

AGENDA
North Oaks Planning Commission Meeting
Community Meeting Room – 100 Village Center Drive, Suite 150
North Oaks, MN 55127
Thursday, February 28, 2018 at 7 PM

Call to Order

Roll Call

Approval of Agenda

Approval of the December 20, 2018 Meeting Minutes

2040 Comprehensive Plan Update

Public Hearing Continuation- Concept Plan Review - North Oaks Company – Nord, Gate Hill, Island Field and Anderson Woods Developments

Public Hearing – Preliminary Subdivision – North Oaks Company – Nord Parcel

Public Hearing – Preliminary Subdivision – North Oaks Company – Anderson Woods Parcel – Wilkinson South Villa Homes

Public Hearing – PUD Amendment – North Oaks Company – Making Event Centers an Allowed Use

Next Planning Commission meeting is Thursday, March 28, 2019

Planning Commission Meeting
December 20, 2018
7:00 PM

Call to Order:

Chair Ries called the meeting to order at 7:00 pm.

Roll Call:

Present: Chair Kara Ries, Commissioners Nancy Reid, Bob Turkington, Joyce Yoshimura-Rank, David Pfuhl and Councilmember Katy Ross.

Staff: City Administrator Mike Robertson and City Planner Bob Kirmis.

Absent: Commissioner Paul Lesieur.

Approval of Agenda:

Commissioner Reid, seconded by Commissioner Yoshimura-Rank, moved to approve the agenda. Motion approved unanimously.

Approval of Minutes:

Commissioner Yoshimura-Rank, seconded by Chair Ries, moved to approve the November 7, 2018 meeting minutes. Motion approved unanimously.

Public Hearing - North Oaks Company Development Concept Plan Review

North Oaks Company President Mark Houge and Vice-President Gary Eagles reviewed the proposed development concept plans. The original master plan for the area was approved by the City and by NOHOA back in the 1999 East Oaks agreement. This plan covered 1,650 acres in the northeast and east area of the City and allowed for a total of 645 housing units spread out over thirteen individual neighborhoods. The plan allowed housing units to be clustered together at higher densities in order to create more open space. As part of the 1999 approvals North Oaks Company set aside 620 acres as a permanent Conservation Area and 220 acres as an Agricultural Conservation Area. The future use of the land is managed by the Minnesota land Trust and there are easements to NOHOA for private trails to be used by the residents of north Oaks and for the area to remain as open space. Seven of the original neighborhoods are fully developed or under development. The last remaining development areas were reviewed;

Nord – This parcel is located northwest of Deep Lake and consists of 10 single family housing units. The lots would be two acres plus in size. The Nord development would be accessed off an existing easement on North Deep Lake Road and would be served with municipal sewer and on site wells for water.

East Preserve – This parcel is located between the Nord parcel and Sherwood Road and consists of two lots that are two acres plus in size. The East Preserve lots would be accessed off Sherwood Road and would have on site wells and septic.

Wilkinson Villas (Phase 1A) – This consists of four villa homes (detached single family homes) located on an existing extension of Osprey Court. The lots are 1/3 of an acre in size, similar to the existing Villas of Wilkinson Lake. They would be served by municipal sewer and water from White Bear Township.

Anderson Woods Event Center – This is located approximately 700 hundred feet south of the closest home of the Villas of Wilkinson Lake along Centerville Road. The proposed event center would have a private access road from Centerville Road and would not have a road connection to any other part of North Oaks. The center would be approximately 11,700 square feet and could hold approximately 400 people and would be served by municipal sewer and water from White Bear Township. The access to this property would align with Anderson Lane on the east side of Centerville Road. There would not be any trail connection from the event center to the rest of the trails in the Conservation Area.

Gate Hill Villas – This is located approximately 2,200 feet south of the proposed event center on Centerville Road. The access to this property would align with the existing three way stop at County Road H2 and Centerville Road. This development would be 48 villa homes of approximately 1/3 of acre size, similar in size and character to the existing Wilkinson Lake Villas or to the homes in the Pines development.

Island Field – This is located approximately 1,300 feet south of the entrance to the proposed Gate Hill development on Centerville Road. This development would consist of 120 condominium units in two or three buildings and a 52,000 square foot commercial building with a mix of uses that could include office, retail and community service firms. This would have an access from Centerville Road and a road access from the west through Red Forest Way.

Red Forest Way South – This is located between Catbird Way and the proposed Island Field development. This would consist of three single family lots of over two acres with on site well and septic located adjacent to Catbird Lane and 57 single family lots east of those three lots which would average a half acre in size. The arrangement of these lots is configured to provide open vistas to the north or south with a green space buffer at the connection to Black Lake Road.

Staff Report: City Administrator Robertson and City Planner Kirmis noted that the East Oaks agreement approved in 1999 creates a “zoning contract” which supersedes the requirements of the City Zoning and Subdivision Ordinances. They noted that, as proposed, the total number of units in the 13 neighborhoods of the East Oaks agreement would be 563 housing units, which 82 less than allowed for by the 1999 East Oaks agreement. Staff considers the proposed fewer housing units to be reasonable and conforming to the 1999 agreement.

As a concept plan, no formal vote will be taken at this time and all feedback from the Planning Commission will be considered advisory.

All proposed land uses are consistent with the current and proposed Comprehensive Plans. All proposed uses are consistent with the Zoning Ordinance and reflect the underlying zoning districts except that “event centers” are not specifically listed as approved uses in the RCM, Residential Commercial Mixed use district. This item must be addressed in any recommendation made to the City Council.

The proposed accesses to Centerville Road have to be approved by Ramsey County and staff recommends that the developer provide documentation of the County’s approval.

The internal trails provided as part of these developments should comply with the 1999 PDA agreement and reviewed by NOHOA as they will be responsible for trail maintenance. A decision on the proposed developments cannot be held pending NOHOA’s approval of any trail segment as the City cannot delegate its land use decision making authority. However City staff and NOHOA will work with North Oaks Company to locate trails in each development area.

There is a road proposed to extend from Centerville Road through the Island Field development to the Red Forest Way South development which could connect with existing roads such as Catbird Lane or Black Lake Road. Staff supports this road connection as it would improve emergency response time to the neighborhoods east and north of Pleasant Lake. The proposed development plans have been provided to the Fire Chief who will provide a specific estimate of the time saved. How the road could connect to existing internal roads is not set in stone and should be subject to future discussion.

No detailed drawings of infrastructure have been provided as this is a concept plan. Detailed drawings will be provided by the North Oaks Company in the future subject to the City Engineer's review and approval.

Planning Commission Comments: The Planning Commissioners had questions and comments about the development timeline, traffic on Centerville Road, future development on the east side of Centerville Road, the event center, impact on trees, wildlife impacts, water quality, sidewalks, separation between the condos and the commercial building, open space and trails.

Mark Houge and Gary Eagles responded that development would begin in 2019 though they haven't decided where yet. Development would be expected to be complete in 2024. The layout of roads in each development parcel is intended to retain trees whenever possible. There are very few trees in Gate Hill and Island Field. The City Forester would review the areas like he does in any development. City staff would work with NOHOA staff and North Oaks Company on the trails and would try to fill in any gaps. Centerville Road is a County Road so it's expected to handle increased traffic. Ramsey County will be contacted about its long term plans for Centerville Road. The land on the east side of Centerville road is guided industrial and it's unknown when it will be developed. A wildlife management strategy was part of the original 1999 agreement and is in place. Water quality is monitored by VLAWMO and the stormwater water systems will be designed to meet their standards. Most open space requirements have been fulfilled by the dedication to the public of the Conservation Area in 1999.

With no further Planning Commission comments Chair Ries opened the public hearing for comments at 7:58 p.m.

Gary Magner, 2 Catbird Lane.

He was concerned about a road tying into either Red Forest Way or Black Lake Road due to traffic issues.

Don Nightingale, 11 Nord Circle Road.

He was concerned about the lack of connections between some of the existing trails around Nord Circle and North Deep Lake. He wanted those connections made and required as part of this development. He would like the Nord parcel development to be accessed from Sherwood Road rather than North Deep Lake road.

Rich Dujmovic, 15 Black Lake Road.

He doesn't like that smaller lots might be allowed near their existing larger lots. He doesn't feel it's consistent with the 2008 Comp Plan and thinks it would decrease their home value. He was also concerned about traffic.

Bill McNee, 11 Sunset Lane.

Asked that NOHOA staff and engineer be involved. He prefers condos to commercial uses.

Bill Frels, 8 Black Lake Road.

He was concerned about whether White Bear Lake water level restrictions would prevent lawn irrigation in the municipal water areas. He asked that there be more green space.

Lisa Dujmovic, 15 Black Lake Road.

Would like any construction traffic to be restricted to the Centerville Road access and not come through her neighborhood. She also objects to small lots near her.

Jim MacGillis, 67 Deer Hills Court.

Concerned about traffic congestion on Centerville Road. It's tough to turn left out of Deer Hills in the morning. Though it's not a City issue he thinks that the current 50 mph speed on Centerville Road will need to be reduced.

Brad Kunz, 9 North Deep Lake Road.

Agrees that trail gaps need to be fixed. Noted that some trails are not listed on 2010 NOHOA trail map.

Kathie Emmons, 20 Duck Pass Road.

Thanked the Planning Commission for the presentation and said she likes to see that some of these neighborhoods will be connected to the rest of North Oaks as that is a concern for current unconnected neighborhoods.

Rob Fitzer, 11 Haycamp Road.

Objects to smaller lots as they look like every other suburb.

Helen Peltier, 14 Osprey Court.

Had some questions about the event center. North Oaks Company said it would be private and would not be operated by North Oaks Company.

With no further comments, Chair Ries said that the public hearing would be continued until Thursday, February 28, 2019 when this proposed development would next be discussed. There will be no Planning Commission meeting in January.

Proposed Comprehensive Plan

Administrator Robertson said that all changes approved by the Planning Commission had been made. He said Administrative Assistant Gretchen Needham is currently reviewing the document for any spelling, punctuation or similar errors. Joann Hanson of the NOHOA said she wasn't certain whether all of NOHOA's comments had been included. Chair Ries urged her to look at the document and to let Robertson know if any of their comments had not been included.

Commissioner Reid, seconded by Commissioner Yoshimura-Rank, moved to recommend approval of the Comprehensive Plan to the City Council.

City Update:

Administrator Robertson said that Commissioner Lesieur has asked to be re-appointed to the Planning Commission and that Commissioners Turkington and Pfuhl have said they are leaving as of the end of 2018. The openings have been advertised and there have been six applications so far with applications closing on January 2. Robertson said he thinks that an interview committee will be set up and start interviewing applicants soon.

Adjournment:

Commissioner Yoshimura-Rank moved to adjourn at 9:12 p.m., seconded by Commissioner Reid. The motion was approved unanimously.

MEMO

Date: February 21, 2019
To: Planning Commissioners
From: City Administrator Mike Robertson & City Planner Bob Kirmis
Re: East Oaks Development Concept Plan Comments 12/20/18

The following questions and comments were raised at the December 20, 2018 public hearing. Here are staff's responses.

1. Request for more open space.
Open space needs were satisfied by the dedication of the Conservation Area in the 1999 PDA. No more open space is required.
2. Suggested that construction traffic be directed to use Centerville Road and not travel through Red Forest Way
An excellent suggestion. Any access from Red Forest Way subdivision can be blocked off during construction so only Centerville Road is used.
3. Concerned about increased traffic on Centerville Road.
Centerville Road is a Ramsey County Road. Ramsey County said there is room for additional traffic on Centerville before it will have to be widened to 4 lanes.
4. Speed limits on Centerville Road need to be reduced.
Speed limits are a County decision but based on our discussion they will do a speed study on Centerville Road some time this year.
5. There should not be a road tying into Black Lake Road or Catbird Lane due to traffic issues.
A road connection is being considered due the improvement in public safety response time in the east/northeast part of the City. The decision on whether there is a road connection is solely up to the City.
6. Thanks to the Planning Commission for the road connecting some of the new neighborhoods to the rest of the City as they prefer that neighborhoods not be isolated from the rest of the community.
Noted.

7. Connections between trails need to be made as part of this development. Trails should be maintained on the Nord parcel.
A trail connection is required between the Wilkinson Boulevard area and Rapp Farm area. What route trails follow and what parcels they cross is up to NOHOA as they maintain the trails.
8. Event Center Questions.
To allow an event center would require an amendment of the 1999 PDA and a rezoning of the Anderson Woods property. These events would have to happen before an event center could be considered and details such as layout, design, parking, etc. would need to be discussed.
9. Objects to smaller lots in some areas. Feels they are not consistent with the Comp Plan and would look like every other suburb.
What size lots are allowed is up the City. The 1999 PDA was established to provide increased open space by clustering smaller lots closer together. This was noted in the 1998 and 2008 Comprehensive Plans. Due the amount of open space around the smaller lots the neighborhoods will not look like every other suburb.
10. Prefers condominiums to commercial uses.
Noted. The 1999 PDA provides for the consideration of commercial uses. This decision is up to the City Council.
11. Feels the Nord parcel should be accessed from Sherwood Road rather than North Deep Lake Road.
Noted. The easement for access to the Nord parcel has existed for decades. The City will decide the road locations.
12. Concerns about trees lost.
There are very few trees on the Gate Hill and Island Field areas. The City Forester will review all areas like he does for any other development with an eye to preserving quality trees.
13. Effects on wildlife.
A wildlife management strategy was part of the 1999 agreement and is in place. Corridors will be maintained for wildlife between and through the developments.

14. Will future restrictions on water use due to White Bear Lake levels prevent lawn irrigation in the neighborhoods served by municipal water?

This is unknown at this time. Many communities have odd/even watering restrictions but these are more useful in reducing peaks in daily water use rather than reducing overall water use. We will have to see what actions the State legislature or the courts take.

15. Feels the NOHOA staff should be involved in the development process.

The NOHOA staff is welcome to submit comments like any other person at the public hearings. Development approvals are solely the responsibility of the City.



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PLANNING REPORT

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Mike Kuno, City Engineer

DATE: February 28, 2019

RE: North Oaks - East Oaks Planned Unit Development

- "Nord Area" Preliminary Plan for Major Subdivision
- "Wilkinson Villas (Phase 1A)" Preliminary Plan for Major Subdivision
- Event Center Use Determination

FILE NO: 321.02 - 19.01

Date Application Determined Complete:	January 18, 2019
Planning Commission Meeting Date:	February 28, 2019
City Council Meeting Date:	March 14, 2019
60-day Review Deadline:	March 19, 2019
120-day Review Date:	May 18, 2019

BACKGROUND

At the Planning Commission's December 20, 2018 meeting, the Commission conducted a conceptual review of the remaining phases of the East Oaks Planned Unit Development, the master plan for which was approved by the City in 1999.

At the meeting, North Oaks Company representatives (the applicants) provided an overview of plans for the remaining six phases of development. In this regard, development intentions for the following sites were conveyed (see Exhibit B for location references).

1. The "Nord Area" is located northwest of Deep Lake and consists of 10 single family residential lots.

To be noted is that the previously reviewed concept plan included two additional lots within the abutting "East Preserve" area to the west of the "Nord Area." Such lots are not included in the current development application.

2. "Wilkinson Villas (Phase 1A)" located along a southerly extension of Osprey Court and consisting of four villas (detached single family homes). The lots are approximately 1/3 acre in size which is similar to the lots within adjacent Wilkinson Villas to the north.
3. The "Anderson Woods Event Center" located south of the Wilkinson Villas site along Centerville Road. The event center measures approximately 11,700 square feet in size.
4. "Gate Hill Villas" located south of the proposed event center site along Centerville Road. The neighborhood includes 48 individual villas (detached single family homes). The lots average 1/3 acre in size, similar to the Pines and Wilkinson Boulevard neighborhoods.

To be noted is that the entrance to the site aligns with Country Road H2.

5. "Island Field" located south of the proposed Gate Hill Villas along Centerville Road. The site is intended to accommodate 120 condominium units (within two buildings) and a 52,000 square foot multi-tenant commercial building.
6. "Red Forest Way South" located between Catbird Lane and "Island Field" site. The neighborhood includes 60 detached single-family homes.

While no formal action was taken on the concept plan, feedback was provided by the Planning Commission and general public (at the public hearing).

At this time, the applicants have formally requested the following approvals:

1. **The "Nord Area" Preliminary Subdivision.** The "Nord Area" overlays 55 acres of land located northwest of Deep Lake and consists of 10 single family residential lots. The proposed lots average 5 acres in size.
2. **The "Wilkinson Villas (Phase 1A)" Preliminary Subdivision.** The Wilkinson Villas (Phase 1A) site is located south of Osprey Court and west of Centerville Road and consists of four "villa" lots averaging 18,970 square feet in size. The majority of the 36-acre site is devoted to permanent open space.
3. **Event Center Use Determination.** The applicants have expressed an intent to construct a 11,700 square foot event center on the southern portion of the Wilkinson Villas (Phase 1A) site at a future point. While no formal development plans for the event center are to be considered at this time; direction regarding the general acceptability of the use upon the site has been requested.

Attached for reference:

- Exhibit A: East Oaks Master Plan (1999)
- Exhibit B: East Oaks Combined Layouts
- Exhibit C: Nord Area Plans
 - C1: Area Summary
 - C2: Existing Conditions - Lot Layout
 - C3: Existing Conditions - Topography
 - C4: Preliminary Plan
 - C5: Easement Plan
 - C6: Preliminary Utility and Grading Plans
 - C7: Preliminary Erosion Control Plan
- Exhibit D: Wilkinson Villas Phase 1A Plans
 - D1: Area Summary
 - D2: Existing Conditions - Lot Layout
 - D3: Existing Conditions - Topography
 - D4: Preliminary Plan
 - D5: Easement Plan
 - D6: Preliminary Utility and Grading Plans
 - D7: Preliminary Erosion Control Plan
- Exhibit E: DNR Correspondence (1998 & 1999)

ISSUES AND ANALYSIS

Planned Development Agreement. The use and intensity of development upon the remaining East Oaks sites is governed by a planned development agreement, the East Oaks PDA, executed between the City and the North Oaks Company in 1999. The agreement is basically considered a “zoning contract” which supersedes the strict requirements of the City’s Zoning and Subdivision Ordinances. In this regard, certain flexibilities from Ordinance standards are granted. Flexibilities which pertain to the two proposed development sites will be discussed in latter sections of this report.

