



CITY OF NORTH OAKS

**Regular Planning Commission Meeting
Thursday, February 27, 2020
7 PM, Community Meeting Room
100 Village Center Drive**

MEETING AGENDA

1 Call To Order

2 Pledge

3 Roll Call

4 Citizen Comments - *Individuals may address the Commission about any item. Speakers are requested to come to the podium, state their name and address for the record, and limit their remarks to three minutes. Generally, the Commission will not take official action on items discussed at this time, but may typically refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.*

5 Business Action Items

1 Approval of Previous Month's Minutes
[1.30.20 PC Minutes_Final.docx](#)

[2-4-20 PC Minutes Cont_Final.docx](#)

2 Consider Resolution Determining Completeness for Nord Development and Setting Public Hearing
[Nord Preliminary Subdivision - Determination of Completeness FINAL.docx](#)

[Nord - Completeness Memo Exhibits.pdf](#)

3 Consider Resolution Determining Completeness for Anderson Woods Development and Setting Public Hearing
[Anderson Woods - Completeness Memo Exhibits.pdf](#)

[Anderson Woods Preliminary Subdivision - Determination of Completeness Memo FINAL.docx](#)

4 Consider Resolution Changing Meeting Dates and Times
[Resolution Moving Meeting Times.docx](#)

6 **Adjourn - Next Planning Commission meeting is Scheduled for March 26, 2020 at 7:00 p.m.**

**North Oaks Planning Commission Meeting Minutes
North Oaks City Council Chambers
January 30, 2020**

CALL TO ORDER

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

ROLL CALL

Present: Chair Mark Azman. Commissioners Jim Hara, Stig Hauge, Nick Sandell, Sara Shah, and Joyce Yoshimura-Rank, City Council Liaison Rick Kingston

Staff Present: Administrator Kevin Kress, Recording Secretary Deb Breen, City Planner Bob Kirmis, and City Attorney Bridget Nason, City Engineer Larina DeWalt

Absent: Commissioner Dave Cremons

Others Present: Videographer Maureen Anderson.

A quorum was declared present.

APPROVAL OF AGENDA

Chair Azman requested the order of the East Oaks site review be listed alphabetically. Azman commented North Oaks Company will give a big picture of the entire plan, then Commissioners will review by site A–F. The City Attorney will also review what a Concept Plan means under ordinance.

**MOTION by Hauge, seconded by Yoshimura-Rank, to approve the agenda as amended.
Motion carried unanimously.**

CITIZEN COMMENTS

Tom Watson, 45 East Pleasant Lake Road, served on City Council from 1991 to 2009, and four terms as Mayor. He was actively involved in creation of the Planned Development Agreement (PDA) and feels sites within North Oaks are now being overdeveloped. He suggests that Planning Commission ask the North Oaks Company for a tree inventory, as we have some of the oldest Oaks in Ramsey County and feels that should be taken in consideration.

APPROVAL OF MINUTES from December 3, 2019

Commissioner Yoshimura-Rank inquired about a statement in Section “d” that states “Met Council cannot force North Oaks to provide affordable housing.” Attorney Nason indicated that this isn’t the exact language she would suggest be put in the Comprehensive Plan, but that there should be a reference to the affordable housing requirement in the plan. The statement is an accurate transcription of what was said in the prior meeting.

MOTION by Shah, seconded by Yoshimura-Rank, to approve the minutes from December 3, 2019.

Motion carried unanimously.

BUSINESS ACTION ITEMS

a. 2040 Comprehensive Plan Update and Recommendation

- Administrator Kress stated Staff’s recommendation is for City Council to send to the Planning Commission the previously submitted Comprehensive Plan draft with revisions

which include: reclassification from Suburban to Emerging Suburban Edge, making technical changes to correct those mentioned in Met Council incomplete letter, and add language acknowledging that the City has considered the high density/affordable housing goals for the City and choose to be non-compliant.

- Upon approval by Planning Commission of final language, the plan would go back up to Council. Not complying with the recommended density request would mean that North Oaks would not qualify for Met Council grants which our Community has not needed in the past. Commissioner Shah noted that the recommendation is a result of a subcommittee meeting, and meeting with Met Council. She also referenced a prior condition that Planning Commission made in May 2019 to send the Comprehensive Plan to Council, dependent upon the dwelling counts. Administrator Kress stated the Council plans to have a work session within next 2 weeks to solidify the housing counts, which would then be added to the plan.
- Administrator Kress clarified that the Suburban vs. Emerging designation is defined by 5 to 1 vs. 3 to 1 ratio of required units per acre, which more appropriately reflects North Oaks.
- Attorney Nason stated that it is necessary to add in language to acknowledge the existence of affordable housing goals, otherwise it will continue to be deemed incomplete.
- Chair Azman asked City Staff to provide a version of the Comprehensive Plan with redlined changes when it is ready, for consideration of approval.

MOTION by Hauge, seconded by Sandell, to table the issue.

Motion carried unanimously.

b. East Oaks Concept Plan Review

- Attorney Nason explained the process of plan approval, including three steps: 1) concept plan review, 2) preliminary plan/plat review, and 3) final plan / review. Concept plan needs: depiction of all development intentions, roads, projected traffic, building location, types and numbers of dwelling units, trails, size, grading plan, and more as detailed in Ordinance 129.
- Chair Azman mentioned City Council will review unit counts at a workshop next week. Attorney Nason provided a brief summary of her unit count analysis based on documentation provided to her. The last chart detailing unit counts was approved by City Council as Exhibit B5.1 as seen in the seventh amendment of the PDA, dated 6/10/10. The chart shows 178 units left to be developed within PDA not considering any conversion of commercial acres. North Oaks Company President Mark Hogue clarified that they have submitted updated counts to the City each time development was submitted and can provide those documents.
- Mark Hogue of North Oaks Company (NOC) noted they have provided additional information after meeting with City Staff, but the overall plans have not changed from what was detailed at Golf club presentation. He presented an overview of each location as follows.

Site C: Nord

This is 55 acres, zoned RSM PUD, PDA provides for 10 lots, with 13 density increase. Plan is for 12 lots: 10 accessing from Shoreview Road and 2 lots from Deep Lake Road. Lots minimum requirement is 1.1 acres; the plan calls for 1.9 acre to 6 acre lots. This site will have septic and

private wells. No wetland impact. Ramsey County has given approval with no turn lanes required. Proposed trail connections by lots 6 and 7 as well as near lots 1 and 2.

Site F: Anderson Woods

Two phases; 16 acres and 20 acres with RMH zoning. Total of 13 lots proposed. PDA allows for 13 with the density shift: 4 were used for Wilkinson Villas to North, 9 to be on the South half and accessed from Centerville Road opposite Anderson Road. This site will have sewer and water through White Bear Township. There will be a wetland impact for the road connection to the site, however they plan to use 4 acres of wetland credits they had been awarded from a prior wetland improvement project in the Conservation area. Ramsey County stated no turn lanes are anticipated. Trail connections are planned between lots 2 and 3 to the south, and near lots 5 and 6 to the north.

Site G: Gate Hills

Zoned RCM-PUD. 36 acres with 84 housing units proposed. PDA allows 68, with density shift allowed up to 88. They are proposing 84 twin homes and attached villas, with FAR not to exceed 37 ½ % of site; plan to be at half of that requirement. All accessed off of Road H2. Ramsey County mentioned might need a left and right turn lane as it is opposite H2 road. This site will have sewer and water through White Bear Township. Working with NOHOA on best location for trails. There is a trail running North from Gate Hill to Wilkinson Lake, would be looking at connecting on West, and continue South to Deer Hills and the Pines.

Site H: Island Fields

21 acres, RCM-PUD. 35 housing units, with density shift allowed up to 46. Proposing 3 story condominium with underground parking, which would fall well within height limits in PDA. There are 5.73 commercial acres remaining in this area they have not planned use for yet. May consider converting some commercial acres to residential for an additional condominium building depending on success of the first condo units. This site will have sewer and water through White Bear Township. Entrance would be South of H2 and across from Arrow facility so would need to work with Ramsey County on entrance. Looking at trail near existing farm road going North/South, connecting into Red Forest way trail on West. No wetland impact aside from accessing site across the ditch off Centerville Road, which is the only wetland crossing. Working with VLAWMO on access plan.

Site K: North Black Lake/Red Forest Way South area

60 acres, RSL-PUD. Proposed 34 additional lots, 64 allowed in PDA with possible 83 density shift. 34 new with + existing is 75, so within limits of density shift. All lots are 1.5 acres or greater. This site will have septic and private wells. Trails to connect West of Catbird Lane and to East from Island Field. On south side adjacent to Black Lake there will be trail that area; working with NOHOA on their preference.

- Mark Houge introduced Don Pereira, NOC Director of Conservation, who is helping guide the Company in their development efforts. He has prior conservation experience with DNR as Chief in charge of Fisheries, President of South Washington Watershed district, and appointed to the Great Lake Fisheries Council.

Staff Review and Commentary

Site C: Nord Site

- Bob Kirmis, City Planner reviewed the staff memo. It referenced the prior subdivision preliminary application in which Nord was denied due to inconsistency to street/ access with the PDA, as well as not having a defined trail route. Road access has now been primarily shifted to Sherwood which is consistent with PDA, with 2 of the 12 lots coming from N. Deep Lake with a shared driveway. In current conversation with developers about extension of cul-de-sac which could have negative impact on wetland, tree removal and drain field sites. North Deep Lake Road isn't prohibited by PDA but Planning Commission and Council should consider whether it is consistent with what is in PDA. Lot 3 is a flag lot accessed by private drive, which is generally discouraged by planners due to lot width and emergency vehicle access to the home. The City does not prohibit them and there are some in the city. Exhibit A in the meeting packet is an alternative concept plan which extends the cul-de-sac, improving emergency vehicle access. Moving the 2nd lot to access via Sherwood Road. In regard to the trail, staff recommends agreement with NOHOA prior to preliminary subdivision proposal or Public Hearing.
- City Engineer Larina DeWalt of Sambatek highlighted that since no detailed construction documents are required with Concept review, the focus is on consistency with PDA. They find it is consistent with ordinances and developers have provided traffic info, grading, stormwater, etc. as required. There is no proposed wetland impact which has changed from last proposal. The alternative concept plan with extension of culdesac, as alternative to flag lot, was created by the City Engineer and provided to the Developers for consideration to alleviate stormwater ponding, wetland impact, emergency access. The North Oaks Company engineer responded back to the City Engineer with reasons why they believe the proposed culdesac plan would also have impacts.
- Citizen Comment: Franny Skanser Lewis, 3 Red Maple Lane—Ms. Lewis sent City Staff and Planning Commissioners an analysis yesterday documenting why they believe the plan is inconsistent with the PDA. Highlights include: the trail that has historically run along the parcel is very different than what was in PDA. Their concern is that both NOHOA and City are in line with what a meaningful trail is within PDA agreement. The trail is key to connect residents in North and West parts of the communities to access the Conservancy area. She feels that the road and driveway placement will key off that trail, and PDA verbiage allows for trail alterations to accommodate natural topography.
- Commissioner Sandell inquired about the wetland impact that she has referenced, as both NOC and Engineers do not note an impact in the Nord area. City Engineer DeWalt clarified that the current North Oaks proposal has zero wetland impact. Commissioner Sandell noted that trails and wetlands seem to be prime concern and focus of community.
- Citizen Comment: Frank Williams, 80 Rapp Farm—He is a resident of the central part of Rapp Farm and has used the trails for many years. Appreciate attention to wetlands and trails as this effects Rapp Farm residents as well.
- Citizen Comment: Don Nightingale, 11 Nord Circle—Reemphasize PUD planned for a connector trail which has been used for years and believes the proposed plan eliminates the connector trail. Was originally planned for 10 lots, now it is 12 lots. Concerned about the extra 2 lots and suggests eliminating an extra lot could reduce some of the concerns with the flag lot.

- Citizen Comment: Rachel Maher, 91 Rapp Farm Boulevard—Ms. Maher mentioned that the trail curves up to Northern side and had been shown on Ramsey county website since the 1940's. One of the few things remaining from original North Oaks. The trail is still heavily used by skiers, foot traffic and snowshoes. The current trail going North conveniently continues into Poplar park in Ramsey County open space. She is disappointed that the new trail brings it along a roadway.
- Citizen Comment: Carla Coons, 9 N. Deep Lake Road—Regarding the flag shaped lot, it seems that either option to extend cul-de-sac would cross over trails. Welcomes more study on the trails.
- Mark Houge responded by recognizing there has always been a farm road where the trail is being referenced. In 1999, NOC and City marked out trail plan, with miles of trails to be put in the conservation area. The connector trail mentioned was to be the trail easement running along south but is unclear why NOHOA has not maintained trails along the easements noted at that time. At the Southeast corner of Nord, there is an immediate connection. Mr. Houge mentioned that the Company has allowed people to use the private property farm road even though it does not conform to the actual easements, and perhaps they should not have allowed this.
- Exhibit B4 to the PDA is the Map. Chair Azman referenced primary trails, and restrictive trails noted. The Nord trail is not shown as a primary trail. Commissioner Shah defers to staff as to whether it is consistent with the community but encourages us to look at needs of community as we can. Question as to legally if we disagree with the map. Commissioner Yoshimura-Rank asked if we can put in easements to create a trail that the people like and use. Commissioner Hara suggested since lots 1 & 2 are larger and surrounded by wetlands, if it may be possible to create an easement along the back of those lots.
- Citizen Comment: Kathy Emmons, 20 Duck Pass Road—As NOHOA president, they value hearing from NOC and Residents. Mentioned they are at a rock and impasse between what to PDA really says and reality. They are on the way to doing that, and their intent is to have the trail plan in place before the Preliminary plans are presented. They need to finish work with their subject matter experts to come up with viable solutions.
- Chair Azman asking for input on having 2 lots with access from N. Deep Lake. Mr. Houge responded that concept plan from PDA has always had a lot off of Deep Lake Road. Tract on East end of Nord KK-589 was identified by a different legal description in PDA. V-284 ended up as extra strip of land was preserved, they are open to putting that in with the lots identified. Staff will look internally at these options.
- Commissioner Sandell doesn't have a concern with the proposal and feels like if it's a slight deviation that is a benefit to the community is a "win." Chair Azman would like to see some form of tree survey as may have been done in past. Mr. Houge responded that they have made extraordinary efforts to preserve valued trees and nature and would not like to get into the business of counting trees. He also noted that while the Company has ensured two septic sites available on each lot, the potential homeowner could change location of the home which

in turn could impact the trees. The proposed road off Sherwood is currently being surveyed, and they are clearing path for rig to take soil samples required for preliminary plans.

