



NorthOaks

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Minnesota

CITY OF NORTH OAKS

Regular Planning Commission Meeting

Thursday, September 24, 2020

7 PM, Via Teleconference or Other Electronic Means Only

MEETING AGENDA

Remote Access: - *Planning Commission 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: 829 7828 9659 or by joining the meeting via the following link: <https://us02web.zoom.us/j/82978289659?pwd=RGhXTjh6b1pQanE0Z3NGV3dSd0RQUT09>, Passcode: 724124. 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.*

1. Call To Order

2. Oath of Office: Grover Sayer III

3. Roll Call

4. Pledge

5. Approval of Agenda

6. **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.*

7. Approval of Previous Month's Minutes

7a. Approval of Minutes of July 30, 2020 Planning Commission Meeting

[7.30.2020 Planning Commission Minutes.docx](#)

8. Business Action Items

8a. Consider Resolution Determining Completeness for Gate Hill Development and Setting Public Hearing
[Gate Hill Report and Exhibits \(A-B13\).pdf](#)

[Revised Gate Hill Resolution Final 9-18-20.pdf](#)

8b. Consider Resolution Determining Completeness for Red Forest Way Development and Setting Public Hearing
[North Oaks - Red Forest Way South Report and Exhibits \(A-B13\).pdf](#)

[Revised Red Forest Way Resolution Final 9-18-2020.pdf](#)

8c. Consider Resolution Changing/Setting meeting dates for October-December
[Final PC Meeting Resolution 9-18-2020.pdf](#)

9. Commissioner Report(s)

10. Adjourn - *The next meeting of the Planning Commission is Thursday, October 29, 2020.*

**North Oaks Planning Commission
Meeting Minutes
City of North Oaks Community Meeting Room
July 30, 2020**

CALL TO ORDER

Chair Azman called the meeting of July 30, 2020, to order at 7:00 p.m.

Pursuant to Minnesota Statute 13D.021, the meeting was conducted via Zoom, with Chair Azman and Administrator Kress present in the Council Chambers.

ROLL CALL

Present: Chair Mark Azman, Commissioners David Cremons, Stig Hauge, Sara Shah, Joyce Yoshimura-Rank and City Council Liaison Rick Kingston.

Absent: Commissioners Jim Hara and Nick Sandell.

Staff Present: Administrator Kevin Kress, City Septic Inspector Brian Humpal.

Others Present: Videographer Maureen Anderson.

A quorum was declared present.

PLEDGE OF ALLEGIANCE

Chair Azman led everyone in the Pledge of Allegiance.

APPROVAL OF AGENDA

**MOTION by Yoshimura-Rank, seconded by Shah, to approve the agenda as submitted.
Motion carried unanimously by roll call.**

CITIZEN COMMENTS

None.

Chair Azman congratulated Commissioner Shah on her appointment to the City Council, said she would make a wonderful contribution to the Council and he wanted to wish her well, noting that Commissioner Shah would certainly be missed on the Planning Commission. Commissioner Shah confirmed that this would be her last Planning Commission meeting as she would soon be sworn in at the next Council meeting. She also said thank you to her fellow Commissioners and Staff as the last two years have been very informative and she can say with confidence that each of them has demonstrated their commitment and tenacity for the community and it was an honor to serve with them.

APPROVAL OF PREVIOUS MONTH'S MINUTES

6a. Approval of the May 28, 2020 Planning Commission Minutes

6b. Approval of the June 9, 2020 Planning Commission Special Meeting Minutes

- Commissioner Shah noticed on page 46 of the Minutes some of the verbiage is highlighted in yellow, which is a portion when the attorney is speaking, and asked why that is and if any action was needed.

- Administrator Kress said when the Minutes come in highlighted, it's a section they wanted Staff to look at. He said there were sets of Minutes that were titled differently but are actually the same. He noted what they're seeing is the draft version before the final and said they need to ignore the ones with the yellow highlighting.

MOTION by Yoshimura-Rank, seconded by Hauge, to approve the Minutes of the May 28, 2020 Planning Commission Meeting and the June 9, 2020 Planning Commission Special Meeting. Motion carried unanimously by roll call.

BUSINESS ACTION ITEMS

Chair Azman noted under the North Oaks ordinances, they do not need to have a public hearing for variances, although that's not uncommon in other cities, noting they would proceed without a public hearing and would address the variances as normal business items.

7a. Review Septic Variance #20-07 for 31 South Long Lake Trail

- Chair Azman said they would have a presentation from City Septic Inspector Brian Humpal on the first variance request.
- Septic Inspector Humpal said the Applicant is requesting a variance to install a subsurface sewage treatment system (SSTS) which would encroach 15 feet into the required 30 foot Southwest property line setback, 10 feet into the required 30 foot Northwest property line setback and 15 feet into the required 30 foot Southeast property line setback. The current system has been classified as non-compliant under current Minnesota Pollution Control Agency (MPCA) rules due to the cesspools. Based on these facts, it is the Staff's opinion that the Applicant has met the requirements for the variance as outlined in Section 151.078 of the Code. He noted they are in agreement with the designer, Mr. Steve Schirmers, that the proposed location of the new system appears to be the most viable location for an SSTS. This would be the minimum variance which would alleviate the practical difficulties. He said they are asking that the Planning Commission make a recommendation to the City Council to approve or deny Variance #20-07 to encroach 15 feet into the required 30 foot South property line setback, 10 feet into the required 30 foot North property line setback, and 15 feet into the required 30 foot East property line setback.
- Administrator Kress said if any of the attendees were here for this portion of the meeting, they could "raise their hand" on the Zoom platform and the Commission would address them.
- Commissioner Shah asked if the neighbors were notified.
- Administrator Kress said letters were sent with the traditional variance application and all the neighboring properties received letters. He said they didn't receive any feedback, emails or phone calls.

- Administrator Kress noted a hand up on the Zoom platform and asked the attendee to state their name and address.
- Mr. Royce Pavelka introduced himself and stated his address is 31 South Long Lake Trail.
- Chair Azman welcomed Mr. Pavelka and asked if he had any additional comments or insight for the Commission that he would like them to consider as part of the application.
- Mr. Pavelka said not specifically, he was attending to see how the application went through and to see what the resolution would be.
- Chair Azman asked if Mr. Pavelka heard Septic Inspector Humpal's presentation on the septic.
- Mr. Pavelka said yes he did.
- Chair Azman asked if Mr. Pavelka was in agreement with the proposed system and recommendation.
- Mr. Pavelka answered yes.
- Chair Azman noted Mr. Pavelka had an engineer come out and do a study and asked if this seemed to be the best way to go forward.
- Mr. Pavelka said yes, they went through a few different designs before the final design was agreed upon which would make sense for how the lot is laid out. He said many of the things he didn't fully understand regarding how septic systems are designed.
- Chair Azman asked if Mr. Pavelka is a new resident of the City.
- Mr. Pavelka said yes, they purchased their home about a month ago.
- Administrator Kress asked to clarify the process and noted tonight the Planning Commission recommends up to the City Council approval, then the City would take action on the variance on August 13, 2020. After that has taken place, if the Council approves, then they will be able to move ahead with the installation.
- Commissioner Cremons asked a question for Septic Inspector Humpal and Administrator Kress, noting that the system looks fairly complex and obviously a lot of effort was put into the design, and asked what the process is for the City in monitoring the installation and making sure that the required follow-up maintenance is actually done, whether it is this system or any other new systems.

- Septic Inspector Humpal said as far as construction, they are doing construction inspection at particular stages of the construction to be sure that everything happens properly. Upon completion, it is the owner's responsibility to maintain and have a contract with a system operator to maintain that system. The owner is then required to report that monitoring and operation with the City in conjunction with how the management plan for that system has been prepared.
- Commissioner Cremons asked if the owner makes an annual submittal.
- Septic Inspector Humpal answered yes, that is typically what happens and the service provider will annually submit documentation reflecting the monitoring of the system.

MOTION by Hauge, seconded by Cremons, to approve Variance #20-07 for 31 South Long Lake Trail, recommended for approval with the following conditions: 1) Completion date of 120 days after approval 2) System to be located per the design dated June 5, 2020 by Steve Schirmers. Motion carried unanimously by roll call.

- Chair Azman told Mr. Pavelka that the Commission recommends through this motion that the City Council approve the application and the application would be addressed at the next City Council Meeting, typically on the Consent Agenda.
- Mr. Kress said yes it is typically on the Consent Agenda and Council has the option to approve it as part of the Consent Agenda or move it for additional information and discussion.

7b. Review Septic Variance Application #20-06 for 33 Eagle Ridge Road

- Septic Inspector Humpal said the Applicant is requesting a variance to install a subsurface sewage treatment system which would encroach 20 feet into the required 30 foot South property line setback, and 15 feet into the 30 foot Eagle Ridge Road right-of-way. The current system has been classified as non-compliant under MPCA Rule 7080.1500 Subparagraph 4E due to a lack of required 3 foot separation between the bottom of the drain field and the limiting soil conditions. He noted at the current time, it is the Staff's opinion that there may be adequate area in which to install a replacement SSTS on the property, which would not extend into the road right-of-way. He said this may require the installation of a Type 4 system and may require additional variances to accomplish this. Based on these facts, it is the Staff's opinion that the Applicant has not met the requirements for a Variance as outlined in Section 151.078 of the Code, since this would not be the minimum variance which would alleviate the hardship. He said Staff is asking the Planning Commission to make a recommendation to the City Council to approve or deny Variance #20-06 to install a subsurface sewage treatment system in the right-of-way.

- Commissioner Hauge asked Septic Inspector Humpal what type of septic system the Applicant is proposing, noting there are a lot of documents which suggested to him that it would be a Type 4, but that may not be correct.
- Septic Inspector Humpal said it is a Type 4 System, and he hasn't seen anything to demonstrate that they cannot install a Type 4 System that would actually be on the property.
- Commissioner Hauge asked if the Applicant was available and could explain the uncertainty.
- Commissioner Shah said to Commissioner Hauge's point, the Staff memo in the packet definitely says it's being replaced with a Type 3 System, so it sounds like it is inaccurate information.
- Commissioner Cremons asked Septic Inspector Humpal, along with building into the right-of-way of the road which he assumes is quite unusual versus building into a setback or variance, it also talks about a substantial variance into the setback along the border of the neighboring property. He asked if they go with this alternative system Staff recommends, would that setback change or will it still be right up against the neighbor's property.
- Septic Inspector Humpal said in his opinion, there has been no design that he has seen for a system that is on their property. His assumption would be that they would have significant variance requests no matter what they were to do.
- Commissioner Cremons asked if it was because there was such a limited area available.
- Septic Inspector Humpal said correct.
- Commissioner Shah asked to talk about the variance a bit more. She said it is rare to see a variance go into the easement and asked if that has ever happened before with a septic variance and if there is a precedent.
- Septic Inspector Humpal said he is not aware of a variance ever being approved. He did recall before his time hearing about a variance request that perhaps spilled into the right-of-way or into City land. His understanding is that the variance was denied. He has not reviewed the file, so he was unable to confirm one way or the other.
- Commissioner Hauge said the City sees a lot of locations of the septic system and asked if Septic Inspector Humpal had a drawing of the proposed location so the Commission can understand better what it would look like.
- Septic Inspector Humpal shared his screen to show a map of the property and pointed out the location of the house and driveway extending East off of the house. He said South of the driveway they would notice the proposed mound system which, as requested in that location, is encroaching into the road easement. Septic Inspector Humpal said if you visit the property

it is somewhat deceiving, as Eagle Ridge Road is positioned at the far Eastern side of the easement and it can be deceiving where property lines are located.

- Commissioner Hauge said, in representing the City, where does Septic Inspector Humpal propose to have the system located on the map.
- Septic Inspector Humpal said the two options he would perhaps consider are: they could rework where the existing drain field is, as he has seen a number of situations where people have excavated and removed that existing drain field and rebuilt that area and that could be a possibility. He also said he didn't think it would be out of line to ask the Applicant to relocate the well, as there would be an area North of the driveway and East of the house in the vicinity of the existing well. He noted it looks like that is a significantly higher elevation and there may be more suitable soil conditions in that location.
- Commissioner Hauge asked if these options had been discussed with the Applicant.
- Septic Inspector Humpal said he has not had any contact with the Applicant, but he has had some discussions with the system designer and he expressed his concerns for going into the right-of-way. The designer insisted that the owner wanted to proceed anyway.
- Commissioner Hauge said he had several questions for the Applicant, one of them would be to ask if this is very inconvenient for their existing yard, or what is the reason for the presented solution.
- Septic Inspector Humpal said they do not know, but regardless it is a very challenging site. He said he understands the proposal to explore other options as they've been presented with one option without seeing any other options presented.
- Commissioner Yoshimura-Rank asked how difficult it is to remove an existing drain field and put another one in the same location.
- Septic Inspector Humpal said some of it is site-specific, typically it's not extremely difficult but there are so many variables it is hard to give a good answer for that.
- Commissioner Yoshimura-Rank asked if Septic Inspector Humpal thought it could be a viable option.
- Septic Inspector Humpal said it could be, noting he hasn't seen anyone demonstrate that it is not an option.
- Commissioner Cremons said as a matter of principle, unless there is no solution workable other than using City property, it would be his strong preference not to have City property used for private drain fields. He said he would deny the application as it is presented and he thinks it's a bad precedent.

- Commissioner Shah agreed with Commissioner Cremons and said once they get into this, there will be other people who will start seeking a variance of this sort. She asked if, based on the memo written, they were sure that the Applicant is replacing with a Type 3 or Type 4 System.
- Septic Inspector Humpal said, looking at the design right now, they are specifying it as a Type 4 System.
- Commissioner Shah asked if they could table this and try to get the Applicant back to correct the memo, noting they have the choice to deny or approve it as well.
- Commissioner Hauge said he was thinking the same as Commissioner Shah and noted if they table it, it's kind of a denial, so it doesn't really matter whether they table it or deny it. He said obviously they do not have the information they would like to have at this meeting.
- Chair Azman asked what the 60-day rule is here.
- Administrator Kress said even though the Planning Commission might recommend denial to the City Council, if the Applicant were to provide different information at the City Council, it is possibly that they may entertain it and send it back down to the Planning Commission for a second review. Otherwise the Council would deny it as well.
- Commissioner Hauge said in the interest of time, he agrees that perhaps to table the discussion until the next meeting is the right thing to do, noting that there are questions to be answered and they should be questioned if they're interested in proceeding.
- Administrator Kress said the only options the Commission has are to deny the application or table it to a date-certain, or a specific date.
- Chair Azman asked if there is a 60-day Rule issue they need to deal with, and if they table it to the next meeting and then the following City Council meeting, he's not sure of where they'd be sitting regarding the timing.
- Administrator Kress said he doesn't have the Ordinance in front of him, but it does sound like it falls in line with the Ordinance. Based on the information they have and that they've notified the Applicant that they would review it tonight, his recommendation would be that they deny it based on the Staff's perspective.
- Chair Azman asked Septic Inspector Humpal, if they decide to go that route and provide some guidance to the Applicant, what would Septic Inspector Humpal be looking for in order to justify that this seems to be the only option for this particular Applicant. He asked if Septic Inspector Humpal would want to see different plans and drawings.

- Septic Inspector Humpal said he'd like to see some other plans, or at least an attempt at other plans, and some exploration of the site and documentation from a licensed designer indicating that something is or is not possible or what the limitations are for some of the other areas on the property.
- Chair Azman asked Septic Inspector Humpal if shifting the proposed absorption area towards the house might be workable.
- Septic Inspector Humpal said he doesn't know if that would be possible given the contours, noting that systems must be installed lengthwise across the contours and it looks like on the contour map that the contours begin to shift and may not be possible. He stated without being on the site with measuring equipment it's difficult to say, it might be possible to take the existing system as designed, shift it towards the house and rotate it slightly. He said they may lose a portion of the turnaround in the driveway but that may be possible. He noted that on paper it looks great but the actual site conditions are probably a bit different than they can see on the plan they have in front of them.
- Chair Azman asked Septic Inspector Humpal if one of his comments was that the Applicant may not even need a system because the drain field itself could be reworked.
- Septic Inspector Humpal said that would be completely removing the old system, bringing in new soil, doing soil corrections, so that would be a new system.
- Chair Azman asked if they would need new tanks in that situation.
- Septic Inspector Humpal said yes, they would need new tanks.
- Chair Azman asked if that is something Septic Inspector Humpal would like to see in order to avoid a variance, if it could be done through a study.
- Septic Inspector Humpal said yes, it would be great to see if that is a feasible option, noting that it is rare for the City to ask someone to replace or move their well, but that would be another option.
- Chair Azman asked what the history has been in the City of North Oaks for asking people to move a well, noting that gets expensive.
- Septic Inspector Humpal said he doesn't recall a situation where they've asked anyone to replace or move a well. He said there are some communities outside of North Oaks where in order to install a septic system, the Applicant must install a new well themselves and usually also have to buy a well for one or two of their neighbors.

- Commissioner Cremons asked wouldn't they really be saying to the Applicant: come back to the Planning Commission with a plan or series of options that does not involve encroaching into the right-of-way and they will look at those plans, but the Commission is not prepared to approve this plan. He noted that would leave it up to the Applicant to come up with an alternative, whether it's using the existing drain field or moving it closer to the house or doing something else, but that would be up to them. The Planning Commission would just be telling the Applicant they are not prepared to give them part of the street for their drain field.
- Commissioner Shah agreed that there needs to be some demonstrated evidence as to why they cannot go with alternative options.
- Commissioner Hauge said he agrees and that it moves in the direction of denial with the following findings being that the information isn't complete and the Applicant needs to come back with alternatives that do not use City property.
- Administrator Kress said if they want to get specific with findings, he would show the criteria for a variance approval, and he shared his screen to note the practical difficulties and the criteria for a variance.
- Chair Azman said what strikes him is the uniqueness factor and a unique situation. He noted that in a uniqueness situation, the problem is due to circumstances unique to the property and not caused by the landowner. He said from what he's hearing, it doesn't seem that the Commission is convinced that there is a uniqueness situation. The other two factors he looks at are reasonableness and essential character. He said certainly it's reasonable to want to have a septic and he doesn't see any deviations from the essential character of the property.
- Commissioner Cremons noted on the screen Point E, whether this is the minimum variance to alleviate the practical difficulties. He said the Commission is saying they're prepared to give certain variances but what the Applicant is asking is more than the Commission is prepared to give in terms of the scope of all the variances. He thinks that Point E is the most directly relevant.
- Chair Azman said he thinks that plays as part as well and they've talked about this quite a bit and it appears there are some factors they've identified on the record and he wondered if this was perhaps time for a motion on this particular application.

MOTION by Cremons, seconded by Yoshimura-Rank, to deny Variance #20-06 for 33 Eagle Ridge Road with the following findings 1) the Commission is unwilling to consent to construction of the drain field within the public right-of-way and are asking for alternatives with a lesser need for a variance 2) the Commission needs clarification concerning the design of the system as there is inconsistency in the materials submitted. Motion for denial carried unanimously by roll-call.

- Chair Azman then stated for the Applicant, this will go before the City Council at the August 13, 2020 meeting.

7c. Review Septic Variance Application #20-08 for 2 Island Road

- Septic Inspector Humpal stated the Applicant is requesting a variance to install a subsurface sewage treatment system which would encroach 15 feet into the required 30 foot West property line setback, and 15 feet into the required Southwest property line setback. The current system has been classified as non-compliant under MPCA Rule 7080.1500 Subparagraph 4D which would require a 3 foot separation between the bottom of the drain field and the limiting soil conditions. Based on these facts, it is the Staff's opinion the Applicant has met the requirements for variances outlined in Section 151.078 of the Code. The Staff is in agreement with the designer, Mr. Jesse Kloepfner, that the proposed location of the new system appears to be the most viable location for an SSTS. This would be the minimum variance which would alleviate the practical difficulties. They are requesting that the Planning Commission make a recommendation to the City Council to approve or deny Variance #20-08 to encroach 15 feet into the required 30 foot West property line setback and 15 feet into the required Southwest property line setback.
- Administrator Kress noted a hand up on the Zoom platform and invited Mr. Ilya Berchenko to join the meeting.
- Chair Azman asked Mr. Berchenko if he had any desire to add to what Septic Inspector Humpal said or any comments regarding what is going on at the property.
- Mr. Berchenko said no, he thinks this application is very similar to the first variance (Variance #20-07 for 31 South Long Lake Trail) and noted they looked at 3-4 different designs and as Septic Inspector Humpal said, they went through different designers and the one presented seems to be the most viable. Mr. Berchenko said similar to the previous variance, they will be rebuilding on top of the old septic system, and yes, it's probably more expensive but it's the right thing to do.
- Commissioner Yoshimura-Rank asked Mr. Berchenko if when he says they're building on top of the old system, they are actually removing the old system.
- Mr. Berchenko said yes, they are removing the old system and using the same location for the new system.
- Commissioner Hauge asked Septic Inspector Humpal how difficult it is to remove an existing drain field.
- Septic Inspector Humpal said as he indicated in the previous variance (Variance #20-06), it is somewhat site-specific. Generally speaking, it is not terribly difficult to remove an existing drain field, noting that it is not as desirable as having new, undisturbed soils, since the

removal of that existing system can further damage soils which will impact how that accepts wastewater. He again noted the most desirable option is to have undisturbed soils.

- Commissioner Yoshimura-Rank asked said down the road as they see second generation septic systems being put in, at some point they will fail again, maybe it's 30, 40 or 50 years from now. She said these people are asking for variances now so that you know there will be variances of these properties again. At that point in the future, she asked Septic Inspector Humpal if he sees it being a requirement that people do remove their existing septic system because there may be no other option since they used up a variance option this time around.
- Septic Inspector Humpal said yes, that would be the next logical solution, but he doesn't have an answer on how many times one can remove a septic system and rebuild that area, noting once again that is a situation specific to each individual site. He said as time has shown, there have been many new technologies when it comes to on-site wastewater treatment, which is the reason they are seeing more of these Type 4 Systems, as they are another tool to deal with poor site conditions or limited area.
- Commissioner Yoshimura-Rank said this property has shoreline and asked what the required distance is from the shoreline to the drain field or to any part of the septic system.
- Septic Inspector Humpal said it is specific to Pleasant Lake and it would be 75 feet.
- Commissioner Cremons asked to look at Page 1 of the variance request and said he thinks something may have been left out, noting when he looked at it earlier he thought the Southwest property line setback wasn't mentioned in the approval, it just dealt with the West property line.
- Septic Inspector Humpal said Commissioner Cremons was correct, in the action requested it looked like that was clipped out.
- Commissioner Cremons asked to see that be put back in so they give the Applicant what they need, saying it would be action requested to put in the Southwest property line setback along with the West property line setback. He noted it would read: Planning Commission recommends to the City Council to approve or deny Variance #20-08 to encroach 15 feet into the required 30 foot West property line setback, and encroach 15 feet into the required 30 foot Southwest property line setback.
- Septic Inspector Humpal said that is correct.

MOTION by Hauge, seconded by Yoshimura-Rank, to approve Variance #20-08 for 2 Island Road with the following conditions: 1) Completion date 120 days after approval and 2) System to be located per the design dated September 29, 2019 by Jesse Kloeppner. Motion carried unanimously by roll-call.

- Chair Azman stated for the Applicant, the recommendation is to approve the variance request and it will be sent to the City Council for review and action, most likely on the Consent Agenda at August 13, 2020 City Council Meeting.
- Mr. Berchenko thanked the Planning Commission for their approval and noted that in the letter he was sent, it said that the City Council will meet on August 6, 2020.
- Administrator Kress said it was a typo on their end and the City Council will actually meet on August 13, 2020.

7d.Review Septic Variance Application #20-09 for 4 Buffalo Road

- Septic Inspector Humpal said the Applicant is requesting a variance to install a subsurface sewage treatment system which would encroach 4 feet into the required 30-foot South property line setback. The current system has been classified as non-compliant under MPCA rule 7080.1500 Subparagraph 4D due to the lack of required 3 foot separation between the bottom of the drain field and the limiting soil conditions. Based on these facts, it is the Staff's opinion that the Applicant has met the requirements for variances outlined in Section 151.078 of the Code. They are in agreement with the designer, Jesse Kloepfner, that the proposed location of the new system appears to be the most viable location for an SSTS. This would be the minimum variance which would alleviate the practical difficulties. At that point, Septic Inspector Humpal made a correction, saying it should read "South property line setback", as it currently read "Southeast property line setback". He continued on, saying, they are requesting the Planning Commission make a recommendation to the City Council to approve or deny Variance #20-09 to encroach 4 feet into the required 30 foot South property line setback.
- Commissioner Hauge asked Septic Inspector Humpal, it doesn't look like there are any other options in this case.
- Septic Inspector Humpal said no, there really are no other practical options.
- Chair Azman asked Septic Inspector Humpal what kind of system is proposed.
- Septic Inspector Humpal said it would be a Type 3 mound system.
- Chair Azman asked if the requested variance was only 4 feet.
- Septic Inspector Humpal said yes, it was 4 feet and would still be 26 feet from the property line.
- Commissioner Yoshimura-Rank noted it abuts the golf course and asked if that was accurate.
- Septic Inspector Humpal said he believes that is the case.
- Chair Azman said he doesn't know if it matters, but on the property parcel report, it looks like the bank owns the property.

- Commissioner Cremons noted the property was sold in March of 2020 and the Applicants are the new owners.

MOTION by Shah, seconded by Yoshimura-Rank, to approve Variance #20-09 for 4 Buffalo Road with the following conditions: 1) Completion date 120 days after approval and 2) System to be located per the design dated April 9, 2019 by Jesse Kloeppner. Motion carried unanimously by roll-call.

- Chair Azman stated for the Applicant, the Planning Commission has approved the application for recommendation to the City Council, and the Council at the next meeting on August 13, 2020 will consider final action, most likely on the Consent Agenda.
- Commissioner Yoshimura-Rank asked Septic Inspector Humpal the same question regarding septic systems that she had asked his predecessor, what does Septic Inspector Humpal see happening in North Oaks as they come through a third generation of septic systems. Does he ever think the City will need to go to City water and City sewer.
- Septic Inspector Humpal said these sites will be more challenging and more expensive. As far as running municipal sewer through North Oaks, there may be areas it is viable, but in his opinion, given the topography of North Oaks, municipal services would be very challenging. He said he thinks they'd continue to have variances and Type 4 systems and struggle with some of the sites. Unfortunately, he doesn't see a better option at this point.

COMMISSIONER REPORTS

None.

Commissioner Cremons told Commissioner Shah it's been a pleasure working with her and he wishes her luck. Commissioner Yoshimura-Rank echoed that saying good luck. Commissioner Hauge said congratulations and good luck.

Commissioner Shah thanked the Commissioners, said she appreciated it and said she wouldn't be a stranger as they'd know where to find her.

ADJOURN

MOTION by Yoshimura-Rank, seconded by Shah, to adjourn the Planning Commission meeting at 7:59 p.m. Motion carried unanimously by roll call.

Kevin Kress, City Administrator

Mark Azman, Chair

Date approved_____



MEMORANDUM

TO: North Oaks Planning Commission

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

DATE: September 24, 2020

RE: North Oaks - East Oaks Planned Unit Development
Gate Hill Preliminary Plan - Determination of Completeness

FILE NO: 321.02 - 20.05

BACKGROUND

The North Oaks Company, LLC has requested Preliminary Plan approval of a low-density residential subdivision upon the “Gate Hill” parcel located just north of County Road H2 on the east side of Centerville Road.

The subject 32-acre property is identified as “Site G” in the East Oaks Planned Development Agreement (PDA). The submitted Preliminary Plan (subdivision) calls for the creation of 73 dwelling units upon the site. Such units are comprised of 33 detached townhomes and 40 twin homes (in 20 buildings).

The proposed development area is bound by an agricultural conservation easement to the south and west and open space to the north. The east boundary of the site is Centerville Road.

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

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

Prior to the scheduling of a public hearing for the application, Section 152.021(C) of the North Oaks City Code (the “Subdivision Ordinance”) directs the Planning Commission to review the Preliminary Plan and accompanying submissions (the “Preliminary Plan

application”) and decide whether the submission is complete and contains the information required for an application for Preliminary Plan approval found in the City of North Oaks’ (the City”) Zoning Ordinance, Subdivision Ordinance and East Oaks PDA, as may be applicable.

If the Planning Commission determines the Preliminary Plan application to be complete, it should call for a public hearing. It is anticipated that the Planning Commission may schedule the public hearing at its regular October 29, 2020 meeting or a special meeting. If, however, the Preliminary Plan application is deemed incomplete, the Planning Commission must advise the applicant what additional information is necessary such that it may be determined to be complete.

To be noted is that a determination of completeness is not intended to consider design aspects of the subdivision (street and lot layouts, trail locations etc.). Nor is a determination of completeness a determination of compliance or conformity with the terms of the PDA or its controls. Such issues are intended to be addressed as part of the formal subdivision review which will follow.

