



CITY OF NORTH OAKS

**Regular Planning Commission Meeting
Thursday, January 30, 2020
7 PM, Community Meeting Room
100 Village Center Drive**

MEETING AGENDA

- 1 **Call To Order**
- 2 **Roll Call**
- 3 **Approval of Agenda**
- 4 **Citizen Comment Period - Individuals may address the Commission. Each person is granted 3 minutes to address the Commission.**
- 5 **Approval of Previous Month's Minutes**
 - a. Minutes from December 3, 2019 Planning Commission Meeting for Approval
- 6 **Business Action Items**
 - a. 2040 Comprehensive Plan Update and Recommendation
[Written Recommendation of PC related to Comp Plan 1-24-20.docx](#)

[Attachment A Affordable Housing Text 1-24-20.docx](#)
 - b. Concept Plan Review
[Concept Plan Overview 1.24.2020.docx](#)

[East Oaks - Island Field Concept Plan Final.docx](#)

[Island Field Concept Plan Exhibits.pdf](#)

[Site H Island Field Development Concept Plan Staff Comments 1.24.2020.pdf](#)

[East Oaks - Nord Concept Plan Final.docx](#)

[Nord Concept Plan Exhibits.pdf](#)

[Site C Nord Concept Plan Comments 1.24.2020.pdf](#)

[East Oaks - Anderson Woods Concept Plan Final.docx](#)

[Anderson Woods Concept Plan Exhibits.pdf](#)

[Site F Anderson Woods Concept Plan Staff Comments 1.24.20.pdf](#)

[East Oaks - Gate Hill Concept Plan Final.docx](#)

[Gate Hill Concept Plan Exhibits.pdf](#)

[Site G Gate Hill Concept Plan Staff Comments 1.24.2020.pdf](#)

[East Oaks - North Black Lake Concept Plan Final.docx](#)

[North Black Lake Concept Plan Exhibits.pdf](#)

[Site K Red Forest Way Development Concept Plan Staff Comments 1.24.2020.pdf](#)

[Housing Count Memo for PC 1.22.2020.docx](#)

[Exhibit 1 Housing Chart.pdf](#)

[Exhibit 2 1999 PDA B5.pdf](#)

[Exhibit 3 7th Amm B51.pdf](#)

[2020.01.24 Exhibit B 5.1 Generalized Plan for Phasing Development.pdf](#)

- c. Review of I-35E/County Road J Information
[35E and County Road J Flyer_2019_Rev 12-5-19.pdf](#)

[Layout County Road J\(signal at centerville\).pdf](#)

[Layout County Road J.pdf](#)

7 **Next Meeting: Thursday, February 27, 2020**

8 **Adjourn**

**WRITTEN RECOMMENDATION OF PLANNING COMMISSION REGARDING
RESUBMISSION OF COMPREHENSIVE PLAN TO METROPOLITAN COUNCIL**

WHEREAS, the City of North Oaks has, pursuant to Minnesota Statutes, Chapters 473 and 462 prepared a draft update to its existing Comprehensive Plan (the draft 2040 Comprehensive Plan); and

WHEREAS, the City of North Oaks Planning Commission (Planning Commission) has held the requisite public hearing, reviewed and commented on the draft 2040 Comprehensive Plan, and recommended approval of the draft 2040 Comprehensive Plan; and

WHEREAS, the North Oaks City Council (City Council) has reviewed and discussed the draft 2040 Comprehensive Plan and approved submission of the same to the Metropolitan Council; and

WHEREAS, preliminary review of the draft 2040 Comprehensive Plan by Metropolitan Council staff resulted in a determination that the draft 2040 Comprehensive Plan was incomplete and identified a variety of technical revisions to be made to the Comprehensive Plan as well as areas of noncompliance related to affordable housing and density, as detailed more specifically in that letter from Metropolitan Council Staff dated September 9, 2019 (Incomplete Letter); and

WHEREAS, following receipt of the Incomplete Letter, the City Council directed the Planning Commission to review the identified areas for revision and to recommend to the City Council whether to simply revise the identified areas of technical noncompliance and resubmit the draft 2040 Comprehensive Plan as previously drafted or whether to also revisit the areas of affordable housing (see attachment A) and density for potential revision; and

WHEREAS, the Planning Commission subsequently named certain members to serve on a temporary subcommittee and to meet with City staff and Metropolitan Council representatives to further discuss the identified areas of noncompliance; and

WHEREAS, subcommittee members and staff met with a Metropolitan Council representative regarding the draft 2040 Comprehensive Plan and, as a result of that meeting, were advised of the City's options with respect to the identified areas of noncompliance; and

WHEREAS, one option identified for the City was to seek a reclassification of certain areas classified by the Metropolitan Council as "suburban" to "emerging suburban edge" which would decrease the required density for those areas, and to add additional language to the draft 2040 Comprehensive Plan relating to affordable housing and density without taking specific further action related to those areas; and

WHEREAS, the City Council subsequently formally requested that the Metropolitan Council reclassify those areas identified as "suburban" to "emerging suburban edge"; and

WHEREAS, City Staff have prepared the requested technical revisions to the draft 2040 Comprehensive Plan; and

WHEREAS, having received information from the subcommittee regarding this matter, including its recommendation that the City resubmit the draft 2040 Comprehensive Plan to the Metropolitan Council with the various requested technical revisions, and agreement to participate in the Metropolitan Council’s plat monitoring program, and acknowledgement that the City has considered the higher density and/or affordable housing requirements, the Planning Commission hereby makes the following Written Recommendation to the City Council regarding the City’s response to the Incomplete Letter sent by the Metropolitan Council to the City:

1. The Planning Commission recommends that the City Council resubmit the previously-submitted draft 2040 Comprehensive Plan to the Metropolitan Council with the following revisions:
 - a. Reclassification of the areas designated as “suburban” to “emerging suburban edge.”
 - b. Make all changes of a technical nature identified in the Incomplete Letter.
 - c. Add language acknowledging that the City has considered the higher density/affordable housing goals for the City.

Approved this ____ day of _____ by a vote of _____ in favor of adoption of this Written Recommendation.

Mark Azman
Chair, North Oaks Planning Commission

Attachment A

Affordable Housing Definition. According to the Metropolitan Council, “affordable housing” is considered housing which is “affordable” to low and moderate-income families.

The Metropolitan Council provides the following information related to the definition of affordable housing:

- Low income households are those which earn less than 80 percent of the area median income (AMI) in the seven-county metropolitan area. In 2019, the AMI for the seven-county metropolitan area was \$100,000. Thus, a low-income household is one which earns less than \$80,000 annually.
- A home is considered “affordable” to low-income households, when such households pay no more than 30 percent of their gross annual income on housing costs (including utilities).
- For 2019, a home with a sale price of not more than \$254,500 was considered “affordable” in the seven-county metropolitan area.

Existing Affordable Housing. In its 2016 “Existing Housing Assessment,” the Metropolitan Council estimates that 142 affordable housing units exist in the City of North Oaks. The source of such information is a combination of the following:

- 2016 MetroGIS parcel datasets (ownership units)
- 2010-2014 housing affordability data provided by HUD
- 2016 Metropolitan Council manufacture home park estimates
- Housing data from the American Community Survey
- Housing data from the Federal Housing Finance Agency
- Housing Link’s Twin Cities Rental Review data

In a conversation with Metropolitan Council Housing Staff, it was indicated that the City’s existing affordable housing estimate possibly included in the affordable units which previously existed in the Sisters of the Good Shepard convent which was torn down in 2013. In this regard, City Staff does not consider the Housing Assessment estimate of 142 existing affordable housing units to be an accurate representation of the City’s present affordable housing supply.

Affordable Housing Allocation. The Metropolitan Council’s goal is to increase the number of low-income housing units in the seven-county metropolitan area and disperse such units equally throughout.

The City’s 2015 System Statement (provided by the Metropolitan Council) allocates a total of 44 affordable housing for the City in the 2021-2030 decade.

Based upon input from Metropolitan Council Staff, the Comprehensive Plan Sub-Committee has recommended that the City exercise its option to be inconsistent with the Metropolitan Council's housing policy and not to guide any land in the City for future high density residential use (in order to create an opportunity area for affordable housing units).

Concept Plan Review Process Overview

A. Purpose

Review and approval of development on sites subject to the East Oaks PDA occurs through a multi-stage process, beginning with concept plan review followed by preliminary plan and preliminary plat review and then final plan and final plat review. The specific information required for plan review varies by stage. Concept Plan review offers an opportunity for City Staff, the Planning Commission, and the City Council to review general development-related issues for each proposed development. The purpose of a Concept Plan review process is to determine general conformance with the City’s various development-related ordinances as well as the East Oaks PUD, and to provide an opportunity for City Staff, the Planning Commission, and the City Council to convey informal feedback to the Developer prior to significant financial investment in detailed plans. Where Concept Plans depict development that is not in compliance with the terms of the applicable City ordinances or the terms of the PUD, the Concept Plan review process provides an opportunity for identification of such areas prior to preliminary plan and plat submission.

B. Submission Requirements

A “concept plan” is an undefined term within the City Code, but per Ordinance No. 129, includes a “concept plan” for the development as well as the following general information:

Requirement
• Depict development intentions for all phases of the PUD
• General traffic circulation patterns
• Road locations
• Access points
• Projected traffic
• Approximate building locations
• Heights, bulk, and square footage of buildings
• Types and square footage of uses
• Types and number of dwelling units
• General grading plan
• Existing site conditions, topography, and lay of the land
• Staging plan for development
• Trail, parkland, green space, and open space size and locations

C. Review Process

Concepts Plans are submitted to both the Planning Commission and City Council for review and comment. Comments made by the Planning Commission and City Council are for guidance only and are “not considered binding upon the Planning Commission, City Council, or applicant regarding approval of the final development plans for a phase.”ⁱ A public hearing is not required by either State Statute or City Code as part of the Concept Plan review process. No formal action is required to be taken by the Planning Commission regarding the Concept Plan; advisory feedback and comment from the Planning Commission is requested.

ⁱ Ordinance No. 129.



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
Island Field Concept Plan (Site H)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “Island Field” parcel located south of the “Gate Hill” site along Centerville Road.

The subject 36-acre property is identified as “Site H” in the East Oaks Planned Development Agreement (PDA). The proposed development area borders wetlands to the north and south and an agricultural conservation easement to the west.

The submitted concept plan calls for the construction of a 46-unit condominium building upon the site and a future a commercial building. No details related to the type of commercial use (or uses) or related building design have been provided at this point.

According to the PDA, the City’s RCM - PUD, Residential Commercial Mixed zoning district provisions apply to the subject property.

The proposed condominium building and future commercial use (or uses) are proposed to be served by municipal sewer and water.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation (page 2)

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

Site H, as identified in the Est Oaks PDA, makes an allowance for single family, townhomes, multi-family structures and commercial uses upon the subject property. Specifically, the PDA makes an allowance for 35 dwelling units on the site, with a potential 30 percent density increase which results in 46 total units.

The proposed 46-unit condominium building concept plan is consistent with maximum dwelling unit allowance stipulated in the PDA (for Site H).

The developers have indicated that they may construct a commercial building on the north one-half of the site or a building with 29 additional condominium units. If a 46-unit condominium building is constructed on the site, in order for an additional 29-unit condominium building to be built on the site on a separate parcel from the condominium building parcel, one of the following options exist:

- 1) The building would have to be built on a second, 5.73 acre "commercial" parcel and "counted" solely as commercial acreage (no counting of dwelling units within the building towards the maximum for 645 dwelling units); or
- 2) The PUD would have to be amended to permit additional dwelling units above the existing maximum of 46 dwelling units on Site H, remaining commercial acreage would need to be converted to dwelling units, and the number of proposed dwelling units would need to be reduced in order to avoid exceeding the maximum number of dwelling units for the East Oaks

Development of 670 (645 per PDA plus commercial conversion of 5 full acres x 5 dwelling units/acre (25)), unless the PDA is amended to allow additional dwelling units within the East Oaks Development Area.

Site Access. As shown on the concept plan, the subject site is proposed to be accessed from Centerville Road at a location approximately 1,200 feet south of County Road H2. Such access location appears to be consistent with the Conceptual Street and Access Plan included in the PDA.

According to the developers, Ramsey County representatives have indicated that the construction of turn lanes or other improvements may be necessary to accommodate traffic generated by the subdivision.

Condominium Building. According to the developers, the proposed 46-unit condominium building is to be three stories in height with underground parking. A foundation size of approximately 30,000 square feet is anticipated.

The developer has also indicated that the exact location, height and size of the building will be determined by the condominium developer and approved by the City Building Official and North Oaks Home Owners' Association (NOHOA).

It is unclear if future subdivision of the subject property is intended. Regardless, it is recommended that site and building plans for both the condominium building (or buildings) and commercial building be subject to review by the Planning Commission and City Council prior to building permit issuance.

Staging Plan. The developers have indicated that the condominium building may be built in phases. Specifically, the developers hope to complete the installation of utilities in the fall of 2020, in order to enable the developer to construct the condominium building in 2021.

Trails. The Trail Map (Exhibit B4 in the PDA) illustrates north and south connections to the subject site via a "primary trail."

The submitted concept plan does not illustrate any trails. The developer has however, indicated that they are working with NOHOA to determine exact trail locations as illustrated in the PDA. In this regard, Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. The East Oaks PDA imposes the following minimum setbacks requirements upon residential detached and attached structures located in RCM-PUD Districts (which includes the subject site):

Principal Building to Roadway Easements:

Front: 15 feet
Side: 20 feet
Rear: 20 feet

Principal Building to Principal Building:

Front to front: 40 feet
Side to side: 15 feet
Rear to rear: 50 feet

Also, to be noted is that principal and accessory buildings must be set back a minimum of 30 feet from all wetlands.

It appears that the condominium meets the preceding setback requirements.

ENGINEERING COMMENTS (Larina DeWalt)

- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 46-unit condominium building and future mixed use/commercial area, as shown in the Island Field Concept plan. According to industry standard Trip Generation calculations and preliminary discussions with Ramsey County Engineering, it appears that the county volume guideline for warranting turn lanes along Centerville Road will be exceeded. It is unlikely that signalization will be required, however, further analysis, including traffic counts and modeling, will be necessary for final determination of traffic control requirements.

Ramsey County may also require the alignment of site access with that of existing development to the east across Centerville Road. All further analysis required by the County should be included with future development submittals. Verification of proposed design from Ramsey County should also be provided with future development submittals.

- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features are not provided as part of the concept submittal. High water Elevations for adjacent wetlands and Overflow elevations should be provided for further verification in future development submittals.
- It appears that wetland impacts/ mitigation will be necessary for utility and road construction according to the concept plan. VLAWMO (as LGU) review of stormwater, grading and wetland mitigation/protection plans will be required.

- A Geotechnical evaluation with recommendations for pavement section, utilities and building pad elevations should be provided with future development submittals.
- Fire Department review of site plan access and layout for emergency services will be required.
- Existing survey information and proposed building pad information is insufficient to comment on viability of proposed or future utility service.
- A conceptual earthwork calculation/mass balance exercise for each proposed phase is recommended and should be included as part of future development submittals.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- Verification from White Bear Township Public Works for utility access agreement will be required with future development submittals.
- Concept layout/access for future commercial/mixed use should be provided for comment.

SUMMARY

Staff believes proposed 46-unit condominium building is consistent with the previously approved East Oaks master plan and the terms of the related PDA. Question does, however, exist regarding the need for a PDA amendment to accommodate the referenced 29-unit condominium building.

As indicated, Staff recommends that, prior to building permit, site and building plans for both the condominium building and future commercial or condominium building be subject to review by the Planning Commission and City Council prior to building permit.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
 Mikeya Griffin, NOHOA Executive Director
 Stephanie McNamara, Vadnais Lake Area Water Management Organization
 Jenifer Sorensen, Department of Natural Resources
 Mark Houge and Gary Eagles, North Oaks Company



MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Sig Hill
- 12) South East Pines

 Developed and Undeveloped
 Land or Protected Open Space

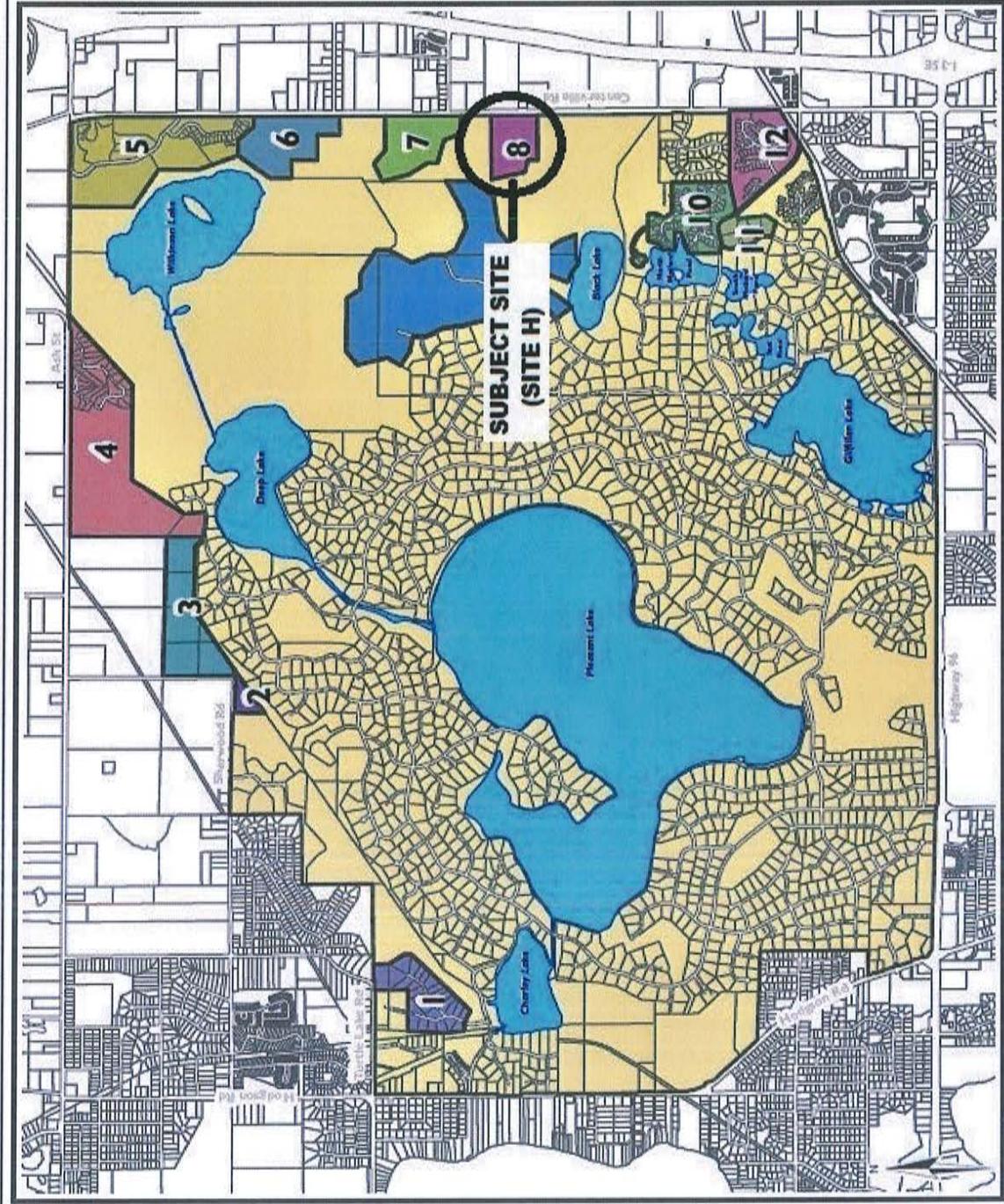


Exhibit A: Site Location



January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site H – Island Field Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Anderson Woods, Gate Hill, and North Black Lake, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plans conform to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site H - Island Field. The Company may apply for Preliminary Plan approval to subdivide Site H - Island Field (SITE) in spring 2020.

Project Description: the SITE is zoned RCM-PUD with the intended use to be for single-family, townhomes, multi-family, and commercial use. Specifically, the PDA identified the site to include 35 to 46 housing units, 35 with the option to increase density 30%, resulting in a total of 46 housing units. The Company proposes building a condominium building(s) with 46 owned units. In addition, the Company may build a commercial building(s) on the SITE or a building with 29 additional condominium units. Each condo unit will be served by municipal water, sanitary sewer (to be provided by White Bear Township), natural gas, electric, and communication systems.

Road access and traffic: the SITE will be accessed from Centerville Road at the proposed intersection south of County Road H2. A 32' wide street with curb & gutter will serve the condominium building(s), extending west from Centerville Road. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates turn lanes or other improvements to Centerville will be required, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which shows a three-story building, and an additional lower level for parking, with a foundation size of 30,000 square feet (SF), approximately, which will be

completed in one or two phases. The SITE will be subdivided into two or three lots, a required to accommodate the phasing of construction for the condominiums or commercial space. In addition to the proposed 46 unit condominium building(s) an additional building may be built to house either 29 additional condominium units or commercial space. The actual location, height, and size of the building is to be determined by the condominium/commercial developer and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The Floor Area Ratio (FAR) guides the density versus a minimum lot size. Based on the approximate building sizes outlined above the proposed FAR is approximately 50% of the maximum allowable FAR of 0.375 coverage in aggregate for SITE, as noted in the zoning ordinance.

Existing site conditions and topography: attached you will find a Base Map survey. The existing topography shows the majority of the SITE is higher than the surrounding conservation areas, including a low area (ditch) along the west side of Centerville Road. The SITE has a limited number of existing trees.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a road. Grading of the SITE will be limited to that required to install underground water, sanitary sewer, storm sewer, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography, with a small area of high ground in the center of the SITE that will be lowered. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees building a road through the ditch along Centerville Road is the most appropriate solution to minimize impacts to wetlands.

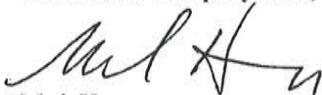
Staging Plan: the condominium building may be built in phases, and the Company anticipates obtaining approval to enable the street and utilities to be complete fall of 2020, in order to enable the developer to deliver the condominium units in 2021.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system to the west, south, and north. The Company is working with NOHOA to determine the exact location of the trails that will connect to this SITE, as shown in Exhibit C1 of the PDA.

This development is envisioned to be a part of NOHOA and will be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)
Mikeya Griffin, NOHOA
Gary Eagles, North Oaks Company LLC

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

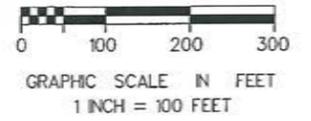
NORTH OAKS COMPANY

Updated: 01.21.2020

EAST OAKS PUD

SITE NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING									
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	0	30% = 1	
C NORD	10	0	0	0	12	0	-2	30% = 3	
D RAPP FARM	200	34	0	122	0	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% = 3	
G GATE HILL	68	0	0	0	71	13	10	30% = 20	
H ISLAND FIELD	35	0	0	0	46	16	5	30% = 11	
I THE PINES (East Mallard Pond)	54	54	0	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% = 19	566 604 618 629
L SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0	0	571
Subtotal	645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion	29					29			
COMMERCIAL									
E-3 EAST WILKINSON Waverly Gardens & Tria	21	15.27 Acres	0	0	5.73 Acres			See above - Commercial acres converted to housing units 1 acre = 5 housing units	586

DEVELOPMENT AREA "H"



GATE
HILL
G-561

LEGAL DESCRIPTION

TRACT D, REGISTERED LAND SURVEY NO. 561
RAMSEY COUNTY, MINNESOTA

AREA BREAKDOWNS

TOTAL AREA = 955,910 SQ FT \ 21.95 ACRES
TOTAL ROAD EASEMENT = 51,660 SQ FT \ 1.18 ACRES
(60' CENTERVILLE ROAD R/W)
TOTAL WETLAND = 242,690 SQ FT \ 5.58 ACRES

DATE: October 12, 2018
SHEET 1 OF 1 SHEET

PROJECT: ISLAND FIELD
SHEET DESCRIPTION: BASE MAP

PROJECT: ISLAND FIELD

NORTH OAKS
C O M P A N Y

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Minnesota.
Randy L. Kurth, R.L.S., No. 20970
Randy L. Kurth, R.L.S., No. 16113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (763) 788-7602
email: ksl@kurthsurveyinginc.com

- ### LEGEND
- ROAD
 - FENCE
 - SPOT ELEVATION FROM MARK HURD AERIAL TOPD MAPPING
 - SPOT ELEVATION FIELD VERIFIED
 - EXISTING CULVERT
 - UTILITY POLE
 - SWAMP SYMBOL
 - TREE
 - EDGE OF WOODS
 - 10 FOOT CONTOUR
 - 2 FOOT CONTOUR
 - EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
 - CONCRETE CURBS
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER AND DIRECTION OF FLOW
 - EXISTING STORM SEWER AND DIRECTION OF FLOW
 - EXISTING FORCE MAIN
 - 30' SETBACK