- Commissioner Houge asked for the Company's estimated build schedule. Mr. Houge responded they plan to bring the Preliminary plans back to the Commission by February asking for decision and would like to build all 10 lots by late summer. It was mentioned that City Engineer Sambatek's late 2018 maps show that they were to be served by city sewer and water. Mr. Houge responded they looked at connecting to Rapp Farm, but the topography and gravity of land doesn't allow this. White Bear Township would need to take this on and they don't want to manage this. Fire Hydrant water access would be a dead-end connection and with large lots it is not recommended by White Bear for a water quality standpoint. Therefore, septic and well is proposed.
- Liaison Kingston asked for the North Oaks Company's perspective on the trails. Mark Houge indicated they have worked with NOHOA, engineers, residents and there is no obvious place to put it. They made a big commitment to trails in the conservation area previously, with the consideration they could create lots in Nord without a trail going through middle. The practical reality is trying to find a happy solution for everyone. Engineer DeWalt confirmed that her comments are high level and consistent with what they would like to see with all Preliminary plans.

Site F: Anderson Woods:

- Planner Kirmis reviewed the staff memo and noted the access is from Centerville Road. PDA illustrates access provided from 2 points on Centerville road which is different than the single point shown in the concept plan. Staff feels a single point of access is preferable given the number of units to be developed and asks Commission to provide consideration on this issue. They also suggest that some of side lot lines be tweaked to have a better useable lot line and build area.
- Engineer DeWalt stated that conceptually the plan works and would be served by water and sewer. Lots at end of cul-de-sac will need to be served by gravity pump in order to be served. NOC would have to provide a stub at the cul-de-sac location for the home to pump out and connect to the stub. Alternative is septic or raising the home site. It is standard industry practice to address these type home elevations, so this is not unusual. There is a proposed .19-acre wetland impact, but it will not impact the drainage pattern. The plan also doesn't warrant any changes to Centerville Road.
- Commissioner Hauge inquired if any consideration yet given to the type bridge that would be put in place to accommodate water to pass. Engineer DeWalt believes it is a flat high point with water going North and South, not through, so no water would need to pass under the bridge.
- Citizen Comment: Franny Skanser-Lewis, 3 Red Maple Lane—She understands PUD allows for flexibility and density; however, she doesn't believe the EAW considered the density. Would like to see the higher C shape remain, and not cross wetlands.
- Commissioner Shah asked about original road pattern and wondered if security should be a consideration. Chair Azman feels the revised road layout coming from Anderson Road may

be preferable. Engineer DeWalt mentioned that there are guidelines in place for wetland mitigation and expects the applicant to work within guidelines. She feels the impact .19 acres is small number. Overall in PDA, .35 wetland is allowed and she would like the developer to provide full detail of where impact has taken place to date so they can make an overall evaluation.

- Commissioner Yoshimura-Rank pointed out EAW aerial map from 1998 that showed only 6 lots and wondered if that was due to wetland impact. NOC Houge referenced the 2nd road in the PUD coming from South which would have major impact to wetland. The current concept plan is a much better solution in consideration for environment. Commissioner Shah asked if Anderson Lane was already there in 1998, and it was noted it was. She also inquired about size of cul-de-sac and allowance for bus turnaround. Engineer DeWalt stated the cul-de-sac is 100 feet which is big enough for bus and firetrucks.
- Citizen Comment: Tom Watson, 45 East Pleasant Lake Road—Mr. Watson wished to respond to Commissioner Shah's inquiry on additional entrances, and desire to maintain privacy and trails. He suggested that Commissioners be cautious of opening access to our 28 miles of trails, as well as being aware of other White Bear development in the area. Important to be aware of hunting allowed in White Bear area that is in backyard of some of the homes. He also noted the tree inventory is a fair request, as essence of North Oaks is based on environment and topography.

Site G: Gate Hill

- Planner Kirmis highlighted notes from the staff memo. Internal loop street is planned to access twin home lots, with a staff concern of ability to provide on street parking. Suggested clusters of guest parking. Staff recommends NOC provide Commissioners sample building types and elevations for townhomes for Commission to provide feedback. The concept plan doesn't illustrate trails and encourages NOC and NOHOA to work together. Staff would like Fire Department to provide feedback on the proposal, with emergency vehicle access through the single access point.
- Engineer DeWalt noted in regard to traffic impacts, it is likely Ramsey County will require signal or turn lane along Centerville Road. No wetland impact illustrated, and they expect that preliminary plans include detail on stormwater plans include utility easement detail as to how it will be managed in the future.
- Citizen Comment: Rich Dujmovic, 15 Black Lake Road—All lots described today include land owned by the lot owner which includes ½ roadway, driveway and garage footprint with taxes based on this. County tax records establishes ownership by NOC or Presbyterian homes of excess of 21 acres in area E. Amendment 7 reflects 15.27 acres for this area. If the Company and Presbyterian homes pay taxes on 21 acres, it could be assumed that this is what has been developed. Would like these numbers to be reviewed to see where the error is and taken into consideration as plan for new homes. He would also like to see the access to trails considered as a valued asset as part of NOHOA and City discussions. Chair Azman asked Mr. Dujmovic to present his findings to Council as well. Commissioner Houge would like the Company to consider street parking and a children's playground in this area.

- Mr. Houge responded the intended audience for Gate Hill is anyone and open to variety of price points. The large area in the center of development could be recreation area, but NOHOA would need to be part of that discussion. Building style would depend on builder chosen but likely no less than \$450,000. Will bring back renderings, look at off street parking, and possibly add pockets of 3-4 cars for visitors. They expect a sub-homeowner association would serve the new 180 -190 residents. Tree screening is planned to discourage a visual of the development and possibly even a gate if NOHOA desired. Liaison Kingston asked if Ramsey County has identified if a signal or stop sign was under discussion.
- Attorney Nason recommended to meet again to complete the review of the final two sites prior to the February Council Meeting. It was determined based on participant schedules to reconvene on Tuesday, February 4, 2020 at 5 p.m.

**MOTION by Chair Azman, seconded by Hauge, to adjourn the Planning Commission meeting to meet again on Tuesday, February 4, 2020 at 5:00 p.m.
Motion carried unanimously.**

c. Review of I-35E/County Road J Information – Postponed to next meeting

Next Regular Planning Commission Meeting: Thursday, February 27, 2020

ADJOURN:

**MOTION by Commissioner Hauge, seconded by Commissioner Yoshimura-Rank, to adjourn the Planning Commission meeting at 10:05 p.m.
Motion carried unanimously.**

Kevin Kress, City Administrator

Mark Azman, Chair

Date approved_____

**North Oaks Planning Commission
Meeting Minutes (Cont.)
City of North Oaks Community Meeting Room
February 4, 2020**

CALL TO ORDER

Chair Azman called the meeting of February 4, 2020, to order at 5:05 p.m. This meeting is a continuation of the regular Planning Commission meeting from January 30, 2020.

David Cremmons was sworn in as a Planning Commissioner by Chair Azman.

ROLL CALL

Present: Chair Mark Azman, Commissioners David Cremmons, Stig Hauge, Nick Sandell, Sara Shah, and Joyce Yoshimura-Rank. Commissioner Hara joined at 6:43 p.m.

Staff Present: City Administrator Kevin Kress, Councilmember Rick Kingston, Recording Secretary Gretchen Needham, City Planner Bob Kirmis, City Engineer Larina DeWalt, and City Attorney Bridget Nason

Others Present: Videographer Pat Cook

A quorum was declared.

APPROVAL OF AGENDA

MOTION by Yoshimura-Rank, seconded by Hauge, to approve the amended agenda which moved the review of the I-35E/County Road J discussion item to before the East Oaks Concept Plan review. Motion carried unanimously.

BUSINESS ACTION ITEMS

a. Review of I-35E/County Road J Information

The three intersections impacted are the I-35E and County Rd. J, County Rd. J from Centerville Rd. to Otter Lake Rd., and Centerville Rd. from County Rd. J to Ash St. Due to additional development, these areas have been targeted by Ramsey and Anoka Counties for reconstruction. 2024 is the expected start date for this project; the next steps are to tour the sites and secure funding.

b. Concept Plan Review—Continuation

Site H (Island Field):

Mark Houge of North Oaks Company gave a brief overview of Island Field. This site is 21 acres, zoned RCM. The plan is for a 46-unit condominium building with three stories above below-ground parking. 5.73 commercial acres could also be developed at a future date. The maximum of floor to area ratio (FAR) of 0.437 for each home built would be allowed for this site and the actual FAR would be less than that. The entrance would be from Centerville Rd. A trail will be put along the West boundary to connect with an already existing North–South trail.

- City Planner Kirmis mentioned concerns raised by staff regarding whether or not the additional potential commercial units would be in additional to or separate from the

maximum of 46 dwelling units allotted for the condominiums, construction of turn lanes on Centerville to improve access and exit to the site, and trail location (to make sure the North Oaks Company works with NOHOA on a suitable location for trails).

- City Engineer DeWalt spoke to the main concern she raised regarding potential additional turn lanes on Centerville to accommodate increased traffic to the site; this would have to be worked out with Ramsey County.
- Citizen Comment: Damien LePoutre, 6 Black Lake Road—Mr. LePoutre asked that the potential impact on wildlife and the environment be taken into account when developing this site.
- City Attorney Nason pointed out that the PDA requires a maximum of 45.5 units, so Planning Commission and/or City Council will have to decide at some point if that number should be rounded up or rounded down, since there cannot be a partial dwelling unit.
- Commissioner Shah asked about an updated chart in the packet to determine what number of units is correct, and Attorney Nason said that this updated chart is included with the Council packet for the workshop to be held on February 6, 2020.
- Commissioner Hauge asked how the building would be positioned to fit into the topography of the area. Mr. Hauge compared the height of the building to be similar to the Mews. Mr. Hauge of North Oaks Company did not envision any impacts on wetlands.
- Chair Azman asked about converting commercial space to residential and how the maximum total units are calculated. NOC interprets this calculation as an addition to the total number of 46; Attorney Nason interprets 46 as the total allowed, which would include any commercial areas in this site.
- Councilmember Kingston asked what type of commercial building would be envisioned. Mr. Hauge mentioned professional offices such as dental, daycare, etc. are allowed by the East Oaks PDA in terms of commercial development.
- Citizen Comment: Tom Watson, 45 East Pleasant Lake Road—Mr. Watson suggested that the access point from Centerville Road should be looked at carefully by the City Engineer due to how the road was originally constructed; the shoulders may not be adequate for additional turning lanes.
- Preliminary plans are slated for submission to City Staff in the spring/summer of 2020 for building as soon as 2021.

Site K: North Black Lake (Red Forest Way South)

Mr. Hauge gave a brief overview of the North Black Lake site. The site is 50 acres with 34 lots, each greater than an acre. Access would be only off Black Lake Road. The lots would have well and septic. The trail connections would be between lots 11 and 12, at two different areas. Trails would connect with Island Field. A total of 75 lots would then be achieved for the Red Forest Way area, which is below the maximum allowed by the PDA.

- Planner Kirmis raised City Staff concerns about site access; 31 of the 34 lots are to be accessed from Black Lake Road, with 3 lots accessed from Catbird Lane. Lot 34, for example, is off of a very long cul de sac, and that could negatively affect emergency vehicles reaching residents. A second access point is suggested. Additionally, lot 20 in the northern portion of the site has a pole barn and shed on the site and the question was raised as to

whether or not the buildings would remain (Mr. Houge said the buildings would most likely be removed).

- City Engineer DeWalt noted there are no wetland impacts at the site as it is proposed. While traffic will increase at this site, approximately an additional one car per hour would be added at peak hours, so this is not seen to be an excessive increase in traffic.
- Citizen Comment: Damien LePoutre, 6 Black Lake Road—Lots 8, 9, and 10 are in a steep area and he is concerned that water flows not negatively impact Black Lake due to construction and eventual uses such as lawn fertilizers.
- Citizen Comment: Rich Dujmovic, 15 Black Lake Road—Mr. Dujmovic is pleased with the updates by North Oaks Company to this site plan. The original plan submitted called for many more lots than the plan proposed today, and the road access is improved and now compliant with the East Oaks PDA. Mr. Dujmovic spoke to the total count of units, which can include converted commercial acreage. Commissioner Hauge asked Mr. Dujmovic if he is satisfied with the plan as it stands. Mr. Dujmovic responded that the plan for this area is in accordance with the East Oaks PDA, in his opinion, as long as the total number of dwelling units has not already been reached, which City Council will decide forthcoming.
- Commissioner Cremmons asked Planner Kirmis where an additional access point might be found. Planner Kirmis suggested letting the Fire Department weigh in and make a determination on what might work best for emergency access.
- Engineer DeWalt asked for careful thought on the lots as they are developed to decrease the amount of impact on Black Lake and the surrounding environment. Mr. Houge responded that NOC has conversed with the Vadnais Lake Area Water Management Organization (VLAWMO) about the proposed site, and Minnesota Pollution Control Agency (MPCA) rules will be followed as to silt fencing and similar to protect wetlands when construction begin.
- Chair Azman asked about NOHOA's opinion on this site's trail arrangement. Mr. Houge brought a map from a recent meeting with NOHOA demonstrating the work NOC is doing with NOHOA to mark out trails; Mr. Houge reminded Commissioners the map is a draft form only at this point.
- Commissioner Hauge asked about the order in which the developments will take place, and whether or not a single or multiple contractors will be used. Mr. Houge said the order of development would be Anderson Woods first, then Island Field, then Gate Hill; the trails will be completed as they go. NOC plans to use a single contractor if the bid is competitive.
- Commissioner Yoshimura-Rank asked about how wetland mitigation will be calculated. Mr. Houge mentioned the designs minimize wetland impacts, and only two areas (Anderson Woods and Island Field) will be mitigating wetlands. City Engineer DeWalt replied that VLAWMO would most likely be asked to send field inspectors to oversee and confirm any wetland mitigation.
- Chair Azman and Commissioner Yoshimura-Rank asked NOC to consider making a tree inventory to understand what trees may be removed from these developments.
- Commissioner Hauge asked for a better effort from NOC in terms of trails going forward; Mr. Houge asked why NOHOA hasn't built a trail on the south side of the wetland in Nord where a trail easement already exists.

- Planner Kirmis mentioned that lot 20 could be divided into pie-shaped thirds to avoid the long driveway, aka flag lot.
- Chair Azman asked City Staff to communicate with NOHOA about a possible trail to be located where the trail easements already exist on the Nord site.
- Citizen Comment: Tom Watson, 45 East Pleasant Lake Road—As to a tree inventory, Mr. Watson suggested having the City Forester look at this area in order to keep the lots as wooded as possible.

