDUM

To: Jason Lindahl, Community Development Director
From: Nathan Christensen, P.E., Assistant City Engineer
Connie Taillon P.E., Environmental Specialist/Water Resources Engineer
Date: August 17, 2022
Subject: **White Bear Lake Apartments-Phase II Engineering Review Comments**

The Engineering Department reviewed the Report of Geotechnical Exploration dated June 16, 2022; Stormwater Management Plan dated July 18, 2022; and civil & landscape plan sheets (C-000, C-001, C-010, C-101, C-201, C-203, C-204, C-301, C-501, C-502, C-503, C-504, L-010, L-101, L-102, L-501, dated July 18, 2022, and received July 27, 2022 for the above referenced project. The following items are outstanding:

<u>The following outstanding items must be addressed as a condition of the PUD</u>

1) Please provide required sanitary sewer flow calculations for the affected sewer shed. A sewer shed map and record drawings were sent to Schafer Richardson in April 2022.

2) Under the PUD, the City can ask for enhancements to the design in exchange for the deviations requested by the applicant. We are asking for additional stormwater treatment, and specifically above ground bioinfiltration/biofiltration, to treat parking lot runoff. One location to consider are the center islands in the east parking lot.

<u>The following outstanding items must be addressed prior to issuance of a Building Permit</u>

GENERAL

3) As per Table 2 on page 21 of the RWMWD rules, the low opening of an underground parking structure shall be a minimum of 2 feet above the 100-year flood elevation or one foot above the emergency overflow elevation of a subsurface stormwater management BMP. Please revise to meet this requirement.

4) Please provide information about winter operation of the trench drain pumps, including methods to prevent freezing, a backup plan for a pump or power failure,

5) Permits will be required from Ramsey-Washington Metro Watershed District, MPCA, and Ramsey County for this project. Provide a copy of these permits for our records.

STORMWATER MANAGEMENT PLAN

6) Revise the rainfall intensity for the 10 year-24 hour storm and 100 year-24 hour storm to be consistent with the City's stormwater standards of 4.16"and 7.24"respectively.

7) Pond 1-TG1: Trench Drain
   a) The invert in the model is not consistent with the invert labeled on the Utility Plan. Please revise for consistency.
   b) Revise the length, slope, etc. for the 8" round culvert outlet to be consistent with the Utility Plan.
   c) Why is the horizontal grate multiplied by 0.5?

8) Pond 1-TG2: Trench Drain: The storage invert and elevations, and outlet devices are not consistent with the Utility Plan. Please revise for consistency.

9) Pond 1-UG: Underground Storage: the outlet pipe is modeled as 2 pipes but is shown as one pipe in the Utility Plan. Please revise for consistency.

10) For all 'Pretreatment' nodes:
   a) What is volume #2?
   b) Why are the 1" vertical orifices multiplied by 4? Show this is a detail.
   c) What is device #5? Show this in a detail.
   d) Some inverts and lengths of the volume #1 storage are not consistent with the Utility Plan. Revise for consistency.
   e) The Pond P18B outlet inverts do not appear to be correct. Please revise as needed.

11) Pond P20A: The outlet device input is not consistent with the Utility Plan. Please revise for consistency.

12) Pond TG-2B and TG2B:
   a) Ensure that the storage and outlet device inverts and length of pipe storage are consistent with the Utility Plan.
   b) The model includes a pump flow of 150 to 160 GPM, but the Utility Plan specifics a 100 GPM pump. Please clarify.

13) Include a flood elevation for all low areas.

DEMOLITION PLAN (C-010)

14) Label the following: tree protection fence on west side of property, storm sewer removal in ball field, and catch basin removal to the north of the ball field.

15) Please remove all of the existing storm sewer pipe out to the catch basin at County Road E and plug the existing invert in the catch basin.

16) If the existing water and sewer services will not be used to service the new construction, they will need to be properly disconnected. The existing sanitary service may be capped at the property line. The existing water service must be disconnected at the main.

GRADING PLAN (C-201)

17) Label the 100-year elevation for all catch basin low points.

18) Show the overland emergency overflow locations and elevations for the underground infiltration pipe and catch basin low points.

UTILITY PLAN (C-301)

19) Label all riser inlets on the plan to be consistent with the model.

20) Specify the width of the trench drains. The width on the plan must be consistent with the model.

21) Add a 4 foot sump to CB 19.

22) Label the inverts where the pipes connect to or from the treatment chamber.

23) For the building 1 trench drain, label the invert of the 8” pipe where it connects to the storage pipe.

24) For the building 2 trench drain, add a note about the connection from PVC to CMP, and move the storage and pumping station callout arrow.

25) The rim elevation of CB9 is not consistent with the Grading Plan and model. Revise for consistency.

26) There are two 30” riser inlet 3’s. Label the southern inlet 3 to inlet 2 to be consistent with the model.

27) If the roof drains are located on the exterior of the building, provide an air gap between the roof drain and the storm sewer.

DETAILS (C504)

28) Add a profile of each trench drain storage and pumping station, including the ground profile and the invert of where the forcemain connects to the treatment system.

29) Add a profile of the 36” pretreatment chambers showing the riser inlet, pretreatment chamber, weir, and access riser. Include rim and invert elevations.

30) Add a cross section of the underground perforated pipe and rock layer. Label all elevations and dimensions, including the soil layers. Include the 100-year elevation. Add a note about excavating the fill layers to expose the SP soil layer.

31) Add a detail of the transition from PVC to CMP.

32) Add a detail of the 30" riser inlet and casting.

33) Pretreatment Outlet
    a) Include inverts for all pretreatment treatment structures on the weir plate detail.
    b) What is the draw down pipe and show where it is located in a profile drawing.
    c) Please clarify how this device is functioning as a pretreatment structure. Is sediment accumulating behind the weir plate? If so, the 1" orifices can be easily plugged.
    d) Specify a non-corroding weir plate.

34) 18" Nyloplast Structure detail: is this structure being used? If not, delete the detail.

<u>The following items must be addressed prior to the release of the letter of credit</u>

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.

<u>The following items must be addressed prior to issuance of a Certificate of Occupancy</u>

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.

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

a) Consider installing conduit at this time for future electric vehicle charging stations.

b) Consider sizing the trash areas to accommodate future food scraps recycling.

c) To conserve water, consider re-using stormwater for irrigation to meet your stormwater requirements.

d) Consider using more native trees and plants (less water, higher resiliency, wildlife habitat).

e) Stormwater efforts that go above and beyond permit requirements are eligible for grant funds from Ramsey-Washington Metro Watershed District. For more information, visit: www.rwmwd.org, email: office@rwmwd.org, or call: 651-792-7950.

Note
For the next plan review submittal, please provide the following (electronic copy and hard copy):

- A response to each review comment in this memo
- Revised stormwater calculations. *NOTE: For ease of review and improved legibility of the routing diagrams, please separate the existing and proposed models.*
- Revised plans

Contact Information
For questions regarding this review memo, contact Connie Taillon at: 651-429-8587 or ctaillon@whitebearlake.org

Schafer Richardson

7/18/2022

3600 & 3646 Hoffman Road Redevelopment:

Project Statement & Narrative

Schafer Richardson previously submitted a Concept Plan for a Planned Unit Development (PUD) for the redevelopment of 5.7 acres at the intersection of County Road E East and Hoffman Road into a multifamily apartments. The Concept Plan, submitted on 4/11/2022, was reviewed by the Planning Commission on 5/23/22 and by the City Council on 6/14/2022. The information provided in this submittal will serve as both the Development Phase and Final Plan stage applications with this PUD request. Please see the document labeled "**Revision Summary-7.18.2022**" for an account of the revisions made from the Concept Plan dated 4/11/2022.

The proposed redevelopment will consist of two separate buildings connected by a single-story common area, with the first building to the north (Building 1) consisting of 101,604 square feet and the second building to the south (Building 2) consisting of 125,024 square feet. The height for both buildings is approximately forty-eight (48) feet at four stories with a flat roof design. A single-story common area will house amenities and occupant circulation between the buildings; this will be roughly 9,716 square feet. The total building area is 236,344 square feet above ground. There will be one level of underground parking beneath the footprint of all structures with approximately 67,422 square feet. The building will contain 244 market-rate apartments. The current mix of units includes studio (17), alcove (61) 1-bedroom (88), 2-bedroom (70), and 3-bedroom (8) units. There will be 376 parking stalls in total, with 187 located in the underground garage and 189 as surface parking stalls. This provides a parking ratio of 1.54 stalls per unit, and 1.14 stalls per bedroom. The useable open space is 430 square feet per unit.

The site plan shows direct entrances from both County Road E (as a right-in, right out) and Hoffman Avenue. The entrance from Hoffman Road is intended to be the main entrance with guest parking availability near the one-story common entry. The rear surface parking to the north of the site will be connected to the existing surface parking behind The Barnum to create mutual vehicle egress from both sites on Hoffman Road and Linden Avenue. This would eliminate dead ends and allow required fire department access between the two sites. There is not currently a sidewalk at the rear of the Barnum so a continuous sidewalk from Linden Avenue to Hoffman Road will not be possible.

The exterior materials will be a mixture of masonry (brick), fiber cement and lap siding materials with a flat roof and parapet. Material specifications are provided in the "**Development Phase Plans Submittal-7.18.2022**". Additional information on design can be found in the "**Nine Design Principles"** attachment.

Schafer Richardson proposes to provide ~5,100 square feet of land across from Hoffman Road (currently being used as overflow parking for the Village Sports Bar) as park dedication. The owner previously dedicated the northern portion of this lot in conjunction with The Barnum development, and it is our

intention to contribute additional land for potential trailhead improvements to the Bruce Vento Trail. If plans for future trail improvements materialize before or while this redevelopment is under construction, Schafer Richardson is willing to work with the city to perform some of this work while labor is available and cost-effective.

The remainder of this parcel will be maintained as surface parking (and construction staging) until plans materialize for a future development that would activate the site. Given its frontage on County Rd. E, a main arterial corridor, it could potentially be a drive-through coffee establishment, restaurant or similar commercial function that would not require a large structure but would still need area for parking & drive lanes. We believe this would complement the subject site and would create more value for White Bear Lake residents (and tax revenue for the city) than dedicating the entirety of the parcel.

The design and density were based on the highest and best use for the site given the demand for housing and the proximity to core transit within White Bear Lake.

We are excited to present the revised plans and look forward to a continued relationship with the City of White Bear Lake.

Schafer Richardson

3600 & 3646 Hoffman Road Redevelopment:

Summary of Changes from Concept Submittal

CONCEPT SUBMITTAL 4.11.2022		CURRENT DEVELOPMENT PHASE
Building 1: 127,045 SF Building 2: 122,012 SF Common Area: 9,850 SF **TOTAL: 258,907** SF	**Gross Area (Above Ground)** *With the reduction in height, Building 2 was expanded slightly West (~10) to accommodate units, however there is less total building area (22,563 SF reduction).	Building 1: 101,604 SF Building 2: 125,024 SF Common Area: 9,716 SF **TOTAL**: **236,344** SF
Building 1: Five stories (59') Building 2: Four stories (48')	**Height** *At City Council's direction (noted in Concept Plan Resolution), both buildings are four stories in height.	Building 1: Four stories (48') Building 2: Four stories (48')
Studios: 18 Alcoves: 44 1-Bedroom: 75 2-Bedroom: 76 3-Bedroom: 30 **TOTAL: 243**	**Unit Count/Mix** *With the reduction in height and guidance that TIF would not be approved, 3-bedroom units were reduced, and unit mix adjusted with footprint.	Studios: 17 Alcoves: 61 1-Bedroom: 88 2-Bedroom: 70 3-Bedroom: 8 **TOTAL: 244**
379 Bedrooms	**Bedroom Count** *Reducing height, reducing amount of 3-bedroom units and adjusting unit mix resulted in a reduction of 50 bedrooms.	329 Bedrooms
Underground: 185 Surface: 202 **TOTAL: 387** Stalls/Unit: **1.59** Stalls/BR: **1.02**	**Parking Count** **Parking Ratio** *Parking ratio adjusted to meet Concept Plan resolution; now exceeds parking numbers provided by The Barnum (1.48/unit, 1.14/BR).	Underground: 187 Surface: 189 **TOTAL: 376** Stalls/Unit: **1.54** Stalls/BR: **1.14**
County Rd. E: **22'-0"** Hoffman Rd: **33-9"** Side (East): **47'-4"** Rear (North): **89'-4"**	**Setbacks** *Footprint changes altered the setbacks slightly. Setback from County Rd. E increased 2'-5" to provide more of a buffer for walk-up units.	County Rd. E: **24'-5"** Hoffman Rd: **35'-9"** Side (East): **43'-2"** Rear (North): **86'-10"**

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612.371.3000 | sr-re.com

410 SF / Unit	**Usable Open Space**	430 SF / Unit
65,762 SF	**Building Footprint**	66,396 SF
68,085 SF	**Parking & Circulation** *Parking & circulation increased to do 1.14 parking ratio requirement, and need for fire/emergency turn around radius.	76,862 SF

Site Plan

- Surface parking in front of Building 2 (South) has been reconfigured to remove the circular turnaround and associated parking within, in favor of green space. An extra lane of vertical parking was added in order to further reduce the dead-end measurement (from 292' in the Concept Plan to 152'). This was also needed to meet the 1.14 parking ratio requirement.
- Exterior amenities shifted; sidewalks reduced.

Elevations:

- Per the Concept Plan Resolution, the building exterior was revised to provide more articulation with undulation to resemble recently construction multifamily buildings. This was accomplished with more bump outs, recessed inserts, increased parapet height and ornamentation, and added balcony counts & separations. There are balconies on ~47% of units (not including the walk-up entries) compared to 40% in the Concept Submittal.
- The setback and sidewalks leading to walk-up entrances were revised to create a more private experience for residents. This also includes a patio separated by railings and plantings to enhance the architectural features at entrances as required in the Concept Plan Resolution.

Affordability & Tax Increment Financing (TIF):

With the City Council not in favor of Tax Increment Financing for this project, Schafer Richardson is no longer including affordable housing with this development. Previously, 20% (roughly 48 units) were to be income and rent restricted at 50% of the area median income (AMI). The project is now 100% market rate.

Park Dedication:

In listening to the city council's comments, the northern portion of land across from Hoffman Road (currently being used as overflow parking for the Village Sports Bar) is being proposed as park dedication, with the balance of fee paid as cash equivalent. 5,100 square feet of land will be dedicated, with hopes that it can contribute to future Bruce Vento trail improvements while leaving enough space for future commercial development.

Memorandum

Date: **18 July 2022**

Project: **3600 & 3646 Hoffman Road**
White Bear Lake, Minnesota

From: **Erik Peterson, AIA**

To: **Jason Lindahl**
Community Development Director – City of White Bear Lake

Re: **Nine Design Principles – 3600 & 3646 Hoffman Road**

The following is a list of responses to the Nine Design Principles as they pertain to the proposed apartment project at 3600 & 3646 Hoffman Road.

1. Regionalism: How does the architecture fit with the community in respect to climate, local material and history?

   Response: The site is at an important zone of the neighborhood. The corner of County Road E and Hoffman Road represents part of the transitional zone from residential to commercial and industrial areas. The placement of the buildings continues the buffer for the townhomes and single-family homes to the east much like Hoffman Place and The Barnum provides. The heights, density, and size of the homes in the area mimic this transition. The heights vary in the area from 1-4 stories. The building heights evolve from the shorter single-family homes on Auger Avenue, to the townhomes along Linden Avenue, to Hoffman Place, The Barnum, The Waters and the proposed project. The density progresses from low-density homes to medium density townhomes and lastly high-density buildings, as they get closer to Highway 61.

2. Context: How was the project designed to fit within the context of the site (such as topography, views, other natural features and characteristics of surrounding properties)?

   Response: The buildings are designed with an open orientation to maximize the available sun exposure. Seventy-five percent of the units will have either a south, west and/or east-facing window, allowing them to receive sunlight during some portion of the day. The "C" shape to the buildings wraps around the courtyard space to create a microclimate by blocking the prevailing winds while still providing southern exposure for the pool and courtyard areas. The orientation of the buildings (with attention to minimizing surface parking) also helps create a centralized green space. We are proposing to limit the length of the northeast leg of Building 1 in order to preserve as much of the Barnum's view corridor to the west. The careful placement of landscaping will provide a privacy buffer while still allowing the project to be part of the greater neighborhood. Placing the buildings near the western and southern property line will help block noise pollution into the courtyard. The increased setback from the neighboring multifamily building to north will provide a separation between the two living communities.

The building placements will also allow walkup units on the western and southern façades to help create a residential streetscape.

3. Scale and Massing: How does the scale of the building fit with the surrounding buildings and what massing strategies have been used to affect scale at a pedestrian level as well as the distant panoramic view? What techniques have been employed (such as landscaping) to mitigate any large, blank surface, such as a windowless façade or a large expanse of asphalt? Can daylight reach into all parts of the building?

   Response: The design of the buildings uses many features that are compatible with The Barnum, The Waters, Hoffman Place, and other multistory residential buildings in the area. A flat roof design (as opposed to a gabled roof) demonstrates this project will be subordinate to The Barnum's height. The site also benefits from a roughly 6′ grading difference compared to The Barnum, providing a further reduction in relative massing. The flat roofline is broken up by various parapet heights and recessed vertical segments help reduce the massing from public right of way. The features have been accentuated since the Concept Plan submittal; additional articulations of the façade (bump outs and recessed insets) create more articulation. A raised decorative parapet provides character to emulate a pitched roof. The fiber-cement lap siding, fiber-cement board & batten siding, brick, and glass create depth and texture to the exterior skin. These materials reflect the character of the existing residential buildings in the area. Care has been taken to design landscape islands into the parking areas along with perimeter landscaping to screen the adjacent properties to provide shade and dimension to the property.

4. Composition: Is the building proportionally correct? (ie: is the roof of a one-story building only a foot or two above the ceiling?)

   Response: Proportionally the building mass is pared down by the integration of different material sizes and colors. The blue recesses, brick bump outs, and balconies create vertical separations across the structure. The window sizing & spacing offers repetition and movement between all the different material finishes bringing them all together as one.

5. Hierarchy: What is the visual emphasis of the building?

   Response: The building was designed to emulate the vertical/horizontal separations provided in existing White Bear Lake architecture. The courtyard and single-story entries are the focal point of the project. The single-story common area, serving as the main entrance and central amenity space, is stepped down to provide a contrast and transition between the two buildings. This common area was designed to provide the main sense of arrival for guests and serve as a connection between the north and south buildings. The courtyard will be visible through the main entry and draws residents to the site from County Road E.

6. Color: What is the color pallet? Please provide a material sample board with color pallet for review.

   Response: The color pallet consists of neutral greys with white trim and brick accents juxtaposed with a crisp blue siding. There is a nautical theme to the color elements, as an homage to the lake community. The strong building base will be emphasized by a warm grey brick extending to the upper floors in locations to create visual separations and color contrast against the lighter gray siding. Nautical blue vertical columns at the corners will help anchor the building.

7. Detail and Craftsmanship: Who is the builder? Do you have any existing projects we can visit?

   Response: Amcon Construction will provide Architectural services and General Contracting services for the project. The project will be realized through the Design-Build delivery method. With the design-build delivery method, the Owner manages a single contract with a sole point of responsibility. The designer and contractor work together from the early design stages to the final completed project, as a team, providing unified project recommendations to fit the Owner's vision and budget. Any alterations are addressed by the entire team, owner, designer, and contractor, leading to collaborative problem solving and innovation.

   Individually Amcon Construction and Schafer Richardson have completed numerous multifamily housing projects. In the past 6 years, the team of Schafer Richardson and Amcon Construction have completed four apartment projects together:

   The Parkway Off Central (2017) (191 Units)
   9436 Ulysses St NE
   Blaine, MN 55434

   Sixton (2018) (133 Units)
   1601 Harvest Lane
   Shakopee, MN 55379

   The Barnum (2021) (192 Units)
   1711 County Road East
   White Bear Lake, MN 55110

   Timber & Tie (2021) (175 Units + 5,000 SF of Commercial)
   900 14th Avenue NE
   Minneapolis, MN 55413

8. Transformation: How well will the building adapt to changes in tenants? Can this design gracefully transform into another use- what is its reincarnation?

   Response: The building will naturally adapt to changes in tenants. Considering the demographics of residents at The Barnum, there is demand from a broad tenant profile representing all ages and backgrounds. The amenities will appeal to working professionals, families, and experienced White Bear Lake residents looking to downsize. However, the buildings can be adapted into other types of lodging with small modifications to the interior programming, such as assisted living, cooperative apartments, short term or extended stay hotel, senior housing and so on.

9. Simplicity: What is the idea or concept behind this design? Are there any faux elements? If so, please explain their reason.

   Response: The design centers on the goal of providing a quality and convenient housing experience for a diverse living community. The inspiration was driven by feedback from The Barnum in terms of tenant experiences and needs. This project offers spacious studio, one-, two-, and three-bedroom floor plans designed with open kitchens, solid surface counter tops and modern cabinetry. Community

amenities include a spacious fitness center, yoga studio, courtyard with swimming pool, barbeque grills, fire pit, pet park, pickleball court, community garden and contemporary landscaping. Residents will also enjoy indoor amenities such as a club room with a kitchen for private parties, game room, work-from-home space, and mail room with package notification system. The first floor common area will provide a sense of arrival with comfortable seating, a fireplace, and conveniently located on-site management office to greet guests.

If you have further questions or concerns please feel free to contact me at 651.379.9015

Sincerely

Erik Peterson, AIA
Director of Architecture
Amcon Construction

UNIT COUNT

BUILDING 1:	108
BUILDING 2:	136
TOTAL UNITS:	244

PARKING ANALYSIS

SURFACE PARKING:	189		
GARAGE:	187	1.14 STALLS / BDRM	329 TOTAL BEDRMS
TOTAL STALLS:	376	1.54 STALLS / UNIT	244 TOTAL UNITS

GREEN SPACE:

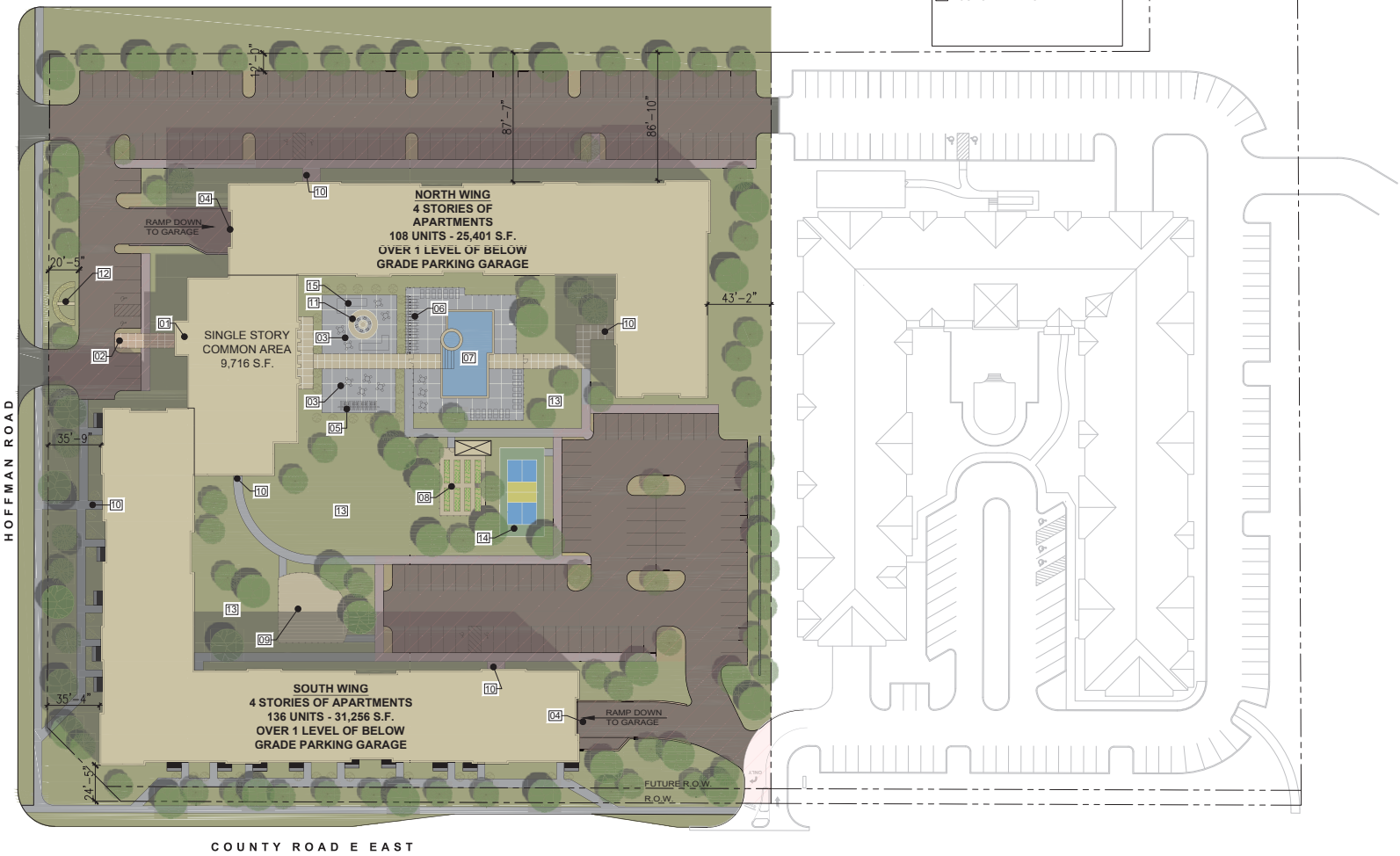
LOT AREA=	248,189 SF
BUILDINGS =	66,396 SF
PARKING AREAS =	76,862 SF

(248,189 - 66,396 -76,862)/ 244 = 430 SF PER UNIT

PAVING AREA CALCULATED FOR GREENSPACE

KEYED NOTES

01 MAIN ENTRANCE
02 VEHICLE PICK-UP & DROP-OFF
03 PATIO
04 GARAGE ENTRANCE
05 GRILL
06 POOL SEATING
07 POOL
08 COMMUNITY GARDEN
09 PET PARK
10 SECONDARY TENANT ENTRANCE
11 FIRE PIT
12 MONUMENT SIGN
13 OPEN GREEN AREA
14 PICKLE BALL COURT
15 LOUNGE SEATING



1 A001 CONCEPT SITE PLAN

GRAPHIC SCALE 7.5 15 30 60 SCALE: 1" = 20'-0"

NORTH

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
612 TUNDER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9001 FAX: 651-379-9011

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PROPOSED APARTMENTS
WHITE BEAR LAKE - PHASE II
WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

CONCEPT SITE PLAN
A001
PROJECT NUMBER
19019

SHADOW STUDY IS FOR REFERENCE ONLY.