The original 1999 Master Plan calls for a total of 645 dwelling units upon the East Oaks site. As conveyed as part of the PUD concept plan review, 82 fewer dwelling units are proposed within the six remaining phases, resulting in a total of 563 units. This equates to 2.9 acres of gross land per dwelling unit.

While applications for preliminary subdivision are presently under consideration, City approvals will need to be documented in the planned development agreement.

Conservation Subdivision. One of the purposes of the East Oaks PUD (per the Planned Development Agreement) is to encourage the preservation and enhancement of desirable site characteristics and significant wildlife habitat. In recognition of such

purpose, significant amounts of land have been placed in permanent open space and conservation easements.

A typical feature of conservation design is the “clustering” of lots. Within the context of conservation design, the primary objective of clustering is to allow residential development to occur while protecting an area’s environmental features and providing desirable community open space.

Within conservation developments, homes are typically not located on large, acreage lots. Rather, smaller lots are clustered to maximize open space. Typically, the total number of homes, or density, on a given development site does not increase over that allowed under traditional subdivision designs. In this regard, the same number of homes is often clustered on a smaller portion of the total available land. The remaining land, which otherwise could have been allocated to individual home sites, is converted to protected open space and shared by the residents of the subdivision and possibly the entire community.

The East Oaks PUD overlays 1,650 acres of land. It is estimated that 885 acres (or 54 percent) of the total land area presently lies within the following:

- Open space easements
- Conservation easements (dedicated to the Minnesota Land Trust)
- Trail easements (dedicated to NOHOA)

In the consideration of the remaining phases of the East Oaks PUD, it is important to recognize that overall development density allowances (per the approved Planned Development Agreement) take into account significant amounts of land which were previously been designated as permanent open space. Such open space serves to protect environmental features in the area (including wildlife habitat) and provide a unique community amenity.

Environmental Assessment Worksheet. According to Minnesota Statutes (Rules 4410.4300 Subpart 36), an Environmental Assessment Worksheet (EAW) must be prepared for projects which result in the permanent conversion of 80 or more acres of agricultural, native prairie, forest, or naturally vegetated land to a more intensive developed land use. Thus, in the late 1990’s the East Oaks master plan project prompted the preparation of an EAW.

The purpose of the EAW process is to disclose information about potential environmental impacts of a project. Information disclosed in the EAW process is intended to determine whether a more detailed Environmental Impact Statement (EIS) is needed and to indicate how the project can be modified to lessen its environmental impacts. To be specifically noted is that the EAW process is not intended to represent project approval.

The East Oaks EAW was reviewed and approved by the Department of Natural Resources (DNR) in 1999. As part of such EAW review, proposed residential densities and shoreland impacts were considered. At that time, a determination was made by the DNR that the proposed uses and residential densities proposed upon the subject site were generally acceptable provided that future development comply with the City's Shoreland Ordinance requirements (see Exhibit E for related correspondence).

It was further determined that preparation of an Environmental Impact Statement (EIS) was not required.

Nord Area - Preliminary Subdivision

Comprehensive Plan. Land which overlays the "Nord Parcel" is guided for "Low Density Residential" use by the City's existing 2030 and draft 2040 Comprehensive Plans (Land Use Plans). Such land use category allows for detached single family housing.

The Comprehensive Plan notes that, within the "Low Density Residential" land use category, a heavy emphasis should be placed upon the preservation and protection of the natural environment.

The Plan further notes that low density residential uses may be served by sanitary sewer facilities while others may be designed for on-site treatment of sewage.

Zoning. The "Nord Parcel" is zoned RMM - PUD, Residential Multiple Family Medium Density PUD, which makes an allowance for single family residential uses. To be noted however, is that the East Oaks Planned Development Agreement, which supersedes the requirements of the Zoning Ordinance, stipulates that the performance standards of the City's RSM, Residential Single Family Medium Density District are to be applied to the Nord site. Like the RMM District, the RSM District makes an allowance for single family residential uses.

The eastern one-third of the site lies within the Shoreland District of Deep Lake, a designated "recreational development" lake. Specifically, proposed Lots 1, 2 and 3 lie within the Shoreland District. All three lots are non-riparian and exceed the minimum area and width requirements of the District (one acre in size and 150 feet in width).

Single family residential uses located upon the site are also subject to the specific terms of the Planned Development Agreement. Included in the Agreement are the following flexibilities from the strict terms of the Zoning Ordinance (for single family residential uses in RMM Districts):

- 15 -foot setbacks from roadway easements (30-foot setbacks are required by the Ordinance).

- 35-foot building heights for walk-out homes with 45 feet allowed if they meet the requirements of the City Zoning Ordinance.

Lot Requirements

Planned Development Agreement Requirements. Consistent with the approved East Oaks Planned Development Agreement, a total of 10 lots are proposed upon the Nord parcel. The 10 lots average five acres in size.

The Planned Development Agreement does not impose minimum lot area and width requirements.

Zoning Ordinance Requirements. The RSM District imposes a minimum lot area requirement of 1.1 acre. All proposed lots exceed this requirement.

Within the RSM District, 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.

Shoreland Ordinance Requirements. In addition to the preceding requirements, Lots 1, 2 and 3 within the subdivision are subject to the minimum lot area and width requirements of the Shoreland Ordinance. In this regard, such lots must not be less than 43,560 square feet (1 acre) in area and 150 feet in width. All three lots exceed these requirements.

Setbacks. According to the Planned Development Agreement, the following minimum setbacks shall apply to principal structures upon the subject site:

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

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

The submitted easement plan demonstrates an ability for structures to meet the aforementioned setback requirements.

Park Dedication. The preliminary subdivision plan for the Nord parcel does not include any parkland dedication.

Park dedication requirements for the East Oaks PUD project were previously satisfied by the developer via the following:

1. Open space easements
2. Conservation easements to the Minnesota Land Trust)
3. Rough grading of park and trail areas and the construction of trails as depicted on the trail plan
4. Primary trail easements to NOHOA
5. Conveyance of open space as depicted on the Park and Open Space Plan to NOHOA

Trails. The applicant has expressed an intent to provide a railway system throughout proposed East Oaks neighborhoods and linkages to existing trails. A specific trail plan has not however, been provided at this time. Such plan will be required prior to trail installation. The lack of such plan at this time should not however, influence recommendations and action taken on the land use aspects of the proposed development.

The final trail plans should be developed in concert with NOHOA staff as they will be responsible for acceptance and maintenance of the trails.

Street System

1. The proposed street design will adhere to City standards provided comments herein are addressed with the final construction plans.
2. The preliminary plan identifies a 24-foot-wide bituminous paved surface with a 2-foot-wide gravel shoulder and a 2-foot-deep ditch section on each side of the street. A cul-de-sac is proposed at the end of the street. The following related comments are offered:
 - a. The Lake Johanna Fire Department indicated previously that streets 32 feet wide or less need to be posted "No Parking Fire Lane" on one side of the road. It is recommended the developer contact the Lake Johanna Fire Marshall to review and discuss the proposed site design and determine which side of the street should be identified as the fire lane.
 - b. The street length is approximately 2,150 feet from the entrance to the cul-de-sac. In the opinion of Staff, this length is acceptable for this project. However, it is recommended that the developer contact the

Lake Joanna Fire Marshal, ambulance and police department to determine the site plan as proposed is acceptable for their emergency service. Written correspondence shall be provided to the City.

- c. The cul-de-sac shall be revised to a diameter of 100 feet to allow a school bus to use the turnaround area. A minimum 2-foot-wide gravel shoulder shall be provided.
- d. The developer's engineer shall submit a pavement design with the final construction plans. The design shall be completed in accordance with the MnDOT Flexible Pavement Design as outlined in the Road Design Manual. The street section shall be designed for a minimum 7-ton design and a 20-year design life.

Sanitary Sewer

1. Final construction plans for sanitary sewer shall identify a plan and profile for the proposed 2-inch force main. Wye stationing and the proposed invert at the end of the service shall be identified on the plans. Air release and cleanouts shall be provided as required. The developer's engineer shall determine if the diameter of the 2-inch main needs to be reduced at the westerly end of the system to maintain the minimum required velocity in the main.
2. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township's Public Works Department.

Water Supply. The proposed residential units are to be served by a private well for each unit.

Surface Water Management and Site Grading Design

1. The proposed storm water drainage system, and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018.
2. A storm water management report shall be submitted for approval with the final construction plans.
3. A skimmer system for each pond outlet pipe shall be provided with the final construction plans.
4. It is recommended that the 100-year high water elevation for Wetland 2 be determined and shown on the final grading plan. This high-water elevation should be reviewed as a part of the building permit review process for the adjoining lot.

5. The emergency overflow elevations (EOF) shall be identified on the final grading plan for wetland basins 6 and 7, based on actual field topographic survey information. These EOF elevations should be reviewed as a part of the building permit review process for each adjoining lot.
6. Rip-rap will not be required at the inlet end of proposed culverts, unless the velocity of the flow at the inlet requires this type of erosion protection.
7. A copy of the geotechnical report with soil boring locations, including ground water conditions shall be provided. The developer's soils engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation.
8. A drain tile system shall be provided on the street subgrade surface at the street low points if a clayey type subgrade soil exists. The drain tile shall extend to the ditch section to drain. A rodent screen shall be provided at the outlet.
9. The preliminary grading plan shows a proposed longitudinal slope of 1% in the street ditch section in a few locations. In areas where the ditch will be maintained by the homeowner, it is recommended that a drain tile system be installed in a ditch section with a slope less than 2%, if the existing soil condition is not free-draining.
10. A 2-foot separation shall be shown from the edge of the shoulder to the finished grade around the perimeter of the cul-de-sac on the final construction plan. The 2-foot separation shall be provided at 8 feet from the edge of the shoulder.
11. A 10-foot maintenance bench shall encompass the stormwater ponds and shall be shown on the final grading construction plan.
12. The limits of the existing trees shall be identified on the final grading construction plan. Tree protection fencing shall also be identified on the plan, if necessary.
13. A grading plan for each "custom" lot shall be submitted with each building permit application. Proposed grades around the perimeter of the proposed homes shall meet the requirements of the state building code. It is recommended that a minimum driveway slope of 3%, and a maximum of 10% be provided.
14. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO (as the LGU).

Small Utilities

1. 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.
2. All utilities to be located in the floodplain shall be flood-proofed in accordance with the building code or elevated above the flood protection elevation.

Wetlands

1. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO (as the LGU).
2. VLAWMO (as the LGU) shall also determine the required width of buffer strips along the perimeter of wetlands, and the proposed ponds. The final construction plans shall identify the buffer limits.

Signage

1. Local street signage meeting City of North Oaks standards shall be posted at each proposed intersection.
2. Final construction plans shall identify proposed street signage, including buffer strip signage if required by VLAWMO (as the LGU).
3. Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department.

Easements

1. Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated with the final registered land survey (RLS).
2. A 25-foot road easement shall be dedicated along the northerly side of North Deep Lake Road as a part of the RLS process.
3. The proposed easements for utilities shall be revised from a proposed width of 15 feet to a minimum of 20 feet and be centered on the utility. The easement limit for the force main located along the southerly side of the street shall also be modified on the final RLS to reflect this requirement.

4. A 20-foot drainage easement shall be provided along the center of the drainage swale between wetlands 4 and 5; and between wetlands 5, 5A and 5B.
5. A 15-foot utility easement shall be added along Sherwood Road (County Road 4).
6. Conservation easements shall be provided to cover the buffer strip areas, if required by VLAWMO (as the LGU). The easement documents shall conform to the requirements of VLAWMO.

Permits. Copies of all approved permits (MPCA for sanitary sewer and NPDES, VLAWMO, etc.) shall be provided to the City Engineer upon receipt from each agency.

Development Agreement. As a condition of final subdivision approval, the developer must enter in to a subdivision development agreement with the City (the form of which must be acceptable to the City) and post all necessary securities required by it. This issue should be subject to further comment by the City Attorney.

Wilkinson Villas (Phase 1A) - Preliminary Subdivision

Comprehensive Plan. Land which overlays the “Wilkinson Villas” site is guided for “Mixed Residential” use by the City’s existing 2030 and draft 2040 Comprehensive Plans (Land Use Plans). Such land use category allows for a variety of housing types including single family detached dwellings and townhomes such as that proposed.

Like the “Low Density Residential” land use category, “Mixed Residential” uses are encouraged to place an emphasis upon the preservation and protection of the natural environment.

The Plan further notes that all “Mixed Residential” sites must provide access to the primary trail system.

Zoning. The “Wilkinson Villas (Phase 1A)” site is zoned RMH - PUD, Residential Multiple Family High Density PUD, which makes an allowance for single family residential uses (villas).

The area of the 36-acre site upon which the villas are proposed to be constructed lies entirely within the shoreland district of Wilkinson Lake, a designated “natural environment” lake.

Single family residential uses to be located upon the site are also subject to the specific terms of the East Oaks Planned Development Agreement. The agreement makes an allowance for the following flexibilities from the strict terms of the Zoning Ordinance (for single family residential uses):

- 15 -foot setbacks from roadway easements (30-foot setbacks are required by the Ordinance).
- 35-foot building heights for walk-out homes with 45 feet allowed if they meet the requirements of the City Zoning Ordinance.

Lot Requirements

Planned Development Agreement Requirements. A total of four “villa” lots are proposed within the subdivision. The proposed lot sizes are similar to the “villa” lots which presently exist to the north. Lots range from 16,111 to 24,025 square feet in size which results in an average lot size of 18,968 square feet. The lots range in width from 91 to 100 feet.

The Planned Development Agreement does not impose minimum lot area and width requirements.

Zoning Ordinance Requirements. Like the East Oaks Planned Development Agreement, the RMH-PUD District does not impose minimum lot area requirements. Rather, lot area requirements are imposed via gross density requirements and building separation requirements. Within RMH-PUD Districts, a minimum of 0.25 acres (10,890 square feet) of land is required per dwelling unit. All proposed lots exceed this requirement.

Also, within the RMH-PUD District, 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 Planned Development Agreement.

As previously indicated, in the case of conflicting standards, the provisions of the Planned Development Agreement prevail. Thus, a maximum 20 percent floor area ratio is considered applicable. Concern does however, exist whether such floor area ratio can realistically be achieved. Staff recommends that that the maximum 37.5 percent floor area ratio, as imposed in the RMH District, be applied as a condition of subdivision approval.

Shoreland Ordinance Requirements. As noted, the area of the site upon which the “villas” are to be located lies entirely within the Shoreland District of Wilkinson Lake, a designated “natural environment” lake. All four “villa” lots are non-riparian.

While the “villa” lots do not meet the standard minimum lot area and width requirements of the Shoreland District (20,000 square feet in area and 150

wide lots), the development plan and associated lot sizes were subject to previous review and approval by the Department of Natural Resources in 1999 and determined to be acceptable (see attached Exhibit E).

Setbacks. Setback requirements for principal and accessory structures upon the proposed lots are imposed by the Planned Development Agreement (for RMH PUD zoned property). In this regard, the following minimum setbacks 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.

The "villa" structures depicted on the submitted plan set meet the aforementioned setback requirements.

Park Dedication. The submitted preliminary subdivision plan for Wilkinson Villas (Phase 1A) does not include any parkland. As previously indicated, park dedication requirements for the East Oaks PUD were satisfied as part of previous approvals.

Trails. According to the City's Comprehensive Plan, "Mixed Residential" sites must provide access to the primary trail system. Thus, the proposed "villa" lots must be provided access to the trail system. This requirement will be imposed as a condition of preliminary PUD / subdivision approval.

The final trail plans should be developed in concert with NOHOA staff as they will be responsible for acceptance and maintenance of the trails.

Building Architecture. The applicants have indicated that the proposed "villa" homes will be of similar design and quality of the "villa" homes which presently exist to the north of Osprey Court.

According to the East Oaks Planned Development Agreement, all homes constructed within East Oaks shall be subject to review by the North Oaks Home Owners' Association Architectural Supervisory Committee (ASC) to the extent required by the ASC.

Street System

1. The proposed street design will adhere to City standards provided comments herein are addressed with the final construction plans.
2. A "hammerhead" turnaround is proposed at the terminus of the street in-lieu of a cul-de-sac. The following related comments are offered:
 - a. The applicant shall contact the Lake Johanna Fire Marshall and obtain approval of the proposed turnaround as a part of this preliminary subdivision application. Received correspondence shall be provided to the City.
 - b. The applicant shall contact the local school bus company which provides service to Osprey Court as a part of this preliminary subdivision application and determine if the bus company will use the "hammerhead" turnaround, or if children will need to be picked up and dropped off at the existing intersection at the entrance to Anderson Woods on Osprey Court. Received correspondence shall be provided to the City.
 - c. The developer's engineer shall submit a graphic using a software such as "AutoTurn" with the final plans identifying the movement of a fire truck, and school bus (if allowed by the bus company) in the "hammerhead" turnaround area to verify there is adequate area for the turning movement.
3. The typical section for the proposed street identifies a 24-foot bituminous paved surface with a 2-foot-wide surmountable concrete curb and gutter along the southerly side of the street (along the inbound lane) and a 2-foot-wide gravel shoulder on the northerly side of the street (along the outbound lane). The following related comments are offered:
 - a. The Lake Johanna Fire Department indicated previously that streets 32 feet wide or less need to be posted "No Parking Fire Lane" on one side of the road. It is recommended that no parking be restricted to the inbound lane, or the southerly side of the street. Therefore, the street section as proposed would consist of a 1-foot gutter section, two- 10-foot-wide traffic lanes, and a 6-foot-wide parking lane. However, State standards recommend a minimum parking lane width of 7 feet.