Next Meeting: February 27, 2020

ADJOURN

MOTION by Hauge, seconded by Yoshimura-Rank, to adjourn the Planning Commission meeting at 7:23 p.m.

Motion carried unanimously.

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: February 27, 2020

RE: North Oaks - East Oaks Planned Unit Development
Nord Preliminary Subdivision - Determination of Completeness

FILE NO: 321.02 - 20.01

BACKGROUND

The North Oaks Company, LLC has requested preliminary subdivision approval of a 12-lot single family residential subdivision upon the “Nord” parcel located north of Deep Lake Road and east of Sherwood Road. The subject 55-acre property is identified as “Site C” in the East Oaks Planned Development Agreement (PDA).

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 to be held at an upcoming meeting. In this case, it is anticipated that the Planning Commission may schedule the public hearing at its March 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 February 6, 2020. Thus, the Planning Commission should make its determination no later than February 28, 2020

Attached for reference:

Exhibit A: Preliminary Subdivision (Plan) Submission Requirements

Exhibit B: Application Materials:

- B1: Applicant Narrative
- B2: Project Summary
- B3: Existing Conditions
- B4: Preliminary Plan (Subdivision)
- B5: Septic Site Location Plans
- B6: Preliminary Plat / Easement Plan
- B7: Preliminary Grading Plan
- B8: Preliminary Utility Plan
- B9: Preliminary Landscape / Sign Plan

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 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 do not apply to unsewered single family development such as the Nord application. Such requirements would typically apply to higher density residential development and/or commercial projects. In this regard, listed submission requirements such as parking facilities, loading areas,

building elevations, landscaping plans etc. are not considered applicable to the Nord 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. It should, however, be noted that the submitted application materials may not provide a clear indication of what happens to existing “tree areas” after subdivision. This issue should be subject to further discussion by the Planning Commission.

Excluded Parcels. As part of previous concept plan review, it was determined that tracts V-284 and B-292 which border the southern edge of the proposed subdivision are not included in the subject site’s legal description as provided in the East Oaks PDA.

While Staff considers this issue to be independent of the application completeness determination, conveyance of the following related information at this time is considered appropriate:

- Both excluded tracts are guided for low density residential use by the City’s 2030 Comprehensive Plan and specifically the Land Use Plan. Such land use guidance is also provided in the City’s draft 2040 Comprehensive Plan.
- Per the 1999 PDA, the Nord site is zoned RSM-PUD. The excluded parcels appear to be zoned RSL, Residential Single Family-Low Density.
- If the site boundaries illustrated on the submitted preliminary subdivision (plan) are to be retained, the following is recommended by Staff:
 1. The East Oaks PDA be amended to incorporate the two excluded tracts in the site legal description.
 2. The City’s zoning map be amended such that all property which overlays the subject site (per the amended legal description) be rezoned to RSL - PUD.

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.”

RECOMMENDATION

The Planning Commission is charged with the responsibility of determining whether the submitted Nord Preliminary Plan 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.

The submitted application materials may not provide a clear indication of what happens to existing "tree areas" after subdivision. This issue should be subject to further discussion by the Planning Commission.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director
Stephanie McNamara, Vadnais Lake Area Water Management Organization
Jenifer Sorensen, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company

Requirement	Source		Completeness		
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	Ordinance 94/ Chapter 151 (Zoning Ordinance)	Yes	No	NA
Preliminary Plan* (definition of term references a separate site location map)	x	x	✓		
Site Plan (not required for non-sewered, single family development)		x			✓
Written application on forms approved by the Planning Commission	x		✓		
Prepared, signed, and dated by licensed architects, engineers, surveyors, or landscape architects		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		✓		
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	✓ See page 5 note		
Subdivision lot boundaries	x	x	✓		
Layout and lot sizes to nearest tenth of an acre	x	x	✓		
Streets, roads, easements, and access plans		x	✓		
Park, recreation, green space and open space		x	✓		
Streets, parks, playgrounds and other such land locations	x		✓		

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

NORD

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		✓		
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		✓		
Topographical map, at a scale of 100 feet to an inch, showing the following features before subdivision and <u>a clear indication of what happens to each feature after subdivision:</u> <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"/> <u>Tree areas</u> <input type="checkbox"/> Other physical features 	x	x	✓ See page 5 note		
North point and scale	x	x	✓		
Name of project/development		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	✓		

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

NORD

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	✓		
Required Site Plan information (not required for unsewered, single family development):					✓
• Location of buildings and structures		X			✓
• Parking facilities, dimensions and calculations		X			✓
• Sidewalks, driveways, loading areas, and bikeways		X			✓
• Fences and retaining walls		X			✓
• Exterior sign elevations		X			✓
• Exterior garbage collection areas		X			✓
• Exterior lighting		X			✓
• Landscaping and entry monuments		X			✓
• Site access		X			✓
• Site statistics including:					✓
○ Site and building size		X			✓
○ Percent lot coverage		X			✓
○ Floor area ratio		X			✓
○ Types and amounts of dwelling units		X			✓
○ Commercial and service uses		X			✓
○ Gross density		X			✓
○ Percentage of green space		X			
• Construction Staging Plan for each phase of the PUD involving more than one construction season		X			✓
• Elevations and exterior materials of all proposed structures and buildings with dimensions (except for single family detached structures)		X			✓
• Landscape Plan		X			✓

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

NORD

Requirement	Source		Completeness		
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	Ordinance 94/ Chapter 151 (Zoning Ordinance)	Yes	No	NA
Preliminary Plat		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		✓		
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		✓		

*=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.

Notes:

- 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.”
- The City Engineer has determined that submitted plans (at various sizes/scales) fulfill the intent of the 1” = 100” scale map requirement.



February 5, 2020

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

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

Dear Kevin,

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

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

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

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

Enclosed you will find the following documents:

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

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

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

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

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

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

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

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

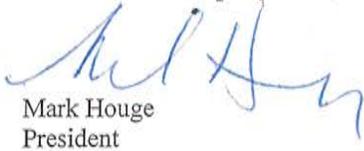
At the time of preparing documents for inclusion in the East Oaks Planned Development Agreement ("PDA), the document attached to the Agreement and identified as Exhibit "B4" - Trail Map did not accurately identify the location of the existing NOHOA trail in the area south of the current proposed Nord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

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

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

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

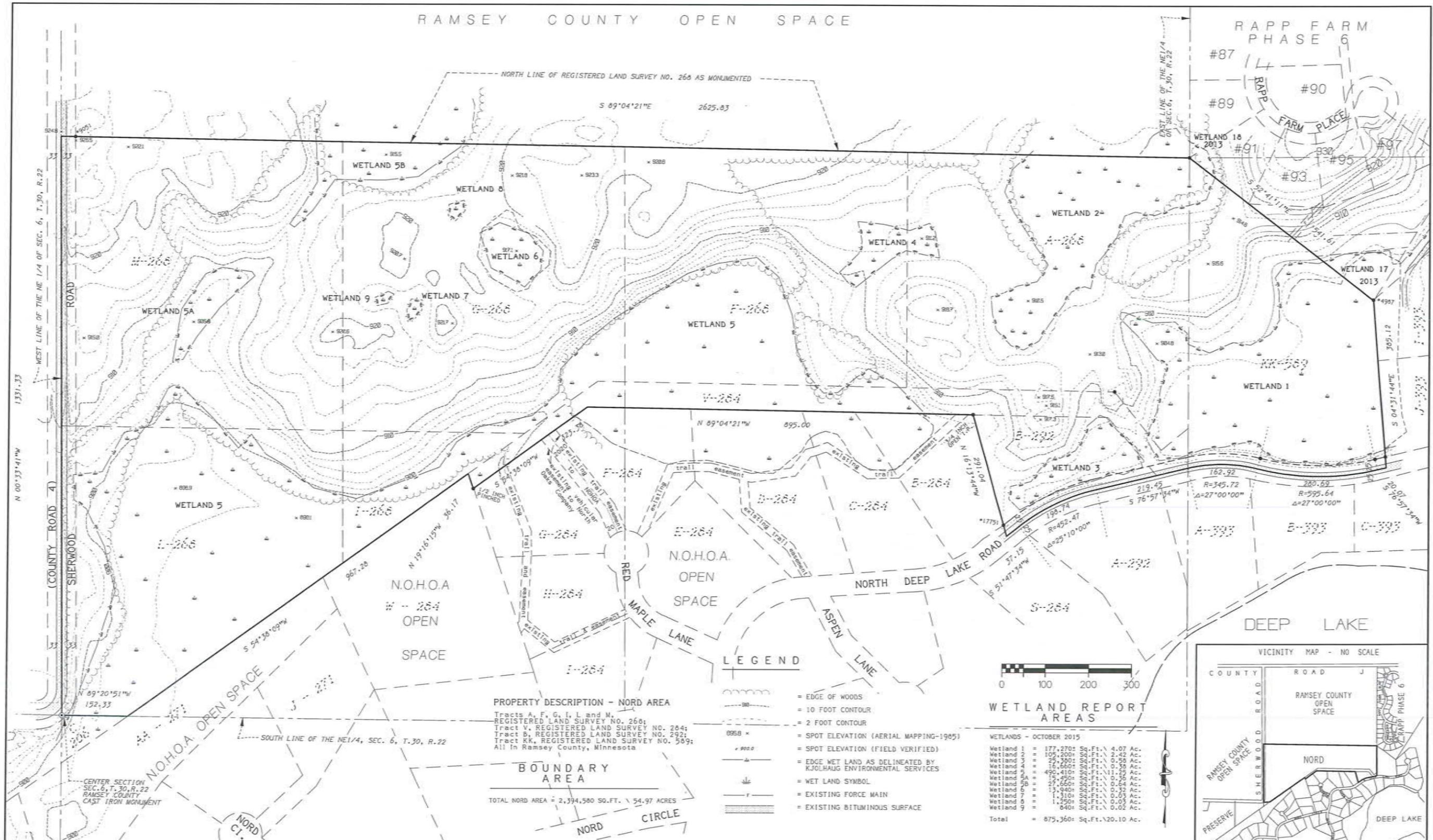
Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

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



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

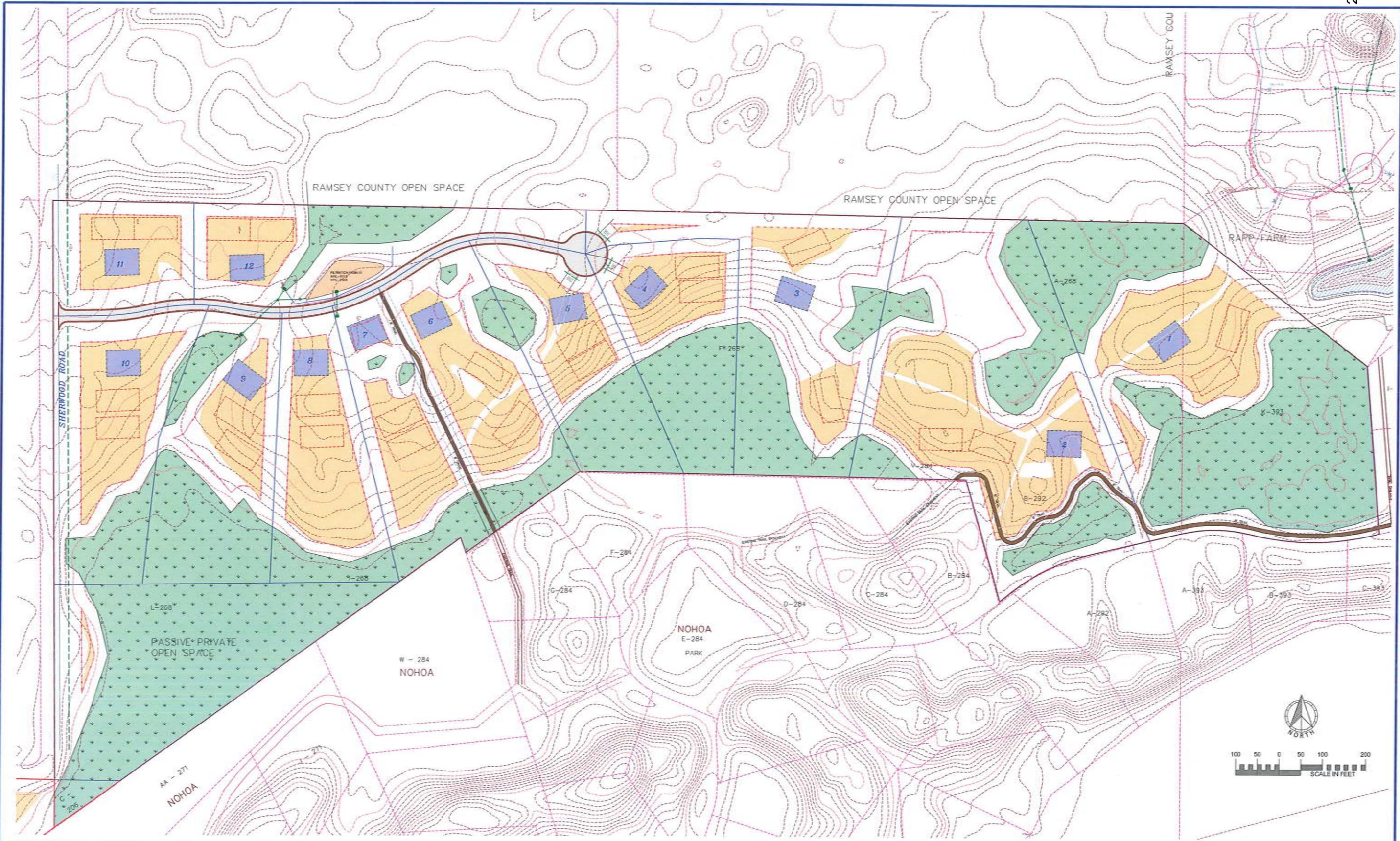
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.
 Randy L. Kurth, RLS, No. 20073
 Russell J. Kurth, RLS, No. 16113

DEVELOPMENT AREA "C"

NORTH OAKS
 COMPANY

PROJECT: NORD AREA	SHEET DESCRIPTION PRELIMINARY PLAT EXISTING CONDITIONS	DATE: January 23, 2020 REV. 2-21-20 (NEW SHEET 1A)
		SHEET 1A OF 6 SHEETS