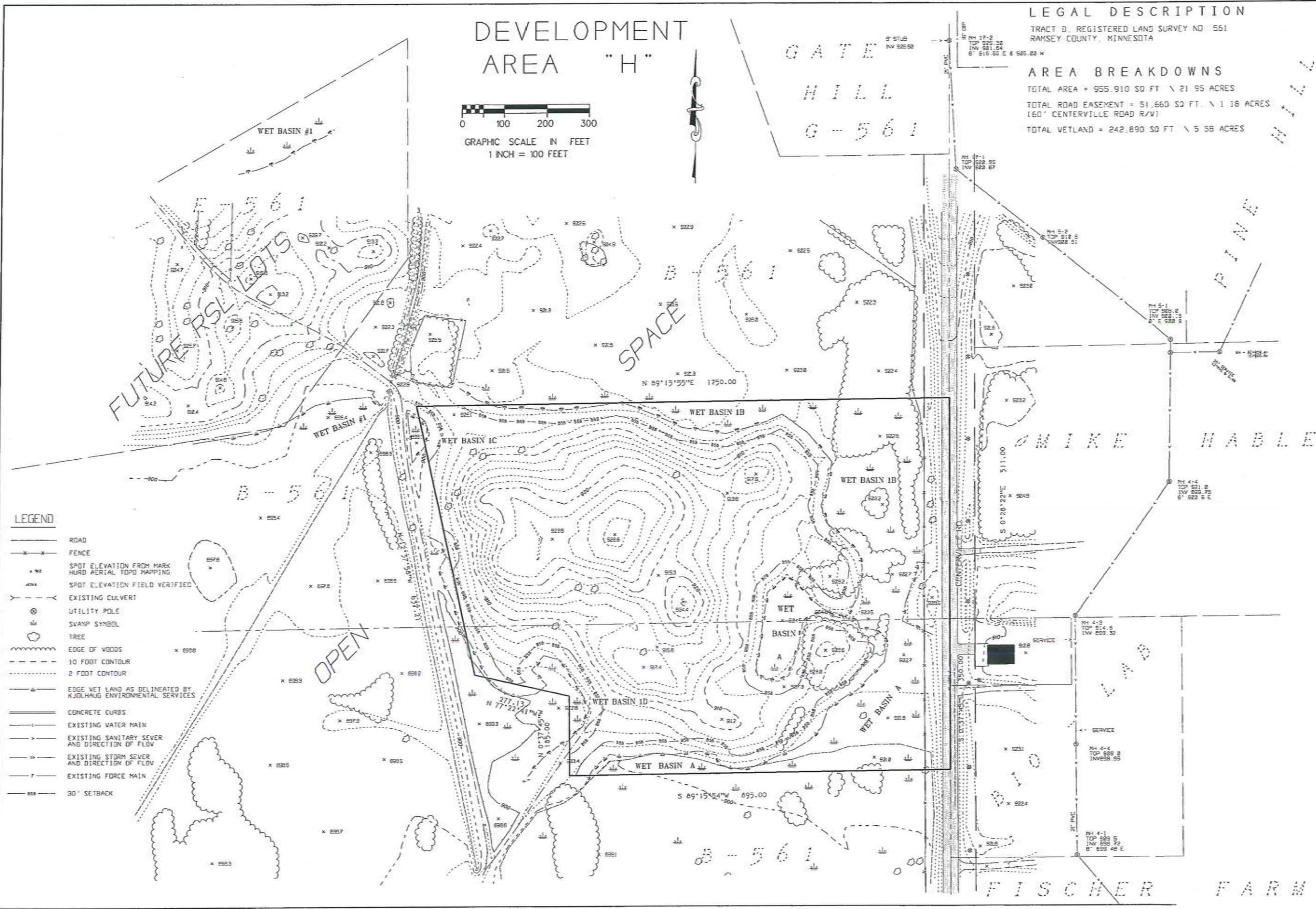


Exhibit D: Existing Conditions

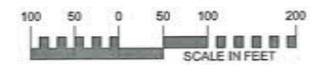
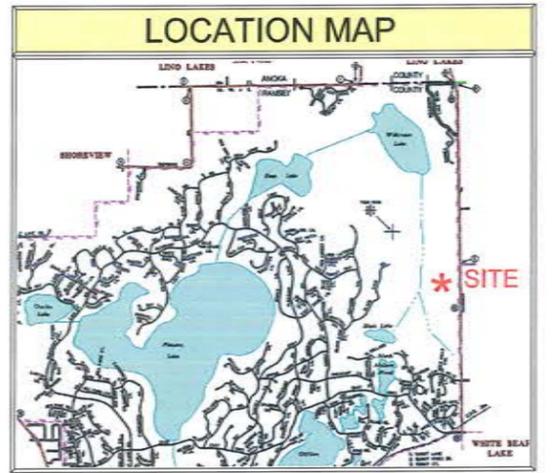
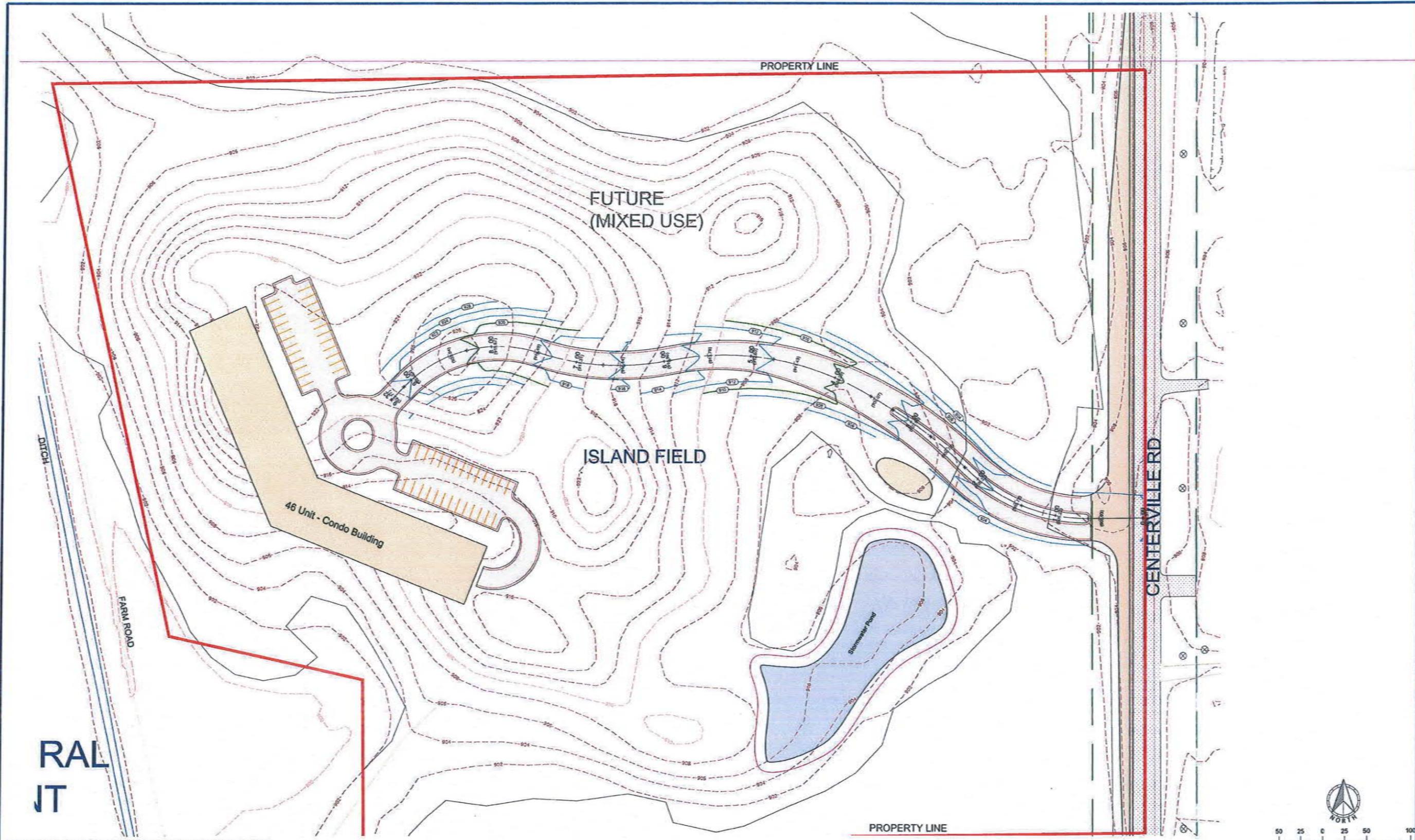


Exhibit E: Concept Plan



EXISTING UTILITIES SHOWN ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE				
DRAWN BY				
CHECKED BY				
DATE				
XXXXXX				

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Name, P.E. _____ Lic. No. _____
 Date _____

SATHRE-BERGQUIST, INC.
 153 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
ISLAND FIELD
NORTH OAKS COMPANY

FILE NO.
 64500-024
GP1
GP2

Exhibit F: Preliminary Grading Plan

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: Traffic Impacts along Centerville Road - East Oaks Concepts
File #0022650.00

To: Mark Houge, President
Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to three residential development concepts under consideration. These concepts are located along Centerville Road (County Road 59) in North Oaks, MN.

Traffic issues for each of the three concepts are listed below:

- **Anderson Woods South Concept** – Nine (9) single-family residential lots are proposed along a cul-de-sac that intersects Centerville Road (County Road 59) at Anderson Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Anderson Woods South Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	9 units	42	42	2	5	6	3
			42	42	2	5	6	3
			84		7		9	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- According to Ramsey County Engineering, the nine units proposed along the cul-de-sac will not generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles

per hour warranting either a northbound left turn lane and/or a southbound right turn lane.¹

- Signalization will likely not be warranted at the intersection with Anderson Lane. Side street stop will likely be required for traffic control.²



- **Island Field Concept** – This concept shows a 46-unit condominium project proposed west of Centerville Road. Access would be achieved via a cul-de-sac roadway.

Traffic Issues:

- The following table lists the trip generation potential of the multi-family residential development proposed in this concept:

Table 2 - Trip Generation Potential – Island Field Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	46 units	124	124	4	12	13	8
			124	124	4	12	13	8
			248		16		21	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- It appears that the condominium project proposed along the cul-de-sac may generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a northbound left turn lane and/or a southbound right turn lane.³
- Further, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County.
- Ramsey County may require that the cul-de-sac access intersection with Centerville Road align with an existing access on the east side.
- Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants for changes in traffic control. Signalization will likely not be warranted at the intersection with Centerville Road. Side street stop will likely be required for traffic control.⁴

¹ Turn lane volume guidelines outlined during a preliminary meeting between North Oaks Company LLC and Ramsey County Engineering, December 4, 2019.

² Side street stop control refers to the condition where the main street traffic does not have a stop sign, but the intersecting side street traffic does have a stop sign.

³ See footnote 1

⁴ See footnote 2.

December 27, 2019
Page 3

- **Gate Hill Concept** – This concept shows a loop roadway serving 58 residential twinhome/duplexes and 27 villa residential lots on the west side of the intersection of County Road H2 E & Centerville Road.

Traffic Issues:

- The following table lists the trip generation potential of the residential development proposed in this concept. (Note: Although the twinhome/duplexes and villa residential units are generally smaller than typical single-family residential units, the ITE Trip Generation Manual makes no distinction between them.):

Table 3 - Trip Generation Potential – Gate Hill Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	58 units	315	315	11	34	38	22
Single Family Housing	210	27 units	156	156	6	18	18	11
			471	471	17	52	56	33
			942		69		89	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- The Gate Hill Concept proposed along the loop road will likely generate trip volumes that exceed the County guideline of ten (10) turning vehicles per hour, thus warranting construction of either a northbound left turn lane and/or a southbound right turn lane.⁵
- It is noted that Centerville Road currently has a northbound right turn lane approaching County Road H2 E. However, there is no southbound left turn lane or bypass lane along Centerville Road at County Road H2 E.
- Ramsey County may require traffic counts at this intersection with Centerville Road to assess whether warrants will be met for changes in traffic control (i.e., signalization or multi-way stop). Otherwise, side street stop will remain warranted for traffic control.⁶ A full intersection control evaluation report (ICE Report) may be required by the County.

In summary, this analysis represents a high-level overview of traffic issues related to these three development concepts. From this analysis, the Gate Hill Concept will most likely meet warrants for one or more turn lanes and potential changes in traffic control. This is due to the number of trips entering the development during peak hours. Traffic counts and additional analysis may be required to better define whether the County's turn lane guidance is met from one or both directions. Further, it is possible that the

⁵ See footnote 1.

⁶ See footnote 2.

December 27, 2019
Page 4

County may require additional analysis at either of the other concept access intersections.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site H – Island Field Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plan dated January 21, 2020, for the Island Field Development from the North Oaks Company. This site is indicated as "Site H" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 35 planned households on Site H in an area designated as limited mixed use (zoned as RCM-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site H may have a density increase of 30%, which would bring the total number of dwelling units allowed to 45. Table 1 also indicates that the site may have single family detached, townhomes, other multi-family and limited commercial uses. The proposed concept plan provides for a condominium building with 46 owned units, which appears to be one unit more than the approved PUD. The condominium building is proposed to be a three story building with an additional lower level for parking and a foundation size of 30,000 square feet.
- The Concept Plan shows an area reserved for future development. The accompanying letter states that this may be a building with commercial or 29 additional housing units based on a conversion of commercial acres to residential dwelling units.
- The building(s) will be served by municipal water and sanitary sewer to be provided by White Bear Township.
- Stormwater is managed through a pond in the southeast corner of the site.
- The Concept Plan shows that the site will be accessed from a 32 foot wide street extending from Centerville Road south of County Road H2.

• NATURE • HERITAGE • COMMUNITY •

Mr. Kevin Kress
January 24, 2020
Page 2

- The development is envisioned to be a part of NOHOA and served by a separate sub-association. Upon development completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- NOHOA understands the density increase to allow up to 45 units for this site not the 46 units as is proposed. Further, NOHOA seeks further clarification on the proposed additional commercial or residential dwelling units for this site given that the site is at the maximum allowed residential density with the current proposed condo building.
- NOHOA seeks further discussion regarding the proposed trail system as this site needs to be connected to the existing trail system to the north, west, and south.
- As the design progresses NOHOA will want to continue discussions with the Company on what NOHOA's maintenance responsibilities will be for the road given that it terminates at a parking lot for the condo building.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
Nord Concept Plan (Site C)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “Nord” parcel located north of Deep Lake Road and east of Sherwood Road. The subject 55-acre property is identified as “Site C” in the East Oaks Planned Development Agreement (PDA). The submitted concept plan calls for the creation of 12 lots upon the site, resulting in an average lot size of 4.6 acres (gross).

According to the PDA, the City’s RSM - PUD, Residential Single-Family Medium Density zoning district provisions apply to the subject property. Additionally, the eastern one-third of the site lies within the Shoreland Management District of Deep Lake, a designated “recreational development” lake.

All lots are proposed to be served by individual septic systems and wells.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding on the Developer.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation
- Exhibit H: Concept Plan Alternative

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

History of Proposed Development on Nord Parcel. A formal request for preliminary subdivision approval of the Nord site was considered by the City Council in May of 2019. The subdivision was denied based on the following findings:

1. *The subdivision's proposed access location and street layout is deemed inconsistent with that provided in the EAW and East Oaks Planned Development Agreement (PDA) which illustrates a cul-de-sac access from the west via Sherwood Road (in contrast to the currently submitted concept plan, the preliminary subdivision application illustrated a cul-de-sac access from the southeast North Deep Lake Road).*
2. The design of the preliminary subdivision must provide an opportunity for a well-conceived trail route. Considering such trail route may influence the street and lot layout, approval of the preliminary subdivision without a well-defined trail route, which has been found to be acceptable to NOHOA, is considered premature.

As part of subdivision review, it is important that the preceding items be addressed to the satisfaction of the City.

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

According to the PDA, a total of 10 single family dwelling units are allowed upon the subject site (Site C) with a potential 30 percent density bonus. In this regard, a maximum of 13 lots containing single family dwellings are allowed. The concept plan

illustrates a total of 12 lots and dwelling units and is consistent with the PDA requirements.

Site Access. Unlike the previously considered preliminary subdivision which illustrated a cul-de-sac street extension from North Deep Lake Road, the submitted concept plan illustrates a cul-de-sac street extension from the west via Sherwood Road. This proposed conceptual access location is consistent with the 1999 EAW and the “Conceptual Street and Access Plan” - Exhibit B-2 of the East Oaks PDA.

Ten of the 12 proposed lots are proposed to be accessed via the Sherwood Road cul-de-sac. The developers propose to “reconfigure” two lots which presently exist along North Deep Lake Road and retain an existing farm access along the roadway. In this regard, Lots 1 and 2 are proposed to be accessed via a shared driveway off of North Deep Lake Road.

According to the developer, an eastward extension of the proposed cul-de-sac (to access Lots 1 and 2) would likely result in negative environmental impacts, specifically additional tree removal and wetland mitigation. Additionally, it has been indicated that an eastward extension of the cul-de-sac would likely impact areas intended to be devoted to septic system drainfield sites.

As part of the City’s consideration of the Nord preliminary subdivision application, a traffic impact memorandum was prepared by the developer. This memorandum was revised per the new concept plan. The findings of this study are discussed in the City Engineer’s comments provided in a latter section of this memorandum.

While the PDA conceptually directs the configuration of the street within the subdivision, it does not include any language which explicitly prohibits private driveway access to North Deep Lake Road. If a preliminary subdivision plan is submitted which illustrates access to two of the lots via North Deep Lake Road, the City Council will ultimately need to determine if such proposed access “conforms in material respects” and is “consistent with” the Conceptual Road and Access Plan found in the PDA.

Lots. The RSM zoning district imposes a minimum lot area requirement of 1.1 acres. In addition, the Shoreland Ordinance imposes a minimum lot size requirement of 43,560 square feet (1 acre). Lots within the subdivision range from 1.91 to 9.26 acres in area (gross) with an average lot measuring 4.6 acres in size. All proposed lots exceed minimum area requirements.

Neither the PDA nor the Zoning Ordinance impose a minimum lot width requirement. Lots within the Shoreland Management District, are however subject to a minimum lot width requirement of 150 feet. Lots 1 and 2, which lie within the Shoreland District, significantly exceed this requirement.

While all proposed lots have been found to meet PDA and Ordinance requirements, it should be recognized that proposed Lot 3 is considered a “flag lot” which are commonly

discouraged or prohibited by communities. While flag lots presently exist in the City, and are allowed to be created, Staff believes they should be avoided if possible.

A flag lot is typically defined as a lot with a limited amount of width along a street which provides access to a larger, buildable area of a lot through a narrow strip of land. The discouragement or prohibition of flag lots is intended to ensure a degree of lot width consistency within subdivisions (as measured at the front setback line). Flag lots also tend to create confusion in regard to emergency vehicle and garbage collection service access.

While flag lots presently exist in the City and are not prohibited, Staff believes they should be avoided if possible. Attached at Exhibit H is an alternative concept plan layout which potentially eliminates the flag lot and converts the proposed shared access driveway off of North Deep Lake Road to a single access (to one single family home).

Trails. As part of the City's consideration of the Nord preliminary subdivision application, trail planning and location was a primary discussion issue.

The Trail Map - Exhibit B4 of the East Oaks PDA does not appear to illustrate a new trail segment through the subject site identified as a Primary Trail" or a Restricted Trail."

As shown on the submitted concept plan, a trail is proposed between Lots 6 and 7 which would connect to an existing trail to the south. The trail appears to provide a logical connection to the existing trail system. A second trail segment is proposed near the southern boundaries of Lots 1 and 2.

Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. Within RSM - PUD Districts, the following setbacks apply:

Principal Building to Roadway Easements:

Front-loaded garage:	20 feet
Home or side-loaded garage:	10 feet

Principal Building to Adjacent Structures:

Attached garage to attached garage:	12 feet
Attached garage to house:	20 feet
House to house:	24 feet

Structures to Ordinary High-Water Level (of Deep Lake): 75 feet

Principal and accessory buildings from wetlands: 30 feet

It appears that all proposed lots have an ability to meet the preceding setback requirements.

Floor Area Ratio. Within the RSM - PUD Districts, a maximum floor area ratio of 12 percent is imposed (ratio of floor area of buildings to gross lot area). This floor area ratio requirement will be imposed as a condition of preliminary subdivision approval.

ENGINEERING COMMENTS (Larina DeWalt)

- A revised Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 12 proposed residential lots shown in the Nord Concept plan. According to industry standard Trip Generation calculations and preliminary discussions with Ramsey County Engineering, it appears that the county volume guideline for warranting a turn lane along Sherwood Road, or signalization at the intersection will not be exceeded. It is assumed that only a side street stop condition will be required. The two residential lots proposed to be accessed via a shared drive off of Deep Lake Road will have minimal impact on traffic in the existing roadway system. Verification from Ramsey County should be provided with future development submittals.
- Proposed trail connection across Lots 1 and 2 from the Existing Trail Easement appears to cross/conflict with proposed shared access driveway for Lots 1 and 2. Details of this crossing/conflict should be included as part of future formal consideration of project development plans.
- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features have not been provided to determine viability of building pad setbacks.
- It appears that no wetland impacts or necessary mitigation is proposed based on the concept plan, as shown. The developer has indicated that construction of access between Wetlands 1 & 2 will not impact or require mitigation. Further analysis of the item will be conducted as part of formal consideration of project development plans.
- The developer has indicated that the proposed trail will be constructed at the time of road and shared utility construction and that no wetland impacts are anticipated. Further analysis of the item will be conducted as part of formal consideration of project development plans.
- As it is proposed that each lot will be served by individual well and septic, suitable area determination for septic shall be made in conjunction with

Geotechnical evaluation. This information should be provided as part of formal consideration of project development plans.

- Fire Department review of site plan access and layout for emergency services will be required.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- VLAWMO (as LGU) review of stormwater, grading and wetland protection plans will be required.
- A conceptual evaluation of a reconfiguration of access for Lot 2 and the elimination of the proposed flag lot for Lot 3 was conducted. Based on review of developer provided information from Wenck and Sathre-Bergquist, it appears that an extension of the proposed cul-de-sac off of Sherwood Road to include access to Lot 2 is potentially feasible. This conclusion is based on the attached Nord Concept Plan Alternative drawing and Suitable soil assessment provided by developer.

Upon review of an overlay of the two, it is clear that the potential extension of the cul-de-sac would indeed decrease the suitable soil area for Lot 3, in the current lot configuration proposed by developer. However, the concept plan alternative suggests an adjustment to the lot lines eastward of Lot 6. These conceptual lot line adjustments appear to provide accommodation for the septic drainfield locations in alignment with suitable soil areas and minimum SF as required under City ordinance. Further evaluation and engineering analysis is required to confirm viability of alternative concept layout.

SUMMARY

From a design standpoint, Staff believes previously raised concerns related to site access, street configuration and trail issues have been addressed, compliant with Concept Plan review guidance. In this regard, the proposed Nord concept plan appears to be consistent with the previously approved East Oaks master plan and the terms of the related East Oaks PDA.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director

Stephanie McNamara, Vadnais Lake Area Water Management Organization
Jenifer Sorensen, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company



MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Ski Hill
- 12) South East Pines

 Developed and Undeveloped
Land or Protected Open Space

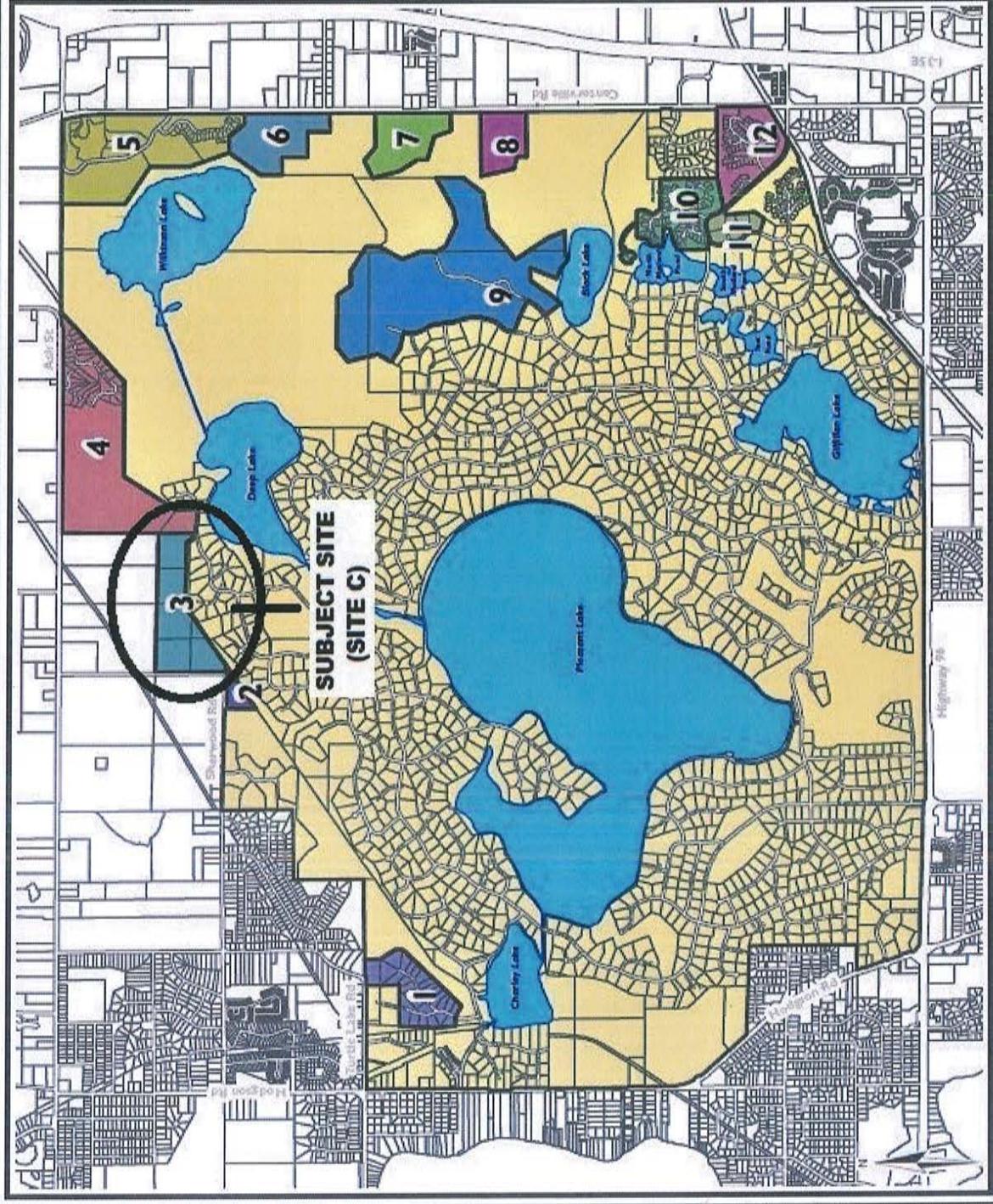


Exhibit A: Site Location



January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site C – Nord Development
 Concept Plan – Updated Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this same Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Anderson Woods, Gate Hill, Island Field and Black Forest Way, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plan conforms to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site C - Nord. The Company will apply for Preliminary Plan approval to subdivide Site C - Nord (SITE) in later in January 2020, and request a public hearing regarding the same at the February 23, 2020 Planning Commission Meeting.

Project Description: the SITE is zoned RSM-PUD with the intended use to be for 10 to 13 single-family lots, 10 plus the option to increase density 30%, resulting in a maximum of 13 lots. The Company proposes subdividing the SITE into 12 single-family lots. Each lot will be served with natural gas, electric, and communication systems. Each individual homeowner will install septic systems and wells.

Road access and traffic: the primary access to the SITE will be from Sherwood Road. A 28' wide street (typical rural section) will be constructed to serve the westerly 10 lots, extending from Sherwood Road to the proposed cul-de-sac in the center, approximately, of the SITE. In addition, the two existing lots on the east end of the Site will be reconfigured and access will continue to be from the existing shared driveway at Deep Lake Road. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates no turn lanes or other improvements to Sherwood Road or Deep Lake Road will be required, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which shows boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 2400 square feet (SF). The actual

location, height, and size of each future house will be determined by the homeowner and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The minimum lot size is 1.1 Acres, the approximate size of each lot is noted in the table below.

