NorthOaks Minnesota

Building on a tradition of innovation

CITY OF NORTH OAKS

Special Planning Commission Meeting
Tuesday, June 09, 2020
7:15 PM, Via Teleconference or Other Electronic Means

The meeting can be viewed live via the web broadcast on the City website. Those wishing to provide comment during the Citizen Comments—click the link to join the webinar: https://us02web.zoom.us/j/84904519088 Or Telephone: US: +1 312 626 6799 Webinar ID: 849 0451 9088.

Due to the existing COVID-19 Health Pandemic, no more than five (5) members of the public may be in Council Chambers (Community Room, 100 Village Center Drive, MN) during the meeting. Once room capacity is met, anyone wishing to attend the meeting above the five (5) members of the public who may be present in the room during the meeting will be required to monitor the meeting remotely as noted above. Please note that one (1) of the public spots will be reserved for individuals wanting to make a presentation during the Citizen Comment portion of the meeting

MEETING AGENDA

1. **Call To Order**

2. **Roll Call**

3. **Pledge**

4. **Approval of Agenda**

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

6. **Business Action Items**

6a.Consideration of Nord Preliminary Plan/Plat/Subdivision Application - Continuation from 5/28/20 meeting.

6b. Recommendation of approval or denial of Nord Preliminary Plan/Plat/Subdivision Application

7. **Adjourn**

NORTHWEST ASSOCIATED CONSULTANTS, INC.

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

PLANNING REPORT ADDENDUM NUMBER 2

TO: North Oaks Planning Commission

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

DATE: June 9, 2020

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

FILE NO: 321.02 - 20.01

BACKGROUND

The intent of this addendum is to provide a response to the various questions raised at and after the May 28, 2020 Planning Commission meeting, as well as to provide a revised list of recommended Conditions of Approval for the Nord Preliminary Plan/Subdivision application based on the additional information received by staff as well as the Planning Commissions discussion and comments regarding the application.

EXHIBIT LIST

EXHIBIT 1: MnRAM Wetland Delineation Map; May 13, 2020 Letter from VLAWMO

EXHIBIT 2: June 5, 2020 Memo from NOC; Old Farm Road Access Driveway Depiction Preliminary Plat Existing Conditions Including Old Farm Road Access Driveway; Various Aerial Photos Showing Old Farm Road Access Driveway from 1948-2017

EXHIBIT 3: Nord Development Site Proposed Trail Map; April 7, 2020 Letter from NOHOA; May 26, 2020 Letter from NOHOA

DISCUSSION OF ISSUES/RESPONSE TO QUESTIONS

During and after the May 28, 2020 Planning Commission meeting, questions were raised regarding a number of aspects related to the Nord Preliminary Plan/Subdivision applications. This section of the Planning Report Addendum provides additional information related and in response to those questions and comments.

1. **What is VLAWMO's position on whether there will be any wetland impacts resulting from the Nord subdivision and subsequent development of twelve single-family residences?**

Per the May 13, 2020 memo from Brian Corcoran, VLAWMO has stated that it has no issues with the current Preliminary Plan Subdivision. In relation to this, concerns were raised regarding proposed future wetland impacts in Nord once lots are developed by individual homeowners. Currently the Nord subdivision application does not indicate any proposed wetland impacts. Per VLAWMO (as WCA LGU) and BWSR, after any potential subdivision approval, **no additional wetland impacts will be allowed outside of MN Rules 8420.0420 which details Exemption Standards.**

2. **What are the wetland setback and buffer requirements for the wetlands located within the East Oaks Development Sites?**

There are two separate requirements related to how far away from the edge of a delineated wetland a structure (such as a house) may be located.

The City Code imposes a **setback** for structures from the edge of a delineated wetland. A setback is defined as "[th]e minimum horizontal distance between a building or structure, individual sewage treatment system or well and lot lines, nearest edge of road easement(s), wetlands, or ordinary high water level of lakes, rivers, or ponds."

Vadnais Lake Area Water Management Organization (VLAWMO), acting as the Local Government Unit (LGU) for purposes of the Wetland Conservation Act (WCA), administers the VLAWMO's Water Manamgent Policy, which requires a **buffer** from the edge of a delineated wetland for any project that "increases the imperviousness of the subject parcel." A buffer is defined as "[a]n area of specified width with natural, unmaintained, vegetated ground cover abutting or surrounding a watercourse, public waters wetland, or wetland delineated using current delineation standards."

The width of a required wetland **buffer** depends on the management class of the wetland, and includes "base buffer widths" as well as "minimum applied buffer widths." Buffer widths range from 20 feet (Mange 3) to 75 feet (Preserve), with minimum applied buffers of 16 to 67 feet, respectively. VLAWMO's Water Management Policy further permits the reduction of Applied Buffer Widths based on certain factors, such as "demonstration by the applicant that the proposed buffer conditions clearly provide function and value equal to or greater than would be provided by a buffer of the applicable Applied Buffer Width, but may not be reduced to less than 50 percent of the applicable Applied Buffer Width. The wetlands located on the southern portion of proposed Lot 1 (WL 1) are classified as a Manage 1 wetland with a base buffer width of 40 feet and the wetland on the northern

portion of proposed Lot 1 (WL2) is classified as Preserve, with a 75 foot base buffer width. (*See* Exhibit 1)

3. **Is there sufficient suitable non-wetland land within proposed Lot 1 to comply with City wetland setback requirements and VLAWMO buffer requirements for the proposed house and septic system to be located on Lot 1?**

Concerns were raised about the availability of required usable area on Lot 1, once required **buffer** widths are applied. The current Preliminary Plan application meets all applicable City Wetland setbacks. The City application for preliminary plan/subdivision approval does not require the applicant to illustrate VLAWMO applied buffers. However, applicant's engineer has prepared a preliminary buffer plan which illustrates the calculated required applied buffers. This plan illustrates compliance with the required minimum 5,000 SF building pad site with two – 5,000 SF suitable soils areas for septic systems for each lot within the proposed Nord development.

4. **Does the proposed driveway to Lot 1 meet the requirements for wetland setbacks and buffers?**

The proposed driveways to Lots 1 and 2 follow the path of the existing "Old Farm Road" Access Drive. Concerns were raised regarding required VLAWMO setbacks for the driveway serving lots 1 and 2. A review of the provided plans shows that the proposed access driveways are outside of the **setback** areas. Per VLAWMO, the existing farm road used as access to the areas within proposed lots 1 and 2 may continue to be used and is considered to be a "grandfathered" use, with no required applied buffers. In addition, exceptions to VLAWMO Water Management Plan states that all maintenance, repair, resurfacing and reconditioning activities of existing facilities that do not involve land disturbing activities are not subject to the standards contained therein. Finally, the City has no specific Zoning Ordinance or City Code requirement/performance standard within the applicable zoning districts within the proposed Nord development site related to driveway surface (for access driveways) or driveway widths with the exception of maximum curb cuts (one per dwelling), setbacks from lot lines, driveways and other structures, and maximum driveway width at the front property line.

5. **Is the Wetland Delineation Boundary and Type for the Nord parcel expired?**

No. The Wetland Delineation Boundary and Type was approved on 9/9/2015, and is good for a period of five (5) years. VLAWMO has also confirmed that the Wetland Delineation Boundary and Type, approved on 9/9/2015, is good for 5 years; if Nord Development is not approved by 9/9/2020, a new Wetland Delineation Boundary and Type will be required.

6. **Can the preliminary plat/subdivision be approved as proposed with the inclusion of the two excluded/orphan parcels?**

Yes. There is nothing in state statute or the City code which explicitly prohibits the inclusion of property with different zoning classifications within the same lot/parcel.

7. **Does the PDA need to be amended in order to approve the proposed subdivision/preliminary plan?**

No. Staff recommends that the PDA be amended to reflect updated housing counts, and could be amended to incorporate the excluded/orphan parcels into the East Oaks Development Area. This would involve the following actions: 1) Text amendment to the PDA; 2) Rezoning of excluded parcels to RSM-PUD; and 3) zoning map amendment. This amendment process could occur at any time.

8. **Is a variance required for the proposed shared driveway/access driveways to proposed Lots 1 and 2?**

Based on the information provided by the North Oaks Company, it appears that the existing "Old Farm Road" Access Driveway is a legally established nonconforming use that has been used to access the property in proposed Lots 1 and 2 since before the City adopted its zoning ordinance, including the existing 30-foot lot line driveway lot line setback requirement. (*See* Exhibit 2) A legally established non-conforming use is entitled, per state statue and City Code, to continue, despite zoning ordinance changes which make the use no longer permitted where located/as established. Specifically, "[e]xcept as otherwise provided by law, any nonconformity, including the lawful use or occupation of land or premises existing at the time of the adoption of an additional control under this chapter, may be continued, including through repair, replacement, restoration, maintenance, or improvement, but not including expansion, unless .., the nonconformity or occupancy is discontinued for a period of more than one year." Minn. Stat. § 462.357, subd. 1e.

Additionally, note that Minn. Stat. § 117.184 prohibits the requirement for the removal of a legal nonconforming use without the payment of just compensation as follows:

117.184 COMPENSATION FOR REMOVAL OF LEGAL NONCONFORMING USE.

(a) Notwithstanding any law to the contrary, an ordinance or regulation of a political subdivision of the state or local zoning authority that requires the removal of a legal nonconforming use as a condition or prerequisite for the issuance of a permit, license, **or other approval for any use, structure, development,** or activity **constitutes a taking and is prohibited without the payment of just compensation.** This section does not apply if the permit, license, or other approval is requested for the construction of a building or structure that cannot be built without physically moving the nonconforming use.

(b) This section applies to an action of a political subdivision of the state or a local zoning authority occurring on or after May 20, 2006, that requires removal of a

legal nonconforming use as a condition or prerequisite for the issuance of a permit, license, or other approval.

If the "Old Farm Road" Access Driveway were not a legally established nonconforming use, then in order to use it for a shared access driveway, either:

a. The PDA would need to be amended to include the excluded/orphan parcels, which would include a rezoning and update to the City's zoning map and Appendix 1 would need to be amended to remove the 30-foot lot line setback requirement from the Nord Parcel.

b. Variance(s) would be necessary from the existing 30-foot lot line setback requirement

9. **Is the Developer required to provide for additional recreation/open space as a condition of preliminary plan/subdivision approval?**

Included Parcels: Section 12.1 of the East Oaks PDA provides that "all park dedication requirements for the East Oaks PUD Project and its Development Sites … shall be and are satisfied by the Developer in the form of " the various Open Space Easements, Conservation Easements, rough grading of park and trail area and construction of trails depicted on the Trail Plans, granting of the Primary Trail Easements to NOHOA and conveyance of the Passive Private Open Space and Active Private Open Space depicted on the Park and Open Space Plan to NOHOA.