Exhibit B3: Existing Conditions



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

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

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

ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

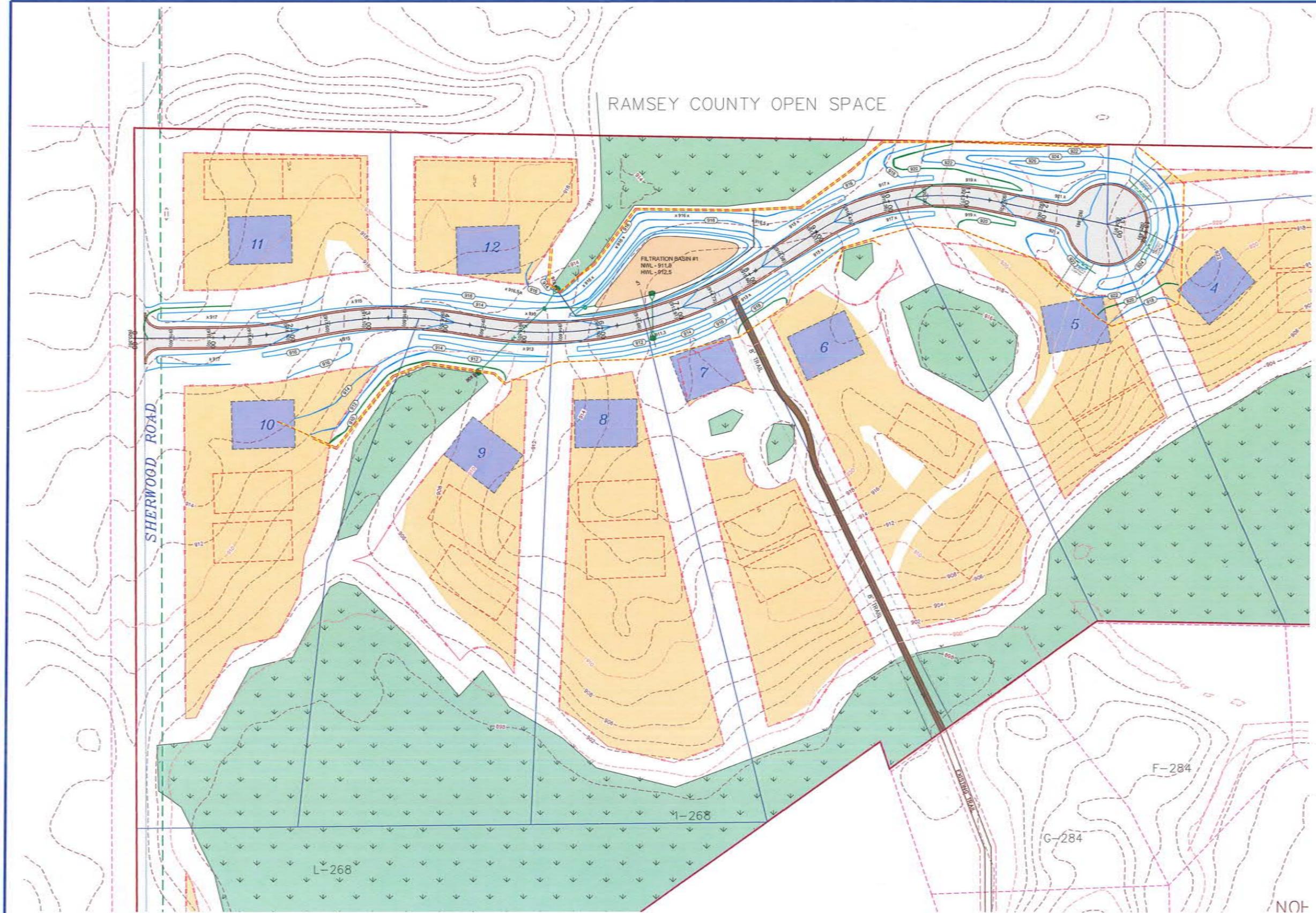
CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

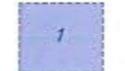
Exhibit B4: Preliminary Plan (Subdivision)

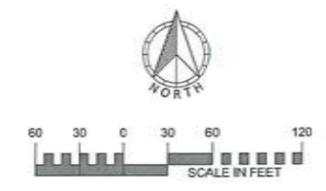
NORTH OAKS COMPANY

6

RAMSEY COUNTY OPEN SPACE



-  DENOTES SUITABLE SEPTIC SITE AREA
-  DENOTES POSSIBLE SEPTIC SITE LOCATION
-  DENOTES POSSIBLE HOUSE PAD LOCATION



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

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

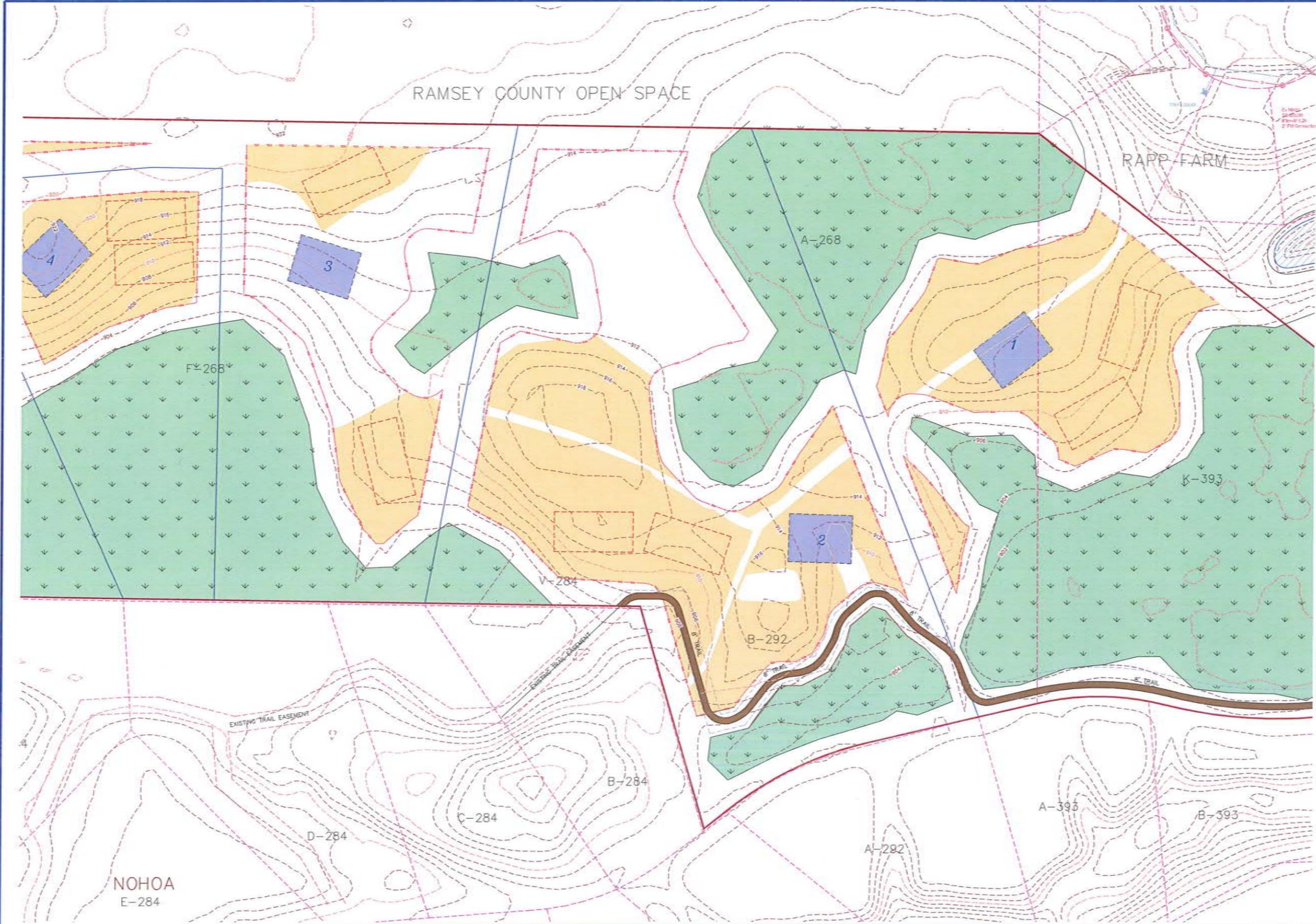
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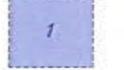
ENGINEERS SURVEYORS
 PLANNERS

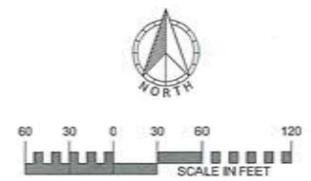
CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

Exhibit B5: Septic Site Location Plans

NORTH OAKS COMPANY



-  DENOTES SUITABLE SEPTIC SITE AREA
-  DENOTES POSSIBLE SEPTIC SITE LOCATION
-  DENOTES POSSIBLE HOUSE PAD LOCATION



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

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

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

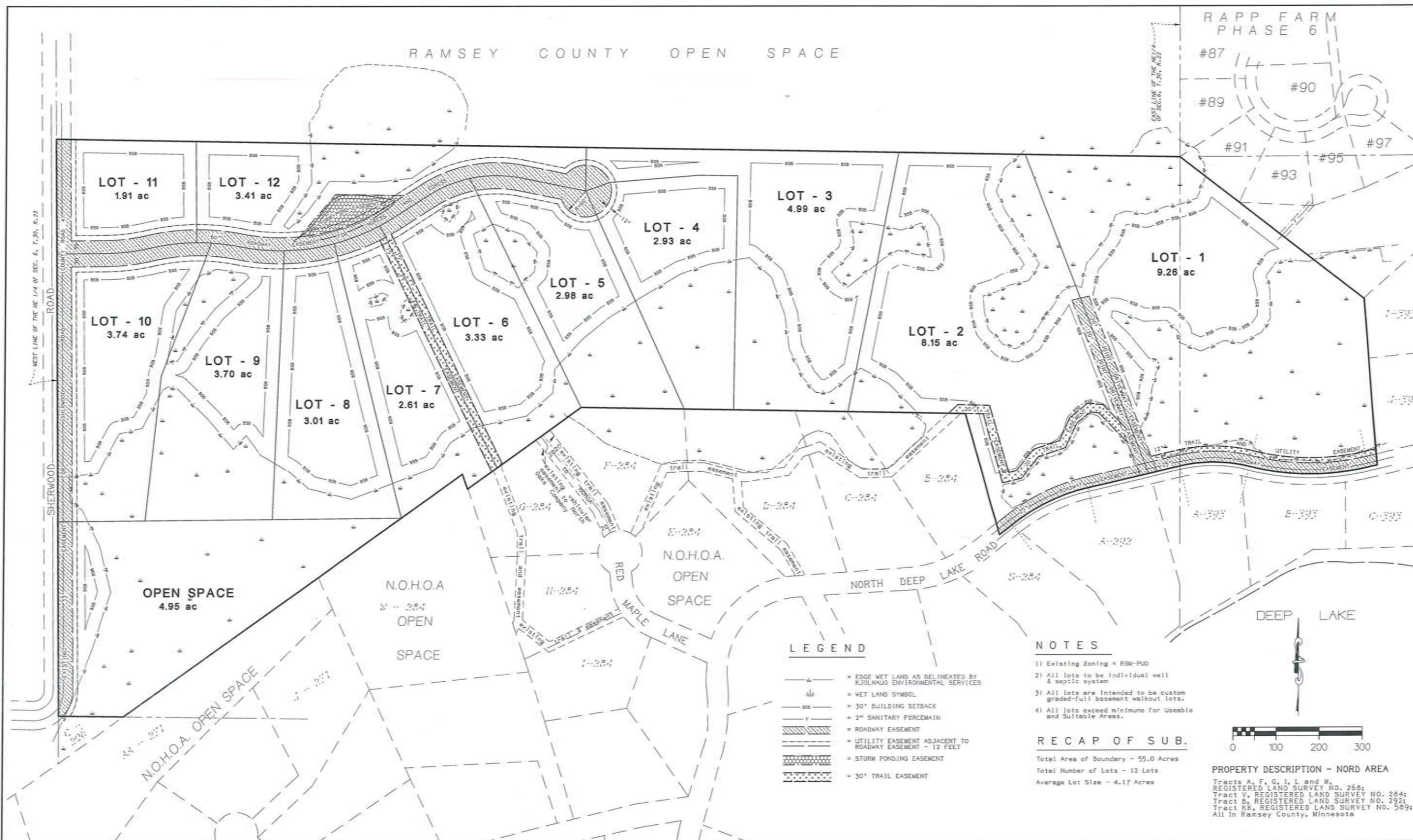
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ENGINEERS SURVEYORS
 CONSULTANTS PLANNERS

