

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

Call to Order

Roll Call

Approval of Agenda

Approval of the February 28, 2018 Meeting Minutes

Concept Plan Withdrawal – North Oaks Company – Red Forest South, Gate Hill,
and Island Field Developments and Event Center

Planning Commission Questions/Feedback

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

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

2040 Comprehensive Plan Update

Next Planning Commission meeting is Thursday, April 25, 2019

Planning Commission Meeting
February 28, 2019
7:00 PM

Call to Order:

Chair Ross called the meeting to order at 7:06 pm.

Roll Call:

Present: Chair Katy Ross, Commissioners Nancy Reid, Joyce Yoshimura-Rank, Mark Azman, Stig Hauge, Sara Shah and Kara Reis.

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

Absent: None

Approval of Agenda:

Commissioner Reid noticed that Deer management update had been dropped from the meeting agenda. Administrator Robertson said he'd provide that update as part of new business and also mentioned in that we needed to add the swearing in of the new planning commissioners.

Commissioner Ries moved to approve the revised agenda, seconded by Commissioner Reid. Motion approved unanimously.

Approval of Minutes:

Commissioner Yoshimura-Rank moved to approve the December 20, 2018 minutes, seconded by Chair Ries. Motion approved unanimously.

Swearing in of New Planning Commissioners:

Chair Ross officially swore in via oath the new planning commissioners: Mark Azman, Sara Shah, and Stig Hauge.

Chair Ross spoke about the responsibilities of the Planning Commissioners. Their role is to serve as an advisory committee to the City Council to research, advise and make recommendations to the City Council on applications made by property owners. They must also prepare the Comprehensive Plan, conduct public hearings, and review conditional use permits, variances and septic system requests.

2040 Comprehensive Plan Update

Commissioner Reis provided a status update of work on the 2040 Comprehensive plan. The City Council held a workshop prior to Planning Commission meeting. The Planning Commission had reviewed the Comp plan for a year and passed it along to the City Council for approval. At the last City Council meeting, they

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heard from former Mayor Watson and others that for past 2 decades they've been able to get a waiver on the higher density housing requirement. They have done further research with former Mayor Watson and Attorney Peter Coyle, and the City Council is recommending the Comprehensive Plan go back to the Planning Commission for further review using the new information gained.

Tom Watson – 45 East Pleasant Lake Road

Former Mayor Watson reviewed the work done on the 1998 and 2008 comp plans. The Met Council approved the 1998 Comp Plan, even though there were a few things they didn't like. The Met Council wanted more areas for affordable housing, and at the time we received credit for dorms at the Good Shepherd. Watson shared additional suggestions for inclusion in the Comp Plan to help make the City's case.

Commissioner Azman asked Watson about his guidance for how we might compensate now that we do not have the Good Shepherd. Watson stated that Met Council will likely come back on this, and suggested we stay focused on our contributions, as opposed to what we have lost.

Commissioner Reis stated that Attorney Peter Coyle also helped the City push back against the Met Council on the 2008 Comp Plan and that he has also made some suggestions on what to include in the Comp Plan.

Commissioner Hauge made a motion for the Planning Commission to take back the review of the Comp Plan, Commissioner Ries seconded. Motion unanimously approved, with Chair Ross abstaining. As City Council liaison, she only votes to break a tie when needed.

Public Hearing - North Oaks Company East Oaks Concept Plan Review

North Oaks Company President Mark Houge reviewed how the East Oaks PUD came to be. The North Oaks Company and the City spent considerable effort in 1999 negotiating an agreement on how best to develop the 1,650 acres of the remaining land in the northeast and east area of the City, allowing for housing to be spread out over thirteen individual neighborhoods. North Oaks Company has designated 880 acres of permanent open space, along with trails and easement. This includes 660 acres in a permanent conservation easement and another 220 acres as an Agricultural Conservation Area. North Oaks Company has set aside 54% of the total area as a permanent natural environment. This leaves 13 neighborhood areas to be developed and the Agreement described the types of density and what could occur there. There are 6 areas left to be developed, with the areas concentrated to allow more natural environment. The North Oaks Company

would like to begin work on both the Nord and Wilkinson South areas this summer.

Commissioner comments: Commissioner Azman asked about how many housing units were described in the North Oaks PDA. Mark Hauge stated that 645 were identified in the original PDA to be developed based on single family housing, and there was also discussion of an apartment in the northeast corner of the city. The housing types differ slightly than original plans, however the PDA outlines this flexibility between types of housing in order to trade off units.

Commissioner Hauge asked when the Planning Commission could expect to see the remaining final plans. Mark Hauge stated they were hoping to dovetail into one presentation the Gate Hill, Island Field and Red Forest South areas hopefully in March or April for the Planning Commission.

Commissioner Shah stated that the East Oaks agreement was a 30-year agreement with the original plan set to be completed in 2029. She asked what happens if they are not completed by that deadline. Mark Hauge stated it is his understanding the agreements could become null and void if not executed by that deadline.

Commissioner Shah asked how they came up with the suggested demand for different style housing choices. Mark Hauge stated realtor trends, demographics, etc. show that single women are now the largest group of home buyers. He mentioned that he has a report he could share with the Planning Commission on this topic. Commissioner Azman asked Mark Hauge about whether the current proposed plans would require an update to the Environmental Assessment Worksheet (EAW). Mark Hauge thought that since there was no change in the overall number of units there was no need for a new EAW.

Commission Reid asked the North Oaks Company what they were required to review before the Planning Commission. Mark Hauge stated that the Agreement requires that they come to the Planning Commission and City with preliminary subdivision plans for public review and comment. Then they could begin grading work and come back to City with changes to the final plan due to any issues found onsite.

Administrator Robertson mentioned that the 1998 agreement contract between City and North Oaks Company allows development of these area. So those residents asking for no development at all cannot be accommodated. What type of development is under the control of the City through the East Oaks PUD

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Agreement and the City's ordinance controls. He also noted that open space has already been designated in the PUD agreement and that that will not change.

Public Hearing – Concept plan review re: Nord, Gate Hills, Island Field and Anderson Woods Developments

With no further Planning Commission comments Chair Ross opened the public hearing for comments on the Concept plan at 7:54 p.m.

Tom Wood – 1 Black Oak Road

He was concerned about how the new developments, primarily Rapp Farm and Charley Lake, have had an impact on older North Oaks home values. The home values of existing North Oaks homes are the same or dropping from trying to compete with these brand new developments. He asked the Planning Commission to consider existing home owners.

Rich Dujmovic – 15 Black Lake Road

He shared his review of the 1999 East Oaks Agreement. The Agreement stated that there would be 645 housing units and 21 acres of commercial. He noted that the Agreement allowed transfers of development rights but limited each separate piece of land to no more than a 50% increase over the original amount of housing units allowed.

He reviewed each neighborhood, the number of homes built and the number proposed to be built. He noted that over 300 housing units were built in the Waverly Gardens' buildings which is well over the original 110 units allotted to that piece of land. He said that if all of the Waverly Gardens housing is included that most of the 645 housing units have been built.

He also indicated that in the 1998 EAW the Red Forest area housing units are identified as large septic lots without a road connection to the rest of North Oaks.

Lisa Dujmovic – 15 Black Lake Road

Her concern is that North Oaks Company is looking to build 244 additional units, and based on their calculations they feel there might be less than 100 units left to build. She asked the Planning Commission to consider the scale and scope of what is being requested.

George Brushaber – 3 Black Lake Court

He is very concerned for safety and security if there is a new entrance. It would create increased traffic on Red Forest Way, Catbird Lane, Bent Tree Road and

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Black Lake Road. It would increase the possibility of non-residents entering the community. He feels people are already avoiding the Centerville and Hiway 96 intersection and cutting through North Oaks on East Oaks Road. He asked the Planning Commission to take the time, care and deliberation in consideration of the proposals.

Heidi Froles - 2 Bent Tree Lane

She is concerned with increased traffic coming through her street in regards to security and safety.

Wayne Lindblad - 2 Aspen Lane

He said if the Nord parcel is developed it would double the amount of traffic on his street. He asked if Nord parcel could be accessed by a road from County Road J? He would like to make sure it stays a cul-de-sac if it is built. Administrator Robertson stated County Road J is outside of North Oaks so the City could restrict any access to City streets from it.

Manny Steil – 25 Robb Farm Road.

He thanked all the previous speakers and the Planning Commission for their work. He appealed to the North Oaks Company to maintain the original vision for the community. He feels density adds traffic and with it safety and security issues.

Leanne Savereide – 4 Red Maple Lane

She wanted to emphasize that a trail needs to be in place on the Nord parcel to connect from that area to other areas of North Oaks. She has reviewed the wetland documentation, and believes that the Nord road should come in via Sherwood Road to alleviate traffic, instead of North Deep Lake Road.

Don Nightingale – 11 Nord Circle

He believes the Planning Commission should postpone any decision on Nord parcel until the trail issue is resolved. The easement was never transferred to NOHOA and it shows a trail that NOHOA never build. He is not proposing that a new trail needs to follow same line, but just to keep a trail in place that is away from the road and is remote. He also feels that Lot 7 of the proposed parcel is partially in wetlands and should be closely reviewed.

Sevario Montario - 2 Red Forest Lane

They have 2 small children and dogs and will unable to walk off their property if a road is open to Centerville due to traffic. He feels a traffic study should be done

before this is accepted. Commissioner Reis asked Administrator Robertson if a traffic study had been done. He said no but the City could request one.

Dan Lewis – 2 Black Lake Court

He is concerned about opening the area to increased traffic on roads that are twisted and curvy and not built for that volume.

Guy Rydberg – 3 Catbird Lane

He feels that allowing smaller lots near them will ruin the property values of the Red Forest Way area. The proposed 20 acres of open space between them will not offset the look and feel of the new smaller lots. He would like any new lots to follow the building standards of the Red Forest Way area.

Jim Peyton – 4 Catbird Lane

Noted that everyone is here to try and protect the uniqueness of North Oaks and preserve our property values.

Tom Watson – 45 East Pleasant Lake Road

He suggests that the Planning Commission extend the approval timeframe from 60 days to 120 days so that they see the big picture of what is proposed in all the remaining locations.

Ursula Kuhrmeyer – 8 Long Lake Trail.

She is looking at buying a Red Forest parcel and asked the North Oaks Company whether the 60 new houses are set in stone and whether it is imminent. Mark Houge said the plan is to complete the designs for each of the areas first and then proceed forward with the approval and build process.

Sara Roedl – 1 Red Forest Way

She specifically sought out low density, nature, security and the safety of limited entrances to the community when she moved here. She says there is a market for low density homes and that's what should be built in this area.

Jim Christianson – 2 Blue Flag Court

He objects to more through roads and humbly asks the Planning Commission to really think about what development comes next for our community.

Mike Simon – 20 Sunset Lane

He asks everyone to look at what is required for high density – large streets, curb and gutter, streetlights, etc. North Oaks has none of that and is made for low density housing.

Paul Olson – 14 Peterson Place

Asked if the wetlands can be disturbed. Administrator Robertson stated are there State guidelines for disturbing wetlands. Some within North Oaks are protected. Those that are not would fall under the requirement to be replaced if disturbed.

Kris Nielsen – 7 Preserve Trail

He asks that the trails be maintained and that North Oaks be kept at low density. He is grateful to Planning Commission for their work.

Susan Hinrichs – 55 East Pleasant Lake Road

She asked Chair Ross if they had ability to delay the vote and look into the issues raised by residents.

