Board of Supervisors
ED M. PRUDHON, *Chair*
STEVEN A. RUZEK
SCOTT E. MCCUNE

WHITE BEAR TOWNSHIP
1858
RAMSEY COUNTY
MINNESOTA

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750
FAX 651-426-2258
Email: wbt@whitebeartownship.org

AGENDA
JOINT EDA/EDAB MEETING
JANUARY 22, 2020

1. **6:00 p.m. -** Call to Order at Heritage Hall, 4200 Otter Lake Road.

2. Approval of Agenda (Additions/Deletions).
3. Approval of EDA Minutes of December 16, 2019 & EDAB Minutes of November 12, 2019.

4. Stable Property – Update.

5. TIF Fund.

6. Added Agenda Items.
7. Receipt of Agenda Materials / Supplements.
8. Adjournment.

White Bear Township's
Mission:

To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.

recycled paper

JOINT EDA / EDAB
Meeting
January 22, 2020

Agenda Number: **1 - 2 - 3**

Subject: Call to Order – 6:00 p.m.
Heritage Hall, 4200 Otter Lake Road

Approval of January 22, 2020 Agenda &
EDA Minutes December 16, 2019 & EDAB Minutes of November 12, 2019

Documentation: January 22, 2020 Agenda
December 16, 2019 EDA Minutes &
November 12, 2019 EDAB Minutes

Action / Motion for Consideration:

Call meeting to order:	6:00 p.m.
Approval of Agenda:	January 22, 2020 (additions/deletions)
Approval of Minutes:	December 16, 2019 EDA Minutes & November 12, 2019 EDAB Minutes

MINUTES
ECONOMIC DEVELOPMENT AUTHORITY
DECEMBER 16, 2019

The meeting was called to order at 6:40 p.m.

Present: Commissioners: Prudhon, Ruzek, McCune; Assistant Treasurer: Christopherson; Attorney: Pat Kelly; Town Finance Officer: Tom Kelly; Town Engineer: Poppler

Absent: Town Planner: Tom Riedesel, with notice

APPROVAL OF AGENDA (Additions/Deletions): Ruzek moved approval of the agenda as submitted. McCune seconded. Ayes all.

APPROVAL OF MINUTES OF NOVEMBER 18, 2019: Ruzek moved approval of the minutes of November 18, 2019. McCune seconded. Ayes all.

STABLE PROPERTY – UPDATE: The Town Clerk updated the EDA on the joint meeting that will be held an hour before the second Town Board meeting in January – Wednesday, the 22nd (due to Martin Luther King Jr. Day) at 6:00 p.m. The question of moving the property line was discussed. The Planning Commission recommended moving it to ensure the Township would own the land around the water pond, verses just having a trail easement. The Town Attorney stated it would be good for the Town Attorney to be present at the meeting in January.

ADDED AGENDA ITEMS: None.

RECEIVE ALL AGENDA MATERIALS & SUPPLEMENTS FOR TODAY'S MEETING: Ruzek made the motion to receive all agenda materials and supplements for today's meeting. McCune seconded. Ayes all.

McCune motioned to adjourn the meeting at 6:45 p.m. Ruzek seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary

DRAFT

MINUTES
ECONOMIC DEVELOPMENT ADVISORY BOARD
NOVEMBER 12, 2019

The meeting was called to order at 5:32 p.m. with Tom Horak acting as chair.

Present: Akenson, Artner, Brunner, Horak, Keleher, Aide: Short; Town Finance Officer: Tom Kelly; Commissioner: Prudhon

Absent: Stofferahn; Planner: Riedesel; Advisor: Christopherson; Town Attorney: Kelly, all with notice

APPROVAL OF AGENDA (Additions/Deletions): Artner moved the approval of the agenda as submitted. Horak seconded. Ayes all.

APPROVAL OF MINUTES SEPTEMBER 10, 2019: Artner moved to approve the minutes of September 10, 2019. Horak seconded. Ayes all.

STABLE PROPERTY – PRELIMINARY PLAT REVIEW: Due to a conflict, the Town Clerk was unable to attend and retired Town Clerk Bill Short gave the overview of the preliminary plat for the Stable Property. Short gave an overview of the history of the Stable property up to 2019. The Engineer completed the preliminary plat, reviewing the lot layout as depicted and creating sketch plans. There was discussion of creating a TIF district for the Stable Property as there are few left and creating a TIF district could ensure the Town receives the full value of the property.

It was noted that several developers are interested in developing the land. Whoever purchases the land would be in charge of filling low ground and the full development and landscaping. There was discussion of what the homes could be worth. With the preliminary plat, the property came in at a lower price than expected. The Town has spent about $1.2 Million in costs associated with the land. It was noted that the Board would like to have a joint meeting with the Economic Development Authority on this subject, perhaps with the Town Attorney and the Town's TIF Attorney in attendance.

Brunner moved to approve the preliminary plat, noting that it reflects the plan from March 2019. Artner seconded. Ayes all.

Horak motioned to cancel the December 10, 2019 meeting due to the Annual Budget meeting and to schedule a joint meeting of the EDA and EDAB at the regularly scheduled January meeting. Artner seconded. Ayes all.

TIF FUND SUMMARY: The Town Finance Officer presented the TIF balance throughout the year, starting on page 11 of the packet. In the 1980's the Town's Economic Development Authority created the TIF districts to promote economic development and to help finance the Town. Over the past 3 decades, there have been 28 TIF districts created, but due to the bonds being paid off, the Town only has 6 TIF districts left. As of December 31, 2018, the EDA fund has a balance of $943,550.66, noted on the fourth column on page 12 under "ending fund balance". The Finance Officer went through each point on that column under the "ending fund balance" and there was discussion on a few of the items. There was discussion on the loans. There was discussion of Nextern, SMC, and some other companies expanding and how those TIF districts are limited. It was noted that it is important for the Board to be familiar with the documents so members can ask questions that produce thoughtful results.

ADDED AGENDA ITEMS: There were no added agenda items.