CITY PROJECT NO. —
 NORTH OAKS, MINNESOTA

SEPTIC SITE LOCATION PLAN
 NORD AREA
 NORTH OAKS COMPANY

FILE NO. 64500-013
 2B
 6



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

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

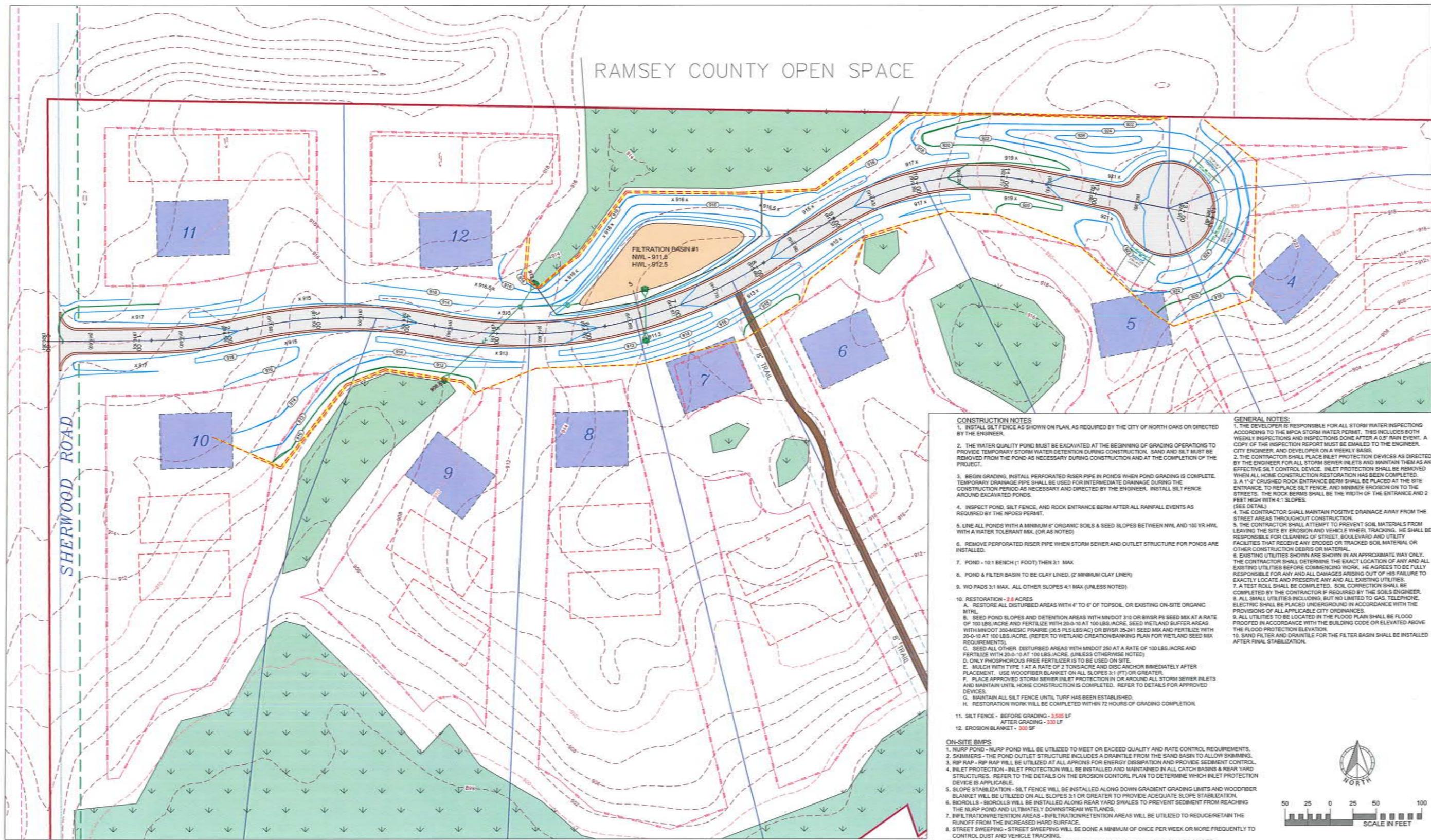
DEVELOPMENT AREA "C"



PROJECT: SHEET DESCRIPTION DATE: January 23, 2020
Exhibit B6: Preliminary Plat / Easement Plan

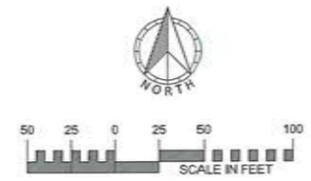
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RAMSEY COUNTY OPEN SPACE



- 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 PIPES 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 2:1 MAX.
 8. POND & FILTER BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
 9. W/O PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - 2.5 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTR.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH 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 355/MS30 PRAIRIE (0.5 PLS LBS/AC) OR BWSR 35-211 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 WOOLFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 11. SILT FENCE - BEFORE GRADING - 3,595 LF
 12. EROSION BLANKET - 330 SF
- ON-SITE BMPs**
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A DRAINAGE FROM THE SAND BASIN TO ALLOW SKIMMING.
 3. RPP RAP - RPP RAP WILL BE UTILIZED AT ALL APPLICABLE FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE DETAILS ON THE EROSION CONTROL PLAN TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOOLFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
 7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO CONTROL DUST AND VEHICLE TRACKING.
 10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.

- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE NPDES 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 12" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)
 4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STREET AREAS THROUGHOUT CONSTRUCTION.
 5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 6. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 7. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
 8. ALL SMALL UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 9. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 10. SAND FILTER AND DRAIN TILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.



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

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.

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

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

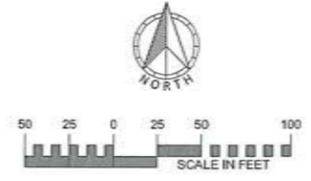
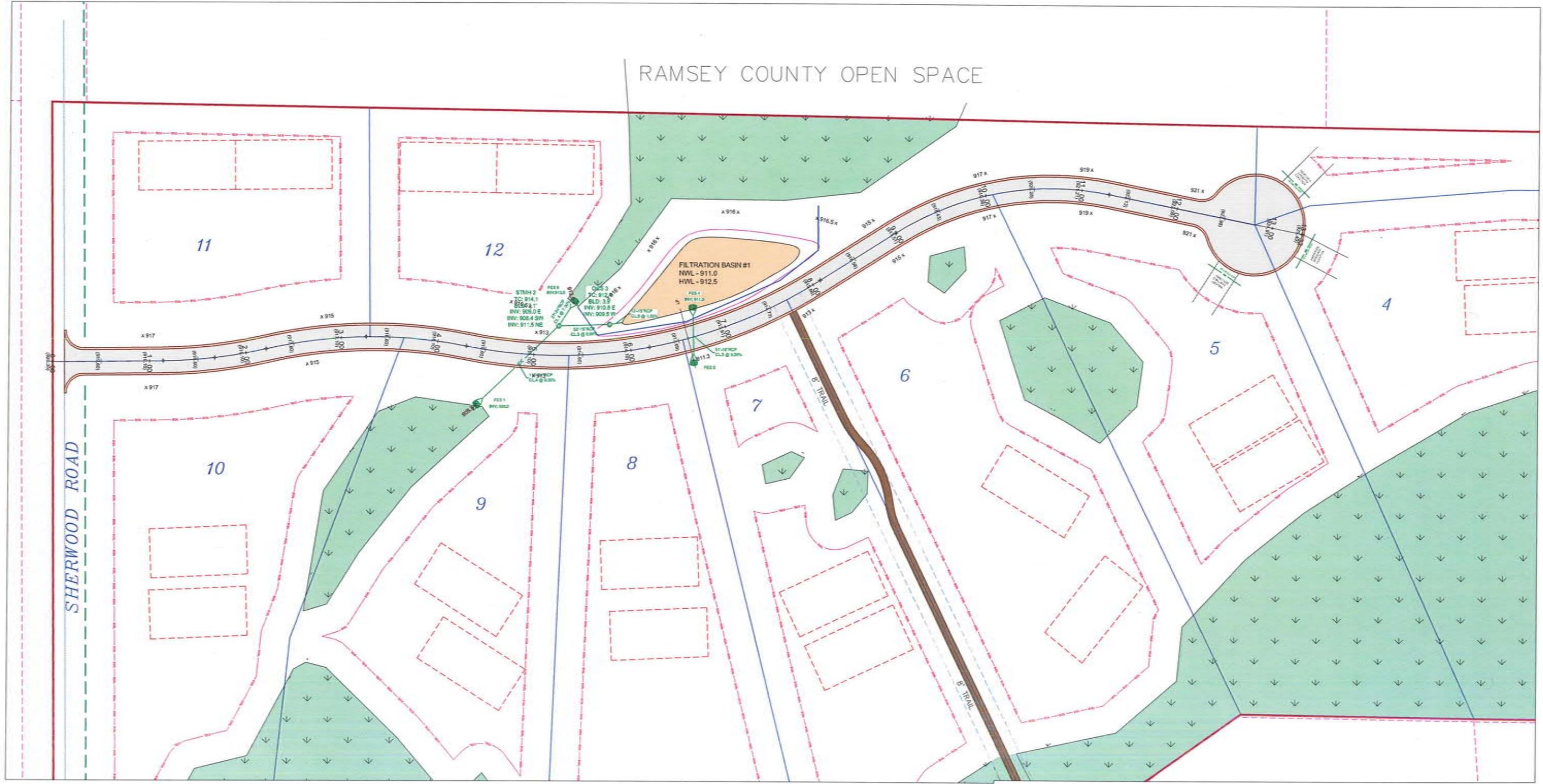
ENGINEERS SURVEYORS
 PLANNERS

CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

Exhibit B7: Preliminary Grading Plan

NORTH OAKS COMPANY

RAMSEY COUNTY OPEN SPACE



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

SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6200

ENGINEERS SURVEYORS
 PLANNERS

CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

Exhibit B8: Preliminary Utility Plan

NORTH OAKS COMPANY

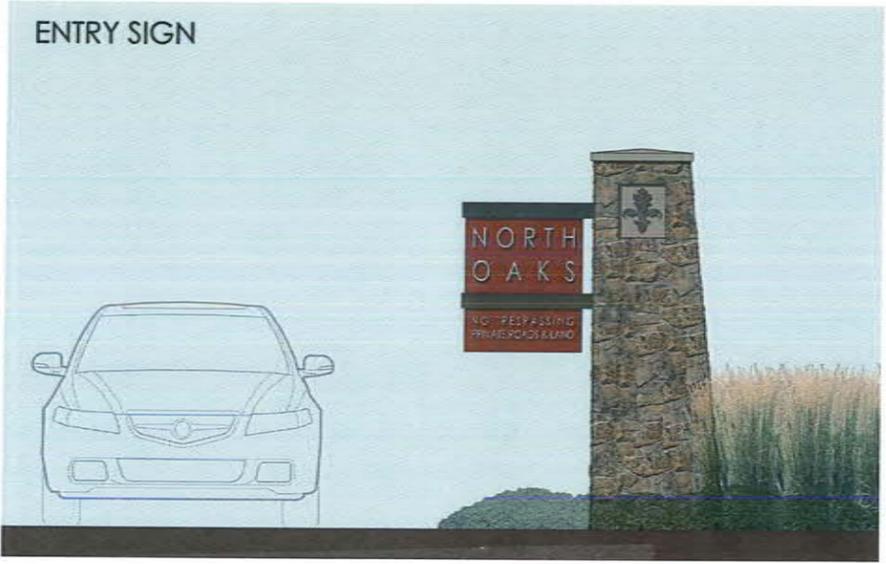
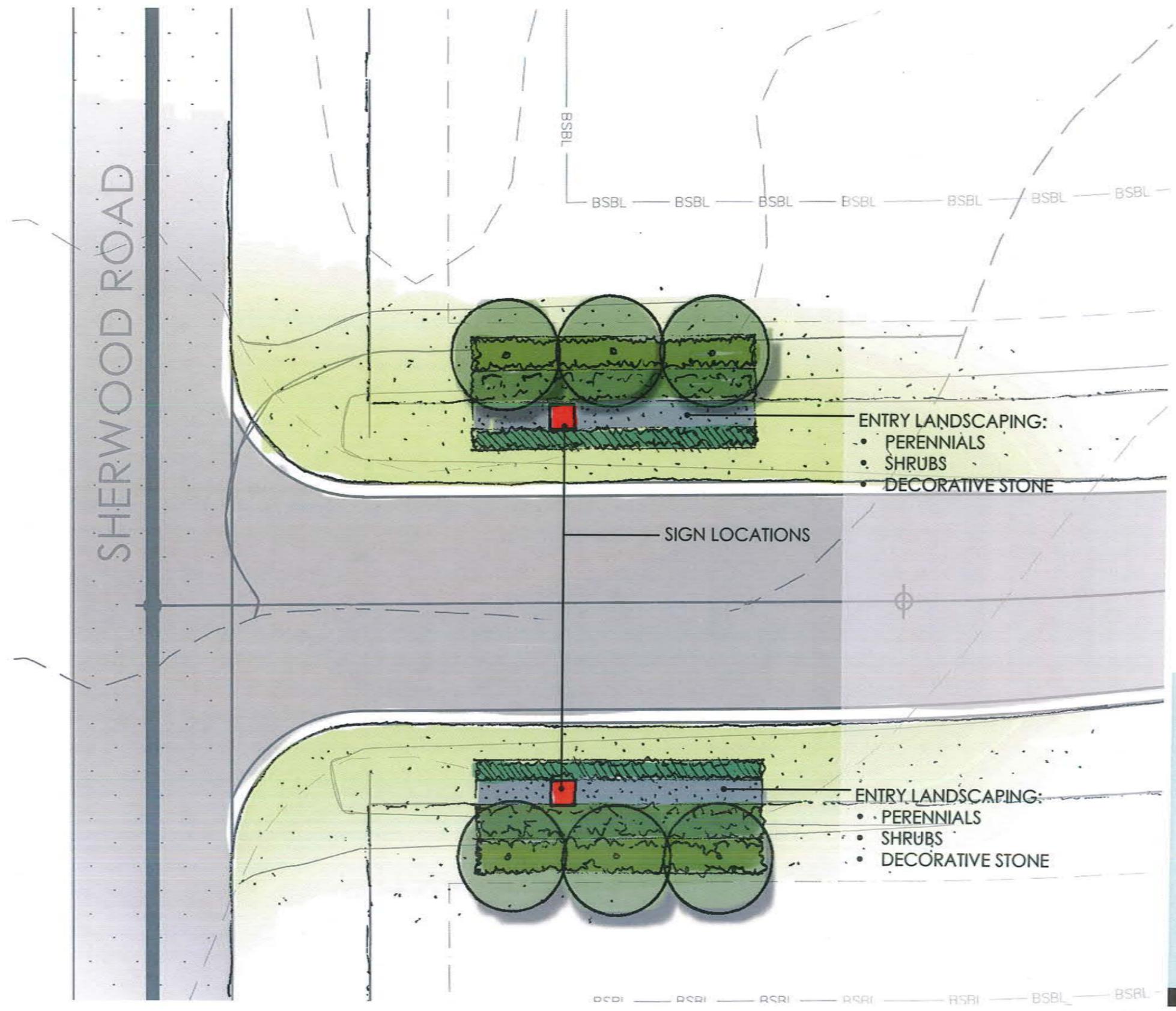


Exhibit B9: Preliminary Landscape/Sign Plan

SHEET 6



MEMORANDUM

TO: North Oaks Planning Commission

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

DATE: February 27, 2020

RE: North Oaks - East Oaks Planned Unit Development
Anderson Woods Preliminary Subdivision - Determination of
Completeness

FILE NO: 321.02 - 20.02

BACKGROUND

The North Oaks Company, LLC has requested preliminary subdivision approval of a 9-lot single family residential subdivision located south of the recently approved Wilkinson Villas (1A) subdivision along Centerville Road. The subject site overlays the southern one-half of the 36-acre “Anderson Woods” parcel and is designated as “Site F” in the East Oaks Planned Development Agreement (PDA).

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 to be held at an upcoming meeting. In this case, it is anticipated that the Planning Commission may schedule the public hearing at its March 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 must 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 February 6, 2020. Thus, the Planning Commission must make its determination no later than February 28, 2020.

Attached for reference:

Exhibit A: Preliminary Subdivision (Plan) Submission Requirements
Exhibit B: Application Materials:

- B1: Applicant Narrative
- B2: Project Summary
- B3: Existing Conditions
- B4: Preliminary Site Plan
- B5: Preliminary Plat / Easement Plan
- B6: Preliminary Grading Plan
- B7: Preliminary Utility Plan
- B8: Preliminary Landscape / Sign Plan

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 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 submission requirements provided in the Zoning Ordinance.

