

Library Lake Land Acquisition Property Management Plan

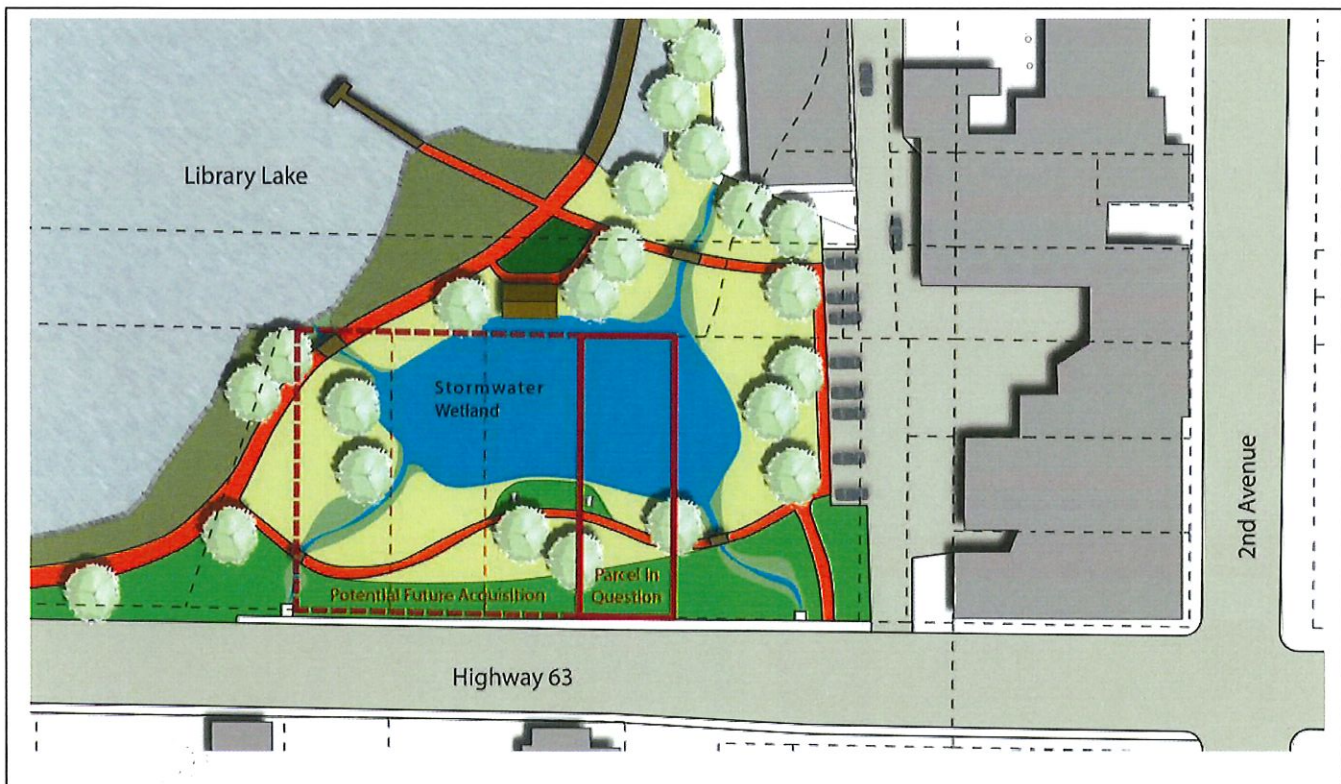
A. Description of existing conditions.

Owner	Address	Parcel no.	Land value
Stormwater LLC - formerly Ritchie	1250 Elm Street (HWY 63)	212-1288-42-000	\$20,000

The acquisition of the “parcel in question” identified below is to allow construction of stormwater facilities to reduce pollutant loading to Library Lake.

LEGAL DESCRIPTION

Lot 2 BLK 3J F Miller’s ADD City of Cumberland
S07 T35N R13W SE1/4 NW1/4



1. Land cover conditions, vegetation, wetlands, farm fields etc.

The parcel has a building and lawn as shown in the aerial photo below.