The Trail Plan and other PDA Development Documents do not depict any trails to be constructed within the boundaries of the included tracts in the Nord Parcel.

Excluded/Orphan Parcels. Section 152.052 of the City Code requires that "[e]ach subdivision to be developed for residential uses shall have a reasonable amount of land dedicated, set aside, conveyed, or preserved to or for the benefit of present or future residents of the City of North Oaks or present or future residents of the areas to be subdivided for open space purposes, parks, playgrounds, trails, or conservation purposes. In determining what a reasonable amount of land to be dedicated, set aside, conveyed, or preserved, consideration may be given to the open space, parks, playgrounds, trails and conservation land which the subdivider has provided in other plats in addition to the land which the subdivider is providing in the areas to be subdivided and other such land available to the residents of the areas to be subdivided that is within a reasonably accessible distance. The maximum area required to be dedicated, set aside, conveyed, or preserved for the purposes specified above shall be 10% of the area being subdivided." Because the dedication requirement for the Nord parcel's included parcels have already been met, the maximum dedication based on the inclusion of the excluded/orphan parcels in the preliminary plan/subdivision is 3.95 acres x 10% = .39

acres. This requirement can be waived when the City Council finds that land for the purposes specified above is not required or not suitable for such purposes. Based on the proposed trails to be dedicated within the Nord development, if not waived, this requirement can be satisfied by the dedication of those trail easements.

10. What is the status of NOHOA approval for the proposed new trail through the Nord development site?

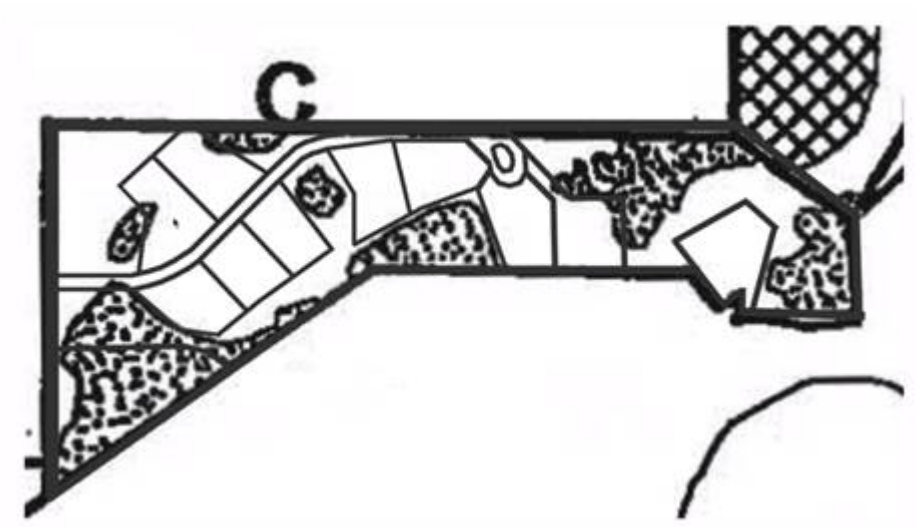
NOHOA has submitted the attached correspondence (NOHOA letters) regarding the proposed trail through the Nord development site. Staff have been advised by the Developer that the proposed trail through the Nord development site is acceptable to NOHOA and that NOHOA is willing to accept trail easements in the locations shown on the proposed Nord trail map. Due to the fluidity of this matter, staff have revised their proposed condition related to trail dedication to allow dedication of a trail in an alternate location upon agreement of NOC, NOHOA, and the City. (*See* Exhibit 3)

11. Is the Nord site required to be developed with sanitary sewer connections?

No. The City's existing Comprehensive Plan shows the Nord development as unsewered. Staff are requesting as condition of subdivision approval that the Developer grant easements to the City for future water and sewer utilities throughout the subdivision.

12. Does the proposed lot and house configuration need to "match" the Randall Arendt open space plan shown in Exhibit C to the PDA?

No. The EAW is **not** part of the PDA. It was completed in August of 1998 and was used to guide the preparation of the 1999 PDA. It is not incorporated into the PDA, or included within the definition of the PUD Controls or the Planned Development Agreement. As indicated at the April 28, 2020 meeting, a resident suggested that the proposed subdivision should be redesigned to reflect the Randall Arendt open space plan as provided as Exhibit C in the 1999 East Oaks Environmental Assessment Worksheet (EAW). The Randall Arendt plan, shown below, includes 10 lots and is characterized by groupings of smaller lots separated by open space.



The submitted preliminary plan (subdivision) illustrates a roadway configuration similar to the Randall Arendt plan. As indicated above and in previous meetings, open space requirements imposed by the East Oaks PDA have already been satisfied. In addition, the EAW was completed prior to execution of the East Oaks PDA which included those significant open space dedications as part of the terms of the PDA. In this regard, the City does not have the authority to require the applicant to provide additional open space within the Nord development area (with the caveat noted above related to the excluded/orphan parcels).

Also to be noted is that lot sizes illustrated in the Randall Arendt plan are significantly smaller than those proposed on the proposed preliminary plan (subdivision). The average upland (buildable) area of lots illustrated on the Randall Arendt plan is approximately 1.4 acres. This compares to an average upland area of approximately 3.0 acres for lots proposed within the submitted preliminary plan (subdivision). Recognizing that the City's 2008 Comprehensive Plan directs unsewered development upon the subject site, question exists whether ample lot areas are provided in the Randall Arendt plan to accommodate two drainfield sites, required wetland buffers and reasonably sized building pads.

13. **What about the existing trail easements on property located outside of the Nord development site, and the concerns raised about their location in relation to existing homes, decks, retaining walls, and other structures?**

The trail easements located on adjacent parcels have been in existence since 1972 and were recorded against the subject properties prior to construction of any of the structures or improvements on the subject properties. NOHOA and the affected property owners can agree to relocate the existing trail easements, but that process is between NOHOA and the property owners.

STAFF RECOMMENDATION

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

Recognizing that some additional information has become available since the May 28, 2020 Planning Commission meeting, Staff recommends of approval of the proposed Nord preliminary plan/preliminary plat (subdivision) application subject to the fulfillment of the following amended conditions (revised conditions are shown with highlighting):

1. The following conditions shall be satisfied related to the proposed shared driveway to Lots 1 and 2, which is determined to be a legally established nonconforming use:

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

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

    C. Developer is advised that it may need to obtain approval from NOHOA for use of the shared driveway.

2. Trails within the Nord site shall be constructed in accordance with the trail plan prepared by the North Oaks Company, dated March 26, 2020, and attached as Exhibit A, except that such trail location may be modified by mutual agreement of the Developer, NOHOA, and the City.

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

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

5. With the exception of the existing Old Farm Road Access Driveway, the following minimum setbacks shall be satisfied:

    Principal Building to Roadway Easements:

Front-loaded garage:	20 feet
Home or side-loaded garage:	10 feet

Principal Building to Adjacent Structures:

Attached garage to attached garage:	12 feet
Attached garage to house:	20 feet
House to house:	24 feet

Wetlands: 30 feet

Lot Lines: 30 feet

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

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

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

7. (Condition related to amendment of PDA removed in its entirety)

8. The developer shall enter into a subdivision development agreement with the City (the form of which shall be acceptable to the City) and post all necessary securities required by it and pay all required fees and costs including all City planning, engineering, and legal fees.

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

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

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

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

13. The applicant's engineer shall submit a pavement design with the final construction plans, in accordance with Geotechnical recommendations. The design shall be completed in accordance with the MnDOT Flexible Pavement Design as outlined in the Road Design Manual. The street section shall be designed for a minimum 7-ton design and a 20-year design life.

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

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

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

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

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

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

20. Riprap shall not be required at the inlet end of proposed culverts, unless the velocity of the flow at the inlet requires this type of erosion protection.

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

22. A drain tile system shall be provided on the street subgrade surface at the street low points, per Geotechnical report, if poorly draining subgrade soil type exists.

The drain tile shall extend to the ditch section to drain. If installed, rodent screens shall be provided at the outlet.

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

24. A 2-foot separation shall be shown from the edge of the shoulder to the finished grade around the perimeter of the cul-de-sac on the final construction plan. The 2-foot separation shall be provided at 8 feet from the edge of the shoulder.

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

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

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

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

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

30. All small utilities including, but not limited to gas, telephone, electric shall be placed underground in accordance with the provisions of all applicable City ordinances.

31. All utilities to be located in the floodplain shall be flood proofed in accordance with the building code or elevated above the flood protection elevation.

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

33. VLAWMO shall determine the required width of buffer strips along the perimeter of wetlands, and the proposed ponds. The final construction plans shall identify the buffer limits and any LGU requirements for buffer protection.

34. (Condition removed in its entirety.)

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

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

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

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

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

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

41. Conservation easements shall be provided to cover the buffer strip areas, if required by VLAWMO. The easement documents shall conform to the requirements of VLAWMO.

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

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

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

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

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

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

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

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

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

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

    d. Do not place fill around save trees.

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

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

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

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

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

    j. Follow the oak wilt protocol included above.

49. The applicant shall work with the City Forester and lot purchasers and explore options to preserve trees located upon all lots within the subdivision.

50. Information requested by NOHOA in their letter dated April 7, 2020 shall be provided to NOHOA by the applicant as it becomes available.

