CITY OF NORTH OAKS

Special Planning Commission Meeting
Thursday, May 28, 2020
5:30 PM, Via Teleconference or Other Electronic Means Only
The meeting can be viewed live via the web broadcast on the City website.
Those wishing to provide comment during the Public Hearing - click the link below to join the webinar:
https://us02web.zoom.us/j/89761089500
Or iPhone one-tap : US: +13126266799,,89761089500#
Or Telephone: US: +1 312 626 6799 Webinar ID: 897 6108 9500
Due to the existing COVID-19 Health Pandemic, no more than five (5) members of the public may be in Council Chambers (Community Room, 100 Village Center Drive, MN) during the meeting. Once room capacity is met, anyone wishing to attend the meeting above the five (5) members of the public who may be present in the room during the meeting will be required to monitor the meeting remotely as noted above. Please note that one (1) of the public spots will be reserved for individuals wanting to make a presentation during the continued public hearing portion of the meeting.

MEETING AGENDA

1. Call To Order

2. Roll Call

3. Pledge

4. Approval of Agenda

5. Citizen Comments - *Individuals may address the Planning Commission about any item not included on the agenda. Speakers are requested to come to the podium, state name and address for the clerk's record, and limit their remarks to three minutes. During the pandemic, when meetings are held virtually, speakers will be able to call in to the meetings to make remarks, or request that submitted comments are read by a member of Commission or the City Staff. Generally, the Commission will not take official action on items discussed during the citizen comment period, but Commissioners may refer the matter to City Staff for a future report or direct that the matter be scheduled on an upcoming agenda.*

6. Business Action Items

7a.Review of Anderson Woods Parcel - Subdivision Application

- Continued Public Hearing
- Discussion
- Consideration of Recommendation of Approval, Approval with Conditions, or Denial of Anderson Woods Preliminary Plan/Subdivision Application

V2 FINAL Anderson Woods PC Packet.pdf

7b.Review of Nord Parcel - Subdivision Application

- Continued Public Hearing
- Discussion
- Consideration of Recommendation of Approval, Approval with Conditions, or Denial of Nord Preliminary Plan/Subdivision Application

V2 FINAL Nord PC Packet 5.22.2020.pdf

7. Commissioner Report(s)

8. Adjourn

NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

PLANNING REPORT ADDENDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer
Bridget Nason, City Attorney

DATE: May 28, 2020

RE: North Oaks - East Oaks Planned Unit Development
Anderson Woods Preliminary Plan (Subdivision)

FILE NO: 321.02 - 20.02

BACKGROUND

The intent of this addendum is to provide additional information and/or clarify information related to the Anderson Woods preliminary plan (subdivision) application.

Such information relates specifically to issues raised at the Planning Commission's special meeting held on April 15, 2020, regular meeting held on April 30, 2020, as well as various inquiries which have been received by City Staff since the regular meeting.

During the Planning Commission meetings, a variety of questions and concerns were raised by both the Planning Commission and the general public. The purpose of this addendum is to convey Staff findings related to its investigation of issues which have been raised and supplement information provided in the City Staff report dated April 15, 2020.

To be noted is that this addendum includes a slightly modified listing of recommended conditions of approval (as recommended by City Staff) which reflects recently received information.

The Planning Commission's consideration of the Anderson Woods preliminary plan (subdivision) application has been continued to the Commission's regular May 28, 2020 meeting.

Attached for reference:

Exhibit A: East Oaks Wetland Transaction Summary
Exhibit B: Ramsey County Access Comments
Exhibit C: Roadway Comparison Map - PDA vs. Actual

DISCUSSION OF ISSUES

Wetland Impacts

Road Construction. A Planning Commissioner raised question related to wetland impacts associated with the construction of the road necessary to access Lots 5. 6 and 7.

Impacts to wetland will be limited to those necessary to build road crossing over wet basin #1. Embankment/slope stabilization analysis will be completed by applicant in order to evaluate geotechnical recommendations and refine design to be consistent with those recommendations and compliant with all local, state and federal requirements.

Relationship to EAW. Question was raised related to wetland impacts and mitigation efforts which have historically taken place as part of the development of the development of the East Oaks PUD. In this regard, it was questioned whether an amendment to the 1999 Environmental Assessment Worksheet (EAW) or a new EAW would be required if it is found that actual wetland impacts exceed those which are anticipated in the 1999 EAW.

Environmental Quality Board (EQB) guidance states that the purpose of an EAW is to provide enough information regarding a proposed project in order to make decisions about environmental impacts and whether further analysis is required. An EAW is not intended to be an approving or permitting document. On April 10th, 2019, Kristin Mroz, Local Government Coordinator for MN EQB, attended the Planning Commission workshop meeting and provided the following relevant guidance.

- EAWs are not approval documents.
- EQB does not give guidance on requirements for “new” EAWs and EQB is not a decision maker. New EAWs are at the discretion of the Responsible Governmental Unit (RGU).
- EAWs do not expire. Passage of time alone is not reason to require a new Environmental Assessment.
- The MN Rules governing EAWs do have thresholds for impacts which require mandatory EAWs. (4410.4300)
- MN Rules governing EAWs do NOT have thresholds for changes to projects which would require a new EAW.

- MN Rule 4410.1000 Subp 5. addresses changes to a project which would require a new EAW.
- Rule 4410.1000 subp. 5 states that a new EAW is required for projects which exhibit "Substantial change" which "may affect the potential for significant adverse environmental effects that were not addressed in the existing EAW".
- "Substantial change" is not defined.

Minn. R. P. 4410.1700, subps. 6, 7 provide four factors that must be used to evaluate whether a project has the potential for "significant environmental effects" as follows:

Subp. 6. Standard. In deciding whether a project has the potential for significant environmental effects the RGU shall compare the impacts that may be reasonably expected to occur from the project with the criteria in this part.

Subp. 7. Criteria. In deciding whether a project has the potential for significant environmental effects, the following factors shall be considered:

A. type, extent, and reversibility of environmental effects;

B. cumulative potential effects. The RGU shall consider the following factors: whether the cumulative potential effect is significant; whether the contribution from the project is significant when viewed in connection with other contributions to the cumulative potential effect; the degree to which the project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the proposer to minimize the contributions from the project;

C. the extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority. The RGU may rely only on mitigation measures that are specific and that can be reasonably expected to effectively mitigate the identified environmental impacts of the project; and

D. the extent to which environmental effects can be anticipated and controlled as a result of other available environmental studies undertaken by public agencies or the project proposer, including other EISs.

Based on the proposed development application, staff does NOT believe that proposed development illustrates a substantial change from the prior conceptual plans which would institute potential for "significant adverse environmental effects" to require a new EAW.

<u>Wetland Summary.</u> A Planning Commissioner questioned the status of the East Oaks wetland summary which was raised as part of concept plan review. Specifically, tracking information has been requested to wetland impacts which have taken place since the East Oaks PUD was approved by the City in 1999.

The applicant has provided a summary of wetland transactions which have taken place within the East Oaks PUD. Such information is attached as Exhibit A.

Site Access. A resident expressed her opinion that the proposed preliminary subdivision should be rejected because the proposed access and street configuration is not consistent with the "Conceptual Street and Access Plan" included in the East Oaks PUD.

The subject site is proposed to be accessed from the east via a single point along Centerville Road which aligns with Anderson Lane. In contrast, the "Conceptual Street and Access Plan, illustrates three access points to the site along Centerville Road.

Staff acknowledges the differences between the "Conceptual Street and Access Plan" and the proposed preliminary subdivision design. It is, however, the opinion of Staff that a single access point along Centerville Road is preferable. One access point is sufficient to serve the 9 proposed residential lots. Reducing the number of access points to a development also typically results in benefits related to development impacts, safety and privacy to residents.

Ramsey County Engineering has also provided the opinion that the County will not be supportive of multiple accesses onto Centerville Road for a residential type of development that can be served by a single access point and local roadway network (see attached County correspondence Exhibit B).

Finally, it is worthwhile to note that the final plan application for the "Wilkinson Villas 1A" subdivision was approved in the spring of 2019, which provided for access to those residences in a manner different that illustrated on the Conceptual Street and Access Map. Additionally, as shown in the attached exhibit, streets have been constructed within various East Oaks development areas that differ from that shown within the Conceptual Street and Access map. The PDA provides that "street layout shall conform to the Performance Standards within the Development Guidelines, unless otherwise requested by the Developer and approved by the Council."

Storm Pond. Question was raised related to maintenance responsibilities associated with the stormwater pond located in south half of proposed Lot 1. The referenced pond is proposed to be located within a "storm pond easement" such that area devoted to the pond will be under private ownership.

Responsibility for stormwater facility maintenance has been addressed on a case by case basis per development needs. It is Staff's opinion that the responsibility of future stormwater facilities, including any required annual maintenance, shall be included as part of the development agreement. Development agreement language shall clearly state which portions of stormwater facilities are covered under drainage, utility and maintenance easements and what party is responsible for ongoing maintenance compliant with all local, state and federal requirements. Developer should be required to

enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney.

Tree Preservation. At the Planning Commission's regular meeting on April 30, 2020, a Planning Commissioner suggested that the City adopt a tree preservation ordinance in a timely manner such that it's provisions may be applied to lots now under consideration as part of received subdivision applications.

While the preservation of trees is certainly consistent with City policy (related to the preservation of natural resources), it is Staff's opinion that the lack of such an ordinance at this time should not be considered a basis to delay or recommend denial of the preliminary plan (subdivision) application now under consideration.

Included in the Staff report dated April 15, 2020 is a cross reference to comments received from the City Forester. Such comments are attached to the referenced report as Exhibit L. As a condition of preliminary plan (subdivision) approval, it is recommended that the applicant, when practical, consider the following recommendations of the City Forester in an effort to preserve/save trees upon the subject site:

A. Fell all trees to be removed towards the centerline of the street to limit injury to saved trees.

B. Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.

C. If grade changes are excessive retaining walls may be a viable option.

D. Do not place fill around save trees.

E. If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.

F. After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.

G. Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.

H. Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.

I. Brushing of understory material outside of construction limits may be an option since it is 99 percent buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90 percent of the tree's roots are within the top one foot of soil.

J. Follow the oak wilt protocol included above.

NOHOA Comments. Included in the April 15, 2020 Planning Commission packet was a letter received from NOHOA (dated 4/7/20) which summarizes their comments on the proposed Anderson Woods preliminary plan (subdivision).

Within such letter, NOHOA has requested that a center island proposed within the cul-de-sac either be removed for snow removal and snow storage purposes or a planting plan be provided by the applicant which ensures snow storage capabilities. NOHOA has also indicated that the Association will not be responsible for landscape maintenance within the proposed subdivision, which includes any landscaping proposed within the cul-de-sac.

Lot 9 Configuration. A Planning Commissioner raised question regarding the configuration of proposed Lot 9 which is bordered by on the east by Centerville Road. Specifically, question was raised regarding the intent of narrow, southern one-third of the lot which is not considered buildable as a result of setback requirements.

It has been indicated by the applicant that the narrow area of Lot 9 will likely be left undisturbed and serve as a buffer of sorts between Centerville Road and the new homes located to the west. Recognizing that the City does not have a tree preservation ordinance, nothing would technically prohibit the future Lot 9 owner from removing existing vegetation within the narrowed portion on the lot.

To retain what is considered to be a subdivision amenity, Staff recommends that the applicant work with the City Forester and explore options to preserve trees located within the narrow, southern one-third of Lot 9. The applicant is agreeable to this condition.

PLANNING COMMISSION ACTION OPTIONS

Note: The following "Planning Commission Action Options" is a reiteration of material provided in the Staff report dated April 15, 2020. The material has been provided here for the Planning Commission's reference and convenience.

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

A) **Recommend approval,** without conditions.

B) **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 PDA and Master Development Plan provisions.

C) **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 the City Code or East Oaks PDA that are not being met by the preliminary plan (subdivision) proposal.

STAFF RECOMMENDATION

Based on the preceding review, it is the opinion of Staff that the submitted preliminary plan/preliminary plat (subdivision) application is consistent with the East Oaks PDA and the Master Development Plan and will, with conditions, comply with regulations used to implement the PDA.

Therefore, Staff recommends of approval of the proposed Anderson Woods preliminary plan/preliminary plat (subdivision) application subject to the fulfillment of the following amended conditions (changes from the conditions listed in the April 15, 2020 planning report are highlighted):

1. The City Council determine that the proposed Centerville Road access location is acceptable.

2. The following minimum setbacks shall be satisfied:

   <u>PDA Requirements:</u>

   Principal Building to Roadway Easements:

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

   Principal Building to Adjacent Principal Buildings:

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

Wetlands: 30 feet

Shoreland Management Requirements:

Structures to Ordinary High-Water Level (of Wilkinson Lake): 150 feet

3. Floor area ratios within the subdivision shall not exceed 20 percent (ratio of floor area of buildings to gross lot area).

4. Final trail plans be developed in concert with NOHOA Staff (as they will be responsible for acceptance and maintenance of the trails).

5. The proposed monument sign shall satisfy the following conditions:

   A. Not exceed 8 feet in height as measured from the finished grade.
   B. Not extend into adjacent road easement.
   C. Not obstruct the view of oncoming traffic.
   D. Include landscaping around the base consisting of shrubs, flowers, and ornamental trees, notwithstanding the provisions of Section 151.034 of the Ordinance.
   E. No exposed neon lighting on sign.
   F. Designed to be compatible with adjacent building architecture.
   G. The sign face shall not exceed 80 square feet for each side of the sign.

6. The East Oaks PDA be formally amended to accomplish the following:

   A. Document the approval of the Anderson Woods final plan (subdivision).

   B. Update the remaining East Oaks PUD dwelling unit count.

7. Verification from Ramsey County confirming location of proposed street access shall be provided with final construction plans. Confirmation shall address location compliance with County recommendations for sight distance and adherence to minimum distances from intersections or vertical curves on Centerville Road.

8. Applicant shall contact the Fire Marshall to review and discuss the proposed site design to determine which side of the street should be identified as the fire lane.

9. Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department.

10. Local street signage, including necessary stop condition signage, meeting City of North Oaks standards shall be posted at proposed intersection.

11. “No parking” signs shall be placed on both sides of the street from the entrance at Centerville Road to proposed station 2+00; and also in the cul-de-sac area.

12. The final construction plans shall identify proposed street signage, including buffer strip signage, if required by VLAWMO.

13. The applicant’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 proposed cul-de-sac turn around area to verify there is adequate area for the turning movement, given the proposed diameter of the interior curbed island.

14. The applicant’s engineer shall submit a pavement design with the final construction plans, in accordance with Geotechnical recommendations. 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.

15. Details of cross-section and tie-in at Centerville road shall be included with final construction plans.

16. 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.

17. Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and White Bear Township’s Public Works Department.

18. Final watermain construction plans shall be reviewed and approved by the City Engineer and White Bear Township’s Public Works Department.

19. Individual Building Permit Application review shall include the following: 100-year high water elevations and Stormwater emergency overflow (EOF) locations and elevations; and detailed grading plans meeting state building code.

20. The proposed storm water management and drainage system and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018. This includes volume control, rate control and water quality requirements to mitigate new impervious areas.

A storm water management report, outlining the design analysis for the site, including exhibits and calculations shall be submitted for review and approval with the final construction plans.

21. Details of stormwater basin design, including typical cross sections and details for outlet structures shall be included in the final construction plans.

22. 100-year high water elevations for all site surface water features, including wetlands, shall be determined and shown on the final grading plan.

23. Emergency overflow locations and elevations (EOF), for all site surface water features, including wetlands shall be shown on the final grading plan based on actual field topographic survey information and stormwater management plan design.

24. Riprap 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.

25. Developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney.

26. The Report of Geotechnical Exploration shall be updated with final construction plans to include infiltration rates and design recommendations for the proposed infiltration basin. Applicant's Geotechnical Engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation for each proposed lot.

27. A drain tile system shall be provided on the street subgrade surface at the street low points, per Geotechnical report, if poorly draining subgrade soil type exists. The drain tile shall extend to the ditch section to drain. If installed, rodent screens shall be provided at the outlet.

28. In areas where the proposed ditch section will be maintained by the homeowner, a drain tile system shall be installed where proposed slopes are less than 2 percent, if the existing soil condition is not free draining, or per Geotechnical recommendations.

29. A 10-foot maintenance bench shall encompass all stormwater basins and shall be shown on the final grading construction plan.

30. Comply with applicable recommendations of the City Forester.

31. A typical roadway cross-section and cul-de-sac cross-section shall be included as part of final construction plans.

32. Final grading plan shall include high point elevations, grade breaks, typical slopes and drainage arrows.

33. Final construction plans shall include locations and details for all proposed site sedimentation and erosion control BMPs, including plans for temporary stormwater management BMPs and protection of permanent BMPs during construction.

34. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO.

35. 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.

36. 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.

37. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO as the LGU.

38. 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 and pay all required fees and costs including all City planning, engineering, and legal fees.

39. VLAWMO 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 and any LGU requirements for buffer protection.

40. Final construction plans shall indicate existing drainage patterns in Wet Basin #1 and detail proposed measures to be taken to preserve and/or enhance vegetation, wildlife and drainage patterns.

41. Final construction plans shall include statement of trail design narrative which will detail no planned grading impacts for proposed trail locations. If boardwalk segments are proposed, these locations shall be detailed with specifications on final construction documents.

42. Any additional wetland delineation requirements shall be confirmed with VLAWMO as the LGU and provided as part of final construction plans.

43. Easements sufficient for all necessary site drainage, utility and roadway access and maintenance for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be included as part of final construction documents and be dedicated with the final RLS.

44. The proposed easements for utilities shall be a minimum of 20 feet and be centered on the utility.

45. 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.

46. Ramsey County shall be contacted to confirm proposed roadway easement is sufficient or if the County would like Centerville Road Right-of-Way dedicated as part of the subdivision. Written correspondence shall be provided to the City.

47. Copies of all required and approved permits, including but not limited to MPCA, VLAWMO, Ramsey County, shall be provided to the City Engineer upon receipt from each agency.

48. Consideration of any comments received from the Department of Natural Resources.

49. Consideration of any comments received from the Lake Johanna Fire Department.

50. **Where practical, the applicant shall consider the following recommendations of the City Forester in an effort to preserve/save trees upon the subject site:**

    a. **Fell all trees to be removed towards the centerline of the street to limit injury to saved trees.**

    b. **Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.**

    c. **If grade changes are excessive retaining walls may be a viable option.**

    d. **Do not place fill around save trees.**

    e. **If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.**

f. **After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.**

g. **Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.**

h. **Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.**

i. **Brushing of understory material outside of construction limits may be an option since it is 99 percent buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90 percent of the tree's roots are within the top one foot of soil.**

j. **Follow the oak wilt protocol included above.**

51. **The applicant shall work with the City Forester and explore options to preserve trees located within the narrow, southern one-third of Lot 9.**

52. Comments of other City Staff.

cc: North Oaks Mayor and City Council
Kevin Kress, City Administrator
Mark Rehder, City Forester
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

NORTH OAKS
COMPANY LLC

Date: May 22, 2020

To: Kevin Kress
Larina Vosika DeWalt

From: Mark Houge

CC: Gary Eagles, NOC
Don Pereira, NOC
Phil Belfiori, VLAWMO

Re: East Oaks Development

North Oaks Company LLC (Company) has been developing sites in the East Oaks project area since 1999. Each time a site has been developed the Company has worked closely with the City of North Oaks and Vadnais Lake Area Water Management Organization (VLAWMO) to avoid impacting wetlands. In addition, the Company set aside approximately 900 acres as a permanent conservation area with significant wetlands.

If the City and VLAWMO agreed the best design solution would need to impact any wetland the Company always replaced or improved wetlands within the development site boundaries, in a quantity at least twice the area impacted. During the last 25 years the Company has created 7.32 acres of new or improved wetlands. The wetlands in each site have been enhanced and the result was more wetlands of higher quality than originally present within each site.

Project Site	Year Constructed	Wetland Impact (acre)	New Improved wetland (acre)
Wildflower Place	1999	0.300	0.740
Rapp Farm	2005 - 2017	0.594	2.500
East Wilkinson	2004 - 2016	0.075	0.150
Pines	1999	0.220	0.440
Ski Hill	2002	0.000	0.000
West Black Lake	2001 - 2016	0.000	0.000
Southeast Pines	2002	0.180	0.390
Subtotal		1.369	4.220

In addition to the improvement of wetlands noted above, the Company improved the wetland in Andersonville resulting in a new higher quality wetland 3.1 acres in size. The Company is currently collaborating with VLAWMO to create a long-term plan to improve storm water management in the Conservation area, in conjunction with development of Anderson Woods, Gate Hill, and Island Field. This work may include a meandering of existing ditches into a more natural flowing stream, which may result in also improving the water quality of Wilkinson Lake and restoring adjacent wetlands.

The Company has improved the wetlands in every development site to date, and intends to continue to work towards improving the water quality flowing through the Conservation area and into the lakes of North Oaks.

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

Exhibit A: East Oaks Wetland Transaction Summary

Larina Vosika DeWalt, PE, PMP (MN, WI)

From: Estochen, Bradley M <Bradley.Estochen@CO.RAMSEY.MN.US>
Sent: Friday, May 22, 2020 7:41 AM
To: Larina Vosika DeWalt, PE, PMP (MN, WI)
Subject: RE: Centerville Road Access - North Oaks

HI Larina,

The developer did some early coordination with the county about our expectations for access related to this new development. Our suggestion to them was to align their access for the development up with other existing access in place along the corridor to create a traditional 4 leg intersection. Anderson Lane was the logical spot for that to occur and is reflected in their proposal.

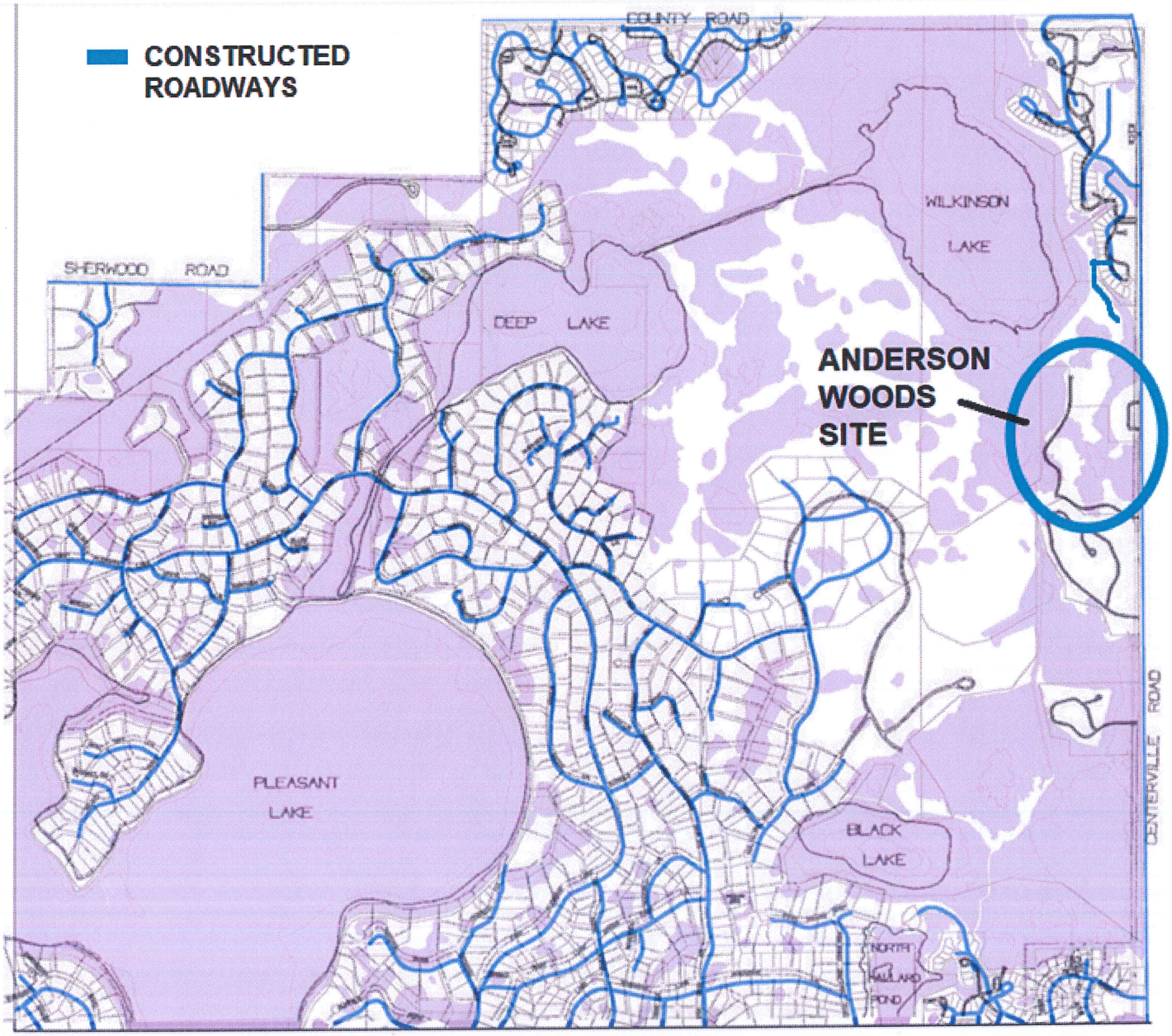
Regarding the PUD and conceptual street access the county would not be supportive of multiple accesses onto Centerville Road for a residential type of development that can be served by a single access point and local roadway network. There has been several studies and trials that have occurred over the past 20 years, since the PUD was developed, that indicate the benefit of managing access on higher roadway classifications such as county roads and trunk highways. The benefit is usually a safer and more efficient roadway operations, Ramsey county uses these studies as support to justify managing/limiting access onto our roadway when practical.