The Planning Commission should make its determination of completeness within 15 business days from the date the application materials were received. The Preliminary Plan application was received by the City on September 4, 2020. Thus, the Planning Commission should make its determination no later than September 28, 2020

Attached for reference:

Exhibit A: Preliminary Subdivision (Plan) Submission Requirements

Exhibit B: Application Materials:

- B1: Applicant Narrative
- B2: Project Summary
- B3: East Oaks Phasing Plan
- B4: Existing Conditions
- B5: Preliminary Plat / Easement Plan
- B6: Site Plan
- B7: Preliminary Grading Plans
- B8: Preliminary Utility Plans
- B9: Preliminary Landscape / Sign Plans
- B10: Twin Home Design Samples
- B11: Traffic Analysis
- B12: Trail Easement Plan
- B13: Validation of Wetland Delineation

STAFF COMMENTS REGARDING COMPLETENESS OF PRELIMINARY PLAN APPLICATION

Information Requirements. Attached as Exhibit A is a table which lists the various submission requirements for Preliminary Plan (subdivision) applications. In consideration of the submitted application, it is important to note that submission requirements for Preliminary Plan applications are found in the following documents:

1. The Subdivision Ordinance (Subdivision Regulations, City Code Chapter 152 - previously Ord. 93)
2. The Zoning Ordinance (Zoning Code, Chapter 151 - previously Ord. 94)

To be noted is that submission requirements referenced in the East Oaks PDA documents are a direct duplication of the submission requirements provided in the Zoning Ordinance.

Also, to be noted is that some submission requirements apply to unsewered development projects. In this regard, some of the listed submission requirements are not considered applicable to the Gate Hill subdivision and are noted as "Not Applicable/NA in Exhibit A.

In review of the submission requirements listed in attached Exhibit A, all submission requirements have been satisfied.

Application Action Deadline. According to Minnesota Statutes, Section 462.358, Subd. 3b, a subdivision application "shall be preliminarily approved or disapproved within 120 days following delivery of an application completed in compliance with the municipal ordinance by the applicant to the municipality, unless an extension of the review period has been agreed to by the applicant.

CONCLUSION / RECOMMENDATION

The Planning Commission is charged with the responsibility of determining whether the submitted Gate Hill Preliminary Plan (subdivision) application is complete.

In review of the submitted application materials and the applicable submission requirements found in the Zoning and Subdivision Ordinances, Staff has determined that required information has been provided to the City, and that the Preliminary Plan application is complete.

If the Planning Commission deems the application to be complete, it is appropriate for the Commission to call for a public hearing at which the application may be formally considered.

If, however, the Commission deems the application to be incomplete, it must advise the applicant of information which must be provided for it to be determined to be complete.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director
Phil Belfiori, Vadnais Lake Area Water Management Organization
Jack Gleason, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

GATE HILL

| Requirement | Source | | Completeness | | |
|--|--|---|---|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Preliminary Plan* | x | x | x | | |
| Site Plan (not required for non-sewered, single family development) | | x | x | | |
| Written application on forms approved by the Planning Commission | x | | x | | |
| Prepared, signed, and dated by licensed architects, engineers, surveyors, or landscape architects | | x | x | | |
| Preliminary Plan shall be prepared by a qualified professional, trained and experienced in the layout of subdivisions and registered in the State of Minnesota | x | | x | | |
| Address all of the standards and requirements of this Ordinance (94)(Chapter 151), the Subdivision Ordinance (93)(Chapter 152), and as described in the PDA | | x | To be determined as part of plan review | | |
| Proof that the preliminary plan is consistent with the approved Master Development Plan | | x | To be determined as part of plan review | | |
| Proof that the preliminary plan is consistent with the PDA | | x | To be determined as part of plan review | | |
| A map at a scale of 100 feet to an inch delineating the overall boundaries and showing correctly the boundaries of the subdivision | x | x | x | | |
| Subdivision lot boundaries | x | x | x | | |
| Layout and lot sizes to nearest tenth of an acre | x | x | x | | |
| Streets, roads, easements, and access plans | | x | x | | |
| Park, recreation, green space and open space | | x | x | | |
| Streets, parks, playgrounds and other such land locations | x | | x | | |

| Requirement | Source | | Completeness | | |
|---|--|---|--------------|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Calculation of usable area for each lot that has been determined to be a suitable site | x | | x | | |
| For each unsewered lot, the Preliminary Plan shall also include the location of two 5,000 square foot individual sewage treatment system sites with: <ul style="list-style-type: none"> • General soils documentation prepared by a registered soils engineer indicating the suitability for on-site individual sewage treatment systems | x | | | | x |
| Topographical map, at a scale of 100 feet to an inch, showing the following features before subdivision and a clear indication of what happens to each feature after subdivision: <ul style="list-style-type: none"> <input type="checkbox"/> Contours at minimum 2 feet intervals <input type="checkbox"/> Water courses <input type="checkbox"/> Ponds <input type="checkbox"/> Wetlands <input type="checkbox"/> Tree areas <input type="checkbox"/> Other physical features | x | x | x | | |
| North point and scale | x | x | x | | |
| Name of project/development | | x | x | | |
| All easements: <ul style="list-style-type: none"> <input type="checkbox"/> Utilities <input type="checkbox"/> Road <input type="checkbox"/> Drainage <input type="checkbox"/> Trail <input type="checkbox"/> Park <input type="checkbox"/> Recreation <input type="checkbox"/> Open Space <input type="checkbox"/> Restricted Use | | x | x | | |

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

GATE HILL

| Requirement | Source | | Completeness | | |
|---|--|---|--------------|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Relationship of lots and easements to adjoining lands | | X | X | | |
| Required Site Plan information (not required for unsewered, single family development): | | | | | |
| • Location of buildings and structures | | X | X | | |
| • Parking facilities, dimensions and calculations | | X | | | X |
| • Sidewalks, driveways, loading areas, and bikeways | | X | | | X |
| • Fences and retaining walls | | X | X | | |
| • Exterior sign elevations | | X | X | | |
| • Exterior garbage collection areas | | X | | | X |
| • Exterior lighting | | X | | | X |
| • Landscaping and entry monuments | | X | X | | |
| • Site access | | X | X | | |
| • Site statistics including: | | | | | |
| o Site and building size | | X | X | | |
| o Percent lot coverage | | X | | | X |
| o Floor area ratio | | X | X | | |
| o Types and amounts of dwelling units | | X | X | | |
| o Commercial and service uses | | X | | | X |
| o Gross density | | X | X | | |
| o Percentage of green space | | X | X | | |
| • Construction Staging Plan for each phase of the PUD involving more than one construction season | | X | | | X |
| • Elevations and exterior materials of all proposed structures and buildings with dimensions (except for single family detached structures) | | X | | | X |
| • Landscape Plan | | X | X | | |

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS **GATE HILL**

| Requirement | Source | | Completeness | | |
|--|--|---|---|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Preliminary Plat | | x | x | | |
| Preliminary Plat with easements and other special provisions showing, as an overlay to the proposed lots, all proposed special provisions, such as areas restricted for certain uses, and all proposed easements, including road easements, and also including, where applicable, the relationship of proposed easements to existing easements in adjoining subdivisions | x | | x | | |
| Such other documents and information as required by the Planning Commission for the purpose of ensuring that the provisions, purposes, and objectives of this Ordinance and of the Comprehensive Plan are met and that the public interest is well served** | x | | To be determined by Planning Commission | | |
| Fees required by the City | x | | x | | |

* 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/Cha. 152, Sec. 152.005; Ord. 94, Sec. 5.67/Cha. 151, Sec. 151.005)

**= Such requirements for additional information and documents shall be contained in the application form which will be prescribed by the Planning Commission and supplied to each subdivider or applicant by the City Clerk.

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.”



August 27, 2020

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

Re: Site G – Gate Hill Development (Revised)
 Preliminary Plan –Subdivision Application

Dear Kevin,

Attached you will find the application for Preliminary Plan approval to subdivide Site G – Gate Hill, 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 Island Field 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 G - Gate Hill (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 73 parcels to accommodate construction of 33 detached townhomes and 40 twin home units (20 buildings). 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 18, 2020
- Sheet 2 – Site Plan, dated August 26, 2020
- Sheet 3 – Preliminary Plat/Easement Plan, dated August 18, 2020
- Sheet 4A, 4B, & 4C – Preliminary Plat/Grading Plans, dated August 26, 2020
- Sheet 5A, 5B, 5C, and 5D – Preliminary Plat/Utility Plans, dated August 26, 2020
- Sheet 6 – Preliminary Landscape Plan, dated August 19, 2020
- Sheet C2.0 – Building Site Plan, dated August 19, 2020
- Sheet L1. – Landscape Plan, dated August 21, 2020
- Sheet L2 – Landscape Plan, Notes, and Details, dated August 21, 2020
- Sheet L3. – Landscape Plan (Section View), dated August 21, 2020
- Sheet 1 – Proposed Trail Easements, dated August 18, 2020
- Lot Tabulation Sheet – dated August 25, 2020
- Sample Floor Plans – Twin Home Type 1 & 2

Access to the SITE will be from Centerville Road. A 32' 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 no additional turn lanes from Centerville Road will be required, since it is located at a controlled intersection.

The preliminary grading plan shows there are no wetland impacts. The elevation of the street generally follows the existing topography. The overall area of the SITE is 31.67 acres, and the Gross Density of the project, based on 31.1 acres (net of wetlands) is 0.42 acres per dwelling unit. The lots will be serviced by a municipal sanitary sewer and water system connected to the White Bear Township's systems.

Sheet 1 – Existing Conditions show the existing trees. Approximately 24 trees in the center of the SITE may need to be replaced to accommodate the grading of the SITE, and each of these trees will be replaced one for one with a tree approximately 6" caliper in size. The grading on-site is proposed in a manner to save most if not all the significant trees around the perimeter, in particular along Centerville Road; see Sheets L1 & L3. The amount of green space is dependent upon building coverage, which will be determined at the time each townhome is designed and built. The Site Plan shows an approximate size for each detached townhome and twinhome.

Open space has been provided in other locations of the Subject Area of the PDA. The Company is working with NOHOA to determine what recreational improvements 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 anticipates obtaining approval to enable the construction of the utilities and street to be complete summer of 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 COMPANY
KURTH SURVEYNG INC.

GATE HILL PRE PLAN AREAS
DRAWING NAME = GH Easmt Plan-Lot Tab wrk

FILENAME - Gate Hill Lot Areas Rev.xlsx
16-Sep-20

| | |
|--------------------------------------|------------|
| PROJECT RECAP | |
| TOTAL NUMBER OF BUILDABLE LOTS | 73 |
| TOTAL PROJECT ACREAGE | 31.7 Acres |
| TOTAL AREA ACREAGE IN BUILDABLE LOTS | 12.9 Acres |
| AVERAGE TOTAL LOT SIZE | 0.18 Acres |

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

| LOT NO. | TOTAL LOT AREA | | ROAD R/W | ADJUSTED LOT AREA | WETLAND AREA | GROSS LOT AREA | F.A.R. LOT AREA | USEABLE AREA | LOT NO. |
|-----------------|------------------|--------------|---------------|-------------------|---------------|----------------|-----------------|--------------|-----------------|
| | SQ. FT. | ACRES | | | | | | | |
| 1 | 18,292 | 0.42 | 0 | 18,292 | | 18,292 | N/A | 12368 | 1 |
| 2 | 19,329 | 0.44 | 0 | 19,329 | | 19,329 | N/A | 13398 | 2 |
| 3 | 15,614 | 0.36 | 0 | 15,614 | | 15,614 | N/A | 9884 | 3 |
| 4 | 13,020 | 0.30 | 0 | 13,020 | 117 | 12,943 | N/A | 6910 | 4 |
| 5 | 14,402 | 0.33 | 0 | 14,402 | 496 | 14,075 | N/A | 7802 | 5 |
| 6 | 13,514 | 0.31 | 0 | 13,514 | 2089 | 12,135 | N/A | 5772 | 6 |
| 7 | 13,004 | 0.30 | 0 | 13,004 | 1318 | 12,134 | N/A | 5614 | 7 |
| 8 | 12,957 | 0.30 | 0 | 12,957 | | 12,957 | N/A | 7326 | 8 |
| 9 | 12,644 | 0.29 | 0 | 12,644 | | 12,644 | N/A | 7671 | 9 |
| 10 | 13,275 | 0.30 | 0 | 13,275 | | 13,275 | N/A | 8432 | 10 |
| 11 | 15,671 | 0.36 | 0 | 15,671 | | 15,671 | N/A | 9809 | 11 |
| 12 | 17,375 | 0.40 | 0 | 17,375 | | 17,375 | N/A | 11033 | 12 |
| 13 | 15,476 | 0.36 | 0 | 15,476 | | 15,476 | N/A | 9168 | 13 |
| 14 | 17,169 | 0.39 | 0 | 17,169 | | 17,169 | N/A | 9365 | 14 |
| 15 | 18,247 | 0.42 | 0 | 18,247 | | 18,247 | N/A | 11819 | 15 |
| 16 | 18,678 | 0.43 | 0 | 18,678 | | 18,678 | N/A | 12556 | 16 |
| 17 | 18,826 | 0.43 | 0 | 18,826 | | 18,826 | N/A | 12640 | 17 |
| 18 | 12,741 | 0.29 | 0 | 12,741 | 77 | 12,690 | N/A | 7780 | 18 |
| 19 | 13,088 | 0.30 | 0 | 13,088 | 425 | 12,807 | N/A | 7277 | 19 |
| 20 | 14,139 | 0.32 | 0 | 14,139 | | 14,139 | N/A | 8838 | 20 |
| 21 | 17,552 | 0.40 | 0 | 17,552 | | 17,552 | N/A | 10269 | 21 |
| 22 | 13,461 | 0.31 | 0 | 13,461 | | 13,461 | N/A | 7897 | 22 |
| 23 | 13,125 | 0.30 | 0 | 13,125 | | 13,125 | N/A | 8400 | 23 |
| 24 | 13,038 | 0.30 | 0 | 13,038 | | 13,038 | N/A | 8295 | 24 |
| 25 | 13,792 | 0.32 | 0 | 13,792 | | 13,792 | N/A | 8063 | 25 |
| 26 | 12,285 | 0.28 | 0 | 12,285 | | 12,285 | N/A | 6994 | 26 |
| 27 | 11,437 | 0.26 | 0 | 11,437 | | 11,437 | N/A | 7015 | 27 |
| 28 | 11,402 | 0.26 | 0 | 11,402 | | 11,402 | N/A | 6799 | 28 |
| 29 | 13,335 | 0.31 | 0 | 13,335 | | 13,335 | N/A | 8203 | 29 |
| 30 | 14,095 | 0.32 | 0 | 14,095 | | 14,095 | N/A | 9016 | 30 |
| 31 | 13,509 | 0.31 | 0 | 13,509 | | 13,509 | N/A | 8706 | 31 |
| 32 | 12,771 | 0.29 | 0 | 12,771 | | 12,771 | N/A | 8105 | 32 |
| 33 | 12,093 | 0.28 | 0 | 12,093 | | 12,093 | N/A | 6774 | 33 |
| 1 to 40 | 82,280 | 1.89 | 0 | 82,280 | | 82,280 | N/A | 4640 Avg. | 1 to 40 |
| SUBTOTAL | 561,636 | 12.89 | 0 | 561,636 | 4522 | 558,651 | N/A | N/A | SUBTOTAL |
| ROAD | 106,539 | 2.45 | 3,120 | | | | | | ROAD |
| OPEN #1 | 71,595 | 1.64 | | | | | | | OPEN #1 |
| OPEN #2 | 55,975 | 1.29 | 12,514 | | 19,911 | | | | OPEN #2 |
| OPEN #3 | 583,575 | 13.40 | 70,050 | | 375 | | | | OPEN #3 |
| SUBTOTAL | 817,684 | 18.77 | 85,684 | | 20,286 | | | | SUBTOTAL |
| TOTAL | 1,379,319 | 31.66 | 85,684 | | 24,808 | | | | TOTAL |

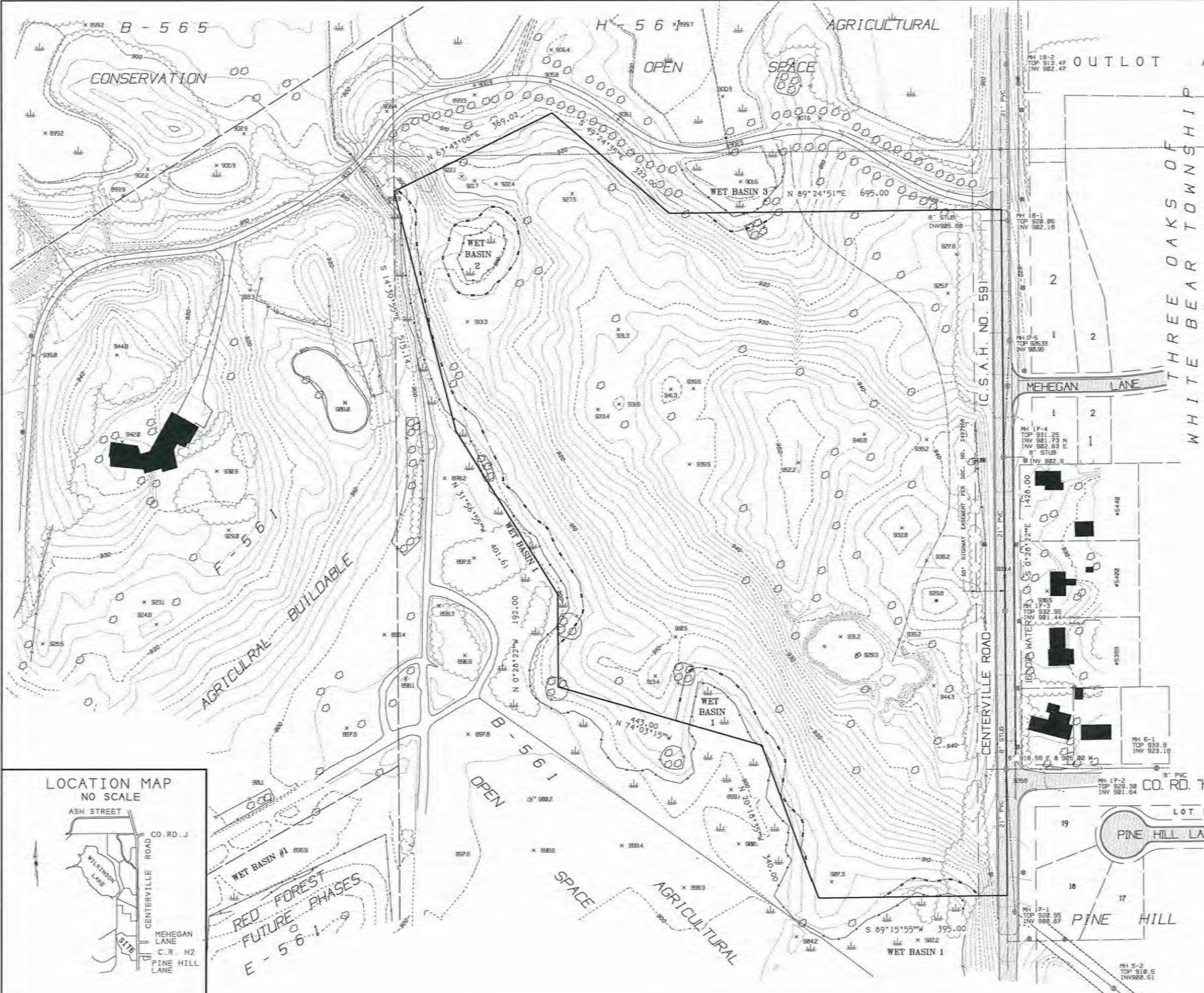
EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

NORTH OAKS COMPANY
EAST OAKS PUD

Updated: 08.31.2020

| SITE | NAME | PDA Housing Units designated | Actual 1999-2006 | Actual 2007-2009 | Actual 2010-2018 | Actual 2019-2020 | Proposed 2021-2029 | Total | Potential Density Shift | Permitted Density Increase | RLS #'s Filed to date |
|---|--|------------------------------|------------------|------------------|------------------|------------------|--------------------|---------------|-------------------------|----------------------------|-------------------------|
| A | RESIDENTIAL HOUSING WILDFLOWER (Peterson Place) | 40 | 27 | 0 | 0 | 0 | 0 | 27 | 13 | 30% = 12 | 564 |
| B | EAST PRESERVE | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 30% = 1 | |
| C | NORD | 10 | 0 | 0 | 0 | 12 | 0 | 12 | -2 | 30% = 3 | tbd |
| D | RAPP FARM | 200 | 34 | 0 | 122 | 0 | 0 | 156 | 44 | 50% = 100 | 589 611 612 614 617 626 |
| E-1 | EAST WILKINSON Villas of Wilkinson Lake | 45 | 19 | 0 | 28 | 0 | 0 | 47 | -2 | 50% = 22 | 599 603 615 |
| E-2 | EAST WILKINSON Waverly Gardens - Mews | 65 | 0 | 90 | 0 | 0 | 0 | 90 | -25 | 50% = 33 | 586 603 |
| F | ANDERSON WOODS (Andersonville) | 10 | 0 | 0 | 0 | 13 | 0 | 13 | -3 | 30% = 3 | tbd |
| G | GATE HILL | 68 | 0 | 0 | 0 | 0 | 73 | 73 | -5 | 30% = 20 | |
| H | ISLAND FIELD (Phase 1) ISLAND FIELD (Phase 2) Commercial Acre conversion | 35 | 0 | 0 | 0 | 0 | 45 28 | 45 28 | -10 | 30% = 11 | |
| I | THE PINES (East Mallard Pond) | 54 | 54 | 0 | 0 | 0 | 0 | 54 | 0 | 0 | 562 |
| J | NORTH SKI HILL | 7 | 7 | 0 | 0 | 0 | 0 | 7 | 0 | 30% = 2 | 569 |
| K | RED FOREST WAY SOUTH (North Black Lake) | 64 | 17 | 9 | 15 | 0 | 33 | 74 | -10 | 30% = 19 | 566 604 618 629 |
| L | SOUTHEAST PINES (South Deer Hills) | 45 | 45 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 571 |
| Subtotal | | 645 | 203 | 99 | 165 | 25 | 181 | 673 | | | |
| Includes Commercial Acre to Housing Unit conversion | | | | | | | | 28 | | | |
| COMMERCIAL | | | | | | | | | | | |
| E-3 | EAST WILKINSON Waverly Gardens & Tria | 21 Acres | 15.27 Acres | 0 | | | 0 | 5.73 Acres | | | 586 |

DEVELOPMENT AREA "G"



DATE: August 18, 2020
SHEET 1 OF 6 SHEETS

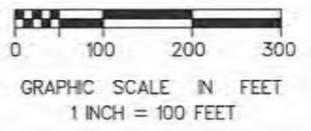
SHEET DESCRIPTION
EXISTING CONDITIONS

PROJECT:
GATE HILL

NORTH OAKS
C O M P A N Y

I hereby certify that this plan was prepared by me or under my supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.
Kurt H. Kurth, R.S., No. 20713
Rogers, MN, No. 163, No. 16113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (63) 788-7602
email: kst@kurthsurveyinginc.com



LEGEND

- ROAD
- FENCE
- SPOT ELEVATION FROM MARK HURD AERIAL TOPO MAPPING
- SPOT ELEVATION FIELD VERIFIED
- EXISTING CULVERT
- UTILITY POLE
- SWAMP SYMBOL
- TREE FROM AERIAL TOPO
- 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

LEGAL DESCRIPTION

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

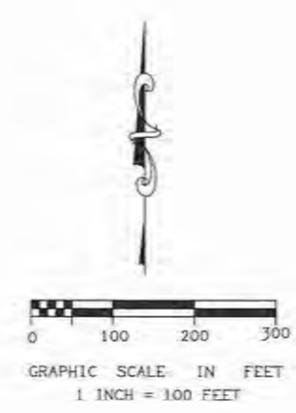
AREA BREAKDOWNS

TOTAL AREA = 1,379,360 SQ. FT. \ 31.67 ACRES
TOTAL ROAD EASEMENT = 85,680 SQ. FT. \ 1.97 AC (CENTERVILLE ROAD)
TOTAL WETLAND = 24,810 SQ. FT. \ 0.57 ACRES

WETLAND AREAS

Wetland 1 - 16,680± Sq. Ft.
Wetland 2 - 7,910± Sq. Ft.
Wetland 3 - 220± Sq. Ft.
Total Wetland - 24,810± Sq. Ft.





- 33 = PRELIMINARY LOT NUMBER - SINGLE FAMILY
- 40 = PRELIMINARY LOT NUMBER - TWIN HOME
- #30 = FUTURE ADDRESS

LEGEND

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES
- = WET LAND SYMBOL
- = BUILDING SETBACK
- = ROADWAY/EMERGENCY ACCESS EASEMENT
- = 12" UTILITY EASEMENT ADJACENT TO THE ROADWAY TRACT - NO EASEMENT ALONG CENTERVILLE ROAD
- = STORM POND/DRAINAGE EASEMENT
- = TRAIL EASEMENT
- = EXISTING BITUMINOUS
- = SANITARY SEWER/WATER MAIN EASEMENT

PROPERTY DESCRIPTION
 TRACT G, REGISTERED LAND SURVEY NO. 561
 RAMSEY COUNTY, MINNESOTA

DATE: August 18, 2020
 REV: 9-16-20 (Final easterly)

SHEET DESCRIPTION
**PRELIMINARY
 PLAT
 EASEMENT
 PLAN**

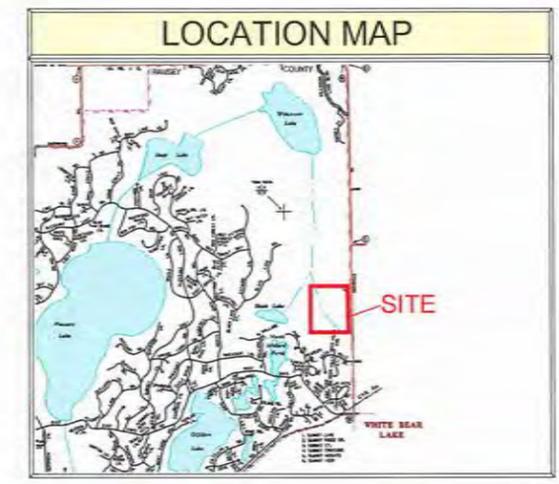
PROJECT:
**GATE
 HILL**

NORTH OAKS
 C O M P A N Y

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

 Keith J. Kurth, PLS, No. 20926

KURTH SURVEYING, INC.
 4023 JEFFERSON ST., N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-9760 FAX: (763) 788-7602
 E-MAIL: kai@kurthsurveying.com

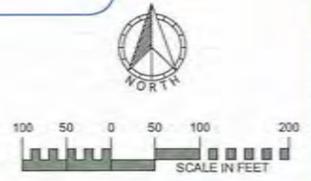


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| 1 | Existing Conditions |
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| 4 | Grading Plan |
| 5 | Utility Plan |
| 6 | Landscape Plan |

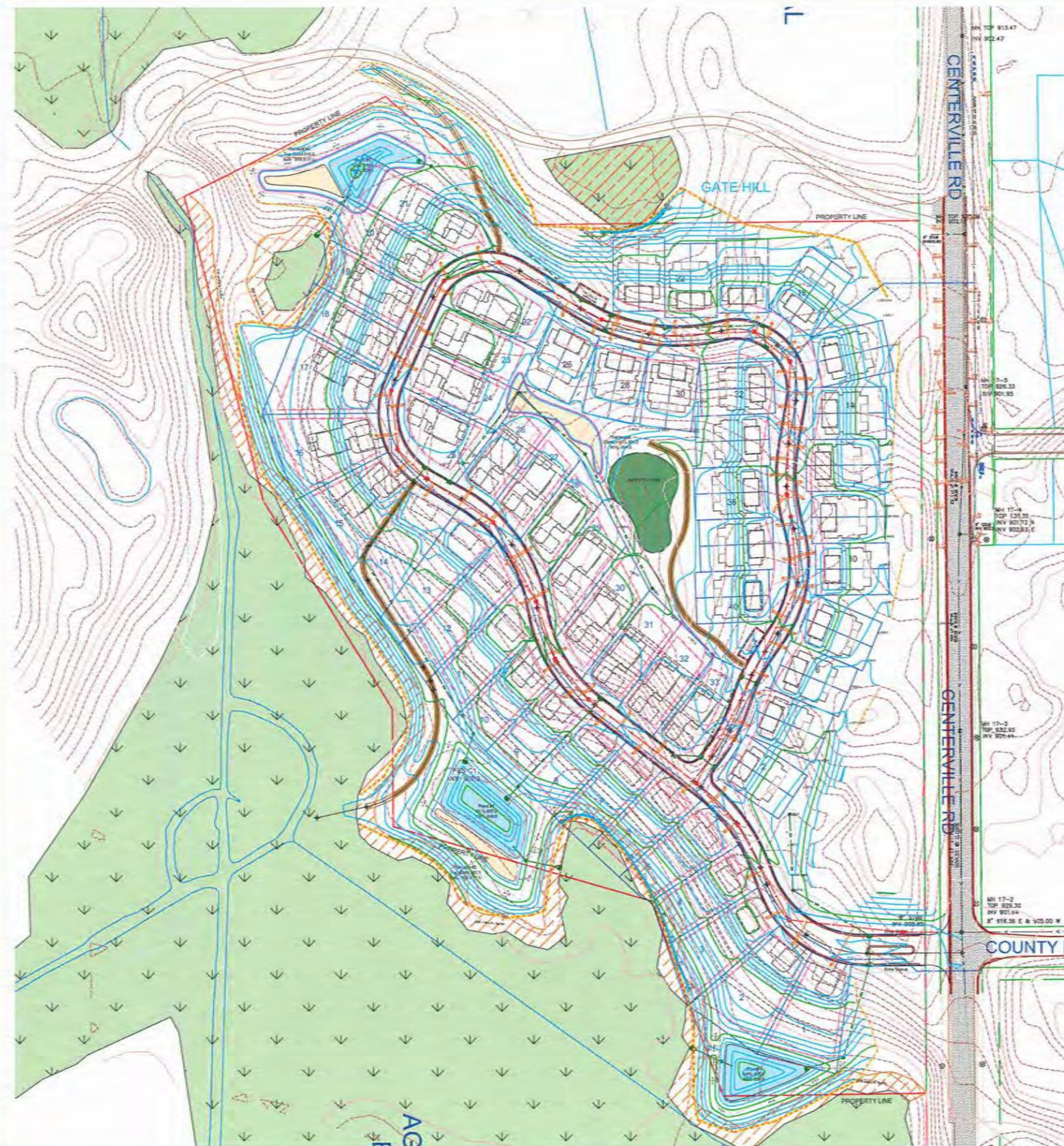
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| ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-8000 FAX: (952) 476-0104 CONTACTS: BOB MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM | DEVELOPER NORTH OAKS COMPANY LLC 9959 CENTERVILLE ROAD SUITE 200 NORTH OAKS, MN 55127 CONTACT: GARY EAGLES PHONE: (951) 484-3361 EMAIL: GARY@NORTHOAKS.COM |

Notes:

- 33 Single Family Lots
- 40 Twin Home Lots
- Fysb - 20 ft
- Sysb - 7.5/7.5'
- Wetland Edge - 30'
- 32' B-B Streets
- Guest Parking
- 20 Stalls
- 20ft x 10 ft.