DECEMBER 21 @ 9:00 AM

DECEMBER 21 @ 3:30 AM

JUNE 21 @ 6:30 AM

JUNE 21 @ 8:00 PM

SEPTEMBER 21 @ 8:00 AM

SEPTEMBER 21 @ 6:00 PM

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PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

SHADOW STUDY

A002

PROJECT NUMBER
19019

BIRD'S EYES STUDY

A003

PROJECT NUMBER
19019

ISSUES RECTIONS

PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

WHITE BEAR LAKE, MINNESOTA

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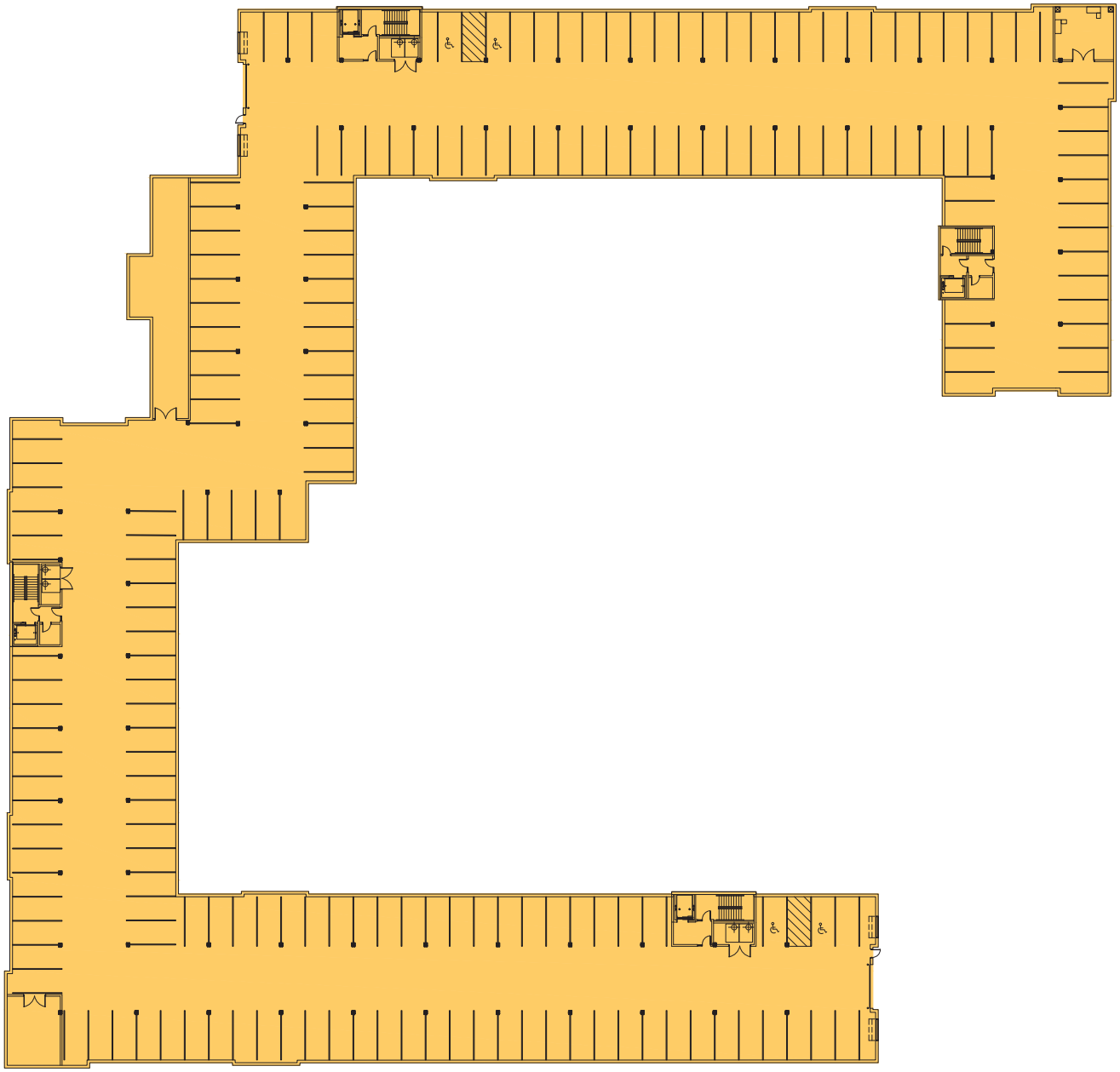

1 A101 GARAGE FLOOR

SCALE: 1'-0"=1/16"

NORTH

4' 8' 16' 32'
0 16'

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PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

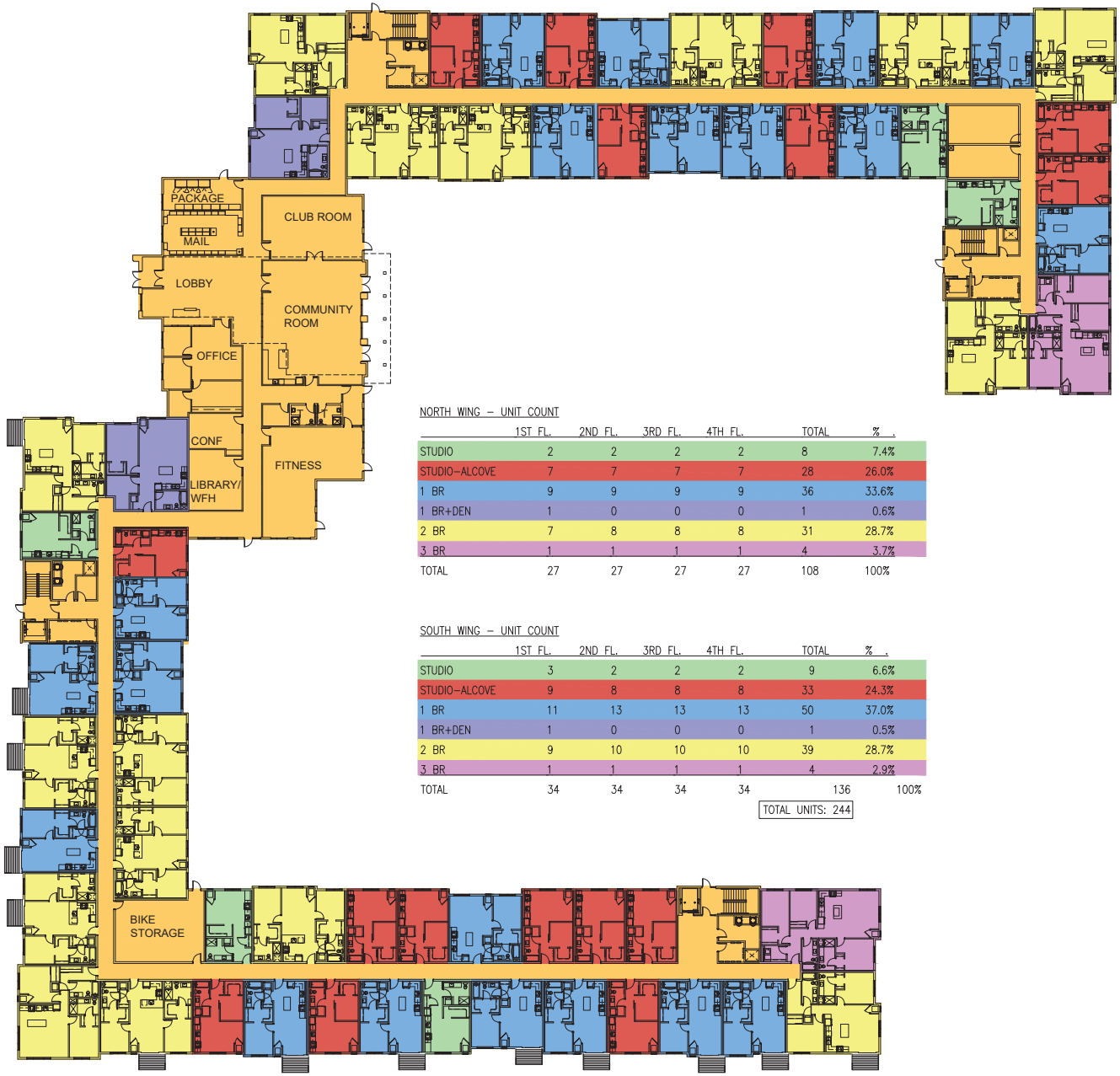
WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

GARAGE PLAN

A101

PROJECT NUMBER
19019



NORTH WING – UNIT COUNT

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTAL	% .
STUDIO	2	2	2	2	8	7.4%
STUDIO–ALCOVE	7	7	7	7	28	26.0%
1 BR	9	9	9	9	36	33.6%
1 BR+DEN	1	0	0	0	1	0.6%
2 BR	7	8	8	8	31	28.7%
3 BR	1	1	1	1	4	3.7%
TOTAL	27	27	27	27	108	100%

SOUTH WING – UNIT COUNT

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTAL	% .
STUDIO	3	2	2	2	9	6.6%
STUDIO–ALCOVE	9	8	8	8	33	24.3%
1 BR	11	13	13	13	50	37.0%
1 BR+DEN	1	0	0	0	1	0.5%
2 BR	9	10	10	10	39	28.7%
3 BR	1	1	1	1	4	2.9%
TOTAL	34	34	34	34	136	100%

TOTAL UNITS: 244

1 / A102 1ST FLOOR

SCALE: 1'-0"=1/16"

NORTH

4' 8' 32'
0 16'

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PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

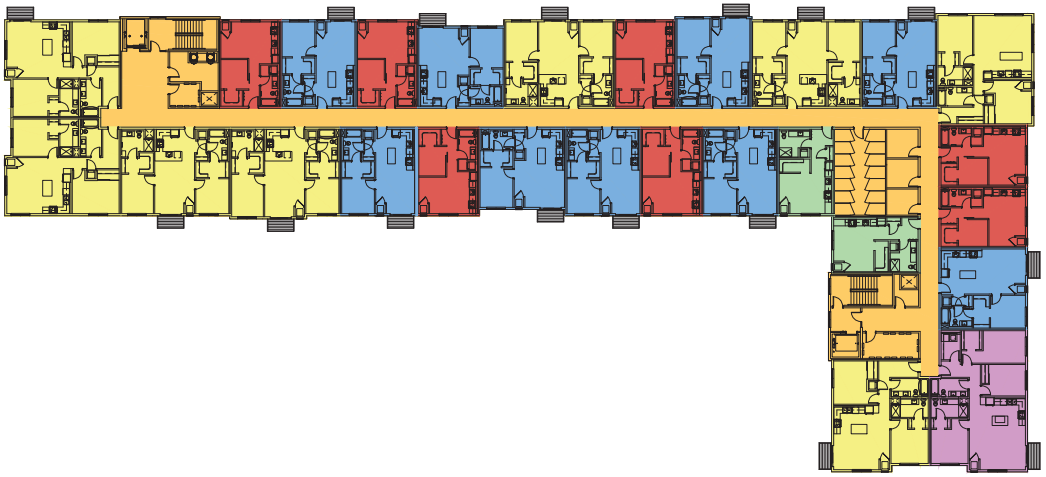
WHITE BEAR LAKE, MINNESOTA

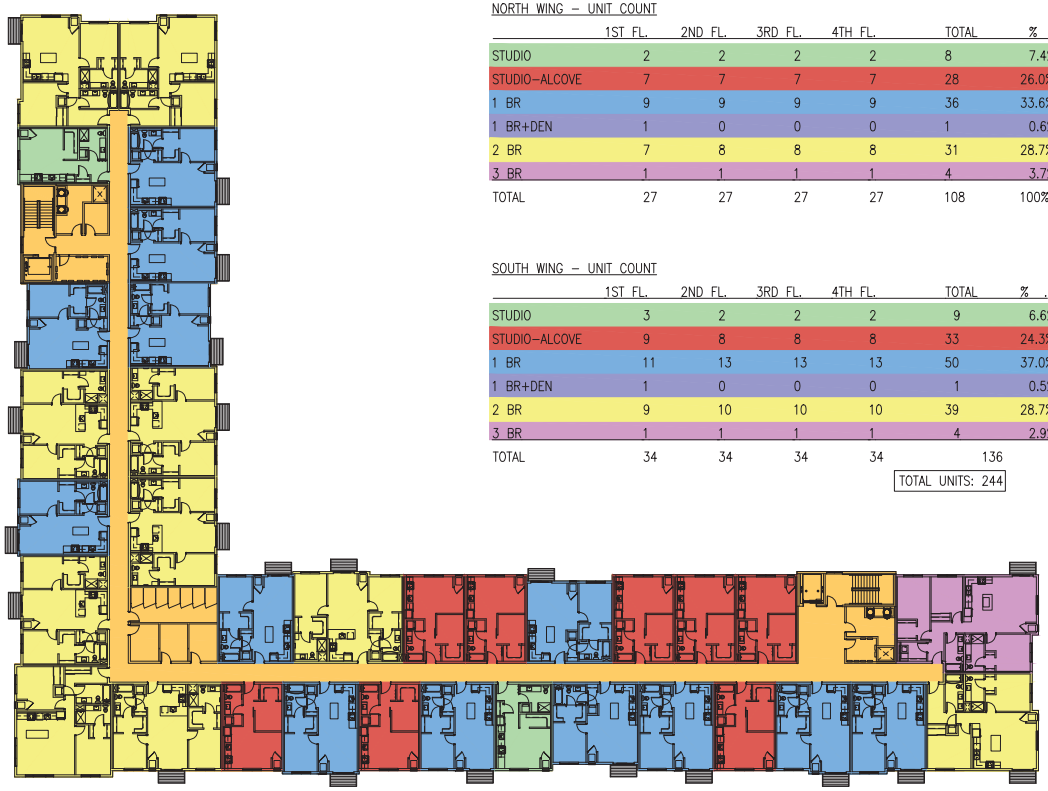
ISSUES / REVISIONS:

1ST FLOOR PLAN

A102

PROJECT NUMBER
19019





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1 BR+DEN	1	0	0	0	1	0.5%
2 BR	9	10	10	10	39	28.7%
3 BR	1	1	1	1	4	2.9%
TOTAL	34	34	34	34	136	100%

TOTAL UNITS: 244

1 / A103 2ND FLOOR

SCALE: 1'-0"=1/16"

NORTH

4' 8' 32' 0 16'

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PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

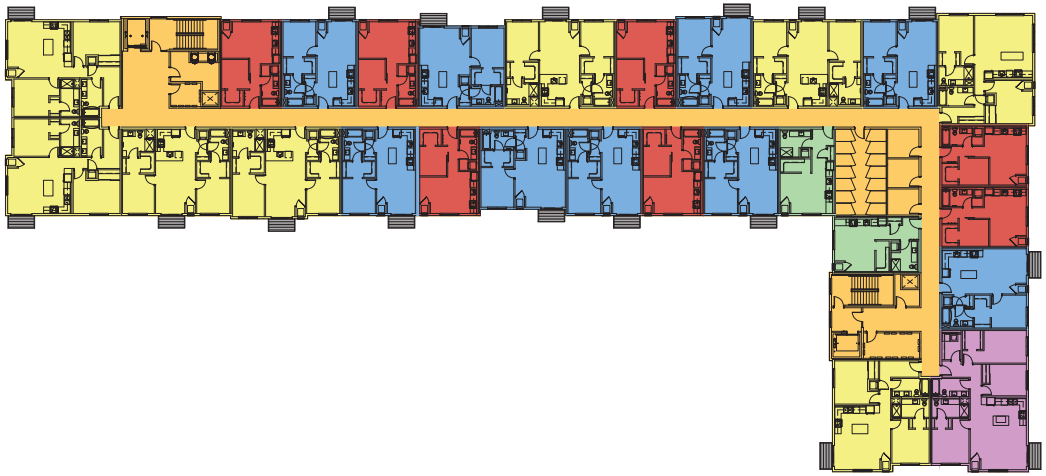
WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

2ND FLOOR PLAN

A103

PROJECT NUMBER
19019



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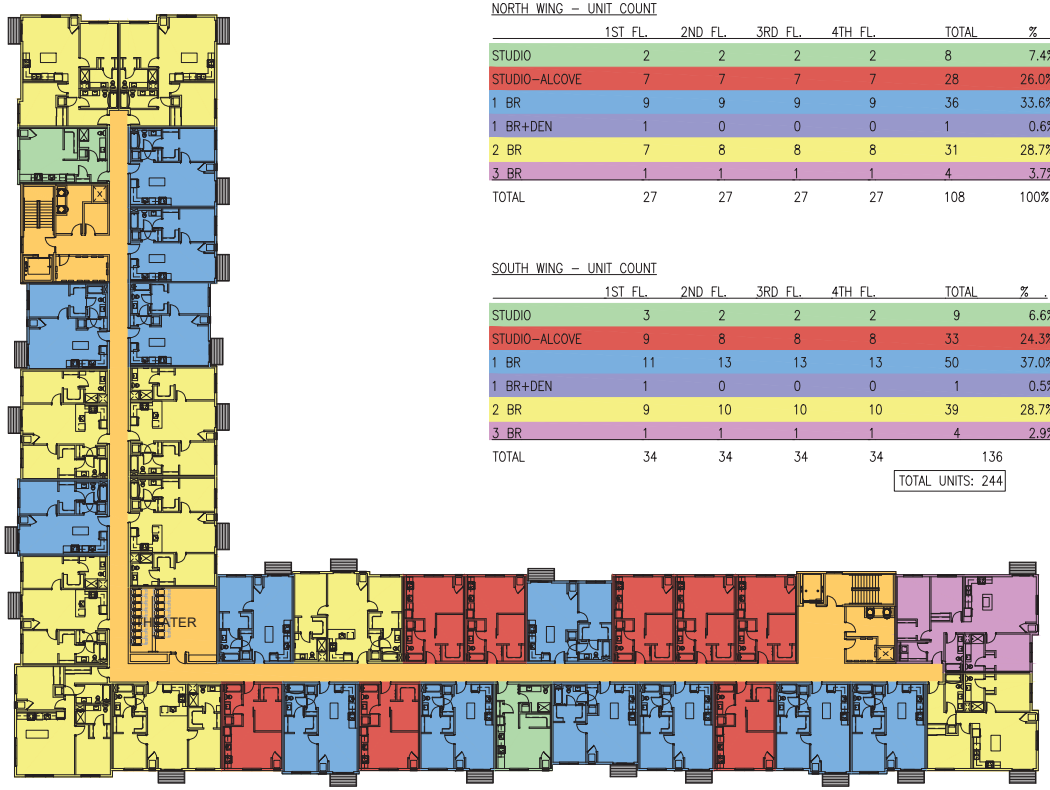
TOTAL UNITS: 244



1 / A104 3RD FLOOR

SCALE: 1'-0"=1/16"

NORTH

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PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

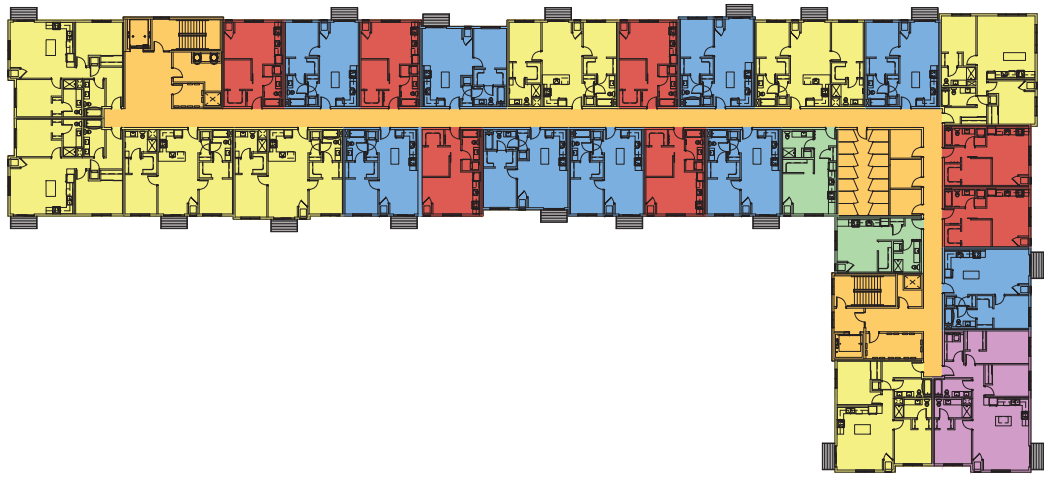
WHITE BEAR LAKE, MINNESOTA

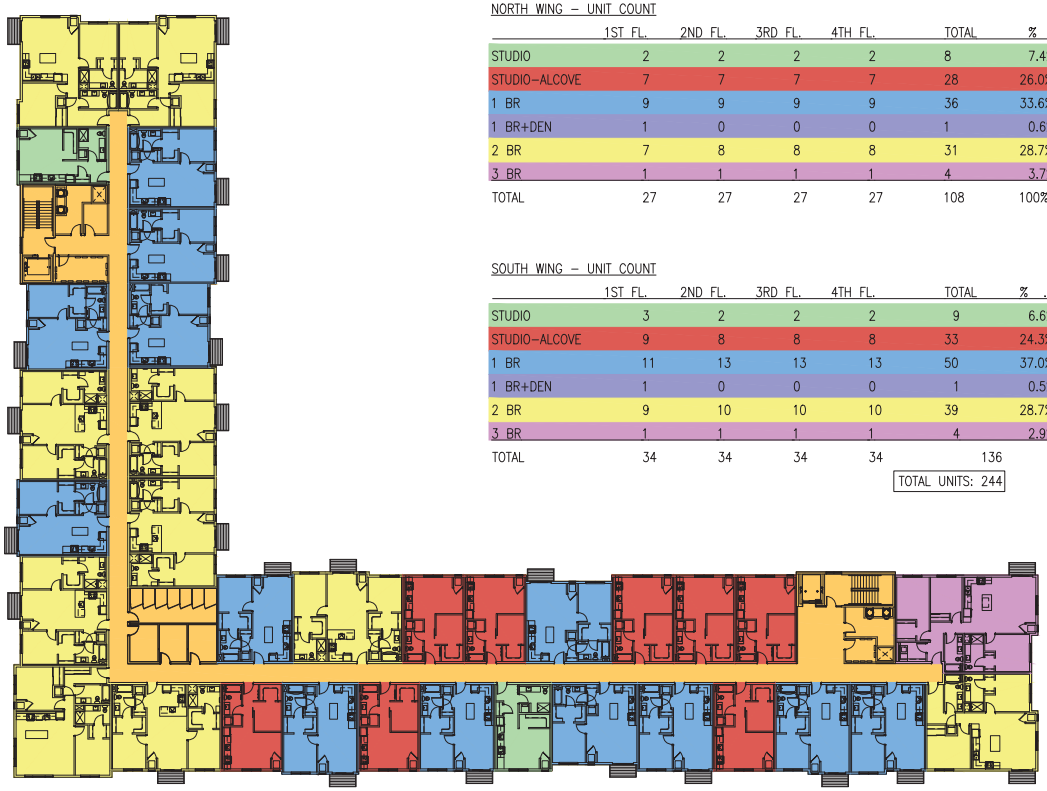
ISSUES / REVISIONS:

3RD FLOOR PLAN

A104

PROJECT NUMBER
19019





NORTH WING – UNIT COUNT

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTAL	% .
STUDIO	2	2	2	2	8	7.4%
STUDIO–ALCOVE	7	7	7	7	28	26.0%
1 BR	9	9	9	9	36	33.6%
1 BR+DEN	1	0	0	0	1	0.6%
2 BR	7	8	8	8	31	28.7%
3 BR	1	1	1	1	4	3.7%
TOTAL	27	27	27	27	108	100%

SOUTH WING – UNIT COUNT

	1ST FL.	2ND FL.	3RD FL.	4TH FL.	TOTAL	% .
STUDIO	3	2	2	2	9	6.6%
STUDIO–ALCOVE	9	8	8	8	33	24.3%
1 BR	11	13	13	13	50	37.0%
1 BR+DEN	1	0	0	0	1	0.5%
2 BR	9	10	10	10	39	28.7%
3 BR	1	1	1	1	4	2.9%
TOTAL	34	34	34	34	136	100%

TOTAL UNITS: 244

1 A105 4TH FLOOR

SCALE: 1'-0"=1/16"

NORTH

4' 8' 32'
0 16'

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DRAWN BY: _____

PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

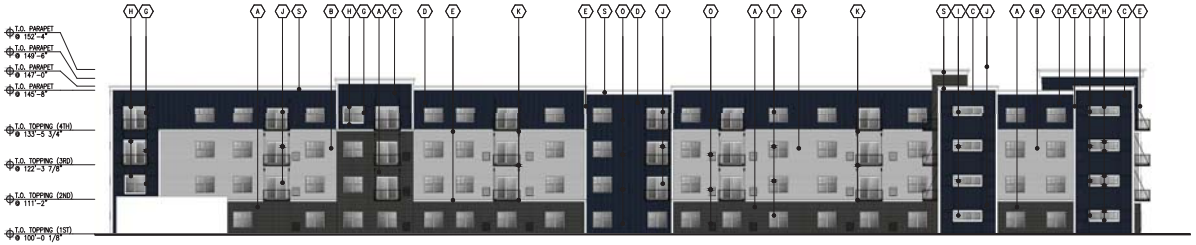
WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

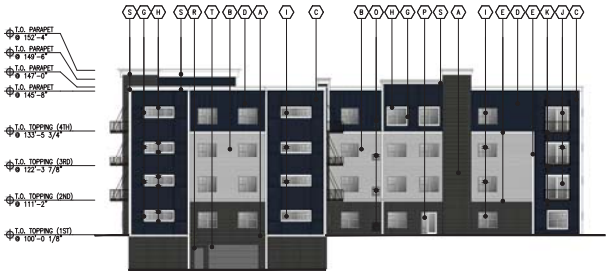
4TH FLOOR PLAN

A105

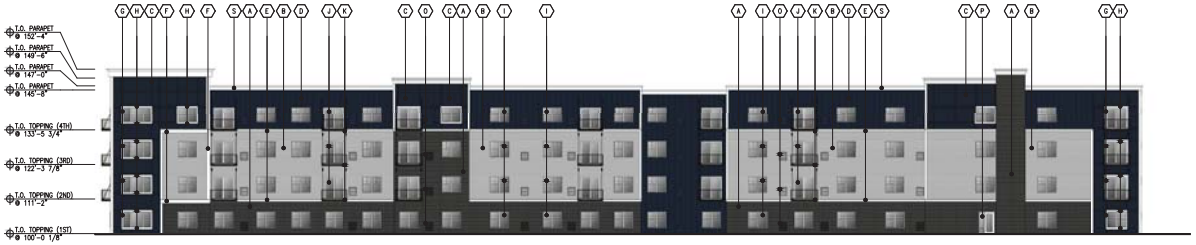
PROJECT NUMBER
19019



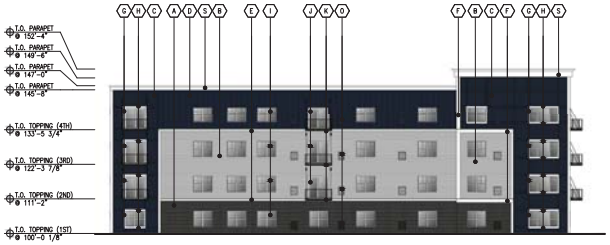
1 A301 SOUTH ELEVATION
NORTH WING
SCALE: 1'-0" = 1/16"



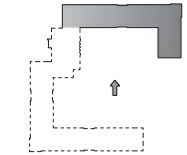
2 A301 WEST ELEVATION
NORTH WING
SCALE: 1'-0" = 1/16"

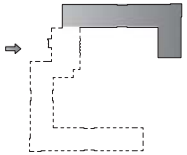


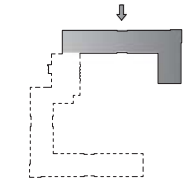
3 A301 NORTH ELEVATION
NORTH WING
SCALE: 1'-0" = 1/16"

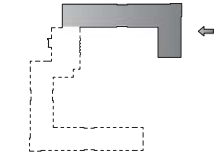


4 A301 EAST ELEVATION
NORTH WING
SCALE: 1'-0" = 1/16"









KEY NOTES

- A THIN BRICK COLOR: TBD
- B LAP SIDING COLOR: TBD
- C PANEL ADD TRIM COLOR: TBD
- D BOARD AND BATTEN COLOR: TBD
- E TRIM (8") COLOR: TBD
- F TRIM (12") COLOR: TBD
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- M PATIO COLOR: TBD
- N LIGHT FIXTURE COLOR: TBD
- O MECHANICAL LOUVER COLOR: MATCH ADJACENT MATERIAL
- P STOREFRONT COLOR: TBD
- Q CANOPY COLOR: TBD
- R HOLLOW METAL DOOR COLOR: TBD
- S METAL CAP FLASHING COLOR: TBD
- T INSULATED OVERHEAD DOOR COLOR: TBD
- U HARDIE PANEL 1 COLOR: TBD
- V HARDIE PANEL 2 COLOR: TBD
- W COLUMN COLOR: TBD

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PROPOSED APARTMENTS
WHITE BEAR LAKE - PHASE II
WHITE BEAR LAKE, MINNESOTA

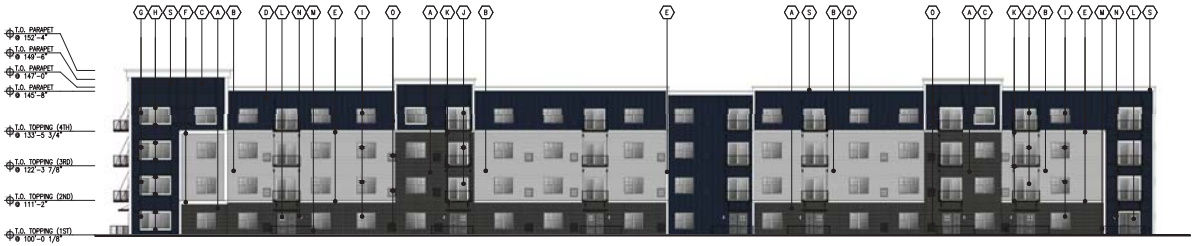
ISSUES / REVISIONS:

RENDERED ELEVAIONS

A301

PROJECT NUMBER
19019

G:\2019 Bite Bar Site Plan 17\Revised ewdrw 1920.dwg | 11/12/2019 10:01:46 (EDT) by: Tom Ortiz | 1:1 | Layout: A301 | Xrefs: Site Bldg | By: Tom Ortiz

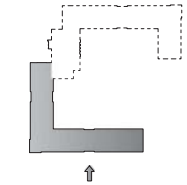


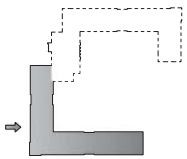
1 A302 SOUTH ELEVATION
SOUTH WING
SCALE: 1'-0" = 1/16"