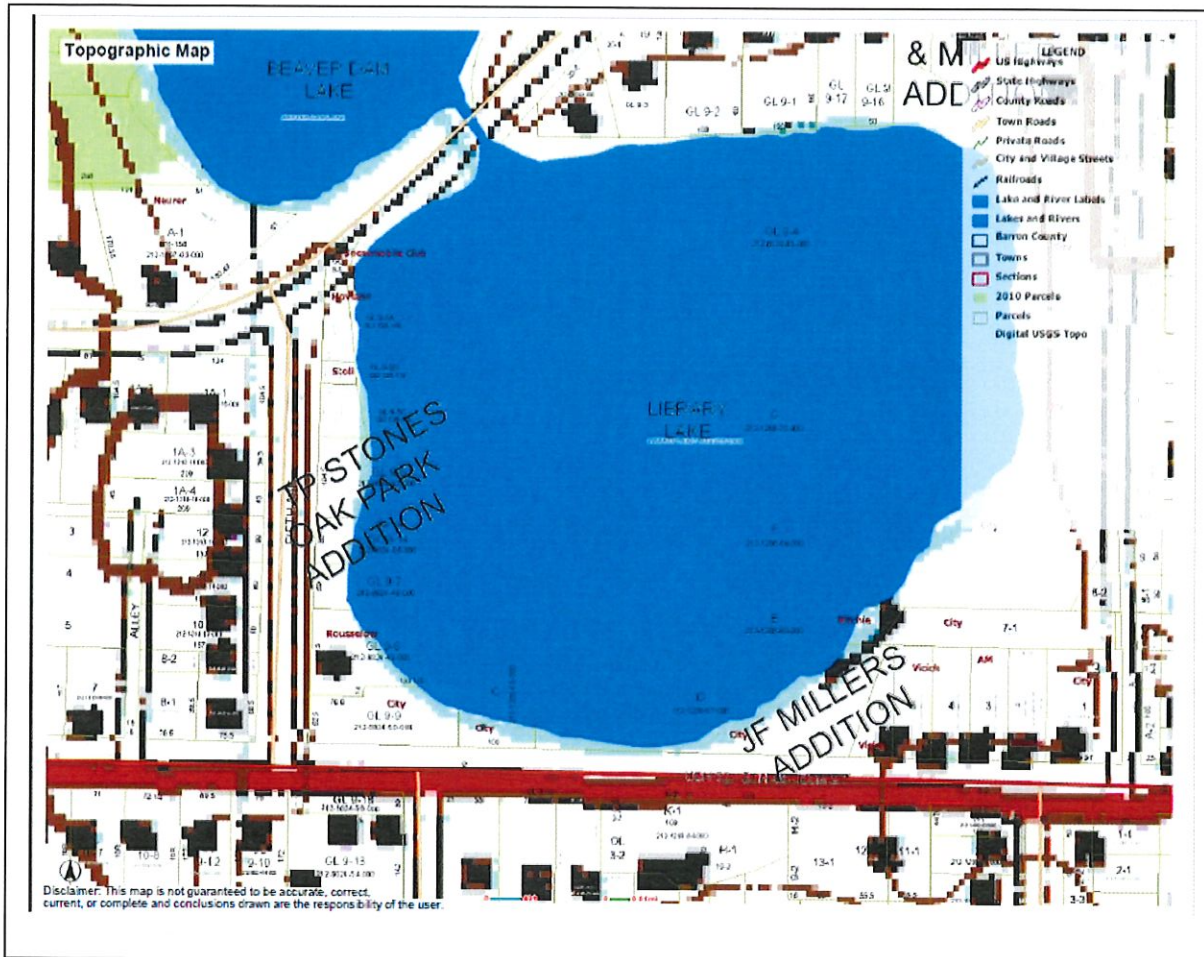


2. Structures such as roads, buildings, etc.

The parcel currently has a vacant commercial building in disrepair. The structure will be removed following acquisition.

3. Drainage patterns, general topography, etc.

A general topographic map of the project area is shown below. Land generally slopes toward Library Lake. Water flow is modified by the stormwater outfalls shown in the project master plan.



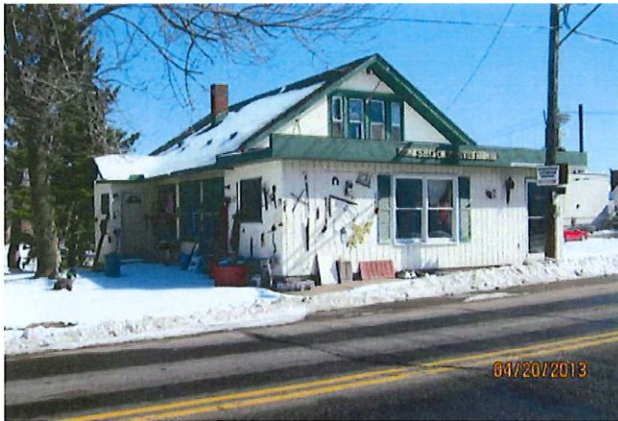
4. Adjacent land uses.