Also, to be noted is that some submission requirements do not necessarily apply to the Anderson Woods application as they relate to higher density residential development and/or commercial projects. In this regard, listed submission requirements such as

parking facilities, loading areas, building elevations, landscaping plans etc. are not considered applicable to the Anderson Woods development.

In review of the submission requirements listed in attached Exhibit A, all submission requirements have been satisfied. It should, however, be noted that the submitted application materials may not provide a clear indication of what happens to existing “tree areas” after subdivision. This issue should be subject to further discussion by the Planning Commission.

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.”

RECOMMENDATION

The Planning Commission is charged with the responsibility of determining whether the submitted Anderson Woods Preliminary Plan Application is complete.

The submitted application materials may not provide a clear indication of what happens to existing “tree areas” after subdivision. This issue should be subject to further discussion by the Planning Commission.

cc: Kevin Kress, City Administrator
Mikeya Griffin, NOHOA Executive Director
Stephanie McNamara, Vadnais Lake Area Water Management Organization
Jenifer Sorensen, Department of Natural Resources
Mark Houge and Gary Eagles, North Oaks Company

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

ANDERSON WOODS

Requirement	Source		Completeness		
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	Ordinance 94/ Chapter 151 (Zoning Ordinance)	Yes	No	NA
Preliminary Plan*	x	x	✓		
Site Plan (not required for non-sewered, single family development)		x	✓		
Written application on forms approved by the Planning Commission	x		✓		
Prepared, signed, and dated by licensed architects, engineers, surveyors, or landscape architects		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		✓		
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	✓ See page 5 note		
Subdivision lot boundaries	x	x	✓		
Layout and lot sizes to nearest tenth of an acre	x	x	✓		
Streets, roads, easements, and access plans		x	✓		
Park, recreation, green space and open space		x	✓		
Streets, parks, playgrounds and other such land locations	x		✓		

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

ANDERSON WOODS

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		✓		
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				✓
Topographical map, at a scale of 100 feet to an inch, showing the following features before subdivision and a <u>clear indication of what happens to each feature after subdivision</u> : <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"/> <u>Tree areas</u> <input type="checkbox"/> Other physical features 	x	x	✓ See page 5 note		
North point and scale	x	x	✓		
Name of project/development		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	✓		

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

ANDERSON WOODS

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	✓		
Required Site Plan information (not required for unsewered, single family development):					✓
• Location of buildings and structures		X			✓
• Parking facilities, dimensions and calculations		X			✓
• Sidewalks, driveways, loading areas, and bikeways		X			✓
• Fences and retaining walls		X			✓
• Exterior sign elevations		X			✓
• Exterior garbage collection areas		X			✓
• Exterior lighting		X			✓
• Landscaping and entry monuments		X			✓
• Site access		X			✓
• Site statistics including:					✓
○ Site and building size		X			✓
○ Percent lot coverage		X			✓
○ Floor area ratio		X			✓
○ Types and amounts of dwelling units		X			✓
○ Commercial and service uses		X			✓
○ Gross density		X			✓
○ Percentage of green space		X			
• Construction Staging Plan for each phase of the PUD involving more than one construction season		X			✓
• Elevations and exterior materials of all proposed structures and buildings with dimensions (except for single family detached structures)		X			✓
• Landscape Plan		X			✓

PRELIMINARY PLAN SUBMITTAL REQUIREMENTS

ANDERSON WOODS

Requirement	Source		Completeness		
	Ordinance 93/ Chapter 152 (Subdivision Ordinance)	Ordinance 94/ Chapter 151 (Zoning Ordinance)	Yes	No	NA
Preliminary Plat		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		✓		
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		✓		

*=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.

Notes:

- 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.”
- The City Engineer has determined that submitted plans (at various sizes/scales) fulfill the intent of the 1” = 100” scale map requirement.



February 5, 2020

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

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

Dear Kevin,

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

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

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

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

Enclosed you will find the following documents:

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

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

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

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

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

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

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

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

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

Sincerely
North Oaks Company LLC,



Mark Houge
President

Enclosures

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

NORTH OAKS COMPANY
KURTH SURVEYING INC.

ANDERSON WOODS AREA
 FILENAME: Anderson Woods Preplan area 2-20.xls

DRAWING NAME = A W Easement Plan Overall
 February 20, 2020

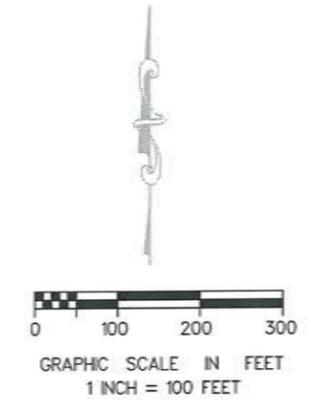
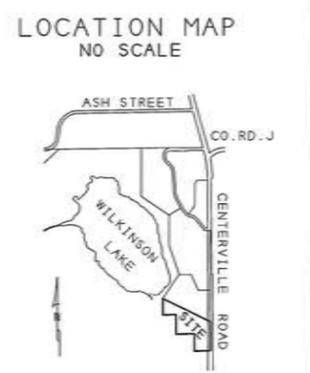
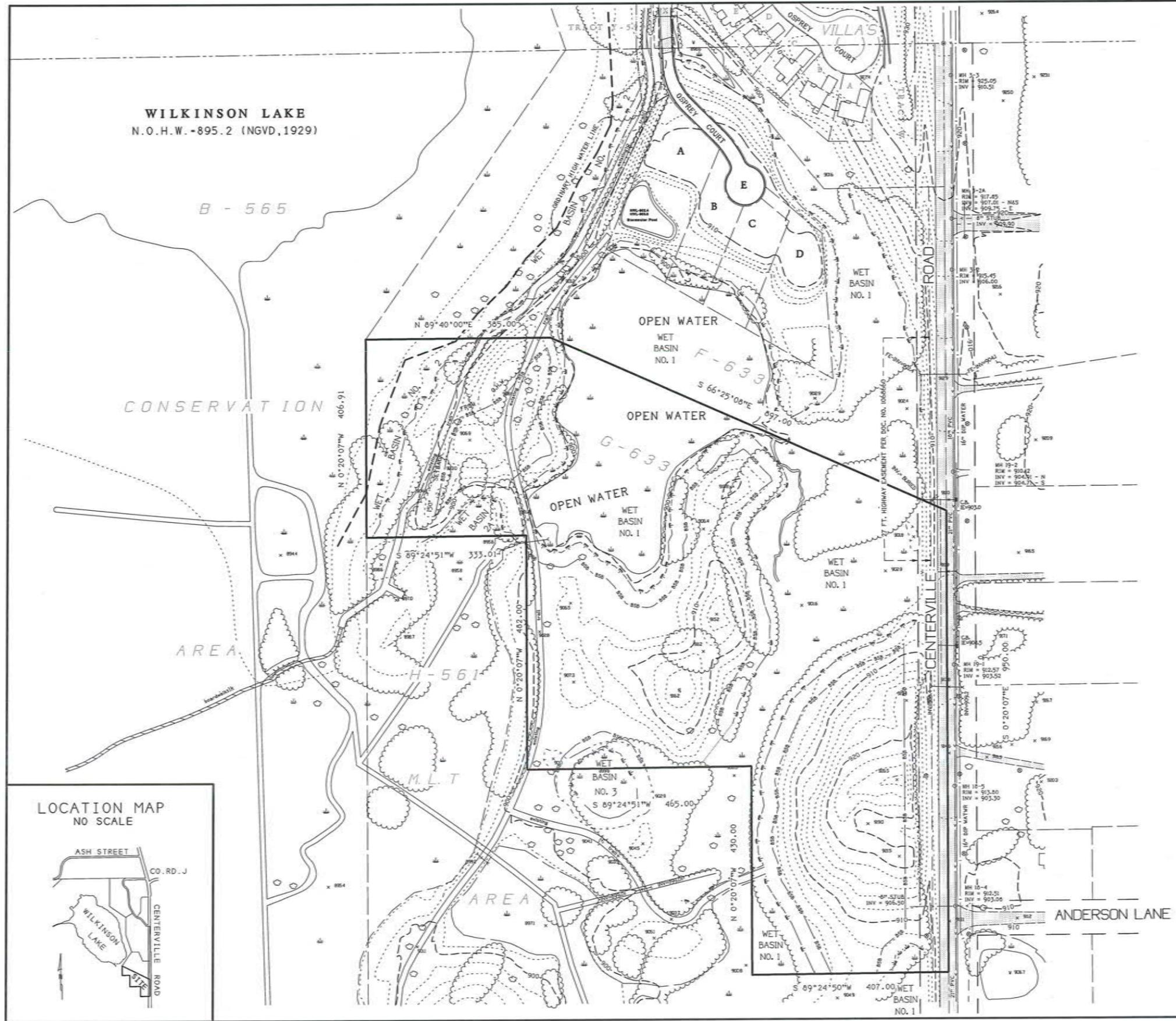
PROJECT RECAP	
TOTAL NUMBER OF BUILDABLE LOTS	9 Lots
TOTAL PROJECT ACREAGE	21.4 Acres
TOTAL AREA ACREAGE IN BUILDABLE LOTS	21.4 Acres
AVERAGE TOTAL LOT SIZE	2.38 Acres

NOTES:
 TOTAL LOT AREA INCLUDES ROAD RIGHT OF WAY
 GROSS LOT AREA EXCLUDES ROAD RIGHT OF WAY
 ADJUSTED LOT AREA IS TOTAL LOT, LESS ROAD RIGHT OF WAY, AND LESS 2/3 OF WETLANDS
 MAXIMUM HOUSE SIZE (FAR) IS 20% OF ADJUSTED LOT AREA
 USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS & WETLANDS

TRACT LETTER	PRELIM LOT NO.	TOTAL LOT AREA		ROAD R/W	GROSS LOT AREA	WETLAND AREA	ADJUSTED LOT AREA	TOTAL F.A.R.	USEABLE AREA	TRACT LETTER
		SQ. FT.	ACRES							
A	1	58,540	1.34	9,264	49,276	17,320	37,845	7,569	10,830	A
B	2	24,881	0.57	2,434	22,447	2,764	20,623	4,125	10,459	B
C	3	23,321	0.54	2,254	21,067	1,368	20,164	4,033	12,670	C
D	4	32,952	0.76	7,789	25,162	4,330	22,305	4,461	11,202	D
E	5	76,046	1.75	8,385	67,662	10,010	61,055	12,211	27,815	E
F	6	300,195	6.89	3,287	296,909	113,330	222,111	44,422	51,387	F
G	7	207,500	4.76	7,783	199,717	113,813	124,600	24,920	52,891	G
H	8	62,279	1.43	5,737	56,542	37,368	31,879	6,376	9,295	H
I	9	147,645	3.39	60,209	87,436	36,995	63,019	12,604	22,074	I
TOTALS		933,359	21.43	107,143	826,217	337,297		N/A	N/A	

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

DEVELOPMENT AREA "F"



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

LEGAL DESCRIPTION

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

AREA BREAKDOWNS

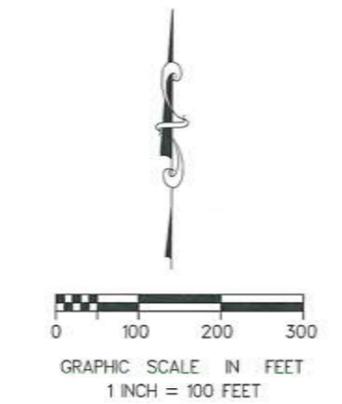
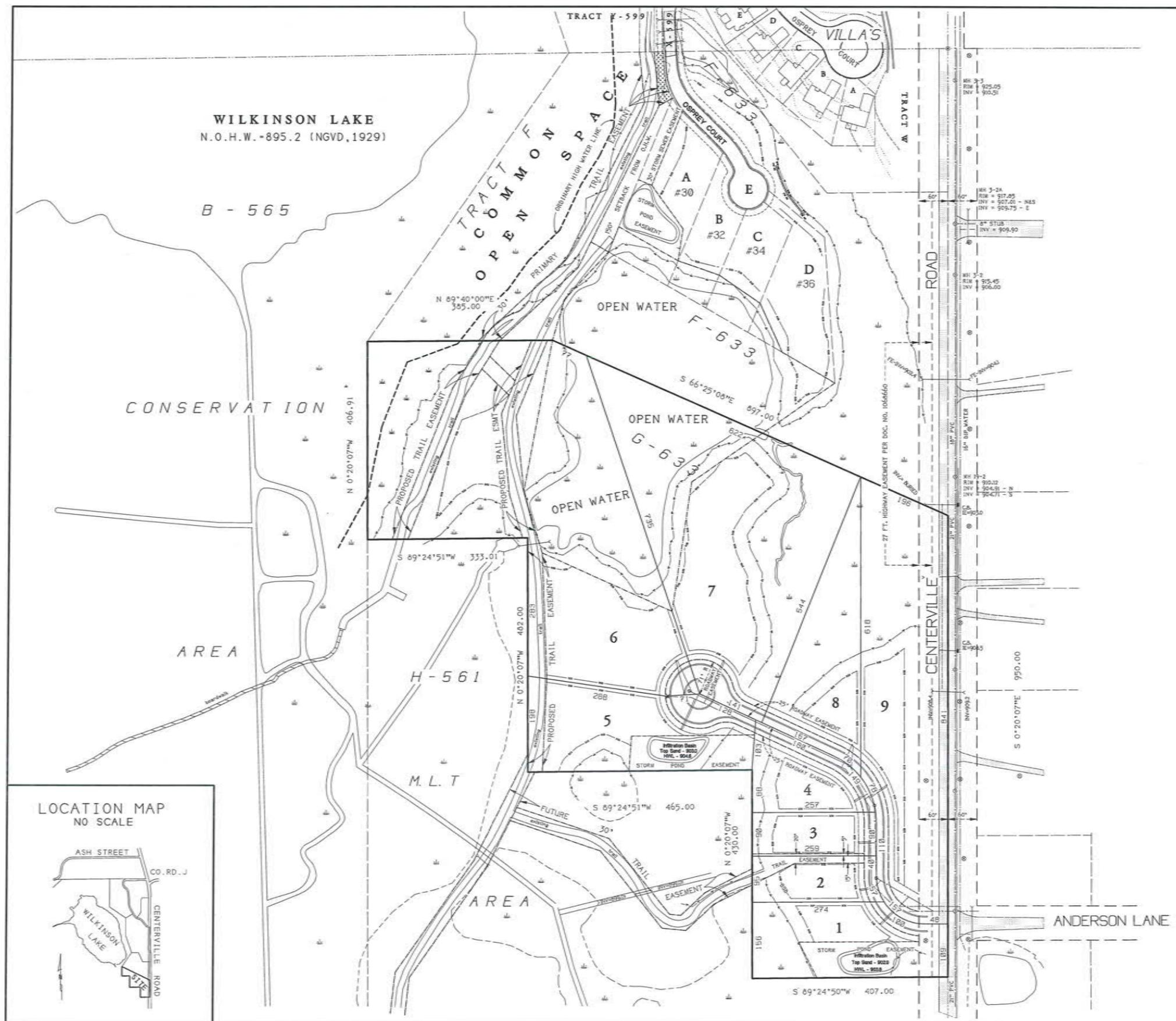
TOTAL AREA = 933,358 SQ. FT. \ 21.43 ACRES
TOTAL ROAD EASEMENT = 57,805 SQ. FT. \ 1.33 ACRES
(CENTERVILLE ROAD)
TOTAL WETLAND = 342,000+ SQ. FT. \ 7.85 ACRES