Horak moved to adjourn the meeting at 6:38 p.m. Artner seconded. Ayes all.

Respectfully Submitted,

Megan R. Cavanaugh
Recording Secretary

DRAFT

WHITE BEAR TOWNSHIP

JOINT EDA & EDAB
Meeting
January 22, 2020

Agenda Number: 4

Subject: Stable Property – Update

Documentation: Preliminary Plan Drawings, etc.

Action / Motion for Consideration:

Report at Meeting

Minutes
EDA Meeting
December 16, 2019

STABLE PROPERTY – UPDATE: The Town Clerk updated the EDA on the joint meeting that will be held an hour before the second Town Board meeting in January – Wednesday, the 22nd (due to Martin Luther King Jr. Day) at 6:00 p.m. The question of moving the property line was discussed. The Planning Commission recommended moving it to ensure the Township would own the land around the water pond, verses just having a trail easement. The Town Attorney stated it would be good for the Town Attorney to be present at the meeting in January.

Minutes
EDAB Meeting
November 12, 2019

STABLE PROPERTY – PRELIMINARY PLAT REVIEW: Due to a conflict, the Town Clerk was unable to attend and retired Town Clerk Bill Short gave the overview of the preliminary plat for the Stable Property. Short gave an overview of the history of the Stable property up to 2019. The Engineer completed the preliminary plat, reviewing the lot layout as depicted and creating sketch plans. There was discussion of creating a TIF district for the Stable Property as there are few left and creating a TIF district could ensure the Town receives the full value of the property.

It was noted that several developers are interested in developing the land. Whoever purchases the land would be in charge of filling low ground and the full development and landscaping. There was discussion of what the homes could be worth. With the preliminary plat, the property came in at a lower price than expected. The Town has spent about $1.2 Million in costs associated with the land. It was noted that the

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Brunner moved to approve the preliminary plat, noting that it reflects the plan from March 2019. Artner seconded. Ayes all.

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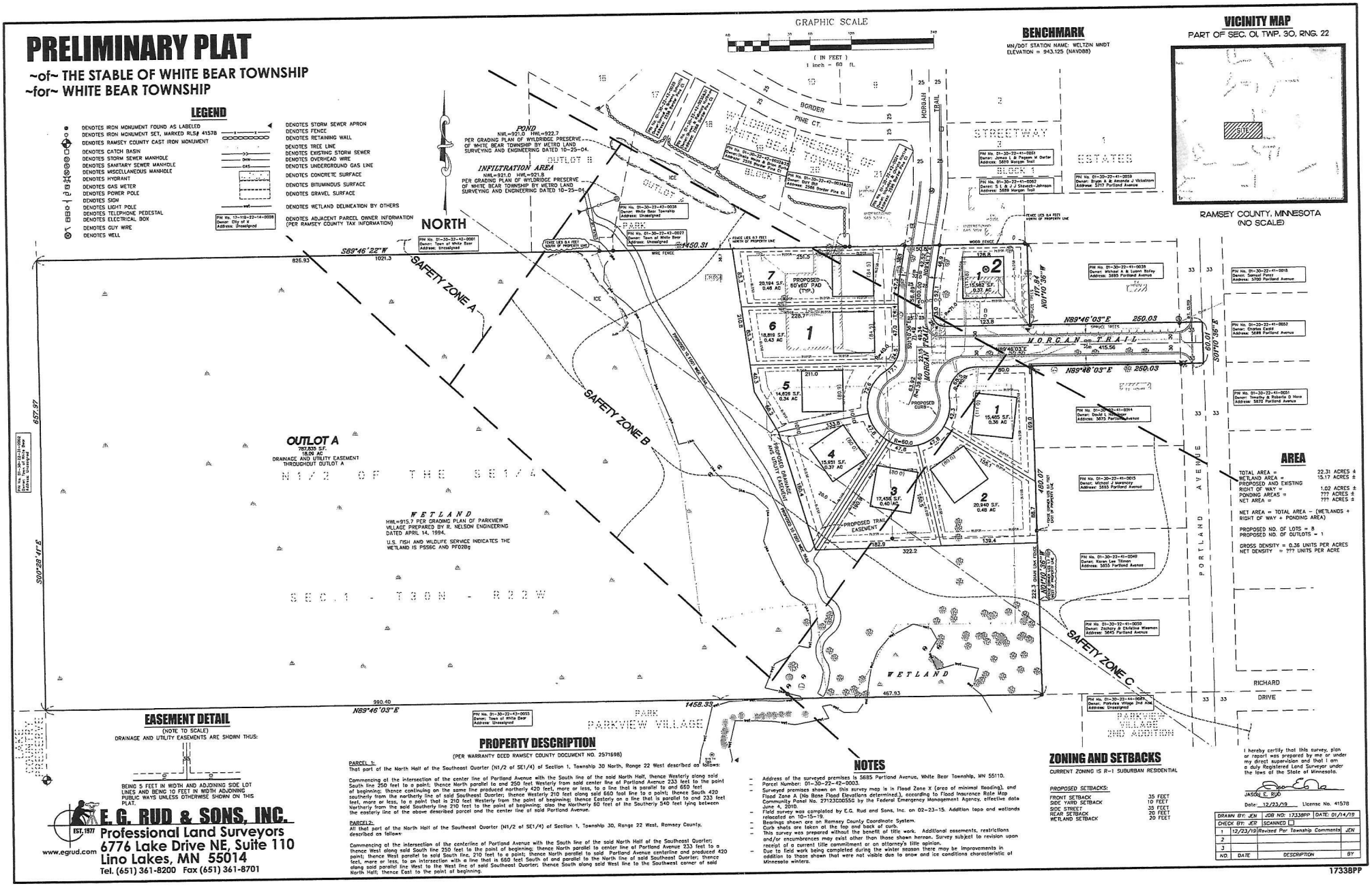
PRELIMINARY PLAT

~of~ THE STABLE OF WHITE BEAR TOWNSHIP
~for~ WHITE BEAR TOWNSHIP



BENCHMARK

MN/DOT STATION NAME: WELTZIN MNDT
ELEVATION = 943.125 (NAVD88)

