



CITY OF NORTH OAKS

**Regular City Council Meeting
Thursday, July 08, 2021
7 PM, Via Teleconference or Other Electronic Means Only
MEETING AGENDA**

Remote Access - City Council members will participate by telephone or other electronic means pursuant to Minn. Stat. §13D.021. Any person wishing to monitor the meeting electronically from a remote location may do so by calling the following Zoom meeting videoconference number: 1-312-626-6799, Webinar ID: 872 6715 8192 or by joining the meeting via the following link: <https://us02web.zoom.us/j/87267158192>. Individuals wishing to monitor the meeting remotely may do so in real time by watching the livestream of the meeting on North Oaks Channel 16 and on the City's website. Due to the existing COVID-19 Health Pandemic, no more than five (5) members of the public may be in Council Chambers (Community Room, 100 Village Center Drive, MN) during the meeting. Once room capacity is met, anyone wishing to attend the meeting above the five (5) members of the public who may be present in the room during the meeting will be required to monitor the meeting remotely.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comments - Members of the public are invited to make comments to the Council during the public comments section. Up to four minutes shall be allowed for each speaker. No action will be taken by the Council on items raised during the public comment period unless the item appears as an agenda item for action.

5. Approval of Agenda

6. Consent Agenda - These are items that are considered routine and can be acted upon with one vote.

6a. Approval of June 2021 City Financials

Approval of EFTs and Check #: tbd

6b. Approval of Licenses:

Mechanical: General Heating and Cooling LLC; Marsh Heating & Air Conditioning; Plumbing Restoration & Services LLC; The Fireplace Guys; ; TLT Enterprises, Inc.;

- 6c. Approval of Special City Council Meeting Minutes of June 10, 2021
[06.10.2021 Sp City Council Minutes.pdf](#)
- 6d. Approval of City Council Meeting Minutes of June 11th, 2021 and June 18th, 2021
[06.10.2021 City Council Minutes.pdf](#)
[06.18.2021 City Council Minutes.pdf](#)
- 6e. Approval of Waddle Recycling contract
- 6f. Approval of Gambling Permit for Common Bond Communities - Birdies for Hope Golf Event
[Birdies for Hope - Gambling Request.pdf](#)

7. Petitions, Requests & Communications -
Deputy Mike Burrell Report

8. Unfinished Business

- 8a. Proposed change to building permit refund form
[Proposed Building Permit refund form.pdf](#)

9. New Business

- 9a. Consider approval of Conditional Use Permit for 16 Cherrywood Circle
[Resolution 1426 Approving 16 Cherrywood Circle CUP.pdf](#)
- 9b. Consider approval of application for final plan/plat/subdivision for the Island Field Development Site (Site H of the 1999 East Oaks PDA legally described as Tract D, REGISTERED LAND SURVEY NO. 561, RAMSEY COUNTY, MINNESOTA), and associated JPA for water and sewer services with White Bear Township
[Island Field Council Packet 7.8.2021.pdf](#)
- 9c. Discussion and possible action on convening meetings in public

10. Council Member Reports

- Night to Unite Proclamation
[Night to Unite Proclamation 2021.pdf](#)

11. City Administrator Reports

12. City Attorney Reports

13. Miscellaneous

- 14. **Adjournment** - *The next meeting of the City Council is Thursday, August 12, 2021.*

**North Oaks City Council
Special Meeting Minutes
North Oaks City Council Chambers
June 10, 2021**

1. CALL TO ORDER

Mayor Ries called the special meeting to order on June 10, 2021 at 6:00 p.m.

2. ROLL CALL

City Councilmembers participated in the Council Chambers or **by telephone or other electronic means** pursuant to Minn. Stat. § 13D.021. Residents can view the meeting on our cable access channel and through the website portal just like other public meetings.

Present: Mayor Kara Ries. Councilmembers Rich Dujmovic, Jim Hara, Tom Watson

Absent: Sara Shah

Staff Present: Administrator Kevin Kress, City Planner Bob Kirmis, Attorney Jim Thompson, Engineer Tim Korby, Engineer John Morast

Others Present: North Oaks Company President Mark Houge

A quorum was declared present.

3. APPROVAL OF AGENDA

Mayor Ries said the purpose of tonight's special meeting is to give extra time to discuss the Anderson Woods final plat/plan and have an open discussion with the Council and the new City Attorney Jim Thompson from Kennedy and Graven.

MOTION by Hara, seconded by Watson, to approve the Agenda as amended. Motion carried unanimously by roll call.

4. DISCUSSION ITEMS

Kress noted he received a letter from Member Shah a couple minutes ago and asked him to read it into the record.

Dear Kevin, Another Special Meeting of the City Council is scheduled to be held on June 10, 2021 commencing at 6:00 p.m. Prior to the scheduling of the meeting, I specifically noted both you and Mayor Ries that I was generally available for any other special meeting date and time except at that specific date and time. Please read this letter into the record for that meeting. I object to the special meeting where the two topics identified are vague, the notice does not identify any specific issues or actions that might be taken. I also express great concern that these topics cannot be addressed at the 7:00 p.m. general meeting where all Councilmembers would be present. Thank you. Sincerely yours, Sara Shah

Kress noted there were many discussions between Mayor Ries and Attorney Thompson who had a couple of conflicts this week. Initially they were looking for a Tuesday or Wednesday timeline which would not work for Mr. Thompson so they moved on to Thursday, they knew there would

be a quorum, and went forward with the meeting. He spoke with both parties about the calling of the meeting and it is okay if one cannot make a meeting, whether on the City Council or Planning Commission.

Mayor Ries also spoke with Member Shah and apologized for the meeting. Unfortunately, with the new Attorney's schedule this was the only day he had available. She noted they are up against a deadline for final plan approval and this was the only opportunity. She recommends that Councilmembers leave the time before meetings flexible and not to schedule anything right before a City Council meeting.

4a. Discussion on Anderson Woods Final Plat/Plan

Kress noted this is a 9-lot single family residential development on Site F which is just south of Wilkinson Villas 1A, and is about a 36-acre site. City Council did preliminary approvals in June of 2020 and City Staff and consultants reviewed the final plat and plan through February, March, and April and now the final application is in front of the Council.

Mayor Ries stated this is almost like a second part of Anderson Woods; the original 1999 agreement had designated this area as one area with 10 units allotted. The North Oaks Company (NOC) has chosen to split the area into two separate developments and the 4 villas that have already been platted are part of what she considers the Wilkinson "extension."

Kress showed the resolution on screen and said it calls out the PDA requirements for principal structures including wetlands, ordinary high water level to Wilkinson Lake, floor area ratios (FAR), final trails to be developed with NOHOA, proposed monument sign, verifications from Ramsey County for permitting in the right-of-way, contacting the fire marshal, and general fire lanes and turnarounds, no parking signs, final construction plans, pavement designs, sewer and water locations, storm water management, geo-tech reports, drain tile systems, ditching, final grading and construction plans, and other requirements.

Engineer Korby noted John Morast is also with him today and has conducted a very thorough development review of 122 comments. He asked Mr. Morast to go through some of the critical comments today. They have reviewed these with the NOC and his guess is they are making the changes right now and will present those revised plans to the City within the next week.

Mr. Morast noted on Sheet 3 a general note is that they have expanded the storm easement to ensure access and maintenance from the road easement to the ponds and storm water facilities. On Sheet 4, the grading plan, comment 32 and 33 noted that the walkout elevations on Lot 5 were lower than the pond high water level and to make sure that is addressed.

Council discussed trail location, NOHOA's potential approval, and possible alternate trail locations that may decrease trespassing.

Mark Houge, North Oaks Company President, stated his recollection is they have not received anything from the City or City Engineer regarding a request to address the trail location; they had lengthy conversations with NOHOA Staff and the Board at the time the preliminary plan was approved and it was the opinion of NOHOA's representatives that this trail should remain, as

west is an old farm road and they saw benefit in having it there. He noted they can look at changing the configuration but clarified this is in response to what the Planning Commission, NOHOA, and the prior City Council thought was the best location.

The Council discussed Phase 1 of Anderson Woods and that originally there were 5 lots. One was removed due to a hammerhead turnaround rather than a full cul-de-sac. They also spoke about lot layouts, buildability, and location, including woods, tree coverage, wetlands, and potential headlight issues and layout of house location on some of the lots, as well as the nearness to Centerville Road of Lot I.

Mr. Morast continued his report on Sheet 4A which is the Final Erosion Control; there was a potential in the design for things to get clogged and he wants to clarify and change those. On Sheet 5 Sanitary Sewer and Water Main plans, the three force main pipes coming up from the cul-de-sac are actually in the road and crossing property lines, and he wants to clarify easements, ownership, and who is responsible for what, as well as provide some separation for the service lines. Regarding storm water plans, they suggest having a sump to keep sediment out and keep it at a little bit higher level of water quality.

The Council discussed snow removal and snow storage along the road.

Engineer Korby noted Vadnais Lakes Area Water Management Organization (VLAWMO) looks at hydraulics to make sure all pipes and ponds work, setback, wetlands, and did not have many comments on Anderson Woods noting they had more comments on Nord.

The Council discussed the wetland crossing, as well as VLAWMO's standards, and that the Board of Water and Soil Resources (BWSR) signed off on the plans.

Mayor Ries asked about the amount of wetland fill that went into creating the land bridge to traverse the wetland and what documents were sent to VLAWMO disclosing that amount of fill.

Mr. Houge noted in addition to the drawings they provided soils engineering recommendations from American Engineering and Testing to make sure the site slopes of the crossing were done to everyone's satisfaction. He noted it is designed as a 7-ton road.

The Council continued the discussion on the land bridge and the amount of fill required, erosion control, VLAWMO, and roads.

Engineer Korby has been vocal to all parties that he does not like the land bridge idea and a better, more sound alternative is some sort of decorative, arched culvert. An arched culvert would reduce the amount of wetland fill, would allow the wetlands to flow back-and-forth, and would also be more decorative and sound as it would be a structure. That would still be his vision for this and he has been vocal about it for this project as well as Island Field.

Mr. Houge stated the delineation was done before the design, they looked at putting a culvert in there and after lengthy discussions with VLAWMO and others, including the City Engineer, it was agreed that it was best to do it this way as it had no impact on the wetland. The water flows

in both directions north and south and the problem with the culvert is that it would preclude NOC from getting utilities through there which may then have a more significant impact on the topography and trees in E, F, and G requiring septic systems. In the end, it was the City Engineer’s and NOHOA’s Engineer’s opinion that this was a good solution, better than traversing over 1,200 feet along the conservation area along the old farm road.

Mayor Ries’ concern is that the Environmental Assessment Worksheet (EAW) disclosed a substantially less amount of fill in this area. Now they have the environmental engineer on staff that can help to review the area, utilities, and disturbance to the environmental impact. It is a beneficial time to be working with Engineer Korby to provide that environmental look at the design.

Watson shared some comments and verbiage adjustments he would like to see in the document.

4b. Discussion on 1999 PUD/PDA development agreements

5. ADJOURNMENT

Mayor Ries noted they would continue the discussion at the regular Council meeting and called for adjournment.

Watson moved, Hara seconded to adjourn the meeting at 7:00 p.m. Motion carried unanimously by roll call.

Kevin Kress, City Administrator

Kara Ries, Mayor

Date approved _____

**North Oaks City Council
Meeting Minutes
North Oaks City Council Chambers
June 10, 2021**

1. CALL TO ORDER

Mayor Ries called the meeting to order on June 10, 2021 at 7:00 p.m.

2. ROLL CALL

City Councilmembers participated in the City Chambers or **by telephone or other electronic means** pursuant to Minn. Stat. § 13D.021. Residents can view the meeting on our cable access channel and through the website portal just like other public meetings.

Present: Mayor Kara Ries. Councilmembers Rich Dujmovic, Jim Hara, Sara Shah, Tom Watson
Staff Present: Administrator Kevin Kress, Attorney Jim Thompson, Engineer Tim Korby,
Engineer John Morast

Others Present: Deputy Mike Burrell, North Oaks Company President Mark Houge, NOHOA
Executive Direction Mikeya Griffin, NOHOA Board President JoAnn Hanson, Kristi Elfering,
Elfering and Consultants.

A quorum was declared present.

3. PLEDGE OF ALLEGIANCE

Mayor Ries led the Council in the Pledge of Allegiance.

4. CITIZEN COMMENTS

There were no public comments.

5. APPROVAL OF AGENDA

Administrator Kress asked to move up 9b) golf course discussion and 9a) audit to after item 7)
Deputy Burrell's report.

Councilor Watson noted they can remove 9f) VLAWMO Report and he will just make a brief
report on that item. He also noted under the Consent Agenda, they can remove item 6h) Waddle
Contract and he will give a report on that.

**MOTION by Watson, seconded by Shah, to approve the Agenda as amended. Motion
carried unanimously by roll call.**

6. CONSENT AGENDA

**6a. Approval of Licenses: Arborist - Rainbow Tree Care. Mechanical: Anderson
Heating, LLC; Countryside Heating and Cooling Solutions**

6b. Approval of Financials for May 2021

Check #: 13994-14024; EFTs: #433-441

**6c. Approval of Special City Council meeting minutes of April 21, 2021 - Anderson
Woods 6 p.m.**

**6d. Approval of Special and Regular City Council meeting minutes of May 13, 2021
- (2 Versions for discussion)**

6e. Approval of Temporary Liquor License - NOHOA Summer event

6f. Consider resolution amending annual appointments/responsibilities

6g. Approve legal services contract Kennedy & Graven

6h. Approval of Waddle Recycling Contract

This item was removed from the Consent Agenda.

Administrator Kress said for item 6d, he would pose the question to the Council which set of minutes they would like to formally adopt as there are two different kinds represented: one is an action-related format and the other is a longer version. Whatever version the Council picks tonight he will put on the upcoming Council agendas.

The Council discussed the minute-taking format. While some Councilmembers preferred the action minutes, others noted many residents do not have the context and would benefit from the longer version and the extra clarity in the discussion. The Council decided to go with the longer version of the minute taking format, between 5-10 pages maximum.

MOTION by Watson, seconded by Shah, to approve the Consent Agenda as modified on 6d and removing 6h. Motion carried unanimously by roll call.

7. PETITIONS, REQUESTS & COMMUNICATIONS

a. Deputy Mike Burrell Report [00:15:30]

Deputy Burrell shared that the past month has been fairly uneventful and noted they did a traffic enforcement detail the week of the May 17th with some focus areas and approximately 11-12 tickets were issued. The most frequent complaint-spots were addressed including West Pleasant Lake Road near the Rec Center, East Pleasant by the Pump House, North Oaks Road, East Oaks Road, Rapp Farms, Charley Lake development, Raven Road, and others. He has also had several traffic stops and tickets since that time. He noted some traffic accidents, fishing tickets, and that North Oaks has not seen an uptick in crime reports like some other areas. He stated that resident's doorbell cameras can help identify criminals within North Oaks.

Mayor Ries wonders if they can contact some of the doorbell companies and see if they can get a bulk, discounted rate to help encourage residents to purchase.

Councilor Shah agreed and suggested hosting an educational meeting with NOHOA on options, installation, perks, and the benefits of those security cameras.

Councilor Watson appreciates the follow up on the speeding discussion they had a month ago and asked the tolerance being allowed before issuing citations.

Deputy Burrell replied it is typically 40 mph or 10 mph over the speed limit.

Councilor Dujmovic reminded the community to be careful in the dark, wear vests, have reflective materials on, and keep an eye out.

Deputy Burrell noted it is against the law at night to not have a light on if you are biking.

9b. Discussion and possible action on North Oaks Golf Club sewer project [00:32:00]

Phil Anderson of the North Oaks Golf Club updated the Council on connecting to City sewer and gave a presentation including environmental and community concerns, sewer design, care and maintenance of the system, ownership, and partnerships. He noted the septic system was built in 1976 and they are proposing removal of the largest septic field in North Oaks.

Engineer Korby noted comments and changes after working with the Golf Club. He thinks this is a very good project and is best for the environment because if they can eliminate the largest septic system drain field in the City that is a good thing. He stated everyone involved in this project, including Shoreview, is in favor of the project. He stated they will be out on the construction site periodically making sure things are done properly.

Mayor Ries wants some of Engineer Korby's comments about the pump on public record. She stated the system right now is planned with a single pump and Engineer Korby recommended a second pump in case the first pump backs up or has issues.

Engineer Korby noted it is always nice to have a back-up pump on hand so if there is ever an emergency, they can switch out the pumps in a matter of an hour instead of waiting for a pump to be shipped in. He noted this would apply to all of the lift stations in the City.

Mayor Ries asked if there are any points along the route where public access would need to be granted for servicing as she wants to maintain privacy in North Oaks.

Engineer Korby thinks the only access points needed would be the two far ends; one is at the Golf Course and the other in public right-of-way on the west side. He thinks there is adequate access to get into the system if and when they would need to. The inspectors would not need to come across any properties to inspect which is an advantage of directional boring. Most people will not even know the construction is occurring because there will only be a few open pits.

MOTION by Watson, seconded by Dujmovic, to approve the replacement of the North Oaks Golf Club existing septic system with a connection to City Sewer (Shoreview Interceptor) and to authorize Administrator Kress and Engineer Korby to work with the Met Council and the Golf Club to complete the documentation. Motion carried unanimously by roll call vote.

9a. 2020 AUDIT PRESENTATION [00:51:25]

Justin Nilson from Abdo, Eick, and Meyers gave a presentation on screen including the Auditor's Opinion, General Fund Results, other Governmental Funds, Enterprise Fund, and Key Performance Indicators.

The Council clarified with questions and discussed various elements of the presentation.

MOTION by Watson, seconded by Dujmovic, to accept the 2020 Audit Report. Motion carried unanimously by roll call vote.

8. UNFINISHED BUSINESS

8a. Report on NOHOA/NOC progress on Nord Parcel matters following 60-day extension [01:11:30]

Councilor Watson noted there is communication from Mark Houge at the North Oaks Company (NOC) and with JoAnn Hanson, North Oaks Home Owners' Association (NOHOA) Board President indicating they have met a number of times and have not found a happy meeting ground yet but they are working at it. Watson suggests advancing the matter for another 60 days. In discussion with Attorney Thompson, the fact that progress with the two other parties is happening, in encouraging them to move it along and using some persuasion, the City Council is not crossing into areas where they do not belong. He noted things are at a stalemate until the parties decide what to do.

The Council discussed how to move the project along as it is at a standstill; it was noted that the Council is willing to participate and help in any way they can.

Mayor Ries asked Engineer Korby's perspective on the site.

Engineer Korby noted it is a pretty wet site and in looking at individual lots and wetlands, in some cases the wetlands are higher than where he believes the basements will be. One concern is how many basements can they have out there, especially on lots 1, 2, 5, 6, 7, 9, and 12; although the lots and pads can be developed, he does not think they can put in basements. He noted they do not have the final basement elevations yet. He spoke with the developer the previous day about some hydraulics that need to be recalculated. Mr. Korby, Administrator Kress, and the NOC are having weekly meetings every Wednesday at 2:00 p.m. to go through the lists, items, and concerns.

The Council continued the discussion. Mayor Ries asked Attorney Thompson for his thoughts.

Attorney Thompson stated the Council has given final approval to the Nord Plat, it has been recorded, and he went back and looked at the minutes of the meeting where the motion was made to continue the discussion with a report in 60 days. His understanding is that it is more like a progress report to the Council and perhaps they could assist in some way to help the parties work through the issues. If the Council wants to make another benchmark 60 days out for a report, he thinks that is an action they can take.

Mark Houge, North Oaks Company President, shared that they suspended work at Nord largely because of the winter conditions and load limits and they are preparing to resume work immediately on the storm sewer and street installation. As Mr. Korby noted they are looking forward to a pre-construction meeting the following week to review any last details. He reiterated that the Company's engineers have done a thorough review of all watershed and water-related issues and the Company is confident that the engineers designed a great project, noting

that the previous City Engineer acknowledged that by its review and approval, as well as the Planning Commission, and City Council. They look forward to final review with Engineer Korby as they begin construction of the street and Mr. Houge trusts they will be back soon after resolving issues with NOHOA. He shared that the proposed street name is Sherwood Trail and the development name will be East Preserve.

The Council decided to revisit the item for an update at the August meeting, including the street name.

9. NEW BUSINESS

9c. Consider approval of application for final plan/plat/subdivision for the Anderson Woods Development Site (Site F of the 1999 East Oaks PDA as well as adjacent parcels as shown on the previously-submitted preliminary plans legally described as Tract G, REGISTERED LAND SURVEY NO. 633, RAMSEY COUNTY, MINNESOTA) including approval of related development contract [01:38:40]

Mayor Ries noted a special meeting earlier in the day and that Mr. Kress had read Councilor Shah's letter into the record.

City Planner Kirmis gave an overview of the site and said at the June 11, 2020 meeting the Council considered and approved the preliminary plan for the Anderson Woods subdivision consisting of 9 single family lots. At this time, the NOC has requested final plan/plat approval of the subdivision which overlays 36 acres of land on Site F of the East Oaks PDA area including a centrally-located wetland. He walked through zoning, municipal sewer and water, as well as street, lot, and trail configurations. Conditions of approval are included and the Building Official will have that as a reference.

Engineer Korby updated the Council that there are about 122 comments and he has been working with the NOC to get those changes made.

Engineer Morast shared highlighted visuals on screen and walked the Council through plan sheets. He spoke about high-level comments on grading plans, basement elevations being a bit lower than the basin, the land bridge/wetland area, erosion control, water main, storm sewer, street plans, and landscape plans.

Councilor Hara asked who owns and is responsible for the infrastructure (sanitary sewer, water, storm water) going below the road.

Administrator Kress replied the Company is responsible.

Councilor Hara asked as the Company phases out of owning land in the development, what are the financial requirements to support that down the road, is there an escrow fund set up for it?

Mark Houge replied in the past the Company collected those utility fees and then worked with prior Councils and Staff to make the billing process a part of the City's work. In both cases they

collect and replace reserves as a part of that fee, and works closely with White Bear Township who maintains those. The three parties have tried to arrive at a reasonable amount of money to collect each time residents are billed for their services so those future maintenance costs are covered with those replacement reserves.

Councilor Hara clarified if he buys a lot in Anderson Woods, he is allocated a specific fee which is someone's estimate of what it might cost in 10-15 years or annually to deal with the storm water, sewer, and water. He asked if that is how that works because he has not seen it coming out of any general City or NOHOA fund.

Mr. Houge answered it is not included in NOHOA fees. It is embedded in fees for utility charges and the intent is to look out in to the future and try to accommodate maintenance and long-term issues.

Councilor Hara asked where that fee is and if he is paying part of that fee. Speaking for all of the people in North Oaks that built or bought a house that had a well and put a septic in and maintain those, he is not certain that those people would also want to ante-up for those that did not buy a well or put a septic system in. He noted the potential liability that lies ahead of replacing and maintaining those facilities.

Administrator Kress noted the only time one would see the fee is if they were billed by White Bear Township or the City of Shoreview, and one would only see that as part of a turnover to the City because until that time the Company owns the line system. With Anderson Woods, the City does not have any responsibility to that line until such time that it takes it over if it decides to do so.

Councilor Hara asked if the City has taken these over in any of the other developments.

Administrator Kress replied the City has taken over several line sets in the past which is part of the reason they asked Engineer Korby to give a proposal on utilities to see how many systems they do own and what the reserve balances are for those. To answer the original question, no, individual residents living in the center of the City are not paying for utility, maintenance, and upkeep for those that are on the White Bear Township or Shoreview systems.

The Council continued discussion about the lots, basement elevations, road noise, and privacy, and what a preliminary approval actually is.

Attorney Thompson noted some points that came up during the Special Meeting that he would like to discuss. There were some questions on the preliminary plat approval and many of those are engineering related and planning related; however, there is a condition in the resolution for the final plat approval stating that all conditions in the preliminary plat must also be met. Mr. Thompson stated the final plat must be in compliance with the conditions in the preliminary plat and in the applicable City's regulation. The Council is not acting on a clean slate tonight, there is a preliminary plat approval and that is not to say if something is not compliant, they are obligated to approve it. He clarified that simply because a final plat is the last stage in the planning process and creation of the lot process, that does not mean that there are not other approvals that need to

be given such as building permits or wetland regulations, and the plat does not approve those. Attorney Thompson said when the developer or builder comes in for those approvals, the applicable code provisions need to be complied with at that time.

Mayor Ries asked if there are remedial measures if something is considered to be incorrect or if correct information was not provided to the City.

Attorney Thompson replied the remedy has to be tied to what the application is and if it is compliant. For example, if a builder came in and built a house that violates setbacks or a water management plan, there are remedies clearly associated with that. They are not remedies tied to the plat but are tied to future approvals. He noted the final date to act formally on the approval is June 18, 2021.

The Council discussed other elements, including the water loop line, final approval date, and the NOC and NOHOA working together.

Mayor Ries stated they could call a special meeting to allow Mr. Thompson time to review these things and report back.

Councilor Watson noted if June 11, 2020 was the original date and it is one year later, would the final date be June 11, 2021? He would rather see the extra week and get some of these matters nailed down because he wants to avoid creating a “Nord 2.”

Mr. Houge noted a letter from NOHOA dated April 2, 2020 where they talk about their review of the Anderson Woods development. He has not seen the resolution that Attorney Thompson spoke about and cannot agree to conditions of final plan approval having not had a chance to review those. Mr. Houge stated they went through the list of 122 engineering comments and there was one comment about potentially putting an island in the entrance for a turnaround which is the one thing they probably cannot accommodate at this time; he clarified early in the preliminary plan approval they had an island there and NOHOA asked them to remove it. They will surely address the question of basement elevation at the time of a building permit application. He believes they are comfortable with the engineering review and would like to move forward with the project.

Councilor Dujmovic asked regarding the alternative Engineer Korby mentioned to bringing in a bunch of fill that may allow the wetlands to be connected rather than separated by fill is there any willingness on the NOC's part to entertain that option?

Mr. Houge replied the NOC looked at many options and he is not 100% clear what Mr. Korby is referring to. They brought in fill because it was required by the soils engineer to make sure they had proper compaction and slope stabilization. The grades seen out there today were set up at an elevation to accommodate the least amount of disruption to the existing topography on the lots. There is a pile of dirt on the west side that is the excess granular material which was replaced by the materials required by the soils engineer to create that crossing. They also had lengthy discussions with VLAWMO on the pros and cons of a culvert under the crossing and they agreed

that based on how the water moves on either side of it, it was not necessary and enabled NOC to put the utilities across to those westerly lots.

Mayor Ries noted it is getting late and they have the option to continue the meeting on June 18. She noted Attorney Thompson and Engineer Korby have some issues to look at and they can have that meeting after allowing them to collect more of the information.

The Council agreed to meet the following week to clarify some of the outstanding questions, including the culvert and utilities, the maintenance costs, trail access, the resolution, the major engineering items, the basement elevation issue, the NOHOA April 2, 2020 approval of Anderson Woods, and the loop water.

Mayor Ries noted on record that they will keep this item open and will have a meeting on Friday, June 18 at 4:00 p.m.

**9d. Consider North Oaks Company request for preliminary grading on Island Field
[02:44:00]**

Administrator Kress clarified the City received the materials on a Friday after the Thursday Council meeting and since then received some geo reports and other information that is helpful for the connection piece. Whether the site is developed or not, they will still need access to the site and that is what this request is for, there is not additional grading of any streets, it is quite literally the grading of the entrance to Island Field.

Mayor Ries noted the City Council did not ignore a request for grading, it was simply that they did not have the correct documentation required in order for the Council to consider it at their last meeting.

After discussion, the Council decided to continue items 9c, 9d, and the rest of the agenda items until the June 18, 2021 meeting.

9e. Proposed Change to Building Permit Refund form

9f. Report on VLAWMO/NOC Wilkinson CWA 319 meander project

9g. Discussion on Wetland Protection Ordinance from City of Minnetonka

10. COUNCIL MEMBER REPORTS

11. CITY ADMINISTRATOR REPORTS

12. CITY ATTORNEY REPORTS

13. MISCELLANEOUS

a. May 2021 Forester Report

14. ADJOURNMENT

MOTION by Watson, seconded by Hara, to continue agenda items 9c through 13 until Friday, June 18 at 4:00 p.m. Motion carried unanimously by roll call vote. Meeting adjourned at 9:53 p.m.

Kevin Kress, City Administrator

Kara Ries, Mayor

Date approved_____

**North Oaks City Council
Meeting Minutes
North Oaks City Council Chambers
June 18, 2021**

1. CALL TO ORDER

Mayor Ries called the special meeting to order on June 18, 2021 at 4:00 p.m.

2. ROLL CALL

City Councilmembers participated **by telephone or other electronic means** pursuant to Minn. Stat. § 13D.021. Residents can view the meeting on our cable access channel and through the website portal just like other public meetings.

Present: Mayor Kara Ries. Councilmembers Rich Dujmovic, Jim Hara, Sara Shah, Tom Watson
Staff Present: Administrator Kevin Kress, Attorney Jim Thompson, Engineer Tim Korby
Others Present: North Oaks Company President Mark Houge, North Oaks Company Attorney Tom Bray

A quorum was declared present.

Mayor Ries noted due to the late hour of the previous meeting, the Council decided to recess and reconvene to continue the discussion at this date and time. They are discussing the Anderson Woods final plan approval.

UNFINISHED BUSINESS

9c. Consider approval of application for final plan/plat/subdivision for the Anderson Woods Development Site (Site F of the 1999 East Oaks PDA as well as adjacent parcels as shown on the previously-submitted preliminary plans legally described as Tract G, REGISTERED LAND SURVEY NO. 633, RAMSEY COUNTY, MINNESOTA) including approval of related development contract

Mayor Ries noted some things stated on record that she wants to clarify that after some discussion with Attorney Thompson. In the discussion on some of the preliminary plans and moving into final stage approval there has been a lot of discussion on Vadnais Lakes Area Water Management Organization's (VLAWMO) role in all of this; in conversations with Al Fiori and Brian Corcoran, they are not in the business of approving planning or development plans. They simply look at the wetland conservation act and that is really their only jurisdiction. It is the City's obligation to review this within the ordinances and contractual obligations (the PDA) and look at issues in regard to health, general welfare, and safety. The City Council needs to be sure they are being compliant with their own ordinances, with the PDA, and with the current zoning and land use. She noted it has been stated incorrectly on the record that "VLAWMO approved this" and the Council must look at the compliance of each of these applications and whether they are fulfilling their obligation in following the PDA. Mayor Ries said there has been a lot of discussion about being in the final plan phase and that there is nothing they can do; they also have the obligation of the PDA which requires and often trumps what the ordinances say. She opened the discussion.

Engineer Korby has done some analysis and has come up with additional options for the water main and the land bridge. Regarding the water main, Option A right now is designed with two separate water mains going down the middle of the road and the purpose is to have some sort of a loop on Pond View Trail, which he will call a “pseudo-loop.” Option B would be to get rid of one of the pipes on Pond View Trail and extend it to the north, hook up the 4 additional homes for the “villas” and the hook up to the existing water system further to the north which would be a true loop with water crossing on two different points on Centerville Road. He noted it is very expensive which is about \$200,000 (estimated) to extend it further to the north, hook up those 4 lots and connect to the system to the north. Option C would also be a true loop and instead of crossing at the same spot on Centerville Road they could cross a few hundred feet down the road, bring it in between lots 6 and 7 or 7 and 8 and come in on the north side of the cul-de-sac. Engineer Korby would push to have a true loop as it is good for the health and safety of the residents on North Oaks.

North Oaks Company President Mark Houge noted one thing not considered in those costs is right-of-way acquisition and the fact that the Company has already sold those 4 lots and one has already installed a well and paid for it. The other 3 are under contract with the understanding that they would be putting in a well and the nearest water line is in Osprey Court and they are all on a loop. He noted they do not see it as a viable option to go up to the Villas of Wilkinson Lake.

Engineer Korby noted there are cases where a resident has a well and can use it for irrigation purposes and then City water is for drinking purposes.

Councilor Shah asked Attorney Thompson if the City has the authority to ask the applicant to extend the utilities like this?

Attorney Thompson asked Mr. Korby what the engineering plans that were part of the approval of the preliminary plat/plan showed with respect to the water.

Engineer Korby replied they showed the double barrel with two pipes going down the road.

Attorney Thompson sees two legal issues. First, the statute says that the obligation of the Council is to approve a final plat if it complies with the conditions in the preliminary plat resolution and any applicable requirements. This is a legal issue if the Council were to mandate a change in what was approved at the preliminary plat stage. A second issue is that the four lots to the north are not part of this development; granted they were done by the same developer but hypothetically if it was a different developer, they would not have any authority to make that developer do something different than when it was approved. There are two legal hurdles he sees. He noted the developer can agree and they can negotiate something to do one of the other two options that Engineer Korby suggests, but legally, the Council is in a tough situation demanding it.

Mayor Ries stated the City has the right to enforce health, safety, and general welfare and maintaining water quality in that area would be an issue. She asked if that is correct, generally speaking.

Attorney Thompson replied yes.

Mayor Ries noted the City has the right be enforcing consistent water quality. Also, if something was incorrect or falsely stated on the record prior, the City has the right to go in and review that fact and asked if that is correct.

Attorney Thompson replied yes, that is correct. He clarified if it is a misstatement relating to a previous development that has already been approved it is difficult as to how they would enforce that.

Mayor Ries stated during approval of those four plats there was discussion about looping in the water – she asked if the City can retroactively connect these homes to water and do they have that authority.

Attorney Thompson replied generally, yes, the City does have that authority, for example when a road is built and rebuilt and if they extend sanitary sewer and water the City can require that the property owners hook up in a specified period of time. He stated many cities do that in a way that does not jeopardize the homeowners, if they have a brand-new septic system or well, they are given time.

The Council discussed the previous City Council and Planning Commission's decisions regarding looping the water.

Mr. Houge reminded the Council that the reason they have the design with the two lines running parallel in the street was a request by White Bear Township to maintain water quality. In terms of health and safety it is the exactly the same in terms of water quality whether the line runs up and down Pond View Trail or is connected at a point north on Centerville Road. It is going to tap into the same 16-inch line and the water flow is the issue, not the proximity of the connections to the water line. He clarified to suggest that it saves the City money to eliminate that line is incorrect as the Company is paying for the line either way. If the City wants to put in a new line and assess the owners on the Villas, that would be their option but it would come at an additional expense to the City and those homeowners.

The Council continued the discussion of the water line options and who would potentially cover the expense of hooking up the water. They then moved on to a discussion regarding the location of the trail access and NOHOA, including safety and security in the trail head being close to the entrance of the City.

Engineer Korby noted there are 122 engineering comments and they are working through those with the Company. Regarding the land bridge, other options include a concrete arched culvert and a corrugated metal arched culvert. The advantages environmentally are cutting the wetland impact in half, reconnecting the wetland sides – although both VLAWMO and HR Green's engineers have said the water can flow from both directions in somewhat of a loop. Perhaps the most important is reconnecting the wildlife as these culverts for turtle and wildlife crossings. The disadvantage is the expense and it is estimated to be as much as \$500,000 extra to put in some sort of a real bridge, and that is something the Council would have to discuss and decide on. He

showed a picture on screen of what a culvert could look like. He noted it was mentioned in NOHOA's letter that they are not in favor of going away from the land bridge due to the maintenance as at some point in the future a culvert goes bad.

Mr. Houge noted the entire land bridge has been built, it is completely done, and is ready for gravel base and paving.

Mayor Ries thinks it is important for Mr. Korby to review it for structural integrity, erosion, sloping, runoff, and other impact, as at one point, NOHOA had comments and concerns. Resolution 1391 that only approved grading and denied storm water collection, utilities, and putting in the road. She would like Engineer Korby to review this.

Mr. Houge stated the City has had an engineer looking at this project for over a year, has done a thorough review, and just because there is a new engineer it does not discount the fact that the previous engineer did a thorough review of all of the design to the get them to the point they are at. In addition, there have been numerous on-site meetings coordinated with a soils engineer, records of the compaction, and everything was done exactly to the specification requested by the City Engineer at the time, the rip rap is a slope that is designed to be maintained, there are no retaining walls required. The ponds were not constructed other than the grading of the area that creates the pond. No work has been done by the Company that exceeds the authority given by the City to do grading.

Mayor Ries anticipated those comments and asked Kress to send her any documentation on the engineered documents of the bridge; the only thing they had was a wetland impact that was submitted to VLAWMO for their review, there was no actual grading or design work submitted to the City that actually showed this type of land bridge structure and what it entailed. Her concern is there is initial grading in the City but they also have ordinance 151.027 which talks about land reclamation and is not specific to a point in time. In order to review the ordinance and make sure things are being met, those plans, designs, and quantities need to be disclosed.

Councilor Shah noted VLAWMO reviewed the plan and did not raise any issues about the current design from an environmental standpoint and the City gave the applicant the grading permits in July of 2020. She stated the applicant did not do anything different than what they asked for in the preliminary plan and the City they gave them the authority to do that. She does not see that they have latitude or authority to change this land access situation as the Company is doing exactly what was approved in the concept plan and the preliminary plan. She asked Attorney Thompson's legal opinion.

Mayor Ries wants to clarify two things stated on the record: it was only the initial grading that was approved in Resolution 1391 and no permits were ever issued, and second VLAWMO does not review plats, environmental wetland tables, they only review the wetland conservation act and where the water is impacted. She noted the Planning Commission and previous Council would couch everything on the perception that VLAWMO goes into an environmental study. She noted there was an EAW done which only anticipated using the existing farm roads and did not anticipate this particular road.

Attorney Thompson said it sounds like the plans for this roadway at the time of preliminary plan approval did not include the bridge or culvert option. The answer to the question Councilor Shah raised has two legal issues associated with it, first going beyond the boundaries of the plat. He stated the Mayor is correct in the sense that a permit was not issued for this grading, there was a resolution approved which is what is contemplated in the PDA to allow the preliminary grading so that was authorized. He recognizes another provision in the Code on land reclamation and in this particular instance he thinks the process was followed that is contemplated by the PDA which is a resolution approving the preliminary grading. It appears the grading was done pursuant to that authority, though there may be some misunderstanding. His understanding is that there were no utilities installed and there was no roadway installed; rather there was just grading for the roadway which is what was authorized by that resolution. With respect to whether they can change the rules now regarding the road, the answer is the same in that the statute says if what they are doing complies with what was approved at the preliminary plat/plan stage, the law is they cannot change the rules on that without the consent of the developer. He noted it is true as a Council that they have the authority for health and safety, and for example if there is a health and safety concern about where this road hooks up to Centerville Road, the Council has authority over that and does not have to approve a road connection that is unsafe. He thinks the same principal applies regarding the trail in that if it is an unsafe location the Council has some discretion. He pointed out that the preliminary plat resolution for this development says “final trail plans be developed in concept with NOHOA Staff (as they will be responsible for acceptance and maintenance of the trails).” Attorney Thompson stated the last legal item left is the development agreement and they will be working on that; he hopes they will ensure that issues that came up in Nord will not come up this time.

