



CITY OF NORTH OAKS

**Special City Council Workshop
Thursday, September 10, 2020
5 PM, Via Teleconference or Other Electronic Means Only
MEETING AGENDA**

Remote Access: - *City Council members will participate by telephone or other electronic means pursuant to Minn. Stat. §13D.021. Any person wishing to monitor the meeting electronically from a remote location may do so by calling the following Zoom meeting videoconference number: 1-312-626-6799, Meeting ID: 872 3578 1053 or by joining the meeting via the following link: <https://us02web.zoom.us/j/87235781053>. Individuals wishing to monitor the meeting remotely may do so in real time by watching the livestream of the meeting on North Oaks Channel 16 and on the City's website. 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.*

1Call to Order

2Roll Call

3Discussion Item(s)

3.1Review, discussion, and potential action on revised Island Field Concept Plan Submittal from North Oaks Company
[Island Field Joint Workshop Project Review.pdf](#)

4Adjourn



August 21, 2020

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

Re: Site H – Island Field Development
Preliminary Plan –Subdivision Application

Dear Kevin,

Attached you will find the application for Preliminary Plan approval to subdivide Site H – Island Field, 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 Gate Hill and Red Forest Way South (North Black Lake) 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 H - Island Field (SITE), confirm it is complete, proceed to review and comment, publish for a public hearing regarding same on or before the September 24, 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 RCH-PUD and the Company proposes subdividing the SITE into 2 parcels. Parcel 1 is 11.5 acres, approximately, to accommodate construction of a 37 unit condominium building (Phase 1), and Parcel 2 is 10 acres, approximately, to accommodate construction of an additional 37 condominium units (Phase 2). Each parcel 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 August 19, 2020
- Sheet 2 – Preliminary Plan, dated August 19, 2020
- Sheet 3 – Preliminary Plat/Easement Plan, dated August 18, 2020
- Sheet 4 – Preliminary Grading & Erosion Plan, dated August 19, 2020
- Sheet 5 – Preliminary Utility Plan, dated August 19, 2020
- Sheet 6 – Preliminary Landscape Plan, dated August 19, 2020
- Sheet C2.0 – Building Site Plan, dated August 19, 2020
- Sheet L1.0 – Landscape Plan, dated August 19, 2020
- Sheet L1.1 – Landscape Plan, Notes, and Details, dated August 19, 2020

Sheets 1, 2, & 3 - 3D Overview Images, dated August 19, 2020
Sheets 4 & 5 – Elevation Drawings, dated August 19, 2020
Sheet 1 – Proposed Trail Easements, dated August 18, 2020
Project Information pages 1-3, dated August 19, 2020

Access to the SITE will be from Centerville Road. A 28' wide street will be constructed to serve the parcels. The Company met with representatives of Ramsey County Engineering, consulted with Westwood Engineering, and the preliminary review indicates a right turn lane from Centerville Road will be required.

The site plan and building elevation show a three-story building, plus a lower level for enclosed parking, the approximate foundation size of the Phase 1 building is 36,150 square feet (SF) and the Phase 2 building is an additional 27,620 square feet. The Final Plans will be reviewed with the Architectural Supervisory Committee (ASC) of North Oaks Home Owners' Association (NOHOA) upon completion.

The preliminary grading plan is attached, which illustrates a fill area through the wetland on the west side of Centerville Road, and minimal grading to build a street from there to the building. 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 to service the SITE from Centerville Road. The building(s) will be serviced by a municipal sanitary sewer and water system connected to the White Bear Township's systems.

Open space has been provided in other locations of the Subject Area. The Company is working with NOHOA to determine if there are any recreational improvements that are mutually beneficial to pursue on the SITE. The Company and NOHOA have agreed to connect the SITE to the proposed trails west of the SITE, which extend north to Waverly Gardens, south to the Pines, and connect into the existing NOHA trail system to the west.

The Company is requesting approval for the construction of 74 residential units on the SITE. 74 Units are permitted under the terms of the Master Development Plan and Planned Unit Development Agreement for East Oaks Project dated February 11, 1999 (the "Original PDA"), as amended by various amendments including, most recently, the Seventh Amendment to Planned Unit Development Agreement dated June 10, 2010 (the "Seventh Amendment" and together the Original PDA and the prior amendments thereto the "PDA") as follows:

Table 1, which is a part of the Findings and Development Guidelines attached to the Seventh Amendments as Appendix 1 (hereinafter "Table 1") states that the base number of Units planned for the Island Field Site (Site H) is 35 (See page 11 of 13 of Table 1 to Appendix 1 attached to the Seventh Amendment). As permitted by the third to last paragraph of Table 1 (the paragraph titled Number of Dwellings Permitted on page 12 of 13), "...density increases of up to 30% within each Development Site [subject to certain exceptions that are not applicable to Site H] are permitted among and between the Development Sites." Thirty percent (30%) of 35 Units is 10.5 Units which rounds up to 11 Units. The Company elects to take advantage of this permitted density shift by shifting 11 permitted Units from Development Site D to Development Site H which brings the total number of Units to 46.

Table one states that Site H is zoned RCM-PUD. (See page 11 of 13 if Appendix 1). The second to last paragraph of Table 1 (bottom of page 12 of 13 of Appendix 1) states that up to 21 Acres of the property subject to the PDA and zoned RCM-PUD are also eligible for commercial development. Of the 21 acres eligible for commercial development, 15.27 acres have already been developed which leaves 5.73 acres of RCM-PUD zoned Development Sites eligible for commercial development. As set forth in subsection a of the last paragraph of Table 1 (the paragraph titled Conversion of Permitted Uses on page 13 of 13) if The Company elects to forgo the development of this remaining 5.73 acres for commercial uses, "the number of permitted dwelling units within the Development Sites will be increased at the rate of 5 dwelling units for each acre of commercial Development foregone." Exhibit B.5.1, incorporated into the Seventh Amendment further clarifies the calculation to convert commercial acres to housing showing allowed conversion to dwelling units to be 28. The Company is making this election with respect to 5.73 acres of

permitted commercial development on Site H which increases the number of permitted dwelling units on Site H by 28 Units to reach the total of 74 Units.

The foregoing methodology is required by the last sentence of the third to last paragraph of Table 1 (the paragraph titled Number of Dwellings Permitted on page 12 of 13) which states “Permitted density increase percentages [i.e. the permitted 30% increase from 35 Units to 46 Units] shall be applied before any permitted conversion or transfer of Units [i.e. the conversion of 5.73 acres of potential commercial development to 28 residential units]. Had the conversion been allowed to occur first, it would have increased the number of permitted units on Site H from 35 to 63 (35+28) and then application of the 30% density shift would have allowed a shifting of an additional 18 units to the site for a total of 82 units.