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

EXHIBIT 1

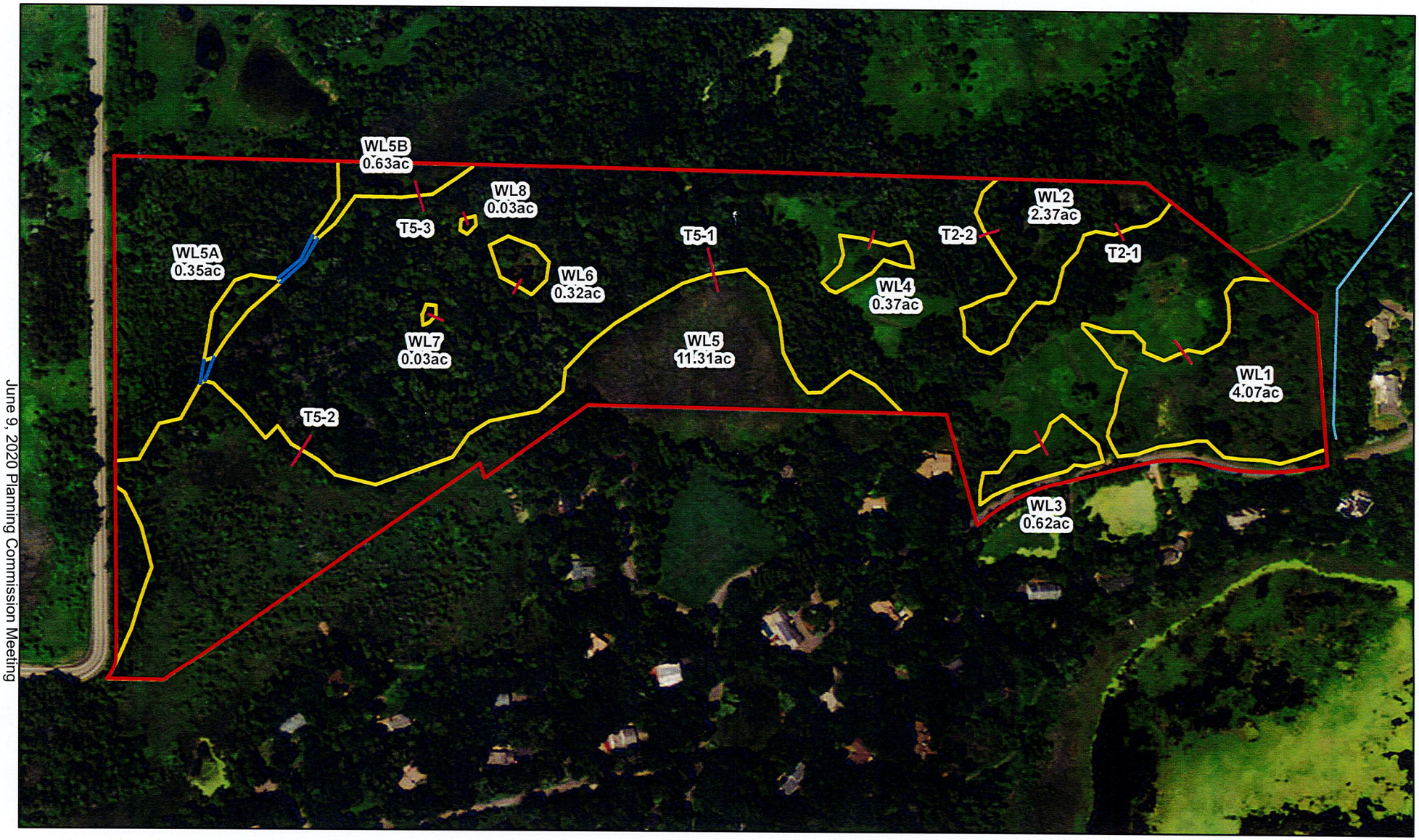


Figure 2A - Existing Conditions Map (2013 FSA Photograph)

N

0 350 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Ditch

Drainageway

Transect

Wetland Boundary

Nord Parcel (KES 2015-045)
North Oaks, Minnesota

Note: Boundaries indicated on this figureare approximate and do not constitute an official survey product.

VLAWMO
Vadnais Lake Area
Water Management Organization

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

TO: Kevin Kress

FROM: Brian Corcoran Vadnais Lake Area WMO (VLAWMO)

DATE: May 13, 2020

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

Kevin,

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

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

Thank you,

Brian Corcoran

EXHIBIT B - VLAWMO COMMENTS

EXHIBIT 2

NORTH OAKS
COMPANY LLC

MEMO

Date: June 5, 2020

From: Mark Houge

To: Kevin Kress

CC: Gary Eagles

Re: Nord – Site C

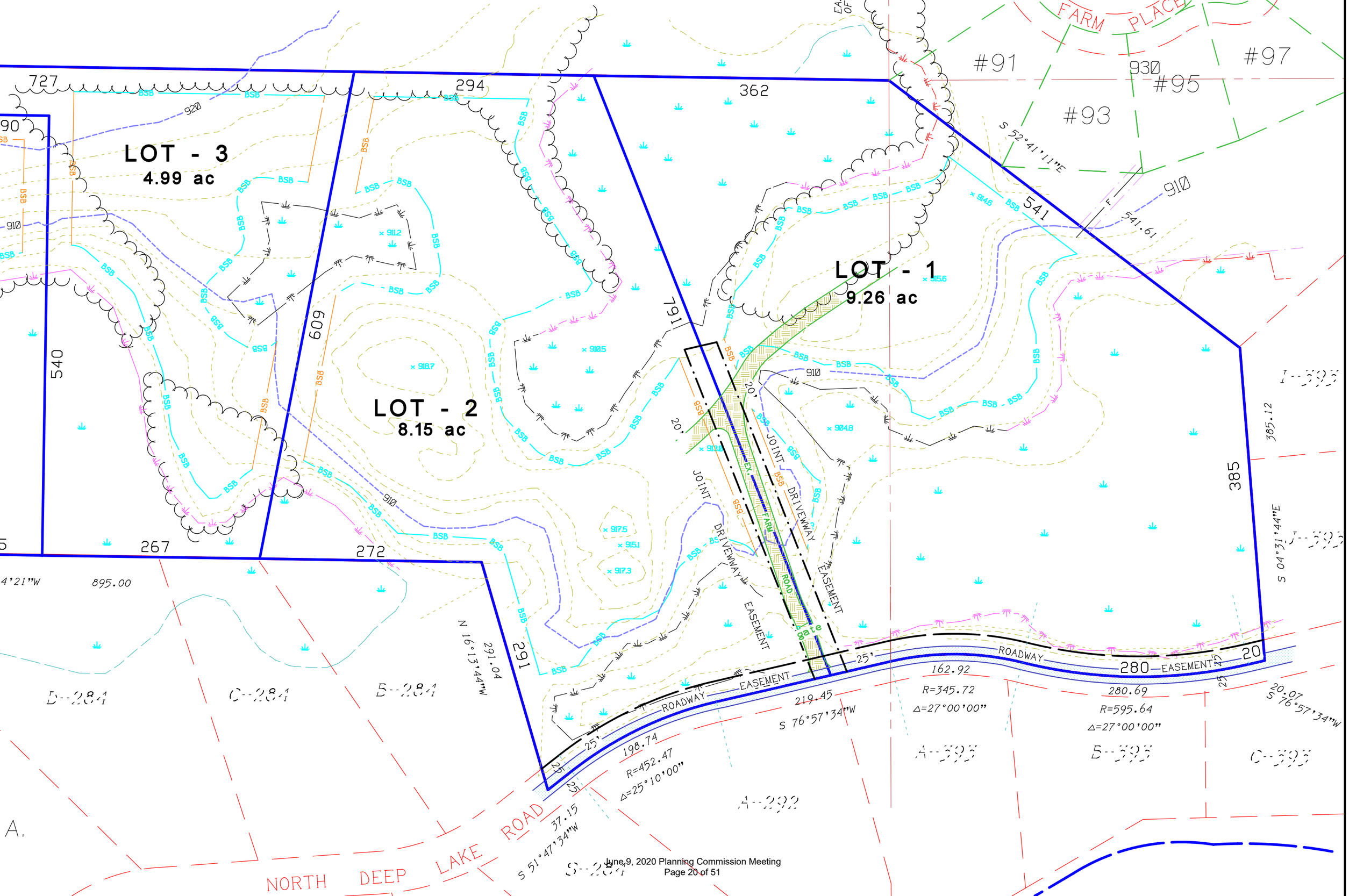
This memo briefly outlines the history of the farm road within the Nord – Site C, as referenced in the East Oaks Planned Unit Development Agreement (PDA).

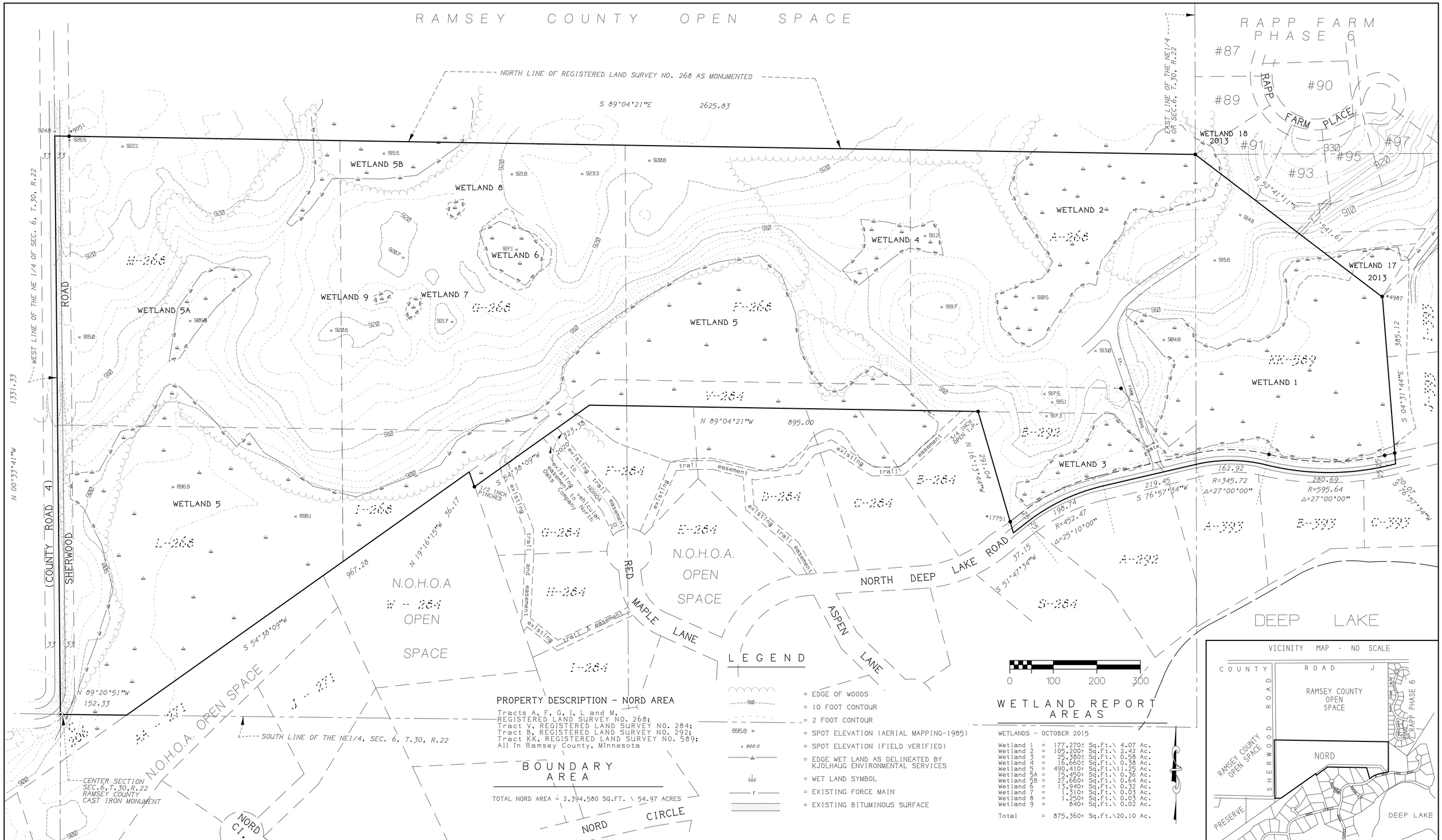
The Hill family used many old farm roads in the area now know as Nord, in connection with its agriculture and farming operations dating back to the early 1900's. When the farming operations were being phased out in the '30 – 40's the farm roads continued to be used for forest management. North Deep Lake Road was built on an existing farm road, which was connected to the existing farm road in Nord.