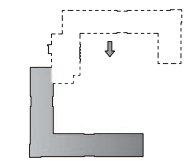
2 A302 WEST ELEVATION
SOUTH WING
SCALE: 1'-0" = 1/16"

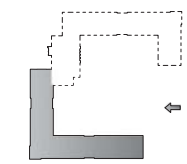
3 A302 NORTH ELEVATION
SOUTH WING
SCALE: 1'-0" = 1/16"

4 A302 EAST ELEVATION
SOUTH WING
SCALE: 1'-0" = 1/16"









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- V HARDIE PANEL 2 COLOR: TBD
- W COLUMN COLOR: TBD

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DRAWN BY: _____

PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

WHITE BEAR LAKE, MINNESOTA

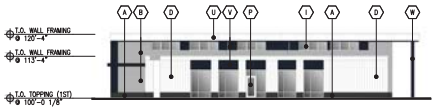
ISSUES / REVISIONS:

RENDERED ELEVAIONS

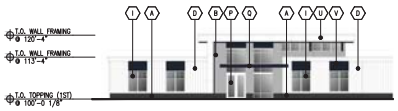
A302

PROJECT NUMBER
19019

G:\2019 Bite Bar Site Plan\Projected studies\ 19019.dwg | 11/13/2019 10:01:46 [Eddie Van Dyke] | 36: Solar Lab

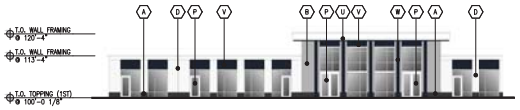


1 A303 SOUTH ELEVATION
LINK
SCALE: 1'-0" = 1/16"

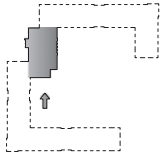


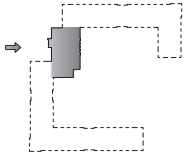
2 A303 WEST ELEVATION
LINK
SCALE: 1'-0" = 1/16"

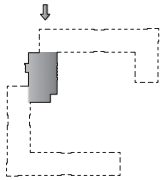
3 A303 NORTH ELEVATION
LINK
SCALE: 1'-0" = 1/16"

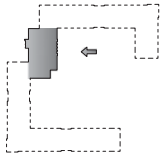


4 A303 EAST ELEVATION
LINK
SCALE: 1'-0" = 1/16"









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DRAWN BY: _____

PROPOSED APARTMENTS

WHITE BEAR LAKE - PHASE II

WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

RENDERED ELEVAIONS

A303

PROJECT NUMBER
19019

G:\2019 Bite Bar Site Plan 2\Revisions\ amdbw 2020.dwg | 11/13/2019 10:01:46 [Eddie Van Sloun] | BY: Eddie Lin

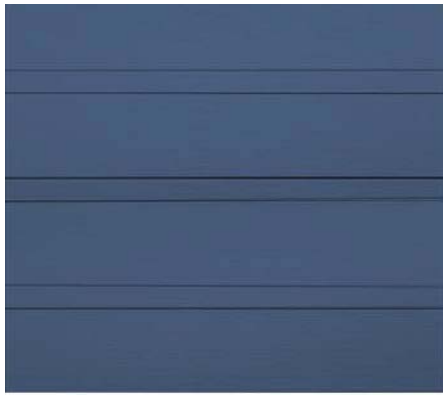
Schafer Richardson
AMCON

White Bear Lake Apartments - Phase II

White Bear Lake, Minnesota

August 8, 2022

White Bear Lake ApartmentsII



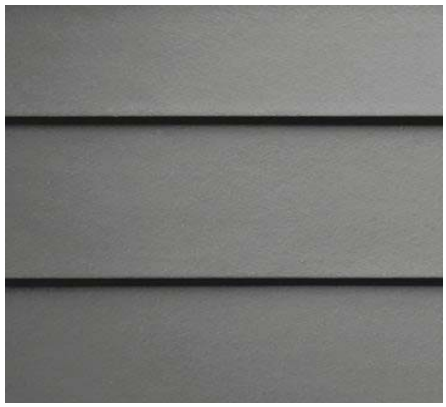
PANELING WITH TRIM

PARAPET DETAILING AND METAL FLASHING

BOARD & BATTEN

WHITE VINYL SINGLE HUNG WINDOWS

WHITE VINYL SLIDING PATIO DOORS



LAP SIDING 7” REVEAL

ALUMINUM BALCONY SYSTEM

TRIM BOARDS

THIN BRICK

Schafer Richardson

AMCON

Final colors to be determined depending on manufacturer.

Paneling with Trim
James Hardie panels and trim or LP panels with trim

Board & Batten
James Hardie panels and batten strips or LP panels and batten strips

Lap Siding (7” reveal)
James Hardie lap siding panels or LP lap siding

Thin Brick
Environmental stone works slate grey clean brick or equal

White vinyl single hung windows
Manufacturer TBD

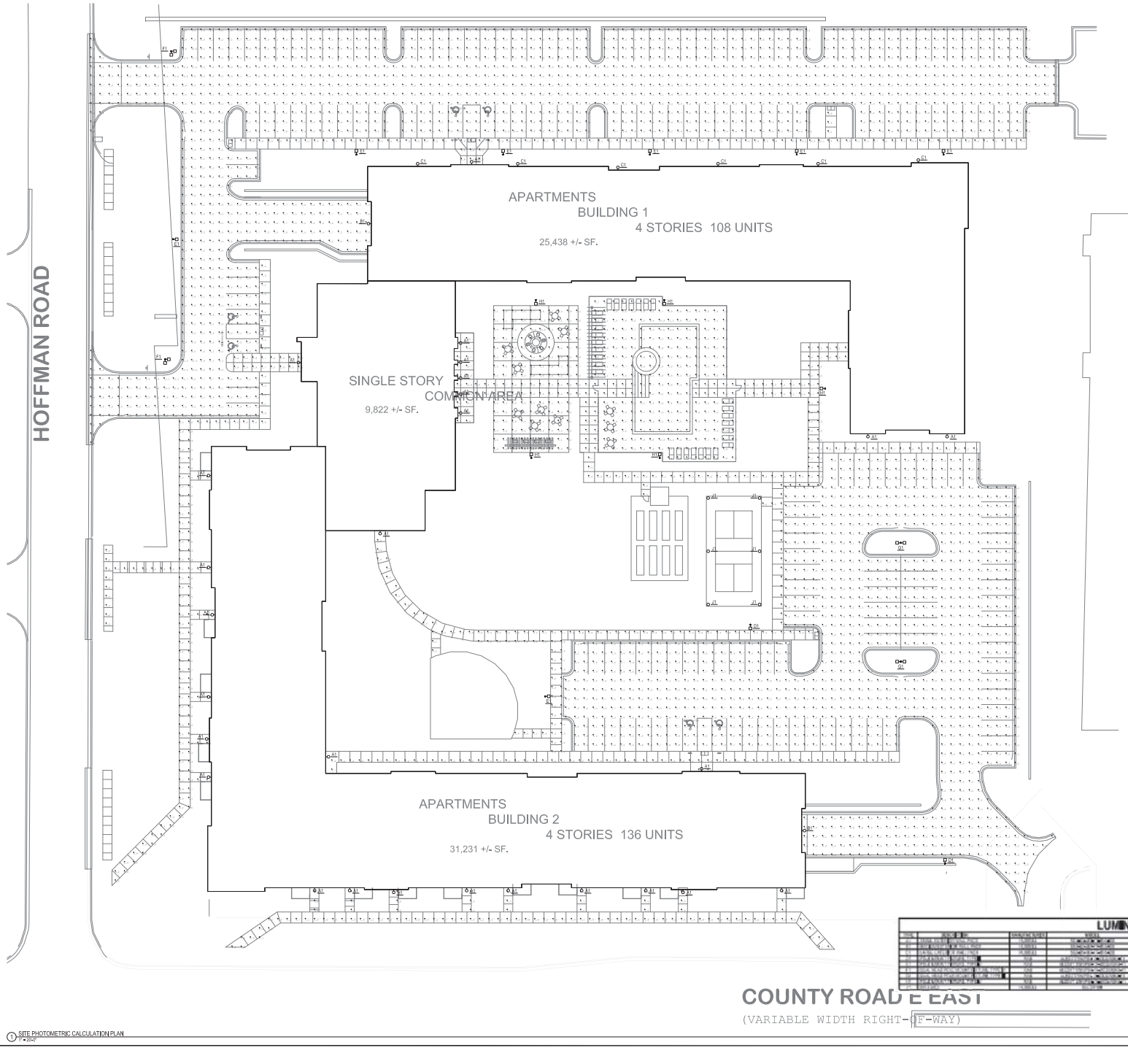
White vinyl sliding patio doors
Manufacturer TBD

White metal flashing
CMG or Firestone

Parapet detailing
James Hardie trim boards or LP trim boards

Aluminum Balcony system
Color: black

Trim Boards
James Hardie trim or LP trim



LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	VOLTAGE	PER FIXTURE	LAMP	QTY	MOUNTING	NOTES
A1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
B1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
D1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
E1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
F1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
G1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
H1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
J1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

1 SITE PHOTOMETRIC CALCULATION PLAN
1" = 20'-0"

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4121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 952-474-9555 FAX: 952-474-9551

Elan DESIGN
DBA: ELEVATED LIGHTING, INC.
7121 SUMMIT AVENUE, SUITE 114
MINNEAPOLIS, MN 55428
P 952.381.7700
F 952.381.7701
www.elanlighting.com

VIRTUS ENGINEERING
3317 OAKLEY STREET, SUITE 130
WOODBURY, MINNESOTA 55125
TELEPHONE: 612-443-3173
www.virtusengineering.com

CERTIFICATION
NOT FOR CONSTRUCTION

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DRAWN BY: J. LIGHT

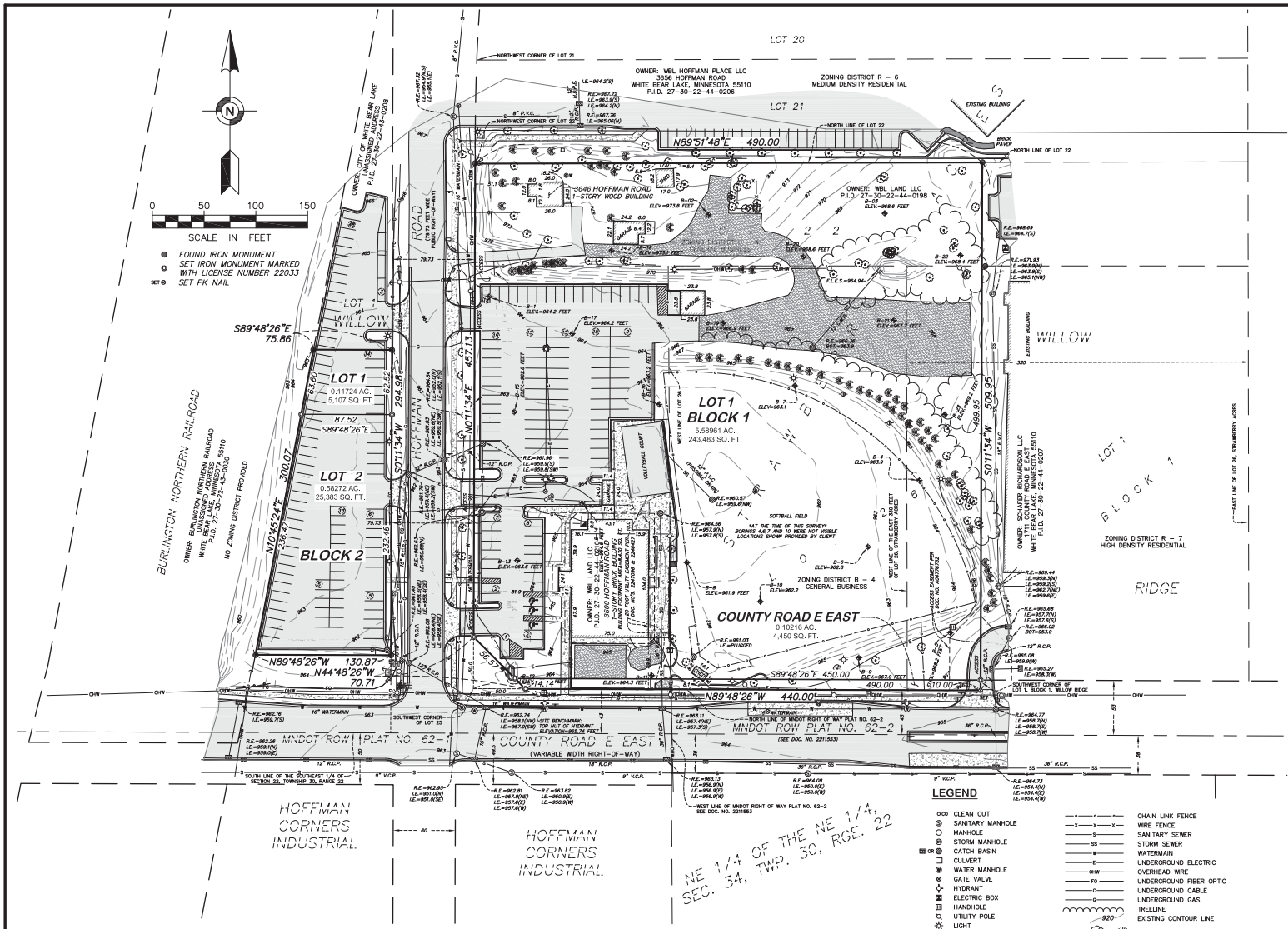
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

SITE PHOTOMETRIC CALCULATION PLAN

E-101

PROJECT NO.
AMC22002



PRELIMINARY PLAT OF WILLOW RIDGE 2ND ADDITION FOR:

Schafer Richardson

LEGAL DESCRIPTION:

That part of Lot 22, "Strawberry Acres", according to the plat thereof, lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point on the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62–2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said "Strawberry Acres", as measured along said North right of way line, Ramsey County, Minnesota

TOGETHER WITH

The following described property in Ramsey County, Minnesota.

Lot 26, except the East 330 feet thereof, "Strawberry Acres", according to the plat thereof.

AND

That part of the East 330 feet of Lot 26, "Strawberry Acres", lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point of the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62–2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said 'Strawberry Acres', as measure along said North right of way line, EXCEPT that portion of said Lot 26 lying Southerly of the Northerly right of way line of Minnesota Department of Transportation Right of Way Plat No. 62–2.

AND

Lot 24, "Strawberry Acres", according to the plat thereof.

AND

That part of Lot 25, "Strawberry Acres", according to the plat thereof, lying Northeasterly of the following described line:

Beginning at a point on the West line of said Lot 25, distant 50 feet North of the Southwest corner thereof; thence run Southeasterly to a point on the South line of said Lot 25, distant 50 feet from said Southwest corner.

TOGETHER WITH

Lot 2, Block 2, Willow Ridge, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1 and Lots 1 and 2, Block 2, WILLOW RIDGE 2ND ADDITION, Ramsey County, Minnesota.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. 59613 dated February 23, 2022 at 07:00 AM.
2. The address of the property described hereon is 3600 & 3646 Hoffman Road, White Bear Lake, Minnesota 55110
3. The property described hereon lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0041 G & 27123C 0042 G, dated June 04, 2010.
4. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6222 G" GSID Station #24768 Elevation = 962.81 feet. (NAVD88)

   SITE BENCHMARK: Top not of hydrant located on the northerly side of County Road E East right–of–way. Elevation = 965.74 feet. (NAVD88)
5. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 221011105. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

CERTIFICATION:

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

Date of Survey: April 19, 2022.
Date of Signature: July 15, 2022.

Lee J. Nord
Minnesota License No. 22033
lnord@efnsurvey.com

PROPOSED LOT SIZES:

The total area of the property described hereon is 278,423 square feet or 6.39173 acres.

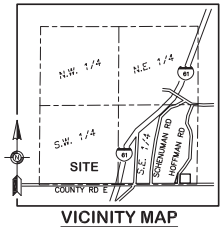
Proposed Lot 1, Block 1:	243,483	Square Feet	5.58961	Acres
Proposed Lot 1, Block 2:	5,107	Square Feet	0.11724	Acres
Proposed Lot 2, Block 2:	25,383	Square Feet	0.58272	Acres
Proposed Right of Way of County Road E East:	4,450	Square Feet	0.10216	Acres

SEE SHEET 2 OF 2 FOR PROPOSED SITE CONDITIONS

LEGEND

- CLEAN OUT
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CULVERT
- WATER MANHOLE
- GATE VALVE
- HYDRANT
- ELECTRIC BOX
- HANDHOLE
- UTILITY POLE
- LIGHT
- GUY WIRE
- POWER POLE WITH LIGHT
- SIGN
- BOLLARD
- HANDICAPPED PARKING SPACE
- PARKING COUNT
- CHAIN LINK FENCE
- WIRE FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD WIRE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- UNDERGROUND GAS
- TREELINE
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

SECTION 27, T 30 N, R 22 W



VICINITY MAP
NO SCALE

FIELD BOOK	PAGE

DRAWING NAME: 40521 Preliminary Plat.dwg
JOB NO. 40521
FILE NO.

FIELDWORK CHIEF: GD, JW
DRAWN BY: RRR, DL
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

WILLOW RIDGE 2ND ADDITION PRELIMINARY PLAT

SURVEY FOR:

Schafer Richardson

PROPERTY ADDRESS:

3600 & 3646 Hoffman Road
White Bear Lake, Minnesota 55110

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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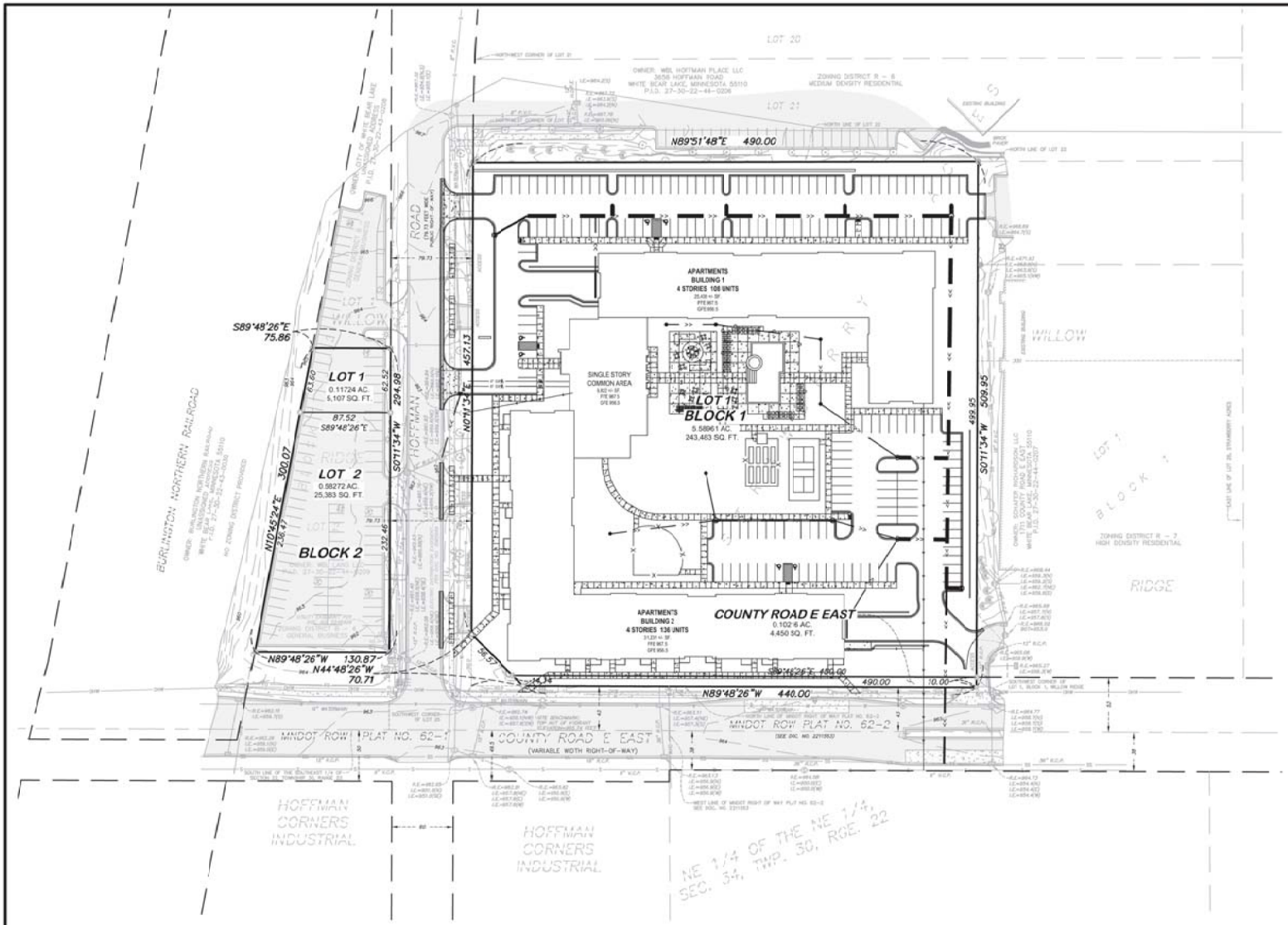
PRELIMINARY PLAT OF WILLOW RIDGE 2ND ADDITION FOR:

Schafer Richardson



LEGEND

CO	CLEAN OUT
	SANITARY MANHOLE
	MANHOLE
	STORM MANHOLE
	CATCH BASIN
	CULVERT
	WATER MANHOLE
	GATE VALVE
	HYDRANT
	ELECTRIC BOX
	HANDHOLE
	UTILITY POLE
	LIGHT
	GUY WIRE
	POWER POLE WITH LIGHT
	SIGN
	BOLLARD
	HANDICAPPED PARKING SPACE
(123)	PARKING COUNT
	CHAIN LINK FENCE
	WIRE FENCE
	SANITARY SEWER
SS	STORM SEWER
	WATERMAIN
	UNDERGROUND ELECTRIC
OHW	OVERHEAD WIRE
FO	UNDERGROUND FIBER OPTIC
	UNDERGROUND CABLE
	UNDERGROUND GAS
	TREELINE
920	EXISTING CONTOUR LINE
OR	TREE
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	GRAVEL SURFACE

N

0 50 100 150

SCALE IN FEET

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 22033
- SET PK NAIL

SECTION 27, T 30 N, R 22 W

VICINITY MAP

NO SCALE

FIELD BOOK	PAGE

DRAWING NAME: 40521 Preliminary Plat.dwg

JOB NO. 40521

FILE NO.

FIELDWORK CHIEF: GD,JW

DRAWN BY: RRR, DL

CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

WILLOW RIDGE 2ND ADDITION SITE PLAN OVERLAY

SURVEY FOR:

Schafer Richardson

PROPERTY ADDRESS:

3600 & 3646 Hoffman Road
White Bear Lake, Minnesota 55110

Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
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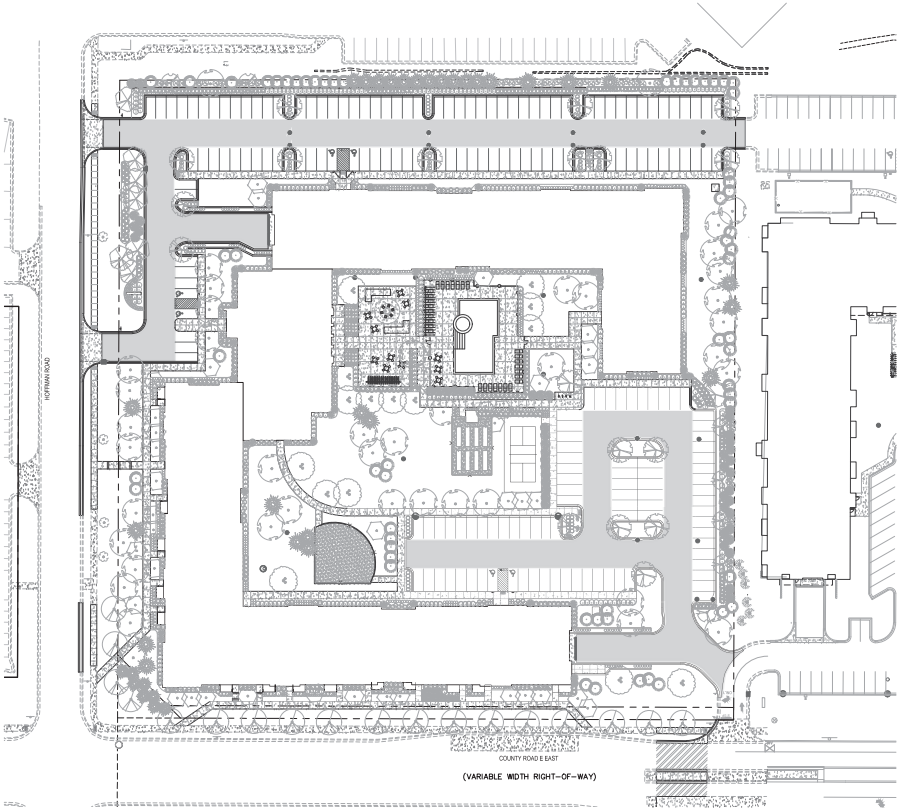

VICINITY MAP

WHITE BEAR LAKE APARTMENTS

PHASE II

WHITE BEAR LAKE - MINNESOTA

SITE PLAN REVIEW

JULY 18, 2022

LOCATION MAP

PROJECT CONTACTS

DEVELOPER	SCHAFER RICHARDSON 900 NORTH THIRD STREET MINNEAPOLIS, MN 55401	PETER ORTH T (612) 305-7566 F (612) 359-6858
DESIGN BUILD/ CONTRACTOR	AMCON CONSTRUCTION 6121 BAKER ROAD, SUITE 101 MINNETONKA, MN 55345	ERIK PETERSON T (651) 379-8690 F (651) 379-8691
CIVIL ENGINEER	ELAN DESIGN LAB, INC. 310 4th AVENUE S SUITE 1006 MINNEAPOLIS, MN 55415	MARCIE WESLOCK, PE T (612) 280-7881
LANDSCAPE ARCHITECT	ELAN DESIGN LAB, INC. 310 4th AVENUE S SUITE 1006 MINNEAPOLIS, MN 55415	PILAR SARAFIHONG, RLA T (612) 280-7882
LAND SURVEYOR	EGAN, FIELD & NOWAK, INC. 475 OLD HIGHWAY 8 NW, SUITE 200 NEW BRIGHTON, MN 55112	LEE NORD T (612) 409-5500
COMMUNITY DEVELOPMENT CITY PLANNER	CITY OF WHITE BEAR LAKE 4701 HIGHWAY 61 WHITE BEAR LAKE, MN 55110	ASHTON MILLER T (651) 429-8534
PUBLIC WORKS CITY ENGINEER	CITY OF WHITE BEAR LAKE 4701 HIGHWAY 61 WHITE BEAR LAKE, MN 55110	PAUL KAUPPI T (651) 429-8593

SHEET INDEX

C-000	COVER SHEET
C-201	ALTA/NSPS LAND TITLE SURVEY
C-010	DEMOLITION PLAN
C-101	SITE PLAN
C-201	GRADING PLAN
C-202	NOT USED
C-203	SWPPP
C-204	EROSION CONTROL PLAN
C-301	UTILITY PLAN
C-501	DETAILS
C-502	DETAILS
C-503	DETAILS
C-504	DETAILS
E-101	PHOTOMETRICS PLAN
L-010	TREE PRESERVATION PLAN
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE SCHEDULE AND SUMMARY
L-501	LANDSCAPE DETAILS

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6121 BAKER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-8600 FAX: 651-379-8691

Elan DESIGN
310 FOURTH AVENUE SOUTH, SUITE 6006
MINNEAPOLIS, MN 55415
P 612.280.7880 | www.elandesignlab.com

CERTIFICATION

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

NOT FOR CONSTRUCTION

Name: Marcie Weslock PE Date: 07/18/2022 License #: 44833

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SHEET NO.

PROPOSED APARTMENTS:

WHITE BEAR LAKE - PHASE II

3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

COVER SHEET

C-000

PROJECT NO.
AMC22002

ALTA/NSPS LAND TITLE SURVEY FOR:
Schafer Richardson

SURVEY ITEMS PER SCHEDULE B:

ITEM 10: Terms and conditions of easement for highway purposes as set forth in instrument dated November 29, 1935, filed March 6, 1956, as Document No. 893970.

Solid document is partially illegible but appears to effect Parcel 1 and Parcel 2(c) and is shown approximately hereon.