Therefore, it is recommended the proposed gravel shoulder be widened from 2 feet to 3 feet.

- b. The proposed 10-foot-wide traffic lanes meet State of Minnesota standards, and in the opinion of Staff, are acceptable for the low traffic volume and 30 mph design speed road.
4. The following additional comments are offered regarding the proposed typical street section:
 - a. It is recommended that the bituminous section be increased from a proposed minimum depth of 3 inches to a minimum depth of 3.5 inches. The bituminous shall be placed in two lifts. The last lift shall be placed one construction season after the utilities have been installed within the street area.
 - b. The developer's engineer shall submit a pavement design with the final construction plans. The design shall be completed in accordance with the MnDOT Flexible Pavement Design as outlined in the Road Design Manual. The street section shall be designed for a minimum 7-ton design and a 20-year design life.
 5. The developer's engineer shall submit the typical section(s) for the existing street as constructed from Osprey Court to the terminus at station 2+20. The developer's engineer shall determine if the existing street section meets the minimum MnDOT 7-ton design for a 20-year design life, or if a modification is required.

Sanitary Sewer

1. Final construction plans shall identify the sewer service locations and wye stationing from the downstream manhole, as well as invert elevation at the end of the service.
2. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township's Public Works Department.

Water Supply. Watermain is not proposed to be extended from the existing watermain on Osprey Court. The four residential units are proposed to be served by a private well for each unit.

Surface Water Management and Site Grading Design

1. The proposed storm water drainage system, and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018.

2. A storm water management report shall be submitted for approval with the final construction plans.
3. A storm sewer pipe shall be installed along the south side of the proposed street, including installation of a catch basin in the curb at approximately station 3+50. This drainage system will allow stormwater runoff from the street, residential driveways, and front yards to be treated in the proposed pond.
4. A skimmer system shall be provided for the pond outlet pipe with the final construction plans.
5. A copy of the geotechnical report shall be provided with soil boring locations, including ground water conditions. The developer's soils engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation.
6. Proposed grades around the perimeter of the proposed homes shall meet the requirements of the state building code.
7. A minimum driveway slope of 3%, and a maximum of 10% shall be provided.
8. A 10-foot maintenance bench shall encompass the stormwater pond and shall be shown on the final construction plan.
9. The limits of the existing trees shall be identified on the final grading construction plan. Tree protection fences shall be identified on the plan, if necessary.
10. The location of the existing trail shall be identified on the final construction plans.
11. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO (as the LGU).

Small Utilities

1. 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.

2. All utilities to be located in the floodplain shall be flood-proofed in accordance with the building code or elevated above the flood protection elevation.

Wetlands

1. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO (as the LGU).
2. VLAWMO shall also determine the required width of buffer strips along the perimeter of wetlands, and the pond. The final construction plans shall identify the required buffer limits.

Signage

1. Local street signage meeting City of North Oaks standards shall be posted at each proposed intersection.
2. The final construction plans shall identify proposed street signage, including buffer strip signage if required by VLAWMO (as the LGU).
3. Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department. It is further recommended that no parking signs be placed on both sides of the street from the entrance at Osprey Court to proposed station 3+00; and also in the "hammerhead" area.

Easements

1. Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated with the final RLS.
2. Conservation easements shall be provided to cover the buffer strip areas, if required by VLAWMO (as the LGU). The easement documents shall conform to the requirements of VLAWMO.

Permits. Copies of all approved permits (MPCA for sanitary sewer and NPDES, VLAWMO, etc.) shall be provided to the City Engineer upon receipt from each agency.

Development Agreement. As a condition of final subdivision approval, the developer must enter into a subdivision development agreement with the City, the form of which shall be acceptable to the City (including, but not limited to, financial guarantees for proposed subdivision improvements). This issue should be subject to further comment by the City Attorney.

Event Center Use Determination. As previously indicated, the applicants have expressed an intent to construct a 11,700 square foot event center on the southern one-half of the subject 36-acre site at some future point. Such activity is not addressed or specifically referenced as a permitted site activity in the East Oaks Planned Development Agreement or the base RMH zoning District. In this regard, a determination regarding the general acceptability of the use has been requested.

The East Oaks Planned Development Agreement calls for a total of 10 dwelling units upon the subject site with an allowance for a 30 percent density increase. In this regard, a maximum of 13 dwelling units could be potentially constructed upon the subject site. The event center would basically occupy land upon which residential dwelling units were previously anticipated.

While it is understood that that detailed event center plans are not available for review at this time, it is considered appropriate for City Officials to consider the general acceptability of the event center use prior to the applicant's investment in detailed development plans.

A decision regarding the acceptability of the proposed event center use is considered a policy matter to be determined by City officials. If City officials are generally supportive of the use, it is recommended that the following conditions apply:

1. When detailed plans are available, the event center be subject to PUD amendment processing procedures per Section 151.079 of the Zoning Ordinance (which includes a public hearing, review by the Planning Commission and approval by the City Council).
2. As part of the PUD amendment consideration, the Planning Commission and City Council take into account, among other things, the following (per Section 151.077 of the Zoning Ordinance):
 - a. Consistency with the Comprehensive Plan.
 - b. The public need for additional land space for the requested use in the location requested.
 - c. The compatibility of adjacent land uses.
 - d. The possible presence and effects of noise, odors, or other nuisances.
 - e. The availability in the present or near future of necessary utilities and public services.

3. Unless otherwise approved as part of the formal PUD amendment process, the event center shall not exceed 11,700 square feet in size.
4. A maximum of four dwelling units shall be allowed upon the subject site (resulting in no more units than that proposed as part of this application).
5. The East Oaks Planned Development Agreement be amended to document the conditions upon which the event center use (upon the subject property) is deemed acceptable.

CONCLUSION

The Planning Commission is being asked to examine preliminary subdivision plans for two proposed development phases of the East Oaks PUD.

While it is recognized that the event center use would occupy the southern portion of the Wilkinson Villas (Phase 1A) site, a separate action regarding the acceptability of the use is considered appropriate to provide clarity on the issue. In this regard, the following approvals have been requested:

1. **“Nord Area” Preliminary Subdivision.** The “Nord Area” overlays 55 acres of land located northwest of Deep Lake and consists of 10 single family residential lots. The proposed lots average 5 acres in size.
2. **“Wilkinson Villas (Phase 1A)” Preliminary Subdivision.** The Wilkinson Villas (Phase 1A) site is located south of Osprey Court and west of Centerville Road and consists of four “villa” lots averaging 18,970 square feet in size.
3. **Event Center Use Determination.** A determination regarding the general acceptability of an event center use on the southern one-half of the subject 36-acre Wilkinson Villas (Phase 1A) site at a future point.

If the Planning Commission finds that the submitted plans are consistent with the approved East Oaks PUD master plan and demonstrate an ability to meet applicable requirements of the City’s Zoning, Subdivision and Shoreland Ordinances, the Commission should recommend approval of the plans and list conditions to be considered by the City Council.

If the Planning Commission finds that the submitted plans are not consistent with the approved East Oaks PUD master plan and do not meet applicable requirements of the City’s Zoning, Subdivision and Shoreland Ordinances, the Commission may recommend denial of the request by stating findings of fact as to the specific reasons for such recommendation.

PLANNING COMMISSION OPTIONS

In consideration of the preliminary subdivision applications, the Planning Commission has the following options:

A) Recommend approval, with conditions, based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission.

- This option should be utilized if the Planning Commission finds the proposal adheres to all City Code requirements and previously approved East Oaks Planned Development Agreement provisions.
- Approval at this time means that, upon City Council approval, the applicant can proceed to final plans with assurances that final subdivision approval will be granted provided all conditions are met.
- In the case of the event center use, approval of the activity means that the proposed use is considered generally acceptable upon the subject site and that that the applicants may proceed with related development plans.

B) Recommend denial based on the applicant's submission, the contents of City Staff reports, received public testimony and other evidence available to the Planning Commission.

- This option should only be utilized if the Planning Commission can specifically identify one or more provisions of City Code or East Oaks Planned Development Agreement that are not being met by the preliminary subdivision proposals.
- In the case of the event center use, denial of the proposed activity means that the terms of the original East Oaks planned unit development agreement (which calls for a maximum of 13 dwelling units upon the subject site) will remain applicable.

C) Table the request for further study.

- This option should be utilized if the Planning Commission feels the proposal is appropriate and should move forward, but that certain design aspects need to be amended and brought back before a recommendation for approval can be given.

RECOMMENDED CONDITIONS

The following are conditions which Staff recommends be attached to Planning Commission recommendations of approval for the three applications. To be noted is that the majority of recommended conditions are engineering-related and must be

addressed prior to the consideration of final subdivision plans. In this regard, it is expected that the number of conditions will be significantly reduced as part of the consideration of forthcoming final development applications.

A. Approval of the Nord Area Preliminary Subdivision subject to the following conditions:

1. The proposed cul-de sac street shall be named subject to City Council approval.
2. Floor area ratios within the subdivision shall not exceed 12 percent (ratio of floor area of buildings to gross lot area).
3. The following minimum setbacks shall be satisfied:

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

4. A maximum floor area ratio of 12 percent shall be satisfied (the ratio of floor area of buildings to gross lot area).
5. The developer shall contact the Lake Johanna Fire Department to review and discuss the proposed site design and determine which side of the street should be identified as the fire lane.
6. The developer shall contact the Lake Johanna Fire Marshal, ambulance and police departments to determine if the site plan, as proposed, is acceptable for their emergency services. Written correspondence shall be provided to the City.
7. The diameter of proposed cul-de-sac shall be expanded to 100 feet to allow a school bus to maneuver within the turnaround area. A minimum 2-foot-wide gravel shoulder shall be provided.
8. The developer's engineer shall submit a pavement design with the final construction plans. The design shall be completed in accordance with the

MnDOT Flexible Pavement Design as outlined in the Road Design Manual. The street section shall be designed for a minimum 7-ton design and a 20-year design life.

9. The final construction plans shall identify a plan and profile for the proposed 2-inch force main. Wye stationing and the proposed invert at the end of the service shall be identified on the plans. Air release and cleanouts shall be provided as required. The developer's engineer shall determine if the diameter of the 2-inch main needs to be reduced at the westerly end of the system to maintain the minimum required velocity in the main.
10. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township's Public Works Department.
11. The proposed storm water drainage system and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018.
12. A storm water management report shall be submitted for approval with the final construction plans.
13. A skimmer system for each pond outlet pipe shall be provided with the final construction plans.
14. The 100-year high water elevation for Wetland 2 shall be determined and shown on the final grading plan. This high-water elevation shall be reviewed as a part of the building permit review process for the adjoining lot.
15. Emergency overflow elevations (EOF) shall be identified on the final grading plan for wetland basins 6 and 7, based on actual field topographic survey information. These EOF elevations shall be reviewed as a part of the building permit review process for each adjoining lot.
16. Rip-rap shall not be required at the inlet end of proposed culverts, unless the velocity of the flow at the inlet requires this type of erosion protection.
17. The developer shall provide a copy of the geotechnical report with soil boring locations, including ground water conditions. The developer's soils engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation.
18. A drain tile system shall be provided on the street subgrade surface at the street low points if a clayey type subgrade soil exists. The drain tile shall extend to the ditch section to drain. A rodent screen shall be provided at the outlet of the drain tile.

19. The preliminary grading plan shows a proposed longitudinal slope of 1% in the street ditch section in a few locations. In areas where the ditch will be maintained by the homeowner, a drain tile system shall be installed in a ditch section with a slope less than 2%, if the existing soil condition is not free draining.
20. A 2-foot separation shall be shown from the edge of the shoulder to the finished grade around the perimeter of the cul-de-sac on the final construction plan. The 2-foot separation shall be provided at 8 feet from the edge of the shoulder.
21. A 10-foot maintenance bench shall encompass the stormwater ponds and shall be shown on the final grading construction plan.
22. The limits of the existing trees shall be identified on the final grading construction plan. Tree protection fencing shall be identified on the plan, if necessary.
23. A grading plan for each "custom" lot shall be submitted with each building permit application. Proposed grades around the perimeter of the proposed homes shall meet the requirements of the state building code. A minimum driveway slope of 3%, and a maximum of 10% shall be provided.
24. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO (as the LGU).
25. 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.
26. All utilities to be located in the floodplain shall be flood-proofed in accordance with the building code or elevated above the flood protection elevation.
27. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO (as the LGU).
28. VLAWMO (as the LGU) shall determine the required width of buffer strips along the perimeter of wetlands, and the proposed ponds. The final construction plans shall identify the buffer limits.
29. Local street signage meeting City of North Oaks standards shall be posted at each proposed intersection.
30. Final construction plans shall identify proposed street signage, including buffer strip signage if required by VLAWMO (as the LGU).

31. Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department.
32. Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated with the final RLS.
33. A 25-foot road easement shall be dedicated along the northerly side of North Deep Lake Road as a part of the RLS process.
34. The proposed easements for utilities shall be revised from a proposed width of 15 feet to a minimum of 20 feet and be centered on the utility. The easement limit for the force main located along the southerly side of the street shall also be modified on the final RLS to reflect this requirement.
35. A 20-foot drainage easement shall be provided along the center of the drainage swale between wetlands 4 and 5; and between wetlands 5, 5A and 5B.
36. A 15-foot utility easement shall be added along Sherwood Road (County Road 4).
37. Conservation easements shall be provided to cover the buffer strip areas, if required by VLAWMO. The easement documents shall conform to the requirements of VLAWMO.
38. Copies of all approved permits (MPCA for sanitary sewer and NPDES, VLAWMO, etc.) shall be provided to the City Engineer upon receipt from each agency.
39. The developer shall enter into a subdivision development agreement with the City (the form of which shall be acceptable to the City) and post all necessary securities required by it. This issue shall be subject to further comment by the City Attorney.
40. The East Oaks Planned Development Agreement be amended, as determined appropriate by the City Attorney, to document City approval of the subdivision.
41. Consideration of any comments received from the Department of Natural Resources.
42. Comments of other City Staff.

B. Approval of the Wilkinson Villas (Phase 1A) Preliminary Subdivision subject to the following conditions:

- 1. A maximum floor area ratio of 37.5 percent shall be satisfied (the ratio of floor area of buildings to gross lot area).**
- 2. The following minimum setbacks shall be satisfied:**

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)**

Principal and accessory buildings to wetlands: 30 feet

- 3. In accordance with the City's Comprehensive Plan directives, the proposed "villa" lots shall be provided access to the trail system.**
- 4. The applicant shall contact the Lake Johanna Fire Marshall and obtain approval of the proposed hammerhead turnaround as a part of this preliminary application. Received correspondence shall be provided to the City.**
- 5. The applicant shall contact the local school bus company which provides service to Osprey Court as a part of this preliminary application and determine if the bus company will use the hammerhead turnaround, or if children will need to be picked up and dropped off at the existing intersection at the entrance to Anderson Woods on Osprey Court. Received correspondence shall be provided to the City.**
- 6. The developer's engineer shall submit a graphic using a software such as "AutoTurn" with the final plans identifying the movement of a fire truck, and school bus (if allowed by the bus company) in the hammerhead turn around area to verify there is adequate area for the turning movement.**

7. "No parking" be restricted to the inbound lane, or the southerly side of the street. Recognizing that State standards recommend a minimum parking lane width of 7 feet, the proposed gravel shoulder shall be widened from 2 feet to 3 feet.
8. The bituminous street section be increased from a proposed minimum depth of 3 inches to a minimum depth of 3.5 inches. The bituminous shall be placed in two lifts. The last lift shall be placed one construction season after the utilities have been installed within the street area.
9. The developer's engineer shall submit a pavement design with the final construction plans. The design shall be completed in accordance with the MnDOT Flexible Pavement Design as outlined in the Road Design Manual. The street section shall be designed for a minimum 7-ton design and a 20-year design life.
10. The developer's engineer shall submit the typical section(s) for the existing street as constructed from Osprey Court to the terminus at station 2+20. The developer's engineer shall determine if the existing street section meets the minimum MnDOT 7-ton design for a 20-year design life, or if a modification is required.
11. Final construction plans shall identify the sewer service locations and wye stationing from the downstream manhole, as well as invert elevation at the end of the service.
12. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township's Public Works Department.
13. The proposed storm water drainage system, and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018.
14. A storm water management report shall be submitted for approval with the final construction plans.
15. A storm sewer pipe shall be installed along the south side of the proposed street, including installation of a catch basin in the curb at approximately station 3+50.
16. A skimmer system shall be provided for the pond outlet pipe with the final construction plans.

17. A copy of the geotechnical report shall be provided with soil boring locations, including ground water conditions. The developer's soils engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation.
18. Proposed grades around the perimeter of the proposed homes shall meet the requirements of the State Building Code.
19. A minimum driveway slope of 3%, and a maximum of 10% shall be provided.
20. A 10-foot maintenance bench shall encompass the stormwater pond and shall be shown on the final construction plan.
21. The limits of the existing trees shall be identified on the final grading construction plan. Tree protection fences shall be identified on the plan, if necessary.
22. The location of the existing trail shall be identified on the final construction plans.
23. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO (as the LGU).
24. 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.
25. 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.
26. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO (as the LGU).
27. VLAWMO (as the LGU) shall determine the required width of buffer strips along the perimeter of wetlands, and the pond. The final construction plans shall identify the required buffer limits.
28. Local street signage meeting City of North Oaks standards shall be posted at each proposed intersection.
29. The final construction plans shall identify proposed street signage, including buffer strip signage if required by VLAWMO (as the LGU).
30. Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department.