Planning Commission Comments: Chair Ross asked Administrator Robertson if there is any action that must be taken at this time. Robertson stated that we can extend the review period for an additional 60 days. The application date was January 18, 2019, so that would mean a decision would be needed by mid-May. If no action was taken by that time then the application would automatically be considered approved.

Commissioner Ries suggested the City get clarification on the housing unit counts and what is allowed in the proposed neighborhoods. Commissioner Yoshimura-Rank stated that ability to have the entire plan would be valuable. Commissioner Reid asked Robertson about a safety or road study. He stated that a road study would be based on the current proposal and could be required.

Commissioner Shah suggested that the Comp Plan review be completed prior to any vote on the developments, however the 1999 East Oaks PDA states its content supersedes the Comp Plan. Commissioner Azman stated he didn't believe that we could force the North Oaks Company to submit proposals for all the areas at once and is also concerned that the timing will not synch up based on time needed for Comp Plan review and the application deadline. Commissioner Azman asked that the North Oaks Company have time to respond to some of the citizen comments. Commissioner Azman asked about Exhibit B4 which appears to show a Nord Trail. Administrator Robertson said that is a trail easement.

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Mark Houge responded that there are existing trail easements in place on the south side of Nord parcel which could be used for a trail. They are also very grateful for the interest from the community and welcomed the feedback. They are happy to meet with anyone to discuss what is being proposed at any time and they agree with former Mayor Watson that Gate Hills, Island Field, and Anderson areas should be looked as a unit which what this concept plan review is for. He asked if the Nord proposal could move forward to its public hearing on Nord since it's straightforward and not related to the proposed developments on Centerville.

Rob Fitzer – 11 Hay Camp Road

Stated that Planning Commission should either reject the proposal and restart the clock or the North Oaks Company could also withdraw the application and come back with a different plan.

Planning Commission Comments: Chair Ross stated she would like to see the question surrounding the planned vs. projected housing numbers resolved. Commissioner Azman asked to confirm the concept plan is not subject to the 60-day timeline. Administrator Robertson said the concept plan requires no formal decision and is not subject to the 60-day rule.

Commissioner Shah asked if a new EAW needed to be completed. Commissioner Azman said that we must request specific reasons before we can agree to ask North Oaks Company to do another EAW. Mark Houge agreed they should get clarity around the numbers and will bring it back to the Planning Commission next month.

City Planner Kirmis said typically an EAW is part of an engineering review and evaluation. Only when what was proposed is radically different than what was originally proposed would a new EAW be required. There may be possibility of an addendum to the existing EAW based on some of the proposed changes.

Commissioner Shah asked the North Oaks Company to ensure access to trails from the Nord parcel to the Northwest quadrant of the city to ensure trail access for this community. North Oaks Company stated they have not identified trails on the Nord proposal yet.

Lisa Dujmovic – 15 Black Lake Road

She emailed DNR in December. Becky at the DNR stated that if there are major changes to the plan is the only reason to have a new EAW.

Mike Scholin – 4 Black Lake Court

Asked if it would be possible to send a communication to all residents so they are aware of what is going on with the proposed development.

Administrator Robertson said that City weekly email blast has been sharing information and asked any residents that aren't signed up for this to sign up on the City of North Oaks webpage. The City web site and Facebook page also puts out information on this development. Public hearings posted using those media as well as in Shoreview Press newspaper.

Chair Ross suggested that we leave the public hearing open on the concept plan. The North Oaks Company requested to close public hearing on overall concept plan, but leave open for preliminary plan review public hearings on the individual applications.

Cindy Nielsen – 7 Preserve Trail

She was very concerned about the trails being identified and doesn't believe anything should be put up for a vote until the residents are assured that trails will be connected. Their section is isolated except for the trail that takes them to the island, along the Nord Development and across to the Rapp Farm connection to the Wilkinson area. Wanted to emphasize the trails are huge concern.

Administrator Robertson and City Planner Kirmis said the process should be to complete review of the overall concept plan before hearing any preliminary plans for individual neighborhoods.

Commissioner Reid moved to continue the concept plan hearing until the March 28, 2019 Planning Commission meeting and to delay the individual parcel hearings until then, seconded by Commissioner Hauge and approved unanimously. Chair Ross abstained.

City Update:

Administrator Robertson provided a deer management update. Trapping has stopped with all the snow. Only 24 deer have been trapped or shot this year.

Administrator Robertson suggested a Planning Commission workshop regarding the Comprehensive Plan two weeks out. Chair Ross requested schedules be emailed to Robertson for him to schedule the workshop.

Commissioner Ries thanked Mayor Watson for his input and information shared on the Comprehensive Plan. Commissioner Yoshimura-Rank thanked the public for their attendance and interest in the project.

Adjournment:

Chair Ross asked for motion to close the meeting. Commissioner Hauge moved to adjourn at 10:02 p.m., seconded by Reis. The motion was approved unanimously.

Next Planning Commission meeting is Thursday March 28th, 2019.

Citizen Comments included as Addendums:



MEMORANDUM

TO: North Oaks Planning Commission

FROM: Mike Robertson, City Administrator
Bob Kirmis, City Planner

DATE: March 28, 2019

RE: North Oaks - East Oaks Planned Unit Development

NAC FILE NO: 321.02 - 19.01

SUMMARY OF STAFF COMMENTS AND RECOMMENDATIONS

1. Based on the feedback from the public hearings of December 20, 2018 and February 28, 2019, the North Oaks Company has withdrawn their Concept Plan for the following properties; Red Forest South, Island Field and Gate Hill.

The applicants have also withdrawn their request to consider an event center use upon the southern one-half the "Anderson Woods" site.

2. Development Review Process:

- A. The public hearing on the Concept Plan should be closed as it has been withdrawn.

- Though not required under the 1999 East Oaks Agreement, Staff recommends that a revised concept plan be submitted and reviewed before applications for preliminary subdivisions be accepted for any future development parcels.
- Staff recommends that the revised Concept Plan incorporate all remaining East Oaks development parcels and that a dwelling unit summary be provided which demonstrates compliance with maximum dwelling unit requirements of the Planned Development Agreement (for the entire East Oaks project and individual development sites).



- B. The public hearing on the "Nord Parcel" Preliminary Subdivision should proceed.
- C. The public hearing on the "Wilkinson Villas (1A)" Preliminary Subdivision should proceed.

Staff does recommend (as an additional condition of Preliminary Subdivision approval) that an application for final subdivision approval for the "Wilkinson Villas (1A)" site not be accepted prior to Planning Commission and City Council consideration of a conceptual development plan for review and comment for the southern one-half of the subject property.

- 3. Agreement must be reached regarding the number of remaining dwelling units which are permitted within East Oaks PUD. The North Oaks Company maintains that 192 housing units remain from the maximum 645 dwelling units allowed by the Planned Development Agreement, including 14 units that Presbyterian Homes has a right to construct on their property.
- 4. Review of EAW concerns shows that, upon withdrawal of the concept plan, no issues meet the condition to require a new or revised EAW.
- 5. Review of past practice shows that previous City Councils and Planning Commissions did not require Preliminary Subdivision plans for all remaining neighborhoods in the 1999 Agreement before allowing any subdivision to proceed.
- 6. Review of past practice shows that previous City Councils and Planning Commissions did not impose delays on Preliminary Subdivision plans due to pending Comprehensive Plan updates once the 1999 East Oaks Agreement was approved.

DISCUSSION OF ISSUES

While it is recognized that the public hearing on the Concept Plan is to be closed, it is considered appropriate to address a number of issues raised during the hearing. In this regard, information provided in this memorandum is intended to supplement information provided in Staff's Concept Plan report (dated December 20, 2018) and Preliminary Subdivision report (dated February 28, 2019).



Since the February 28, 2019 Planning Commission meeting, several issues have arisen which are considered worthy of specific attention. This memorandum is specifically intended to address the following:

1. Application Changes (as requested by the applicant – the North Oaks Company, LLC)
2. PUD Uses and Dwelling Unit Requirements
3. Environmental Assessment Worksheet (EAW) Requirements
4. Development Review Process

Attached for reference:

- Exhibit A: North Oaks Company Letter dated March 8, 2019
- Exhibit B: East Oaks Master Plan (1999)
- Exhibit C: Dwelling Unit Summary Table dated June 22, 2010
- Exhibit D: Updated Dwelling Unit Summary Table dated March 20, 2019
- Exhibit E: Nord Parcel - Recommended Conditions
- Exhibit F: Wilkinson Villas (1A) - Recommended Conditions

Application Changes

PUD Concept Plan. At the Planning Commission's December 20, 2018 meeting, the Commission considered a concept plan for the remaining phases of the East Oaks PUD. In this regard, the Concept Plan included the following components:

1. The "Nord Parcel"
2. The "East Preserve"
3. "Anderson Woods"
4. "Gate Hill Villas"
5. "Island Field"
6. "Red Forest Way South"

The applicants have formally requested that the public hearing on the Concept Plan be immediately closed at the March 28, 2019 Planning Commission meeting and that Commission feedback be provided for any issues not previously raised by Commissioners or residents.



The applicants have indicated that received comments will be taken into account in the preparation of an updated Concept Plan which will be provided for City review at a later date. No further input on the Concept Plan beyond that to be provided by the Planning Commission at the March 28, 2019 meeting has been requested.

To be noted is that City's Zoning Ordinance (Section 151.056.B.2.a) states that the submission of a PUD concept plan is an optional requirement. Thus, the applicants have the right to discontinue review of the plan at this time.

Event Center Use Determination. In conjunction with Preliminary Subdivision applications for the "Nord" and "Wilkinson Villas (1A)" developments, the applicants expressed an intent to construct a 11,700 square foot event center on the southern one-half of the "Anderson Woods" 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. Thus, a determination regarding the general acceptability of the use was requested.

The applicants have withdrawn their request to construct an event center on the "Anderson Woods" site.

To be noted is that the East Oaks Planned Development Agreement calls for a total of 10 dwelling units upon the "Anderson Woods" 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.

PUD Uses and Dwelling Unit Requirements. As part of the consideration of the East Oaks Concept Plan, question was raised regarding specific allowances established within the 1999 Planned Development Agreement. Specific question was raised regarding the number of dwelling units which remain for future development.

The original 1999 Master Plan (included in the Planned Development Agreement and attached as Exhibit B) calls for a total of 645 dwelling units upon the 13 different sites which comprise the East Oaks development.

According to the applicants, a total of 192 housing units remain from the maximum 645 units allowed by the Planned Development Agreement (see attached Exhibit D). Of the 192 units, 178 are under the ownership of the North Oaks Company. This remaining dwelling unit allowance was validated by Councilmember Ries as part of a separate evaluation. Additionally, 5.73 acres of land is allocated for future commercial use. The difference between this number and the amount of acreage listed on Ramsey County tax records is the road easement for Centerville Road.





Beyond the maximum 645-unit requirement stipulated in the Agreement, it is important to note that individual sites (neighborhoods) within East Oaks are also subject to maximum residential density restrictions. These requirements are referenced in the table on attached Exhibit A and correspond to the sites depicted in Exhibit B.

Recognizing that the terms of the Planned Development Agreement supersede the directives of the City's Comprehensive Plan and requirements of the City's Zoning and Subdivision Ordinances, the applicants have a right to develop the types of uses and number of dwelling units identified in the approved Master Plan. The City has the right to determine the acceptability of access locations, street configurations, lot sizes, compliance with City engineering standards etc.