Please let me know if you have additional questions or if a phone call is needed to discuss further.

BE

ROADWAY COMPARISONS

East Oaks PDA vs. Actual



MAP SOURCES: CITY OF NORTH OAKS AND NOHOA

Exhibit C: Roadway Comparison Map - PDA vs. Actual

From: Kevin Kress
To: Bob Kirmis; Bridget McCauley Nason; Larina Pmp
Subject: Fwd: Fire truck access to Nord and Anderson Woods
Date: Friday, May 22, 2020 4:41:56 PM
Attachments: image004.png
ATT00001.htm
image005.png
ATT00002.htm
image006.png
ATT00003.htm
image007.png
ATT00004.htm
image005.png
ATT00005.htm
image006.png
ATT00006.htm
SKM_C300i20051106430.pdf
ATT00007.htm
SKM_C300i20051106350.pdf
ATT00008.htm

Sent from my iPhone

Begin forwarded message:

From: "Boehlke, Tim" <tboehlke@ljfd.org>
Date: May 22, 2020 at 4:01:52 PM CDT
To: Kevin Kress <KKress@cityofnorthoaks.com>
Subject: FW: Fire truck access to Nord and Anderson Woods

Caution: This email originated outside our organization; please use caution.

Kevin, for Nord and Anderson Woods are only comments are that we definitely prefer to not have islands in the cul de sac's since if an emergency vehicle is parked at the end it is nearly impossible for any vehicle to get past. This in not a requirement, but a strong request.

Obviously No parking would need to be allowed depending on roadway widths, I attached the codes for reference. Depending on the width, you may have to restrict parking on one or both sides of the road.

I hope this helps.
Thanks,
Tim

From: Rewald, Kris <krewald@ljfd.org>
Sent: Monday, May 11, 2020 7:48 AM
To: Sather, Matt <msather@ljfd.org>; Boehlke, Tim <tboehlke@ljfd.org>; Nordeen, Eric

<enordeen@ljfd.org>
Subject: RE: Fire truck access to Nord and Anderson Woods

I agree with Matt…if we could get them to eliminate the island.

I have attached information from the 2020 State Fire Code in regards to road widths, signage requirements, etc.

Preliminary Plan* Requirement	Source	
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	**Ordinance 94/ Chapter 151 (Zoning Ordinance)**
Address all of the standards and requirements of the Zoning Ordinance (94)(Chapter 151)		x
Address all of the standards and requirements of the Subdivision Ordinance (93) (Chapter 152)	x	
Address all of the standards and requirements of the PDA	x	
Proof that the preliminary plan is consistent with the approved Master Development Plan**		x
Proof that the preliminary plan is consistent with the PDA		x
Factors for Consideration When Reviewing Preliminary Plan		
Consistency with approved Master Development Plan		x
Consistency with Agreed Upon PDA		x
Impacts on existing and anticipated traffic		x
Parking (n/a)		x
Pedestrian and vehicular movements		x
Ingress and egress		x
Building location, height, and size (n/a)		x
Architectural and engineering features (n/a)		x
Landscaping		x
Lighting (n/a)		x
Provisions for utilities		x
Site grading and drainage		x
Green space		x
Loading and unloading areas (n/a)		x
Signage		x
Monuments		x
Screening		x
Lot coverage		x
Other related matters		x
Uses in conformity with underlying zoning district		x

Compliance with additional PUD zoning standards: ☐ Overall density is consistent with Comprehensive Plan ☐ Overall density is consistent with the approved PDA, subject to any approved density transfer provisions ☐ Compliance with any PDA-imposed performance standards (including performance standards found in amended Appendix 1 related to setbacks, etc.) ☐ Complies with Gross Density requirements for RSM zoning District		
Preliminary plan is in conformance with the City's Comprehensive Plan	x	
PDA Requirements: ☐ The Development Site will be developed in accord with the PUD controls*** ☐ The Final Plan shall conform in **material respects** to the PDA, East Oaks Project master Development Plan, and Preliminary Plan. (5.3)		

*=Preliminary Plan is defined in the Subdivision Ordinance as follows:

> **Preliminary Plan:** A map or drawing at a scale of 100 feet to an inch delineating showing correctly the boundaries of the subdivision; boundaries, layout and size to the nearest tenth of an acre of the lots therein; streets, parks, playgrounds, and other such land locations; north point and scale; existing topographical features, including contours and other physical aspects such as drainageways, wetlands, and tree areas, and the proposed changes to such features. Also included shall be a separate map of the City showing the location of the proposed subdivision within the City. (Ord. 93, Sec. 5.21/152.005)

**=The Master Development Plan is defined in City Code Section 151.005 as follows: "Plans as required in § 151.056(B)(1)(a)." the "East Oaks Project Master Development Plan" is defined in the PDA as "all those plans, drawings, and surveys identified on the attached Exhibit B, and hereby incorporated by reference and made a part of and including this Planned Development Agreement."

***= "PUD Controls" are defined as the PDA, the PUD Ordinance, East Oaks Project Master Development Plan, Final Plan, Subdivision Ordinance, and Zoning Ordinance.

Note: Per Section 5.1 of the PDA, "the procedure and substance, including financial assurance, of approval for each Development Site shall be subject to compliance with this Planned Development Agreement, the Subdivision Ordinance, the Zoning Ordinance, and the Development Contract for the Development Site."

NORTH OAKS
COMPANY LLC

February 5, 2020

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

Re: Site F – Anderson Woods Development
Preliminary Plan –Subdivision Application

Dear Kevin,

Attached you will find the application for Preliminary Plan approval to subdivide Site F – Anderson Woods, including all items outlined in the submittal requirements of the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

North Oaks Company LLC (Company) submitted its current Concept Plans for the remaining development sites of the Subject Property in the PDA, including Anderson Woods, Anderson Woods, Gate Hill, Island Field and Black Forest Way on December 3, 2019 and again on January 30, 2020.

Please consider this a request for the City Staff to review the application for Preliminary Plan approval for the subdivision of Site F - Anderson Woods (SITE), confirm it is complete, proceed to review and comment, publish for a public hearing regarding same at the February 27, 2020 Planning Commission Meeting, at which time the Company requests the Planning Commission recommend City Council approve the subdivision of SITE at its next meeting.

The SITE is zoned RMH-PUD and the Company proposes subdividing the SITE into 9 single-family lots. Each lot will be served with municipal water, sanitary sewer, natural gas, electric, and communication systems.

Enclosed you will find the following documents:

Sheet 1 – Existing Conditions, dated January 23, 2020
Sheet 2 – Preliminary Plan, dated January 23, 2020
Sheet 3 – Preliminary Easement Plan, dated January 23, 2020
Sheet 4 – Preliminary Grading Plan, dated January 23, 2020
Sheet 5 – Preliminary Utility Plan, dated January 23, 2020
Sheet 6 – Preliminary Landscape Plan, dated January 23, 2020
Floor to Area Worksheet, dated January 22, 2020

The primary access to the SITE will be from Centerville Road. A 32' wide street with curb and gutter will be constructed to serve the lots. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates no turn lanes or other improvements to Centerville Road will be required, see attached memo from Westwood.

The site plan shows boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 3000 square feet (SF). The actual location, height, and size of each future house will be determined by the homeowner

and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The approximate size of each lot is noted in the FAR worksheet.

The preliminary grading plan is attached, which illustrates minimal grading to build a street. Initial grading of the SITE will be limited to that required to install storm water, gas, electrical, communication systems, and construct the street. The elevation of the street generally follows the existing topography. Based on our preliminary review with Vadnais Lake Area Water Management Organization (VLAWMO), it agrees this is the most appropriate solution is to extend the road from the east portion of the site to the westerly lots, vs a much longer road from the south.

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

Open space has been provided in other locations of the Subject Area, including the southwest corner of the SITE. However, the Company has considered the benefit to the community of connecting the proposed Anderson Woods development area to the existing NOHOA trail system. You will note that between proposed lots 2 and 3, and lots 5 and 6, a trail connection is identified to connect to the trail to the south.

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

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

Sincerely
North Oaks Company LLC,

Mark Houge
President

Enclosures

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

NORTH OAKS COMPANY | ANDERSON WOODS AREA | DRAWING NAME = AW Easement Plan Overall

KURTH SURVEYNG INC. | FILENAME: Anderson Woods Preplan area 2-20.xls | February 20, 2020

PROJECT RECAP	
TOTAL NUMBER OF BUILDABLE LOTS	9 Lots
TOTAL PROJECT ACREAGE	21.4 Acres
TOTAL AREA ACREAGE IN BUILDABLE LOTS	21.4 Acres
AVERAGE TOTAL LOT SIZE	2.38 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 20% OF ADJUSTED LOT AREA

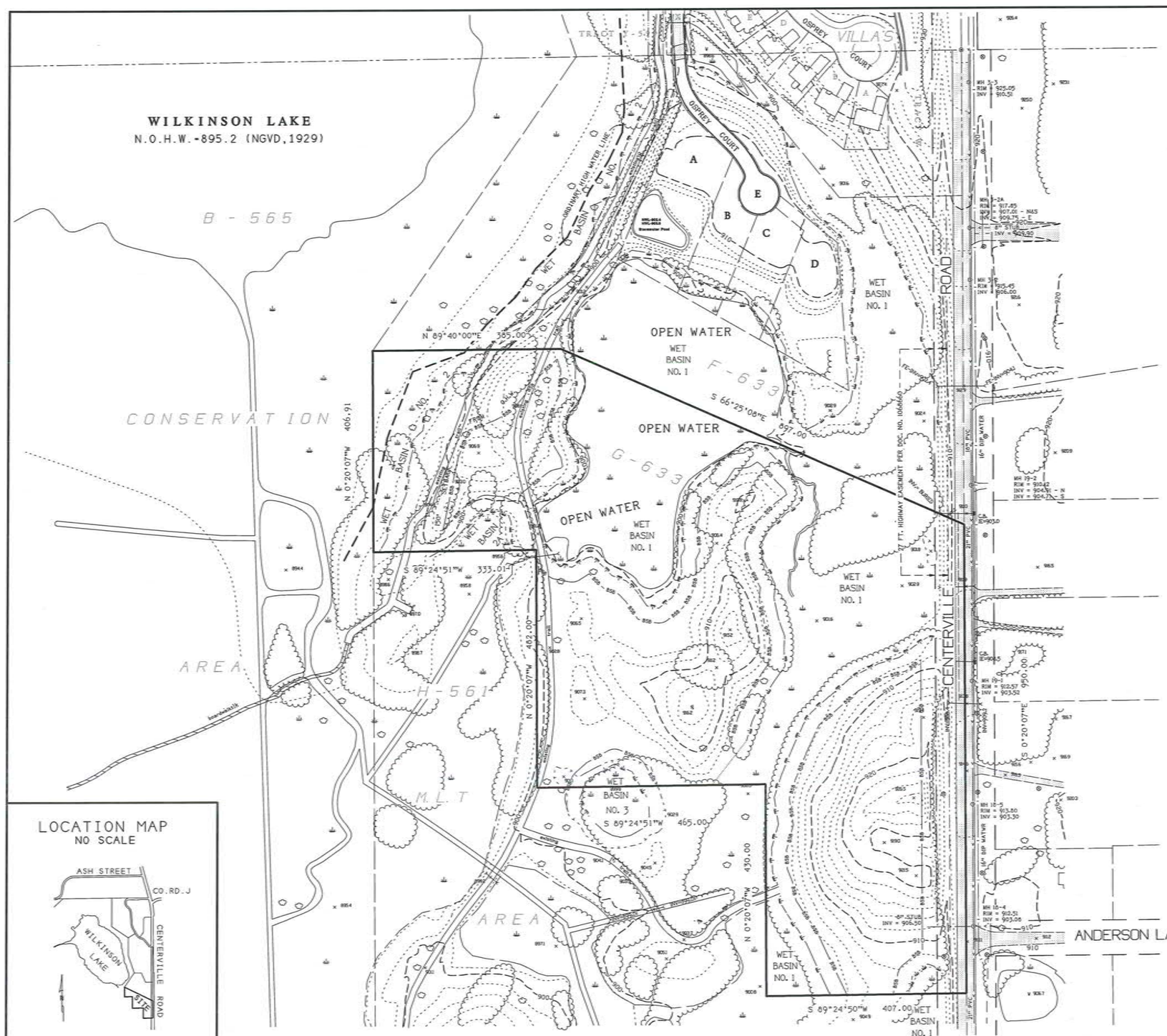
USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS & WETLANDS

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	58,540	1.34	9,264	49,276	17,320	37,845	7,569	10,830	A
B	2	24,881	0.57	2,434	22,447	2,764	20,623	4,125	10,459	B
C	3	23,321	0.54	2,254	21,067	1,368	20,164	4,033	12,670	C
D	4	32,952	0.76	7,789	25,162	4,330	22,305	4,461	11,202	D
E	5	76,046	1.75	8,385	67,662	10,010	61,055	12,211	27,815	E
F	6	300,195	6.89	3,287	296,909	113,330	222,111	44,422	51,387	F
G	7	207,500	4.76	7,783	199,717	113,813	124,600	24,920	52,891	G
H	8	62,279	1.43	5,737	56,542	37,368	31,879	6,376	9,295	H
I	9	147,645	3.39	60,209	87,436	36,995	63,019	12,604	22,074	I
TOTALS		933,359	21.43	107,143	826,217	337,297		N/A	N/A	

NOTE: USEABLE AREA OF LOT 6 IS ONLY THE AREA CONTIGUOUS TO THE ROAD

Exhibit B2: Project Summary

DEVELOPMENT AREA "F"



0 100 200 300

GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

LEGEND

- SPOT ELEVATION FROM MARK HURD AERIAL TOPO MAPPING
- EXISTING CULVERT
- UTILITY POLE
- SWAMP SYMBOL
- TREE FROM AERIAL MAPPING
- EDGE OF WOODS
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER AND DIRECTION OF FLOW
- EXISTING STORM SEWER AND DIRECTION OF FLOW
- EXISTING FORCE MAIN
- 30' SETBACK - 150' FROM O.H.W.
- EXISTING BITUMINOUS

LEGAL DESCRIPTION

TRACT G, REGISTERED LAND SURVEY NO. 633
RAMSEY COUNTY, MINNESOTA

AREA BREAKDOWNS

TOTAL AREA = 933,358 SQ.FT. \ 21.43 ACRES

TOTAL ROAD EASEMENT = 57,805 SQ.FT. \ 1.33 ACRES
(CENTERVILLE ROAD)

TOTAL WETLAND = 342,000± SQ.FT. \ 7.85 ACRES

WETLAND AREAS

Wetland 1	-	501,880± Sq.Ft.
Wetland 2	-	190,970± Sq.Ft.
Wetland 2A	-	8,100± Sq.Ft.
Wetland 3	-	3,300± Sq.Ft.

Total Wetland-704,250± Sq.Ft.
(Excludes 60' R\W)

DATE: January 23, 2020

SHEET 1 OF 6 SHEETS

SHEET DESCRIPTION
PRELIMINARY PLAT
EXISTING CONDITIONS

PROJECT:
ANDERSON WOODS

NORTH OAKS COMPANY

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

Randall J. Kurth, RLS, No. 20370
Russell J. Kurth, RLS, No. 16113

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

Exhibit B3: Existing Conditions

DEVELOPMENT AREA "F"

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

B - 565

CONSERVATION AREA

H - 561

M.L.T AREA

TRACT F - 599

TRACT F
OPEN SPACE
COMMON

OSPREY VILLA'S
OSPREY COURT

TRACT W

CENTERVILLE ROAD

ANDERSON LANE

OPEN WATER F - 633

OPEN WATER G - 633

OPEN WATER

A #30
B #32
C #34
D #36
E

1
2
3
4
5
6
7
8
9

Infiltration Basin
Top Sand - 903.0
HWL - 904.8

Infiltration Basin
Top Sand - 903.0
HWL - 905.8

STORM POND EASEMENT

PROPOSED TRAIL EASEMENT

FUTURE TRAIL EASEMENT

DRAINAGE EASEMENT

27 FT. HIGHWAY EASEMENT PER DOC. NO. 1066660

N 89°40'00"E 365.00

S 66°25'06"E 897.00

S 89°24'51"W 333.01

N 0°20'07"W 402.00

N 0°20'07"W 406.91

S 89°24'51"W 465.00

N 0°20'07"W 430.00

S 89°24'50"W 407.00

S 0°20'07"E 950.00

MH 3-2
RIM = 925.05
INV = 910.51

MH 3-2A
RIM = 917.85
INV = 907.00 - INES
INV = 909.75 - E

8" STUB
INV = 909.90

MH 3-3
RIM = 915.45
INV = 906.00

MH 3-2
RIM = 910.22
INV = 904.91 - N
INV = 904.71 - S

CB
E=905.0

CB
E=905.5

16" DIP WATER

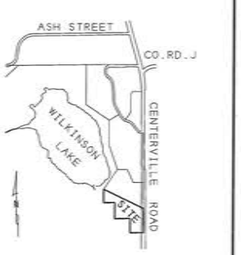
10" PVC

SWL=INVERT

TE=INVERT

TS=INVERT

LOCATION MAP
NO SCALE



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

LEGEND

- SPOT ELEVATION FROM MARK HURD AERIAL TOPO MAPPING
- EXISTING CULVERT
- UTILITY POLE
- SWAMP SYMBOL
- TREE FROM AERIAL MAPPING
- EDGE OF WOODS
- 10 FOOT CONTOUR
- 2 FOOT CONTOUR
- EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER AND DIRECTION OF FLOW
- EXISTING STORM SEWER AND DIRECTION OF FLOW
- EXISTING FORCE MAIN
- BUILDING SETBACK LINE
- EXISTING BITUMINOUS

BUILDING SETBACKS PER RMH-PUD ZONING

BUILDING TO BUILDING SETBACKS:
FRONT TO FRONT: 40 FT.-PRINCIPAL BLDG
SIDE TO SIDE: 15 FT.-PRINCIPAL BLDG
REAR TO REAR: 50 FT.-PRINCIPAL BLDG

ROAD RIGHT OF WAY SETBACKS:
FRONT: 15 FT.-PRINCIPAL BLDG
SIDE: 20 FT.-PRINCIPAL BLDG
REAR: 20 FT.-PRINCIPAL BLDG

WETLAND SETBACKS:
ALL BUILDINGS: 30 FT.

MAX. BUILDING HEIGHT:
35 FT. AT FRONT SETBACK LINE
45 FT. FOR WALKOUT LEVEL

DRIVEWAY REQUIREMENTS:
ONE CURB CUT PER DWELLING
MIN. SPACING: 10 FT. UNLESS SHARED
MAX. WIDTH AT CURB: 18 FT.

BUILDING SETBACKS PER PRE PLAN

FRONT YARD - 20 FT.
SIDE YARD - 7.5 FT
WETLAND - 30 FT.
CENTERVILLE RD.- 30 FT.

PROPERTY DESCRIPTION

TRACT G, REGISTERED LAND SURVEY NO. 633
RAMSEY COUNTY, MINNESOTA

DATE: January 23, 2020

SHEET 2 OF 6 SHEETS

SHEET DESCRIPTION
PRELIMINARY SITE PLAN

PROJECT:
ANDERSON WOODS

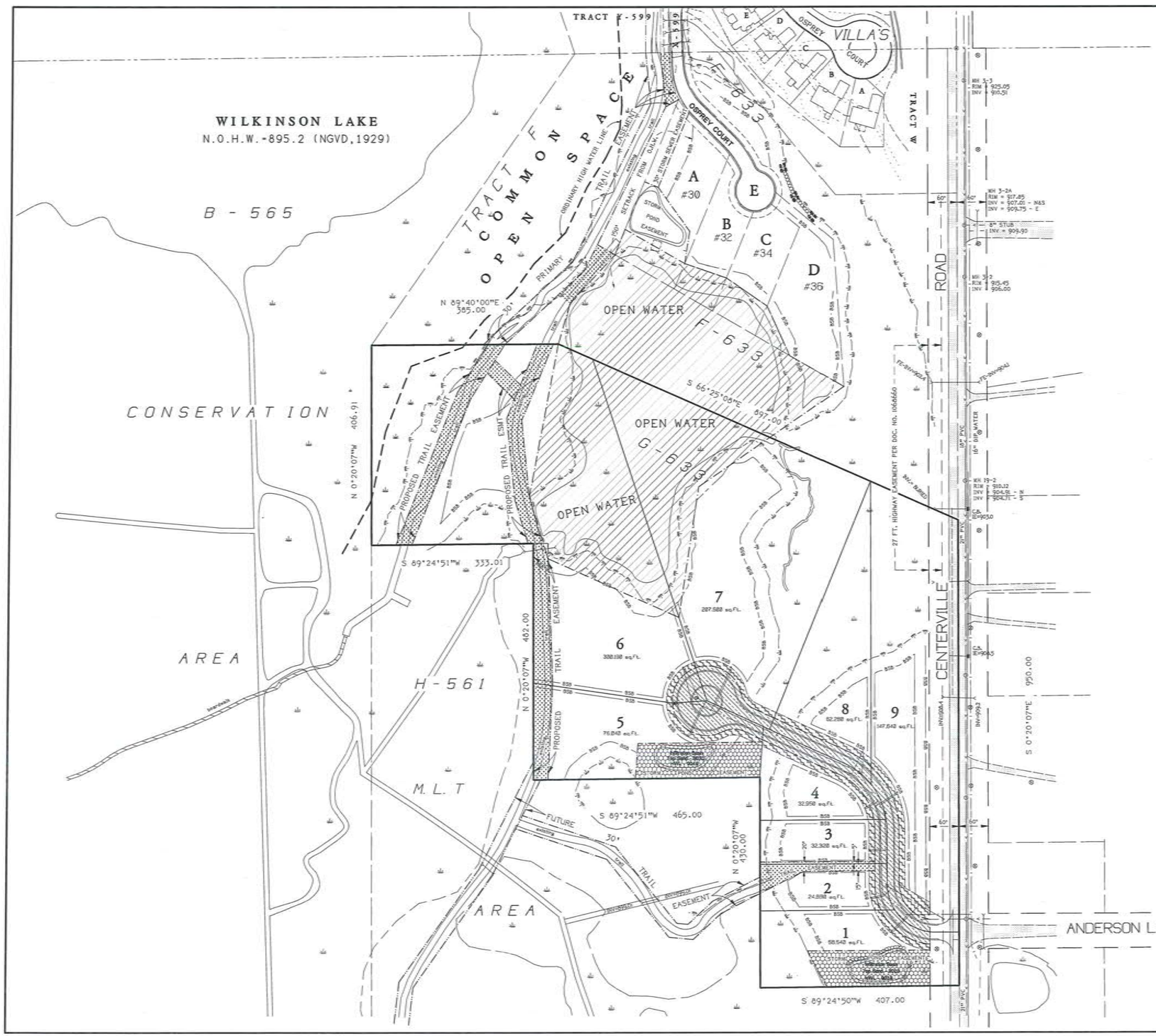
NORTH OAKS COMPANY

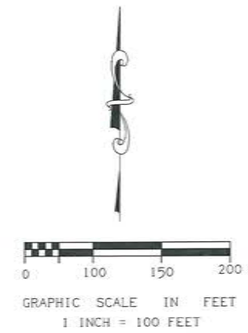
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Randy L. Kurth, R.L.S. No. 20375
Kevin J. Kurth, R.L.S. No. 16113