31. "No parking" signs shall be placed on both sides of the street from the entrance at Osprey Court to proposed station 3+00; and also in the hammerhead area.
32. Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated with the final RLS.
33. Conservation easements shall be provided to cover the buffer strip areas, if required by VLAWMO (as the LGU). The easement documents shall conform to the requirements of VLAWMO.
34. Copies of all approved permits (MPCA for sanitary sewer and NPDES, VLAWMO, etc.) shall be provided to the City Engineer upon receipt from each agency.
35. The developer shall enter in to a subdivision development agreement with the City, (the form of which shall be acceptable to the City) and post all necessary securities required by it. This issue shall be subject to further comment by the City Attorney.
36. The East Oaks Planned Development Agreement be amended, as determined appropriate by the City Attorney, to document City approval of the subdivision.
37. Consideration of any comments received from the Department of Natural Resources.
38. Comments of other City Staff.

C. Approval of a future event center use upon the southern one-half of the Wilkinson Villas (Phase 1A) site subject to the following conditions:

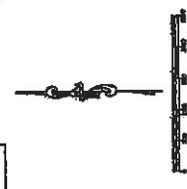
1. When detailed plans are available, the event center shall be subject to PUD amendment processing procedures per Section 151.079 of the Zoning Ordinance (which includes a public hearing, review by the Planning Commission and approval by the City Council).
2. As part of PUD amendment consideration, the Planning Commission and City Council shall take into account, among other things, the amendment evaluation criteria provided in Section 151.077 of the Zoning Ordinance.
3. Unless otherwise approved as part of the formal PUD amendment process, the event center shall not exceed 11,700 square feet in size.

4. A maximum of four dwelling units shall be allowed upon the subject site (resulting in no more units than that proposed as part of this application).
5. The East Oaks Planned Development Agreement be amended to document the conditions upon which the event center use (upon the subject property) is deemed acceptable.
6. Comments of other City Staff.

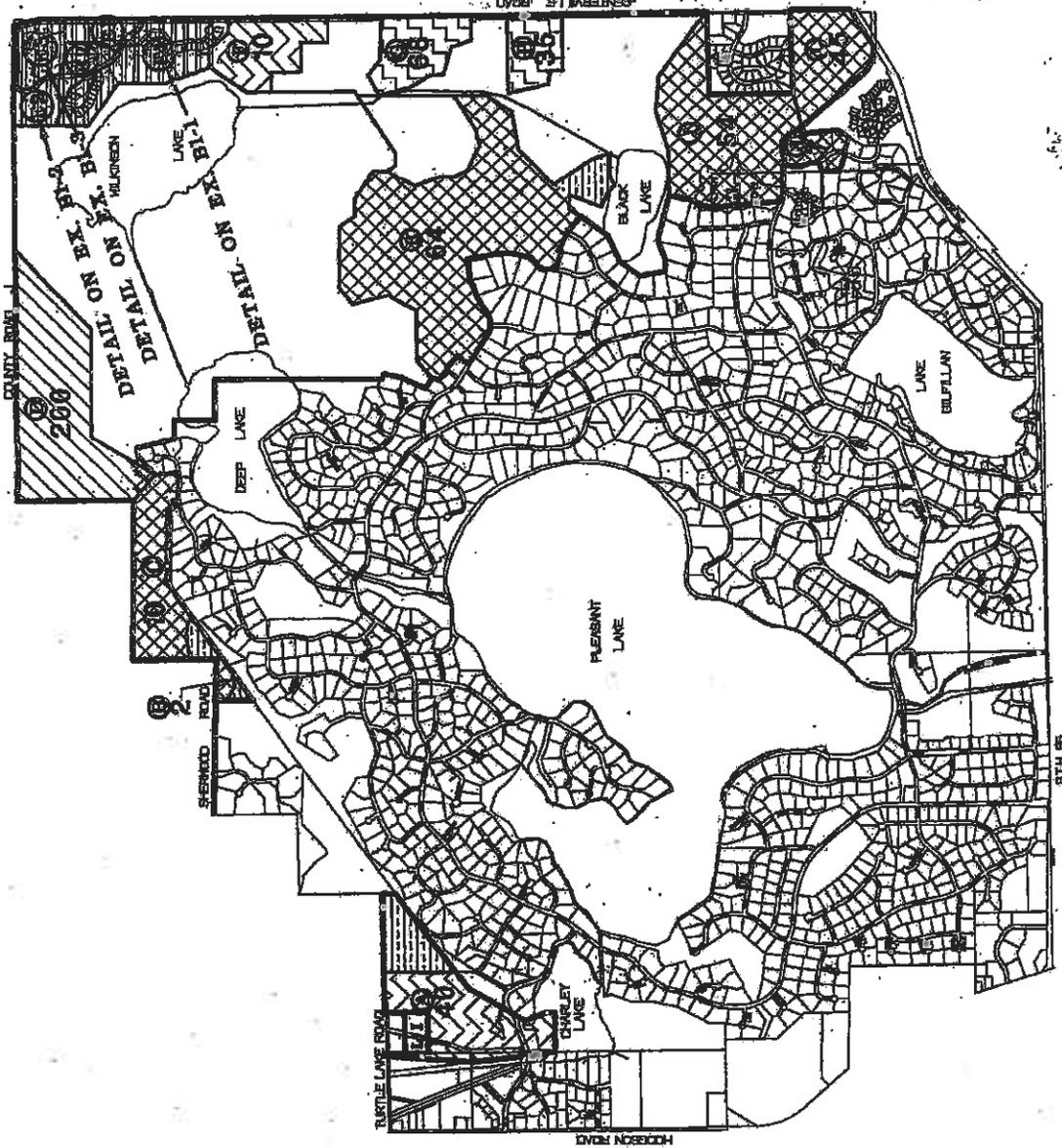
cc: North Oaks Mayor and City Council
Mike Kuno, City Engineer
Mikeya Griffin, NOHOA Executive Director North Oaks Company
Jenifer Sorensen, Department of Natural Resources
Stephanie McNamara, Vadnais Lake Area Water Management Organization
Mark Houge and Gary Eagles, North Oaks Company

EAST OAKS PROJECT

- ④ AREA DESIGNATION
- 645 FUTURE HOUSEHOLDS
- MODIFIED USE
- PROTECTED LAND
- PASADENA PRIVATE OPEN SPACE
- SINGLE-FAMILY REFORMED
- LIMITED MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LIMITED MEDIUM DENSITY
- DEVELOPMENT BOUNDARY
- LIGHT INDUSTRIAL



**EXHIBIT "B1"
FUTURE LAND USE
, 2010**



LEGEND

- RESIDENTIAL LOT
- CONSERVATION AREA
- AGRICULTURE CONSERVATION
- WETLAND
- POND



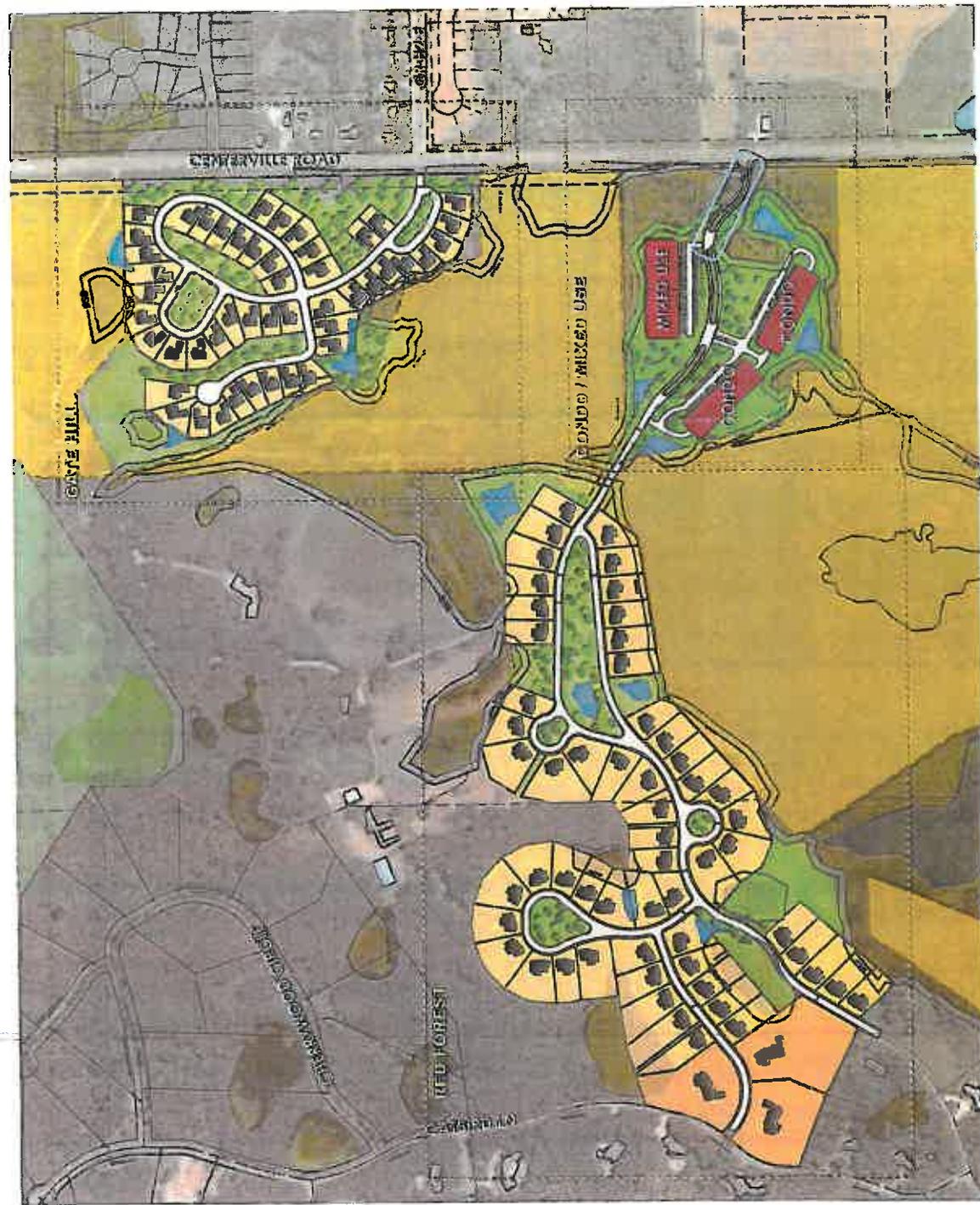
COMBINED LAYOUT

ISLAND FIELD | NORTH OAKS CON
 North Oaks | East Oaks Combined Layouts



LEGEND

- RESIDENTIAL LOT
- CONSERVATION AREA
- AGRICULTURE CONSERVATION
- WETLAND
- POND



ENLARGEMENT

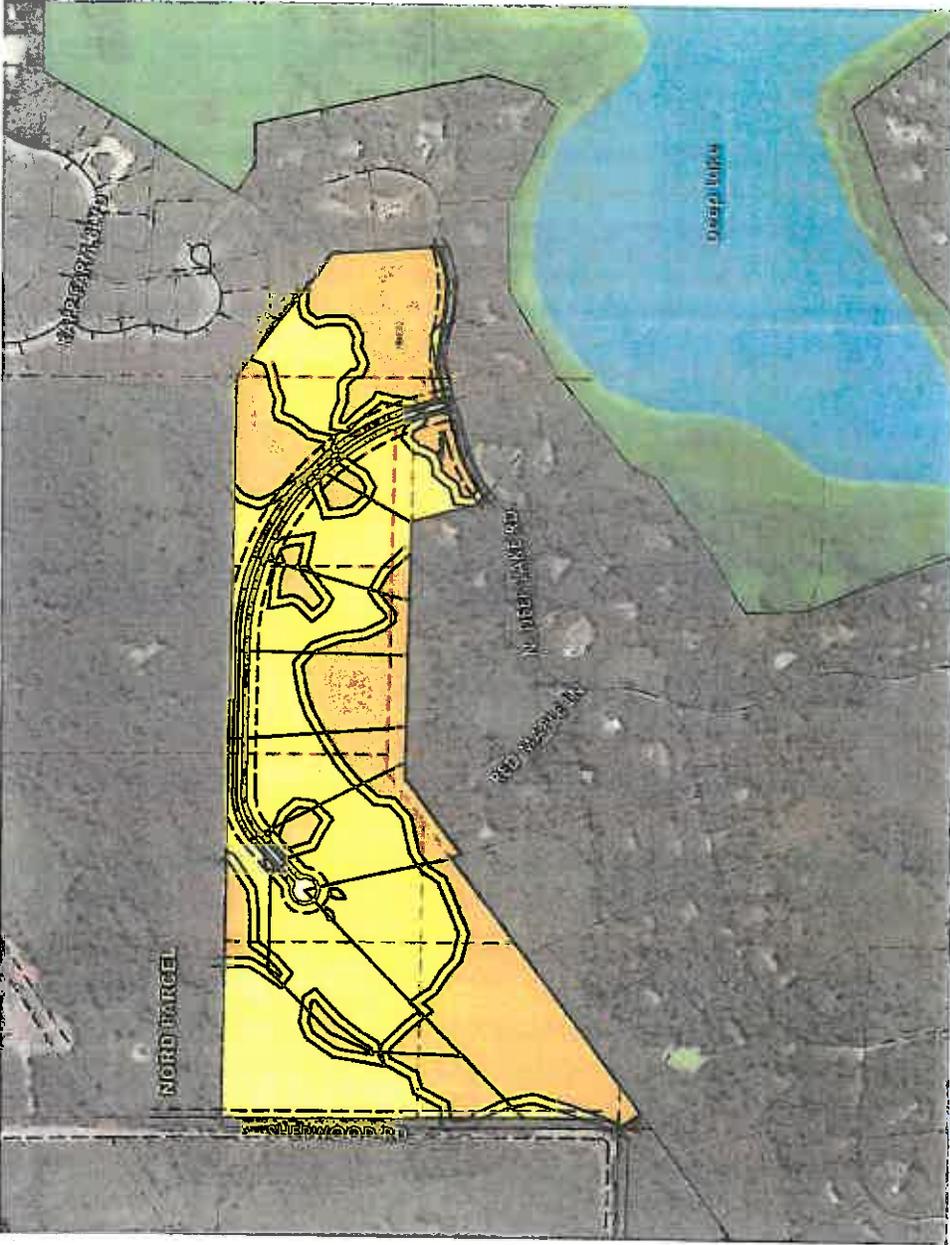
NORTH OAKS COMPANY
North Oaks, Minnesota

November, 2018



SATHEE PERCOURT, INC.

15000 W. WISCONSIN AVE. SUITE 200
MINNETONKA, MN 55345
TEL: 952.895.1234
WWW.SATHEEPC.COM



LEGEND



RESIDENTIAL LOT



CONSERVATION AREA



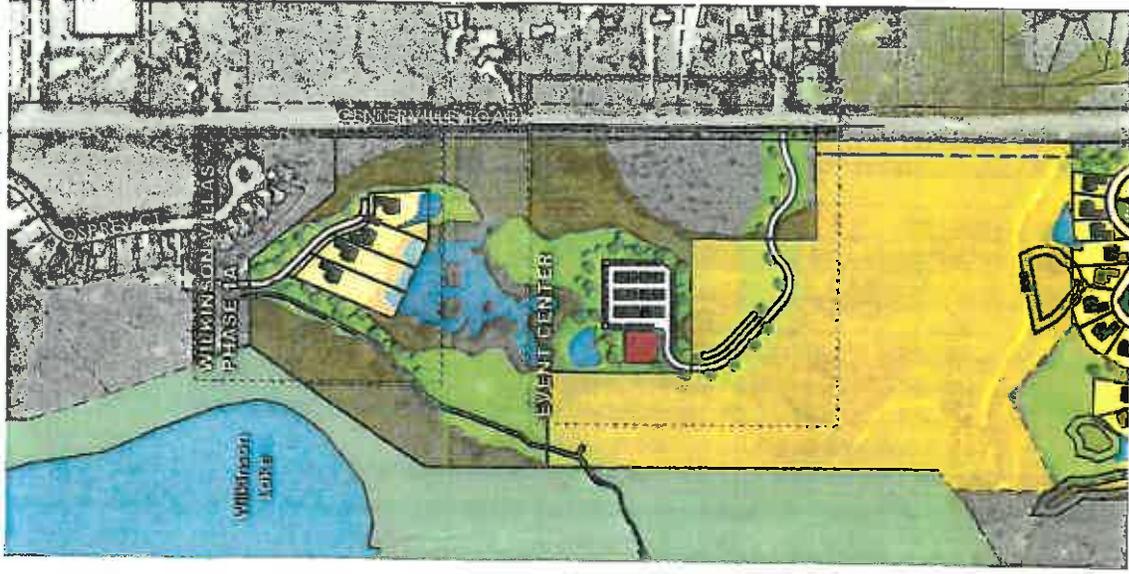
AGRICULTURE CONSERVATION



WETLAND



POND



ENLARGEMENT

ISLAND FIELD | NORTH OAKS COMPANY
North Oaks, Minnesota



north



SATHRE-BERGQUIST, INC.
LANDSCAPE ARCHITECTURE

November, 2018

NORTH OAKS COMPANY
KURTH SURVEYNG INC.