The Council discussed the classification of a natural environment lake and how the lots meet the minimum ordinance requirements. They spoke about the NOHOA June 6 letter and determined the issues raised have been reviewed or are incorporated into the 122 engineering comments. It was noted that every item in the memo shows the City’s and NOHOA’s commentary. The engineer clarified the grading report, including preliminary grading to final approval standards.

Mr. Houge noted the previous engineer told the Company exactly what they wanted to see to approve the project and its construction and that is what the Company followed. At this point, it is not appropriate for the City Engineer today (even though they are different) to be reviewing the work of the city engineer that was fully capable and reviewed the same item 6 months ago.

Attorney Thompson noted the change in engineers is not an issue, what becomes problematic is changing the rules. The rules are: what was approved and in place when the Council approved the preliminary plat. A new engineer should be reviewing all of the plans as it is a condition in the final plat resolution that is part of the agenda tonight – that final plans need to be revised in order to address the engineering comments in the memo dated December 11, 2020. The current City Engineer has to comment on those and they have to comply. It does not matter whether there is a new engineer or not with respect to what the applicable rules are and those are the rules that were in place when the previous Council approved the preliminary plat. The engineer must review these plans to make sure they are consistent with the approved plans and the previous engineer’s December 11, 2020 memo.

The Council again spoke about the location of the trail, including the conceptual trail layout and consistency with the 1999 PDA.

Councilor Watson pointed out number 7 in the resolution and asked does it mean these parcels cannot be sold without an agreement on easements with NOHOA.

Attorney Thompson replied yes, that is what it means. The trail easements need to be conveyed to NOHOA before conveyance of any of the affected lots.

Mayor Ries gave Attorney Thompson some history and stated the roads are actually easements to the Home Owners' Association just like the trails are.

Attorney Thompson understands that. He said the answer is yes, this resolution requires a development agreement, and that provision will be in the development agreement and was also in the Nord agreement.

The Council spoke about escrow requirements, basement elevations (including Gary Eagles' letter from February 24, 2021), walkout basements versus lookout basements and moving cubic yards of soil to create a walkout basement.

Attorney Thompson noted that is where the City's land reclamation ordinance would come into effect. If a lot is sold and they want to bring in grading and meet the threshold for a land reclamation permit which requires a CUP approved by the City Council, they would have the authority to review that at that time if they met the 100 cubic yard threshold.

The Council discussed platting, surface water runoff, drainage, and building codes.

Mr. Houge pointed out the proposed grading plans show proposed elevation for various levels of a home on lots 5, 6, and 7 which would be typical. If they are creating lots and doing grading, they need to show how the home would be placed. Regarding the six lots that they chose not to grade because they wanted to retain the tree, when the homeowner decides what type of home they would like to build, those basement elevations will come into play.

The Council discussed code requirements, the development agreement, and slab-on-grade versus walkout basements.

Attorney Thompson clarified they can put things in the development agreement that the future homeowners cannot come back at the City and say they did not know they could not put in a walkout basement but instead can only do a slab-on-grade. He stated they should have known it because it was on the title when they purchased the property and noted they would add a few more remedies to the development agreement to make sure home owners know about these lots whether they have attorneys or not when they buy these lots.

Mayor Ries noted it is the deadline for approval so legally the Council needs to either approve, deny, or come to an agreement with Mr. Houge to extend the deadline at this point. She would

like to try to connect those four houses with water and asked Mr. Houge if he would be willing to have that discussion and seeing if it would be possible and looking at the financials.

Mr. Houge said with all due respect, they cannot do that; they built those homes, marketed them for sale, and people who have been looking at them were fully apprised that they would be using wells and there is no benefit from a health and safety point of view.

Mayor Ries asked Mr. Korby to explain the benefit of the water quality being in a true loop rather than parallel pipes.

Mr. Korby explained it would be bringing in water from a different point if there was ever an issue, a break, or settlement under the road, it is more reliable for health and safety.

Attorney Thompson explained the resolution prepared which has been reviewed by the developer's attorney and is based primarily on the resolution used for the Nord development which approved the final plans subject to further engineer review to make sure they comply with the plans that have been approved. It requires the developer to enter into a development agreement with the City, the form of which is acceptable to the City, and the developer will provide a cash escrow letter of credit, requires the trail easements to be conveyed to NOHOA before conveyance of any lots, and carries forward some setback and other requirements in the preliminary plat resolution and specifies the name of the street. Attorney Thompson noted this resolution covers Tract G of registered Land Survey No. 633 which is the current legal description for the nine lots.

The Council discussed adding both engineer memos from the previous and current engineers, as well as conveyance of the road to NOHOA. Regarding NOHOA's trail access opinion, it was noted that in North Oaks they do not put those access points near a County road as those can become accesses for theft and trespassing. Councilor Watson and Mayor Ries would like to put something in the resolution regarding the trail location being revisited to keep consistent with other trails in North Oaks.

Councilor Watson would like to see traffic counts and safety matters on that area of Centerville Road and would like to see that represented, as well.

Attorney Thompson suggested adding some language such that the Council reserves the right to request and provide information to NOHOA regarding traffic safety concerns for their consideration.

Mr. Houge objects to adding the HR Green engineer's letter from May as the Company received preliminary approval with the City's engineering comments at the time and many of the items in the HR Green letter are more clean-up items on the drawing and they will clearly take care of that. Second, he cannot agree to change the trail location after having worked this issue thoroughly with the City and NOHOA previously to come up with an agreement/preference of what the Company thought NOHOA wanted.

Councilor Watson clarified he is not asking them to change the trail but rather take into consideration some factors that were not considered such as nearby road traffic, a.m./p.m. traffic, and truck traffic as he is pretty sure the Company and NOHOA did not take those into consideration.

Attorney Thompson stated with respect to adding the other engineering drawings, over the objection of the applicant, he does not recommend adding that; they could encourage the developer to review those comments and comply with those they can.

Councilor Shah asked Attorney Thompson to summarize the modifications to the resolution.

Attorney Thompson said if a motion is made with a second to adopt this resolution, they can clarify to make sure what the terms are.

MOTION by Shah, seconded by Watson, to approve Resolution 1425 the final plat subdivision for the Anderson Woods site. [02:38:45]

Attorney Thompson noted number 7 would now read “*road and trail easements shall be conveyed to NOHOA prior to the conveyance.*” A new sentence would be added to paragraph 7 that says “*The City reserves the right to present additional information and comments to NOHOA related to the traffic, safety, and security concerns relating to the proposed location of the trail.*”

Engineer Korby and Attorney Thompson discussed the 122 engineering comments on the plans.

Mr. Houge stated the drawings referred to in the resolution are new plans; there was a set of preliminary plans that was approved by a prior Council. These are what the Company is calling the final plans and they were instructed to hold off making any changes to these final plans until the approval (presumably today) and then they can incorporate comments. Again, he rejects to changing that paragraph from reference to the earlier engineer’s comments because that is what the approval is based on. He also stated the language should say the “approved” trail rather than the “proposed” trail.

Attorney Thompson suggested in paragraph 2 it say “*final plans shall be revised to address the City’s Engineer’s comments.*”

Tom Bray, attorney for the North Oaks Company, thinks the Council is confusing two issues. First is the willingness of the NOC to work with the current City Engineer Mr. Korby and take his comments into consideration, which Mr. Houge has already indicated the Company is willing to do. Second is the City’s legal right to add new conditions at this point in the process by requiring compliance with Mr. Korby’s letter which was not a part of the record, preliminary approval, or referenced in the resolution of preliminary approval. The Company strongly objects to any reference to any engineer comments other than the engineer comments that are specifically referenced in the preliminary approval resolution. Beyond that they are adding new conditions and simply do not have the right to do that.

Attorney Thompson said the reference right now to the engineer's memo is dated December 11, 2020 which did not exist at the time of preliminary plat approval, so by definition, the comments have to come after that. He does not think they should get hung up on a date here but thinks it should say "*final plans shall be revised to address the City's Engineer's comments.*" He clarified if the engineer is commenting on the appropriate plans, then those are appropriate comments.

Attorney Bray noted the Company maintains its objection; the preliminary approval resolution required the Company to respond to the City Engineer's plans and were provided an extensive memo and the Company fulfilled its obligation by responding to that.

MOTION by Watson to amend the main motion on Resolution 1425 as presented to add the modification to item 2 and delete the reference to the date and insert the words "City Engineer" and add the word "comments." With respect to item 7 to add the word "road and trail easements" and include the comment from attorney Thompson that the City reserves the right to provide information about traffic safety, security, and road conditions to the consideration of this trail. [2:58:00]

Attorney Thompson clarified the amendment to the motion with amendments as follows: the first sentence of paragraph 2 would read, "*final plans shall be revised to address the City Engineer's comments.*" Second, paragraph 7 would be revised to read "*road and trail easements*" and to add another sentence to that paragraph that says "*the City Council reserves the right to present additional information and comments to NOHOA on traffic, safety, and security issues relating to the trail location.*"

Watson agrees with Attorney Thompson's statements as modifications to his motion. Dujmovic seconded. Motion carried as Councilmembers Dujmovic, Hara, Ries, and Watson voted for; Councilmember Shah voted against. [3:02:30]

Mayor Ries called a vote to approve the Resolution as amended.

Motion carried as Councilmembers Dujmovic, Hara, Ries, and Watson voted for; Councilmember Shah voted against. [3:03:00]

MOTION by Watson, seconded by Hara, to table agenda items 9d, 9e, and 9g to the next regularly scheduled City Council meeting on July 8, 2021. [3:05:00]

Councilor Shah is disappointed that they cannot get through this material in a more efficient manner as she thinks they should attend to City business.

Motion carried as Councilmembers Hara, Ries, and Watson voted for; Councilmembers Dujmovic and Shah voted against.

9d. Consider North Oaks Company request for preliminary grading on Island Field

9e. Proposed Change to Building Permit Refund form

9g. Discussion on Wetland Protection Ordinance from City of Minnetonka

10. COUNCIL MEMBER REPORTS

Councilor Dujmovic sent the Council a report on crime statistics and police data over the last 5 years and is still working on a script for a video for new residents.

Councilor Hara shared that he spoke with NOHOA Executive Director about weed management and it is a NOHOA role rather than the City’s. He agrees with Councilor Shah about attending to City business and noted he was charged along with Engineer Korby and Administrator Kress to look at the City water rates for those tied into the Shoreview water system. He noted they have not had a meeting or conversation about it. He thinks Council and City Staff should be aware that they spend so much of their time on developments and there may be some residents who will receive a big water bill and would like them to attend to more than just developments.

Councilor Watson had nothing to report but said the meetings would be shorter if they cut the politics.

Councilor Shah attended the RCLLG quarterly meeting and the VLAWMO Tech meeting.

Mayor Ries noted June 26, 2021 is Recycling Day. She followed up with the weed comments and stated it is a NOHOA issue and there are only two times per year that NOHOA can get a permit from the DNR to treat and they must be very cautious because the Department of Health may send a letter stating they need to change the process or chemical. Mayor Ries and Councilor Watson had a meeting with St. Paul Water and are initiating a joint effort to investigate this and look at some possible new ways to address the zebra mussels.

a. 319 Watershed Grants

11. CITY ADMINISTRATOR REPORTS

12. CITY ATTORNEY REPORTS

13. MISCELLANEOUS

a. March 2021 Forester Report

14. ADJOURNMENT

Watson moved, Dujmovic seconded to adjourn the meeting at 7:15 p.m. Motion carried unanimously by roll call.

Kevin Kress, City Administrator

Kara Ries, Mayor

Date approved _____



EVENT INFORMATION

What

This annual fundraiser celebrates and supports CommonBond Communities' vision that a safe, stable, and affordable home is the foundation for everything in life. Birdies for Hope provides a great day on the North Oaks course, a great way to have fun, and a great way to partner in the work we do.

When

Monday, August 30, 2021

11:00 am	Registration and Lunch
12:15 pm	Hope Putt Putting Contest
12:30 pm	Shotgun Start
5:30 pm	Social Hour, Brief Program, Prizes

Where

North Oaks Golf Club
54 East Oaks Road, North Oaks, MN 55127

Why

Birdies for Hope raises funds to support CommonBond's Youth Advantage Services, including 1:1 Study Buddies programming and other educational support programs that help kids excel. We're excited to return to a traditional format for our 2021 tournament, supporting the youth who call CommonBond home. Thank you for your partnership.

Questions

For questions about Birdies, or other ways to support our work, please contact Kathy Vigil at 651-288-8693 or Kathy.Vigil@commonbond.org

CommonBond Communities is a 501 (c)(3) organization. Your donation is tax deductible in accordance with applicable laws.

COMMONBOND COMMUNITIES 1080 MONTREAL AVENUE ST. PAUL MN 55116 651.291.1750



Building Permit Fee Refund Request

Building Permit Fee Refund Policy:

The Building Official may authorize refunding of any fee paid which was erroneously paid or collected.

The Building Official may authorize refunding of not more than 80% of the Permit Fee paid when no work has been done under a permit issued in accordance with the Code.

The Building Official may authorize refunding of not more than 80% of the Plan Review Fee when an application for a permit for which a plan review has been paid is withdrawn or cancelled before any plan reviewing is done.

The Building Official shall not authorize refunding of any fee paid except on written application filed by original permittee not later than 180 days after the date of fee payment.

Name of Contractor: _____ Address of work: _____

Building Permit No. _____ Date Permit Originally Issued _____

Reason for Refund: _____

Signature of contractor: _____ Refund Request Date _____
(attach written request if came via email)

Is refund request within 180 days? YES NO

Original Permit Fee paid \$ _____ x 80% = \$ _____
(maximum amount of refund possible)

Original Plan Check Fee paid \$ _____ x 80% = \$ _____
(maximum amount of refund possible)

*credit card service fees are non-refundable

Amount of Refund \$ _____

Building Official Approval _____ Date _____

Amount Refunded \$ _____ Check Number _____ Date _____

**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. 1426**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO
CONSTRUCT A HOME IN EXCESS OF 35 FEET IN HEIGHT FOR PROPERTY
ADDRESS 16 CHERRYWOOD CIRCLE**

WHEREAS, an application for a Conditional Use Permit has been submitted by Ted and Stacie Scott, the owner of the real property described below, to allow for the construction of a home in excess of 35 feet in height on real property located at 16 Cherrywood Circle, North Oaks, Ramsey County, Minnesota, legal described on the attached **EXHIBIT A**; and

WHEREAS, a Conditional Use Permit is required for a home in excess of 35 feet in height; and

WHEREAS, the request has been reviewed against the relevant requirements of North Oaks Zoning Ordinance Sections 151.050 and 151.076, regarding the criteria for issuance of a Conditional Use Permit, and meets the minimum standards, is consistent with the Comprehensive Plan, is in conformance with the Zoning Ordinance, and does not have a negative impact on public health, safety, or welfare; and

WHEREAS, a public hearing concerning the Conditional Use Permit was held before the North Oaks Planning Commission in accordance with Minnesota Statutes, Section 462.357, subd. 3, on June 24, 2021, at which hearing the Planning Commission voted unanimously to recommend approval of the Conditional Use Permit application, subject to certain conditions.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH OAKS, that a Conditional Use Permit to allow for a home in excess of 35 feet in height, is approved subject to the following conditions:

1. The home shall be constructed in accordance to plan sets received 5-27-21.
2. The proposed home shall meet all required setbacks and other zoning standards prior to the issuance of a building permit.
3. Plans shall be approved by the Building Official prior to the beginning of construction.
4. Any outstanding fees shall be paid prior to the issuance of a building permit.

BE IT FURTHER RESOLVED that the City Clerk, Deputy City Clerk, or City Attorney are hereby authorized and directed to record a certified copy of this Resolution with the Ramsey County Registrar of Titles.

Adopted by the City Council of the City of North Oaks this 8th day of July, 2021.

By: _____

Kara Ries

Its: Mayor

Attested:

By: _____

Kevin Kress

Its: City Administrator

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Real property located in Ramsey County, Minnesota legally described as follows:

Tract D, Registered Land Survey No. 629, Ramsey County, Minnesota.

PID: 053022440009

Torrens Property



MEMORANDUM

TO: North Oaks Mayor and City Council
FROM: Bob Kirmis, City Planner
DATE: July 8, 2021
RE: North Oaks - Island Field Final Plan/Plat
FILE NO: 321.02 - 21.02

BACKGROUND

At a special meeting of the North Oaks City Council on December 17, 2020, the Council considered and approved (subject to conditions) the Preliminary Plan/Plat (subdivision) application of the North Oaks Company for the “Island Field Parcel” located south of the “Gate Hill Parcel” along Centerville Road.

The approved Preliminary Plan/Plat calls for the construction of a two-phase, 74-dwelling unit condominium building upon two proposed lots. An included “guest suite” is not considered a “dwelling unit” as defined in the North Oaks Zoning Ordinance (as it does not include independent cooking facilities).

In addition to the dwelling units and guest suite, the building includes common spaces such as a community room and an exercise room. Outdoor gathering spaces include patio decks, walking paths and a community garden.

At this time, the North Oaks Company has requested Final Plan/Plat approval.

As part of the Final Plan/Plat application, the applicant seeks to subdivide the subject site into two primary parcels of land, an 11.6-acre southern parcel (Tract A) and a 9.7-acre northern parcel (Tract B), along with a parcel to be used for roadway access and maintenance. Phase 1 of the project calls for the construction of a 37-dwelling unit condominium building on the southern parcel while Phase 2 of the project calls for the construction of a 37-dwelling unit condominium building addition upon the northern parcel. Upon construction of phase 2, the condominium buildings will be connected to form one contiguous 74-unit building.

The subject 22-acre property lies within “Site H” as identified in the 1999 East Oaks Planned Development Agreement (PDA).

According to the 1999 East Oaks Planned Development Agreement, and subsequently amended (PDA), the City’s RCM - PUD, Residential Commercial Mixed zoning district provisions apply to the subject property.

The proposed condominium building is planned to be served by municipal sewer and water.

Attached for reference:

- Exhibit A: Site Location
- Exhibit B: Applicant Narrative
- Exhibit C: Floor Area Ratio (FAR) Calculation
- Exhibit D: Existing Conditions
- Exhibit E: Approved Preliminary Plat/Easement Plan
- Exhibit F: Approved Preliminary Site Plan
- Exhibit G: Final Plat/Plan
- Exhibit H: Final Plat/Easement Plan
- Exhibit I: Final Site Plan
- Exhibit J: Final Grading and Erosion Plan
- Exhibit K: Final Utility Plan
- Exhibit L: Final Sanitary Sewer and Watermain Plans
- Exhibit M: Final Storm Sewer Plan
- Exhibit N: Final Street Plan
- Exhibit O: Final Landscape Plans
- Exhibit P: Building Perspectives
- Exhibit Q: Final Building Elevations
- Exhibit R: DNR Correspondence - (re: Black Lake OHWL Boundary)

ISSUES AND ANALYSIS

Consistency with Approved Preliminary Plan. Generally speaking, the site plan and related building, street and trail configurations illustrated on the Final Plan/Plat are consistent with those depicted upon the approved Preliminary Plan/Plat.

In response to the conditions of Preliminary Plan/Plat approval, the configuration of Tract A (identified as Parcel 1 on the Preliminary Plan/Plat) has been modified to include the entire roadway turnaround area near the entrance to the building. Specifically, the property line change is illustrated on the submitted Final Plat and Final Easement drawings.

it is not clear if the lot line which bisects Phase 1 and Phase 2 construction has been located such that Phase 1 of the condominium building will maintain a minimum 20-foot setback from the adjacent property line to the north. To ensure compliance with such setback, it is recommended that the Final Site Plan (Exhibit I) be modified to illustrate the boundaries of Tracts A and B.

Dwelling Unit Count. The PDA notes that a total of 35 dwelling units are allowed upon Site H with a potential 30 percent density bonus. As a result, a maximum of 46 dwelling units are allowed. At the October 8, 2020, meeting of the City Council, the applicant requested a formal determination related to the number of dwelling units which are allowed upon the subject site. In this regard, the applicant expressed its interpretation of the East Oaks PDA to allow 74 dwelling units upon the site based on the following calculation:

- a. Planned number of dwelling units = 35
- b. 35×30 percent density increase = 45.5 dwelling units
- c. 45.5 dwelling units is rounded up to 46 units
- d. 5.73 acres of commercial development converted at a rate of 5 dwelling units per full acre of commercial development foregone = 28.65 dwelling units
- e. $28.65 + 45.5$ dwelling units = 74.15 dwelling units

In consideration of this matter, the City Council determined that 74 dwelling units are allowed upon the subject site (Site H) based on the assigned number of dwelling units permitted per the PDA, plus the 28 commercial acreage conversion dwelling units. As a result of the City Council's determination, the proposed number of dwelling units (74) is considered consistent with the East Oaks Master Development Plan and the PDA.

Density. As part of the City's consideration of the Preliminary Plan/Plat, it was determined that 9,636 or 8,941 square feet of land was provided per dwelling unit upon the entire subject site (16.37 acres/74 units or 15.19 acres/74 units) depending upon whether land devoted to the Centerville Road right-of-way is included in the calculation.

The RCM - PUD zoning district does not impose a minimum lot area requirement. Section 151.056.E of the Zoning Ordinance does however, stipulate that within RCM - PUD Districts, a minimum of 0.25 gross acres (10,890 square feet) of land is required per dwelling unit. In this regard, the proposed amount of land area per dwelling unit is slightly less than that required within the RCM - PUD District.

The recently approved 8th Amendment to the East Oaks PDA states however, that the Developer is entitled to 74 units upon Site H. In regard to allowed development density, the Amendment specifically states the following:

To the extent necessary to allow the construction of a total of seventy-four (74) dwelling units on Site H, all gross density or other density-related requirements are hereby modified to allow the construction of 74 dwelling units on Site H.

Also, to be noted is that the PDA further states that, in the case of conflict between the terms of the PDA and the City's Zoning Ordinance, the requirements of the PDA prevail.

Site Access. Consistent with the approved Preliminary Plan/Plat, the subject site is proposed to be accessed from the east via a single point along Centerville Road at a location approximately 1,200 feet south of County Road H2.

Issues related to site access should be subject to comment and recommendation by Ramsey County and the City Engineer.

Floor Area Ratio. As part of the City's consideration on the Preliminary Plan/Plat application, the applicant provided floor area ratio information which was well-within the maximum 37.5 percent floor ratio requirement. Some concern existed however, related to the accuracy of the floor ratio numbers which and the related method of calculation.

It was therefore stipulated, as a condition of Preliminary Plan/Plat approval, that the applicant provide a floor area ratio calculation in accordance with the City's required method of calculation and demonstrate compliance with the City's 37.5 percent floor area ratio requirement.

In the calculation of the floor area ratio, the following Ordinance definitions must be utilized:

"Floor Area Ratio":

The ratio of the total floor area of all buildings to the gross lot area, excluding 2/3 of any wetland.

"Total Floor Area":

The total area of all stories, as determined using exterior dimensions, including garages that are not part of the basement, clerestory area and covered porches and decks.

Based on the preceding definitions, the "floor area ratio" = total floor area/gross lot area, less 2/3 of any wetland.

Attached as Exhibit C is an updated floor area ratio calculation provided by the applicant which excludes two-thirds of the area devoted to wetlands. According to the calculation,

a floor area ratio of 24.3 percent is proposed. Such ratio is within the maximum 37.5 percent floor ratio requirement imposed in the City's RCM - PUD zoning district.

Parcel Combination. As in the case of the approved Preliminary Plan/Plat, the configurations of proposed Tracts A and B correspond to the proposed phasing plan.

As a condition of Preliminary Plan/Plat approval, it was stipulated that, prior to building permit issuance for the Phase 2 condominium building addition, Tracts A and B must be combined such that the side lot line is eliminated and does not intersect the building (to avoid the creation of a nonconforming structure setback condition). It is recommended that this condition should be made a condition of Final Plan/Plat approval as well.

Easements. The submitted Final Plat/Easement Plan appropriately illustrates easements for utilities, trails, stormwater, and the proposed roadway. The acceptability of the proposed easements should be subject to review and approval by the City Engineer.

Park Dedication. Like the approved Preliminary Plan/Plat, the Final Plan/Plat does not include any parkland dedication. Park dedication requirements for the development sites located within the East Oaks Development area were previously satisfied by the developer via the following:

1. Open space easements
2. Conservation easements to the Minnesota Land Trust
3. Rough grading of park and trail areas and the construction of trails as depicted on the trail plan
4. Primary trail easements to NOHOA
5. Conveyance of open space as depicted on the Park and Open Space Plan to NOHOA per the terms of the PDA

Setbacks. The East Oaks PDA imposes the following minimum setbacks requirements upon residential detached and attached structures located in RCM-PUD Districts (which includes the subject site):

Principal Building to Roadway Easements:

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

Principal Building to Principal Building:

Front to front:	40 feet
Side to side:	15 feet

Rear to rear: 50 feet

Also, to be noted is that the PUD zoning district, as provided in the City's Zoning Ordinance, states that structures must not be located within 30 feet of the perimeter lot line of the PUD District or phase of a PUD." Recognizing that this requirement does not apply to interior lot lines, the 30-foot perimeter setback requirement is satisfied.

Further, the condominium building must be set back a minimum of 30 feet from all wetlands. This requirement has likewise been satisfied.

Unlike the site plan which was submitted as part of the Preliminary Plan/Plat application, the parcel line between the two proposed condominium building phases is not illustrated. In this regard, it is not clear if the lot line which is to bisect Phase 1 and Phase 2 construction has been located such that the Phase 1 condominium building will maintain a minimum 20-foot setback from the adjacent property line to the north. To ensure compliance with such setback, it is recommended that the Final Site Plan (Exhibit I) be modified to illustrate the boundaries of Tracts A and B.

Black Lake Ordinary High Water Level (OHWL) Boundary. As a condition of Preliminary Plan/Plat approval, the applicant was required to illustrate any portion of the subject property located within the shoreland management area of Black Lake and a line indicating 150 feet from the ordinary high water level of the lake and/or verify that no portion of the site is subject to the shoreland management area overlay district.

Attached as Exhibit R is a letter from the DNR (dated May 4, 2021) which verifies that the subject site lies outside of the boundaries of the Black Lake shoreland management overlay district. Therefore, the proposed condominium building is not subject to shoreland setback requirements.

Also included in Exhibit R is an email message from the DNR to the City Planner (dated June 16, 2021) which confirms that the boundary of the Black Lake shoreland management overlay district (1,000 feet from the OHWL of 899.4 feet) is accurately illustrated on the City's official zoning map and that no modifications to the map are necessary.

Building Height. As part of Preliminary Plan/Plat processing, it was discovered that the proposed condominium building, at 43 feet in height, exceeded the maximum 35-foot height requirement of the PDA.

In conjunction with Preliminary Plan/Plat processing, the City Council approved an amendment to the East Oaks PDA which makes an allowance for the proposed building height. Specifically, the approved 8th Amendment establishes a maximum allowed building height of 47 feet upon Site H of the East Oaks PDA.

According to the building elevations provided with the Final Plan/Plat application, the condominium building measures 43 feet in height which is within the maximum 47-foot height requirement established by the 8th Amendment.

Building Materials. According to the submitted building elevations, the condominium building is to be finished in a combination of stone and brick veneer, fiber cement panels (or alternate) and glass.

While proposed building colors are not specified, the submitted building elevations illustrate earth tone finishes.

Although the City's CS, Commercial Service zoning district includes architectural design standards, including exterior finish material requirements, neither the applicable RCM - PUD, Residential Commercial Mixed zoning district or the PDA impose finish material requirements.

It is the opinion of Staff that the proposed building finishes are of high quality and exceed standards commonly applied in other communities.

Recreational Facilities. As part of the City's consideration of the Preliminary Plan/Plat application, the applicant indicated that they are working with NOHOA to determine if there are any recreational improvements which would be beneficial to provide upon the subject site. Staff has not received any additional information related possible recreational facilities which may be located on the site.

Staff continues to encourage the applicant to work with the North Oaks Home Owners' Association (NOHOA) in determining possible recreational improvements upon the subject site.

Trails. Consistent with the approved Preliminary Plan/Plat, the submitted Final Plan/Plat illustrates two trail connections (easements) which are intended to link the proposed subdivision to the trail system. Specifically, the proposed trail connections provide links to the existing primary trail located west of the site which extends north to Waverly Gardens and south to The Pines.

It is understood that the trail easement locations illustrated on the Final Plan/Plat reflect input received from NOHOA input and have been mutually agreed upon by the Developer and NOHOA.

Off-Street Parking

Parking Supply. Within RCM - PUD Districts, a parking supply requirement of two spaces per dwelling unit is imposed. Of the two spaces per unit, one must be enclosed.

Appendix A of the PDA also states that, in addition to the preceding requirement, one space per dwelling provided in shared off-lot locations must be provided unless each dwelling unit has three spaces.

The parking layout illustrated on the Final Plan/Plat is identical to the parking layout illustrated on the approved Preliminary Plan/Plat.

According to information provided by the applicant, 222 parking spaces are proposed upon the subject site. Of the 222 spaces, 148 are to be located underground (84 spaces in Phase 1 and 64 spaces in Phase 2). An additional 74 surface parking stalls are illustrated on the east side of the building as guest parking.

As indicated as part of the Preliminary Plan/Plat review, off-street parking supply requirements of the PDA have been satisfied with the use of “proof of parking” stalls to identify parking stalls that the Developer does not propose to construct at the time of development but has agreed to construct if it is determined at a later time by the City that the full required number of parking stalls for the condominium development.

	Ratio	Required Spaces	Proposed Spaces
Dwelling Units (74)	2 spaces per unit (one of which is enclosed)	148	148
Guest Parking	1 space per unit	74	74 (18 of which are “proof of parking” stalls)
Total		222	222

To be noted is that only 56 of the required 74 guest parking spaces are proposed at the time of project construction. In this regard, 18 additional spaces are designated as “proof of parking” stalls which would be constructed if the need for additional guest parking arises. While Staff considers this an acceptable, although not explicitly permitted, condition (as less impervious surface coverage will result), it is recommended that the City reserve the right to require the construction of the “proof of parking” stalls if the need arises (as determined by the City).

According to the American Disability Act, a minimum of seven accessible spaces must be provided for parking facilities having 201 to 300 stalls. Therefore, as a

condition of Final Plan/Plat approval, it is recommended that a minimum of seven off-street parking spaces be provided and so designated for use by disabled persons and that at least four of the seven required stalls be provided as part of Phase 1. It is understood that a portion of the required accessible spaces will be provided underground.

Dimensional Requirements. According to the PDA, off-street parking stalls must measure not less than 9 feet in width and 18 feet in depth. In conformance with this requirement, surface parking stalls illustrated on the Final Site Plan (Exhibit I) measure 9 feet in width and 20 feet in depth.

Park Dedication. Like the Preliminary Plan/Plat, the Final Plan/Plat does not include any parkland dedication. Park dedication requirements for the development sites located within the East Oaks Development area were previously satisfied by the developer via the following:

1. Open space easements
2. Conservation easements to the Minnesota Land Trust
3. Rough grading of park and trail areas and the construction of trails as depicted on the trail plan
4. Primary trail easements to NOHOA
5. Conveyance of open space as depicted on the Park and Open Space Plan to NOHOA per the terms of the PDA

Tree Preservation. As a condition of Preliminary Plan/Plat approval, a number of conditions related to tree preservation were imposed. It is recommended that such conditions, reiterated below, likewise be made conditions of Final Plan/Plat approval.

- 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 restored 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 oak wilt protocol as recommended by the City Forester.

Landscaping. As required, final landscape plan(s) has been provided for review. The plan calls for numerous plantings throughout the site with concentrations of plantings provided near the site entrance, within the driveway median, along the driveway corridor, within the driveway turnaround median and along the building perimeter.

The plan is generally similar to the landscape plan provided as part of Preliminary Plan/Plat review but has been expanded to include details of building perimeter planting areas.

Like the preliminary landscape plan, the final plan calls for 66 deciduous trees, 36 evergreen trees, 6 ornamental trees, 207 shrubs and 304 perennials are proposed (resulting in 619 total plantings).

It is the opinion of Staff that the variety of landscape plantings and placement upon the site is well-conceived.

According to the applicant, the subject site is to be irrigated.

Signage. Included with the Final Plan/Plat application materials is an entrance monument sign plan (attached as Exhibit O as part of the Landscape Plan). According to the PDA, monuments to identify development sites are permitted if they conform to the following standards:

1. *Not exceed 8 feet in height as measured from the finished grade.*
2. *Not extend into adjacent road easement.*

3. *Not obstruct the view of oncoming traffic.*
4. *Include landscaping around the base consisting of shrubs, flowers, and ornamental trees, notwithstanding the provisions of Section 151.034 of the Ordinance.*
5. *No exposed neon lighting on sign.*
6. *Designed to be compatible with adjacent building architecture.*
7. *The sign face shall not exceed 80 square feet for each side of the sign.*

The PDA also indicates that, notwithstanding the foregoing standards, deviations from the standards regarding the final location of a monument may be approved by the City.

While the two proposed monument signs meet the majority of the preceding PDA requirements, additional detail related to sign area, lighting and location (proximity to the roadway easement) is necessary to make a final determination. As a condition of Final Plan/Plat approval, it is recommended that the proposed monument signs meet the preceding PDA requirements.

Trash. According to the applicant, trash handling activities are proposed to take place within the underground parking area. Thus, no outdoor storage of refuse is proposed.

Development Agreement. The East Oaks Planned Development requires the execution of a development agreement prior to the recording of the registered land surveys (RLS) for the subject site.

As condition of Final Plan/Plat approval, and requirement of Section 5.2 of the PDA, the Developer must execute a development agreement in a form substantially similar to that found within the PDA, subject to future changes if any required by the City.

The development agreement must be executed prior to the recording of the RLS for the subject site.

Engineering Comments. As a condition of Final Plan/Plat approval, final plans must be revised to address the City Engineer's comments. Upon revision, final plans and any necessary associated documents must be provided to the City.

RECOMMENDATION

The Island Field Final Plan/Plat has been found to be consistent with the approved Preliminary Plan/Plat. Based on the preceding review, Staff recommends approval of the Final Plan/Plat subject to the fulfillment of the following conditions:

1. Final plans shall be revised to address the City Engineer's comments. Upon revision, final plans and any necessary associated documents shall be provided to the City.

2. The Phase 1 condominium building shall maintain a minimum 20-foot setback from the adjacent property line to the north. To ensure compliance with such structure setback requirement, the Final Site Plan shall be modified to illustrate the boundaries of Tracts A and B.
3. Trail easements shall be conveyed to NOHOA following subdivision approval and prior to the conveyance of the various affected lots to third parties.
4. Prior to building permit issuance for the Phase 2 condominium building addition, Tracts A and B shall be combined such that the side lot line is eliminated and does not intersect the building (to avoid the creation of a nonconforming structure setback condition).
5. The following minimum principal structure setbacks shall be satisfied:

Principal Building to Roadway Easements:

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

Principal Building to Adjacent Principal Buildings:

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

Wetlands: 30 feet

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

6. A minimum of seven off-street parking spaces shall be provided and so designated for use by disabled persons and at least four of the seven required stalls be provided as part of Phase 1 development.
7. The City shall reserve the right to require the construction of the “proof of parking” stalls if the need arises (as determined by the City).
8. All proposed development on each of the lots shall be required to comply with applicable City Code/Zoning Ordinance provisions and requirements of the PDA.
9. The proposed monument signs 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.
10. 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 nonbuckthorn 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 as recommended by the City Forester.
11. The applicant shall work with the City Forester and lot purchasers and explore options to preserve trees located upon all lots within the subdivision.
 12. The developer shall enter into a 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. The development agreement shall specifically require execution of a stormwater facilities maintenance agreement and other necessary conditions and shall be recorded against the subject property.

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



July 7, 2021

Mr. Kevin Kress
City Administrator
City of North Oaks

Re: Island Field – Final Engineering Plan Review Combined Comments

Dear Kevin:

The Island Field Development plans have been submitted for review. The engineering documents have been received, sorted and filed, and an engineering plan review has been completed on the following final plan sheets:

- Sheet 1.0 – Site Plan – CSG (2)**
- Sheet 1A – IF Final Existing Conditions (2)**
- Sheet 2.0 – IF Final Plat Plan (2)**
- Sheet 3.0 – IF Final ESMT Plan (2)**
- Sheet 4.0 – IF Grading Plan (2)**
- Sheet 5.0 – IF Sanitary Sewer & Watermain Plan (2) (sheets 5, 5B, 5C, 5D)**
- Sheet 6.0 – IF Storm Sewer Plan (2)**
- Sheet 7.0 – IF Street-Turn Lane Plan (2) (Sheets 5F & 5G)**
- Sheet 8A – IF CGS – Island Field Landscape (2)**
- Sheet 8B – IF 21 03 19 – Island Field Landscape Treatments (2)**

A summary of the review comments for the sheets above are as follows:

Sheet 1.0 – Site Plan – CSG (2)

1. Correct spelling in note
2. Add vehicular concrete to legend
3. Lighting shown on plans but no details, electrical, plan sheets, etc. are shown and need to be provide.

SHEET 01A – IF Final Existing Conditions (2)

4. Confirm wetland delineation
5. Only shown existing water main is north of development.
6. No waterlines are shown as existing east of Centerville Rd. Where is the water connection located?

SHEET 2.0 – IF Final Plat Plan (2)

7. Shown extension of BSB around wetland

SHEET 3.0 – IF Final ESMT Plan (2)

8. Forcemain appears to be within BSB areas. Show BSB continuation and show construction outside of the limits
9. Are these radii adequate for a service vehicle/truck?
10. Need access to SED pond for maintenance
11. Shown as trail on site plan. Does it need a trail easement also?