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

Exhibit B4: Preliminary Site Plan





1 = PRELIMINARY LOT NUMBER

#30 = FUTURE ADDRESS

LEGEND

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
- = WET LAND SYMBOL
- = 30' BUILDING SETBACK
- = ROADWAY EASEMENT
- = 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
- = STORM POND\DRAINAGE EASEMENT
- = TRAIL EASEMENT
- = EXISTING BITUMINOUS
- = WETLAND BANKING EASEMENT

PROPERTY DESCRIPTION

TRACT G, REGISTERED LAND SURVEY NO. 633
RAMSEY COUNTY, MINNESOTA

DATE: January 23, 2020

SHEET 3 OF 6 SHEETS

SHEET DESCRIPTION
PRELIMINARY PLAT EASEMENT PLAN

PROJECT:
ANDERSON WOODS

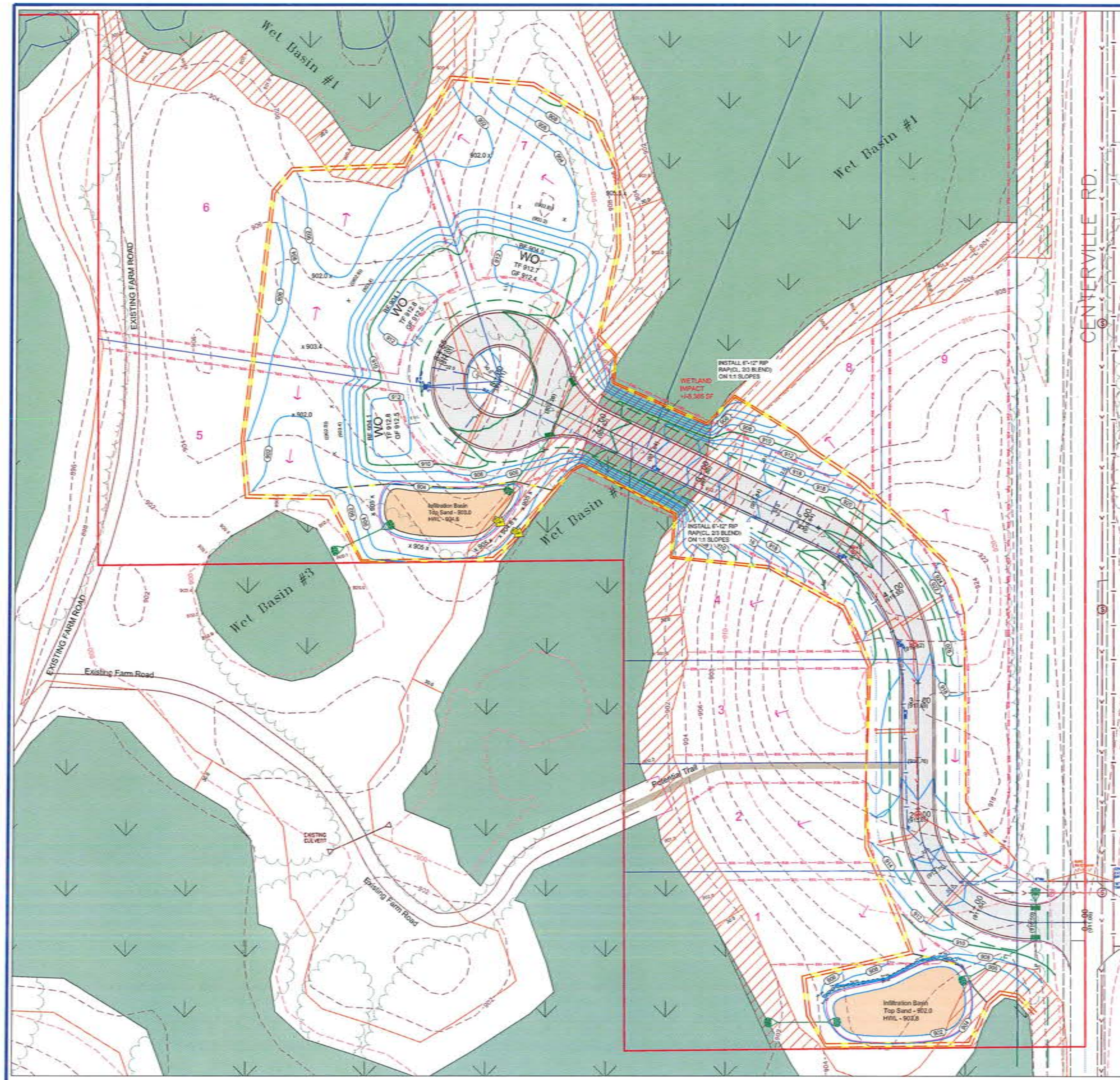
NORTH OAKS COMPANY

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

Randy L. Kurth, MN L.S. No. 20270
Revised: 1, Apr. 15, 2020, No. 2013

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

Exhibit B5: Preliminary Plat / Easement Plan



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

CONSTRUCTION NOTES

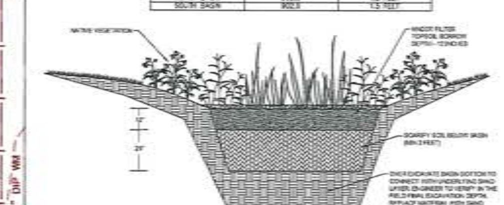
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
8. POND & FILTER BASIN TO BE CLAY LINED. (2' MINIMUM CLAY LINER)
9. WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
10. RESTORATION - 4.8 ACRES
    A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
    B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
    C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
    D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
    F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
    G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
11. SILT FENCE - BEFORE GRADING - 5,110 LF
    AFTER GRADING - 280 LF
12. EROSION BLANKET - 8,600 SF

CONSTRUCTION SEQUENCING

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

INFILTRATION BASIN DESIGN INFORMATION

INFILTRATION BASIN	TOP OF MEDIA	DEPTH OF FILTER TOPSOIL BORROW
NORTH BASIN	903.0	1.5 FEET
SOUTH BASIN	902.0	1.5 FEET



INFILTRATION BASIN DETAIL

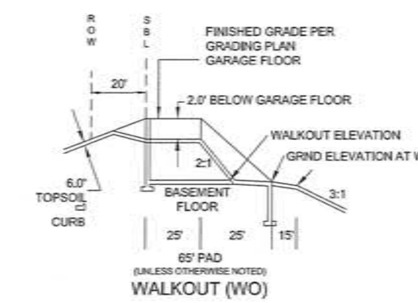
GENERAL NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN ALL HOME CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
3. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
6. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
7. BUILDING PADS ARE 65' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
8. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
9. ALL SMALL UTILITIES INCLUDING, BUT NO LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
10. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAIN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
11. SAND FILTER AND DRAINTILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

ON-SITE BMPS

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

HOLDDOWN DETAIL

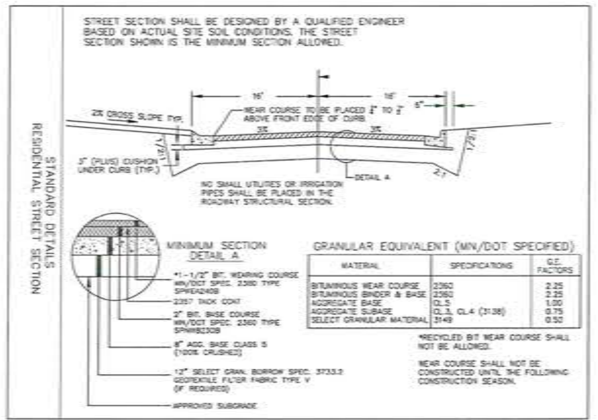


WALKOUT (WO)

NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS PROPOSED TOP OF TOPSOIL. SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 12' FRONT YARD UTILITY EASEMENT LOCATIONS.

STANDARD DETAILS
RESIDENTIAL STREET SECTION

STREET SECTION SHALL BE DESIGNED BY A QUALIFIED ENGINEER BASED ON ACTUAL SITE SOIL CONDITIONS. THE STREET SECTION SHOWN IS THE MINIMUM SECTION ALLOWED.



GRANULAR EQUIVALENT (MN/DOT SPECIFIED)

MATERIAL	SPECIFICATIONS	G.E. FACTORS
BITUMINOUS WEAR COURSE	2360	2.25
BITUMINOUS BINDER & BASE	2360	2.25
AGGREGATE BASE	CL.5	1.00
AGGREGATE SUBASE	CL.3, CL.4 (3138)	0.75
SELECT GRANULAR MATERIAL	3149	0.50

*RECYCLED BIT WEAR COURSE SHALL NOT BE ALLOWED.

WEAR COURSE SHALL NOT BE CONSTRUCTED UNTIL THE FOLLOWING CONSTRUCTION SEASON.

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
AW-PRELIM SHEETS				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
01/23/2020				

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

Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 01/23/20 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

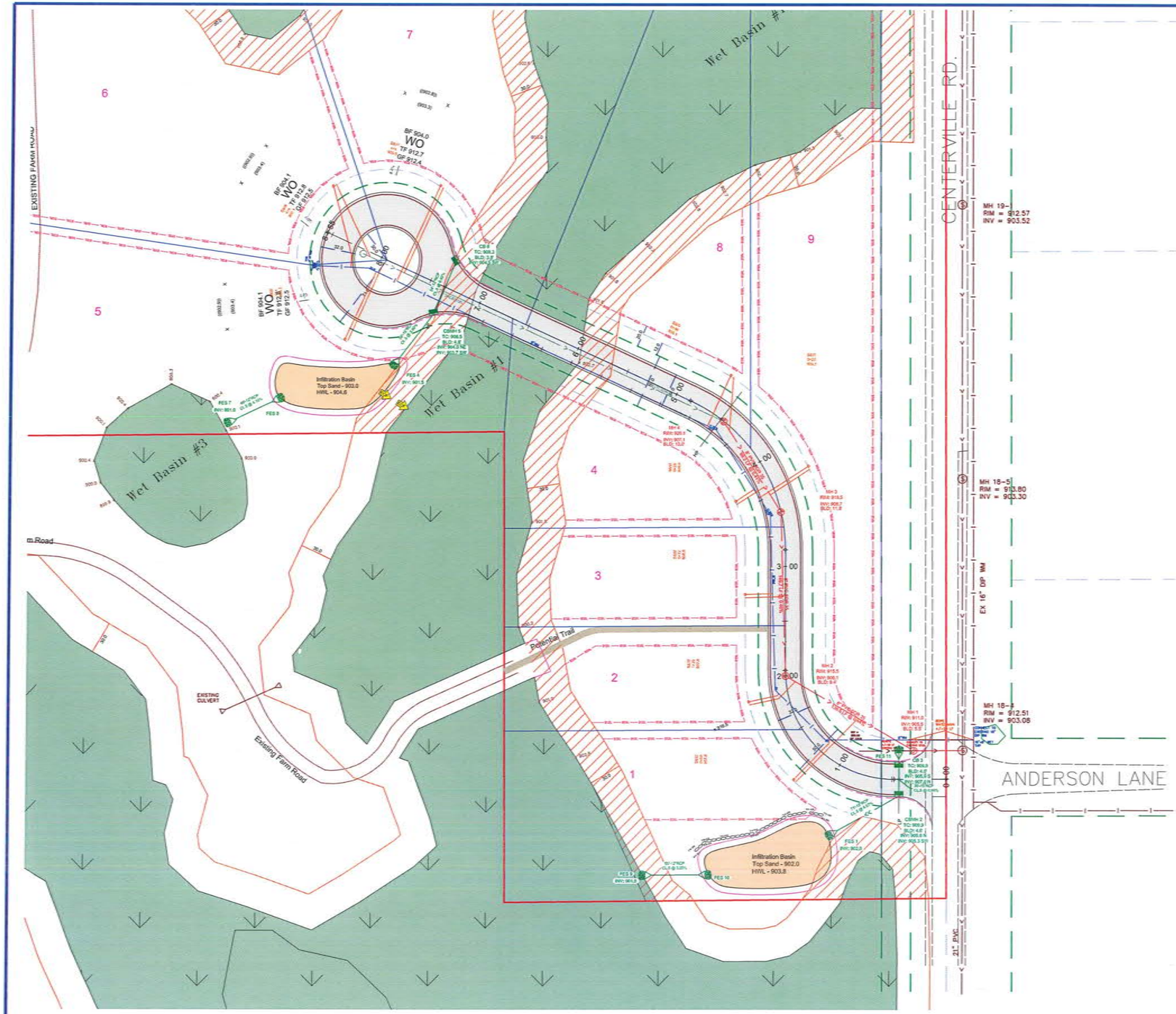
CITY PROJECT NO.
—

NORTH OAKS, MINNESOTA

Exhibit B6: Preliminary Grading Plan

NORTH OAKS

6



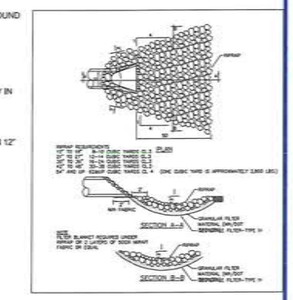
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING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

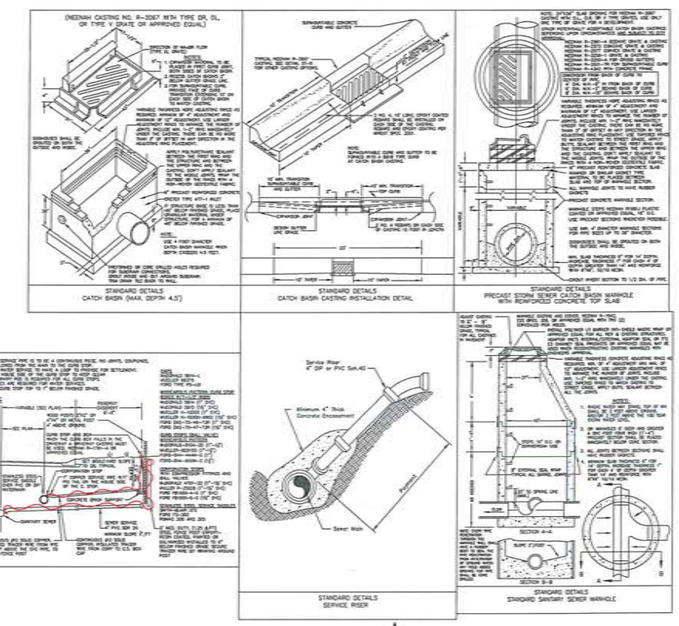
SANITARY SEWER AND WATERMAIN NOTES:

1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
2. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
3. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
4. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
5. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
6. ALL SEWER AND WATER SERVICES ARE EXTENDED TO THE EASEMENT UNLESS NOTED.
7. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
8. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
   a) POLY WRAP ALL HYDRANT BARRELS
   b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
9. ALL 4"-12" WATERMAIN SHALL BE PVC AWWA C900 (DR18).
10. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVISED & ACCEPTED BY THE CITY.
11. THE CONTRACTOR SHALL CONTACT THE WHITE BEAR TOWNSHIP AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
12. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER I/I BARRIERS IS TO BE INFI-SHEILD MASTIC WRAP OR APPROVED EQUAL INSTALLED.
13. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
14. ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316 STAINLESS STEEL. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
15. SANITARY SERVICES SHALL BE 4" PVC SDR 26 WITH TRACER WIRE.
16. PROVIDE TRACE WIRE ALONG ALL PVC WATERMAIN, #10 AWG THWN WITH BLUE INSULATION SUITABLE FOR UNDERGROUND BURY.
17. ALL FITTINGS SHALL BE DIP COMPACT FITTINGS WITH STAINLESS STEEL BOLTS AND POLY WRAPPED.

NOTES

1. 4" DRAINTILE (WISOCK) SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 50' MIN. (STD) IN EACH DIRECTION & 100' IN THE UPHILL DIRECTION FOR ON SLOPE CATCH BASINS.
2. TIE THE LAST 6 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
3. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS 24" OR LARGER. THERE ARE NO TRASH GUARDS ON 12" THROUGH 21" F.E.S.'S.
4. TIE ALL PIPE JOINTS IN AND OUT OF ALL OUTLET STRUCTURES.
5. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
6. RIP-RAP FOR STORM SEWER SHALL BE CLASS 3 AND SHALL BE HAND PLACED.
7. WET BASIN TO BE CLAY LINED. (2' MINIMUM CLAY LINER)
8. ALL ADJUSTING RINGS TO BE HDPE.
9. SAND FILTER AND DRAINTILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.
10. OUTLET CONTROL STRUCTURE GRATE TO BE GALVANIZED GRATE (SPLIT) 4" X 4" OPENINGS.





NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
AW-PRELIM SHEETS				
DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
01/23/2020				

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 01/23/20 Lic. No. 56653

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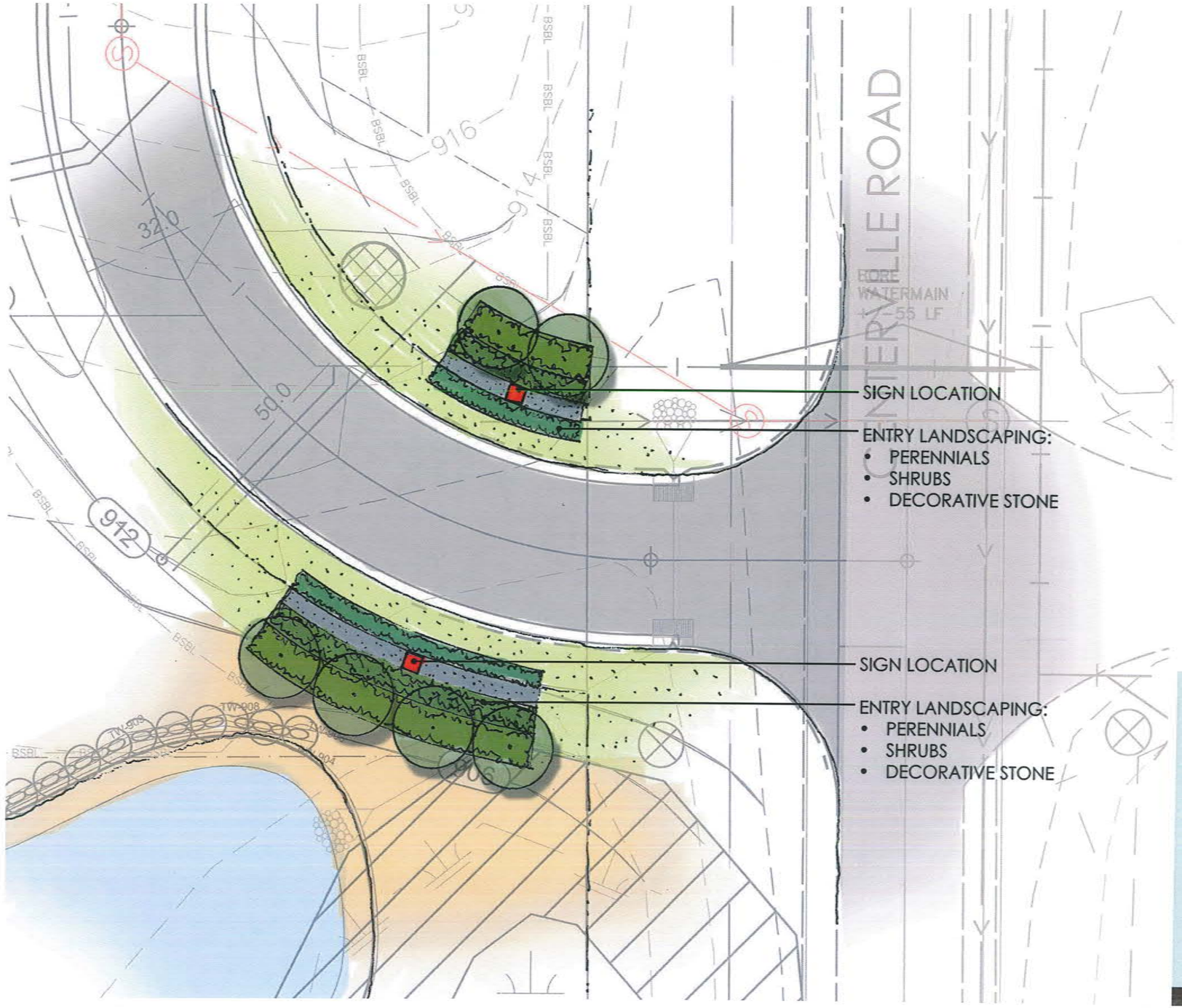
CITY PROJECT NO.
—

NORTH OAKS, MINNESOTA

Exhibit B7: Preliminary Utility Plan

NORTH OAKS

6



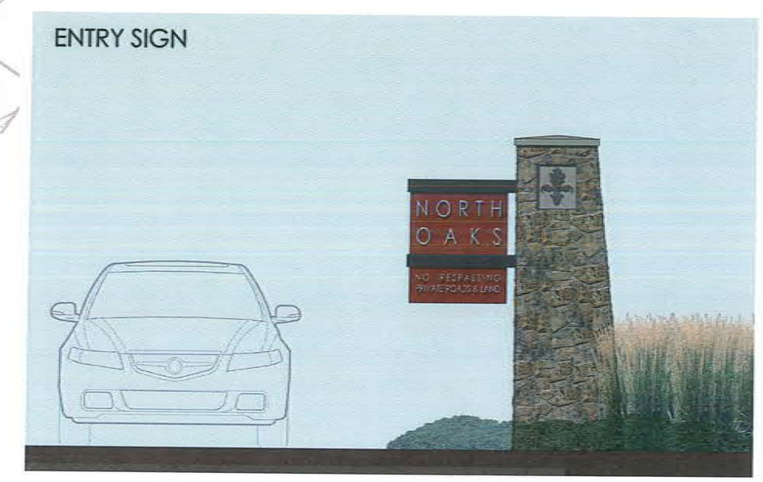


Exhibit B8: Preliminary Landscape/Sign Plan

SHEET 6

LOUCKS

ANDERSON WOODS DEVELOPMENT
North Oaks, Minnesota

January 23, 2020

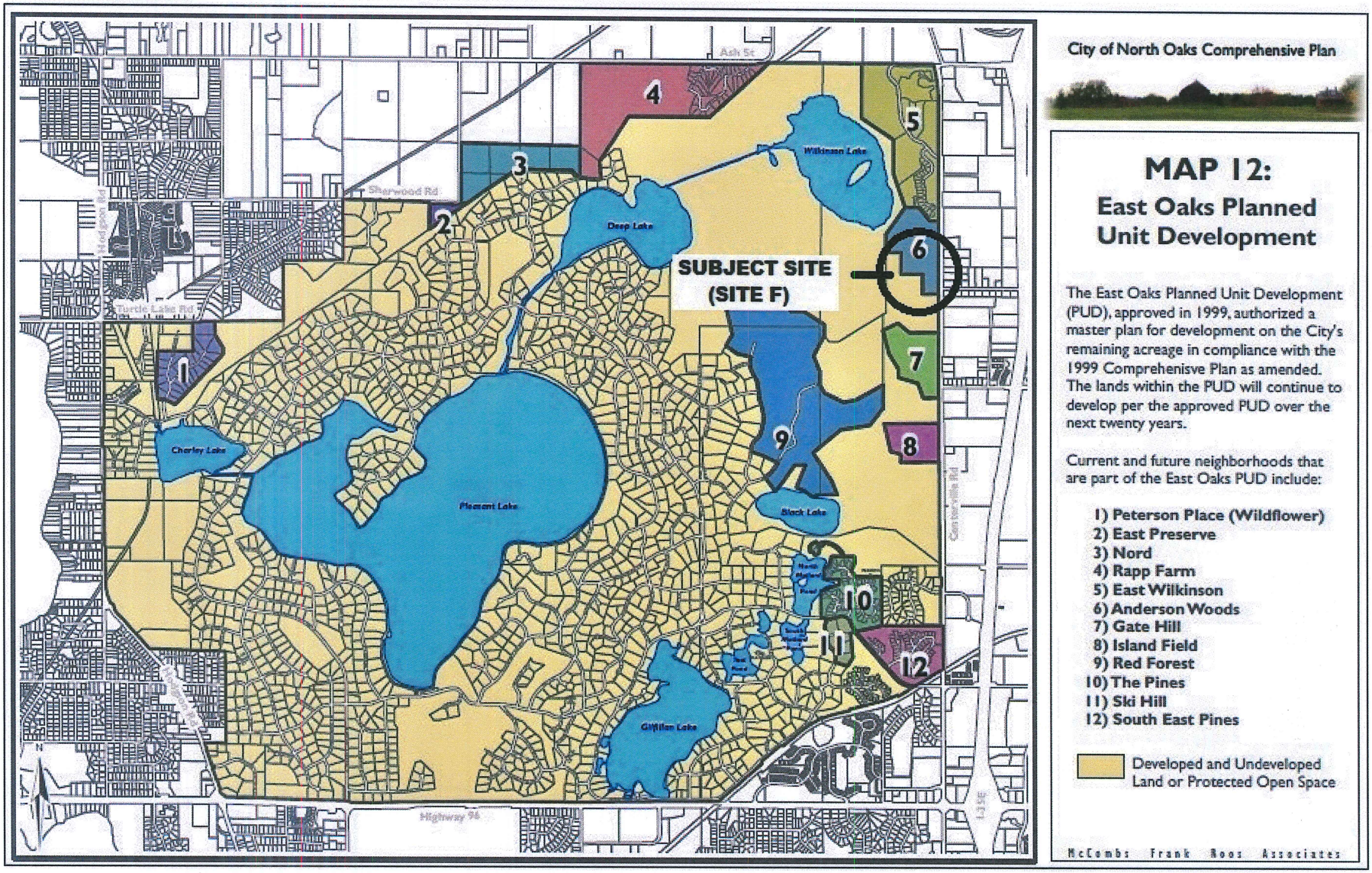


Exhibit A: Site Location

EST 1983
VLAWMO
Vadnais Lake Area
Water Management Organization

800 County Road E East, Vadnais Heights, MN 55127
www.vlawmo.org

TO: Kevin Kress

FROM: Brian Corcoran Vadnais Lake Area WMO (VLAWMO)

DATE: February 11, 2020

SUBJECT: Comments – Preliminary Plans Anderson Woods & Nord Development Site C– North Oaks

Kevin,

Below are our comments to the Preliminary Plans for Anderson Woods & Nord Development Site C Submittal received 2-7-2020.