Company anticipates obtaining approval to enable the construction of the utilities and street to be complete summer of 2021, and the Phase 1 building to be complete later in 2021. This development is envisioned to be a part of NOHOA and will be served by a separate sub-association.

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

Sincerely
North Oaks Company LLC,

Mark Houge
President

Enclosures

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

North Oaks Condominiums Project
JMS Custom Homes

Firm Ground Project No. 20.029

August 19, 2020

Preliminary Site Submittal – Project Information Summary

Building Area:

• First Floor:	63,760 s.f.	(Phase I – 36,150 s.f.; Phase II – 27,620 s.f.)
• Second Floor:	55,250 s.f.	(Phase I – 27,620 s.f.; Phase II – 27,620 s.f.)
• Third Floor:	46,110 s.f.	(Phase I – 23,055 s.f.; Phase II – 23,055 s.f.)
Total:	165,120 s.f.	(Phase I – 86,825 s.f.; Phase II – 78,295 s.f.)
Garage Level:	65,575 s.f.	(Phase I – 37,665 s.f.; Phase II – 27,910 s.f.)
148 parking spaces		Phase I – 84 spaces; Phase II – 64 spaces.

Units:

Phase I:	37 units
Phase II:	37 units
Total:	74 units

Site Usage:

Condominium Building to be developed in two phases. The project will feature 74 residential units, 1 guest unit, underground parking, and support spaces. Common spaces including a community room, and an exercise room. Outdoor gathering spaces include patio decks, walking paths, a community garden, and a possible future outdoor pool.

Projected Residential Unit Mix: (Both phases)

2 Bedroom Units:	62
3 Bedroom Units:	12
Guest Suite:	1

Site Area:

Lot 1:	499,685 s.f.
Lot 2:	427,995 s.f.
Total:	955,910 s.f.

Floor Area Ratio:

- Lot 1: 86,825 s.f. / 499,685 s.f. = 0.174 - 17.4%
- Lot 2: 78,295 s.f. / 427,995 s.f. = 0.183 - 18.3%
- Total: 165,120 s.f. / 955,910 = 0.173 - 17.3%

Percent Lot Coverage: (Building and Paved Areas)

229,168 s.f. / 955,910 = 24%

Gross Density:

Phase I: 37 units / 11.47 acres = 3.23 units per acre
Phase II: 37 units / 9.83 acres = 3.76 units per acre
Total: 74 units / 21.3 acres = 3.5 units per acre

NORTH OAKS COMPANY LLC

ISLAND FIELD - PRELIMINARY PLAN AUGUST 18, 2020

Area Name	PIN	Gross Acentage	Road R/W	Balance	Wetland Area	Net Acres
PARCEL 1		11.47	-0.53	10.94	-2.80	8.14
PARCEL 2		9.83	-0.61	9.22	-2.69	6.53
ROAD TRACT		0.65	-0.04	0.60	-0.09	0.52
	Total	21.94	-1.18	20.76	-5.58	15.18

DEVELOPMENT AREA "H"

GATE
HILL
G-561

LEGAL DESCRIPTION

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

AREA BREAKDOWNS

TOTAL AREA = 955.910 SQ. FT. \ 21.94 ACRES
TOTAL ROAD EASEMENT = 51.660 SQ. FT. \ 1.19 ACRES
(60' CENTERVILLE ROAD R/W)
TOTAL WETLAND = 242.890 SQ. FT. \ 5.58 ACRES
(EXCLUSIVE OF 60' ROAD RIGHT OF WAY)



GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

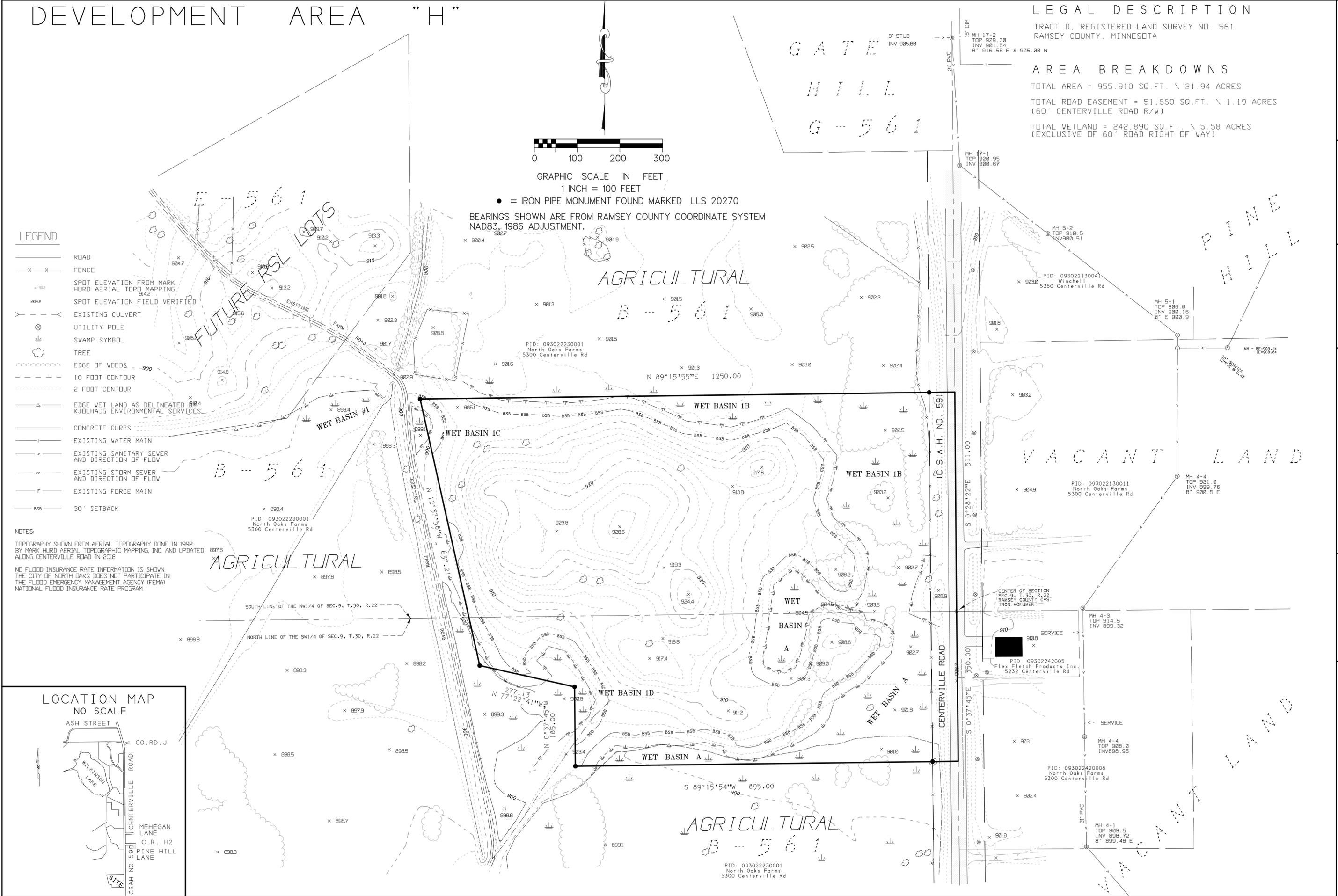
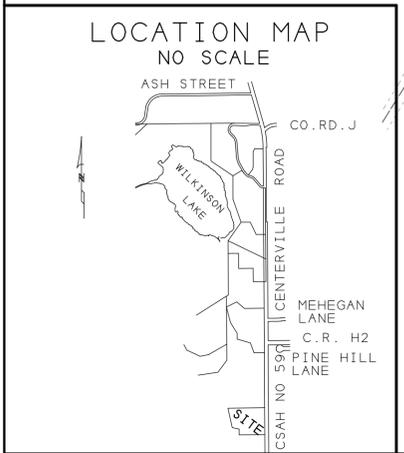
● = IRON PIPE MONUMENT FOUND MARKED LLS 20270