Lot 1	9.26 Acres
Lot 2	8.15 Acres
Lot 3	4.98 Acres
Lot 4	2.93 Acres
Lot 5	2.99 Acres
Lot 6	3.33 Acres
Lot 7	2.61 Acres
Lot 8	3.02 Acres
Lot 9	3.70 Acres
Lot 10	3.75 Acres
Lot 11	1.91 Acres
Lot 12	3.42 Acres

Existing site conditions and topography: attached you will find a Base Map survey. The SITE is relatively flat, with a number of wetlands, and heavily wooded.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a street. Initial grading of the SITE will be limited to that required to install storm water, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography. No grading will occur south or east of the proposed street, except that required to build a home on each lot. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees this is the most appropriate solution with no impacts to wetlands.

Staging Plan: all lots will be created at one time, and the Company anticipates obtaining approval to enable the street to be complete summer of 2020.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. The concept plan shows a proposed trail between lots 6 & 7 to connect to the trails south of the SITE. Existing trail easements on properties south of the SITE may be utilized for the desired east to west trail, which would connect to the trail along Deep Lake Road. The Company will work with NOHOA to ensure the soils allow for the trail to be restored along Deep Lake Road (as shown in Exhibit B4 of the PDA). If soils are not suitable immediately north of Deep Lake Road, the Company will move the trail to the north side of the wetland on the southeast corner of lot 1.

This development is envisioned to be a part of NOHOA and will not be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

- cc: City Planner (w/encl.)
- City Engineer (w/encl.)
- City Attorney (w/encl.)
- Mikeya Griffin, NOHOA
- Gary Eagles, North Oaks Company LLC

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT
 NORTH OAKS COMPANY
 EAST OAKS PUD
 Updated: 01.21.2020

SITE NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING									
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	0	30% = 1	
C NORD	10	0	0	0	12	0	-2	30% = 3	
D RAPP FARM	200	34	0	122	0	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% = 3	
G GATE HILL	68	0	0	0	71	13	10	30% = 20	
H ISLAND FIELD	35	0	0	0	46	16	5	30% = 11	
I THE PINES (East Mallard Pond)	54	54	0	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% = 19	566 604 618 629
L SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0	0	571
Subtotal	645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion	29					29			
COMMERCIAL									
E-3 EAST WILKINSON Waverly Gardens & Tria	21 Acres	15.27 Acres	0	0	5.73 Acres			See above - Commercial acres converted to housing units 1 acre = 5 housing units	586

RAMSEY COUNTY OPEN SPACE

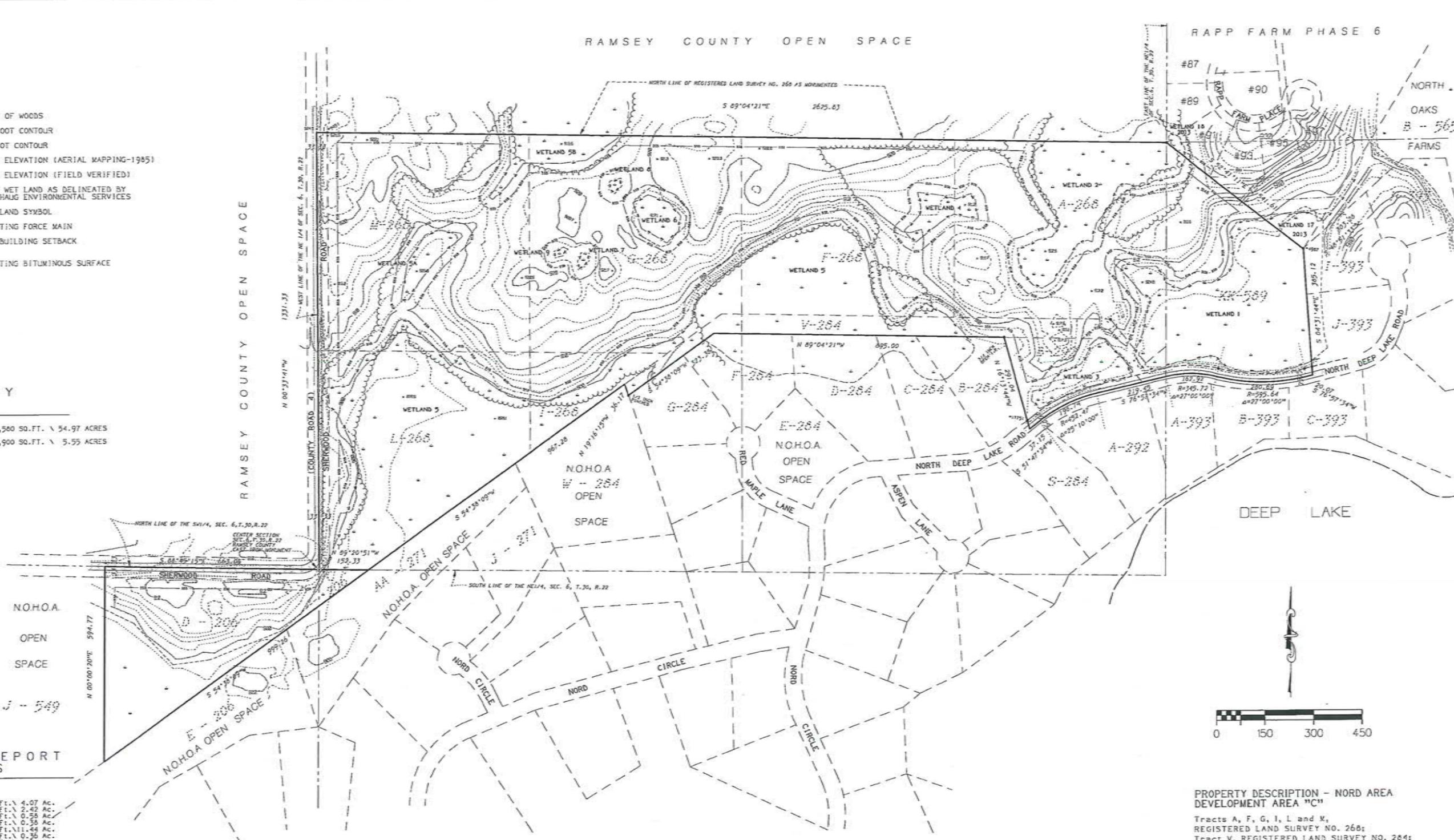
RAPP FARM PHASE 6

LEGEND

- = EDGE OF WOODS
- = 10 FOOT CONTOUR
- = 2 FOOT CONTOUR
- = SPOT ELEVATION (AERIAL MAPPING-1985)
- = SPOT ELEVATION (FIELD VERIFIED)
- = EDGE WET LAND AS DELINEATED BY RJOHLHAUG ENVIRONMENTAL SERVICES
- = WET LAND SYMBOL
- = EXISTING FORCE MAIN
- = 30' BUILDING SETBACK
- = EXISTING BITUMINOUS SURFACE

BOUNDARY AREAS

TOTAL NORD AREA = 2,394,500 SQ.FT. \ 54.97 ACRES
 TOTAL EAST PRESERVE = 241,900 SQ.FT. \ 5.55 ACRES

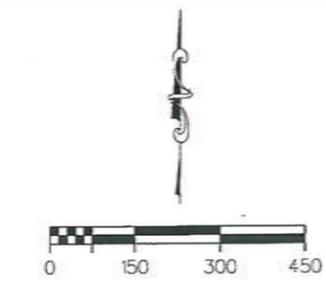


WETLAND REPORT AREAS

WETLANDS - OCTOBER 2015

Wetland 1	= 177,270	Sq.Ft.	\ 4.07	Ac.
Wetland 2	= 105,200	Sq.Ft.	\ 2.40	Ac.
Wetland 3	= 25,300	Sq.Ft.	\ 0.58	Ac.
Wetland 4	= 16,650	Sq.Ft.	\ 0.38	Ac.
Wetland 5	= 498,470	Sq.Ft.	\ 11.44	Ac.
Wetland 6	= 15,250	Sq.Ft.	\ 0.35	Ac.
Wetland 7	= 27,650	Sq.Ft.	\ 0.64	Ac.
Wetland 8	= 13,900	Sq.Ft.	\ 0.32	Ac.
Wetland 9	= 1,310	Sq.Ft.	\ 0.03	Ac.
Wetland 10	= 1,250	Sq.Ft.	\ 0.03	Ac.
Wetland 11	= 630	Sq.Ft.	\ 0.01	Ac.
Total	= 863,220	Sq.Ft.	\ 20.26	Ac.

NOTE: EAST PRESERVE AREA - DEVELOPMENT AREA "B" IS SHOWN AS A CONTIGUOUS OWNERSHIP ONLY AND WILL NOT BE A PART OF THE FINAL PROJECT.



PROPERTY DESCRIPTION - NORD AREA DEVELOPMENT AREA "C"

Tracts A, F, G, I, L and M, REGISTERED LAND SURVEY NO. 268;
 Tract V, REGISTERED LAND SURVEY NO. 264;
 Tract S, REGISTERED LAND SURVEY NO. 292;
 Tract KK, REGISTERED LAND SURVEY NO. 569;
 All in Ramsey County, Minnesota

PROPERTY DESCRIPTION - EAST PRESERVE AREA DEVELOPMENT AREA "B"

Tracts C and M, REGISTERED LAND SURVEY NO. 206,
 Ramsey County, Minnesota

KURTH SURVEYING, INC.
 4002 JEFFERSON ST. N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-9769 FAX: (763) 788-7602
 E-MAIL: ks@kurthsurveyinginc.com

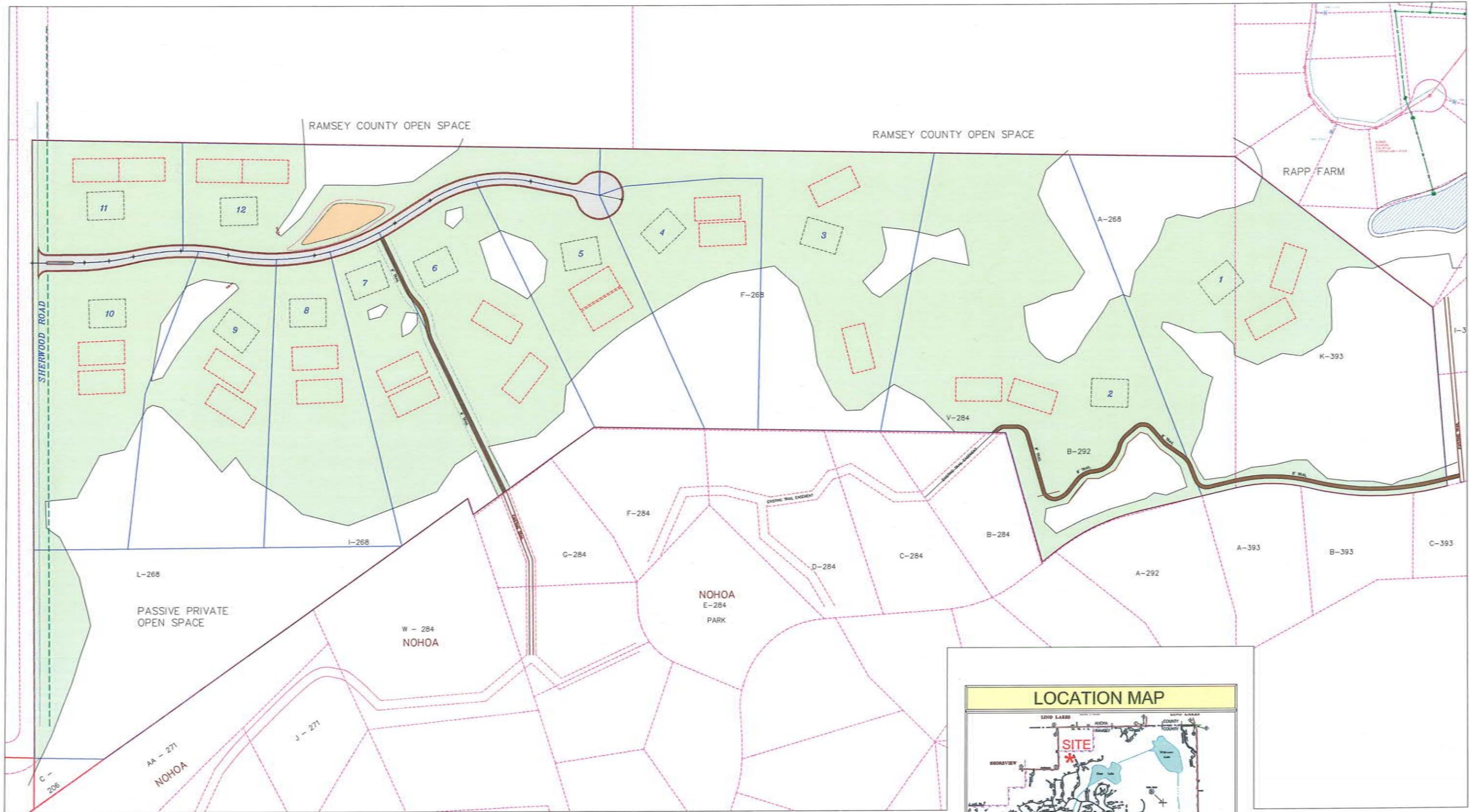
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

 Randy L. Kurth, RLS, No. 20270
 Russell J. Kurth, RLS, No. 16113

DEVELOPMENT AREA
"B" & "C"



PROJECT:	NORD & EAST PRESERVE AREAS	DATE:	January 17, 2019
SHEET DESCRIPTION:	EXISTING CONDITIONS	SHEET 1 OF 6 SHEETS	



NORD AREA

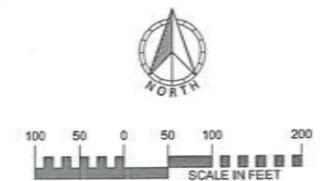
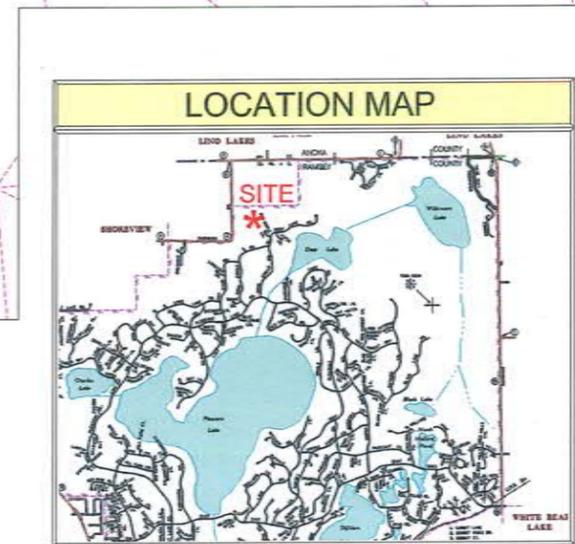
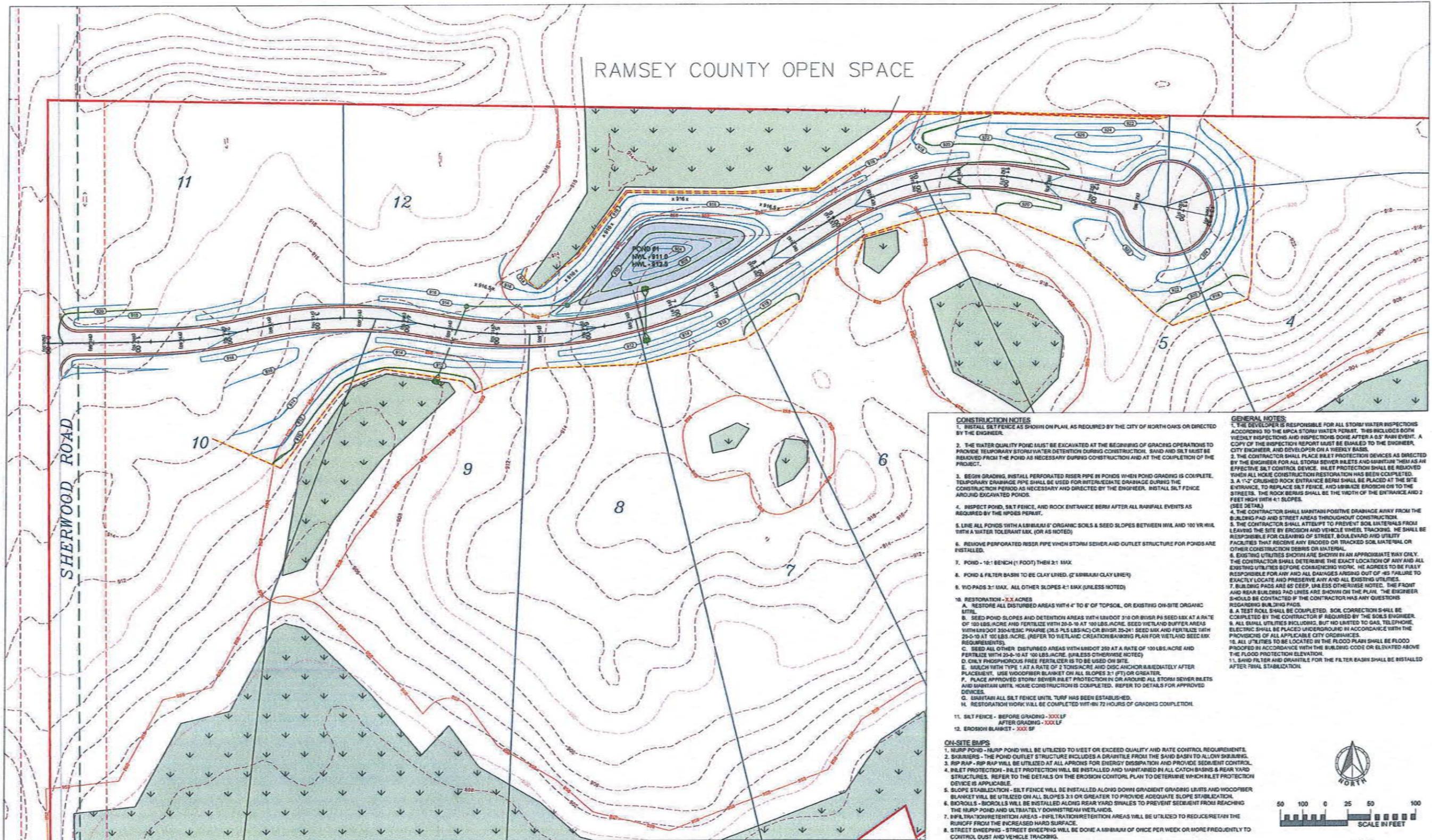


Exhibit E: Concept Plan

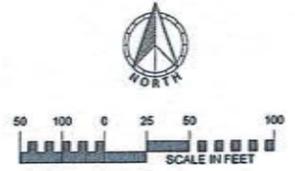
RAMSEY COUNTY OPEN SPACE



- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORMWATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE MPDS PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN HWL AND 100 YR HWL WITH A WATER TOLERANT MIX (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 16:1 BENCH (1 FOOT) THEN 2:1 MIX.
 8. POND & FILTER BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
 9. W/O PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - XX ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC SOIL.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MIXED 3:10 OR BISON P9 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MIXED 300 LBS./ACRE PHASE (20 LBS./5 LBS./AC) OR BISON 25-0-11 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/REPAIRING PLAN FOR WETLAND SEED MIX REQUIREMENTS)
 - C. SEED ALL OTHER DISTURBED AREAS WITH MIXED 220 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 11. SILT FENCE - BEFORE GRADING - XXX LF
AFTER GRADING - XXX LF
 12. EROSION BLANKET - XXX SF

- GENERAL NOTES**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPDS STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE SUBMITTED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN ALL HOME CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
 3. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE. TO REPLACE SILT FENCE AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERM SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEARING OF STREET, SIDEWALK AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 6. EXISTING UTILITIES SHOWN ARE SHOWN BY AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 7. BUILDING PADS ARE 6" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 8. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
 9. ALL SHALL UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 10. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAIN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 11. SAND FILTER AND DRAINAGE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

- ON-SITE BMPs**
1. MUD POND - MUD POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A DRAMITILE FROM THE SAND BASIN TO ALLOW SKIMMING.
 3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE DETAILS ON THE EROSION CONTROL PLAN TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 6. BIO-ROLLS - BIO-ROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE MUD POND AND ULTIMATELY DOWNSTREAM WETLANDS.
 7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO CONTROL DUST AND VEHICLE TRACKING.
 9. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.



DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX				
DRAWN BY				
CHECKED BY				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Name, P.E. _____
Date: _____ Lic. No. _____

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
NORD PARCEL

FILE NO. 64500-013
X

Exhibit F: Preliminary Grading Plan



12701 Whitewater Drive, Suite 300
 Minnetonka, MN 55343

Main (952) 937-5150
 Fax (952) 937-5822

westwoodps.com
 (888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: Nord Concept - East Oaks Concepts
 File #0022650.00

To: Mark Houge, President
 Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to a residential development concept under consideration.

Traffic issues for the Nord Concept are listed below:

- **Nord Concept** – Twelve (12) single-family residential lots are proposed for this concept. Ten lots will have access to a cul-de-sac that intersects Sherwood Road (County Road 4) in the northern part of North Oaks. Two reconfigured lots on the east end of the Nord Concept are proposed to access Deep Lake Road.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Nord Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	10 units	47	47	2	6	6	4
Single Family Housing	210	2 units	9	9	0	1	1	1
			56	56	2	7	7	5
			112		9		12	

(Source: Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017)

- It appears that the ten units proposed along the cul-de-sac will not generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a

December 27, 2019
Page 2

- northbound left turn lane and/or a southbound right turn lane along Sherwood Road.¹
- Signalization will likely not be warranted at the intersection with Sherwood Road. Side street stop will likely be required for traffic control.²
- The two residential lots that will access Deep Lake Road will have minimal impact on traffic in the immediate area or along the North Oaks roadway system.

In summary, this analysis represents a high-level overview of traffic issues related to the Nord Concept. From this analysis, there will be minimal direct vehicular traffic (i.e., two or fewer trips per peak hour) generated by the Nord Concept along the other streets within North Oaks. The vast majority of Nord Concept traffic will enter from or exit onto Sherwood Road, which accesses Ash Street (County Road J) to the north, or Turtle Lake Road to the west.

Cc: David Weetman, Westwood Professional Services

¹ Turn lane volume guidelines outlined during a preliminary meeting between North Oaks Company LLC and Ramsey County Engineering, December 4, 2019.

² Side street stop control refers to the condition where the main street traffic does not have a stop sign, but the intersecting side street traffic does have a stop sign.



NORD CONCEPT PLAN ALTERNATIVE

NAC 1/8/20



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site C – Nord Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plans dated January 21, 2020, for the Nord Development from the North Oaks Company. This site is indicated as "Site C" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 10 planned households on Site C in an area designated as single family detached (zoned as RSM-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site C may have a density increase of 30%, which would bring the total number of dwelling units allowed to 13. The proposed concept plan provides for a total of 12 single family residential sites, which is within the limit established in the approved PUD.
- Exhibit B-1 of the 1999 PUD identifies a small part between Sites B and C as passive private open space. The Site C Concept Plan shows that Passive Private Open Space in the southwest corner of the development.
- The single-family homes will be served by individual wells and septic systems.
- The Concept Plan proposes that 10 of the home sites will be served by a new, 28-foot wide cul-de-sac accessed off of Sherwood Road. The Concept Plan further shows that two of the home sites will be served by a shared private driveway off of North Deep Lake Road.
- The Concept Plan shows one trail between lots 6 and 7 extending from the proposed cul-de-sac to an existing trail located to the south and a trail located on lots 1 and 2 to the east connecting to the existing NOHOA trail system in that vicinity.

● NATURE ● HERITAGE ● COMMUNITY ●

- There would not be a sub-association for the 12 residential lots and, upon completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- NOHOA has concerns about the proposed shared driveway to serve lots 1 and 2 off of North Deep Lake Road given the potential for future issues regarding shared use, maintenance, and replacement. NOHOA preference would be to lengthen the proposed cul-de-sac so one more lot could be served and leave just one lot accessing on North Deep Lake Road. This longer cul-de-sac also more closely matches Exhibit B2 from the 1999 PUD.
- There is extensive tree cover on this site that should be preserved as much as possible with the siting of homes and driveways.
- The applicant will need to demonstrate the feasibility of individual septic systems as a part of future development applications.
- NOHOA seeks further discussion regarding the proposed trail system as the location proposed is not preferred given the wetlands in that area. It is the preference of NOHOA that trails be developed interior to the parcels and not directly adjacent to the roadway. We would also prefer that a trail easement be maintained over the existing V-284 parcel. The use of this trail would be seasonal as it is located across a wetland. In addition, we would request a trail easement along the south side of Lot 6 to provide a connection to a trail along Parcel F-284.
- NOHOA would prefer not to have a center island off of Sherwood Road.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
Anderson Woods Concept Plan (Site F)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “Anderson Woods” parcel located south of the recently approved Wilkinson Villas (1A) subdivision along Centerville Road.

The subject property occupies the southern one-half of “Site F” in the East Oaks Planned Development Agreement (PDA). Including a centrally located wetland area, Site F measures approximately 36 acres in size. The submitted concept plan calls for the creation of 9 single family residential lots upon the subject site. Including the four previously approved unit lots which are located within Site F, but which receive access through the Wilkinson Villas (1A) development in Site E-1, a total of 13 lots and 13 single family residences are proposed upon the site.

According to the PDA, the City’s RMH - PUD, Residential Multiple Family High Density zoning district provisions apply to the subject property. Also, to be noted is that the extreme northwest corner of the concept plan site lies within the Shoreland Management District of Wilkinson Lake, a designated “natural development” lake.

All lots are proposed to be served by municipal sewer and water.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding on the Developer.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Grading Plan
- Exhibit G: Traffic Evaluation (pages 1 and 2)

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

According to the East Oaks PDA, a total of 10 single family residential lots are allowed upon the subject site (Site F) with a potential 30 percent density bonus. In this regard, a maximum of 13 lots are allowed. To be noted is that the recently approved Wilkinson Villas (1A) subdivision, which occupies the northern one-half of the subject site, included four lots. Thus, nine units remain available for development on the southern one-half of the site.