- No issues at this time for the Nord Development Site C preliminary plans. Will need stormwater/hydro plans and a Minnesota Routine Assessment Method (MnRAM) report for the wetlands on site for formal application review.
- No issues at this time for the Anderson Woods site preliminary plans. Will need stormwater/hydro plans and a replacement plan application for wetland impact on site for formal application review.

VLAWMO will provide detailed comments once formal applications are received for these two projects.

Thank you,

Brian Corcoran

Cc: Gary Eagles – North Oaks Company

Forestry Assessment for Anderson Woods and Nord

RE: Planning Commission request to determine significant and heritage tree impacts in "civil" work areas (streets, trails, storm ponds, etc.) and to provide the information to City Staff prior to the public hearing.

The City does not have a definition of what constitutes a "Significant" tree nor a "Heritage" (aka Specimen) tree in its ordinances. Also, the City does not have a tree preservation policy in place. After reviewing numerous tree preservation policies throughout the Twin Cities, some examples of the most common definitions, and the City from which it came, are included below:

> Significant Tree (Lake Elmo). "A healthy tree measuring a minimum of six (6) inches in diameter for hardwood deciduous trees, eight (8) inches in diameter for coniferous/evergreen trees, or twelve (12) inches in diameter for common trees, as defined herein."
>
> Significant Tree (Apple Valley). "Any healthy deciduous tree measuring eight inches or greater in diameter, or any coniferous tree measuring six inches or greater in diameter, at four and one-half feet above grade."
>
> —
>
> Specimen/Heritage Tree (Eagan). "A healthy tree measuring equal to or greater than thirty (30) inches in diameter breast height."
>
> *Specimen* tree (Maplewood) "a tree of any species that is 28 inches in diameter or greater, except invasive species. Specimen trees must have a life expectancy of greater than ten years, have a relatively sound and solid trunk with no extensive decay or hollow, and have no major insects, pathological problem, or defects. Specimen trees are valued for their size and their legacy."

*It is also common practice to not include multiple stemmed trees as heritage trees even if the cumulative diameter of all the stems meets the heritage tree definition for diameter requirements. For instance, a five-stemmed tree with 6" trunks would not be defined as a heritage tree.

**Some communities also use the term heritage stand as defined below.

> Specimen Tree or Stand (Shorewood): Any tree or grouping of trees which has been determined to be of a high value by the Zoning Administrator because of its species, size, age, or other professional criteria.

In general, these definitions are similar in nature and intent and can be used going forward.

Anderson Woods

Southern Hill and Old Nursery

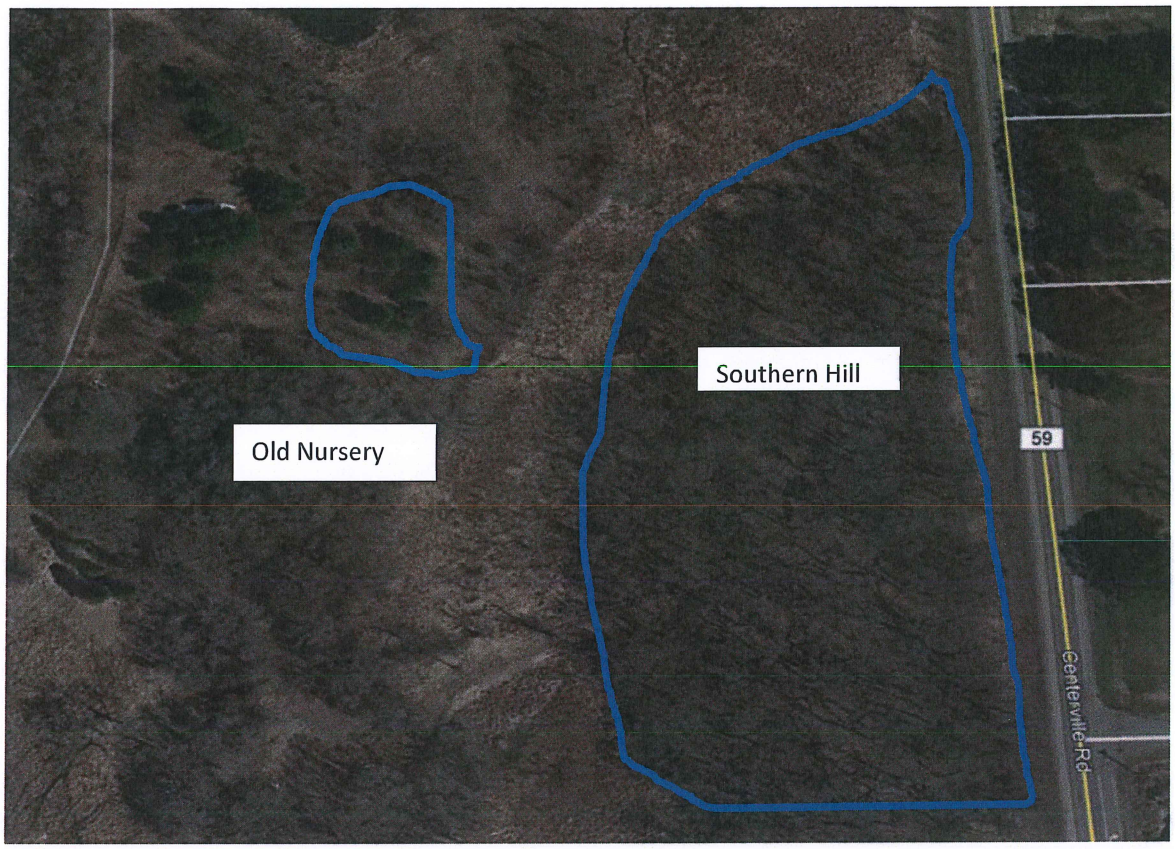


Figure 1 Anderson Woods Aerial with Southern Hill and Old Nursery defined

Southern Hill

The Southern Hill at Anderson Woods is comprised mostly of oak species. A tree inventory was conducted within the last few years based on visible tags on the trees. A map of the tree inventory is included as Appendix A. There are 293 trees on site. Tree species as well as diameter are included on the map. Since the site is on a mound some leveling of the hill will have to occur. Also, as the road turns toward the west the construction limits need to be extended to compensate for the change of grade. Based on the tree inventory, oaks comprise 71% of the trees on site. Within that 71%, red oaks contribute 38%, bur oaks 46%, and white oaks 16%. The remaining 29% of tree species on site include cherry, and ash. The understory is 99% buckthorn.

Based on the map provided (Appendix A), anticipated removals due to the construction of the sedimentation pond will include 18 oak trees and two ash trees, the oaks averaging 16" in diameter.

The construction of the street will result in the removal of approximately 83 trees. The breakdown of removed species is similar to the breakdown of total species on site. Total oaks removed will be near 73,

with ash and cherry species nearing 10 total trees. The largest diameter tree scheduled for removal is a 30" Green ash and the average diameter of removed trees is near 16".

A total of perhaps three trees will need to be removed for the installation of the trail.

A table of anticipated removals is included below. One hundred six trees out of two hundred and ninety-three trees is scheduled for removal, or 36%.

Tree Removal Totals for Anderson Woods Southern Hill

	Oaks	Other (ash, cherry)
Pond	18	2
Street	73	10
Trails	2	1
Totals	93	13

Old Nursery

The Old Nursery is located across the wetland from Southern Hill. Trees within the construction limits have been removed from the site. At one point this was one of many nurseries established on North Oaks Company property. Throughout the year's trees were pulled from these nurseries to be planted in areas that needed tree cover. Based on aerial photos from Google Earth and conversations with North Oaks Company, approximately 10-20 White pine and perhaps another 20-40 small diameter lilac trees were removed, and silt fence was installed. The trees that were removed were not suitable for transplanting as they were either too large or had poor form due to growing too close to neighboring trees. They were most likely planted in the early 1990's. They were removed during the construction of Vista Hills to the north. A map of the construction limits is included as Appendix B.

Figure 2 Clearing at Old Nursery facing east

Estimated Species Make-up of Trees Removed at Old Nursery

	White Pine (average)
Cul-de-sac	15

Based on the information provided there were four trees that could be considered Heritage trees using the definitions provided above. Two are planned to be removed, and two are planned to be saved. The forest consists of semi-mature oak on the south and wetland associated species such as aspen to the west. Trees near construction limits will have to be individually assessed to first see if they are worthy of preservation, and secondly, to determine impacts. Usually trees that have impacts from construction to just one side of the tree remain fairly healthy because of the non-disturbance to the other side of the tree. Depending on how close and how intrusive the disturbance some trees may show signs of die-back in following years.

Figure 3 Southern Hill view looking north from Center Line

Total Anticipated Tree Removals at Anderson Woods

	Oak	Other
Southern Hill	93	13
Old Nursery	0	15
Total	93	28

Nord

A tree inventory was not undertaken at this site by North Oaks Company. A tally of trees on site demonstrated that oaks are the pre-dominant species. On the western edge of the site, just off Sherwood Road, ash trees are also well represented and make up the dominant species for the first 500 feet of the proposed street development. Aspen are also well represented to the south of the proposed street as they are associated with wetland edges and wetter sites. After crossing over a few small gullies, the species change from ash/aspen into an oak component. White oaks (bur and white oaks) make up approximately 70% of the oak tree species and Red oaks make up about 30%. A few other species such as hackberry, elm, birch, and boxelder are responsible for a very small percent of the overall tree population in this area. The understory is comprised of about 95% buckthorn and some smaller tree species.

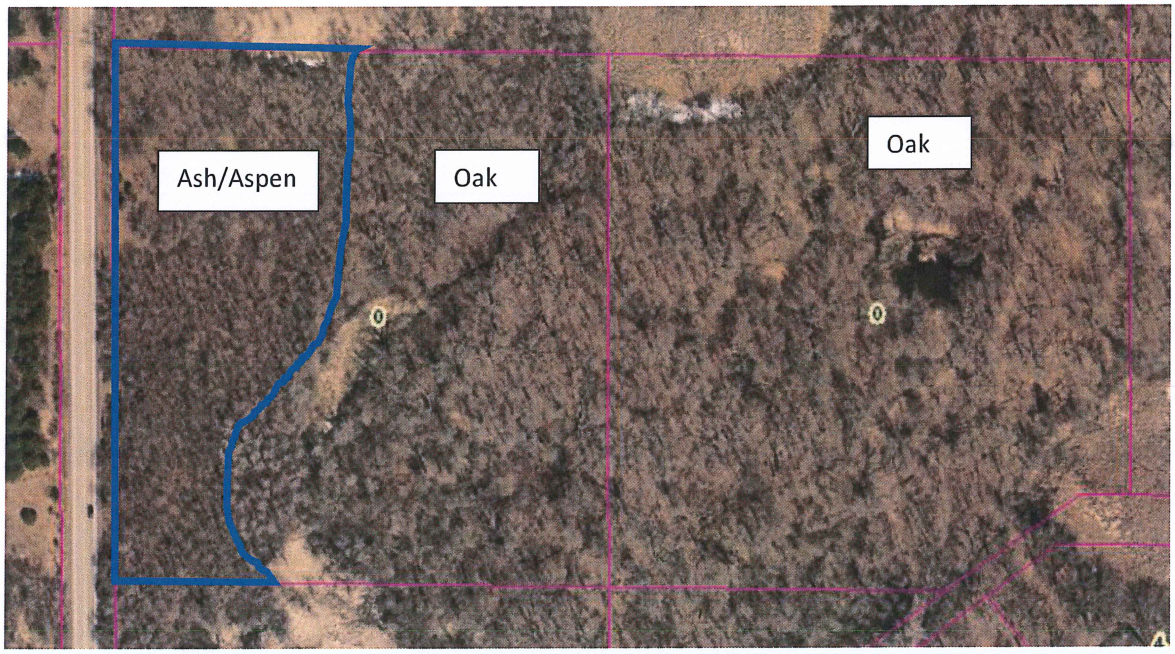


Figure 4 Tree Species Locations at Nord

The construction of the street, pond, and trail will result in the removal of approximately 216 trees (Appendix C). The breakdown of removed species is similar to the breakdown of species throughout the site. Total oaks removed will be around 95 (26 Red oaks and 69 White oaks), 65 aspen, 49 ash trees, and 7 cherry trees. The largest diameter tree within construction limits is a 30+" Red oak and the average oak tree diameter is near 20". The Red oak should not be considered a heritage tree as it appeared to have die-back associated with decay. In general, the oak trees were slightly larger than at Anderson Woods. Ash trees on site average approximately 12". A table of anticipated removals is included below.

Approximate Tree Removal Totals for Nord

	Oaks	Ash	Aspen	Cherry
Pond	6	4	8	0
Street	87	39	56	7
Trails	2	6	1	0
Totals	95	49	65	7

The area is a nice forest of semi-mature oak to the east and an ash/aspen component to the west. The developer does have some discretion with regards to road placement and therefore, tree preservation. If there are some nice trees that could be preserved efforts will be made to nudge the street a few feet in one direction or another. Trees near construction limits will have to be individually assessed to first see if they are worthy of preservation and secondly, to determine impacts. Usually trees that have impacts from construction to just one side of the tree remain fairly healthy because of the non-disturbance to the other side of the tree. Depending on how close and how intrusive the disturbance some trees may show signs of die-back in the future.

The area of the development proposed to go off North Deep Lake Road is devoid of trees (Appendix D). There is a cluster of willow trees near the gate adjacent to North Deep Lake Road which would most likely have to be removed but no other tree removals are anticipated based on submitted plans.

Oak Wilt

We are now in the high-risk period for Oak wilt and this will most likely continue until the beginning of July. The University of Minnesota has scientists who determine when it is OK to cut oaks again and that can be monitored. It is imperative that save trees are not wounded during this time frame. If construction needs to take place within this timeframe precautions should be put in place. There do not appear to be any active oak wilt infection centers in the proposed development areas.

While working on a pipeline project several years ago outside of North Oaks, Kunde Company (previous contracted City Forester), was contracted to paint all oak stumps on site immediately after removal and also any time they were re-wounded but before the stumps could be removed (popped). Arborists were stationed with each tree removal work crew and would have paint on hand to re-paint tree stumps as construction equipment maneuvered their way along the corridor. This will almost guarantee that oak wilt will not start in this area and a recent review of aerial photographs seems to back up that claim. Even exposed stumps that are not immediately removed, and not immediately painted, can contribute to oak wilt appearing in neighboring save trees later in the growing season. Oak trees graft roots and if a stump were to become "infected", it can pass the oak wilt fungus into healthy save trees nearby.

Also, it is recommended to have a long extension pole on site (or a climber) with a brush roller and paint to apply to save trees that may have had a limb accidentally broken off or a wound to a trunk higher up. Applying wound dressing (paint) to a wound immediately after it occurs will almost guarantee that the tree will not get oak wilt. There is existing research which validates this. These measures are a small step that can be taken to keep the forest disease free and preserve a significant oak resource enhancing property values and the potential sale of the parcels.

If the tree removal work takes place after the beginning of July the risk becomes much lower, but it is still a risk and the same precautions could be put into place. The best time to work on oak trees is in the winter.

Emerald Ash Borer

No signs of Emerald Ash Borer (EAB) were visible on the ash trees at Nord or Anderson Woods. It is my opinion that the ash trees on proposed parcels should stay and should not be removed proactively ahead of development. While this may save a few future homeowners of countless ash tree removals their removal would also cause a dramatic shift in the visual appeal and function of the site. The benefits gained from leaving the trees and having them continue to provide habitat, absorb water, clean air and water, keep down dust, add privacy, reduce noise and glare, etc., outweigh the impacts of proactive removal. Its possible these trees will remain viable for many years before they potentially succumb to EAB. At that point the homeowner will have decide the proper course of action.

Recommendations to Preserve Save Trees on Site

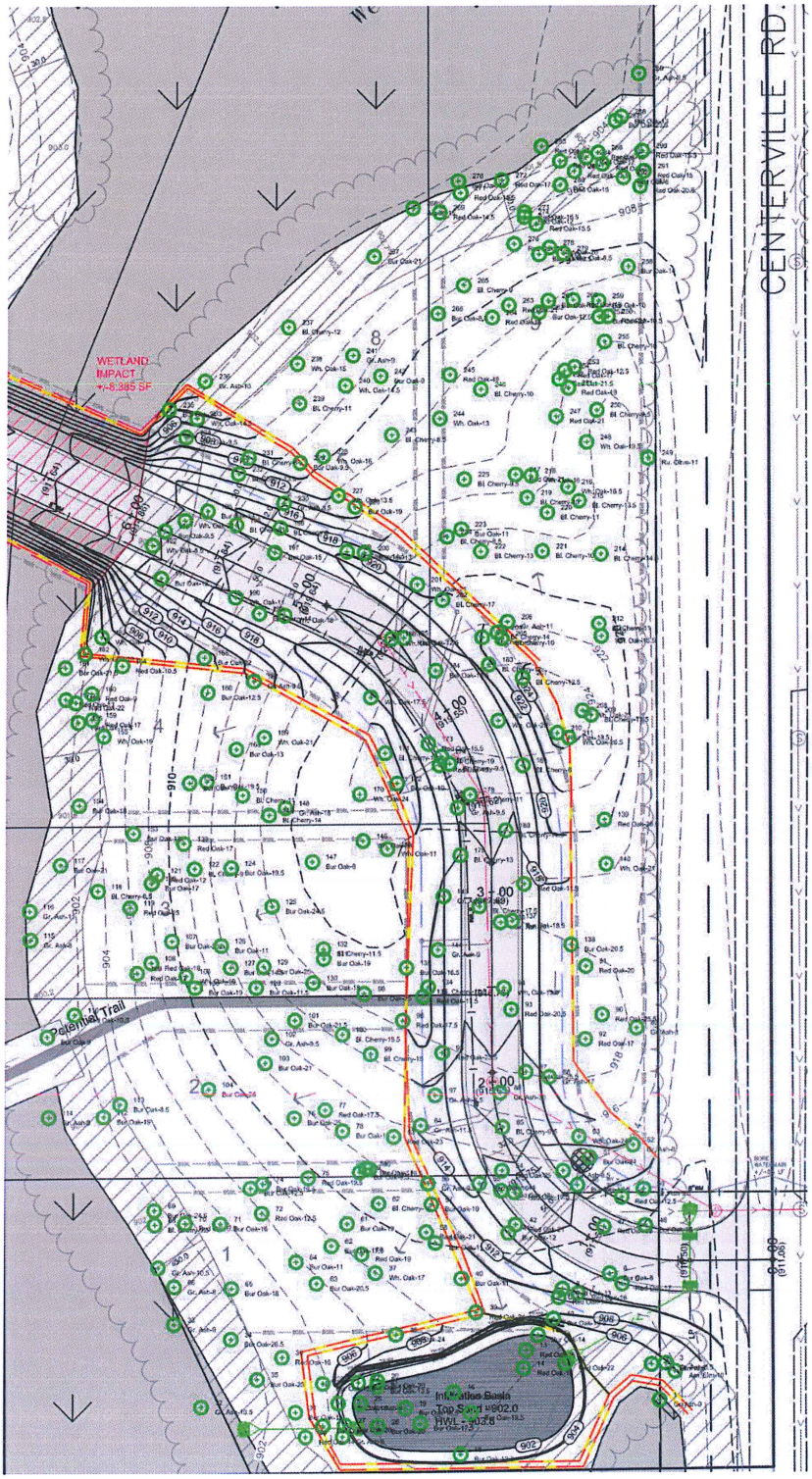
- Fell all remove tree towards the Center Line to limit injuring to save trees.
- Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.
- If grade changes are excessive retaining walls may be a viable option.
- Do not place fill around save trees.
- If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.
- After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.
- Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.
- Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.
- Brushing of understory material <u>outside of construction limits</u> may be an option since it is 99% buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90% of the tree's roots are within the top one foot of soil.
- Follow the oak wilt protocol included above.

Mark Rehder

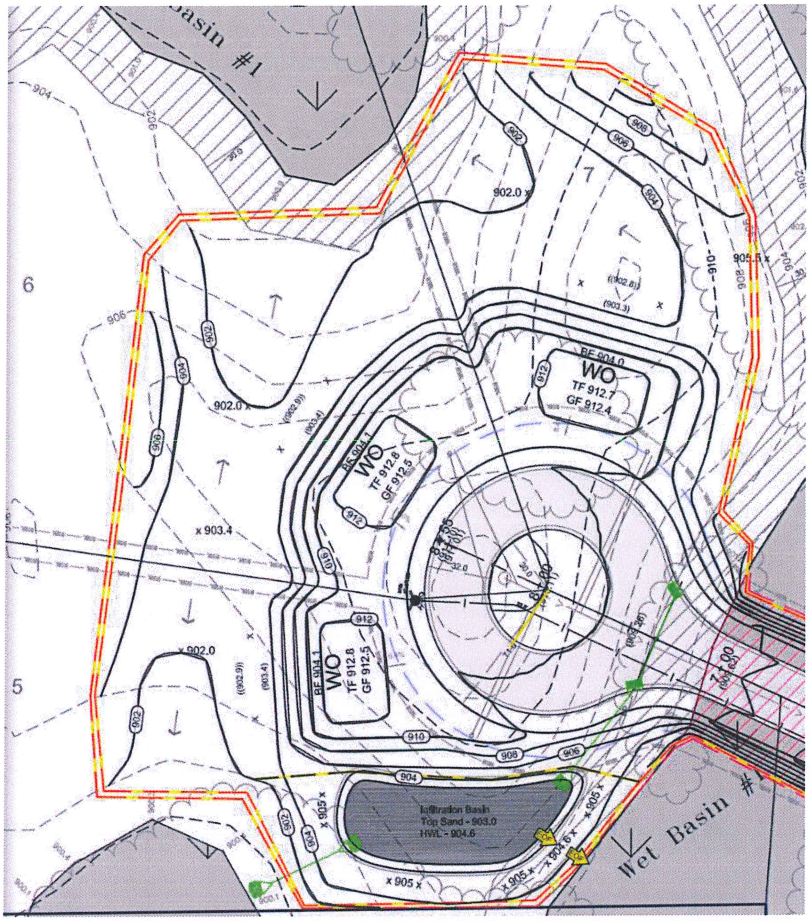
North Oaks Contracted City Forester

Rehder Forestry Consulting

Appendix A


WETLAND
IMPACT
+/-8,385 SF
CENTERVILLE RD.
Potential Trail
Infiltration Basin
Top Sand #902.0
HWL - 903.8

Appendix B


Basin #1
Wet Basin #
Infiltration Basin
Top Sand = 903.0
HWL = 904.6
WO
TF 912.8
GF 912.5
BF 904.1
WO
TF 912.7
GF 912.4
BF 904.0
x 903.4
x 902.0
x 905
x 904.6
6
5
7

NORTH OAKS
HOME OWNERS' ASSOCIATION

April 7, 2020

Mr. Gregg Nelson, Mayor
Council Persons: Rick Kingston, Martin Long, Kara Ries, and Katy Ross
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, MN 55127

RE: East Oaks PDA – Anderson Woods Preliminary Plans

The North Oaks Home Owners' Association (NOHOA) has reviewed the preliminary plans submitted by the North Oaks Company for the Anderson Woods development site. NOHOA has particularly placed a technical focus on those components for which NOHOA will ultimately be responsible for maintaining, such as roads and trails. The following summarizes NOHOA's recommendations, additional requested information, and suggested plan modifications for the development to be accepted into the Association. NOHOA respectfully requests that the City incorporate these into any recommendations or approvals.