BEARINGS SHOWN ARE FROM RAMSEY COUNTY COORDINATE SYSTEM
NAD83, 1986 ADJUSTMENT.

LEGEND

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

NOTES:
TOPOGRAPHY SHOWN FROM AERIAL TOPOGRAPHY DONE IN 1992 BY MARK HURD AERIAL TOPOGRAPHIC MAPPING, INC. AND UPDATED ALONG CENTERVILLE ROAD IN 2018.
NO FLOOD INSURANCE RATE INFORMATION IS SHOWN. THE CITY OF NORTH OAKS DOES NOT PARTICIPATE IN THE FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE PROGRAM.



DATE: August 18, 2020
SHEET 1 OF 6 SHEETS

SHEET DESCRIPTION
EXISTING CONDITIONS

PROJECT:
ISLAND FIELD
NORTH OAKS
C O M P A N Y

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

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9789 FAX: (763) 788-7602
email: ks@kurthsurveyinginc.com

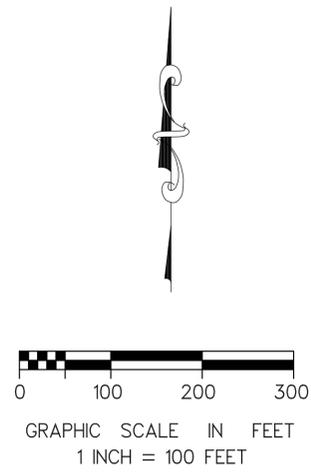
DEVELOPMENT AREA "H"