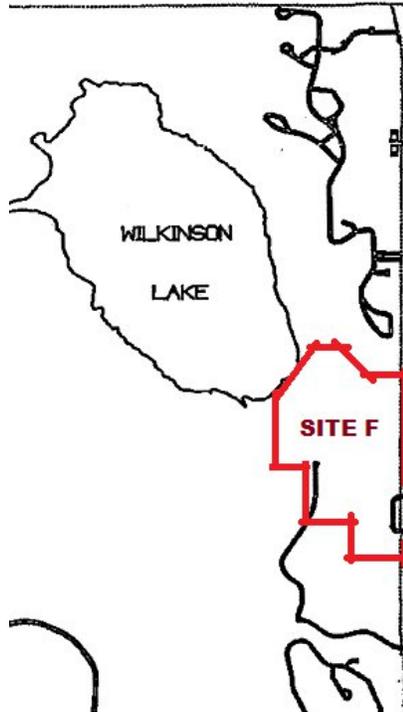
The concept plan illustrates a total of 9 lots which will result in 13 total lots upon Site F. In this regard, the proposed concept plan is consistent with the East Oaks PDA requirements.

To be recognized is that a decision to exercise the available density bonus upon the subject property may impact the intensity of development (number of dwelling units) upon other undeveloped sites within the East Oaks PUD.

Site Access. The subject site is proposed to be accessed from the east via a single point along Centerville Road which aligns with Anderson Lane.

The "Conceptual Street and Access Plan", Exhibit B-2 of the East Oaks PDA, appears to illustrate two access points along Centerville Road which is not necessarily consistent with the submitted concept plan design (see diagram below). From a traffic

management standpoint however, it is believed that a single point of access is preferable, and two access points are not warranted for the number of lots which are proposed.

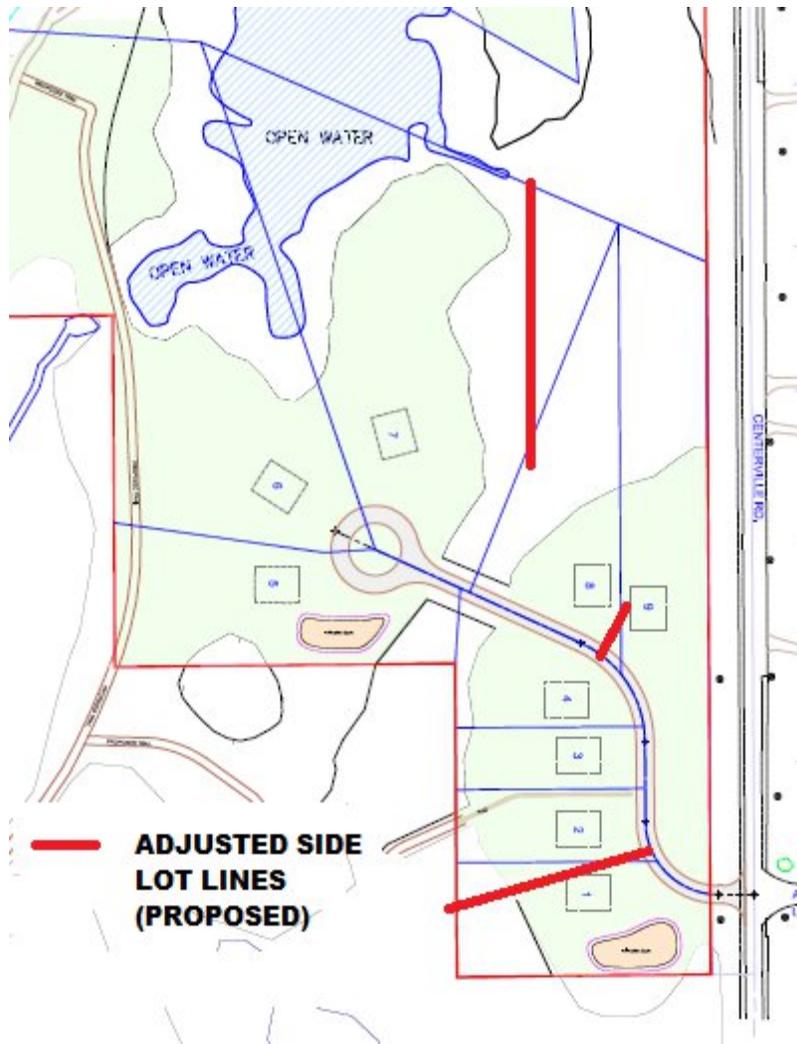


According to the developer, Ramsey County representatives have indicated that no turn lanes or other improvements will be required to Centerville Road to accommodate traffic generated by the subdivision.

Lots. The RMH - PUD zoning district does not impose a minimum lot area requirement.

The City's Subdivision Ordinance does not include any lot design standards. It is, however, a common planning practice to encourage (or require) side lot lines which are substantially perpendicular to streets and radial to curved streets. A primary intent of such standard is to establish predictable property line locations as a means of avoiding future property line disputes. Additionally, it is common practice to avoid acute angles at property line corners to maximize usable yard space.

As part of subdivision design development, it is suggested that consideration be given to adjusting side lot lines in a manner similar to that illustrated below.



Trails. Appropriately, the concept plan illustrates a link to the existing trail system to the west. Specifically, a trail connection is proposed between Lots 2 and 3.

Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. Setback requirements for principal and accessory structures upon the proposed lots are imposed by the East Oaks PDA (for RMH - PUD zoned property). In this regard, the following minimum setback requirements are imposed upon principal structures:

Principal Building to Roadway Easements:

- Front: 15 feet
- Side: 20 feet

Rear: 20 feet

Principal Building to Principal Building:

Front to front: 40 feet

Side to side: 15 feet

Rear to rear: 50 feet

Structures to Ordinary High-Water Level (of Wilkinson Lake): 150 feet (per the Planned Development Agreement)

Also, to be noted is that principal and accessory buildings must be set back a minimum of 30 feet from all wetlands.

All proposed lots appear to have the ability to meet the preceding setback requirements.

Floor Area Ratio. Within RMH - PUD Districts, a maximum floor area ratio of 37.5 percent is imposed (ratio of floor area of buildings to gross lot area). This is significantly greater than a maximum 20 percent floor area ratio requirement specified in the East Oaks PDA. In the case of conflicting standards, the provisions of the PDA prevail. Thus, a maximum 20 percent floor area ratio is considered applicable to the proposed subdivision. This floor area ratio requirement will be imposed as a condition of preliminary subdivision approval.

According to the developers, floor area ratios of approximately 10 percent are anticipated in this development.

ENGINEERING COMMENTS (Larina DeWalt)

- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the nine proposed residential lots shown in the Anderson Woods Concept plan. According to industry standard Trip Generation calculations and preliminary discussions with Ramsey County Engineering, it appears that the county volume guideline for warranting turn lanes along Centerville Road, or signalization at the intersection will not be exceeded. It is assumed that only a side street stop condition will be required. Verification from Ramsey County should be provided with future development submittals.
- Ordinary High-Water elevation as well as the 100-Year high water levels for site surface water features have not been provided to determine viability of building pad setbacks.
- Based upon the concept plan provided, it appears that approximately 8,835 SF of wetland impacts are proposed for street construction and grading. Wetland

impacts and necessary mitigation is proposed based on the concept plan, as shown. VLAWMO (as LGU) review of stormwater, grading and wetland mitigation/protection plans will be required.

- Developer has indicated that proposed trail will be constructed at the time of road and shared utility construction. Further analysis of this item will be conducted as part of future formal consideration of project development to assess potential impacts to buildable areas of Lots 2 & 3.
- A Geotechnical evaluation with recommendations for pavement section, utilities and building pad elevations should be provided with future development submittals.
- Fire Department review of site plan access and layout for emergency services will be required.
- Conceptual utility calculations were performed based on layout and proposed W/O lot elevations of Lots 5, 6 & 7. Upon conceptual review, it appears that individual grinder pumps or ejector pumps will be required for sanitary sewer service to those lots
- Due to existing survey information, it appears that significant earthwork may be required for individual homesites. A preliminary earthwork calculation exercise should be completed as part of future formal consideration of project development plans as the quantities required may necessitate individual conditional use permit applications for each homesite.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- Verification from White Bear Township Public Works for utility access agreement will be required with future development submittals.

SUMMARY

From a design standpoint, Staff believes the concept plan is generally consistent with the East Oaks PDA. Feedback should, however, be provided to the developer regarding the acceptability of the proposed site access from Centerville Road which differs from that illustrated on the Conceptual Street and Access Plan included in the PDA.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director
Stephanie McNamara, Vadnais Lake Area Water Management Organization
Jenifer Sorensen, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company



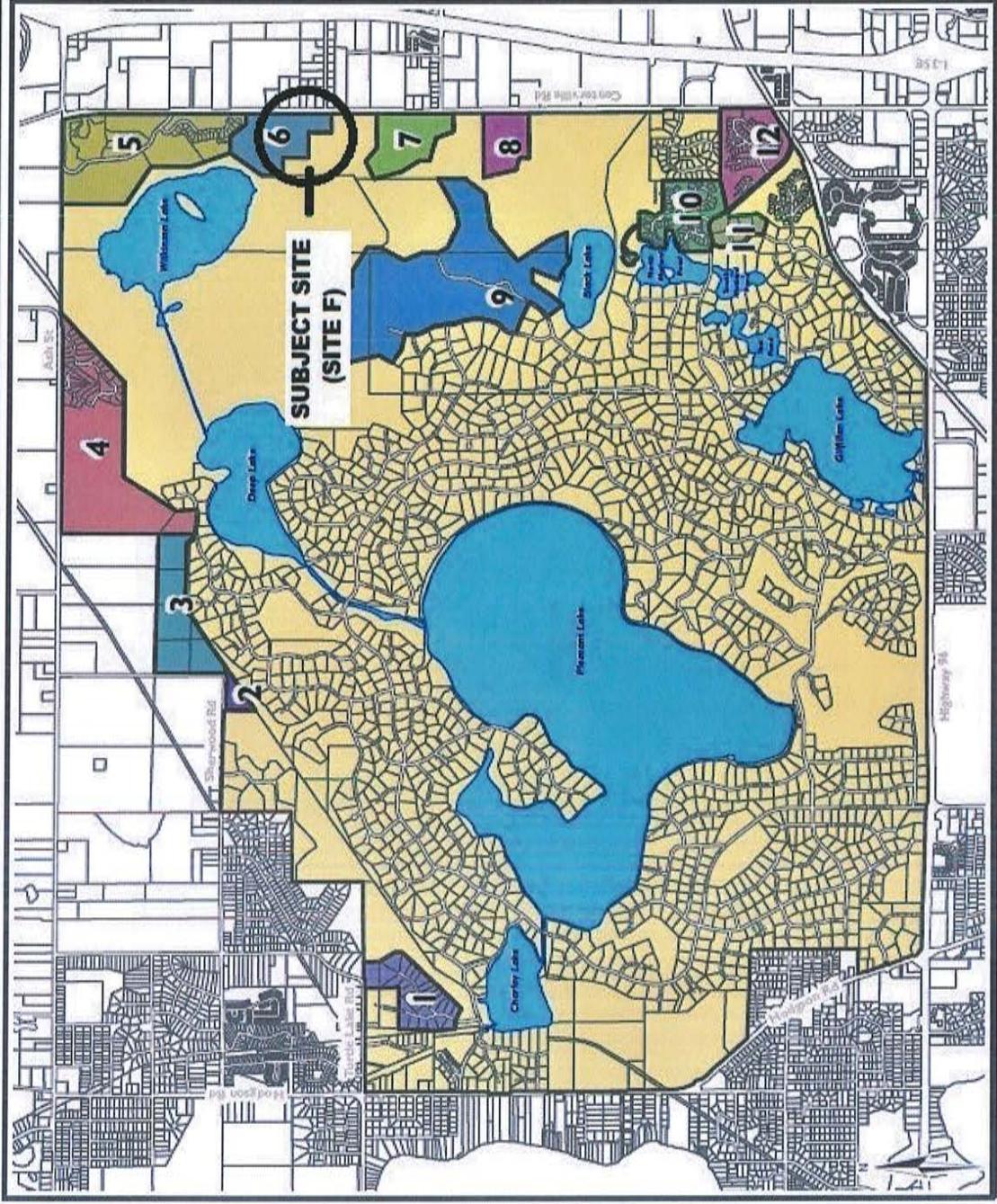
MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Ski Hill
- 12) South East Pines

 Developed and Undeveloped
 Land or Protected Open Space





January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site F – Anderson Woods Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Gate Hill, Island Field and North Black Lake, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plan conforms to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide the south portion of Site F - Anderson Woods. The Company will apply for Preliminary Plan approval to subdivide the south portion of Site F - Anderson Woods (SITE) later in January 2020, and request a public hearing regarding the same at the February 23, 2020 Planning Commission Meeting.

Project Description: Site F – Anderson Woods is zoned RMH-PUD with the intended use to be for 10 to 13 single-family or townhome lots, 10 plus the option to increase density 30%, resulting in a maximum of 13 lots. The City approved the subdivision of the north end of Anderson Woods to create 4 townhome (Villa) lots in 2019. The Company proposes subdividing the south portion of the SITE into 9 additional single-family lots. Each lot will be served by municipal water, sanitary sewer (to be provided by White Bear Township), natural gas, electric, and communication systems.

Road access and traffic: the SITE will be accessed from Centerville Road at the proposed intersection opposite Anderson Lane to the east. A 32' wide street with curb & gutter will serve all 9 lots, extending from Centerville Road to a cul-de-sac on the west side of the SITE. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates no turn lanes or other improvements to Centerville will be required, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which shows boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 2400 square feet (SF). The actual location, height, and size of each future house will be determined by the homeowner and approved by the City's Building

Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The Floor Area Ratio (FAR) guides the density versus a minimum lot size. Based on the approximate building sizes outlined above the proposed FAR is approximately 50% of the maximum allowable FAR of 0.20 coverage in aggregate for the SITE, as noted in the PDA.

Existing site conditions and topography: attached you will find a Base Map survey; the existing topography shows 2 areas of higher ground surrounded by wetlands. The west portion of the SITE has a limited number of existing trees and the east portion of the SITE is more heavily wooded. A large wetland exists in the middle of the SITE that was improved from a Type 1 to a Type 4 wetland.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a road. Initial grading of the SITE will be limited to that required to install underground water, sanitary sewer, storm sewer, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography, with a 100' length of street constructed by filling between the high ground areas. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees this is the most appropriate solution to minimize impacts to wetlands. The need to impact any wetlands is greatly reduced by accessing the 3 westerly lots from the east versus the south. The proposed street will interrupt a flat area where the hydrology allows for water to flow either north or south of the proposed street.

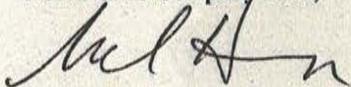
Staging Plan: all lots will be created at one time, and the Company anticipates obtaining approval to enable the street and utilities to be complete summer of 2020.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system to the west. Specifically, the concept plan shows a proposed trail on the south side of the SITE to connect to the trails north and west of the SITE, currently in use. In addition, The Company is working with NOHOA to determine the exact location of the trails to the south that will connect to this SITE, as shown in Exhibit C1 of the PDA.

This development is envisioned to be a part of NOHOA but will not be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

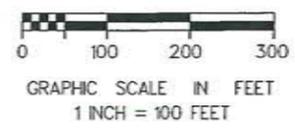
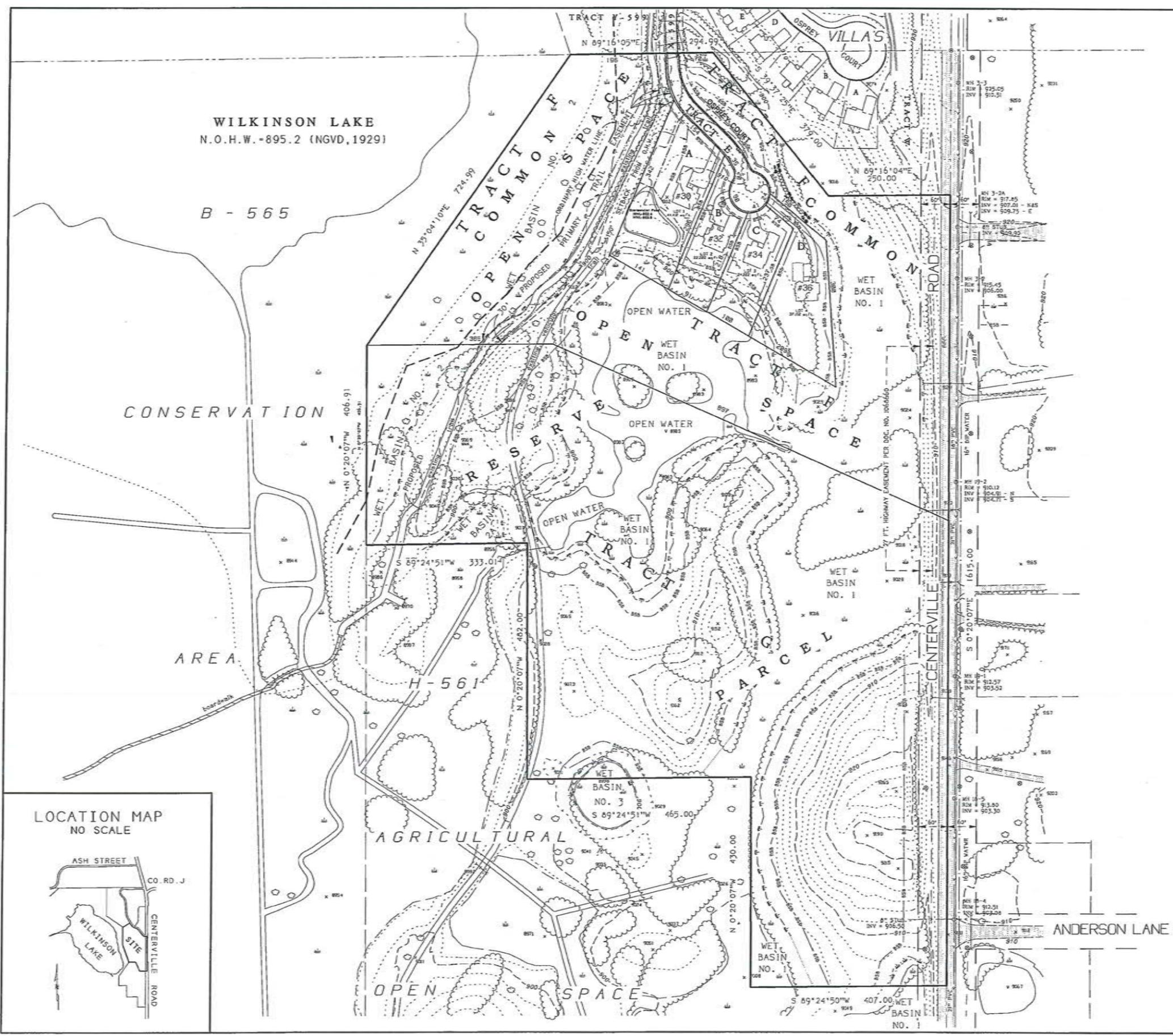
Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)
Mikeya Griffin, NOHOA
Gary Eagles, North Oaks Company LLC

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT
 NORTH OAKS COMPANY
 EAST OAKS PUD
 Updated: 01.21.2020

SITE NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING									
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	0	30% = 1	
C NORD	10	0	0	0	12	0	-2	30% = 3	
D RAPP FARM	200	34	0	122	0	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% = 3	
G GATE HILL	68	0	0	0	71	13	10	30% = 20	
H ISLAND FIELD	35	0	0	0	46	16	5	30% = 11	
I THE PINES (East Maillard Pond)	54	54	0	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% = 19	566 604 618 629
L SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0	0	571
Subtotal	645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion	29					29			
COMMERCIAL									
E-3 EAST WILKINSON Waverly Gardens & Tria	21 Acres	15.27 Acres	0	0	5.73 Acres			See above - Commercial acres converted to housing units 1 acre = 5 housing units	586

DEVELOPMENT AREA "F"



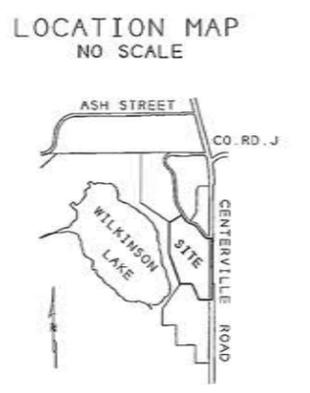
- LEGEND**
- x 806 SPOT ELEVATION FROM MARK HURD AERIAL TOPD MAPPING
 - - - - - EXISTING CULVERT
 - ⊙ UTILITY POLE
 - ⊕ SWAMP SYMBOL
 - TREE FROM AERIAL MAPPING
 - EDGE OF WOODS
 - - - - - 10 FOOT CONTOUR
 - ⋯ 2 FOOT CONTOUR
 - EDGE WET LAND AS DELINEATED BY KJELHAUG ENVIRONMENTAL SERVICES
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER AND DIRECTION OF FLOW
 - EXISTING STORM SEWER AND DIRECTION OF FLOW
 - EXISTING FORCE MAIN
 - BUILDING SETBACK LINE
 - EXISTING BITUMING

RECAP OF SUBDIVISION

TOTAL NO. OF LOTS	4 BUILDABLE
TOTAL BOUNDARY AREA	1,583,400 SQ. FT. 35.89 AC.
OPEN SPACE (EX. RW & WET)	102,970 SQ. FT. 2.36 AC.
OSPREY COURT	15,500 SQ. FT. 0.36 AC.
TOTAL VILLAS LOTS	127,810 SQ. FT. 2.93 AC.
FUTURE AREA (EX. RW & WET)	533,350 SQ. FT. 12.25 AC.

- BUILDING SETBACKS**
- BUILDING TO BUILDING SETBACKS:
 FRONT TO FRONT: 40 FT. - PRINCIPAL BLDG
 SIDE TO SIDE: 15 FT. - PRINCIPAL BLDG
 REAR TO REAR: 50 FT. - PRINCIPAL BLDG
- ROAD RIGHT OF WAY SETBACKS:
 FRONT: 15 FT. - PRINCIPAL BLDG
 SIDE: 20 FT. - PRINCIPAL BLDG
 REAR: 20 FT. - PRINCIPAL BLDG
- WETLAND SETBACKS: 30 FT.
 ALL BUILDINGS: 30 FT.
- MAX. BUILDING HEIGHT:
 35 FT. AT FRONT SETBACK LINE
 45 FT. FOR WALKOUT LEVEL
- DRIVEWAY REQUIREMENTS:
 ONE CURB CUT PER DWELLING
 P.V. SPACING: 10 FT. UNLESS SHARED
 MAX. WIDTH AT CURB: 16 FT.