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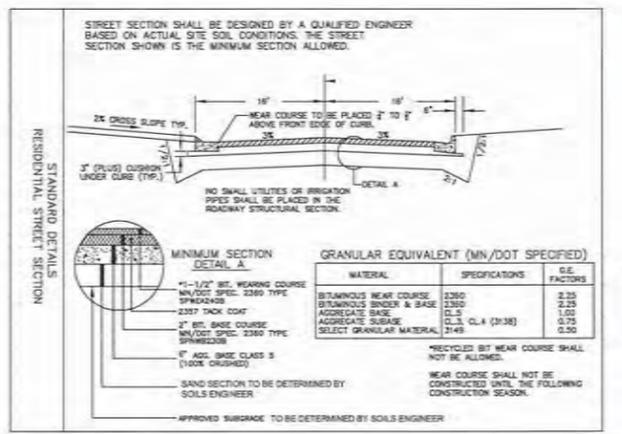


- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED 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. W/O PADS 2:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - 1.1 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 MNDOT 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 MNDOT 350-MESIC PRAIRIE (36.5 PLUS 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 - 400 LF
AFTER GRADING - 500 LF
 12. EROSION BLANKET - 400 SF

- 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 8" 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 SOIL 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.

- 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 CONTROL 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.

- 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 BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
 3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES, ESPECIALLY AFTER EACH RAINFALL EVENT.
 4. INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF 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.
 8. WIND FILTER TOPSOIL BORROW SHALL BE TILLED AFTER INSTALLATION IN THE BASIN TO REDUCE COMPACTION DURING INSTALLATION.
 9. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.



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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 08/26/20 Lic. No. 24728

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 475-6000

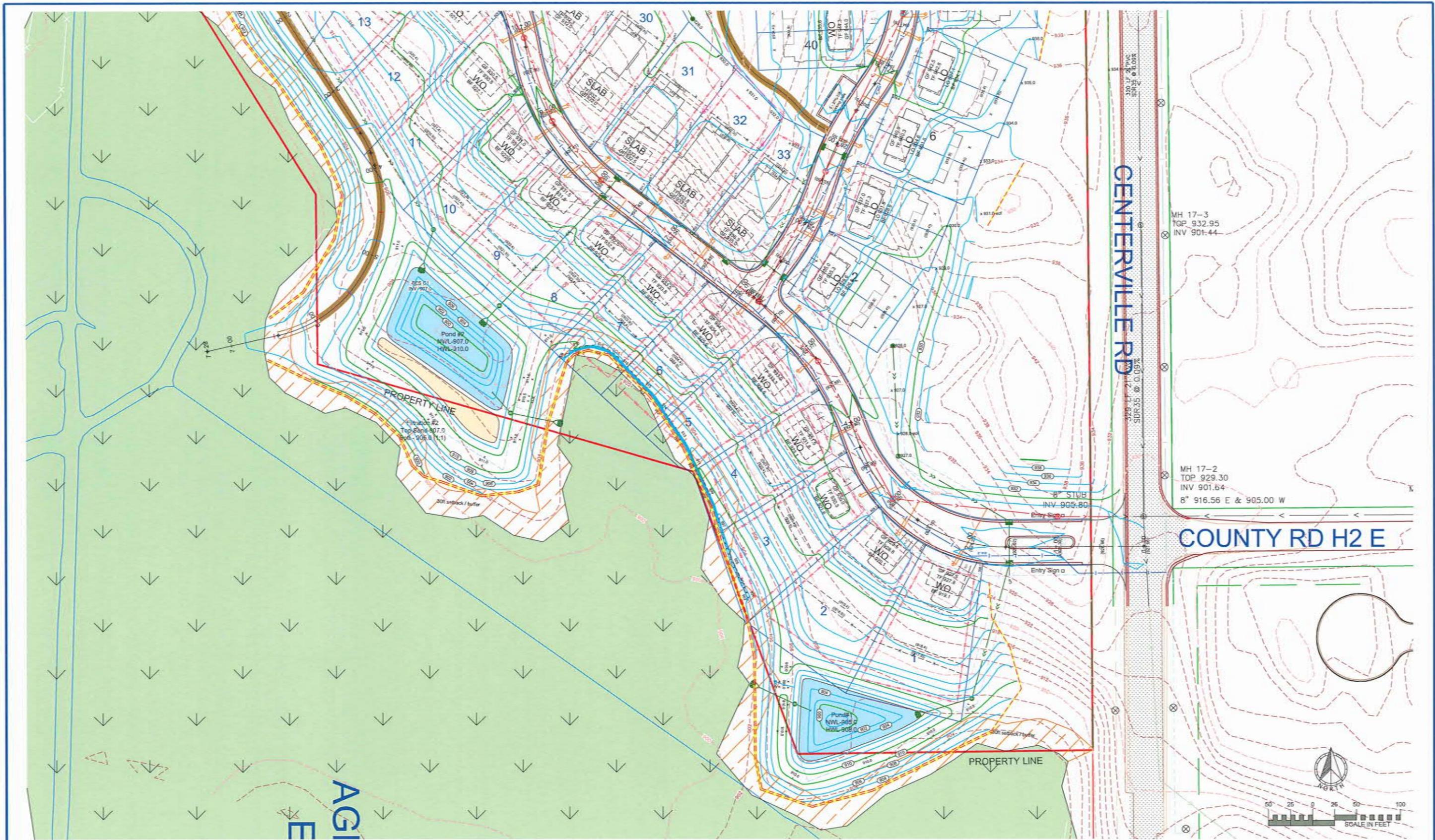
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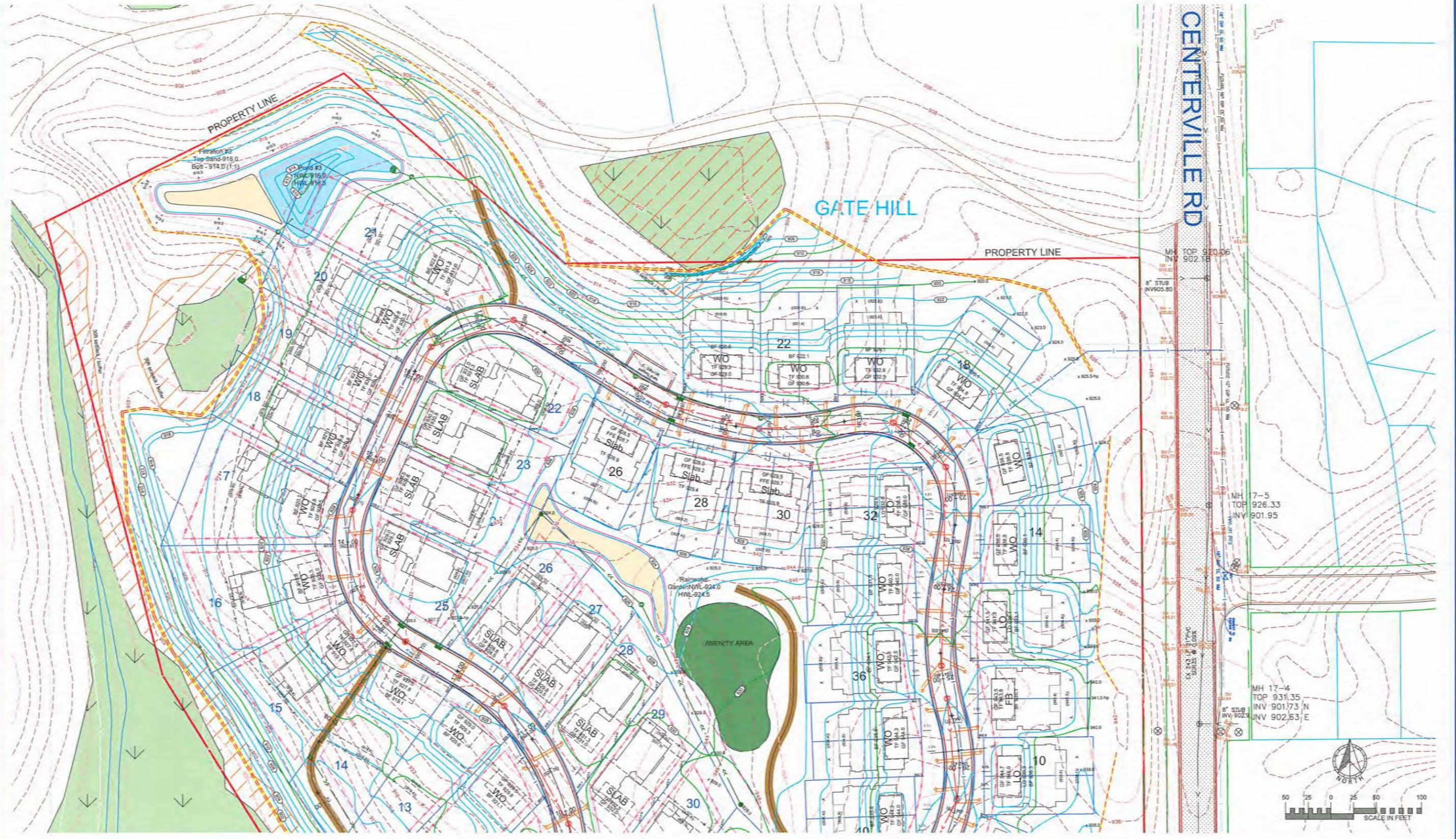
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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 08/16/20 Lic. No. 24702

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

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CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

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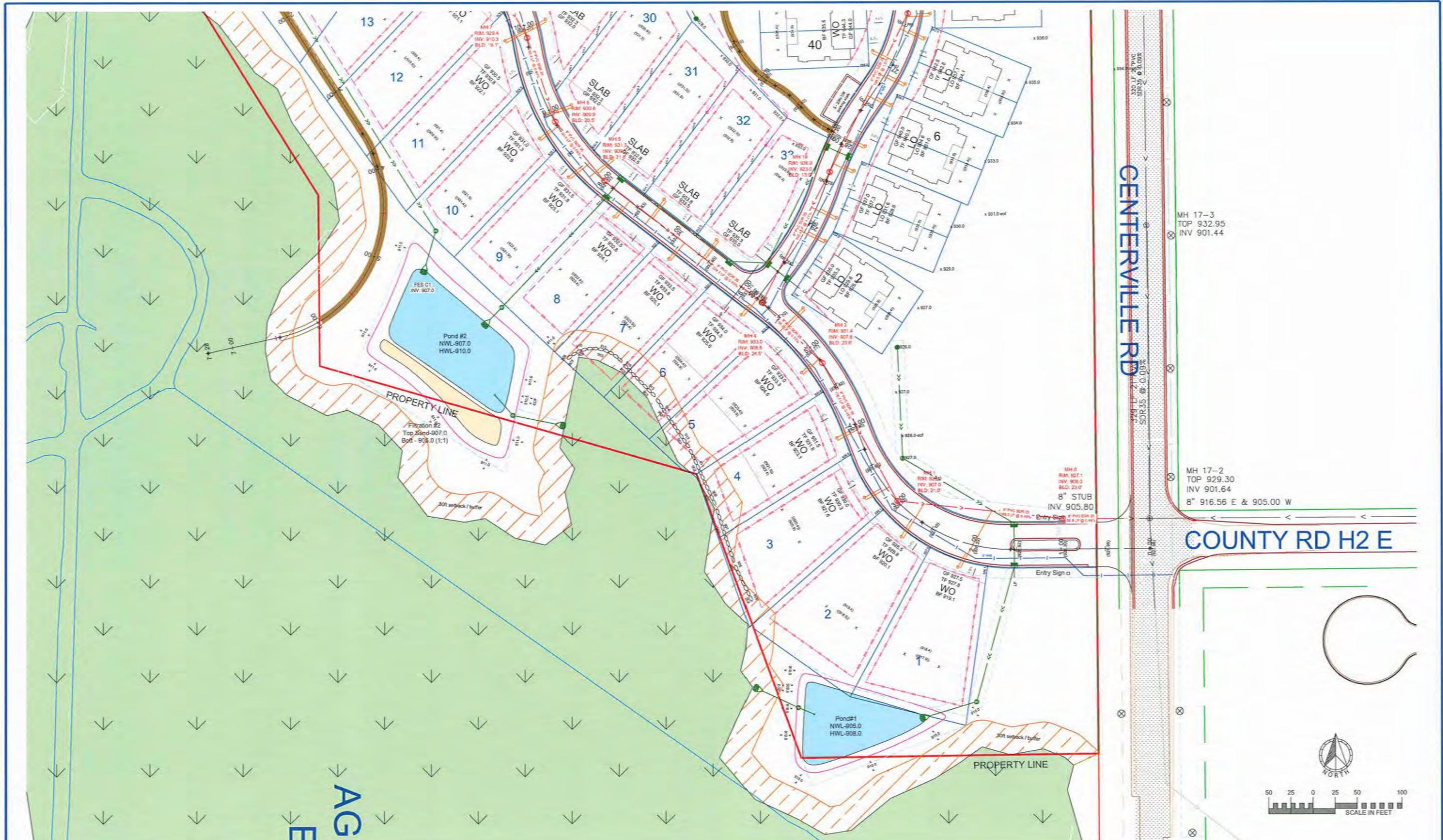
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EXHIBIT B7



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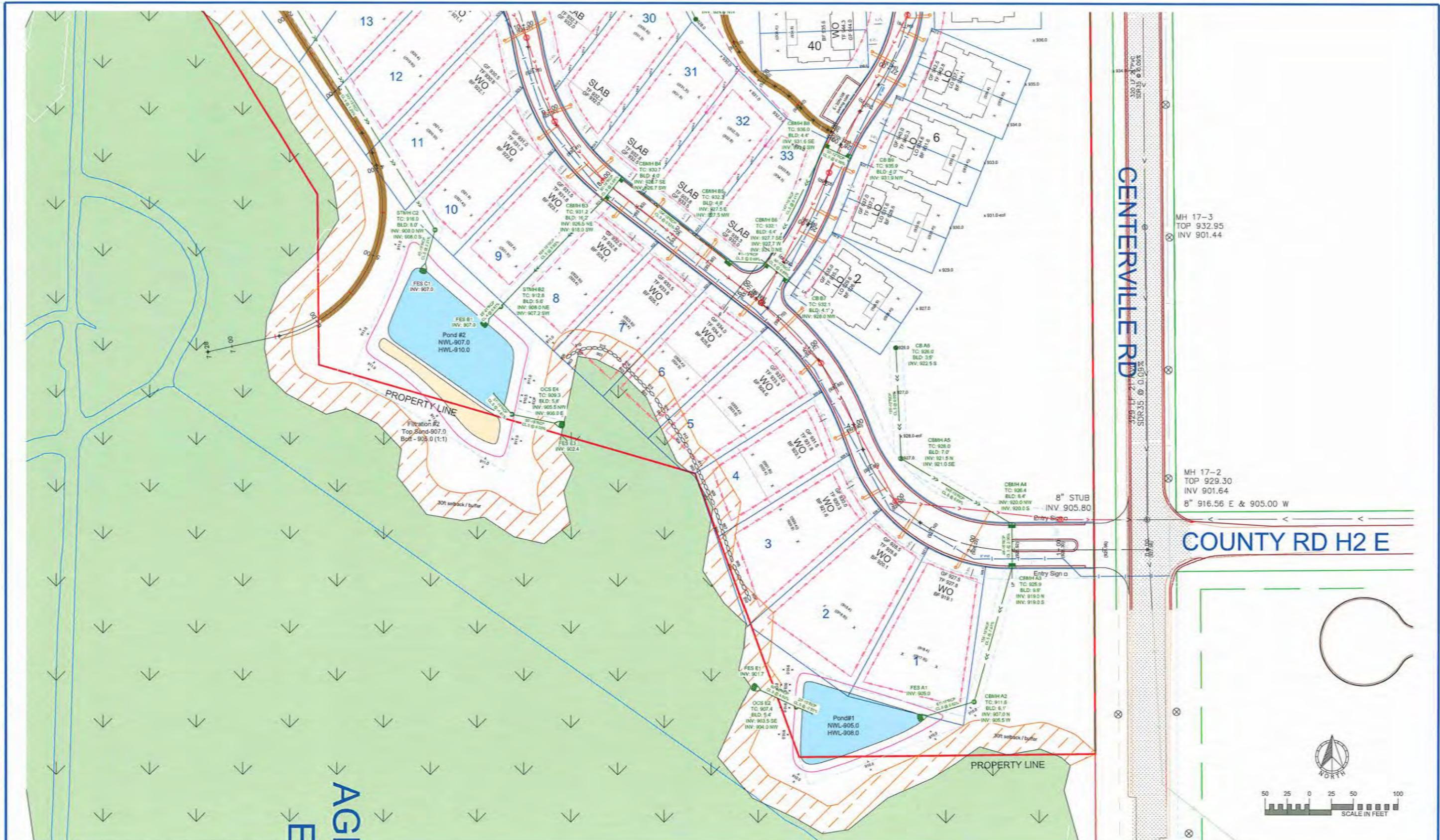
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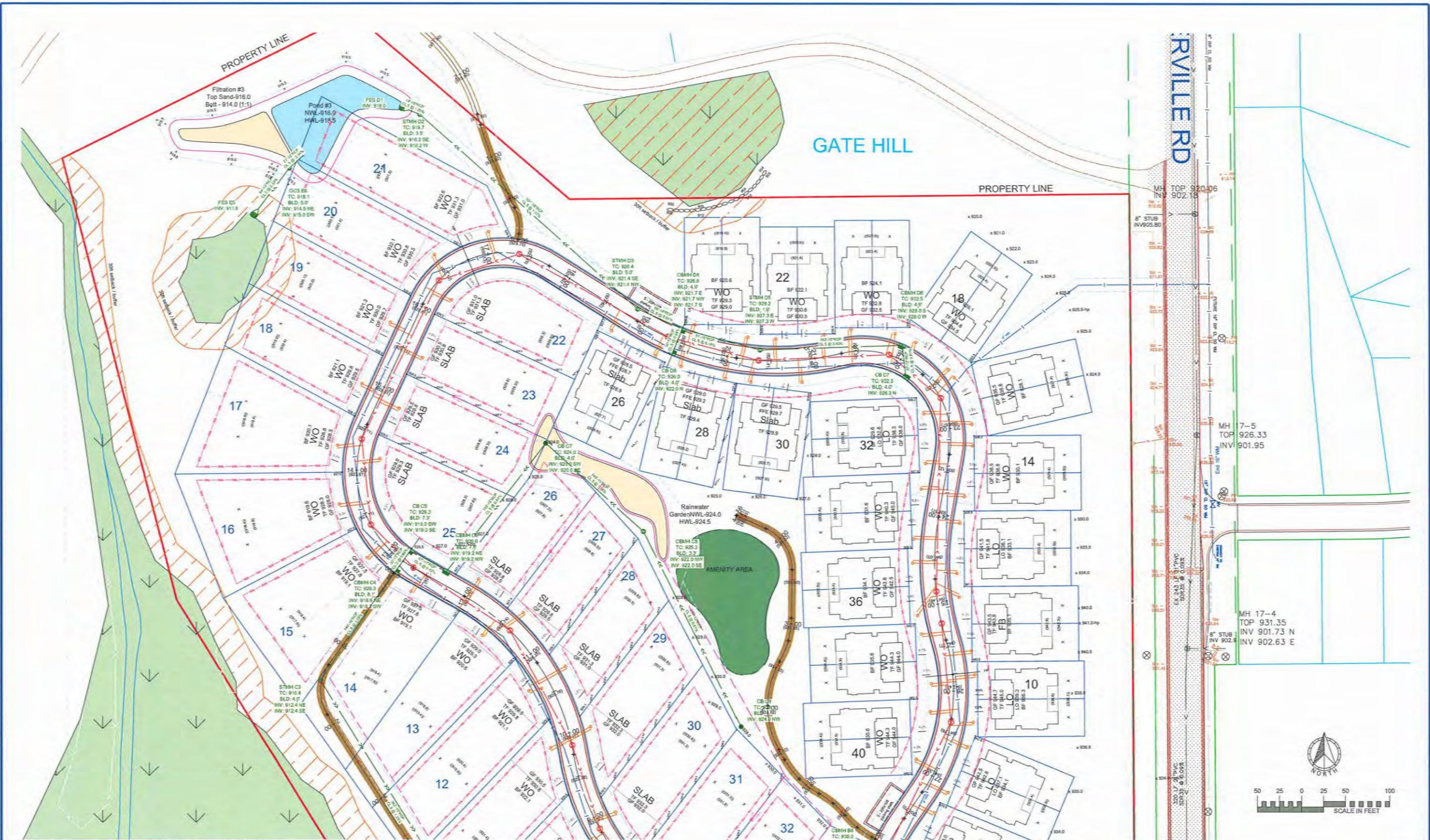
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 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
 LANDSCAPE ARCHITECTS PLANNERS

CITY PROJECT NO. _____

PRELIMINARY PLAT / UTILITY PLAN

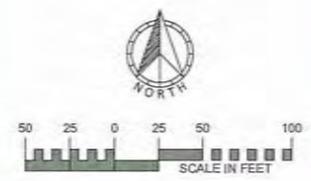
GATE HILL

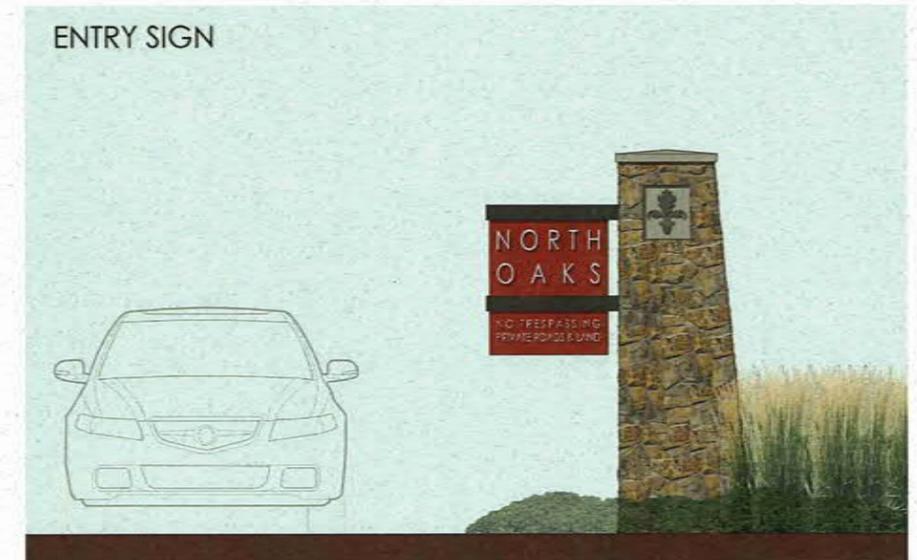
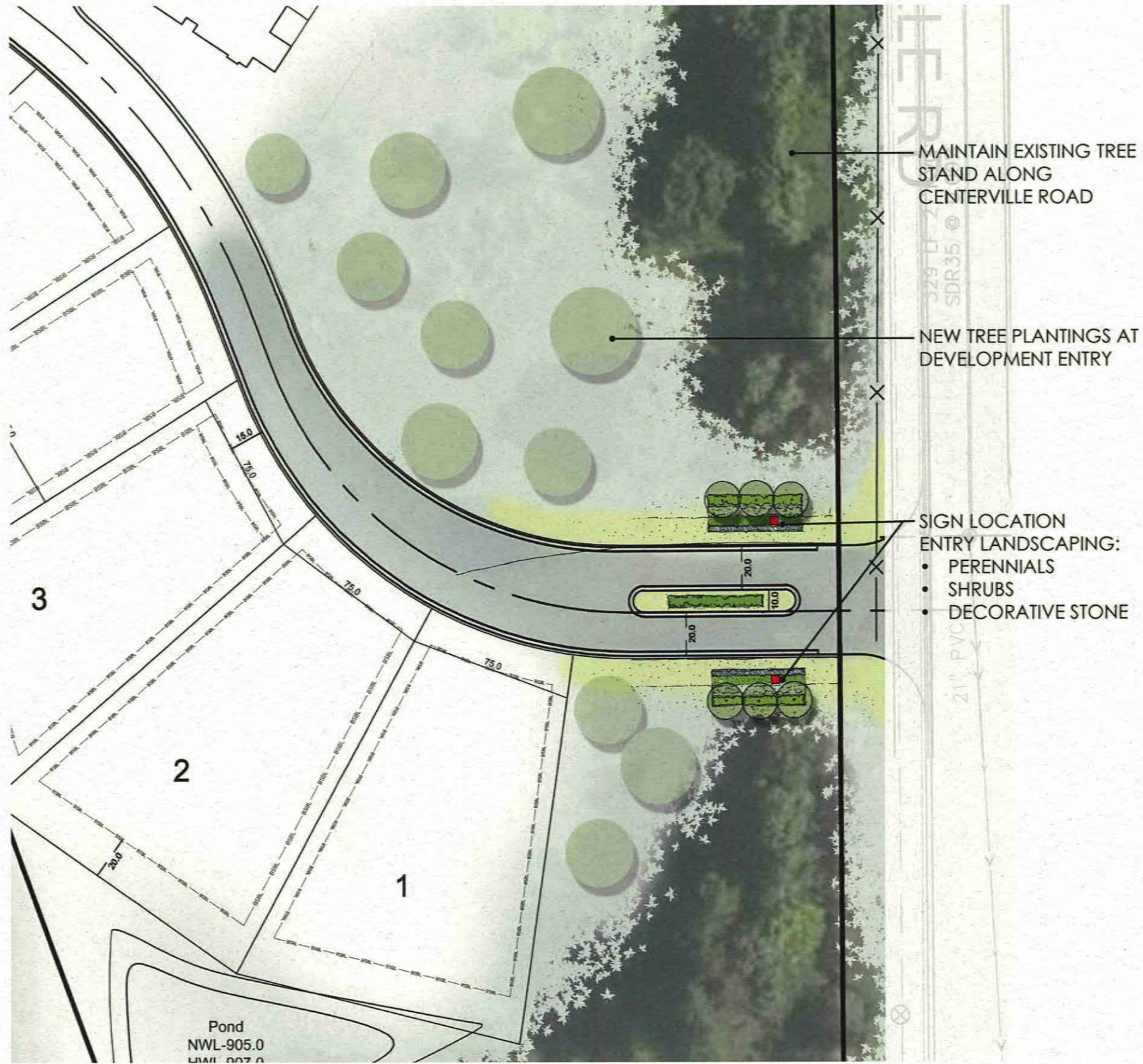
NORTH OAKS COMPANY