The farm road in Nord has been in use continuously, most recently as an access to Rapp Farm during the construction of roads and utilities in that development. Today, the company uses the farm roads for forest management, activities associated with conservation management, and provides access for trail maintenance performed by a third-party.

The Open Space shown on the Preliminary Plans is reserved as a passive open space for wildlife and to preserve the existing forest and wetlands as a buffer from the municipal roads to the west.

Please let me know if you have any questions or require further clarification.


LOT - 3
4.99 ac
LOT - 2
8.15 ac
LOT - 1
9.26 ac
FARM PLACE
#91
#93
#95
#97
930
727
294
362
920
910
540
541
541.61
609
191
385
385.12
267
272
291
895.00
291.04
N 16°13'44"W
S 52°41'11"E
S 04°31'44"E
S 76°57'34"W
S 51°47'34"W
JOINT DRIVEWAY
EASEMENT
ROADWAY
EX. FARM ROAD
gate
20'
25'
162.92
R=345.72
Δ=27°00'00"
280.69
R=595.64
Δ=27°00'00"
280
198.74
R=452.47
Δ=25°10'00"
219.45
37.15
20.07
NORTH DEEP LAKE ROAD



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

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

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

DEVELOPMENT AREA "C"

NORTH OAKS COMPANY

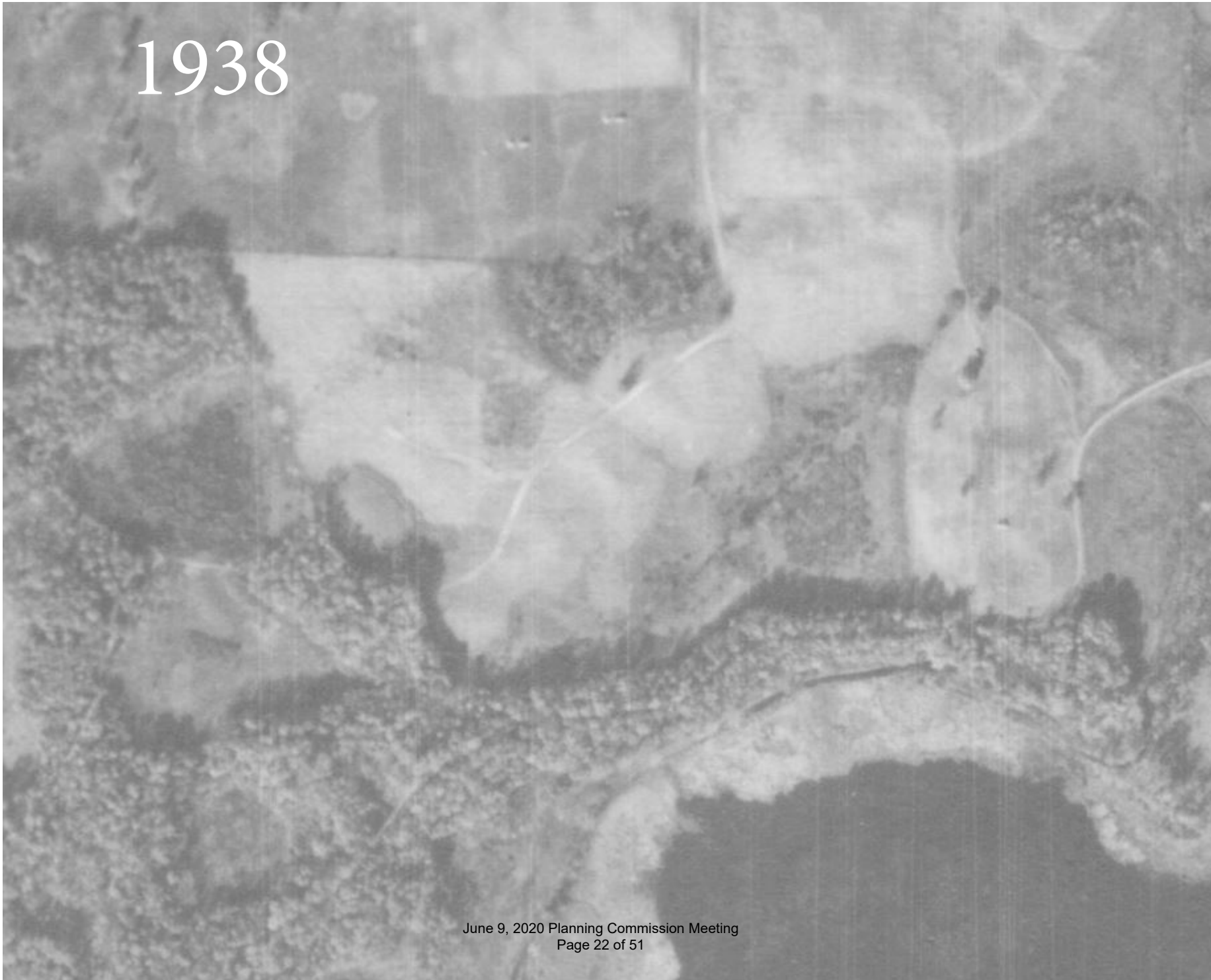
PROJECT: NORD AREA

SHEET DESCRIPTION: PRELIMINARY PLAT EXISTING CONDITIONS

DATE: January 23. 2020
REV. 2-21-20 (NEW SHEET 1A)
REV. 6-4-20 (ex. farm road)

SHEET 1A OF 6 SHEETS

RLK....NOOAKS co\Nord\submittal 2020\ex conditions-2020 rev6.gxd 6/5/20 22x34 1"=100'


1938

1953

1964

1974
June

1985

1991

2004
Image © 2020 Maxar Technologies
ep Lake Rd

2006
Image U.S. Geological Survey

2011

2017

EXHIBIT 3

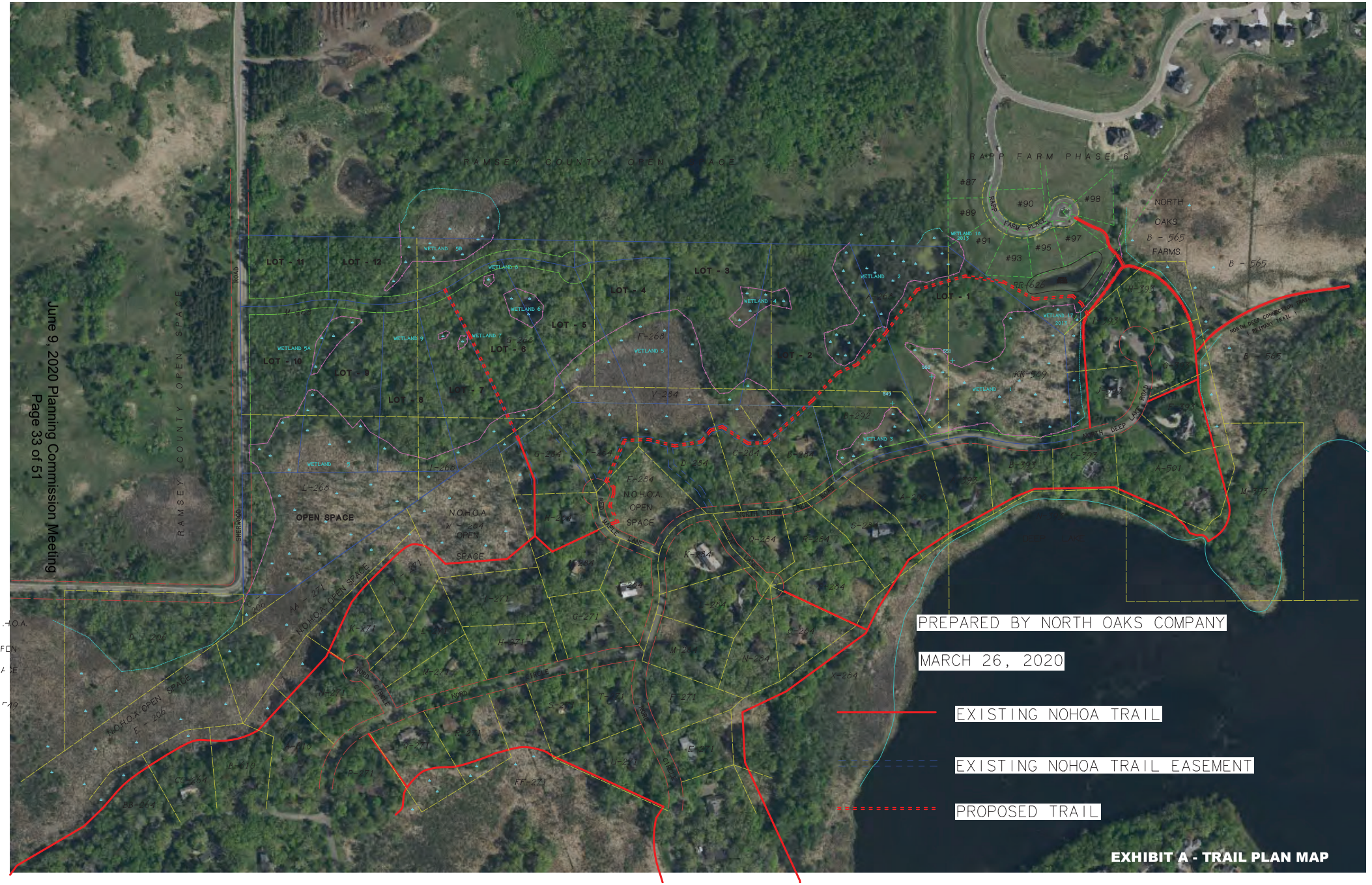


EXHIBIT A - TRAIL PLAN MAP

NORTH OAKS
HOME OWNERS' ASSOCIATION

April 7, 2020

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

RE: East Oaks PDA – Nord Preliminary Plans

Dear Mayor Nelson,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,

(Signed copy on file)

Katherine Emmons
President

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

NORTH OAKS
HOME OWNERS' ASSOCIATION

May 26, 2020

Mr. Gregg Nelson, Mayor and Mr. Mark Azman, Planning Commission Chair
Council Persons: Rick Kingston, Marty Long, Kara Ries and Katy Ross
Planning Commission Members: Jim Hara, Stig Hauge, Nick Sandell, Dave Cremmons, Sara Shah and Joyce Yoshimura-Rank
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, MN 55127

RE: NOHOA Position Statement/Reiteration

Dear Mayor Nelson and Planning Chair Azman,

This letter states the position of the Board of Directors of the North Oaks Home Owners' Association, Inc., ("NOHOA") on matters related to the North Oaks Company's East Oaks development proposals.