PROPERTY DESCRIPTION
 Tract M, REGISTERED LAND SURVEY NO. 586
 Ramsey County, Minnesota



DATE: July 1, 2019

SHEET DESCRIPTION: FINAL OVERALL PLAN

PROJECT: WILKINSON VILLAS PHASE 1A

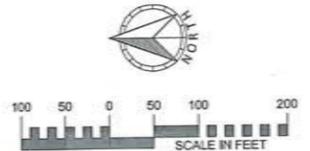
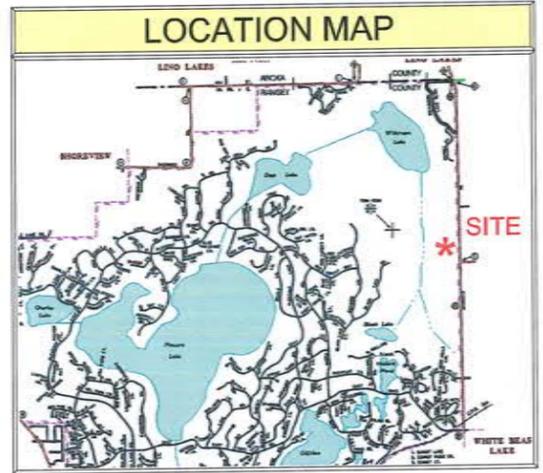
NORTH OAKS COMPANY

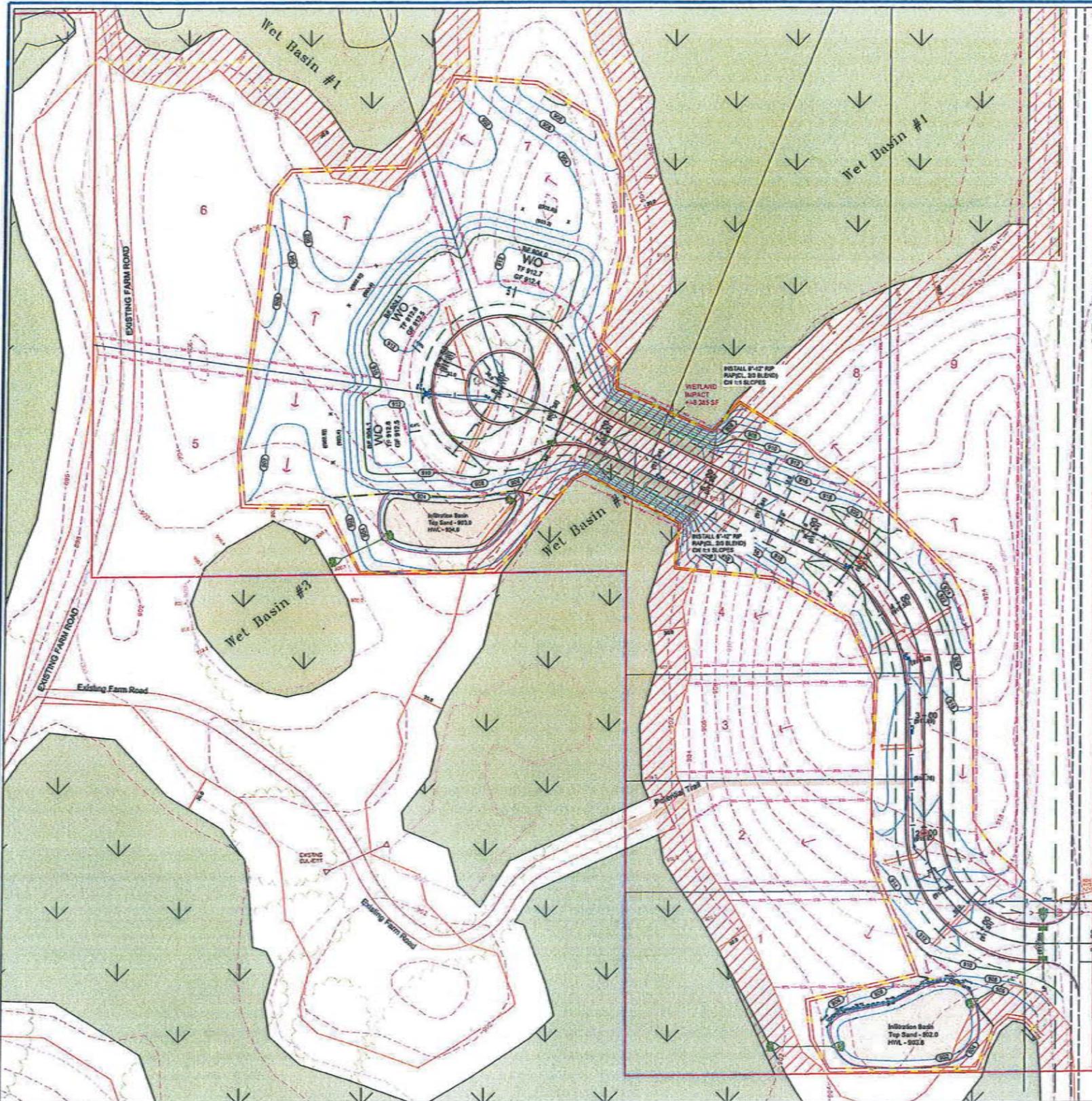
KURTH SURVEYING, INC.
 4002 JEFFERSON ST. N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-9769 FAX: (763) 788-7602
 E-MAIL: kat@kurthsurveyinginc.com

SHEET 2 OF 3 SHEETS



ANDERSON WOODS



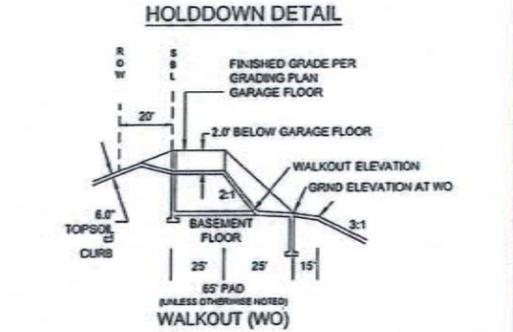
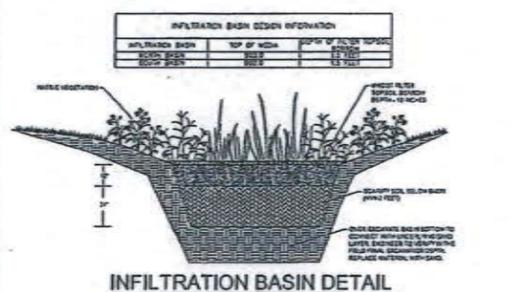


- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 1" ORGANIC SOILS & SEED SLOPES BETWEEN 1:1 AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 2:1 MAX
 8. POND & FILTER BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
 9. WO PADS 2:1 MAX. ALL OTHER SLOPES 4:1 MAX. (UNLESS NOTED)
 10. RESTORATION - 4.8 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC TOPSOIL.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MINIMUM 2:1 OR MINOR P:8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MINIMUM 2:1 SEED MIX (SLS PL. SLOPES) OR BIRCH 20-0-11 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
 - C. SEED ALL OTHER DISTURBED AREAS WITH MINIMUM 2:1 AT A RATE OF 40 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 2:1 (7:1) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
 - G. MAINTAIN ALL SILT FENCE UNTIL TUMF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 11. SILT FENCE - BEFORE GRADING - 5.110 LF AFTER GRADING - 200 LF
 12. EROSION BLANKET - 8,500 SF

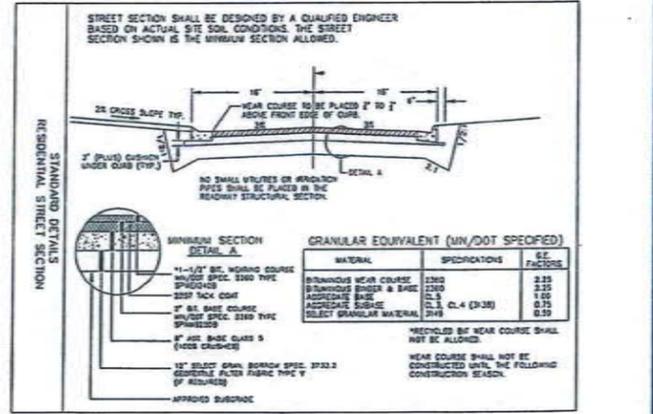
- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE NPDES STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE SILT PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. SILT PROTECTION SHALL BE REMOVED WHEN ALL HOME CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
 3. A 1/4" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERM SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIAL FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEARING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 6. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 7. BUILDING PADS ARE SHOWN ON THE PLAN. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 8. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
 9. ALL SMALL UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 10. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAN SHALL BE FLOOD PROTECTED IN ACCORDANCE WITH THE FLOOD PROTECTION OR EL ELEVATION ABOVE THE FLOOD PROTECTION ELEVATION.
 11. SAND FILTER AND DRAINABLE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

- ON-SITE BMPs**
1. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APPLICABLE SLOPES TO PROVIDE ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 2. SILT PROTECTION - SILT PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CAUTION AREAS & REAR YARD STRUCTURES. REFER TO THE DETAILS ON THE EROSION CONTROL PLAN TO DETERMINE WHICH SILT PROTECTION DEVICE IS APPLICABLE.
 3. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG SLOPE GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 4. BIODIVERSITY - BIODIVERSITY WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE MURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
 5. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 6. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO CONTROL DUST AND VEHICLE TRACKING.
 10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

- CONSTRUCTION SCHEDULING**
1. INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
 2. ALL CONSTRUCTION PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
 3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES, ESPECIALLY AFTER EACH RAINFALL EVENT.
 4. INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, FIBER OPTIC, ETC.) PRIOR TO SETTING FINAL GRADE OF 3/8" TOLERANCE.
 5. INFILTRATION AREAS ARE NOT ALLOWED TO BE USED AS TEMPORARY SEDIMENT BASINS.
 6. COMPLETE, STABILIZE, AND VEGETATE ALL OTHER SITE IMPROVEMENTS.
 7. ONLY AFTER UPSTREAM CONSTRUCTION IS COMPLETED, CAN THE INFILTRATION BASIN BE CONSTRUCTED TO FINAL GRADE. ONCE GRADING IS COMPLETED, INSTALL FILTER TOPSOIL SCREEN AND VEGETATE IN ACCORDANCE WITH THE RESTORATION PLAN.
 8. MINIMUM FILTER TOPSOIL DEPTH SHALL BE TOLLED AFTER INSTALLATION IN THE BASIN TO REDUCE COMPACTION DURING INSTALLATION.
 9. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.



- NOTES:**
1. GRADE (512.4) BEHIND EACH HOMESITE IS PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
 2. ESTABLISH FINISH GRADE AT ALL 12' FRONT YARD UTILITY EASEMENT LOCATIONS.



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
AW-PRELIM SHEETS				
DRAWN BY				
CHECKED BY				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Name, P.E. _____ Lic. No. _____

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____

NORTH OAKS, MINNESOTA

GRADING PLAN

ANDERSON WOODS

NORTH OAKS

FILE NO. 64500-021

X

Exhibit F: Grading Plan

MEMORANDUM

Date: December 27, 2019

Re: **Traffic Impacts along Centerville Road - East Oaks Concepts**
 File #0022650.00

To: Mark Houge, President
 Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to three residential development concepts under consideration. These concepts are located along Centerville Road (County Road 59) in North Oaks, MN.

Traffic issues for each of the three concepts are listed below:



- **Anderson Woods South Concept** – Nine (9) single-family residential lots are proposed along a cul-de-sac that intersects Centerville Road (County Road 59) at Anderson Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Anderson Woods South Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	9 units	42	42	2	5	6	3
			42	42	2	5	6	3
			84		7		9	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- According to Ramsey County Engineering, the nine units proposed along the cul-de-sac will not generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles

December 27, 2019

Page 2

- per hour warranting either a northbound left turn lane and/or a southbound right turn lane.¹
 - Signalization will likely not be warranted at the intersection with Anderson Lane. Side street stop will likely be required for traffic control.²
- **Island Field Concept** – This concept shows a 46-unit condominium project proposed west of Centerville Road. Access would be achieved via a cul-de-sac roadway.

Traffic Issues:

- The following table lists the trip generation potential of the multi-family residential development proposed in this concept:

Table 2 - Trip Generation Potential – Island Field Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	46 units	124	124	4	12	13	8
			124	124	4	12	13	8
			248		16		21	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- It appears that the condominium project proposed along the cul-de-sac may generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a northbound left turn lane and/or a southbound right turn lane.³
- Further, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County.
- Ramsey County may require that the cul-de-sac access intersection with Centerville Road align with an existing access on the east side.
- Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants for changes in traffic control. Signalization will likely not be warranted at the intersection with Centerville Road. Side street stop will likely be required for traffic control.⁴

¹ Turn lane volume guidelines outlined during a preliminary meeting between North Oaks Company LLC and Ramsey County Engineering, December 4, 2019.

² Side street stop control refers to the condition where the main street traffic does not have a stop sign, but the intersecting side street traffic does have a stop sign.

³ See footnote 1

⁴ See footnote 2.

December 27, 2019
Page 3

- **Gate Hill Concept** – This concept shows a loop roadway serving 58 residential twinhome/duplexes and 27 villa residential lots on the west side of the intersection of County Road H2 E & Centerville Road.

Traffic Issues:

- The following table lists the trip generation potential of the residential development proposed in this concept. (Note: Although the twinhome/duplexes and villa residential units are generally smaller than typical single-family residential units, the ITE Trip Generation Manual makes no distinction between them.):

Table 3 - Trip Generation Potential – Gate Hill Concept

Land Use	ITE	Size		Weekday		AM peak		PM Peak	
	Code			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	58	units	315	315	11	34	38	22
Single Family Housing	210	27	units	156	156	6	18	18	11
				471	471	17	52	56	33
				942		69		89	

(Source: Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017)

- The Gate Hill Concept proposed along the loop road will likely generate trip volumes that exceed the County guideline of ten (10) turning vehicles per hour, thus warranting construction of either a northbound left turn lane and/or a southbound right turn lane.⁵
- It is noted that Centerville Road currently has a northbound right turn lane approaching County Road H2 E. However, there is no southbound left turn lane or bypass lane along Centerville Road at County Road H2 E.
- Ramsey County may require traffic counts at this intersection with Centerville Road to assess whether warrants will be met for changes in traffic control (i.e., signalization or multi-way stop). Otherwise, side street stop will remain warranted for traffic control.⁶ A full intersection control evaluation report (ICE Report) may be required by the County.

In summary, this analysis represents a high-level overview of traffic issues related to these three development concepts. From this analysis, the Gate Hill Concept will most likely meet warrants for one or more turn lanes and potential changes in traffic control. This is due to the number of trips entering the development during peak hours. Traffic counts and additional analysis may be required to better define whether the County's turn lane guidance is met from one or both directions. Further, it is possible that the

⁵ See footnote 1.

⁶ See footnote 2.

December 27, 2019
Page 4

County may require additional analysis at either of the other concept access intersections.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site F – Anderson Woods South Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plans dated January 21, 2020, for the Anderson Woods South Development from the North Oaks Company. This site is indicated as "Site F" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 10 planned households on Site F in an area designated as limited mixed residential (zoned as RMH-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site F may have a density increase of 30%, which would bring the total number of dwelling units allowed to 13. Table 1 further indicates that single family detached and townhomes are allowed in this area. In 2019, the City of North Oaks approved the subdivision on the north end of Anderson Woods to create four townhome lots. The Concept Plan proposes nine additional single-family lots, bringing the total number of lots to 13, which is within the standard set forth in the 1999 PUD.
- Each lot will be served by municipal water and sanitary sewer to be provided by White Bear Township. It should be noted that three lots will need private grinder pumps to support their connection to the sanitary sewer system.
- The Concept Plan proposes that the 9 new lots will be served by a 32 foot wide cul-de-sac extending from Centerville Road at its current intersection with Anderson Lane
- The Concept Plan shows trail connections from this development to existing NOHOA trails in the vicinity.

• NATURE • HERITAGE • COMMUNITY •

Mr. Kevin Kress
January 24, 2020
Page 2

- There would not be a sub-association for the 9 additional residential lots and, upon completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- NOHOA has concerns about the proposed use of grinder pumps for three of the lots. It is hoped that further grading review can eliminate the need for them.
- NOHOA seeks further discussion regarding the proposed trail system, including discussion of the dedication of a portion of lot 6 in an outlot where there are multiple NOHOA trails.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
Gate Hill Concept Plan (Site G)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “Gate Hill” parcel located south of the “Anderson Woods” site along Centerville Road.

The subject 32-acre property is identified as “Site G” in the East Oaks Planned Development Agreement (PDA). The submitted concept plan calls for the creation of 84 dwelling units upon the site. Such units are comprised of 58 twin homes (in 29 buildings) and 26 detached townhomes.

The proposed development area borders an agricultural conservation easement to the south and west.

According to the PDA, the City’s RCM - PUD, Residential Commercial Mixed zoning district provisions apply to the subject property.

All lots are proposed to be served by municipal sewer and water.

The purpose of this memorandum is to highlight various consideration for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation (page 3)

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

The East Oaks PDA makes an allowance for a variety of residential and commercial uses upon Site G, including townhomes and other multi-family dwellings. In this regard, the proposed uses are consistent with the PDA.

The PDA further stipulates that a total of 68 dwelling units are allowed upon the Site G with a potential 30 percent density bonus. As a result, a maximum of 88 dwelling units are allowed. The concept plan illustrates a total of 84 units which is consistent with the PDA requirements.

Site Access. As shown on the concept plan, the subject site is proposed to be accessed from the east via Centerville Road in a location which aligns with County Road H2. Such access appears to consistent with the Conceptual Street and Access Plan included in the PDA.

According to the developers, Ramsey County representatives have indicated that the construction of turn lanes or other improvements may be necessary to accommodate traffic generated by the subdivision.

Subdivision Design. As shown on the submitted concept plan, an internal “loop street” is proposed to access the twin home and townhome lots within the subdivision. The arrangement of uses and street configuration is considered well-conceived.

Recognizing that all 84 dwellings are to be provided access from a single point along Centerville Road, comment and recommendation from the Lake Johanna Fire Department should be provided related to the need for a secondary emergency access.

Staging Plan. The developers anticipate a two-phase development with the creation of approximately half the proposed lots in each. The developers have further indicated that they envision Phase 2 of the subdivision will be completed in 2025.

Building Types. The proposed twin homes and detached townhomes are to be subdivided in a base lot/unit lot arrangement whereby the base lots would be under common ownership.

The submitted concept plan illustrates potential building footprints of 1,400 square feet for the proposed twin homes and 1,800 square feet for the detached townhomes.

The developers have indicated that the actual location, height and size of each detached townhome will be determined by the homeowner and approved by the City Building Official and the Architectural Supervisory Committee of the North Oaks Home Owners' Association (NOHOA).

In conjunction with future preliminary subdivision processing, it is recommended that example unit designs for the proposed detached townhome and twin home units be submitted to the Planning Commission and City Council for review and comment.

Trails. The Trail Map (Exhibit B4) of the PDA illustrates a north/south "primary trail" through the subject site.

The submitted concept plan does not illustrate any trails. The developer has however, indicated that they are working with NOHOA to determine exact trail locations as illustrated in the PDA. In this regard, Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. The East Oaks PDA imposes the following minimum setbacks requirements upon residential detached and attached structures located in RCM-PUD Districts (which includes the subject site):

Principal Building to Roadway Easements:

Front:	15 feet
Side:	20 feet
Rear:	20 feet

Principal Building to Principal Building:

Front to front:	40 feet
Side to side:	15 feet
Rear to rear:	50 feet

Also, to be noted is that principal and accessory buildings must be set back a minimum of 30 feet from all wetlands.

It appears that all proposed lots have an ability to meet the following setback requirements:

Off-Street Parking. Within RCM - PUD Districts, a parking supply requirement of two spaces per dwelling unit is imposed. Of the two spaces per unit, one must be enclosed.

While all dwelling units are expected to exceed the preceding requirement, it is believed a parking supply concern could result along the north/south segment of the loop street near Centerville Road which is flanked on both sides by twinhomes. Recognizing that numerous driveways will be constructed along the roadway and that lots are relatively narrow, it is anticipated that on-street parking availability could be an issue.

As part of subdivision design development, Staff suggests that consideration be given to providing additional opportunities for guest parking in the area.

ENGINEERING COMMENTS (Larina DeWalt)

- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 85 proposed residential units shown in the Gate Hill Concept plan. According to industry standard Trip Generation calculations and preliminary discussions with Ramsey County Engineering, it appears that the county volume guideline for warranting turn lanes along Centerville Road, or signalization at the intersection may be exceeded. Further analysis, including traffic counts and modeling, may be required by the County and should be included with future development submittals. Verification of proposed design from Ramsey County should also be provided with future development submittals.
- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features, as provided appear to be sufficient for building pad setbacks and required freeboard. High water Elevations for adjacent wetlands and Overflow elevations should be provided for further verification in future development submittals.
- It appears that no wetland impacts or necessary mitigation is proposed based on the concept plan, as shown. VLAWMO (as LGU) review of stormwater, grading and wetland mitigation/protection plans will be required.

- A Geotechnical evaluation with recommendations for pavement section, utilities and building pad elevations should be provided with future development submittals.
- Fire Department review of site plan access and layout for emergency services will be required.
- According to existing survey information, it appears there is sufficient depth to accommodate sanitary sewer service to all proposed lots.
- Due to existing survey information, it appears that significant earthwork will be required for overall development. A conceptual earthwork calculation/mass balance exercise for each proposed phase is recommended and should be provided with future development submittals.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- Based on the plans provided, it is unclear where necessary drainage and utility easements are proposed, or how proposed stormwater management facilities will be accessed for maintenance. As part of future development submittals, all necessary drainage and utility easements should be clearly identified in proposed locations.
- Verification from White Bear Township Public Works for utility access agreement will be required with future development submittals.

SUMMARY

Staff believes the proposed Gate Hill concept plan is consistent with the previously approved East Oaks master plan and the terms of the related PDA.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
 Mikeya Griffin, NOHOA Executive Director
 Stephanie McNamara, Vadnais Lake Area Water Management Organization
 Jenifer Sorensen, Department of Natural Resources
 Mark Houge and Gary Eagles, North Oaks Company



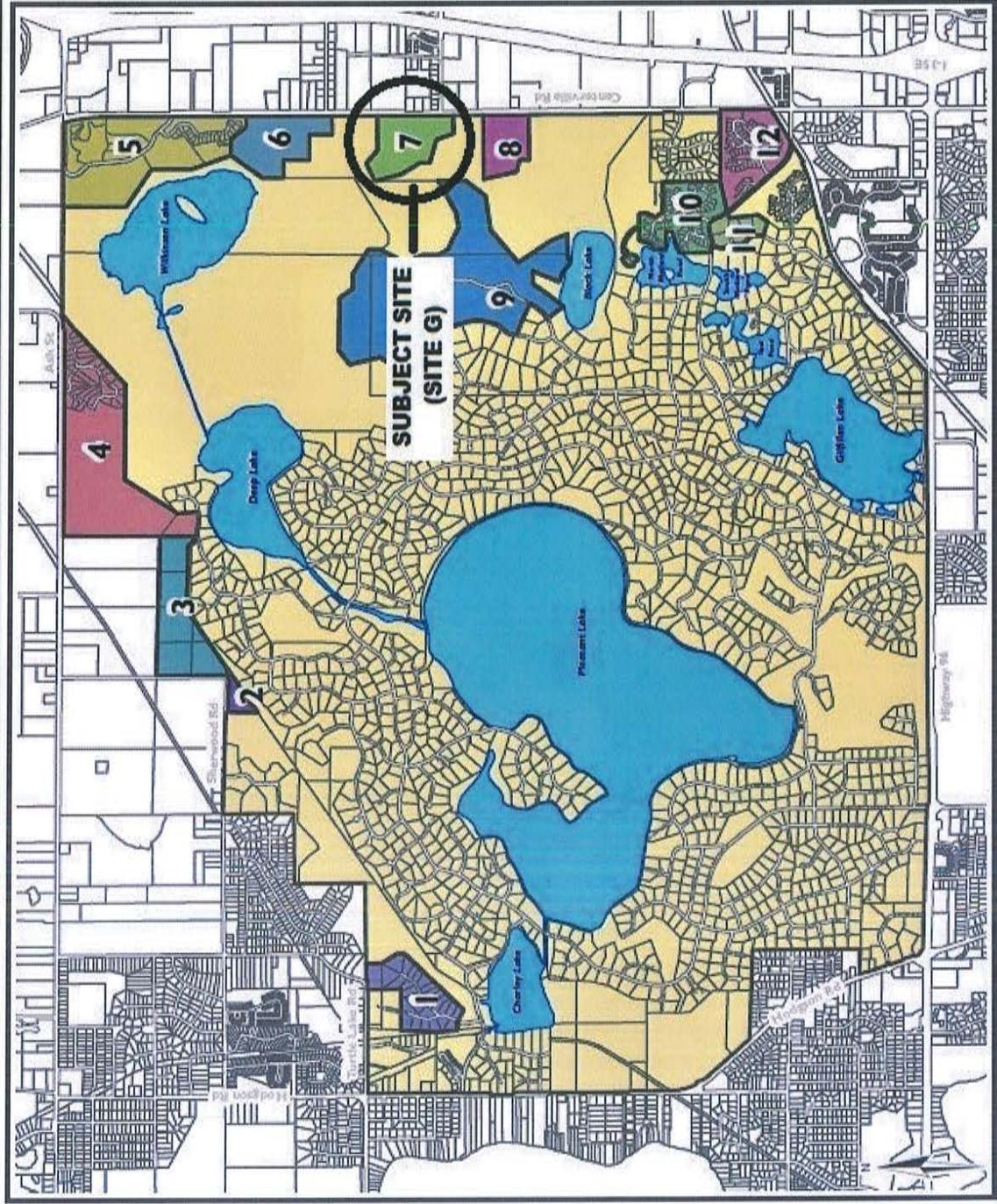
MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Ski Hill
- 12) South East Pines

 Developed and Undeveloped
 Land or Protected Open Space





January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site G – Gate Hill Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Anderson Woods, Island Field and North Black Lake, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plan conforms to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site G - Gate Hill (SITE). The Company will apply for Preliminary Plan approval in spring 2020 to sub divide the site.

Project Description: the SITE is zoned RCM-PUD with the intended use to be for single-family, townhomes, multi-family, and commercial use. Specifically, the PDA identified the site to include 68 to 88 housing units, 68 with the option to increase density 30%, resulting in a total of 88 dwelling units. The Company proposes creating lots for 58 twin homes (29 buildings) and 26 detached townhomes, a total of 84 housing units. Each lot will be served by municipal water, sanitary sewer (to be provided by White Bear Township), natural gas, electric, and communication systems.

Road access and traffic: the SITE will be accessed from Centerville Road at the intersection County Road H2 to the east. A 32' wide street with curb & gutter will serve all 84 homes, extending from Centerville Road with a street that creates a loop throughout the SITE. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates turn lanes or other improvements to Centerville will be required, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which shows boxes on each lot that represent either a two-story twin home with each having an approximate foundation size of 1400 square feet (SF), and 26 lots for single story detached townhomes, with an approximate foundation size of 1800 SF each. The actual location, height, and size of each detached townhome will be determined by the homeowner and approved by the City's Building Official, and the

5959 Centerville Road, Suite 200 • North Oaks, MN USA 55127 • t: 651-484-3361 • f: 651-484-2704 • www.northoaks.com

Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The Floor Area Ratio (FAR) guides the density versus a minimum lot size. Based on the approximate building sizes outlined above the proposed FAR is approximately 50% of the maximum allowable FAR of 0.375 coverage in aggregate on the SITE, as noted in the zoning ordinance.

Existing site conditions and topography: attached you will find a Base Map survey; the existing topography shows a site that is higher in the center with areas that slope down to the north, west, and south. The SITE has a limited number of existing trees and is adjacent to the conservation area to the north and south.

General grading plan: a preliminary grading plan is attached, which illustrates the majority of the SITE will be graded in order to build the streets at the proper elevation to grade walk-out lots for the detached townhomes and on build on-grade lots for the twin homes. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees the proposed grading will not impact wetlands.

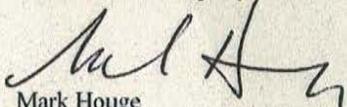
Staging Plan: approximately 50% of the lots will be created in Phase I, and the Company anticipates obtaining approval to enable the street and utilities to be complete summer of 2021. Subsequently, the balance of the lots in Phase II, are envision to be complete in 2025.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system to the west, south, and north. The Company is working with NOHOA to determine the exact location of the trails that will connect to this SITE, as shown in Exhibit C1 of the PDA.