SHEET 4.0 – IF Grading Plan (2)

12. Need wall details, including how drainage is carried away from top of wall
13. Move General Notes, #3, to show full limits of BMP installations
14. Identify which pond is being reference in #2 under Construction Notes
15. How are the temporary ponds cleaned, maintained and seeded
16. See General Notes #9, correct from No to Not limited
17. Work- grading and silt fence are shown outside development limit. All work should remain within development limits.
18. Identify 100-yr high water elevations on plans
19. Are both/either sites of Phase 1 and Phase 2 to be graded?
20. Rock wall within the wetland buffer, detail wall
21. Does SED basin have an EOF? Need to detail basin
22. Provide land bridge detail, sections and final geotechnical report and clarify geotechnical option being utilized on plans for land bridge
23. Land bridge should be extended to/past the wetland limits
24. Provide silt fence detail
25. Provide pond, EOF, bench, etc. Need details and sections
26. How is the pond accessed and maintained?
27. Move detail to show all silt fence BMP limits
28. Identify Temp Sediment basin on plans under construction sequencing
29. Provide land bridge information and details on grading sheet
30. Add silt fence and rock entrance details to Legend
31. Legend detail- Bio-Roll, Concrete washout, Inlet Protection and Wood Fiber Blanket are on shown in plans. Add locations of each and details for these

SHEET 5.0 – IF Sanitary Sewer & Watermain Plan (2) (sheets 5, 5B, 5C, 5D)

32. Forcemain shall not be placed under retaining wall per preliminary review comments. Forcemain needs to be relocated or rerouted
33. Add a Legend and a Scale to the plan
34. Detail tee connections, etc.
35. Will the stub feed service lines and fire lines for each building?
36. Preliminary comment was to consider realigning the water and the sewer lines outside roadway after Sta. 2 + 50. Was this considered?
37. Watermain is shown in roadway easement. Utility easement is 12" outside of the road easement. Road easement should include utilities.

38. Service lines include bends. Are they allowed? If so, how are they identified/tracked for future maintenance/repairs?
39. What is the valve for?
40. Detail existing main, new water line connections, valves, hydrant, trench, dual line separation, etc.
41. Is there no watermain within Centerville Rd. for a connection?
42. What are valves outside hydrant?
43. No utility easement for water/sewer.
44. Detail connections
45. Watermain not shown on existing conditions sheet. Is this being constructed with this project?

SHEET 5B

46. 911.9 is a high point. Blow off assembly is needed, per preliminary review comments
47. Confirm no DIP for water main
48. Missing Hydrant
49. Show gas crossing
50. Detail Forcemain connection
51. Forcemain shown past MH
52. Show/detail conflict/crossing
53. Detail crossing, show ant protection/Insulation requirements
54. Preliminary comments required clean out at low point

SHEET 5C

55. Add lift station details
56. Show retaining wall. Preliminary comments required FM to be rerouted and not go under the wall

SHEET 5D

57. Tying into an existing pipe? If so, need to detail and provide more information
58. Need water system details
59. Why is the invert about 891 if the deepest pipe is 898?
60. Preliminary review comments to change to Sch. 40 pipe
61. Provide MH detail for MH 1 drop

SHEET 6.0 – IF Storm Sewer Plan (2)

62. Does this pipe have an end treatment?
63. Add Legend to plan
64. Need details for SED Basin
65. Provide pond details, show/detail how phase 2 drainage connects to ponds
66. Show the all pond access locations, and detail
67. How is the pond accessed for maintenance?
68. All structures in the table are CBMH's. Confirm no standard CB and need for detail
69. Storm manholes should have sumps
70. Inlet in top figure is shown below existing grade
71. Elevations do not match in Outlet Structure-Pond #1N Table.

- 72. Elevations do not match positions in Outlet Structure-Pond #1N
- 73. Elevations do not match (2.0' sump and bottom 898.5) in Outlet Structure-Pond #1N

SHEET 7.0 - IF Street-Turn Lane Plan (2) {Sheets 5F & 5G}

SHEET 5F

- a. Sheet title is 7.0. Sheet number is 5F. Clarify numbers.
- b. Street signage needs to be included
- c. Fire-lane signage, per Lake Johanna FD needs to be included
- d. How is Centerville Road draining?
- e. Identify locations of curb types and detail any transitions, ensure curbing eliminate runoff and erosion
- f. Centerville Road elevation is shown as 907.30 in profile. Correct to match.
- g. Missing information in Standard Details Residential Street Section Chart
- h. Option 2 – Shallow Correction and Construction Surcharge is the option identified.
 - 1. The wetland crossing addendum letter (03/32/21) noted a recommendation to raise the road elevation above the 2-3' shown above the wetland elevation, in addition to the surcharge during construction
 - 2. Road elevations appear to still be 2-3" above existing
 - 3. A 4' surcharge is recommended "during construction".
 - 1. Is building construction concurrent with road construction?
 - 2. What is the "during construction" time frame for surcharge?
 - 3. How will site be accessed with surcharge in place?
 - 4. Identify and detail soils report road section, and over-excavation, for clarification on plans
- i. Road low spot in within land bridge, with curb and gutter. Ponding will occur. Stormwater needs to be collected, treated, etc.
- j. Collect, treat, etc. Centerville Road stormwater separately from on -site system
- k. Titled as sheet 7- Clarify

SHEET 5G

- l. Entire turn lane is not shown on plans
- m. Add any required signage

SHEET 8A – IF CGS – Island Field Landscape (2)

- 74. Show all utility easements to identify conflicts, maintenance locations, typ.

SHEET 8B – IF 21 03 19 – Island Field Landscape Treatments (2)

- 75. Show easement limits and wetland limits on plan

General Comments –

- 76. Address all preliminary comments from checklist

77. Provide lift station specifications for final review
78. Continue working with NOHOA to identify active recreational area amenities, including parks, trails, etc.
79. Coordinate with NOHOA on street, parking lot and building lighting, including photometric plans
80. Coordinate with NOHOA on architectural plans and reviews
81. Provide final reports that have not been submitted (ie. wetland delineation, MnRAM, forestry, etc.)
82. Roadway easement does not allow room for future maintenance or snow removal activities. Widen roadway easement a minimum of 10' behind the curb to create a 60' wide roadway easement, centered on the road
83. Coordinate with NOHOA on active, private park space, granting access and accessibility
84. Coordinate trail maintenance responsibilities with NOHOA
85. Coordinate with NOHOA on loop trail and lift station access
86. Coordinate with NOHOA on lighting responsibilities and approvals
87. Coordinate final land bridge design with NOHOA for approval
88. Coordinate with NOHOA on snow removal at road/parking area connections
89. Coordinate with NOHOA to clarify landscape maintenance responsibilities
90. Stormwater report needs to clarify:
 - a. drainage area locations with road and contours
 - b. how roof drains to ponds
 - c. Pond 1 outlet plan details
 - d. How CN 70 was determined for Lawns, and what soil types
 - e. How all roof and road runoff is treated prior to entering wetland areas
91. Coordinate with NOHOA on development declarations prior to providing to purchasers
92. Stormwater Management Plan section 4.1.2 states wetlands will not be altered as part of this project. The surface bridge impacts wetlands. Provide an explanation of how that is addressed.
93. Total drainage area of 29.42 ac. and individual catchment areas totaling 14.71 ac. do not match. Confirm calculations and clarify 29.42 ac figure

Thank you for the opportunity to perform the engineering plan review on the Island Field Subdivision. Please accept these review comments. If you have any questions, or need any additional information, please contact John Morast at jmorast@hrgreen.com or at 763.710.1514.

Sincerely,



HR GREEN, INC
John W. Morast, PE
Regional Director



June 28, 2021

Mr. Kevin Kress
City Administrator
City of North Oaks
100 Village Center Drive, Suite 230
North Oaks, MN 55127

RE: East Oaks PDA – Island Field (Hill Farm Condominiums) Final Plan Review

Dear Mr. Kress:

The North Oaks Home Owners' Association (NOHOA) has reviewed the final plans dated March 19, 2021 and submitted by the North Oaks Company for the Island Field 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 required 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. NOHOA is working with the North Oaks Company (NOC) to identify the location, extent and amenities for an active recreational area on the site that will be available to all NOHOA members. The final details have not been determined and NOHOA reserves the right to comment on other aspects of the plan that might impact that space.
2. The main north/south trail is not shown as part of the preliminary plan submittal. NOC should provide detail on the location of this trail and timeframe for construction. The trails as proposed are a desirable amenity for the project's residents. A connection between the active recreation area and the trail extension to the overall NOHOA trail system is requested. The final details and timing will need to be coordinated with NOC.

• NATURE • HERITAGE • COMMUNITY •

100 Village Center Drive, Suite 240 | North Oaks, MN 55127 | PHONE 651.792.7765 | nohoa.org

The trails should be staked in the field to verify the location. As noted within the plans the trail connections are located within wetland setback areas. Future trails must be usable year around.

3. NOHOA requests a photometric plan be provided for NOHOA's review that includes street, parking lot, and building lighting details.
4. NOHOA asks that the following documents be requested of NOC by the City and provided to NOHOA: any wetland delineation reports, MnRAM report, and a forestry assessment.
5. It should be noted that the development will be subject to review by NOHOA's Architectural Supervisory Committee (ASC) and the NOHOA Board relative to its architectural and site design. Any exterior improvement (initiation or alteration) will be subject to the ASC and Board review and approval prior to initiation of construction.
6. NOHOA has previously stated that ownership and maintenance responsibilities of the stormwater infrastructure will be evaluated by the Board. At this time NOHOA is actively working with the North Oaks Company to review this issue and NOHOA has authorized a study by its technical staff. The North Oaks Company has agreed to continue to manage and maintain the infrastructure until the study has been completed, consistent with the PDA.

The following are NOHOA's comments regarding the final plans:

1. Final Plat Plan:

- a. The access road is shown as a separate tract, which is also covered by a roadway easement. We question the need for the roadway to be a separate tract, but regardless the roadway/vehicle access easement appears to be shown as only covering curb to curb on the street. The roadway easement should be expanded to 60 feet wide centered over the road or a minimum width of 10 feet behind the curb (whichever is greater) to allow for future road maintenance activities and snow plowing.
- b. An access easement must be provided to the small storm pond easement just south of the road for future maintenance access.
- c. If active, private park space must be provided to NOHOA. An easement granting rights to NOHOA should be provided over the area, or that area of the property separated into a separate parcel that would be owned by NOHOA.

2. Site Plan (Civil Site Group dated 08/19/20):

- a. The loop trail connection that is shown as "Future Trail" should be constructed as part of the first phase of the development to connect this area to the larger NOHOA trail system.

- b. Trail maintenance responsibilities should be discussed and agreed to prior to final plan approval.
 - c. The loop trail and lift station access/trail must be separated (no connection). The lift station will require frequent vehicle access for monitoring and this will be problematic for trail use and maintenance, especially in the winter.
 - d. Street lighting is shown This is not typical for NOHOA roadways and is subject to ASC/NOHOA Board approval.
Ownership and maintenance responsibilities must be defined for these items. Clarify whether they will be within the street easement and/or road parcel to be provided to NOHOA.
 - e. In the Braun Intertec letter dated March 23, 2021 three options were provided for the "Surface Bridge" crossing. Additional details must be provided for the proposed "Surface Bridge" feature and clarification as to which option is being proposed. The final design must be approved by NOHOA.
 - f. The road parcel ends prior to the entrance circle. A discussion on plowing responsibilities and how turning around will be accomplished should be held with NOC.
 - g. Given the area north of the entrance road is grass and is the potential location of the park space we would recommend the utilities utilize this area to limit impacts to the street when utility maintenance is needed in the future since there is only one road in and out of the development.
3. Grading and Erosion Control Plan:
- a. To date only a draft geotechnical report and borings have been provided. A final geotechnical report that details the finding of the soils investigation. This includes but is not limited to, soil infiltration rates, groundwater levels, and 7-ton street section design. It appears that fabric, a sand section, and drain tile will be necessary based on the presence of clay soils.
 - b. All ponding areas are shown on the south end of the Phase I improvement area. Information on how Phase 2 storm water will be directed to these features must be provided.
 - c. A drainage swale should be added along the top of all retaining walls to prevent water from draining over the walls.
 - d. Trails should be graded to meet ADA slope guidelines.
 - e. The area within the storm sewer easement to the large storm water pond should be graded to allow vehicle access to the pond for maintenance activities.
 - f. Erosion is a potential issue on the north side of the roadway at approximately station 2+50 where the curb ends.
4. Landscape Plan:
- a. As part of the plan approval, those NOHOA maintenance responsibilities it agrees to assume must be clearly identified.

5. Utility Plan:

- a. The forcemain is routed under the retaining walls on the north side of the property. It should be rerouted away from the walls.

6. Storm Sewer Plan

- a. The detail for the outlet structure – Pond #1N is misleading in the elevations and corresponding location in the detail. For example the outlet is shown above the inlet even though the elevations suggest the opposite.
- b. The EOF for Pond 1 is listed in the plans as EOF=907.0, however spot elevations of 906.3 are noted and the calculations note that the overflow is at 906.3. This discrepancy must be clarified.

7. Storm Water Calculations

- a. The drainage divide in the proposed conditions between PR_4 and PR_3 is on the north side of the roadway even though the road is crowned. The drainage area PR_3 appears to incorrectly indicate that more area than possible with the contours reaches Pond 1. Details on how the roof will be directed to Pond 1 should be provided. In addition, detail on how PR_4 will be directed to Pond 1 in the future should be provided.
- b. The outlet details for Pond 1 in the HydroCAD report do not match the plans. The discrepancies should be reviewed and corrected.
- c. A curve number of 70 is used for "Lawn" in the proposed conditions. An explanation of how this number was determined must be provided and the soil type it assumes.
- d. There appears to be a significant portion of the rear roof of the building, 400-feet of the north half of the road, and 250-feet on the south side of the road that will not be treated in a formal pond prior to discharge to the wetlands.

NOHOA reserves the right to review and make additional recommendations and comments as plans are subsequently revised and additional information received.

The development is subject to NOHOA's governing documents, policies, procedures, and rules. In addition, it is expected that development of the Island Field site will comply with all conditions set forth by local, state, and federal agencies. Prior to acceptance into NOHOA, the Island Field development will be reviewed for compliance with all such requirements and the developer will be required to address any issues identified.

Mr. Kevin Kress
July 6, 2021
Page 5

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.

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

Sincerely,



Mikeya Griffin

Executive Director

**cc: Mayor, Kara Rles, Council Persons: James Hara, Rich Dujmovic, Tom Watson, and Sara Shaw
Mark Houge, President, North Oaks Company
NOHOA Board of Directors**



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 Comprehensive 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 & Associates

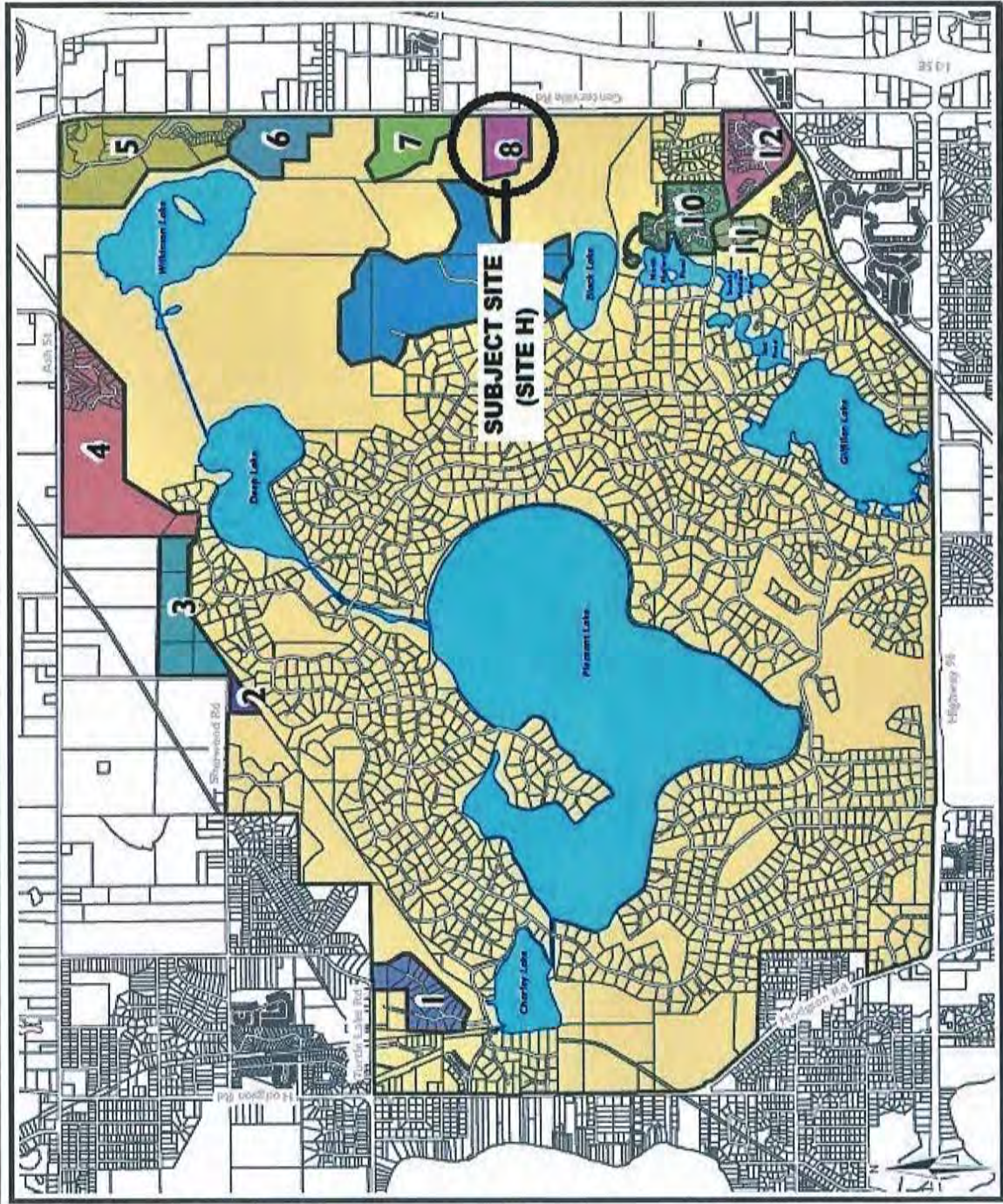


Exhibit A: Site Location



March 22, 2021

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

Re: Site H – Island Field Development
 Final Plan Approval

Dear Kevin,

Please consider this application for approval of the final plans by the City Council of the City of North Oaks for North Oaks Company LLC (Developer) to complete construction of utilities and streets to subdivide the Island Field – Site H into two parcels for a two phase condominium development, each with 37 condominium residential units (total 74 units) and a separate parcel for the private road, in accordance with the East Oaks Planned Unit Development Agreement (PDA).

Digital files of the documents described below were uploaded to Levander, Gillen & Miller's (Levander) share file site March 22, 2021. In addition, we delivered 10 full-size and 10 half-size sets of drawings, an application form, and check in the amount of \$450.00 to the City's office.

We as Developer will complete site improvements including minimal grading (except wetland crossing), storm water utilities, a lift station, sanitary sewer lines extended from existing lines adjacent to Centerville Road, water main extended from existing lines adjacent to Centerville Road, connections to NOHOA trails, and construction of a street with two lifts of bituminous, as shown on the drawings referenced below. Site access will be from Centerville Road and a road crossing will be constructed through a low area including wetlands, which are replaced with banked wetland credits; the Wetland Bank Credit Withdrawal Verification from MN Board of Water and Soil Resources, dated 3/24/21 is provided under separate cover.

A third – party developer Hill Farms Condominium LLC is purchasing Parcel 1 to immediately build 37 residential condominium units in Phase 1, with the option of building 37 additional residential condominium units in Phase 2. Building elevations, a rendering, and narrative description of the proposed building(s) was uploaded to the Levander share file site. Soil borings were uploaded to the Levander share file.

Site H will be subject to NOHOA's bylaws, and part of a separate sub-association created to manage all operations and maintenance of the buildings and grounds.

Paragraph 5.2.c of the PDA describes the Development Contract for each Development Site which shall be executed after Preliminary Plan approval and before Registered Land Survey recording. Paragraph 15.5 states Developer shall fully and faithfully comply with all terms of any and all contracts entered into by the Development for the installation of construction of the Development Site Improvements, and shall provide

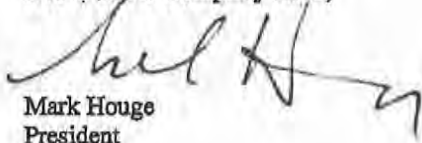
financial security, either cash escrow, performance bond or other form financial guarantee, as mutually agreed between City and Developer to assure the satisfactory of the project. Developer is paying all Development Site Improvement costs to build private roads on private property and will deposit a cash escrow contemporaneously with the execution of a development contract as a condition of Final Plan approval.

Enclosed for your review are the following drawings:

Sheet 1 - Final Plan/Existing Conditions, dated March 19, 2021, prepared by Kurth Surveying
 Sheet 2 - Final Plat Plan, dated March 19, 2021, prepared by Kurth Surveying
 Sheet 3 - Final Plat/Easement Plan, dated March 19, 2021, prepared by Kurth Surveying
 Sheet 4 - Final Grading & Erosion Control Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5 - Final Utility Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5B - Final Sanitary Sewer & Watermain Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5C - Final Sanitary Sewer & Watermain Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5D - Final Sanitary Sewer & Watermain Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5F - Final Street Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 5G - Final Turn Lane Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet 6 - Final Storm Sewer Plan, dated March 19, 2021, prepared by Sathre Bergquist
 Sheet L1.0 - Landscape Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.1 - Tree and Ground Cover Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.2 - Landscape Areas (enlarged) Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.3 - Landscape Areas (enlarged) Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.4 - Landscape Areas (enlarged) Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.5 - Landscape Areas (enlarged) Plan, dated August 19, 2020, prepared by Civil Site Group
 Sheet L1.6 - Landscape Notes and Details, dated August 19, 2020, prepared by Civil Site Group
 Sheet C2.0 - Site Plan, dated August 19, 2020
 Building Elevations, prepared by Firm Ground Architects
 Geotechnical Report (soil borings), dated November 25, 2020, prepared by Braun Intertec Corporation
 Wetland Crossing Addendum Letter, dated March 23, 2021, prepared by Braun Intertec Corporation
 Site Grading Narrative, dated March 18, 2021, prepared by Sathre Bergquist
 Storm Sewer Calcs, dated March 18, 2021, prepared by Sathre Bergquist
 Stormwater Management Plan, dated August 25, 2020, prepared by AE2S
 Sheet P01-P02 - Sanitary Sewer Lift Station Preliminary Plans, dated February 2021, prepared by AE2S
 Sheet E01-P05 - Sanitary Sewer Lift Station Preliminary Plans, dated February 2021, prepared by AE2S
 Lift Station Preliminary Design Report, dated March 16, 2021, prepared by AE2S
 Lot Tabulation, dated March 19, 2021

Developer owns the property; as evidenced by the Ramsey County Property Tax records and there is no Mortgage on the property. 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
 City Engineer
 City Attorney
 Gary M. Eagles, North Oaks Company LLC

Island Field FAR		6/21/21
	<u>Acres</u>	<u>SF</u>
Phase 1 Tract A Gross Land Area	11.56	503,430
Less: Centerville Road ROW	0.53	23,265
Less: Wetlands @ 66%	<u>1.848</u>	<u>80,499</u>
Sub Total Deductions	2.378	103,764
Net Phase 1 Tract A Land Area	9.182	399,666
Phase 2 Tract B Gross Land Area	9.74	424,280
Less: Centerville Road ROW	0.61	26,475
Less: Wetland Areas @ 66%	<u>1.769</u>	<u>77,058</u>
Sub Total Deductions	2.379	103,533
Net Phase 2 Tract B Land Area	7.361	320,747
Total Net Lot Areas Tract A & Tract B	16.543	720,413
Floor Area of Proposed Building (Phase 1 &2)		
First Floor	67,987	
Second Floor	57,892	
Third Floor	<u>49,502</u>	
Total Building Floor Area:	175,381	
Floor Area Ratio:	24.34%	

DEVELOPMENT AREA "H"

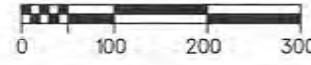
LEGAL DESCRIPTION

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

AREA BREAKDOWNS

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

DATE: MARCH 19, 2021
SHEET 1 OF 8 SHEETS



GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

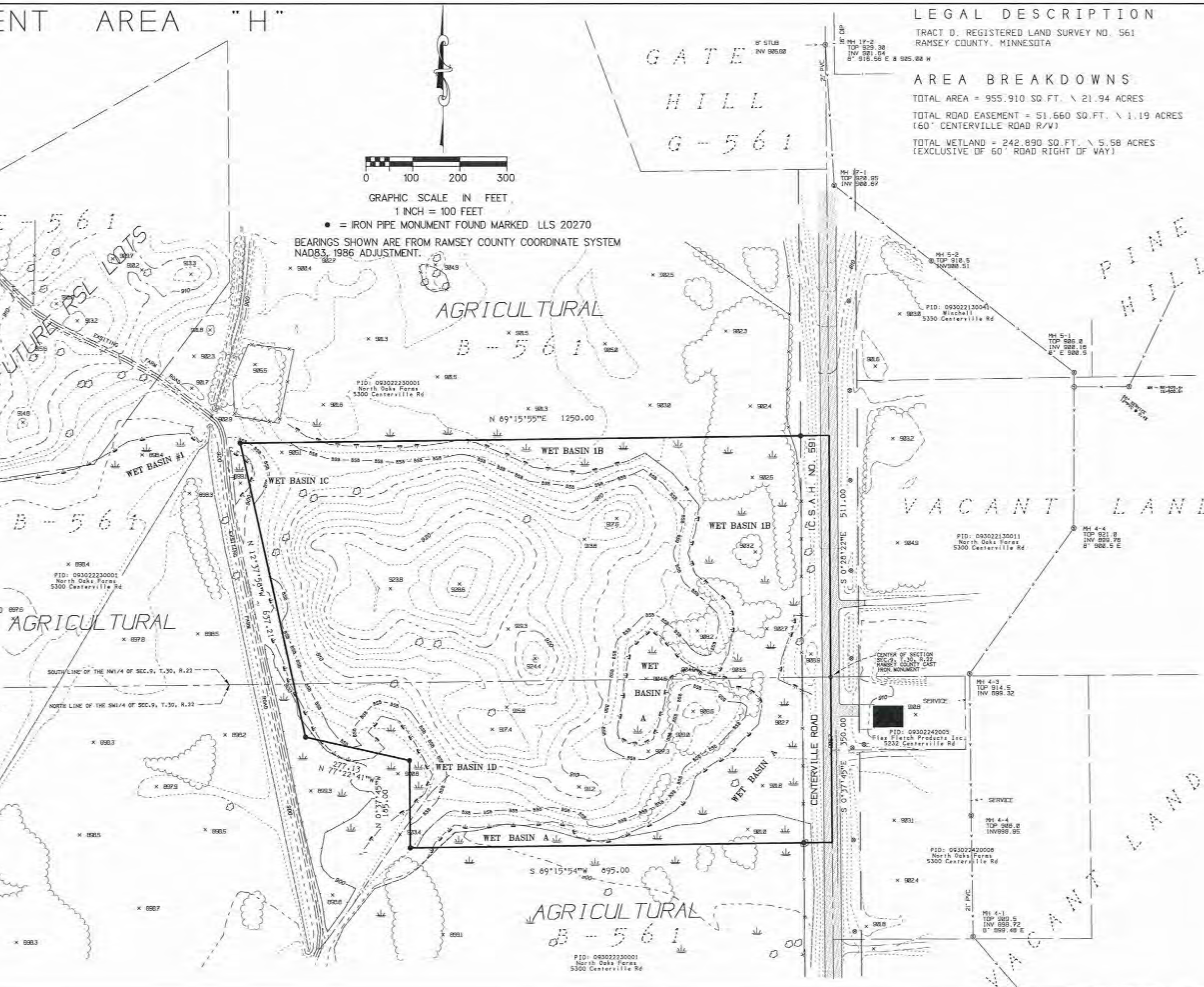
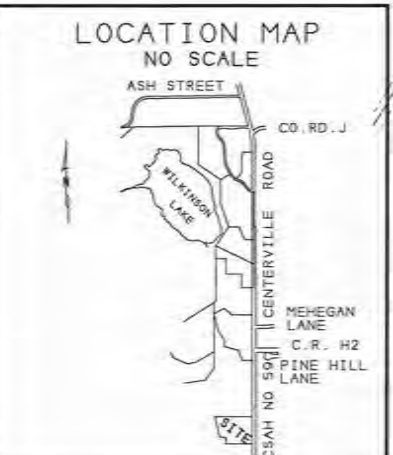
● = IRON PIPE MONUMENT FOUND MARKED LLS 20270

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

LEGEND

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

NOTES:
TOPOGRAPHY SHOWN FROM AERIAL TOPOGRAPHY DONE IN 1992 BY MARK HURD AERIAL TOPOGRAPHIC MAPPING, INC. AND UPDATED ALONG CENTERVILLE ROAD IN 2018.
NO FLOOD INSURANCE RATE INFORMATION IS SHOWN. THE CITY OF NORTH OAKS DOES NOT PARTICIPATE IN THE FLOOD EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE RATE PROGRAM.
WETLAND AREAS SHOWN ARE PER THE WETLAND REPORT BY KJOLHAUG ENVIRONMENTAL ASSOCIATES DATED DEC. 6, 2018.



SHEET DESCRIPTION
FINAL PLAT
EXISTING
CONDITIONS

PROJECT:
ISLAND
FIELD

NORTH OAKS
C O M P A N Y

I hereby certify that this plan was prepared under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.
Kurt H. Kurth, RLS, No. 50970
Ronald L. Kurth, RLS, No. 16113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 768-9769 FAX: (763) 768-7602
email: kate@kurthsurveyinginc.com

Exhibit D: Existing Conditions

DEVELOPMENT AREA "H"

LEGAL DESCRIPTION

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

AREA BREAKDOWNS

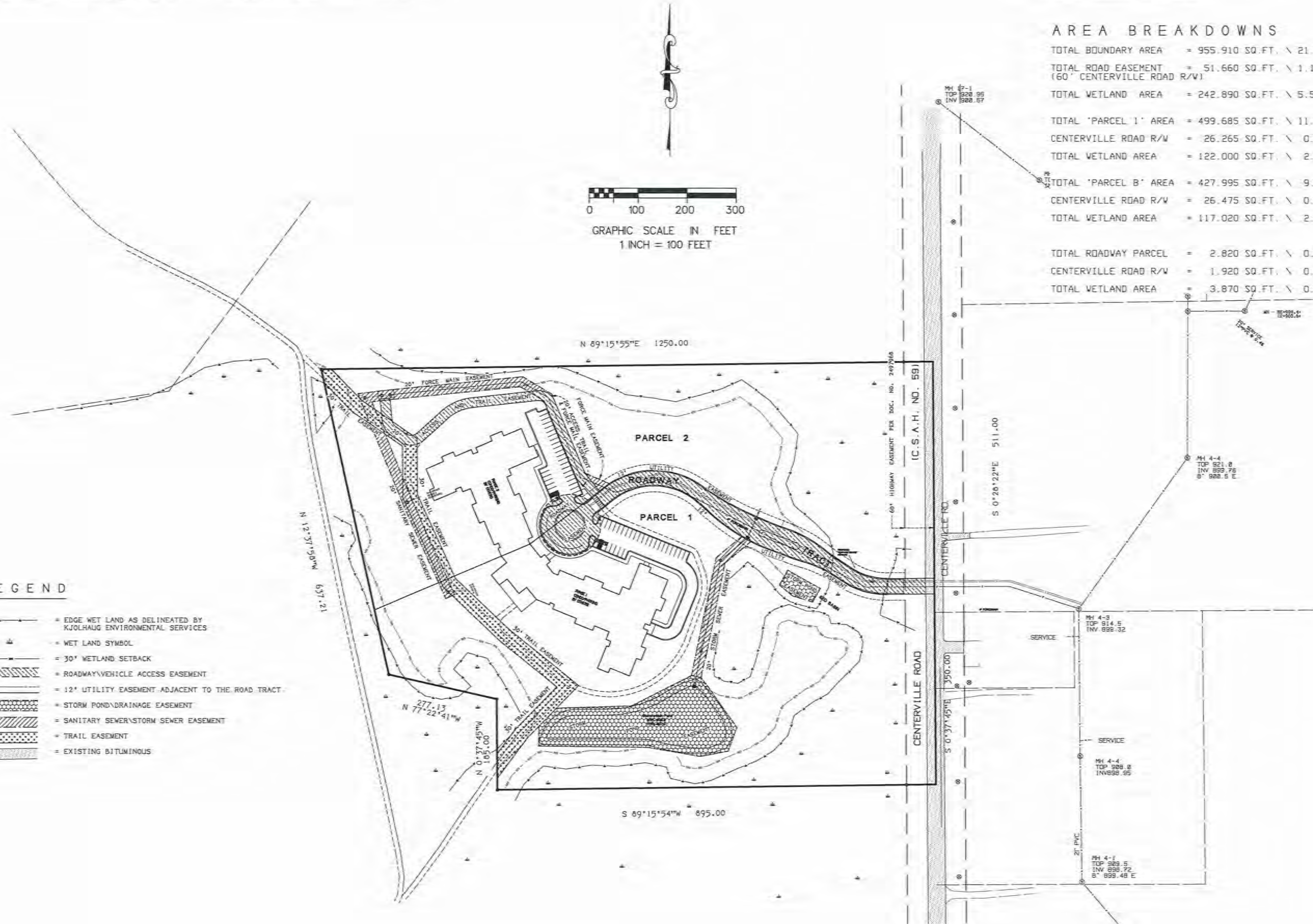
TOTAL BOUNDARY AREA	= 955.910 SQ. FT. \ 21.95 ACRES
TOTAL ROAD EASEMENT (60' CENTERVILLE ROAD R/W)	= 51.660 SQ. FT. \ 1.18 ACRES
TOTAL WETLAND AREA	= 242.890 SQ. FT. \ 5.58 ACRES
TOTAL 'PARCEL 1' AREA	= 499.685 SQ. FT. \ 11.47 ACRES
CENTERVILLE ROAD R/W	= 26.265 SQ. FT. \ 0.53 ACRES
TOTAL WETLAND AREA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



GRAPHIC SCALE IN FEET
1 INCH = 100 FEET

LEGEND

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



DATE: August 18, 2020

SHEET DESCRIPTION
**PRELIMINARY
PLAT
EASEMENT
PLAN**

PROJECT:
**ISLAND
FIELD**

NORTH OAKS
C O M P A N Y

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
[Signature]
Russell J. Kurth, R.L.S. No. 20270
Russell J. Kurth, R.L.S. No. 18113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-9769 FAX: (763) 788-7604
email: kai@kurthsurveyinginc.com

Exhibit E: Approved Preliminary Plat/Easement Plan

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

NORTH OAKS CONDOMINIUMS

CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

Kevin Teffern
KEVIN TEFFERN
DATE 08/19/20 LICENSE NO. 26960

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION

DATE	DESCRIPTION
08/19/20	100% SUBMITTAL

DRAWN BY: [blank] REVIEWED BY: [blank]
PROJECT NUMBER: 20146

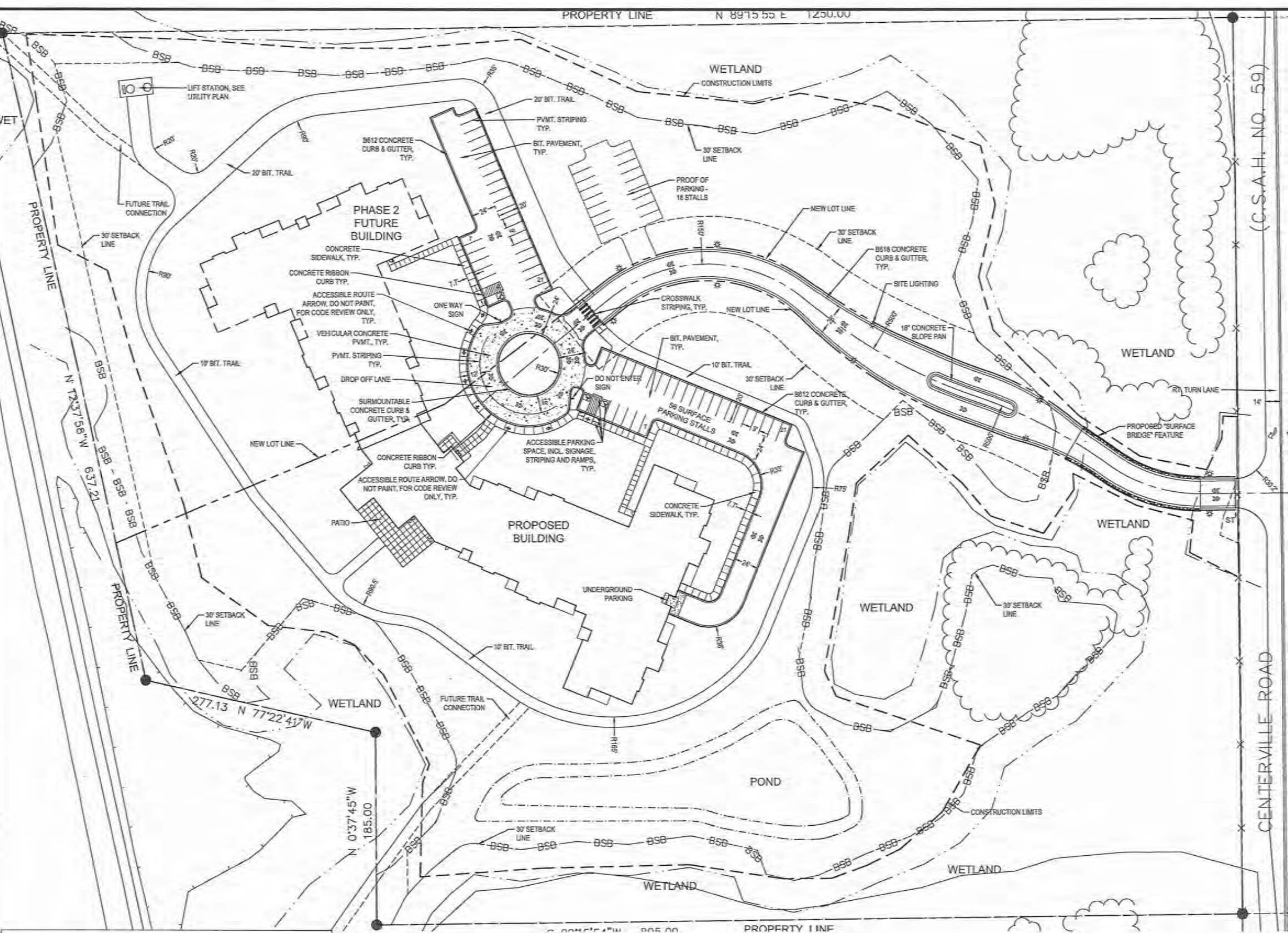
REVISION SUMMARY
DATE DESCRIPTION

DATE	DESCRIPTION
------	-------------

SITE PLAN

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 8' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1188) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CITY OF NORTH OAKS SITE SPECIFIC NOTES:
1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL:
ALL SNOW SHALL OCCUR ON SITE.