The NOHOA Board's position regarding the 1999 East Oaks Planned Unit Development Agreements ("1999 PDA") is:

> *NOHOA signed a Consent and Joinder to the 1999 PDA and, by so doing, consented to and joined in specific provisions of the agreement. NOHOA will accept trails, parks, open space, and roads, and expand NOHOA boundaries to accept new development, but only if the trails, parks, open space and roads comply with the 1999 PDA and other applicable law.*

During the development process NOHOA will: (1) review North Oaks Company's development proposals; and (2) provide comments on each proposed development to the City's Planning Commission, the City Council and the North Oaks Company. NOHOA will also review each proposed Declaration for each development and agree to be bound by each Declaration it approves.

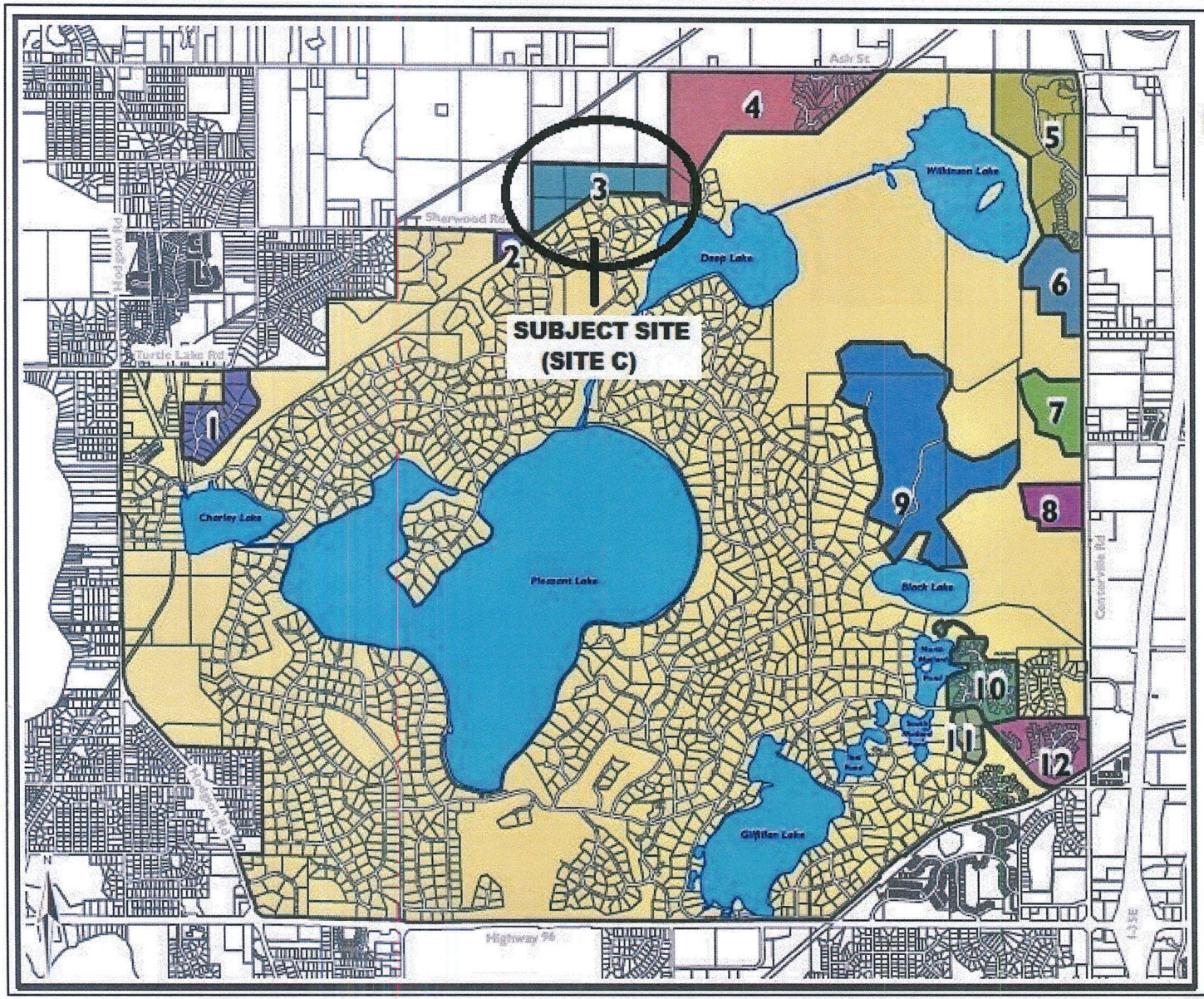
As each of the North Oaks Company's developments are completed, and assuming that each development is completed consistent with the 1999 PDA and other applicable law, NOHOA will expand its boundaries to accept the new development within NOHOA through a Boundary Expansion Agreement that will, among other things, confirm NOHOA's architectural review process, its initiation fees and annual dues, the timing of NOHOA's acceptance of road and trail easements, and its acceptance of title to parks and open space.

In conclusion, the NOHOA Board, within its purview under the 1999 PUD/PDA, has provided review and comment, but has not agreed to, the Nord and Anderson Woods development proposals. The NOHOA Board takes its role and responsibility to its Membership and the community in matters associated with the East Oaks development and PUD/PDA very seriously. We will continue to diligently attend to the issues and considerations presented throughout the development process.

Sincerely,

NOHOA Board of Directors

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



City of North Oaks Comprehensive Plan

MAP 12:
East Oaks Planned Unit Development

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

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

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

Developed and Undeveloped Land or Protected Open Space

McCombs Frank Roos Associates

27

Exhibit A: Site Location

NORTH OAKS
COMPANY LLC

February 5, 2020

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

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

Dear Kevin,

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

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

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

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

Enclosed you will find the following documents:

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely
North Oaks Company LLC,

Mark Houge
President

Enclosures

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

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

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

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

NOTES:

TOTAL LOT AREA INCLUDES ROAD RIGHT OF WAY

GROSS LOT AREA EXCLUDES ROAD RIGHT OF WAY

ADJUSTED LOT AREA IS TOTAL LOT, LESS ROAD RIGHT OF WAY, AND LESS 2/3 OF WETLANDS

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

USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS & WETLANDS

TRACT LETTER	PRELIM LOT NO.	TOTAL LOT AREA		ROAD R/W	GROSS LOT AREA	WETLAND AREA	ADJUSTED LOT AREA	TOTAL F.A.R.	USEABLE AREA	TRACT LETTER
		SQ. FT.	ACRES							
A	1	403,190	9.26	13,570	389,620	239,580	231,497	27,780	81,150	A
B	2	355,210	8.15	9,460	345,750	85,050	289,617	34,754	167,930	B
C	3	217,150	4.99	2,200	214,950	58,480	176,353	21,162	81,460	C
D	4	127,800	2.93	2,660	125,140	57,470	87,210	10,465	39,760	D
E	5	129,870	2.98	10,170	119,700	50,270	86,522	10,383	35,890	E
F	6	145,090	3.33	7,140	137,950	27,110	120,057	14,407	66,460	F
G	7	113,590	2.61	3,550	110,040	21,490	95,857	11,503	38,670	G
H	8	131,190	3.01	3,670	127,520	21,020	113,647	13,638	66,910	H
I	9	161,270	3.70	5,290	155,980	77,140	105,068	12,608	41,050	I
J	10	163,060	3.74	30,140	132,920	31,910	111,859	13,423	60,130	J
K	11	83,080	1.91	17,640	65,440	0	65,440	7,853	38,160	K
L	12	148,510	3.41	29,430	119,080	27,630	100,844	12,101	28,640	L
M	OPEN	215,680	4.95	14,400	201,280	178,210	83,662	10,039	N/A	M
TOTALS		2,394,690	54.97	149,320	2,245,370	875,360	1,667,633	N/A	N/A	