This development is envisioned to be a part of NOHOA and also served by a sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)
Mikeya Griffin, NOHOA
Gary Eagles, North Oaks Company LLC

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

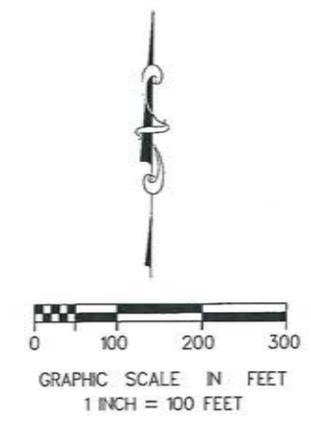
NORTH OAKS COMPANY

Updated: 01.21.2020

EAST OAKS PUD

SITE NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING									
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% = 12	564
B EAST PRESERVE	2	0	0	0	2	0	0	30% = 1	
C NORD	10	0	0	0	12	0	-2	30% = 3	
D RAPP FARM	200	34	0	122	0	0	44	50% = 100	589 611 612 614 617 626
E-1 EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% = 22	599 603 615
E-2 EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50% = 33	586 603
F ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% = 3	
G GATE HILL	68	0	0	0	71	13	10	30% = 20	
H ISLAND FIELD	35	0	0	0	46	16	5	30% = 11	
I THE PINES (East Mallard Pond)	54	54	0	0	0	0	0	0	562
J NORTH SKI HILL	7	7	0	0	0	0	0	30% = 2	569
K NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% = 19	566 604 618 629
L SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0	0	571
Subtotal	645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion	29					29			
COMMERCIAL									
E-3 EAST WILKINSON Waverly Gardens & Tria	21 Acres	15.27 Acres	0	0	5.73 Acres	See above - Commercial acres converted to housing units 1 acre = 5 housing units			586

DEVELOPMENT AREA "G"



LEGEND

- ROAD
- FENCE
- SPOT ELEVATION FROM MARK HURD AERIAL TOPD MAPPING
- SPOT ELEVATION FIELD VERIFIED
- EXISTING CULVERT
- UTILITY POLE
- SWAMP SYMBOL
- TREE
- EDGE OF WOODS
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- EDGE WET LAND AS DELINEATED BY KJDLHAUG ENVIRONMENTAL SERVICES
- CONCRETE CURBS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER AND DIRECTION OF FLOW
- EXISTING STORM SEWER AND DIRECTION OF FLOW
- EXISTING FORCE MAIN
- 30' SETBACK

LEGAL DESCRIPTION

TRACT G, REGISTERED LAND SURVEY NO 561
RAMSEY COUNTY, MINNESOTA

AREA BREAKDOWNS

TOTAL AREA = 1,379,360 SQ FT \ 31.67 ACRES
TOTAL ROAD EASEMENT = 83,680 SQ FT \ 1.97 AC (CENTERVILLE ROAD)
TOTAL WETLAND = 23,810 SQ FT \ 0.55 ACRES

DATE: 10-12-18

SHEET DESCRIPTION: BASE MAP

PROJECT: GATE HILL

NORTH OAKS

C O M P A N Y

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Randy J. Kurth, R.L.S., No. 20770
Russell J. Kurth, R.L.S., No. 18113

KURTH SURVEYING, INC.
4002 JEFFERSON ST., N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (763) 788-7002
email: ks@kurthsurveyinginc.com

Exhibit D: Existing Conditions

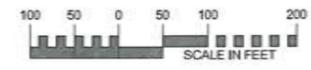
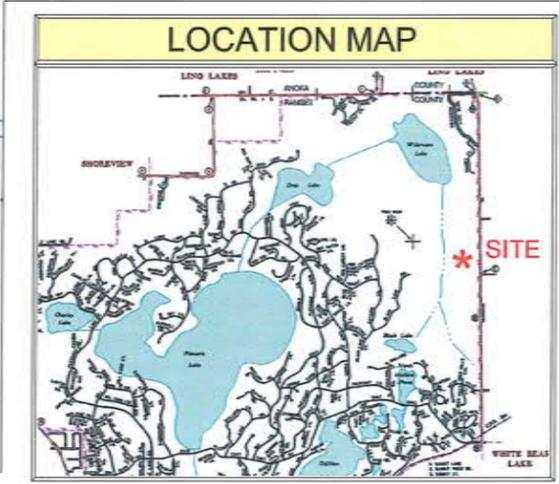


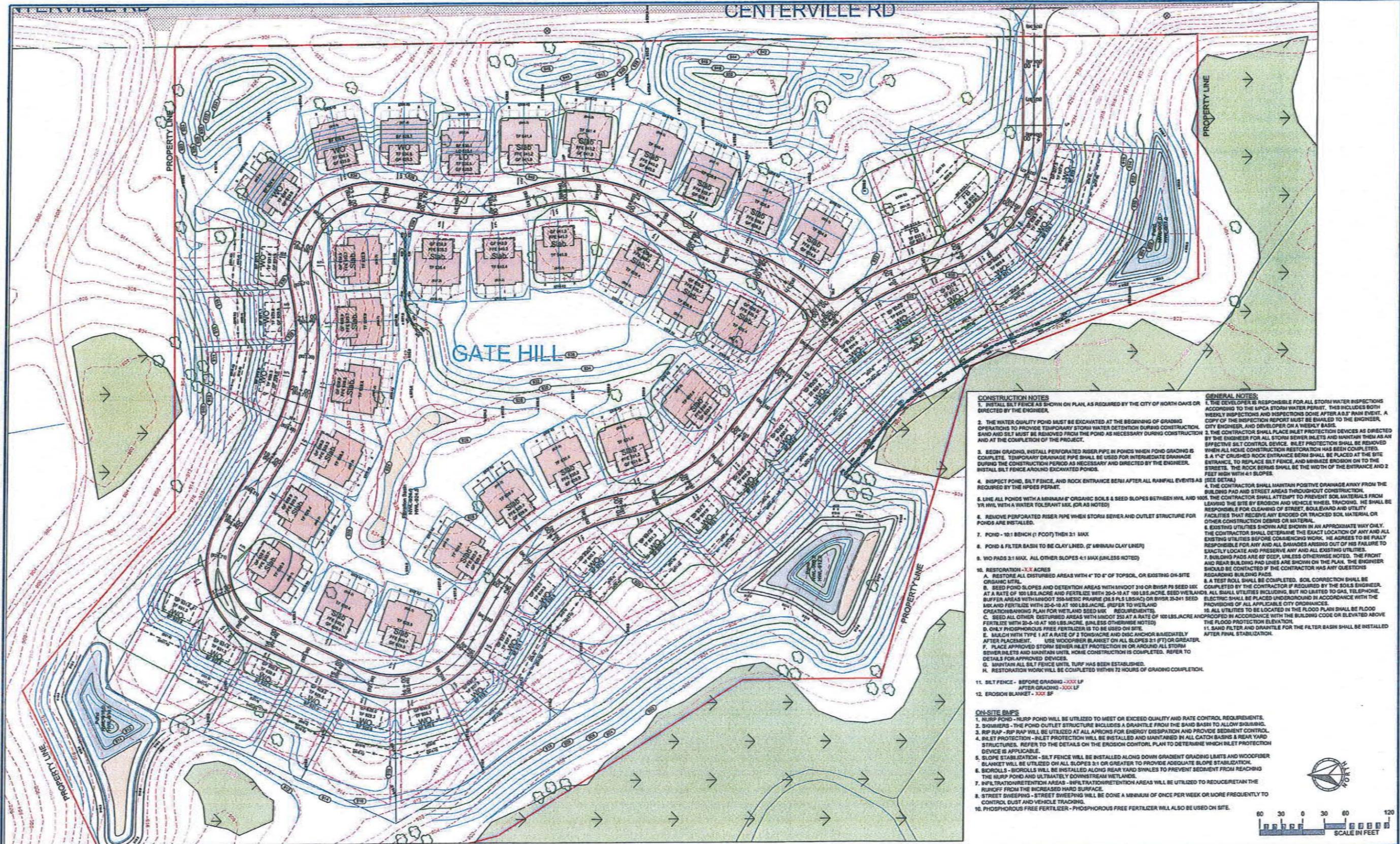
AGRICULTURAL
EASEMENT
(MLT)

GATE HILL

AGRICULTURAL
EASEMENT
(MLT)

GATEHILL





- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE IPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOIL & SEED SLOPES BETWEEN HWY AND 100% YR HWY WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. POND & FILTER BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
 9. W/O PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - XX ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTL.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MINOOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-5-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MINOOT 250-MESIC PRAIRIE (D5 S PLS LBS/AC) OR BWSR 25-241 SEED MIX AND FERTILIZE WITH 20-5-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/MANAGEMENT PLAN FOR WETLAND SEED MIX REQUIREMENTS)
 - C. SEED ALL OTHER DISTURBED AREAS WITH MINOOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-5-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
 - D. ONLY PHOSPHORUS FREE FERTILIZER IS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODOBBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL WORK CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 11. SILT FENCE - BEFORE GRADING - XXX LF
AFTER GRADING - XXX LF
 12. EROSION BLANKET - XXX SF
- ON-SITE BMPs**
1. WURP POND - WURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SWIMMERS - THE POND OUTLET STRUCTURE INCLUDES A GRANTLE FROM THE SAND BASK TO ALLOW SWIMMING.
 3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE DETAILS ON THE EROSION CONTROL PLAN TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODOBBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE WURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
 7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO CONTROL DUST AND VEHICLE TRACKING.
 9. PHOSPHORUS FREE FERTILIZER - PHOSPHORUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE IPDES STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 1/2" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE SUBMITTED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN ALL HOUSE CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
 3. A 1" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERM SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 5. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 6. BUILDING PADS ARE 6" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 7. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER. ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 8. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAIN SHALL BE FLOOD PROTECTED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 9. SAND FILTER AND GRANTLE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX				
DRAWN BY				
CHECKED BY				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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

Name, P.E. _____
Date: _____ Lt. No. _____

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-5000

CITY PROJECT NO. _____
CITY, MINNESOTA

PRELIMINARY GRADING PLAN
GATE HILL
NORTH OAKS COMPANY

FILE NO. XXX-XXX
X

Exhibit F: Preliminary Grading Plan

Westwood

12701 Whitewater Drive, Suite 300
 Minnetonka, MN 55343

Main (952) 937-5150
 Fax (952) 937-5822

westwoodps.com
 (888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: Traffic Impacts along Centerville Road - East Oaks Concepts
 File #0022650.00

To: Mark Houge, President
 Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to three residential development concepts under consideration. These concepts are located along Centerville Road (County Road 59) in North Oaks, MN.

Traffic issues for each of the three concepts are listed below:

- **Anderson Woods South Concept** – Nine (9) single-family residential lots are proposed along a cul-de-sac that intersects Centerville Road (County Road 59) at Anderson Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Anderson Woods South Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	9 units	42	42	2	5	6	3
			42	42	2	5	6	3
			84		7		9	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- According to Ramsey County Engineering, the nine units proposed along the cul-de-sac will not generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles

per hour warranting either a northbound left turn lane and/or a southbound right turn lane.¹

- Signalization will likely not be warranted at the intersection with Anderson Lane. Side street stop will likely be required for traffic control.²

- **Island Field Concept** – This concept shows a 46-unit condominium project proposed west of Centerville Road. Access would be achieved via a cul-de-sac roadway.

Traffic Issues:

- The following table lists the trip generation potential of the multi-family residential development proposed in this concept:

Table 2 - Trip Generation Potential – Island Field Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Multifamily Housing (Mid-Rise)	221	46 units	124	124	4	12	13	8
			124	124	4	12	13	8
			248		16		21	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- It appears that the condominium project proposed along the cul-de-sac may generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a northbound left turn lane and/or a southbound right turn lane.³
- Further, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County.
- Ramsey County may require that the cul-de-sac access intersection with Centerville Road align with an existing access on the east side.
- Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants for changes in traffic control. Signalization will likely not be warranted at the intersection with Centerville Road. Side street stop will likely be required for traffic control.⁴

¹ Turn lane volume guidelines outlined during a preliminary meeting between North Oaks Company LLC and Ramsey County Engineering, December 4, 2019.

² Side street stop control refers to the condition where the main street traffic does not have a stop sign, but the intersecting side street traffic does have a stop sign.

³ See footnote 1

⁴ See footnote 2.



- **Gate Hill Concept** – This concept shows a loop roadway serving 58 residential twinhome/duplexes and 27 villa residential lots on the west side of the intersection of County Road H2 E & Centerville Road.

Traffic Issues:

- The following table lists the trip generation potential of the residential development proposed in this concept. (Note: Although the twinhome/duplexes and villa residential units are generally smaller than typical single-family residential units, the ITE Trip Generation Manual makes no distinction between them.):

Table 3 - Trip Generation Potential – Gate Hill Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	58 units	315	315	11	34	38	22
Single Family Housing	210	27 units	156	156	6	18	18	11
			471	471	17	52	56	33
			942		69		89	

(Source: Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017)

- The Gate Hill Concept proposed along the loop road will likely generate trip volumes that exceed the County guideline of ten (10) turning vehicles per hour, thus warranting construction of either a northbound left turn lane and/or a southbound right turn lane.⁵
- It is noted that Centerville Road currently has a northbound right turn lane approaching County Road H2 E. However, there is no southbound left turn lane or bypass lane along Centerville Road at County Road H2 E.
- Ramsey County may require traffic counts at this intersection with Centerville Road to assess whether warrants will be met for changes in traffic control (i.e., signalization or multi-way stop). Otherwise, side street stop will remain warranted for traffic control.⁶ A full intersection control evaluation report (ICE Report) may be required by the County.

In summary, this analysis represents a high-level overview of traffic issues related to these three development concepts. From this analysis, the Gate Hill Concept will most likely meet warrants for one or more turn lanes and potential changes in traffic control. This is due to the number of trips entering the development during peak hours. Traffic counts and additional analysis may be required to better define whether the County's turn lane guidance is met from one or both directions. Further, it is possible that the

⁵ See footnote 1.

⁶ See footnote 2.

December 27, 2019
Page 4

County may require additional analysis at either of the other concept access intersections.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site G – Gate Hill Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plan dated January 21, 2020, for the Gate Hill Development from the North Oaks Company. This site is indicated as "Site G" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 68 planned households on Site G in an area designated as limited mixed use (zoned as RCM-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site G may have a density increase of 30%, which would bring the total number of dwelling units allowed to 88. Table 1 also indicates that the site may have single family detached, townhomes, other multi-family and limited commercial uses. The proposed concept plan provides for 58 twin homes in 29 buildings and 26 detached townhomes for a total of 84 units, which is within the limit established in the approved PUD.
- Each lot will be served by municipal water and sanitary sewer to be provided by White Bear Township.
- The Concept Plan shows that all sites will be accessed from a 32 foot wide street extending from Centerville Road at the Intersection of County Road H2.
- Currently the Concept Plan does not show any trail connections from the site to other areas of North Oaks.
- Stormwater is shown to be managed through a number of filtration basins and ponds located through the development.
- The development is envisioned to be a part of NOHOA and served by a separate sub-association. Upon development completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

● NATURE ● HERITAGE ● COMMUNITY ●

Mr. Kevin Kress
January 24, 2020
Page 2

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- Given that the proposed development has 84 units, NOHOA has concerns that the one access from Centerville Road is insufficient for traffic circulation and emergency access. Recognizing that there is one entrance shown off of Centerville Road in Exhibit B2 of the PUD and that Ramsey County may not allow more than one full access point, NOHOA would like the option explored of providing for a secondary emergency vehicle entrance.
- The proposed layout also appears to result in limited on-street parking, particularly on the portion of the loop road with twin homes on both sides of the street and taking driveway locations into account.
- The layout also limits the ability of NOHOA to efficiently and effectively address snow removal.
- Given the relatively small lot sizes and proximity of driveways, the road should have curb and gutter installed and a formal storm sewer system.
- NOHOA also has concerns about access to the ponds and filtration basins for maintenance.
- NOHOA seeks further discussion regarding the proposed trail system as this site needs to be connected to the existing trail system to the north, west, and south. There should be a north/south trail along the west side of the parcels with a connection to the interior road.
- The NOHOA board has discussed how any children that resided in this development would access recreational opportunities. NOHOA will continue to discuss where these locations would be and how we can have a strong trail connection to them.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer

DATE: January 30, 2020

RE: North Oaks - East Oaks Planned Unit Development
North Black Lake (Red Forest Way South) Concept Plan (Site K)

FILE NO: 321.02 - 19.09

BACKGROUND

The North Oaks Company, LLC has requested informal feedback on a concept plan for the “North Black Lake” parcel located between Catbird Lane and the “Island Field” site. The subject property occupies the southern half of “Site K” in the East Oaks Planned Development Agreement (PDA). The submitted concept plan calls for the creation of 34 single family residential lots upon the subject site. Presently, 41 lots exist in the abutting Red Forest subdivision to the north. The additional 34 lots will result in a total of 75 lots with a maximum of 75 dwelling units within Site K.

According to the PDA, the City’s RSL - PUD, Residential Single-Family Low-Density zoning district provisions apply to the subject property. Additionally, the southern one-third of the site lies within the Shoreland Management District of Black Lake, a designated “natural environment” lake.

All lots are proposed to be served by individual septic systems and wells.

The purpose of this memorandum is to highlight various considerations for the Planning Commission concept plan review.

As a PUD concept plan, only informal feedback is requested at this time. Thus, no formal action is to be taken on the plan and any comments provided by the Planning Commission are considered advisory and non-binding.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Developer Narrative
- Exhibit C: Phasing Plan (dated 1/21/20)
- Exhibit D: Existing Conditions
- Exhibit E: Concept Plan
- Exhibit F: Preliminary Grading Plan
- Exhibit G: Traffic Evaluation

ISSUES

In review of the concept plan, the following planning and engineering comments are offered:

PLANNING COMMENTS (Bob Kirmis)

Proposed Lots and Dwelling Units. The Developer has submitted an updated phasing plan (attached as Exhibit C) which summarizes existing dwelling units by development site name as well as dwelling units which are proposed in the future.

According to the East Oaks PDA, a total of 64 dwelling units are allowed upon the subject site (Site K) with a potential 30 percent density bonus. In this regard, a maximum of 83 lots are allowed. The concept plan illustrates a total of 34 lots. Including the 41 lots which presently exist upon Site K, a total of 75 lots and dwelling units are proposed for Site K.

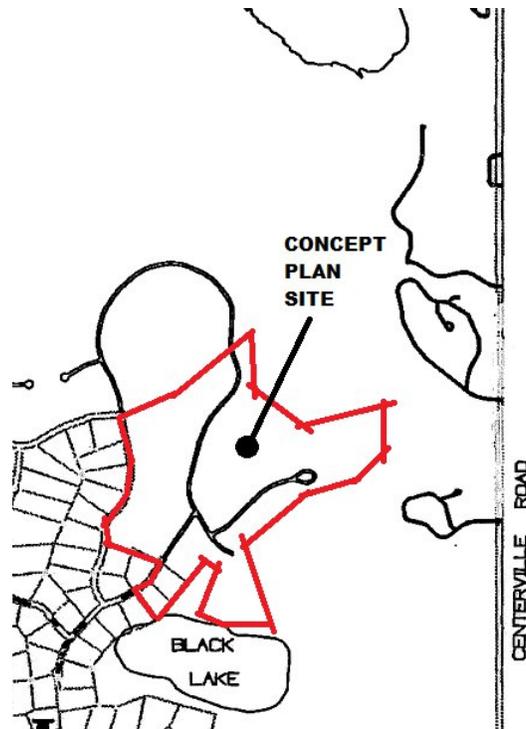
The proposed uses and dwelling unit total are consistent with the PDA requirements.

To be recognized is that a decision to exercise the available density bonus upon the subject property may impact the intensity of development (number of dwelling units) upon other undeveloped sites within the East Oaks PUD.

Site Access and Subdivision Design. As shown on the submitted concept plan, sole access to 31 of the 34 lots within the subdivision is proposed from a northeasterly extension of Black Lake Road. The three remaining lots are proposed to be accessed from existing Catbird Lane. The project narrative however, states that all 34 lots are to be accessed from an extension of Black Lake Road.

While the extension of Black Lake Road as primary access point is consistent with the "Conceptual Street and Access Plan", Exhibit B2 of the PDA, it is important to note that the Street and Access Plan illustrates two access points to the subdivision. Aside from Black Lake Road access, a northerly street connection to the abutting development to the north is also illustrated on Exhibit B2 (see diagram below). Feedback regarding the

acceptability of the single access condition, or desire for a second access, should be provided by City Officials.



While the arrangement of uses and street configuration is considered well-conceived, some concern exists regarding the need for emergency vehicle access. Lot 34, for example, is essentially provided sole access from an approximate 3,000-foot long dead-end street.

To be noted is that the City's Subdivision Ordinance does not impose a maximum cul-de-sac length requirement. Thus, the proposed street layout technically complies with Ordinance requirements. Recognizing however, that over 90 percent of the proposed dwellings are to be provided access from a single point (at the intersection of Black Lake Road and Catbird Lane), comment and recommendation from the Lake Johanna Fire Department should be provided related to the need for a secondary emergency access.

Lots. The RSL - PUD zoning district imposes a minimum lot area requirement of 1.45 acres. In addition, the Shoreland Ordinance imposes a minimum lot size requirement of 43,560 square feet (1 acre).

The 34 lots within the subdivision range in size from 1.46 to 6.33 acres in size and exceed the minimum area requirements imposed in the RSL District.

As shown on the submitted concept plan, two structures presently exist upon proposed Lot 20. Specifically, a pole barn and a deer barn are identified. The shed illustrated on the concept plan appears to be located upon the adjacent property to the east.

Proposed Lot 20 is considered a flag lot. While flag lots presently exist in the City and are allowed to be created, Staff believes they should be avoided if possible. Of particular concern in this case is the proximity of what appears to be a service vehicle driveway (within the narrow portion of the lot) to future homes upon Lots 19 and 21.

Future intentions of the Lot 20 structures, including long term use and access locations, should be conveyed by the developers.

Staging Plan. The developers have indicated that lots within the subdivision will be created in two phases. The first phase is expected to be complete in 2021 while the second phase is expected to be complete on or before the summer of 2025.

Trails. The Trail Map (Exhibit B4 in the PDA) illustrates a “primary trail” which appears to connect to the subject site from the west, at a location just south of Red Forest Way. A trail loop also appears to be illustrated around the north and east sides of the site.

The developer has indicated that the proposed subdivision will include trails which will connect to the existing trail system. The developer has further indicated that they are working with NOHOA to determine exact trail locations which will connect to the concept plan site. In this regard, Staff recommends that trail locations illustrated on the forthcoming preliminary subdivision application reflect received NOHOA input and be mutually agreed upon by the developer and NOHOA.

Setbacks. Within RSL - PUD zoning districts, a minimum 30-foot structure setback from all property lines is imposed.

Also, to be noted is that a 150-foot setback is imposed from the ordinary high-water level of Black Lake (for unsewered lots). This setback requirement is particularly relevant to the proposed structure and sewage treatment systems to be constructed on proposed Lot 10 as it borders Black Lake.

It appears that all lots have an ability to meet required structure setbacks.

Floor Area Ratio. Within the RSL - PUD Districts, a maximum floor area ratio of 12 percent is imposed (ratio of floor area of buildings to gross lot area). This floor area ratio requirement will be imposed as a condition of preliminary subdivision approval.

ENGINEERING COMMENTS (Larina DeWalt)

- The project narrative should be revised to consistently indicate the proposed access for the three residential lots off of Catbird Lane, if applicable.
- Also, the project narrative indicates Storm Sewer will be installed as part of initial site grading. This is inconsistent with the indication of a typical North Oaks rural road section.
- A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the 34 proposed residential lots shown in the North Black Lake Concept plan. According to industry standard Trip Generation calculations, it is indicated in the Traffic Impact Memorandum that the proposed development is expected to increase traffic along Black Lake Road, Bent Tree Lane, North Oaks Road and East Oaks Road. It is estimated that during peak traffic hours, the increase in traffic will equate to approximately one vehicle every two minutes. It is expected that this increase in traffic will follow normal commuter traffic patterns and will be limited to AM and PM peak hours.

Further discussion and evaluation of traffic control signage on the existing roadway network should be required for subsequent submittals to determine the potential need for additional signage or traffic/speed control measures.

- Ordinary High-Water elevation as well as the 100-year high water levels for site surface water features have not been provided to determine viability of building pad setbacks.
- It appears that no wetland impacts or necessary mitigation is proposed based on the concept plan, as shown. Construction of access between Wetlands 2 & 3 without impact or mitigation will be difficult, however sufficient details have not been provided to offer further comment at this time.
- Due to existing survey information, it appears that significant earthwork will be required for individual homesites. A conceptual earthwork calculation exercise is recommended as the quantities required may necessitate individual CUP applications for many of the homesites.
- It should also be noted that according to the conceptual street grading and existing survey information, there are proposed lots with 30-60 feet of elevation change. This extensive elevation change will likely either significantly decrease the buildable area or necessitate retaining walls and excessive slopes on driveways and yards.

- As it is proposed that each lot will be served by individual well and septic, suitable area determination for septic shall be made in conjunction with Geotechnical evaluation.
- Fire Department review of site plan access and layout for emergency services will be required.
- As part of future formal consideration of project development plans, design details related to grading, drainage, street construction, Stormwater Management and utilities will be subject to further comment by City Engineer.
- VLAWMO (as LGU) review of stormwater, grading and wetland protection plans will be required.

SUMMARY

From a design standpoint, Staff believes the proposed North Black Lake concept plan is generally consistent with the previously approved East Oaks master plan and the terms of the related PDA.

Of primary issue is the proposed road reconfiguration, which varies from that shown in the Conceptual Street and Access Plan) which illustrates two street access locations to the site. In this regard, Staff requests that City Officials provide specific feedback regarding the acceptability of the proposed site access.

As a PUD concept plan, only informal input is requested from City Officials at this time. In this regard, no formal action is to be taken on the plans and any comments provided by the Planning Commission are considered advisory and non-binding.

cc: Kevin Kress, City Administrator
 Mikeya Griffin, NOHOA Executive Director
 Stephanie McNamara, Vadnais Lake Area Water Management Organization
 Jenifer Sorensen, Department of Natural Resources
 Mark Houge and Gary Eagles, North Oaks Company



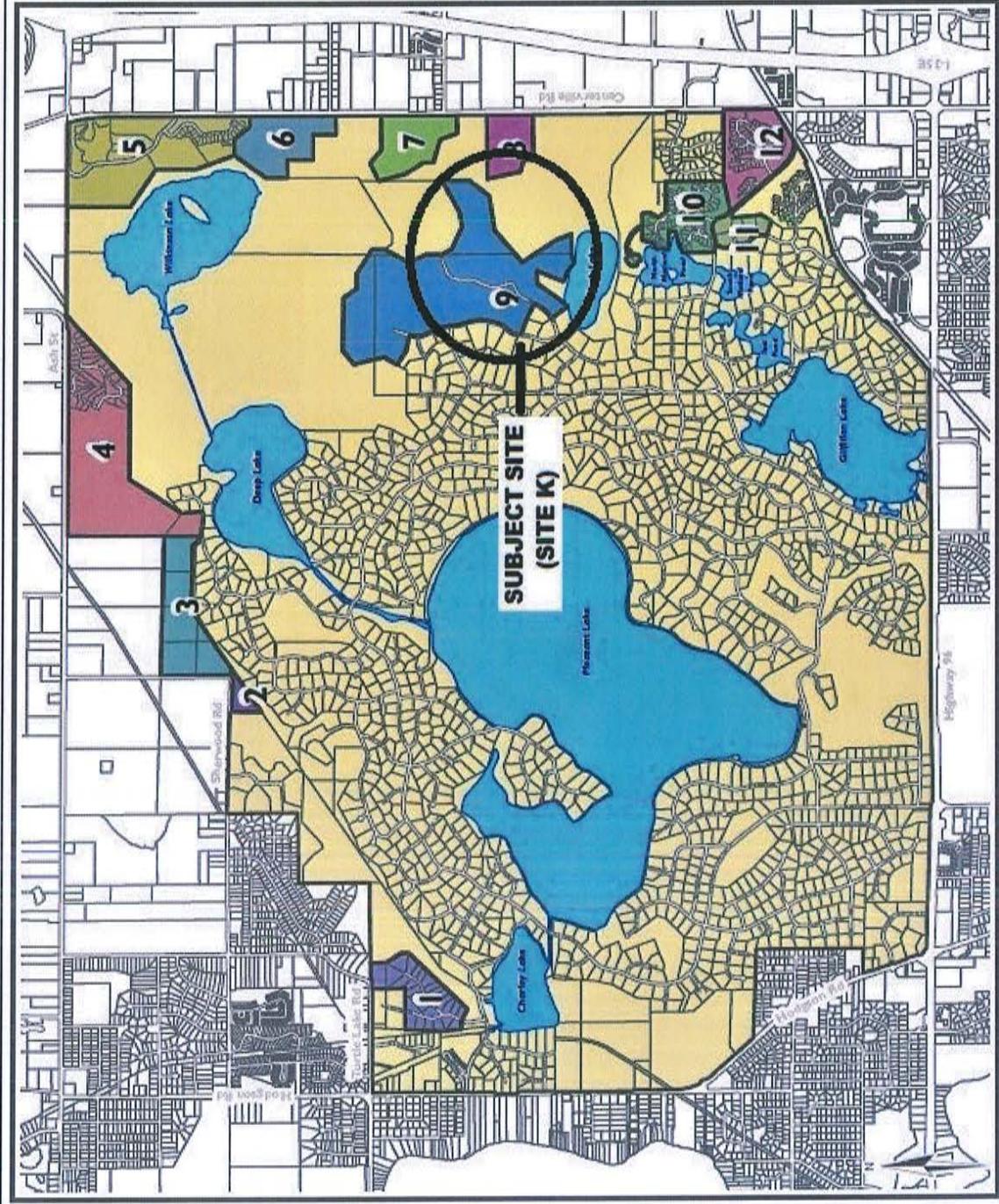
MAP 12: East Oaks Planned Unit Development

The East Oaks Planned Unit Development (PUD), approved in 1999, authorized a master plan for development on the City's remaining acreage in compliance with the 1999 Comprehensive Plan as amended. The lands within the PUD will continue to develop per the approved PUD over the next twenty years.