FILE NO. 64500-018

5D

6





PRELIMINARY LANDSCAPE PLAN | L1

GATE HILL DEVELOPMENT
North Oaks, Minnesota

August 21, 2020



MAINTAIN EXISTING TREE STAND ALONG CENTERVILLE ROAD

- CENTRAL AMENITY SPACE
- PATIO/SEATING AREA
 - SPORT COURT (50X80 SHOWN)
 - LANDSCAPING

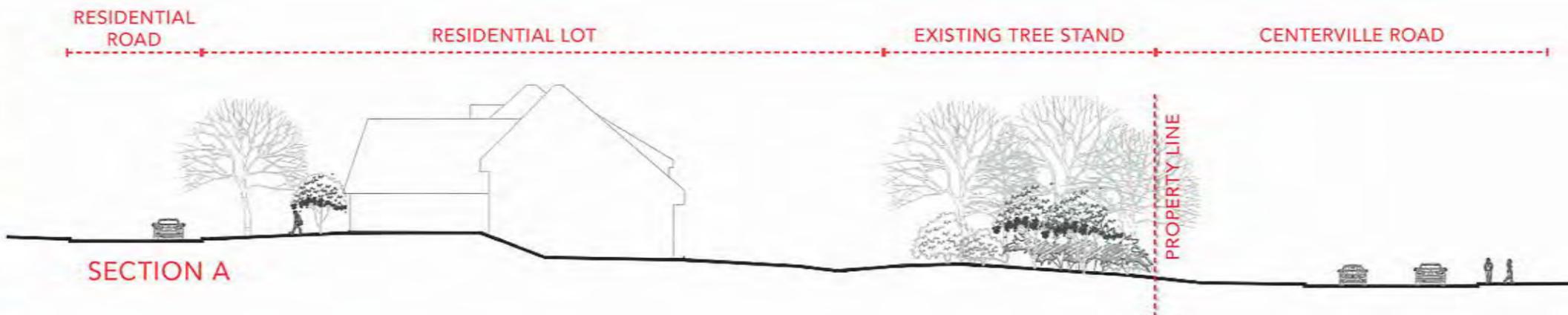


PRELIMINARY LANDSCAPE PLAN | L2

GATE HILL DEVELOPMENT
North Oaks, Minnesota

August 21, 2020

EXHIBIT B9



PRELIMINARY LANDSCAPE PLAN | L3

GATE HILL DEVELOPMENT
North Oaks, Minnesota

September 2, 2020





EXHIBIT B10

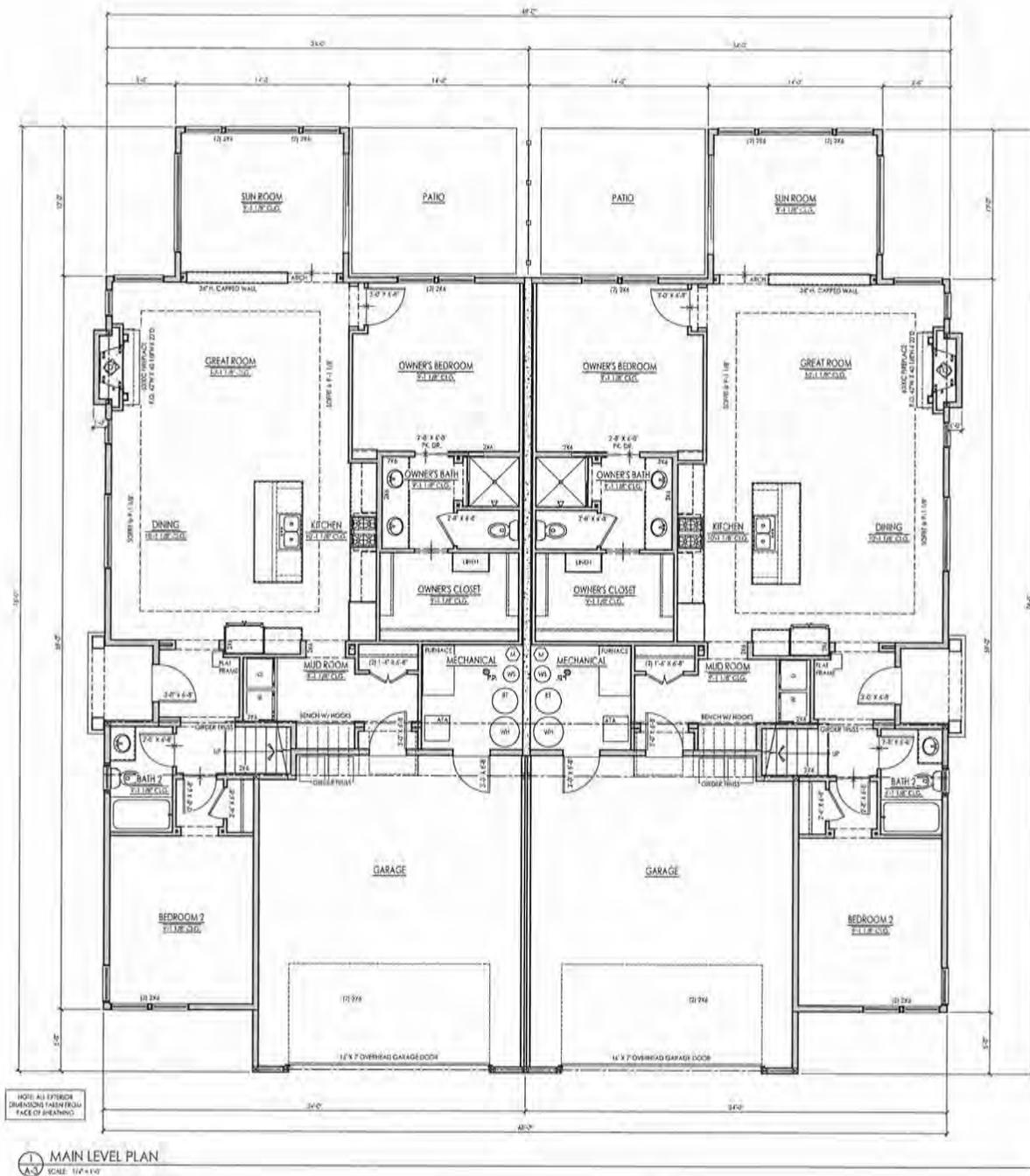


EXHIBIT B10



EXHIBIT B10

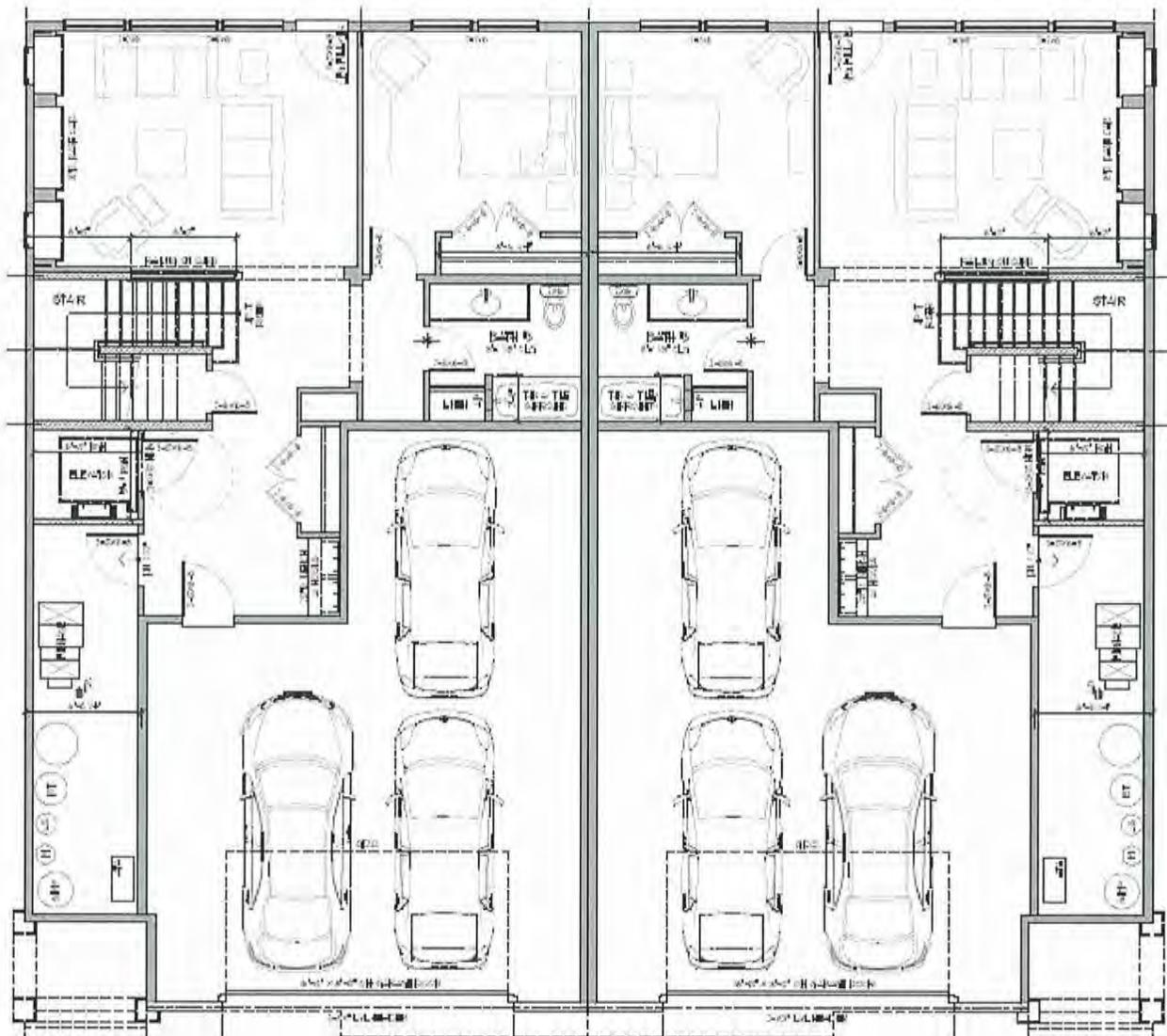


EXHIBIT B10

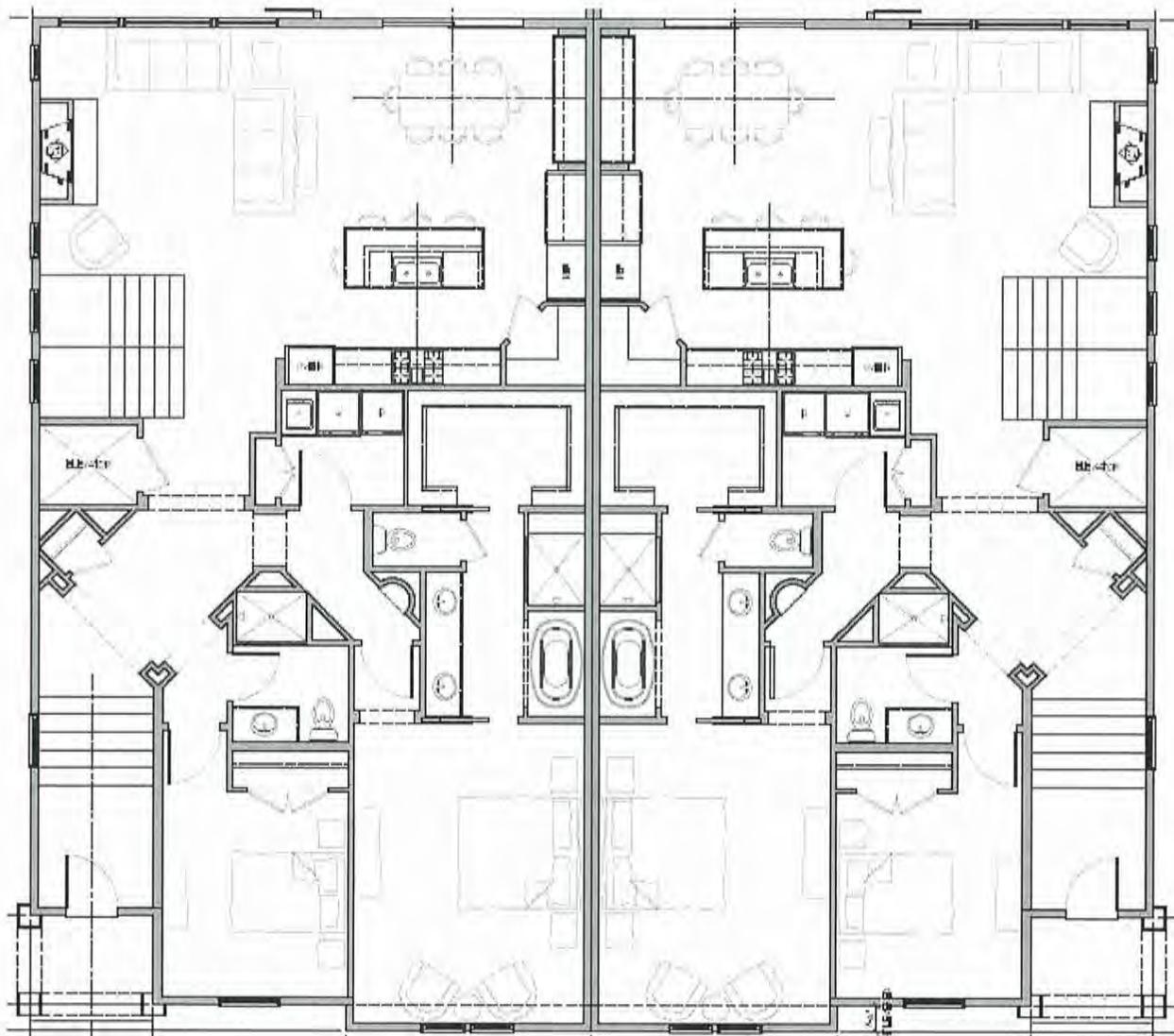


EXHIBIT B10

Westwood

12701 Whitewater Drive, Suite 300
 Minnetonka, MN 55343

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

westwoodps.com
 (888) 937-5150

MEMORANDUM

Date: August 31, 2020

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

To: Mark Houge, President
 Gary Eagles, VP Development

From: Paul Villaluz, P.E., PTOE, RSP₁



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

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

- **Island Field Concept** – This concept shows a 74-unit condominium project proposed west of Centerville Road. Access would be achieved via a roadway that connects to a cul-de-sac located in front of the development.

Traffic Issues:

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

Table 2 - Trip Generation Potential – Island Field Concept

| Land Use | ITE Code | Size | Weekday | | AM Peak | | PM Peak | |
|--------------------------------|----------|----------|---------|------|---------|------|---------|------|
| | | | Enter | Exit | Enter | Exit | Enter | Exit |
| Multifamily Housing (Mid-Rise) | 221 | 74 units | 201 | 201 | 7 | 20 | 20 | 13 |
| | | | 201 | 201 | 7 | 20 | 20 | 13 |
| | | | 402 | | 27 | | 33 | |

(Source: *Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017*)

- It appears that the condominium project proposed along the cul-de-sac may generate an entering trip generation volume that exceeds the County guideline of ten (10) turning vehicles per hour warranting either a northbound left turn lane and/or a southbound right turn lane.¹
- Further, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County.
- Ramsey County may require that the cul-de-sac access intersection with Centerville Road may align with a future access on the east side.
- Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants for changes in traffic control. Signalization may likely not be warranted at the intersection with Centerville Road. Side street stop may likely be required for traffic control.²



- **Gate Hill Concept** – This concept shows a loop roadway serving 40 residential twinhome/duplexes and 33 villa residential lots on the west side of the intersection of County Road H2 E & Centerville Road.

Traffic Issues:

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

Table 3 - Trip Generation Potential – Gate Hill Concept

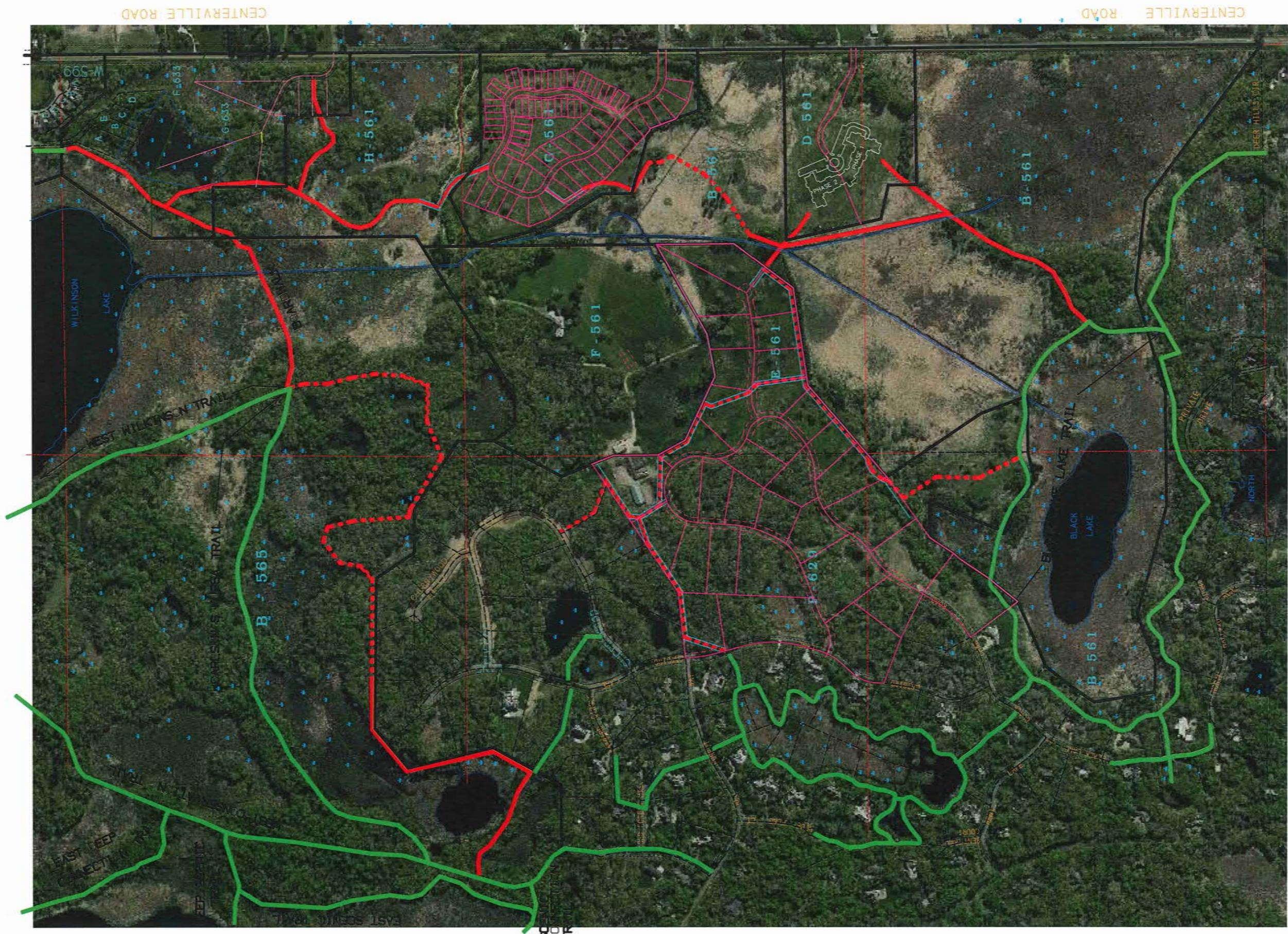
| Land Use | ITE Code | Size | Weekday | | AM Peak | | PM Peak | |
|-----------------------|----------|----------|---------|------|---------|------|---------|------|
| | | | Enter | Exit | Enter | Exit | Enter | Exit |
| Single Family Housing | 210 | 40 units | 224 | 224 | 8 | 25 | 26 | 16 |
| Single Family Housing | 210 | 33 units | 187 | 188 | 7 | 21 | 22 | 13 |
| | | | 411 | 412 | 15 | 46 | 48 | 29 |
| | | | 823 | | 61 | | 77 | |

(Source: *Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017*)

- The Gate Hill Concept proposed along the loop road will likely generate trip volumes that exceed the County guideline of ten (10) turning vehicles per hour.
- It is noted that Centerville Road currently has a northbound right turn lane approaching County Road H2 E. However, there is no southbound left turn lane or bypass lane along Centerville Road at County Road H2 E.

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

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



- 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) 786-9769
 Email: kst@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 within the laws of the State of Minnesota.
 Randy J. Kurth, R.S., No. 20270
 Russell J. Kurth, R.S., No. 16113

N O R T H O A K S

C O M P A N Y

PROJECT: EAST OAKS
 SHEET DESCRIPTION: PROPOSED TRAIL EASEMENTS

DATE: AUGUST 18, 2020
 SHEET 1 OF 1 SHEET

EXHIBIT B12



REPLY TO ATTENTION OF
REGULATORY BRANCH

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

April 26, 2019

Regulatory File No. MVP-2018-03667-MJB

North Oaks Company LLC
c/o Gary Eagles
5959 Centerville Road, Suite 200
North Oaks, Minnesota 55127

Dear Mr. Eagles:

This letter is in response to correspondence submitted by Kjolhaug Environmental on your behalf, requesting Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the 29.7-acre Gate Hill Site in the City of North Oaks. The project site is in Section 9, Township 30 North, Range 22 West, Ramsey County, Minnesota.

We have reviewed the wetland delineation report dated December 10, 2018, and determined that the limits of the aquatic resources have been accurately identified in accordance with current agency guidance including the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This concurrence is only valid for the review area shown on the enclosed figures labeled MVP-2018-03667-MJB Page 1 of 2 through 2 of 2. The boundaries shown on the enclosed figures accurately reflect the limits of the aquatic resources in the review area.

This concurrence may generally be relied upon for five years from the date of this letter. However, we reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. Our concurrence may be renewed at the end of this period provided you submit a written request and our staff are able to verify that the determination is still valid.

No jurisdictional determination was requested or prepared for this project. While not required, you may request a jurisdictional determination from the Corps contact indicated below.

Please note that the discharge of dredged or fill material into waters of the United States without a Department of the Army permit could subject you to an enforcement action. Receipt of a permit from a state or local agency does not obviate the requirement for obtaining a Department of the Army permit.

**CITY OF NORTH OAKS PLANNING COMMISSION
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. 2020-04**

**RESOLUTION DETERMINING PRELIMINARY PLAN APPLICATION FOR
SUBDIVISION OF SITE G, GATE HILL, IS COMPLETE**

WHEREAS, the North Oaks Company, LLC (Applicant) submitted an Application for Property Subdivision (Preliminary Plan Approval) including a cover letter/narrative as well as Sheets 1-6 and the Floor Area Worksheet on September 4, 2020 for subdivision of property identified as Site G, Gate Hill, per the East Oaks Planned Unit Development Agreement (PDA); and

WHEREAS, following a preliminary staff review, Applicant was advised by email on September 16, 2020, that certain required information necessary for an application for Preliminary Plan Approval to be deemed complete was not included with the September 4th Materials, that as a result the application as submitted was determined by staff to be incomplete; and

WHEREAS, additional required information and documents were received by the City of North Oaks on Thursday, September 17, 2020; and

WHEREAS, North Oaks City Code Section 152.021, the Planning Commission shall determine whether the information required by Section 152.021 (A) is complete, and, if complete, shall set a date and place for a public hearing on the Preliminary Plan Application.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF NORTH OAKS:**

1. The Application for Property Subdivision (Preliminary Plan) of Site G, Gate Hill, submitted by the Applicant is hereby deemed **COMPLETE** as of **September 17, 2020**, the date that all information and documents required for the Preliminary Application approval was received by the City.
2. City Staff are hereby directed to advise the Applicant of this determination of completeness.
3. The Planning Commission hereby sets a **public hearing** on the Preliminary Plan Application at ___ on _____ in the Community Room, 100 Village Center Drive, North Oaks, MN and via other electronic means pursuant to Minn. Stat. Sec. 13D.021 due to the existing health pandemic and State of Minnesota and City of North Oaks declarations of emergency, and directs staff to provide notice of the **public hearing** as required by state statutes and the provisions of the North Oaks City Code.

Adopted the 24th day of September 2020 by a vote of _____ to _____.

By: _____
Mark Azman
Its: Chair



MEMORANDUM

TO: North Oaks Planning Commission

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

DATE: September 24, 2020

RE: North Oaks - East Oaks Planned Unit Development
Red Forest Way South Preliminary Subdivision - Determination of
Completeness

FILE NO: 321.02 - 20.06

BACKGROUND

The North Oaks Company, LLC has requested preliminary subdivision approval of Phase I of a two-phase, single family residential subdivision entitled “Red Forest Way South.” The parcel, previously referred to as the “North Black Lake” parcel as part of previous concept plan review, is bound by Catbird lane on the west, Black Lake on the south and agricultural conservation land to the north and east.

At this time, the applicant has requested preliminary plan approval of Phase 1 of the subdivision which consists of 17 lots located in the northwest area of the site. A total of 16 lots are conceptually illustrated within Phase 2, located in the southeast area of the site. Combined, Phases 1 and 2 call for the creation of a total of 33 single family residential lots upon the subject site.

Considering that Phase 2 is conceptual in this application, it is illustrated for reference only and will be subject to future review and preliminary plan processing by the Planning Commission and City Council.

The subject property occupies the southern half of “Site K” in the East Oaks Planned Development Agreement (PDA).

Presently, 41 lots exist in the abutting Red Forest Way subdivision to the north. The 33 additional lots (included in the Phase 1 preliminary plan and Phase 2 concept plan) would result in a total 74 dwelling units within Site K.

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

All lots are proposed to be served by on-site wells and septic systems.

Prior to the scheduling of a public hearing for the application, Section 152.021(C) of the North Oaks City Code (the "Subdivision Ordinance") directs the Planning Commission to review the Preliminary Plan (subdivision) and accompanying submissions (the "Preliminary Plan application") and decide whether the submission is complete and contains the information required for an application for Preliminary Plan approval found in the City of North Oaks' (the City") Zoning Ordinance, Subdivision Ordinance and East Oaks PDA, as may be applicable.

If the Planning Commission determines the Preliminary Plan application to be complete, it should call for a public hearing. It is anticipated that the Planning Commission may schedule the public hearing at its regular October 29, 2020 meeting or a special meeting. If, however, the Preliminary Plan application is deemed incomplete, the Planning Commission must advise the applicant what additional information is necessary such that it may be determined to be complete.

To be noted is that a determination of completeness is not intended to consider design aspects of the subdivision (street and lot layouts, trail locations etc.). Nor is a determination of completeness a determination of compliance or conformity with the terms of the PDA or its controls. Such issues are intended to be addressed as part of the formal subdivision review which will follow.

The Planning Commission should make its determination of completeness within 15 business days from the date the application materials were received. The Preliminary Plan application was received by the City on September 4, 2020. Thus, the Planning Commission should make its determination no later than September 28, 2020

Attached for reference:

Exhibit A: Preliminary Subdivision (Plan) Submission Requirements

Exhibit B: Application Materials:

B1: Applicant Narrative

B2: Project Summary

- B3: East Oaks Phasing Plan
- B4: Existing Conditions
- B5: Preliminary Plat / Easement Plan
- B6: Preliminary Site Plan
- B7: Preliminary Grading Plans
- B8: Preliminary Erosion Control Plans
- B9: Preliminary Utility Plans
- B10: Traffic Analysis
- B11: Trail Easement Plan
- B12: Validation of Wetland Delineation
- B13: Soil Suitability Correspondence

STAFF COMMENTS REGARDING COMPLETENESS OF PRELIMINARY PLAN APPLICATION

Information Requirements. Attached as Exhibit A is a table which lists the various submission requirements for Preliminary Plan (subdivision) applications. In consideration of the submitted application, it is important to note that submission requirements for Preliminary Plan applications are found in the following documents:

1. The Subdivision Ordinance (Subdivision Regulations, City Code Chapter 152 - previously Ord. 93)
2. The Zoning Ordinance (Zoning Code, Chapter 151 - previously Ord. 94)

To be noted is that submission requirements referenced in the East Oaks PDA documents are a direct duplication of the submission requirements provided in the Zoning Ordinance.

Also, to be noted is that some submission requirements apply to sewered developments, typically multiple family residential and commercial projects. In this regard, some of the listed submission requirements are not considered applicable to the Red Forest Way South subdivision and are noted as "Not Applicable/NA in Exhibit A.

In review of the submission requirements listed in attached Exhibit A, all submission requirements have been satisfied.

Application Action Deadline. According to Minnesota Statutes, Section 462.358, Subd. 3b, a subdivision application "shall be preliminarily approved or disapproved within 120 days following delivery of an application completed in compliance with the municipal ordinance by the applicant to the municipality, unless an extension of the review period has been agreed to by the applicant.

CONCLUSION / RECOMMENDATION

The Planning Commission is charged with the responsibility of determining whether the submitted Red Forest Way South Preliminary Plan (subdivision) application is complete.

In review of the submitted application materials and the applicable submission requirements found in the Zoning and Subdivision Ordinances, Staff has determined that required information has been provided to the City, and that the Preliminary Plan application is complete.

If the Planning Commission deems the application to be complete, it is appropriate for the Commission to call for a public hearing at which the application may be formally considered.