As part of future concept plan review, the applicants should demonstrate compliance with the use and density directives of the East Oaks Planned Development Agreement. This includes both the maximum 645 dwelling unit allowance that the unit allowances assigned to the various future development sites.

Environmental Assessment Worksheet (EAW). In previous Planning Commission meetings, the question has been raised regarding the need for an updated Environmental Assessment Worksheet (EAW) which reflects the development intentions of the applicants.

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.

Staff has concluded that the preparation of a new or amended EAW is not required. EAW-related questions raised by residents and Commissioners, as well as Staff responses, are provided below.





1. Since 20 years have passed, shouldn't a new EAW be required?

Staff Response: On page 4 of the EAW, it is specifically noted that full development of the entire site can take up to 30 years and that is part of the analysis of the required issues. It is noted again on page 33 during the traffic analysis.

2. Since several hundred housing units have been built, shouldn't a new EAW be required based on changed conditions?

Staff Response: The EAW notes on page 2 that analysis is based on 645 housing units and 109,770 square feet of commercial being constructed across twelve development sites. As noted, the EAW also indicates that full development can take up to 30 years - so nothing has changed in those numbers that would require a new or revised EAW.

3. Since an event center would put so much traffic onto Centerville Road, shouldn't there be a traffic study/revised EAW?

Staff Response: The proposed event center has been withdrawn. Traffic analysis is found on pages 32-35 of the EAW. The project assumes an additional 10,884 vehicle trips per day based on what was proposed in 1999. The traffic analysis is based on full development of the property. It is also based on the 1994 Comprehensive Plan which assumed a much greater intense use (more housing units) on the site.

4. Since Black Lake is one of only two lakes with wild rice in the metropolitan area, shouldn't the EAW be revised on how to protect it? (Natural Resources Commission Issue).

Staff Response: The analysis of stormwater runoff on pages 22-28 of the EAW notes that stormwater will follow natural drainage ways which run north away from Black Lake. Specific analysis of development along Black Lake on page 19 of the EAW was based on a higher density than that shown on the recently withdrawn concept plan and was in compliance with the shoreland ordinance.

5. How do the most recent East Oaks development plans compare to that which was subject to evaluation in the EAW?

Staff Response: The proposed concept plan for the majority of the East Oaks area has been withdrawn. The proposed subdivision plans for the remaining Nord



and "Wilkinson Villas (1A)" parcels are consistent with the 1999 East Oaks Agreement which was evaluated by the EAW. When a new concept plan is submitted, it will be evaluated for consistency with the 1999 East Oaks Agreement.

6. *Wouldn't the impacts to wetlands of the proposed development require a new or revised EAW?*

Staff Response: Wetlands are reviewed on pages 12 and 13 of the EAW. It is noted that the proposed area of wetlands estimated to be filled was 0.35 acres, which is needed for road crossings to reach these areas. The EAW also notes that North Oaks Company has established a wetland bank of created wetlands to replace any wetland area that is lost as part of development. This wetland bank is located next to the existing wetland in the center of the "Anderson Woods" property.

7. *Since a road connection from Centerville Road to the Red Forest subdivision was not discussed in the EAW, shouldn't there be a traffic study/EAW?*

Staff Response: The proposed Concept Plan showing a road connection to the Red Forest subdivision has been withdrawn. If the connection appears in a future plan, a traffic study would be an appropriate condition as no such connection is shown in the 1999 East Oaks Agreement.

Development Review Process

PUD Concept Plan. As previously indicated, the applicants have requested the closing of the public hearing for the Concept Plan and that Planning Commission feedback be provided. Such feedback is to be considered in the development of a revised concept plan.

Staff recommends that the revised Concept Plan be provided for review and comment prior to the consideration of future subdivision applications. The revised concept plan should demonstrate that future development will adhere to the maximum 645 dwelling unit requirement as well as the unit limitations placed upon individual development sites (per the approved Master Plan).

Event Center. The applicants request for a determination related to the acceptability of the event center use has been withdrawn. With this in mind, the type development density requirements imposed by the East Oaks Planned Development



Agreement for the “Anderson Woods” site (a maximum of 13 detached dwelling units) remains applicable.

“Nord Parcel” Preliminary Subdivision. At this time, the applicants have requested a formal recommendation from the Planning Commission regarding the “Nord Parcel” Preliminary Subdivision application. As noted in the February 28, 2019 planning report, the 10 lots which comprise the “Nord Parcel” subdivision is consistent with Planned Development Agreement requirements and represents full buildout of the site. In addition to information presented by Staff, the public hearing will provide an opportunity for the North Oaks Company to explain their proposed subdivision and for residents to bring up any information which they feel is relevant.

To be noted is that the application action deadline for the Preliminary Subdivision has been extended from March 19, 2019 to May 18, 2019. This means that a decision from the Planning Commission is needed by their meeting of April 25, 2019.

Staff has recommended approval of the “Nord Parcel” Preliminary Subdivision subject to the conditions listed in attached Exhibit E. The listed conditions are the same as those referenced in the staff report dated February 28, 2019.

“Wilkinson Villas (1A) Preliminary Subdivision. The four villas (detached dwellings) proposed upon the “Anderson Woods” parcel are likewise consistent with Planned Development Agreement requirements. In this case however, the proposed subdivision does not represent full buildout of the parcel which makes an allowance for a total of 13 dwelling units. It is anticipated that future dwelling units will be located upon the southern half of the site, upon which the event center use was previously proposed.

Like the “Nord Parcel” application, the application action deadline for the Wilkinson Villas (1A) Preliminary Subdivision has been extended from March 19, 2019 to May 18, 2019.

Staff has recommended approval of the “Wilkinson Villas (1A)” Preliminary Subdivision subject to the conditions listed in attached Exhibit F. The listed conditions are the same as those referenced in the staff report dated February 28, 2019 with an additional condition which requires the submission of a concept plan for the southern one-half of the site prior to final subdivision consideration.

Future Phases/Subdivisions. Applications for future development phases (subdivisions) should be consistent with the use and density directives of the Planned Development Agreement. Additionally, such phases should take into



account feedback received from the general public and City Officials related to subdivision design.

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



NORTH OAKS
C O M P A N Y L L C

March 8, 2019

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

Re: East Oaks PDA - Concept Plan
Nord Parcel - Preliminary Plan
Anderson Woods North - Preliminary Plan
Anderson Woods South - Event Center Permitted Use

Dear Mike,

North Oaks Company, LLC received and acknowledges the request to extend the deadline for approval for Preliminary Plan for the Nord Parcel, Preliminary Plan for Anderson Woods, and consideration of the finding that an Event Center would be a permitted use in the south portion of Anderson Woods. We request that the Planning Commission make a recommendation to the City Council for approval of the Nord Parcel Preliminary Plan and Anderson Woods Preliminary Plan at its next meeting. The current level of interest expressed by residents of North Oaks and other of lots in these areas and living in North Oaks, which could be provided in the Nord and Anderson Woods parcels, make it important to keep these plans moving forward.

In addition to the aforementioned submittals, North Oaks Company LLC (Company) submitted a Concept Plan, Sheets 1-3, dated December 2018, for development of Gate Hill (Area G), Island Field (Area H), and a portion of North Black Lake (Area K), aka Red Forest Way, including Nord and Anderson Woods. It is our understanding the Planning Commission requested a summary of the proposed number of housing units proposed in the Concept Plan, which is the table provided to you during our meeting November 27, 2018. This document outlines housing units agreed to in the PDA shown in Exhibit B5 - Generalized Plan for Phasing and Timing of Development the number of housing units proposed in the Concept Plan; up to and including the Seventh Amendment, as compared to the number of housing units proposed in the Concept Plan.

We respectfully request the Public Hearing of the Concept Plan be closed at the beginning of the March 28, 2019 Planning Commission meeting and provide the Company a summary of their formal feedback and comments. The Company will also withdraw its request for a public hearing on the Event Center. The Company will evaluate the comments heard during the public hearing regarding the Concept Plan, work with the City's staff to incorporate changes the City and the Company mutually agreed need to be made to the Concept Plan for Gate Hill, Red Forest Way, Island Field, including the south portion of Anderson Woods (proposed Event Center location). After which, the Company will provide the City an updated Concept Plan for these four parcels.

Please confirm the City will instruct the Planning Commission to proceed with the public hearing regarding the Preliminary Plans for Nord and Anderson Woods during its March 28, 2019 Planning Commission Meeting and consider recommending approval of the Nord and Anderson Woods Preliminary Plans to City Council for the City Council to hear at its meeting April 11, 2019.

Sincerely,
North Oaks Company LLC



Mark Hodge
President

CC: Mr. Greg Nelson, Honorable Mayor
Ms. Katy Ross, Chair of the Planning Commission
David Magnuson, City Attorney

DRAFT: FOR DISCUSSION PURPOSES

SITE	NAME	PDA Dwelling Units Equivalents	Actual Plat 1999-2018	Units Remaining	Proposed 2018-2028		Proposed Density Shift
A	WILDFLOWER -T (Peterson Place)	40	27	13	0		-13
B	EAST PRESERVE -T	2	0	2	2		0
C	NORD -T	10	0	10	10		0
D	RAPP FARM -T	200	156	44	0		-44
E-1	EAST WILKINSON	45	47	-2	0		2
E-2	EAST WILKINSON	65	76	-11	0		11
F	ANDERSON WOODS	10	0	10	3		-7
G	GATE HILL	88	0	88	48		-20
H	ISLAND FIELD	35	0	35	23	Note 1:	-12
I	THE PINES (East Mallard Pond)	54	54	0	0		0
J	NORTH SKI HILL -T	7	7	0	0		0
K	NORTH BLACK LAKE -T (Red Forest Way) Villas	64	41	23	24	Note 2:	1
L	SOUTHEAST PINES	48	45	0	0		0
Total Dwelling Units		645	453	192	110		-82
COMMERCIAL ACREAGE Tennis Center Event Center		21	15	6	5 5	Note 3: Note 4:	

	<u>PUD</u>	<u>Actual</u>	<u>Conversion rate</u>
Waverly Gardens	45	237	5

	<u>Proposed</u>	<u>Conversion</u>	<u>Conversion rate</u>
Note 1: Island field condominiums	120	23	5

	<u>Units</u>	<u>Size (sq ft)</u>	<u>Tot. Square ft</u>
Note 2: Red Forest Way Traditional Lots	4		
Villas	56	4,000	224,000
Conversion	20	11,000	220,000

PDA allowed conversion to dwelling units is 5 / acre

	<u>Acres</u>	<u>Conversion</u>
Note 3: Tennis Center	5	26
Note 4: Event Center	5	26

10/31/18

**NORTH OAKS COMPANY
EAST OAKS PUD**

SITE NAME	PDA Dwelling Units designated	Actual 1999-2008	Actual 2007-2009	Proposed 2010-2015	Proposed 2016-2025	Proposed 2026-2035	Proposed 2036-2048	Potential Density Shift	Permitted Density Increase
A WILDFLOWER (Peterson Place)	40	27	0	0	0	0	0	13	30% = 12
B EAST PRESERVE	2				2			0	30% = 1
C NORD	10				5	5		0	30% = 3
D RAPP FARM	200	34	0	25	32	32	33	44	50% = 100
E-1 EAST WILKINSON Residential	45	19	0	0	14	14	0	-2	50% = 22
E-2 EAST WILKINSON Senior Housing	65		90		18			-43	50%
F ANDERSON WOODS (Andersonville)	10				3	3	4	0	30% = 3
G GATE HILL	68					30	38	0	30% = 20
H ISLAND FIELD	35				5	15	15	0	30% = 11
I THE PINES (East Mallard Pond)	54	54						0	0
J NORTH SKI HILL	7	7						0	0
K NORTH BLACK LAKE (Red Forest Way)	64	17	10	0	15	22		0	30% = 2
L SOUTHEAST PINES (South Deer Hills)	45	45						0	30% = 19
Building Permits issued	645	203	100	25	94	121	90	12	
		141	102						