TRASH REMOVAL:
TRASH REMOVAL SHALL OCCUR IN UNDERGROUND GARAGE.

DELIVERIES:
DELIVERIES SHALL OCCUR MAIN DOOR.

SITE PLAN LEGEND:

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



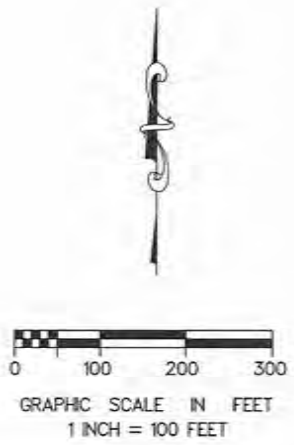
DEVELOPMENT AREA "H"

LEGAL DESCRIPTION

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

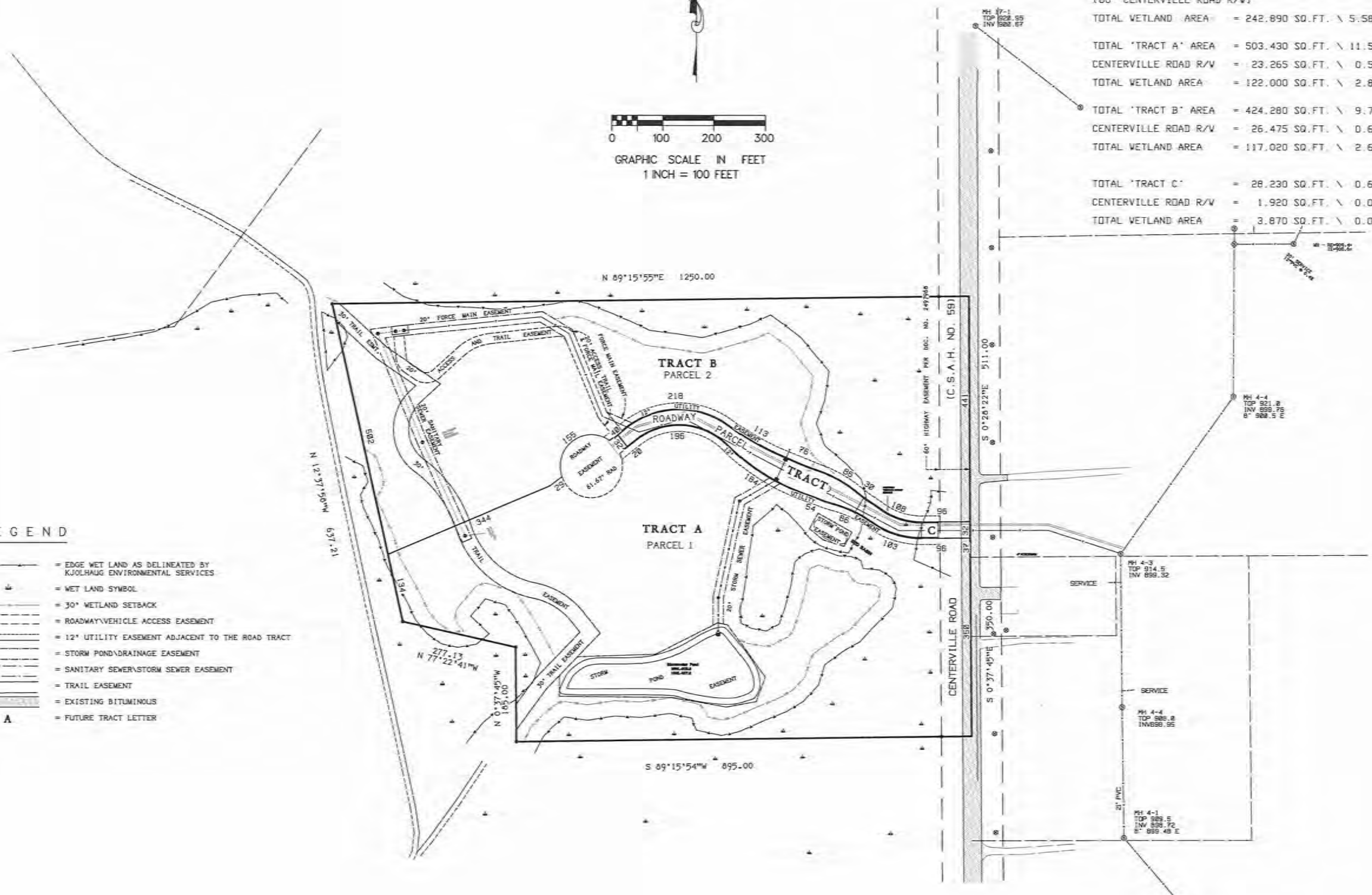
AREA BREAKDOWNS

TOTAL BOUNDARY AREA	= 955,910 SQ. FT. \ 21.95 ACRES
TOTAL ROAD EASEMENT (60' CENTERVILLE ROAD R/W)	= 51,660 SQ. FT. \ 1.18 ACRES
TOTAL WETLAND AREA	= 242,890 SQ. FT. \ 5.58 ACRES
TOTAL "TRACT A" AREA	= 503,430 SQ. FT. \ 11.56 ACRES
CENTERVILLE ROAD R/W	= 23,265 SQ. FT. \ 0.53 ACRES
TOTAL WETLAND AREA	= 122,000 SQ. FT. \ 2.80 ACRES
TOTAL "TRACT B" AREA	= 424,280 SQ. FT. \ 9.74 ACRES
CENTERVILLE ROAD R/W	= 26,475 SQ. FT. \ 0.61 ACRES
TOTAL WETLAND AREA	= 117,020 SQ. FT. \ 2.68 ACRES
TOTAL "TRACT C" AREA	= 28,230 SQ. FT. \ 0.65 ACRES
CENTERVILLE ROAD R/W	= 1,920 SQ. FT. \ 0.04 ACRES
TOTAL WETLAND AREA	= 3,870 SQ. FT. \ 0.09 ACRES



LEGEND

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



SHEET DESCRIPTION FINAL PLAT PLAN	PROJECT: ISLAND FIELD	DATE: MARCH 19, 2021 SHEET 2 OF 8 SHEETS
NORTH OAKS C O M P A N Y		
I hereby certify that this plan is a true and correct copy of the original as filed in the office of the County Recorder, Ramsey County, Minnesota.		
KATHA L. KURTH, R.S. No. 20220 Surveyor KATHA L. KURTH, R.L.S. No. 16113		
KURTH SURVEYING, INC. 4002 JEFFERSON ST. N.E. COLUMBIA HEIGHTS, MN 55451 PHONE: (763) 788-9760 email: kls@kurthsurveyinginc.com		

Exhibit G: Final Plat/Plan

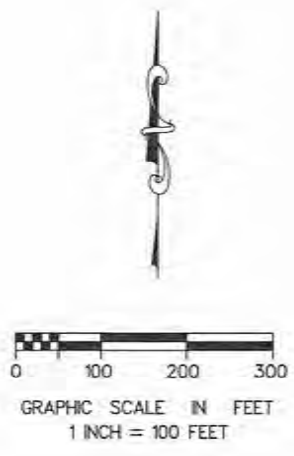
DEVELOPMENT AREA "H"

LEGAL DESCRIPTION

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

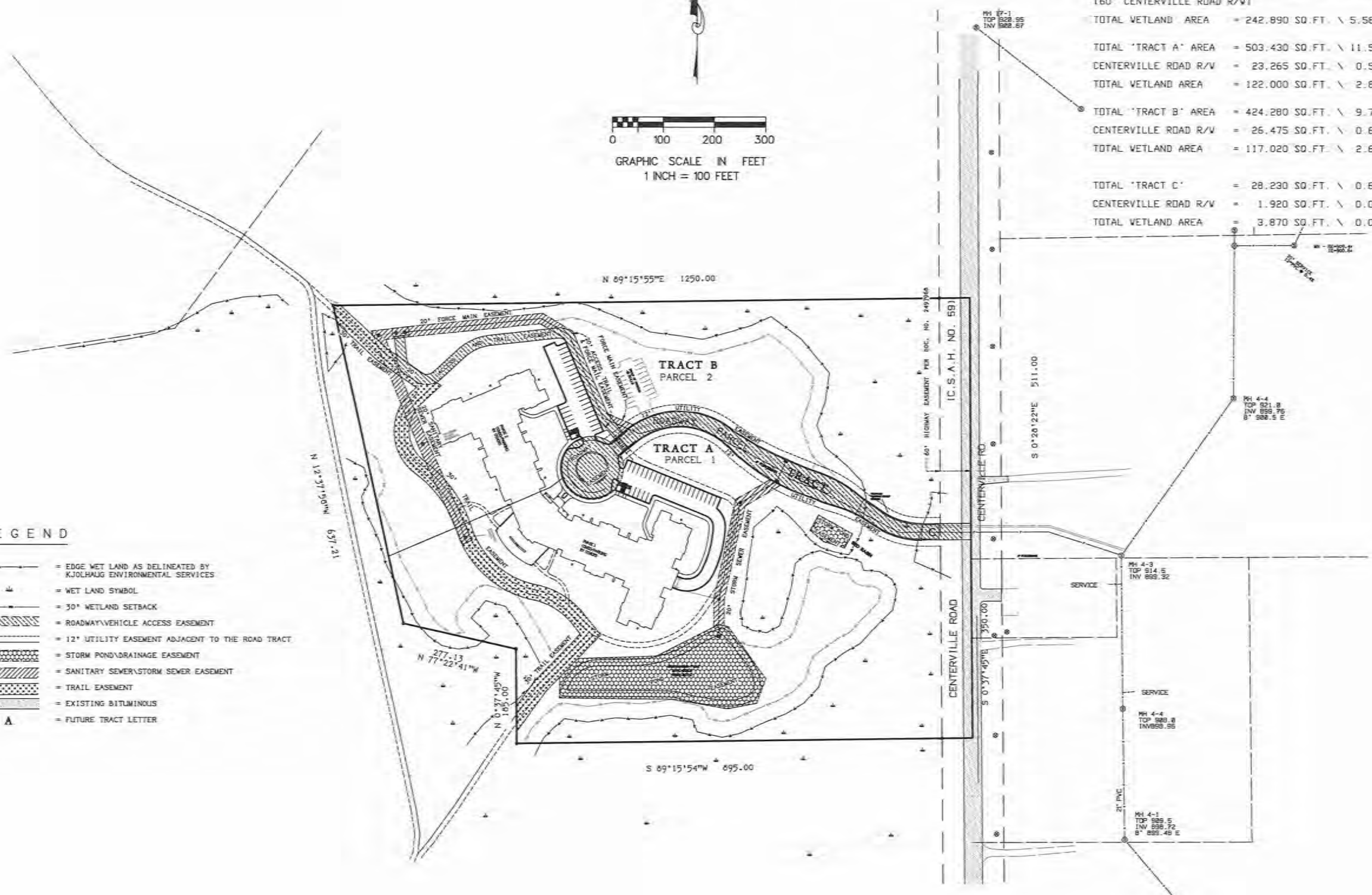
AREA BREAKDOWNS

TOTAL BOUNDARY AREA	= 955,910 SQ. FT. \ 21.95 ACRES
TOTAL ROAD EASEMENT (60' CENTERVILLE ROAD R/W)	= 51,660 SQ. FT. \ 1.18 ACRES
TOTAL WETLAND AREA	= 242,890 SQ. FT. \ 5.58 ACRES
TOTAL "TRACT A" AREA	= 503,430 SQ. FT. \ 11.56 ACRES
CENTERVILLE ROAD R/W	= 23,265 SQ. FT. \ 0.53 ACRES
TOTAL WETLAND AREA	= 122,000 SQ. FT. \ 2.80 ACRES
TOTAL "TRACT B" AREA	= 424,280 SQ. FT. \ 9.74 ACRES
CENTERVILLE ROAD R/W	= 26,475 SQ. FT. \ 0.61 ACRES
TOTAL WETLAND AREA	= 117,020 SQ. FT. \ 2.68 ACRES
TOTAL "TRACT C" AREA	= 28,230 SQ. FT. \ 0.65 ACRES
CENTERVILLE ROAD R/W	= 1,920 SQ. FT. \ 0.04 ACRES
TOTAL WETLAND AREA	= 3,870 SQ. FT. \ 0.09 ACRES



LEGEND

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



SHEET DESCRIPTION FINAL PLAT EASEMENT PLAN	DATE: MARCH 19, 2021	SHEET 3 OF 8 SHEETS
PROJECT: ISLAND FIELD		
NORTH OAKS C O M P A N Y		
I hereby certify that this plan is a true and correct copy of the original as filed in the office of the County Recorder of Ramsey County, Minnesota.		
Surveyed by: Kurt H. Kurth, R.L.S., No. 20270 License No. 16113		
KURTH SURVEYING, INC. 4002 JEFFERSON ST., N.E. COLUMBIA HEIGHTS, MN 55421 PHONE: (763) 768-0760 email: kei@kurthsurveyinginc.com		

Exhibit H: Final Plat/Easement Plan

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

NORTH OAKS CONDOMINIUMS
CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

Kevin Teppen
KEVIN TEPPEN
DATE: 08/19/20 ... LICENSE NO. 26580

ISSUE/SUBMITAL SUMMARY
DATE / DESCRIPTION
REVISED / CITY / SUBMITAL

DRAWN BY: MK REVIEWED BY: MK
PROJECT NUMBER: 20145

REVISION SUMMARY
DATE / DESCRIPTION

DATE / DESCRIPTION

DATE / DESCRIPTION

DATE / DESCRIPTION

DATE / DESCRIPTION

DATE / DESCRIPTION

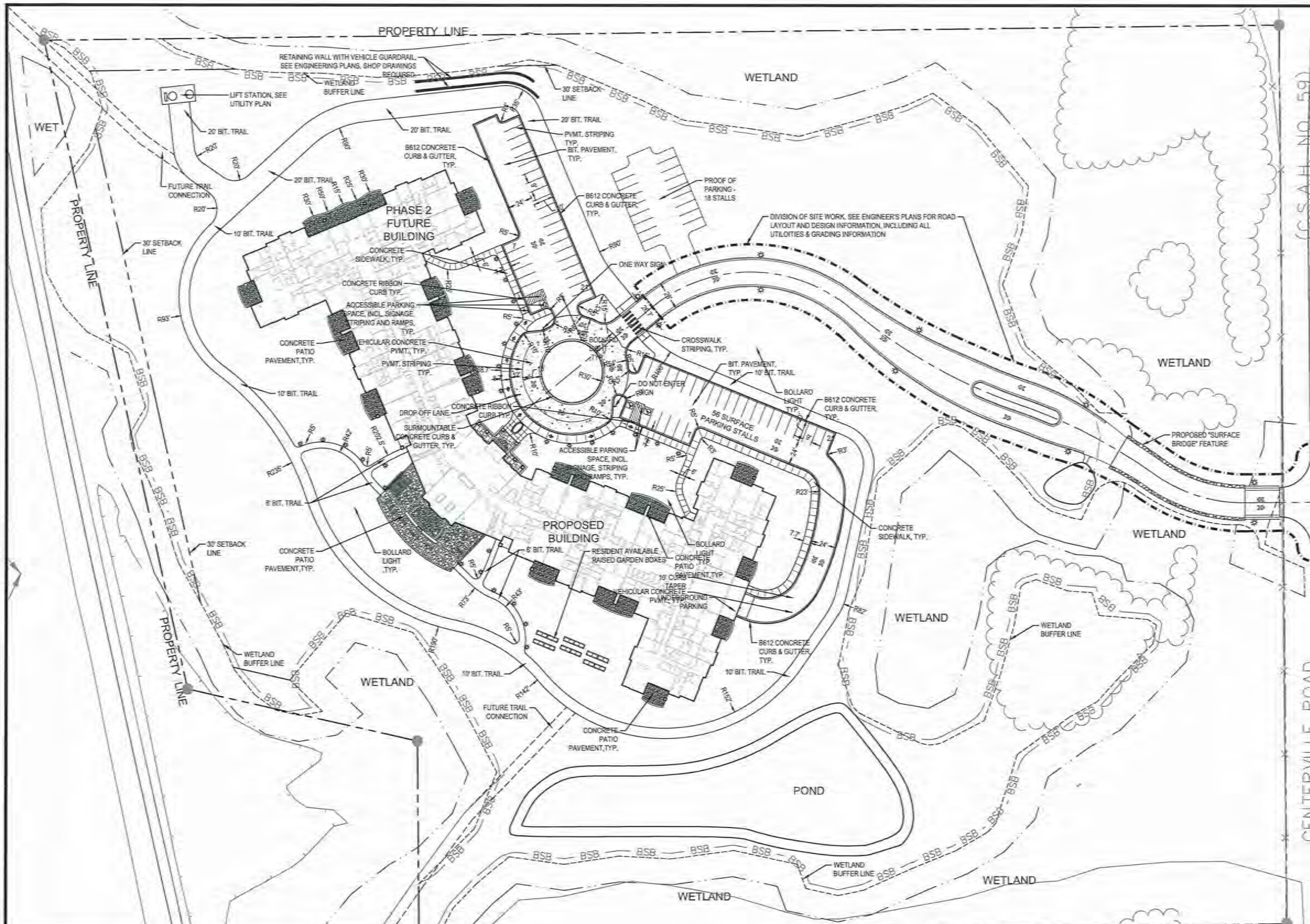
DATE / DESCRIPTION

DATE / DESCRIPTION

DATE / DESCRIPTION

- SITE LAYOUT NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
 3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
 4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
 5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
 6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
 7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
 8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
 9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
 10. SEE SITE PLAN FOR CURBS AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
 11. ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
 12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
 13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
 14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
 15. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
 16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
 17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
 18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-2022 OR 800-252-1196) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CENTERVILLE ROAD (C.S.A.H. NO. 59)



CITY OF NORTH OAKS SITE SPECIFIC NOTES:
1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL:
ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.

TRASH REMOVAL:
TRASH SHALL BE REMOVED FROM UNDERGROUND GARAGE TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES:
DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

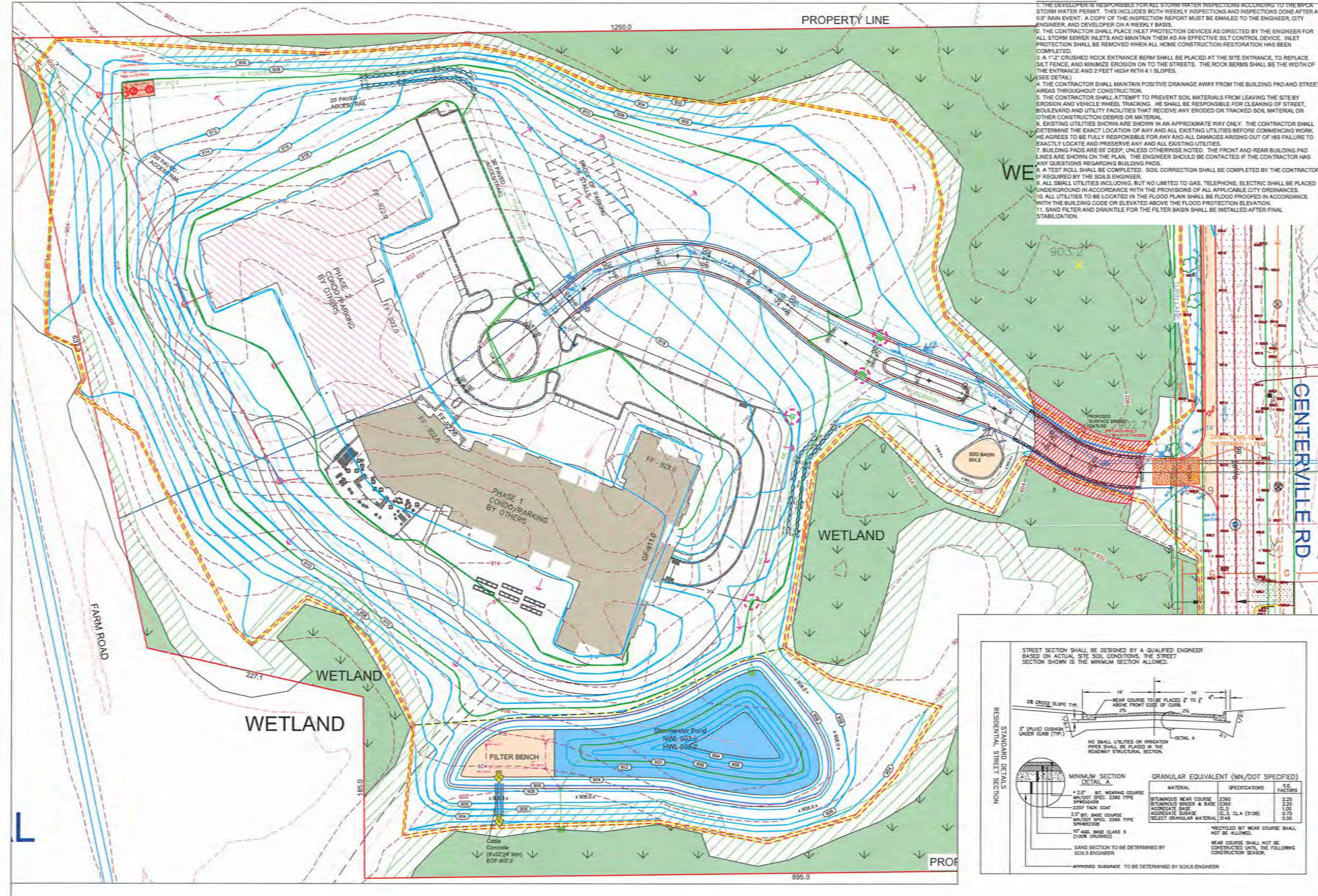
SITE PLAN LEGEND:

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



SITE PLAN

G2.0

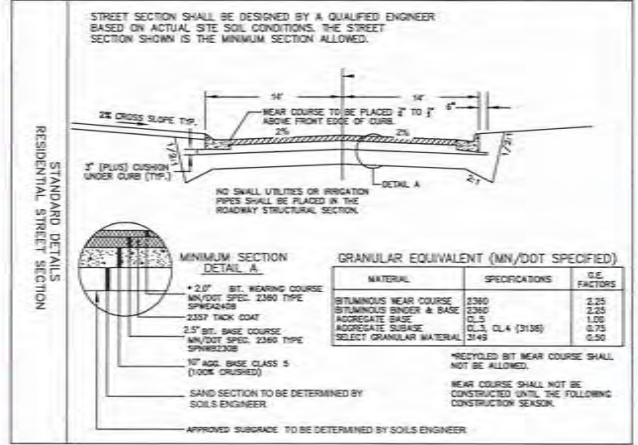


- GENERAL NOTES:**
1. THE DEVELOPER IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER, CITY ENGINEER, AND DEVELOPER ON A WEEKLY BASIS.
 2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES AS DIRECTED BY THE ENGINEER FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN ALL HOME CONSTRUCTION RESTORATION HAS BEEN COMPLETED.
 3. A 1'-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL.)
 4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 5. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 6. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 7. BUILDING PADS ARE 6" DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 8. A TEST ROLL SHALL BE COMPLETED. SOIL CORRECTION SHALL BE COMPLETED BY THE CONTRACTOR IF REQUIRED BY THE SOILS ENGINEER.
 9. ALL SMALL UTILITIES INCLUDING, BUT NOT LIMITED TO GAS, TELEPHONE, ELECTRIC SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE CITY ORDINANCES.
 10. ALL UTILITIES TO BE LOCATED IN THE FLOOD PLAIN SHALL BE FLOOD PROOFED IN ACCORDANCE WITH THE BUILDING CODE OR ELEVATED ABOVE THE FLOOD PROTECTION ELEVATION.
 11. SAND FILTER AND DRAIN TILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.

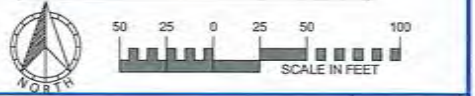
- CONSTRUCTION NOTES**
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF NORTH OAKS OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. LINE ALL PONDS WITH A MINIMUM 6" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX
 8. POND & FILTER BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
 9. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 10. RESTORATION - 0.5 ACRES
 - A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL OR EXISTING ON-SITE ORGANIC MTL.
 - 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 150 LBS/ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 350-MESIC PRAIRIE (36.5 PLUS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS/ACRE. REFER TO WETLAND CREATION/RESTORATION 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 - 2,250 LF
AFTER GRADING - 500 LF
 12. EROSION BLANKET - 1,000 SF

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

- CONSTRUCTION SEQUENCING**
1. INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
 2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
 3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES, ESPECIALLY AFTER EACH RAINFALL EVENT.
 4. INSTALL ALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, NATURAL GAS, PHONE, RISER OPTS, 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. MN/DOT FILTER TOPSOIL BORROW SHALL BE FILLED AFTER INSTALLATION IN THE BASIN TO REDUCE COMPACTION DURING INSTALLATION.
 10. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.



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



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-GRADING				
DRAWN BY				
CHECKED BY				
DATE				

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

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

Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 03/19/21 Lic. No. 56659

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

IND NEEDS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO. _____

NORTH OAKS, MINNESOTA

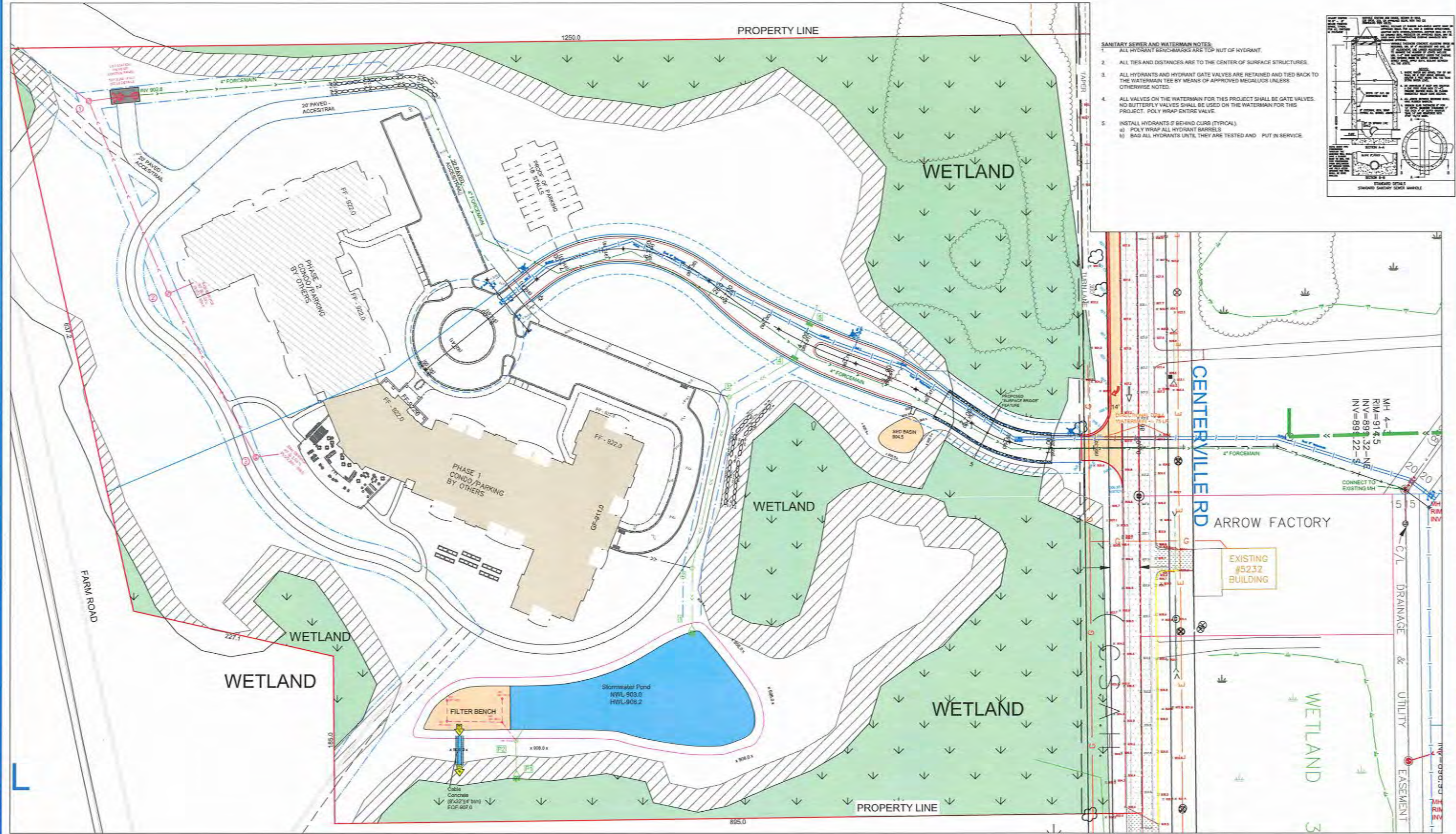
FINAL PLAT/ GRADING & EROSION CONTROL

ISLAND FIELD

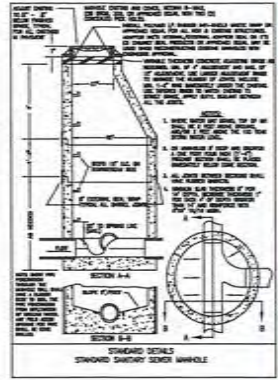
FILE NO. 64500-025

4

Exhibit J: Final Grading and Erosion Plan



- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 3. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 4. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
 5. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL)
 - a) POLY WRAP ALL HYDRANT BARRELS
 - b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-GRADING				
DRAWN BY				
CHECKED BY				
DATE				

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

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

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/19/21 Lic. No. 56659

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

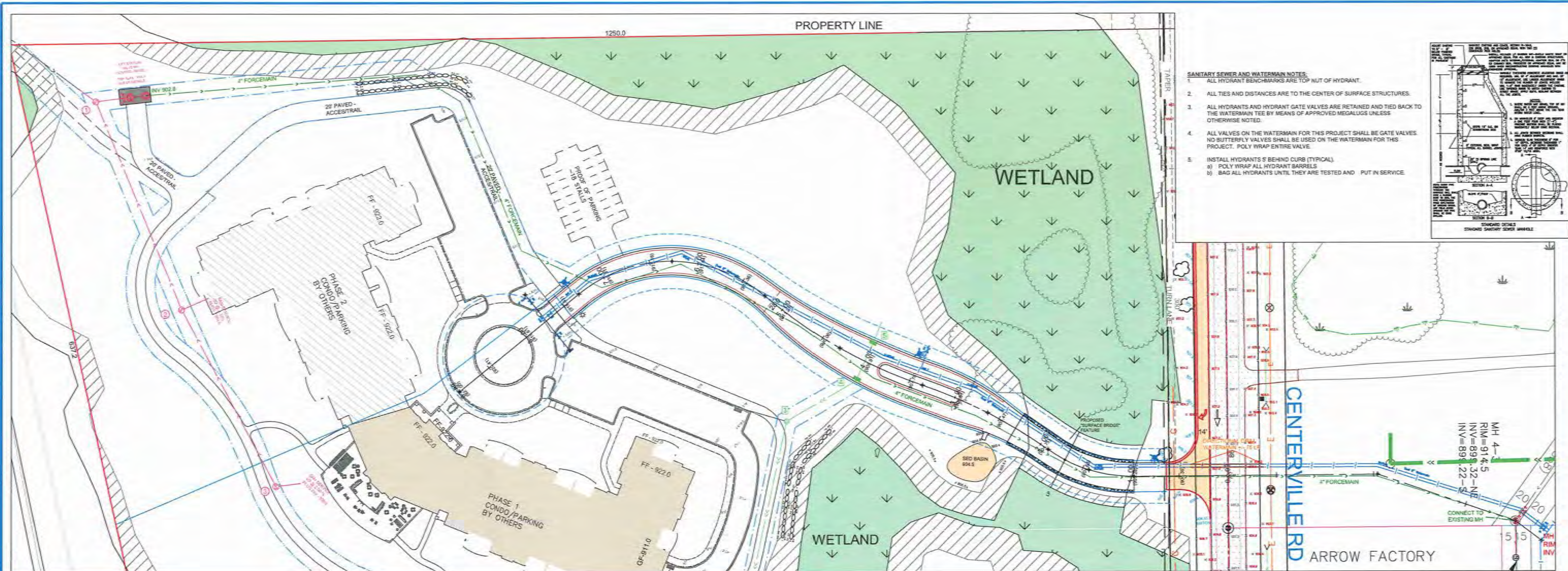
ENGINEERS
 PLANNERS

CITY PROJECT NO.
 NORTH OAKS, MINNESOTA

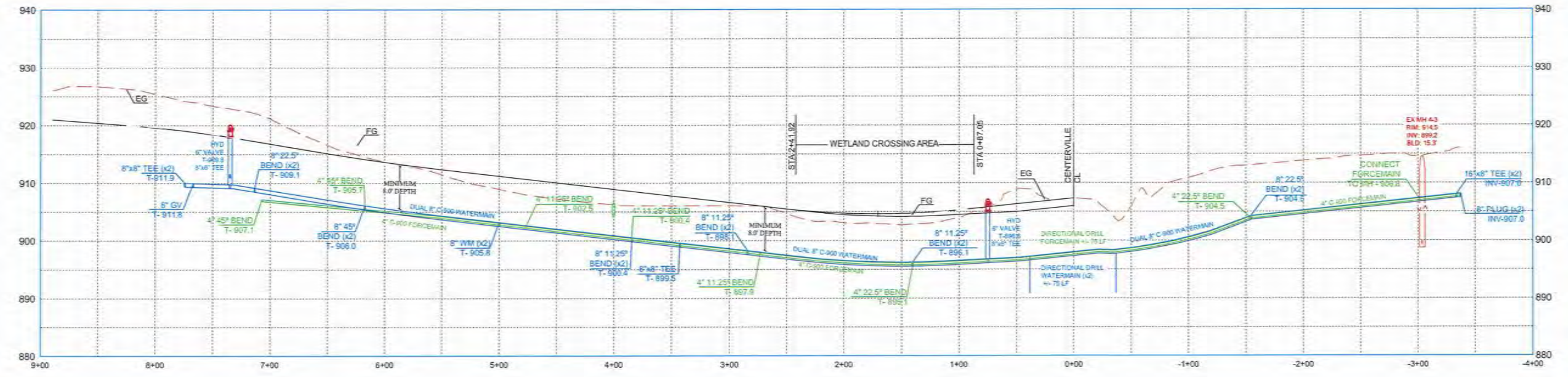
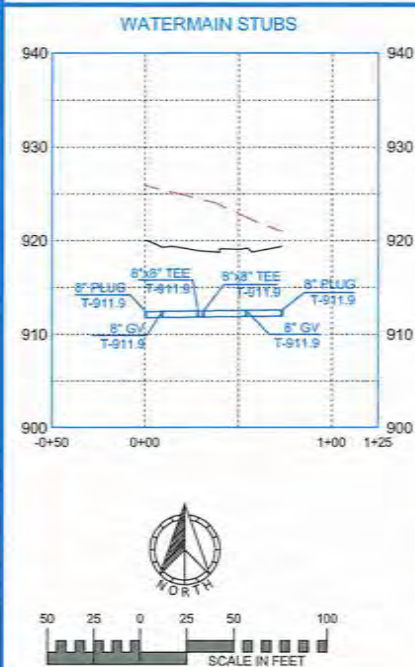
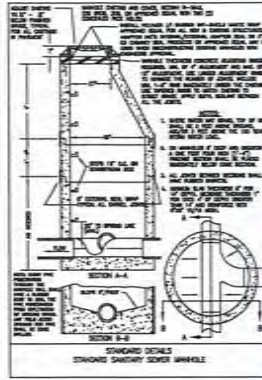
FINAL PLAT/ UTILITY PLAN
 ISLAND FIELD
 NORTH OAKS COMPANY

FILE NO. 64500-025
 5

Exhibit K: Final Utility Plan



- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 3. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 4. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
 5. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
 - a) POLY WRAP ALL HYDRANT BARRELS
 - b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-GRADING				
DRAWN BY				
CHECKED BY				
DATE				

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

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

Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/19/21 Lic. No. 56659

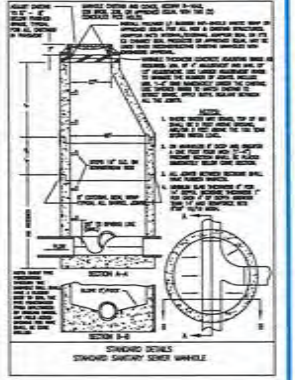
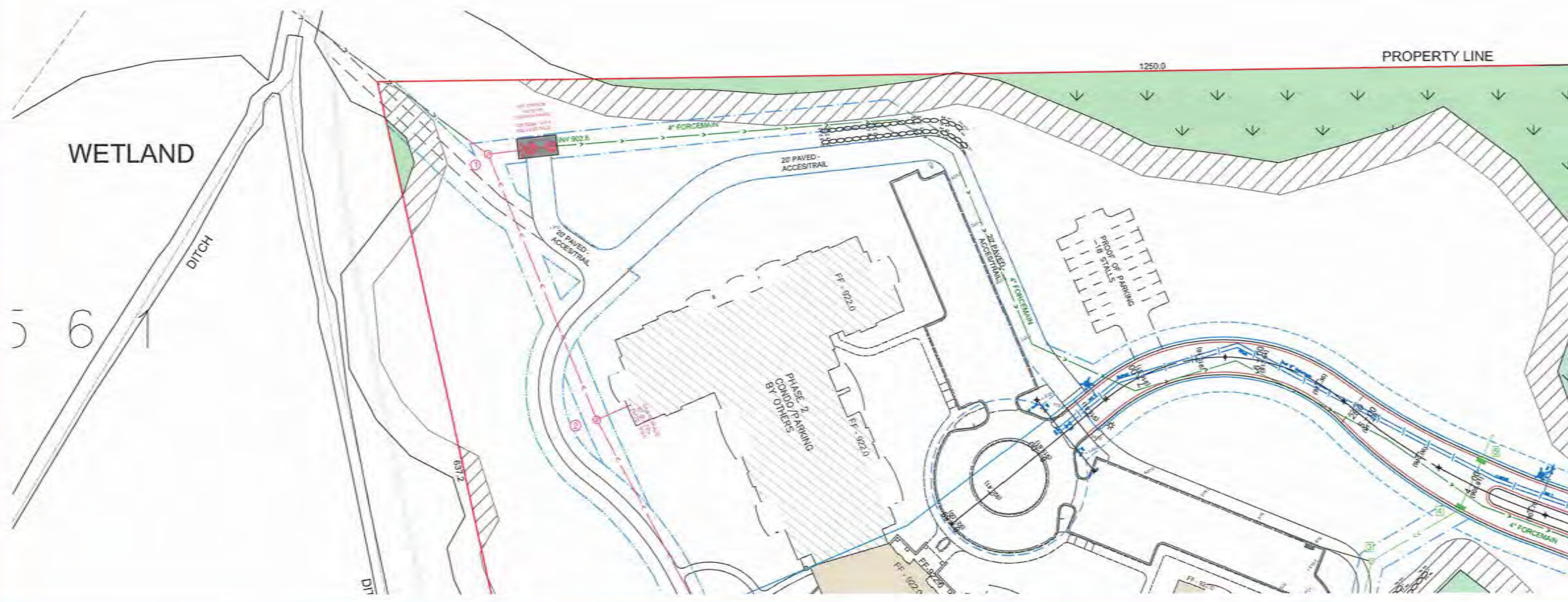
ENGINEERS
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-6000

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

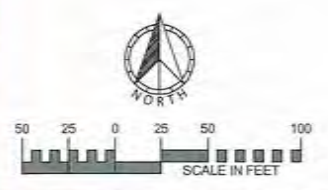
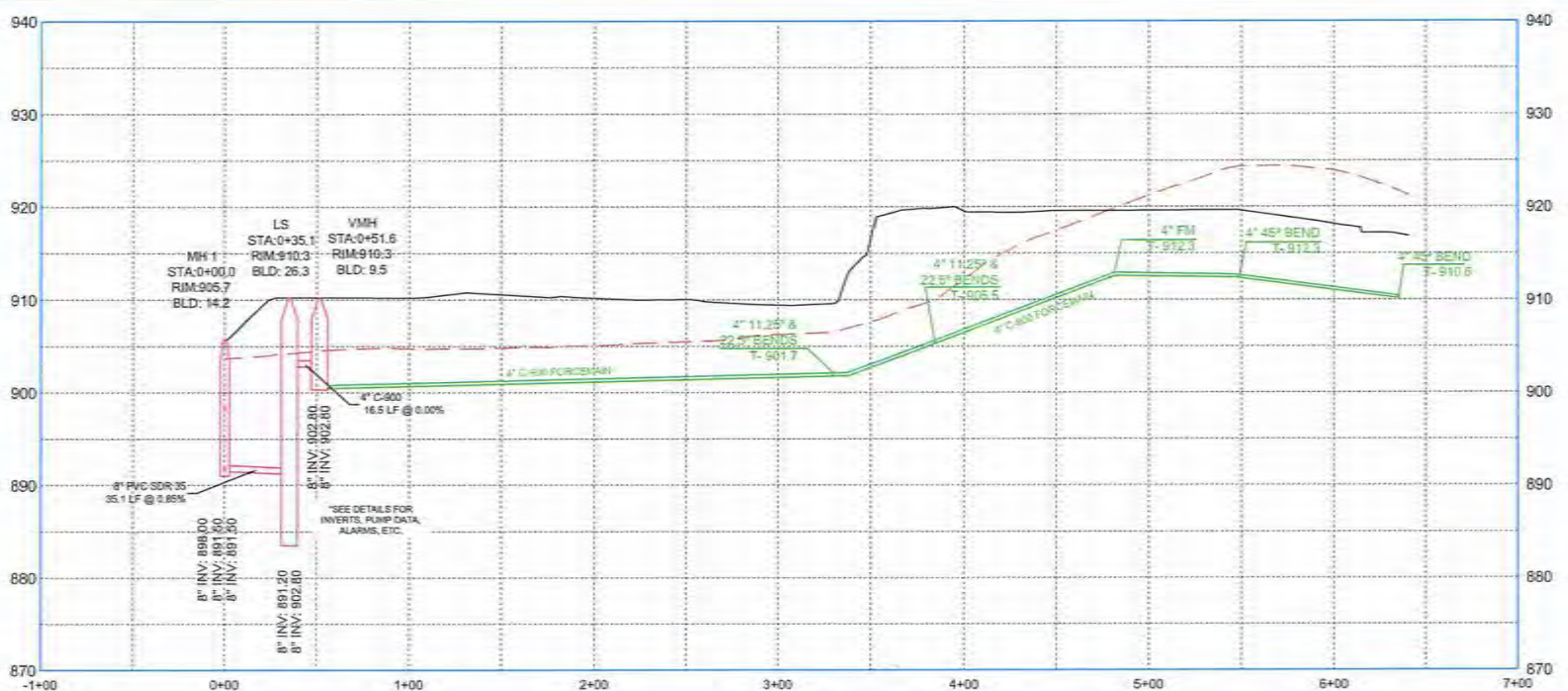
FINAL PLAT/ SANITARY SEWER & WATERMAIN PLAN
ISLAND FIELD

FILE NO. 64500-025
5B

Exhibit L: Final Sanitary Sewer and Watermain Plans



- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 3. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 4. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
 5. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL)
 - a) POLY WRAP ALL HYDRANT BARRELS
 - b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.