If, however, the Commission deems the application to be incomplete, it must advise the applicant of information which must be provided for it to be determined to be complete.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director
Phil Belfiori, Vadnais Lake Area Water Management Organization
Jack Gleason, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

RED FOREST WAY SOUTH

| Requirement | Source | | Completeness | | |
|--|--|---|---|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Preliminary Plan* | x | x | x | | |
| Site Plan (not required for non-sewered, single family development) | | x | x | | |
| Written application on forms approved by the Planning Commission | x | | x | | |
| Prepared, signed, and dated by licensed architects, engineers, surveyors, or landscape architects | | x | x | | |
| Preliminary Plan shall be prepared by a qualified professional, trained and experienced in the layout of subdivisions and registered in the State of Minnesota | x | | x | | |
| Address all of the standards and requirements of this Ordinance (94)(Chapter 151), the Subdivision Ordinance (93)(Chapter 152), and as described in the PDA | | x | To be determined as part of plan review | | |
| Proof that the preliminary plan is consistent with the approved Master Development Plan | | x | To be determined as part of plan review | | |
| Proof that the preliminary plan is consistent with the PDA | | x | To be determined as part of plan review | | |
| A map at a scale of 100 feet to an inch delineating the overall boundaries and showing correctly the boundaries of the subdivision | x | x | x | | |
| Subdivision lot boundaries | x | x | x | | |
| Layout and lot sizes to nearest tenth of an acre | x | x | x | | |
| Streets, roads, easements, and access plans | | x | x | | |
| Park, recreation, green space and open space | | x | x | | |
| Streets, parks, playgrounds and other such land locations | x | | x | | |

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

RED FOREST WAY SOUTH

| Requirement | Source | | Completeness | | |
|---|--|---|--------------|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Calculation of usable area for each lot that has been determined to be a suitable site | x | | x | | |
| For each unsewered lot, the Preliminary Plan shall also include the location of two 5,000 square foot individual sewage treatment system sites with: <ul style="list-style-type: none"> General soils documentation prepared by a registered soils engineer indicating the suitability for on-site individual sewage treatment systems | x | | x | | |
| Topographical map, at a scale of 100 feet to an inch, showing the following features before subdivision and a clear indication of what happens to each feature after subdivision: <ul style="list-style-type: none"> <input type="checkbox"/> Contours at minimum 2 feet intervals <input type="checkbox"/> Water courses <input type="checkbox"/> Ponds <input type="checkbox"/> Wetlands <input type="checkbox"/> Tree areas <input type="checkbox"/> Other physical features | x | x | x | | |
| North point and scale | x | x | x | | |
| Name of project/development | | x | x | | |
| All easements: <ul style="list-style-type: none"> <input type="checkbox"/> Utilities <input type="checkbox"/> Road <input type="checkbox"/> Drainage <input type="checkbox"/> Trail <input type="checkbox"/> Park <input type="checkbox"/> Recreation <input type="checkbox"/> Open Space <input type="checkbox"/> Restricted Use | | x | x | | |

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

RED FOREST WAY SOUTH

| Requirement | Source | | Completeness | | |
|---|--|---|--------------|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Relationship of lots and easements to adjoining lands | | X | X | | |
| Required Site Plan information (not required for unsewered, single family development): | | | X | | |
| • Location of buildings and structures | | X | | | X |
| • Parking facilities, dimensions and calculations | | X | | | X |
| • Sidewalks, driveways, loading areas, and bikeways | | X | | | X |
| • Fences and retaining walls | | X | | | X |
| • Exterior sign elevations | | X | | | X |
| • Exterior garbage collection areas | | X | | | X |
| • Exterior lighting | | X | | | X |
| • Landscaping and entry monuments | | X | | | X |
| • Site access | | X | X | | |
| • Site statistics including: | | | | | |
| ○ Site and building size | | X | X | | |
| ○ Percent lot coverage | | X | X | | |
| ○ Floor area ratio | | X | X | | |
| ○ Types and amounts of dwelling units | | X | X | | |
| ○ Commercial and service uses | | X | | | X |
| ○ Gross density | | X | X | | |
| ○ Percentage of green space | | X | X | | |
| • Construction Staging Plan for each phase of the PUD involving more than one construction season | | X | X | | |
| • Elevations and exterior materials of all proposed structures and buildings with dimensions (except for single family detached structures) | | X | | | X |
| • Landscape Plan | | X | | | X |

| Requirement | Source | | Completeness | | |
|--|--|---|---|----|----|
| | Ordinance 93/ Chapter 152 (Subdivision Ordinance) | Ordinance 94/ Chapter 151 (Zoning Ordinance) | Yes | No | NA |
| | | | | | |
| Preliminary Plat | | x | x | | |
| Preliminary Plat with easements and other special provisions showing, as an overlay to the proposed lots, all proposed special provisions, such as areas restricted for certain uses, and all proposed easements, including road easements, and also including, where applicable, the relationship of proposed easements to existing easements in adjoining subdivisions | x | | x | | |
| Such other documents and information as required by the Planning Commission for the purpose of ensuring that the provisions, purposes, and objectives of this Ordinance and of the Comprehensive Plan are met and that the public interest is well served** | x | | To be determined by Planning Commission | | |
| Fees required by the City | x | | x | | |

*=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/Cha. 152, Sec. 152.005; Ord. 94, Sec. 5.67/Cha. 151, Sec. 151.005)

**= Such requirements for additional information and documents shall be contained in the application form which will be prescribed by the Planning Commission and supplied to each subdivider or applicant by the City Clerk.

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.”



September 1, 2020

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

Re: Site K – Red Forest Way South (North Black Lake) Development (revised)
 Preliminary Plan –Subdivision Application

Dear Kevin,

Attached you will find the application for Preliminary Plan approval to subdivide Site K – Red Forest Way South, known as North Black Lake, 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 Island Field and Gate Hill 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 K - Red Forest Way South (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 RSL-PUD and the Company proposes developing the SITE in 2 phases. This application is for the subdivision of Phase 1 of the SITE, which is 17 parcels for the construction of single family homes. You will find the drawings indicate the concept plan for Phase 2 also, which is envisioned to be 16 additional parcels for the construction of single family homes. Each parcel is larger than the minimum 1.45 acres required in the PDA. Each parcel will be served with natural gas, electric, and communication systems. Each lot will utilize a well for the water supply and on-site septic system for sanitary sewer.

Enclosed you will find the following documents:

- Sheet 1A & 1B – Existing Conditions, dated September 1, 2020
- Sheet 2 – Preliminary Plat/Site Plan, dated September 1, 2020
- Sheet 3 – Preliminary Plat/Easement Plan, dated September 1, 2020
- Sheet 4A, 4B, 4C, 4D, 4E, & 4F – Preliminary Plat/Grading Plans, dated September 1, 2020
- Sheet 5A, 5B, and 5C, – Preliminary Plat/Erosion Control Plans, dated September 1, 2020
- Sheet 6A, 6B, 6C, 6D, 6E, and 6F – Preliminary Plat/Utility Plan, dated September 1, 2020
- Sheet 1 – Proposed Trail Easements, dated August 18, 2020
- Lot Tabulation – dated September 1, 2020

Phase 1 will include three (3) lots to be accessed directly from Catbird Lane, and the remaining 14 lots will be accessed from a road system that loops from Black Lake Road to Catbird Lane. The Company consulted with Westwood Engineering and the adjoining roads serving the project have ample capacity to accommodate the vehicular traffic in and out of the project. The preliminary grading plan shows there are no wetland impacts. The proposed streets generally follow the path of existing farm roads and adjoining topography.

Sheets 1A & 1B show areas outlining groupings of significant trees. The proposed roads are located primarily along the existing Farm Roads to minimize grading and tree removal. Tree removal will be limited to that area required to accommodate grading of the roads and storm water management facilities. Grading and tree removal will not occur within the boundaries of the proposed lots until each future homeowner determines the placement of their home, which will determine the need to remove any trees on the lots.

Open space has been provided on the south side of the SITE, as shown on the drawings. The Company and NOHOA have agreed to connect the SITE to the proposed trails east of the SITE, which extend north to Waverly Gardens, south to the Pines, and connect into the existing NOHA trail system to the west.

Company anticipates obtaining approval of Phase 1 to enable the construction of the utilities and street to be complete in 2021.

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 COMPANY
KURTH SURVEYNG INC.

RED FOREST WAY SOUTH
DRAWING NAME = Overall Esmt Plan 3A-Lot Tab wrk

FILENAME: Red Forest Way South - Preplan rev.xlsx
1-Sep-20

| | |
|--------------------------------------|------------|
| PROJECT RECAP | |
| TOTAL NUMBER OF BUILDABLE LOTS | 33 |
| TOTAL PROJECT ACREAGE | 91.0 Acres |
| TOTAL AREA ACREAGE IN BUILDABLE LOTS | 76.4 Acres |
| AVERAGE TOTAL LOT SIZE | 2.32 Acres |

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

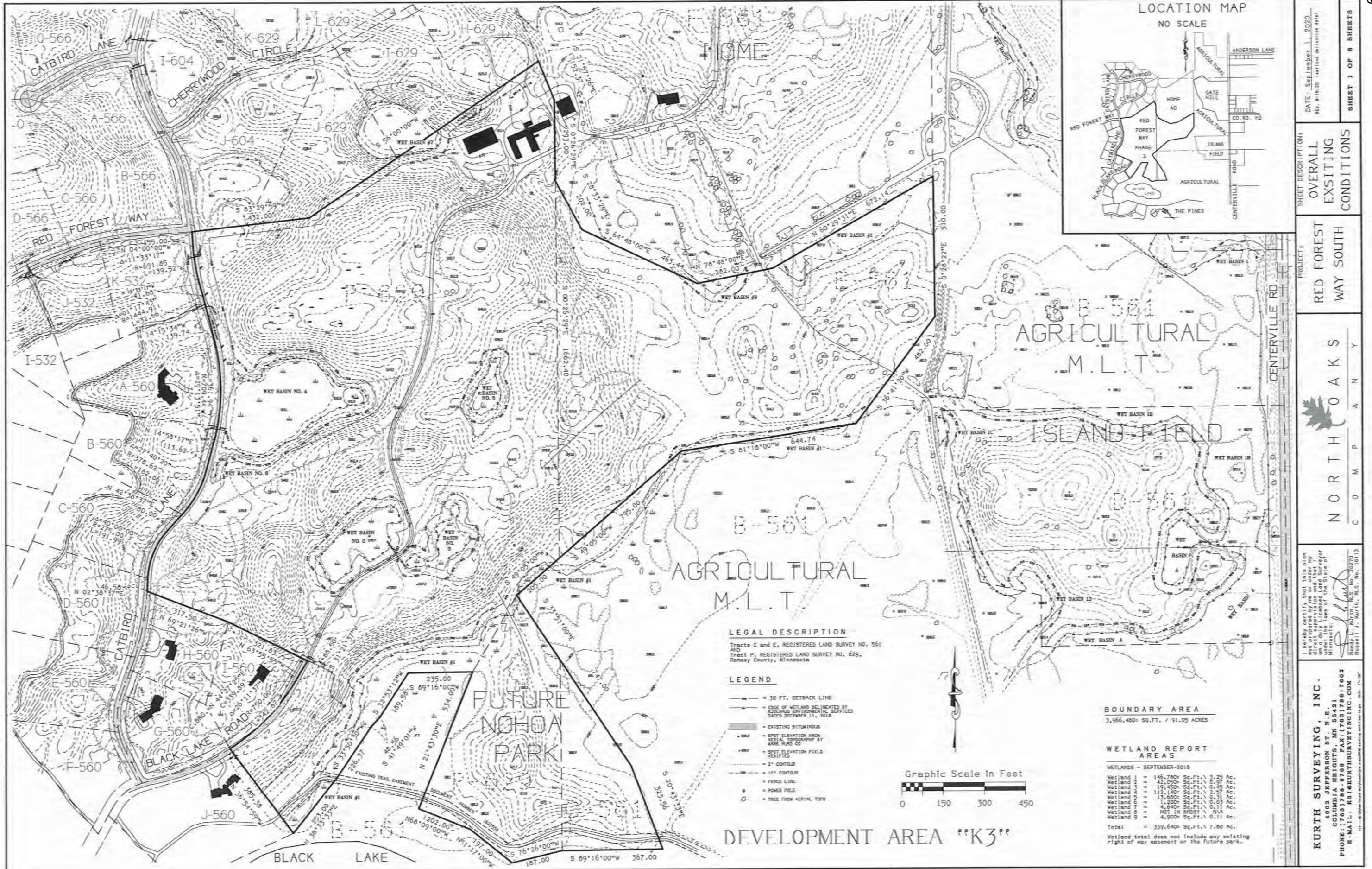
| LOT NO. | TOTAL LOT AREA | | ROAD R/W | ADJUSTED LOT AREA | WETLAND AREA | GROSS LOT AREA | F.A.R. LOT AREA | USEABLE AREA | LOT NO. |
|--------------|------------------|--------------|----------------|-------------------|---------------|------------------|-----------------|--------------|---------|
| | SQ. FT. | ACRES | | | | | | | |
| 1-1st | 165,570 | 3.80 | 18,950 | 146,620 | | 146,620 | 17,594 | 105080 | 1-1st |
| 2-1st | 97,480 | 2.24 | 7,610 | 89,870 | | 89,870 | 10,784 | 56920 | 2-1st |
| 3-1st | 183,490 | 4.21 | 12,570 | 170,920 | 42050 | 143,167 | 17,180 | 65900 | 3-1st |
| 4-1st | 90,020 | 2.07 | 5,210 | 84,810 | | 84,810 | 10,177 | 37330 | 4-1st |
| 5-1st | 76,490 | 1.76 | 10,550 | 65,940 | 6030 | 61,960 | 7,435 | 30870 | 5-1st |
| 6-1st | 71,910 | 1.65 | 15,520 | 56,390 | | 56,390 | 6,767 | 31820 | 6-1st |
| 7-1st | 64,810 | 1.49 | 6,800 | 58,010 | | 58,010 | 6,961 | 31510 | 7-1st |
| 8-1st | 65,410 | 1.50 | 6,980 | 58,430 | 5980 | 54,483 | 6,538 | 52690 | 8-1st |
| 9-1st | 66,330 | 1.52 | 6,030 | 60,300 | 1680 | 59,191 | 7,103 | 31100 | 9-1st |
| 10-1st | 79,910 | 1.83 | 9,200 | 70,710 | | 70,710 | 8,485 | 40930 | 10-1st |
| 11-1st | 82,700 | 1.90 | 20,260 | 62,440 | | 62,440 | 7,493 | 35680 | 11-1st |
| 12-1st | 89,630 | 2.06 | 6,100 | 83,530 | 4520 | 80,547 | 9,666 | 46810 | 12-1st |
| 13-1st | 97,680 | 2.24 | 4,950 | 92,730 | | 92,730 | 11,128 | 58330 | 13-1st |
| 14-1st | 89,120 | 2.05 | 5,850 | 83,270 | | 83,270 | 9,992 | 49560 | 14-1st |
| 15-1st | 166,350 | 3.82 | 20,990 | 145,360 | 31190 | 124,775 | 14,973 | 61200 | 15-1st |
| 16-1st | 219,160 | 5.03 | 31,380 | 187,780 | 81600 | 133,924 | 16,071 | 48640 | 16-1st |
| 17-1st | 106,180 | 2.44 | 8,050 | 98,130 | | 98,130 | 11,776 | 63630 | 17-1st |
| 1-2nd | 70,110 | 1.61 | 13,480 | 56,630 | | 56,630 | 6,796 | 23420 | 1-2nd |
| 2-2nd | 109,810 | 2.52 | 13,490 | 96,320 | | 96,320 | 11,558 | 47510 | 2-2nd |
| 3-2nd | 69,220 | 1.59 | 8,370 | 60,850 | 4900 | 57,616 | 6,914 | 20120 | 3-2nd |
| 4-2nd | 69,720 | 1.60 | 6,680 | 63,040 | 6500 | 58,750 | 7,050 | 31750 | 4-2nd |
| 5-2nd | 122,260 | 2.81 | 6,500 | 115,760 | 45550 | 85,697 | 10,284 | 36740 | 5-2nd |
| 6-2nd | 108,420 | 2.49 | 3,070 | 105,350 | 10360 | 98,512 | 11,821 | 59070 | 6-2nd |
| 7-2nd | 71,790 | 1.65 | 7,520 | 64,270 | 130 | 64,184 | 7,702 | 37210 | 7-2nd |
| 8-2nd | 69,390 | 1.59 | 6,540 | 62,850 | | 62,850 | 7,542 | 36140 | 8-2nd |
| 9-2nd | 68,360 | 1.57 | 6,510 | 61,850 | | 61,850 | 7,422 | 34870 | 9-2nd |
| 10-2nd | 70,220 | 1.61 | 10,960 | 59,260 | | 59,260 | 7,111 | 32610 | 10-2nd |
| 11-2nd | 65,980 | 1.51 | 7,450 | 58,530 | | 58,530 | 7,024 | 32820 | 11-2nd |
| 12-2nd | 64,850 | 1.49 | 7,260 | 57,590 | | 57,590 | 6,911 | 31240 | 12-2nd |
| 13-2nd | 102,570 | 2.35 | 6,060 | 96,510 | 4310 | 93,665 | 11,240 | 57050 | 13-2nd |
| 14-2nd | 154,420 | 3.54 | 12,600 | 141,820 | 19400 | 129,016 | 15,482 | 60060 | 14-2nd |
| 15-2nd | 137,590 | 3.16 | 13,280 | 124,310 | 30200 | 104,378 | 12,525 | 56290 | 15-2nd |
| 16-2nd | 161,910 | 3.72 | 13,060 | 148,850 | 24960 | 132,376 | 15,885 | 80460 | 16-2nd |
| OUTLOT | 144,880 | 3.33 | 7,610 | 137,270 | 640 | 136,848 | 16,422 | 78410 | OUTLOT |
| PARK | 492,770 | 11.31 | 0 | 492,770 | | 492,770 | 59,132 | | PARK |
| Total | 3,966,510 | 91.06 | 347,440 | 3,619,070 | 320000 | 3,407,870 | N/A | N/A | |

EXHIBIT B 5.1 - GENERALIZED PLAN FOR PHASING DEVELOPMENT

NORTH OAKS COMPANY
EAST OAKS PUD

Updated: 08.31.2020

| SITE | NAME | PDA Housing Units designated | Actual 1999-2006 | Actual 2007-2009 | Actual 2010-2018 | Actual 2019-2020 | Proposed 2021-2029 | Total | Potential Density Shift | Permitted Density Increase | RLS #'s Filed to date |
|---|--|------------------------------|------------------|------------------|------------------|------------------|--------------------|------------|-------------------------|----------------------------|-------------------------|
| A | RESIDENTIAL HOUSING WILDFLOWER (Peterson Place) | 40 | 27 | 0 | 0 | 0 | 0 | 27 | 13 | 30% = 12 | 564 |
| B | EAST PRESERVE | 2 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 30% = 1 | |
| C | NORD | 10 | 0 | 0 | 0 | 12 | 0 | 12 | -2 | 30% = 3 | tbd |
| D | RAPP FARM | 200 | 34 | 0 | 122 | 0 | 0 | 156 | 44 | 50% = 100 | 589 611 612 614 617 626 |
| E-1 | EAST WILKINSON Villas of Wilkinson Lake | 45 | 19 | 0 | 28 | 0 | 0 | 47 | -2 | 50% = 22 | 599 603 615 |
| E-2 | EAST WILKINSON Waverly Gardens - Mews | 65 | 0 | 90 | 0 | 0 | 0 | 90 | -25 | 50% = 33 | 586 603 |
| F | ANDERSON WOODS (Andersonville) | 10 | 0 | 0 | 0 | 13 | 0 | 13 | -3 | 30% = 3 | tbd |
| G | GATE HILL | 68 | 0 | 0 | 0 | 0 | 73 | 73 | -5 | 30% = 20 | |
| H | ISLAND FIELD (Phase 1) ISLAND FIELD (Phase 2) Commercial Acre conversion | 35 | 0 | 0 | 0 | 0 | 45 28 | 45 28 | -10 | 30% = 11 | |
| I | THE PINES (East Mallard Pond) | 54 | 54 | 0 | 0 | 0 | 0 | 54 | 0 | 0 | 562 |
| J | NORTH SKI HILL | 7 | 7 | 0 | 0 | 0 | 0 | 7 | 0 | 30% = 2 | 569 |
| K | RED FOREST WAY SOUTH (North Black Lake) | 64 | 17 | 9 | 15 | 0 | 33 | 74 | -10 | 30% = 19 | 566 604 618 629 |
| L | SOUTHEAST PINES (South Deer Hills) | 45 | 45 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 571 |
| Subtotal | | 645 | 203 | 99 | 165 | 25 | 181 | 673 | | | |
| Includes Commercial Acre to Housing Unit conversion | | | | | | | | 28 | | | |
| COMMERCIAL | | | | | | | | | | | |
| E-3 | EAST WILKINSON Waverly Gardens & Tria | 21 Acres | 15.27 Acres | 0 | | | 0 | 5.73 Acres | | | 586 |



DATE: September 1, 2020
 REV: 01/2020 (Initial Delimitation Area)

SHEET DESCRIPTION:
 OVERALL EXISTING CONDITIONS

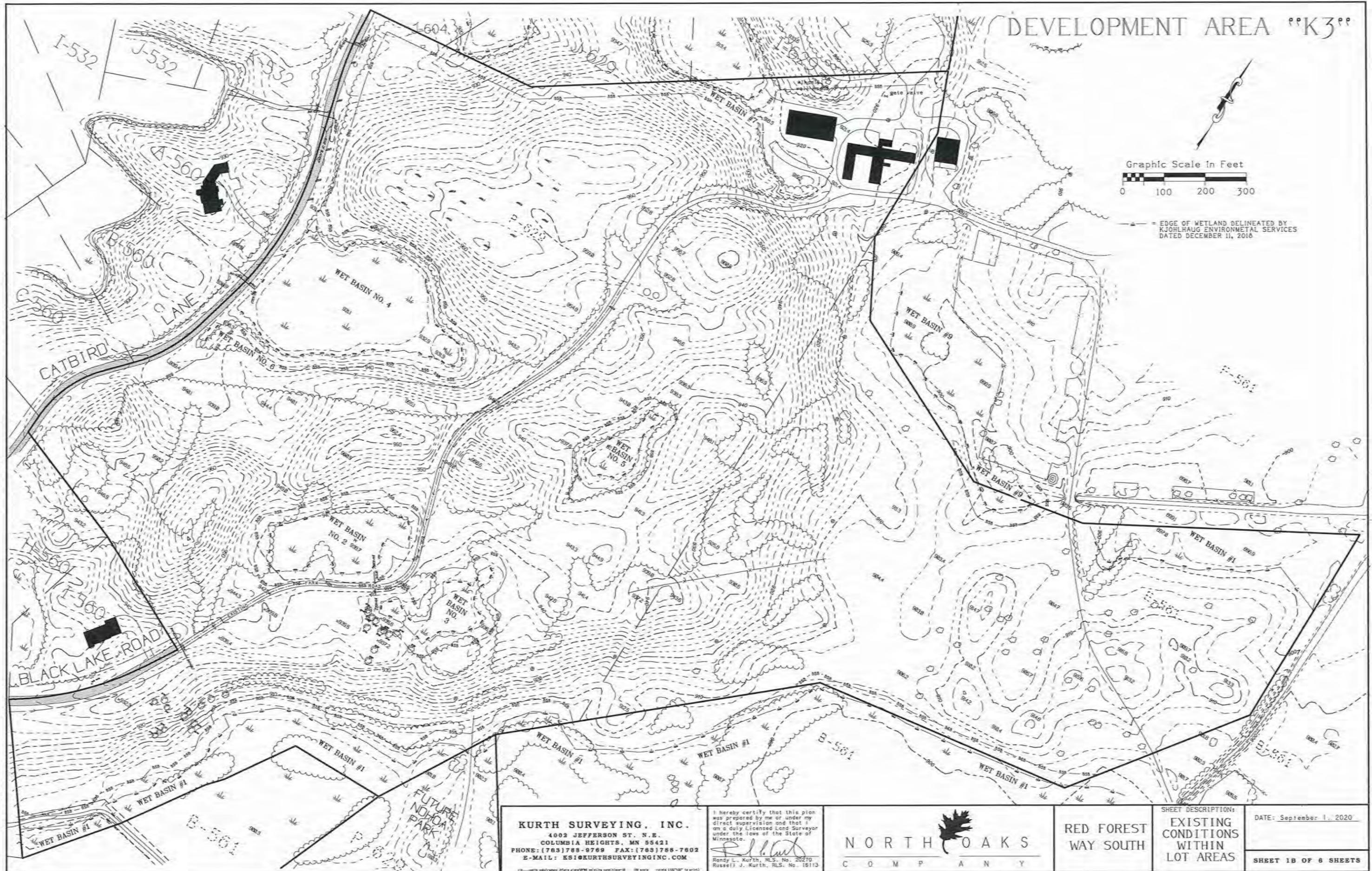
PROJECT:
 RED FOREST WAY SOUTH

NORTH OAKS
 C O M P A N Y

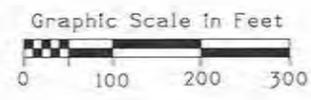
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.
 Kurt H. Kurth, P.E., No. 18113

KURTH SURVEYING, INC.
 4002 JEFFERSON ST. N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-8789 FAX: (763) 788-7802
 E-MAIL: KS@KURTHSURVEYING.COM

EXHIBIT B4



DEVELOPMENT AREA "K3"



EDGE OF WETLAND DELINEATED BY
KJOHLHAUG ENVIRONMENTAL SERVICES
DATED DECEMBER 11, 2016

KURTH SURVEYING, INC.
4003 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (763) 786-7802
E-MAIL: KS1@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
Randy L. Kurth, R.L.S. No. 20270
Russell J. Kurth, R.L.S. No. 15113



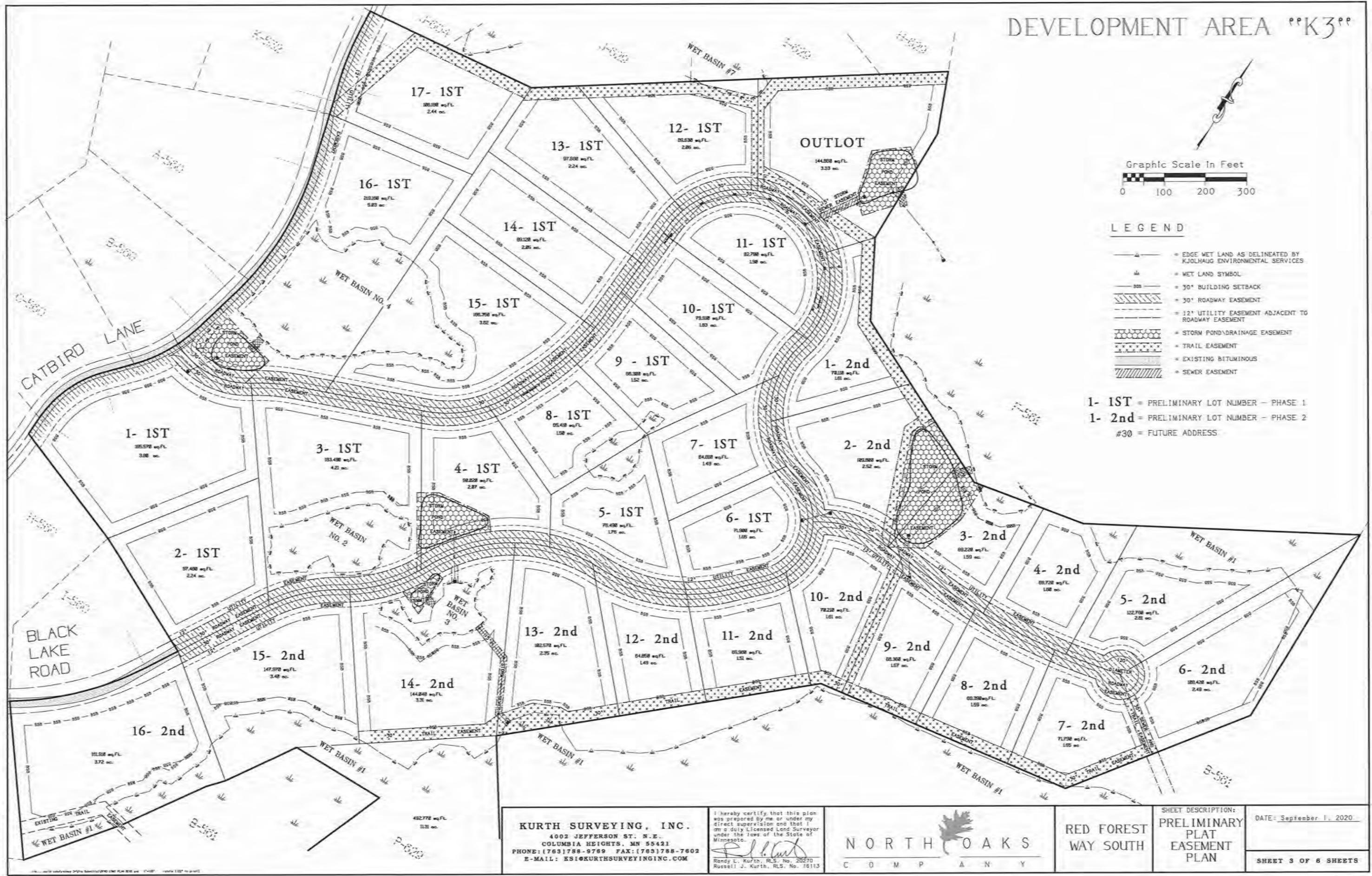
RED FOREST WAY SOUTH

SHEET DESCRIPTION:
EXISTING CONDITIONS WITHIN LOT AREAS

DATE: September 1, 2020

SHEET 1B OF 6 SHEETS

DEVELOPMENT AREA "K3"



- LEGEND**
- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES.
 - = WET LAND SYMBOL.
 - = 30' BUILDING SETBACK.
 - = 30' ROADWAY EASEMENT.
 - = 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT.
 - = STORM POND/DRAINAGE EASEMENT.
 - = TRAIL EASEMENT.
 - = EXISTING BITUMINOUS.
 - = SEWER EASEMENT.