1. A center island is indicated on the plans within the cul-de-sac. For plowing purposes it is requested that this island be removed or a planting plan provided to ensure snow storage capabilities. NOHOA will not be completing any landscape maintenance in this development.

2. Trail maintenance and construction fall under the purview of NOHOA. As such the following is requested:
    a. Wetland boundaries should be flagged in the field and the proposed trail alignment staked to allow for field verification of impacts.
    b. Trail construction details should be provided to NOHOA for review and comment. These details should include any necessary boardwalk and culvert installation locations.
    c. Trail widths should be cleared and graded appropriately to a width of 12-feet to allow for future maintenance activities.
    d. Elevations should be provided of the existing culvert noted under the existing farm road to verify that the trail will remain dry during rain events.

e. Details on how Wet Basin #3 drains should be provided to ensure any outflow will not over top the trail.

3. NOHOA prefers the road concept as shown in the preliminary plan as it will create less impervious surface, be less maintenance for NOHOA, and protect the private nature of the community.

4. NOHOA's willingness to accept the revised road plan as proposed by the North Oaks Company does not waive NOHOA's right to require compliance with the terms of the 1999 PDA as to all future developments.

5. To allow for appropriate future road maintenance, NOHOA requests that the Company provides soil boring information and a geotechnical report that details the required pavement section for a 7-ton pavement design. The roadway as proposed crosses a wetland and a soil boring should be taken in this area and the geotechnical report should provide specific design and construction requirements.

6. Plan and profile information for the road should be provided to NOHOA for review and comment as to any maintenance concerns as part of the final plan approval process.

7. The road side slopes at the wetland crossing are indicated as 1:1 slopes on either side with approximately 12 to 14-feet of fill on the high side. A minimum slope of 3:1 is required for future maintenance.

8. Copies of the stormwater plans, drainage calculations and a wetland replacement plan are requested. Approval from VLAWMO will be required for the improvements prior to acceptance. NOHOA reserves the right to comment on plans as they are revised to avoid wetland impacts.

9. Two infiltration basins are noted for stormwater practices to meet water quality and rate control as a result of stormwater runoff from the road. As this infrastructure relates to the road that NOHOA will maintain we request soil boring information be provided at each infiltration practice. Documentation is also requested that indicates that there is three feet of separation from the bottom of the infiltration practice to the groundwater level. A geotechnical report should be provided that documents the infiltration rate of the soils at each location. Stormwater runoff will be required to infiltrate within 48 hours. If infiltration is allowed in this location pretreatment should be provided prior to the storm sewer discharging to the basins for ease of future maintenance. This pretreatment should be in the form of a forebay and sump structure with a Safl baffle at the storm sewer structure just upstream of the discharge point. A 10-foot bench should be graded around the basin for maintenance access.

10. The maximum wall height that the Association will accept is 4-feet in height. A wall is currently being shown that is 5-feet in height in the vicinity of the pond. This should be revised. In addition, drainage from above the wall should be routed around the wall instead of over the top.

11. Documentation should be provided as to approval by Ramsey County of the road access.

The recommendations and comments set forth above are specific to the set of plans deemed complete by the City on February 27th. NOHOA reserves the right to review and make additional recommendations and comments as plans are subsequently revised and additional information received.

In addition, it is expected that development of the Anderson Woods site will comply with all conditions set forth by local, state, and federal agencies. Prior to acceptance into NOHOA, the Anderson Woods development will be reviewed for compliance with all such requirements and the developer will be required to address any issues identified.

Furthermore, NOHOA requests that no development declarations be recorded or given to purchasers until NOHOA has approved them. NOHOA will not be bound by any declarations that were not reviewed and approved by NOHOA prior to being recorded.

If you have any questions or would like to discuss any of these comments further, please feel free to contact NOHOA.

Thank you,

(Signed copy on file)

Katherine Emmons
President

Cc: Kevin Kress, City Administrator
Mark Houge, President, North Oaks Company
North Oaks Planning Commission
NOHOA Board of Directors

NORTHWEST ASSOCIATED CONSULTANTS, INC.

4150 Olson Memorial Highway, Ste. 320, Golden Valley, MN 55422
Telephone: 763.957.1100 Website: www.nacplanning.com

PLANNING REPORT ADDENDUM

TO: North Oaks Planning Commission

FROM: Bob Kirmis, City Planner
Larina DeWalt, City Engineer
Bridget Nason, City Attorney

DATE: May 28, 2020

RE: North Oaks - East Oaks Planned Unit Development
Nord Preliminary Plan (Subdivision)

FILE NO: 321.02 - 20.01

BACKGROUND

The intent of this addendum is to provide additional information and/or clarify information related to the Nord preliminary plan (subdivision) application.

Such information relates specifically to issues raised at the Planning Commission's special meeting held on April 14, 2020, regular meeting held on April 30, 2020, as well as various inquiries which have been received by City Staff since the regular meeting.

During the Planning Commission meetings, a variety of questions and concerns were raised by both the Planning Commission and the general public. The purpose of this addendum is to convey Staff findings related to its investigation of issues which have been raised and supplement information provided in the City Staff report dated April 14, 2020.

To be noted is that this addendum includes a slightly modified listing of recommended conditions of approval (as recommended by City Staff) which reflects recently received information.

The Planning Commission's consideration of the Nord preliminary plan (subdivision) application has been continued to the Commission's May 28, 2020 meeting.

Attached for reference:

Exhibit A: Trail Plan Map (North Oaks Company)
Exhibit B: VLAWMO Comments

DISCUSSION OF ISSUES

Excluded Parcels

Intent of Parcel V-284. Questions have been raised by both the general public and the Planning Commission related to the original intent of parcel V-284 which borders the Nord parcel along its southern property line. Specifically, questions have been raised whether the 60-foot wide parcel may have been intended to accommodate a future trail, roadway (to provide access the existing parcels to the north) or a utility.

Several persons have maintained that parcel V-284 is intended to be a trail route as depicted on the Trail Map (Exhibit B4) included in the East Oaks PDA. The PDA appears to illustrate an existing NOHOA trail within the parcel. To be recognized however, is that no such trail presently exists in such location and that easements for a future trail route exist in close proximity to the south.

As a follow-up to the Planning Commission meeting discussion, Staff obtained and reviewed registered land surveys (RLS) of parcels 284, 292 and 393. RLS 292 and 393 are located adjacent to where V-284 borders North Deep Lake Road. In review of the surveys and associated legal descriptions, Staff has not found any information which definitively defines the intended purpose of parcel 284.

Determination of Consistency with Planned Development Agreement. During the public hearing, an opinion was expressed that the proposed Nord subdivision should be deemed inconsistent with the East Oaks Planned Development Agreement (PDA) as parcels V-284 and B-292 lie outside of the boundaries of Site C (the Nord parcel).

While there are no specific City Code provisions that would preclude the subdivision of land including land located within and outside of the PDA with different zoning classifications, Staff acknowledges this condition and, as a condition of preliminary plan (subdivision) approval, recommends that the PDA (specifically Site C of the PDA) be amended to incorporate the presently excluded parcels, although it is not recommended that it be a required condition of subdivision approval.

Storm Pond. At the Planning Commission's regular meeting on April 30, 2020, question was raised regarding maintenance responsibilities related to the proposed storm pond proposed north of the cul-de-sac. The pond is located within the boundaries of proposed

Lot 12 and within a "storm pond easement." In this regard, land devoted to stormwater storage is proposed to be under private ownership.

In regard to pond maintenance responsibilities, Staff has discovered that responsibility for stormwater facility maintenance has been addressed on a case by case basis per development needs. It is staff's opinion that the responsibility of future stormwater facilities, including any required annual maintenance, shall be included as part of the development agreement. Development agreement language shall clearly state which portions of stormwater facilities are covered under drainage, utility and maintenance easements and what party is responsible for ongoing maintenance compliant with all local, state and federal requirements.

As a condition of preliminary plan (subdivision) approval, Staff recommends that stormwater facility responsibilities are outlined in the required development agreement with the City including a specific requirement for the Developer to enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney.

Water Service. At a previous Planning Commission meeting, a Commissioner raised questions regarding the potential for future municipal water service to be provided to the Nord Parcel.

As a follow-up, Staff has contacted both White Bear Township and the applicant regarding the viability for future water service. In this regard, the following feedback was provided: The Nord area development is located in between two separate water systems; Shoreview to the west and White Bear Township to the east. It has been determined that requiring placement of additional utility easements is a reasonable path forward to plan for potential future municipal water connection. City staff will continue conversations with adjacent municipalities regarding the appropriate potential path for municipal watermain connections. To that end, Staff recommends the dedication of utility easements within the Nord development area in locations to be determined by City Staff.

Trails Located Outside of PDA Boundaries

Relationship to Action on Proposed Subdivision. Question was raised regarding the construction of trails outside of the PDA boundaries and specifically if such condition presents any application processing problems or concerns.

It is the opinion of Staff that the construction of trails within existing trail easements which lie outside of the PDA boundaries is a separate matter which should not influence action on the proposed subdivision application. Technically, the North Oaks Home Owners Association (NOHOA) could construct trails within existing trail easements at any time, regardless of the action taken on the proposed subdivision.

To be noted is that the applicants have agreed to clear the existing trail easements located directly south of the Nord site prior to trail construction.

Trail Impacts on Existing Homes. Concern was raised at the Planning Commission meeting regarding the impact trail construction (within existing trail easements located south of the Nord site) may have upon existing homes.

In review of the site survey, it appears that three lots will be affected by the proposed trail clearing. Of the three lots, one home appears to be in relatively close proximity to the trail route. While it is acknowledged that close proximity of the home to the proposed trail may not be the most desirable, it should be recognized that the trail easement was established prior to construction of the existing home.

While Staff is sympathetic to this concern, it is not considered an issue which should influence action on the proposed subdivision.

Trail Flooding. During the public hearing, a resident stated that trails which are located south of the Nord site are subject to flooding.

As a follow-up, City Staff discussed this concern with NOHOA representatives. NOHOA representatives have indicated that they are willing to work with property owners and potentially adjust rear yard trail locations in an attempt to lessen flood impacts.

While acknowledged, this this issue should not influence action on the proposed subdivision.

Trail Construction and Maintenance Responsibilities. As part of received public testimony, a resident indicated the developer is required to address existing and new trails as provided on the Trail Plan included in the East Oaks PDA. This would include a trail which appears to be illustrated upon parcel V-284 which overlays a wetland.

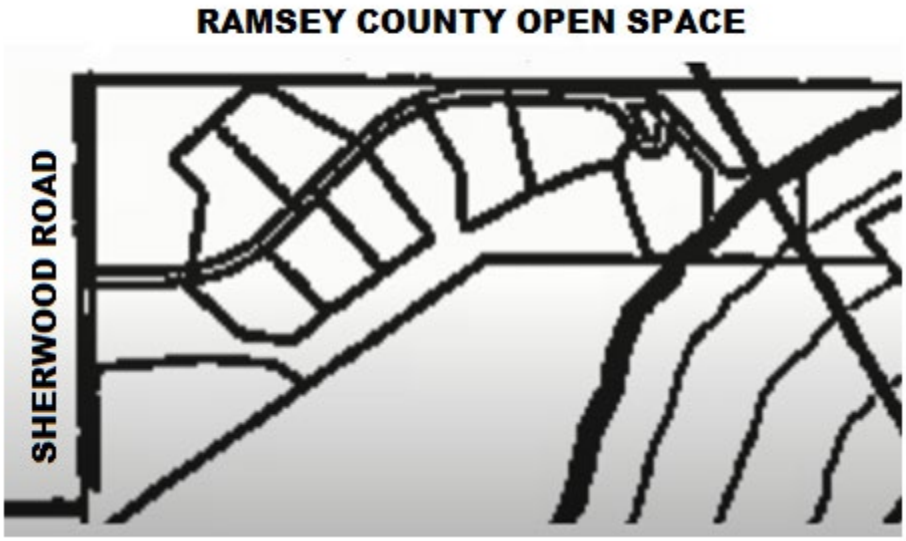
The PDA requires that the developer construct the trails shown on the trail plan. The trail plan illustrates three types of trails of significance: existing NOHOA trails, primary trails, and restricted trails as well as “trail easement (use to be determined by NOHOA).” A trail is shown on the Trail Map across parcel V-284; however, the trail is not identified as a primary or restricted trail. No trails are shown in the Nord development area. It is unknown why a trail is shown across parcel V-284, which consists primarily of wetland. It is possible the map meant to refer to the existing easements located on parcels south of parcel V-284. In any event, the intent of the PDA was to require the construction of various additional trails and conveyance of trail easements within the development area, within which parcel V-284 is not included.

The Developer has agreed to construct certain additional trails/dedicate certain trail easements within the Nord parcel, which the City has been advised by NOHOA are acceptable to NOHOA, and which staff recommends be approved as part subdivision approval.

Shared Driveway. At the public hearing, some residents expressed their opinion that the allowance of the shared driveway along North Deep Lake Road is inconsistent with the Conceptual Street and Access Plan included in the PDA and therefore the subdivision should be denied.

It is the opinion of Staff that the Conceptual Street and Access Plan is intended to conceptually illustrate future street routes and not individual driveway locations. A final decision regarding the acceptability of the proposed shared driveway rests with the City Council. It is worthwhile to note that a driveway, which appears to be a legally established nonconforming use, currently exists in the area where the proposed shared driveway is to be located.

PDA Concept Plan. During the public testimony, a resident stated that the proposed subdivision should be redesigned to reflect the Randall Arendt open space plan as provided as Exhibit C in the 1999 East Oaks Environmental Assessment Worksheet (EAW). The Randall Arendt plan, shown below, is characterized by groupings of smaller lots separated by open space.



While the submitted preliminary plan (subdivision) illustrates a roadway configuration similar to the Randall Arendt plan, it does not include any dedicated open space. To be recognized however, is that open space requirements imposed by the East Oaks PDA have already been satisfied, and that the EAW was completed prior to execution of the

East Oaks PDA which included those significant open space dedications. In this regard, the City does not have the authority to require the applicant to provide additional open space within the Nord development area.

Tree Preservation. Included in the Staff report dated April 14, 2020 is a cross reference to comments received from the City Forester. Such comments are attached to the referenced report as Exhibit M. As a condition of preliminary plan (subdivision) approval, it is recommended that the applicant, where practical, consider the following recommendations of the City Forester in an effort to preserve/save trees upon the subject site:

A. Fell all trees to be removed towards the centerline of the street to limit injury to saved trees.

B. Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.

C. If grade changes are excessive retaining walls may be a viable option.

D. Do not place fill around save trees.

E. If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.

F. After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.

G. Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.

H. Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.

I. Brushing of understory material outside of construction limits may be an option since it is 99 percent buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90 percent of the tree's roots are within the top one foot of soil.

J. Follow the oak wilt protocol included above.

NOHOA Comments. Included in the April 14, 2020 Planning Commission packet was a letter received from NOHOA (dated 4/7/20) which summarizes their comments on the proposed Nord preliminary plan (subdivision). Staff responses to a number of highlighted issues are provided below:

Shared Driveway. NOHOA does not allow for shared driveways except through Board approval. In this regard, proposed Lots 1 and 2 will need to receive Board approval for the proposed shared driveway. Considering that alternative access to Lots 1 and 2 via separate driveways would likely impact adjacent wetlands, it should be recognized by the applicant that denial of the shared driveway by the NOHOA Board could prompt a change to the proposed subdivision design (the combination of Lots 1 and 2).

Trail Plan. The applicants and NOHOA have reached agreement regarding trail locations.

While trail planning is considered the responsibility of the applicant and NOHOA, it is considered appropriate for the City to document agreed upon trail routes. Therefore, as a condition of preliminary plan (subdivision) approval, it is recommended that trails within the Nord site be cleared/constructed in accordance with the trail plan map prepared by the North Oaks Company and dated March 26, 2020 (attached as Exhibit A).

PLANNING COMMISSION ACTION OPTIONS

Note: The following "Planning Commission Action Options" is a reiteration of material provided in the Staff report dated April 14, 2020. The material has been provided here for the Planning Commission's reference and convenience.

As noted in the Planning report dated April 14, 2020, the Planning Commission has the following options in its consideration of the preliminary subdivision application:

A) Recommend approval, without conditions.

B) 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 PDA and Master Development Plan provisions.

C) 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 the City Code or East Oaks PDA that are not being met by the preliminary plan (subdivision) proposal.

STAFF RECOMMENDATION

Based on the preceding review, it is the opinion of Staff that the submitted preliminary plan/preliminary plat (subdivision) application is consistent with the East Oaks PDA and the Master Development Plan and will, with conditions, comply with regulations used to implement the PDA.

Recognizing that some additional information has become available since the April 14, 2020 Planning Commission meeting, Staff recommends of approval of the proposed Nord preliminary plan/preliminary plat (subdivision) application subject to the fulfillment of the following amended conditions (changes from the conditions listed in the April 14, 2020 planning report are highlighted):

1. The following conditions shall be satisfied related to the proposed shared driveway to Lots 1 and 2:

    A. Signage be provided to clearly identify the shared driveway. The type, size and location of such signage shall be subject to City approval.

    B. No parking be allowed on the shared portion of the driveway as necessary to maintain Fire Department vehicle/equipment accessibility.

    C. <u>A variance for the shared driveway is required pursuant to City Code Section 152.080. The applicant shall apply for and obtain a variance for the shared driveway.</u>

2. **<u>Trails within the Nord site shall be constructed in accordance with the trail plan prepared by the North Oaks Company, dated March 26, 2020, and attached as Exhibit A.</u>**

3. The buildable area of Lot 4 (the flag lot) include a turnaround area (or hammerhead). The design of such turnaround area shall be subject to review and approval by the Lake Johanna Fire Department and City Engineer.

4. Floor area ratios within the subdivision shall not exceed 12 percent (ratio of floor area of buildings to gross lot area).

5. 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

   Wetlands: 30 feet

   Lot Lines: 30 feet

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

6. The proposed monument sign shall satisfy the following conditions:

   A. Not exceed 8 feet in height as measured from the finished grade.
   B. Not extend into adjacent road easement.
   C. Not obstruct the view of oncoming traffic.
   D. Include landscaping around the base consisting of shrubs, flowers, and ornamental trees, notwithstanding the provisions of Section 151.034 of the Ordinance.
   E. No exposed neon lighting on sign.
   F. Designed to be compatible with adjacent building architecture.
   G. The sign face shall not exceed 80 square feet for each side of the sign.

7. The East Oaks PDA be formally amended to accomplish the following:

   A. Address the excluded parcel issue. In this regard, the East Oaks PDA be amended such that the legal description for the Nord site (Site C) incorporate the two excluded parcels (parcels V-284 and B-292).

   B. Address the performance standards for the proposed shared driveway for Lots 1 and 2 **<u>and obtain variance for proposed shared driveway.</u>**

8. 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 and pay all required fees and costs including all City planning, engineering, and legal fees.

9. Verification from Ramsey County confirming location of proposed street access shall be provided with final construction plans. Confirmation shall address location compliance with County recommendations for sight distance and adherence to minimum distances from vertical and horizontal curves on Sherwood Road.

10. Fire lane signage shall be provided, as necessary, in accordance with the requirements of the Lake Johanna Fire Department.

11. Local street signage, including necessary stop condition signage, meeting City of North Oaks standards shall be posted at proposed intersection.

12. The final construction plans shall identify proposed street signage, including buffer strip signage, if required by VLAWMO.

13. The applicant's engineer shall submit a pavement design with the final construction plans, in accordance with Geotechnical recommendations. 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.

14. Details of cross-section and tie-in at Sherwood road shall be included with final construction plans.

15. Individual Building Permit Application review shall include the following: Final locations and designs for ISTS; private well locations; 100-year high water elevations and Stormwater emergency overflow (EOF) locations and elevations; and detailed grading plans meeting state building code.

16. The proposed storm water management and drainage system and site grading design shall conform to the requirements of the City of North Oaks Surface Water Management Plan, dated February 2018. This includes volume control, rate control and water quality requirements to mitigate new impervious areas. A storm water management report, outlining the design analysis for the site, including exhibits and calculations shall be submitted for review and approval with the final construction plans. Developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney.

17. Details of stormwater basin design, including typical cross sections and details for outlet structures shall be included in the final construction plans.

18. 100-year high water elevations for all site surface water features, including wetlands, shall be determined and shown on the final grading plan.

19. Emergency overflow locations and elevations (EOF), for all site surface water features, including wetlands shall be shown on the final grading plan based on actual field topographic survey information and stormwater management plan design.

20. Riprap 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.

21. The Report of Geotechnical Exploration shall be updated with final construction plans to include infiltration rates and design recommendations for the proposed infiltration basin. Applicant's Geotechnical Engineer shall provide a recommended separation from the basement floor to the estimated groundwater surface elevation for each proposed lot.

22. A drain tile system shall be provided on the street subgrade surface at the street low points, per Geotechnical report, if poorly draining subgrade soil type exists. The drain tile shall extend to the ditch section to drain. If installed, rodent screens shall be provided at the outlet.

23. In areas where the proposed ditch section will be maintained by the homeowner, a drain tile system shall be installed where proposed slopes are less than 2 percent, if the existing soil condition is not free draining, or per Geotechnical recommendations.

24. 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.

25. A 10-foot maintenance bench shall encompass all stormwater basins and shall be shown on the final grading construction plan.

26. All applicable recommendations of the City Forester shall be satisfied.

27. Final grading plan shall include high point elevations, grade breaks, typical slopes and drainage arrows.

28. Final construction plans shall include locations and details for all proposed site sedimentation and erosion control BMPs, including plans for temporary stormwater management BMPs and protection of permanent BMPs during construction.

29. The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer, and VLAWMO.

30. 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.

31. 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.

32. Wetland impacts, mitigation, and conformance to WCA requirements shall be reviewed by VLAWMO as the LGU.

33. VLAWMO 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 and any LGU requirements for buffer protection.

34. The applicant shall submit a transaction history of wetland impacts, restoration and banked credits for all East Oaks developments to date for City review and determination of consistency with control documents. Transaction history shall include proposed impacts, as detailed on final construction plans for current application, with associated method of mitigation. Transaction history shall also include assumed impacts for all remaining East Oaks PUD sites.

35. Final construction plans shall include statement of trail design narrative which will detail no planned grading impacts for proposed trail locations. If boardwalk segments are proposed, these locations shall be detailed with specifications on final construction documents.

36. Any additional wetland delineation requirements shall be confirmed with VLAWMO as the LGU and provided as part of final construction plans.

37. Easements sufficient for all necessary site drainage, utility and roadway access and maintenance for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be included as part of final construction documents and be dedicated with the final RLS in locations determined by the City Engineer and in a form acceptable to the City Attorney.

38. A 25-foot road easement shall be dedicated along the northerly side of North Deep Lake Road as a part of the RLS process as shown on proposed easement plan.

39. The proposed easements for utilities shall be a minimum of 20 feet and be centered on the utility.

40. A 20-foot drainage easement shall be provided along the center of the drainage swale between wetlands 4 and 5; and between wetlands 5 and 5A. A drainage and utility easement shall be added between wetlands 5A and 5B.

41. 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.

42. Ramsey County shall be contacted to confirm that the proposed roadway easement is sufficient or if the County would like Sherwood Road right-of-way dedicated as part of the subdivision. Written correspondence shall be provided to the City.

43. Copies of all required and approved permits, including but not limited to MPCA, VLAWMO, Ramsey County, shall be provided to the City Engineer upon receipt from each agency.

44. Final proposed location for potential trail along North Deep Lake Road shall conform to MnDOT recommendations for clear zone requirements for applicable speed limit.

45. Construction details and grading cross-section for the interconnection of proposed trail with the shared access of Lots 1 & 2 shall be included in final construction plans.