VICINITY MAP

PART OF SEC. 01, TWP. 30, RNG. 22

RAMSEY COUNTY, MINNESOTA
(NO SCALE)

AREA

TOTAL AREA =	22.31 ACRES ±
WETLAND AREA =	15.17 ACRES ±
PROPOSED AND EXISTING RIGHT OF WAY =	1.02 ACRES ±
PONDING AREAS =	??? ACRES ±
NET AREA =	??? ACRES ±

NET AREA = TOTAL AREA - (WETLANDS + RIGHT OF WAY + PONDING AREA)

PROPOSED NO. OF LOTS = 8
PROPOSED NO. OF OUTLOTS = 1

GROSS DENSITY = 0.36 UNITS PER ACRES
NET DENSITY = ??? UNITS PER ACRE

EASEMENT DETAIL

(NOTE: TO SCALE)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

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

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

PROPERTY DESCRIPTION

(PER WARRANTY DEED RAMSEY COUNTY DOCUMENT NO. 2571698)

PARCEL 1:
That part of the North Half of the Southeast Quarter (N1/2 of SE1/4) of Section 1, Township 30 North, Range 22 West described as follows:

Commencing at the intersection of the center line of Portland Avenue with the South line of the said North Half; thence Westerly along said South line 250 feet to a point; thence North parallel to and 250 feet Westerly from said center line of Portland Avenue 233 feet to the point of beginning; thence continuing on the same line produced northerly 420 feet, more or less, to a line that is parallel to and 660 feet southerly from the northerly line of said Southeast Quarter; thence Westerly 210 feet along said 660 foot line to a point; thence South 420 feet, more or less, to a point that is 210 feet Westerly from the point of beginning; thence Easterly on a line that is parallel to and 233 feet Northerly from the said Southerly line 210 feet to the point of beginning; also the Northerly 60 feet of the Southerly 340 feet lying between the easterly line of the above described parcel and the center line of said Portland Avenue.

PARCEL 2:
All that part of the North Half of the Southeast Quarter (N1/2 of SE1/4) of Section 1, Township 30, Range 22 West, Ramsey County, described as follows:

Commencing at the intersection of the centerline of Portland Avenue with the South line of the said North Half of the Southeast Quarter; thence West along said South line 250 feet to the point of beginning; thence North parallel to center line of Portland Avenue 233 feet to a point; thence West parallel to said South line, 210 feet to a point; thence North parallel to said Portland Avenue centerline and produced 420 feet, more or less, to an intersection with a line that is 660 feet South of and parallel to the North line of said Southeast Quarter; thence West along said parallel line West to the West line of said Southeast Quarter; thence South along said West line to the Southwest corner of said North Half; thence East to the point of beginning.

NOTES

- Address of the surveyed premises is 5685 Portland Avenue, White Bear Township, MN 55110.
- Parcel Number: 01-30-22-42-0003.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), and Flood Zone A (No Base Flood Elevations determined.), according to Flood Insurance Rate Map Community Panel No. 27123C0055G by the Federal Emergency Management Agency, effective date June 4, 2010.
- Field survey was completed by E.G. Rud and Sons, Inc. on 02-23-15. Addition topo and wetlands relocated on 10-15-19.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

ZONING AND SETBACKS

CURRENT ZONING IS R-1 SUBURBAN RESIDENTIAL

PROPOSED SETBACKS:

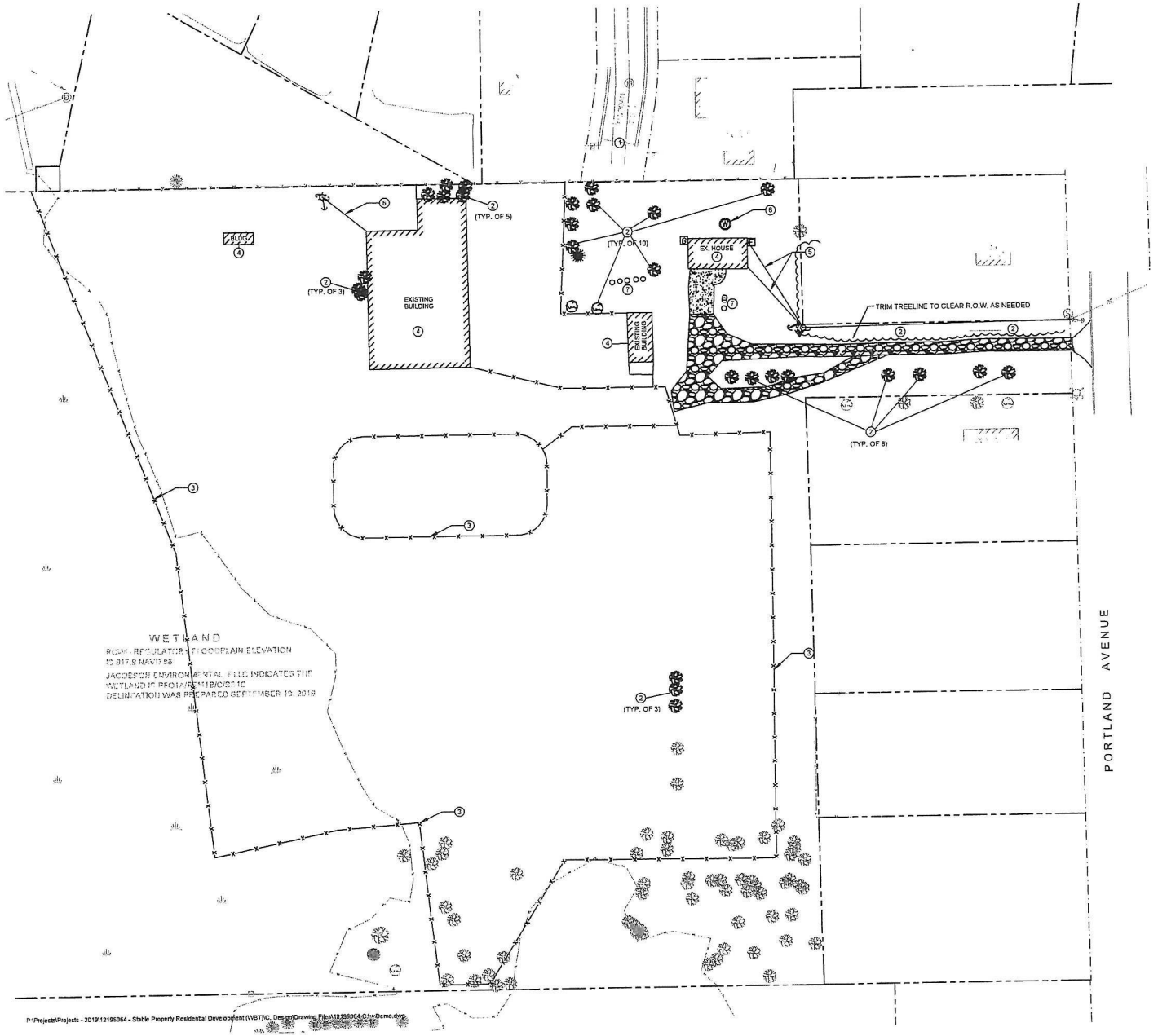
FRONT SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET
SIDE STREET	35 FEET
REAR SETBACK	20 FEET
WETLAND SETBACK	20 FEET