NORD AREA
FILENAME: Nord Area-Pre Plan.xls

DRAWING NAME = Nord Pre Plan.gxd
January 17, 2019

PROJECT RECAP	
TOTAL NUMBER OF BUILDABLE LOTS	10 Lots
TOTAL PROJECT ACREAGE (DOES NOT INCLUDE EAST PRESERVE)	55.0 Acres
TOTAL AREA ACREAGE IN BUILDABLE LOTS	55.0 Acres
AVERAGE TOTAL LOT SIZE	5.50 Acres

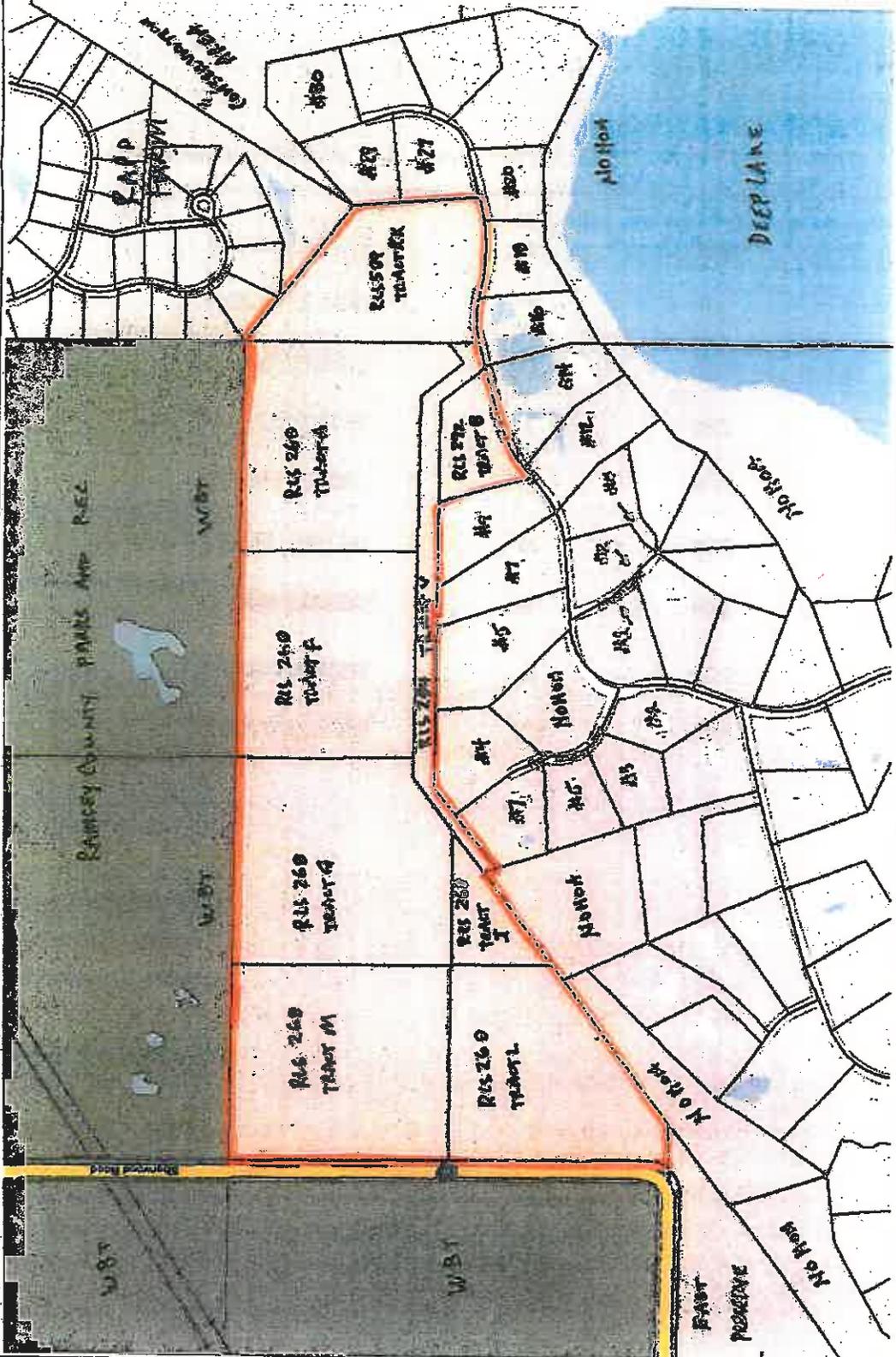
NOTES: TOTAL LOT AREA INCLUDES ROAD RIGHT OF WAY
GROSS LOT AREA EXCLUDES ROAD RIGHT OF WAY
ADJUSTED LOT AREA IS TOTAL LOT, LESS ROAD RIGHT OF WAY, AND LESS 2/3 OF WETLANDS
MAXIMUM HOUSE SIZE (FAR) IS 12% OF ADJUSTED LOT AREA
USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS & WETLANDS

TRACT LETTER	PRELIM LOT NO.	TOTAL LOT AREA		ROAD R/W	GROSS LOT AREA	WETLAND AREA	ADJUSTED LOT AREA	TOTAL F.A.R.	USEABLE AREA	TRACT LETTER
		SQ. FT.	ACRES							
A	1	469,930	10.79	35,720	434,210	258,220	263,785	31,654	73,400	A
B	2	133,970	3.08	21,030	112,940	28,790	93,939	11,273	46,620	B
C	3	139,130	3.19	9,240	129,890	14,460	120,346	14,442	63,700	C
D	4	180,930	4.15	18,150	162,780	35,750	139,185	16,702	56,470	D
E	5	176,830	4.06	15,590	161,240	88,690	102,705	12,325	38,550	E
F	6	162,630	3.73	19,200	143,430	36,490	119,347	14,322	59,100	F
G	7	166,210	3.82	8,160	158,050	41,280	130,803	15,697	67,160	G
H	8	341,680	7.84	4,560	337,120	187,780	213,183	25,582	90,030	H
I	9	299,490	6.88	20,670	278,820	120,380	199,369	23,924	75,390	I
J	10	323,810	7.43	29,350	294,460	33,050	272,640	32,717	170,280	J
TOTALS		2,394,610	54.97	181,670	2,212,940	844,900	1,655,306	N/A	N/A	

STREET NAMES



- Legend**
- City Hills
 - Schools
 - Hospitals
 - Fire Stations
 - Police Stations
 - Recreational Centers
 - Parcel Points
 - Parcel Boundaries



This map is a computer-generated map derived from an internet mapping site and is for reference only. Do not rely on this map for legal purposes. Accuracy, current, or otherwise is not guaranteed. THIS MAP IS NOT TO BE USED FOR.....

600.0 500.00 600.0 Feet

MapRemsey, Inc. All Rights Reserved. 2014
 © Ramsey County Enterprise GIS Division

North Oaks Company, LLC

NORD PUD SITE C

	RLS	Tract	PIN
1	268	A	063022140002
2	268	F	063022140001
3	268	G	063022130002
4	268	I	063022130004
5	268	L	063022130003
6	268	M	063022130001
7	284	V	063022140003
8	292	B	063022140004
9	589	KK	053022230020

RAMSEY COUNTY OPEN SPACE

RAMSEY COUNTY OPEN SPACE

RAMSEY COUNTY OPEN SPACE

LEGEND

- ROCK ENTRANCE BUSH
- BILT FENCE
- POST GRADING BILT FENCE
- ROCK
- CONCRETE MANHOLE
- RAILEY PROTECTION
- WOODCHIP BLANKET



DEEP

<p>PROJECT NO. _____</p> <p>DATE _____</p> <p>SCALE _____</p>		<p>PROJECT NAME</p> <p>PRELIMINARY EROSION CONTROL PLAN</p> <p>NORD PARCEL</p> <p>NC</p>	<p>CLIENT</p> <p>NORTH OAKS, MINNESOTA</p>	<p>DESIGNER</p> <p>BATHRE-BERGQUIST, INC.</p> <p>10000 UNIVERSITY AVENUE, SUITE 100, NORTH OAKS, MN 55120</p>	<p>DATE</p> <p>6</p>
<p>THIS PLAN IS THE PROPERTY OF BATHRE-BERGQUIST, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BATHRE-BERGQUIST, INC.</p>					
<p>THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT. THE DESIGNER HAS NOT CONDUCTED A GEOTECHNICAL INVESTIGATION OR OTHER SPECIALTY INVESTIGATION. THE DESIGNER HAS NOT CONDUCTED A HYDROLOGIC ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A TRAFFIC ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A SOUND ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A VIBRATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A POLLUTION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A CLIMATE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A PALEONTOLOGICAL ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A PLANT AND ANIMAL LIFE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A QUALITY OF LIFE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A SOCIAL ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED AN ECONOMIC ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A PUBLIC UTILITIES ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A TRANSPORTATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A UTILITIES ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A FIRE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A SAFETY ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A SECURITY ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A DEFENSE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A FOREIGN DISSEM ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A NATIONAL DEFENSE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A PROTECTIVE INFORMATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A CRIMINAL RECORDS ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A FEDERAL BUREAU OF INVESTIGATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A NATIONAL AGENCY ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A NATIONAL DEFENSE ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A PROTECTIVE INFORMATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A CRIMINAL RECORDS ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A FEDERAL BUREAU OF INVESTIGATION ANALYSIS OR OTHER SPECIALTY ANALYSIS. THE DESIGNER HAS NOT CONDUCTED A NATIONAL AGENCY ANALYSIS OR OTHER SPECIALTY ANALYSIS.</p>					

Exhibit C7: Nord Area Plan - Preliminary Erosion Control Plan

**THE VILLAS OF WILKINSON LAKE
PHASE 1A
AREA BREAKDOWNS
January 16, 2019**

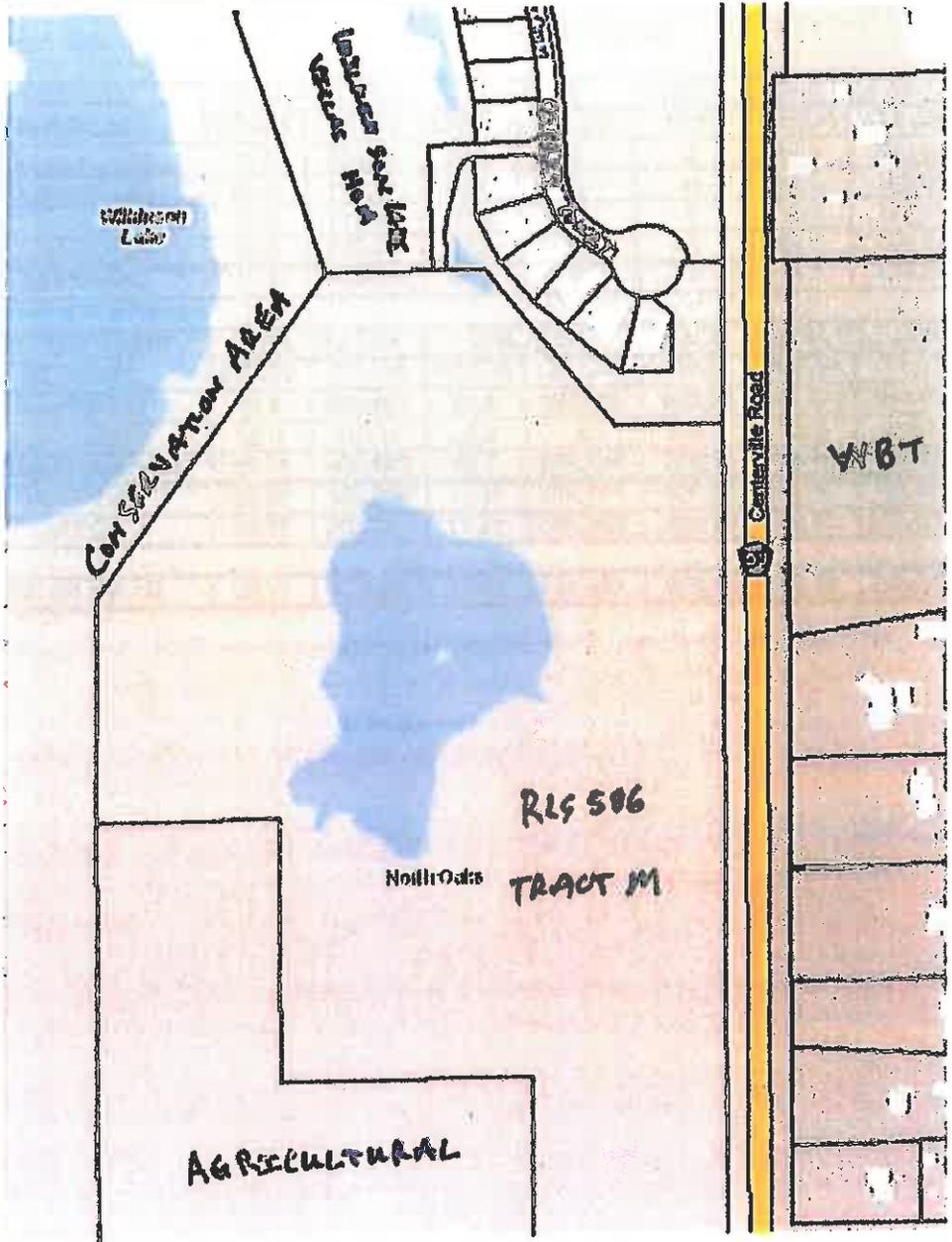
LOT NO / ADDRESS	TOTAL LOT AREA		ROAD	WETLAND		NET LOT AREA		LOT NO / ADDRESS
	SQ. FT.	ACRES	R/W	SQ. FT.	ACRES	SQ. FT.	ACRES	
1 / #30 Osprey Court	24,025	0.55	0	0	0.00	24,025	0.55	1 / #30 Osprey Court
2 / #32 Osprey Court	19,231	0.44	0	0	0.00	19,231	0.44	2 / #32 Osprey Court
3 / #34 Osprey Court	16,111	0.37	0	0	0.00	16,111	0.37	3 / #34 Osprey Court
4 / #36 Osprey Court	16,506	0.38	0	0	0.00	16,506	0.38	4 / #36 Osprey Court
Sub-Total	76,873	1.74	0	0	0.00	76,873	1.74	Sub-Total

TRACT LETTER / ADDRESS	TOTAL LOT AREA		ROAD	WETLAND		NET LOT AREA		TRACT LETTER / ADDRESS
	SQ. FT.	ACRES	R/W	SQ. FT.	ACRES	SQ. FT.	ACRES	
Open Space	540,149	12.40	36,090	362,250	8.32	138,809	3.19	Open Space
Osprey Court	14,023	0.32	0	0	0.00	14,023	0.32	Osprey Court
Reserved Future Dev.	833,359	21.43	57,805	342,000	7.85	533,554	12.25	Reserved Future Dev.
Sub-Total	1,487,531	34.15	96,895	704,250	16.17	686,386	15.76	Sub-Total
TOTAL	1,563,404	35.89	96,895	704,250	16.17	762,258	17.50	TOTAL

M - Ris No. 686	1,563,403	35.89	96,895	704,250	16.17	762,258	17.50	M - Ris No. 686
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Villa's Phase 1A Square Ftas vs

**Exhibit D1: Wilkinson Villas Phase 1A Plan
- Area Summary**



- Legend**
- City Halls
 - Schools
 - Hospitals
 - Fire Stations
 - Police Stations
 - Recreational Centers
 - Parcel Points
 - Parcel Boundaries

600.0 0 300.00 600.0 Feet

1: 3,600

NAD_1983_HARN_Ad_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

Notes

Enter Map Description

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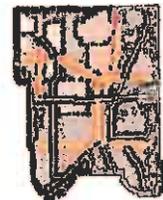


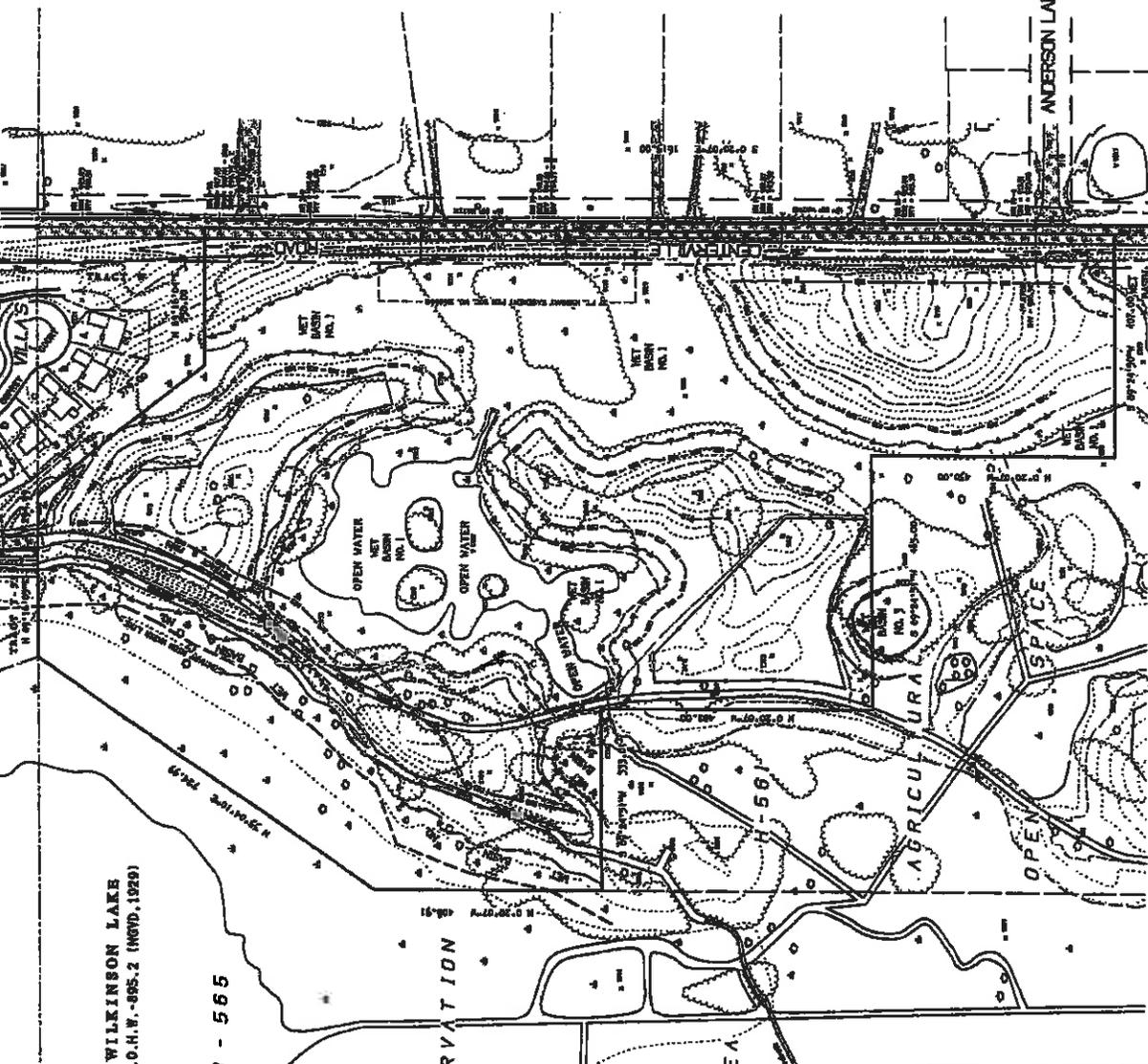
Exhibit D2: Wilkinson Villas Phase 1A Plan - Existing Conditions (Lot Layout)

DEVELOPMENT AREA "F"

SHEET DESCRIPTION PROJECT: WILKINSON VILLAS PHASE 1A EXISTING CONDITIONS DATE: January 15, 2019 SHEET 1 OF 6 SHEETS	KURTH SURVEYING, INC. 4005 FORTYSEVEN ST., N.E. GOLDEN VALLEY, MN 55413 PHONE: 763-789-8888 FAX: 763-789-8889 WWW.KURTHSURVEYING.COM
---	--

LEGEND

- 1" = 100 FEET
- 2" = 100 FEET
- 3" = 100 FEET
- 4" = 100 FEET
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- 98" = 100 FEET
- 99" = 100 FEET
- 100" = 100 FEET



LEGAL DESCRIPTION
 TRACT N, REGISTERED LAND SURVEY NO. 565
 RAMSEY COUNTY, MINNESOTA

AREA BREAKDOWNS
 TOTAL AREA = 1,553,400 SQ. FT. \ 35.09 ACRES
 TOTAL ROAD EASEMENT = 98,995 SQ. FT. \ 2.26 ACRES
 (CENTERVILLE ROAD)
 TOTAL WETLAND = 704,250 SQ. FT. \ 16.17 ACRES

WETLAND AREAS

Wetland 1	501,800 sq. ft.
Wetland 2	160,970 sq. ft.
Wetland 3	3,500 sq. ft.
Wetland 4	3,500 sq. ft.