46. Consideration of any comments received from the Vadnais Lake Area Water Management Organization.

47. Consideration of any comments received from the Department of Natural Resources.

48. Where practical, the applicant shall consider the following recommendations of the City Forester in an effort to preserve/save trees upon the subject site:

a. Fell all trees to be removed towards the centerline of the street to limit injury to saved trees.

b. Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.

c. If grade changes are excessive retaining walls may be a viable option.

d. Do not place fill around save trees.

e. If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.

f. **After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.**

g. **Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.**

h. **Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.**

i. **Brushing of understory material outside of construction limits may be an option since it is 99 percent buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90 percent of the tree's roots are within the top one foot of soil.**

j. **Follow the oak wilt protocol included above.**

49. Comments of other City Staff.

cc: North Oaks Mayor and City Council
Kevin Kress, City Administrator
Mark Rehder, City Forester
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

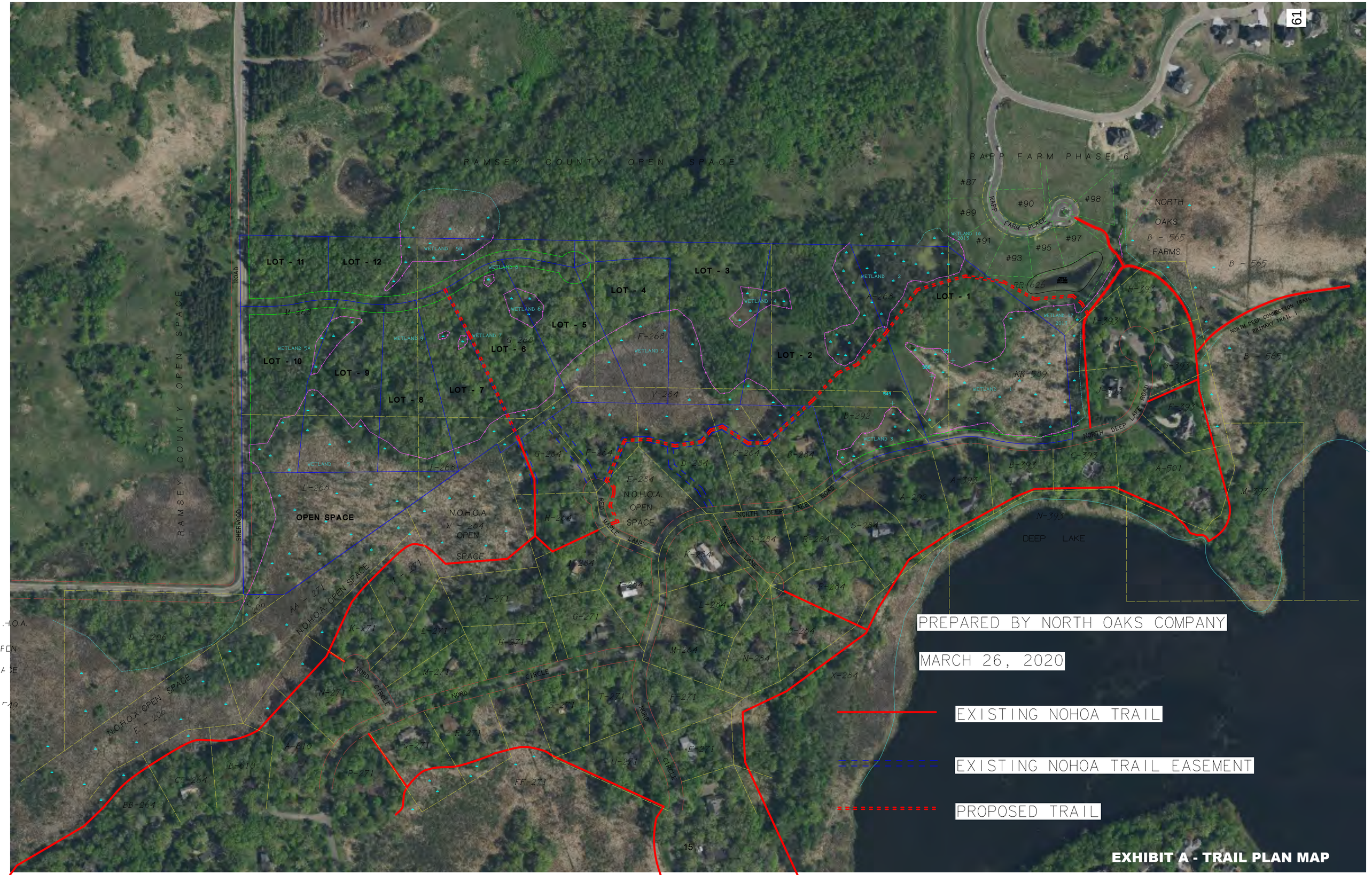


EXHIBIT A - TRAIL PLAN MAP

VLAWMO
Vadnais Lake Area
Water Management Organization

800 County Road E East, Vadnais Heights, MN 55127
www.vlawmo.org

TO: Kevin Kress

FROM: Brian Corcoran Vadnais Lake Area WMO (VLAWMO)

DATE: May 13, 2020

SUBJECT: Comments – Site C – Nord Development – Preliminary Plan Subdivision Application

Kevin,

Below are our comments to Site C – Nord Development – Preliminary Plan Subdivision Application Submittal received 5-12-2020.

- A wetland delineation Boundary & Type was approved on this site 9/9/2015. Per Preliminary Plan no wetland impact is anticipated.
- A MN Routine Assessment Method (MNRAM) was received on 4/6/2020. This worksheet identifies management classes for each wetland on site and their corresponding buffers per VLAWMO rules. Future homes to be built need to follow the buffer setbacks for each wetland.
- Each lot also has to meet current VLAWMO stormwater standards. VLAWMO requests review of each proposed lot construction plan as they come in to verify our standards have been met, a stormwater plan/hydro report will be needed at that time to verify rate control and volume standards are met.
- VLAWMO has no issues with the current Preliminary Plan Subdivision.

Thank you,

Brian Corcoran

From: Kevin Kress
To: Bob Kirmis; Bridget McCauley Nason; Larina Pmp
Subject: Fwd: Fire truck access to Nord and Anderson Woods
Date: Friday, May 22, 2020 4:41:56 PM
Attachments: image004.png
ATT00001.htm
image005.png
ATT00002.htm
image006.png
ATT00003.htm
image007.png
ATT00004.htm
image005.png
ATT00005.htm
image006.png
ATT00006.htm
SKM_C300i20051106430.pdf
ATT00007.htm
SKM_C300i20051106350.pdf
ATT00008.htm

Sent from my iPhone

Begin forwarded message:

From: "Boehlke, Tim" <tboehlke@ljfd.org>
Date: May 22, 2020 at 4:01:52 PM CDT
To: Kevin Kress <KKress@cityofnorthoaks.com>
Subject: FW: Fire truck access to Nord and Anderson Woods

Caution: This email originated outside our organization; please use caution.

Kevin, for Nord and Anderson Woods are only comments are that we definitely prefer to not have islands in the cul de sac's since if an emergency vehicle is parked at the end it is nearly impossible for any vehicle to get past. This in not a requirement, but a strong request.

Obviously No parking would need to be allowed depending on roadway widths, I attached the codes for reference. Depending on the width, you may have to restrict parking on one or both sides of the road.

I hope this helps.
Thanks,
Tim

From: Rewald, Kris <krewald@ljfd.org>
Sent: Monday, May 11, 2020 7:48 AM
To: Sather, Matt <msather@ljfd.org>; Boehlke, Tim <tboehlke@ljfd.org>; Nordeen, Eric

<enordeen@ljfd.org>
Subject: RE: Fire truck access to Nord and Anderson Woods

I agree with Matt…if we could get them to eliminate the island.

I have attached information from the 2020 State Fire Code in regards to road widths, signage requirements, etc.

NORTH OAKS
COMPANY LLC

February 5, 2020

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

Re: Site C – Nord Development
Preliminary Plan –Subdivision Application

Dear Kevin,

Attached you will find the application for Preliminary Plan approval to subdivide Site C – Nord, including all items outlined in the submittal requirements of the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

North Oaks Company LLC (Company) submitted its current Concept Plans for the remaining development sites of the Subject Property in the PDA, including Nord, Anderson Woods, Gate Hill, Island Field and Black Forest Way on December 3, 2019 and again on January 30, 2020.

Please consider this a request for the City Staff to review the application for Preliminary Plan approval for the subdivision of Site C - Nord (SITE), confirm it is complete, proceed to review and comment, publish for a public hearing regarding same at the February 27, 2020 Planning Commission Meeting, at which time the Company requests the Planning Commission recommend City Council approve the subdivision of SITE at its next meeting.

The SITE is zoned RSM-PUD and the Company proposes subdividing the SITE into 12 single-family lots. Each lot will be served with natural gas, electric, and communication systems. Each individual homeowner will install septic systems and wells.

Enclosed you will find the following documents:

Sheet 1 – Existing Conditions, dated January 23, 2020
Sheet 2 – Preliminary Plan, dated January 23, 2020
Sheet 2A – Septic Site Location Plan, dated January 23, 2020
Sheet 2B – Septic Site Location Plan, dated January 23, 2020
Sheet 3 – Preliminary Easement Plan, dated January 23, 2020
Sheet 4 – Preliminary Grading Plan, dated January 23, 2020
Sheet 5 – Preliminary Utility Plan, dated January 23, 2020
Sheet 6 – Preliminary Landscape Plan, dated January 23, 2020
Floor to Area Worksheet, dated January 22, 2020

The primary access to the SITE will be from Sherwood Road. A 28' wide street (typical rural section) will be constructed to serve the westerly 10 lots, extending from Sherwood Road to the proposed cul-de-sac in the center, approximately, of the SITE. In addition, the two existing lots on the east end of the Site will be reconfigured and access will continue to be from an existing shared driveway at Deep Lake Road. The Company met with representatives of Ramsey County Engineering,

consulted with Westwood Engineering, and the preliminary review indicates no turn lanes or other improvements to Sherwood Road or Deep Lake Road will be required, see attached memo from Westwood.

The site plan shows boxes on each lot that represent a one or two story single-family home with an approximate foundation size of 3000 square feet (SF). The actual location, height, and size of each future house will be determined by the homeowner and approved by the City's Building Official, and the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA). The minimum lot size is 1.1 Acres, the approximate size of each lot is noted in the FAR worksheet.

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

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

Open space has been provided in other locations of the Subject Area, including the southwest corner of the SITE. During the Planning Commission meeting on January 30, 2020, it became apparent to the Company that the information about the status of and location of trails near the proposed Nord Development area need clarification. To that purpose, the Company offers the following additional information to the City Council, the Planning Commission and the community in general. Please consider this as part of the Company's discussion of the existing conditions and proposed development plan for the proposed Nord Development area.

In the mid-1970's, the Company received approval to develop certain lots along North Deep Lake Road and Red Maple Lane in the area immediately to the south of the current Nord development area. As part of the approval and recording process, trail easements were dedicated to the North Oaks Home Owners' Association on Tracts B, C, D, F, G, H, and I at the time the tracts were sold by the Company. On our overview visual of the Nord development area, you can see the trail location on the impacted lots.

At the time of preparing documents for inclusion in the East Oaks Planned Development Agreement ("PDA), the document attached to the Agreement and identified as Exhibit "B4" – Trail Map did not accurately identify the location of the existing NOHOA trail in the area south of the current proposed Nord development area. While it has been many years since entering into the original Agreement, one can look to Article 19.13 (x) for an understanding of the definition of "Existing NOHOA Trail Easements" for the purpose of the Agreement. To be an existing trail, the definition requires the previous conveyance by the Developer or its predecessors prior to the execution of the Planned Development Agreement. Applying this definition, the location of actual trails near the planned Nord Development area, the Exhibit "B4" Trail Map are on the seven tracts previously mentioned. Further, future trails contemplated under the Agreement and outlined on Exhibits "C1" Trail Conveyance Schedule and "C2" Temporary Trail do not include the Developer's dedication of future trail easements in the proposed Nord development area.

However, the Company has considered the benefit to the community of connecting the proposed Nord development area to the existing NOHOA trail system. You will note that between proposed lots 6 and 7 a trail connection is identified to connect to the trail area on Tract G of RLS 284 and again on proposed lots 1 and 2 connecting to the trail area on Tract B of RLS 284.

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

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

Sincerely
North Oaks Company LLC,

Mark Houge
President

Enclosures

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

NORTH OAKS COMPANY | NORD AREA | DRAWING NAME = Nord Easement Plan-FAR wrk.gxd

KURTH SURVEYNG INC. | FILENAME: Nord Area-2020 Plan.xls | January 22, 2020

PROJECT RECAP	
TOTAL NUMBER OF BUILDABLE LOTS	12 Lots
TOTAL PROJECT ACREAGE	55.0 Acres
TOTAL AREA ACREAGE IN BUILDABLE LOTS (DOES NOT INCLUDE OPEN SPACE)	50.0 Acres
AVERAGE TOTAL LOT SIZE	4.17 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

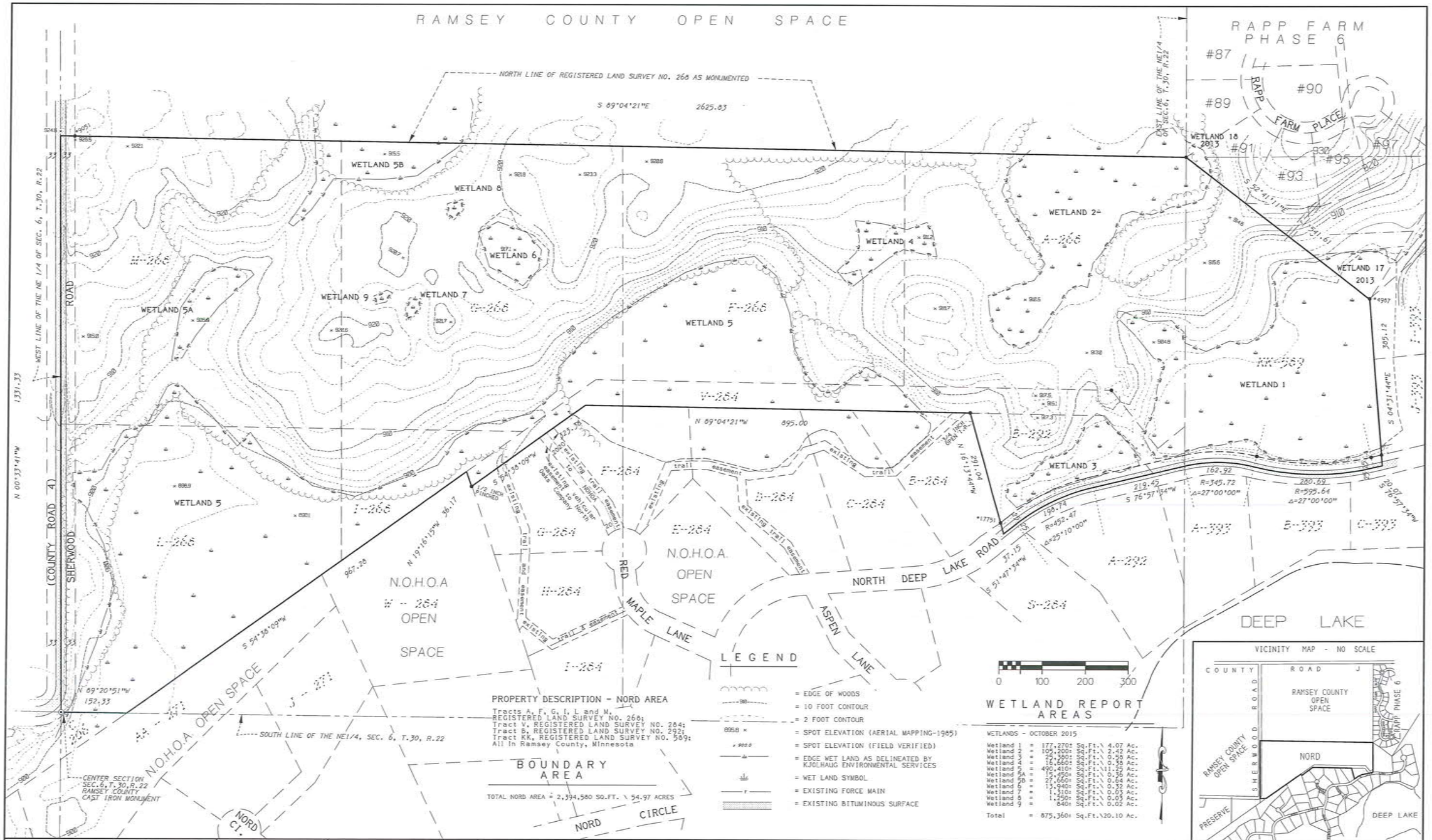
MAXIMUM HOUSE SIZE (FAR) IS 12% OF ADJUSTED LOT AREA

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	403,190	9.26	13,570	389,620	239,580	231,497	27,780	81,150	A
B	2	355,210	8.15	9,460	345,750	85,050	289,617	34,754	167,930	B
C	3	217,150	4.99	2,200	214,950	58,480	176,353	21,162	81,460	C
D	4	127,800	2.93	2,660	125,140	57,470	87,210	10,465	39,760	D
E	5	129,870	2.98	10,170	119,700	50,270	86,522	10,383	35,890	E
F	6	145,090	3.33	7,140	137,950	27,110	120,057	14,407	66,460	F
G	7	113,590	2.61	3,550	110,040	21,490	95,857	11,503	38,670	G
H	8	131,190	3.01	3,670	127,520	21,020	113,647	13,638	66,910	H
I	9	161,270	3.70	5,290	155,980	77,140	105,068	12,608	41,050	I
J	10	163,060	3.74	30,140	132,920	31,910	111,859	13,423	60,130	J
K	11	83,080	1.91	17,640	65,440	0	65,440	7,853	38,160	K
L	12	148,510	3.41	29,430	119,080	27,630	100,844	12,101	28,640	L
M	OPEN	215,680	4.95	14,400	201,280	178,210	83,662	10,039	N/A	M
TOTALS		2,394,690	54.97	149,320	2,245,370	875,360	1,667,633	N/A	N/A	

STREET NAMES

Exhibit B2: Project Summary



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

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.
Randy L. Kurth, RLS. No. 20270
Russell J. Kurth, RLS. No. 16113

DEVELOPMENT AREA "C"

NORTH OAKS COMPANY

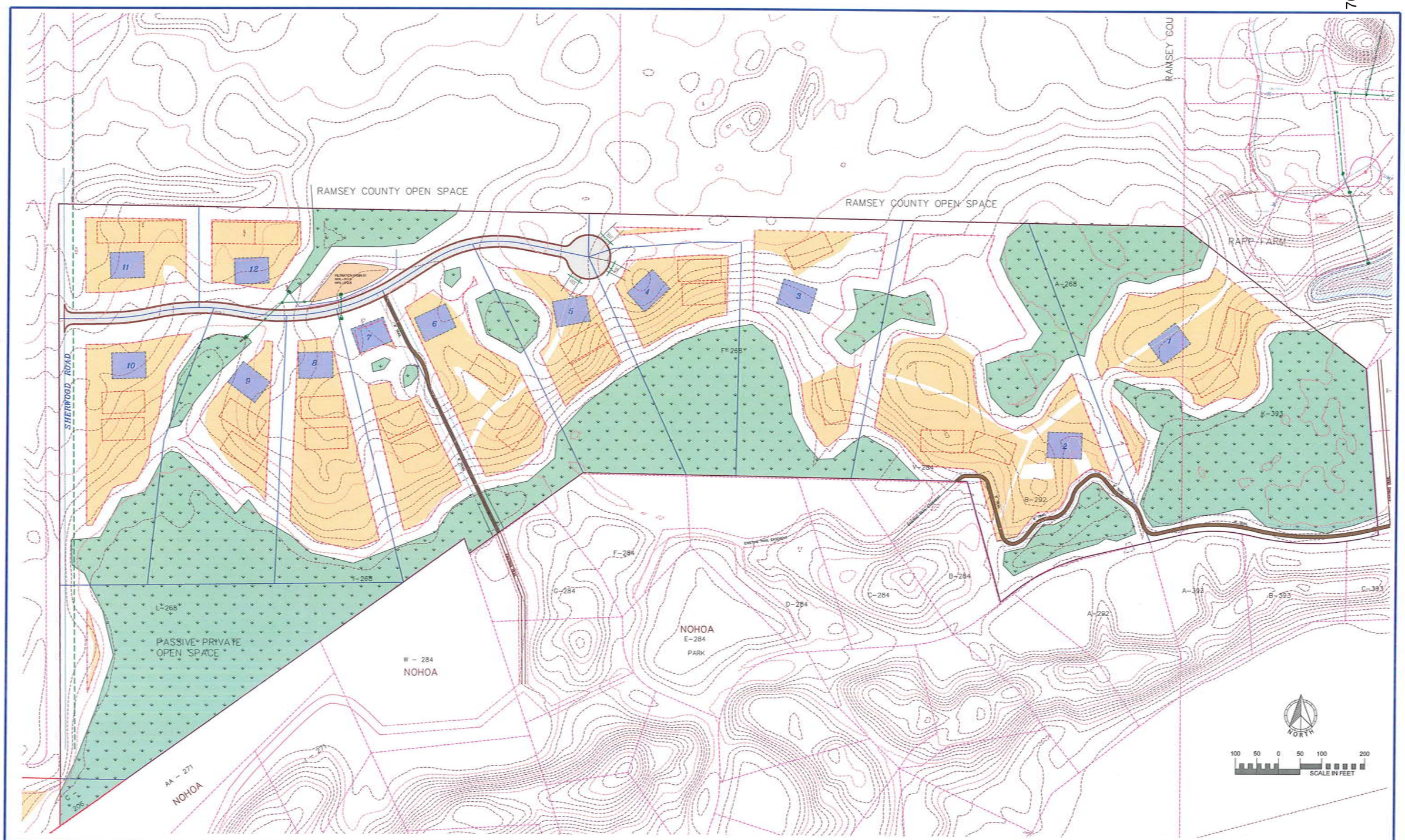
PROJECT: NORD AREA

SHEET DESCRIPTION: PRELIMINARY PLAT EXISTING CONDITIONS

DATE: January 23, 2020
REV. 2-21-20 (NEW SHEET 1A)

SHEET 1A OF 6 SHEETS

Exhibit B3: Existing Conditions



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DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
01/23/20				

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

Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 01/23/20 Lic. No. 56659

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO.
—

NORTH OAKS, MINNESOTA

Exhibit B4: Preliminary Plan (Subdivision)

NORTH OAKS COMPANY

FILE NO.
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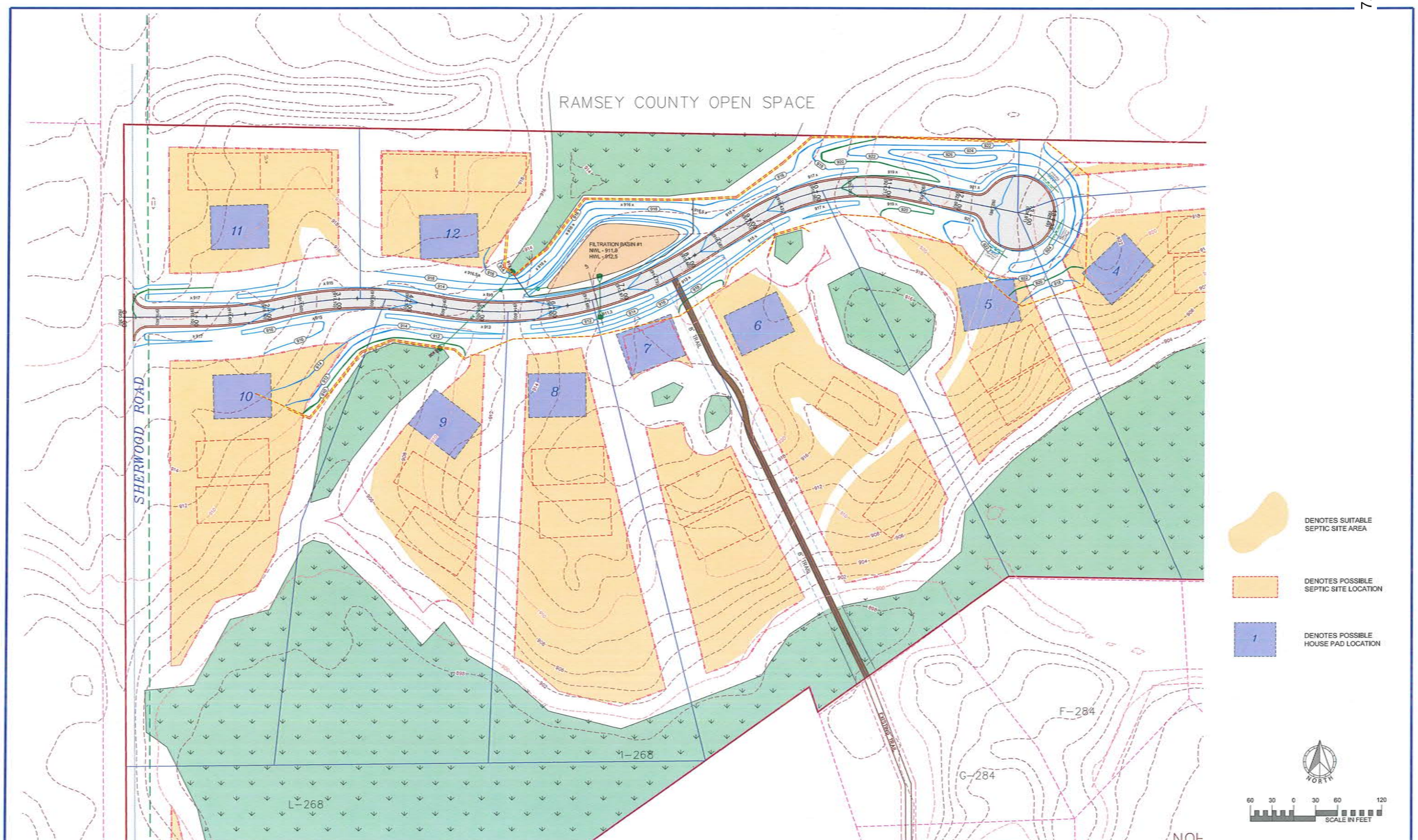
6