ITEM 11: Terms and conditions of Electric Distribution Easement dated September 6, 1996, filed September 11, 1996, as Document No. 3085989.

Solid easement affects the surveyed property and is depicted hereon.

ITEM 12: Terms and conditions of Resolution No. 8555, issued by the City of White Bear Lake, approving a conditional use permit, amending Resolution No. 8334, regarding restaurant and parking lot expansion passed February 8, 2000, filed June 8, 2000, as Document No. 3327104.

Solid resolution affects Parcel 1, 2(c) and 2(d) and depicted hereon.

ITEM 13: Terms and conditions of Proof of Parking Agreement dated February 8, 2000, filed June 8, 2000, as Document No. 3327105.

Solid agreement affects Parcel 1, 2(c) and 2(d) and depicted hereon.

ITEM 14: Terms and conditions of Agreement dated October 15, 1969, filed November 21, 1969, as Document No. 1763017.

Solid agreement benefits the surveyed property. No plottable items to depict.

ITEM 15: Right of Way of Trunk Highway No. 244, as shown on Minnesota Department of Transportation Plat 62-2 filed February 23, 1986, as Document No. 2211553.

Solid right-of-way adjoins the surveyed property and is depicted as shown per Minnesota Department of Transportation Plat 62-2.

ITEM 16: Easement for underground utility purposes as set forth in Quit Claim Deed dated December 17, 1984, filed December 17, 1984, as Document No. 2247096.

Solid easement affects the surveyed property and is depicted hereon.

ITEM 17: Terms and conditions of Easement dated December 11, 1984, filed December 11, 1984, as Document No. 2246427.

Solid easement affects the surveyed property and is depicted hereon.

ITEM 18: Terms and conditions of Easement dated December 11, 1984, filed December 11, 1984, as Document No. 2246426.

Solid easement affects Parcel 3 and is depicted hereon.

ITEM 19: Terms and conditions of Grant of Easement dated December 28, 2001, filed January 15, 2002, as Document No. 3459967.

Solid easement is located east of the surveyed property. It does not affect the surveyed property.

ITEM 21: Terms and conditions of and easement contained in Reciprocal Access & Easement Agreement dated September 30, 2019, by and between MN, Land, LLC, a Minnesota limited liability company, and MN, Apartments, LLC, a Delaware limited liability company, filed October 2, 2019, as Document No. A04776752.

Solid easement affects the surveyed property and is blanket in nature over all the described parcels in solid document.

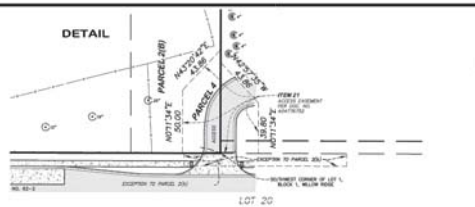
ITEM 22: Subject to the following matters as shown on the survey prepared by Merck Associates, dated July 26, 2019, and designated as Project No. 0840-0016:
a. Storm sewer lines encroach onto Parcel 2(e) of the Land, outside of the easement area.
b. Utility pole guy wires encroach onto Parcel 2(e) and Parcel 2(c) of the Land.
c. A sign and retaining wall on Parcel 2(d) of the Land encroach into the E. County Road E right of way.

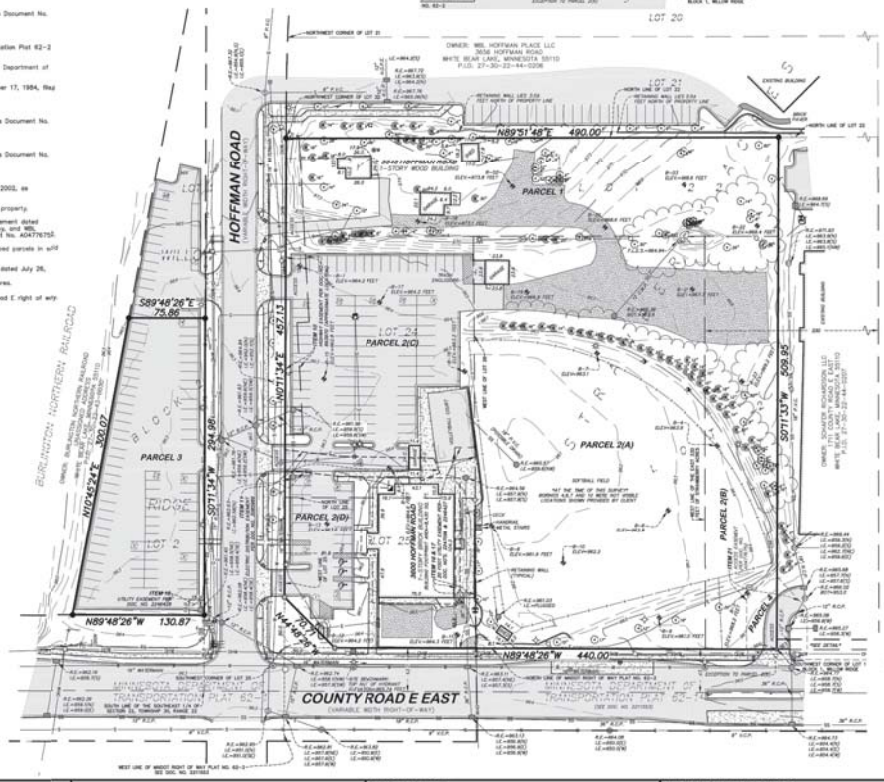
GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 221211105.

Company Name	Customer Service
COMCAST	
CENTURYLINK – CTLOL	(877)366-8344
CITY OF VADNAIS HEIGHTS	(651)204-6000
CITY OF WHITE BEAR LAKE	(651)747-3650
MGC	(800)624-9675
METROPOLITAN COUNCIL (MCES)	(651)602-4511
MN COMMERCIAL RAILWAY	(651)632-9000
RAMSEY COUNTY PUBLIC WORKS	(651)266-7100
WHITE BEAR LAKE AREA SCHOOLS	(218)348-5500
XCEL ENERGY	(877)366-8344
ZAYO BANDWIDTH	(800)895-4999
	(801)364-1063

DETAIL





SECTION 27, T 30 N, R 22 W

VICINITY MAP
NO SCALE

LEGEND

- CLEAN OUT
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
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- UNDERGROUND CABLE
- UNDERGROUND GAS
- TREELINE
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

0 50 100 150
SCALE IN FEET

FOUND IRON MONUMENT
SET IRON MONUMENT MARKED WITH LICENSE NUMBER 22033
SET PK NAIL

LEGAL DESCRIPTION:

Parcel 1:
That part of Lot 22, "Strawberry Acres", according to the plat thereof, lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point on the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said "Strawberry Acres", as measured along said North right of way line.
Ramsey County, Minnesota
Abstract Property

Parcel 2:
The following described property in Ramsey County, Minnesota.

Parcel 2(a)
Lot 26, except the East 330 feet thereof, "Strawberry Acres", according to the plat thereof.

AND

Parcel 2(b)
That part of the East 330 feet of Lot 26, "Strawberry Acres", lying Westerly of a line drawn from a point on the North line of said Lot 22, distant 490 feet Easterly of the Northwest corner thereof to a point of the North right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-2, distant 490 feet Easterly of the Southwest corner of Lot 25 of said "Strawberry Acres", as measure along said North right of way line, EXCEPT that portion of said Lot 26 lying Southerly of the Northerly right of way line of Minnesota Department of Transportation Right of Way Plat No. 62-1.

AND

Parcel 2(c)
Lot 24, "Strawberry Acres", according to the plat thereof.

AND

Parcel 2(d)
That part of Lot 25, "Strawberry Acres", according to the plat thereof, lying Northeasterly of the following described line:

Beginning at a point on the West line of said Lot 25, distant 50 feet North of the Southwest corner thereof; thence run Southeasterly to a point on the South line of said Lot 25, distant 50 feet from said Southeast corner. Abstract Property

Parcel 3:
Lot 2, Block 2, Willow Ridge, Ramsey County, Minnesota.
Abstract Property

Parcel 4:
Access easement as contained in Reciprocal Access & Easement Agreement dated September 30, 2019, filed October 2, 2019, as Document No. A04776752.

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Commercial Partners Title, a division of Chicago Title Insurance Company, Commitment No. 39613 dated February 23, 2022 at 07:00 AM.
3. The surveyed property has direct access to Hoffman Road, a public right of way.
4. No evidence of cemeteries, burial grounds or graveites were observed in the process of conducting the fieldwork.

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 3600 & 3646 Hoffman Road, White Bear Lake, Minnesota 55110
3. The property described hereon lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0041 G & 27123C 0042 G, dated June 04, 2010.
4. The total area of the property described hereon is 278,531 square feet or 6.39419 acres.
5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "K222 0" DSO Station #24768
   Elevation = 862.81 feet. (NAVD88)

   SITE BENCHMARK: Top nut of hydrant located on the northerly side of County Road E East right-of-way.
   Elevation = 965.74 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains a total of 205 parking spaces of which 202 are standard spaces and 3 are handicapped spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 221211105. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

CERTIFICATION:

To Schafer Richardson, MN, Land, LLC, a Minnesota limited liability company and Commercial Partners Title, a division of Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 11(b), 13, and 16 of Table A thereof. The fieldwork was completed on April 19, 2022.

Date of Plat or Map: May 3, 2022

Lee J. Ford
Minnesota License No. 22033
lford@efnsurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF: CL,JR
		DRAWN BY: RRR
DRAWING NAME: 40521 – ALTA 2022-07-15.dwg		CHECKED BY: JR
JOB NO. 40521		
FILE NO.		

REVISIONS		
NO.	DATE	DESCRIPTION
1	2022/05/06	Revised boring information per client comments
2	2022/05/09	Added boring locations provided by client
3	2022/07/15	Revised boundary information

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR: Schafer Richardson

PROPERTY ADDRESS: 3600 & 3646 Hoffman Road, White Bear Lake, Minnesota 55110

EFN Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
land surveyors since 1872

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SHEET 1 OF 1

AMCON
DESIGN-BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
612 SNIDERVILLE, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 651-379-9001 FAX: 651-379-9011

Elan DESIGN
TEL 763-546-5123 | FAX 763-546-5125
MINNEAPOLIS, MN 55415
P: 612.361.1700 | www.elandesign.com

CERTIFICATION
NOT FOR CONSTRUCTION

MATCH LINE
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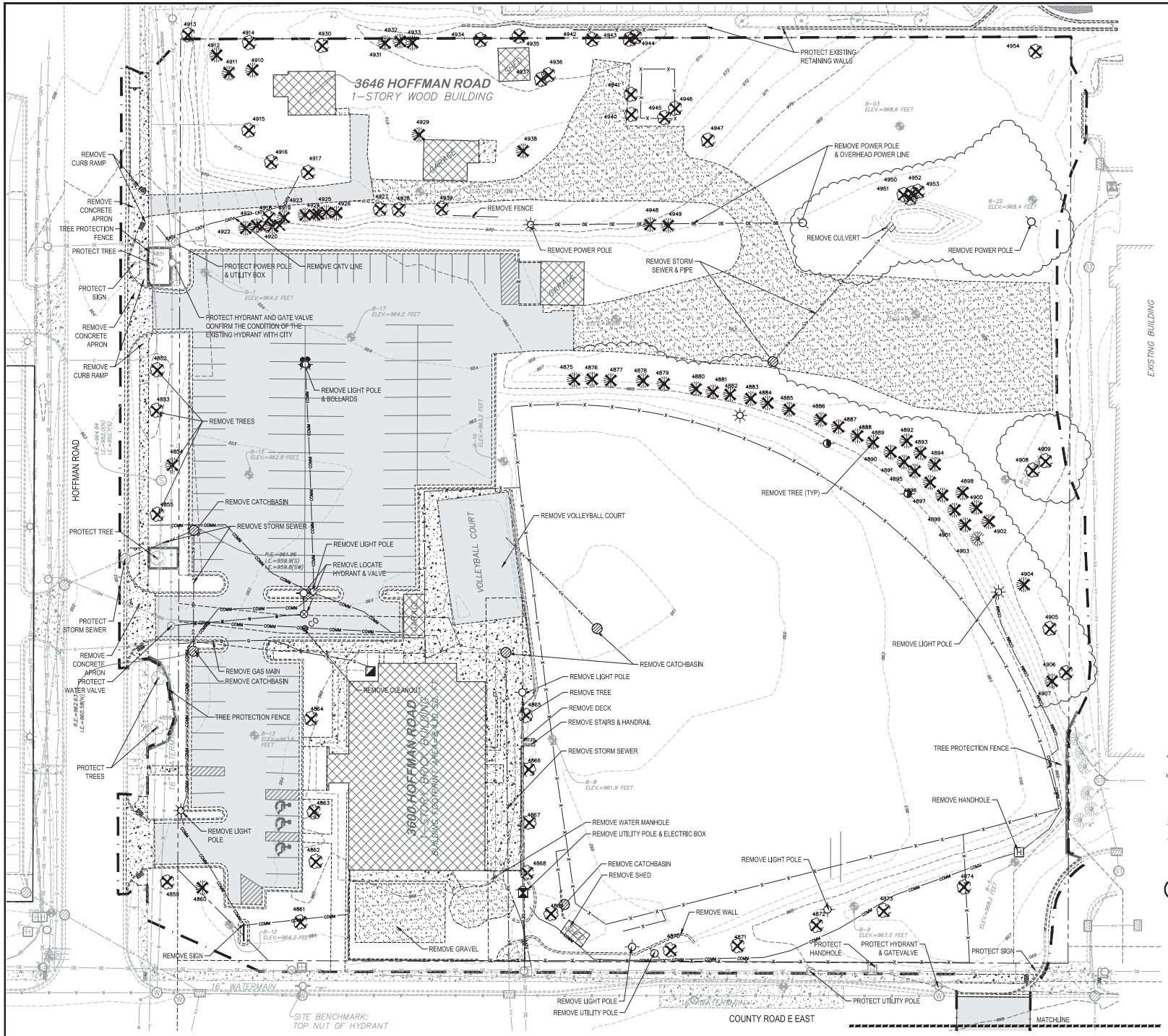
SHEET NO. _____

PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

ALTA SURVEY
C-001

PROJECT NO.
AMC22002



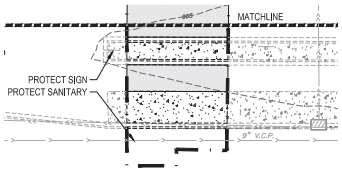
1 DEMOLITION PLAN
1" = 20'

DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY EGAN, FIELD & NOWAK, INC. MINNESOTA ON MAY 3, 2022. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR REPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. EROSION CONTROL MEASURES IDENTIFIED IN THE SWPPP SHEET C-203 SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEET C-204 FOR ALL EROSION CONTROL MEASURES AND APPROPRIATE STAGING.
3. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UNAPPRAISED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWING AND PAY ALL FEES AND COST. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
6. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
7. EXISTING MATERIALS SHALL BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL REQUIREMENTS. ABATEMENT OF ANY MATERIALS DETERMINED BY THE ENVIRONMENTAL ENGINEER TO BE HAZARDOUS SHALL BE REMOVED IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS.
8. REMOVE ALL EXISTING SURFACE SITE FEATURES INCLUDING, BUT NOT LIMITED TO, CONCRETE AND BITUMINOUS PAVING, CONCRETE AND BITUMINOUS CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, CONCRETE APRONS, SITE LIGHTING AND RELATED FOUNDATIONS, SITE SPECIFIC DRAINAGE AND RELATED FOUNDATIONS, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
9. NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASE.
10. COORDINATE WITH ALL PRIVATE UTILITY OWNERS FOR THE TERMINATION OF EXISTING ELECTRIC, TELEPHONE, CATV, ETC. SERVICES TO THE SITE. REUSE OF ANY EXISTING SERVICES TO BE AT THE DISCRETION OF THE UTILITY OWNER.
11. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE LOCAL UTILITY COMPANIES. ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION ACTIVITIES TO BE RESTORED IN ACCORDANCE WITH SPECIFIC OWNER REQUIREMENTS AT CONTRACTORS EXPENSE.
12. SEE SHEET L-010 TREE PRESERVATION PLAN AND SCHEDULE FOR TREE INVENTORY AND REMOVAL INFORMATION.
13. SEE SHEET C-204 FOR TREE PROTECTION FENCE LOCATIONS. ALL TREE PROTECTION FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF TREE REMOVAL AND VEGETATION CLEARING.

LEGEND

- REMOVE BUILDING
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE PAVEMENT
- TREE REMOVAL
- REMOVE FENCE
- TREE PROTECTION FENCE
- CONSTRUCTION LIMITS



2 DEMOLITION PLAN
1" = 20'

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6012 SUMPER ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 952-379-9000 FAX: 952-379-9001

Elan DESIGN
118 TH AVE N, CONTACT: DAVE LONG
MINNEAPOLIS, MN 55425
P: 612.360.1990 | www.elandesign.com

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NOT FOR CONSTRUCTION
Date: 06/23/22
Reg. No.: 19-Minnesota PE
10-18-2022

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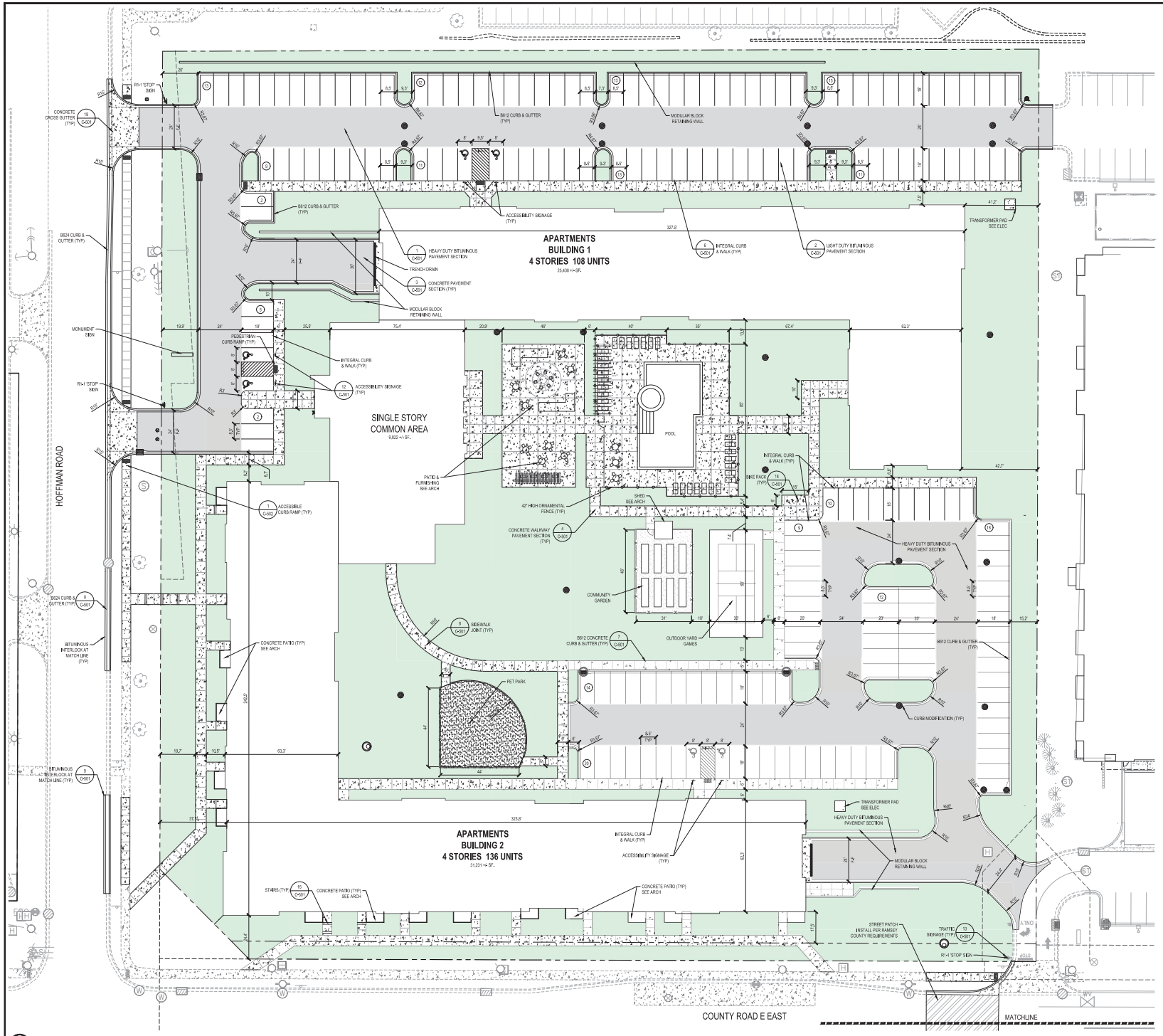
DRAWN BY:

PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

DEMOLITION PLAN
C-010
PROJECT NO. AMC22002



1 SITE PLAN
1" = 20'

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ALL CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY TO BE B624, SEE DETAIL 11/C-501.
5. ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER AND RIBBON CURB, MATCH EXISTING CURB ON CITY STREETS.
6. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-2" AND CONTROL JOINTS AT A MAXIMUM OF 10'-2".
7. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBLE ACCESS AISLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLES TO STALL, WITH NO PARKING MARKED. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 3592.
8. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.

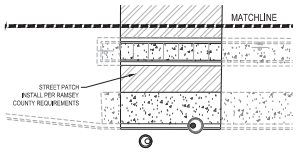
PROJECT SUMMARY

AREA SUMMARY		EXISTING	PROPOSED
SITE:	247,353 SF. (5.682 AC.)		
IMPERVIOUS		90,697 SF. (37%)	166,079 SF. (67%)
BUILDING COVERAGE		11,028 SF. (5%)	66,491 SF. (27%)
PARKING, WALK, & TRASH		79,669 SF. (32%)	99,588 SF. (40%)
PERVIOUS AREA		157,226 SF. (63%)	81,654 SF. (33%)

PARKING SUMMARY	
TOTAL UNITS	244 UNITS
PROPOSED PARKING	374 STALLS
8'X18' ACCESSIBLE STALL	6 STALLS
8.5'X18' STANDARD STALL	181 STALLS
PARKING GARAGE STALL	187 STALLS
OUTDOOR BICYCLE PARKING	8 SPACES
GARAGE BICYCLE PARKING	SEE ARCH

LEGEND

- PERVIOUS AREA
- CONCRETE PAVEMENT
- GRAVEL SURFACE
- HEAVY DUTY BITUMINOUS
- BITUMINOUS PATCH



2 SITE PLAN
1" = 20'

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PHONE: 952-379-9000 FAX: 952-379-9001

Elan DESIGN
10 FIRST STREET, SUITE 100
MINNEAPOLIS, MN 55415
P: 612.332.3000 | www.elandesign.com

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NOT FOR CONSTRUCTION
Name: Jon Hendricks Date: 04/22/22
Reg. No.: 19604 Lic. PE
07.15.2022

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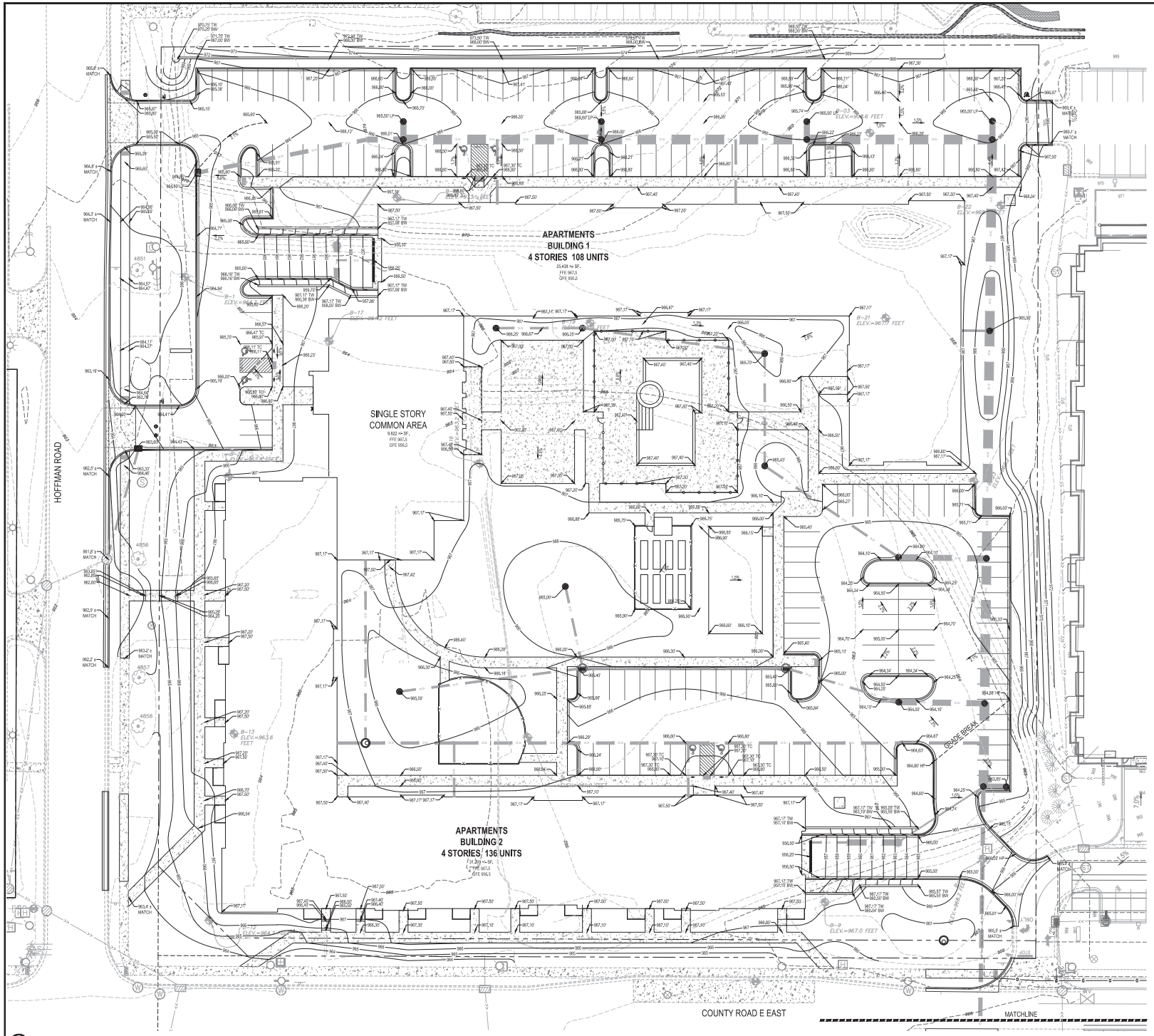
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

SITE PLAN
C-101
PROJECT NO. AMC22002



1 GRADING PLAN
1" = 20'

LEGEND

	STORM SEWER
	PROPERTY LINE
400	MAJOR CONTOUR
401	MINOR CONTOUR
966.37 x MATCH	MATCH EXISTING
966.35 HP	HIGH POINT
966.35 LP	LOW POINT
966.35 TC	TOP OF CURB
966.35 TW	TOP OF WALL
966.35 BW	BOTTOM OF WALL

GRADING NOTES

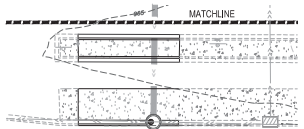
1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. ALL WORK TO COMPLY WITH CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED.
3. SIDEWALKS SHALL BE RETAINED BENCHED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
4. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
5. PAVEMENT: SEE DETAILS 2, 3 AND 4 ON SHEET C-501 FOR PAVEMENT SECTIONS.
6. SEE SHEET C-301 STORM SEWER INFORMATION
7. RELOCATE BENCHMARKS AS NECESSARY WITH NEW BENCHMARK LOCATIONS WITHIN A TOLERANCE OF 0.01 VERTICAL FEET.
8. THE PROPOSED GRADES SHOWN ON THE GRADING PLAN ARE FINISHED GRADES. SPOT ELEVATIONS ALONG CURB LINES REPRESENT THE FLOWLINE UNLESS OTHERWISE NOTED.
9. GRADING ACTIVITY WHICH BLOCKS TRAFFIC OF ANY STREET, ALLEY, OR DRIVE IS SUBJECT TO APPROVAL BY THE CITY OF WHITE BEAR LAKE.
10. SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
11. IN AREAS WHERE NEW FILL IS TO BE PLACED ON SLOPING GROUND, BENCHING THE SURFACE SHALL BE COMPLETED PRIOR TO PLACING THE FILL. BENCHING SHALL BE COMPLETED WHERE SLOPES ARE STEEPER THAN 4:1 (HORIZONTAL:VERTICAL).
12. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED.
13. SEE SHEET C-204 FOR THE SEDIMENTATION AND EROSION CONTROL PLAN.
14. SEED ALL NON BUILDING AND NON PAVEMENT AREAS FOLLOWING FINAL GRADING ACTIVITIES.
15. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS. CONTRACTOR SHALL COORDINATE WITH OWNER ON PLACEMENT OF SOD AROUND BUILDING ENTRANCES AND SIDEWALKS.
16. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL OSHA REGULATIONS IN THE EXECUTION OF WORK UNDER THIS CONTRACT.
18. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOD, TREES, AND SHRUBS, ETC.
19. THE CONTRACTOR SHALL ADJUST TO GRADE ALL UTILITY STRUCTURES AND APPURTENANCES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT. THE CONTRACTOR SHALL KEEP ALL SAID EXISTING UTILITIES AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL VERIFY THE STRUCTURAL INTEGRITY OF EXISTING STORM STRUCTURES AT THE NEW PIPE TIE-INS FOLLOWING THE REMOVAL OF EXISTING PIPE AND CREATION OF NEW PIPE OPENINGS. CONTACT THE ENGINEER IF THE EXISTING STRUCTURES ARE STRUCTURALLY UNSTABLE.
21. SEE DETAILS 1 & 2/C-503 ON SHEET C-503 FOR PIPE BEDDING.
22. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL AND HAVE A MINIMUM GRADE OF 2% UNLESS OTHERWISE NOTED. GRADED SWALES MUST HAVE A MINIMUM BOTTOM SLOPE OF 0.5%.
23. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS UNLESS NOTED:
    ASPHALT PAVEMENT - 1.0% MINIMUM, 5% MAXIMUM
    CONCRETE PAVEMENT - 1% MINIMUM, 5% MAXIMUM
24. ALL SEGMENTAL BLOCK RETAINING WALLS OVER 4 FEET TO BE DESIGNED BY AN ENGINEER RETAINED BY THE WALL CONTRACTOR. THE WALL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FROM THE CITY OF WHITE BEAR LAKE FOR THE CONSTRUCTION OF THE WALLS. THE ELEVATIONS SHOWN ON THE GRADING PLAN FOR WALLS ARE A GUIDE FOR THE DESIGNER AND MAY BE ADJUSTED TO REFLECT THE DIMENSIONS OF THE BLOCKS USED.
25. THE APPLICANT MAY COMPLETE DOUBLE-RING INFILTROMETER TESTING TO THE REQUIREMENTS OF ASTM D3385 OR OTHER DISTRICT APPROVED INFILTRATION TEST MEASUREMENTS AT THE PROPOSED BOTTOM ELEVATION OF THE INFILTRATION BMP. THE MEASURED INFILTRATION RATE SHALL BE DIVIDED BY THE APPROPRIATE CORRECTION FACTOR SELECTED FROM THE MINNESOTA STORMWATER MANUAL. THIS TEST MUST BE COMPLETED BY A LICENSED SOILS SCIENTIST OR ENGINEER.