STREET NAMES

Exhibit C: Project Summary

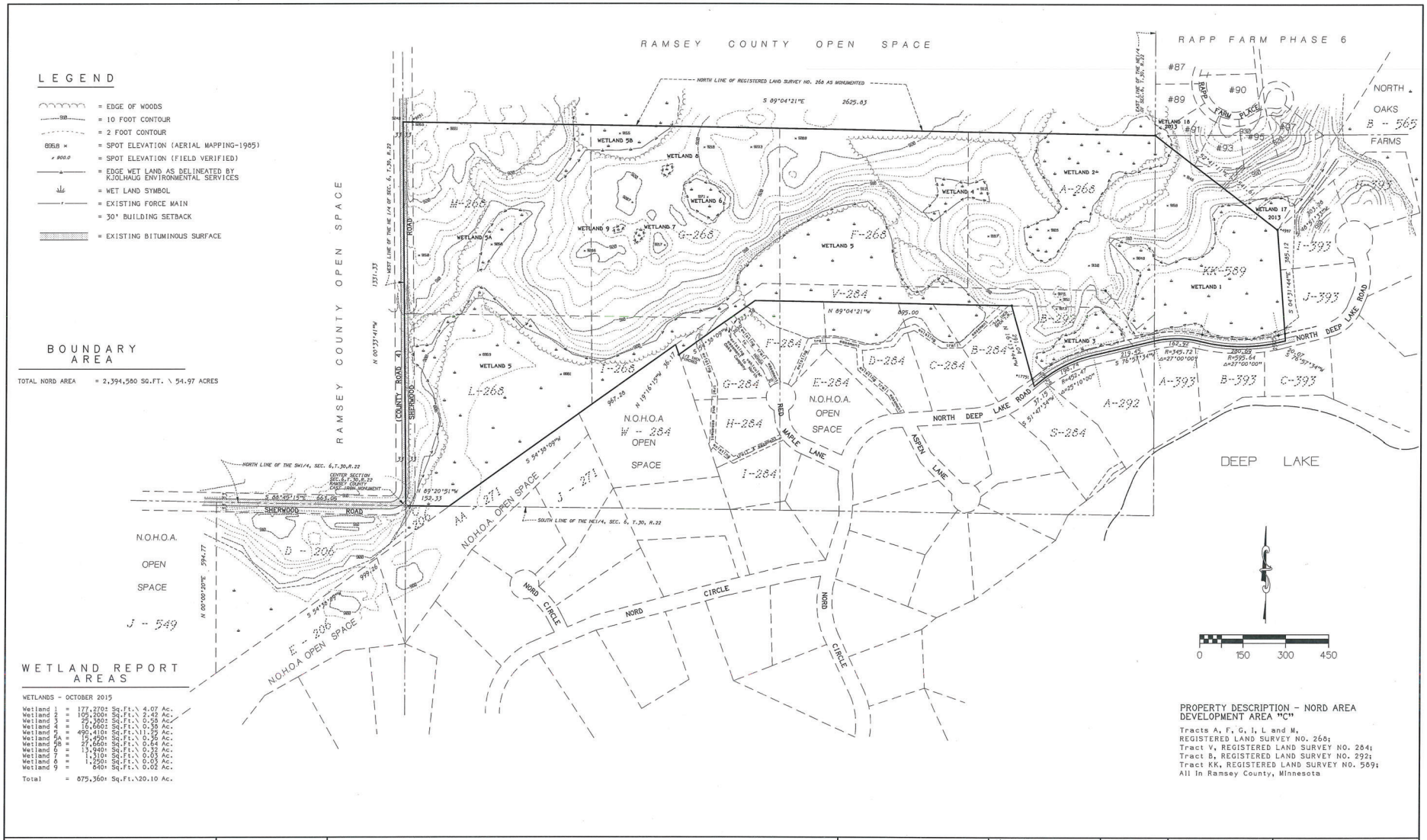
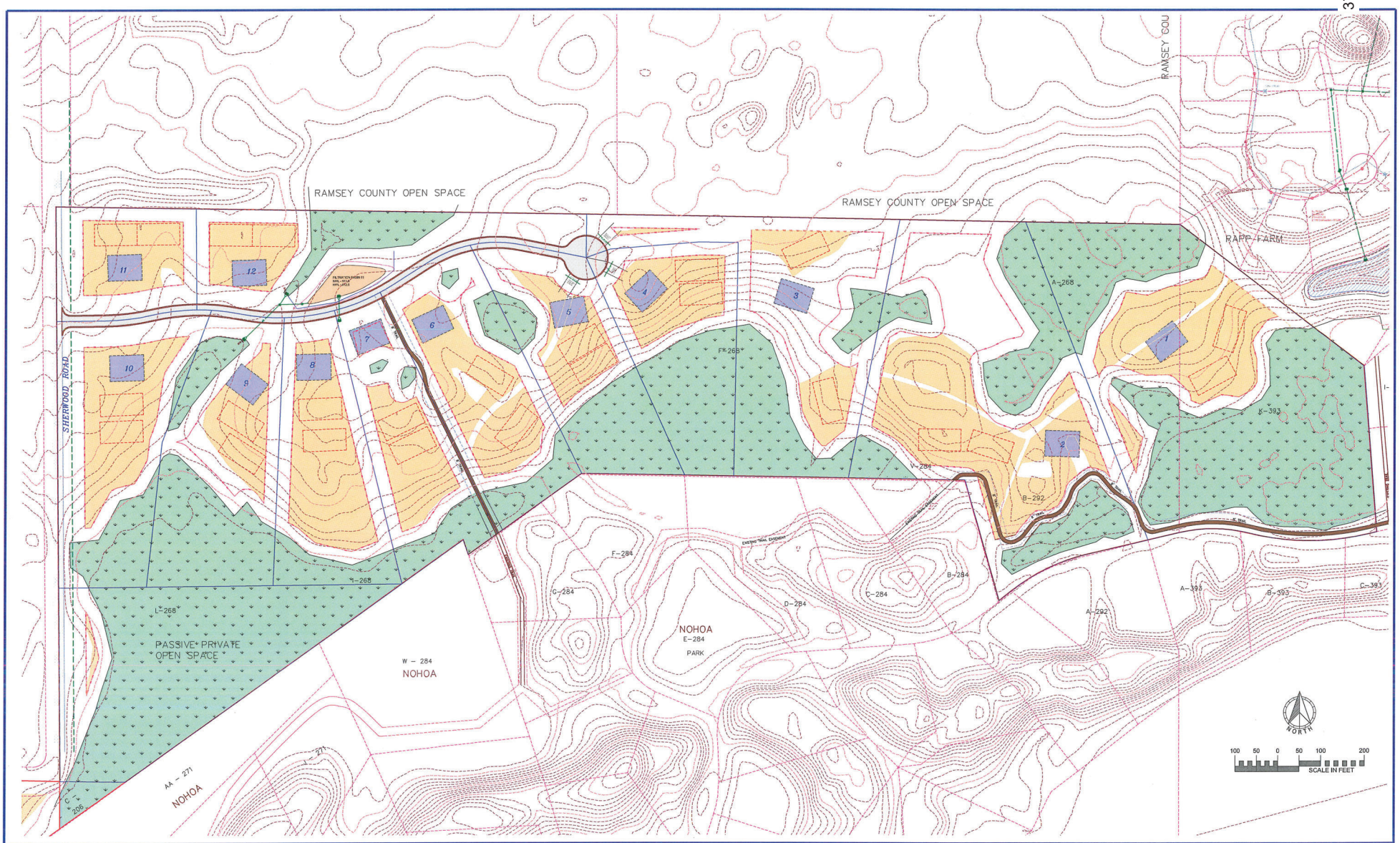


Exhibit E: Existing Conditions



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

CITY PROJECT NO.
—

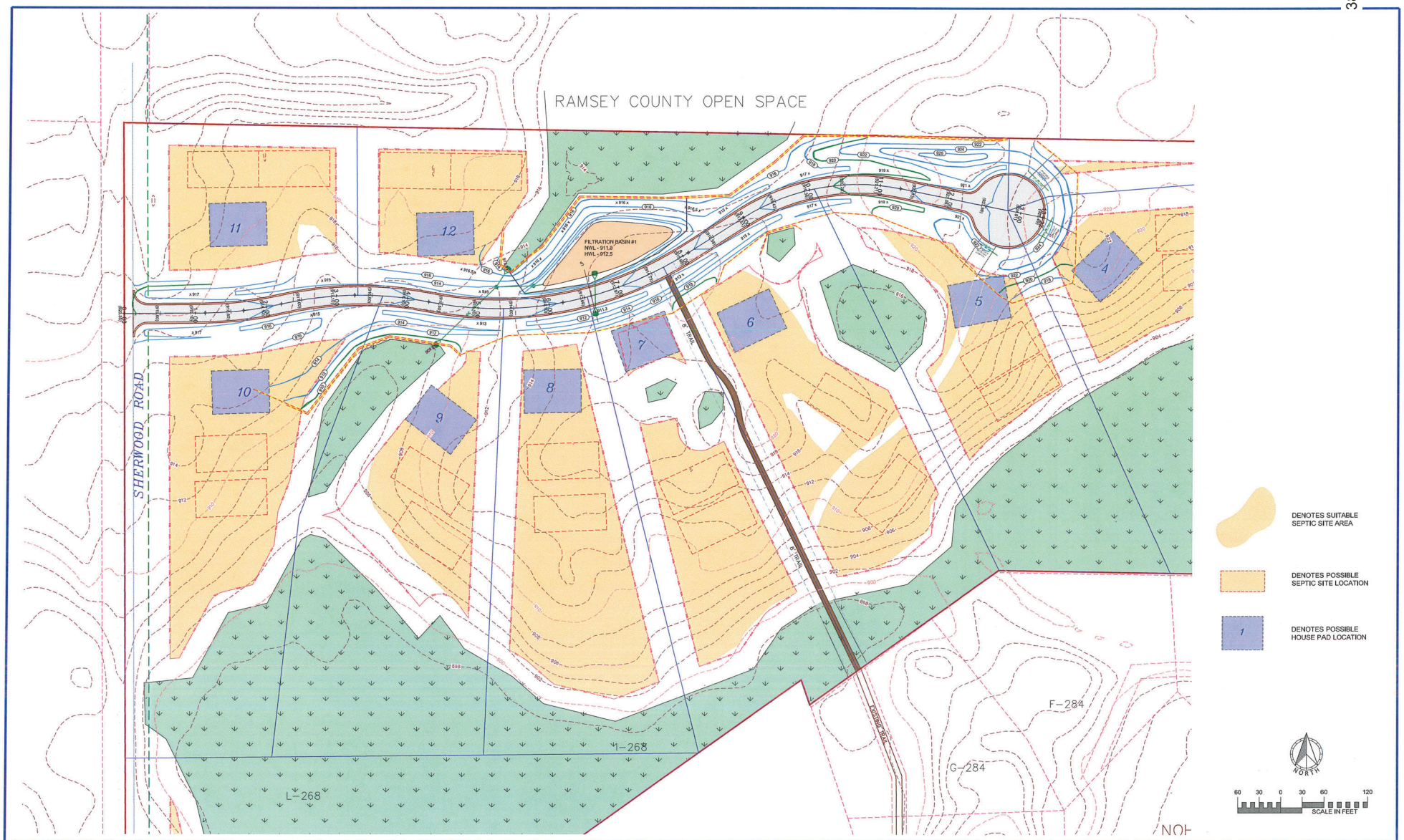
NORTH OAKS, MINNESOTA

FILE NO.