WETLAND AREAS

Wetland 1	-	501,880+	Sq. Ft.
Wetland 2	-	190,970+	Sq. Ft.
Wetland 2A	-	8,100+	Sq. Ft.
Wetland 3	-	3,300+	Sq. Ft.
Total Wetland-704,250+ Sq. Ft.			
(Excludes 60' RW)			

<p>SHEET DESCRIPTION PRELIMINARY PLAT EXISTING CONDITIONS</p>	<p>PROJECT: ANDERSON WOODS</p>	<p>DATE: January 23, 2020</p> <p>SHEET 1 OF 6 SHEETS</p>
<p>NORTH OAKS C O M P A N Y</p>		
<p>I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota. <i>[Signature]</i> Randy L. Kurth, R.L.S., No. 20925 Review: J. Harkin, R.L.S., No. 10113</p>		
<p>KURTH SURVEYING, INC. 4002 JEFFERSON ST. N.E. COLUMBIA HEIGHTS, MN 55421 PHONE: (763) 788-9769 FAX: (763) 788-7602 E-MAIL: kai@kurthsurveyinginc.com</p>		

DEVELOPMENT AREA "F"



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

BUILDING SETBACKS PER RMH-PUD ZONING

- BUILDING TO BUILDING SETBACKS:**
 FRONT TO FRONT: 40 FT. - PRINCIPAL BLDG
 SIDE TO SIDE: 15 FT. - PRINCIPAL BLDG
 REAR TO REAR: 50 FT. - PRINCIPAL BLDG
- ROAD RIGHT OF WAY SETBACKS:**
 FRONT: 15 FT. - PRINCIPAL BLDG
 SIDE: 20 FT. - PRINCIPAL BLDG
 REAR: 20 FT. - PRINCIPAL BLDG
- WETLAND SETBACKS:**
 ALL BUILDINGS: 30 FT.
 MAX. BUILDING HEIGHT:
 35 FT. AT FRONT SETBACK LINE
 45 FT. FOR WALKOUT LEVEL
- DRIVEWAY REQUIREMENTS:**
 ONE CURB CUT PER DWELLING
 MIN. SPACING: 10 FT. UNLESS SHIPPED
 MAX. WIDTH AT CURB: 18 FT.

BUILDING SETBACKS PER PRE PLAN

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

PROPERTY DESCRIPTION

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

DATE: January 23, 2020
 SHEET 2 OF 6 SHEETS

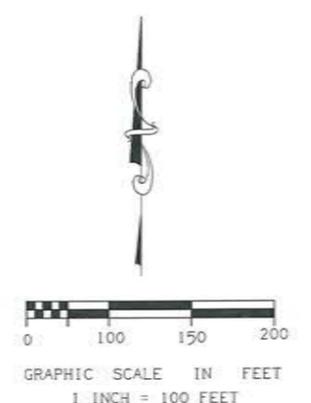
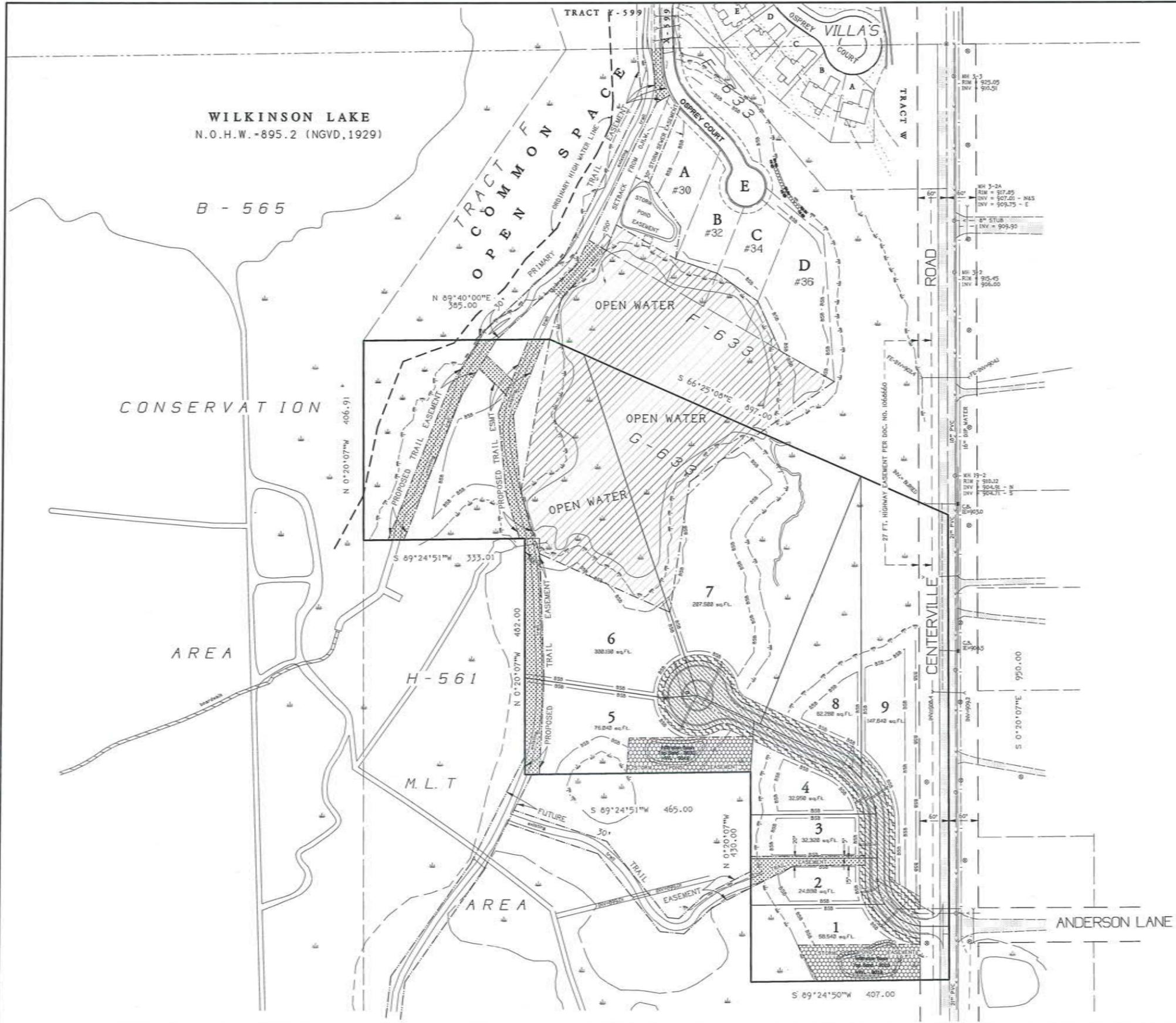
PROJECT: ANDERSON WOODS

SHEET DESCRIPTION: PRELIMINARY SITE PLAN

NORTH OAKS
 C O M P A N Y

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.
 Kurt H. Kurth, R.L.S., No. 20276
 Ramsey, MN, North Oaks, MN, 55124

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



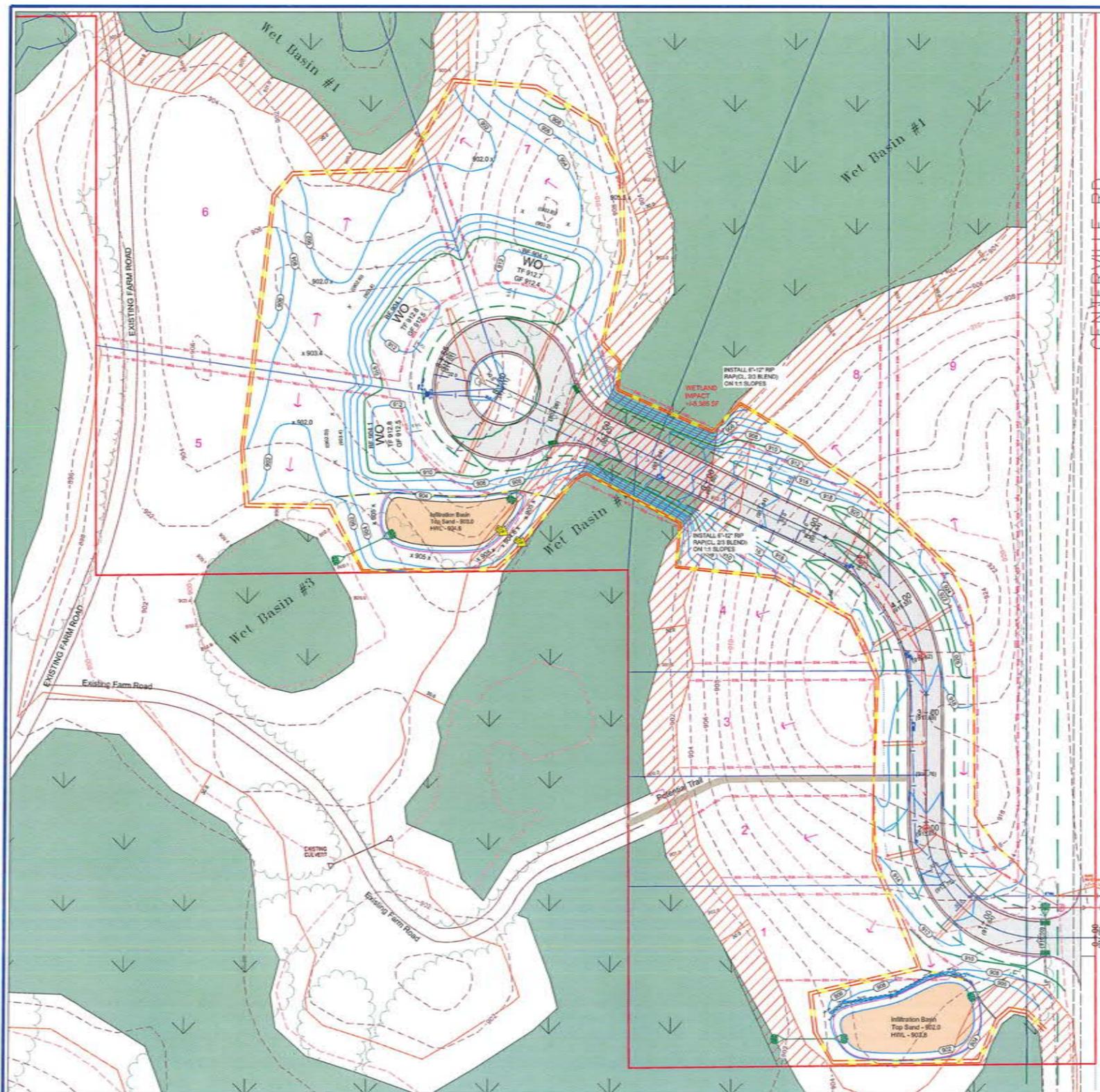
1 = PRELIMINARY LOT NUMBER
 #30 = FUTURE ADDRESS

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

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

<p>DATE: January 23, 2020</p> <p>SHEET 3 OF 6 SHEETS</p>	<p>SHEET DESCRIPTION PRELIMINARY PLAT EASEMENT PLAN</p>	<p>PROJECT: ANDERSON WOODS</p>
<p>NORTH OAKS C O M M U N I T Y</p>		
<p>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. [Signature] Brady L. Kerth, R.E., No. 20720 Brady L. Kerth, R.E., No. 16113</p>		
<p>KURTH SURVEYING, INC. 4002 JEFFERSON ST., N.E. COLUMBIA HEIGHTS, MN 55421 PHONE: (763) 788-9769 FAX: (763) 788-7602 E-MAIL: kst@kurthsurveyinginc.com</p>		

Exhibit B5: Preliminary Plat / Easement Plan



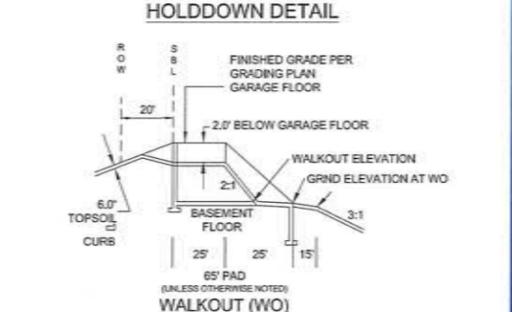
- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. POND & FILTER BASIN TO BE CLAY LINED. (2 MINIMUM CLAY LINER)
 9. WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - 4.8 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL OR EXISTING ON-SITE ORGANIC MTR.
 - B. SEED POND SLOPES AND DETENTION AREAS WITH MINDOT 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 MINDOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS)
 - C. SEED ALL OTHER DISTURBED AREAS WITH 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 FERTILIZERS TO BE USED ON SITE.
 - E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
 - F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
 - G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
 - H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
 11. SILT FENCE - BEFORE GRADING - 5,110 LF
 12. EROSION BLANKET - 8,000 SF

- CONSTRUCTION SEQUENCING**
1. INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
 2. ALL DOWNGRADIENT 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. 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.

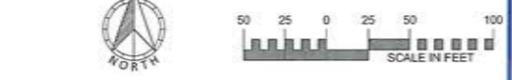
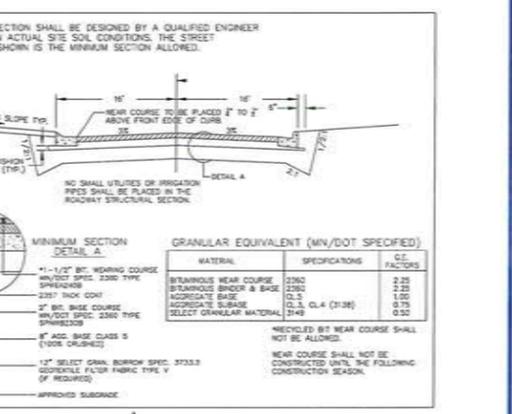


- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 5' RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER 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 12" 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 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 PLAN 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.