The property is bounded by a residential rental property on the east side, Highway 63 to the south, and vacant land maintained as lawn to the north and west.

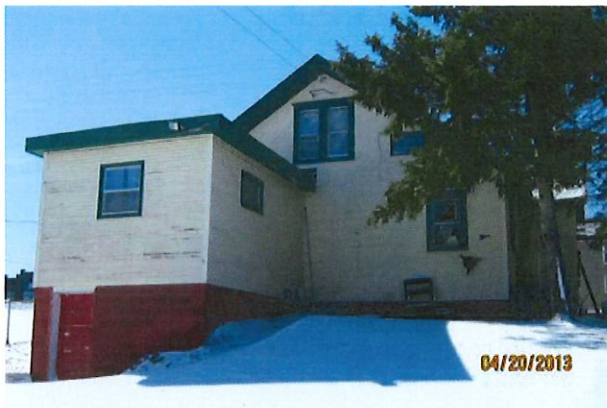
5. Problems sites e.g., dumping areas, active erosion, barnyards etc.

There are no areas of active erosion or dumping areas on this property.

6. Site photos



Front of property



Back of building

B. Proposed conditions.

Describe and/or show on a map how the site will change and be maintained. Include:

1. How the site will be used and who will use it.

The property will be owned by Beaver Dam Lake Management District and open to the public except where safety concerns require restricted access – such as before the building is demolished. The property will likely be transferred to the City of Cumberland prior to practice construction.

2. Site management and maintenance.

The Beaver Dam Lake Management District will manage removal of the structure, construction of stormwater facilities, and planting native vegetation. The city of Cumberland will maintain the stormwater facilities.

3. How will the site be maintained. Will it be mowed, replanted, burned? At a minimum an undisturbed vegetated buffer extending 30 feet from the ordinary high water mark of the lake and any streams or wetlands is required.

Much of the parcel will be taken up by the planned stormwater wetland. The stormwater wetland will be maintained by the City of Cumberland. There will be a trail and small lawn area closer to Highway 63.

4. Specify and attach any third party management agreements.

The city will maintain the stormwater ponds on their own property and eased areas.