PDA-allowed conversion to dwelling units 5/acre = 28

Allowed per PDA Actual dev. 21 15.27

COMMERCIAL ACREAGE

6/22/2010

SITE	NAME	PDA Dwelling Units designated	Actual Platted Units 1999-2018	Units Remaining
A	WILDFLOWER PLACE	40	27	13
B	EAST PRESERVE	2	0	2
C	NORD	10	0	10
D	RAPP FARM	200	156	44
E-1	EAST WILKINSON Wilkinson Villas	45	47	-2
E-2	EAST WILKINSON Mews of Waverly Gardens	65	90 (Includes 14 Lots not platted)	-11 (see note 1)
E-3	EAST WILKINSON Waverly Gardens & Trla	(see below)	(see below)	(see below)
F	ANDERSON WOODS	10	0	10
G	GATE HILL	68		68
H	ISLAND FIELD	35	0	35
I	THE PINES	54	54	0
J	NORTH SKI HILL	7	7	0
K	RED FOREST WAY	64	41	23
L	SOUTHEAST PINES	45	45	0
	Total Housing Units	645	467	192
E-3	COMMERCIAL ACREAGE	21.00	15.27	5.73

Note 1: Waverly Gardens owns Tract 603 with rights to build 14 Housing Units as of 03.20.2019.

NORD PARCEL - PRELIMINARY SUBDIVISION CONDITIONS OF APPROVAL

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.

Exhibit E: Nord Parcel - Recommended Conditions

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.

WILKINSON VILLAS (1A) - PRELIMINARY SUBDIVISION CONDITIONS OF APPROVAL

1. Application for final subdivision approval shall not be accepted prior to Planning Commission and City Council consideration of a conceptual development plan for the southern one-half of the subject property **(for review and comment)**.
2. A maximum floor area ratio of **20** percent shall be satisfied (the ratio of floor area of buildings to gross lot area).
3. 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

4. In accordance with the City's Comprehensive Plan directives, the proposed "villa" lots shall be provided access to the trail system.
5. 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.
6. 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.

7. 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.
8. "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.
9. 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.
10. 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.
11. 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.
12. 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.
13. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township's Public Works Department.
14. 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.
15. A storm water management report shall be submitted for approval with the final construction plans.
16. 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.
17. A skimmer system shall be provided for the pond outlet pipe with the final construction plans.
18. 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.

19. Proposed grades around the perimeter of the proposed homes shall meet the requirements of the State Building Code.
20. A minimum driveway slope of 3%, and a maximum of 10% shall be provided.
21. A 10-foot maintenance bench shall encompass the stormwater pond and shall be shown on the final construction plan.
22. 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.
23. The location of the existing trail shall be identified on the final construction plans.
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 flood plain 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 pond. The final construction plans shall identify the required buffer limits.
29. Local street signage meeting City of North Oaks standards shall be posted at each proposed intersection.
30. The 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. "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.
33. Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated with the final RLS.
34. 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.

- 35. 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.**
- 36. 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.**
- 37. The East Oaks Planned Development Agreement be amended, as determined appropriate by the City Attorney, to document City approval of the subdivision.**
- 38. Consideration of any comments received from the Department of Natural Resources.**
- 39. Comments of other City Staff.**



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.

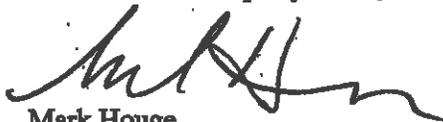
Wetlands: Wetland edges have been delineated and are shown on the drawings. Less than one percent of the wetland area will be impacted by road construction.

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.)

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, BASEMENTS & 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	120,180	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	

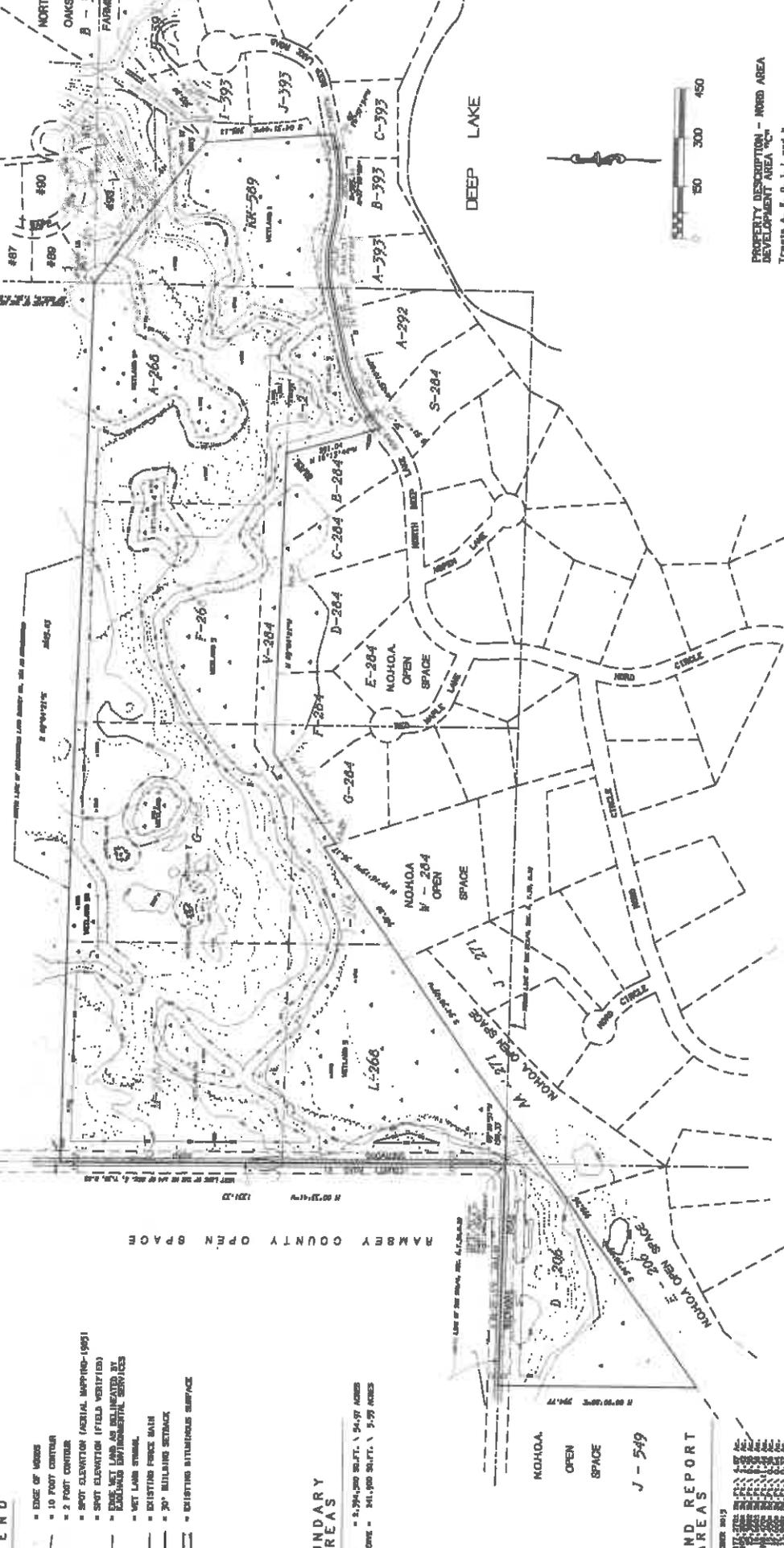
STREET NAMES

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

RAMSEY COUNTY OPEN SPACE



- LEGEND**
- - - - - EDGE OF WOODS
 - - - - - 10 FOOT CONTOUR
 - - - - - 2 FOOT CONTOUR
 - - - - - SPOT ELEVATION (AERIAL MAPPING-1991)
 - - - - - SPOT ELEVATION (FIELD VERIFIED)
 - - - - - EDGE WET LAND AS Delineated BY EXISTING ENVIRONMENTAL SERVICES
 - - - - - WET LAND STRIP
 - - - - - WET LAND STRIP
 - - - - - 30' MILLING STRIP
 - - - - - EXISTING BITUMINOUS SURFACE

BOUNDARY AREAS

TOTAL GRID AREA = 5,294,280 SQ.FT. \ 54.97 ACRES
 TOTAL EAST PRODUCE = 241,400 SQ.FT. \ 5.57 ACRES

WETLAND REPORT AREAS

WETLANDS - OCTOBER 2013

Wetland Code	Area (Acres)
U1	1.00
U2	1.00
U3	1.00
U4	1.00
U5	1.00
U6	1.00
U7	1.00
U8	1.00
U9	1.00
U10	1.00
U11	1.00
U12	1.00
U13	1.00
U14	1.00
U15	1.00
U16	1.00
U17	1.00
U18	1.00
U19	1.00
U20	1.00
U21	1.00
U22	1.00
U23	1.00
U24	1.00
U25	1.00
U26	1.00
U27	1.00
U28	1.00
U29	1.00
U30	1.00
U31	1.00
U32	1.00
U33	1.00
U34	1.00
U35	1.00
U36	1.00
U37	1.00
U38	1.00
U39	1.00
U40	1.00
U41	1.00
U42	1.00
U43	1.00
U44	1.00
U45	1.00
U46	1.00
U47	1.00
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U66	1.00
U67	1.00
U68	1.00
U69	1.00
U70	1.00
U71	1.00
U72	1.00
U73	1.00
U74	1.00
U75	1.00
U76	1.00
U77	1.00
U78	1.00
U79	1.00
U80	1.00
U81	1.00
U82	1.00
U83	1.00
U84	1.00
U85	1.00
U86	1.00
U87	1.00
U88	1.00
U89	1.00
U90	1.00
U91	1.00
U92	1.00
U93	1.00
U94	1.00
U95	1.00
U96	1.00
U97	1.00
U98	1.00
U99	1.00
U100	1.00