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
IF-GRADING				
DRAWN BY				
CHECKED BY				
DATE				

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

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

Eric R. Johnson
 Eric R. Johnson, P.E.
 Date: 03/19/21 Lic. No. 56659

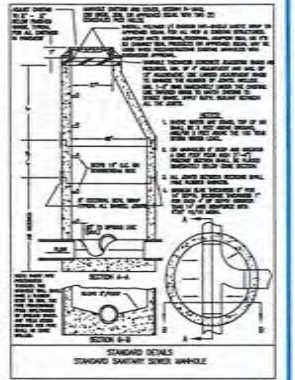
SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN, 55391 (952) 476-6000

ENGINEERS
SURVEYORS
PLANNERS

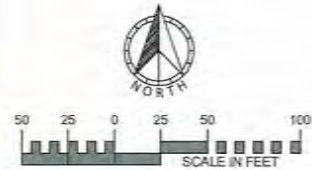
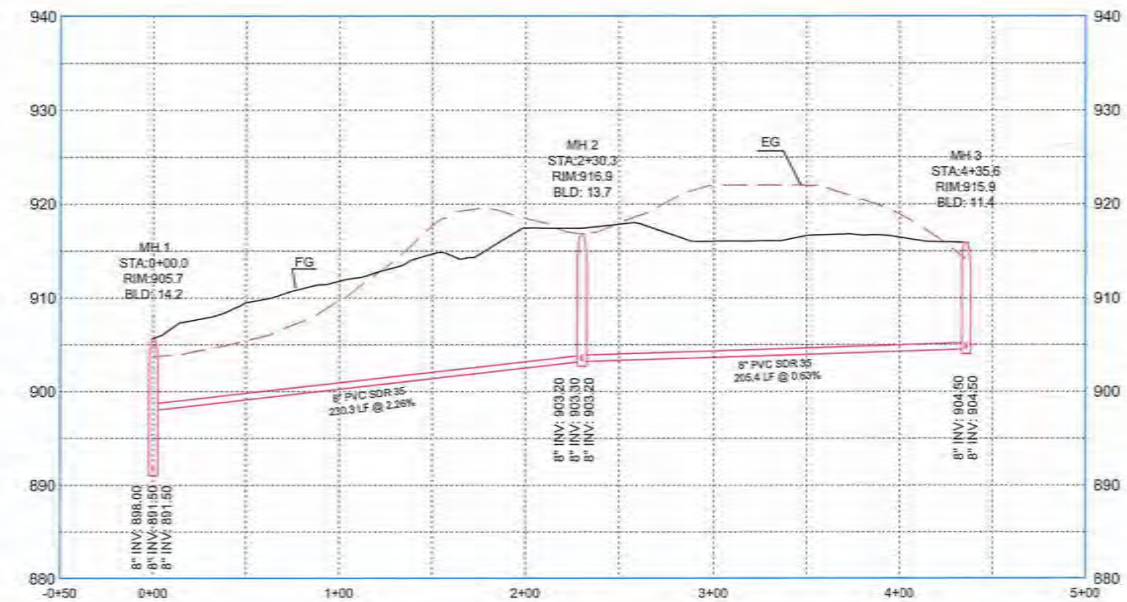
CITY PROJECT NO.
 NORTH OAKS,
 MINNESOTA

FINAL PLAT/ SANITARY SEWER &
 WATERMAIN PLAN
 ISLAND FIELD
 NORTH OAKS COMPANY

FILE NO.
 64500-025
 5C
 8



- SANITARY SEWER AND WATERMAIN NOTES:**
1. ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
 2. ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
 3. ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
 4. ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
 5. INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL)
 - a) POLY WRAP ALL HYDRANT BARRELS
 - b) BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.



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
IF-GRADING				
DRAWN BY				
CHECKED BY				
DATE				
03/19/21				

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.

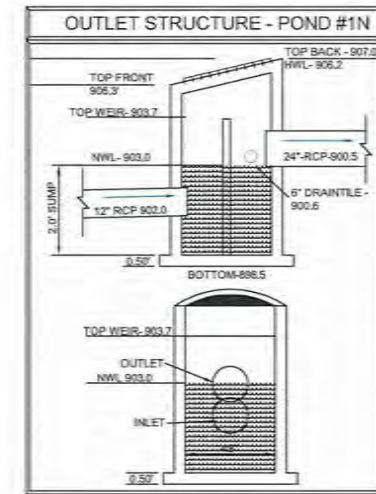
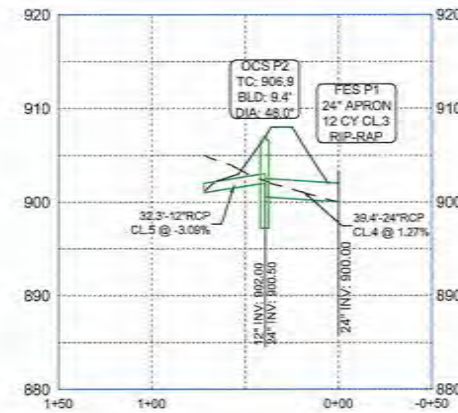
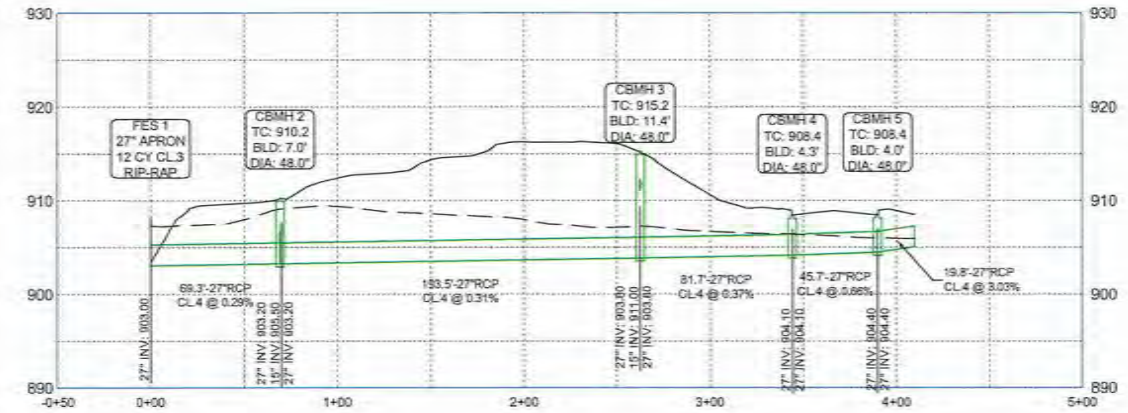
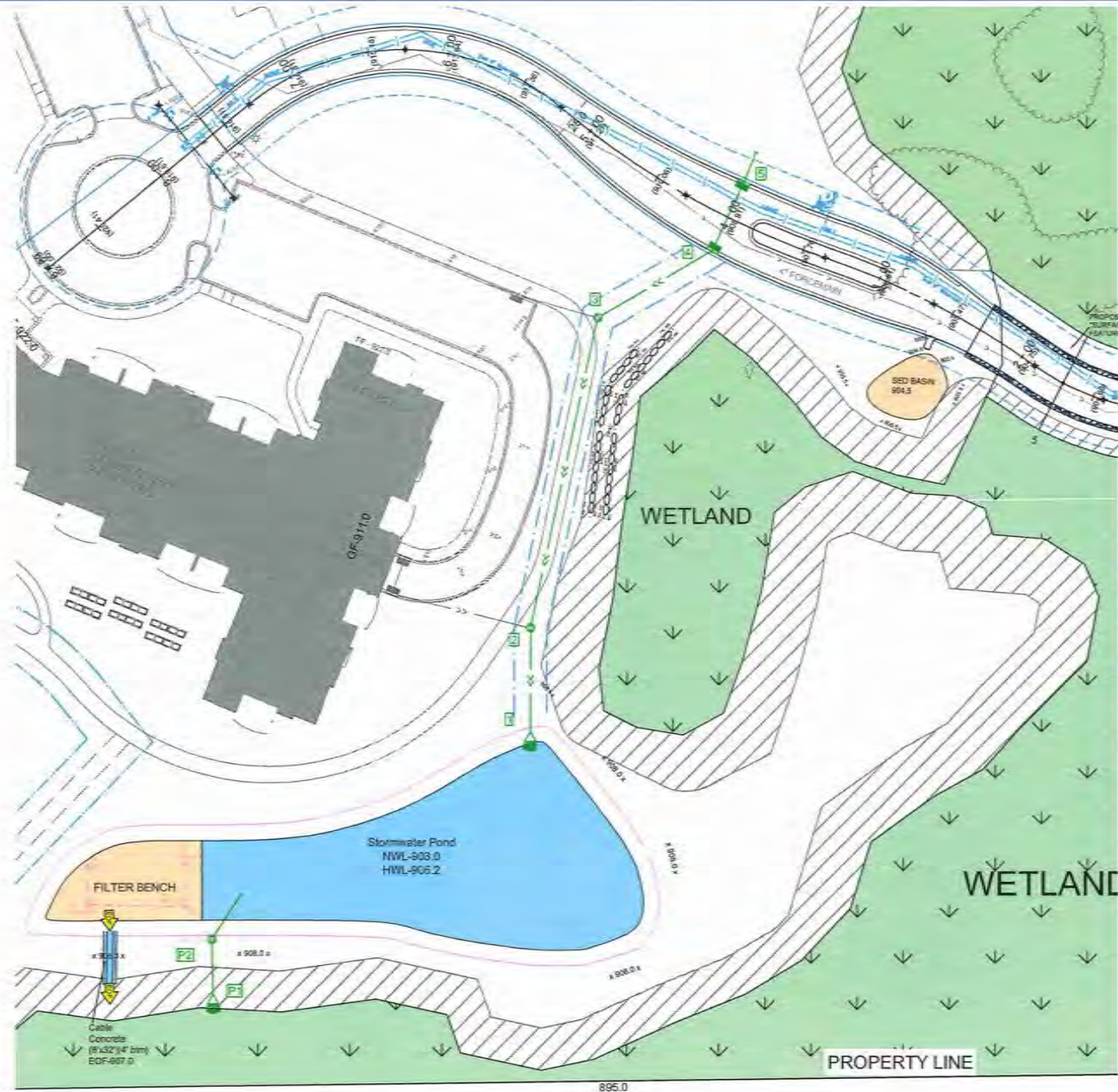
Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/19/21 Lic. No. 56659

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

CITY PROJECT NO. _____
NORTH OAKS, MINNESOTA

FINAL PLAT/ SANITARY SEWER & WATERMAIN PLAN
ISLAND FIELD
 NORTH OAKS COMPANY

FILE NO. 64500-025
5D
 8



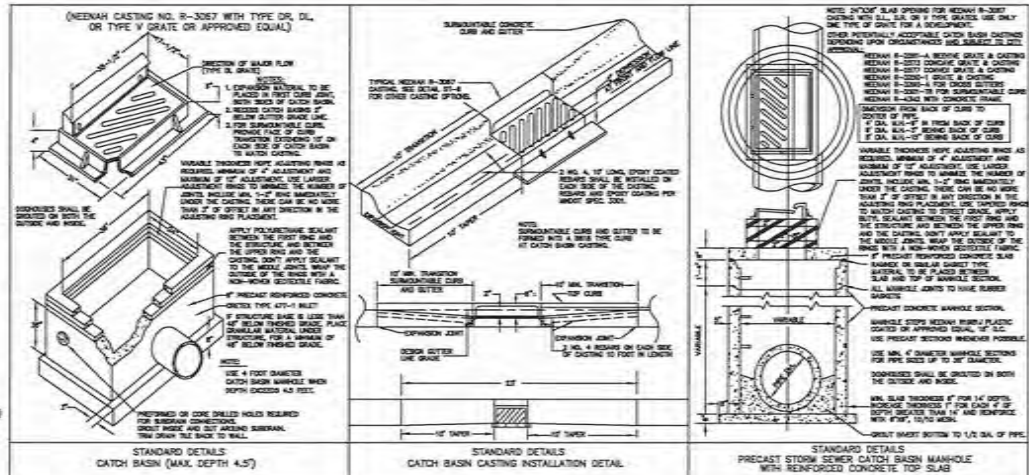
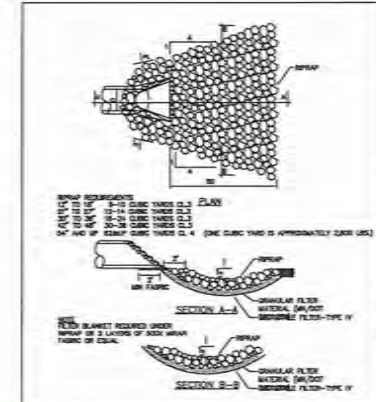
NOTES

- 4" DRAINTILE (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.
- TIE THE LAST 6 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
- TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS 24" OR LARGER. THERE ARE NO TRASH GUARDS ON 12" THROUGH 24" F.I.E.S.'S.
- TIE ALL PIPE JOINTS IN AND OUT OF ALL OUTLET STRUCTURES.
- WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
- RIP-RAP FOR STORM SEWER SHALL BE CLASS 3 AND SHALL BE HAND PLACED.
- ALL ADJUSTING RINGS TO BE HDPE.
- SAND FILTER AND DRAINTILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.
- OUTLET CONTROL STRUCTURE GRATE TO BE GALVANIZED GRATE (SPLIT) 4" X 4" OPENINGS.

STRUCTURE TABLE							
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING	NOTES
2	CBMH	48.0"	910.2	7.0'	903.2	R-3607	
3	CBMH	48.0"	915.2	11.4'	903.8	R-4342	
4	CBMH	48.0"	908.4	4.3'	904.1	R-3607	
5	CBMH	48.0"	908.4	4.0'	904.4	R-3607	

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	27	903.0	12
P1	FES	24	900.0	12

OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
P2	OCBS	902.0 900.50	SEE STRUCTURE DETAIL



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
IF-GRADING				
DRAWN BY		ERJ		
CHECKED BY		RSM		
DATE			03/19/21	

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.

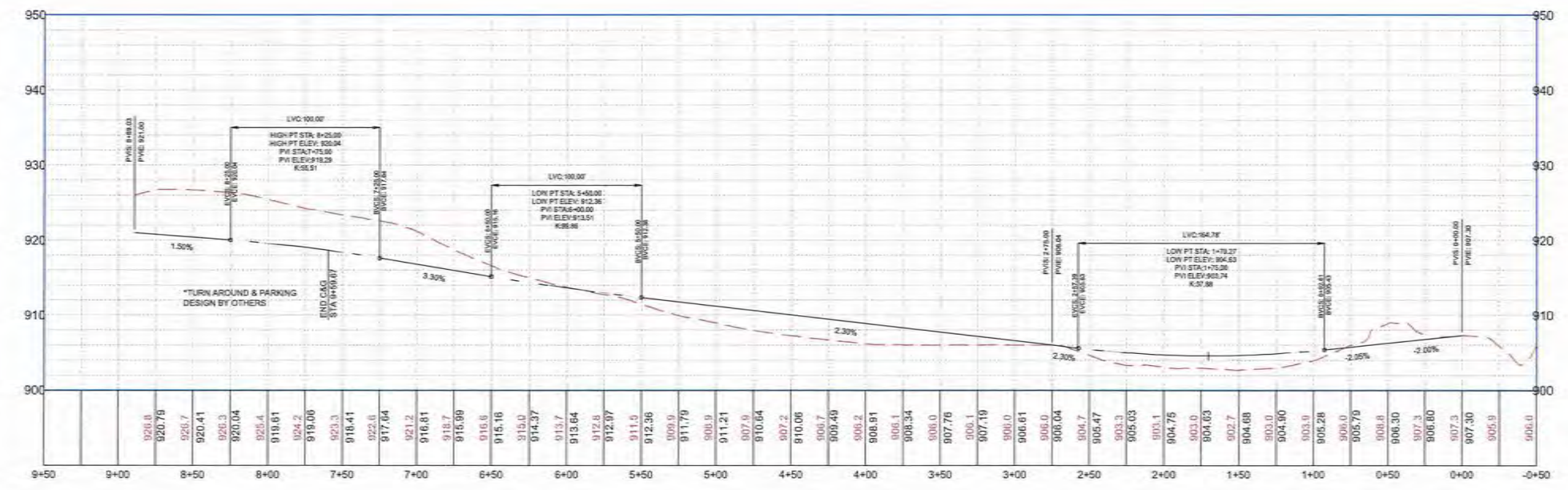
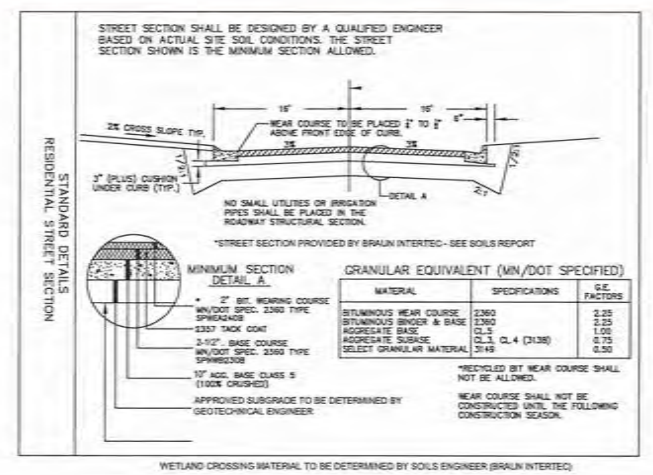
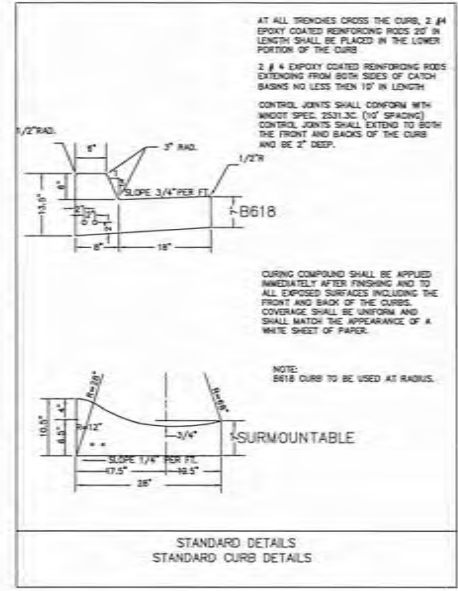
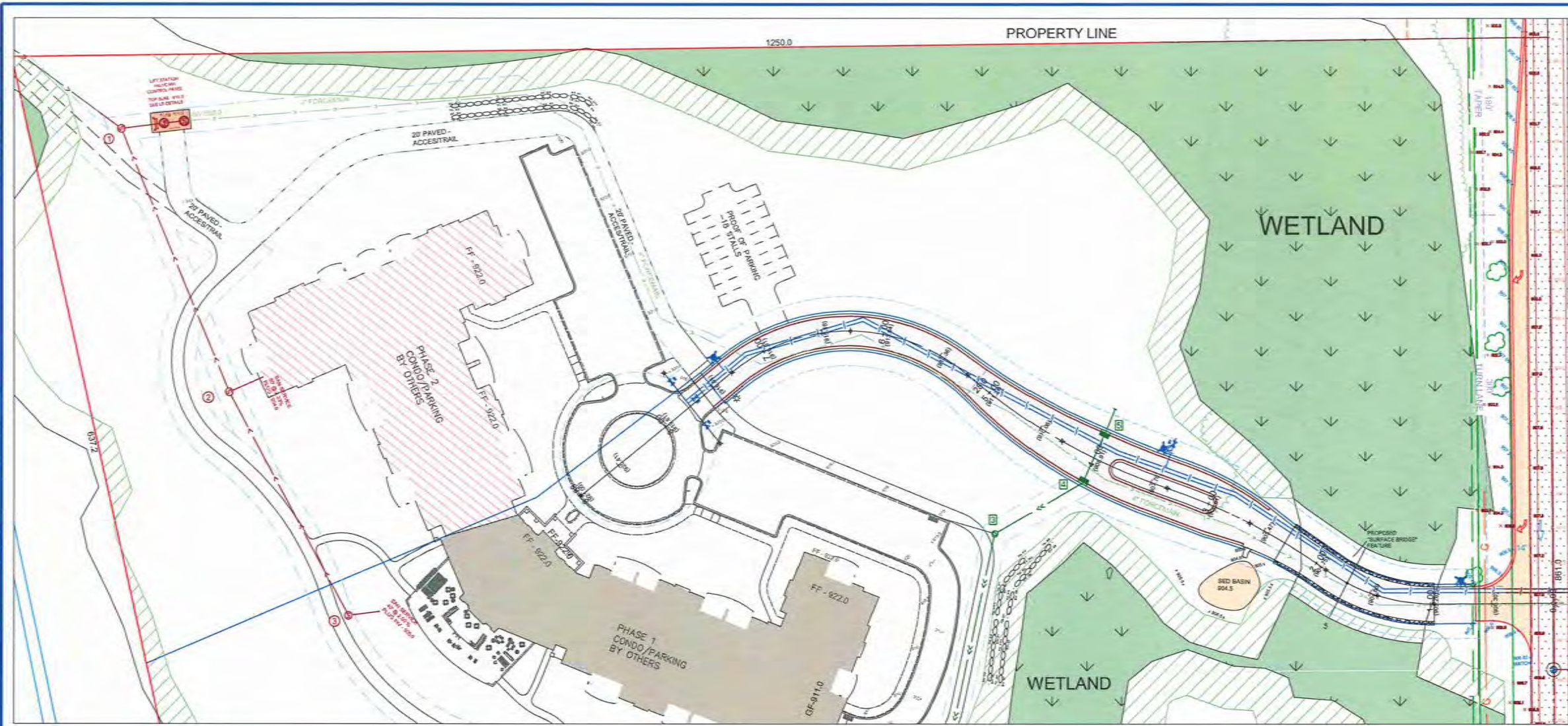
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Eric R. Johnson
 ERIC R. JOHNSON, P.E.
 Date: 03/19/21 Lic. No. 56659

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

CITY PROJECT NO.
 NORTH OAKS, MINNESOTA

FINAL PLAT/ STORM SEWER PLAN
 ISLAND FIELD
 NORTH OAKS COMPANY

FILE NO.
 64500-025
 6



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-STREET				
DRAWN BY				
CHECKED BY				
DATE				

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

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

Eric R. Johnson
Eric R. Johnson, P.E.
Date: 03/19/21 Lic. No. 56659

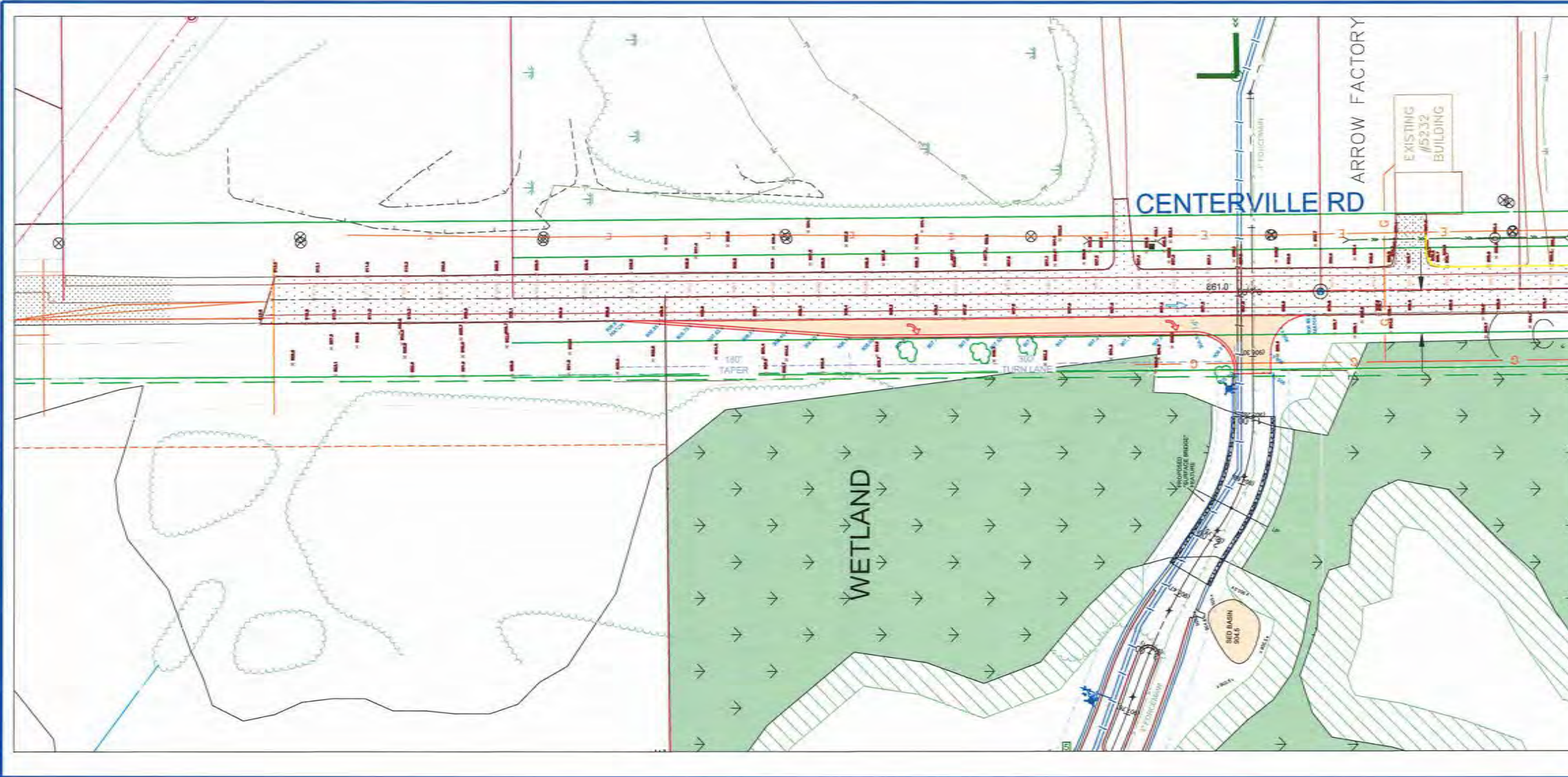
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN 55391 (952) 476-8000

INDIANS SURVEYORS DESIGNERS PLANNERS

CITY PROJECT NO.
NORTH OAKS, MINNESOTA

FINAL PLAT/ STREET PLAN
ISLAND FIELD
NORTH OAKS COMPANY

FILE NO. 64500-025
5F



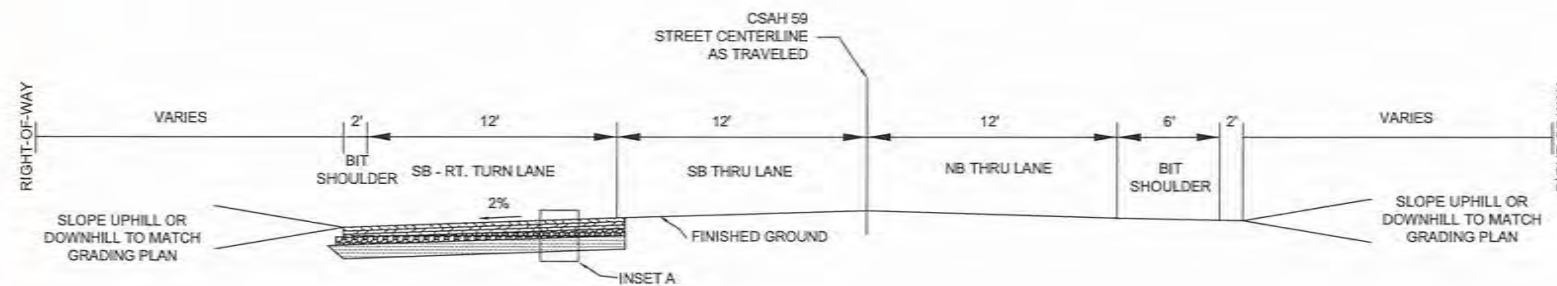
- STREET NOTES**
1. STRIPING AND SIGNAGE SHALL BE INSTALLED PER THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MnMUTCD). THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN TO BE APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF ROAD IMPROVEMENTS.
 2. CONTRACTOR MUST NOTIFY RAMSEY COUNTY AT LEAST 72 HOURS PRIOR TO COMMENCING CSAH 59 IMPROVEMENTS.
 3. ALONG THE NEW TURNING LANE, THE CONTRACTOR SHALL SAWCUT AND MILL A MINIMUM WIDTH OF 18".

- PAVEMENT SECTION NOTES**
1. THE PAVEMENT SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RAMSEY COUNTY.
 2. ALL THICKNESSES, AS SPECIFIED, ARE TO BE CONSIDERED MINIMUM DEPTHS, AFTER COMPACTION.

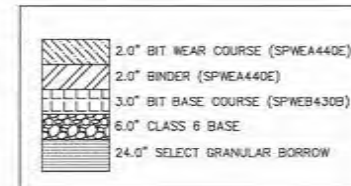
- GROUND-IN POLY PREFORM**
1. THE ENGINEER WILL DIRECT ROAD CLEANING PRIOR TO APPLICATION. CLEANING MUST CONSIST OF AT LEAST BRUSHING WITH A NON-METALLIC ROTARY BROOM.
 2. GROUND-IN POLY PREFORM MARKING APPLICATION MUST OCCUR IMMEDIATELY AFTER PAVEMENT CLEANING HAS BEEN COMPLETED.
 3. THE PAVEMENT TEMPERATURE MUST NOT BE LESS THAN 50° F DURING OPERATIONS.
 4. PERMANENT MARKINGS MUST NOT BE INSTALLED OVER TEMPORARY MARKINGS
 5. PLACE TEMPORARY STRIPING UNTIL WEAR COURSE IS INSTALLED.