NPDES AREA SUMMARY

	EXISTING	PROPOSED
IMPERVIOUS		
BUILDING	0.231 ACRES	1.528 ACRES
PAVEMENT	2.072 ACRES	3.401 ACRES
TOTAL IMPV	2.303 ACRES	4.927 ACRES
PERVIOUS	3.844 ACRES	2.182 ACRES
TOTAL	6.148 ACRES	6.149 ACRES

LEGEND

	CONCRETE PAVEMENT
	GRAVEL/ PET SURFACE



2 GRADING PLAN
1" = 20'

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Name: J. Nelson PE | Date: 04/22
Lic. No.: 47180 | 07.18.2022

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PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

GRADING PLAN
C-201
PROJECT NO.
AMC22002

Project Name / Location

Project Name	White Bear Lake Apartments – Phase II
Project Address	3600 & 3646 Hoffman Road, White Bear Lake, MN 55110
Property ID	273022440210; 273022440198
Latitude / Longitude	45°03'03.9"N, 93°01'50.5"W
Project Type	Two 4-Story Apartment Towers with Single Story Common Area

Contacts

Owner	Contractor (Operator)	Preparer
Peter Orth	Erik Peterson	Marcelle Weslock, PE
Schafer Richardson	Amcon Construction	Élan Design Lab, Inc.
900 North Third Street	6121 Baker Road, Suite 101	310 S 4th Avenue
Minneapolis, MN 55401	Minnetonka, MN 55345	Suite 1006
612-305-7098	651-379-9090	Minneapolis, MN 55415
POrth@sr-re.com	EPeterson@amconconstruction.com	612-260-7981
		mweslock@elanlab.com
		SWPPP Design Certification Expires May 2023

General SWPPP Responsibilities

The Contractor (Operator) shall provide a knowledgeable and experienced person(s) to oversee the implementation of the SWPPP and the installation. Inspection and maintenance of the erosion and sediment control BMP's before and during construction. Training must be in conformance with the NPDES Construction Permit requirements. Training documentation must kept on-site with the SWPPP and the trained person must be available on-site within 72 hours.

Both the Owner and Contractor (Operator) shall be responsible for the proper termination and/or transfer of the permit.

The owner will be responsible for the long term operation and maintenance of the permanent storm water management system(s).

Unless specifically stated the engineer shall have no responsibility for any SWPPP activities during or after construction.

Project Description

The proposed project includes two 4-story apartment buildings with 244-units, as well as surface parking and underground parking garage. An underground detention system is proposed to both treat the runoff thorough infiltration, as well as provide detention to meet rate control requirements. The property area is 6.39 acres. The project will disturb a total of 6.17 acres and increase impervious surfaces by 1.73 acres.

Soils

The soil borings generally encountered can generally be characterized as existing site fill material underlain by interbedded strata of glacial till and course alluvium. Most of the borings were terminated in coarse alluvial sands with varying amounts of gravel. Groundwater was not observed in any of the borings during the drilling.

The fill soils encountered at the borings are composed predominantly of fine to medium grained Silty Sands (SM) with varying amounts of gravel and traces of organic material that ranged in depth from 2 to 12 feet with an average of four feet. Glacial till soils were encountered beneath the fill or near surface course alluvium layers at most of the borings (not encountered in B-6, B-7, B-21, or B-22). The till soils consist of predominantly Sandy Lean Clay (CL) and Clayey Sand (SC) with varying amounts of gravel. Where present, the till soils range in thickness from 2 to more than 12 feet. Beneath the glacial till or fill soils, course alluvial sands (SP) with varying amounts of gravel were encountered. The course alluvium was fine to medium grained and typically noted at depths ranging from 2 to 18 feet below the surface.

Receiving Waters

The site is within the Ramsey Washington Metro Watershed District. The site drains to storm sewer in County Road E that discharges to Kohlman Lake and ultimately to the Mississippi River.

Waterbody ID No.	Name of Water Body	Type	Special Water	Impaired Water
07010206-505	Mississippi River	River	No	No
62-0006-00	Kohlman Lake	Lake	No	Yes

Map of Surface Waters

Map of MPCA Impaired Waters

Project Plans

The following plan sheets are hereby incorporated into this SWPPP:

Sheet Number	Description	Date
C-201	Grading Plan	07/18/2022
C-202	SWPPP	07/18/2022
C-203	Erosion Control Plan	07/18/2022
C-301	Utility Plan	07/18/2022
C-502	Erosion Control Details	07/18/2022
C-503	Drainage/Utility Details	07/18/2022
C-504	Drainage Details	07/18/2022

Stormwater Related Reviews and Permits

Agency	Type of Permit or Review	Status
City of White Bear Lake	Site Plan review, Building Permit	Pending
Ramsey Washington Metro Watershed District	Stormwater Management and Erosion and Sediment Control	Pending
MPCA	Construction Stormwater	To be acquired by contractor.

Stormwater Management System Overview

See Stormwater Management Plan incorporated herein by reference for details on system design, flow rates and volumes and system capacities. In general the conveyance system consists of a series of catch basins, pipes, and an underground detention system that conveys runoff to County Road E meeting the requirements of the post-construction volume reduction of this permit.

See Operations and Maintenance Manual for post construction system maintenance requirements.

Erosion Prevention Measures - General

The Contractor (Operator) is responsible for all erosion prevention measures for the project including but are not limited to the following:

1. The Contractor (Operator) shall plan and implement appropriate construction practice and construction phasing to minimize erosion and retain vegetation whenever possible
2. All areas not to be disturbed shall be delineated with flags, stakes, signs, or other means necessary to protect these areas before construction begins on the site.
3. All drainage ditches and/or swales shall have temporary or permanent stabilization within 24 hours of connecting to a surface water or 24 hours after construction activity in the ditch/swale has temporarily or permanently ceased.
4. All pipe outlets shall have temporary or permanent energy dissipation within 24 hours of connecting to a surface water.
5. Mulch, hydromulch, tackifier, polyacrylamide, or similar erosion prevention practices cannot be used within the normal wetted perimeter of drainage ditches or swale sections with a continuous slope greater than 2%.
6. All exposed soils shall be stabilized as soon as possible to limit soil erosion. In no case shall un-worked areas, including stock piles, have exposed soils for more than 14 days without providing temporary or permanent stabilization. (7 days for projects with a receiving water that is impaired or special)
7. Provide a minimum 4 inches of topsoil in all disturbed areas proposed to be landscaped or greenspace.

Sediment Control Measures and Timing - General

The Operator (Contractor) is responsible for all sediment control measures for the project. Sediment control measures include but are not limited to the following:

1. Sediment control measures shall be established on all down gradient perimeters before any up-gradient land disturbing activities begin. These measures shall remain in place until final stabilization has been established.
2. On slopes with 3:1 or steeper grades there shall be no unbroken slope length greater than 75 feet.
3. All storm drain inlets and culvert inlets shall be protected by an appropriate BMP during construction until all sources with potential for discharging to the inlet has been stabilized. Inlet and culvert protection shall conform to the MnDOT Specifications 2573 and 3891.
4. Stock piles shall be provided with an effective sediment perimeter control and shall not be placed in any type of surface water or drainageway.
5. Vehicle tracking shall be minimized with effective BMP's. Where the BMP's fail to prevent sediment from tracking onto streets the Contractor shall conduct street sweeping to remove all tracked sediment.
6. The Operator is responsible for identifying the need for temporary sediment basins based on actual field conditions to protect downstream resources. Temporary sediment basins shall be constructed before up gradient vegetation is disturbed and maintained until the risk of damage to downstream resources is mitigated by other means.

Dewatering and Basin Draining Activities - General

The Operator is responsible for adhering to all dewatering and surface drainage regulations, including but not limited to the following:

1. Whenever possible water from dewatering activities shall discharge to a temporary and/or permanent sediment basin.
2. If water cannot be discharged to a sedimentation basin, it shall be treated with other appropriate BMP's, to effectively remove sediment.
3. All discharge points shall be protected from erosion and scour.
4. Discharge water shall be dispersed over an effective energy dissipation measure.
5. All water from dewatering shall be discharged in a manner that does not cause nuisance conditions, erosion, or inundation of wetlands. Water shall not be discharged to adjacent residential properties. It must be discharged to the public street.
6. If permittees use filters with backwash water, they must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion.

Final Stabilization - General

The Operator is responsible for ensuring final stabilization of the site, including but is not limited to the following:

1. All soil disturbing activities outside of the right-of-way have been completed.
2. All exposed soils have been uniformly stabilized.
3. All drainage ditches, ponds and all storm water conveyance systems have been cleared of sediment and stabilized to preclude erosion.

Upon approval of the work by owner, watershed and city, the responsibility for the site may be transferred to the city's contractor and builders. The original contractor will remain responsible for establishment of at least 80% perennial vegetation coverage and the removal of temporary BMP's.

Temporary Sediment Basin

During construction the contractor shall excavate and maintain temporary sediment basins as needed to prevent sediment from reaching the storm drainage system, permanent stormwater management areas, wetlands and other environmentally sensitive areas or impeding access to the site.

Construction Sequencing

Contractor shall comply with the following sequence. The Contractor may make adjustments to the sequence if needed to address their means and methods and unanticipated field conditions.

1. Install inlet protection in downstream structures.
2. Install bioroll or perimeter barriers, as required to prevent sediment from leaving the site. The contractor is responsible for any additional sediment control that is needed to prevent sediment from leaving the site.
3. Install rumble rack and/or rock construction entrance. Move as needed during construction.
4. Clear site and mass grade site.
5. Install utilities and storm sewer system.
6. Construct building.
7. Install curb and gutter, sidewalks, aggregate base, and new pavement.
8. Install a minimum 4 inches of topsoil in all disturbed areas proposed to be landscaped or vegetated.
9. Complete seeding.
10. Install permanent landscaping. Do not store any landscape materials on pavement surface.
11. Remove sediment barriers as building construction and permanent landscaping is completed.
12. Flush storm sewer system. Remove sediment from underground detention as needed.
13. Vacuum pavement surface when all construction except striping has occurred.
14. Stripe parking lot
15. Monitor vegetation and reinstall as needed until fully established.
16. File NPDES Notice of Termination ("NOT") with MPCA within 30 days of final stabilization.

Inspection and maintenance

All inspections, maintenance, repairs, replacements and removal are to be considered incidental to the BMP bid items.

The Contractor (Operator) is responsible for completing required inspections maintenance and observation of weather conditions and rainfall amounts to ensure compliance with the permit requirements. The Contractor (Operator) shall observe the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.

The Contractor (Operator) shall keep a summary maintenance/construction observation report to be recorded after each site visit/observation. The Contractor (Operator) shall submit a copy of the written inspections monthly to the Owner. Records shall include the following:

1. Date and time of inspections
2. Name of person conducting inspection
3. Findings and recommendations for corrective actions if necessary including the specific location
4. Corrective actions taken (include dates, times, and party completing maintenance activity)
5. Date and amount of rainfalls greater than 0.5 inches in 24 hours
6. Description and photographs of discharge leaving the site
7. Mention of any changes made to the SWPPP
8. A site map indicating active construction areas and land disturbing activities, as well as locations of corrective actions
9. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Part III.B. within seven (7) calendar days.

The Contractor (Operator) must keep the SWPPP, all inspection reports and amendments onsite. The Contractor (Operator) shall designate a specific location to keep the records whenever construction activity is in progress.

All erosion prevention and sedimentation control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced or supplemented with functional BMP's. The Contractor (Operator) must investigate and comply with the following inspection and maintenance requirements:

1. All sediment barriers including silt fence, bio-logs, and similar devices must be repaired replaced or supplemented when they become nonfunctional or the sediment reaches 1/3 of the barrier height. These repairs shall be made within 24 hours of discovery.
2. Temporary and permanent sediment basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 the storage volume. Drainage and removal must be completed within 72 hours of discovery.
3. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition. The Operator shall remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems. The Operator shall re-stabilize the areas where sediment removal results in exposed soil. Removal and stabilization must take place within 7 days of discovery, unless precluded by legal, regulatory or physical constraints. The Contractor (Operator) is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
4. Construction site vehicle exit locations shall be inspected daily for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 24 hours of discovery.
5. The Contractor (Operator) is responsible for the operation and maintenance of temporary and permanent water quality BMP's. As well as erosion and sediment control BMP's for the duration of the construction work at the site.
6. If sediment escapes the construction site, all off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
7. All filtration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the filtration areas and these areas are protected from compaction due to construction equipment driving across the filtration area
8. The Contractor is solely responsible for all costs associated with reconstructing the filtration basin when the functionality is compromised by the contractor's actions or inaction to protect the basin.

Pollution Prevention Management Measures

The Contractor (Operator) shall be responsible for all pollution prevention management measures. The Contractor (Operator) is responsible for informing all visitors and/or personnel on-site of the pollution prevention management measures.

All pollution prevention management measures are to be considered incidental to the overall project bid, unless otherwise noted. Pollution prevention management measures include but are not limited to the following:

1. The Contractor (Operator) is responsible for the proper disposal, in compliance with MPCA disposal requirements, of all solid or liquid waste and hazardous materials on-site.
2. Concrete trucks shall not be allowed to wash out or discharge surplus concrete or drum wash water on-site, unless done in an engineered leak-proof containment system. The engineered system provided by the Contractor (Operator) must include site drawings for the project file and written assurance that the system will work as designed and leave no discharge of concrete or concrete residue potential to waters of the state during a minimum of a 100-year storm event. A sign must be installed adjacent to each washout system to inform concrete equipment Operators to utilize the proper facilities. The concrete washout containment system and all related items shall be considered incidental to the project bid.
3. All nonhazardous waste materials shall be collected and stored in a securely lidded metal dumpster or other approved containment method at the end of each day. Any alternative to a metal dumpster must be submitted in writing for approval by the project engineer. The dumpster shall be emptied as necessary to function as intended for debris collection. No construction garbage or waste material shall be buried on-site.
4. A licensed sanitary waste management Contractor shall collect all sanitary waste from the portable units at a rate necessary to maintain designed function.
5. All fertilizers shall be stored in a covered shelter. Partially used bags shall be transferred to a sealable bin to reduce the chance of spillage.
6. External washing of trucks and other construction vehicles and engine degreasing are prohibited at the construction site. All vehicles on-site shall be monitored for leaks and receive regular prevention maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers. Which are clearly labeled. Spill kits shall be included with all fueling sources and maintenance activities. Secondary containment measures shall be installed and maintained by the Operator.
7. Any asphalt substances used on-site shall be applied in accordance with manufacturer's recommendations.
8. All paint containers and curing compounds shall be tightly sealed and stored when not required for use. Excess paint and/or curing compounds shall not be discharged into the storm sewer system and shall be properly disposed of according to manufacturer's instruction.
9. Materials and equipment necessary for spill clean-up shall be kept in an enclosed trailer or shed on-site. Equipment shall include. But not limited to, brooms, mops, dust pans, rags, gloves, goggles, absorbent (kitty litter) oil absorbent booms and diapers and buckets.
10. All spills shall be contained and cleaned up immediately upon discovery. Spills large enough to reach the storm water conveyance system shall be reported to the Minnesota duty officer at 1-800-422-0798.

Quantities

Practice	Detail / Spec.	Unit	Quantity
Silt Fence	6/C-502	LF	749
Filter Log Sediment Control	5/C-502	LF	535
Tree Protection Fence	4/C-502	LF	271
Rumble Rack; Rock Construction Entrance	8/-C502	Each	1
Storm Structure Protection	7/C-502	Each	31
Sod & Landscaping	4/L-501	SF	64,050

Post Construction Operation and Maintenance

Maintenance of the storm water management facilities will be the responsibility of the Owner and will include the following:

1. The underground detention shall be visually monitored for the first year after each rainfall of 0.5" or greater to in addition to semi-annually to establish a pattern of sediment and debris buildup.
2. The second year should include establishing an annual inspection frequency based on the information collected during the first year. At a minimum an inspection should be performed semi-annually or change of seasons.
3. Inspect inspection ports and inflow/outflow points. Identify and log any sediment and debris accumulation.
4. Sediment and trash accumulation shall be inspected on an annual basis and removed when facility is impacted. Owner is strongly encouraged to vacuum sweep entire site each spring before spring rains wash sediment.
5. Use a vacuum pump truck to evacuate debris from the inflow/outflow point. If debris persists, flush the system with clean water forcing debris from the system.
6. Debris must be disposed in a licensed landfill.
7. Sediment shall be tested for contaminates and disposed of in a manner consistent with state and watershed regulations.
8. Clean debris from storm sewer inlets on an as needed basis.

Amendments to the SWPPP

The SWPPP will be amended as needed and/or as required by provisions of the permit. Amendments will be approved by both the Owner and Contractor (Operator) and will be attached to the SWPPP as an additional sheet. The SWPPP and amendments will be kept on site by the Contractor (Operator) whenever construction activity is in progress.

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Élan DESIGN

CERTIFICATION
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07.18.2022

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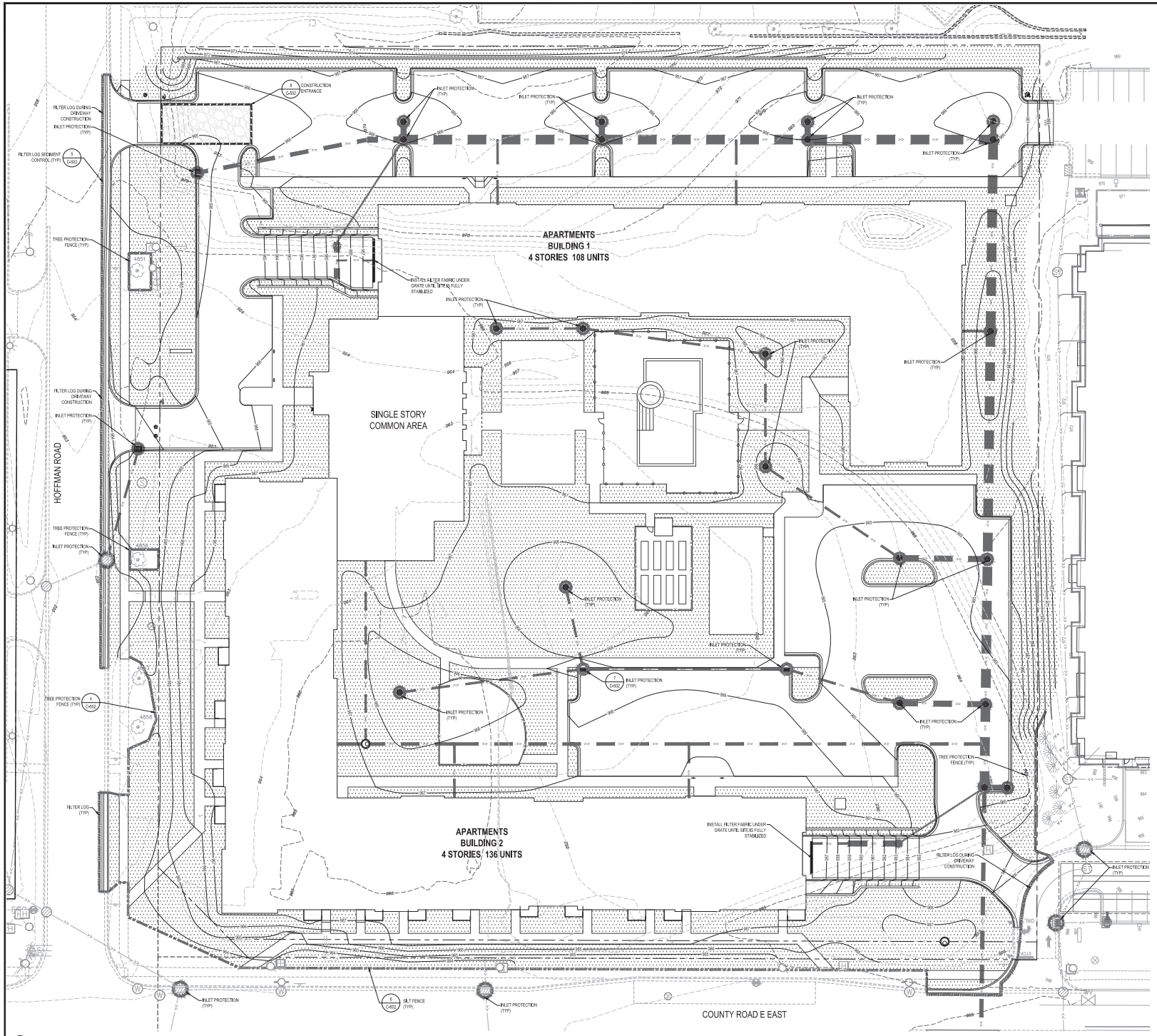
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

SWPPP

C-203

PROJECT NO.
AMC22002



1 EROSION & SEDIMENT CONTROL PLAN
1" = 20'

EROSION CONTROL NOTES

1. THE DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. CONTRACTOR TO OBTAIN DIGITAL FILE FROM ENGINEER TO BE USED FOR ALL CONSTRUCTION STAKING AND SITE LAYOUT.
2. ALL DISTURBED AREAS WITH FLATTER THAN 4:1 SLOPE THAT ARE NOT STABILIZED BY SOME OTHER METHOD SHALL BE STABILIZED WITH PROMATRIX ENGINEERED FIBER MATRIX AND SEEDED AS SPECIFIED.
3. REMOVE SILT FENCE AND CHECK DAMS AFTER VEGETATION IS ESTABLISHED. BIO-DEGRADABLE FILTER LOG DOES NOT NEED TO BE REMOVED.
4. PROVIDE TEMPORARY SEEDING OR FINAL LANDSCAPING WITHIN 72 HOURS OF COMPLETION OF GRADING OR 7 DAYS OF INACTIVITY.
5. REFER TO SHEET C-203 FOR ADDITIONAL SWPPP REQUIREMENTS.
6. REFER TO THE LANDSCAPE PLAN FOR FINAL REVEGETATION REQUIREMENTS.
7. FOLLOW SEED SPECIFICATIONS, SITE PREPARATION, SEEDING METHODS, SEEDING ESTABLISHING AND MAINTENANCE AS PER THE MNDOT SEEDING MANUAL 2014 AND MNDOT SPECIFICATION 2571,1 AND 3876, UNLESS NOTED OTHERWISE.
8. EROSION CONTROL MEASURES SHOWN SHOULD BE CONSIDERED THE MINIMUM, THE CONTRACTOR MAY NEED TO ADD ADDITIONAL EROSION CONTROL BMPS OR REPLACE EROSION CONTROL MEASURES DURING CONSTRUCTION TO PROTECT THE SITE AND MAINTAIN COMPLIANCE WITH THE SWPPP.
9. CONSTRUCTION LIMITS SHOWN ARE APPROXIMATE. DO NOT ENTER UPON PRIVATE PROPERTY. LIMIT DISTURBANCE WITHIN PUBLIC RIGHTS OF WAY TO THE ABSOLUTE MINIMUM REQUIRED TO COMPLETE THE WORK AS SHOWN ON THESE PLANS.
10. CONTACT NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO THE CONSTRUCTION OF ANY VOLUME REDUCTION BMPS.
11. CONTACT NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN INITIAL SWPPP INSPECTION.