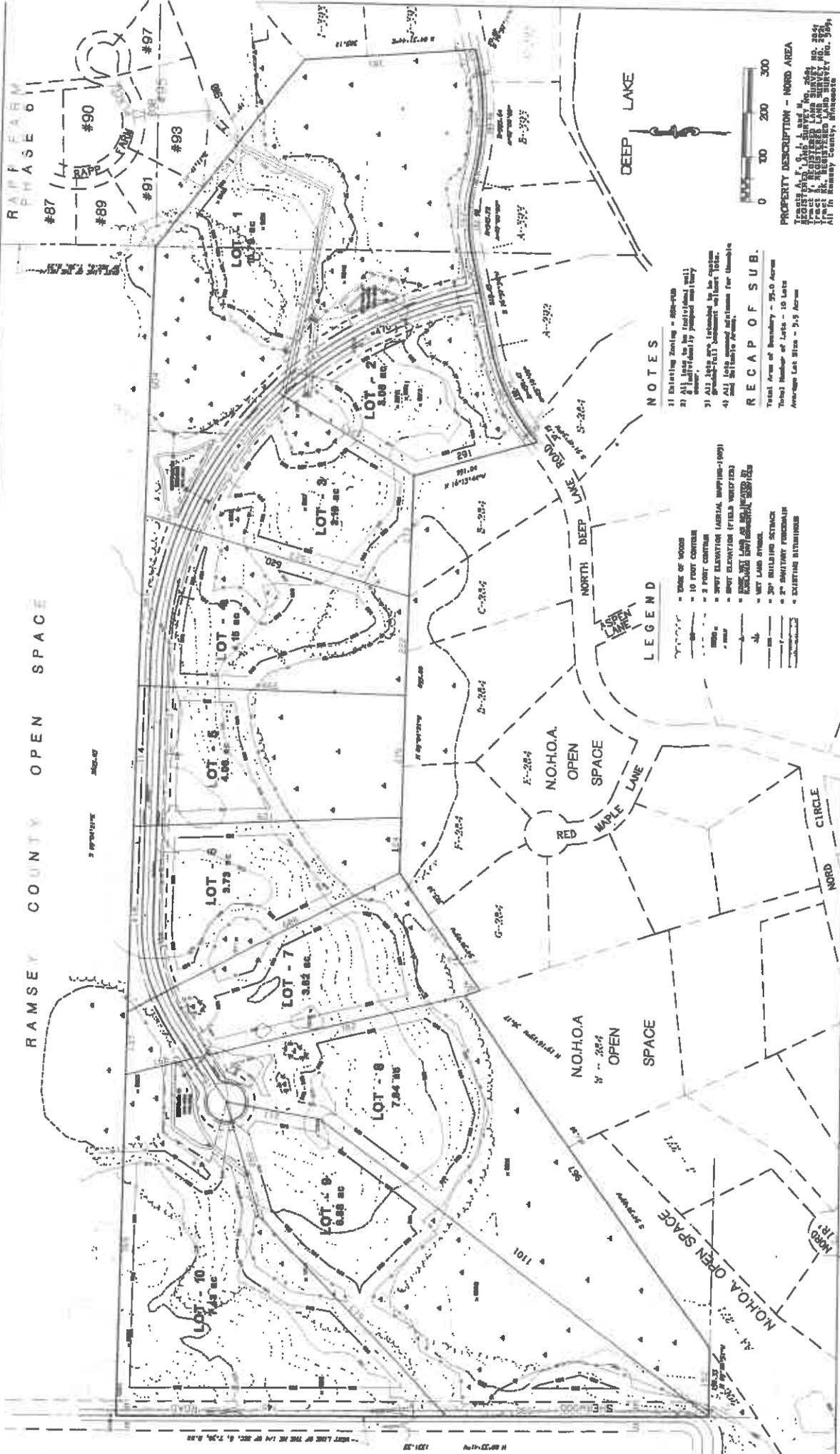
NOTE: EAST PRESERVE AREA - DEVELOPMENT AREA "B" IS SHOWN AS A CONTIGUOUS OWNERSHIP ONLY AND WILL NOT BE A PART OF THE FINAL PROJECT.

PROPERTY DESCRIPTION - NORTH AREA DEVELOPMENT AREA "A"
 Tracts A, F, G, H, I, L and M, Registered Land Survey No. 264, Tract V, Registered Land Survey No. 264, Tract N, Registered Land Survey No. 264, Tract E, Registered Land Survey No. 264, All in Ramsey County, Minnesota

PROPERTY DESCRIPTION - EAST PRESERVE AREA DEVELOPMENT AREA "B"
 Tracts C and J, Registered Land Survey No. 264, Ramsey County, Minnesota

<p>DEVELOPMENT AREA "B" & "C"</p>	<p>PROJECT NORTH & EAST PRESERVE AREAS</p>	<p>SHEET DESCRIPTION EXISTING CONDITIONS</p>	<p>DATE: JANUARY 17, 2019</p>
	<p>COMPLAN</p>	<p>SHEET 1 OF 6 SHEETS</p>	

KURTZ SURVEYING, INC.
 4400 57th Street, Suite 100
 COONAPICA, MINNESOTA 55424
 PHONE: (763) 789-5789 FAX: (763) 789-7800
 E-MAIL: info@kurtzs.com



NOTES

- 1) Existing zoning = R20-100
- 2) All lots to be individually plat
- 3) All lots are to be individually plat
- 4) All lots are to be individually plat

RECAP OF SUB.

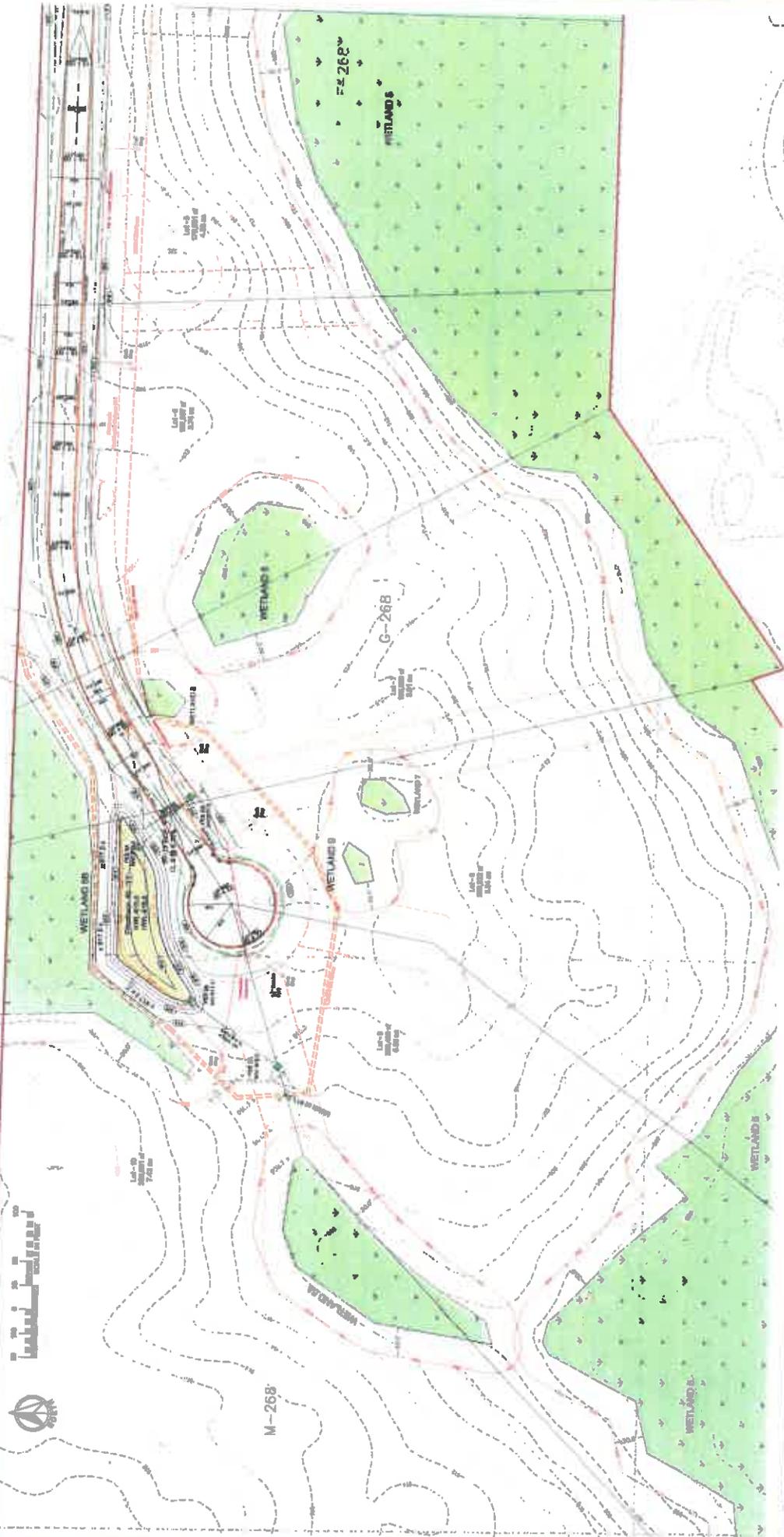
Total Area of Subdivision = 25.0 Acres
 Total Number of Lots = 10 Lots
 Average Lot Size = 2.5 Acres

LEGEND

- TREE OF WOODS
- 10 FOOT CURB
- 2 FOOT CURB
- 6" ELEVATION (VERT. IMPROVEMENT)
- 12" ELEVATION (VERT. IMPROVEMENT)
- 18" ELEVATION (VERT. IMPROVEMENT)
- 24" ELEVATION (VERT. IMPROVEMENT)
- 30" ELEVATION (VERT. IMPROVEMENT)
- 36" ELEVATION (VERT. IMPROVEMENT)
- 42" ELEVATION (VERT. IMPROVEMENT)
- 48" ELEVATION (VERT. IMPROVEMENT)
- 54" ELEVATION (VERT. IMPROVEMENT)
- 60" ELEVATION (VERT. IMPROVEMENT)
- 66" ELEVATION (VERT. IMPROVEMENT)
- 72" ELEVATION (VERT. IMPROVEMENT)
- 78" ELEVATION (VERT. IMPROVEMENT)
- 84" ELEVATION (VERT. IMPROVEMENT)
- 90" ELEVATION (VERT. IMPROVEMENT)
- 96" ELEVATION (VERT. IMPROVEMENT)
- 102" ELEVATION (VERT. IMPROVEMENT)
- 108" ELEVATION (VERT. IMPROVEMENT)
- 114" ELEVATION (VERT. IMPROVEMENT)
- 120" ELEVATION (VERT. IMPROVEMENT)
- 126" ELEVATION (VERT. IMPROVEMENT)
- 132" ELEVATION (VERT. IMPROVEMENT)
- 138" ELEVATION (VERT. IMPROVEMENT)
- 144" ELEVATION (VERT. IMPROVEMENT)
- 150" ELEVATION (VERT. IMPROVEMENT)
- 156" ELEVATION (VERT. IMPROVEMENT)
- 162" ELEVATION (VERT. IMPROVEMENT)
- 168" ELEVATION (VERT. IMPROVEMENT)
- 174" ELEVATION (VERT. IMPROVEMENT)
- 180" ELEVATION (VERT. IMPROVEMENT)
- 186" ELEVATION (VERT. IMPROVEMENT)
- 192" ELEVATION (VERT. IMPROVEMENT)
- 198" ELEVATION (VERT. IMPROVEMENT)
- 204" ELEVATION (VERT. IMPROVEMENT)
- 210" ELEVATION (VERT. IMPROVEMENT)
- 216" ELEVATION (VERT. IMPROVEMENT)
- 222" ELEVATION (VERT. IMPROVEMENT)
- 228" ELEVATION (VERT. IMPROVEMENT)
- 234" ELEVATION (VERT. IMPROVEMENT)
- 240" ELEVATION (VERT. IMPROVEMENT)
- 246" ELEVATION (VERT. IMPROVEMENT)
- 252" ELEVATION (VERT. IMPROVEMENT)
- 258" ELEVATION (VERT. IMPROVEMENT)
- 264" ELEVATION (VERT. IMPROVEMENT)
- 270" ELEVATION (VERT. IMPROVEMENT)
- 276" ELEVATION (VERT. IMPROVEMENT)
- 282" ELEVATION (VERT. IMPROVEMENT)
- 288" ELEVATION (VERT. IMPROVEMENT)
- 294" ELEVATION (VERT. IMPROVEMENT)
- 300" ELEVATION (VERT. IMPROVEMENT)