Current and future neighborhoods that are part of the East Oaks PUD include:

- 1) Peterson Place (Wildflower)
- 2) East Preserve
- 3) Nord
- 4) Rapp Farm
- 5) East Wilkinson
- 6) Anderson Woods
- 7) Gate Hill
- 8) Island Field
- 9) Red Forest
- 10) The Pines
- 11) Ski Hill
- 12) South East Pines

 Developed and Undeveloped Land or Protected Open Space





January 21, 2020

Mr. Kevin Kress
 City Administrator
 City of North Oaks
 100 Village Center Drive, Suite 150
 North Oaks, Minnesota 55127

Re: Site K – North Black Lake (Red Forest Way south) Development
 Concept Plan - Subdivision Application

Dear Kevin,

Based on your request, we attach the Concept Plan, dated January 21, 2020, for review by City of North Oaks (City) Staff, Planning Commission and City Council.

Background: North Oaks Company LLC (Company) submitted a Concept Plan in December 2018 for the undeveloped areas identified as Subject Property in the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

City staff and the Company received feedback that some elements of the December 2018 Concept Plans should be reconsidered. We presented revised Concept Plans to members of the North Oaks community at an Information Session on October 21, 2019, and presented the same revised Concept Plans to members of the Planning Commission at its meeting December 3, 2019. We voluntarily submit this Concept Plan (attached) with additional information, and simultaneously submit the Concept Plans for each the remaining undeveloped sites, including Nord, Anderson Woods, Gate Hill, and Island Field, with additional information.

Purpose: this is a request for the City Staff to review and provide confirmation to the Planning Commission and City Council that the Concept Plans conform to the PDA as the Company proceeds with engineering documents required to obtain Preliminary Plan approval to subdivide Site K - North Black Lake (Red Forest Way south). The Company may apply in spring of 2020 for Preliminary Plan approval to subdivide Site K - North Black Lake (SITE).

Project Description: the SITE is zoned RSL-PUD with the intended use to be for 64 to 83 single-family lots, 64 plus the option to increase density 30%, resulting in a total of 83 lots. The Company proposes subdividing the SITE into 34 additional single-family lots, added to the 41 current lots it brings the total lots in the SITE to 75. Each lot will be served with natural gas, electric, and communication services. Individual homeowners will install a septic system and well on each lot.

Road access and traffic: the SITE will be accessed from Black Lake Road from the west. A 28' wide street with no curb & gutter (typical North Oaks rural section) will serve all 34 lots, extending from Black Lake Road to the 2 proposed cul-de-sacs. The Company consulted with Westwood Engineering and the preliminary review of traffic generated from development is consistent with the original design agreed to in the PDA, see attached memo from Westwood.

Building type, location, height, and square footage: a conceptual site plan is attached, which show boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 2400 square feet (SF). The actual location, height, and size of each future house will be determined by the homeowner and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The minimum lot size is 1.45 Acres, the approximate size of each lot is noted in the table below.

Lot 1	1.48 Acres	Lot 18	1.97 Acres
Lot 2	1.50 Acres	Lot 19	2.47 Acres
Lot 3	1.46 Acres	Lot 20	3.16 Acres
Lot 4	1.47 Acres	Lot 21	2.72 Acres
Lot 5	1.48 Acres	Lot 22	1.76 Acres
Lot 6	1.49 Acres	Lot 23	1.59 Acres
Lot 7	1.82 Acres	Lot 24	1.46 Acres
Lot 8	2.32 Acres	Lot 25	1.50 Acres
Lot 9	5.20 Acres	Lot 26	1.48 Acres
Lot 10	3.72 Acres	Lot 27	1.52 Acres
Lot 11	2.54 Acres	Lot 28	1.57 Acres
Lot 12	3.85 Acres	Lot 29	1.62 Acres
Lot 13	5.22 Acres	Lot 30	1.58 Acres
Lot 14	2.54 Acres	Lot 31	1.63 Acres
Lot 15	6.33 Acres	Lot 32	1.68 Acres
Lot 16	1.85 Acres	Lot 33	3.21 Acres
Lot 17	1.53 Acres	Lot 34	2.25 Acres

Existing site conditions and topography: attached you will find a Base Map survey. The SITE is heavily wooded with an existing farm road at the location of the proposed east-west street.

General grading plan: a preliminary grading plan is attached, which illustrates minimal grading to build a road. Initial grading of the SITE will be limited to that required to install storm sewer, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees this is the most appropriate solution with no impact to wetlands.

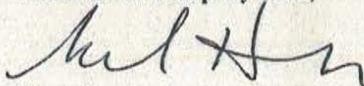
Staging Plan: lots will be created in two phases, and the Company anticipates obtaining approval to enable the street for the first phase (Phase III) to be complete in 2021. The subsequent phase, Phase IV to be complete on or before summer of 2025.

Trails and open space: open space has been provided in other locations of the Subject Area, as described in the PDA. Trails will be constructed to connect to the existing trail system. The Company is working with NOHOA to determine the exact location of the trails that will connect to this SITE.

This development is envisioned to be a part of NOHOA and will not be served by a separate sub-association.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)
Mikeya Griffin, NOHOA
Gary Eagles, North Oaks Company LLC

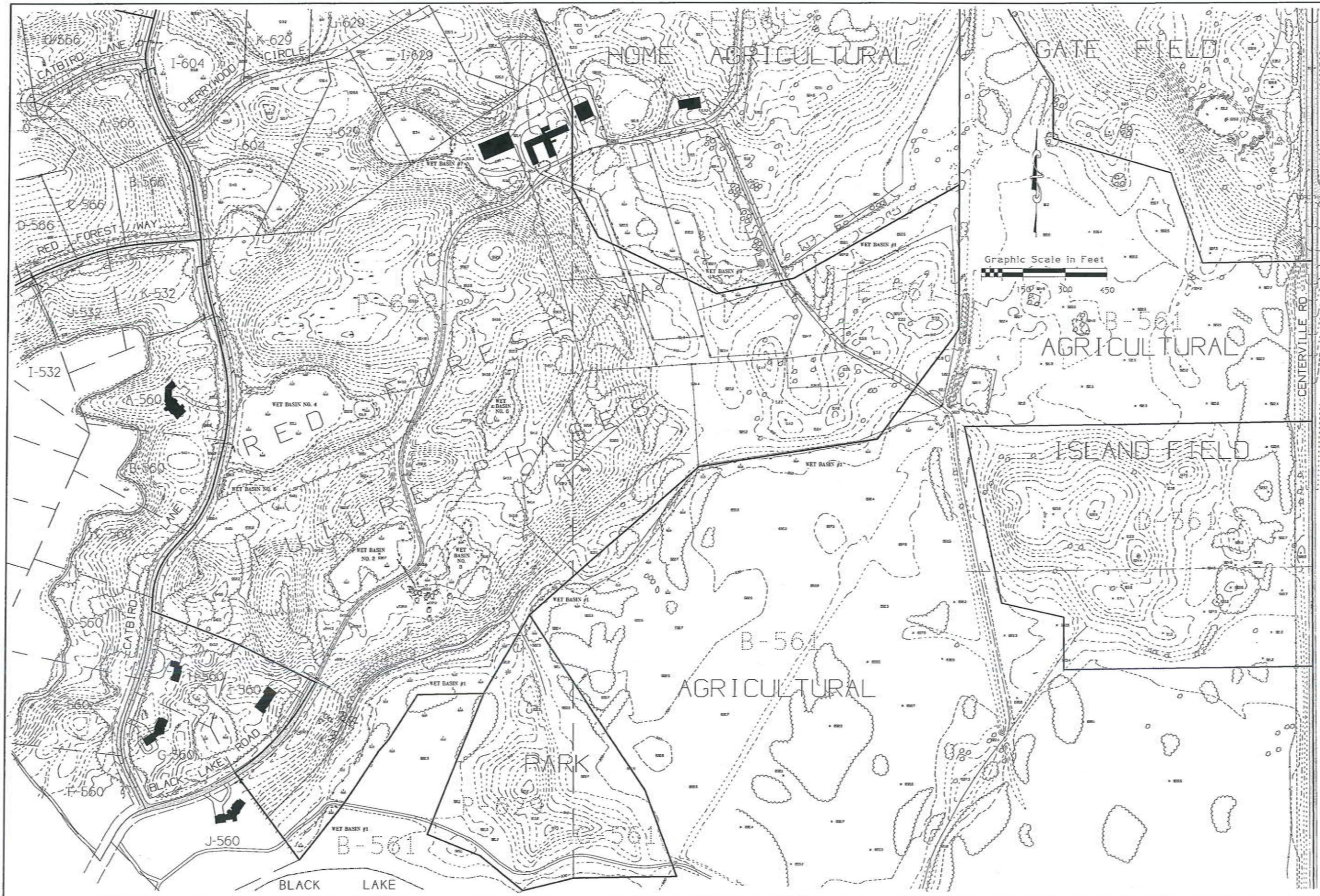
EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

NORTH OAKS COMPANY

Updated: 01.21.2020

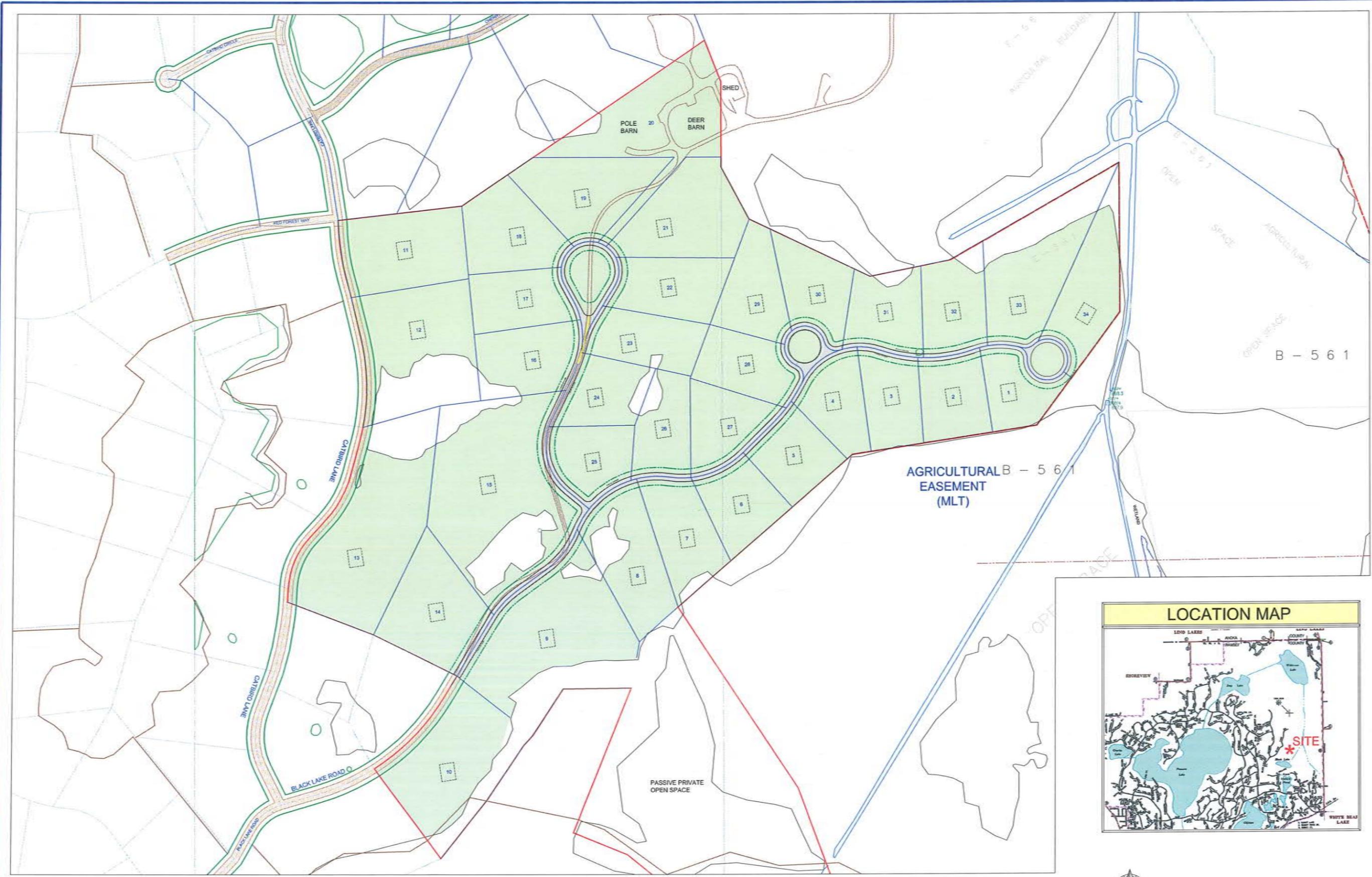
EAST OAKS PUD

SITE	NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-2009	Actual 2010-2018	Proposed 2020-2024	Proposed 2025-2029	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
RESIDENTIAL HOUSING										
A	WILDFLOWER (Peterson Place)	40	27	0	0	0	0	13	30% =	12 564
B	EAST PRESERVE	2	0	0	0	2	0	0	30% =	1
C	NORD	10	0	0	0	12	0	-2	30% =	3
D	RAPP FARM	200	34	0	122	0	0	44	50% =	100 589 611 612 614 617 626
E-1	EAST WILKINSON Villas of Wilkinson Lake	45	19	0	28	0	0	-2	50% =	22 599 603 615
E-2	EAST WILKINSON Waverly Gardens - Mews	65	0	90	0	0	0	-25	50%	33 586 603
F	ANDERSON WOODS (Andersonville)	10	0	0	0	13	0	-3	30% =	3
G	GATE HILL	68	0	0	0	71	13	10	30% =	20
H	ISLAND FIELD	35	0	0	0	46	16	5	30% =	11
I	THE PINES (East Mallard Pond)	54	54	0	0	0	0	0		0 562
J	NORTH SKI HILL	7	7	0	0	0	0	0	30% =	2 569
K	NORTH BLACK LAKE (Red Forest Way)	64	17	9	15	34	0	-11	30% =	19 566 604 618 629
L	SOUTHEAST PINES (South Deer Hills)	45	45	0	0	0	0	0		0 571
Subtotal		645	203	99	165	178	29			
Commercial Acre to Housing Unit conversion		29					29			
COMMERCIAL										
E-3	EAST WILKINSON Waverly Gardens & Trita	21	15.27 Acres	0	0	5.73 Acres	See above - Commercial acres converted to housing units	1 acre = 5 housing units		586

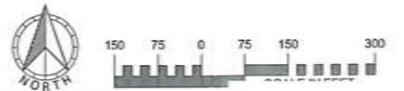
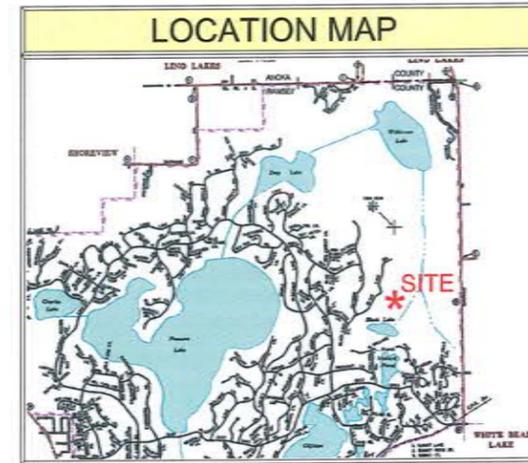


<p>KURTH SURVEYING, INC. 4003 JEFFERSON ST., N.E. COLUMBIA HEIGHTS, MN 55421 PHONE: (763) 788-9769 FAX: (763) 788-7602 E-MAIL: KSI@KURTHSURVEYING.COM</p>	<p>I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Brady L. Kurth, P.E., No. 020710 Russell J. Kurth, R.L.S., No. 16113</p>	<p>N O R T H O A K S C O M P A N Y</p>	<p>PROJECT: RED FOREST WAY PHASE 3+</p>	<p>SHEET DESCRIPTION: BASE MAP NORTH HALF</p>	<p>DATE: July 25, 2013</p>
					<p>SHEET 1 OF 2 SHEETS</p>

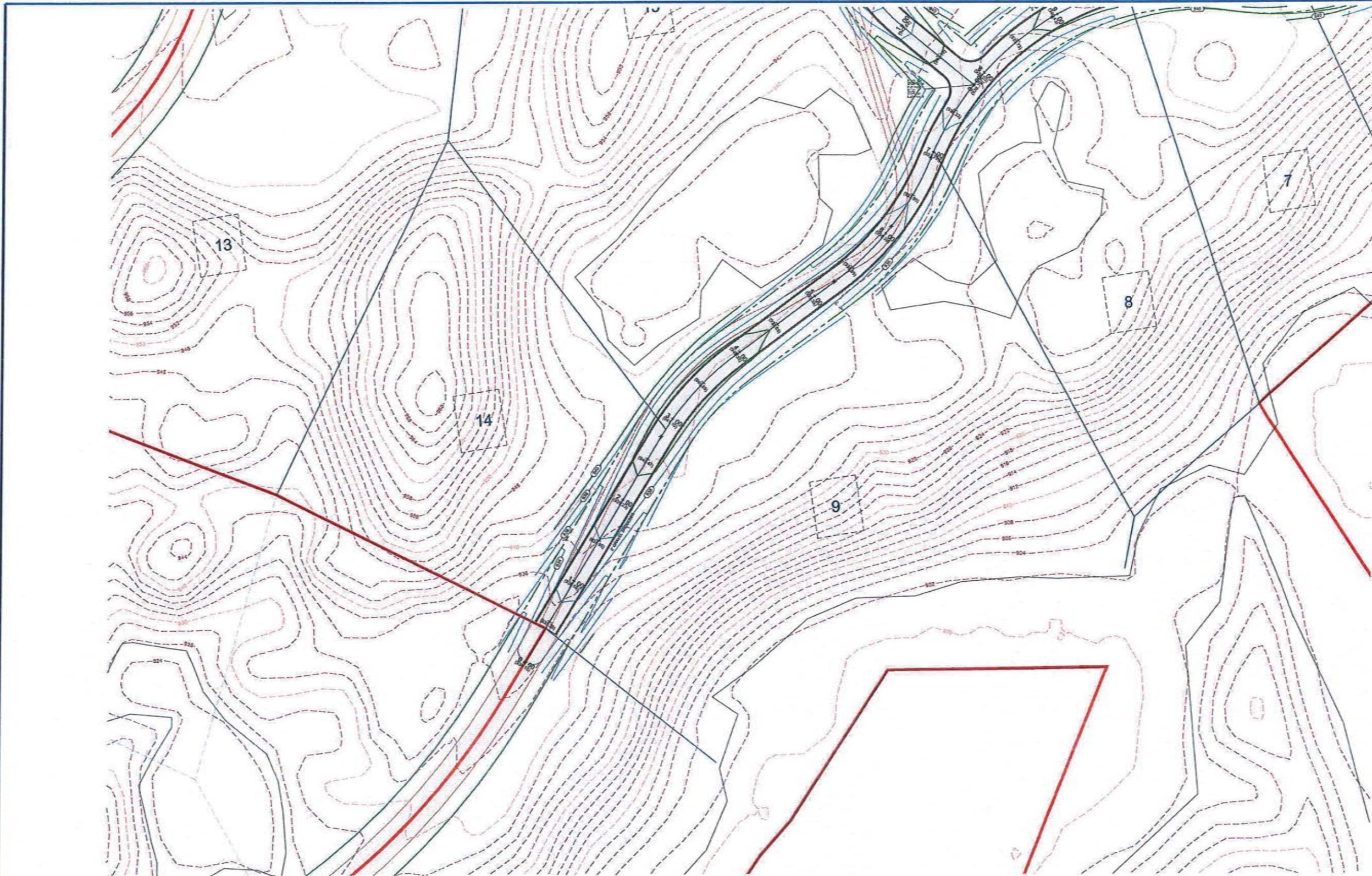
Exhibit D: Existing Conditions



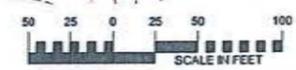
RED FOREST WAY - SOUTH



01/21/20



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
XX/XX/XX				

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

Name, P.E. _____
 Date: _____ Lic. No. _____



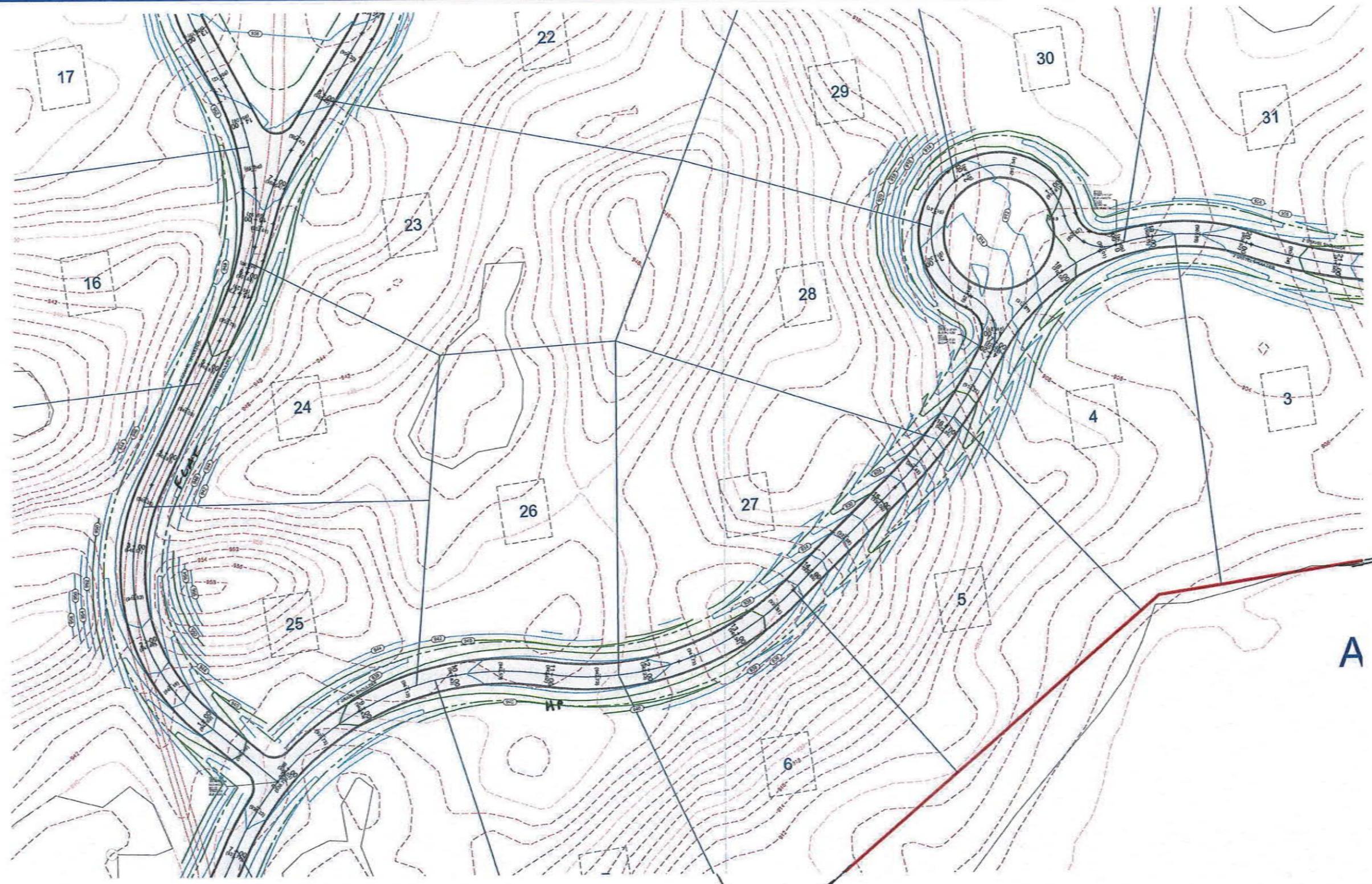
SATHRE-BERGQUIST, INC.
 153 SOUTH BROADWAY WAYZATA, MN 55391 (952) 475-0200

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

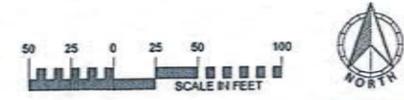
PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP1
GP4

Exhibit F: Preliminary Grading Plan



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Name, P.E. _____
 Date: _____ Lic. No. _____