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

JASON E. RUD
Date: 12/23/19 License No. 41578

DRAWN BY: JEN	JOB NO: 17338PP	DATE: 01/14/19	
CHECK BY: JER	SCANNED ☐		
NO.	DATE	DESCRIPTION	BY
1	12/23/19	Revised Per Township Comments	JEN
2			
3			

17338PP



SYMBOL LEGEND

REMOVE AND DISPOSE OF EXISTING GRAVEL SECTION

REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

1. SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
2. REMOVE AND DISPOSE OF EXISTING TREES AND STUMPS .
3. REMOVE AND DISPOSE OF EXISTING FENCE AND ALL ASSOCIATED CONCRETE FOOTINGS.
4. REMOVE AND DISPOSE OF EXISTING BUILDING, AND ALL APPURTENANCES IN ACCORDANCE WITH LOCAL CODES.
5. REMOVE EXISTING OVERHEAD UTILITY. CORD. WITH UTILITY OWNER.
6. ABANDON EXISTING WATER WELL IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS.
7. REMOVE AND DISPOSE OF EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH LOCAL STANDARDS.

DEMOLITION NOTES

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

NORTH

0 20 40 80

PRELIMINARY PLAT NOT FOR CONSTRUCTION

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

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Client:
WHITE BEAR TOWNSHIP
1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

Project Title:
2019 STABLE PROPERTY
RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

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.

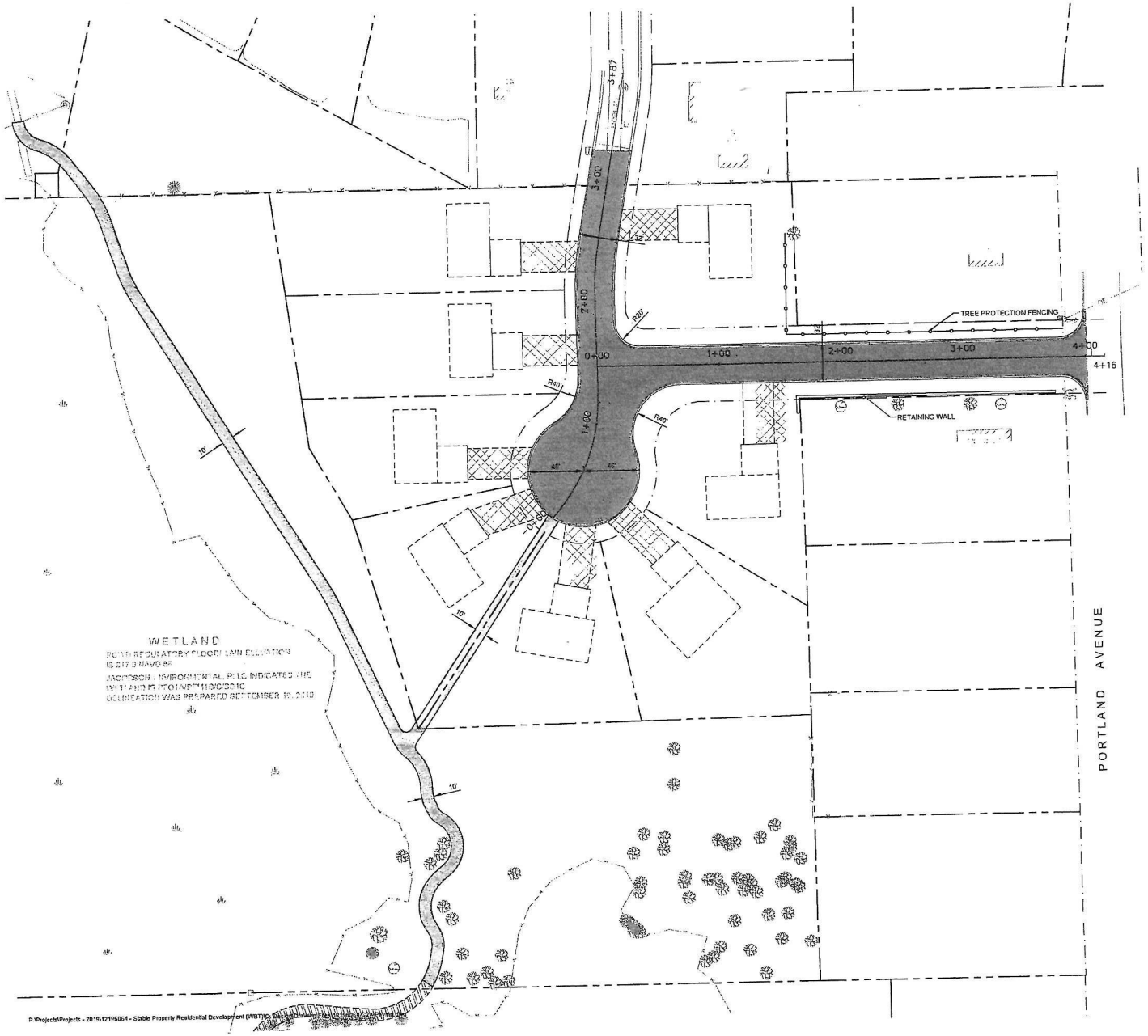
Matt Woodruff, P.E.
Date 12.30.19 Lic. No. 41885