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

CITY PROJECT NO.
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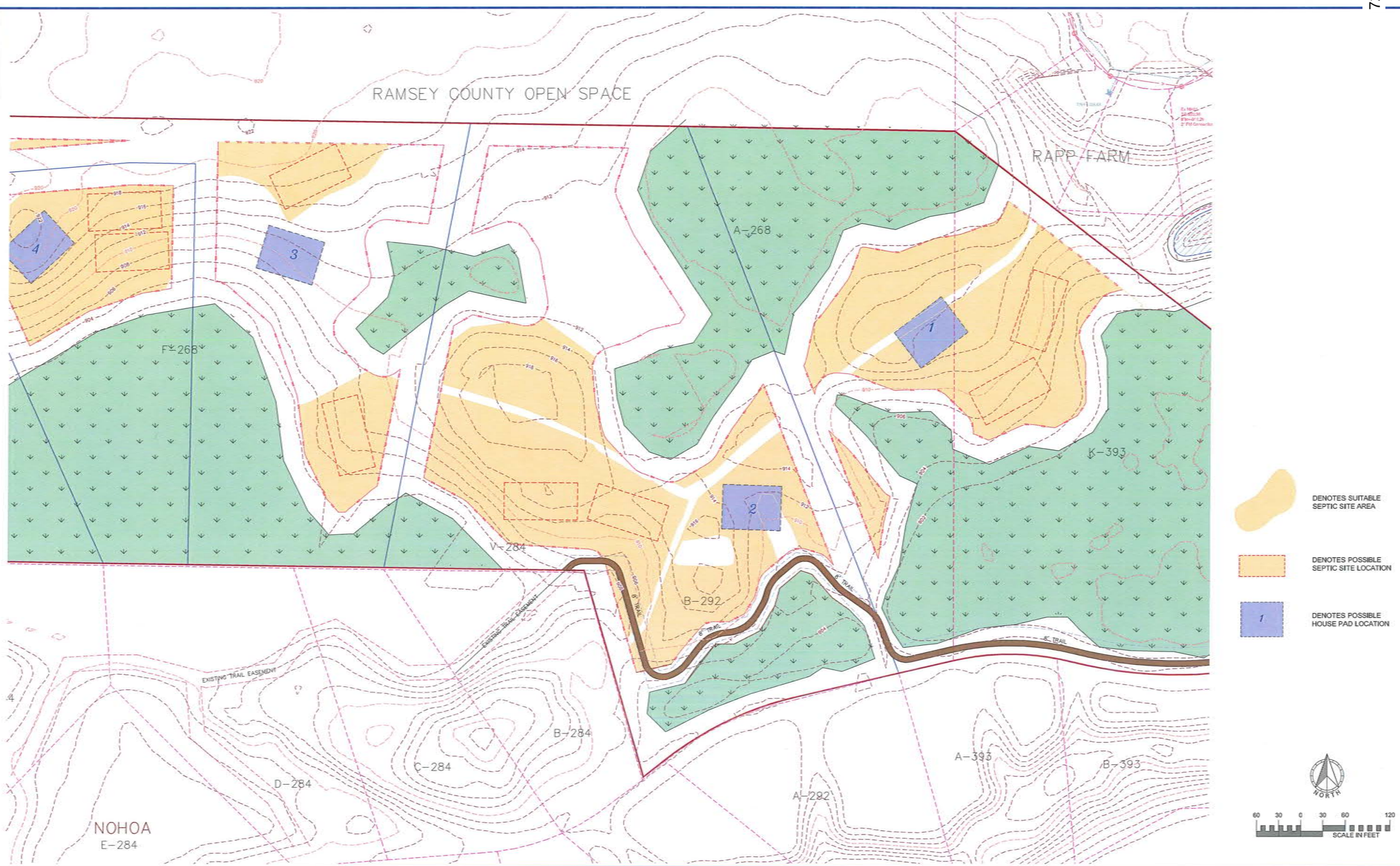
NORTH OAKS, MINNESOTA

Exhibit B5: Septic Site Location Plans

NORTH OAKS COMPANY

6



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Date: 01/23/20 Lic. No. 56659

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

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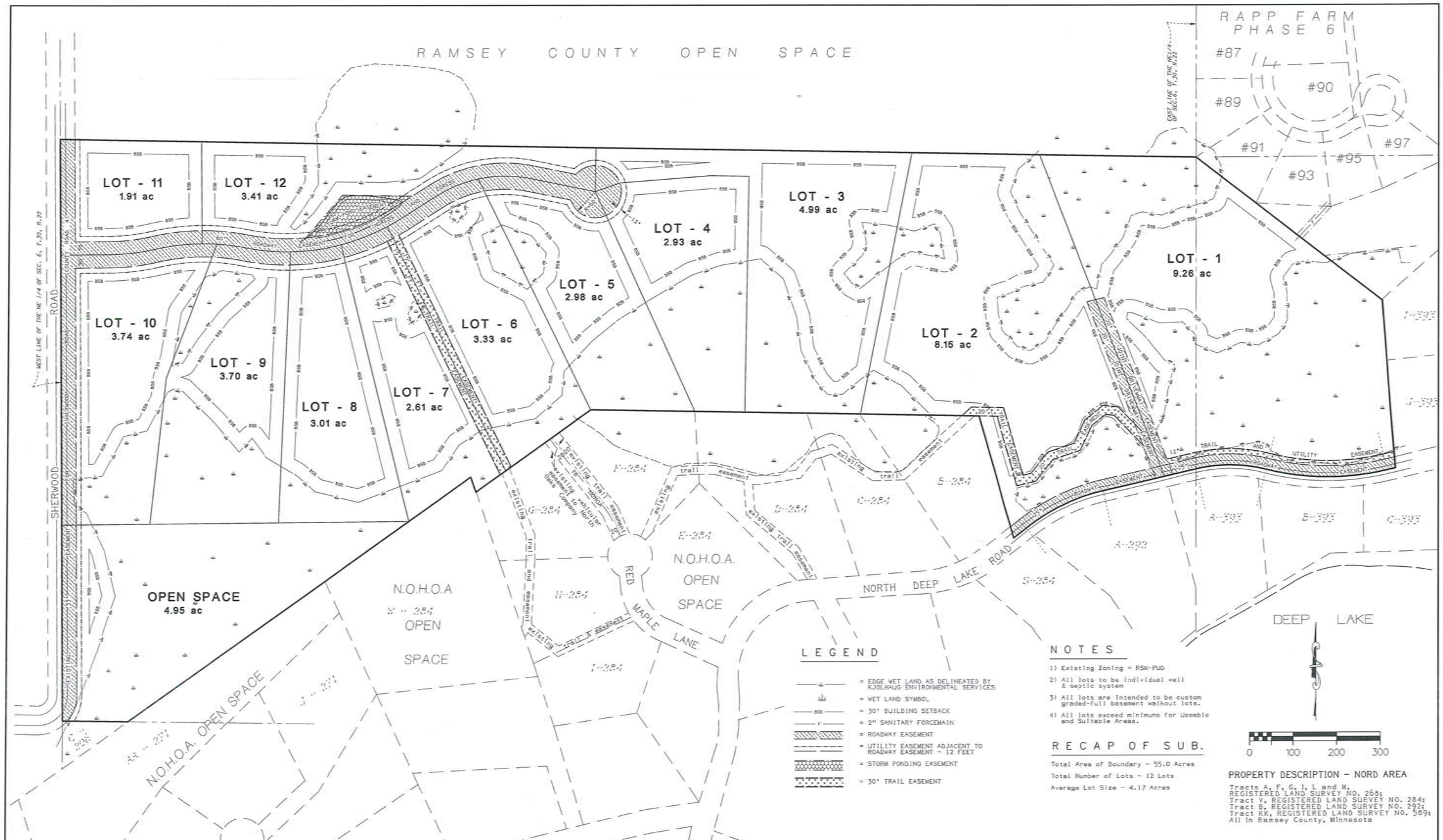
NORTH OAKS, MINNESOTA

SEPTIC SITE LOCATION PLAN
NORD AREA
NORTH OAKS COMPANY

FILE NO.
64500-013

2B / 6



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

DEVELOPMENT AREA "C"

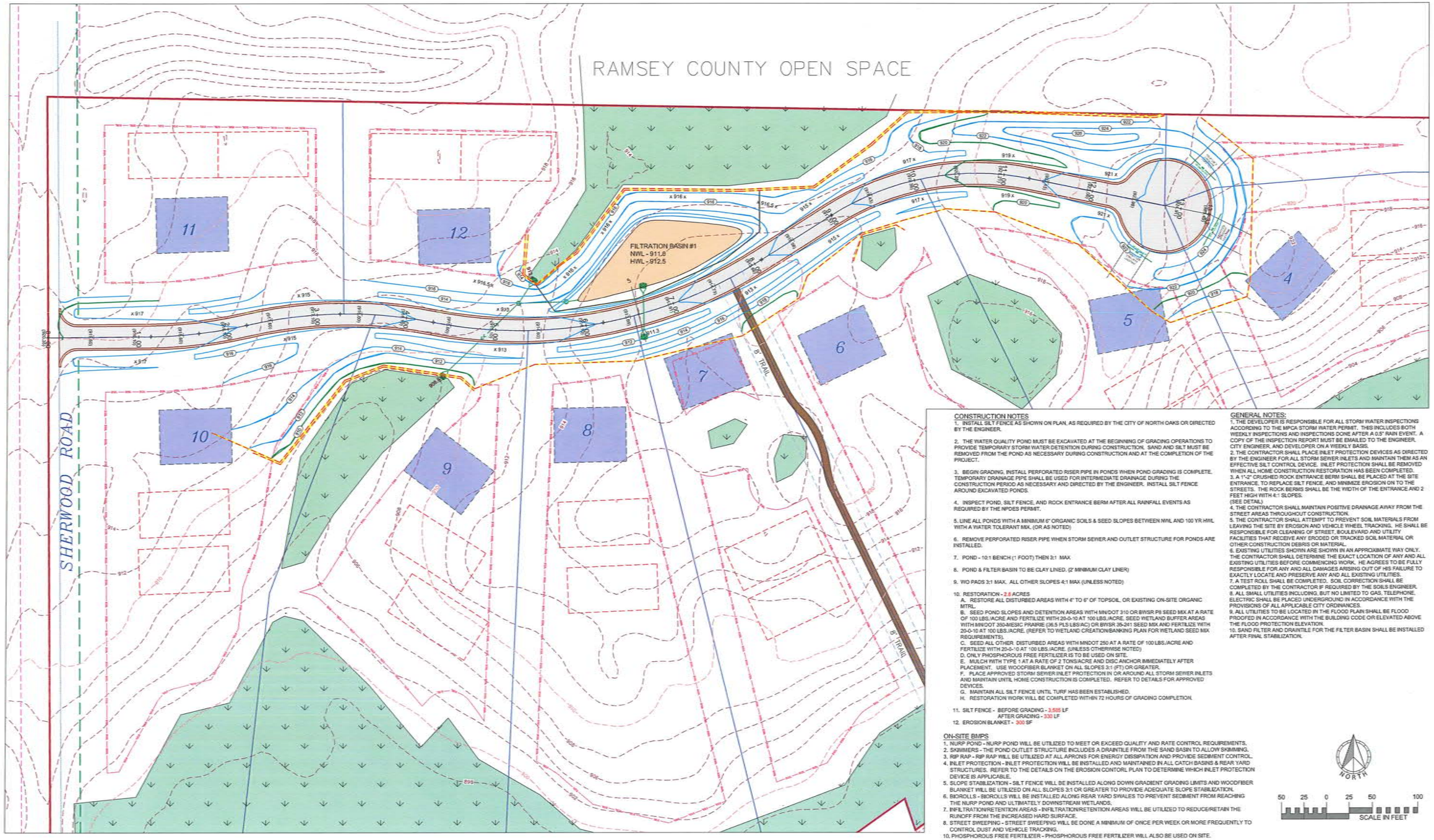
NORTH OAK COMPANY

PROJECT:

SHEET DESCRIPTION

DATE: January 23, 2020

Exhibit B6: Preliminary Plat / Easement Plan



CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.

7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX.

8. POND & FILTER BASIN TO BE CLAY LINED. (2' MINIMUM CLAY LINER)

9. WQ PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

10. RESTORATION - 2.6 ACRES
    A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
    B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
    C. SEED ALL OTHER DISTURBED AREAS WITH MN/DOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
    D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
    F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
    G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

11. SILT FENCE - BEFORE GRADING - 3,585 LF
    AFTER GRADING - 330 LF
12. EROSION BLANKET - 300 SF

ON-SITE BMPS

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

GENERAL NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN ALL HOME CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
3. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
(SEE DETAIL)
4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STREET AREAS THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
6. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
7. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
8. ALL SMALL UTILITIES INCLUDING, BUT NO LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
9. 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.
10. SAND FILTER AND DRAINTILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
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DRAWN BY				
ERJ				
CHECKED BY				
RSM				
DATE				
01/23/20				

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Eric R. Johnson

ERIC R. JOHNSON, P.E.
Date: 01/23/20 Lic. No. 56659

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

CITY PROJECT NO.
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NORTH OAKS, MINNESOTA

Exhibit B7: Preliminary Grading Plan

NORTH OAKS COMPANY

FILE NO.
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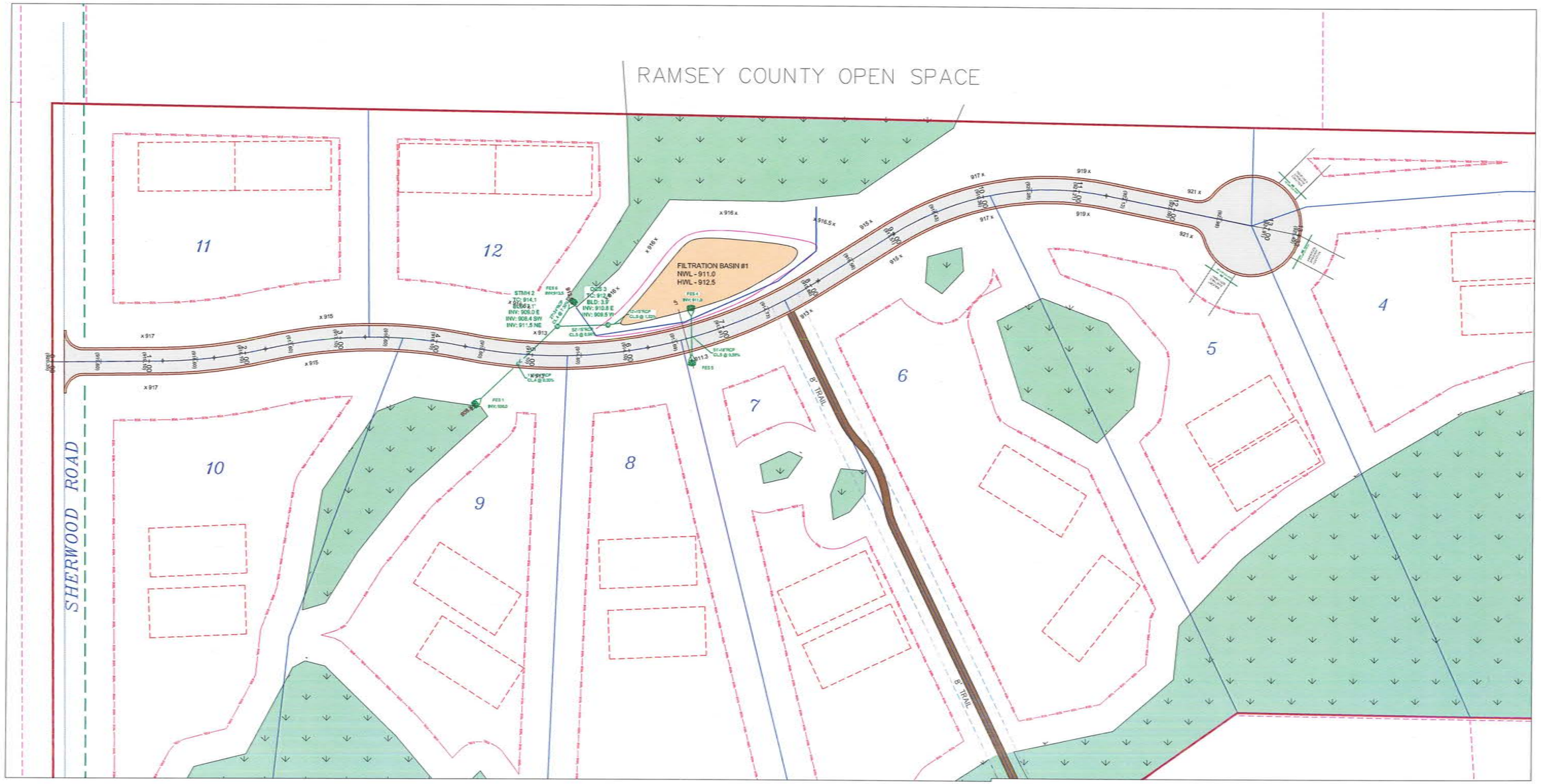

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150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO.
—

NORTH OAKS, MINNESOTA

Exhibit B8: Preliminary Utility Plan

NORTH OAKS COMPANY

6

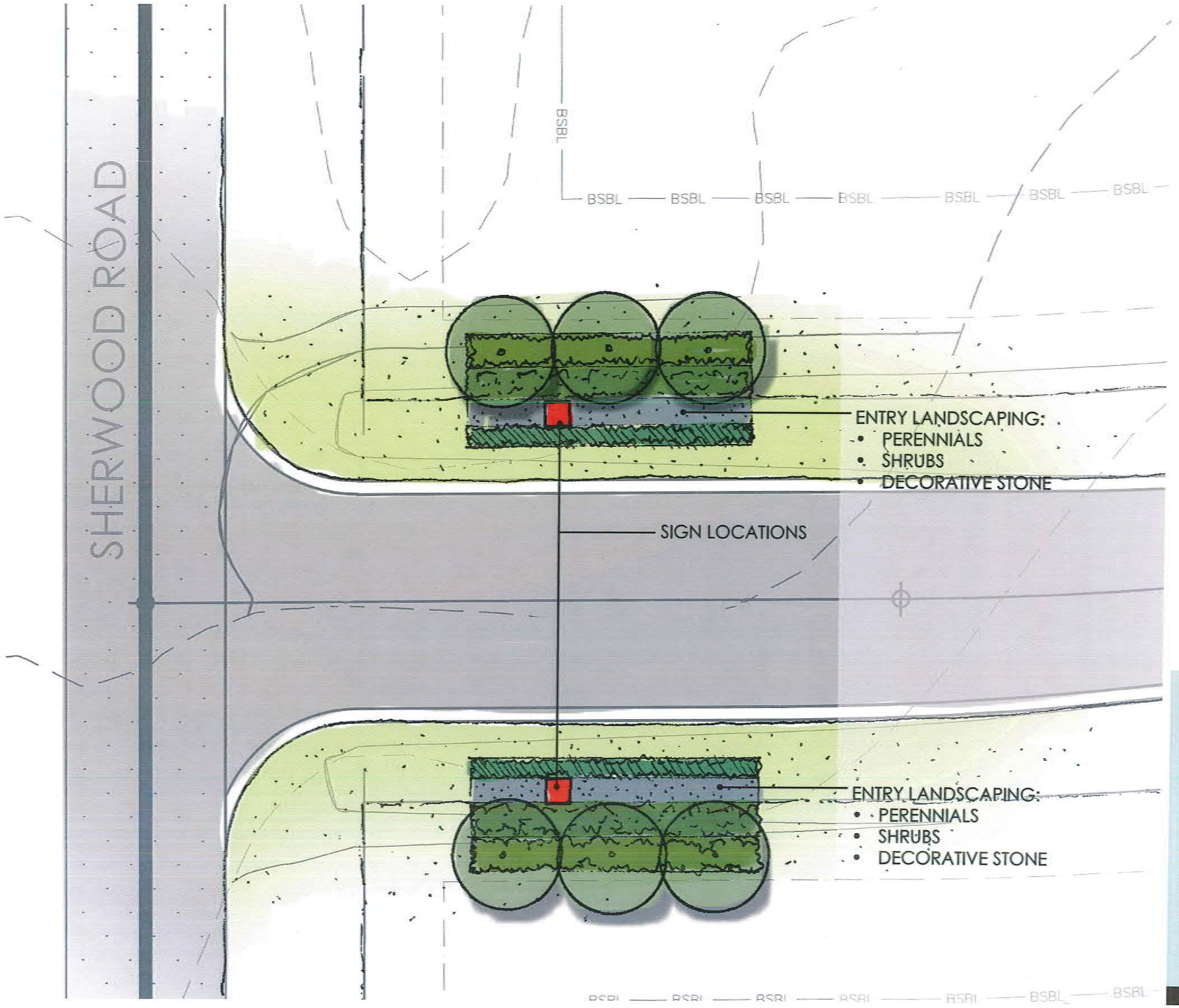


Exhibit B9: Preliminary Landscape/Sign Plan

SHEET 6

LOUCKS

NORD DEVELOPMENT
North Oaks, Minnesota

January 23, 2020

Preliminary Plan* Requirement	Source	
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	**Ordinance 94/ Chapter 151 (Zoning Ordinance)**
Address all of the standards and requirements of the Zoning Ordinance (94)(Chapter 151)		x
Address all of the standards and requirements of the Subdivision Ordinance (93) (Chapter 152)	x	
Address all of the standards and requirements of the PDA	x	
Proof that the preliminary plan is consistent with the approved Master Development Plan**		x
Proof that the preliminary plan is consistent with the PDA		x
Factors for Consideration When Reviewing Preliminary Plan		
Consistency with approved Master Development Plan		x
Consistency with Agreed Upon PDA		x
Impacts on existing and anticipated traffic		x
Parking (n/a)		x
Pedestrian and vehicular movements		x
Ingress and egress		x
Building location, height, and size (n/a)		x
Architectural and engineering features (n/a)		x
Landscaping		x
Lighting (n/a)		x
Provisions for utilities		x
Site grading and drainage		x
Green space		x
Loading and unloading areas (n/a)		x
Signage		x
Monuments		x
Screening		x
Lot coverage		x
Other related matters		x
Uses in conformity with underlying zoning district		x

Compliance with additional PUD zoning standards: ☐ Overall density is consistent with Comprehensive Plan ☐ Overall density is consistent with the approved PDA, subject to any approved density transfer provisions ☐ Compliance with any PDA-imposed performance standards (including performance standards found in amended Appendix 1 related to setbacks, etc.) ☐ Complies with Gross Density requirements for RSL/RSM zoning District		
Preliminary plan is in conformance with the City's Comprehensive Plan	x	
PDA Requirements: ☐ The Development Site will be developed in accord with the PUD controls*** ☐ The Final Plan shall conform in **material respects** to the PDA, East Oaks Project master Development Plan, and Preliminary Plan. (5.3)		