LEGAL DESCRIPTION

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

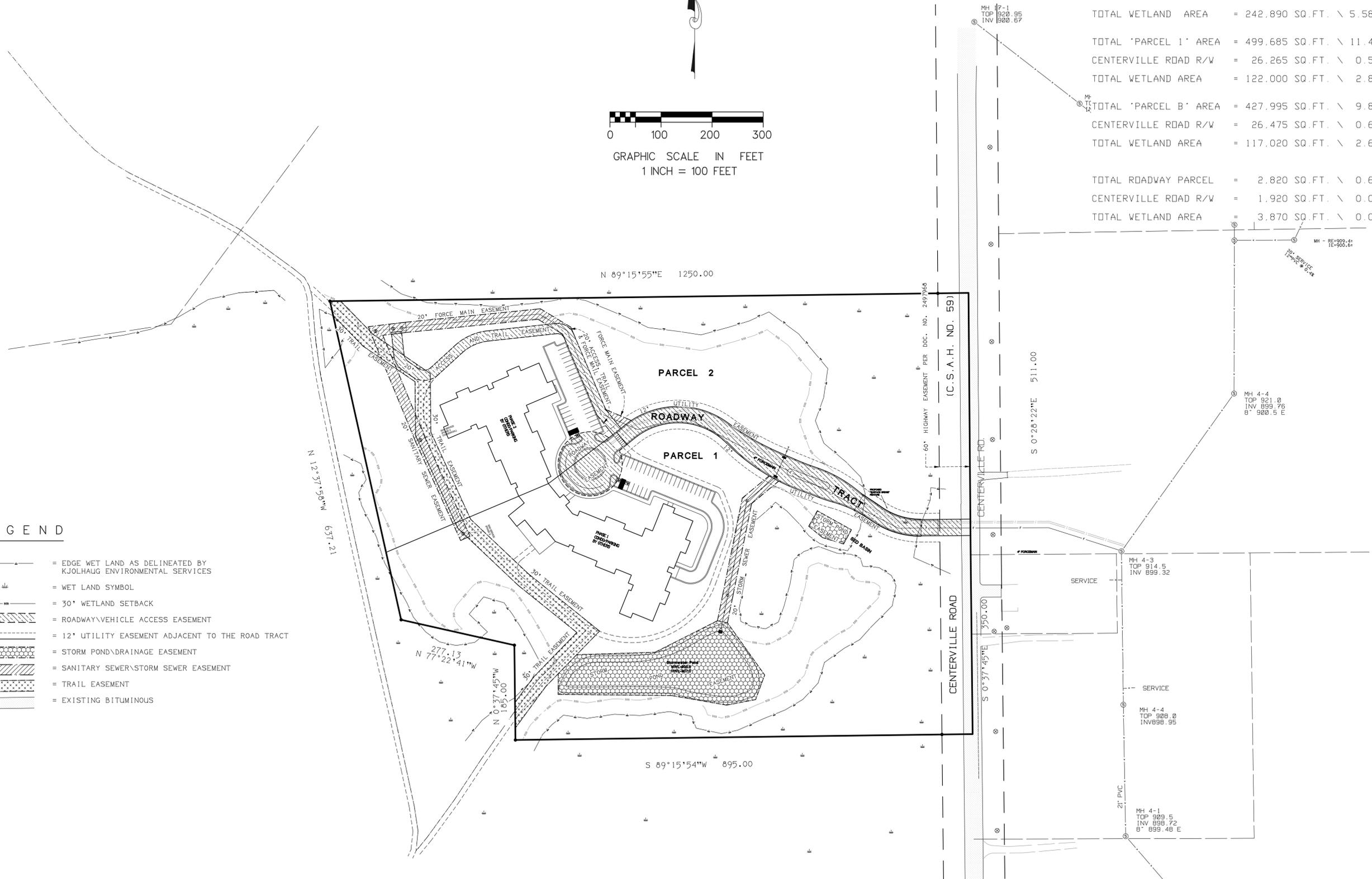
AREA BREAKDOWNS

TOTAL BOUNDARY AREA	= 955.910 SQ. FT. \ 21.95 ACRES
TOTAL ROAD EASEMENT (60' CENTERVILLE ROAD R/W)	= 51.660 SQ. FT. \ 1.18 ACRES
TOTAL WETLAND AREA	= 242.890 SQ. FT. \ 5.58 ACRES
TOTAL 'PARCEL 1' AREA	= 499.685 SQ. FT. \ 11.47 ACRES
CENTERVILLE ROAD R/W	= 26.265 SQ. FT. \ 0.53 ACRES
TOTAL WETLAND AREA	= 122.000 SQ. FT. \ 2.80 ACRES
TOTAL 'PARCEL B' AREA	= 427.995 SQ. FT. \ 9.83 ACRES
CENTERVILLE ROAD R/W	= 26.475 SQ. FT. \ 0.61 ACRES
TOTAL WETLAND AREA	= 117.020 SQ. FT. \ 2.68 ACRES
TOTAL ROADWAY PARCEL	= 2.820 SQ. FT. \ 0.65 ACRES
CENTERVILLE ROAD R/W	= 1.920 SQ. FT. \ 0.04 ACRES
TOTAL WETLAND AREA	= 3.870 SQ. FT. \ 0.09 ACRES



LEGEND

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
- = WET LAND SYMBOL
- = 30' WETLAND SETBACK
- = ROADWAY/VEHICLE ACCESS EASEMENT
- = 12' UTILITY EASEMENT ADJACENT TO THE ROAD TRACT
- = STORM POND/DRAINAGE EASEMENT
- = SANITARY SEWER/STORM SEWER EASEMENT
- = TRAIL EASEMENT
- = EXISTING BITUMINOUS



DATE: August 18, 2020

SHEET 3 OF 6 SHEETS

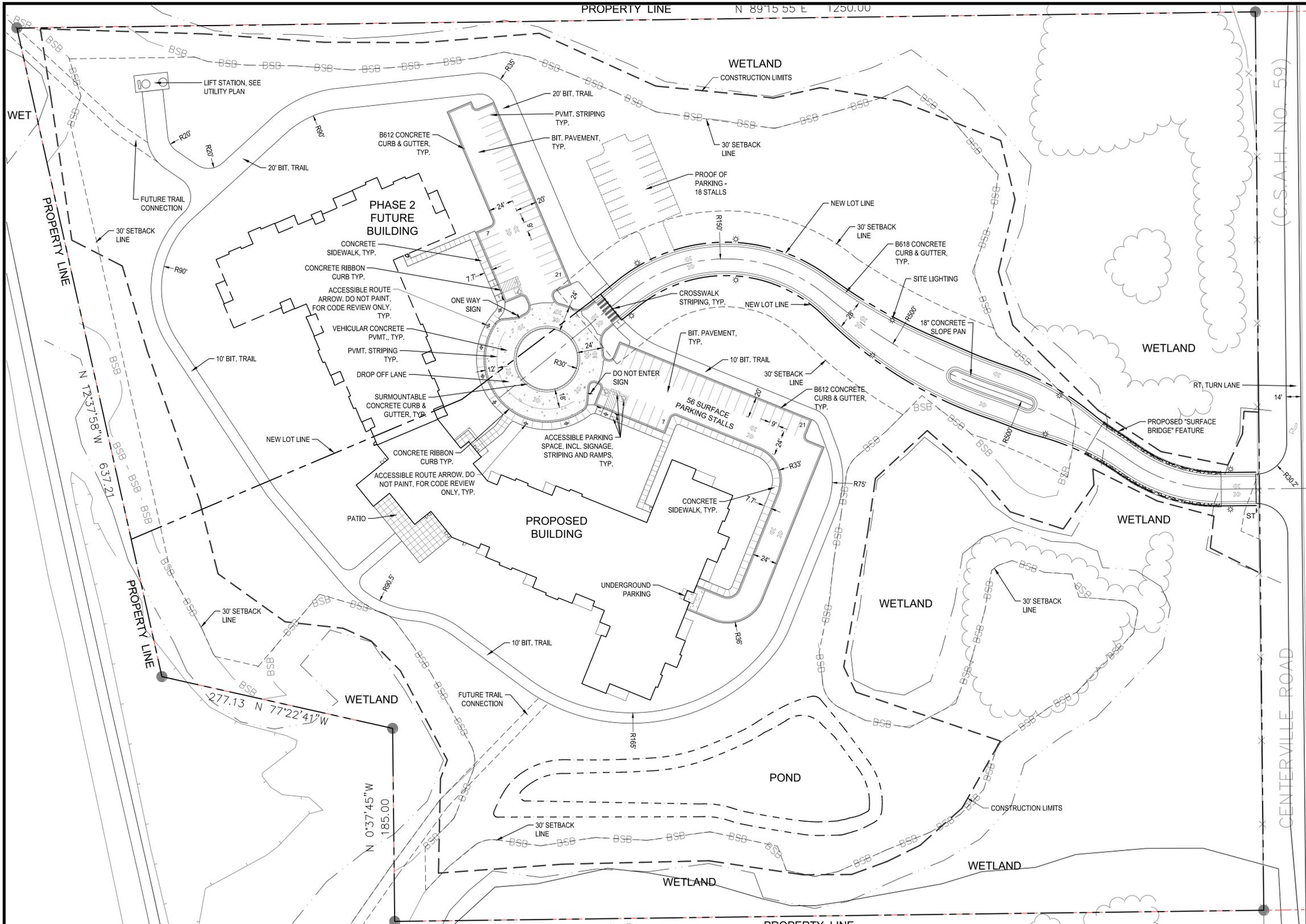
SHEET DESCRIPTION
PRELIMINARY PLAT EASEMENT PLAN