1- 1ST = PRELIMINARY LOT NUMBER - PHASE 1
 1- 2nd = PRELIMINARY LOT NUMBER - PHASE 2
 #30 = FUTURE ADDRESS

KURTH SURVEYING, INC.
 4002 JEFFERSON ST. N.E.
 COLUMBIA HEIGHTS, MN 55421
 PHONE: (763) 788-9789 FAX: (763) 788-7802
 E-MAIL: ESI@KURTHSURVEYINGINC.COM

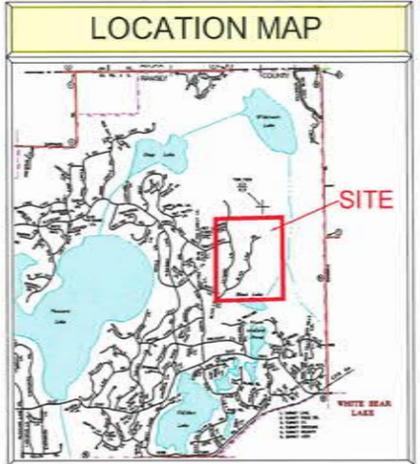
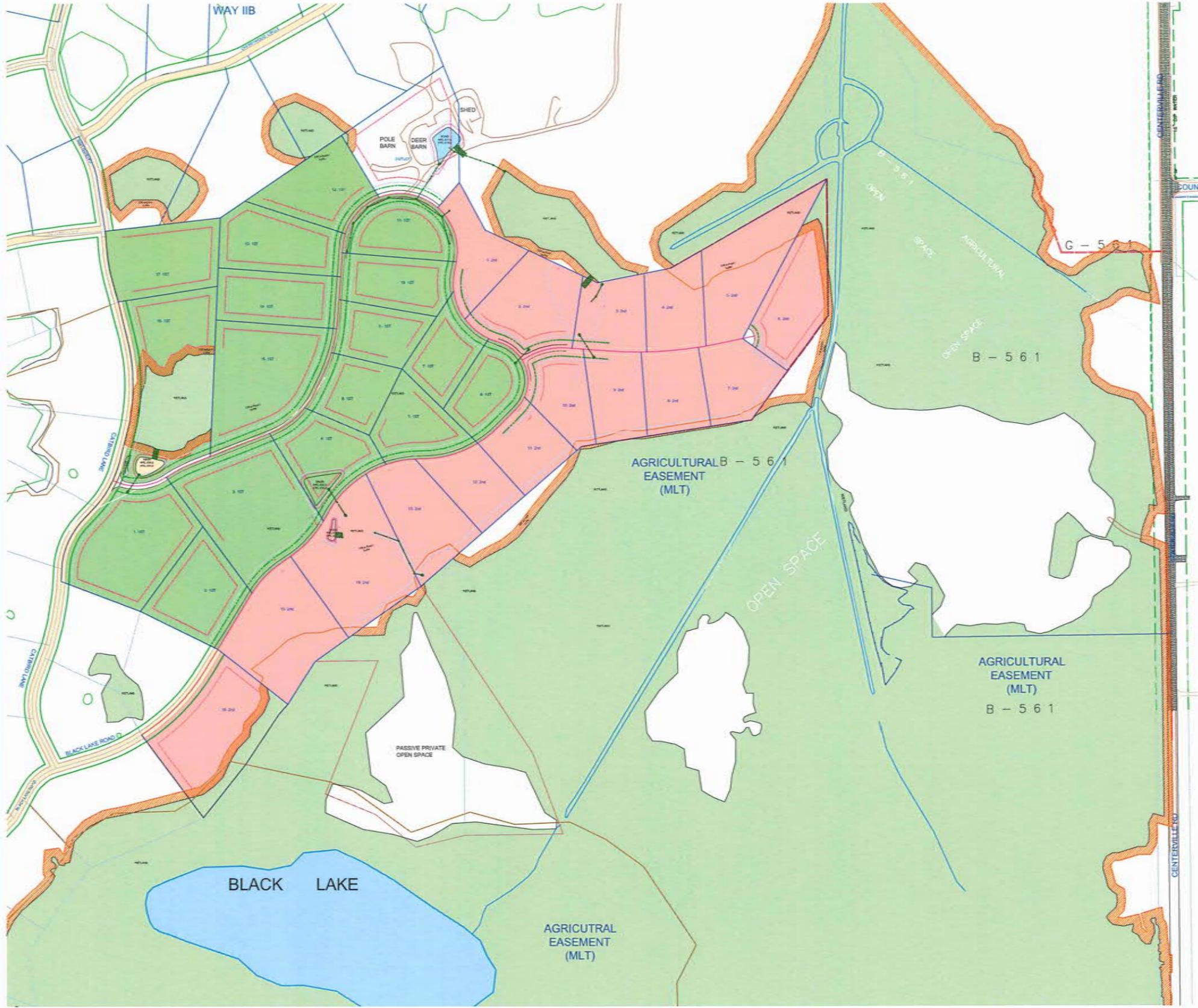
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.
Randy L. Kurth
 Randy L. Kurth, R.L.S. No. 20270
 Russell J. Kurth, R.L.S. No. 18113

NORTH OAKS
 COMPANY

RED FOREST WAY SOUTH

SHEET DESCRIPTION:
PRELIMINARY PLAT EASEMENT PLAN

DATE: September 1, 2020
 SHEET 3 OF 6 SHEETS



| PREPARED BY | PREPARED FOR |
|---|--|
| ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACTS: BOB MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM | DEVELOPER NORTH OAKS COMPANY LLC 5959 CENTERVILLE ROAD SUITE 200 NORTH OAKS, MN 55127 CONTACT: GARY EAGLES PHONE: (951) 484-3381 EMAIL: GARY@NORTHOAKS.COM |

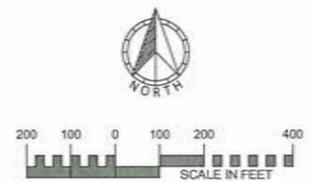
NOTES:

SETBACKS
 FRONT YARD - 30FT MEASURED FROM ROADWAY EASEMENT
 SIDE YARD - 30 FT
 REAR YARD - 30FT
 WETLAND EDGE - 30FT

STREET
 30FT ROADWAY EASEMENT
 12FT UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
 STREET 24FT EDGE OF BITUMINOUS TO EDGE OF BITUMINOUS WITH 2FT GRAVEL SHOULDERS

DENSITY
 UNITS - 13
 SITE - 81.05 AC
 WETLANDS - 7.80 AC
 GROSS ACRES - 83.25 ac
 0.15 UNITS / AC

- DENOTES PHASE 1 LOTS
- DENOTES PHASE 2 LOTS



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

| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---------------|-----|-----|----------|---------------|
| PRELIM SHEETS | 01 | CAW | 09/16/20 | CITY COMMENTS |
| DRAWN BY | | | | |
| CHECKED BY | | | | |
| DATE | | | | |

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

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

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 24728

ENGINEERS SURVEYORS
DESIGNERS PLANNERS

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

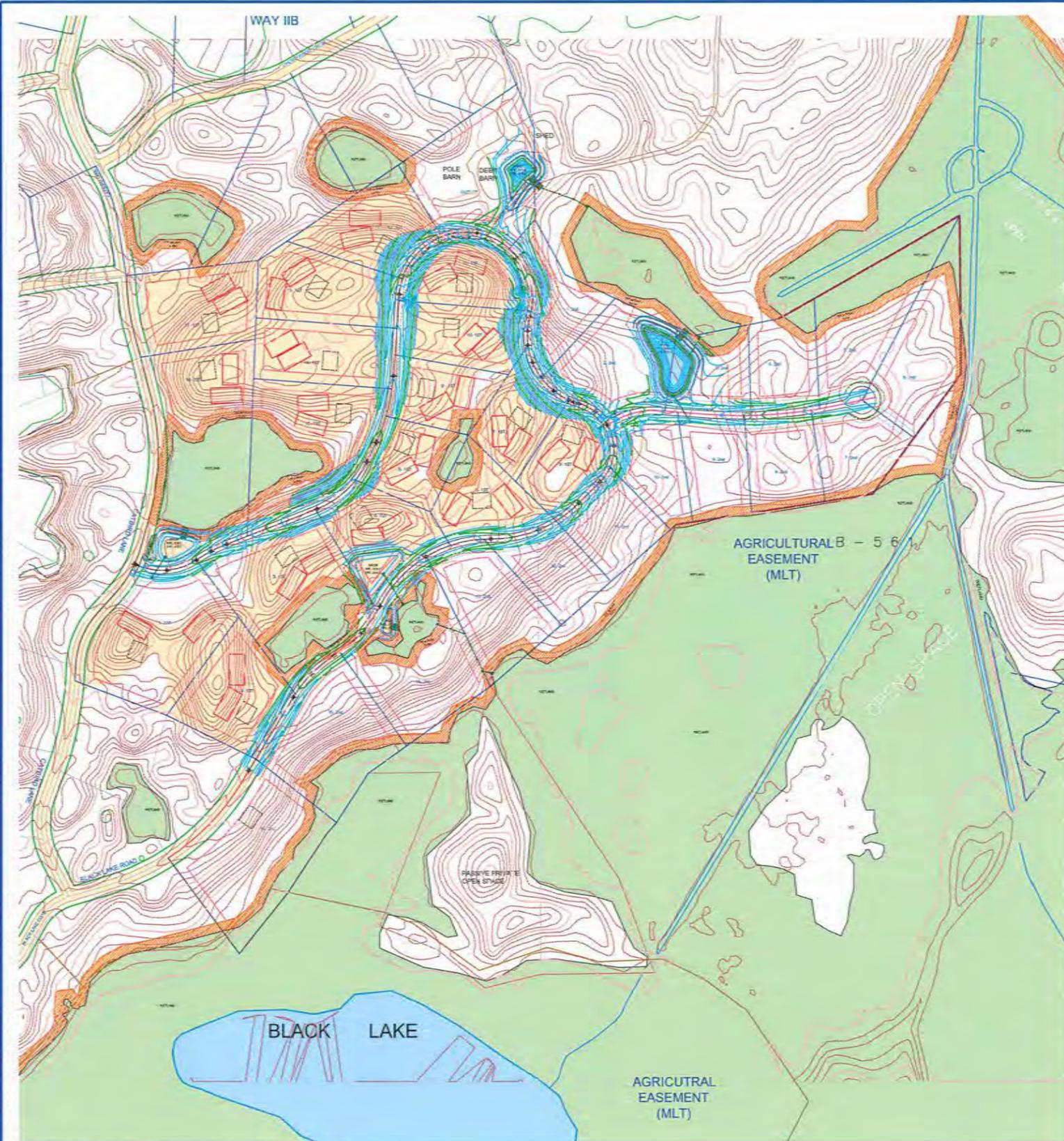
CITY PROJECT NO.

NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / SITE PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO.
 64500-024

2
 6

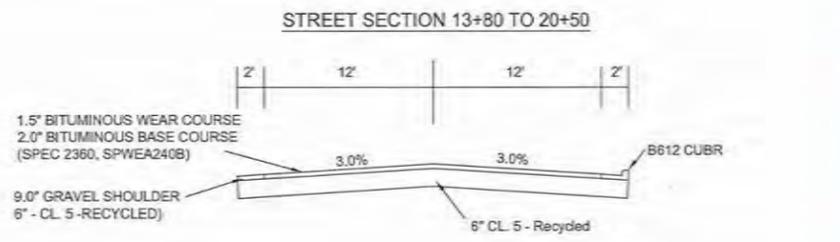
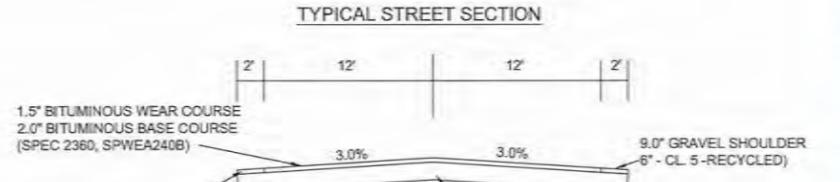


- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED 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 BEERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPOES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN NW/4 AND 100 YR HW/4 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 - $x \times x$ 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 MINDOT 310 OR BW/3R 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 MINDOT 350-MISC PRAIRIE (36.5 PLS LBS/AC) OR BW/3R 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 MINDOT 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 - 8,200 LF
AFTER GRADING - 1,500 LF
 12. EROSION BLANKET - 100 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.
 8. MINDOT FILTER TOPSOIL BORROW SHALL BE FILLED AFTER INSTALLATION IN THE BASIN TO REDUCE COMPACTION DURING INSTALLATION.
 9. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

- 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 BEERM 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 6" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 8. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
 9. ALL 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 PLAIN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 11. SAND FILTER AND DRAINAGE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

- TREE REMOVAL NOTES**
1. ALL TREES WITHIN GRADING LIMITS SHALL BE REMOVED AT TIME OF CONSTRUCTION.
 2. TREES IN PROXIMITY TO BUILDING PADS, DRIVEWAYS & SEPTIC SITES SHALL BE REMOVED AT TIME OF LOT GRADING / HOME BUILDING. - ADDITIONAL TREE REMOVAL WILL BE COMPLETED AT THIS TIME BASED ON HOME BUILDING SITE & SEPTIC SITE USED.

- LEGEND**
- DENOTES SUITABLE SOILS FOR SEPTIC AREAS (DETERMINED BY OTHERS)
 - DENOTES PROPOSED SEPTIC AREA - 5,000 SF (2 PER LOT) (DETERMINED BY OTHERS)



- STREET NOTES**
1. STREETS TO BE 24' WIDE WITH A 2' GRAVEL SHOULDER
 2. 2' GRAVEL SHOULDER TO BE 9.0" IN DEPTH
 3. STREET SECTION:
 - 1.5" BITUMINOUS WEAR COURSE
 - 2.0" BITUMINOUS BASE COURSE
 - 6" CLASS 5 RECYCLED
 - 100% CRUSHED ROCK IN SHOULDER TO MATCH DEPTH OF BITUMINOUS SECTION
 - SAND SECTION TO BE DETERMINED BY SOILS ENGINEER
 - APPROVED SUBGRADE TO BE DETERMINED BY SOILS ENGINEER
 - RECYCLE MATERIAL (RAP AND RAS) ARE NOT ALLOWED IN BITUMINOUS WEAR COURSE
 4. DITCHES TO BE SLOPED 3:1 WITH A 5' BOTTOM
 5. MINIMUM DITCH DEPTH TO BE 2' FROM EDGE OF SHOULDER TO BOTTOM OF DITCH.
 6. NOTE STATION 13+80 TO 20+50 TO HAVE B612 CURB AS INDICATED ON PLANS (LANE WIDTH SHALL BE MINIMUM OF 12 FEET)

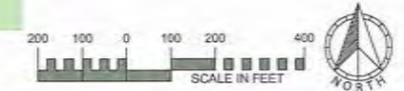
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| DRAWING NAME | NO. | BY | DATE | REVISIONS |
|---------------|-----|-----|----------|---------------|
| PRELIM SHEETS | 01 | CAW | 09/18/20 | CITY COMMENTS |
| DRAWN BY | | | | |
| CHECKED BY | | | | |
| DATE | | | | |

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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 26128



ENGINEERS SURVEYORS PLANNERS

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

CITY PROJECT NO. _____

NORTH OAKS, MINNESOTA

FILE NO. 64500-024

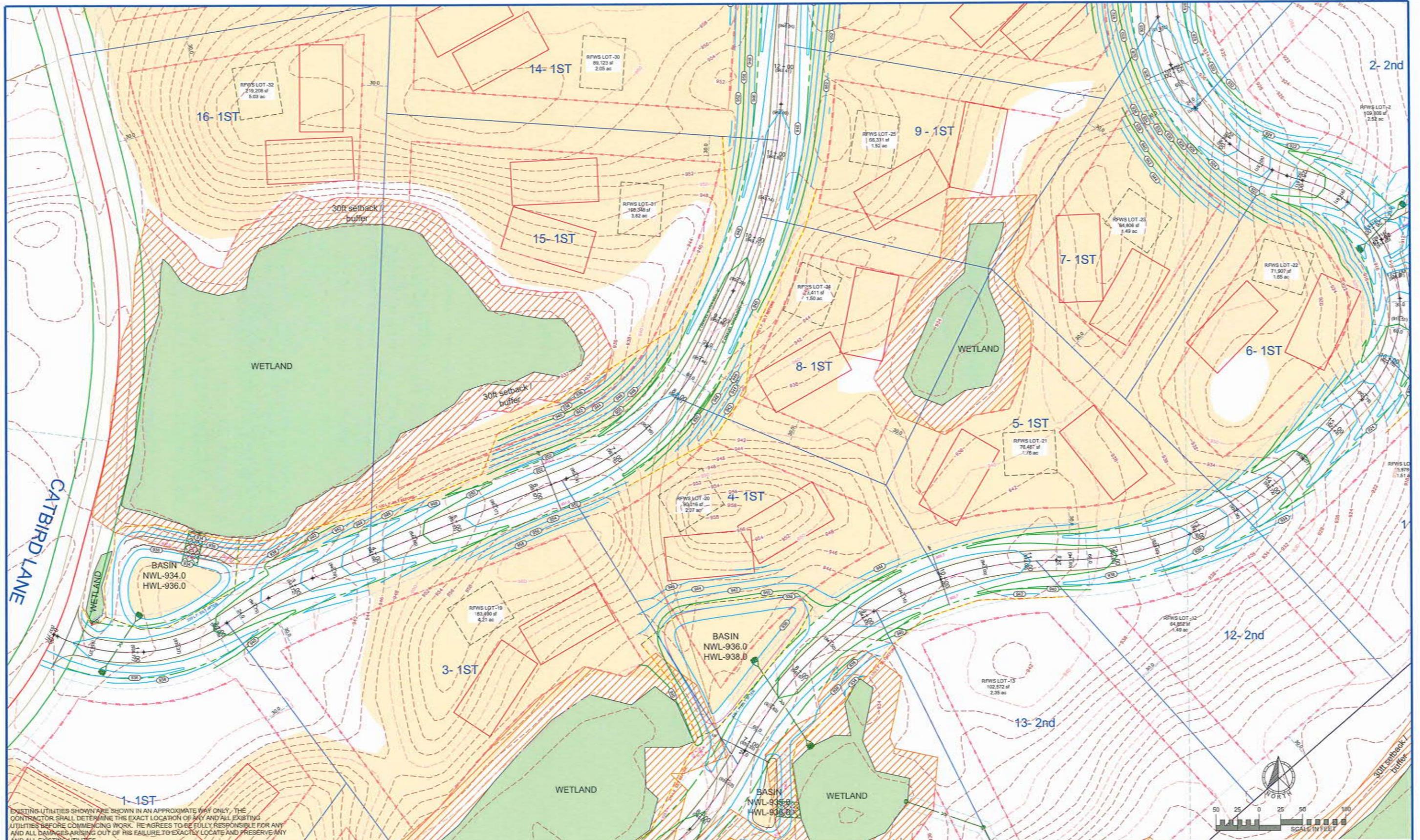
PRELIMINARY PLAT / GRADING PLAN

RED FOREST WAY - SOUTH

NORTH OAKS

4A

6



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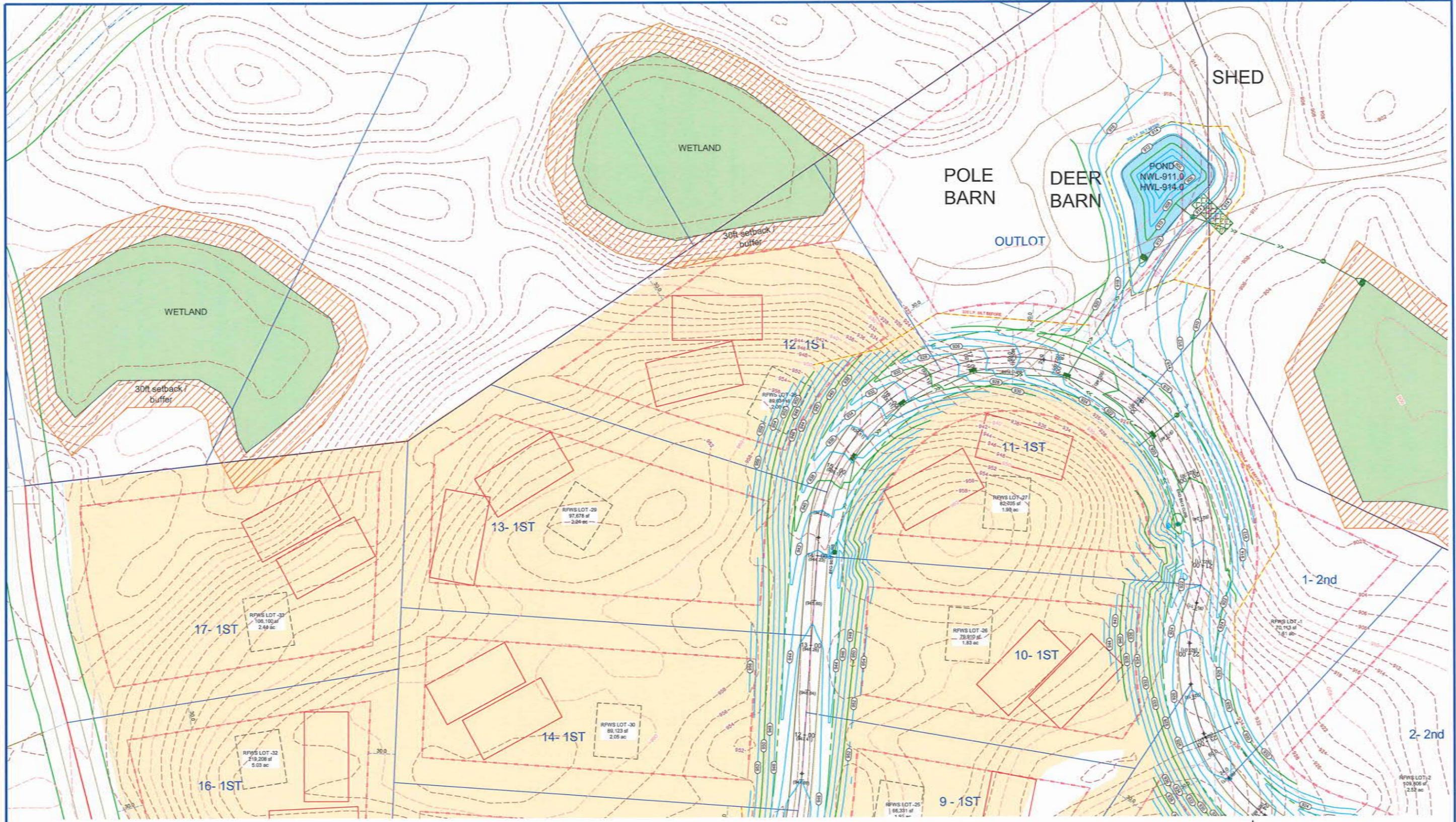
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ENGINEERS SURVEYORS
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CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / GRADING PLAN
RED FOREST WAY - SOUTH
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FILE NO.
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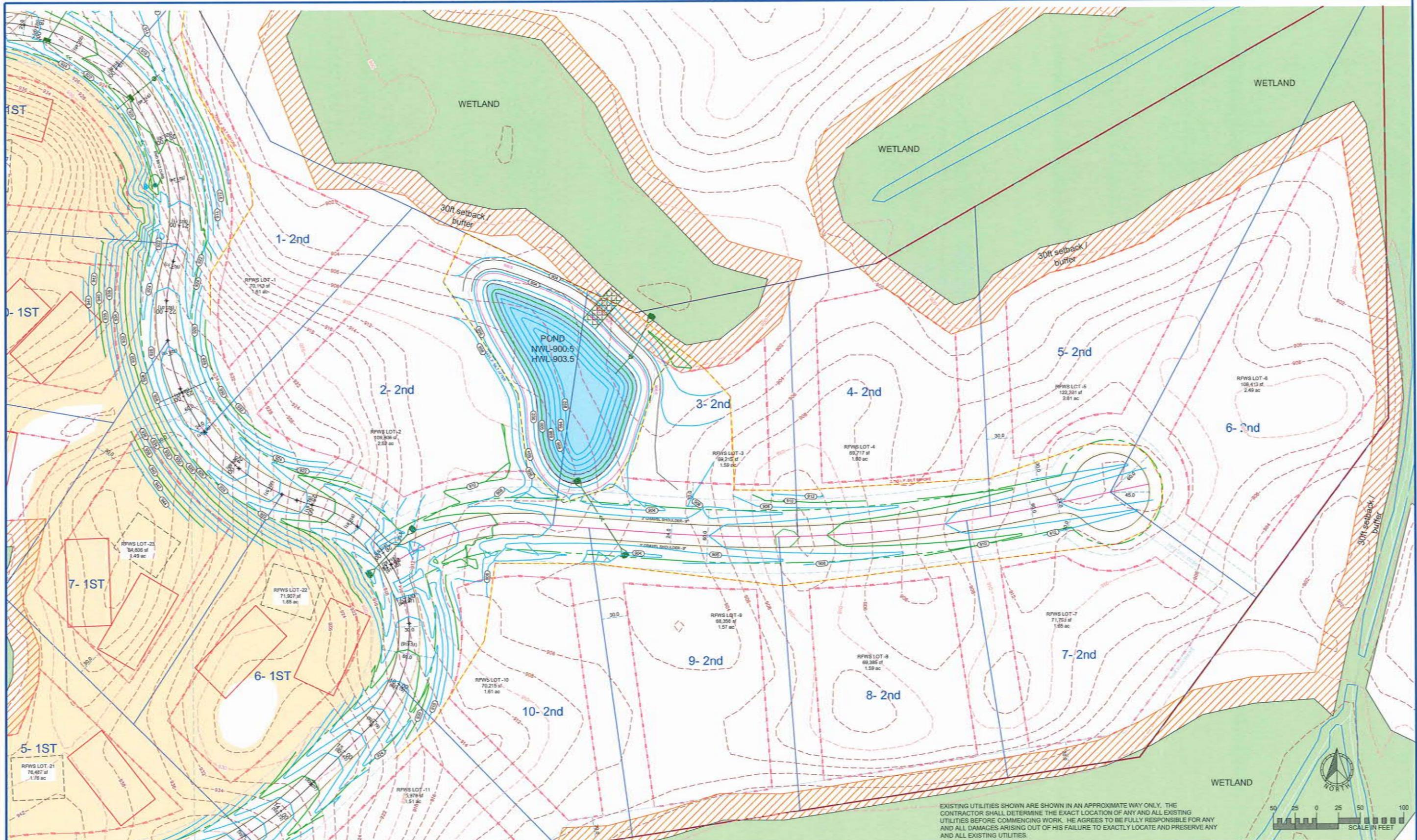
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EXHIBIT B7