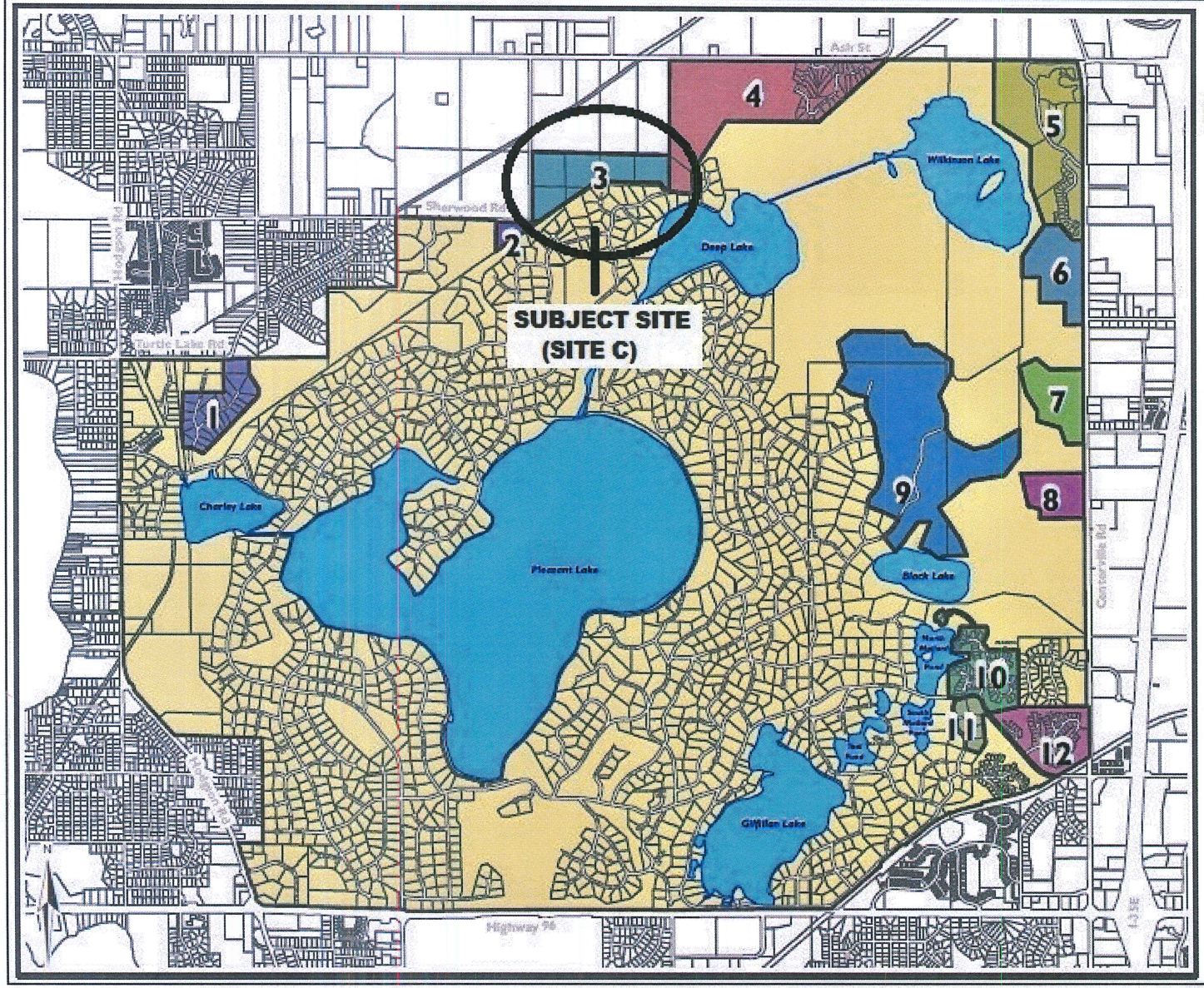
*=Preliminary Plan is defined in the Subdivision Ordinance as follows:

> **Preliminary Plan:** A map or drawing at a scale of 100 feet to an inch delineating showing correctly the boundaries of the subdivision; boundaries, layout and size to the nearest tenth of an acre of the lots therein; streets, parks, playgrounds, and other such land locations; north point and scale; existing topographical features, including contours and other physical aspects such as drainageways, wetlands, and tree areas, and the proposed changes to such features. Also included shall be a separate map of the City showing the location of the proposed subdivision within the City. (Ord. 93, Sec. 5.21/152.005)

**=The Master Development Plan is defined in City Code Section 151.005 as follows: "Plans as required in § 151.056(B)(1)(a)." the "East Oaks Project Master Development Plan" is defined in the PDA as "all those plans, drawings, and surveys identified on the attached Exhibit B, and hereby incorporated by reference and made a part of and including this Planned Development Agreement."

***= "PUD Controls" are defined as the PDA, the PUD Ordinance, East Oaks Project Master Development Plan, Final Plan, Subdivision Ordinance, and Zoning Ordinance.

Note: Per Section 5.1 of the PDA, "the procedure and substance, including financial assurance, of approval for each Development Site shall be subject to compliance with this Planned Development Agreement, the Subdivision Ordinance, the Zoning Ordinance, and the Development Contract for the Development Site."



City of North Oaks Comprehensive Plan

MAP 12:
East Oaks Planned Unit Development

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

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

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

Developed and Undeveloped Land or Protected Open Space

McCombs Frank Roos Associates

80

Exhibit A: Site Location

EST 1983
VLAWMO
Vadnais Lake Area
Water Management Organization

800 County Road E East, Vadnais Heights, MN 55127
www.vlawmo.org

TO: Kevin Kress

FROM: Brian Corcoran Vadnais Lake Area WMO (VLAWMO)

DATE: February 11, 2020

SUBJECT: Comments – Preliminary Plans Anderson Woods & Nord Development Site C– North Oaks

Kevin,

Below are our comments to the Preliminary Plans for Anderson Woods & Nord Development Site C Submittal received 2-7-2020.

- No issues at this time for the Nord Development Site C preliminary plans. Will need stormwater/hydro plans and a Minnesota Routine Assessment Method (MnRAM) report for the wetlands on site for formal application review.
- No issues at this time for the Anderson Woods site preliminary plans. Will need stormwater/hydro plans and a replacement plan application for wetland impact on site for formal application review.

VLAWMO will provide detailed comments once formal applications are received for these two projects.

Thank you,

Brian Corcoran

Cc: Gary Eagles – North Oaks Company

Exhibit L: VLAWMO Comments

Forestry Assessment for Anderson Woods and Nord

RE: Planning Commission request to determine significant and heritage tree impacts in "civil" work areas (streets, trails, storm ponds, etc.) and to provide the information to City Staff prior to the public hearing.

The City does not have a definition of what constitutes a "Significant" tree nor a "Heritage" (aka Specimen) tree in its ordinances. Also, the City does not have a tree preservation policy in place. After reviewing numerous tree preservation policies throughout the Twin Cities, some examples of the most common definitions, and the City from which it came, are included below:

> Significant Tree (Lake Elmo). "A healthy tree measuring a minimum of six (6) inches in diameter for hardwood deciduous trees, eight (8) inches in diameter for coniferous/evergreen trees, or twelve (12) inches in diameter for common trees, as defined herein."
>
> Significant Tree (Apple Valley). "Any healthy deciduous tree measuring eight inches or greater in diameter, or any coniferous tree measuring six inches or greater in diameter, at four and one-half feet above grade."
>
> —
>
> Specimen/Heritage Tree (Eagan). "A healthy tree measuring equal to or greater than thirty (30) inches in diameter breast height."
>
> *Specimen* tree (Maplewood) "a tree of any species that is 28 inches in diameter or greater, except invasive species. Specimen trees must have a life expectancy of greater than ten years, have a relatively sound and solid trunk with no extensive decay or hollow, and have no major insects, pathological problem, or defects. Specimen trees are valued for their size and their legacy."

*It is also common practice to not include multiple stemmed trees as heritage trees even if the cumulative diameter of all the stems meets the heritage tree definition for diameter requirements. For instance, a five-stemmed tree with 6" trunks would not be defined as a heritage tree.

**Some communities also use the term heritage stand as defined below.

> Specimen Tree or Stand (Shorewood): Any tree or grouping of trees which has been determined to be of a high value by the Zoning Administrator because of its species, size, age, or other professional criteria.

In general, these definitions are similar in nature and intent and can be used going forward.

Nord

A tree inventory was not undertaken at this site by North Oaks Company. A tally of trees on site demonstrated that oaks are the pre-dominant species. On the western edge of the site, just off Sherwood Road, ash trees are also well represented and make up the dominant species for the first 500 feet of the proposed street development. Aspen are also well represented to the south of the proposed street as they are associated with wetland edges and wetter sites. After crossing over a few small gullies, the species change from ash/aspen into an oak component. White oaks (bur and white oaks) make up approximately 70% of the oak tree species and Red oaks make up about 30%. A few other species such as hackberry, elm, birch, and boxelder are responsible for a very small percent of the overall tree population in this area. The understory is comprised of about 95% buckthorn and some smaller tree species.

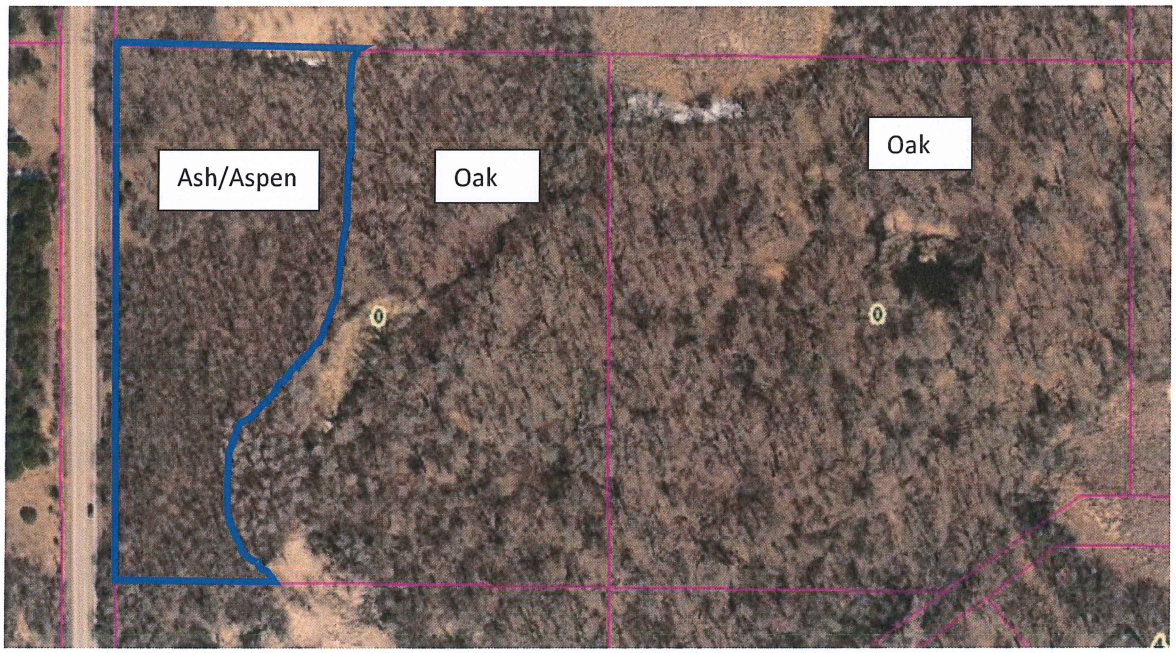


Figure 4 Tree Species Locations at Nord

The construction of the street, pond, and trail will result in the removal of approximately 216 trees (Appendix C). The breakdown of removed species is similar to the breakdown of species throughout the site. Total oaks removed will be around 95 (26 Red oaks and 69 White oaks), 65 aspen, 49 ash trees, and 7 cherry trees. The largest diameter tree within construction limits is a 30+" Red oak and the average oak tree diameter is near 20". The Red oak should not be considered a heritage tree as it appeared to have die-back associated with decay. In general, the oak trees were slightly larger than at Anderson Woods. Ash trees on site average approximately 12". A table of anticipated removals is included below.

Approximate Tree Removal Totals for Nord

	Oaks	Ash	Aspen	Cherry
Pond	6	4	8	0
Street	87	39	56	7
Trails	2	6	1	0
Totals	95	49	65	7

The area is a nice forest of semi-mature oak to the east and an ash/aspen component to the west. The developer does have some discretion with regards to road placement and therefore, tree preservation. If there are some nice trees that could be preserved efforts will be made to nudge the street a few feet in one direction or another. Trees near construction limits will have to be individually assessed to first see if they are worthy of preservation and secondly, to determine impacts. Usually trees that have impacts from construction to just one side of the tree remain fairly healthy because of the non-disturbance to the other side of the tree. Depending on how close and how intrusive the disturbance some trees may show signs of die-back in the future.

The area of the development proposed to go off North Deep Lake Road is devoid of trees (Appendix D). There is a cluster of willow trees near the gate adjacent to North Deep Lake Road which would most likely have to be removed but no other tree removals are anticipated based on submitted plans.

Oak Wilt

We are now in the high-risk period for Oak wilt and this will most likely continue until the beginning of July. The University of Minnesota has scientists who determine when it is OK to cut oaks again and that can be monitored. It is imperative that save trees are not wounded during this time frame. If construction needs to take place within this timeframe precautions should be put in place. There do not appear to be any active oak wilt infection centers in the proposed development areas.

While working on a pipeline project several years ago outside of North Oaks, Kunde Company (previous contracted City Forester), was contracted to paint all oak stumps on site immediately after removal and also any time they were re-wounded but before the stumps could be removed (popped). Arborists were stationed with each tree removal work crew and would have paint on hand to re-paint tree stumps as construction equipment maneuvered their way along the corridor. This will almost guarantee that oak wilt will not start in this area and a recent review of aerial photographs seems to back up that claim. Even exposed stumps that are not immediately removed, and not immediately painted, can contribute to oak wilt appearing in neighboring save trees later in the growing season. Oak trees graft roots and if a stump were to become "infected", it can pass the oak wilt fungus into healthy save trees nearby.

Also, it is recommended to have a long extension pole on site (or a climber) with a brush roller and paint to apply to save trees that may have had a limb accidentally broken off or a wound to a trunk higher up. Applying wound dressing (paint) to a wound immediately after it occurs will almost guarantee that the tree will not get oak wilt. There is existing research which validates this. These measures are a small step that can be taken to keep the forest disease free and preserve a significant oak resource enhancing property values and the potential sale of the parcels.

If the tree removal work takes place after the beginning of July the risk becomes much lower, but it is still a risk and the same precautions could be put into place. The best time to work on oak trees is in the winter.

Emerald Ash Borer

No signs of Emerald Ash Borer (EAB) were visible on the ash trees at Nord or Anderson Woods. It is my opinion that the ash trees on proposed parcels should stay and should not be removed proactively ahead of development. While this may save a few future homeowners of countless ash tree removals their removal would also cause a dramatic shift in the visual appeal and function of the site. The benefits gained from leaving the trees and having them continue to provide habitat, absorb water, clean air and water, keep down dust, add privacy, reduce noise and glare, etc., outweigh the impacts of proactive removal. Its possible these trees will remain viable for many years before they potentially succumb to EAB. At that point the homeowner will have decide the proper course of action.

Recommendations to Preserve Save Trees on Site

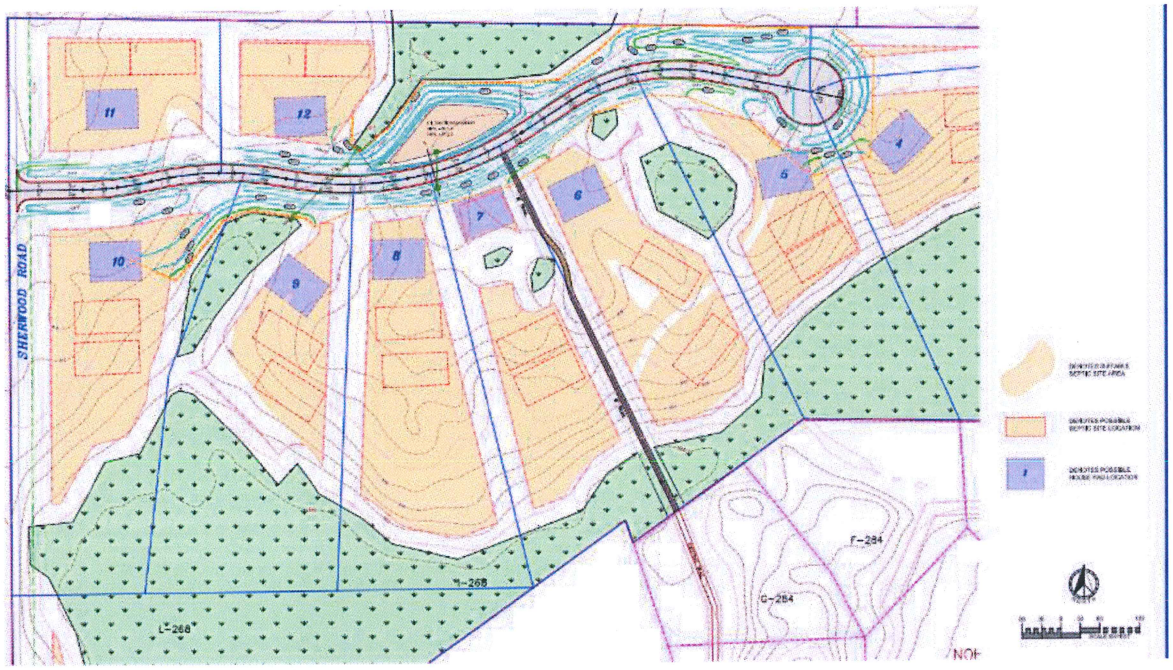
- Fell all remove tree towards the Center Line to limit injuring to save trees.
- Install tree protection fence immediately after tree removals. Make sure fence is respected by contractors on site and immediately raise fence if it is compromised. Pre-construction meetings are an excellent time to implement the seriousness of tree preservation efforts and penalties for violations.
- If grade changes are excessive retaining walls may be a viable option.
- Do not place fill around save trees.
- If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.
- After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.
- Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.
- Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.
- Brushing of understory material outside of construction limits may be an option since it is 99% buckthorn. An inventory to look for any non-buckthorn species could be incorporated to mark and avoid those shrubs during buckthorn removal. Care should be taken to minimize impacts to soil during this process. Scraping off of any topsoil should be prohibited as 90% of the tree's roots are within the top one foot of soil.
- Follow the oak wilt protocol included above.

Mark Rehder

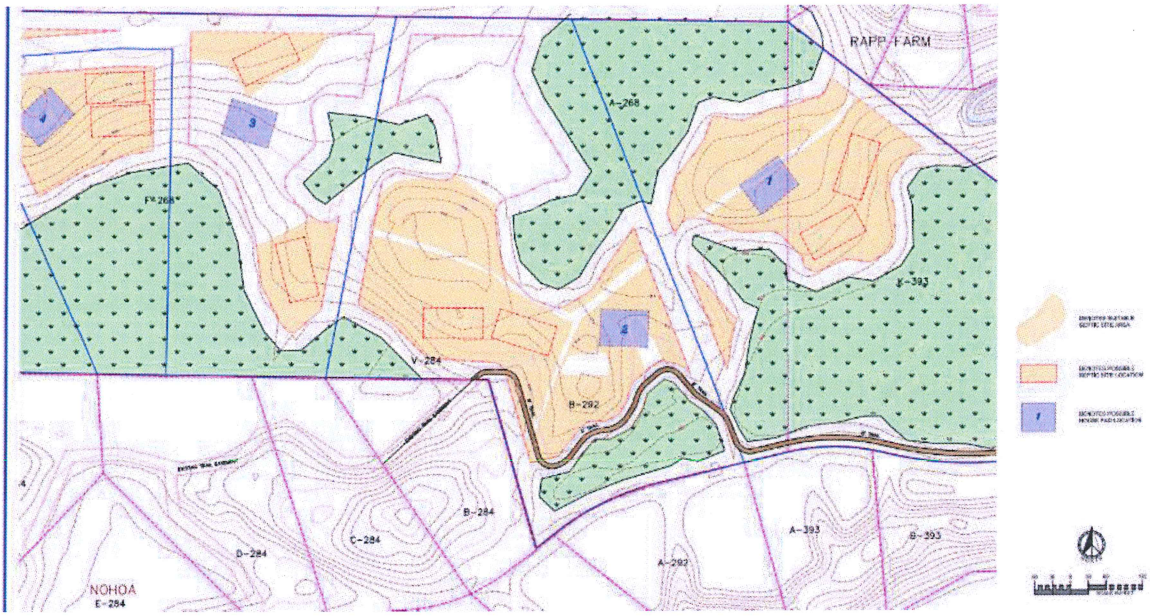
North Oaks Contracted City Forester

Rehder Forestry Consulting

Appendix C



Appendix D


RAPP FARM
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F-268
V-284
B-292
B-284
C-284
D-284
NOHOA
E-284
A-292
A-393
B-393
4
3
2
1

NORTH OAKS
HOME OWNERS' ASSOCIATION

April 7, 2020

Mr. Gregg Nelson, Mayor
Council Persons: Rick Kingston, Martin Long, Kara Ries, and Katy Ross
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, MN 55127

RE: East Oaks PDA – Nord Preliminary Plans

Dear Mayor Nelson,

The North Oaks Home Owners' Association (NOHOA) has reviewed the preliminary plans submitted by the North Oaks Company for the Nord development site. NOHOA has particularly placed a technical focus on those components for which NOHOA will ultimately be responsible for maintaining, such as roads and trails. The following summarizes NOHOA's recommendations, additional requested information, and suggested plan modifications for the development to be accepted into the Association. NOHOA respectfully requests that the City incorporate these into any recommendations or approvals.

1. The applicant should be advised that NOHOA policy does not allow for shared driveways except through board approval. At the time of construction, Lots 1 and 2 will need to receive board approval if a shared driveway is going to be used.

2. The following are NOHOA's recommendations relative to the North Oaks Company updated trail route provided on the exhibit dated March 26, 2020:
    a. NOHOA prefers that the new route through Lots 1 and 2 be constructed as indicated on the attached exhibit, avoiding any wetland impacts.
    b. NOHOA prefers the alignment through the west side of NOHOA open space to connect to the existing trail easement.

c. As offered, NOHOA expects the North Oak Company to work with NOHOA and the property owners to construct a trail through the existing easement located across the existing properties along North Deep Lake Road. Assistance shall also be provided by the North Oaks Company to establish new easements closer to the wetland when possible.

3. NOHOA's willingness to accept the revised trail plan as proposed by the North Oaks Company does not waive NOHOA's right to require compliance with the terms of the 1999 PDA as to all future developments.

4. A center island is indicated on the plans at the entrance. No landscape maintenance will be completed by NOHOA within the development. NOHOA would prefer no center island.

5. Trail maintenance and construction fall under the purview of NOHOA. As such the following is requested:
   a. Wetland boundaries should be flagged in the field and the proposed trail alignment staked to allow for field verification of impacts. This should occur for the trail along the lot line between Lot 7 and 6 and across Lots 1 and 2.
   b. Trail construction details should be provided to NOHOA for review and comment.
   c. Any necessary boardwalk and culvert installation locations should be noted on the plans.
   d. Trail widths should be cleared and graded appropriately to a width of 12-feet to allow for future maintenance activities.

6. To allow for appropriate future road maintenance, NOHOA requests that the Company provides soil boring information and a geotechnical report that details the required pavement section for a 7-ton pavement design.

7. Plan and profile information for the road should be provided to NOHOA for review and comment as to any maintenance concerns as part of the final plan approval process.

8. Copies of the stormwater plans, drainage calculations and Minnesota Routine Assessment Method (MnRAM) report are requested. Approval from VLAWMO will be required for the improvements prior to acceptance. NOHOA reserves the right to comment on plans as they are revised to avoid wetland impacts.

9. The preliminary plans note that the road will discharge to a filtration basin. As the Construction details should be provided and a soil boring with groundwater elevations and infiltration rates should be provided. A 10-foot bench should be graded around the basin for maintenance access.

10. Documentation should be provided as to approval by Ramsey County of the road access.

The recommendations and comments set forth above are specific to the set of plans deemed complete by the City on February 27th. NOHOA reserves the right to review and make additional recommendations and comments as plans are subsequently revised and additional information received.

In addition, it is expected that development of the Nord site will comply with all conditions set forth by local, state, and federal agencies. Prior to acceptance into NOHOA, the Nord development will be reviewed for compliance with all such requirements and the developer will be required to address any issues identified.

Furthermore, NOHOA requests that no development declarations be recorded or given to purchasers until NOHOA has approved them. NOHOA will not be bound by any declarations that were not reviewed and approved by NOHOA prior to being recorded.

If you have any questions or would like to discuss any of these comments further, please feel free to contact NOHOA.

Thank you,

(Signed copy on file)

Katherine Emmons
President

Cc: Kevin Kress, City Administrator
Mark Houge, President, North Oaks Company
North Oaks Planning Commission
NOHOA Board of Directors