Exhibit F: Preliminary Plan (Subdivision)

NORTH OAKS COMPANY

6



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

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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

CITY PROJECT NO. –

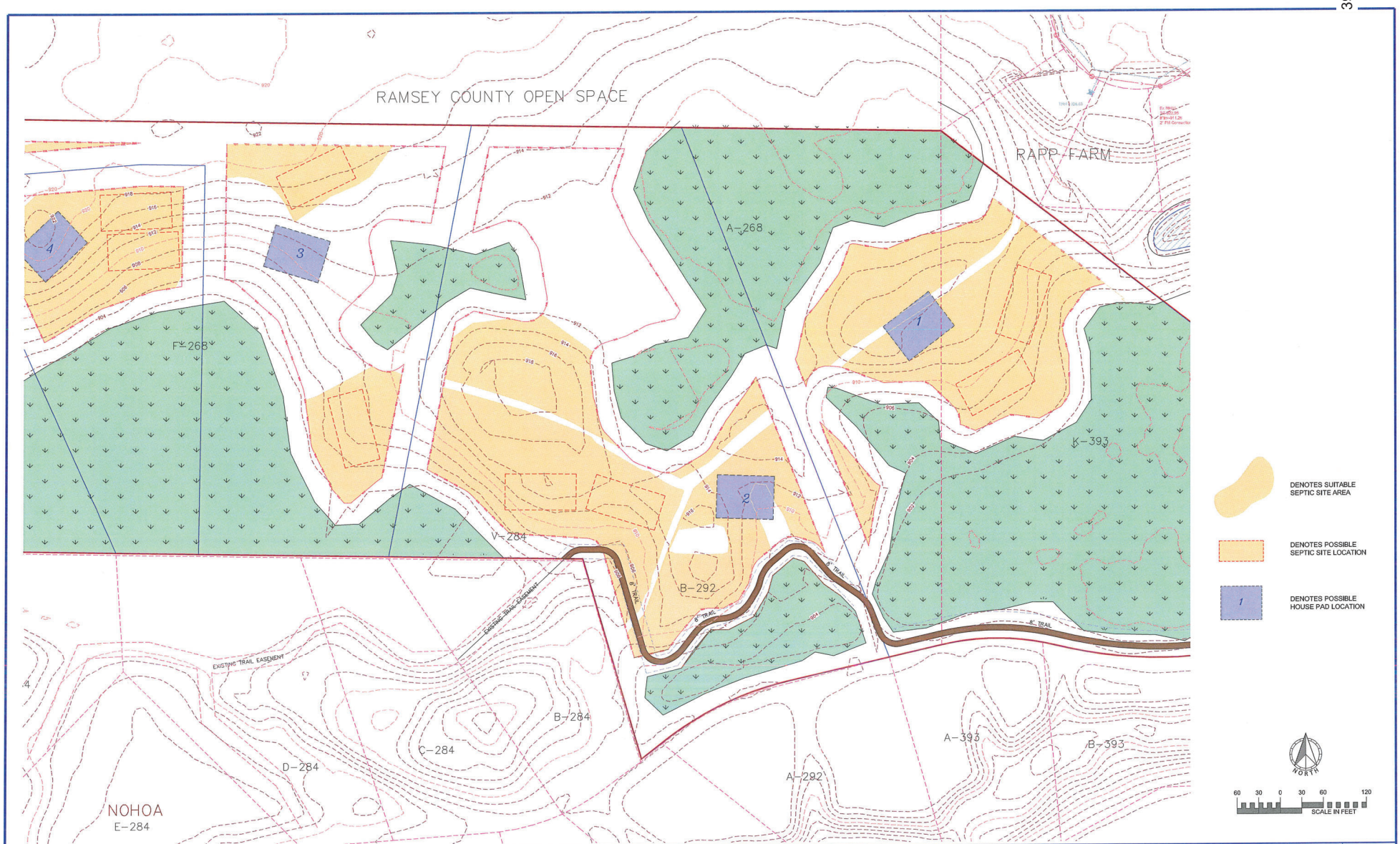
NORTH OAKS, MINNESOTA

FILE NO.

Exhibit G: Septic Site Location Plans

NORTH OAKS COMPANY

6



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

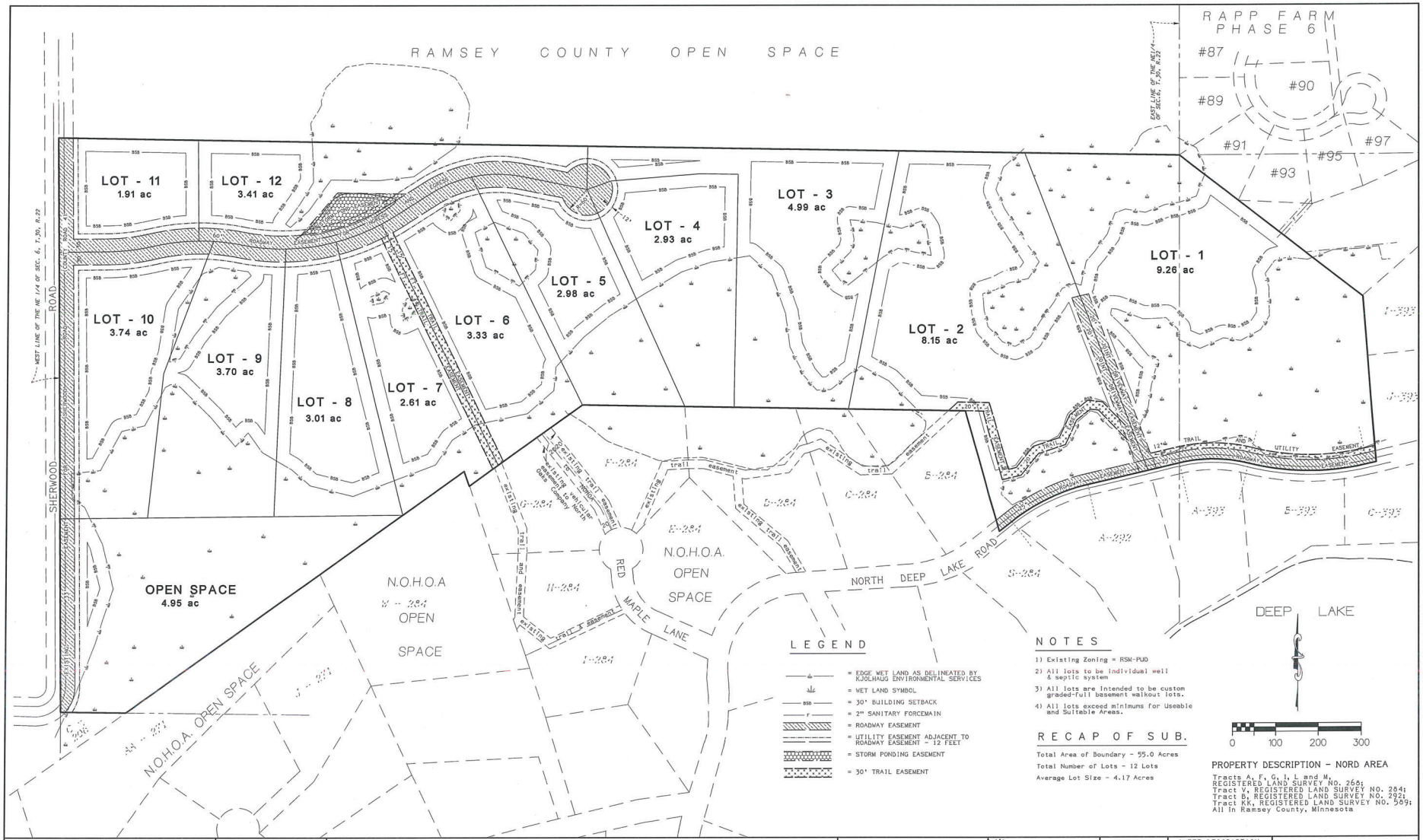
CITY PROJECT NO. –

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: ksi@kurthsurveyinginc.com

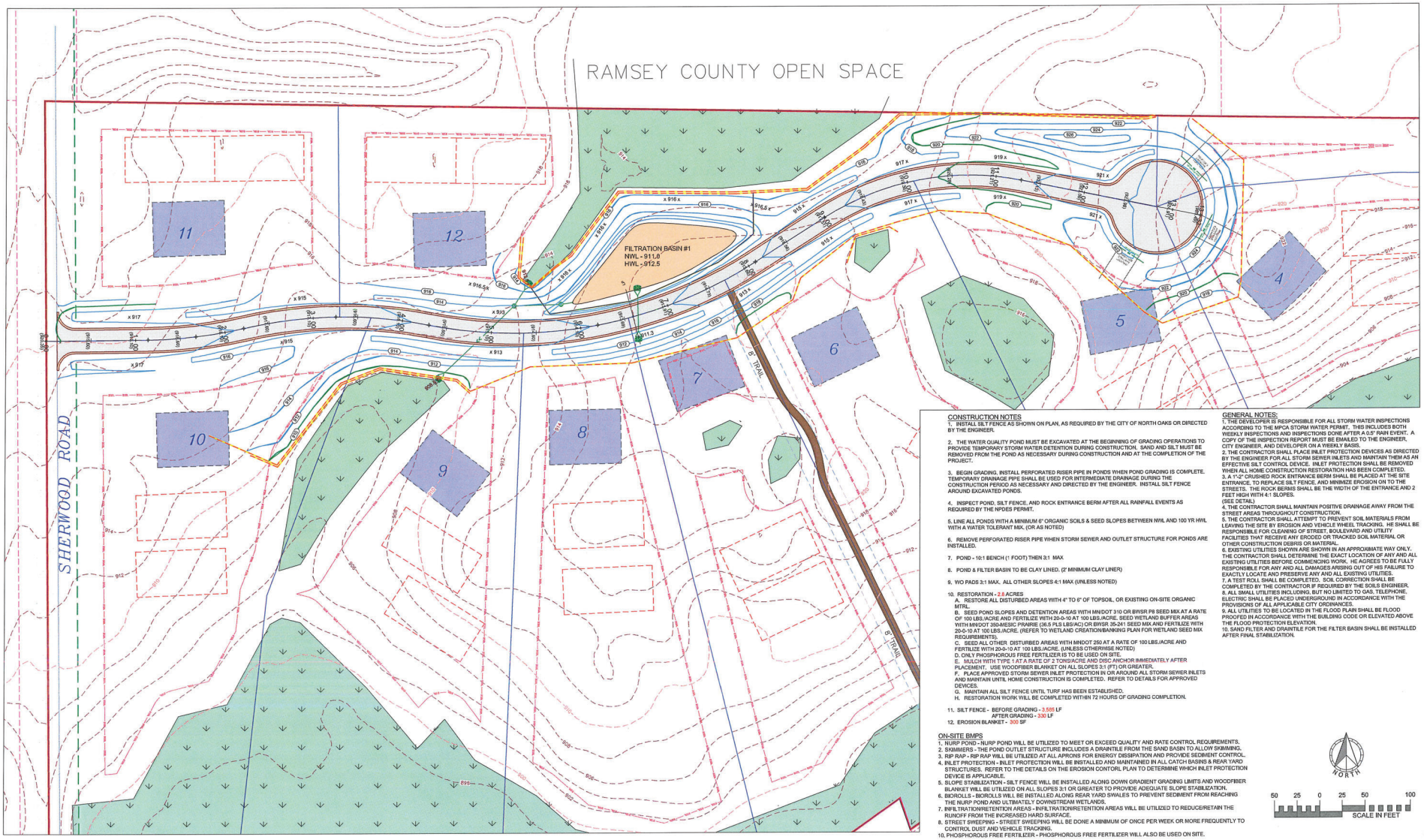
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Randy L. Kurth, RLS. No. 20270
Russell J. Kurth, RLS. No. 16113