PROJECT:
ISLAND FIELD

NORTH OAKS
C O M P A N Y

I hereby certify that this plan was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
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
email: ks@kurthsurveyinginc.com



SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CivilSite
 Civil Engineering • Surveying • Landscape Architecture
 4931 W. 35th Street, Suite 200
 St. Louis Park, MN 55416
 civilsitegroup.com 612-615-0060

**PRELIMINARY:
 NOT FOR CONSTRUCTION**

NORTH OAKS CONDOMINIUMS
 CENTERVILLE ROAD, NORTH OAKS, MN 55127

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Kevin Teppan
 KEVIN TEPPAN
 DATE 08/19/20 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/19/2020	CITY SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

CITY OF NORTH OAKS SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

- SNOW REMOVAL:**
 ALL SNOW SHALL OCCUR: ON SITE.
- TRASH REMOVAL:**
 TRASH REMOVAL SHALL OCCUR: IN UNDERGROUND GARAGE.
- DELIVERIES:**
 DELIVERIES SHALL OCCUR MAIN DOOR.

SITE PLAN LEGEND:

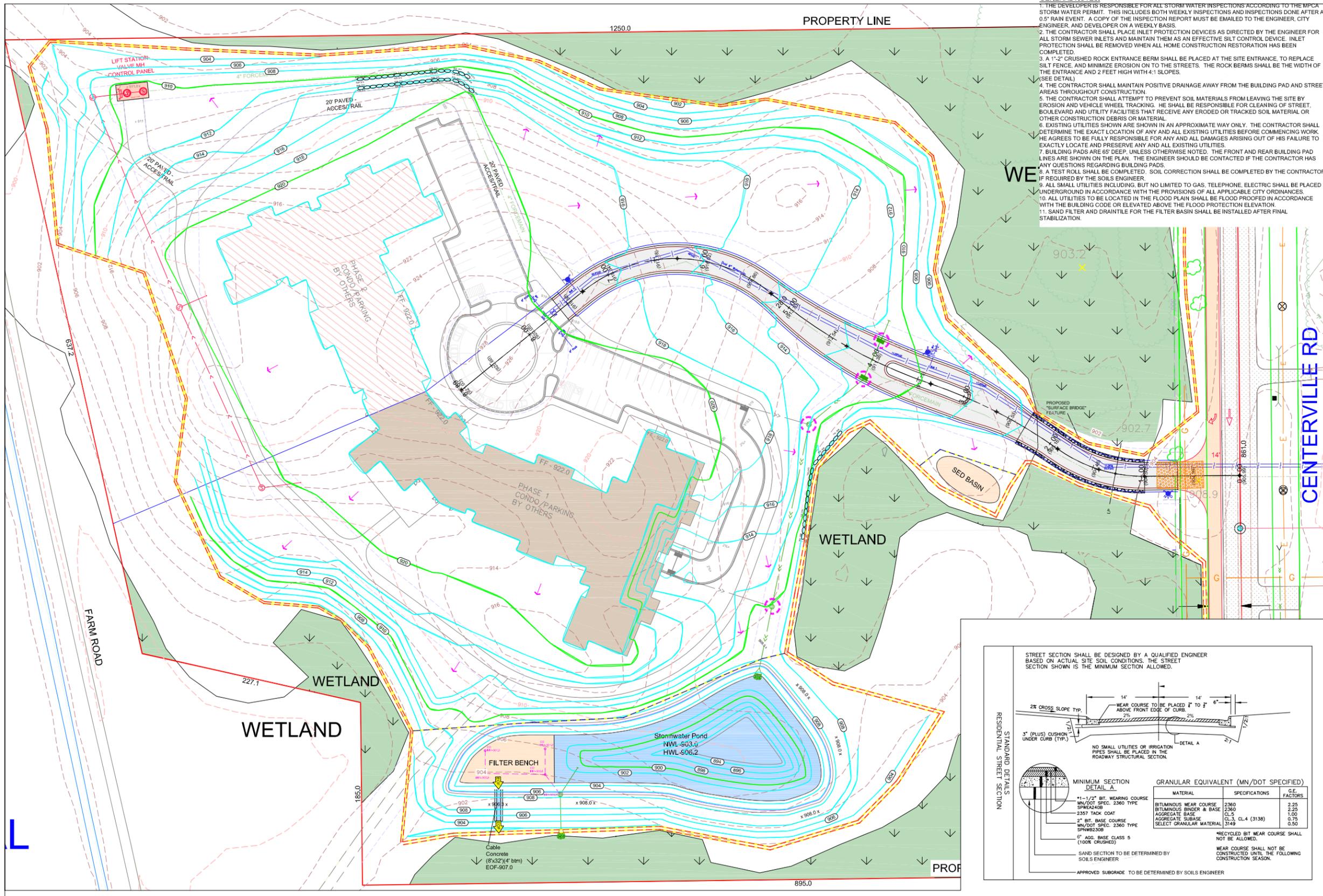
- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS (IF APPLICABLE)
- SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED.
 HC = ACCESSIBLE SIGN
 NP = NO PARKING FIRE LANE
 ST = STOP
 CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

811
 Know what's below.
 Call before you dig.

1" = 50'-0"
 25'-0" 0 50'-0"

SITE PLAN

C2.0
 © COPYRIGHT CIVIL SITE GROUP INC.

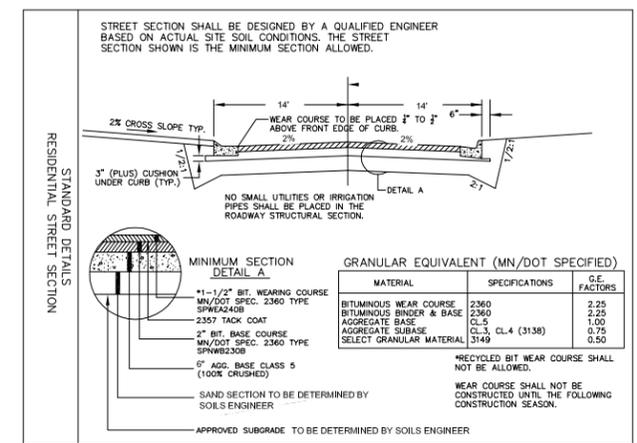


- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER 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 5% 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 NOT LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 10. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 11. SAND FILTER AND DRAIN TILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

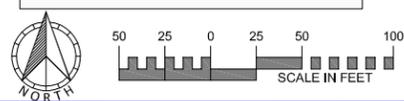
- CONSTRUCTION NOTES:**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE 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. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - 6.5 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTR.
 - 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 WOOD/FIBER 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 - 9,250 LF
AFTER GRADING - 500 LF
 12. EROSION BLANKET - 1,000 SF

- ON-SITE B MPS**
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 CONTROL PLAN TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 3. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOOD/FIBER 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.