XXX.X x DENOTES PROPOSED EDGE OF BIT ELEVATION

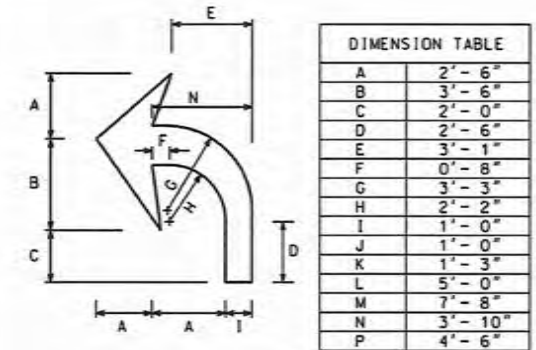
DENOTES PROPOSED STRIPING



CSAH 59 TURN LANE SECTION (NORTHBOUND)

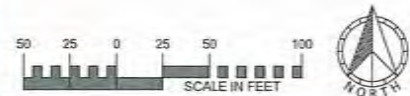


INSET A
CSAH 59 (CENTERVILLE ROAD)
TURN LANE SECTION



SIZE 6' x 8'

PAVEMENT MARKING DETAILS
GROUND-IN POLY PREFORM



DRAWING NAME	NO.	BY	DATE	REVISIONS
IF-STREET				
DRAWN BY				
CHECKED BY				
DATE				

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

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

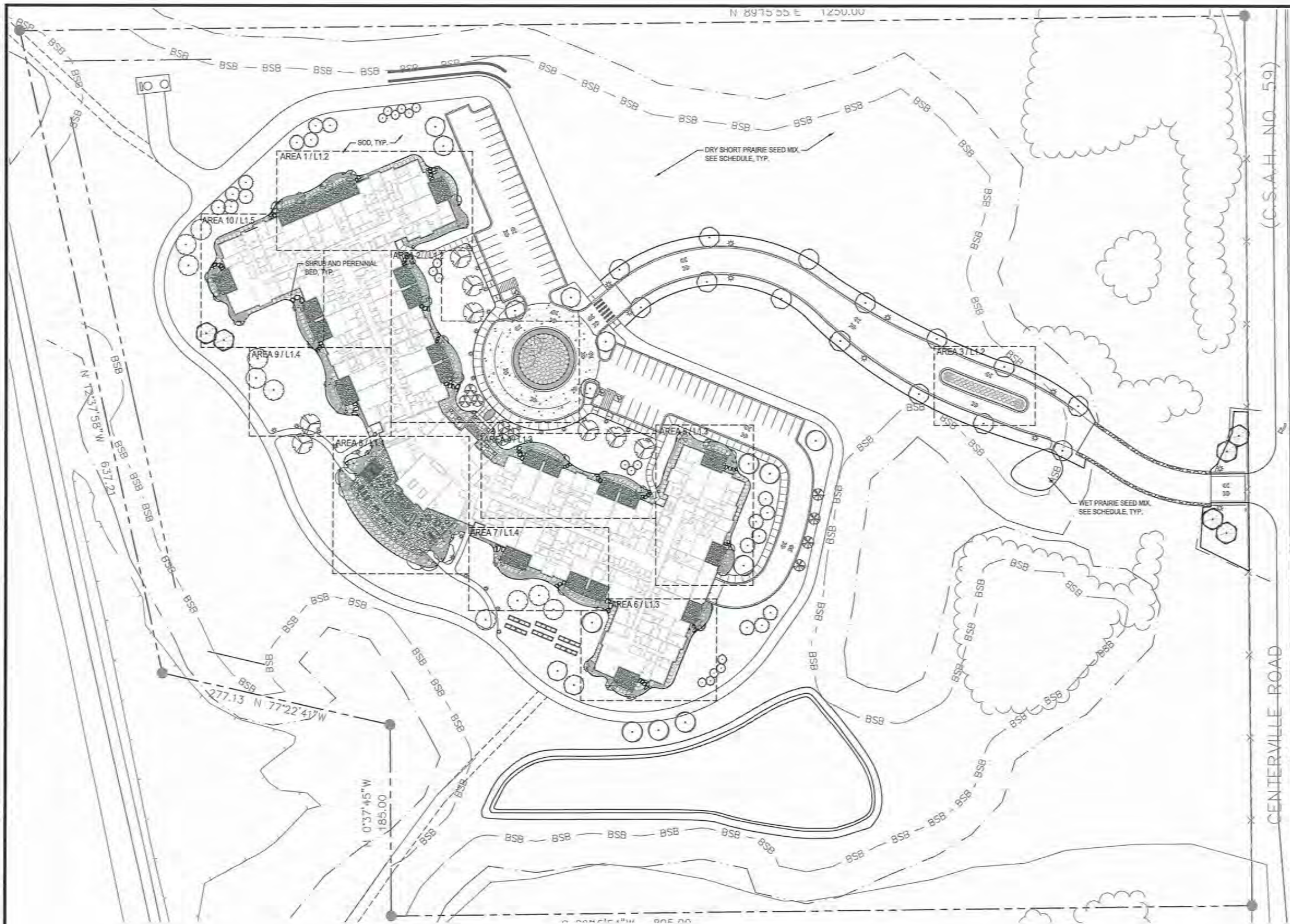
Eric R. Johnson
ERIC R. JOHNSON, P.E.
Date: 03/19/21 Lic. No. 56659

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

CITY PROJECT NO. —
NORTH OAKS, MINNESOTA

FINAL PLAT/ TURN LANE PLAN
ISLAND FIELD
NORTH OAKS COMPANY

FILE NO. 64500-025
5G
6



LANDSCAPE NOTES:

1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
NORTH OAKS CONDOMINIUMS
 CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

Kevin Teppen
 KEVIN TEPPEN
 DATE: 08/19/20 LICENSE NO. 26580

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/19/20	ISSUE
	CITY SUBMITTAL

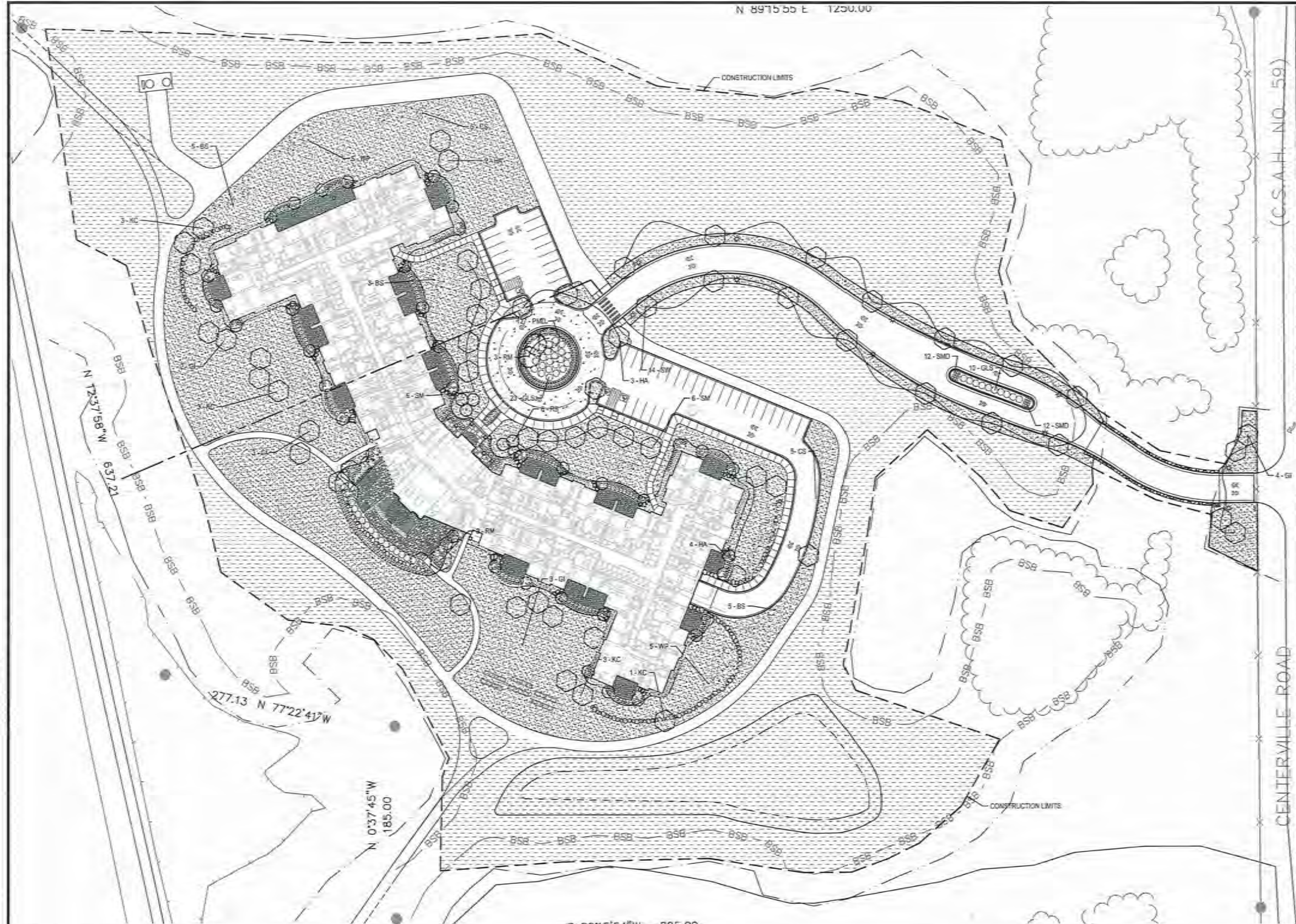
REVISION SUMMARY	
DATE	DESCRIPTION

REVISION SUMMARY	
DATE	DESCRIPTION

LANDSCAPE AREA INDEX SHEET

1 1 0





LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
 - ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2' FROM TREE TRUNK.
 - IF SHOWN ON PLAN, RANDOM SIZED Limestone Boulders Color and Size to Complement New Landscaping. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
 - PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
 - UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOG AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
 - REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
 - REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
 - PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
 - CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER PRIOR TO INSTALLATION.

CivilSite
GROUP
Civil Engineering • Surveying • Landscaping Architecture
4831 W. 55th Street, Suite 208
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0000

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

NORTH OAKS CONDOMINIUMS
CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

KEVIN TEPPER
DATE 05/19/2024 LICENSE NO. 25980

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

- LEGEND**
- SHREDDED CYPRESS MULCH. SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN.
 - LAWN - SOG
 - SEED TYPE 1 - MINDOT 34-362 WET PRAIRIE TIER MINDOT SEEDING MANUAL, SPECIFICATIONS (2014)
 - SEED TYPE 2 - MINDOT 35-021 DRY PRAIRIE, PER MINDOT SEEDING MANUAL, SPECIFICATIONS (2014)
 - 1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC. SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN.

- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

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

1" = 20'-0"

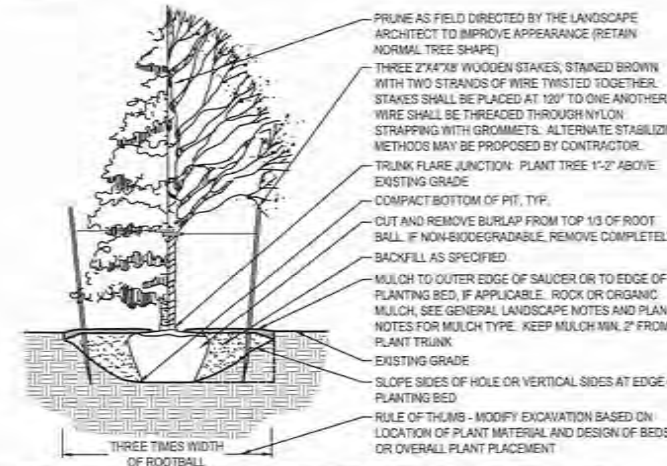
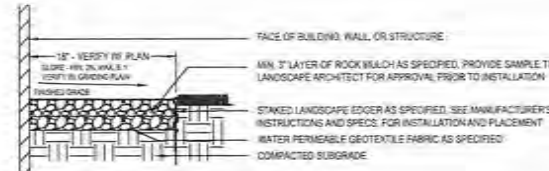
10'-0" 0 20'-0"

N

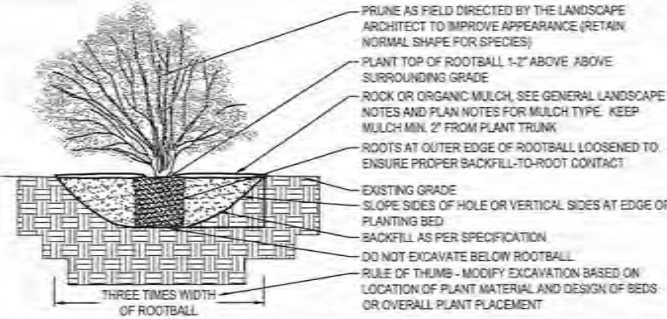
PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT. TOTAL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
RM	8	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	3" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SM	12	SUGAR MAPLE	Acer saccharum	3" CAL.	B&B	STRAIGHT LEADER, FULL FORM
HA	9	COMMON HACKBERRY	Celastrus occidentalis	3" CAL.	S&B	
KD	10	ESPRESSO KENTUCKY COFFEETREE	Gymnocladus dioica 'Espresso'	3" CAL.	S&B	
SW	14	SWAMP WHITE OAK	Quercus bicolor	3" CAL.	S&B	
GI	12	AUTUMN GOLD GINKO	Ginkgo Biloba 'Autumn Gold'	3" CAL.	S&B	
EVERGREEN TREES						
BS	18	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6" M.	B&B	STRAIGHT LEADER, FULL FORM
CS	10	COLORADO SPRUCE	Picea pungens	6" M.	B&B	STRAIGHT LEADER, FULL FORM
WP	10	WHITE PINE	Pinus strobus	6" M.	B&B	STRAIGHT LEADER, FULL FORM
ORNAMENTAL TREES						
RB	6	RED BUD	Cercis canadensis 'Northern Star'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
HYD	21	ANNABELLE HYDRANGEA	Hydrangea arborescens	24" HT.	CONT.	
MEJ	39	MEDORA JUNPER	Juniperus scopulorum 'Medora'	36" HT.	CONT.	
APC	43	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
TAY	31	TALBOT'S YEW	Taxus x media 'Talbotii'	24" HT.	CONT.	
DKL	27	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	24" HT.	CONT.	
GLS	45	GROW LOW SUMAC	Rhus aromatica	24" HT.	CONT.	
PERENNIALS & GRASSES						
KFG	19	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
PMD	17	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
SMD	70	STELLA SUPREME DAYLILLY	Hemerocallis 'Stella Supreme'	#1	CONT.	
CSC	44	CHEYENNE SPIRIT CONEFLOWER	Echinacea 'Cheyenne Spirit'	#1	CONT.	

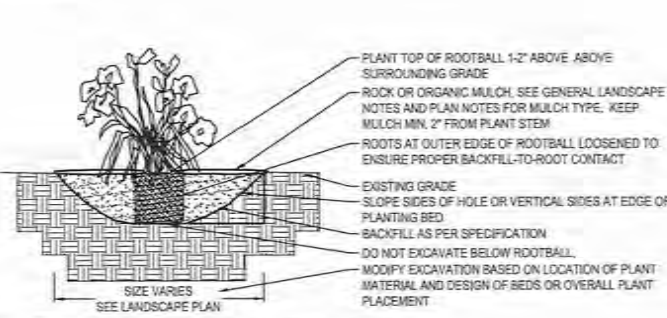
1 AGGREGATE MAINTENANCE STRIP
N T S



2 DECIDUOUS & CONIFEROUS TREE PLANTING
N T S



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
N T S



4 PERENNIAL BED PLANTING
N T S

IRRIGATION NOTES:

- ENTIRE SITE SHALL BE FULLY IRRIGATED, THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- IRRIGATION WATER LINE CONNECTION SIZE IS 1-1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS, COVERAGE.
- ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
- ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
- CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
- FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
- BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
- CONTROL WIRES: 14 GAUGE DIRECT BURIAL SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
- AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
- ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- USE SCREENS ON ALL HEADS.
- A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3" BEYOND PERIMETER OF VALVE BOX.
- THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
NORTH OAKS CONDOMINIUMS
CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

Kevin Teppen
KEVIN TEPPEN
DATE 08/19/20 LICENSE NO. 28980

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION

ISSUE/SUBMITTAL	DATE	DESCRIPTION

REVISION SUMMARY
DATE DESCRIPTION

REVISION	DATE	DESCRIPTION

LANDSCAPE PLAN
NOTES & DETAILS

L1.1



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
NORTH OAKS CONDOMINIUMS
CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

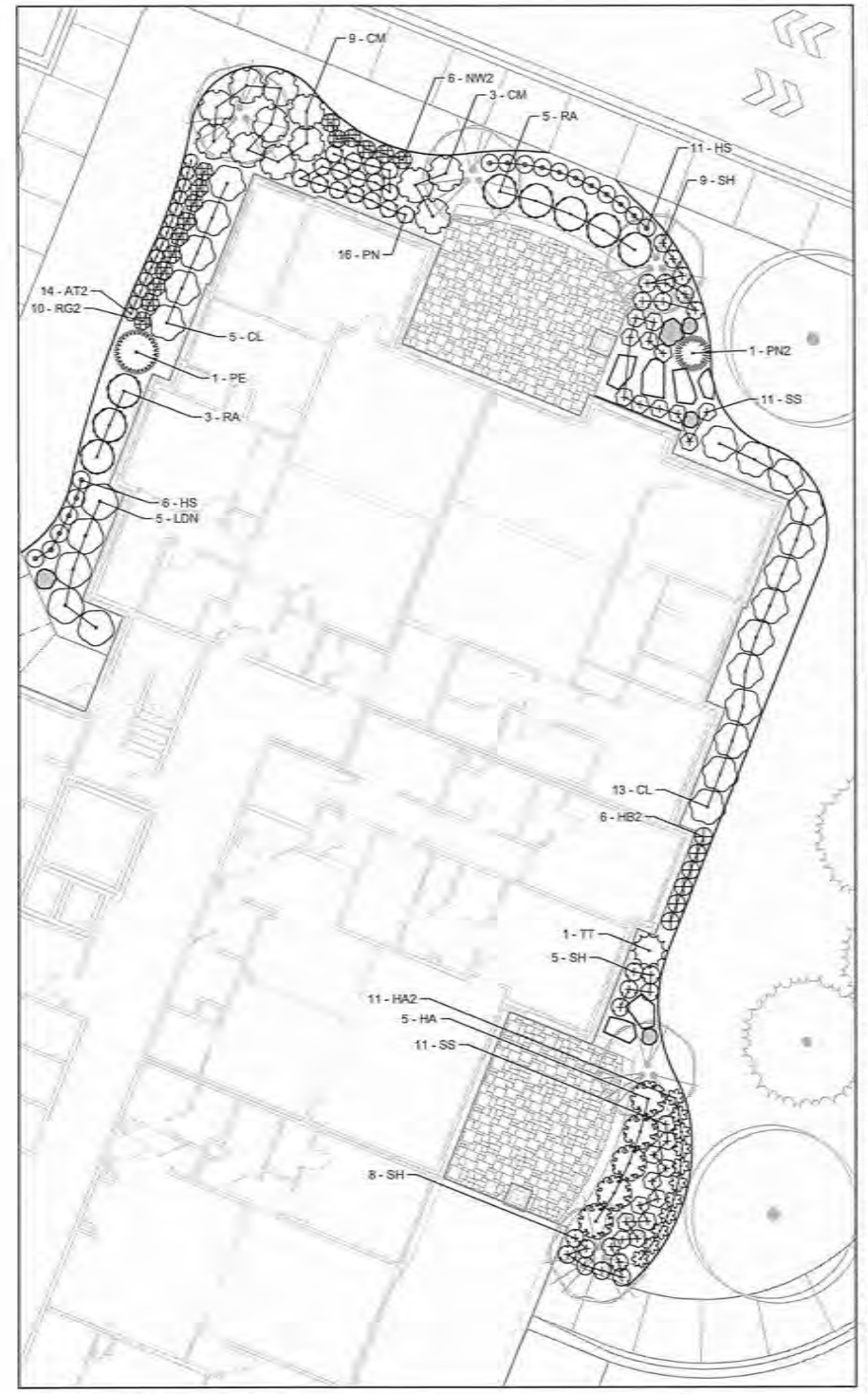
Kevin Teppén
KEVIN TEPPÉN
DATE 08/19/20 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
08/19/20	ISSUE/SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

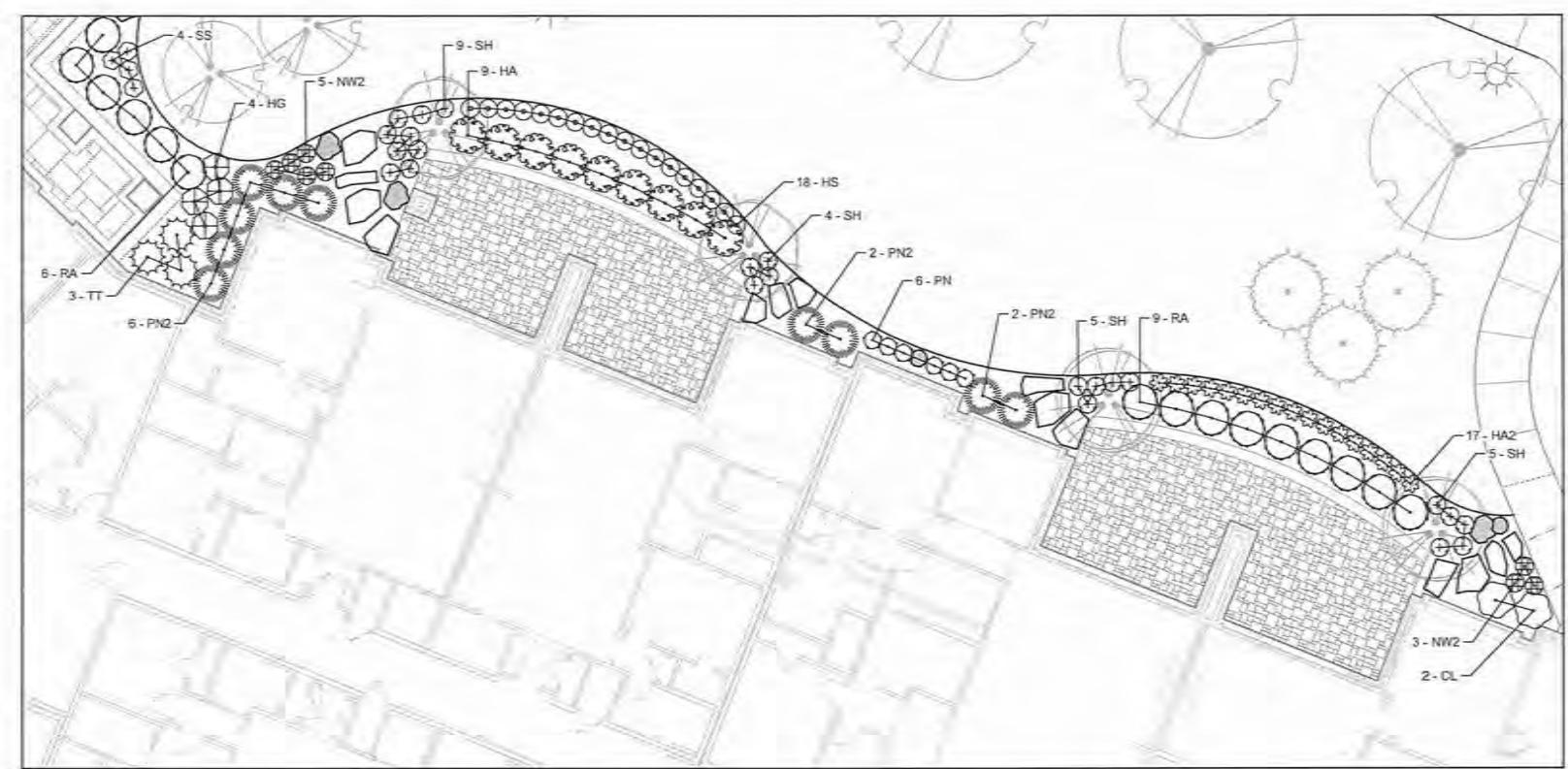
LANDSCAPE AREAS

L1.3

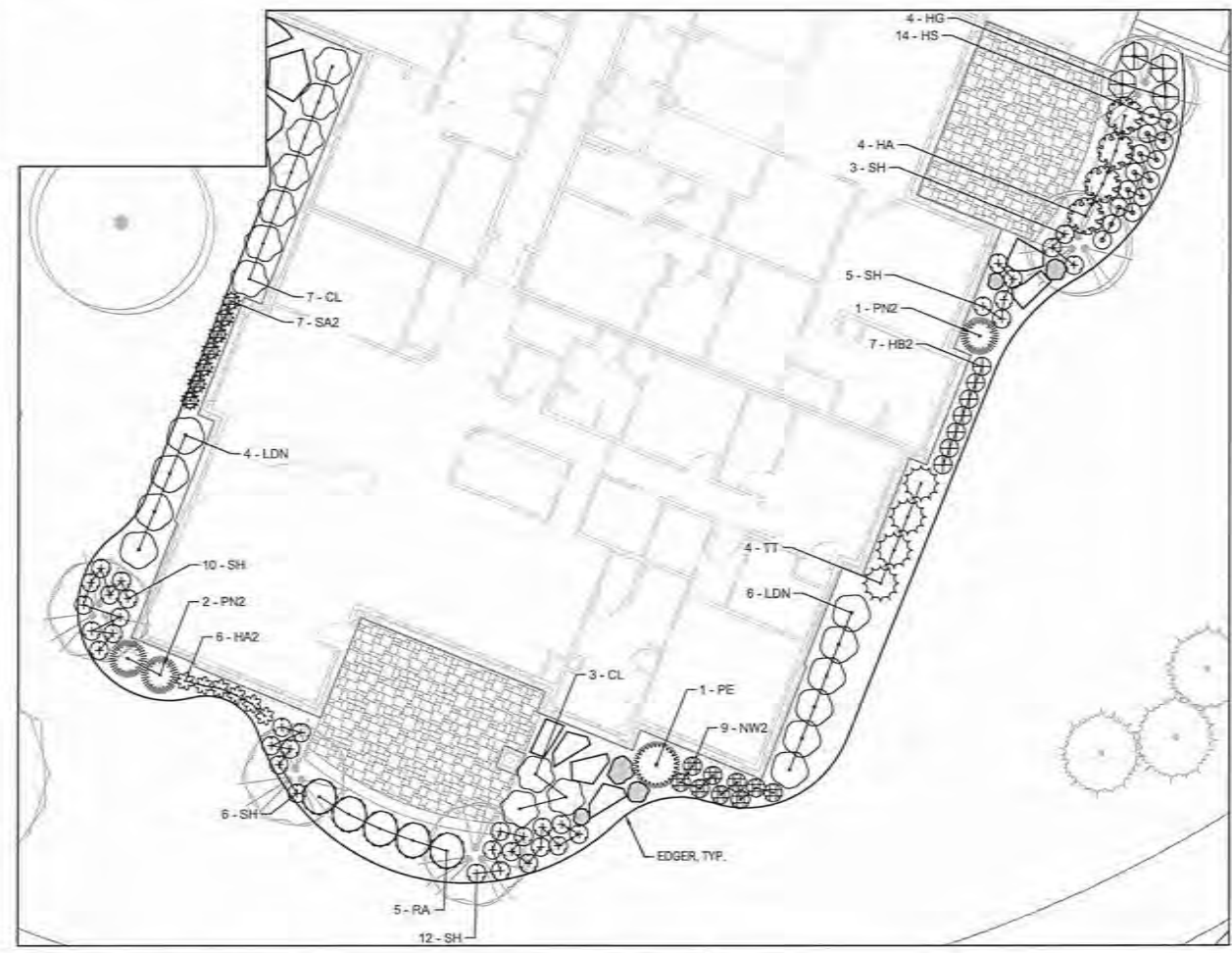


5 LANDSCAPE AREA 5 1" = 10'-0"
5'-0" 0 10'-0" N

SHEET NOTES:
1. SEE SHEET L1.5 FOR PERENNIAL AND SHRUB SCHEDULE



4 LANDSCAPE AREA 4 1" = 10'-0"
5'-0" 0 10'-0" N



6 LANDSCAPE AREA 6 1" = 10'-0"
5'-0" 0 10'-0" N

PRELIMINARY:
NOT FOR
CONSTRUCTION

NORTH OAKS CONDOMINIUMS
CENTERVILLE ROAD, NORTH OAKS, MN 55127

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

Kevin Teppen
KEVIN TEPPEIN
DATE 05/15/20 LICENSE NO. 26580

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION

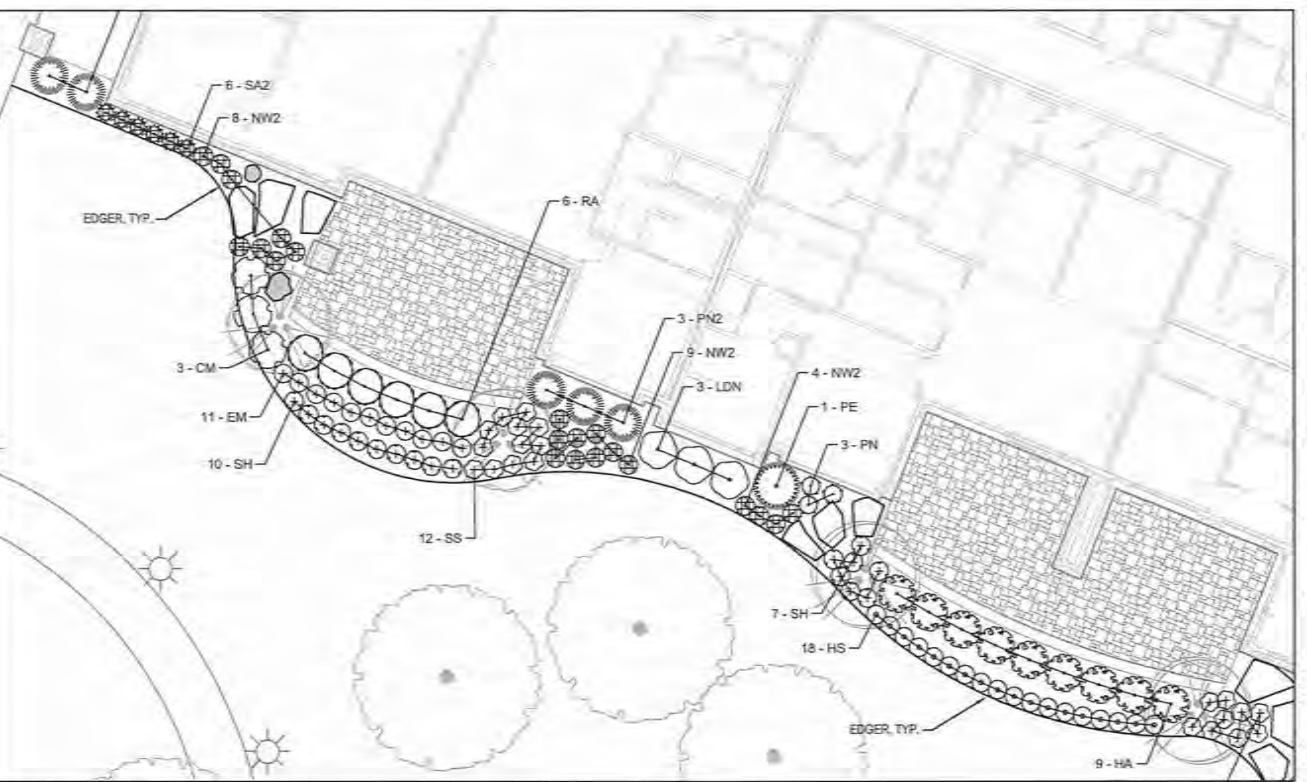
DRAWN BY: [] REVIEWED BY: []
PROJECT NUMBER: 20145

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE AREAS

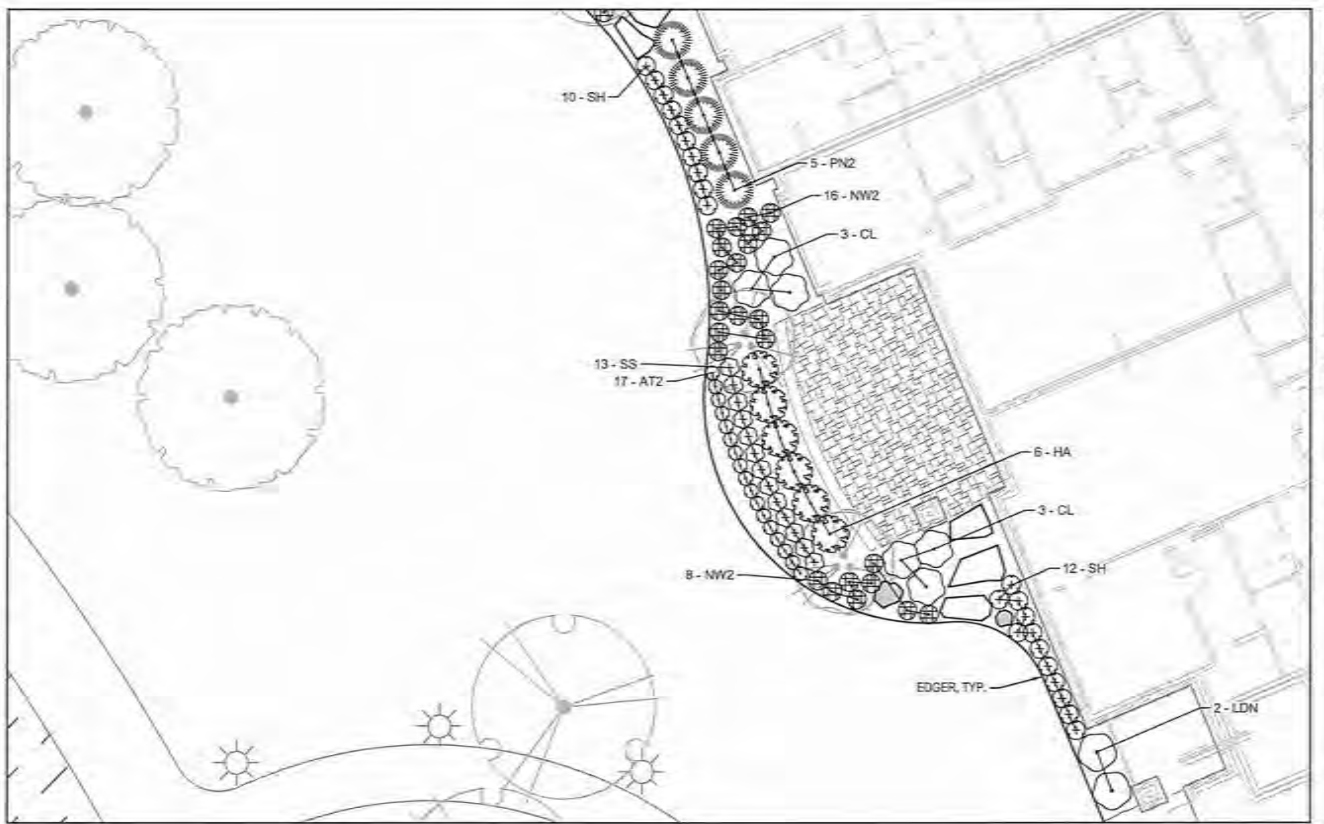
L1.4



7 LANDSCAPE AREA 7
1\"/>
5'-0\" 0 10'-0\" N



8 LANDSCAPE AREA 8
1\"/>
5'-0\" 0 10'-0\" N



9 LANDSCAPE AREA 9
1\"/>
5'-0\" 0 10'-0\" N

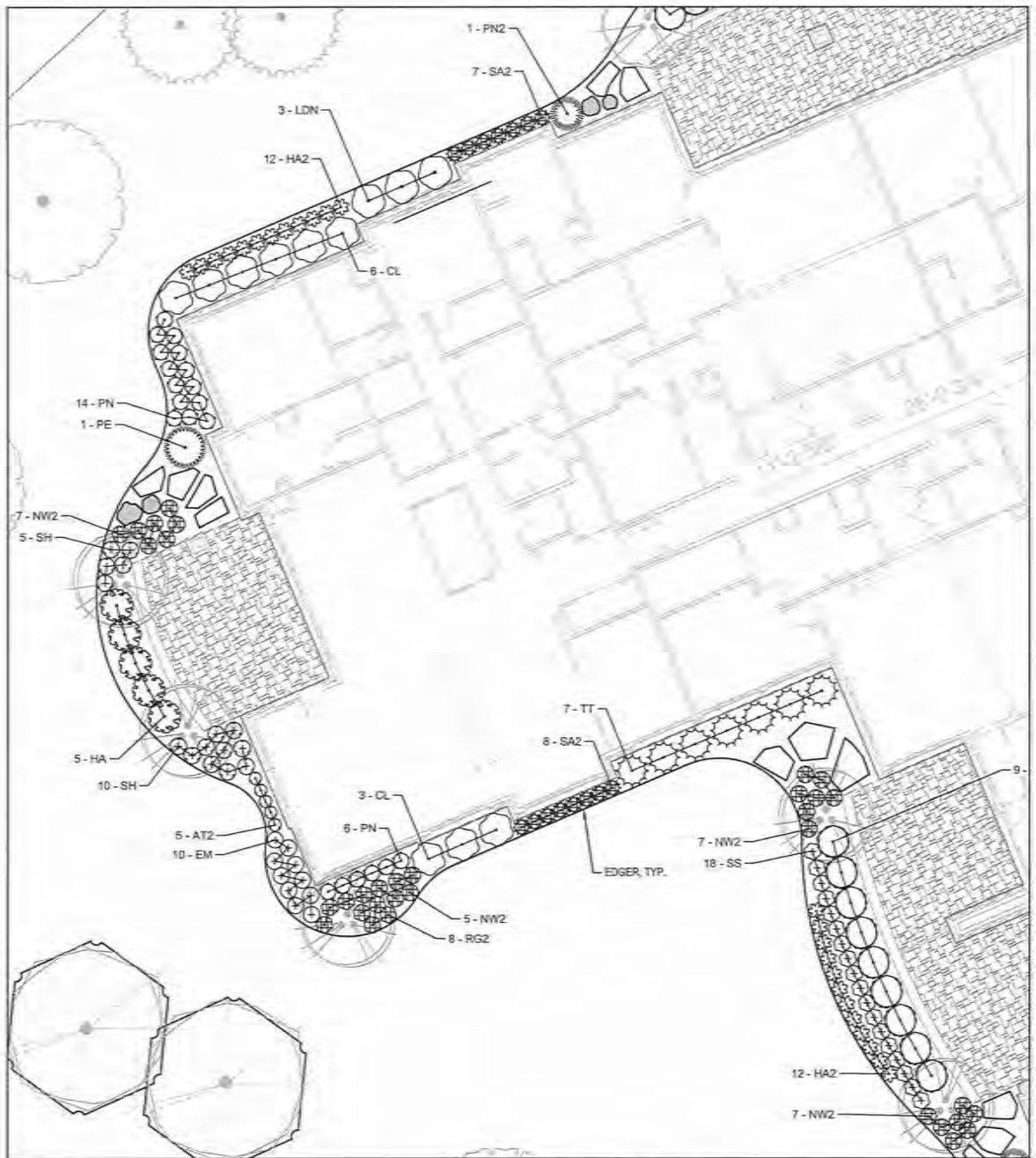
SHEET NOTES:
1. SEE SHEET L1.6 FOR PERENNIAL AND SHRUB SCHEDULE.