Rev.	Date	Description

Project # 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date: 12.30.2019

Sheet Title:
DEMOLITION PLAN

Sheet
C100



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LEGEND

PROPERTY LINE
RIGHT-OF-WAY LINE

SYMBOL LEGEND

ROADWAY
BITUMINOUS PAVEMENT SECTION

TRAIL
BITUMINOUS PAVEMENT SECTION

FUTURE DRIVEWAY
BITUMINOUS PAVEMENT SECTION

FUTURE TRAIL
BITUMINOUS PAVEMENT SECTION

NORTH
0 20 40 80

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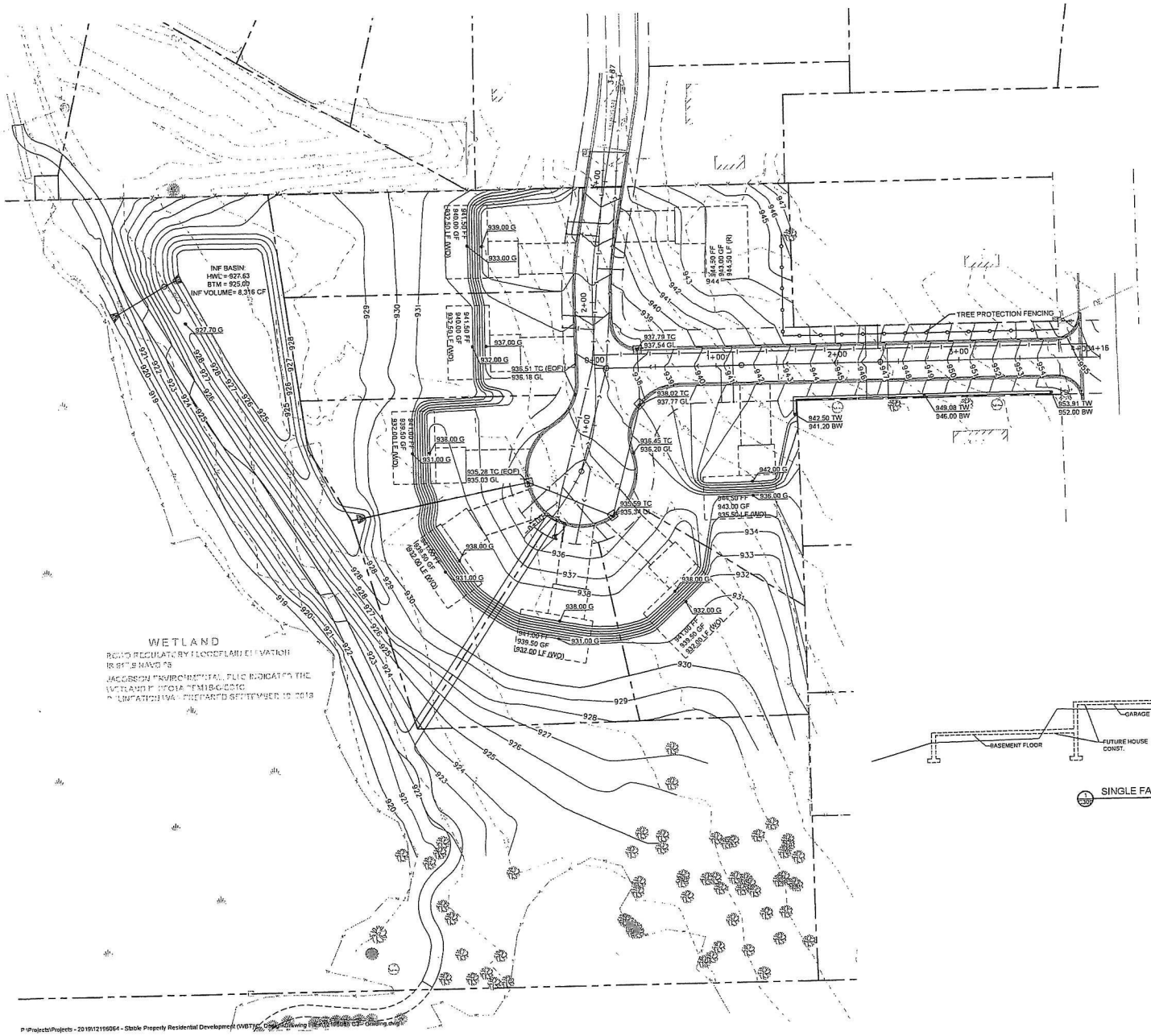
Matt Woodruff, P.E.
Date 12.30.19 Lic. No.. 41685

Rev.	Date	Description

Project #: 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date: 12.30.2019
Sheet Title
PAVING PLAN

Sheet
C200



LEGEND

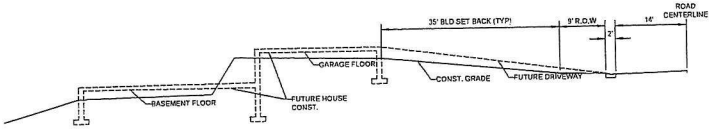
- EXISTING CONTOURS
- 950 PROPOSED CONTOURS - MAJOR INTERVAL
- 949 PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- EDGE OF WETLAND
- 2.0% GRADE SLOPE

SPOT ABBREVIATIONS:

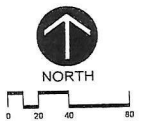
TC - TOP OF CURB
GL - GUTTER LINE
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
FF - FINISHED FLOOR
GF - GARAGE FLOOR
LF - LOW FLOOR
WO - WALK OUT
R - RAMBLE / SLAB ON GRADE
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

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



1/300 SINGLE FAMILY WALK OUT (WO)
NOT TO SCALE



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Project Title:
2019 STABLE PROPERTY
RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

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Matt Woodruff, P.E.
Date 12.30.19 Lic. No. 41835

Rev.	Date	Description

Project #: 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date: 12.30.2019
Sheet Title:

GRADING PLAN

Sheet
C300

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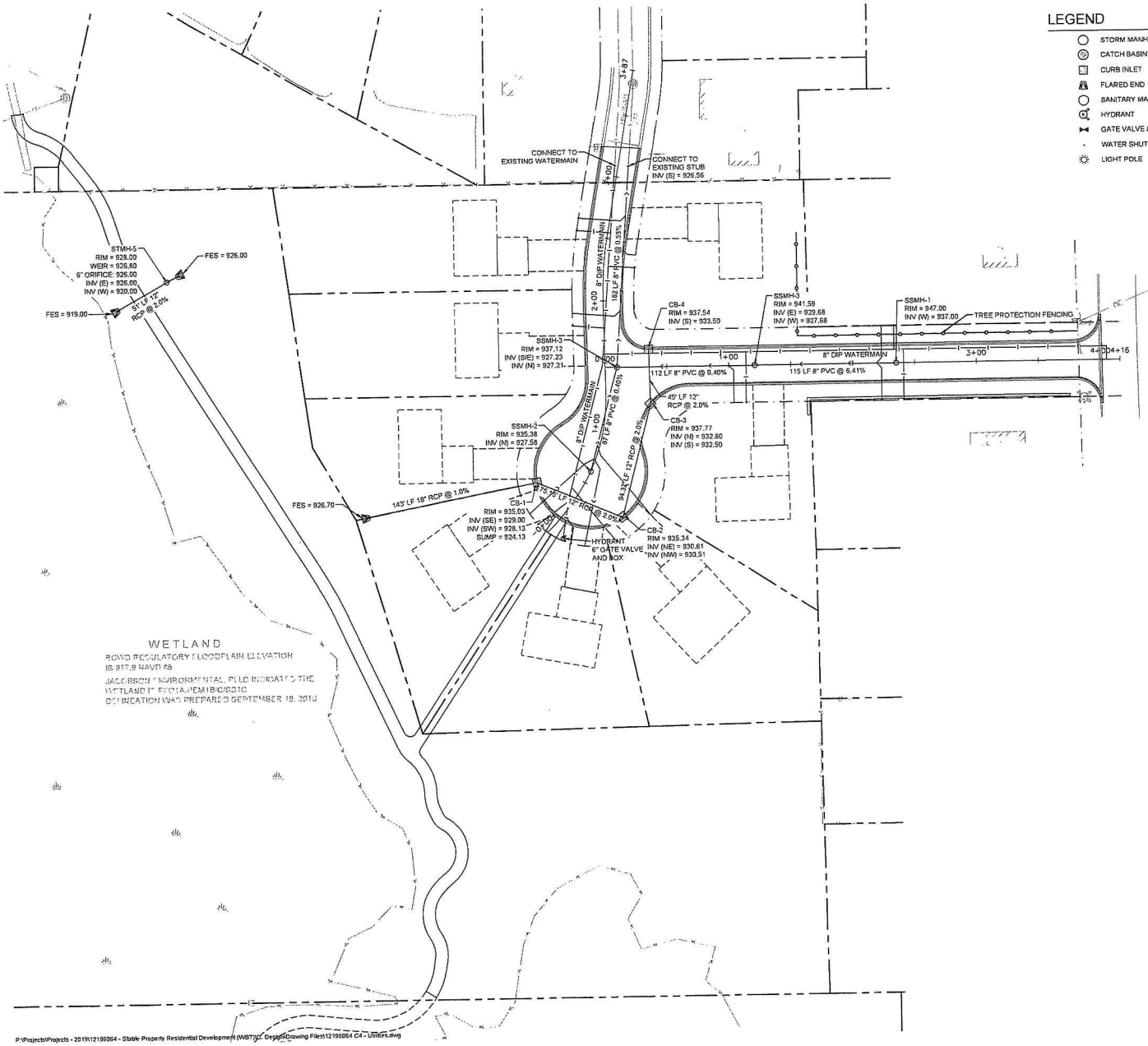

LEGEND

STORM MANHOLE	CABLE UNDERGROUND LINE
CATCH BASIN	ELECTRIC OVERHEAD LINE
CURB INLET	ELECTRIC UNDERGROUND LINE
FLARED END	FIBER OPTIC UNDERGROUND LINE
SANITARY MANHOLE	NATURAL GAS UNDERGROUND LINE
HYDRANT	SANITARY SEWER PIPE
GATE VALVE & BOX	STORM SEWER PIPE
WATER SHUTOFF	TELEPHONE UNDERGROUND LINE
LIGHT POLE	WATERMAIN PIPE
	DRAINTILE PIPE
	EDGE OF WETLAND

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MNDOT class 3.
8. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MNDOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5' use 4" of insulation.
9. Install water lines 12" above sewers. Where the sewer is less than 12" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

NORTH
0 20 40 80

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Matt Woodruff, P.E.
Date: 12.30.19 Lic. No.: 41685