- 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 B MPS 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. MN/DOT 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.



- ROCK ENTRANCE BERM
- SILT FENCE
- POST GRADING SILT FENCE
- BIO-ROLL
- CONCRETE WASHOUT
- INLET PROTECTION
- WOODFIBER BLANKET



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-GRADING				
DRAWN BY		ERJ		
CHECKED BY		RSM		
DATE			08/19/20	

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Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 08/19/20 Lic. No. 56659

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

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

CITY PROJECT NO. ---

NORTH OAKS, MINNESOTA

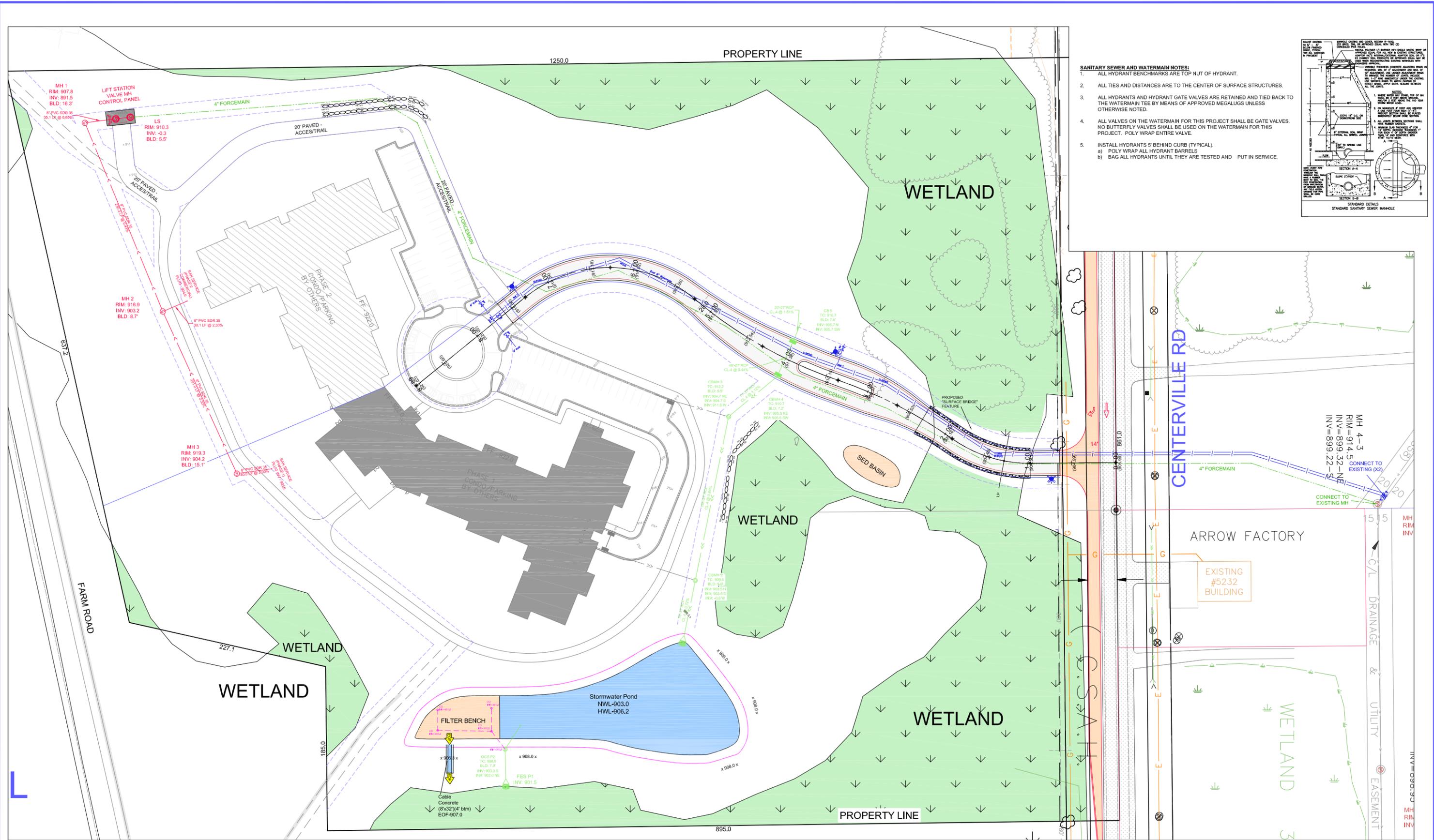
PRELIMINARY PLAT/ GRADING & EROSION CONTROL

ISLAND FIELD
NORTH OAKS COMPANY

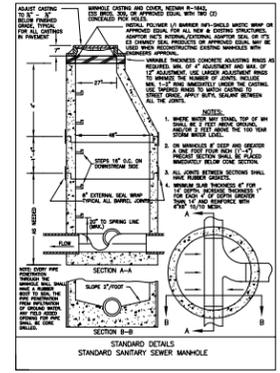
FILE NO. 64500-025

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- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 3. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 4. 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.
 5. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
 - a) POLY WRAP ALL HYDRANT BARRELS
 - b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.