LEGEND

- SILT FENCE
- FILTER LOG SEDIMENT CONTROL
- TREE PROTECTION FENCE
- STORM STRUCTURE PROTECTION
- CONSTRUCTION ENTRANCE
- SOD & LANDSCAPE PLANTING. SEE SHEET L-101

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Reg. No.
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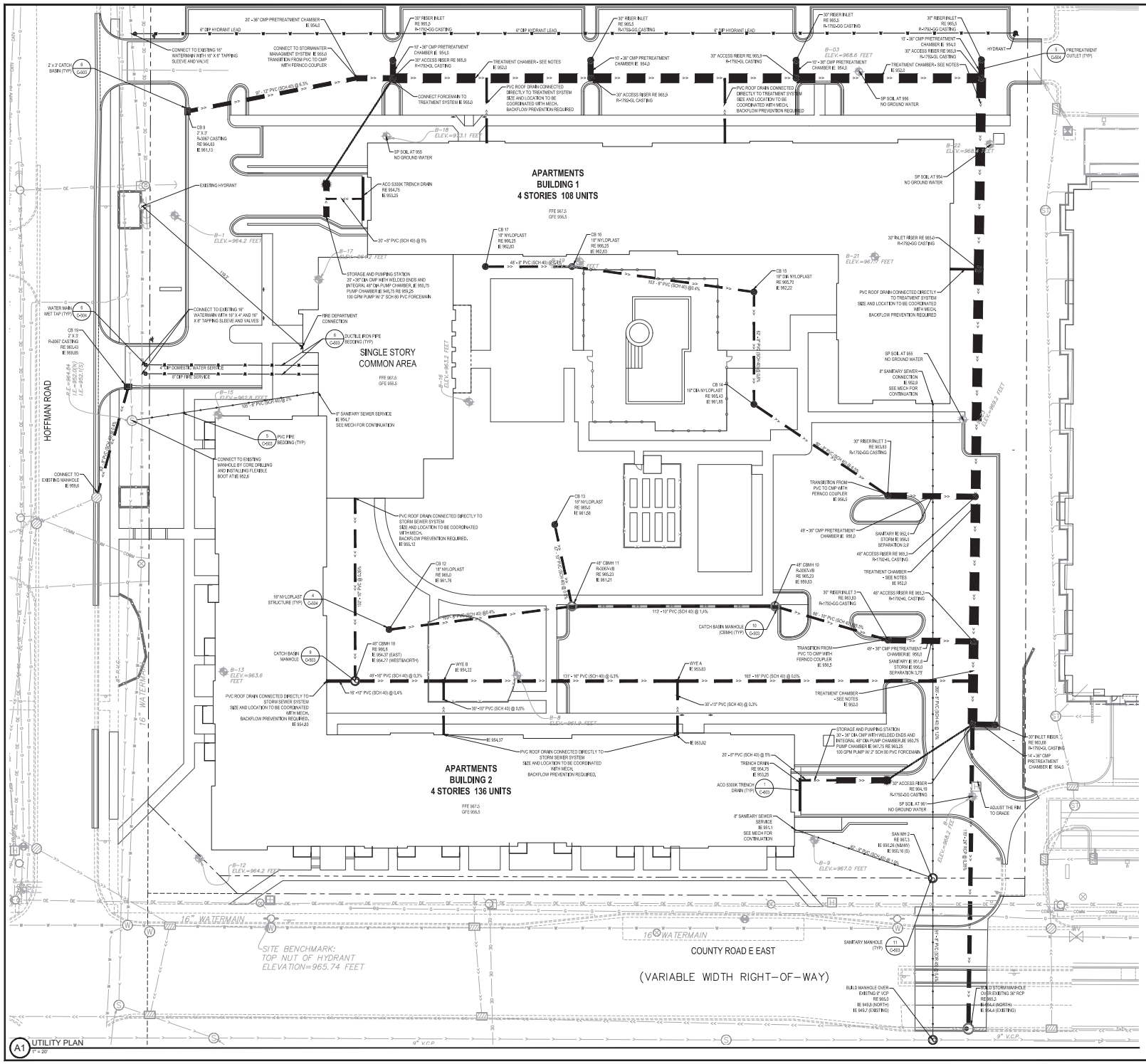
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

EROSION & SEDIMENT CONTROL PLAN

C-204

PROJECT NO.
AMC22002



A1 UTILITY PLAN
1" = 20'

UTILITY NOTES

1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
3. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. UTILITY SERVICE LOCATIONS WITHIN BUILDING ARE SHOWN CORRECT AS OF THE DATE OF THIS PLAN. THE CONTRACTOR SHALL VERIFY LOCATIONS BY COMPARING THIS PLAN WITH THE MECHANICAL PLANS PRIOR TO ANY UTILITY CONSTRUCTION.
5. PIPE MATERIALS:

WATERMAIN	4", 6" AND 8" DIP
SANITARY SEWER	PVC CLASS 52 NOTED
STORM SEWER	RCP AND PVC AS NOTE
DRAINTILE	PERFORATED, SCHEDULE 40 PVC, SEE ARCH PLANS
STORUWATER	ALUMINIZED TYPE 2 STEEL

6. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM), MINNESOTA PLUMBING CODE AND CITY OF WHITE BEAR LAKE STANDARD SPECIFICATIONS.
7. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
8. PROVIDE A MINIMUM 7.5' OF COVER OVER ALL NEW WATERMAIN.
9. UTILITY AND MECHANICAL CONTRACTORS MUST COORDINATE THE INSTALLATION OF ALL WATER PIPES INTO THE BUILDING TO ACCOMMODATE CITY INSPECTION AND TESTING.
10. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT MUST UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED PIPES IS NOT ALLOWED.
11. COORDINATE UTILITY SERVICE AND ROOF DRAIN CONNECTIONS WITH MECHANICAL.
12. CONTACT NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 AT LEAST 48 HOURS PRIOR TO THE CONSTRUCTION OF ANY VOLUME REDUCTION BMPS.
13. NOTIFY THE CITY OF WHITE BEAR LAKE 48 HOURS PRIOR TO WATER AND SEWER CONNECTIONS.
14. THE STORMWATER MANAGMENT CONSISTS OF 780' OF 60" DIAMETER PERFORATED CORRUGATED METAL PIPE INSTALLED INSTALLED IN A BED OF CLEAR ROCK. THE ROCK EXTENDS 6" BELOW THE PIPE, 12" ABOVE AND 24" ON EACH SIDE. THE PIPE RUNS ON THE NORTH AND EAST SIDES OF THE BUILDING. PRETREATMENT IS PROVIDED BY SHORTER SEGMENTS OF 36" DIAMETER NON-PERFORATED PIPE WITH A WEIR AND STAND PIPE TO FACILITATE REMOVAL OF SEDIMENT. ROOF DRAINS CONNECT DIRECTLY TO THE 60" PIPE SINCE THERE IS MINIMAL SEDIMENT IN THE RUNOFF FROM ROOFS.

LEGEND

- SANITARY SEWER
- DOMESTIC WATER
- STORM SEWER
- PROPERTY LINE

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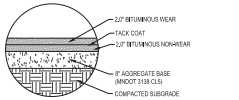
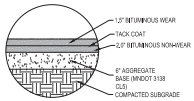
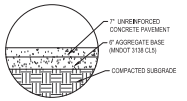
UTILITY PLAN
C-301
PROJECT NO.
AMC22002



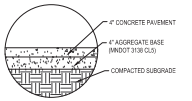
1 HEAVY DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



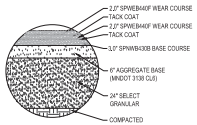
2 LIGHT DUTY BITUMINOUS PAVEMENT SECTION
NO SCALE



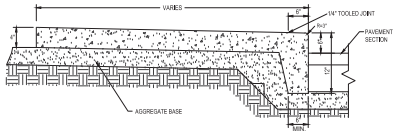
3 CONCRETE PAVEMENT SECTION
NO SCALE



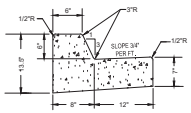
4 CONCRETE WALKWAY SECTION
NO SCALE



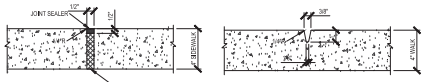
5 ASPHALT PAVEMENT PATCH AT COUNTY ROAD E
NO SCALE



6 INTEGRAL CURB & WALK
NO SCALE



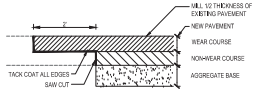
7 B612 CURB & GUTTER
NO SCALE



EXPANSION JOINT
MAXIMUM SPACING 100', ALSO USE WHEN ABUTTING BUILDINGS.

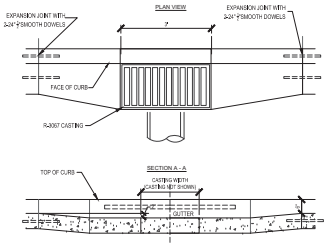
TOOLED CONTROL JOINT
MAX SPACING 5' WALK - 5' OC
6' WALK - 6' OC

8 SIDEWALK JOINT
NO SCALE

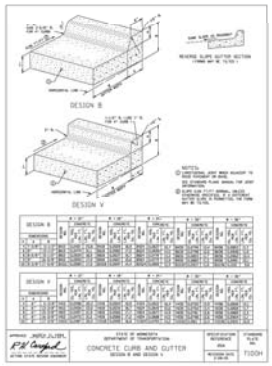


NOTE:
SAW CUT ALL EDGES. REMOVE BITUMINOUS AND ENOUGH AGGREGATE BASE MATERIAL TO ACCOMMODATE NEW PAVEMENT.

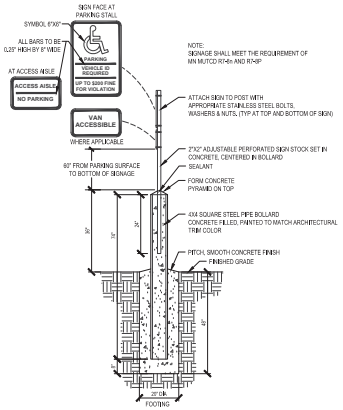
9 BITUMINOUS INTERLOCK AT MATCH LINE
NO SCALE



10 CURB MODIFICATION AT CATCH BASIN
NO SCALE

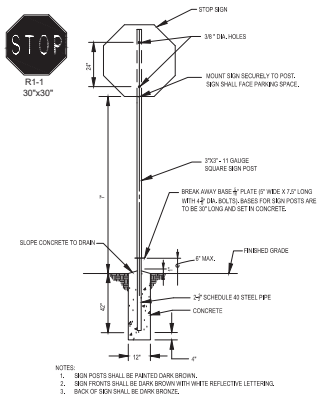


11 B624 CURB & GUTTER
NO SCALE



NOTE:
SIGNAGE SHALL MEET THE REQUIREMENT OF MN MUTCD R7-8n AND R7-8P

12 ACCESSIBILITY SIGNAGE
NO SCALE

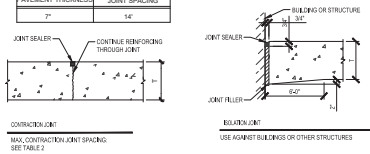


NOTES:
1. SIGN POSTS SHALL BE PAINTED DARK BROWN.
2. SIGN FRONTS SHALL BE DARK BROWN WITH WHITE REFLECTIVE LETTERING.
3. BACK OF SIGN SHALL BE DARK BRONZE.

13 TRAFFIC SIGNAGE
NO SCALE

TABLE 2: JOINT SPACING

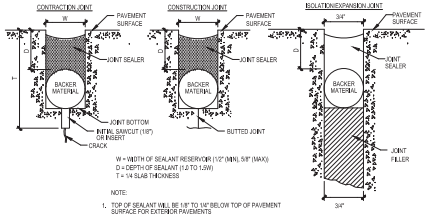
CONCRETE PAVEMENT THICKNESS	MAXIMUM JOINT SPACING
7"	14'



CONTRACTION JOINT
MAX. CONTRACTION JOINT SPACING SEE TABLE 2

ISOLATION JOINT
USE AGAINST BUILDINGS OR OTHER STRUCTURES

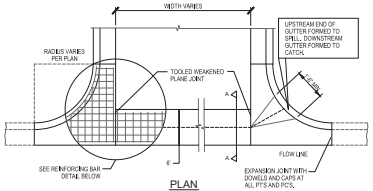
14 CONCRETE PAVEMENT JOINT
NO SCALE



W = WIDTH OF SEALANT RESERVOIR (1/2" (MIN), 5/8" (MAX))
D = DEPTH OF SEALANT (1/2 TO 1.0W)
T = 1/4 SLAB THICKNESS

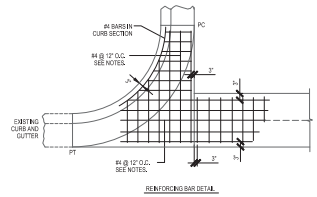
NOTE:
1. TOP OF SEALANT WILL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT SURFACE FOR EXTERIOR PAVEMENTS

15 JOINT SEALANT
NO SCALE

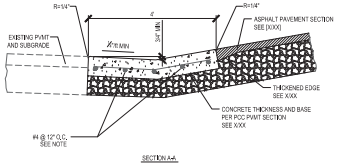


PLAN

NOTES:
1. #4 BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB TO BE CONTINUOUS ACROSS JOINTS EXCEPT EXPANSION JOINTS.
2. ADDITIONAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT FOR BACK TO BACK WIDTHS GREATER THAN 50 FEET.
3. GUTTER CONCRETE SHALL BE INTEGRAL WITH CURB UNLESS OTHERWISE SPECIFIED.
4. A MINIMUM 0.20% GRADE SHALL BE MAINTAINED ACROSS THE ENTIRE FLOWLINE OF THE GUTTER.

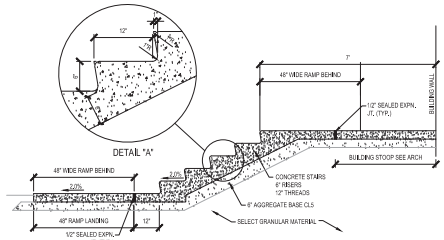


REINFORCING BAR DETAIL

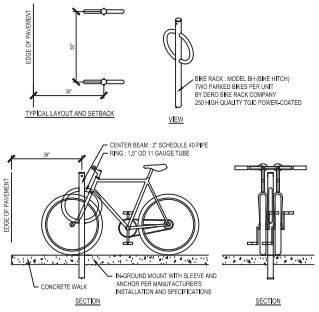


SECTION A-A

16 CONCRETE CROSS GUTTER
NO SCALE



17 STAIRS
NO SCALE



18 BIKE RACK
NO SCALE

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Date: 04/22/22
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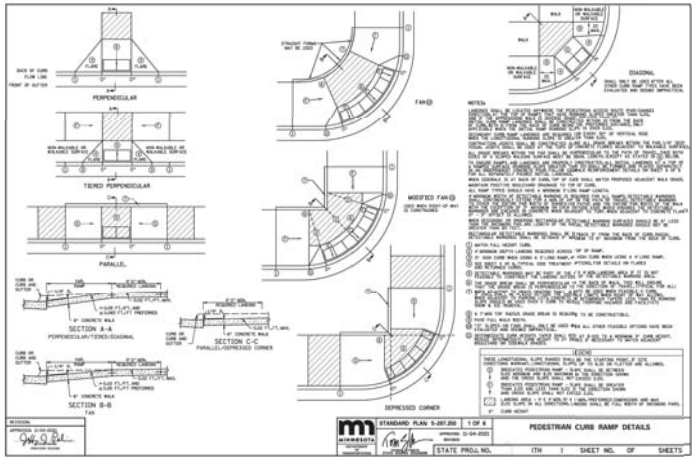
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

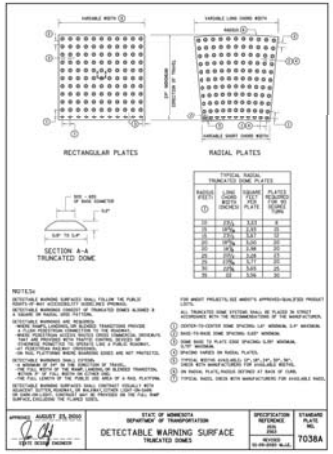
ISSUES / REVISIONS:

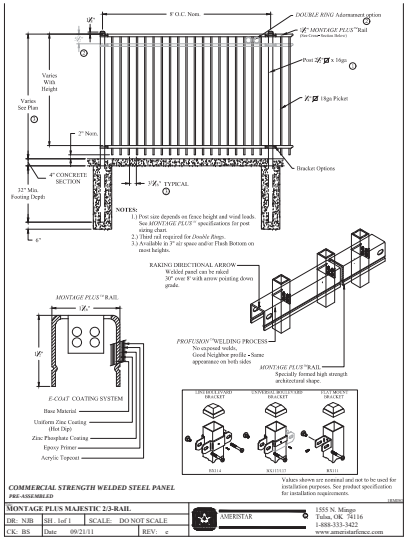
DETAILS
C-501
PROJECT NO. AMC22002



1 ACCESSIBLE CURB RAMP

NO SCALE





2 ORNAMENTAL FENCE

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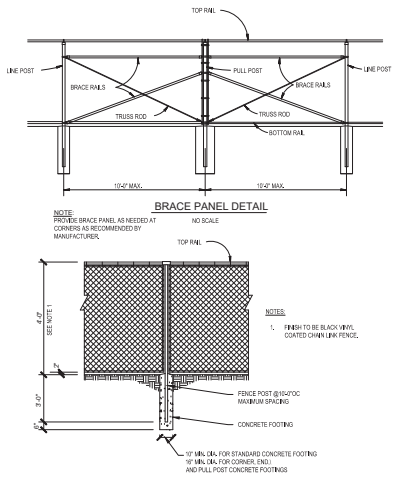

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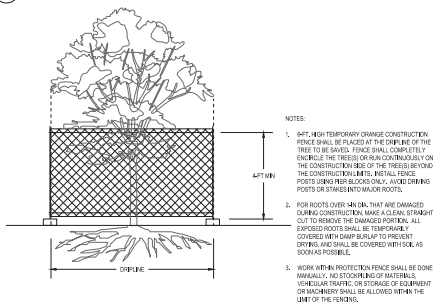

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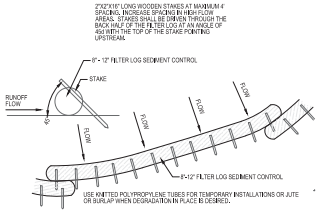

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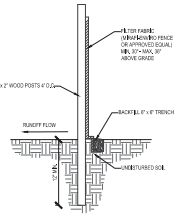

6 SILT FENCE

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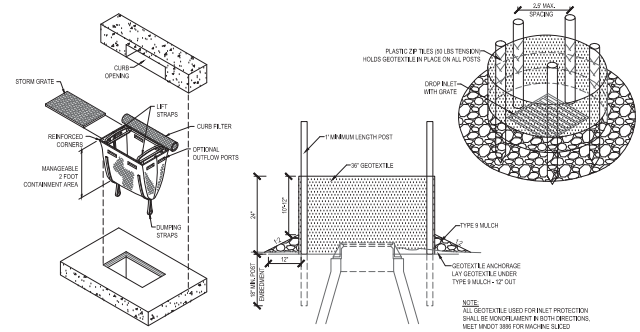

7 INLET PROTECTION

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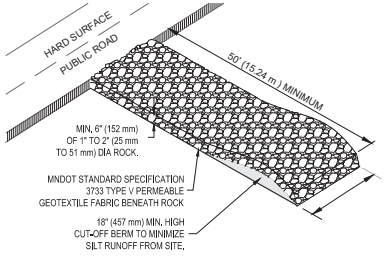

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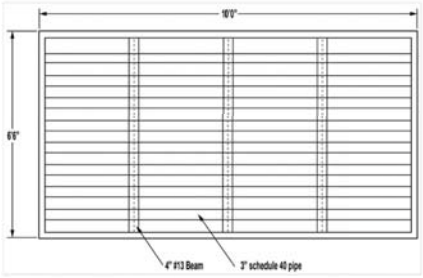

ALTERNATE - RUMBLE RACKS

8 ROCK CONSTRUCTION ENTRANCE

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CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO. 22022
DATE 10/21/2022
DRAWN BY: CHECKED BY:

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PROPOSED APARTMENTS:

WHITE BEAR LAKE - PHASE II

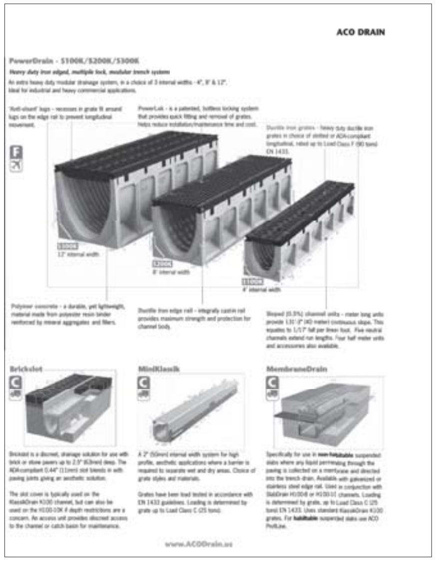
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

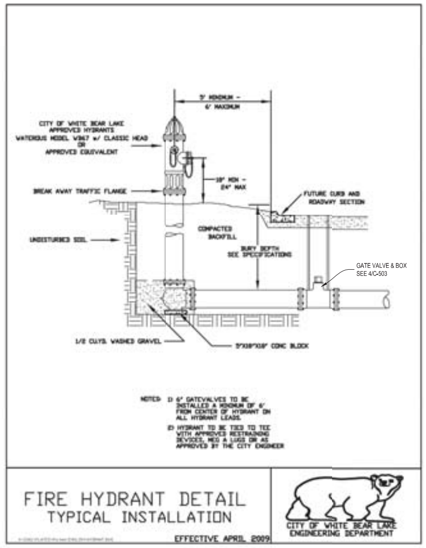
DETAILS

C-502

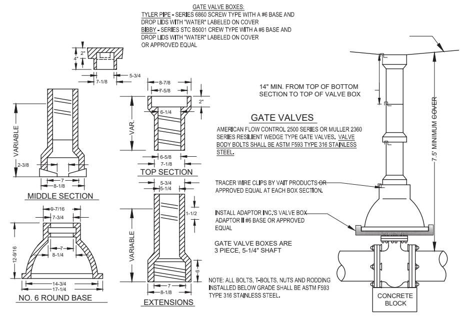
PROJECT NO.
AMC22002



1 ACO S300K TRENCH DRAIN
NO SCALE



2 HYDRANT INSTALLATION
NO SCALE



3 GATE VALVE & BOX
NO SCALE

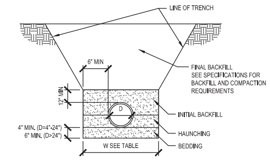
GENERAL NOTES:

WHERE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, LATEST EDITION

HAUNCHING AND INITIAL BACKFILL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM COVER = 12" TO FINISH GRADE SURFACE
MOUND AND COMPACT TO 48" COVER DURING CONSTRUCTION

D	W
4"	21"
6"	23"
8"	26"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"

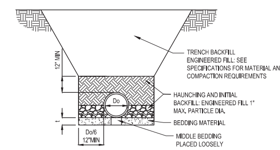


4 PVC/HDPE PIPE BEDDING
NO SCALE

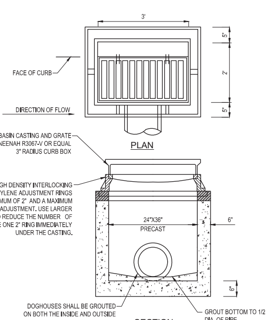
CONSTRUCTION SEQUENCE:
1. PLACE BEDDING MATERIAL. SHAPE TO MATCH PIPE, REMOVE MATERIAL FOR BELLS
2. COMPACT OUTER BEDDING
3. INSTALL PIPE TO LINE AND GRADE
4. PLACE AND COMPACT THE HAUNCH AREA TO SPRINGLINE
5. COMPLETE BACKFILL TO SPECIFICATIONS.

GENERAL NOTES:
BEDDING THICKNESS t=Do/24, BUT NOT LESS THAN 3"
IN ROCK t=Do/12, BUT NOT LESS THAN 6"
IF UNSTABLE TRENCH BOTTOM SUBGRADE CONDITIONS ARE ENCOUNTERED, ADDITIONAL CRUSHED ROCK FOR BEDDING AND EXTENT SHALL BE AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

TRENCH SHALL BE BRACED, SHEETED OR SLOPED AS NECESSARY FOR THE SAFETY OF WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



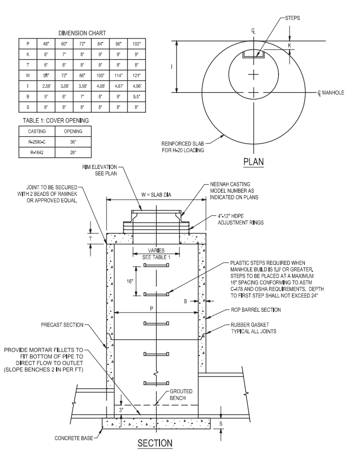
5 CONCRETE/DUCTILE IRON PIPE BEDDING
NO SCALE



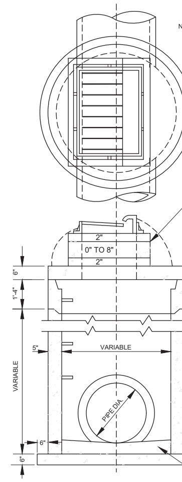
NOTE:

1. CASTING TO BE TOTALLY INCASED IN CONCRETE CURB SECTION.
2. NO BLOCK STRUCTURES ARE ALLOWED.
3. NO WOOD SHIMS ARE PERMITTED IN THE ADJUSTING RINGS.
4. MANHOLE STRUCTURAL DESIGN BY SUPPLIER
5. USE V GRATE WHERE THERE IS A DEFINED DIRECTION OF FLOW.
6. USE VB GRATE AT ALL LOW POINTS.

6 2' x 3' CATCH BASIN
NO SCALE



7 STORM MANHOLE (STMH)
NO SCALE



NOTES: 24"X36" SLAB OPENING FOR NEENAH CASTING NO. R-3067 WITH SUMP TYPE VB GRATE PROVIDE CASTING NO. R-3067 WITH V GRATE AT CBMH H1 (OR APPROVED EQUAL)

DIMENSION FROM BACK OF CURB TO CENTER OF PIPE.
4'DIA. M.H.-9" IN FROM BACK OF CURB
6'DIA. M.H.-3" BEHIND BACK OF CURB
8'DIA. M.H.-15" BEHIND BACK OF CURB

PROVIDE A 6" COLLAR ON AROUND RINGS WITH A FULL BED OF MORTAR BETWEEN

HIGH DENSITY INTERLOCKING POLYETHYLENE ADJUSTMENT TO PROVIDE A MINIMUM OF 2" AND A MAXIMUM OF 10" OF TOTAL ADJUSTMENT. USE LARGER SIZE RINGS TO REDUCE THE NUMBER OF MORTAR JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING, AND ANY OTHER 2" RINGS UNDER THE LARGER SIZE RINGS.

6" PRECAST REINFORCE CONCRETE SLAB.

RAMNEK OR SIMILAR GASKET TYPE MATERIAL TO BE PLACED BETWEEN SLAB AND TOP OF MANHOLE SECTION.

ALL JOINTS IN MANHOLE TO HAVE RUBBER GASKETS.

PRECAST CONCRETE MANHOLE SECTION.

MANHOLE STEPS NEENAH R1981J PLASTIC COATED OR APPROVED EQUAL, 16" O.C.

USE PRECAST SECTIONS WHENEVER POSSIBLE.

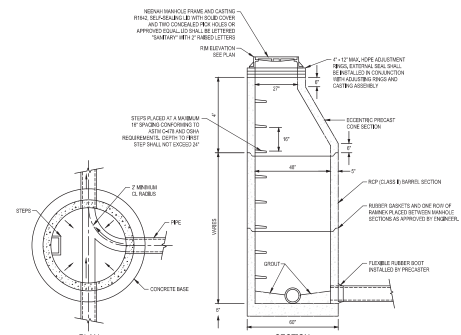
USE MIN. 4' DIAMETER MANHOLE SECTIONS FOR PIPE SIZES UP TO 36" DIAMETER.

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

MIN. SLAB THICKNESS 6" FOR 14' DEPTH. INCREASE THICKNESS 1" FOR EACH 4' OF DEPTH GREATER THAN 14' AND REINFORCE WITH 6"X6", 10/10 MESH.

GROUT BOTTOM TO 1/2 DIA. OF PIPE.

8 CATCH BASIN MANHOLE (CBMH)
NO SCALE



9 SANITARY SEWER MANHOLE (SSMH)
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Mathew J. Weslock PE #42323
07.18.2022

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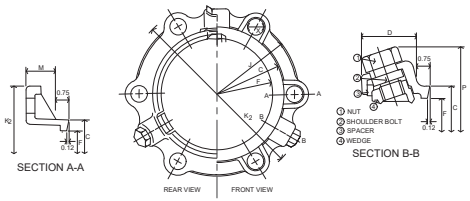
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

DETAILS
C-503
PROJECT NO.
AMC22002



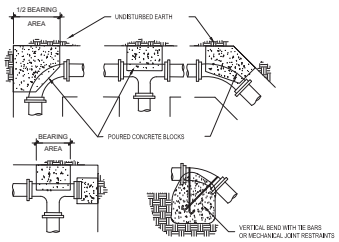
SERIES	C	D	F	J	M	X	NO. OF WEDGES	NO. OF BOLTS	P	P W/NUTS TWISTED OFF	K2
1103	4.84	2.27	4.06	6.19	0.62	3/4	2	4	9.36	9.06	7.69
1104	5.92	2.27	4.90	7.50	0.75	7/8	2	4	10.20	9.90	9.12
1106	8.02	2.27	7.00	9.50	0.88	7/8	3	6	12.30	12.00	11.12
1108	10.17	2.31	9.15	11.75	1.00	7/8	4	8	14.45	14.15	13.37
1110	12.22	2.37	11.20	14.00	1.00	7/8	6	8	16.50	16.20	15.62
1112	14.32	2.37	13.30	16.25	1.25	7/8	8	8	18.60	18.30	17.88
1114	16.40	2.69	15.44	18.75	1.50	7/8	10	10	20.64	20.34	20.25
1116	18.50	2.69	17.54	21.00	1.56	7/8	12	12	22.60	22.90	24.75
1118	20.60	2.69	19.64	23.25	1.63	7/8	12	12	24.70	25.00	27.00
1120	22.70	2.69	21.74	25.50	1.69	7/8	14	14	26.80	27.10	31.30
1124	26.90	3.20	25.94	30.00	1.81	7/8	16	16	32.94	32.64	32.64
1130	33.29	3.20	32.17	36.88	2.25	1-1/8	20	20	39.17	38.87	39.12
1136	39.59	3.20	38.47	43.75	2.25	1-1/8	24	24	45.47	45.17	46.00
1142	45.78	4.56	44.67	50.62	3.88	1-3/8	28	28	55.67	55.57	53.48
1148	52.09	4.56	50.97	57.50	3.88	1-3/8	32	32	62.17	61.87	60.36

NOTE:

1. CONTRACTOR MAY USE APPROVED EQUAL PRODUCT LOCALLY AVAILABLE.

1 MEGALUG SERIES 1100 MECHANICAL JOINT RESTRAINT

NO SCALE



BEARING AREA OF BLOCK IN SQ. FT.