DEVELOPMENT AREA "C"

NORTH OAKS COMPANY

PROJECT:
SHEET DESCRIPTION
DATE: January 23, 2020

Exhibit H: 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 COMPLETED. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

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

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

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

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

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

9. W/O PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

10. RESTORATION - 2.8 ACRES
    A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
    B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR PB SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 350MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
    C. SEED ALL OTHER DISTURBED AREAS WITH MN/DOT 250 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
    D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
    E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
    F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL HOME CONSTRUCTION IS COMPLETED. REFER TO DETAILS FOR APPROVED DEVICES.
    G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
    H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

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

ON-SITE BMPS

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

GENERAL NOTES:

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

NORTH

50 25 0 25 50 100
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
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

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

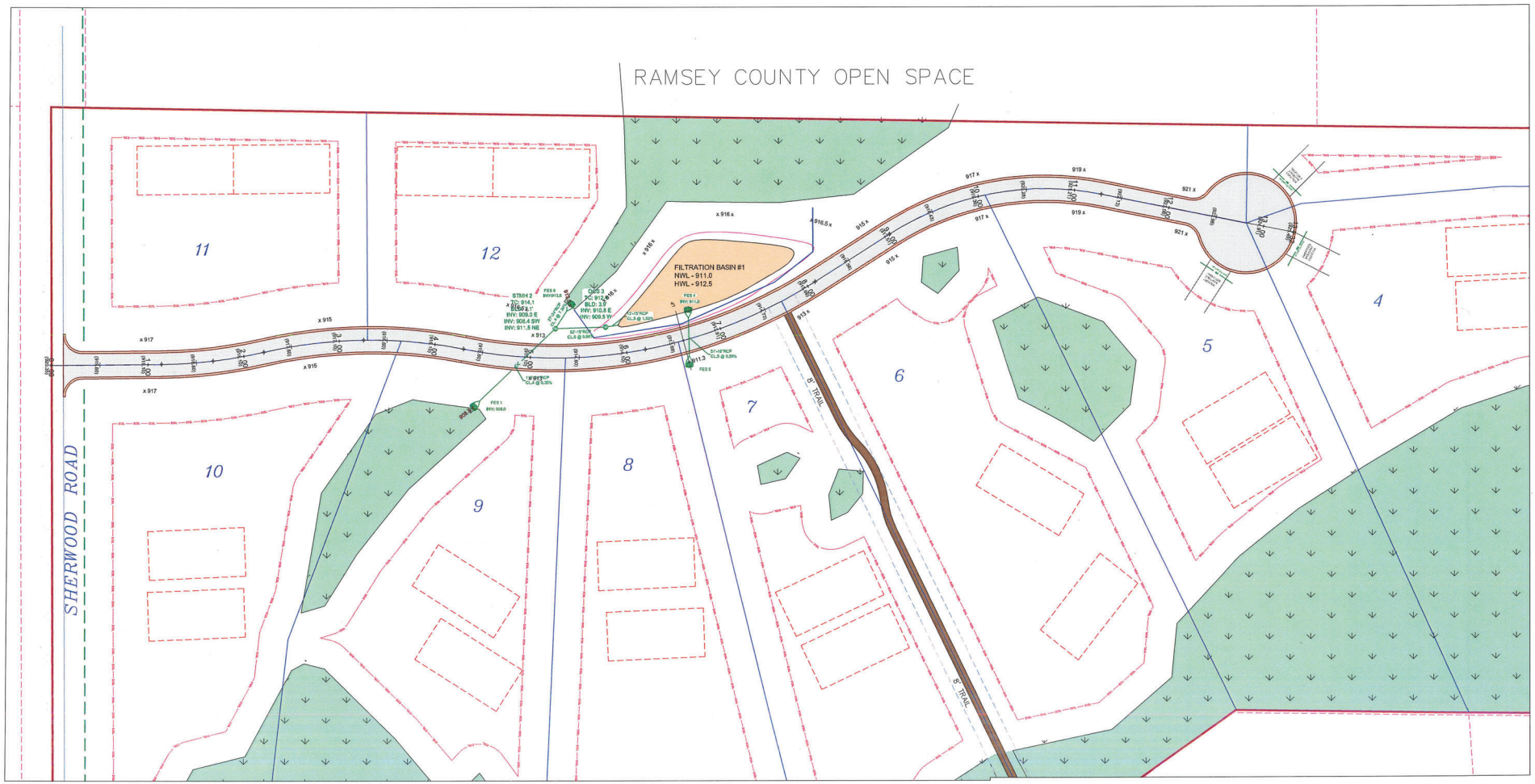
CITY PROJECT NO.
—

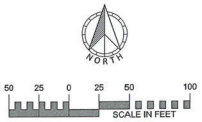
NORTH OAKS, MINNESOTA

Exhibit I: Preliminary Grading Plan

NORTH OAKS COMPANY

FILE NO.
6





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

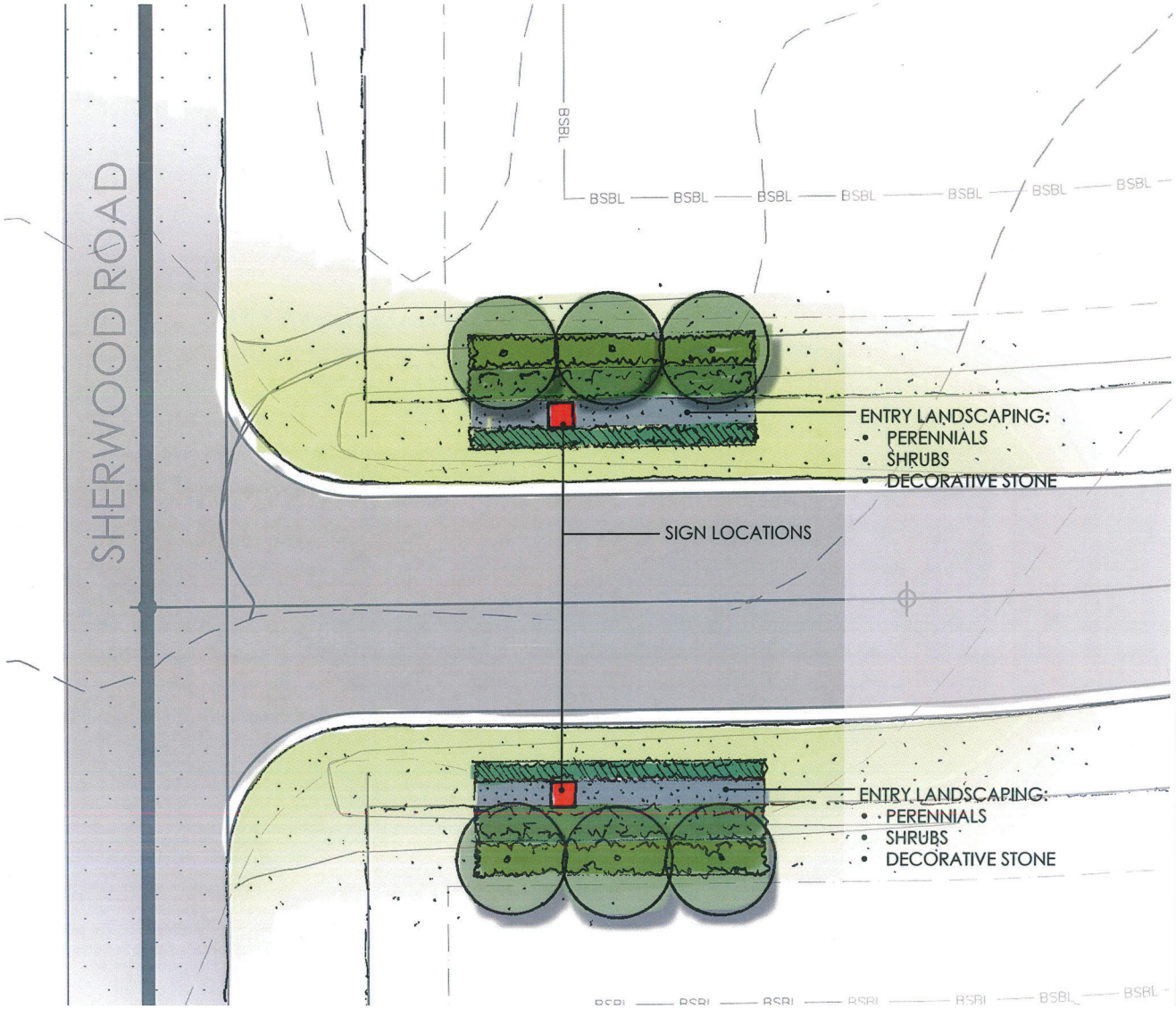
CITY PROJECT NO.
—

NORTH OAKS, MINNESOTA

Exhibit J: Preliminary Utility Plan

NORTH OAKS COMPANY

6



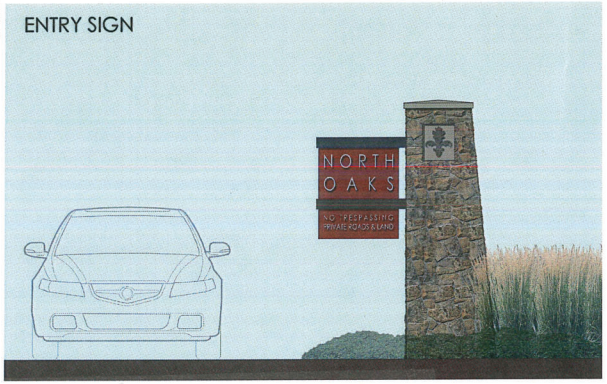


Exhibit K: Preliminary Landscape / Sign Plan

SHEET 6

LOUCKS

NORD DEVELOPMENT
North Oaks, Minnesota

January 23, 2020