LOCATION MAP
 NO SCALE

Exhibit D3: Wilkinson Villas Phase 1A Plan
 - Existing Conditions (Topography)

DEVELOPMENT AREA "F"

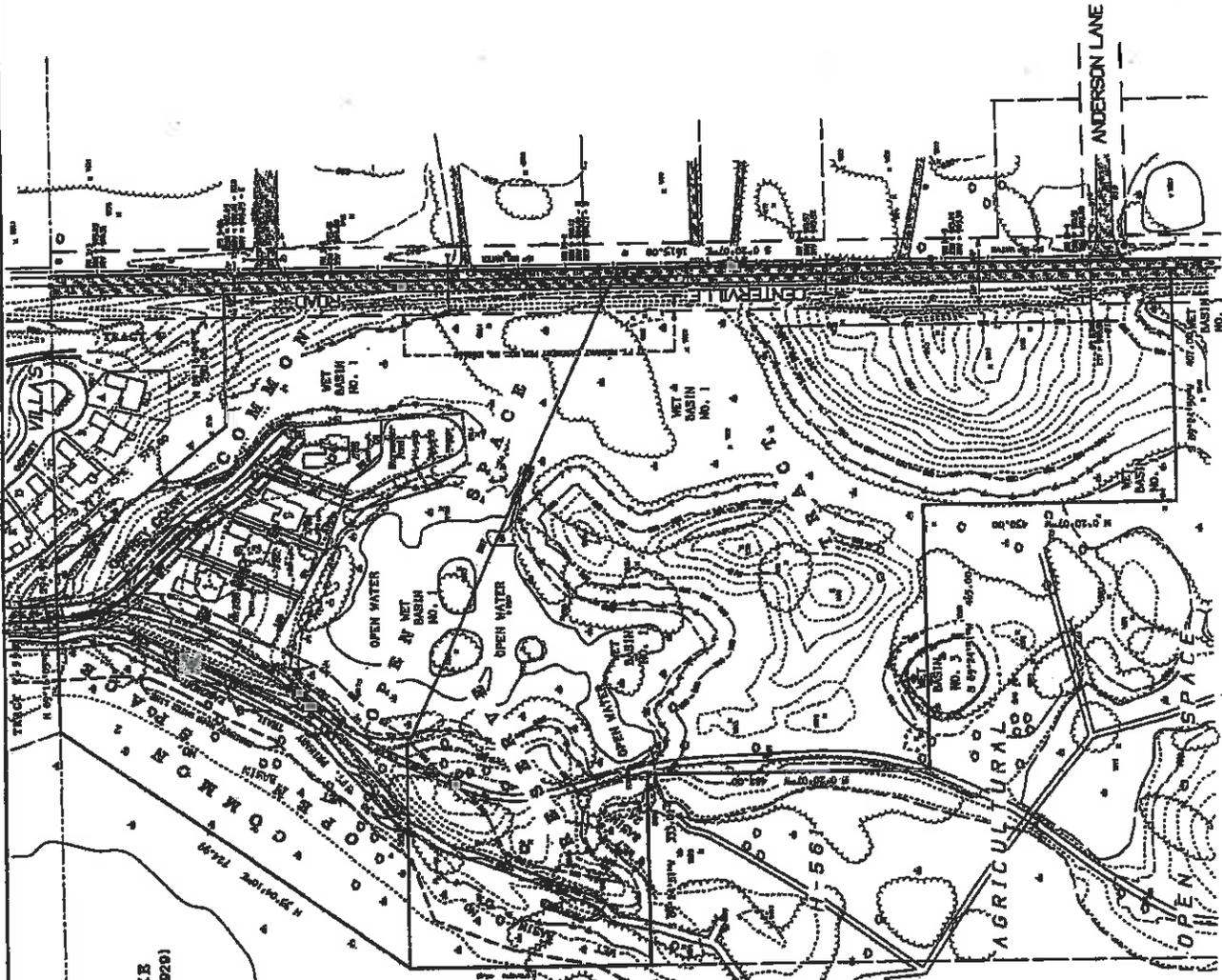
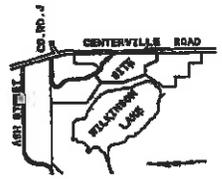
WILKINSON LAKE
N.O.H.W. - 895.2 (NGWD, 1928)

B - 565

CONSERVATION
AREA

AREA

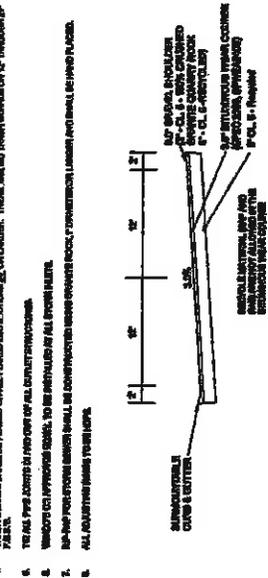
LOCATION MAP
NO SCALE



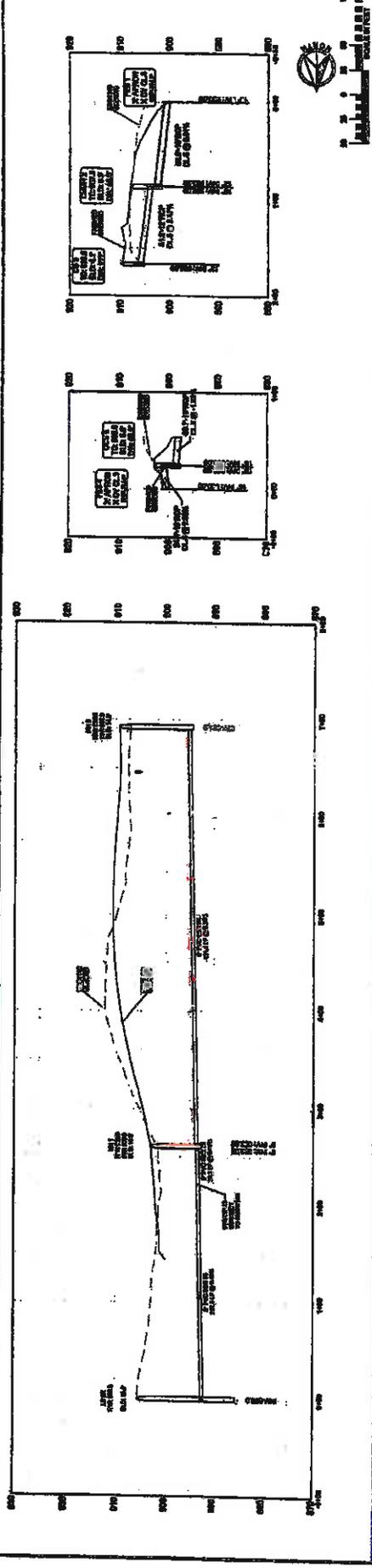
LEGEND

- 16 FOOT CONTOUR
- 8 FOOT CONTOUR
- 4 FOOT CONTOUR
- 2 FOOT CONTOUR
- 1 FOOT CONTOUR
- 1/2 FOOT CONTOUR
- 1/4 FOOT CONTOUR
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- 1/512 FOOT CONTOUR
- 1/1024 FOOT CONTOUR
- 1/2048 FOOT CONTOUR
- 1/4096 FOOT CONTOUR
- 1/8192 FOOT CONTOUR
- 1/16384 FOOT CONTOUR
- 1/32768 FOOT CONTOUR
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STREET SECTION
 "UPPER ROAD WIDTH - MATCH EXISTING AT FRONT MATCH POINT TO SHFT AT STA 340+00"
 "INSTALL RIBBON CURB FROM MATCH POINT TO APPROXIMATELY STA 345+00"



<p>SATHRE-BERGOUST, INC. 2500 Hennepin Avenue, Minneapolis, MN 55412 Phone: (612) 338-1111</p>		<p>PRELIMINARY UTILITY PLAN 14th WILKINSON VILLAS NORTH OF 20TH STREET MINNEAPOLIS, MN 55425</p>							
<p>DATE: 10/15/2014 DRAWN BY: J. S. JONES CHECKED BY: J. S. JONES SCALE: AS SHOWN</p>		<p>PROJECT NO.: 14-001 SHEET NO.: 1 OF 1</p>							
<p>THIS PLAN IS THE PROPERTY OF SATHRE-BERGOUST, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGOUST, INC.</p>		<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION							



Minnesota Department of Natural Resources
Metro Waters - 1200 Warner Road, St. Paul, MN 55106-6793
Telephone: (651) 772-7910 Fax: (651) 772-7977

January 12, 1999

Theresa Greenfield, Planner
McCombs Frank Roos Associates, Inc.
15050 23rd Avenue North
Plymouth, MN 55447

RE: Shoreland PUD Variance Requests for East Oaks PUD

Dear Ms. Greenfield:

As we have stated in previous correspondence regarding the long range planning for East Oaks PUD, the DNR considers that the PUD process allows for deviations from the ordinance standards. The PUD process looks at the development as a whole, and allows the most flexibility for best use of the sites. The DNR does not object to any of the standard modifications that the North Oaks Company is proposing. The entire plan has been designed to have the least impact to the quality of natural resources, while still allowing the necessary density.

The DNR concurs with and supports the approach taken to carefully design these developed areas. We look forward to working with the city and the company as these developments emerge.

Thank you for the public hearing notification. If you have any questions please call me at 772-7910.

Sincerely,

A handwritten signature in cursive script that reads 'Molly Shodeen'.

Molly Shodeen
Area Hydrologist

c: City of North Oaks, Nancy Rozycki
North Oaks Company, Dick Leonard
DNR Ecological Services, Bill Peering

DNR Information: 651-296-6157 • 1-888-646-6367 • TTY: 651-296-5484 • 1-800-657-3929

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Exhibit E:
DNR Correspondence (1998 & 1999)



Minnesota Department of Natural Resources

Metro Waters, 1200 Warner Road, St. Paul, MN 55106-6793
Telephone: (612) 772-7910 Fax: (612) 772-7977

November 2, 1998

The Honorable Seth Colton, Mayor
City of North Oaks
100 Village Centre Drive
North Oaks, MN 55127

Re: East Oaks Project

Dear Mayor Colton and Council:

The DNR has reviewed the packet of information received October 27, 1998 including the PUD agreement, open space easements and trail easements. The North Oaks Company graciously provided a tour of the area on the 27th for a number of Regional staff who are interested in the unique character of the proposed development. In addition, the Department commented on the Environmental Assessment Worksheet (EAW) by commending the city, consultants and the North Oaks Company for the high quality of the concept.

The DNR supports the concept of the PUD project and does not object to the city's acceptance of the package and the term of implementation. We realize that the development will be market driven throughout the term and changes in approach could be made. We believe that the value of a PUD process is to allow just this type of flexibility both in design and ordinance standards modification. It appears that this development could be a model that we are anxious to track over the next few years. The Company and its consultants have been very accommodating and we hope that they will continue to keep us informed as the project progresses.

If you have any questions, you may contact me at 772-7915.

Sincerely,

Molly Shodeen

Molly Shodeen
Area Hydrologist

c: Tom Balcom, Office of Management and Budget Services
Bill Penning, Ecological Services
Dick Leonard, North Oaks Company
Nancy Rozycki, City of North Oaks

DNR Information: 612-296-6157, 1-800-766-6000 • TTY: 612-296-5484, 1-800-657-3929

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January 17, 2019

Mr. Mike Robertson
City Administrator
City of North Oaks
100 Village Center Drive, Suite 150
North oaks, Minnesota 55127

Re: Site C – Nord Development
Subdivision Application

Dear Mike,

Please consider this application to the Planning Commission and City Council of the City of North Oaks for North Oaks Company LLC (Developer) to subdivide Site "C", known as Nord, into ten residential lots, as outlined in the Planned Unit Development Agreement for the East Oaks Project (PDA).

Enclosed for your review are 2 full-size and 15 reduced-size sets of the following drawings, dated 1/17/19:

- Sheet 1 - Existing Conditions
- Sheet 2 - Preliminary Plan
- Sheet 3 - Easement Plan
- Sheet 4 - Preliminary Utility, Grading Plan
- Sheet 5 - Preliminary Utility, Grading Plan
- Sheet 6 - Preliminary Erosion Control Plan

Also enclosed are; a completed application form; summary of lot sizes with gross, adjusted (net), and useable areas; and a check in the amount of \$450.00 for the filing fee.

Background: the Nord Development, Site "C", as described in Appendix 1 of the PDA is allowed ten lots for single-family detached dwelling units and is eligible for a 30% density increase.

The lots have been planned to take advantage of the natural contours of the land and minimize changes of the natural setting. The lots will have sanitary sewer piping extended to each, designed to pump waste to the nearby sewer system in Rapp Farm from on-site "grinder-pumps" to be installed as a part of home construction.

Performance Standards: the Developer and the City agreed the areas governed by the PDA would be developed in accordance with the City's Planned Unit Development Controls, which provides for creativity and flexibility to design each development area to accommodate the needs of the City at the time Developer submits for Final Plan approval. Site "C", was envisioned to be guided as RSM-PUD. The PDA refers to the City Zoning Ordinance for performance standards in this residential use. The standards per the Zoning Ordinance will be observed as follows:

- A. Lot Area Requirements: the average area of the lots is 5 ½ acres, which exceeds the minimum area of 1.1 acres, with the smallest lot area 3 acres.
- All lots are at least 38,500 square feet of Useable Area (Suitable Area), which exceeds the minimum of 15,000 contiguous square feet of Useable Area when connected to municipal sanitary sewer.
- B. Setbacks: all setbacks are shown on the preliminary plan.
- C. Building Heights: the height of any building shall not exceed 35'. Conditional Use Permits can be requested from the City for additional height up to 45'.
- D. Floor Area Ratios: the floor area ratio (FAR) for the total area of all buildings on any lot shall not exceed 0.12 of the Net Lot Area.

Shoreland: The two easterly lots are in a Shoreland District and therefore Shoreland review will be required as part of the building permit review.

Wetlands: Wetland edges have been delineated and are shown on the drawings. Less than one percent of the wetland area will be impacted by road construction.

Park and Open Space Requirements: the PDA provides for open space in the Conservancy Area, and therefore no additional park or open space is required for this development.

Home Owners' Association: This development will be part of the North Oaks Home Owners' Association, Inc. 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.)