FITTING SIZES	WYE TEE & END	90° BEND	45° BEND	22½° BEND	11¼° BEND
3"	1.0	1.33	0.67	0.4	0.25
4"	1.67	2.4	1.1	0.67	0.4
6"	3.75	5.4	2.5	1.5	0.8
8"	6.7	9.5	5.2	2.7	1.33
10"	10.5	15.0	7.0	4.1	2.0
12"	19.6	26.0	14.10	7.4	4.4
16"	25.4	33.7	18.2	9.5	5.7
24"	55.6	73.9	40.0	21.0	12.6

SOIL BEARING PRESSURE	MULTIPLIER
1000	2.0
1500	1.33
2000	1.0
3000	0.67

NOTES:

1. PLACE 4 mil. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT.)
2. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
3. THE HORIZONTAL DIMENSION (b) OF THE BEARING AREA SHALL BE BETWEEN 1.0 AND 2.0 TIMES THE VERTICAL DIMENSION (h), (h <= b <= 2h).
4. THE VERTICAL DIMENSION (h) OF THE BEARING AREA SHALL BE EQUAL TO ONE-HALF THE TOTAL DEPTH (H) TO THE BOTTOM OF THE THRUST BLOCK BUT NOT LESS THAN THE OUTSIDE DIAMETER (Do) OF THE FITTING (Do <= h <= H/2).
5. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
6. THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.
7. ALL VERTICAL SURFACES NOT BEARING AGAINST UNDISTURBED EARTH SHALL BE FORMED.
8. SEE DETAIL A/1C-505 FOR MEGALUG JOINT RESTRAINT.
9. BEARING AREA MECHANICAL SHOWN IN TABLE SHOULD BE ADJUSTED ACCORDING TO THE SOIL BEARING PRESSURE, AS INDICATED.
10. MINIMUM CONCRETE STRENGTH SHALL BE 3,000 PSI.

2 THRUST BLOCK

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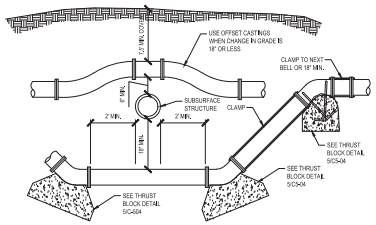
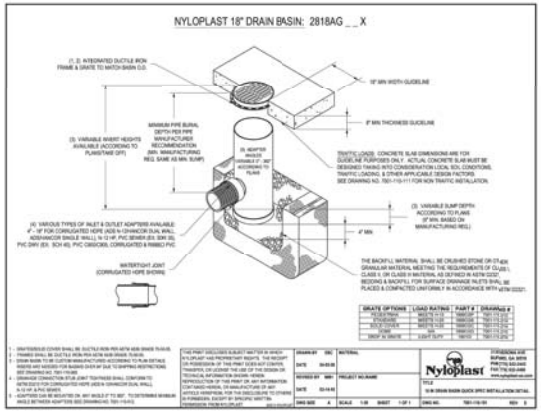


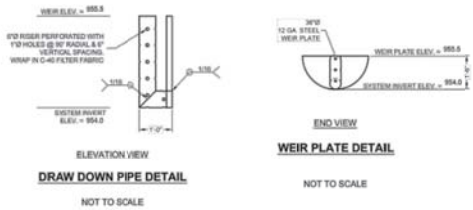
3 WATER MAIN DEFLECTION

NO SCALE



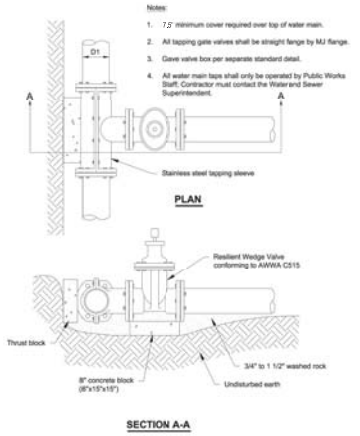
4 18" NYLOPLAST STRUCTURE

NO SCALE



5 PRETREATMENT OUTLET

NO SCALE



6 WATER MAIN WET TAP

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CONSTRUCTION

Name: Mike Hansen PE
Date: 7/18/2022
Lic. No.: 44822

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ISSUES / REVISIONS:

DETAILS

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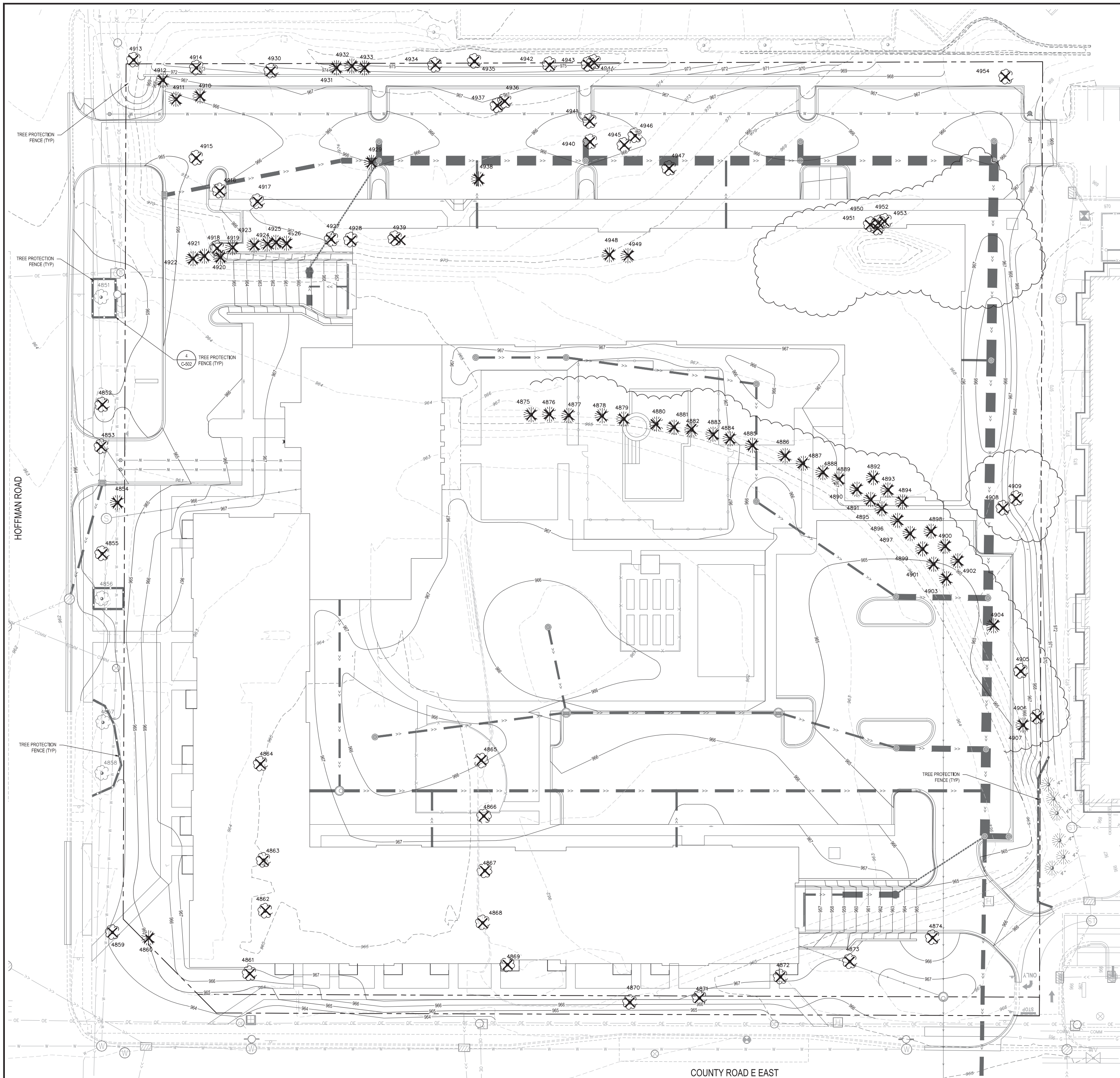

A1 TREE PRESERVTION PLAN
1" = 20'

LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- TREES & BUSH CLEARING
- REMOVE TREE
- TREE TO BE SAVED

APPROVED FENCING PLAN TO BE INSTALLED AND INSPECTED PRIOR TO DEMO OF EXISTING STRUCTURE ON SITE.

TREE PRESERVATION NOTES

1. NO VEGETATION CLEARING, PRUNING, AND TREE REMOVAL TO BE STARTED WITHOUT COORDINATION WITH THE OWNER'S REPRESENTATIVE AND OBTAINING THE CITY'S ALTERATION PERMIT. TREES TO BE SAVED AND/OR REMOVED TO BE MARKED IN THE FIELD PRIOR TO ANY REMOVAL. CONTRACTOR TO PROTECT EXISTING TREES, SHRUBS, AND VEGETATION WHERE NOTED. UNAUTHORIZED REMOVAL WILL REQUIRE REPLACEMENT AND POSSIBLE RESTITUTION. DURING THE CONSTRUCTION, IF TREES NOTED TO BE SAVED ARE DAMAGED AND CONSIDERED LOST PER THE CITY'S STANDARDS, CONTRACTOR IS RESPONSIBLE FOR REQUIRED REPLACEMENT AND FINANCIAL PENALTY.
2. INSTALL SILT FENCE AND TREE PROTECTION FENCE PRIOR TO COMMENCING GRADING ACTIVITIES. FENCING TO BE INSTALLED AND INSPECTED PRIOR TO DEMO OF EXISTING STRUCTURES ON SITE. INSTALL TREE PROTECTION FENCE AROUND TREES TO BE SAVED AT A DISTANCE IN FEET FROM TREE EQUAL TO THE TREE DIAMETER (DBH). SIGNS SHALL BE PLACED ALONG FENCE TO PROHIBIT GRADING BEYOND THE FENCE LINES. MAINTAIN FENCES FOR DURATION OF CONSTRUCTION ACTIVITIES. UPON ESTABLISHMENT OF TURF AND SEEDING, REMOVE FENCES AND DISPOSE OFFSITE.
3. NO MATERIALS, VEHICLES, OR EQUIPMENT CAN BE STORED WITHIN THE TREE PROTECTION AREAS.
4. ALL REPLACEMENT TREES SHALL BE PLANTED WITHIN 12 MONTHS AFTER THE ISSUANCE OF THE SITE ALTERATION PERMIT.

TREE PRESERVATION SCHEDULE

SAVE/ REMOVE	TREE TAG	SIZE DBH	CLASSIFIED	SPECIES	CONDITIONS	COMMENTS	NOTES
SAVE	4851	13	P	Crabapple	Good	Some fire blight	Right-of-way
XXX	4852	12	P	Honeylocust	Good		Right-of-way
XXX	4853	12	P	Honeylocust	Good		Right-of-way
XXX	4854	9	P	White spruce	Fair	Declining health and mower damage	Right-of-way
XXX	4855	12	P	Honeylocust	Poor	Declining health and Stem Girdling Roots	Right-of-way
SAVE	4856	15	P	Honeylocust	Good		Right-of-way
SAVE	4857	[illegible]	P	Honeylocust	Good		Right-of-way
SAVE	4858	13	P	Honeylocust	Good		Right-of-way
XXX	4859	9	S	Amur maple	Good	Multiple stems 9,8,5	Right-of-way
XXX	4860	15	P	Colorado blue spruce	Good	Mower damage	Right-of-way
X	4861	14	P	Green ash	Fair	Evidence of EAB	
X	4862	13	P	Crabapple	Good		
X	4863	13	P	Crabapple	Good		
X	4864	8	P	Crabapple	Good		
XX	4865	14	P	Green ash	Poor	Topped	
XX	4866	17	P	Green ash	Poor	Topped	
XX	4867	17	P	Green ash	Poor	Topped	
XX	4868	15	P	Green ash	Poor	Topped and near EAB tree	
XX	4869	22	P	Green ash	Dead/Dying	Over 50% dead	
XX	4870	16	P	Green ash	Dead/Dying	Over 50% dead with EAB	
XX	4871	19	P	Green ash	Dead/Dying	EAB and almost 100% dead	
XX	4872	13	P	Green ash	Dead/Dying	EAB and almost 100% dead	
XX	4873	17	P	Green ash	Poor	Evidence of EAB	
X	4874	21	P	Pin oak	Good		
X	4875	13	P	Scots pine	Good		
X	4876	15	P	Scots pine	Fair	Codominant stems	
X	4877	14	P	Scots pine	Good		
X	4878	16	P	Scots pine	Fair	Abnormal growth habit	
X	4879	11	P	Scots pine	Good		
X	4880	18	P	Scots pine	Good		
X	4881	13	P	Scots pine	Good		
X	4882	21	P	Scots pine	Good		
X	4883	9	P	Scots pine	Fair	Competition	
X	4884	16	P	Scots pine	Good		
X	4885	12	P	Scots pine	Good		
X	4886	11	P	Scots pine	Good		
X	4887	16	P	Scots pine	Good		
XX	4888	18	P	Scots pine	Poor	Declining	
XX	4889	8	P	Scots pine	Poor	Limited canopy	
X	4890	11	P	Scots pine	Good		
X	4891	7	P	Scots pine	Fair	Competition	
X	4892	11	P	Scots pine	Good		
X	4893	14	P	Scots pine	Good		
X	4894	11	P	Scots pine	Fair		
X	4895	16	P	Scots pine	Fair	Declining	
X	4896	9	P	Scots pine	Fair	Codominant stems	
X	4897	12	P	Scots pine	Fair	Declining	
X	4898	13	P	Scots pine	Good		
X	4899	11	P	Scots pine	Good		
X	4900	11	P	Scots pine	Good		
X	4901	8	P	Scots pine	Good		
XX	4902	9	P	Scots pine	Poor	Declining	
XX	4903	11	P	Scots pine	Poor	Declining health	
X	4904	13	P	Scots pine	Good		
X	4905	12	S	Mulberry	Fair	Inclusions	
X	4906	9	S	Mulberry	Good	Multiple stems 9,6	
X	4907	16	P	White pine	Good		
X	4908	31	S	Cottonwood	Good		
X	4910	13	P	Jack pine	Fair		
X	4911	14	P	White spruce	Fair	Competition	
X	4912	13	P	White spruce	Fair	Competition	
XXXX	4913	32	S	Silver maple	Fair	Utility pruning	Off site, not in calcuation
X	4914	17	S	Silver maple	Good		
X	4915	14	P	Paper birch	Fair	Bronze Birch Borer	
X	4916	33	S	Silver maple	Good		
X	4917	11	P	Green ash	Fair		
X	4918	27	S	Silver maple	Good		
XX	4919	8	P	Redcedar	Poor	Competition	
XX	4920	10	P	Redcedar	Poor	Competition	
XX	4921	13	P	Redcedar	Poor	Competition	
X	4922	13	P	Redcedar	Good		
X	4923	9	P	Redcedar	Fair	Competition	
X	4924	9	P	Redcedar	Fair	Competition	
X	4925	8	P	Redcedar	Fair	Competition	
X	4926	8	P	Redcedar	Fair	Competition	
X	4927	13	P	Red maple	Fair	Trunk wounds	
X	4928	11	P	Red maple	Fair		
X	4929	11	P	White cedar	Good	Multiple stems 11,8,9,8,7,7,6	
X	4930	25	S	Silver maple	Good		
X	4931	15	P	Redcedar	Fair	Competition	
X	4932	6	P	Redcedar	Fair	Multiple stems 6,6,6, competition	
X	4933	9	P	Redcedar	Fair		
X	4934	18	S	Silver maple	Good		
XXXX	4935	24	P	Paper birch	Good	Competition	Off site, not in calcuation
XX	4936	21	S	White poplar	Poor	Heavy lean	
XX	4937	54	S	White poplar	Poor	Declining, tip dieback	
X	4938	24	P	White pine	Good		
X	4939	12	P	Green ash	Good		
X	4940	11	S	White poplar	Good		
X	4941	11	S	Mulberry	Fair	Trunk wounds	
X	4942	9	S	White poplar	Fair	Competition	
X	4943	11	P	American elm	Fair	Competition	
X	4944	15	P	American elm	Fair	Competition	
X	4945	9	S	Mulberry	Fair	Competition	
X	4946	13	S	Mulberry	Fair		
X	4947	11	S	Cottonwood	Good		
X	4948	13	P	Scots pine	Fair	Declining	
X	4949	19	P	Scots pine	Fair		
X	4950	11	S	Cottonwood	Fair	Competition	
X	4951	14	S	Cottonwood	Fair	Competition	
X	4952	21	S	Cottonwood	Good		
X	4953	14	S	Cottonwood	Fair	Competition	
X	4954	14	S	Silver maple	Good	Multiple stems 16,8,7,13,12,8,15,10,6,11,8,9,10	

Notes:
P = Premium Tree
S = Secondary Tree
Good condition = A healthy and Structurally sound tree
Fair condition = A tree lacking in health and/or structgurally deficient but correctable.
Poor condition = A tree with significant health or structural defects, and difficult to correct the problems.

X REMOVE SIGNIFICANT PREMIUM & SECONDARY TREE (SEE REPLACEMENT FORMULA)

XX REMOVE POOR CONDITIONED TREES (SIGNIFICANT TREE). NOT CALCULATED IN TREE PRESERVATION REPLACEMENT

XXX REMOVE SIGNIFICANT TREES IN RIGHT-OF-WAY & REPLACE AT 1:1

XXXX REMOVE OFF-SITE TREE. NOT CALCULATED IN TREE PRESERVATION REPLACEMENT

TREE PRESERVATION SUMMARY SECTION 1302.075

REMOVE 4 SIGNIFICANT PREMIUM TREES IN RIGHT-OF-WAY = 45"

REPLACE IN RIGHT-OF-WAY 69" 18 - 2.5" ORNAMENTAL TREES (SUBSTITUTED FOR PLANTING UNDER OVERHEAD POWER LINE)
8 - 8' HIGH (3") CONIFEROUS TREES (ON-SITE WITHIN 10' OF RIGHT-OF-WAY)

ON-SITE REMOVAL

	EXISTING		REMOVE		REQUIRED
TOTAL SIGNIFICANT PREMIUM	58 TREES	732 INCHES	58 TREES	732 INCHES	(A1 / B) X C1 X A1 = D (732 / 1,062) X 1.33 X 732 = 671 INCHES
TOTAL SIGNIFICANT SECONDARY	19 TREES	330 INCHES	19 TREES	330 INCHES	(A2 / B) X C2 X A2 = D (330 / 1,062) X 0.266 X 330 = 27 INCHES
TOTAL SIGNIFICANT POOR CONDITIONED	15 TREES	271 INCHES	15 TREES	271 INCHES	-
TOTAL REMOVE OFF-SITE TREE			2 TREES	56 INCHES	-
TOTAL	92 TREES	1,333 INCHES			698 INCHES

ON-SITE TREE REPLACEMENT

44 - 2.5" DECIDUOUS TREES = 110 INCHES
14 - 12' CLUMP DECIDUOUS TREES (3.5) = 49 INCHES
21 - 9' HT CONIFEROUS TREES (3.5) = 73.5 INCHES
87 - 6' HT CONIFEROUS TREES (2.5) = 217.5 INCHES
39 - 8' CLUMP ORNAMENTAL TREES (2.0) = 78 INCHES

TREES REQUIRED FOR PERIMETER & PARKING ISLANDS
26 - 3" DECIDUOUS TREES = 78 INCHES
7 - 3" ORNAMENTAL TREES = 21 INCHES
6 - 9' HT CONIFEROUS TREES (3.5) = 21 INCHES
20 - 6' HT CONIFEROUS TREES (2.5) = 50 INCHES

= 698 INCHES

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CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Pharsinee Sarathong, RLA #45059
07.18.2022
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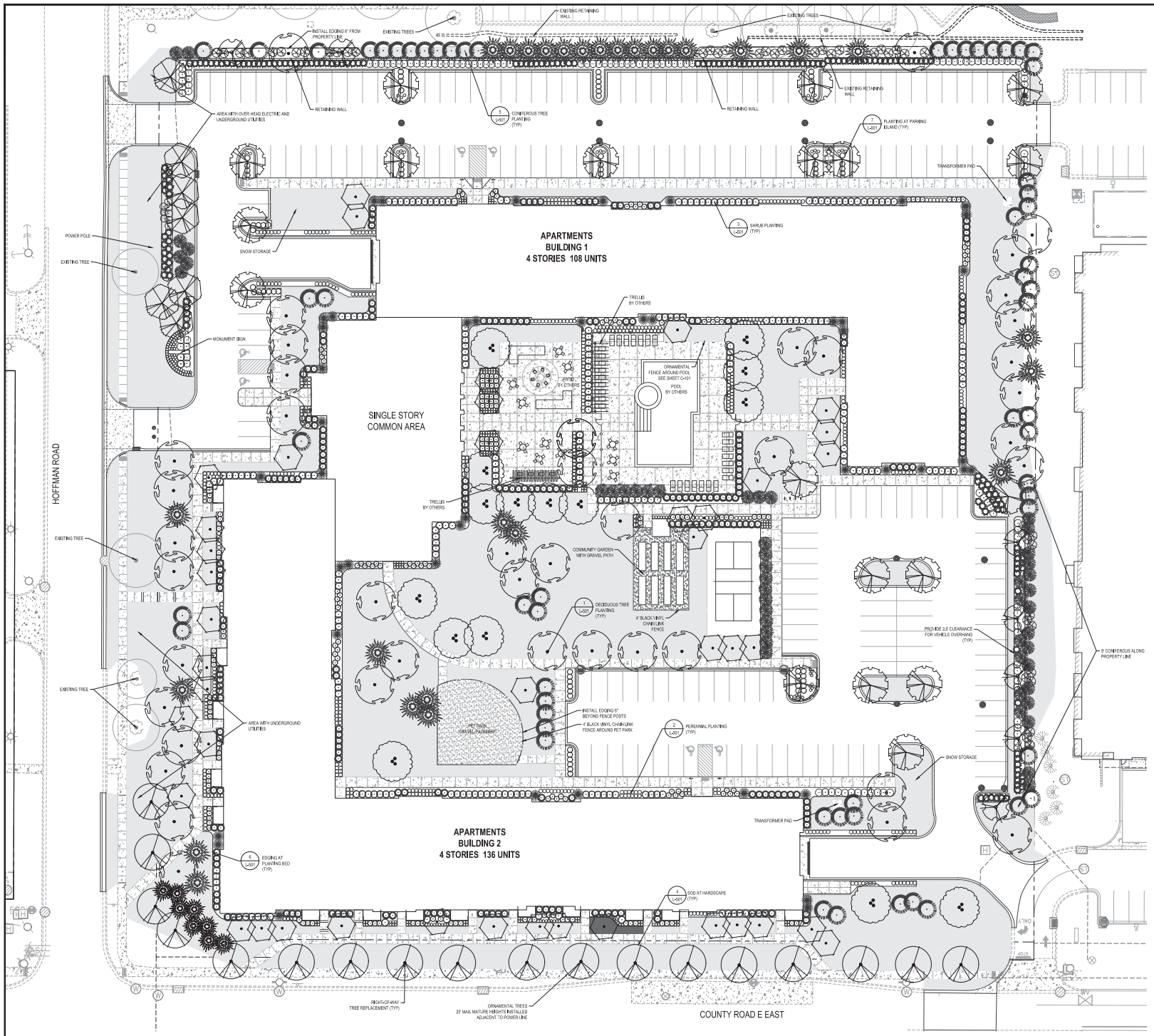
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

TREE PRESERVATION PLAN

L-010

PROJECT NO. AMC22002



A1 LANDSCAPE PLAN
1" = 20'

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR MUST ENSURE THAT THE FINAL GRADES ARE MET AS SHOWN ON GRADING PLAN. IF ANY DISCREPANCIES ARE FOUND, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT FOR RESOLUTION.
2. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
3. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
4. TOPSOIL TO BE MNDOT 3877B LOAM TOPSOIL BORROW. FOR LANDSCAPED AREAS AND PLANTING BEDS, PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877E FOR PLANT RESTORATION, WATER QUALITY, AND FILTRATION PLANTING.
5. SPREAD PLANTING SOIL AT MINIMUM DEPTHS ON INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER THRUS TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL. PLANTING SOIL TO HAVE A PH BETWEEN 6.0-6.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
6. MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER (HAMMER MILL OR TUB GRINDER). THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMically TREATED WOOD INCLUDING BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE THREE-BRANCH SHREDDED. SUCH THAT NONFUNGAL FINE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
7. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN FOUR (4) FOOT DIAMETER RING AROUND ALL TREES.
8. EDGE ALL SHRUB BEDS WITH 3/16" X 4 1/2" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
9. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN ALL SHRUB AREAS AND APPLY THREE (3) INCH DEPTH OF SHREDDED HARDWOOD BARK MULCH IN PERENNIAL AREAS. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS.
10. APPLY PRE-EMERGENT TO MULCH IN PLANTING AREAS TO PROHIBIT WEED GROWTH. APPLICATION RATE TO BE PER MANUFACTURER'S RECOMMENDATIONS. IF WEEDS APPEAR IN TREATED AREAS DURING THE FIRST YEAR, LANDSCAPE CONTRACTOR TO REMOVE ALL WEEDS AT NO ADDITIONAL COSTS.
11. APPLY FOUR (4) INCH DEPTH OF 5-02-2 INCH DARK GRAY TRAP ROCK MULCH OVER GEOTEXTILE FABRIC IN AREAS INDICATED ON PLAN.
12. INSTALL 18"-24" DARK GRAY BOULDERS AT CONCRETE FLUMES AND AREAS INDICATED ON PLAN.
13. INSTALL 4"-12" DARK GRAY TRAP RIP RAP IN BOTTOM OF INFILTRATION AS SHOWN ON PLAN.
14. ALL TREES ADJACENT TO VEHICULAR AND PEDESTRIAN CIRCULATION SHALL HAVE LOWER BRANCH AT 6 FEET MINIMUM ABOVE PAVEMENT.
15. THE ENTIRE LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM AND AUTOMATIC RAIN SHUT-OFF SENSOR. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLANNING CODES AND REQUIREMENTS.
16. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
17. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS TWO FULL YEARS FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
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Name/Date/Reg. No.
07.18.2022

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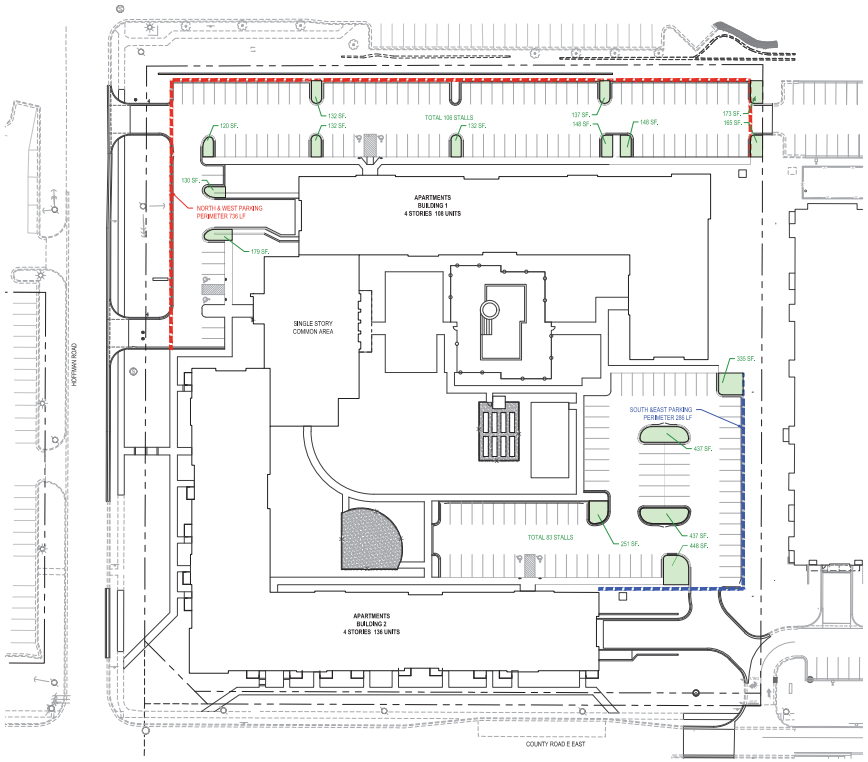
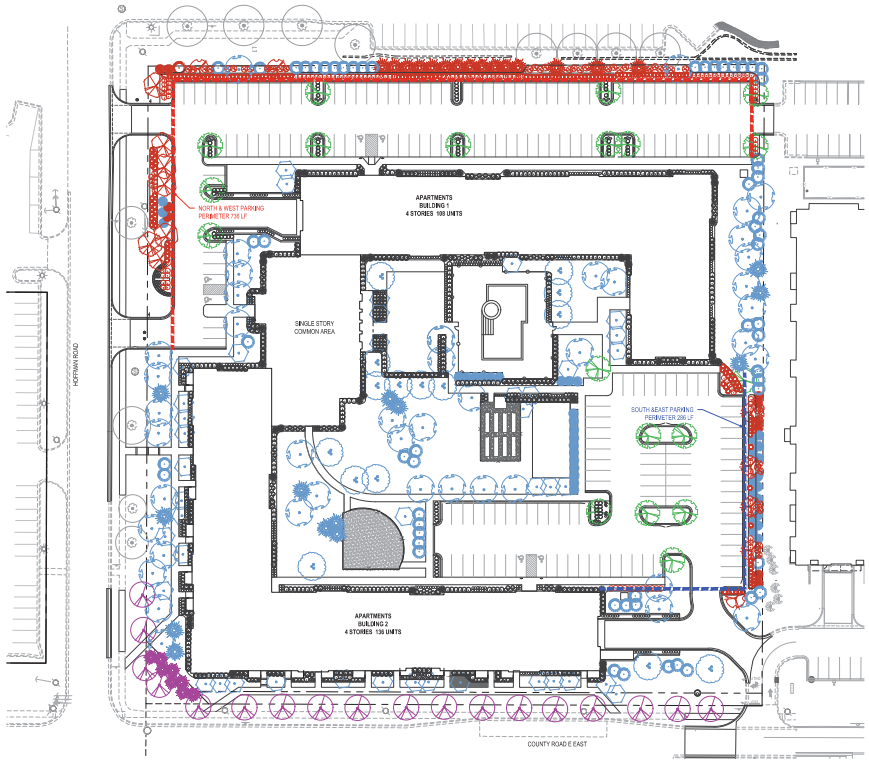
PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