Rev.	Date	Description

Project # 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date: 12.30.2019

Sheet Title:
UTILITY PLAN

Sheet:
C400

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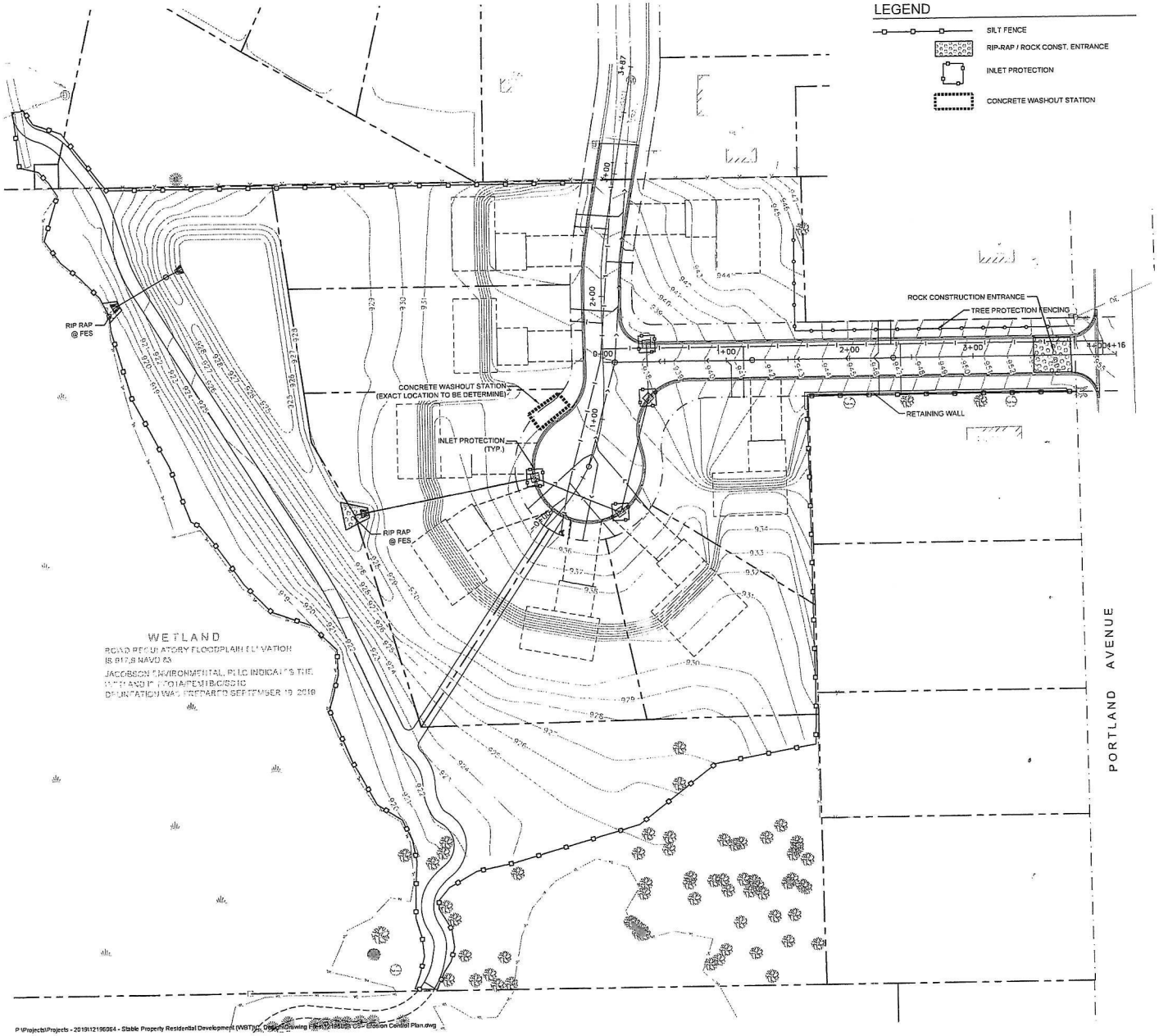

EROSION CONTROL NOTES

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

NORTH
0 20 40 80

PRELIMINARY PLAT NOT FOR CONSTRUCTION

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White Bear Lake, MN 55110
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www.larsonengr.com

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Client:
WHITE BEAR TOWNSHIP
1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

Project Title
2019 STABLE PROPERTY
RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

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

Matt Woodruff, P.E.
Date 12.30.19 Lic. No. 41885

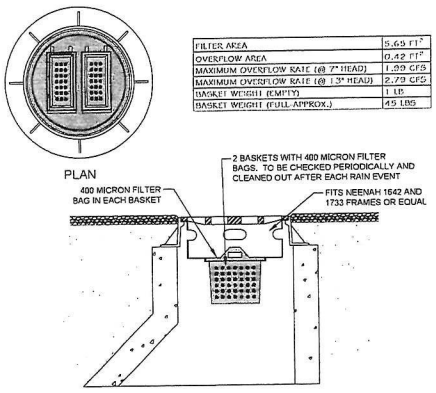
Rev.	Date	Description

Project #: 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date 12.30.2019

Sheet Title:
EROSION CONTROL PLAN

Sheet:
C500

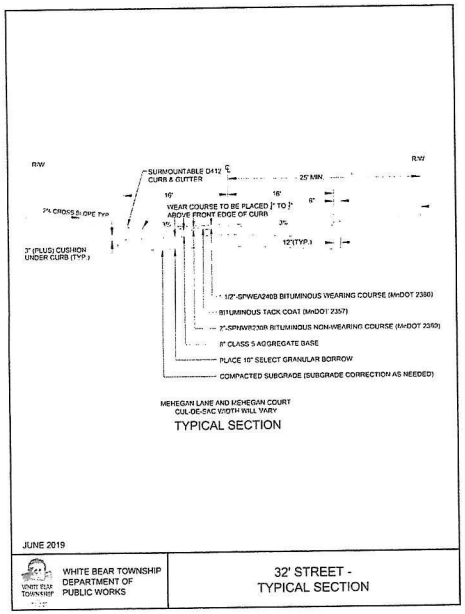
P:\Projects\Projects - 2019\12196064 - Stable Property Residential Development (WBT)\...\Drawing Files\12196064 C5 - Erosion Control Plan.dwg



FILTER AREA	5.69 FT²
OVERFLOW AREA	0.42 FT²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS