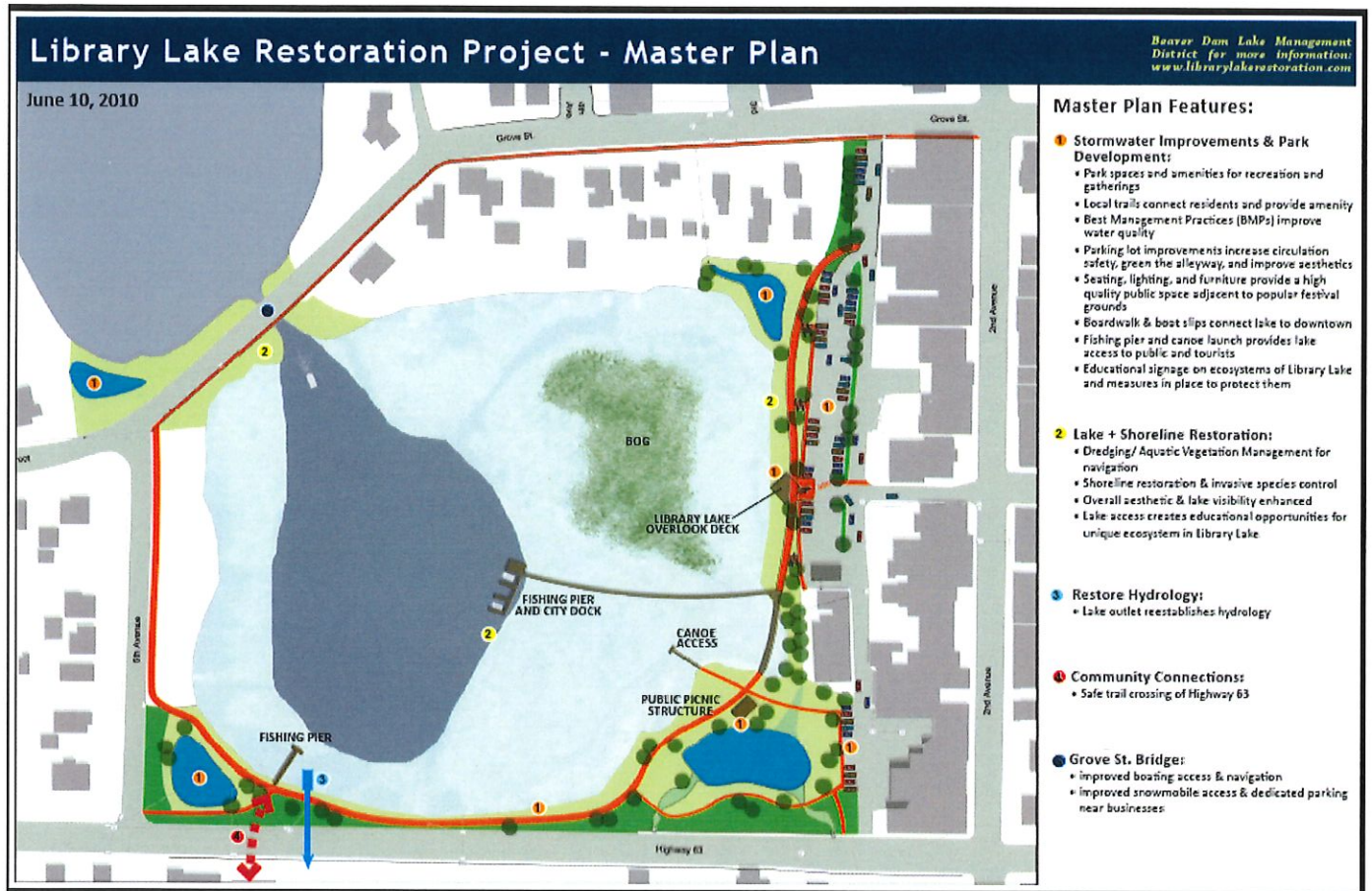
5. If development (soil stabilization, vegetation restoration or the installation of public improvements such as trails or parking lots) is being proposed, the plan will need to be more detailed and include the following:

- a. A map showing proposed conditions (the Stormwater Master Plan) is included on the following page. The plan also shows trail and vegetation concepts for park development.
- b. A description and schedule or sequence of activities - How/when, buildings will be removed, plantings done, rip-rap installed, paths located, etc.

Appraisals completed:	April 25, 2013
Offer to purchase:	May 2013
Close on Stormwater LLC property:	September 2013
Remove structure:	Winter 2014
Acquire additional parcels for main wetland:	2014-15
Practice installation:	2016

- c. If roads, piers or grading are contemplated then a topographic survey and specific locations and design cross-sections i.e. construction plans, are required.

No roads or piers are planned for this parcel. Detailed grading plans will be prepared along with the designs for stormwater treatment.



Library Lake Restoration Project - Stormwater & Habitat Improvement Plan

Beaver Dam Lake Management District for more information: www.librarylakerestoration.com

April 30, 2010



Stormwater Key:

Stormwater BMPs:

- stormwater wetlands and bioretention cells
- treat stormwater and increase habitat opportunities adjacent to lake

Stormwater Infrastructure Realignment:

- realigned pipes direct untreated runoff into newly created stormwater BMPs
- manhole structures provide pre-treatment and easier maintenance

Volume Runoff Produced During .5 Inch Rainfall Event (CF)	Treatment Volume Provided by Stormwater Plan (CF)
40,821	28,013

Treatment Provided by Proposed BMPs	
Project Area BMPs	22,559 CF
Localized Small Scale BMPs	20,590 CF

Habitat Key:

Native Community Restoration:

- creates aquatic & terrestrial habitat
- increases water quality
- natural aesthetic

Native Gardens:

- native plants in landscaping beds
- creates habitat with more organized plantings
- transition from natural shoreline to manicured city landscape

Native Communities Restored from turf grass, invasive species, and aggressive vegetation	Approximate Acreage
Wet Prairie / Wet Meadow Resto.	3
Shoreline Restoration	6
Upland Prairie or Woodland Resto.	1.4
Native Gardens	8
Total	18.4