<p>KURTZ SURVEYING, INC. 1000 N. 10TH ST., SUITE 100 DENVER, CO 80202 PHONE: (303) 733-7700 FAX: (303) 733-7700 WWW.KURTZSURVEYING.COM</p>	<p>DEVELOPMENT AREA "C"</p>	<p>NORTH OAKS</p>	<p>NORD AREA</p>	<p>PROPERTY DESCRIPTION</p>
				<p>PRELIMINARY PLAN</p>
<p>DATE: JANUARY 17, 2012</p>				<p>SHEET 5 OF 8 SHEETS</p>

RAMSEY COUNTY OPEN SPACE



<p>THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE PROPERTY OWNERS.</p>	<p>DATE: 10/15/2024 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 10/15/2024</p>	<p>PROJECT NO.: 24-001 SHEET NO.: 5 OF 6</p>
<p>PRELIMINARY UTILITY, GRADING PLAN</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>
<p>NORTH OAKS, MINNESOTA</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>
<p>SATHRE-BERGQUIST, INC. 100 WEST 10TH STREET, SUITE 200 NORTH OAKS, MN 55126</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>
<p>PRELIMINARY PLAN (NOT FOR CONSTRUCTION) 10/15/24</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>
<p>NORTH OAKS, MINNESOTA</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>
<p>NORTH OAKS, MINNESOTA</p>	<p>PROJECT NO.: 24-001</p>	<p>DATE: 10/15/2024</p>



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

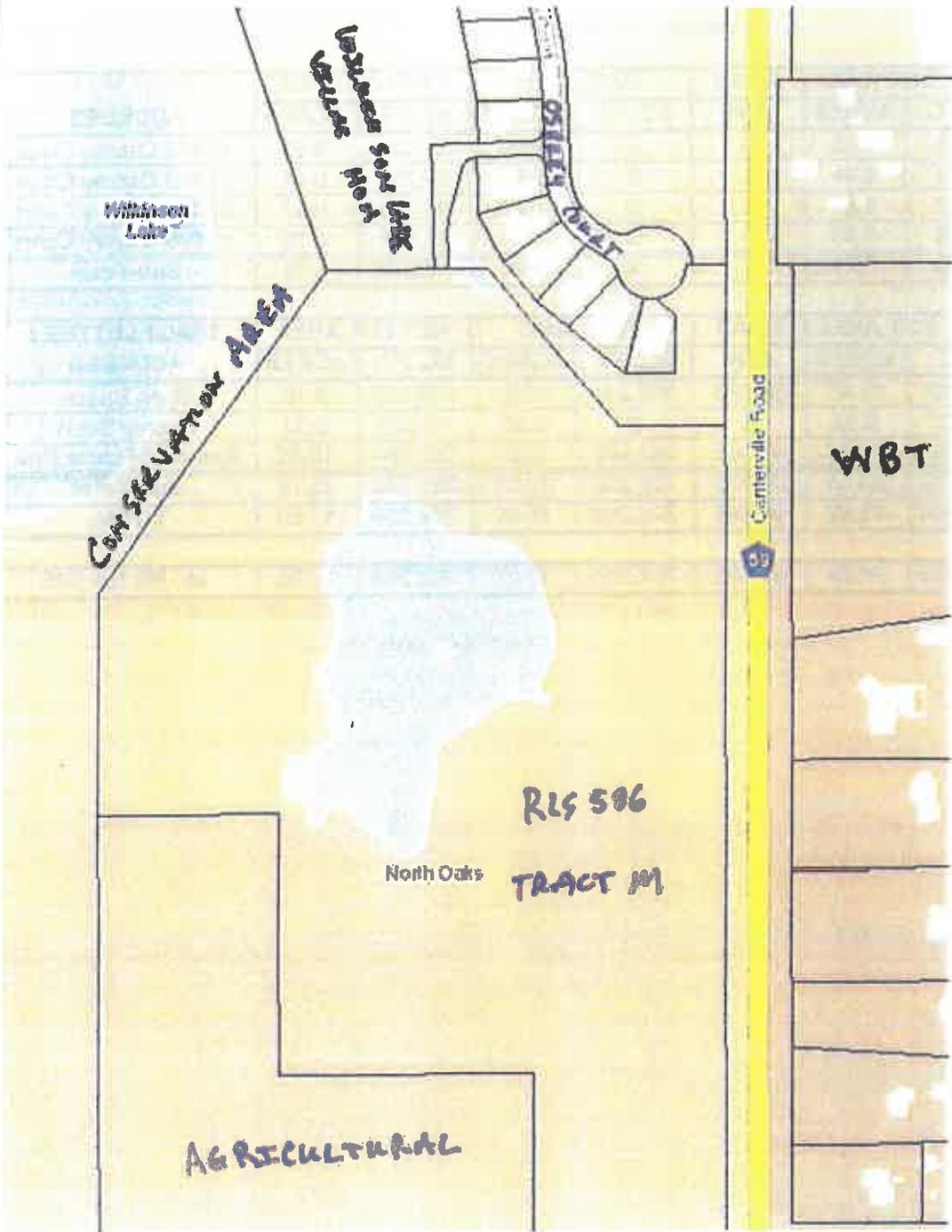
cc: City Planner (w/encl.)
City Engineer (w/encl.)
City Attorney (w/encl.)

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 - Rls No. 586	1,563,403	35.89	96,895	704,250	16.17	762,258	17.50	M - Rls No. 586
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Legend

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



NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

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

Notes

Enter Map Description





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.)

DEVELOPMENT AREA "F"

DATE: JANUARY 15, 2018
SHEET 1 OF 6 SHEETS

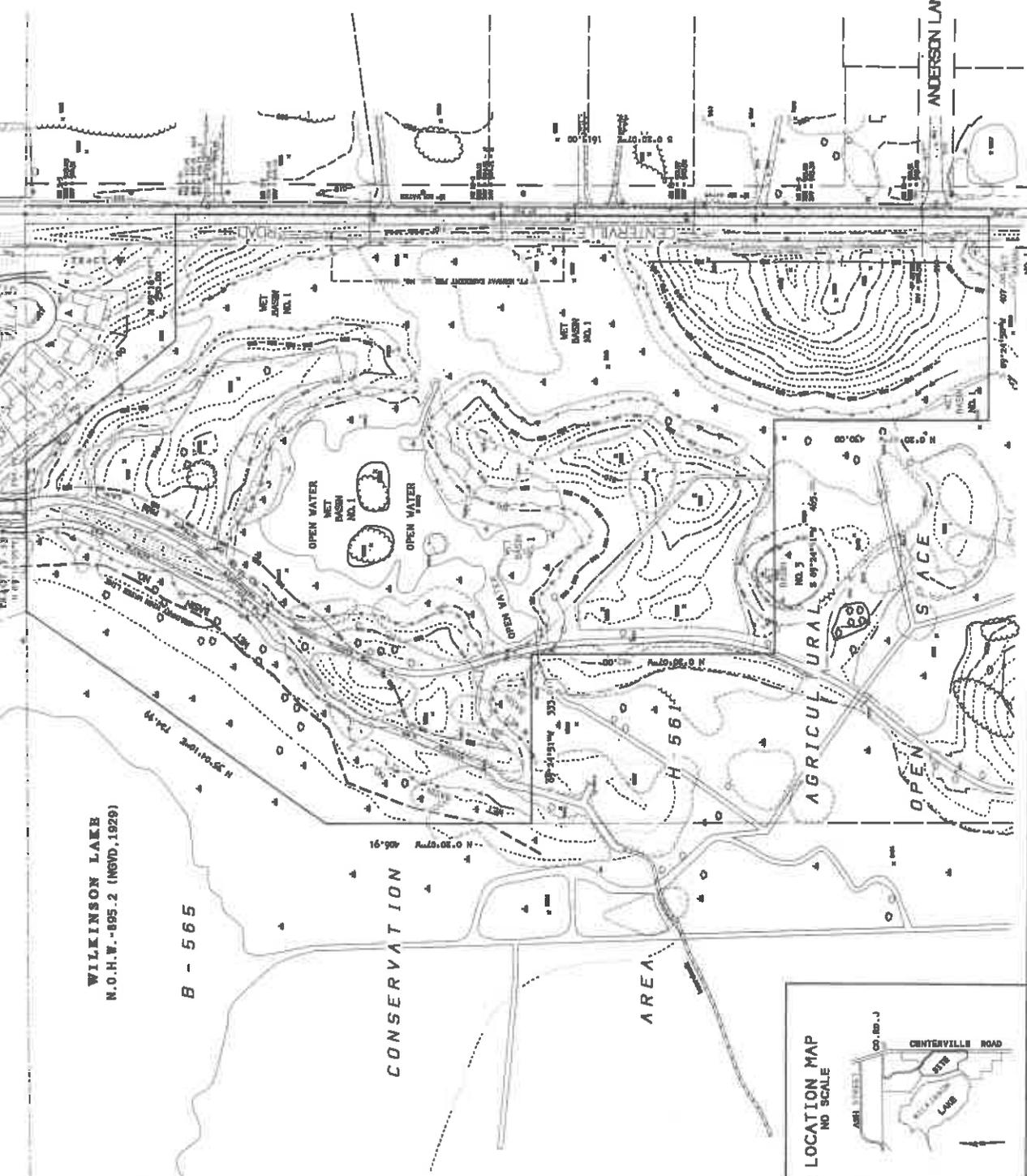
SHEET DESCRIPTION
EXISTING
CONDITIONS

PROJECT:
WILKINSON
VILLAS
PHASE 1A

C O N T A I N S
N O R T H
O A K S

PLANNED
DEVELOPMENT
AREA "F"

KURTZ SURVEYING, INC.
4008 JOHNSON ST., #200
COLUMBIA HEIGHTS, MN 55421
PHONE (763) 928-7828 FAX (763) 928-7828
WWW.KURTZSURVEYING.COM



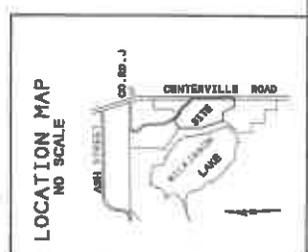
WILKINSON LAKE
N.O.H.W.-895.2 (NGVD, 1929)

B - 565

CONSERVATION
AREA

AGRICULTURAL
SPACE

ANDERSON LANE



- LEGEND**
- MET BOUNDARY AND HOME
 - ROAD CENTERLINE
 - EXISTING DRAINAGE
 - UTILITY POLE
 - SWAMP STAGNOL
 - TREE FROM AERIAL PHOTOGRAPHY
 - EDGE OF WOODS
 - 10 FOOT CENTERLINE
 - 2 FOOT CENTERLINE
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER
 - EXISTING FENCE WALL
 - 50' SETBACK - 150' FROM D.H.W.
 - EXISTING STRUCTURES

LEGAL DESCRIPTION
TRACT H, REGISTERED LAND SURVEY NO. 586
RANSLEY COUNTY, MINNESOTA

AREA BREAKDOWNS
TOTAL AREA = 1,563,400 SQ. FT. \ 35.89 ACRES
TOTAL ROAD EASEMENT = 96,835 SQ. FT. \ 2.22 ACRES
(CENTERVILLE ROAD)
TOTAL WETLAND = 704,250 SQ. FT. \ 16.17 ACRES

WETLAND AREAS

Wetland 1	501,800 SQ. FT.
Wetland 2	190,970 SQ. FT.
Wetland 3	3,300 SQ. FT.
Total Wetland	704,250 SQ. FT.
Excluded Wetland	160,250 SQ. FT.