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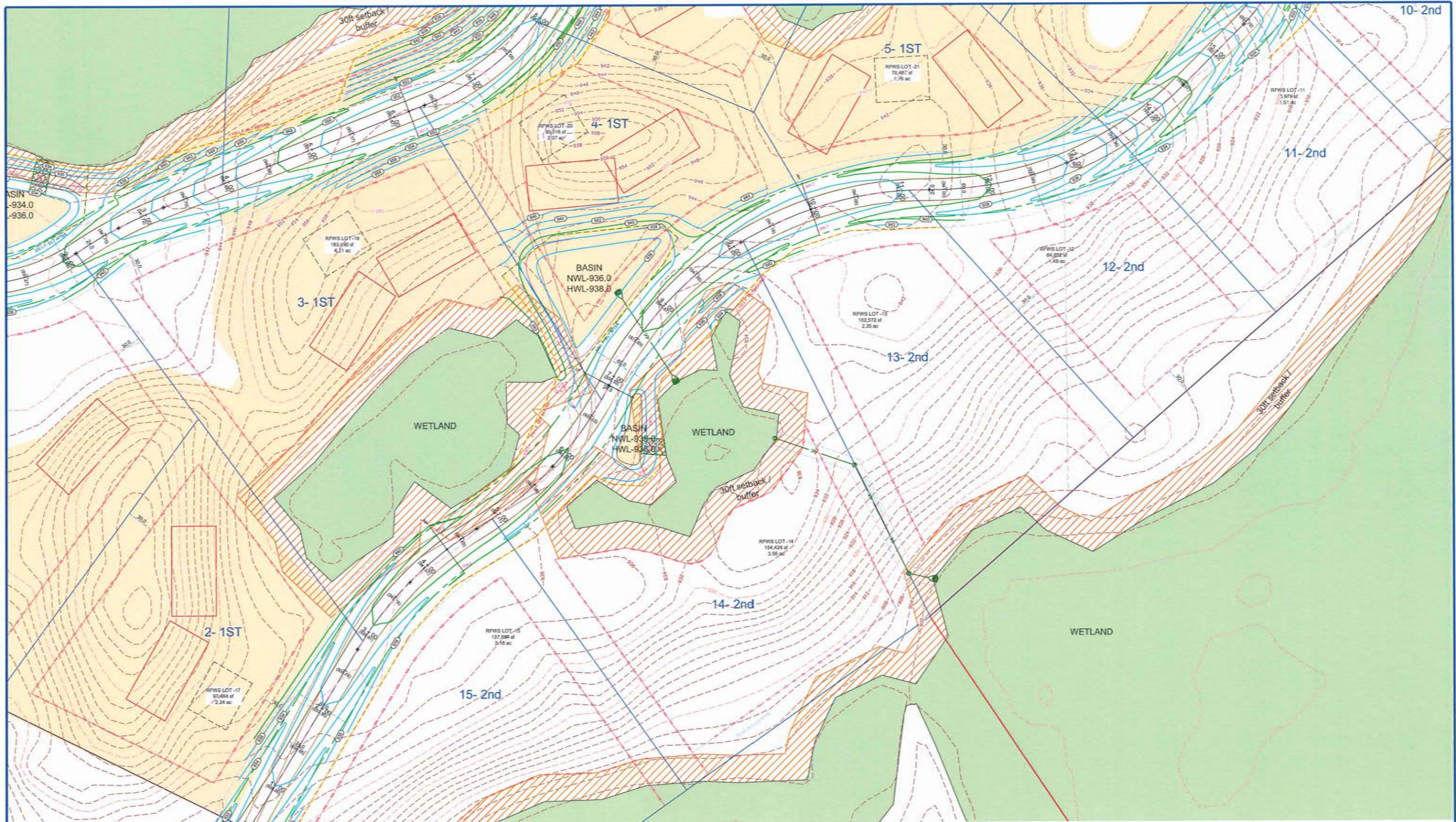
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ENGINEERS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO. ---
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / GRADING PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
4D
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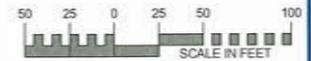
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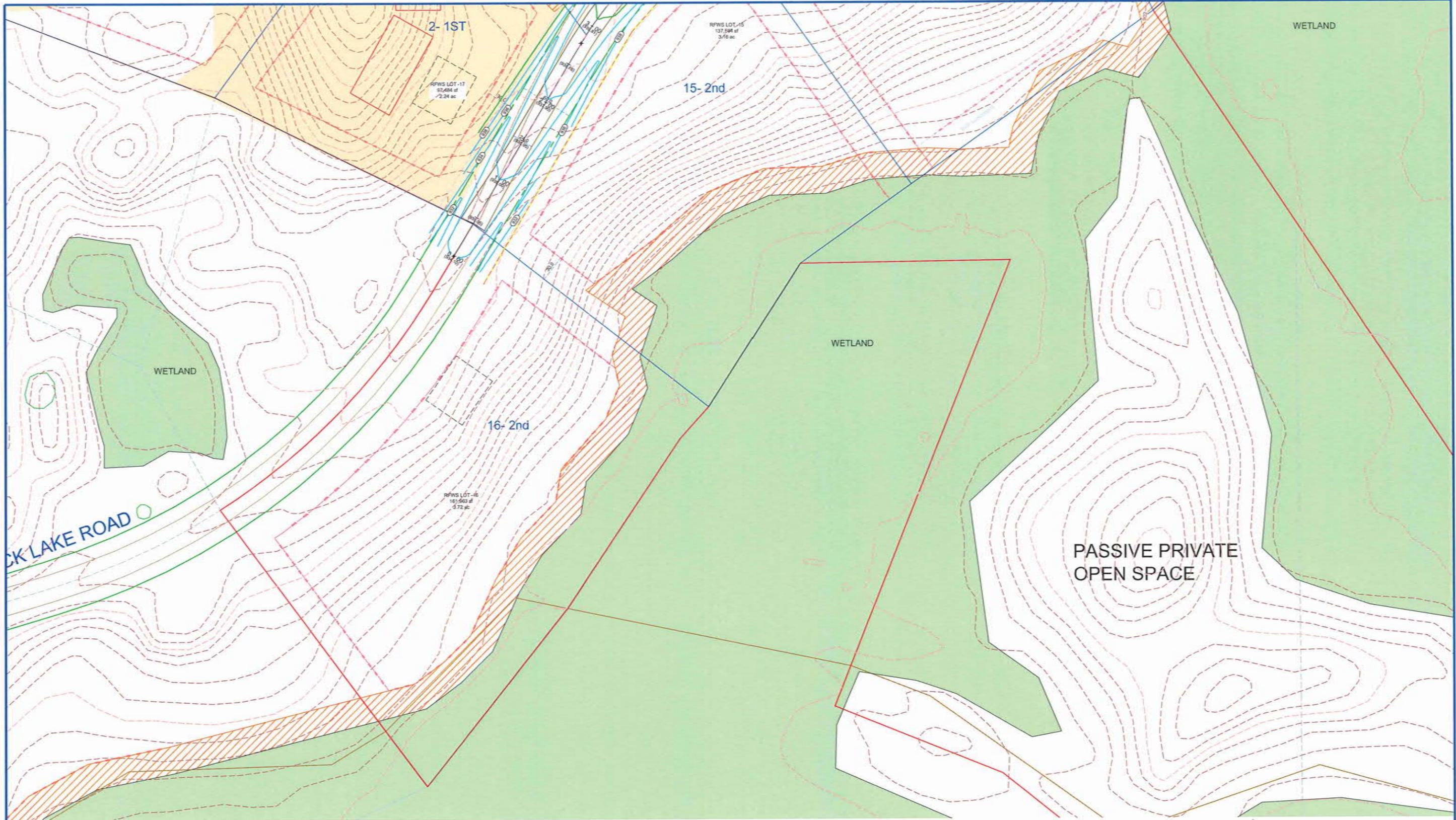
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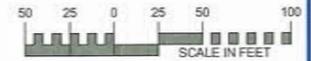
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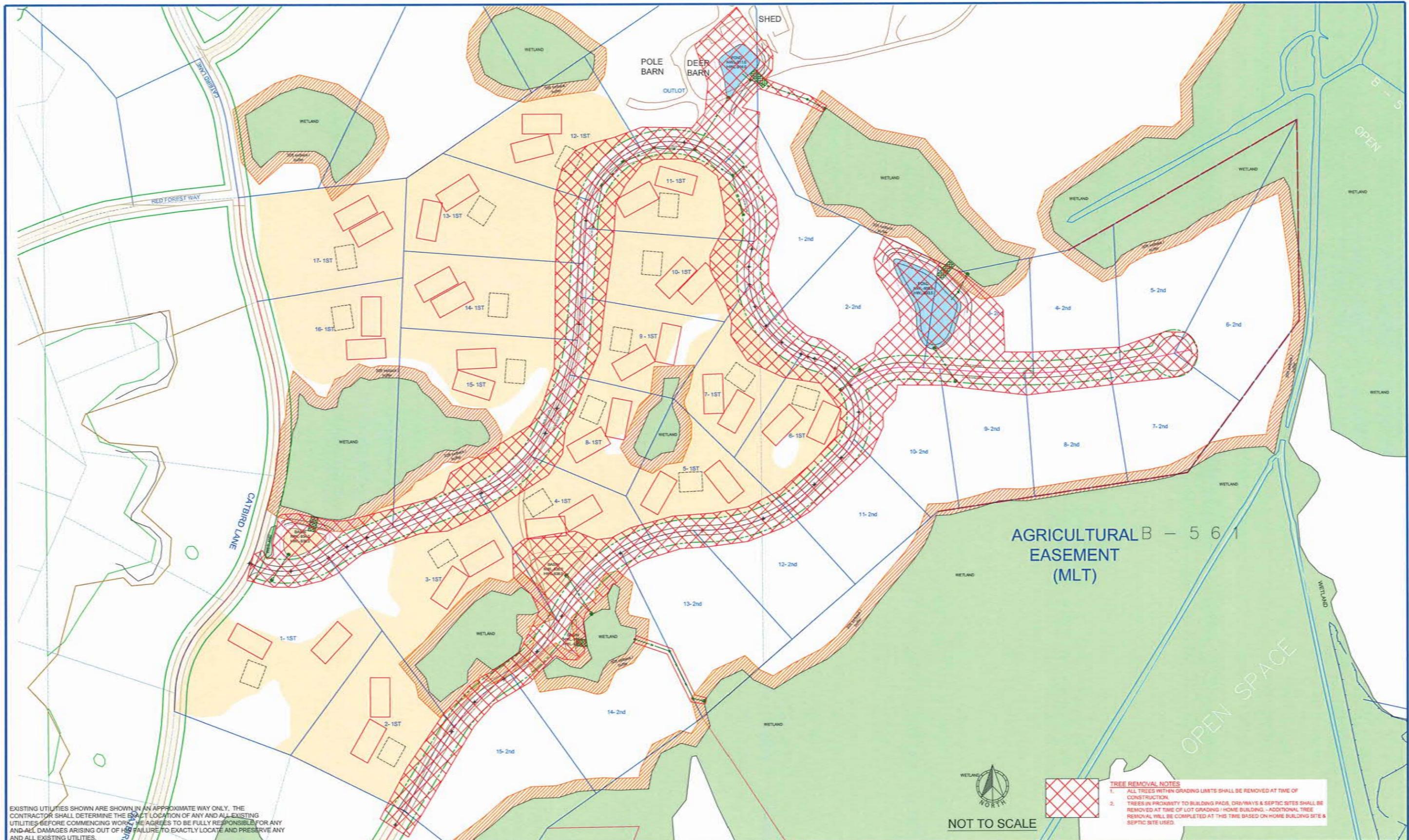
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ENGINEERS SURVEYORS
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NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / GRADING PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
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TREE REMOVAL NOTES
 1. ALL TREES WITHIN GRADING LIMITS SHALL BE REMOVED AT TIME OF CONSTRUCTION.
 2. TREES IN PROXIMITY TO BUILDING PADS, DRIVEWAYS & SEPTIC SITES SHALL BE REMOVED AT TIME OF LOT GRADING / HOME BUILDING. - ADDITIONAL TREE REMOVAL WILL BE COMPLETED AT THIS TIME BASED ON HOME BUILDING SITE & SEPTIC SITE USED.

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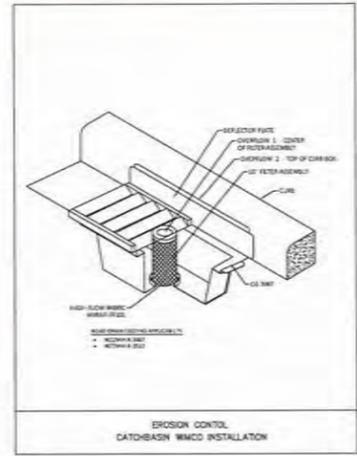
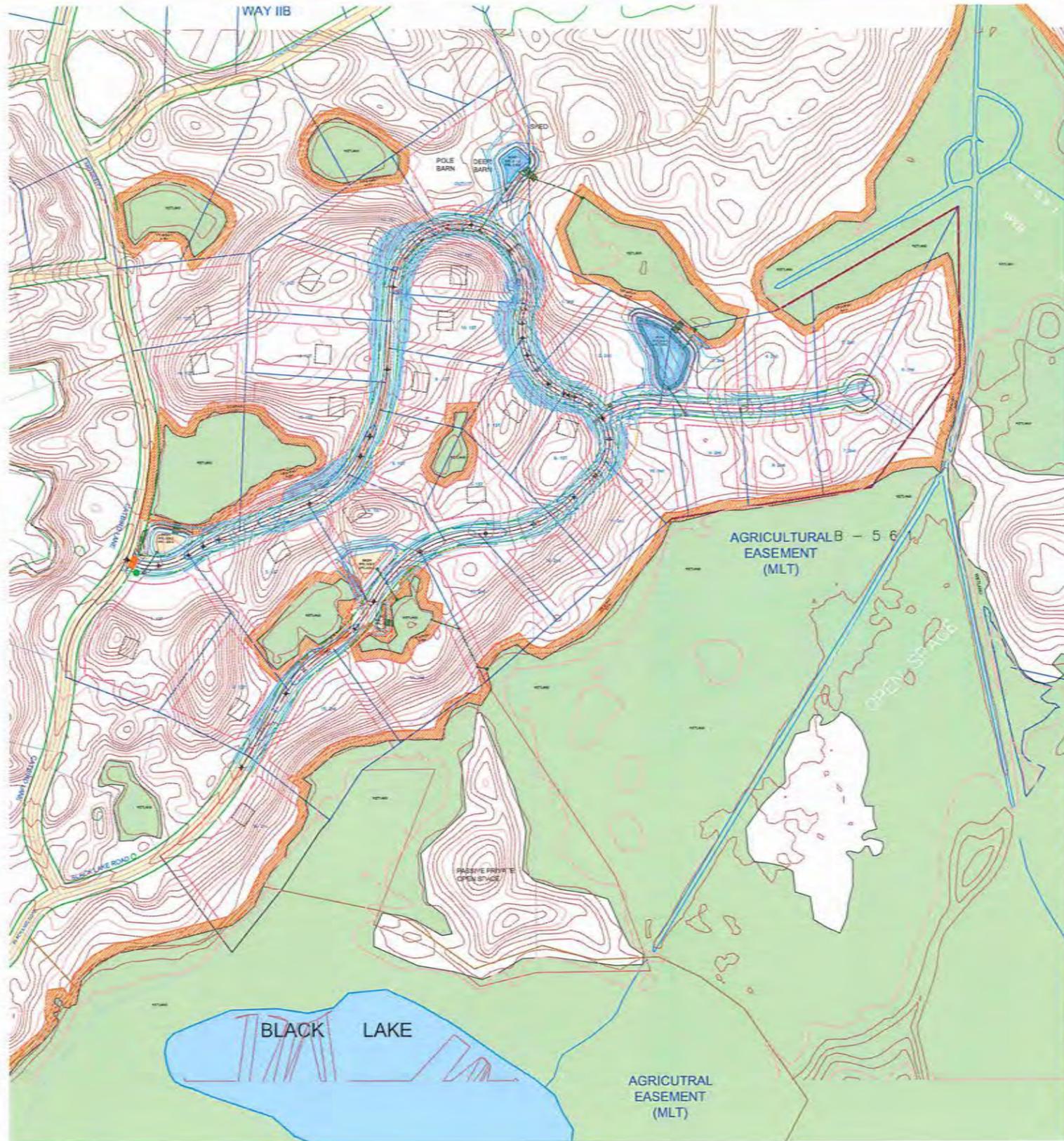
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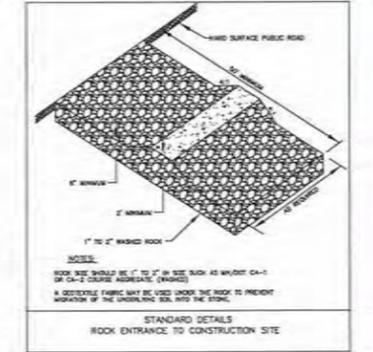
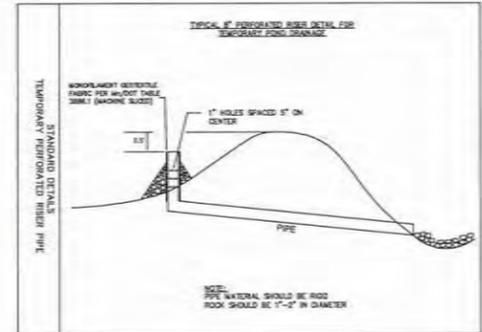
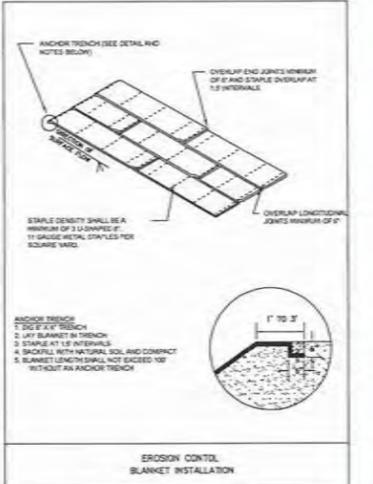
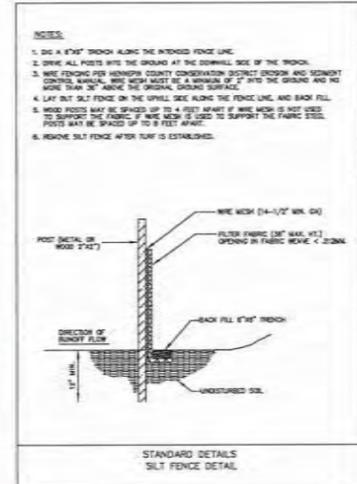
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PRELIMINARY PLAT / GRADING PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
4G
 6



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



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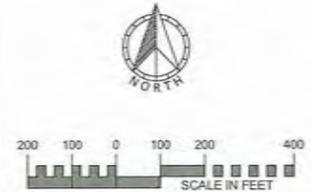
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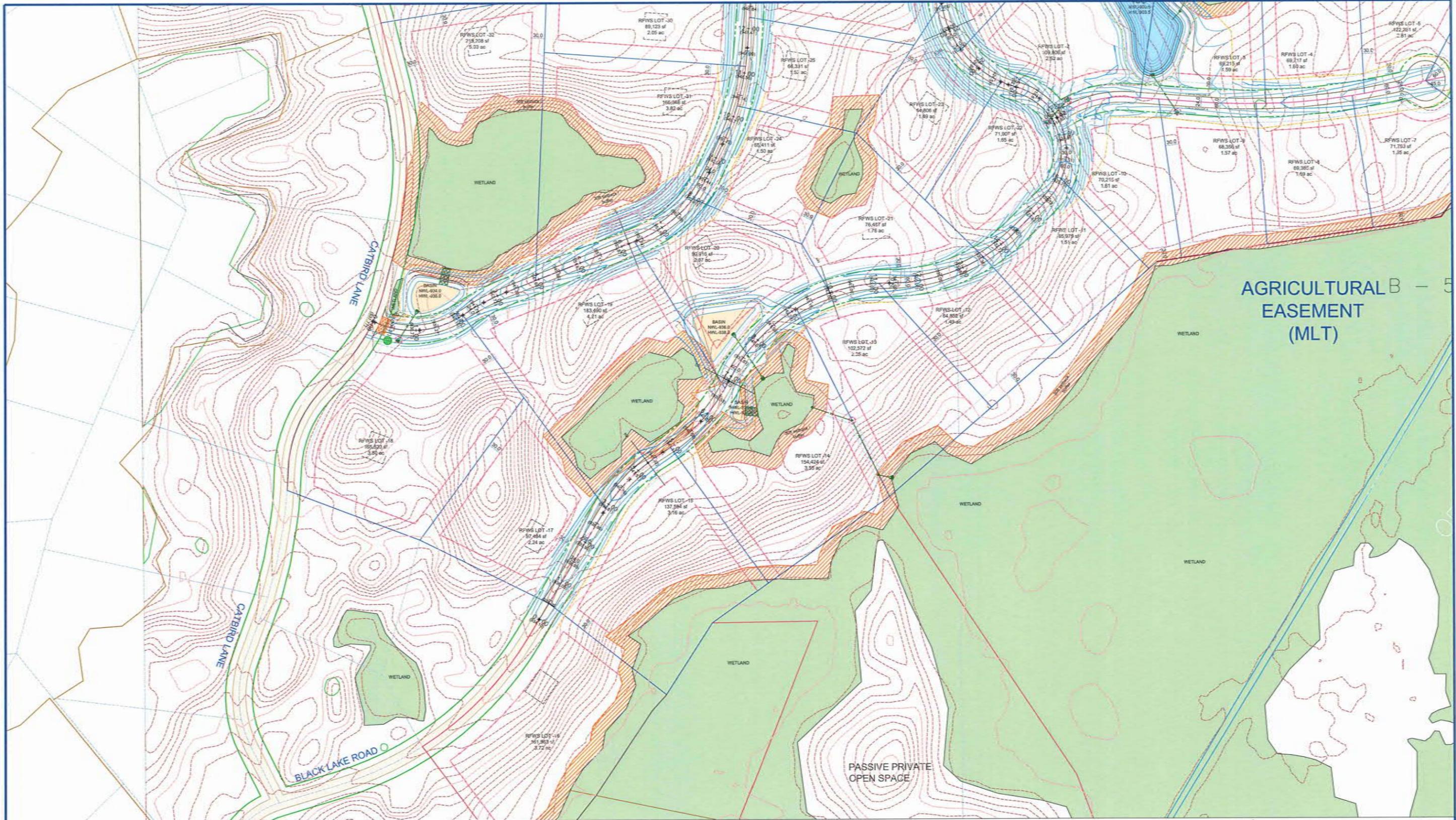
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PRELIMINARY PLAN / EROSION CONTROL PLAN
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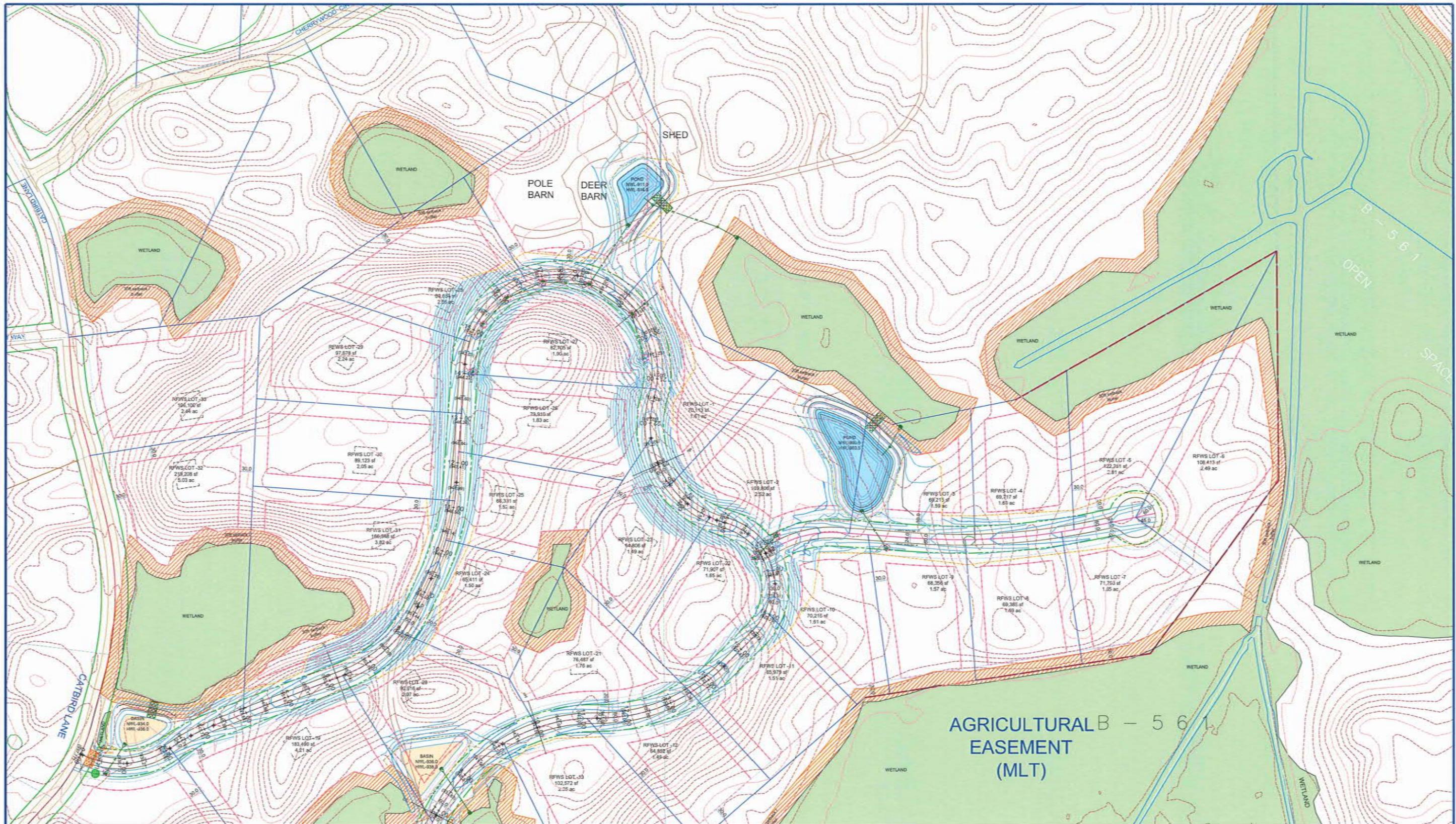
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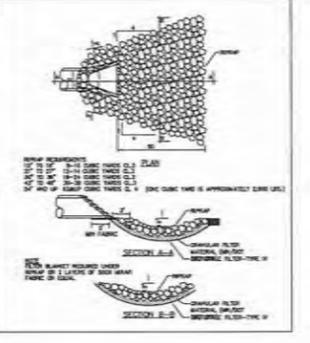
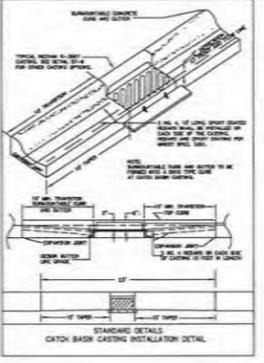
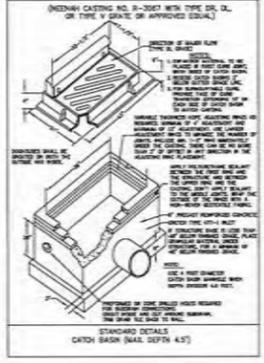
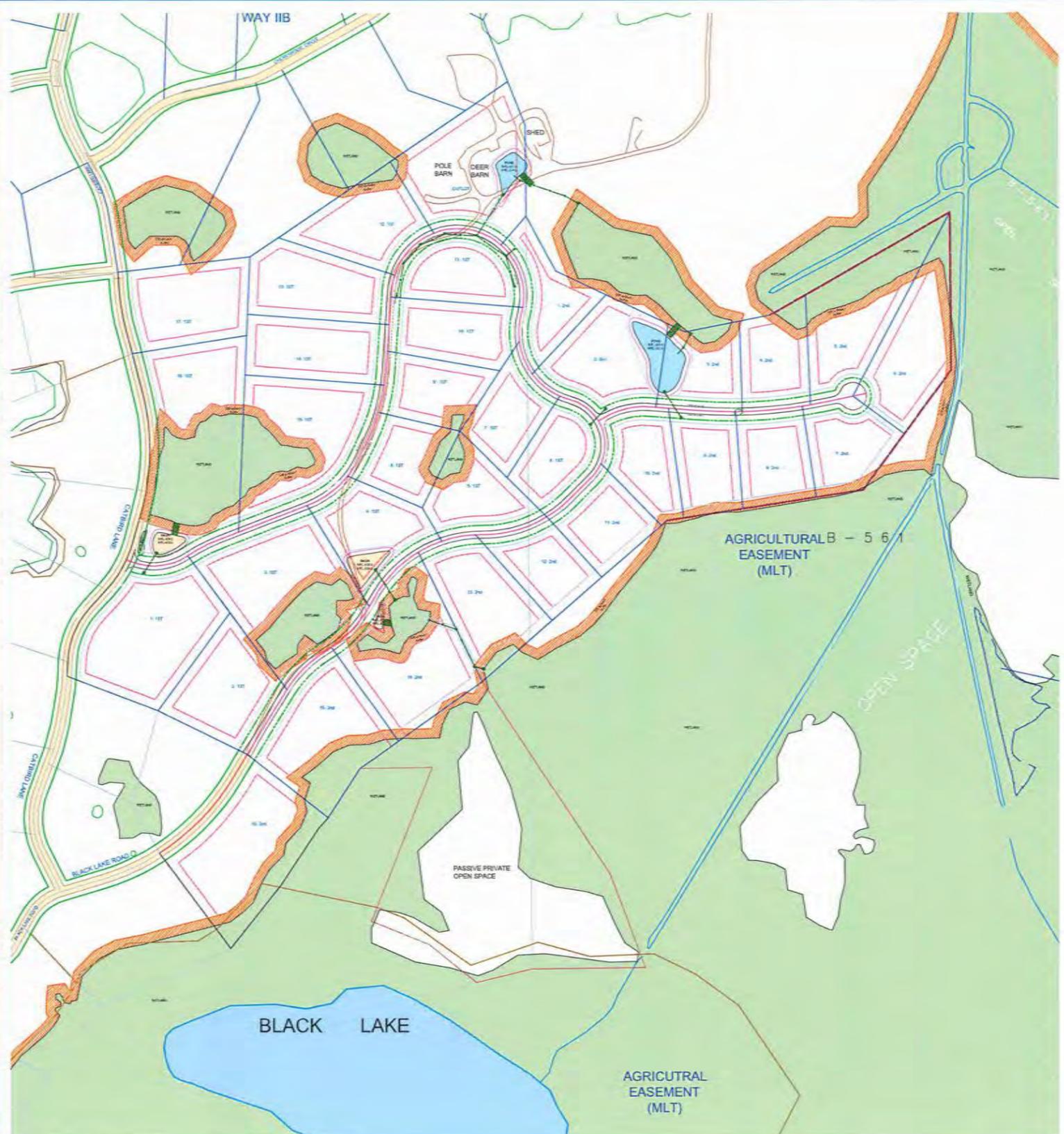
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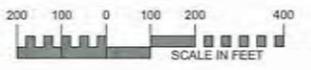
PRELIMINARY PLAT / EROSION CONTROL PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
5C
 6



STORM SEWER NOTES:

1. 4" DRAINTILE (W/SOCK) SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 50' MIN. (STD) IN EACH DIRECTION & 100' IN THE UPFALL 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 (SPLT) 4" X 4" OPENINGS.



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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.