- ON-SITE BMPs**
1. RPP RAP - RPP 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. BICOROLLS - BICOROLLS WILL BE INSTALLED ALONG REAR YARD SHALES TO PREVENT SEDIMENT FROM REACHING THE NEAR 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.



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



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
AW-PRELIM SHEETS				
DRAWN BY		ERJ		
CHECKED BY		RSM		
DATE			01/23/2020	

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

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

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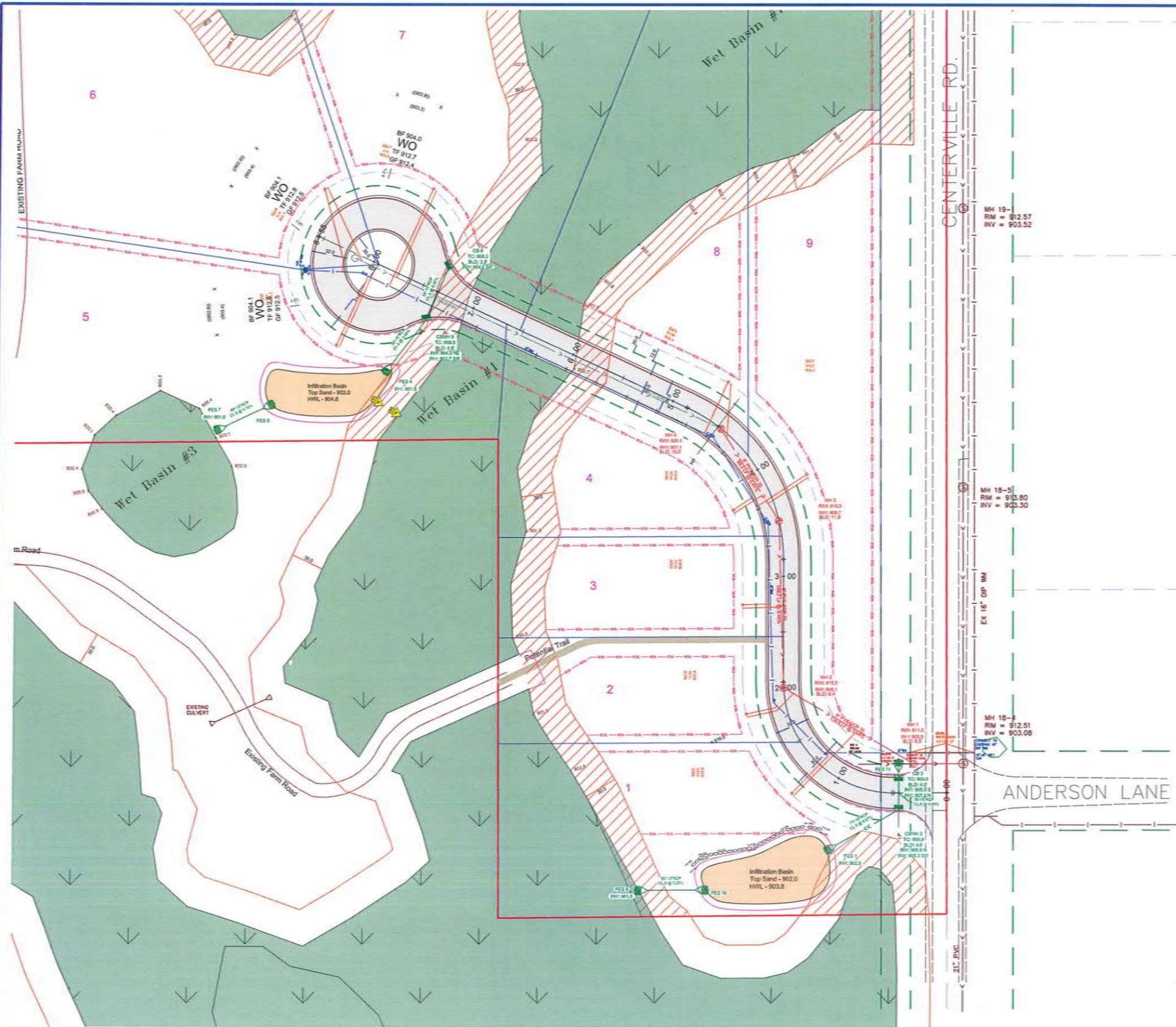
CITY PROJECT NO.

NORTH OAKS, MINNESOTA

Exhibit B6: Preliminary Grading Plan

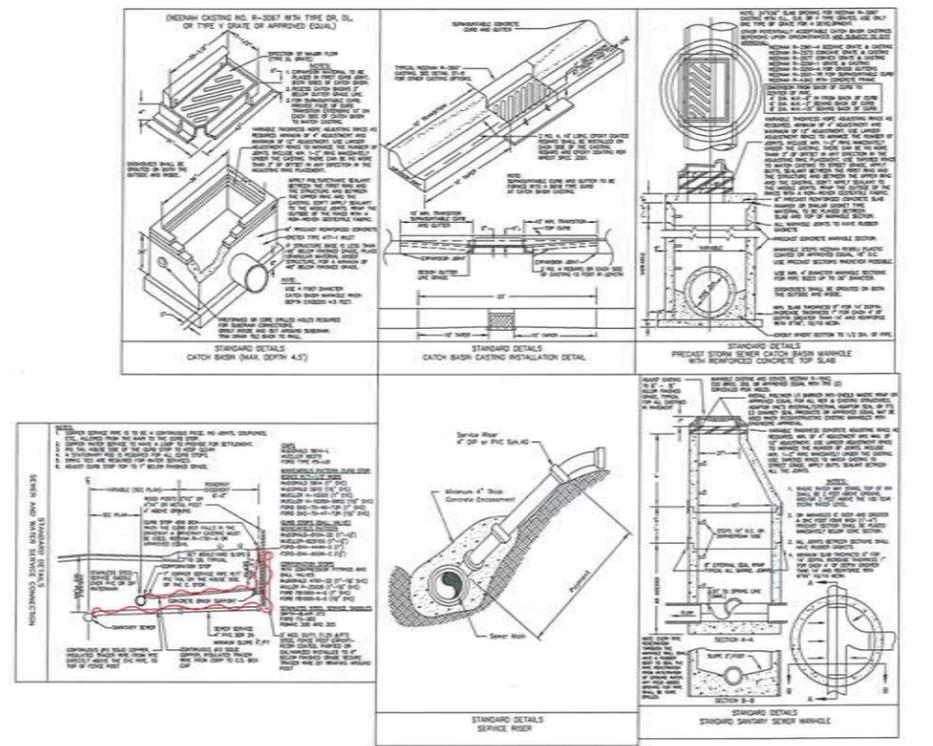
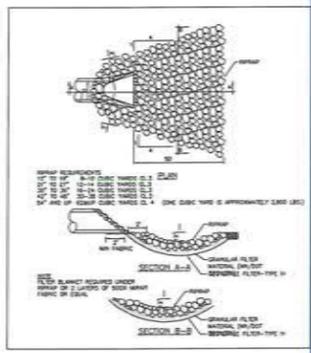
NORTH OAKS

6



- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
 3. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 4. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 5. ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
 6. ALL SEWER AND WATER SERVICES ARE EXTENDED TO THE EASEMENT UNLESS NOTED.
 7. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
 8. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
a) POLY WRAP ALL HYDRANT BARRELS
b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
 9. ALL 4"-12" WATERMAIN SHALL BE PVC A11W4 C300 (DR18).
 10. MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TESTED & ACCEPTED BY THE CITY.
 11. THE CONTRACTOR SHALL CONTACT THE WHITE BEAR TOWNSHIP AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
 12. ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER II BARRIERS IS TO BE INFI-SHIELD MASTIC WRAP OR APPROVED EQUAL INSTALLED.
 13. CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
 14. ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316 STAINLESS STEEL. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
 15. SANITARY SERVICES SHALL BE 4" PVC SDR 26 WITH TRACER WIRE.
 16. PROVIDE TRACE WIRE ALONG ALL PVC WATERMAIN, #10 AWG THIN WITH BLUE INSULATION SUITABLE FOR UNDERGROUND BURY.
 17. ALL FITTINGS SHALL BE DIP COMPACT FITTINGS WITH STAINLESS STEEL BOLTS AND POLY WRAPPED.

- NOTES**
1. 4" DRAINILE (W/SOCK) SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 50' MIN. (STD) IN EACH DIRECTION & 100' IN THE UPHILL DIRECTION FOR ON SLOPE CATCH BASINS.
 2. TIE THE LAST 6 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
 3. TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS 24" OR LARGER. THERE ARE NO TRASH GUARDS ON 12" THROUGH 21" F.E.S.S.
 4. TIE ALL PIPE JOINTS IN AND OUT OF ALL OUTLET STRUCTURES.
 5. WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
 6. RP-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 HOPE.
 9. SAND FILTER AND DRAINILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.
 10. OUTLET CONTROL STRUCTURE GRATE TO BE GALVANIZED GRATE (SPLIT) 4" X 4" OPENINGS.



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
AW-PRELIM SHEETS				
DRAWN BY		ERJ		
CHECKED BY		RSM		
DATE			01/23/2020	

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



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

CITY PROJECT NO.
NORTH OAKS, MINNESOTA

Exhibit B7: Preliminary Utility Plan

NORTH OAKS

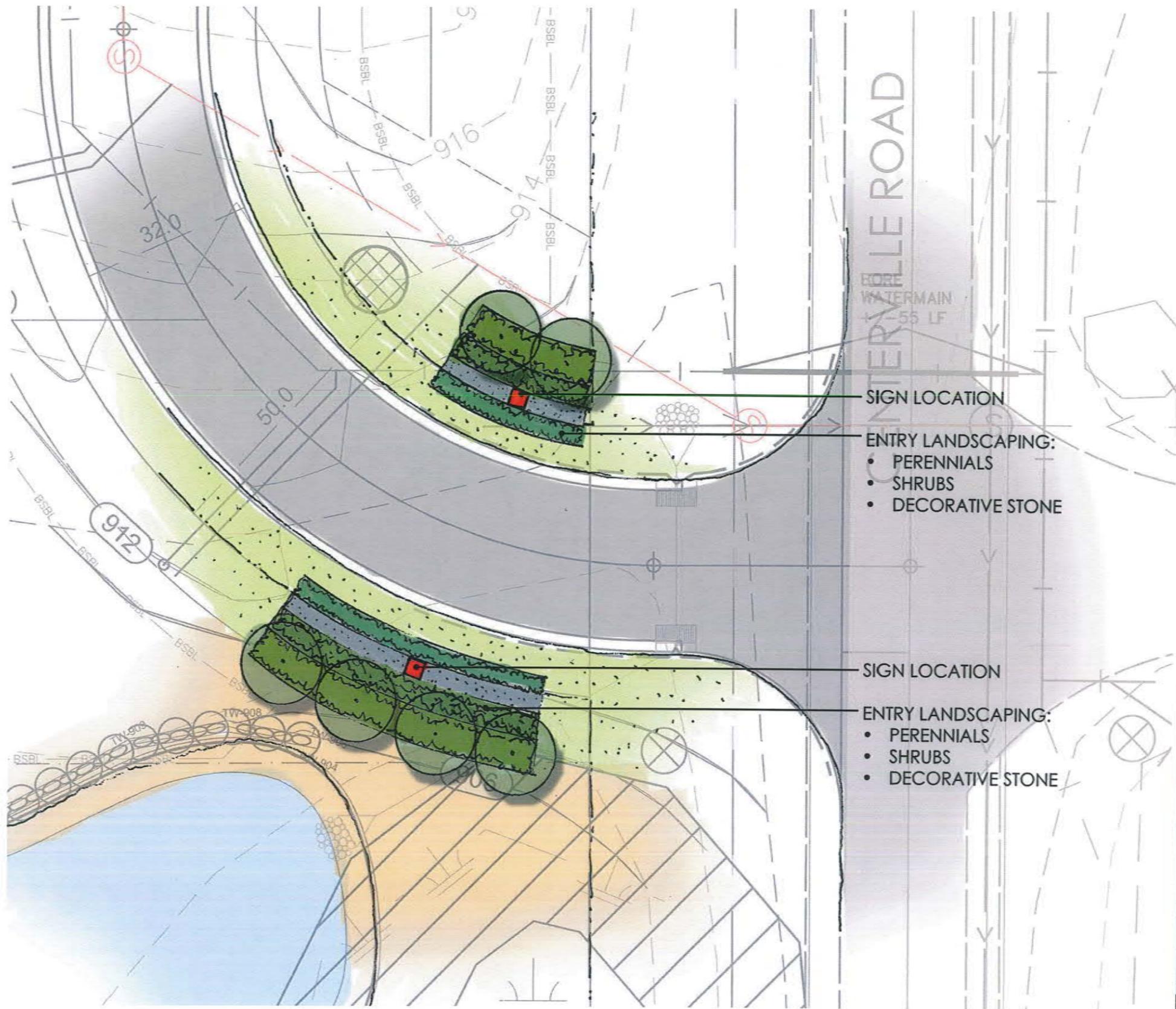


Exhibit B8: Preliminary Landscape/Sign Plan

SHEET 6

**CITY OF NORTH OAKS PLANNING COMMISSION
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. _____**

**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, March 26, 2020 at 7:00 p.m. and Thursday, April 30, 2020 at 7:00 p.m.; 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 consultant staff unavailability, the Planning Commission has determined that it will move its regularly scheduled meetings on March 26, 2020 and April 30, 2020, to the dates listed 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 March and April of 2020:

1. The North Oaks Planning Commission meeting scheduled for 7:00 p.m. on Thursday, March 26, 2020, is moved to _____ at _____. Such meeting shall be held in the Community Meeting Room, 100 Village Center Drive, Suite 150, North Oaks, Minnesota.
2. The North Oaks Planning Commission meeting scheduled for 7:00 p.m. on Thursday, April 30, 2020, is moved to _____ at _____. Such meeting shall be held in the Community Meeting Room, 100 Village Center Drive, Suite 150, North Oaks, Minnesota.
3. No further changes are made at this time to the previously-adopted meeting schedule for the North Oaks Planning Commission.

Approved the 27th day of February, 2020.

By: _____
Mark Azman
Its: Chair