DEVELOPMENT AREA "F"

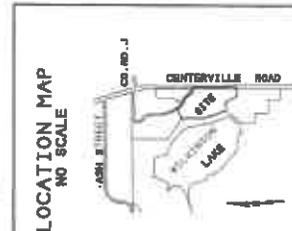
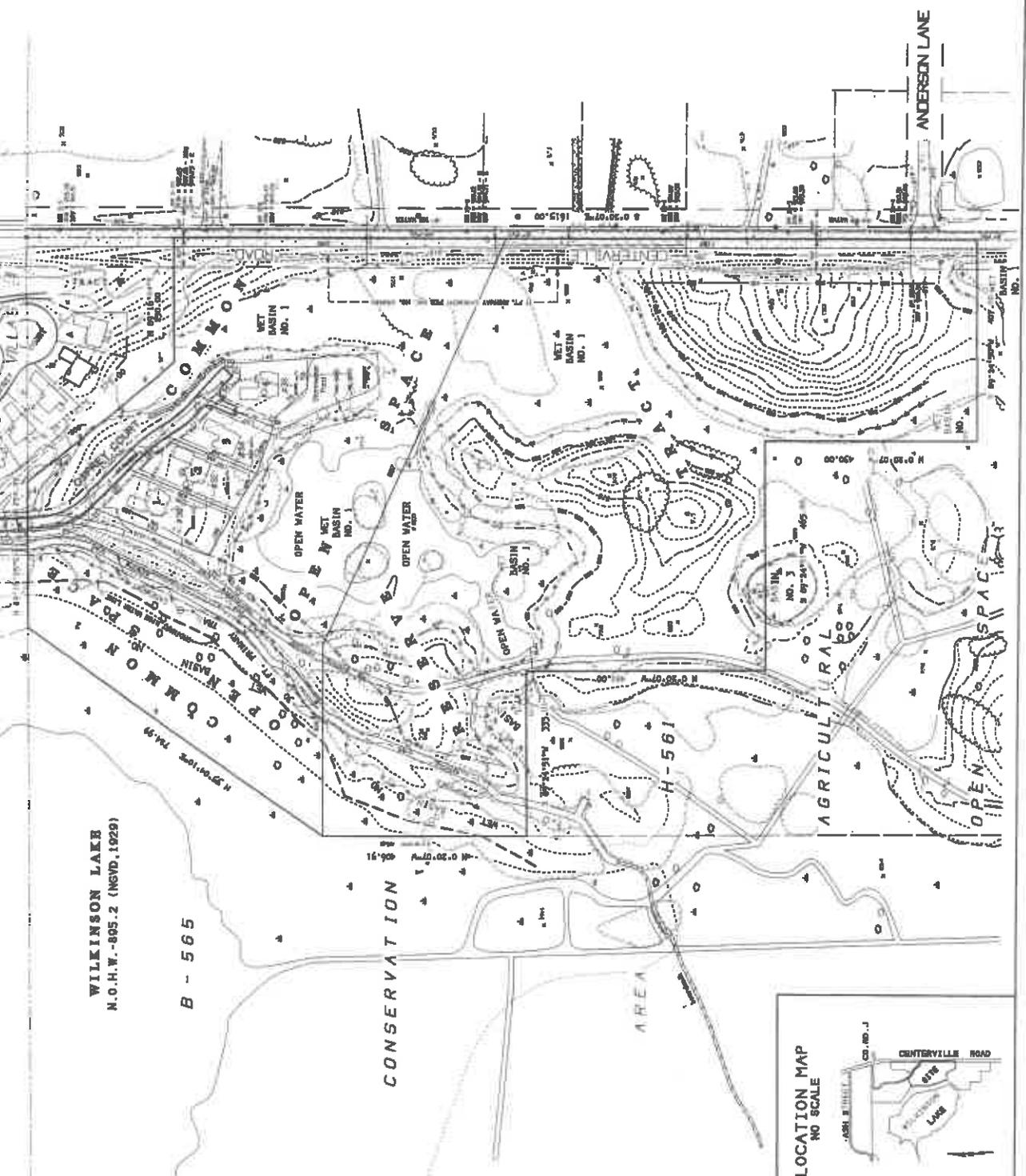
KURTZ BREWERY, INC.
 4000 WEAVER ST., N.E.
 COLUMBIA HEIGHTS, MN 55411
 FROM PLAN 100-0100 (100-1000)
 100-0100 (100-1000)
 100-0100 (100-1000)

LEGEND
 1. EXISTING ELEVATION FROM 1980 AERIAL PHOTO MAPPING
 2. EXISTING ELEVATION
 3. EXISTING CELESTIAL
 4. UTILITY POLE
 5. SWAMP SYMBOL
 6. TREE FROM AERIAL MAPPING
 7. EDGE OF WOODS
 8. 10 FOOT CONTOUR
 9. 2 FOOT CONTOUR
 10. EXISTING WET LANDS AS INDICATED BY LANDLORDS ENVIRONMENTAL SERVICES
 11. EXISTING WATER MAIN
 12. EXISTING WATER MAIN AND DIRECTION OF FLOW
 13. EXISTING SANITARY SEWER AND DIRECTION OF FLOW
 14. EXISTING FENCE WALL
 15. EXISTING SETBACK LINE
 16. EXISTING SETBACKS

GRAPHIC SCALE IN FEET
 0 100 200 300
 1 INCH = 100 FEET

RECAP OF SUBDIVISION
 1. 100-0100 (100-1000)
 2. 100-0100 (100-1000)
 3. 100-0100 (100-1000)
 4. 100-0100 (100-1000)
 5. 100-0100 (100-1000)
 6. 100-0100 (100-1000)
 7. 100-0100 (100-1000)
 8. 100-0100 (100-1000)
 9. 100-0100 (100-1000)
 10. 100-0100 (100-1000)

PROPERTY DESCRIPTION
 PLAN NO. 100-0100 (100-1000)
 TOWN OF CENTERVILLE, MISSOURI



DATE: JANUARY 13, 1958
SHEET DESCRIPTION
DETAIL OF
VILLAS LOTS

PROJECT:
WILKINSON
VILLAS
PHASE IA

NORTH
OAKS
C O M M O N
Y

KURTH SURVEYING, INC.
4008 APPERSON ST. N.W.
DALLAS, TEXAS 75241
PLANS
PROJECT: WILKINSON VILLAS PHASE IA
SHEET: 1 OF 2
DATE: JANUARY 13, 1958



1 - PRELIMINARY LOT NUMBER
#30 - FUTURE ADDRESS

LEGEND

- SPOT ELEVATION FROM MEAN SEA LEVEL, THIS MAP
- EXISTING DRAINAGE
- UTILITY POLE
- SWAMP TOWER
- TRAIL FROM AERIAL PHOTOGRAPHY
- EDGE OF WOODS
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING FENCE LINE
- EXISTING STRUCTURES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING FLOOR
- EXISTING FOUNDATION
- EXISTING TRAIL
- EXISTING FENCE MARK
- EXISTING SETBACK LINE
- EXISTING STRUCTURES

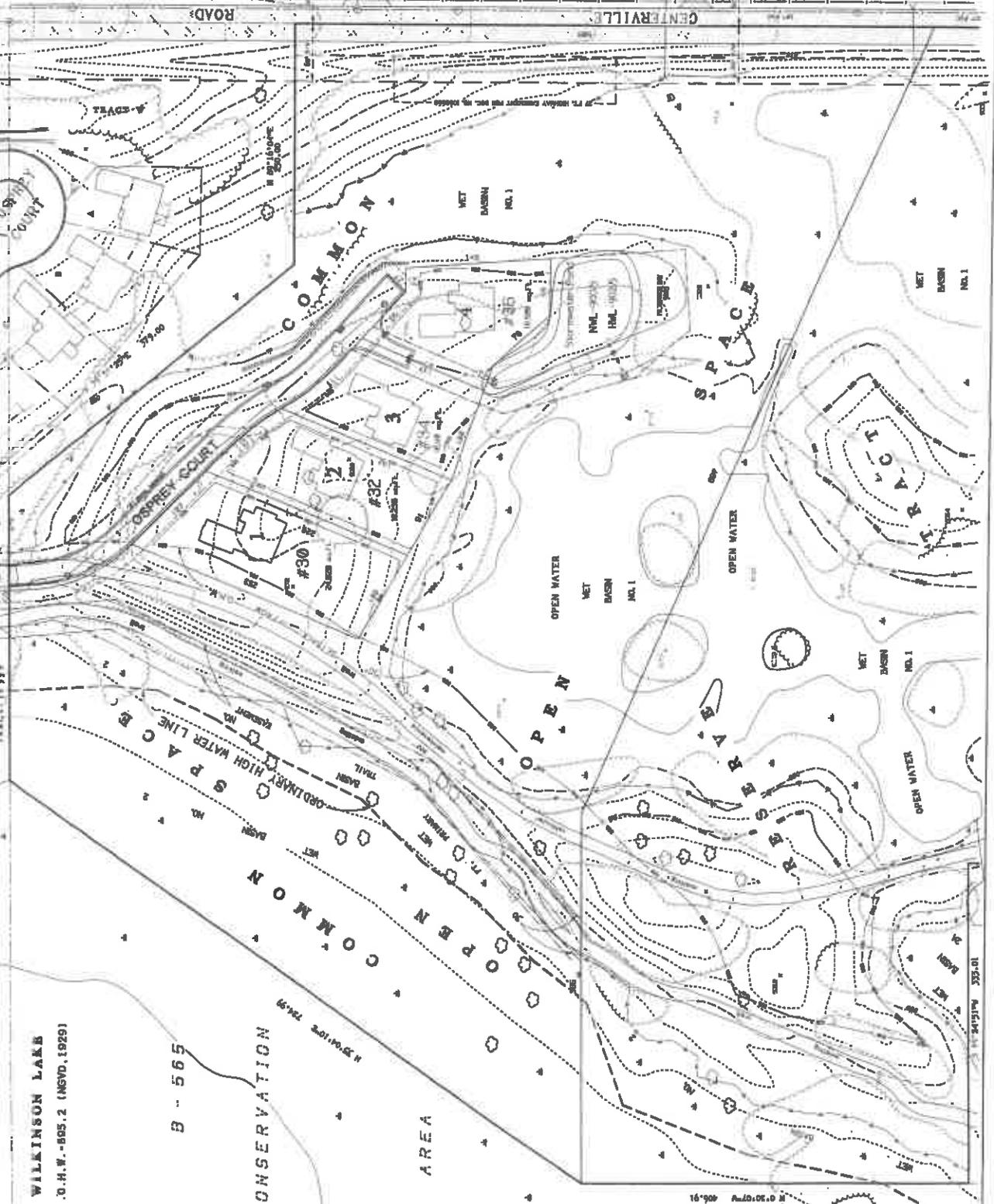
RECAP OF ACQUISITION

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44	100	100	100
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46	100	100	100
47	100	100	100
48	100	100	100
49	100	100	100
50	100	100	100