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 24728

ENGINEERS SURVEYORS
PLANNERS

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

CITY PROJECT NO.
 —

NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

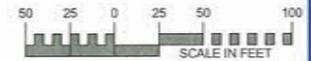
FILE NO.
 64500-024

6A

6



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| RSM | | | | |
| DATE | | | | |
| 09/01/20 | | | | |

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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 74722

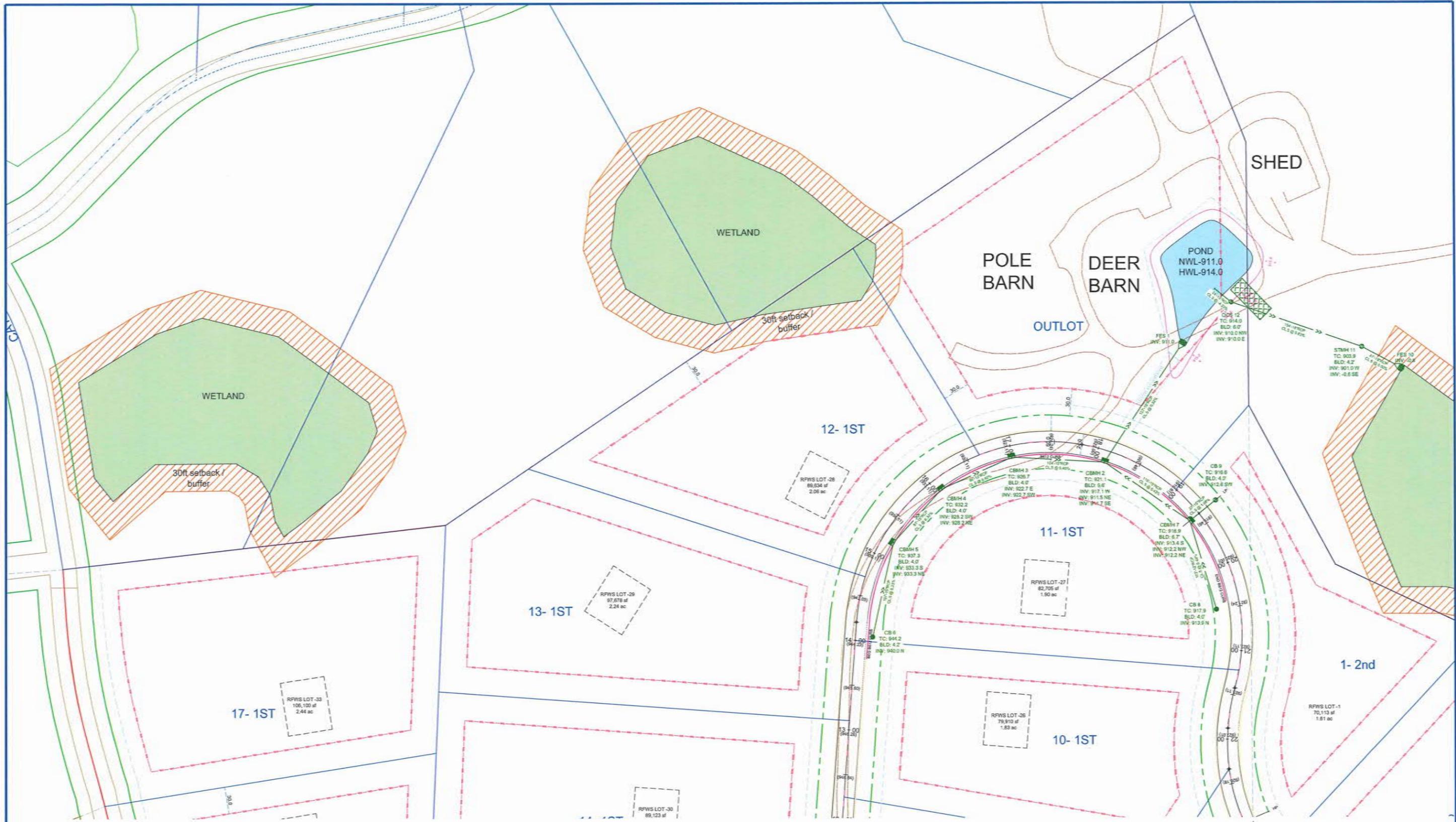
SATHRE-BERGQUIST, INC.
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ENGINEERS SURVEYORS
 PLANNERS

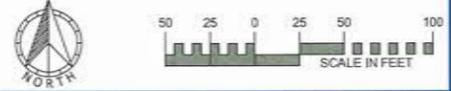
CITY PROJECT NO. —
 NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
 RED FOREST WAY - SOUTH
 NORTH OAKS

FILE NO. 64500-024
 6B
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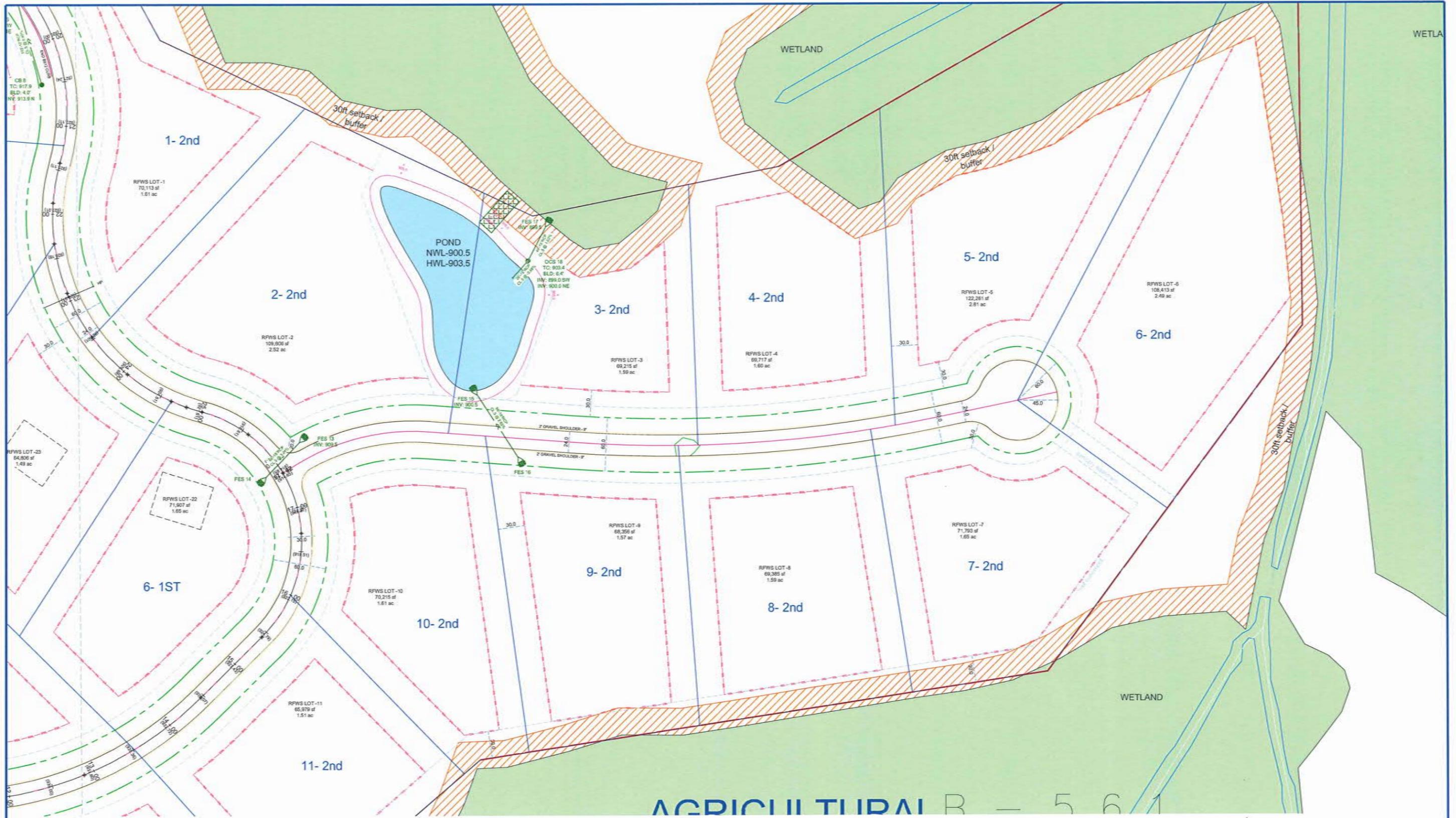
ENGINEERS SURVEYORS
PLANNERS

SATHRE-BERGQUIST, INC.
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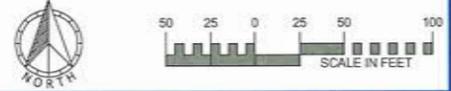
CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
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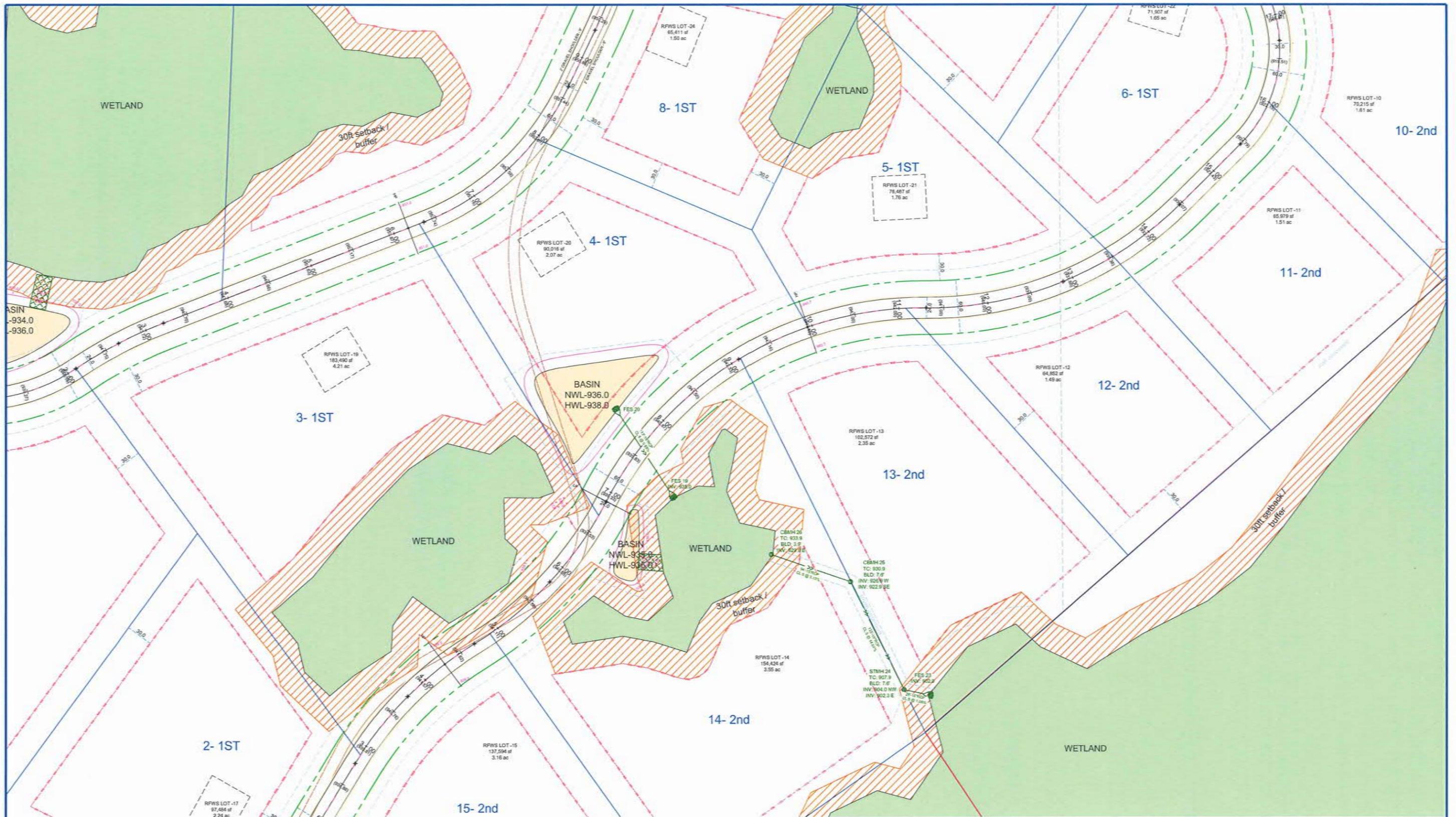
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

ENGINEERS SURVEYORS
 PLANNERS

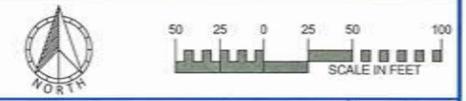
CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
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 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 26428

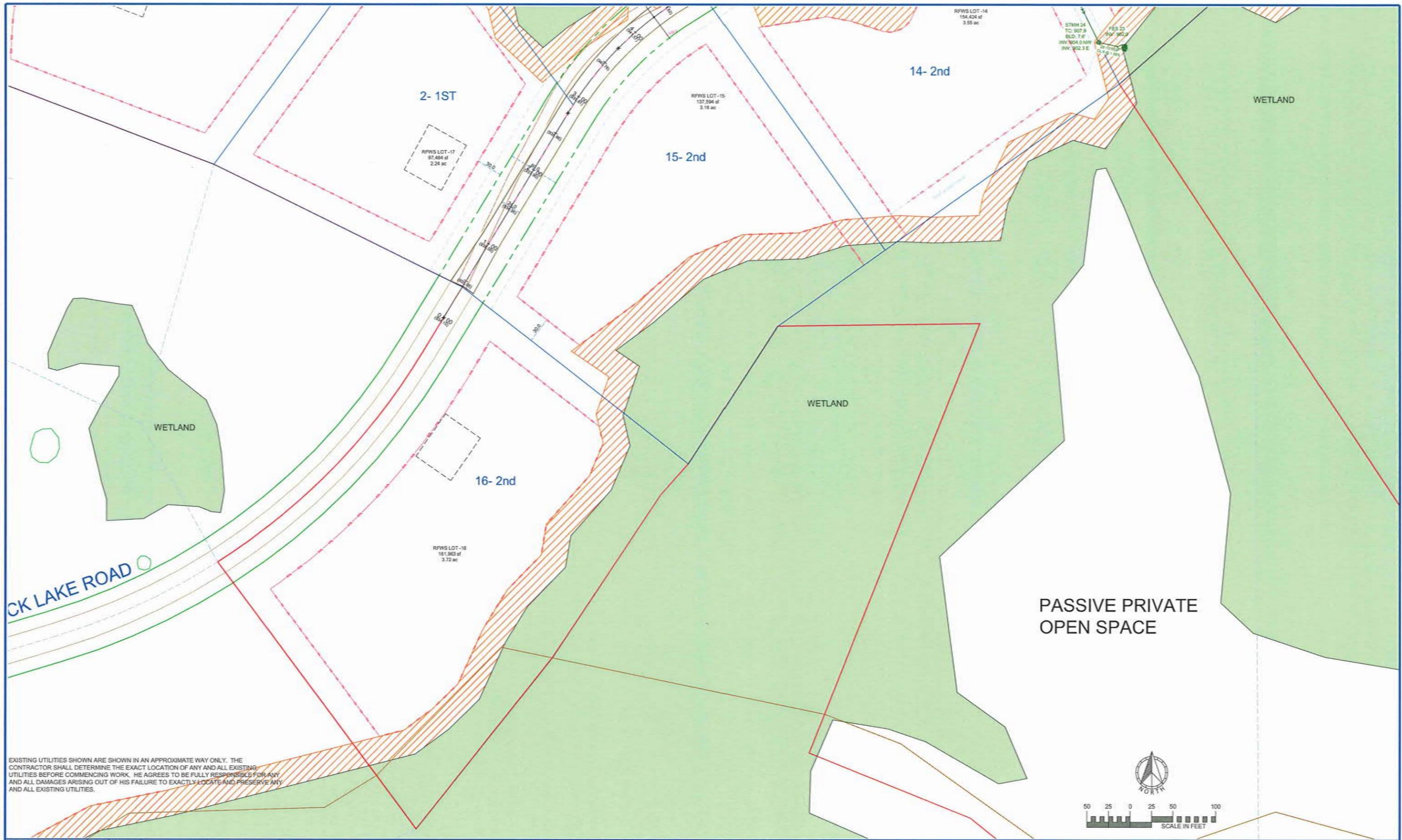
SATHRE-BERGQUIST, INC.
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ENGINEERS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
6E
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Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 09/01/20 Lic. No. 26728

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

ENGINEERS SURVEYORS
 PLANNERS

CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

PRELIMINARY PLAT / UTILITY PLAN
RED FOREST WAY - SOUTH
NORTH OAKS

FILE NO. 64500-024
6F
 6

MEMORANDUM

Date: August 31, 2020

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

To: Mark Houge, President
 Gary Eagles, VP Development

From: Paul Villaluz, P.E., PTOE, RSP₁



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

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

- **Red Forest Way Concept** – Thirty-four (34) single-family residential lots are proposed in the vicinity of the intersection of Catbird Lane and Black Lake Road. Access for three of these 34 single-family residential lots is proposed from Catbird Lane.

Black Lake Road extends to become a loop road that connects twice on Catbird Lane. This loop road provides better circulation within the development than a long street that ends in a dead end cul-de-sac.

Traffic Issues:

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

Table 1 - Trip Generation Potential – Red Forest Way Concept

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

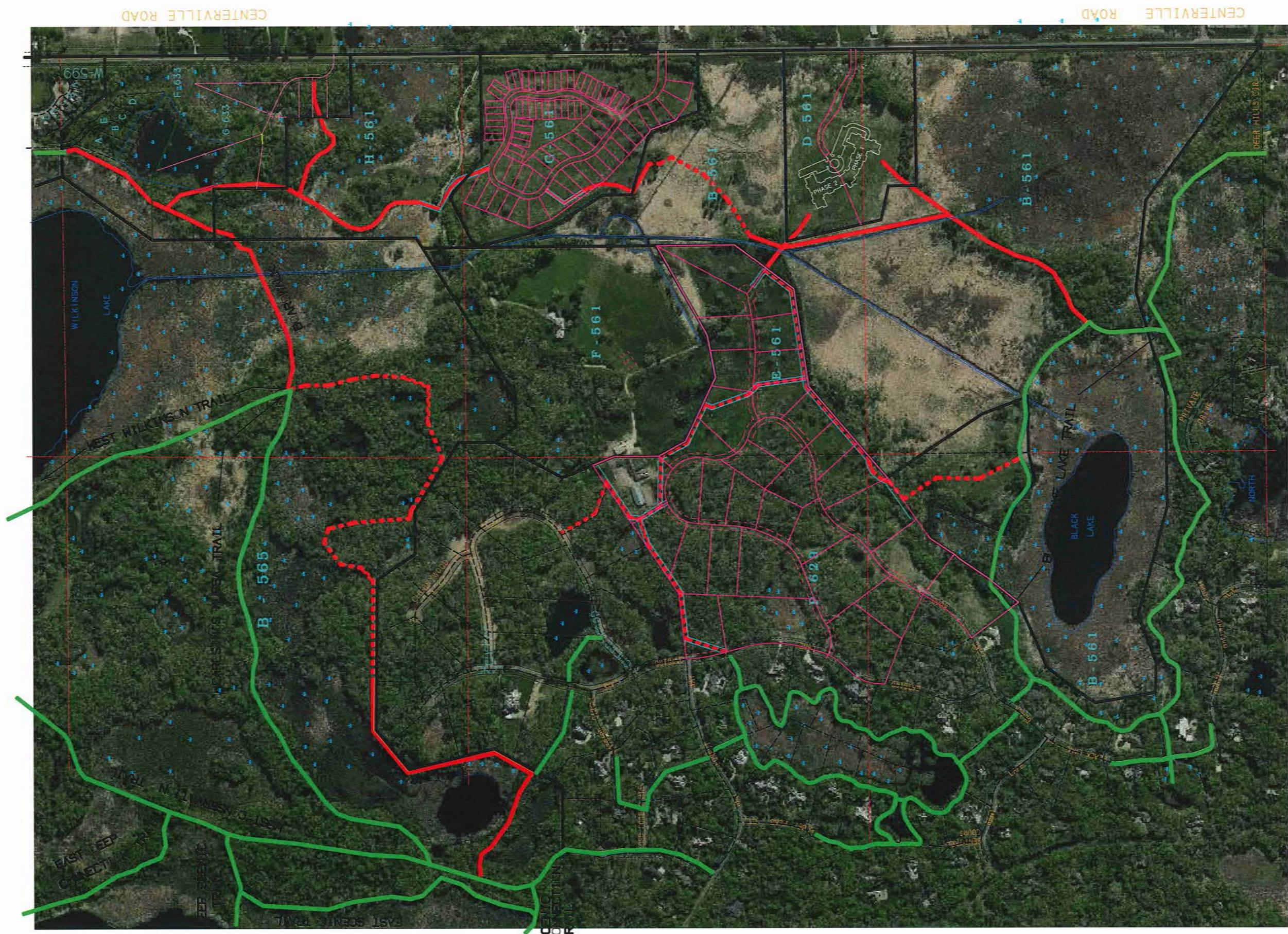
(Source: *Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017*)

August 31, 2020
Page 2

- This concept will be accessed by existing streets internal to the North Oaks street system – there will be no alternative access to Centerville Road or other external street system.
- Because this concept is comprised of single-family residential lots, it reflects normal commuter traffic patterns – increased outbound traffic during the a.m. peak hour and increased inbound traffic during the p.m. peak hour.
- The trips generated by this development will increase traffic along Black Lake Road, Benntree Lane, North Oaks Road and East Oaks Road. However, even during peak hours, this increase will amount to approximately one vehicle every two minutes. These roads are anticipated to accommodate this additional traffic.

In summary, this analysis represents a high-level overview of traffic issues related to the Red Forest Way Concept. From this analysis, all vehicular traffic will utilize other streets within North Oaks.

Cc: David Weetman, Westwood Professional Services



- 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) 786-9769
 Email: kst@kurthsurveyinginc.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed and Registered Professional Engineer and Surveyor under the laws of the State of Minnesota.
 Randy L. Kurth, R.L.S., No. 20270
 Ronald J. Kurth, R.L.S., No. 16113

N O R T H O A K S
 C O M P A N Y

PROJECT:
EAST OAKS

SHEET DESCRIPTION
PROPOSED TRAIL EASEMENTS

DATE: AUGUST 18, 2020

SHEET 1 OF 1 SHEET

EXHIBIT B11



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF
REGULATORY BRANCH

April 26, 2019

Regulatory File No. MVP-2018-03669-MJB

North Oaks Company LLC
c/o Gary Eagles
5959 Centerville Road, Suite 200
North Oaks, Minnesota 55127

Dear Mr. Eagles:

This letter is in response to correspondence submitted by Kjolhaug Environmental on your behalf, requesting Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the 87.7-acre Red Forest Way Site in the City of North Oaks. The project site is in Sections 8 & 9, Township 30 North, Range 22 West, Ramsey County, Minnesota.

We have reviewed the wetland delineation report dated December 11, 2018, and determined that the limits of the aquatic resources, excluding the area labeled as "Approximate Upland Island", have been accurately identified in accordance with current agency guidance including the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. This concurrence **excludes** the area labeled "Approximate Upland Island" on Page 2 of 2 of the enclosed figures labeled MVP-2018-03669-MJB Page 1 of 2 through 2 of 2. The remainder of the boundaries shown on the enclosed figures accurately reflect the limits of the aquatic resources in the review area.

In addition, we concur that the attached figure labeled MVP-2018-03669-MJB Page 2 of 2 depicts a reasonable approximation of the location and boundaries of the area labeled "Approximate Upland Island". However, you are cautioned that the boundaries are approximate, subject to refinement, and should be used for planning purposes only. To obtain a more accurate delineation, all of the waters should be identified in the field in accordance with applicable Corps guidance, surveyed, and submitted to the Corps for approval. For all other areas within the project boundary,

This concurrence may generally be relied upon for five years from the date of this letter. However, if you chose to pursue activities on this property that require a Department of the Army permit we will require that additional information be provided to establish an accurate boundary of the upland island area. We also reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. Our concurrence may be renewed at the end of this period provided you submit a written request and our staff are able to verify that the determination is still valid.

This review did **not** include a jurisdictional determination as to whether the wetlands or other aquatic resources identified at the site would be subject to Corps of Engineers jurisdiction under the Clean Water Act (CWA). Pursuant to Section 404 of the CWA, a Department of the Army permit is required for the discharge of dredged and fill material into a water of the United States. While not required, you may request a jurisdictional determination from the Corps contact indicated below.

EXHIBIT B12



Responsive partner.
Exceptional outcomes.

September 17, 2020

Kevin Kress

City Administrator
City of North Oaks
100 Village Center Drive Suite 230
North Oaks, MN 55127

Re: Red Forest Way Phase South 1 Soil Investigation

Mr. Kress:

On June 11 and 12, 2020, Wenck Associates, Inc. (Wenck) conducted a suitable soil investigation within a project area known as Red Forest Way South Phase 1. Wenck is licensed by the State of Minnesota as a subsurface sewage treatment system (SSTS) Designer and Inspector (#1282). The work was performed by Matthew Summers, a licensed Professional Soil Scientist and Eric Blasing, a licensed Professional Engineer. Both have extensive experience in the design and siting of SSTS of all sizes, and have worked on previous site suitability assessments for North Oaks Company, LLC

Soils were assessed for SSTS suitability following City of North Oaks ordinances and applicable Minnesota SSTS rules (MN Chapter 7080). The work was performed under the direction of Gary Eagles, North Oaks Company, LLC. The goal was to identify those areas that met City and State requirements for siting an SSTS drainfield.

The work consisted of conducting multiple hand augered soil observations within each proposed lot to determine the extent of SSTS-suitable soils and topography and to determine the likely type of system required (above-ground or below-ground).

After field work and data processing, Wenck provided a GIS polygon of suitable soils to Sathre-Bergquist, Inc. to incorporate into Red Forest Way South Phase 1 site planning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Summers', with a long horizontal flourish extending to the right.

Matthew Summers, PSS (MN)
Wenck Associates, Inc

**CITY OF NORTH OAKS PLANNING COMMISSION
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. 2020-05**

**RESOLUTION DETERMINING PRELIMINARY PLAN APPLICATION FOR
SUBDIVISION OF SITE K, RED FOREST WAY PHASE 1, IS COMPLETE**

WHEREAS, the North Oaks Company, LLC (Applicant) submitted an Application for Property Subdivision (Preliminary Plan Approval) including a cover letter/narrative as well as Sheets 1-6 and the Floor Area Worksheet on September 4, 2020 for subdivision of property identified as Site K, Red Forest Way, Phase 1, per the East Oaks Planned Unit Development Agreement (PDA); and

WHEREAS, following a preliminary staff review, Applicant was advised by email on September 16, 2020, that certain required information necessary for an application for Preliminary Plan Approval to be deemed complete was not included with the September 4th Materials, that as a result the application as submitted was determined by staff to be incomplete; and

WHEREAS, additional required information and documents were received by the City of North Oaks on Thursday, September 17, 2020; and

WHEREAS, North Oaks City Code Section 152.021, the Planning Commission shall determine whether the information required by Section 152.021 (A) is complete, and, if complete, shall set a date and place for a public hearing on the Preliminary Plan Application.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE CITY OF NORTH OAKS:**

1. The Application for Property Subdivision (Preliminary Plan) of Site K, Red Forest Way, Phase 1, submitted by the Applicant is hereby deemed **COMPLETE** as of **September 17, 2020**, the date that all information and documents required for the Preliminary Application approval was received by the City.
2. City Staff are hereby directed to advise the Applicant of this determination of completeness.
3. The Planning Commission hereby sets a **public hearing** on the Preliminary Plan Application at ___ on _____ in the Community Room, 100 Village Center Drive, North Oaks, MN and via other electronic means pursuant to Minn. Stat. Sec. 13D.021 due to the existing health pandemic and State of Minnesota and City of North Oaks declarations of emergency, and directs staff to provide notice of the **public hearing** as required by state statutes and the provisions of the North Oaks City Code.

Adopted the 24th day of September 2020 by a vote of _____ to _____.

By: _____
Mark Azman
Its: Chair

**CITY OF NORTH OAKS PLANNING COMMISSION
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. 2020-06**

**RESOLUTION APPROVING REVISED MEETING DATES FOR NORTH OAKS
PLANNING COMMISSION**

WHEREAS, the North Oaks Planning Commission typically meets on the last Thursday of the month, and has previously adopted a meeting schedule for 2020 which scheduled included a Planning Commission meeting on Thursday, October 29th; and

WHEREAS, pursuant to Ordinances 130 and 133, the Planning Commission may, by resolution, fix the date of its regular meetings; and

WHEREAS, due to the number of development applications the Planning Commission must review, the Planning Commission has determined that it will amend its meeting schedule as shown below.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH OAKS, that the following changes be made to its regularly scheduled meetings in October, November, and December of 2020:

1. The newspaper publication dates in October are the 14th and 28th. The earliest the Planning Commission could meet is Friday, October 23rd and Friday November 6th depending on publication date. The North Oaks Planning Commission hereby adds the following meetings:
 - October _____ scheduled for 7:00 p.m. on Thursday.
 - October _____ scheduled for 7:00 p.m. on Thursday.
 - October _____ scheduled for 7:00 p.m. on Thursday.
 - November _____ scheduled for 7:00 p.m. on _____
 - November _____ scheduled for 7:00 p.m. on _____
 - November _____ scheduled for 7:00 p.m. on _____
 - December _____ scheduled for 7:00 p.m. on _____
 - _____
 - Such meeting shall be held in the Community Meeting Room, 100 Village Center Drive, Suite 150, North Oaks, Minnesota or by electronic means pursuant to Minn. Stat. §13D.021.

2. No further changes are made at this time to the previously-adopted meeting schedule for the North Oaks Planning Commission.

Approved the 24th day of September, 2020.

By: _____

Mark Azman

Its: Chair