PRELIMINARY:
NOT FOR
CONSTRUCTION

NORTH OAKS CONDOMINIUMS

CENTERVILLE ROAD, NORTH OAKS, MN 55127



10 LANDSCAPE AREA 10
1" = 10'-0"
5'-0" 0 10'-0" N

SHEET NOTES:
1. SEE SHEET L1.6 FOR PERENNIAL AND SHRUB SCHEDULE

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

Kevin Teppén
KEVIN TEPPÉN
DATE 08/18/20 LICENSE NO. 26980

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/18/2020	CITY SUBMITTAL

DRAWN BY: JH REVIEWED BY: JH
PROJECT NUMBER: 20145

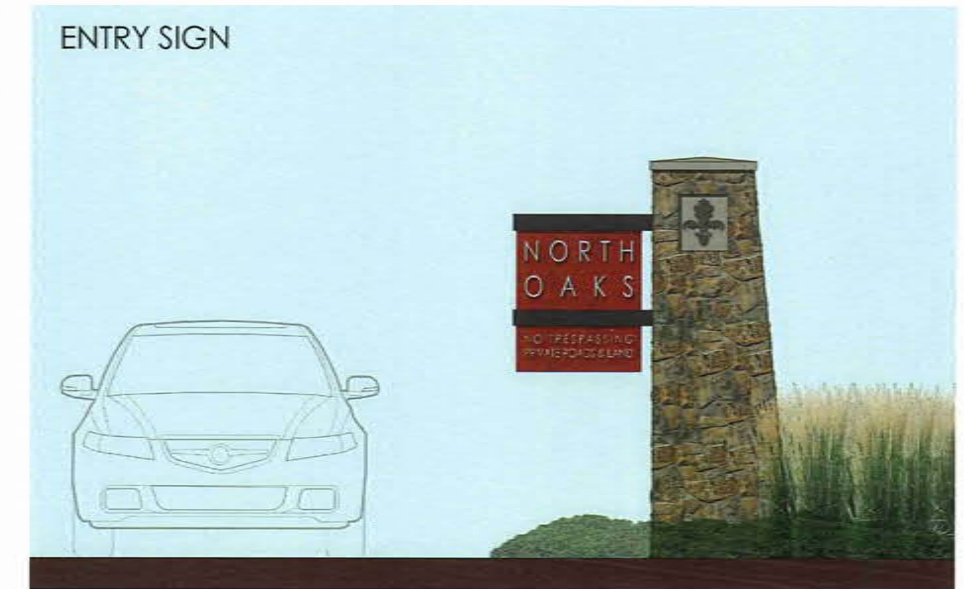
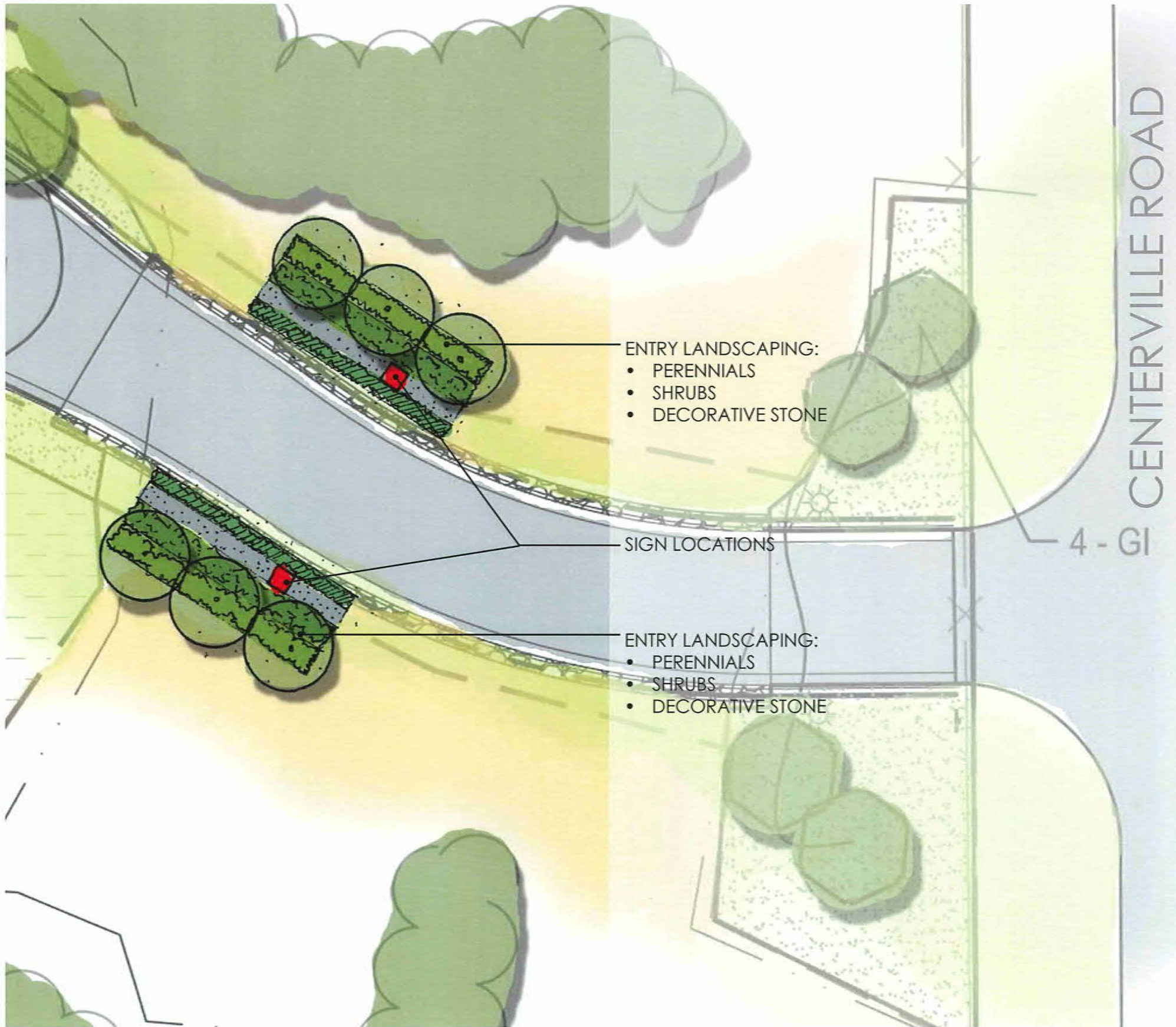
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE AREAS

L1.5











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



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



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



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



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



Minnesota Department of Natural Resources
 Ecological and Water Resources Division
 Central Region Headquarters
 1200 Warner Road, St. Paul, MN 55106

May 4, 2021

Kevin Kress, City Administrator
 City of North Oaks
 100 Village Center
 North Oaks, MN 55127

Re: Revisiting the Boundary of Black Lake (#62-19), City of North Oaks, Ramsey County

Dear Mr. Kress,

This letter is a follow-up and correction to information DNR provided the City in emails and virtual meetings in November and December 2020 and specifically in a letter dated December 16, 2020 (2020 DNR letter), which is attached. Since January, we have become aware of additional information: 1) a 1987 DNR boundary determination of the north boundary of Black Lake (#62-19); 2) field notes taken as part of the 1987 OHWL survey; 3) staff notes in the file for permit #1987-6251 referring to the culvert under the farm road trail as the outlet of Black Lake; and 4) comment letters from 1998 and 1999 demonstrating DNR support for the proposed East Oaks PUD. Based on this additional information, we must now retract statements from the 2020 DNR letter for the reasons stated below. DNR takes seriously our obligation to provide accurate 'best available' information. We apologize for the confusion this is certain to cause and are willing to meet with you to discuss.

1987 DNR Determination that the Farm Road Trail is the northern edge of Black Lake

In the 2020 DNR letter we incorrectly asserted that the boundary of Black Lake extends north of the farm road trail and that the trail itself was an unpermitted trail in a public water that state rules prohibit. We provided a map showing the extent of Black Lake which incorrectly included the ditched wetland area north of the existing trail. DNR recently discovered that in 1987 Louis Hill had applied for a DNR public waters work permit (#1987-6252, attached) to place fill in the exact area of the existing trail to complete the farm road. He also requested DNR authorization to place a culvert through the proposed road (permit #1987-6251). The DNR refers to the culvert as the outlet of Black Lake in the permit file. The permit application includes an aerial image with labels for the location of the proposed culvert and location of the farm road (Figure 1).

In a letter dated August 24, 1987 (attached), DNR Regional Hydrologist Kent Lokkesmoe informed Mr. Hill that a permit was not needed for the farm road. Here is an excerpt from the letter (**bold-faced** emphasis is mine):

"We have made final review of your application to build a farm access road on the **north side of Black Lake**. At our last field meeting with Louis W. Hill, Jr. and Lloyd Knudson, DNR-Area Wildlife Manager, it was decided to change the road alignment originally proposed so it would not encroach the reed canary grass fringe on the **north edge of Black Lake**.

Therefore, since the road alignment will not actually encroach upon any state protected water, a permit is not required to construct the road.

However, please be advised the portion of the road to be built **where the existing ditch outlets Black Lake** will have to await action taken on Permit Application 87-6251."

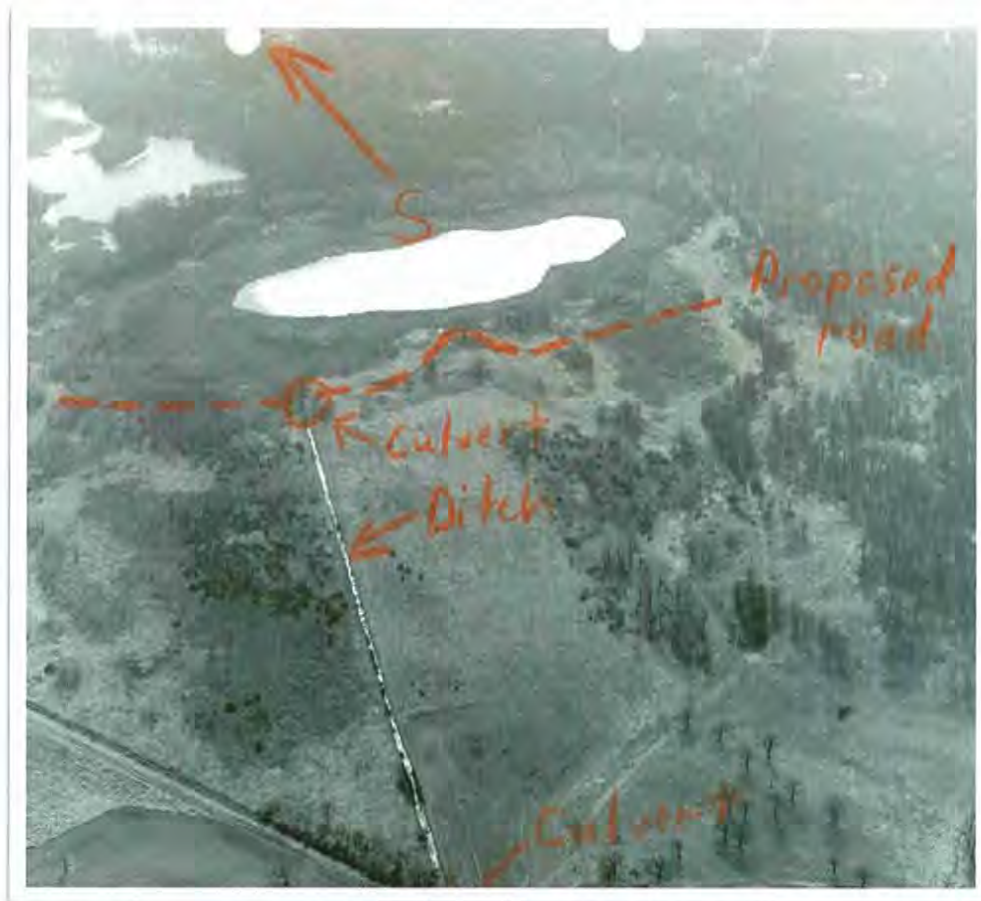


Figure 1. Aerial image with labels of Black Lake and vicinity. Note the south (S) directional arrow. The image (with the labels) was included in the 1987 permit application. The DNR advised that a permit was not needed for the proposed road because it was located north of Black Lake. The Black Lake outlet is the culvert under the proposed road as noted with a circle where the proposed road intersects the culvert. The water outlets to the north via a ditch. The culvert labeled at the north end of the ditch (bottom of image) did not require a DNR permit because the wetland north of the farm road is not a public water.

Since a permit was not needed for the farm road, permit #1987-6252 was never issued. Based on the proposed location of the farm road compared to the actual location, the farm road as constructed only needed to be moved slightly to the north of the proposed road to avoid being in Black Lake.

Next, on December 21, 1987, the DNR hydrographic survey report for Black Lake was completed. The DNR survey crew determined that the Ordinary High Water Level (OHWL) of Black Lake was 899.4 ft (datum NGVD 1929). The report described the evidence used to determine the OHWL:

“During our investigation of Black Lake we checked the south, west and a portion of the north shorelines. We obtained the ground elevation at 10 trees (elm, willow and popple). All these trees were located in a conspicuous low fringe area between the landside edge of the cattail vegetation and the toe of an old lake bank. Based on the average reduced elevation of these trees, the OHW of Black Lake is 899.4.”

Based on the hydrographic survey report itself, it is not clear if the survey crew investigated only the area south of the proposed road or if the ditched wetland area to the north was included in their investigation. I recently contacted the current supervisor of the DNR hydrographic survey crew. He checked the OHWL survey field notes from the 1987 Black Lake hydrographic survey. (Field notes are not included in published hydrographic survey reports). He concluded that the field notes indicate that only the area south of the proposed trail was investigated. This implies that the survey crew did not consider the ditched wetland area north of the proposed road to be part of Black Lake, consistent with the determination made four months earlier by Regional Hydrologist Kent Lokkesmoe in the August 24, 1987 letter discussed above.

Next, in May of 1988, the DNR issued permit 1987-6251 to reconstruct the existing culvert under the proposed road (Figure 1). The permit was amended on August 9, 1988, authoring a larger size culvert than initially requested. The DNR regulates the outlets of public waters. The location of the authorized outlet culvert at the intersection of the proposed road is shown in Figure 1. As part of the permit review process, a DNR hydrologist completed a ‘Project Evaluation Report’ that summarized the project proposal, applicable regulations, and comments received from DNR staff, agencies, and local government units. The project proposal states, in the words of the DNR hydrologist, (**bold-faced emphasis is mine**) , “Remove sand and silt build-up at **outlet of Black Lake (#62-19P) and Farm Road Crossing. [...] Replace existing culvert.**” Under applicable regulations, listed are public water work rules on excavation, water level controls, and culverts (6115.0200, 6115.0220, and 6115.0230, respectively). The water level control section of public water rules is used to evaluate outlets of public waters. There are other references in the permit file that the culvert is the outlet of Black Lake.

To summarize the newly discovered evidence that the farm road trail is the northern edge of Black Lake, the items discussed above represent several related pieces of information that all indicate that the wetland areas north of the farm road trail (Figure 1) are not public waters:

- The August 24, 1987 letter from Regional Hydrologist Kent Lokkesmoe to Mr. Hill that included the ‘no permit needed’ determination.
- The field notes from the 1987 hydrographic survey that demonstrate that the survey crew did not investigate the ditched wetland area north of the proposed farm road trail.
- The culvert at the intersection of the farm road trail is referred as the Black Lake outlet in the file for permit #1987-6251.

Acknowledgement of Conflicting Evidence

Given the significant consequences that we anticipate as a result of this memo, and in the interest of transparency, we want to address the evidence that conflicts with the conclusions we now offer.

First, several map sources, including DNR sources, show that the geographic footprint of Black Lake extends north of the farm road trail into the ditched wetland. These sources include the historic public waters information (PWI) map, the PWI digitized map boundary from the Geographic Information System (GIS)

shapefile (which was included in our December 12, 2020 letter), the Ramsey County 2011 Public Waters map, Bulletin 25, and others.

In response to these mapping conflicts, we point out that the DNR maps contain a disclaimer that the boundary of public water as mapped is an approximation of DNR regulatory jurisdiction and that a detailed survey is needed to determine the regulatory boundary. For example, the 2011 Ramsey County Public Waters map includes this text, “The boundaries of public waters shown on this map are approximate. A public water boundary coincides with the ordinary high water level as defined in Minnesota Statutes, section 103G.005 and is determined through DNR field inspection or survey”. Other DNR PWI maps have similar disclaimers.

Second, the determination of the boundary of Black Lake is complicated by the historic ditching in the area, and the resulting altered hydrology. The urbanization and related alterations of surface waters in the watershed areas upstream of Black Lake also play a role in altering the hydrology.

Third, the information submitted in support of Louis Hill’s permit applications in March 1987 included a map with a sketch of the approximate boundary of DNR jurisdiction for Black Lake. That map included the ditched wetland north of the proposed farm road. This explains why Louis Hill applied for a permit to place fill for the farm road trail construction.

DNR’s position is the same as stated on the PWI maps and referenced above: the boundaries of public waters shown are approximate. A public water boundary is determined through DNR field inspection or survey. The field inspection of Black Lake was documented in the August 24, 1987 memo from Regional Hydrologist Kent Lokkesmoe to Louis Hill. An OHWL survey was conducted in December 1987. The field inspection and OHWL field notes indicate that the northern boundary of Black Lake is at the edge of the farm road trail. Again, we were not aware of these documents when we previously advised the City in 2020.

Additionally the PWI maps could legally not be updated back in 1987 but we have the statutory authority to do so now. So the PWI maps were not updated to reflect the boundary as determined in 1987. Even with our newer authority to update the digital PWI maps, the historic PWI maps cannot be changed for technical reasons.

1999 DNR Review of East Oaks PUD

The DNR determination that the northern public water boundary of Black Lake is near the farm road trail (see Figure 1) is reflected in many DNR review comments in the years since 1987 regarding the East Oaks PUD proposal. The DNR was not aware of these memos when advising the City in November and December of 2020. Two such letters are attached.

- In a letter dated November 2, 1998 to the city’s mayor, the DNR commented on the unique character of the proposed development and expressed support for the concept of the PUD.
- In a letter dated January 12, 1999, DNR provided comments in response to a January 5, 1999 letter from the City’s Planner consultant on proposed variances. The review packet included Exhibit 7, a map which showed a northern boundary of Black Lake consistent with the 1987 DNR determination that the farm road is at the northern edge of Black Lake (Figure 2). The DNR expressed support for the proposed PUD:

“The entire plan has been designed to have the least impact to the quality of natural resources, while still allowing the necessary density. The DNR concurs with and supports the approach taken to carefully design these developed areas.

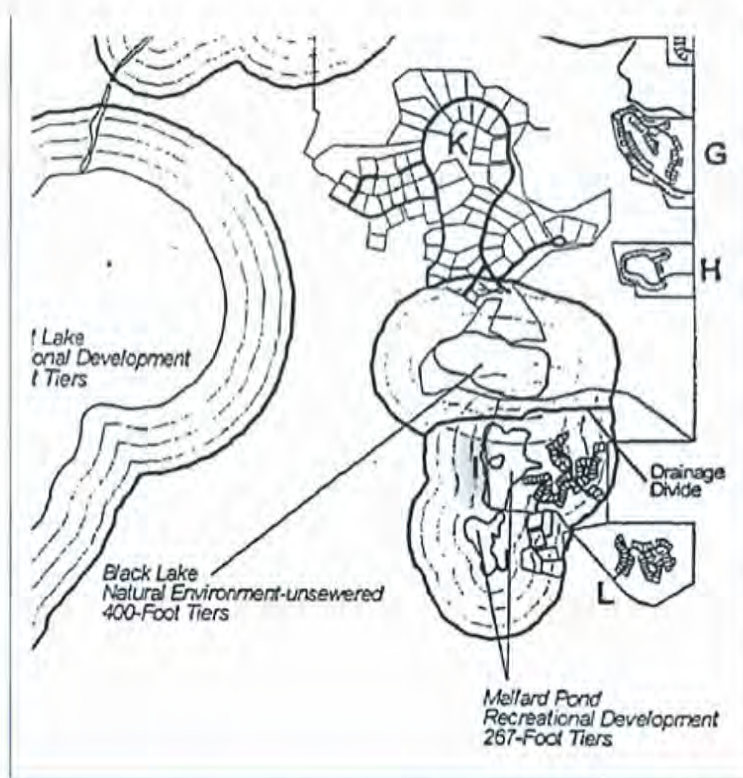


Figure 2. Excerpt of Exhibit 7 from January 5, 1999 variance review sent to DNR for comment. DNR expressed support for the proposed PUD development. Correspondence is attached.

1995 DNR Shoreland Ordinance Approval

In the 2020 DNR letter, it was noted that in a letter dated December 18, 1995, DNR approved the City's shoreland ordinance but did not explicitly approve the zoning map; the letter was silent on the zoning map. We included an April 7, 1995 internal DNR memo in which staff indicated that the zoning map did not accurately portray the Ordinary High Water Level (OHWL) of public waters. Given the recent discovery of the additional information already described in this memo, I would like to take the opportunity to readdress this issue. It is quite possible that staff reviewing the North Oaks shoreland ordinance and proposed zoning map were not aware of the 1987 determination that the northern boundary of Black Lake is the farm road trail. The staff involved with the review of the 1987 permits were not involved with the 1995 ordinance review. Additionally, it should also be noted that the internal staff memo did not specify the public waters for which the boundary was suspect. But the important message now is that DNR did support those boundaries for the East Oaks PUD, as part of the 1998/1999 EAW and PUD review process, three-to-four years after the shoreland management ordinance was approved. To be clear, DNR now advises you that the north boundary of Black Lake is near the southern edge of farm road trail (Figure 1), consistent with the 1987 determination, which we supported in 1998 and 1999 through review and comment on the East Oaks PUD and EAW.

Summary

We respectfully retract our guidance from the December 16, 2020 letter regarding the northern boundary of Black Lake. Since that time we discovered several documents indicating that the northern edge of Black Lake is near the edge of the farm road trail (Figure 1). The documents are the August 24, 1987 memo from Kent Lokkesmoe; the field notes from the 1987 OHWL survey; the permit file for permit #1987-6751; 1999 PUD review documents provided to DNR and subsequent DNR comments in support of the East Oaks PUD proposal, which showed a northern boundary of Black Lake near the southern edge of the farm road trail.

We were correct in the 2020 DNR letter in advising that (OHWL) for Black Lake is 899.4 ft (NGVD 1929). That elevation can be used in delineating the precise northern boundary of Black Lake, which is south of the location of farm road trail and outlet culvert that intersect the farm road trail (Figure 1).

Since the farm road trail is outside the boundary of Black Lake, no DNR authorization is required to maintain, repair, or reconstruct it. The only exception is that repair or reconstruction of the outlet culvert placed under the trail does require DNR authorization. We have copied Kristie Elfering of the North Oaks Home Owner Association on this email as she has recently inquired about trail maintenance.

I sincerely apologize for previously providing incorrect guidance to the City on the boundary of Black Lake and for the resulting confusion. I will request that DNR public water digital map boundary be updated to accurately reflect the boundary as determined in 1987. The PWI map could legally not be updated back in 1987 but we have the statutory authority to do so now. I am available to discuss this issue with you.

Sincerely,



John M. (Jack) Gleason

South District Hydrologist Supervisor | Central Region | Ecological and Water Resources

Phone: 651-259-5753

Email: john.gleason@state.mn.us

Attachments:

Louis Hill application for Black Lake culvert and farm road, March 11, 1987

DNR Letter to Louis Hill, August 24, 1987

DNR Letter to Mayor, November 2, 1998

DNR Letter to City, January 12, 1999

DNR letter to the City, December 16, 2020

c: Kristie Elfering, email kelfering@elferingeng.com
 Dan Petrik, DNR Land Use Specialist
 Dan Scollan, Acting Area Hydrologist, Ramsey and Washington Counties

Bob Kirmis

From: Gleason, John (DNR) <john.gleason@state.mn.us>
Sent: Wednesday, June 16, 2021 4:54 PM
To: Bob Kirmis
Cc: kkress@northoaksmn.gov; Mark Houge
Subject: Shoreland Area for Black Lake
Attachments: Revisiting the Boundary of Black Lake (#62-19), City of North Oaks, Ramsey County; Zoning Map 1999.pdf

Bob,

I understand that you are looking for guidance from the DNR on the shoreland area for Black Lake. Based on the DNR letter of May 4, 2021, regarding the Black Lake OHWL, the DNR does not recommend that the City revise the shoreland area map for Black Lake. The 1999 zoning map (attached) appears to be consistent with the OHWL of Black Lake. As stated in the May 4, 2021 letter, the DNR will be revising the public water digital boundary to accurately reflect the Black Lake boundary as determined in 1987. The boundary of Black Lake shown on the 1999 zoning map is generally consistent with the 1987 determination.

Regards,
Jack

John (Jack) Gleason

South District Hydrologist Supervisor | Central Region | Ecological and Water Resources

Minnesota Department of Natural Resources

1200 Warner Rd

St. Paul, MN 55106

Phone: 651-259-5753

Email: john.gleason@state.mn.us

 **DEPARTMENT OF
NATURAL RESOURCES**



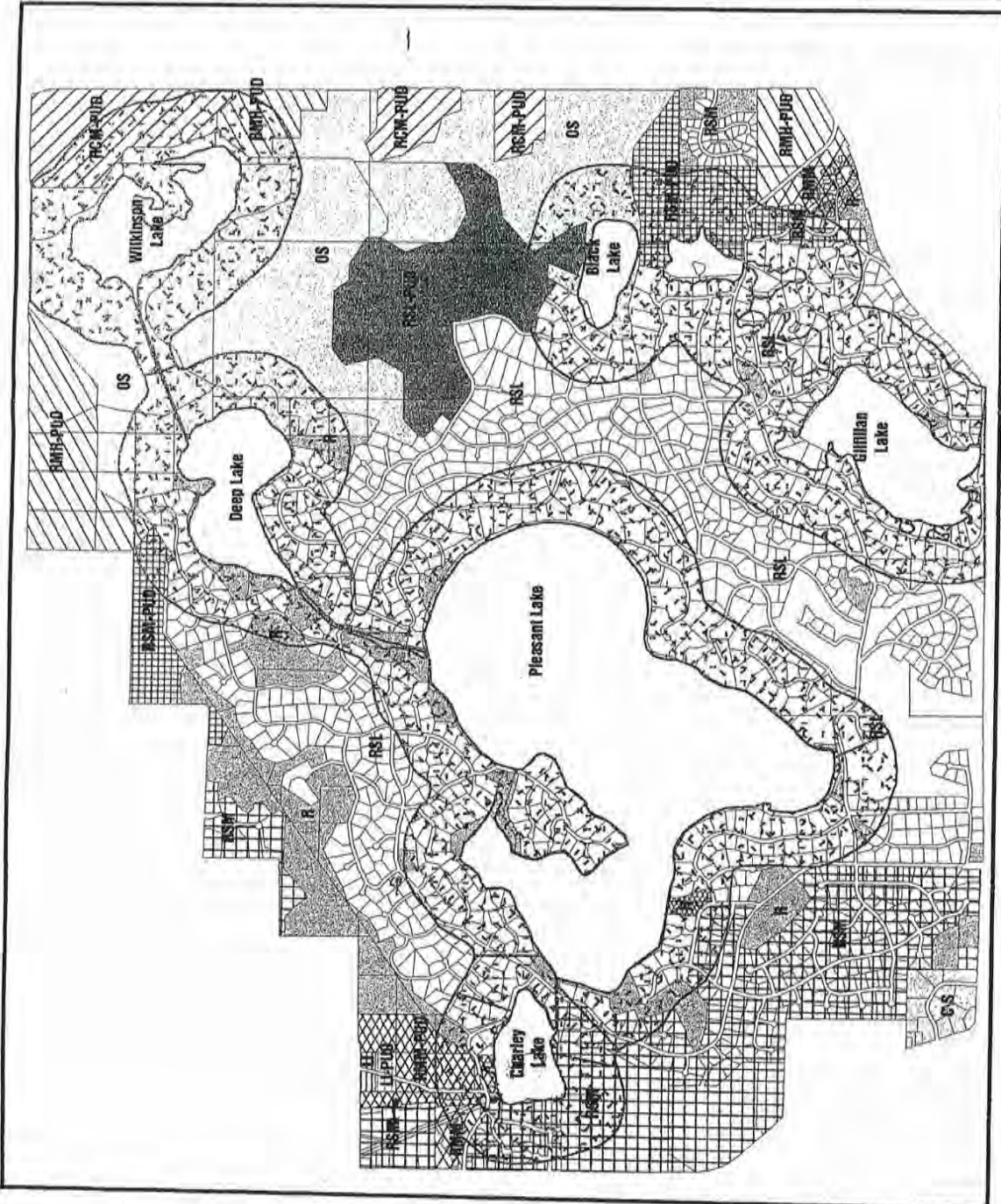
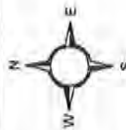
CITY OF NORTH OAKS

Zoning District Map

February 11, 1999

Legend

	R
	OS
	RSL
	RSL-PUD
	RSM
	RSM-PUD
	RRM
	RRM-PUD
	RRM-PUD
	RCM-PUD
	HIST
	COM-SERV
	LIGHTING
	LI-PUD
	SHORELAND
	WATER



**ISLAND FIELD FINAL PLAN/FINAL PLAT SUBMISSION REQUIREMENTS AND
PROCESS**

1999 EAST OAKS PDA (AS AMENDED)

The East Oaks PDA requires that final plans be submitted and approved for all development sites within the East Oaks Development.

Final Plan Definition: “Final Plan” means the:

- A. Registered Land Survey;
- B. Development Contract; **and**
- C. Detailed plans and drawings approved by the City pursuant to the zoning ordinance and the subdivision ordinance for each Development Site that shall address the following:

- Grading
- Wetlands
- Surface water quality
- Storm water controls, erosion controls and drainage
- Street and lot layout
- Utilities
- Landscaping
- Basement elevations
- Signage
- Easement for utilities

Prior to Final Plan Approval Developer Shall Comply with the Following Requirements:

PDA Final Plan Approval Requirement	Item Required to be Filed with City	Has Item Been Filed with City? (Y/N or N/A)	Notes/Specific Reference to Document and Page Number for Submission
	Model deed restrictions, covenants, and restrictions, and any proposed HOA documents, articles of incorporation or bylaws or other documents controlling the use and maintenance of land within the Development Site; proposed declarations (see Sections 2.4, 7.1, of the PDA; See Model Development Contract Sections 3.8 and 9.1)	Y	Received and forwarded to NOHOA.

	Final Plan must conform with the PDA unless otherwise approved by the Council	Y	As approved by PZ and City Council.
	Final Plan must conform with the East Oaks Project Master Development Plan unless otherwise approved by the Council	Y	As approved by PZ and City Council.
	Final Plan must conform with the preliminary plan for the development site unless otherwise approved by the Council	Y	As approved by PZ and City Council.
	Submit soil boring as required by the City Engineer	Y	Ensuring design compliance during plan review
	Submit final road designs as required by the City Engineer	Y	Comments provided for incorporation into final plans
	Submit typical pavement sections as required by the City Engineer	Y	Comments provided for incorporation into final plans
	Submit grading quantities for the roadways as required by the City Engineer	Y	Provided for entire site
	Submit overall detailed grading plans and a narrative which addresses how Development Site grading for utilities, street, and individual Development Site Development will occur; subject to Council and VLAWMO approval	Y	Comments provided for incorporation into final plans
	Review and recommendation from VLAWMO	Y	Comments provided for incorporation into final plans
	Submit overall detailed grading plans which include an overall erosion control plan which addresses erosion control and protection of surface water quality; subject to Council and VLAWMO approval	Y	Comments provided for incorporation into final plans
	Review and recommendation from VLAWMO	Y	
	Obtain all necessary approvals, permits, and licenses from the City	Y	Some City approvals will be conditions of

			final plan approval (e.g., execution of development agreement)
	Obtain all necessary approvals, permits, and licenses from other regulatory entities and agencies with jurisdiction over the Development Site	Y	Some agency approvals will be conditions of final plan approval (e.g., recording of the RLS with County)
	Major design requirements of the City shall be determined prior to construction and incorporated into the Final Plan	Y	Comments provided for incorporation into final plans
	Major design requirements of other regulatory entities and agencies with jurisdiction over the development site shall be determined prior to construction and incorporated into the Final Plan	Y	Comments provided, with additional meetings for incorporation into final plans
	City Engineer must approve Developer's Contract for installation of all utilities	TBD	City Engineer review during site development.

CHAPTER 152: SUBDIVISION REGULATIONS

Section 152.022: Approval of Plat

City Code Section 152.022: Approval of Plat	Item Required to be Filed with City	Has Item Been Filed with City? (Y/N or N/A)	Notes/Specific Reference to Document and Page Number for Submission
	An original and 20 copies of the final drawing	Y	Per City Staff, received by City
	Certificate of surveyor	Y	Comments provided for incorporation into final plan
	Legal description of parcel to be subdivided	Y	Application; plans
	Owner's statement (if subdivider is not owner)	N/A	Subdivider is owner
	Notarized certificate of all mortgage holders acknowledging adoption of plat	N/A	No mortgage per Developer
	Proof of ownership (registered property certificate)	Y	
	Performance bond (unless Council determines subdivider is responsible and financially sound) in the amount equal to 1.5 x the City Engineer's estimated cost of the required improvements to guarantee completion of improvements and payment of city attorney fees	N/A	Not provided; will be provided as part of Development Agreement as is typical practice.
	Two (2) copies of the final plat (NOTE: Plat is defined as a Registered Land Survey) showing the location, width, and type of each easement and any other special provisions	Y	Comments provided for incorporation into final plans
	Detailed descriptions, similar to those contained in the individual warranty deeds, of each easement and special provision, including the legal description of location, restrictions as to use of land where	Y	Easements shown on plat; included in easement binder.

	easement is located or provision applies, and right of use of and access to easement		
	If easements are moved slightly during road construction process, a final record or as-built plat is to be submitted showing final easement locations	Y	Will be reviewed with NOHOA and during construction. Changes will be captured on as-builts

CONDITIONS INCLUDED IN PRELIMINARY PLAN APPROVAL
RESOLUTION NO. 1411

Resolution No. 1411	Requirement from Preliminary Plan Approval	Has Item Been Completed (Y/N or N/A)	Notes/Specific Reference to Document and Page Number for Submission	
	The entire roadway turnaround area, near the entrance to the building, shall be included in Parcel 1	Y	Change has been made	
	Proposed easements shall be subject to review and approval by City Engineer	Y	Comments provided for incorporation into final plans	
	A Planned Development Agreement amendment be processed and approved to allow the proposed 43-foot structure height	Y	Approved by Council on 12-17-20 by Resolution No. 1410	
	City Council shall find the proposed residential density to be permitted per the terms of the PDA or a Planned Development Agreement Amendment to be processed and approved to explicitly allow 74 dwelling units on the development site and the associated gross density.	Y	Approved by the City Council on 12-17-20 by Resolution No. 1410	
	The applicant shall update the provided floor area ratio calculation in	Y	Compliance has been confirmed by applicant	

	accordance with the City's required method of calculation and demonstrate compliance with the City's 0.375 floor area ratio requirement.			
	Owner is encouraged to continue working with NOHOA in determining possible recreational improvements upon the subject site.	Y	Applicant to discuss with NOHOA.	
	Enter into written agreement approved by City Attorney related to the requirement to construct future parking stalls ("proof of parking" stalls) if City determines at a later date that proof of parking stalls are required to be constructed in order to satisfy parking requirements for site.	TBD	Developers Agreement	
	Provide and designate a minimum of 7 off-street parking stalls for individuals with disabilities; provide at least 4 of those spots as part of Phase 1.	Y	Assumes some underground stalls. Will be a condition of Final Plan approval	
	All plans shall specifically be revised to show the location of the Shoreland Management Area on the Development Site, which shall be located based on the Ordinary High Water Level of	N/A	Not applicable to subject site per received DNR correspondence	

	Black Lake as determined by the Minnesota DNR.			
	All buildings and structures shall be shown on the plans and located in a manner that is compliant with all shoreland management area requirements, including setback requirements.	N/A	Not applicable to subject site per received DNR correspondence	
	Developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney.	In process of drafting	To be approved as part of final plan approval process.	
	Developer shall provide easements for stormwater facilities and access to the same	TBD	Will be part of the developers agreement	
	The developer shall enter into a development contract 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.	In process of drafting	To be approved as part of final plan approval process. Developers agreement.	
	Compliance with all applicable requirements of final plat approval.	Y	Developers agreement	
	Comply with and address all engineering recommendations found on pages 18	Y	Addressing during final plan review. Comments and changes to meet	

	through 29 of the City Staff report dated December 2, 2020.		comments will be added to final approved plans.	
	Engineering Comments from December 2, 2020 Staff report			
	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.	Y	Comments provided for incorporation into final plans	
	Proposed bituminous shall be placed in two lifts. The final lift shall be placed one construction season after the utilities have been installed within the street limits.	Y	Comments provided for incorporation into final plans	
	Horizontal and vertical curves shall be designed to meet MnDOT standards for a 30-mph design speed.	Y	Geometrics will be reviewed and comments provided for incorporation into final plans	
	Plan and profile information shall be provided for roadways	Y	Comments provided for	

	and trail system as part of final construction plans.		incorporation into final plans	
	The proposed site plan shall be submitted to the Lake Johanna fire department for review and comment.	Y	Plans will be reviewed, and any comments added to final plans	
	The Fire Marshal shall determine if a fire lane is required around the perimeter of the proposed building. The final plan shall provide geometrics illustrating emergency vehicles can maneuver through the fire lane corridor as required by Fire Marshall. Illustration shall be provided using AutoTurn software or equal based on emergency vehicle type provided by Lake Johanna Fire Marshal. Proposed recommendations shall be incorporated into final plans.	Y	Plans will be reviewed, and any comments added to final plans	
	Lake Johanna Fire Department indicated in a previous site plan review that streets 32 feet or less shall be posted “No Parking Fire Lane” on one side of the road. Final plans shall identify this signage.	Y	Signing comments will be provided for incorporation into final plans	
	The final plan shall provide a typical			

	section for the combined 20-foot wide paved access/trail. The typical section shall be approved by NOHOA and the Lake Johanna Fire Department if it shall be utilized as an emergency vehicle access route.	Y	Plans will be reviewed, and comments added to final plans	
	Based on previous memorandum from Applicant, it was noted that no age restrictions are anticipated for the proposed project. It shall be determined if there is potential for school age residents and the need for school bus access to the development. Final plans shall illustrate the ability for a school bus to maneuver the site using AutoTurn software or equal.	Y	Applicant will provide school bus template.	
	Traffic Impacts: A Traffic Impact Memorandum, prepared by Westwood, has been submitted and identifies potential impacts associated with the proposed 74-unit condominium building. a) According to industry standard Trip Generation	Y	Right turn lane into development has been added. Any additional Ramsey County requirements will be added to final plans and any future plans.	