BUILDING SETBACKS

1	100	100	100
2	100	100	100
3	100	100	100
4	100	100	100
5	100	100	100
6	100	100	100
7	100	100	100
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45	100	100	100
46	100	100	100
47	100	100	100
48	100	100	100
49	100	100	100
50	100	100	100

PROPERTY DESCRIPTION
TRACT N. REGISTERED LAND SURVEY NO. 506
HAWKEY COUNTY, MISSISSIPPI



WILKINSON LAKE
O.H.W.-565.2 (NGVD, 1929)

B - 565
CONSERVATION AREA

DATE: JANUARY 15, 1988
 SHEET 3 OF 3 SHEETS

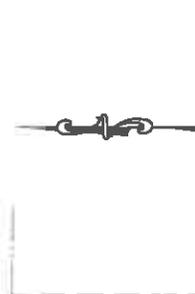
WILKINSON VILLAS PHASE 1A
 EASEMENT PLAN ON VILLAS LOTS

PROJECT: WILKINSON VILLAS PHASE 1A

NORTH OAKS

WILKINSON VILLAS PHASE 1A

KURTZ SURVEYING, INC.
 4002 LAWRENCE ST., N.W.
 COOK COUNTY, ILL. 60018
 PHONE (708) 486-7000 FAX (708) 486-7000
 E-MAIL: kurtzsurveying@aol.com

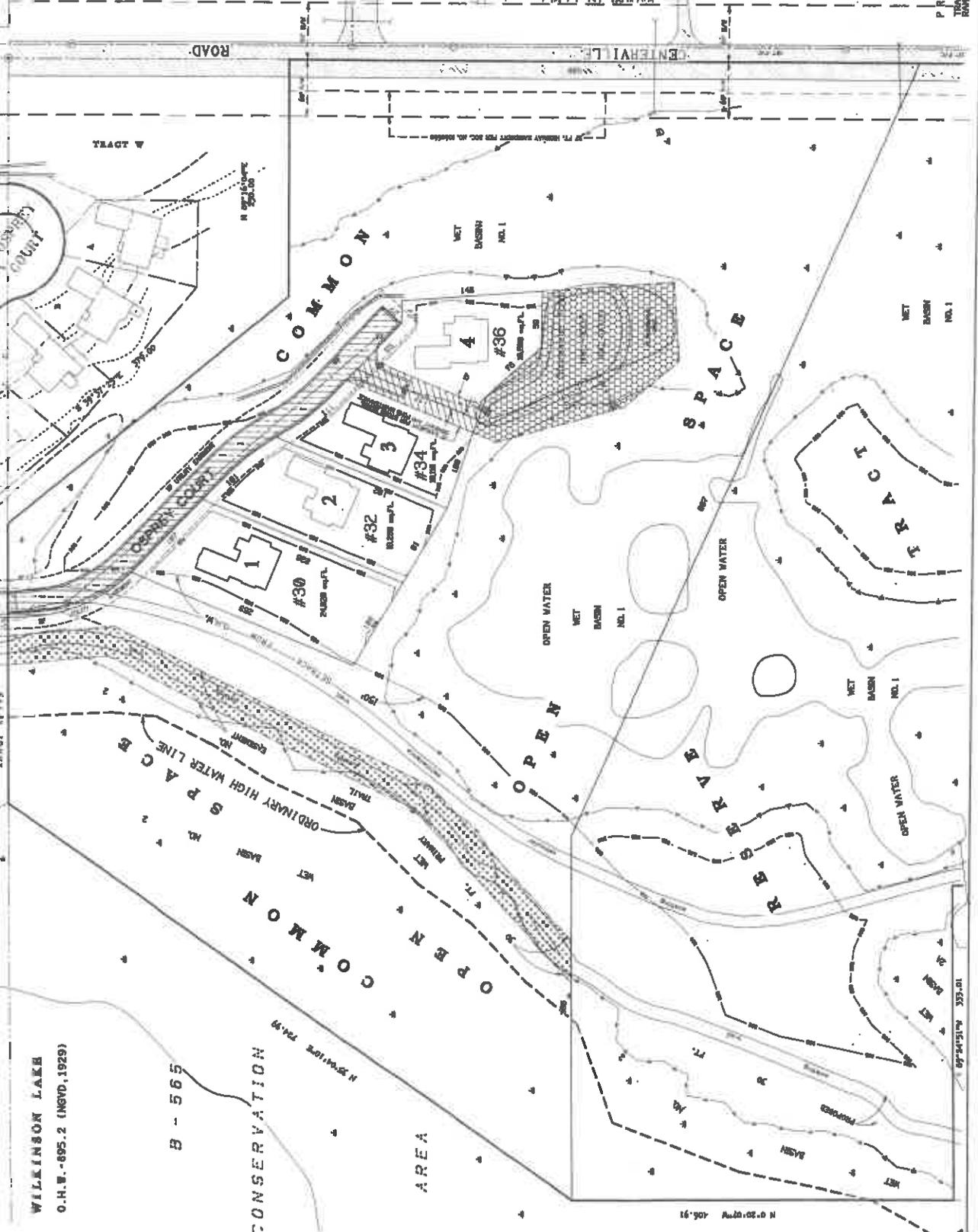


1 - PRELIMINARY LOT NUMBER
 #30 - FUTURE ADDRESS

LEGEND

- DUNE NET LAND AS INDICATED BY EXISTING ENVIRONMENTAL SERVICES
- MET LAND SYSTEM
- 50' WETLAND BUFFER
- WETLAND BUFFER
- 12" UTILITY EASEMENT (W/ADJACENT)
- OPEN SPACE (W/ADJACENT)
- EXISTING TRAIL
- EXISTING TRAIL EASEMENT
- EXISTING TRAIL

PROPERTY DESCRIPTION
 TRACT M, REGISTERED LAND SURVEY NO. 508
 RAMSEY COUNTY, MINNESOTA



WILKINSON LAKE
 O.H.B. - 685.2 (NGVD, 1929)

B - 565

CONSERVATION AREA

COMMON

OPEN SPACE

WET BASIN NO. 1

OPEN WATER

WILKINSON LAKE

CONSERVATION AREA

ORDINARY HIGH WATER LINE

DUNE NET

WET BASIN NO. 1

OPEN WATER

WILKINSON LAKE

CONSERVATION AREA

ORDINARY HIGH WATER LINE

DUNE NET

WET BASIN NO. 1

OPEN WATER

WILKINSON LAKE

CONSERVATION AREA

ORDINARY HIGH WATER LINE

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OPEN WATER

WILKINSON LAKE

CONSERVATION AREA

ORDINARY HIGH WATER LINE

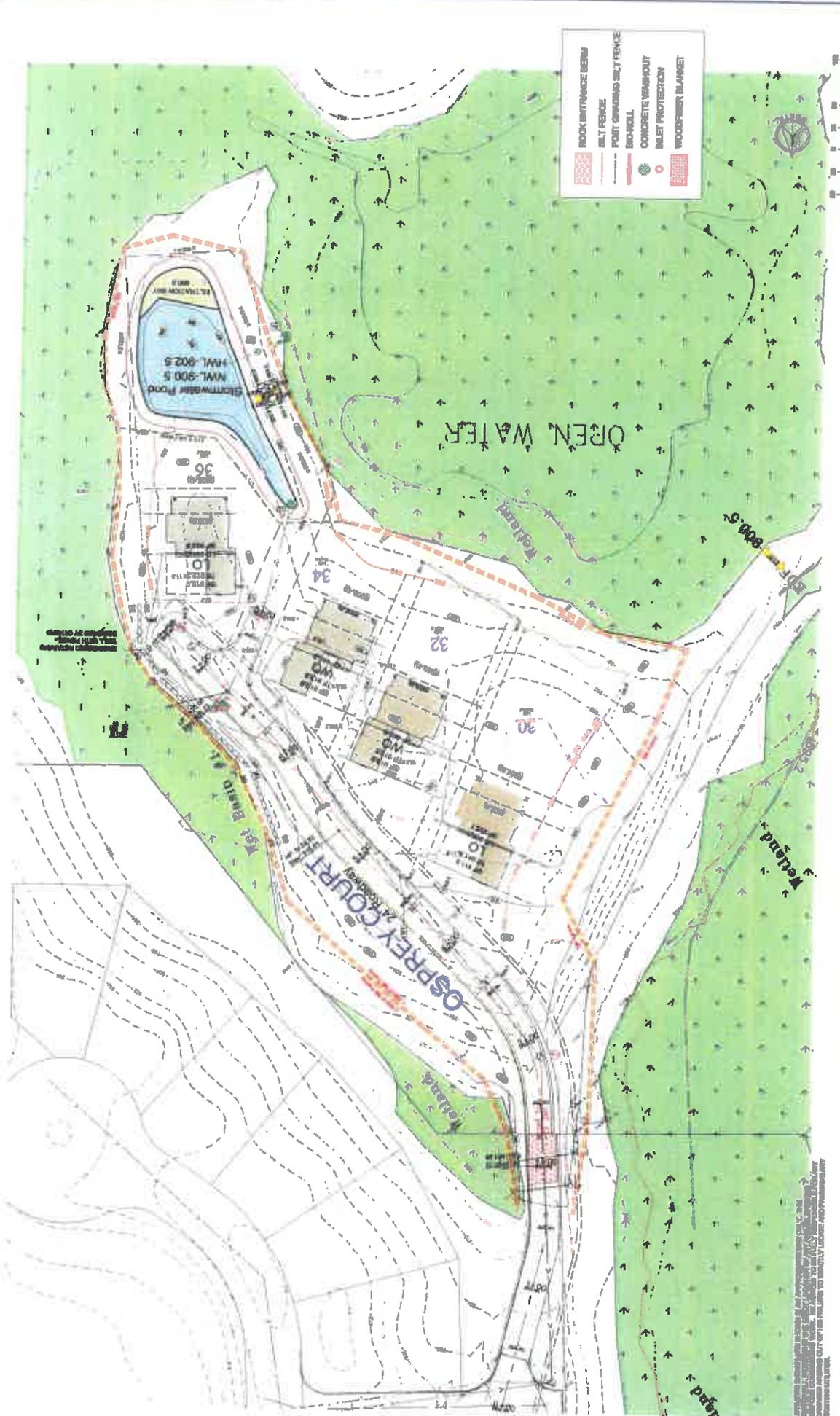
DUNE NET

WET BASIN NO. 1

OPEN WATER

WILKINSON LAKE

CONSERVATION AREA



	ROCK ENTRANCE BERM
	SILT FENCE
	POST-GROUND SILT FENCE
	SILT ROLL
	CONCRETE WALK-OUT
	SILT PROTECTION
	WOOD FIBER BLANKET

<p>DATE: 11/11/14</p> <p>SCALE: 1" = 20'-0"</p> <p>PROJECT: 14-00000-0000</p> <p>CLIENT: SATHRE-BERGQUIST, INC.</p> <p>LOCATION: NORTH OAKS, MINNESOTA</p> <p>PROJECT: PRELIMINARY EROSION CONTROL PLAN</p> <p>CLIENT: WILKINSON VILLAS NORTH OAKS</p> <p>DATE: 6</p> <p>SCALE: 6</p>

THESE EROSION CONTROL MEASURES ARE BASED ON THE ASSUMPTIONS THAT THE SOILS ARE AS SHOWN ON THE ATTACHED SOILS REPORT AND THAT THE EROSION CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOILS REPORT OR THE EROSION CONTROL MEASURES. THE ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE EROSION CONTROL MEASURES.