LANDSCAPE PLAN
L-101
PROJECT NO.
AMC22002



1 LANDSCAPE CALCULATION
1" = 40'



2 LANDSCAPE SUMMARY
1" = 40'

PLANT SCHEDULE

KEY	QUANT.	SIZE	ROOT COND.	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE
DECIDUOUS TREES						
	44	2.5" CAL.	B&B	NORTHWOOD RED MAPLE PRINCETON SENTRY GINKGO TRUE NORTH KENTUCKY COFFEETREE SWAMP WHITE OAK TRIUMPH ELM	ACER RUBRUM 'NORTHWOOD' GINKGO BILOBA 'PRINCETON SENTRY' GYMNOCLADUS DIOICUS 'UMNISHVERDY' QUERCUS BICOLOR ULMUS X MORTON 'GLOSSER'	45H X 30W 45H X 20W 50H X 35W 50H X 35W 50H X 30W
	7	3.0" CAL.	B&B	STATE STREET MAPLE	ACER MYABED 'MORTON'	35H X 20W
	19	3.0" CAL.	B&B	FIREBALL MAPLE STREET KEEPER HONEYLOCUST	ACER X FREEMANII 'AF 31' GLEDITSIA TRIACANTHOS VAR. INERMIS 'SUNCOLE'	40H X 25W 40H X 25W
	14	12' CLUMP	B&B	RIVER BIRCH	BETULA NIGRA B&B	45H X 30W
EVERGREEN TREES						
	28 8	6' HT. 8' HT.	B&B	NORWAY SPRUCE EASTERN WHITE PINE BLACK HILLS SPRUCE	PICEA ABIES PINUS STROBUS PICEA GLAUCA 'DENSATA'	50H X 20W 60H X 25W 40H X 20W
	52 6	6' HT. 9' HT.	B&B	BALSAM FIR WHITE FIR AUSTRIAN PINE	ABIES BALSAMEA ABIES CONCOLOR PINUS NIGRA	40H X 20W 40H X 20W 50H X 20W
	27 21	6' HT. 9' HT.	B&B	EASTERN RED CEDAR PYRAMIDAL ARBORVITAE	JUNIPERUS VIRGINIANA THUJA OCCIDENTALIS 'PYRAMIDALIS'	30H X 15W 25H X 8W
ORNAMENTAL TREES						
	39	8' CLUMP	B&B	AUTUMN BRILLIANCE SERVICEBERRY THORNLESS COCKSPUR HAWTHORN ROYAL RAINDROPS CRABAPPLE	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' CRATAEGUS CRUS-GALLI INERMIS MALUS 'JFS-KIAYS'	25H X 15W 20H X 15W 20H X 15W
	7	3.0" CAL.	B&B	SPRING SNOW FLOWERING CRABAPPLE	MALUS 'SPRING SNOW'	25H X 15W
	18	2.5" CAL.	B&B	STARBURST AMUR MAACKIA JAPANESE TREE LILAC	MAACKIA AMURENSIS 'STARBURST' SYRINGA RETICULATA	25H X 20W 25H X 20W

** SUBJECT TO COUNTY APPROVAL

KEY	QUANT.	SIZE	ROOT COND.	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE
DECIDUOUS SHRUBS						
	42	36" HT.	POT	CARDINAL DOGWOOD	CORNUS SERICEA 'CARDINAL'	8H X 8W
	134	24" HT.	POT	DWARF BUSH HONEYSUCKLE RED SPIRITE WINTERBERRY JIM DANDY WINTERBERRY DWARF KOREAN LILAC	DIERVILLA LONICERA ILEX VERTICILLATA 'RED SPIRITE' ILEX VERTICILLATA 'JIM DANDY' SYRINGA MEYERI 'PALIBIN'	2H X 4W 3H X 4W 4H X 4W 4H X 5W
	227	24" HT.	POT	IROQUOIS BEAUTY BLACK CHOKEBERRY MUSHINGUM DOGWOOD INCREDIBALLE LIMETTA HYDRANGEA SEM ASH LEAF SPIREA	ARONIA MELANOCARPA 'NORTON' CORNUS RACEMOSA 'MUSZAM' HYDRANGEA ARBORESCENS 'NCHA8' SORBARIA SORBIFOLIA 'SEM'	4H X 4W 3H X 4W 3H X 3W 3H X 3W
	206	18" HT.	POT	LOW SCAPE MOUND BLACK CHOKEBERRY SNOW DWARF MOCKORANGE DAKOTA SUNSPOT POTENTILLA	ARONIA MELANOCARPA 'UCONNAM166' PHILADELPHUS 'SNOW DWARF' POTENTILLA FRUTICOSA 'FARGO'	2H X 2W 2.5H X 3W 2.5H X 3W
	68	18" HT.	POT	GROLOW FRAGRANT SUMAC ANTHONY WATERER SPIREA	RHUS AROMATICA 'GROLOW' SYRINGA X BUMALDA 'ANTHONY WATERER'	2H X 4W 3H X 3W
	45	48" HT.	POT	TECHNY ARBORVITAE MEDORA JUNIPER	THUJA OCCIDENTALIS 'TECHNY' JUNIPERUS SCOPULORUM 'MEDORA'	12H X 6W 12H X 4W
	226	24" HT.	POT	GREY OWL JUNIPER TAUNTON YEW PLANET EARTH ARBORVITAE	JUNIPERUS VIRGINIANA 'GREY OWL' TAXUS X MEDIA' HT. 'TAUNTONII' THUJA OCCIDENTALIS 'RUTTHUG'	3H X 4W 3H X 4W 3H X 4W
	116	24" HT.	POT	SEA GREEN JUNIPER DWARF NORWAY SPRUCE DWARF MUGO PINE	JUNIPERUS CHINENSIS 'SEA GREEN' PICEA ABIES 'PUMILA' PINUS MUGO24" HT. PUMILIO	4H X 5W 3H X 4W 4H X 4W

KEY	QUANT.	SIZE	ROOT COND.	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE
DECIDUOUS SHRUBS						
PERENNIALS						
	776	1 GAL.	POT	BUTTERFLY WEED BLONDE AMBITION BLUE GRAMA KARL FORESTER FEATHER REED GRASS MOONBEAM COREOPSIS POWPOW WILD BERRY CONEFLOWER BIG TIME HAPPY DAYLILY STAINED GLASS HOSTA KOBOLD BLAZINGSTAR WALER'S LOW CATMINT DENIVYN LACE RUSSIAN SAGE DEANN BLACK EYED SUSAN SKY BLUE MARVEL SALVIA PRAIRIE DROPSEED	ASCLEPIAS TUBEROSA BOUTELOUA GRACILLI 'BLONDE AMBITION' CALAMAGROSTIS ACUTIFLORA 'KARL FORESTER' COREOPSIS VERTICILLATA 'MOONBEAM' ECHINACEA PURPUREA 'PAS702917' HEMEROCALLIS 'BATTIME HAPPY' HOSTA 'STAINED GLASS' LIATRIS SPICATA 'KOBOLD' NEPETA FAASSENII 'WALWER'S LOW' PEROVSKIA ATRIPLICIFOLIA 'DENIVYN LACE' RUDBECKIA FULGIDA 'DEANN' SALVIA NEMOROSA 'BALSALSKAIRY' SPOROBOLUS HETEROLEPIS	2'H X1.5'W 2'H X 2'W 3'H X 2'W 1.5'H X 2'W 2'H X 2'W 1.5'H X 1.5'W 1.5'H X 3'W 2'H X 1.5'W 2'H X 2'W 2.5'H X 3'W 2'H X 2'W 1.5'H X1.5'W 2.5'H X 2'W

SUBSTITUTIONS: IF ANY SUBSTITUTIONS ARE REQUIRED, SUBMIT WRITTEN DOCUMENTS AND PROPOSED SUBSTITUTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL 5 DAYS PRIOR TO PURCHASE AND/OR INSTALLATION. NO MORE THAN 1/3 OF PROPOSED TREES CAN BE THE SAME SPECIES.

LEGEND

64,050 SF. SOD

EXISTING TREE TO REMAIN

LANDSCAPE SUMMARY

	REQUIRED	PROPOSED
COUNTY ROAD BOULEVARD	SHADE TREES AT 50' O.C. MAX.	REPLACEMENT 12 UNDERSTORY TREES (DUE TO OVERHEAD POWER LINE) & 5 CONIFEROUS TREES WITHIN RIGHT-OF-WAY
PARKING LOT SCREENING		
PERIMETER LANDSCAPING AREA	15' TO RIGHT-OF-WAY 5' INTERIOR LOT	19.5' 9.4'
TREES 1 TREE/ 25 LF OF LANDSCAPE LENGTH	NORTH & WEST PERIMETER = 736 LF/ 25 = 29 TREES SOUTH & EAST INTERIOR LOT = 286 LF/ 25 = 11 TREES	2 DECIDUOUS TREES + 7 UNDERSTORY TREES (DUE TO OVERHEAD POWER LINE) + 20 CONIFEROUS TREES = 29 TREES 5 DECIDUOUS TREE + 6 CONIFEROUS TREES = 11 TREES
SHRUBS 1 SHRUB/ 3 LF	NORTH & WEST = 736 LF/ 3 = 245 SHRUBS SOUTH & EAST = 286LF/ 3 = 95 SHRUBS	245 SHRUBS (130 EVERGREENS 53%) 95 SHRUBS (48 EVERGREENS 51%)
INTERIOR PARKING LOT LANDSCAPING 144 SF., /10 SPACES (9' MIN. WIDTH) *4.2" SHADE TREE/ 144 SF. GROUNDCOVER COVER 50% OF LANDSCAPE AREA WITHIN 2 YEARS	NORTH 106 STALLS /10 X 144 = 1,526 SF. 1,526 SF. / 144 = 11 TREES SOUTH 83 STALLS /10 X 144 = 1,195 SF. 1,195 SF. / 144 = 8 TREES	1,996 SF., 120 SF. MIN. (9 MIN. WIDTH) 11 TREES 1,903 SF., 251 SF. MIN. (12 MIN. WIDTH) 8 TREES SHRUBS, PERENNIALS AND SOD

TREE REPLACEMENT SEE L0.10 FOR TREE PRESERVATION SUMMARY

Know what's below. Call before you dig.

40 120
SCALE IN FEET

AMCON
DESIGN/BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
6012 SUNDERWOOD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 952-379-0000 FAX: 952-379-0001

Elan DESIGN
TIM THOMAS | PRINCIPAL LANDSCAPE ARCHITECT
MINNEAPOLIS, MN 55425
P: 952.920.7000 | www.elandesign.com

CERTIFICATION
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NOT FOR CONSTRUCTION
Tim Thomas, RLA 14839
07.19.2022

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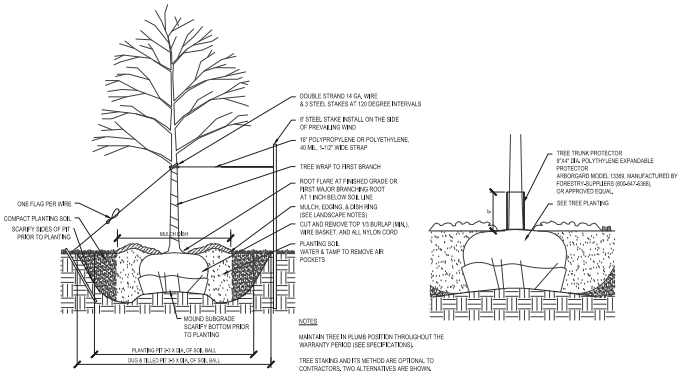
DRAWN BY: _____

PROPOSED APARTMENTS:
WHITE BEAR LAKE - PHASE II
3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

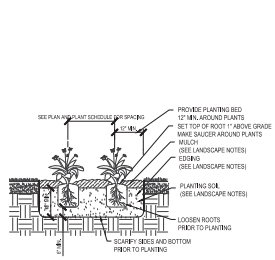
ISSUES / REVISIONS:

LANDSCAPE SUMMARY
L-102
PROJECT NO. AMC22002



1 DECIDUOUS TREE PLANTING

NO SCALE



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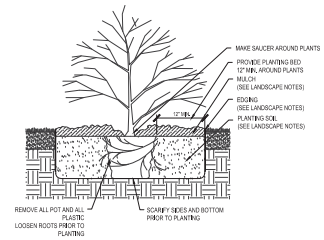
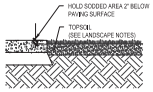
NO SCALE



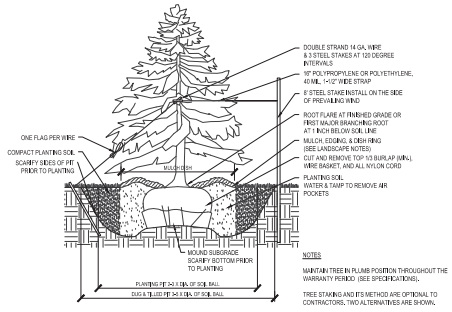
3 SHRUB PLANTING

NO SCALE



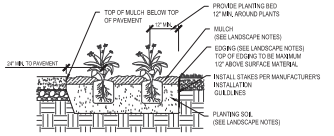
4 SOD AT HARDSCAPE EDGE

NO SCALE



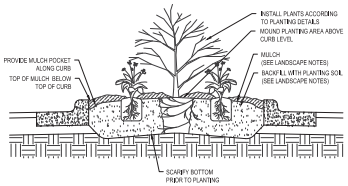
5 CONIFEROUS TREE PLANTING

NO SCALE



6 EDGING AT PLANTING BED

NO SCALE



7 PLANTING AT PARKING ISLAND

NO SCALE

AMCON
DESIGN-BUILD | CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
612 FUNDERBURG, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 952-379-0000 FAX: 952-379-0001

ELM DESIGN
ELM DESIGN GROUP, INC.
14 THE MALL, SUITE 100
MINNEAPOLIS, MN 55425
P: 952.920.1900 | www.elmdesign.com

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CONSTRUCTION DOCUMENTS

Mark Schoenberg, R.L.A. 14439

07.18.2022

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PROPOSED APARTMENTS:

WHITE BEAR LAKE - PHASE II

3600 HOFFMAN AVENUE, WHITE BEAR LAKE, MINNESOTA

ISSUES / REVISIONS:

LANDSCAPE DETAILS

L-501

PROJECT NO.
AMC22002

MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
WEDNESDAY, AUGUST 10, 2022
7:00 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 Assistant City Manager took attendance for Councilmembers Kevin Edberg, Steven Engstran, Heidi Hughes, Dan Jones, and Bill Walsh. Staff in attendance were City Manager Lindy Crawford, Assistant City Manager Rick Juba, Community Development Director Jason Lindahl, City Clerk Caley Longendyke and City Attorney Rachel Tierney.

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on July 26, 2022

It was moved by Councilmember **Engstran**, seconded by Councilmember **Jones**, to approve the regular City Council Meeting Minutes from July 26, 2022. Motion carried unanimously.

3. APPROVAL OF THE AGENDA

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

4. CONSENT AGENDA

A. Acceptance of Minutes: June Park Board, July Planning Commission, June White Bear Lake Conservation District
B. Resolution Approving Variances for 2503 Manitou Island, Raykowski
C. Resolution Approving a Temporary Liquor License for the Church of St. Mary of the Lake

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

5. VISITORS AND PRESENTATIONS

A. White Bear Lake Lions Club & Lions Club International Foundation Donation – All Abilities Playground

City Manager Crawford introduced the resolution to accept $105,000 in donations from the White Bear Lake Lions Club and Lions Club International Foundation. The donations will go toward an all-abilities playground to be built at Lakewood Hills Park. The playground, which will be able to serve children of all physical abilities, is expected to cost $600,000. City Manager Crawford said the amount of donations now totals $480,000 with the new donations. Mayor Louismet and Councilmember Jones offered their thanks to the organizations for their donations and support of the project.

It was moved by Councilmember **Jones**, seconded by Councilmember **Engstran,** to approve the resolution accepting donations from the Lions Club and Lions Club International Foundation. Motion carried unanimously.

B. Prosecution Services Update

Prosecuting attorneys Heather Monnens and Robb Olson of GDO Law provided its annual update on the prosecution services for the City. Attorney Monnens discussed the evolving ability for processing court cases over the course of the pandemic. Court hearings that would be typically scheduled at the Suburban Courthouse in Maplewood were all shifted to video conferencing during the pandemic, with only the more serious offenses being prioritized by Ramsey County. Court hearings by video conference greatly reduced the amount of hearings and continues to be at a slower pace than pre-pandemic. Attorney Monnens explained that services have slowly returned to in-person, but some services are still mostly or completely through video conference. She explained that between the five-month pause of court hearings in 2020 and the slower rate of processing since then, it has created a massive backlog of cases.

Attorney Monnens shared that in the last two years has been a decriminalization of certain laws. She shared that the Ramsey County Attorney's Office is no longer going to prosecute certain cases due to the current backlog, however the majority of these are felony-level, drug-related cases. She explained that many suburb prosecutors are still interested in handling the cases and collaborating with police chiefs. City prosecution attorneys are taking felony-level cases and prosecuting them as gross misdemeanors. The backlog of cases and taking on cases turned down by the county attorney's office has greatly increased the amount of prosecution they're handling. Attorney Monnens is hopeful that the amount of cases will level out in the next year. She added that the prosecution team will be doing its annual training with the White Bear Lake Police Department, which includes updates on law and testimony training.

Mayor Louismet asked about the timeline for arraignments and petty court trials to return in person. Attorney Monnens said there are no plans to switch to in-person, and she pointed out benefits for online court trials. Mayor Louismet shared his concern regarding capacity of city prosecutors having to handle felony-level criminal cases which otherwise would have been handled by the Ramsey County Attorney's Office. Councilmember Jones asked what's being done to repeat offenders of ordinance violations of residential properties. Attorney Monnens said traffic and ordinance violations have been the lowest priority for the courts because of the backlog, however cases that have been resolved required the residential property owner to get in compliance within 60 days or they will get a probation violation. Councilmember Jones asked for stronger enforcement on this.

Councilmember Walsh asked for clarification on how city prosecutors end up with county-level cases. Attorney Monnens explained that the Ramsey County Attorney's Office will decline a case and send a letter to the city's police department. An investigator assigned to the case will get in touch with the city prosecutor to review the case for charges. The City of White Bear Lake Police Department and the prosecuting attorneys collaborate to move forward with prosecuting drug-related offenses.

6. PUBLIC HEARINGS

A. Second Reading of a Proposed Interim Ordinance Authorizing Studies and Imposing a Moratorium on the Sale of Cannabis Products and on the Establishment or Expansion of Tobacco Shops

At the July 26 City Council meeting, City Manager Crawford presented a first reading of the proposed resolution to adopt a moratorium ordinance on the sale of delta-9 tetrahydrocannabinol (THC) products in the City of White Bear Lake. The purpose of the moratorium would provide City staff more time to conduct research on the products and consider possible licensing procedures.

Mayor Louismet opened the public hearing at 7:35 p.m.

- Eva Droz, co-owner of Nothing But Hemp in downtown White Bear Lake, voiced concern on the proposed moratorium. She explained that House File 3595 provides more consumer safety by limiting the amount of milligrams of THC in products, prohibiting the sale of THC products to buyers under the age of 21 and requiring childproof packaging. She said the moratorium will hurt businesses and foresees consumers shipping in their products from elsewhere.

- Steven Brown, CEO of Nothing But Hemp in downtown White Bear Lake and member of the Minnesota Noxious Weed Advisory Committee, said he is a supporter of House File 3595 and invited City Council members to his business for an informational session to learn more about cannabinoids. Brown reiterated that the moratorium will not stop consumers from getting their products from out-of-state shipments or local deliveries from neighboring cities. He requests that businesses currently selling THC products be grandfathered in if a moratorium is adopted.

Mayor Louismet closed the public hearing at 7:44 p.m.

Mayor Louismet said there is much to be considered regarding the new legislation and what it would look like in White Bear Lake. He said the purpose of the moratorium is provide time for the City Council and City staff to consider procedures and learn more about the variation of products that are now considered legal in the state. The moratorium is proposed for a year, but Mayor Louismet said it doesn't need to last that long. Councilmembers discussed what would be grandfathered in if that was a consideration. It was clarified that there is a proposed moratorium preventing new tobacco shops from opening or current tobacco shops expanding, but current tobacco shops can still do business. There would be no grandfathering of the sale of THC products. The moratorium would stop the sale of THC products altogether, and it was noted that businesses would not be able to continue selling what they previously sold before July 1, because the state legislature is now regulating those items. Councilmember Edberg and Councilmember Jones asked questions specifically to Mr. Brown about his business. Councilmember Edberg encouraged exploring ways to prevent the moratorium to cause any establishment from going out of business.

Mayor Louismet recommended the council votes to table the resolution and allow for more time to do more research. There was discussion on whether councilmembers could vote on one

of the two sections of the moratorium that would temporarily prohibit new tobacco shops from opening or current tobacco shops from expanding. It was decided to table both sections of the proposed resolution.

It was moved by Councilmember Walsh, seconded by Councilmember Jones, to table this item until the second meeting in September. Motion carried unanimously.

7. UNFINISHED BUSINESS

Nothing scheduled

8. NEW BUSINESS

A. Resolution approving a variance for 2510 Manitou Island, Bruggeman

Community Development Director Jason Lindahl summarized the request at 2510 Manitou Island for a 1.5-foot height variance from the 4-foot solid wall height limit. The Planning Commission public hearing produced no comment. He said both the City staff and Planning Commission recommend approving the resolution for a 1.5-foot height variance while maintaining the setback of 8 feet from the street side property line.

It was moved by Councilmember **Edberg,** seconded by Councilmember **Jones**, to approve the variance request for 2510 Manitou Island. Motion carried unanimously.

9. DISCUSSION

Nothing scheduled

10. COMMUNICATIONS FROM THE CITY MANAGER

City Manager Crawford reported on the official launch of the piloted Bear Tracks automated shuttle project. The shuttles provide free rides to passengers along a designated route and the pilot will last through August 2023. Mayor Louismet took the inaugural ride on the automated bus with the Minnesota Department of Transportation commissioner. City Manager Crawford shared upcoming events, including ribbon cuttings at Grease Monkey and Blue Pencil Collective and the last scheduled Fridays with Firefighters. Councilmember Edberg thanked the Police and Fire departments for their work on Nite to Unite. City Manager Crawford also thanked the Police and Fire departments for hosting Safety Camp.

11. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Walsh,** seconded by Councilmember **Jones,** to adjourn the regular meeting at 8:42 p.m. Motion carried unanimously.

_____

Dan Louismet, Mayor

ATTEST:

_____

Caley Longendyke, City Clerk

MINUTES
PARK ADVISORY COMMISSION
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
THURSDAY, JUNE 16, 2022
6:30 P.M. AT LIONS PARK

1. **CALL TO ORDER AND ATTENDANCE**
   Chair Bill Ganzlin called the meeting to order at 6:30 p.m.
   MEMBERS PRESENT: Bryan Belisle, Victoria Biehn, Mark Cermak, Bill Ganzlin, Mike Shepard
   MEMBERS ABSENT: Anastacia Davis, Ginny Davis,
   STAFF PRESENT: Andy Wietecki, Parks Working Foreman
   VISITORS PRESENT: Jeanne and Drew Miller

2. **APPROVAL OF AGENDA**
   It was moved by member **Mark Cermak** seconded by member **Victoria Biehn**, to approve the agenda with the addition of Boatworks Green Space to Unfinished Business.

   Motion carried 5:0.

3. **APPROVAL OF THE MINUTES**
   Minutes of April 21, 2022

   It was moved by member **Mike Shepard** seconded by member **Victoria Biehn**, to approve the minutes of the May 19, 2022 meeting as presented.

   Motion carried, 5:0.

4. **VISITORS AND PRESENTATIONS**
   Jeanne and Drew Miller – neighbors of the Lions Park

5. **UNFINISHED BUSINESS**
   A. Boatworks Green Space

   Bryan Belisle would like to see the Commission make some decisions on what to install in the Boatworks Green Space to make the area usable for residents. Bryan mentioned one idea for the green space would be to install a picnic shelter similar to the one being installed at Lions Park. Bryan requested some dog waste bags and a park sign be installed in the green space area. Andy reported to the Commission that At Home Apartments has two dog waste bag dispensers with garbage cans for the residents to use. Andy mentioned that the City will be installing a mulch bed in one of the corners of the park for a designated pet relief spot. There is no timeline set for completion but it is expected to

be completed before the end of summer.

As for what can be installed in the open area, the Commission needs to be mindful of the residents that live in the apartments. The City has started some conversations with the property manager at this location to see what types of amenities would fit well with the public and private area. Andy will have additional discussions with At Home Apartments to gather ideas that will work best for both parties.

6. NEW BUSINESS

A. Marketfest Booth Discussion

Andy and the Park Advisory Commission reviewed the materials that will be used at Marketfest. Andy explained to the Commission where to pick up the stuff for the booth, how to tear down the booth, and where to place the items for pickup after the event. Park maps, QR codes, park amenities and the giveaway items were also discussed. The Commission recommended a couple additions to the list of park amenities before the booth's premier at Marketfest.

B. Shelter Placement Discussion for Lions Park

Andy reported to the Commission and guests on the project and upgrades at Lion's Park this year as the guests were very excited to hear about the upgrades. Andy marked the ground exactly where each shelter will be placed. At one time, the Commission had discussions about installing one of the shelters in the more eastern side of the park. However, after much consideration, City staff did not recommend that as the location. It is far off the path and would take up the only open space the park has to offer. The shelters will remain in similar locations as the current shelters reside. The new shelters will be centered and the largest of the three shelters will be turned sideways. A strip of grass will be planted between the shelter and the parking lot to create a buffer between the first parking stall and the shelter. A bike rack will also be installed between the bathrooms and the shelter, just off the trail that runs through the park. The Commission supports the idea of rotating the largest shelter and creating a buffer of grass between the parking lot and shelter.

C. Park Tour – Lions Park

Most of the tour of Lions Park was surrounding the area where the new shelters will be placed. The Commission talked about the green space to the East of the restrooms and that someday the City will incorporate a natural looking climbing structure (similar to something found in a nature preserve). The intent of the green space is primarily to be left open for games and activities. Ms. Miller questioned the amount of people that fish from the shoreline and trample all of the native plants that create a buffer between the lake and park. Andy mentioned that we have designated areas for fishing along the shoreline. The City installed a new fence a couple years ago to curb the amount of people from walking through the native plant areas; but unfortunately there is no way to police this. It has been challenging to keep this shoreline from being trampled on due to its

popularity for fishing.

The Commission also discussed the bike fix it station and the amount it is used. Two new kayak racks were installed recently allowing the City to rent 16 more spots, eliminating about half of the waiting the list.

The schedule for this summer's park tours is as follows:
July – Podvin Park
August – Hidden Hollow Park
September – Lakewood Hills Park

7. DISCUSSION

A. Staff updates

Special Events Kick Off

Andy reported on all of the special events that kick off this week with Marketfest, the parade and beach dance.

8. ADJOURNMENT

There being no further business before the Commission, it was moved by member **Mark Cermak** seconded by member **Mike Shepard** to adjourn the meeting.

Motion carried, 5:0