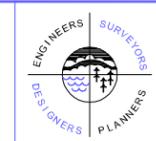


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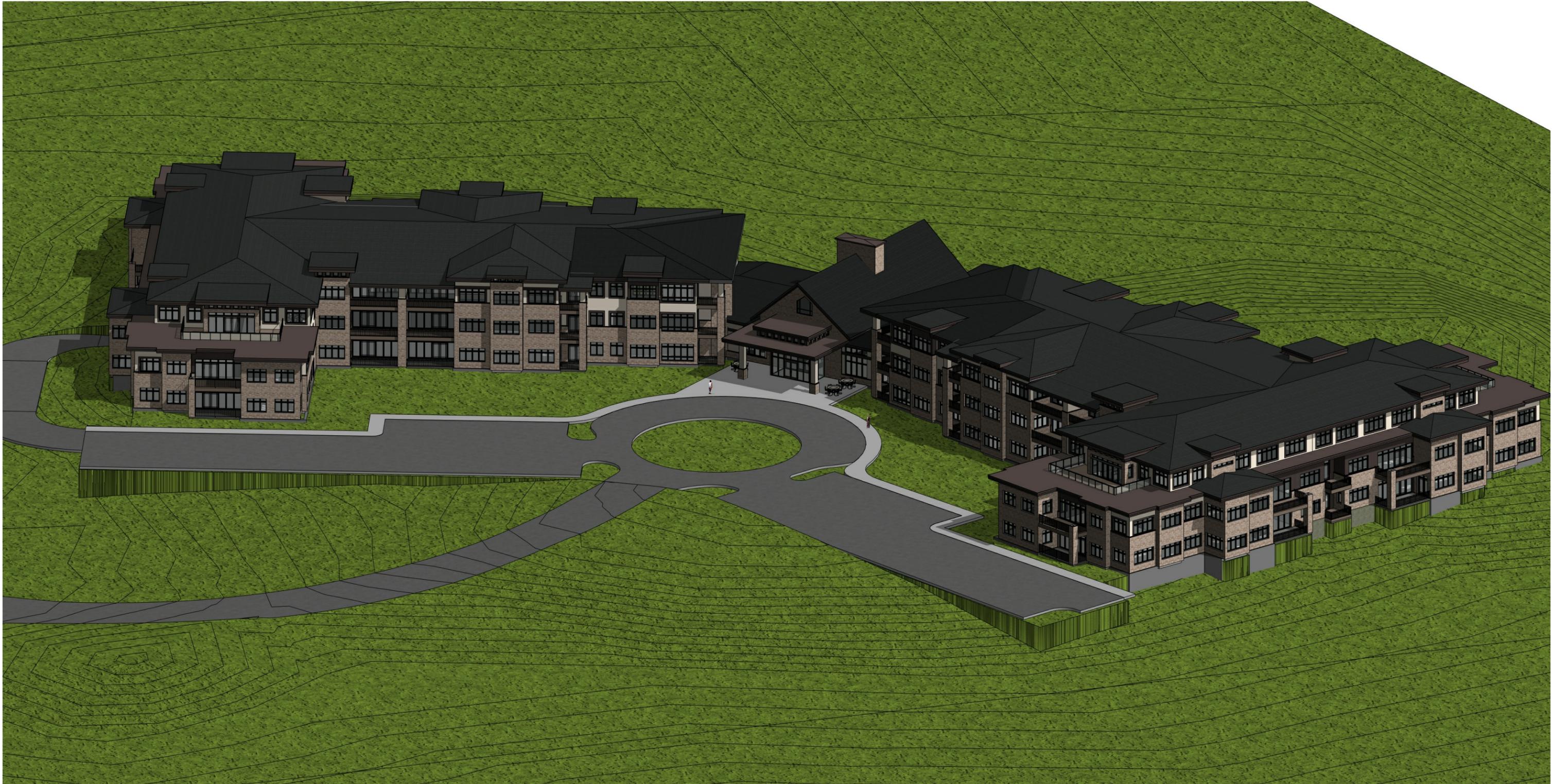


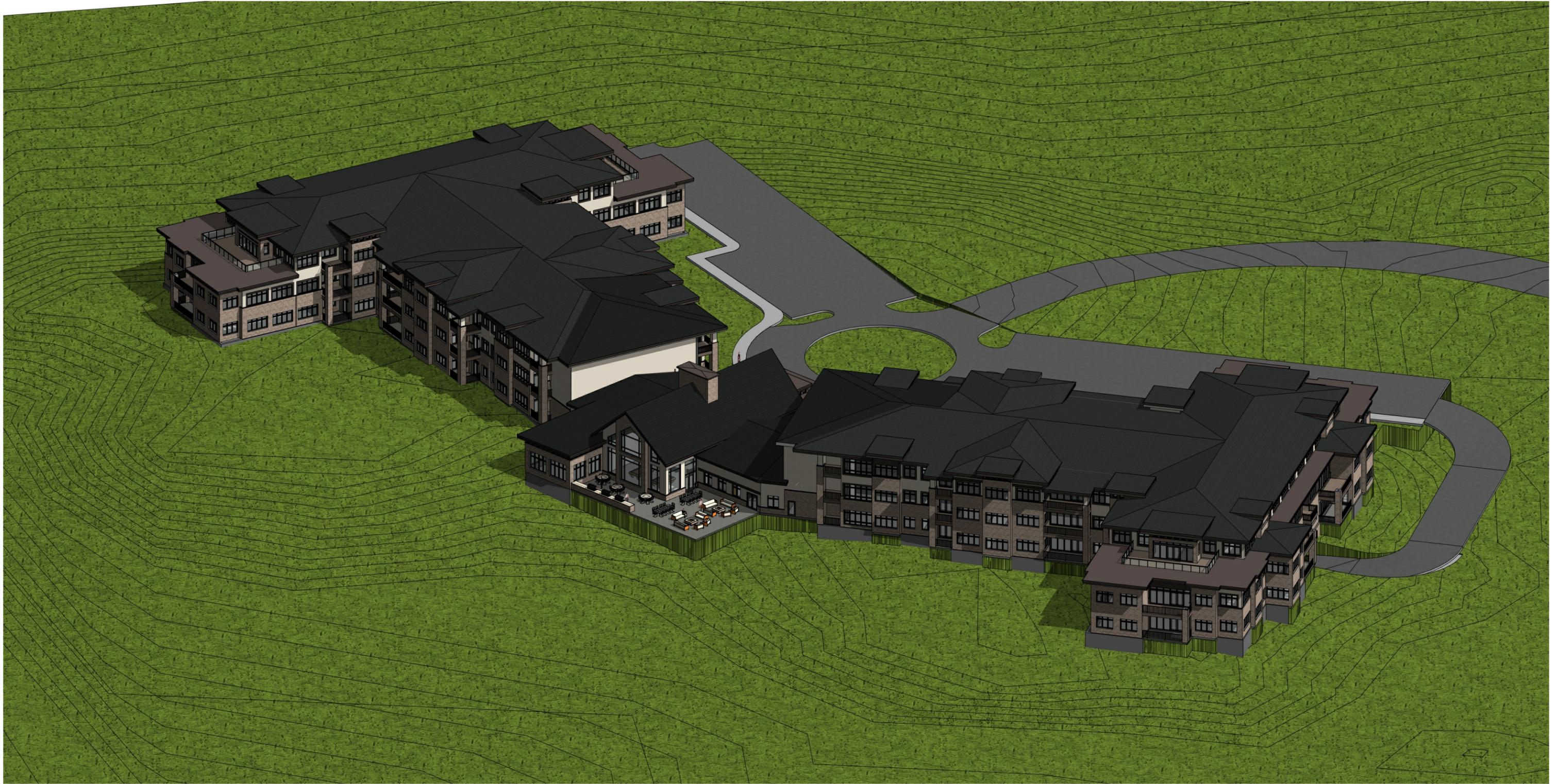
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. --
 NORTH OAKS, MINNESOTA