PROJECT RECAP	
TOTAL NUMBER OF BUILDABLE LOTS	10 Lots
TOTAL PROJECT ACREAGE (DOES NOT INCLUDE EAST PRESERVE)	55.0 Acres
TOTAL AREA ACREAGE IN BUILDABLE LOTS	55.0 Acres
AVERAGE TOTAL LOT SIZE	5.50 Acres

NOTES:
 TOTAL LOT AREA INCLUDES ROAD RIGHT OF WAY
 GROSS LOT AREA EXCLUDES ROAD RIGHT OF WAY
 ADJUSTED LOT AREA IS TOTAL LOT, LESS ROAD RIGHT OF WAY, AND LESS 2/3 OF WETLANDS
 MAXIMUM HOUSE SIZE (FAR) IS 12% OF ADJUSTED LOT AREA
 USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS & WETLANDS

TRACT LETTER	PRELIM LOT NO.	TOTAL LOT AREA		ROAD R/W	GROSS LOT AREA	WETLAND AREA	ADJUSTED LOT AREA	TOTAL F.A.R.	USEABLE AREA	TRACT LETTER
		SQ. FT.	ACRES							
A	1	469,930	10.79	35,720	434,210	258,220	263,785	31,654	73,400	A
B	2	133,970	3.08	21,030	112,940	28,790	93,939	11,273	46,620	B
C	3	139,130	3.19	9,240	129,890	14,460	120,346	14,442	63,700	C
D	4	180,930	4.15	18,150	162,780	35,750	139,185	16,702	56,470	D
E	5	176,830	4.06	15,590	161,240	88,690	102,705	12,325	38,550	E
F	6	162,630	3.73	19,200	143,430	36,490	119,347	14,322	59,100	F
G	7	166,210	3.82	8,160	158,050	41,280	130,805	15,697	67,160	G
H	8	341,680	7.84	4,560	337,120	187,780	213,185	25,582	90,030	H
I	9	299,490	6.88	20,670	278,820	120,380	199,369	23,924	75,390	I
J	10	323,810	7.43	29,350	294,460	33,060	272,640	32,717	170,280	J
TOTALS		2,394,610	54.97	181,670	2,212,940	844,900	1,655,306	N/A	N/A	

STREET NAMES

North Oaks Company, LLC

NORD PUD SITE C

	RLS	Tract	PIN
1	268	A	063022140002
2	268	F	063022140001
3	268	G	063022130002
4	268	I	063022130004
5	268	L	063022130003
6	268	M	063022130001
7	284	V	063022140003
8	292	B	063022140004
9	589	KK	053022230020



January 17, 2019

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

Re: Site F – Anderson Woods Development
Subdivision Application

Dear Mike,

Please consider this application to the Planning Commission and City Council of the City of North Oaks for North Oaks Company LLC (Developer) to subdivide Site "F", known as Anderson Woods, into four residential lots, as outlined in the Planned Unit Development Agreement for the East Oaks Project (PDA).

Enclosed for your review are 2 full-size and 15 reduced-size sets of the following drawings, dated 1/15/19:

- Sheet 1 - Existing Conditions
- Sheet 2 - Preliminary Plan
- Sheet 2A - Detail of Villas lots
- Sheet 3 - Easement Plan of Villas lots
- Sheet 4 - Preliminary Utility Plan
- Sheet 5 - Grading Plan
- Sheet 6 - Preliminary Erosion Control Plan

Also enclosed are; a completed application form; summary of lot sizes with gross, adjusted (net), and useable areas; and a check in the amount of \$450.00 for the filing fee.

Background: the Anderson Woods Development, Site "F", as described in Appendix 1 of the PDA is allowed ten lots for single-family detached dwelling units and is eligible for a 30% density increase.

The lots have been planned to take advantage of the natural contours of the land and minimize changes of the natural setting. The lots will have sanitary sewer piping extended to each, connected to the nearby lift station on Osprey Court.

Performance Standards: the Developer and the City agreed the areas governed by the PDA would be developed in accordance with the City's Planned Unit Development Controls, which provides for creativity and flexibility to design each development area to accommodate the needs of the City at the time Developer submits for Final Plan approval. Site "F", was envisioned to be guided as RMH-PUD. The PDA refers to the City Zoning Ordinance for performance standards in this residential use. The standards per the Zoning Ordinance will be observed as follows:

A. Lot Area Requirements: the average area of the lots is 0.4 acre similar to the existing lots in the Villa of Wilkinson Lake Development.

All lots exceed the minimum of 15,000 contiguous square feet of Useable since the lots will be connected to municipal sanitary sewer.

B. Setbacks: all setbacks are shown on the preliminary plan.

C. Building Heights: the height of any building shall not exceed 45'.

D. Floor Area Ratios: the floor area ratio (FAR) for the total area of all buildings on any lot shall not exceed 0.375 of the Net Lot Area.

Shoreland: The lots are in a Shoreland District and therefore Shoreland review will be required as part of the building permit review.

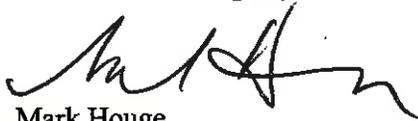
Wetlands: Wetland edges have been delineated and are shown on the drawings. No wetland area will be impacted by road construction.

Park and Open Space Requirements: the PDA provides for open space in the Conservancy Area, and therefore no additional park or open space is required for this development.

Home Owners' Association: This development will be part of the North Oaks Home Owners' Association, Inc. and will be part of the Villas of Wilkinson Lake 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.)

THE VILLAS OF WILKINSON LAKE

PHASE 1A

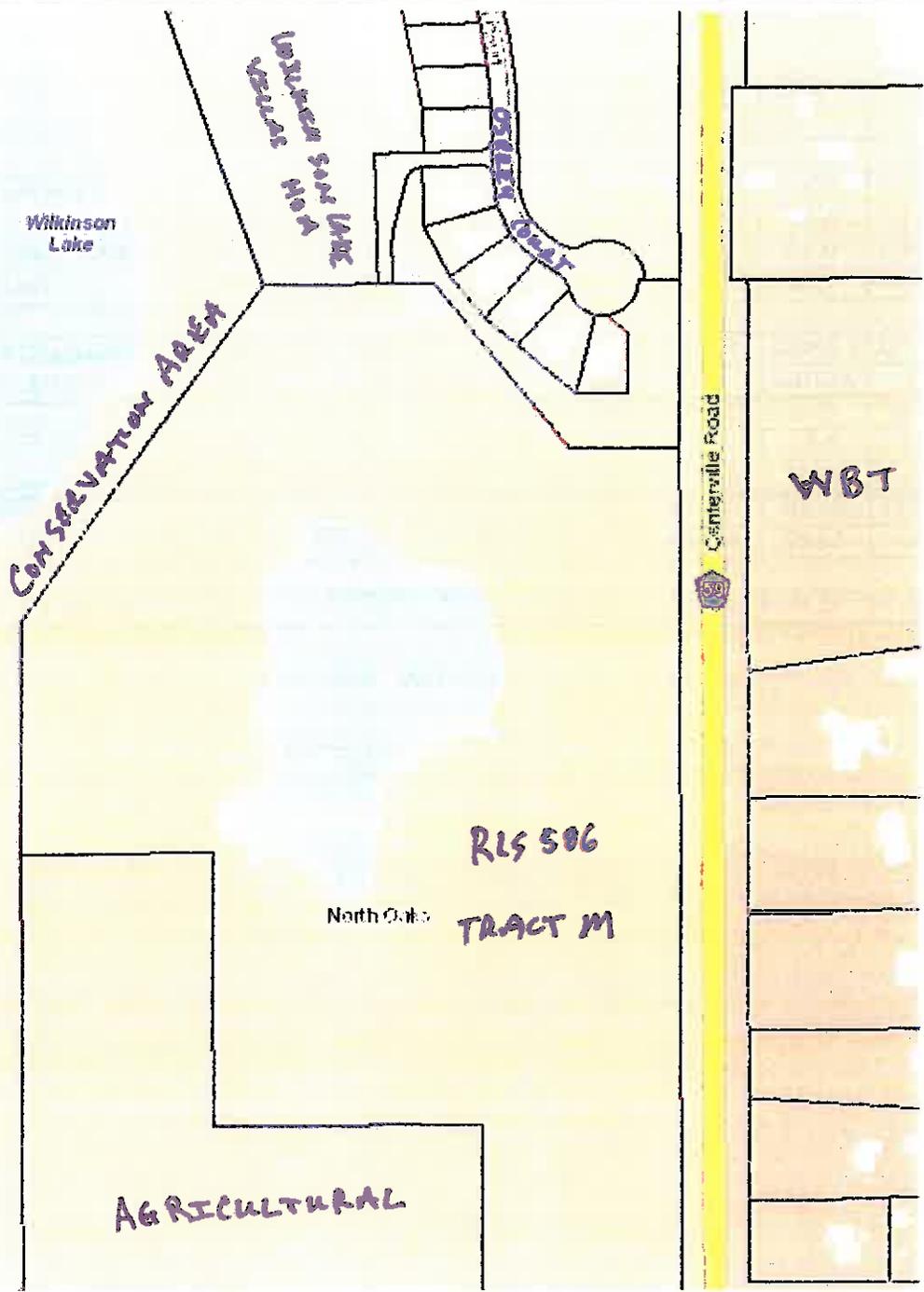
AREA BREAKDOWNS

January 15, 2019

LOT NO / ADDRESS	TOTAL LOT AREA		ROAD	WETLAND		NET LOT AREA		LOT NO / ADDRESS
	SQ. FT.	ACRES	R/W	SQ. FT.	ACRES	SQ. FT.	ACRES	
1 / #30 Osprey Court	24,025	0.55	0	0	0.00	24,025	0.55	1 / #30 Osprey Court
2 / #32 Osprey Court	19,231	0.44	0	0	0.00	19,231	0.44	2 / #32 Osprey Court
3 / #34 Osprey Court	16,111	0.37	0	0	0.00	16,111	0.37	3 / #34 Osprey Court
4 / #36 Osprey Court	16,506	0.38	0	0	0.00	16,506	0.38	4 / #36 Osprey Court
Sub-Total	75,873	1.74	0	0	0.00	75,873	1.74	Sub-Total

TRACT LETTER / ADDRESS	TOTAL LOT AREA		ROAD	WETLAND		NET LOT AREA		TRACT LETTER / ADDRESS
	SQ. FT.	ACRES	R/W	SQ. FT.	ACRES	SQ. FT.	ACRES	
Open Space	540,149	12.40	39,090	362,250	8.32	138,809	3.19	Open Space
Osprey Court	14,023	0.32	0	0	0.00	14,023	0.32	Osprey Court
Reserved Future Dev.	933,359	21.43	57,805	342,000	7.85	533,554	12.25	Reserved Future Dev.
Sub-Total	1,487,531	34.15	96,895	704,250	16.17	686,386	15.76	Sub-Total
TOTAL	1,563,404	35.89	96,895	704,250	16.17	762,258	17.50	TOTAL

M - RIs No. 586	1,563,403	35.89	96,895	704,250	16.17	762,258	17.50	M - RIs No. 586
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- Legend**
- City Halls
 - Schools
 - Hospitals
 - Fire Stations
 - Police Stations
 - Recreational Centers
 - Parcel Points
 - Parcel Boundaries

600.0 0 300.00 600.0 Feet

1: 3,600

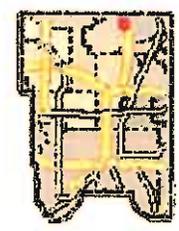
NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

Notes

Enter Map Description

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





January 17, 2019

Mr. Mike Robertson
City Administrator
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, Minnesota 55127

Re: Site F – Anderson Woods Reserve Tract
Clarification of allowable uses

Dear Mike,

Please consider this a request to the Planning Commission and City Council of the City of North Oaks to clarify the allowable use in a commercial district, as outlined in the Planned Unit Development Agreement for the East Oaks Project (PDA). North Oaks Company LLC (Developer) proposes an event center be built on the proposed Reserve Tract created after Site F is subdivided to accommodate four villa lots on the northerly portion of the property. We understand an event center to be an allowable commercial use. The proposed event center building is approximately 11,700 square feet in size.

Background: the Anderson Woods Development, Site "F", as described in Appendix 1 of the PDA is allowed ten lots for single-family detached dwelling units and is eligible for a 30% density increase.

Four single-family lots are proposed on the north half of the property and an event center is proposed for the Reserve Tract (south half of the property). The event center would be located in the southwest corner of Reserve Tract, accessed only from Centerville Road, and not connected to the NOHOA trail system. The layout of the building and parking on the site would be designed to take advantage of the natural contours of the land and minimize changes of the natural setting. The event center would be connected to the nearby municipal sanitary sewer and water systems in Centerville Road.

Performance Standards: the Developer and the City agreed the areas governed by the PDA would be developed in accordance with the City's Planned Unit Development Controls, which provides for creativity and flexibility to design each development area to accommodate the needs of the City at the time Developer submits for Final Plan approval. Sites along Centerville Road were envisioned to allow commercial uses, but the ordinance does not expressly state event centers as an allowable use. The standards per the Zoning Ordinance will be observed as follows:

- A. Lot Area Requirements: the area to be used by the event center is less than three acres.
- B. Setbacks: all setbacks requirements will be met.
- C. Building Heights: the height of the building shall not exceed 45'.
- D. Floor Area Ratios: commercial use will not exceed 30% of lot coverage.

Shoreland: The lot is in a Shoreland District and therefore Shoreland review will be required as part of the building permit review.

Wetlands: Wetland edges have been delineated and are shown on the drawings; no wetland area will be impacted by the construction.

Park and Open Space Requirements: open space requirements were met by the dedication of the Conservancy Area upon approval of the PDA in 1999, and therefore no additional park or open space is required for this development.

Home Owners' Association: This development will not be a part of the North Oaks Home Owners' Association, Inc. 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.

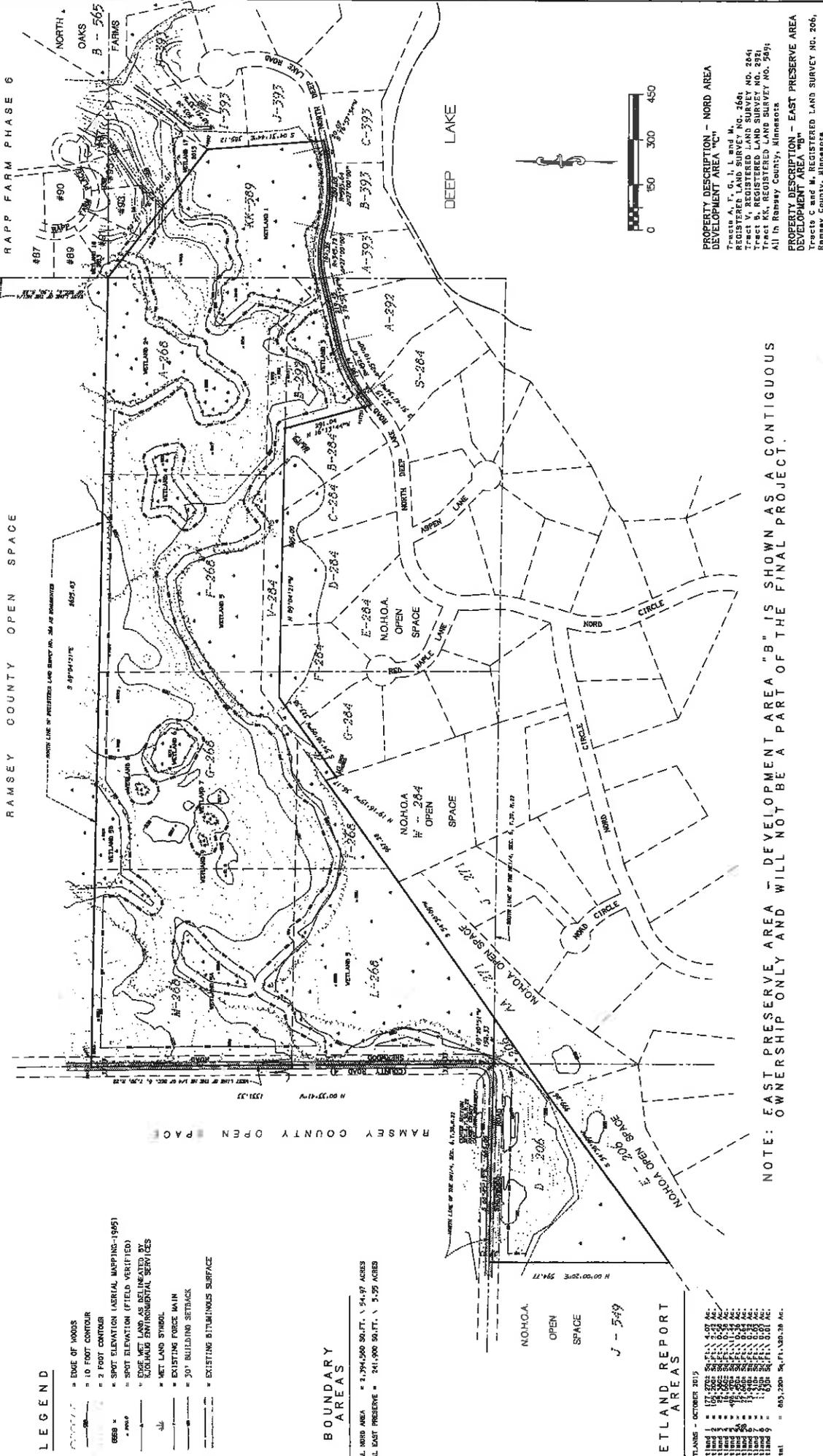
Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)



LEGEND

- - - - - EDGE OF WOODS
- - - - - 10 FOOT CONTOUR
- - - - - 2 FOOT CONTOUR
- SPOT ELEVATION (AERIAL MAPPING-1995)
- SPOT ELEVATION (FIELD VERIFIED)
- - - - - EDGE WET LAND AS DELINEATED BY SCULMHAU ENVIRONMENTAL SERVICES
- WET LAND SYMBOL
- - - - - EXISTING FORCE MAIN
- - - - - 30' BUILDING SETBACK
- - - - - EXISTING BITUMINOUS SURFACE