<p>calculations it appears that the county volume guideline for warranting turn lanes along Centerville Road will be exceeded. Based on the County guideline of ten (10) turning vehicles per hour either a northbound left turn lane and/or a southbound right turn lane may be warranted.</p> <p>b) In addition, the posted speed limit of 50 mph along Centerville Road plus the turning volume may increase the likelihood for turn lane(s) being warranted by the County. Ramsey County may require that the cul-de-sac access intersection with Centerville Road may align with a future access on the east side. Requirement of acceleration lane, as shown, to be verified by Ramsey County.</p> <p>c) Ramsey County may require traffic counts at the intersection of Centerville Road and nearby intersection(s) to assess any warrants</p>			
---	--	--	--

<p>for changes in traffic control.</p> <p>d) Signalization may likely not be warranted at the intersection with Centerville Road. Side street stop may likely be required for traffic control.</p> <p>e) Intersection Control Evaluation report may be required to determine appropriate intersection conditions.</p> <p>f) All further analysis required by the County should be included with future development submittals. Verification of proposed design from Ramsey County should also be provided with future development submittals.</p>			
<p>The geometrics and alignment of the proposed roadway at the intersection of Centerville Road (CSAH No. 59) shall be reviewed and approved by Ramsey County Public Works. Verification from Ramsey County confirming geometrics and alignment of access should be</p>	<p>Y</p>	<p>Plans will be reviewed, and any comments added to final plans</p>	

	provided with final construction plans.			
	<p>It is recommended that an accessible sidewalk be extended from the proposed sidewalk along the front of the building to the proposed 10-foot wide bituminous trail.</p> <p>The sidewalk should be located within the islands on the east side of the proposed cul-de-sac as part of the Phase 1 project.</p>	Y	Plans will be reviewed, and any comments added to final plans	
	<p>It is recommended the proposed 20-foot wide bituminous trail and access drive to the lift station located easterly of the Phase 2 parking lot area be separated from the proposed curb, if the parking lot and curb are to be constructed with the phase 2 improvements. This separation will allow construction of the curb in the future.</p>	Y	Plans will be reviewed, and any comments added to final plans	
	<p>The applicant shall verify the proposed primary trail alignment and termination points with NOHOA and provide written documentation of verification along with accompanying exhibit delineating agreed upon trail alignment. Final plans shall</p>	Y	Final locations coordinated with NOHOA.	

	illustrate any alignment revisions as agreed upon by NOHOA. Trail alignment shall be cleared and graded at a width of 12-feet. Details of any resurfacing for trail areas shall be included in final plans.			
	The applicant to contact NOHOA and determine if the paved access/trail must be designed to meet ADA standards. Does the longitudinal slope of the trail need to be no greater than 5%? The final construction plan must reflect any required changes.	n/a	Trails are not public trails	
	Future/newly proposed trail connection/termination points shall be relocated outside of wetland setback and buffer areas or any trail alignment which encroaches on wetland setback or buffer areas shall be reviewed by City Engineer with consideration of recommendations from VLAWMO.	Y	Trails within buffer areas are acceptable to VLAWMO with locations confirmed during construction	
	The proposed storm water management and drainage system and site grading design shall conform to the requirements of the	Y	Plans and report will be reviewed,	

	<p>current City of North Oaks Surface Water Management Plan and Chapter 156, the City Stormwater Management Ordinance. These requirements include but are not limited to volume control, rate control and water quality requirements to mitigate new impervious areas and sediment removal. A storm water management report, outlining the design analysis for the site, including exhibits and calculations, as required, shall be submitted for review and approval with the final construction plans which will contain details for all structures and proposed BMPs. Developer shall enter into a Stormwater Facilities Maintenance agreement in a form acceptable to the City Attorney.</p>		<p>and any comments added to final plans. Management Plan to be reviewed and approved</p>	
	<p>Details of stormwater basin design, including typical cross sections and details for outlet structures shall be included in the final construction plans and shall adhere to recommendations found within the</p>	<p>Y</p>	<p>Plans and report under review, any comments added to final plans. Management Plan to be reviewed and</p>	

	Geotechnical report based on soil borings and field verified ground water elevations.		approved. Part of Developers agreement	
	The final plans shall identify and provide a graded access bench to and around the stormwater pond/basin for future maintenance. The access surface to be a minimum width of 10 feet at a minimum cross slope of 3 percent and a maximum longitudinal slope of 10 percent. AutoTurn shall be used to analyze and design the horizontal alignment based on a tandem axle dump truck. The proposed access shall be reviewed and approved by NOHOA.	Y	Plans under review, comments will be added for inclusion in final plan approvals. No information received from NOHOA on review and approval of proposed access.	
	Provide skimmer structure details for storm water outlets and with the final construction plans.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Staff recommends storm sewer structures with sumps and SAFL baffles to minimize downstream sedimentation.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	Engineer, with consideration of recommendations from VLAWMO.			
	Identify the emergency overflow locations and elevations (EOF) on the final grading plan for all surface water features, including wetlands, ponds, swales, or ditches, based on actual field topographic survey information.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Provide earthwork volume calculations with the construction plan submittal to the City.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	A single storm water pond is shown for the site. Is the Phase 2 area, including the parking and roof drainage, to drain to the proposed pond. Does storm sewer need to extend from Phase 1 to serve the Phase 2 area? Is additional ponding required in the Phase 2 area? The applicant's Engineer shall address these items with the final plan design and development.	Y	Addressed in Stormwater Report. Will review and comments will be added for inclusion in final plan approvals. AE2 report.	
	The proposed design for the filter bench will require modification for the final plan development. The proposed tile inverts within the filter bench	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	as shown are lower than the proposed invert of the outlet control structure.			
	Provide a skimmer system and outlet control structure detail for the pond outlet pipe with the final construction plans.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	We recommend additional storm sewer, including two catch basins, be added. The catch basins should be located at approximately station 3+25 if the minimum required build on the structures can be met. This will allow treatment of additional storm water runoff in the proposed pond.	Y	Designed for adequate structure location, with flume section for runoff into SED basin. Will review and comments will be added for inclusion in final plan approvals. Placed in areas available, added flume for drainage.	
	The plan identifies a proposed low point (LP) in the street at approximate station 1+25. This low point is in the area of the proposed "surface bridge". The applicant shall address the drainage in this area with the final plan development.	Y	Designed for adequate structure location, with flume section for runoff into SED basin. Will review and comments will be added for inclusion in final plan approvals	
	Edits of the construction notes will be required with the final plan development. Applicant's Engineer to contact the City Engineer to discuss. A reference to	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	<p>compliance with the latest edition of the City Engineers of Minnesota- “CEAM Specification” for the proposed utility improvements shall be noted on the plan. Technical provisions for site specific items shall also be noted.</p>			
	<p>A “sed basin” is proposed near the street entrance at Centerville Road. Final plans shall address the following comments: a) Clarification shall be provided, along with construction details for whether the basin is to be an infiltration or filtration basin and how sediment will be controlled and construction methods, cross-section and outlet.</p>	Y	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Proposed trail routes shall be graded such that stormwater is not conveyed across the surface of the trail, but directed to a drainage swale and away from the trail surface.</p>	Y	<p>WILL BE CAPTURED DURING BUILDING PLAN REVIEWS AND CLARIFIED DURING CONSTRUCTION NOHOA wants “grass” trail</p>	
	<p>Erosion control measures, including silt fence placement shall be reviewed as part of</p>	Y	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	

	the final plan application. Double silt fence shall be installed adjacent to all wetlands or approved equivalent.			
	Staff recommends the applicant review the location of existing trees with the final grading design to determine if any trees can be saved at, or near the proposed cut/fill limits and in proposed green space areas. Final construction plans shall identify existing trees to be saved and protected in accordance with City Forester recommendations.	Y	Will coordinate with Staff and be part of developers agreement	
	A Geotechnical report shall be submitted with the final construction plans. Report shall indicate soil boring locations which will be illustrated on final plans, including ground water conditions at locations which align with proposed road, stormwater management facilities and utilities. The applicant's Geotechnical Engineer shall provide a	Y	Reports for land bridge and site/structures, and plans under review, comments will be added for inclusion in final plan approvals. 2 reports.	

	<p>recommended separation from the basement floor to the estimated groundwater surface elevation. We recommend lowest floor elevation for the development be located a minimum of 4 feet above the estimated ground water level, or as recommended by the Soils Engineer. Restrictive lowest floor building elevation shall be identified on the final grading construction plans. Report shall also include infiltration rates and design recommendations for the any proposed infiltration areas based on applicable borings.</p>			
	<p>Proposed grades around the perimeter of the proposed condominium buildings shall meet the requirements of the State Building Code.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Staff recommends a minimum slope of 2.0 percent on proposed lawn/sod surfaces and 1.5 percent on pavement surfaces. These minimums shall be checked and</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	

	provided on final plans.			
	The final plans shall identify and provide a graded access bench to and around all Ponds/basins for future maintenance. The access surface to be a minimum width of 10 feet at a minimum cross slope of 3% and a maximum longitudinal slope of 10 percent.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Staff recommends that the 100-year high water elevation for all site surface water features, be determined and shown on the final grading plan.	Y	In compliance with DNR Correspondence	
	Riprap will 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.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	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.	Y	Plans under review, comments will be added for inclusion in final plan approvals and evaluated during construction	
	Final grading plan should include high point elevations, grade	Y	Plans under review, comments will be added for	

	breaks, typical slopes, and drainage arrows.		inclusion in final plan approvals	
	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.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	The proposed storm sewer and site grading final design and construction plans shall be reviewed and approved by the City Engineer with consideration of VLAWMO recommendations.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Proposed ‘land bridge’ details shall be provided in final plans which illustrate the proposed cross-section and construction materials per geotechnical recommendations and VLAWMO recommendations.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Recommend a minimum sanitary sewer pipe slope of 0.5% (typical). Also, provide a minimum 0.1-foot drop thru each manhole (typical). The drop at MH 1 should be a minimum of 0.2	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	feet due to the acute angle of the pipes.			
	The pipe material for the sewer service extension from the proposed manhole towards the building shall be revised from SDR 35 PVC pipe to Schedule 40.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Applicant's Engineer to ensure each sewer service stub proposed pipe gradient and stub elevation will serve the proposed building lowest floor elevation as a part of the final design.	Y	Plans under review, comments will be added for inclusion in final plan approvals. Stub is plugged at 905.0. FF elevation is 922.0.	
	The applicant's Engineer shall review and discuss the Lift Station design with White Bear Township's (WBT) Public Works department as a part of the development of the final design and plans. For example, discuss items such as, but not limited to: a. Obtain typical lift station detail b. List of approved pump suppliers c. Exterior lighting requirements d. Required safety equipment	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	<p>e. Bollards, including proposed location</p> <p>f. Grade design at lift station, including proposed finished grade elevations of hatches- to direct storm water away from the hatch.</p> <p>g. Any other items suggested by WBT related to the lift station design</p>			
	The proposed forcemain alignment shall be revised in the area east of the proposed lift station. The forcemain shall not be placed beneath the proposed retaining wall.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Applicant shall consider realigning proposed sewer and water lines outside of the roadway, once the lines enter the site (past approximate roadway station 2+50) for ease of future utility maintenance.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Provide a plan and profile for the proposed sanitary sewer and forcemain as part of the final construction plans.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	An air release valve and structure shall be		Plans under review, comments	

	provided at all high points, and a clean-out device and structure at low points in the forcemain alignment.	Y	will be added for inclusion in final plan approvals	
	Final plans shall identify details and notes for the proposed connection of the forcemain to the existing sanitary sewer manhole including, but not limited to core drilling, drop section, and manhole bench reconstruction, if required by WBT.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Final sanitary sewer construction plans shall be reviewed and approved by the City Engineer and by White Bear Township's Public Works Department.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	The proposed watermain is shown to connect to an existing watermain located approximately 300 feet easterly of Centerville Road. However, the preliminary utility plan and the Existing Conditions plan do not show an existing watermain in this area.	Y	Plans under review, applicant working with WBT to extend watermain for connection. 16" loop east of Centerville before construction.	
	The Existing Conditions plan does identify a 16-inch trunk watermain located approximately 1200 feet north of the proposed street entrance. Applicant	Y	Plans under review, applicant working with WBT to extend watermain for connection	

	and their Engineer to determine the route of the proposed watermain to connect to an existing watermain as a part of the final plan development.			
	A dual watermain system is proposed to create a looped watermain system to avoid shutdown of the domestic and fire protection to the proposed building when maintenance, or repair work is required in the future.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	A profile of the proposed watermain shall be provided with the final plans. An air release device, including a fire hydrant, shall be placed at all high points in the system.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Fire hydrant locations shall be reviewed and approved by the Lake Johanna Fire Marshal.	Y	Plans under review, FD comments will be added for inclusion in final plan approvals	
	Verify 20 psi residual pressure is provided at all proposed fire hydrants, including at temporary hydrants placed at phase limits, at the fire flow required by the Lake Johanna Fire Marshall. The applicant shall	Y	Plans under review, FD comments will be added for inclusion in final plan approvals	

	<p>coordinate flow tests of the existing water system with White Bear Township Public Works. The water supply shall also meet the required residual pressure for the building fire protection system at the flow required to serve each phase of the building. A fire pump shall be provided within the building, if required. The applicant shall submit design calculations to the Fire Marshal and the City Engineer with the final plan application showing these conditions have been met.</p>			
	<p>The applicant's Engineer shall contact the City Engineer to discuss the proposed gate valve location as a part of the final plan development. In our opinion, four additional gate valves are required near street station 7+50 to be able to isolate the system, including the proposed fire hydrant, in order to reduce the risk of shutting down the water supply to the building in the event maintenance or repair work of the watermain</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	

	is required in the future.			
	The final plans shall identify the proposed domestic water service and fire service to serve the building unless a combined service is proposed. This design must also be reviewed and approved by the Fire Marshal.	Y	Plans under review, comments will be added for inclusion in final plan approvals. Building plan review will address services	
	A post indicator valve in the yard, or a wall mounted indicator valve shall be shown on the final plan. The proposed location of the Fire Department Connection (FDC) shall also be shown. The proposed design for these items must be reviewed and approved by the Fire Marshal.	Y	Plans under review, FD comments will be added for inclusion in final plan approvals	
	The applicant shall determine if the fire protection and domestic water systems for Phase 1 can be connected internally in the building to the Phase 2 system to complete a looped water system. This design will reduce the risk of shutting down the water supply to 37 units in each phase of the building.	Y	Plans under review, comments will be added for inclusion in final plan approvals. Coordination with Fire Marshall	
	The final plan shall identify the proposed		Plans under review, comments	

	utility improvements and easement limits on the landscaping plan. Proposed landscape items shall be relocated if there is a conflict with the proposed utilities and easement.	Y	will be added for inclusion in final plan approvals	
	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.	Y	Plans under review, comments will be added for inclusion in final plan approvals. Captured during construction.	
	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.	n/a	No flood plain elevations exist on-site. Standard discussions with utility companies for design and construction.	
	Existing Conditions Map does not reflect the current wetland delineation prepared by Kjolhaug Environmental Services (KES), dated December 6, 2018. Existing Conditions shall be updated to reflect information confirmed by KES and applicable field verified elevations as required below.	Y	In compliance with latest DNR Letter. Part of wetland banking with VLAWMO.	

<p>Figure 5 of the Wetland Delineation Report, dated 12/6/18, indicates DNR wetlands are located to the west and south of the proposed development. The figure indicates DNR wetland 62-19 P (Wetland delineated and shown on DNR PWI map as part of Black Lake Public Water) is located to the west and 62-103 W is located to the south. Please note the following:</p> <p>a. The DNR recorded Ordinary High Water (OHW) elevation for wetland 62-19 P is 899.4.</p> <p>b. The OHW elevation for wetland 62-103 W is not readily available via DNR documentation. Applicant shall contact the DNR to determine if the OHW elevation for this basin is documented with the DNR, or if the OHW limit has been determined in the field. The OHW limit for this wetland must be provided and/or determined by the DNR.</p>	<p>Y</p>	<p>In compliance with latest DNR Letter</p>	
--	----------	---	--

	<p>c. The applicant shall have the DNR determine/confirm the following and provide documentation to the City and VLAWMO:</p> <ul style="list-style-type: none"> • Are Wet Basins 1C and 1D, as identified on the Existing Conditions plan and delineated by KES, part of DNR water/wetland 62-19 P? • Are Wet Basins A and 1B, as identified on the Existing Conditions plan and delineated by KES, part of DNR wetland 62-103 W? <p>d. Applicant's surveyor shall field locate the DNR OHWL elevation/limits adjacent to the proposed Island Field site boundary in the field, based on information and directive provided by the DNR for 62-19P and 62-103W. The USGS benchmark datum used by the DNR shall be used. Any applicable setbacks and shoreland overlay boundaries shall be shown on all</p>			
--	---	--	--	--

	<p>construction plans and final plans for Phase 1 and all future development plans for phase 2.</p> <p>e. As applicable, the 150-foot setback from the DNR OWHL of Black Lake, per PDA Appendix 1 shall be indicated on all plans.</p>			
	<p>Proposed potential wetland impacts, mitigation, replacement plans and conformance to WCA requirements shall be reviewed and approved by VLAWMO as the LGU.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Final plans shall illustrate the required width of buffer strips along the perimeter of wetlands, and the proposed ponds in accordance with City-approved VLAWMO policies. The final construction plans shall identify the buffer limits and any buffer plantings or protection per VLAWMO Water Management Policy; buildings and other structures shall be moved as necessary to comply with all applicable City and VLAWMO policies and requirements.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	

	EOF locations into wetlands shall be reinforced according to city approved VLAWMO recommendations.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Final plans shall include details for restoration of wetland buffer areas per VLAWMO policies.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Any additional wetland delineation requirements shall be confirmed with VLAWMO as the LGU and provided as part of final construction plans.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	A current wetland functional assessment (Minnesota Routine Assessment Method (MnRAM) report) for all wetlands identified in the Wetland Delineation Report, prepared by Kjolhaug Environmental Services, Dated December 6, 2018, shall be provided and plans shall be revised to illustrate applicable buffer widths per the MnRAM report.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Any disturbance or planned construction work not shown on preliminary plans within OHWL of DNR identified Public Waters and/or Public Waters Wetlands shall	n/a	In compliance with latest DNR Letter	

	be detailed on final construction plans. Comments from DNR regarding work and any necessary approvals/permits shall be provided to the City with Final Plan application.			
	Final plans shall illustrate design and details for the proposed wetland crossing/surface bridge.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Local street signage, including necessary stop condition signage, meeting City of North Oaks standards shall be included in final construction plans.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Fire lane signage shall be provided in accordance with the requirements of the Lake Johanna Fire Department.	Y	Plans under review, FD comments will be added for inclusion in final plan approvals	
	Proposed Drainage easements shall fully encompass all stormwater management facilities as well as emergency overflow routes for ponds, wetlands, access routes for the entire site.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Easements for basins shall cover the 100-year HWL elevation as constructed.	n/a	Plans under review, comments will be added for inclusion in final plan approvals	

	<p>The preliminary plans do not identify an easement over the proposed storm sewer extending from the proposed storm water pond to the south. This 20-foot wide easement shall be provided as a part of the final easement preparation and illustrated on final plans.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Applicant’s surveyor to verify all proposed easements are centered on the proposed utilities as shown on the final plan as a part of the final easement development.</p>	<p>Y</p>	<p>Plans under review, comments will be added to the final plan approvals. Changes will be captured during construction.</p>	
	<p>Conservation easements shall be provided to cover buffer strip areas, if recommended by VLAWMO. The easement documents shall conform to the requirements of VLAWMO.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Easements for roadways, drainage swales, utilities, ponds, wetlands, etc. shall be dedicated on the final RLS as shown in the preliminary plan/preliminary plat and shall be determined to be sufficient for all necessary site drainage, utility and</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	

	roadway access and maintenance. A roadway easement ten feet outside back of curb, for snow storage and maintenance is recommended.			
	Provide easements as necessary for the proposed off-site utility improvements.	n/a	Plans under review, watermain connect is off-site	
	The final design and construction plans shall be reviewed and approved by the City Engineer.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Copies of all approved permits (Minnesota Department of Health for watermain, MPCA for sanitary sewer and NPDES, Ramsey County, VLAWMO, etc.) shall be provided to the City Engineer upon receipt from each agency.	Y	Plans under review, permits will be submitted as received.	
	VLAWMO review and comment of Final construction documents and accompanying analysis and recommendations shall be provided to the city prior to application for final approval.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	All final construction plans shall include applicable plan legends to facilitate comprehensive plan review.	Y	Plans under review, comments will be added for inclusion in final plan approvals	

	<p>Plans shall be revised such that final construction plans include the following:</p> <ul style="list-style-type: none"> a. Clearly illustrate construction phase limits applicable on each plan sheet. b. Removal plan shall be added, if necessary, to illustrate details of the removal of any underground facilities. c. Proposed street name. d. Existing trees to be saved. e. Construction notes, including a reference to compliance with the latest edition of the “MnDOT Standard Specifications for Construction” for site plan improvements. 	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Prior to final plan submittal, provide diligence in plan review to resolve any Preliminary plan typos, inconsistencies, and erroneous notes.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Existing conditions plan shall include field verification dates for topographic survey. Please verify elevations in the field as part of final plan development.</p>	<p>Y</p>	<p>Plans under review, comments will be added for inclusion in final plan approvals</p>	
	<p>Please remove all gender specific</p>		<p>Plans under review, comments</p>	

	pronoun references on the preliminary engineering plans.	Y	will be added for inclusion in final plan approvals	
	Final construction plans shall incorporate redlined engineering plan review by City Engineer, as applicable.	Y	Plans under review, comments will be added for inclusion in final plan approvals	
	Engineer requests all design calculations: sanitary sewer, water, and stormwater water	Y	Received by City Engineer under review	
	Other Requirements to be Satisfied at a Future Date			
	Prior to building permit issuance for the Phase 2 condominium building addition, Parcels 1 and 2 shall be legally combined such that the side lot line is eliminated and does not intersect the building	n/a	To occur at future date.	
	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.	Y	City Staff to monitor current and future compliance.	

	<p>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.</p> <p>c. If grade changes are excessive retaining walls may be a viable option.</p> <p>d. Do not place fill around save trees.</p> <p>e. If save trees are going to be preserved within the construction limits armor</p>			
--	---	--	--	--

	<p>trees with 2X4's to reduce the chance of mechanical injury to the trunk.</p> <p>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.</p> <p>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.</p>			
--	--	--	--	--

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

	<p>top one foot of soil.</p> <p>j. Follow the oak wilt protocol as recommended by the City Forester.</p>			
	Proposed monument sign shall comply with conditions listed in Resolution No. 1411	n/a	Compliance required at time of construction of sign.	

**CITY OF NORTH OAKS
RAMSEY COUNTY, MINNESOTA
RESOLUTION NO. 1427**

**RESOLUTION APPROVING FINAL PLANS/PLAT/SUBDIVISION FOR
ISLAND FIELD SITE**

WHEREAS, North Oaks Company, LLC (the “Developer”) has applied for final plan/plat (subdivision) approval for the subdivision of certain real property owned by North Oaks Company LLC, identified as Site H in the 1999 East Oaks Planned Development Agreement commonly referred to as the “Island Field Site” and located within the City of North Oaks, Ramsey County, Minnesota and legally described as follows:

Tract D, REGISTERED LAND SURVEY NO. 561

WHEREAS, Tract D, REGISTERED LAND SURVEY NO. 561 is subject to the terms and conditions of the 1999 East Oaks Planned Development Agreement, as subsequently amended (the “East Oaks PDA”) and is zoned Residential Commercial Mixed—Planned Unit Development (RCM-PUD); and

WHEREAS, pursuant to Resolution No. 1411 adopted by the North Oaks City Council on December 17, 2020, the City Council approved the preliminary plan/plat (subdivision) of the Island Field Site; and

WHEREAS, Developer subsequently submitted an Application dated March 24, 2021 for final plan/plat (subdivision) approval to the City with final revised documents received on May 7, 2021; and

WHEREAS, the City Council has reviewed the application for final plan/plat (subdivision) approval for the Island Field site.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of North Oaks, Ramsey County, Minnesota, having reviewed the Application for Final Plan/Plat (subdivision) and related materials in the July 6, 2021 Council Packet hereby **APPROVES** the Application for Final Plan/Plat (subdivision) for the real property legally described above and commonly known as the Island Field Site, subject to the following conditions:

1. The final plans listed below and on file with the city are hereby **APPROVED**, subject to completion of the required revisions by the City Engineer and such future revisions as may be permitted by the City Engineer:
 - Existing Conditions prepared by Kurth Surveying, Inc. and dated March 19, 2021

- Final Plat/Plan prepared by Kurth Surveying, Inc. and dated March 19, 2021
 - Final Plat/Easement Plan prepared by Kurth Surveying, Inc. and dated March 19, 2021
 - Final Site Plan prepared by Civil Site Group and dated August 19, 2020 (note: the Final Site Plan retains the same date of preparation as the approved Preliminary Site Plan)
 - Final Grading and Erosion Plan prepared by Sathre- Bergquist, Inc. and dated March 19, 2021
 - Final Utility Plan prepared by Sathre- Bergquist, Inc. and dated March 19, 2021
 - Final Sanitary Sewer and Watermain Plans prepared by Sathre- Bergquist, Inc. and dated March 19, 2021
 - Final Storm Sewer Plan prepared by Sathre- Bergquist, Inc. and dated March 19, 2021
 - Final Street Plan prepared by Sathre- Bergquist, Inc. and dated March 19, 2021
 - Final Landscape Plans prepared by Civil Site Group and dated August 19, 2020 and Loucks dated October 21, 2020 (note: the Final Landscape Plans retain the same date of preparation as the approved Preliminary Landscape Plan)
 - Building Perspectives prepared by Firm Ground Architects and Engineers (note: the drawings are not dated)
 - Final Building Elevations by Firm Ground Architects and Engineers (note: the drawings are not dated)
2. Final plans shall be revised to address the City Engineer's and City Planner's comments. Upon revision, final plans and any necessary associated documents shall be provided to the City.
 3. The Phase 1 condominium building shall maintain a minimum 20-foot setback from the adjacent property line to the north. To ensure compliance with such structure setback requirement, the Final Site Plan shall be modified to illustrate the boundaries of Tracts A and B.

4. Prior to building permit issuance for the Phase 2 condominium building addition, Tracts A and B shall be combined such that the side lot line is eliminated and does not intersect the building to avoid the creation of a nonconforming structure setback condition.

5. The following minimum principal structure setbacks shall be satisfied:

Principal Building to Roadway Easements:

Front: 15 feet

Side: 20 feet

Rear: 20 feet

Principal Building to Adjacent Principal Buildings:

Front to front: 40 feet

Side to side: 15 feet

Rear to rear: 50 feet

Wetlands: 30 feet

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

6. The developer shall enter into a 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.

7. The Development Agreement shall be recorded against each of the Tracts created by the subdivision of the Island Field Parcel prior to conveyance of any Tract to a third party.

8. Addendum-1N to the Joint Powers Agreement with White Bear Township relating to the Island Field Development is approved.

9. The street name shall be Hill Farm Road.

Adopted by the City Council of the City of North Oaks this 8th day of July, 2021.

Ayes:

Nays:

By: _____

Kara Ries

Its: Mayor

Attested:

By: _____

Kevin Kress

Its: City Administrator

**ADDENDUM -1N
ISLAND FIELD DEVELOPMENT**

LOCATION: **Island Field Development**

SERVICES PROVIDED: **Sanitary sewer and water services with maintenance of such systems and billing services.**

MAXIMUM # OF HOOK-UPS: **Up to 74 residential units.**

The Sections of that certain Master Joint Powers Agreement dated November 1, 1999, by and between the TOWN OF WHITE BEAR and the CITY OF NORTH OAKS, that pertain to this Addendum are as follows:

- Section 1 — Water Services: A-N;
- Section 2 — Sanitary Sewer Service: A-I;
- Section 3 — Billing: A-D; Maintenance: A & B;
- Section 4 — Rights-of-Way: A-C;
- Section 5 — Water System Maintenance: A-F;
- Section 6 — Sanitary Sewer System Maintenance: A-H;
- Section 7 — Indemnification: A & B; and
- Section 8 — Term: A.

Service Charges. The water and sanitary sewer charges for services in connection with this Agreement will be billed by the Town directly to the customer of said services.

Landscape Irrigation. The Owner/Developer shall agree on an equitable approach to the use of the Town water supply for landscape irrigation of the homeowner association's common areas, and shall reduce use of the Town's water supply for landscape irrigation of their individual yards, if required by the DNR's permitting authority.

Point(s) of interconnection. Owner/Developer and Town will confirm utility layouts and service connection points to Town infrastructure.

Enforcement. Unit owners within the Island Field Development will be subject to all policies and restrictions on water use that may be adopted by the Town and imposed on Town residents. The City will enforce any such policies and restrictions on water use in a manner substantially similar to those imposed on Town residents.

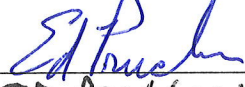
Consent by Owner. A consent shall be signed by the Owner/Developer as to the contents of this Addendum 1-N.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Town of White Bear and the City of North Oaks have caused this Agreement to be executed on their behalf by their property officers, Council and Board.


Dated: 12-21, 2020

TOWN OF WHITE BEAR

By: 
ED PROULX, Chairman

Dated: 12-26, 2020

ATTEST:

By: 
PAT CHRISTOPHERSON, Clerk-Treasurer

Dated: _____, 2020

CITY OF NORTH OAKS

By: _____
_____, Mayor

Dated: _____, 2020

By: _____
_____, CLERK

**EXHIBIT 1N
CONSENT BY OWNER**

The undersigned, Owner/Developer of the property described in the foregoing Joint Powers Agreement between the TOWN OF WHITE BEAR and the CITY OF NORTH OAKS with respect to the development known as ISLAND FIELD, state and represent that the undersigned has read, understood, consented to, and agreed to be bound by all conditions and obligations of the attached Joint Powers Agreement as it relates to the undersigned including payment of all costs referred to therein, and acknowledges that the Agreement was entered into for the benefit of the undersigned and its successors and assigns.

NORTH OAKS COMPANY LLC

By: _____
_____, President



2200 IDS Center, 80 South 8th Street
Minneapolis, MN 55402
Tel: 612.977.8400 | Fax: 612.977.8650
taftlaw.com

Affirmative Action, Equal Opportunity Employer

Jack Y. Perry
612.977.8497
JPerry@Taftlaw.com

June 30, 2021

VIA EMAIL

City Council of the City of North Oaks, Minnesota
c/o City Administrator Kevin Kress
100 Village Center Drive
North Oaks, MN 55127

Re: North Oaks Company, LLC's application for final plan/final plat approval for the Island Field Development Site (Site H) of the February 11, 1999 East Oaks Planned Development Agreement (PDA)

Dear Mayor and Councilmembers:

This letter is sent on behalf of the North Oaks Company, LLC (Company) with regard to City of North Oaks' (City) previously noticed, though since cancelled, June 28, 2021 Special City Council (Council) meeting on Company's March 24, 2021 application for final plan/final plat (Final Application) approval for the Island Field Development Site (Site H) of the February 11, 1999 East Oaks Planned Development Agreement (PDA). Based on the materials in the Agenda packet for the above referenced special meeting, it appears that Councilmember Tom Watson (Watson) disagrees with the prior decisions of the Council to enter into both (1) the Seventh Amendment to the PDA and (2) the Eight Amendment to the PDA. The Company is concerned that, based on this disagreement, Watson may attempt to persuade the Council that (1) his disagreement with these prior Council actions justifies a "reversal" of the prior Council's December 17, 2020 determinations, in Resolution No. 1410 and the 8th Amendment to the PDA entered into pursuant thereto and in Resolution No. 1411, that 74 residential units and a maximum building height of 47 feet are allowed on the Island Field Development Site as part of the first item on the Agenda and (2) such "reversal" provides a basis for denying the Final Application as part of the second item on the Agenda.

The Company sincerely hopes that it is misreading this intent. But, out of an abundance of caution, the Company sets forth below the contractual and legal bars to such an intent.

A. THE CONTRACTUAL BAR

With its October 21, 2020 application for preliminary plan/preliminary plat (Preliminary Application) approval for the Island Field Development Site (Site H) of the PDA, the Company sought preliminary approval of a 74 residential unit condominium on the site on the basis that (1) the PDA provides for 35 residential units at the Island Field Development Site, (2) the PDA authorizes density transfers/permitted density increases of up to 30% at the Island Field Development Site (10.5 units), (3) the PDA allows up to 21 acres of property within the RCM-PUD Zoning District to be developed for commercial uses and provides that, for each acre of such commercial development the Company agrees to forego, the Company may develop five additional residential units and (4) the Company agrees to forgo the right to develop its remaining 5.73 acres of RCM-PUD Zoned Property for commercial uses, thereby giving the Company the right to develop 28 — *i.e.*, 5.73 acres x 5/acre — additional residential units on the Island Field Development Site. Then-Councilmember Reis objected to this request for various reasons, including without limitation her belief that:

- (1) The PDA did not give the Company the right to "stack" a density transfer/permitted density increase and the conversion of commercial use rights to additional residential units on the same site;
- (2) That the Company then held fewer than 5.73 acres of land that was eligible for commercial development under the PDA; and
- (3) Whether the 10.5 unit density transfer/permitted density increase could not be rounded up to 11 units.

Notwithstanding then-Councilmember Reis' objections, the Council adopted Resolution Nos. 1410-11, which approved of the Preliminary Application with its proposed 74 residential units and proposed 43 foot building height. In addition, before approving the Preliminary Application with Resolution No. 1411, the City Council adopted Resolution No. 1410, which approved and authorized the City's execution of an 8th Amendment to the PDA with the Company. In the 8th Amendment, the City and the Company agreed that, among other things, 74 residential units may be developed on the Island Field Development Site and a building height of 47 feet is permitted on the Island Field Development Site.

The PDA, as amended, is a contract which "shall be binding on the city and the owner/applicant and their successors and assigns." *See* § 151.056(B)(b)2.b of the North Oaks Zoning Code and § 19.4 of the PDA. If the Council were to deny the Company's Final Application on the basis that 74 residential units are not permitted on the site, then the City would be blatantly breaching its contractual agreement with the Company, and the Company would be entitled to pursue any remedies available under the PDA, at law, in equity or by statute, including without limitation a claim for damages.

B. THE LEGAL BAR

Even if the Council believes that one or more of its prior decisions with respect to (1) the Seventh Amendment to the PDA, (2) the Eighth Amendment to the PDA and (3) the Preliminary Approval were not supported by the record that was before it at the time those decisions were made, the Council does not have standing to challenge its approval of the Preliminary Application — *i.e.*, its December 17, 2020 approval of Resolution Nos. 1410-11. The Minnesota Court of Appeals in *Shetka v. Aitkin County*, No. C7-96-2147, 1997 WL 118134, at *1 (Minn. App. 1997), so ruled.

In rejecting Aitkin County's "standing" to raise its similar argument for a "remand[] to the district court for an opportunity to augment the record" for its district court reversed conditional use permit denial, the Minnesota Court of Appeals addressed, as follows, this very issue 24 years ago:

Unless there is a statute that provides otherwise, a party does not have standing to challenge a governmental action unless that party is "aggrieved" – i.e. adversely affected by the action. *Matter of State Farm Mut. Auto. Ins. Co.*, 392 N.W.2d 558, 564 (Minn. App. 1986). In quasi-judicial proceedings, in order to be "aggrieved," the party must not be part of the decisional process. *City of St. Paul v. LaClair*, 479 N.W.2d 369, 371 (Minn. 1992). A county board's denial of a conditional use permit is a quasi-judicial decision because it requires a county board to determine facts about the nature and effects of the proposed use and then exercise its discretion in determining whether to allow the use. *Shetka v. Aitkin County*, 541 N.W.2d 349, 352 (Minn. App. 1995), *review denied* (Minn. Feb. 27, 1996). Thus, because this case involves a quasi-judicial decision – the denial of a conditional use permit – and because the county was part of the decisional process, in that county board made the decision to deny the conditional use permit, the county is not aggrieved by the decision. Therefore, the county does not have standing to challenge the decision. (The county's position has the flavor of the child who murders its parents and then begs for mercy from the court because it is an orphan.)

Id. (emphasis added). *Shetka* has never been overruled.

To the extent that the Council opts, nevertheless, to try to deny the Company's Final Application based on its challenge to the Court of Appeals' colorful rejection in *Shetka* of a zoning body's standing to challenge its own prior rulings, the Company will be forced to file a mandamus action under Minn. Stat. ch. 586 to compel the City's approval thereof. Notably, its mandamus action will seek, as a part thereof, the "automatic" recovery of its mandamus damages under Minn. Stat. § 586.09 ("[a] plaintiff who is given judgment, shall^[1] recover the damage sustained" (emphasis and bracketed information added)). *Pigs R Us, LLC v. Compton Township*, 770 N.W.2d 212, 215-16 (Minn. App. 2009) ("the Minnesota Legislature has altered the common-law mandamus action to permit an award of money for damages. Minn. Stat. § 586.09"; "the legislature

¹ "'Shall' is mandatory." Minn. Stat. § 645.44, subd. 16.

modified the common-law mandamus action to include the automatic award of damages" (emphasis added)). And, given the existing high-demand residential market, the Company's damages will be significant.

Based upon these two bars to the apparent intent of Councilmember Watson, the Company looks forward to the City's prompt approval on July 8, 2021 of its Final Application.

Sincerely,

/s/ Jack Y. Perry

Jack Y. Perry

JYP:bln

cc: Mayor Kara Ries (via email, kries@northoaksmn.gov)
Councilmember Rich Dujmovic (via email, rdujmovic@northoaksmn.gov)
Councilmember Jim Hara (via email, jhara@northoaksmn.gov)
Councilmember Sara Shah (via email, sshah@northoaksmn.gov)
Councilmember Tom Watson (via email, twatson@northoaksmn.gov)
City Attorney James Thomson (via email, jthomson@kennedy-graven.com)
North Oaks Company LLC, Attn.: Mark Houge (via email, mark@northoaks.com)
Taft Stettinius & Hollister LLP, Thomas L. Bray

13344097v16



**Night to Unite 2021
Proclamation**

CITY OF NORTH OAKS



WHEREAS, the Minnesota Crime Prevention Association, along with AAA, and local law enforcement agencies are sponsoring a statewide program called Night to Unite on August 3, 2021; and

WHEREAS, Night to Unite is designed to get to know one another in the City of North Oaks, build neighborhood involvement by bringing police and communities together; and to bring an awareness to crime prevention and local law enforcement efforts; and

WHEREAS, Night to Unite supports the idea that crime prevention is an inexpensive, effective tool in strengthening police and community partnerships; and

WHEREAS, Night to Unite provides opportunities to celebrate the ongoing work of law enforcement and neighborhoods in North Oaks by working together to fight crime and victimization and increase public safety for all citizens; and

WHEREAS, the citizens of North Oaks play an important role in assisting the Ramsey County Sheriff's Office through joint crime, drug and violence prevention efforts;

NOW, THEREFORE, I, Mayor Kara Ries, and WE, Council Members, Jim Hara, Sara Shah, Tom Watson, and Rich Dujmovic, DO HEREBY CALL UPON ALL CITIZENS OF NORTH OAKS, RAMSEY COUNTY, to participate in Night to Unite on Tuesday, August 3, 2021.

FURTHER, LET IT BE RESOLVED THAT I, Mayor Kara Ries, and WE, Council Members, Jim Hara, Sara Shah, Tom Watson, and Rich Dujmovic, do hereby proclaim Tuesday, August 3, 2021, as Night to Unite in North Oaks, Ramsey County, Minnesota.

Mayor, Kara Ries

Council Member, Jim Hara

Council Member, Sara Shah

Council Member, Tom Watson

Council Member, Rich Dujmovic

Date