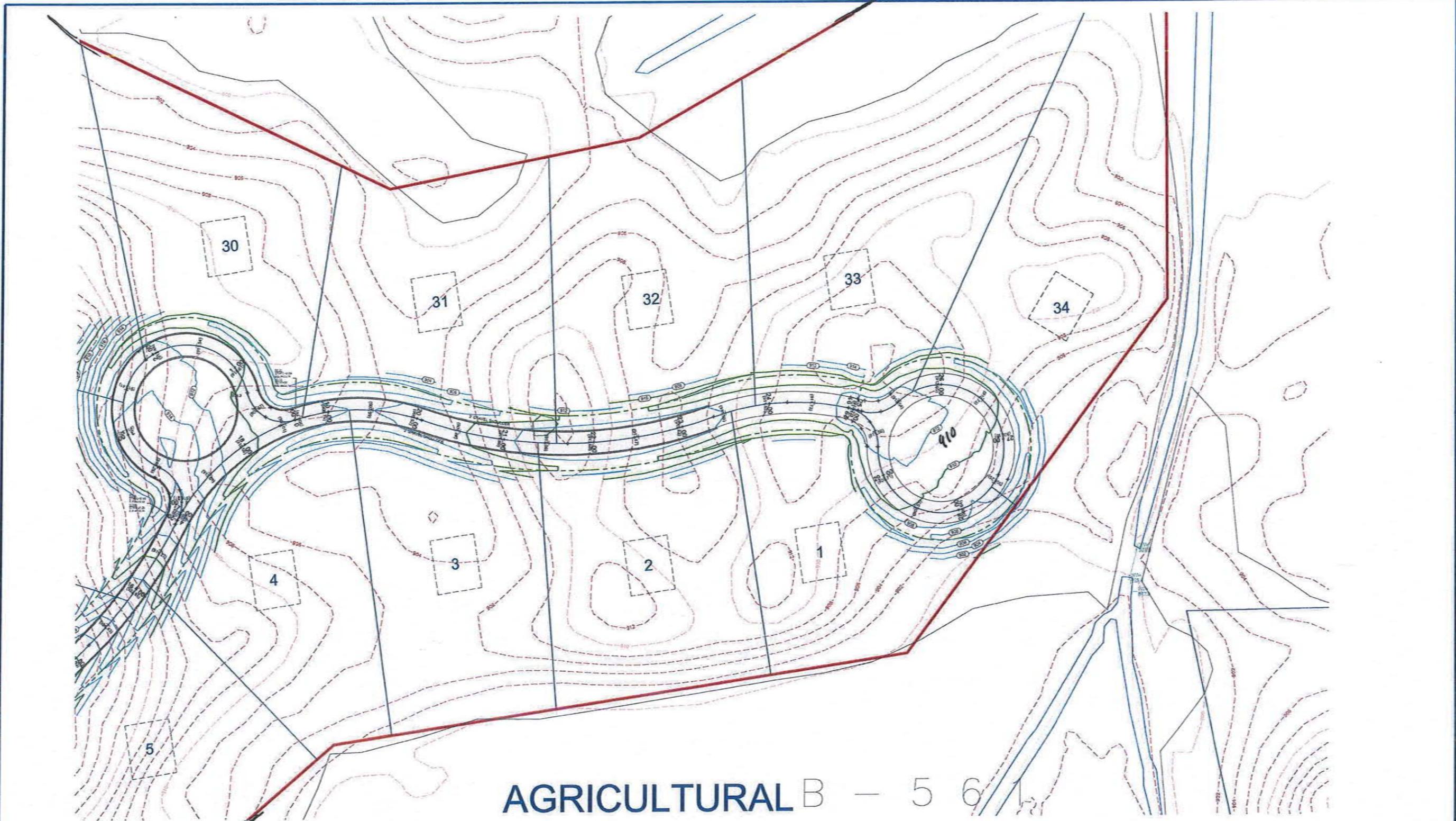


SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP2
GP4



AGRICULTURAL B - 5 6 1

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
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CHECKED BY				
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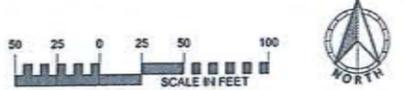
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Name, P.E. _____
 Date: _____ Lic. No. _____

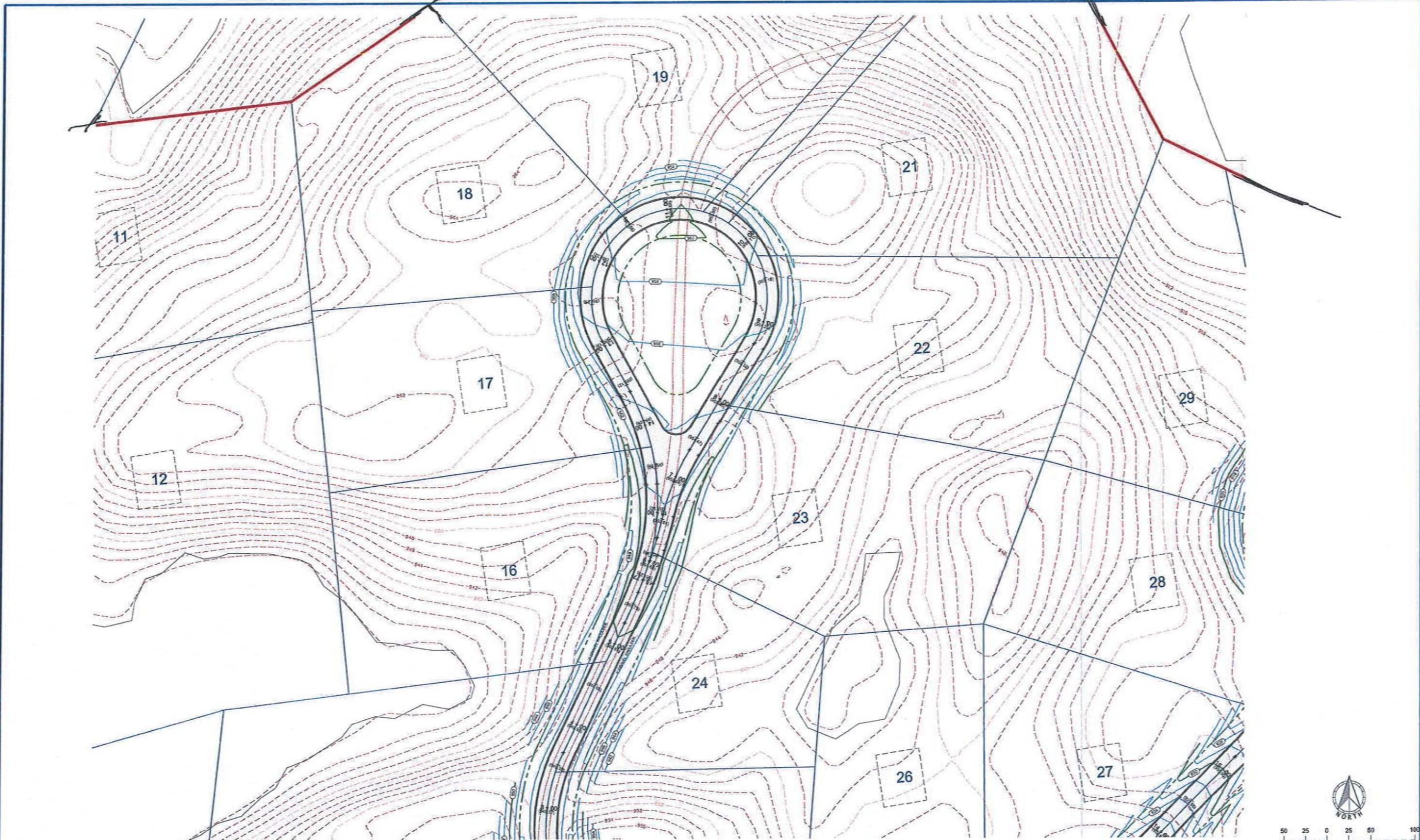
SATHRE-BERGQUIST, INC.
 157 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

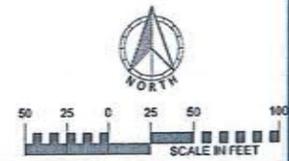
PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS



FILE NO.
 64500-024
GP3
GP4



EXISTING UTILITIES SHOWN ARE SHOWN BY APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.



DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE				
DRAWN BY				
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Name, P.E. _____ Lic. No. _____
 Date: _____

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (652) 476-8000

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

PRELIMINARY GRADING PLAN
RED FOREST WAY (SOUTH)
NORTH OAKS

FILE NO.
 64500-024
GP4
GP4

Westwood

12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

Main (952) 937-5150
Fax (952) 937-5822

westwoodps.com
(888) 937-5150

MEMORANDUM

Date: December 27, 2019

Re: **Red Forest Way Concept - East Oaks Concepts**
File #0022650.00

To: Mark Houge, President
Gary Eagles, VP Development

From: Stephen J. Manhart, P.E. PTOE, PTP

North Oaks Company, LLC, has requested that Westwood Professional Services conduct a high-level overview of traffic issues relative to a residential development concept under consideration.

Traffic issues for the Red Forest Way Concept are listed below:

- **Red Forest Way Concept** – Thirty-four (34) single-family residential lots are proposed along an extension of Black Lake Road that culminates into two cul-de-sacs. In addition, three single-family residential lots are proposed to be accessed off of Catbird Lane.

Traffic Issues:

- The following table lists the trip generation potential of the single-family residential development proposed in this concept:

Table 1 - Trip Generation Potential – Red Forest Way Concept

Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
			Enter	Exit	Enter	Exit	Enter	Exit
Single Family Housing	210	34 units	193	193	7	22	23	13
			193	193	7	22	23	13
			386		29		36	

(Source: *Trip Generation Manual, Tenth Edition, Institute of Transportation Engineers, 2017*)

- This concept will be accessed by existing streets internal to the North Oaks street system – there will be no alternative access to Centerville Road or other external street system.
- Because this concept comprises single-family residential lots, it reflects normal commuter traffic patterns – increased outbound traffic during

December 27, 2019

Page 2

the a.m. peak hour and increased inbound traffic during the p.m. peak hour.

- The trips generated by this development will increase traffic along Black Lake Road, Bent Tree Lane, North Oaks Road and East Oaks Road. However, even during peak hours, this increase will amount to approximately one vehicle every two minutes.

In summary, this analysis represents a high-level overview of traffic issues related to the Red Forest Way Concept. From this analysis, all vehicular traffic will utilize other streets within North Oaks. Therefore, traffic concerns will be raised by nearby residents, while the actual number of new trips will not be over 390 trips per day, nor over 40 during a peak hour.

Cc: David Weetman, Westwood Professional Services



NORTH OAKS
HOME OWNERS' ASSOCIATION

January 24, 2020

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 250
North Oaks, MN 55127

RE: Site K – North Black Lake (Red Forest Way South) Development Concept Plan – Staff Comments

Dear Kevin,

The North Oaks Home Owners' Association (NOHOA) *staff* has reviewed the concept plan dated January 21, 2020, for the North Black Lake (Red Forest Way South) Development from the North Oaks Company. This site is indicated as "Site K" on Exhibit B1 of the 1999 Planned Unit Development Agreement. The following summarizes our understanding to this point of the concept as proposed:

- Exhibit B1 of the 1999 PUD denotes a total of 64 planned households on Site K in an area designated as single family detached (zoned as RSL-PUD). Appendix 1 to the PUD contains the Findings and Development Guidelines. Table 1 Development Sites of Appendix 1 indicates that Site K may have a density increase of 30%, which would bring the total number of dwelling units allowed to 83. The proposed Concept Plan provides for 34 lots in addition to the 41 already developed, bringing the total to 75 lots, which is within the limit established in the approved PUD.
- Each lot will be served by individual well and septic.
- The Concept Plan shows that the new homes will be served from an extension of Black Lake Road with two cul-de-sacs, with the exception of three lots that will be served off of existing Catbird Lane. The street will be a typical 28 foot road.
- A driveway is shown extending between lots 19 and 21 connecting to an existing pole barn, deer barn, and shed on lot 20.
- The location of future trails has not been shown on the Concept Plan.
- The development is envisioned to be a part of NOHOA. Upon development completion, NOHOA would be responsible for the maintenance of the roadway and trails created as part of the development.

• NATURE • HERITAGE • COMMUNITY •

Mr. Kevin Kress
January 24, 2020
Page 2

If any of these points seem inaccurate with your understanding, please let me know so NOHOA can reevaluate the concept plan with the additional information. Based on NOHOA staff's current understanding of the concept plan as described above and in the interest of protecting the interests of future NOHOA members, the following are comments and concerns that NOHOA would like to further discuss with the City of North Oaks and the North Oaks Company:

- Exhibit B2 of the 1999 PUD show a street connection rather than cul-de-sacs in this area. NOHOA acknowledges that the connection will be difficult given the previous subdivision allowed in this area.
- NOHOA has concerns about the design as lot 20 would be accessed via a driveway extending between lots 19 and 20. Further, clarification is sought about the intended use of the existing pole barn, deer barn, and shed on lot 20.
- NOHOA seeks further discussion regarding the proposed trail system as no trails are shown on the Concept Plan. This development is the best opportunity to provide for an east/west trail connection to the existing trail system. NOHOA would like to ensure that this is provided on high ground that is maintainable and outside of any seasonably wet areas.

As noted, these comments have not been discussed at the NOHOA Board level, but due to timing of the Planning Commission meeting and our Board Meeting, we are supplying our initial feedback to you at this time. NOHOA may revise and/or add to these comments prior to presentation at the City Council meeting in February. If you have any questions or would like to discuss any of these comments further, please feel free to contact me at 651-792-7765.

Sincerely,



Mikeya Griffin
Executive Director

cc: Mark Houge, North Oaks Company

Housing Counts

The East Oaks PDA (PDA) provides for the addition of a maximum of 645 dwelling units and the commercial development of 21 acres within the area subject to the PDA (the “Development Area”). Conversion of commercial acres to additional dwelling units and dwelling units to additional commercial acres is permitted at a rate of one acre of commercial use for each 5 dwelling units forgone and an increase of 5 dwelling units for each full acre of commercial development foregone.ⁱ

Exhibit B-5 of the 1999 PDA, attached as Exhibit 2, provides a generalized plan for phasing and timing of development of the Development Area, projecting when development would occur on each of the sites located within the Development Area. Exhibit B-5.1, attached as Exhibit 3, shows development to date on the sites within the Development Area through June of 2010, per the 7th Amendment to the PDA. Since that time, additional development has occurred within the Development Area, reducing the “available” number of dwelling units in the remaining Development Area. The East Oaks PDA has not been formally amended to reflect the actual development that has occurred within the Development Area since 2010.

To provide information regarding the total number of additional dwelling units which may be constructed in the Development Area, the attached Exhibit 1 lists dwelling units constructed to date and incorporates the projected dwelling unit development numbers provided to the City by the Developer, whose specific development projections are shown on the attached Exhibit 4.ⁱⁱ Exhibit 4 shows a potential proposed conversion of the remaining 5.73 commercial acres to 29 dwelling units. Appendix 1 of the PDA provides that commercial conversions shall occur at a rate of 5 dwelling units per full acre of foregone commercial development, resulting in an available maximum conversion of remaining commercial acreage to dwelling units of 25, for a total maximum dwelling unit count for the Development Area of **670** dwelling units if such conversion were to occur. The Developer has indicated that it has not yet determined whether it will pursue conversion of remaining commercial acreage to dwelling units, but that it is a possibility, and Exhibit 4 appears to reflect a proposed commercial acreage to dwelling unit conversion.

ⁱ Seventh Amendment, Appendix 1, p, 11.

ⁱⁱ Exhibit 1 has not been formally approved by the Council, and includes information regarding constructed dwelling units provided by the Developer at the August 2019 Decennial Review included on a revised Exhibit B-5.1.

EAST OAKS PDA

Site	Name	1999 Zoning	1998 EAW Acreage	1999 Planned Number of Development Units	1998 EAW Proposed Units	1999 Density Increase Allowed	2010 Exhibit B-5.1 PDA Designated Dwelling Units	2010 Exhibit B-5.1 Actual Dwelling Units	2019 Actual Housing Counts (Dwelling Units Built)*	2019 Available Potential Density/ Density Shift/ Not including Density Bonuses	2019 Total Available Additional Dwelling Units Per Site if Available Density Increase Applied to Site**	2020 Developer Proposed Dwelling Units Per site	Total Dwelling Units: Existing + Developer Proposed	2019 Commercial Acreage****	Dwelling Unit/Density Notes
Site A	Peterson Place (Wildflower)	RMM-PUD	82	40	40	30%	40	27	27	13	25	0	27		
Site B	East Preserve	RSM-PUD	6	2	2	30%	2	0	0	2	2.6	2	2		
Site C	Nord	RSM-PUD	51	10	10	30%	10	0	0	10	13	12	12		
Site D	Rapp Farm	RMH-PUD	110	200	200	50%	200	34	156	44	144	0	156		***
Site E	East Wilkinson	RCM-PUD	98	110	110	50%									
	Site E-1 (Villas of Wilkinson Lake)	RCM-PUD					45	19	47	-27	28	0	47		*****
	Site E-2 (The Mews)	RCM-PUD					65	90	90			0	90		*****
Site F	Andersonville (Anderson Woods)	RMH-PUD	35	10	10	30%	10	0	0	10	13	13	13		*****
Site G	Gate Hill	RCM-PUD	32	68	68	30%	68	0	0	68	88.4	84	84		
Site H	Island Field	RCM-PUD	22	35	35	30%	35	0	0	35	45.5	62	62		
Site I	East Mallard Pond (The Pines)	RSM-PUD	97	54	54	No	54	54	54	0	0	0	54		
Site J	North Ski Hill	RSM-PUD	13	7	7	30%	7	7	7	0	2.1	0	7		
Site K	North Black Lake (Red Forest Way)	RSL-PUD	194	64	64	30%	64	27	41	23	42.2	34	75		
Site L	South Deer Hills (Southeast Pines)	RMH-PUD	40	45	45	No	45	45	45	0	0	0	45		
Site M	-	LI-PUD		0	-										
Site E-3	East Wilkinson (Waverly Gardens and Tria)	RCM-PUD												15.27	
TOTAL	Totals		780	645	645		645	303	467	178		207	674	15.27	

Total Dwelling Units: Existing (including the 14 unbuilt units + Proposed dwelling units (J35+M35))

674

Total Dwelling Units: Existing (EXCLUDING the 14 unbuilt units + Proposed dwelling units ((J35+M35)-14))

660

Total Dwelling Units Permitted if Remaining 5.73 acres of commercial acreage converted to residential dwelling units (5 DU per full acre = 5*5, = 25 add'l DU) PLUS base DU maximum of 645 DU

670

NORTH OAKS CO.								
EAST OAKS PUD								
Generalized Plan for Phasing and timing of the Development in five year increments								
Site	Name	1999-2003	2004-2008	2009-2013	2014-2018	2019-2023	2024-2028	Site Total
A	Peterson Place	30	10					40
B	East Preserve		2					2
C	Nord	10						10
D	Rapp Farm	40	50	50	40	10	10	200
E	East Wilkinson	10	20	30	20	20	10	110
F	Andersonville				10			10
G	Gate Hill				20	20	28	68
H	Island Field		20	15				35
I	East Mallard Pond	35	19					54
J	North Ski Hill	7						7
K	North Black Lake		10	20	20	14		64
L	South Deer Hills			15	15	15		45
							Total of all Sites	645
	Total Projected Sales in 5 Year Increments	132	131	130	125	79	48	645
								Total Sales
	Average Sales Per year	26	26	26	25	16	10	
This Plan may vary based on demand and market conditions.								
EXHIBIT " B5 "								
GENERALIZED PLAN FOR PHASING AND TIMING OF DEVELOPMENTS								
FEBRUARY 11, 1999								

NORTH OAKS COMPANY
EAST OAKS PUD

SITE NAME	PDA Dwelling Units designated	Actual 1999-2006	Actual 2007-2009	Proposed 2010-2015	Proposed 2016-2025	Proposed 2026-2035	Proposed 2036-2048	Potential Density Shift	Permitted Density Increase
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	0	13	30% = 12
B EAST PRESERVE	2			2				0	30% = 1
C NORD	10			5	5			0	30% = 3
D RAPP FARM	200	34	0	25	32	32	33	44	50% = 100
E-1 EAST WILKINSON Residential	45	19	0	0	14	14	0	-2	50% = 22
E-2 EAST WILKINSON Senior Housing	65		90		18			-43	50% = 33
F ANDERSON WOODS (Andersonville)	10				3	3	4	0	30% = 3
G GATE HILL	68					30	38	0	30% = 20
H ISLAND FIELD	35				5	15	15	0	30% = 11
I THE PINES (East Mallard Pond)	54	54						0	0
J NORTH SKI HILL	7	7						0	30% = 2
K NORTH BLACK LAKE (Red Forest Way)	64	17	10	0	15	22		0	30% = 19
L SOUTHEAST PINES (South Deer Hills)	45	45						0	0
Building Permits issued	645	203	100	25	94	121	90	12	PDA-allowed conversion to dwelling units
COMMERCIAL ACREAGE	21	141	102						5/acre = 28
	Allowed per PDA	Actual dev.							
		15.27							

6/22/2010

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

NORTH OAKS COMPANY

Updated: 01.24.2020

EAST OAKS PUD

SITE	NAME	PDA Housing Units designated	Actual 1999-2006	Actual 2007-6/22/10	Total at 6/22/2010	Actual 6/23/10-2019	Proposed 2020-2024	Proposed 2025-2029	Total	Potential Density Shift	Permitted Density Increase	RLS #'s Filed to date
A	RESIDENTIAL HOUSING WILDFLOWER (Peterson Place)	40	27	0	27	0	0	0	27	13	30% = 12	564 589 611 612 614 617 626 599 603 615 586 603 562 569 566 604 618 629 571
B	EAST PRESERVE	2	0	0	0	0	1	0	1	1	30% = 1	
C	NORD	10	0	0	0	0	12	0	12	-2	30% = 3	
D	RAPP FARM	200	34	0	34	122	0	0	156	44	50% = 100	
E-1	EAST WILKINSON Villas of Wilkinson Lake	45	19	0	19	28	0	0	47	-2	50% = 22	
E-2	EAST WILKINSON Waverly Gardens - Mews	65	0	90	90	0	0	0	90	-25	50% = 33	
F	ANDERSON WOODS (Andersonville)	10	0	0	0	4	9	0	13	-3	30% = 3	
G	GATE HILL	68	0	0	0	0	71	13	84	-16	30% = 20	
H	ISLAND FIELD	35	0	0	0	0	46	0	46	-11	30% = 11	
I	THE PINES (East Mallard Pond)	54	54	0	54	0	0	0	54	0	0	
J	NORTH SKI HILL	7	7	0	7	0	0	0	7	0	30% = 2	
K	NORTH BLACK LAKE (Red Forest Way)	64	17	10	27	15	34	0	76	-12	30% = 19	
L	SOUTHEAST PINES (South Deer Hills)	45	45	0	45	0	0	0	45	0	0	
Subtotal		645	203	100	303	169	173	13	658	-13		
Potential Commercial Acre to Housing Unit conversion				28				13				
COMMERCIAL												
E-3	EAST WILKINSON Waverly Gardens & Tria	21 Acres	15.27 Acres	0		0	5.73 Acres	See above - Commercial acres converted to housing units 1 acre = 5 housing units				586

I-35E and County Road J Reconstruction



Project Overview

The existing I-35E and County Road J interchange – and the surrounding area – has several safety, congestion and access issues that impact motorists, pedestrians and bicyclists.

The project is located on the border between Ramsey and Anoka counties and includes three different areas targeted for improvement:

1. *The I-35E and County Road J interchange.*
2. *County Road J from Centerville Road to Otter Lake Road.*
3. *Centerville Road from County Road J to Ash Street.*

These three areas work in unison with each other; addressing just one area will not resolve the issues in the other two areas.

Additional development is expected near the interchange in the next five years, which will increase traffic and worsen safety issues.



Community Partners

- Ramsey County (Lead agency)
- Minnesota Department of Transportation
- Anoka County
- Lino Lakes
- North Oaks
- White Bear Township

Existing businesses and area chambers of commerce also support the need for improvements, including:

- White Bear Area Chamber of Commerce.
- Metro North Chamber of Commerce.
- Schwing America.
- The Specialty Manufacturing Company (SMC).
- North Oaks Company.
- Presbyterian Homes.

Next Steps

Assuming funding is identified in 2020, design and environmental analysis will take place from 2021-2023 and construction will begin in 2024.

Project Area

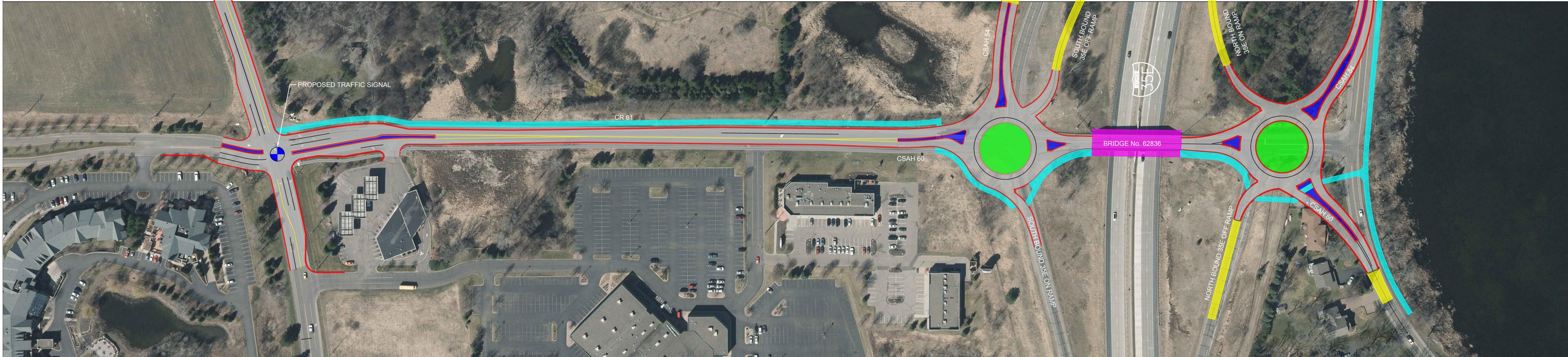
See reverse for large scale and project details.



I-35E and County Road J Reconstruction Project Area



COUNTY ROAD J (ASH STREET, COUNTY ROAD 81) CENTERVILLE ROAD TO OTTER LAKE ROAD



COUNTY ROAD J (ASH STREET, COUNTY ROAD 81) CENTERVILLE ROAD TO OTTER LAKE ROAD