PRELIMINARY PLAT/ UTILITY PLAN
 ISLAND FIELD
 NORTH OAKS COMPANY

FILE NO. 64500-025
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1 WING FRONT - SCHEMATIC ELEVATION
 Z03 1/16" = 1'-0"



2 WING BACK - SCHEMATIC ELEVATION
 Z03 1/16" = 1'-0"



1 WING END - SCHEMATIC ELEVATION
Z04 1/16" = 1'-0"



2 FRONT ELEVATION
Z04 1" = 40'-0"



3 BACK ELEVATION
Z04 1" = 40'-0"



1 WING FRONT - SCHEMATIC ELEVATION
 Z03 1/16" = 1'-0"



2 WING BACK - SCHEMATIC ELEVATION
 Z03 1/16" = 1'-0"



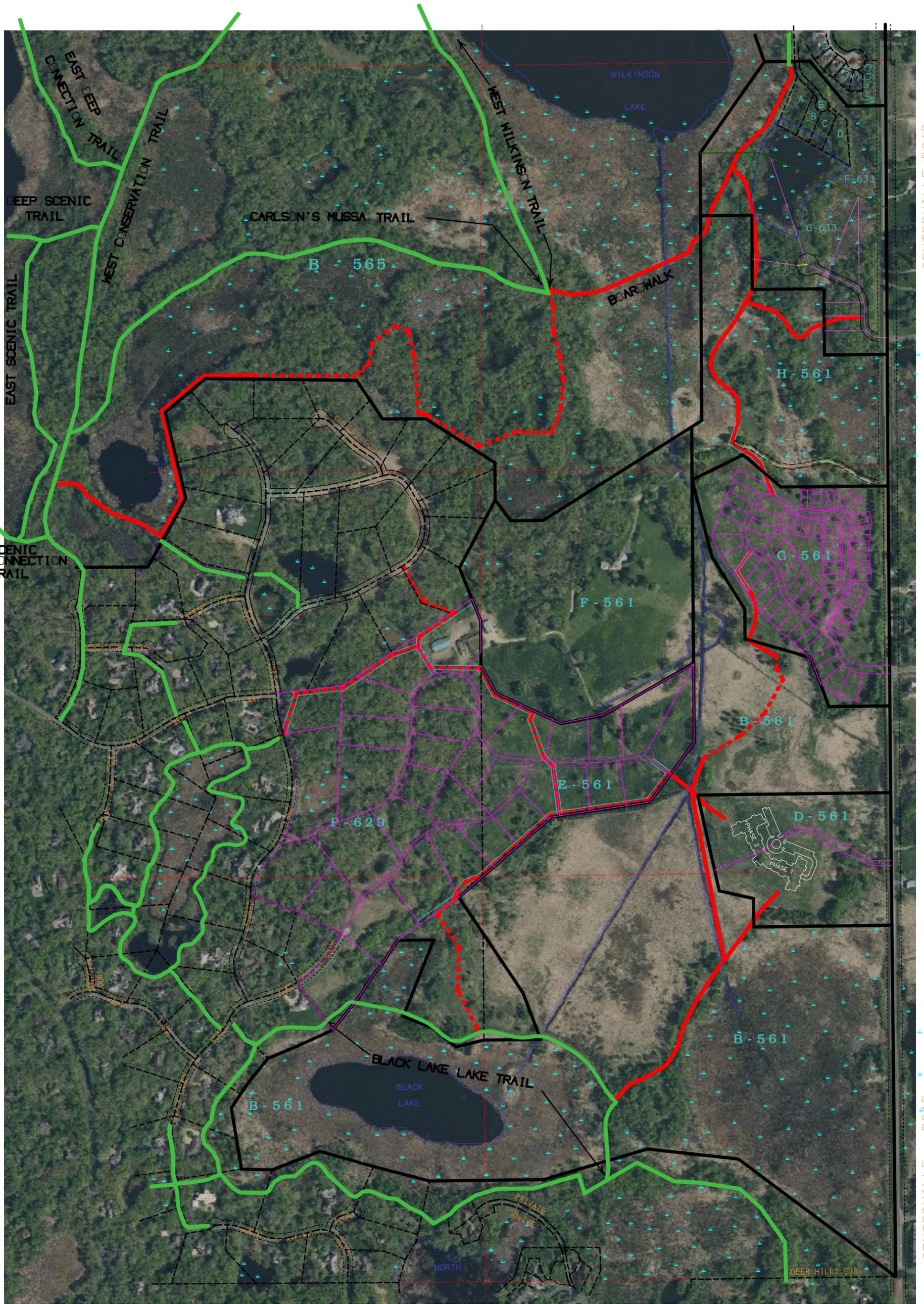
1 WING END - SCHEMATIC ELEVATION
 Z04 1/16" = 1'-0"



2 FRONT ELEVATION
 Z04 1" = 40'-0"



3 BACK ELEVATION
 Z04 1" = 40'-0"



- EXISTING NOHOA TRAIL
- PROPOSED PRIMARY TRAIL
- - - - - POTENTIAL PRIMARY TRAIL - ALIGNMENT TO BE DETERMINED

KURTH SURVEYING, INC. 4002 JEFFERSON ST. N.E. COLUMBIA HEIGHTS, MN 55421 PHONE: (763) 788-9769 Email: ksl@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	<div style="display: flex; align-items: center; justify-content: center;"> N O R T H O A K S </div> <hr style="width: 100%; border: 0.5px solid black;"/> <div style="display: flex; align-items: center; justify-content: center; gap: 0.5em;"> COMPANY </div>	PROJECT: EAST OAKS	SHEET DESCRIPTION PROPOSED TRAIL EASEMENTS	DATE: <u>AUGUST 18, 2020</u>
					SHEET 1 OF 1 SHEET

CENTERVILLE ROAD

CENTERVILLE ROAD