BOUNDARY AREAS

TOTAL WOOD AREA = 2,374,500 SQ. FT. \ 54.97 ACRES
 TOTAL EXIST PRESERVE = 241,900 SQ. FT. \ 5.55 ACRES

WETLAND REPORT AREAS

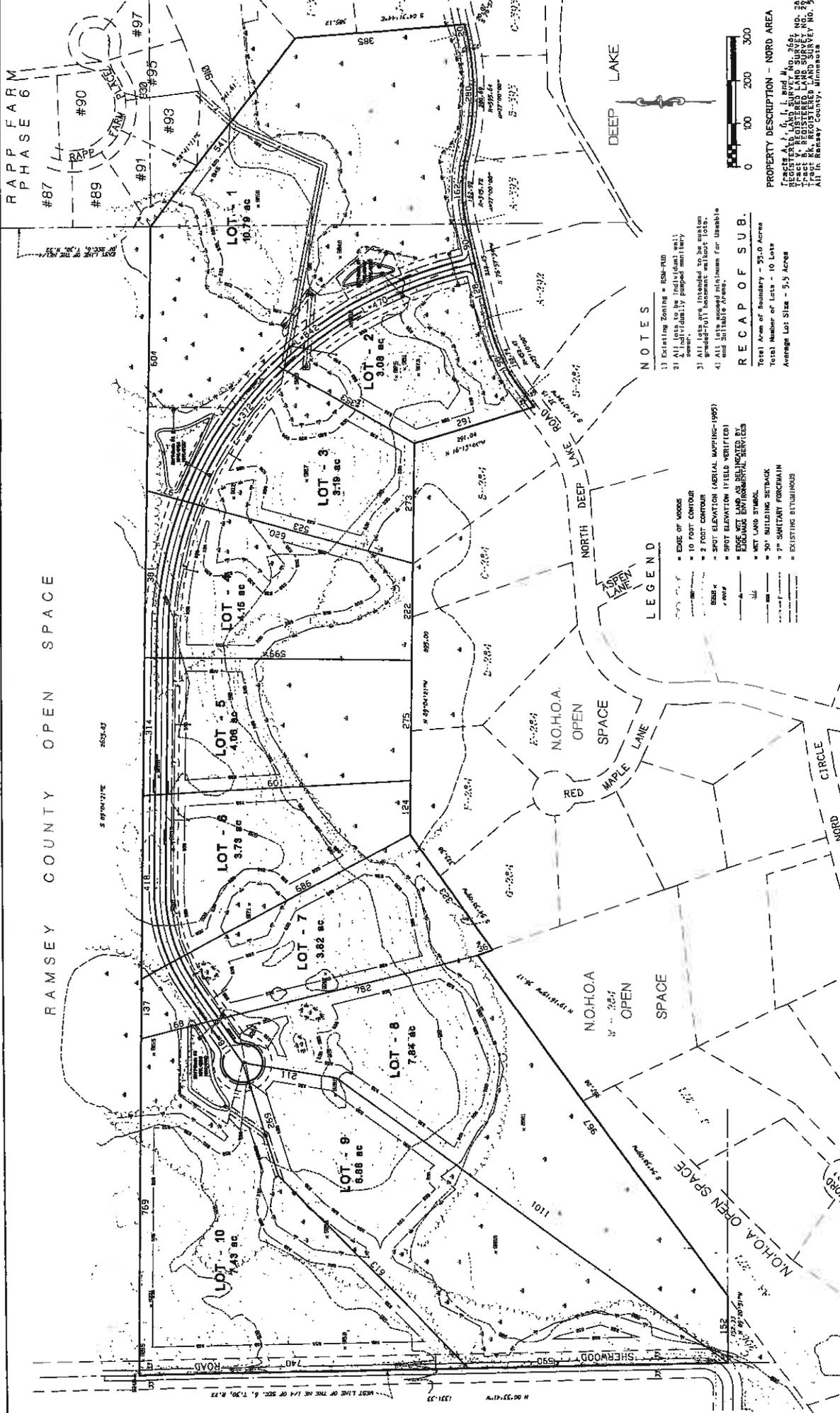
WETLANDS - OCTOBER 2015

Wetland 1	177,200 Sq. Ft. \ 4.07 AC.
Wetland 2	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 3	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 4	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 5	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 6	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 7	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 8	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 9	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 10	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 11	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 12	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 13	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 14	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 15	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 16	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 17	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 19	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 20	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 27	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 28	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 31	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 70	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 74	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 75	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 76	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 77	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 78	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 79	1,100,000 Sq. Ft. \ 25.23 AC.
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Wetland 81	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 82	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 83	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 84	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 85	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 86	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 87	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 88	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 89	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 90	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 91	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 92	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 93	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 94	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 95	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 96	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 97	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 98	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 99	1,100,000 Sq. Ft. \ 25.23 AC.
Wetland 100	1,100,000 Sq. Ft. \ 25.23 AC.

NOTE: EAST PRESERVE ONLY AND WILL NOT BE A PART OF THE FINAL PROJECT.

PROJECT: NORD & EAST PRESERVE AREAS	SHEET DESCRIPTION EXISTING CONDITIONS	DATE: JANUARY 17, 2019
		SHEET 1 OF 6 SHEETS
		NORTH OAKS C O M P A N Y
DEVELOPMENT AREA "B" & "C"		PROPERTY DESCRIPTION - NORD AREA DEVELOPMENT AREA "C" Tracts A, F, G, I, L and M, REGISTERED LAND SURVEY NO. 2661 Tracts B, C, D, E, H, J, K, L, M, REGISTERED LAND SURVEY NO. 2661 Tract K, REGISTERED LAND SURVEY NO. 2661 All in Ramsey County, Minnesota PROPERTY DESCRIPTION - EAST PRESERVE AREA DEVELOPMENT AREA "B" Tracts C and M, REGISTERED LAND SURVEY NO. 266, Ramsey County, Minnesota

KURTH SURVEYING, INC.
 1100 W. WASHINGTON ST. SUITE 200
 COUMBUA, IA 50009 - MO 85441
 PHONE: (781) 788-9789 FAX: (781) 788-7883
 E-MAIL: ksurth@kurtysurveying.com



RAPP FARM
PHASE 6

RAMSEY COUNTY OPEN SPACE

DEEP LAKE

NOTES

- 1) Existing Zoning = SSB-MUD
- 2) All lots to be individually platted
- 3) All lots are to be individually platted
- 4) All lots exceed minimum for Useable and Suitable Areas.

RECAP OF SUB.

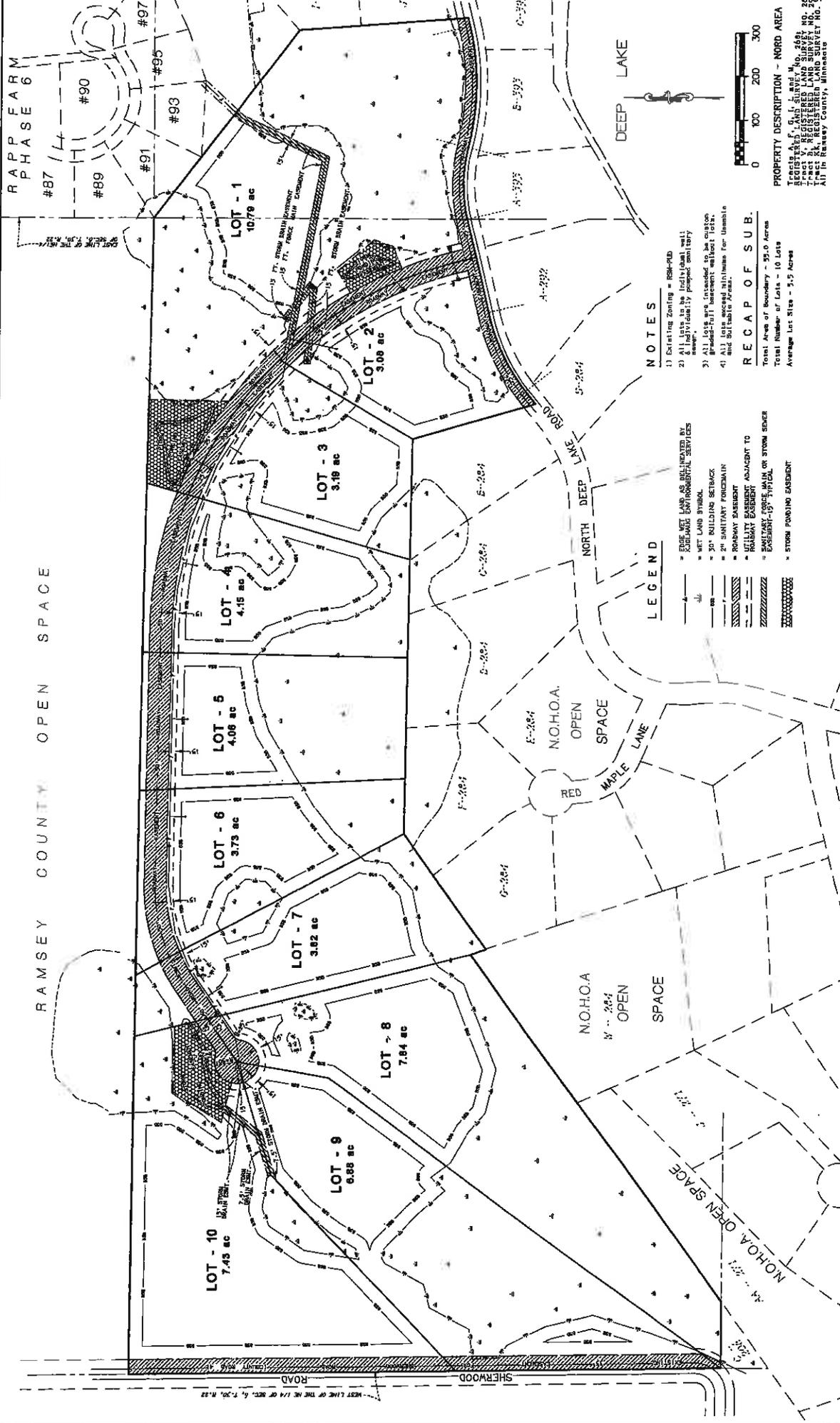
Total Area of Boundary - 51.0 Acres
Total Number of Lots - 10 Lots
Average Lot Size - 5.1 Acres

LEGEND

- EDGE OF WOODS
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- SPOT ELEVATION (AERIAL MAPPING-1992)
- SPOT ELEVATION (FIELD VERIFIED)
- EDGE AND LAND AS DELINEATED BY SURVEY
- 50' SETBACK STRIP
- 7' SETBACK FOREMAN
- EXISTING BITUMINOUS

PROPERTY DESCRIPTION - NORD AREA
Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
SPECIAL REGISTERED LAND SURVEY NO. 2848
TRACT B, REGISTERED LAND SURVEY NO. 2849
TRACT C, REGISTERED LAND SURVEY NO. 2850
All in Ramsey County, Minnesota

DATE: January 17, 2019	
PROJECT: NORD AREA	
SHEET DESCRIPTION: PRELIMINARY PLAN	
SHEET 3 OF 6 SHEETS	
<p>DEVELOPMENT AREA "C"</p> <p>N O R T H O A K S</p> <p>C O M P A N Y</p>	
<p>1. 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.</p> <p><i>[Signature]</i></p> <p>David J. North, P.E., No. 0027</p> <p>Sheet 3 of 6</p>	
<p>KURTH SURVEYING, INC. 400 S. DEERBROOK ST. S.E. COLUMBIA HEIGHTS, MN 55431 PHONE: (763) 788-9788 FAX: (763) 788-7803 E-MAIL: info@kurtherveysing.com</p>	



RAPP FARM
PHASE 6

RAMSEY COUNTY OPEN SPACE

#87 #89 #90 #91 #93 #95 #97

LOT - 1
10.79 ac

LOT - 2
3.00 ac

LOT - 3
3.19 ac

LOT - 4
4.15 ac

LOT - 5
4.06 ac

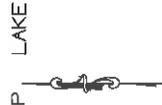
LOT - 6
3.73 ac

LOT - 7
3.82 ac

LOT - 8
7.84 ac

LOT - 9
6.85 ac

LOT - 10
7.45 ac



NOTES

- 1) Existing Zoning = RSM-PB
- 2) All lots to be individually well served, preferably through sanitary sewer.
- 3) All lots are intended to be single-family detached without lots, and shall be maintained for use as such.

RECAP OF SUB.

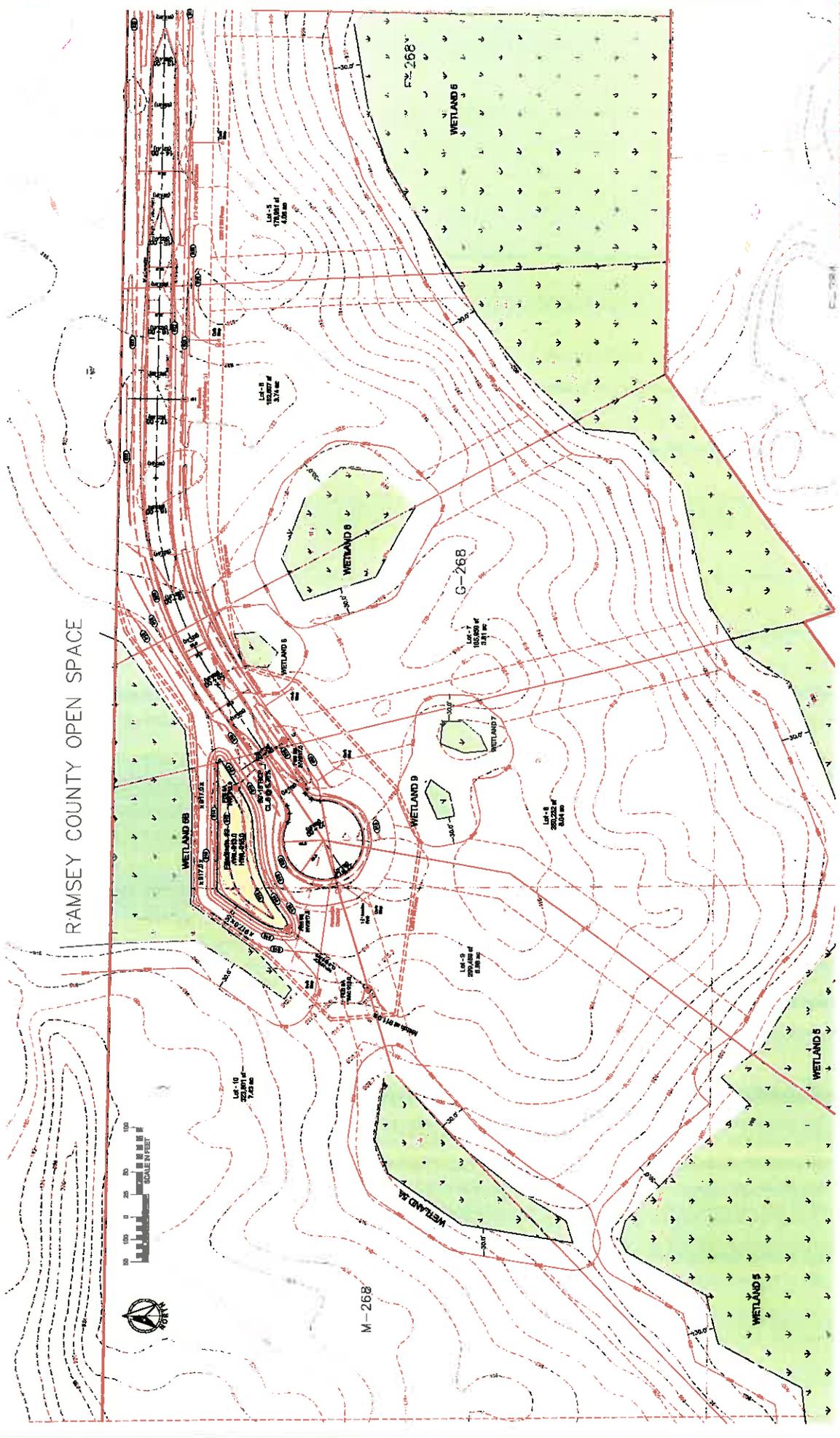
Total Area of Subdiv. = 55.9 Acres
Total Number of Lots = 10 Lots
Average Lot Size = 5.5 Acres

LEGEND

- EDGE MET LAND AS DELINEATED BY KUMHAGE ENVIRONMENTAL SERVICES
- MET LAND SYMBOL
- 2" BUILDING SETBACK
- 2" SANITARY FORCEMAIN
- ROADWAY EASEMENT
- EASEMENT ADJACENT TO HIGHWAY EASEMENT
- SANITARY FORCE MAIN ON STORM SINKER EASEMENT-TYPICAL
- STORM PONDING EASEMENT

PROPERTY DESCRIPTION - NORD AREA
REGISTERED LAND SURVEY NO. 2681
REGISTERED LAND SURVEY NO. 2681
7-TWENTY SEVEN ACRES
REGISTERED LAND SURVEY NO. 2681
ALL IN Ramsey County, Minnesota

<p>DEVELOPMENT AREA "C"</p> <p>N O R T H O A K S</p> <p>C O M P A N Y</p>	<p>PROJECT: NORD AREA</p>	<p>SHEET DESCRIPTION: EASEMENT PLAN</p>	<p>DATE: January 17, 2019</p>
	<p>DATE: January 17, 2019</p>		
<p>KURTH SURVEYING, INC.</p> <p>4003 JEFFERSON ST., P.O. BOX 111</p> <p>MINNETONKA, MN 55345</p> <p>PHONE: (763) 938-1988 FAX: (763) 938-7008</p> <p>E-MAIL: kurt@kthsurveying.com</p>	<p>DATE: January 17, 2019</p>	<p>SHEET 3 OF 8 SHEETS</p>	



RAMSEY COUNTY OPEN SPACE



NO.	DATE	REVISIONS
1		USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PROJECT) IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGOQUIST, INC. ANY VIOLATION OF THIS AUTHORITY CONSTITUTES AN ILLEGIMATE USE AND SHALL THEREBY RENDER THE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGIMATE USE.
2		IN HERBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer, Registered Under the Laws of the State of Minnesota.
3		DATE: 11/17/16
4		U.S. No. 3-1024

DRAWING NAME: NO. BY DATE REVISIONS
 NORTH OAKS, MINNESOTA
 PRELIMINARY UTILITY, GRADING PLAN
 NORTH OAKS COMPANY

CITY PROJECT NO. _____
 SATHRE-BERGOQUIST, INC.
 100 SOUTH BROADWAY WAZATA, MN 55391 (763) 476-6900

FILE NO. 440005
 SHEET NO. 5
 PRELIMINARY PLAN (NOT FOR CONSTRUCTION) 03/2018