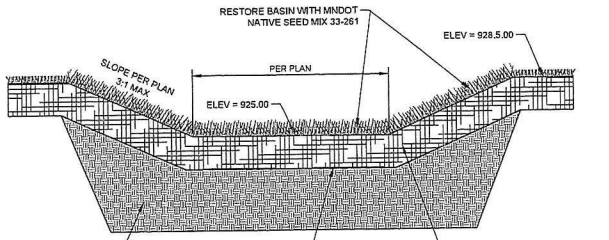
INFRASAFE INLET PROTECTION DEVICE (OR EQUAL)

NOT TO SCALE



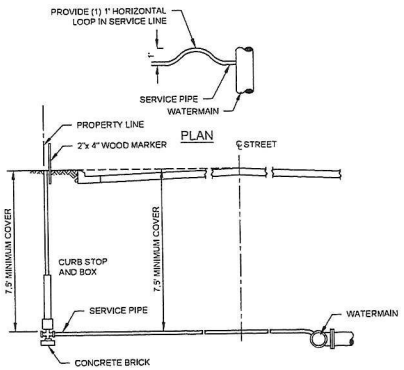
CITY DETAIL

NOT TO SCALE



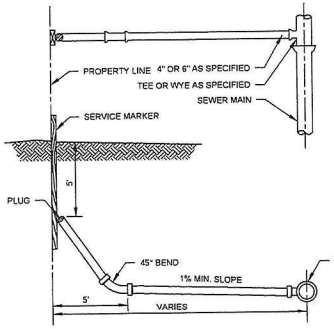
INFILTRATION BASIN CROSS SECTION

NOT TO SCALE



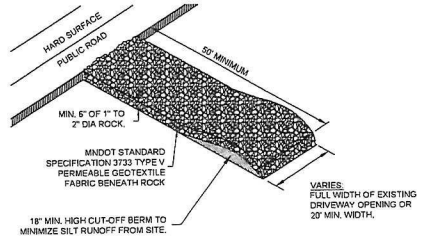
RESIDENTIAL WATER SERVICE CONNECTION

NOT TO SCALE



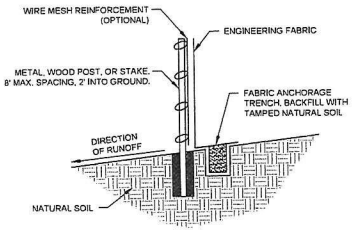
RESIDENTIAL SANITARY SERVICE CONNECTION

NOT TO SCALE



ROCK CONSTRUCTION ENTRANCE

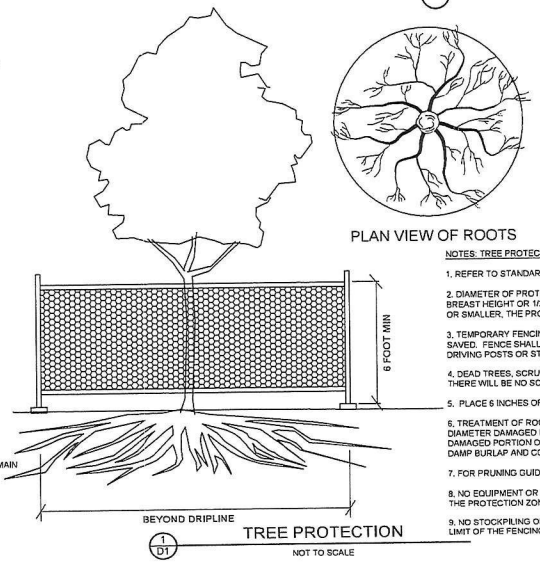
NOT TO SCALE



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

SILT FENCE INSTALLATION DETAIL

NOT TO SCALE



PLAN VIEW OF ROOTS

TREE PROTECTION

1/D1

NOT TO SCALE

NOTES: TREE PROTECTION

1. REFER TO STANDARDS IN GENERAL SPECIFICATIONS FOR TREE PROTECTION.
2. DIAMETER OF PROTECTION ZONE SHOULD BE ONE FOOT FOR EACH INCH OF TRUNK DIAMETER BREAST HEIGHT OR 1/2 HEIGHT OF TREE, WHICHEVER IS GREATER. FOR 2-INCH CALIPER TREES OR SMALLER, THE PROTECTION ZONE SHALL BE 6 FOOT MINIMUM DIAMETER.
3. TEMPORARY FENCING (6 FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
4. DEAD TREES, SCRUB, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE WILL BE NO SOIL DISTURBANCE UNDER THE DRIP LINE OF TREES TO BE PRESERVED.
5. PLACE 6 INCHES OF BARK MULCH AT AREAS NOT PROTECTED BY BARRIER.
6. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER 1 INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHOULD BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL OR MULCH AS SOON AS POSSIBLE TO PREVENT DRYING.
7. FOR PRUNING GUIDELINES, SEE ANSI #300.
8. NO EQUIPMENT OR MACHINERY SHALL BE USED WITHIN THE PROTECTION FENCE. WORK WITHIN THE PROTECTION ZONE SHALL BE DONE MANUALLY.
9. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE IS ALLOWED WITHIN THE LIMIT OF THE FENCING.

PRELIMINARY PLAT NOT FOR CONSTRUCTION

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1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

Project Title: 2019 STABLE PROPERTY
RESIDENTIAL DEVELOPMENT
WHITE BEAR TOWNSHIP MN

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

Matt Woodruff
Matt Woodruff, P.E.
Date: 12.30.19 Lic. No.: 41895

Rev.	Date	Description

Project #: 12196064.000
Drawn By: MTH
Checked By: MJW
Issue Date: 12.30.2019

Sheet Title: DETAILS

Sheet: C600

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JOINT EDA & EDAB
Meeting
January 22, 2020

Agenda Number: 5

Subject: TIF Funds

Documentation: None

Action / Motion for Consideration:

Report at Meeting

JOINT EDA & EDAB
Meeting
January 22, 2020

Agenda Number: **6 – 7 - 8**

Subject: Added Agenda Items

Receipt of Agenda Materials / Supplements

Adjournment

Action / Motion for Consideration:

Receive Added Agenda Items

Receive All Agenda Materials & Supplements for Today's Meeting

Adjourn Meeting