



STREETER

CUSTOM BUILDER

Dear, Mr. Kevin. Kress.

City Administrator, City of North Oaks
100 Village Center Drive, Unit 230
Saint Paul, MN 55127

In addition, City of North Oaks - Planning Commission and City Council Members.

Please accept the submittal and included application for Conditional Use Permit (CUP) in response to the anticipated use of more than 99 cubic yards of earth being deposited, moved or removed in areas outside of the driveway, parking pads or outside of 25 feet from the side of the building. Please note the application is for the rear landscaping/grading plan only; Streeter Custom Builder has submitted for building permit under separate cover.

In addition, the septic design has been submitted and approved by the City of North Oaks.

The CUP application is in response to the area outside of the current limits of building permit submittal for the primary structure. Please see the impacted area graphically represented in the included exhibit, we estimate approximately 156 cubic yards of soil will be moved and/or sand imported to support the raised elevation of the pool deck.

The submittals are for a friendly project with respect to the goals in North Oaks, the project was sited and designed with respect to the existing topography and environment; The resulting overage is primarily due to the desire to return grading to it's original topography, the existing home manipulated grades to execute a walkout previously.

Please see below for additional items that represent a friendly project.

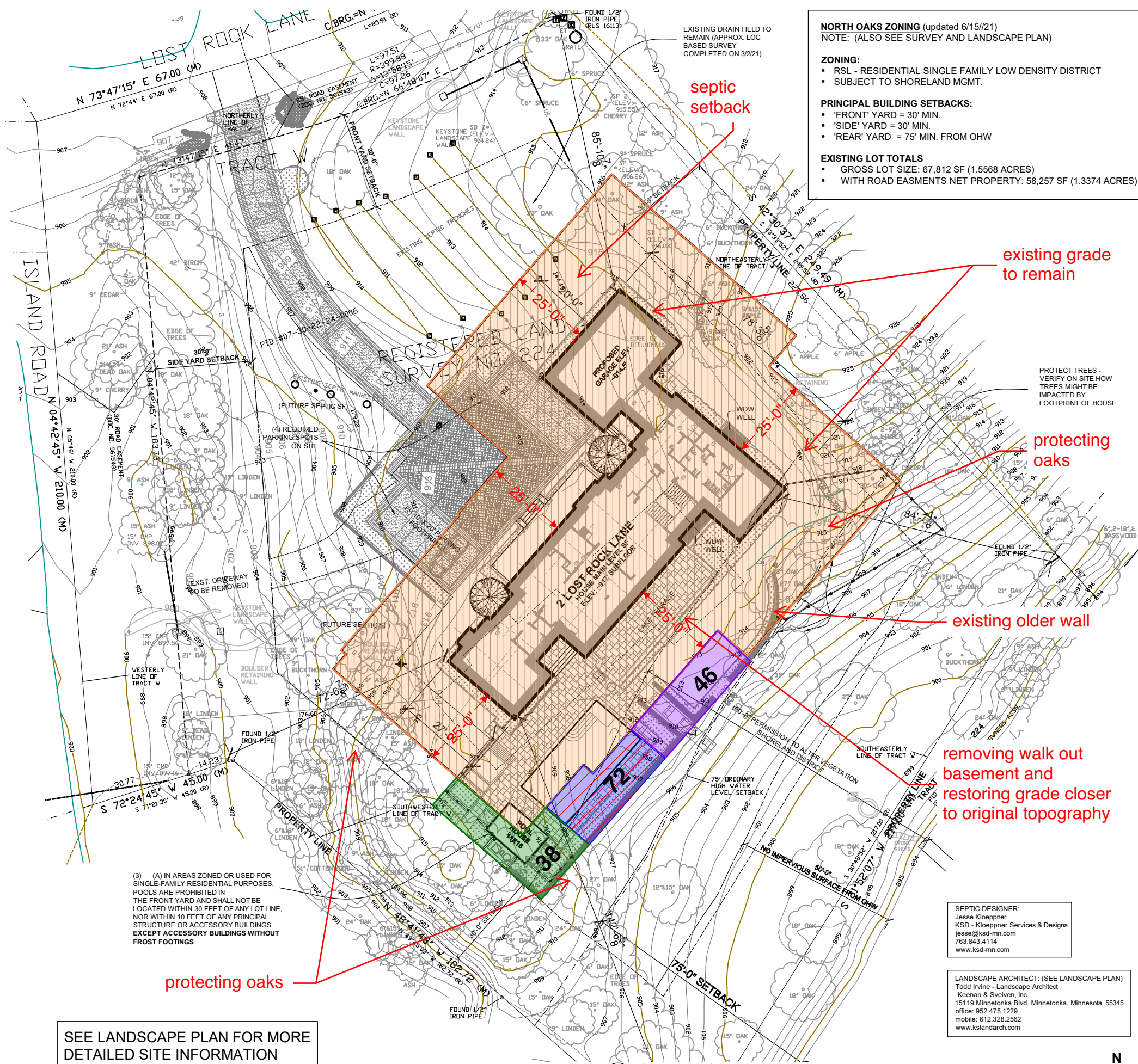
- Significant Tree Preservation and Coordination with City of North Oaks and NOHOA
- Septic Permit Approved through coordination with City of North Oaks inspector
- No permit requested to alter vegetation with 100' Shoreland District
- Exposed Lakeside story(s) to be reduced from 2 story with walkout, to be a 1-1/2 story (due to removal of walkout condition, noted above)
- Crawl space(s) designed to minimize impact to trees at SE corner (ie. Manage depth of excavation to minimize impact on existing trees)
- NOHOA support and approval received

As noted above, please reference the attached exhibits for graphic representation, the grading plan is included, in addition, we included a diagram of the impacted area.

Thank you for your review and please let us know if you have any questions regarding the application for CUP.

Sincerely,

Joe Crowley
Streeter Custom Builder



NORTH OAKS ZONING (updated 6/15/21)
NOTE: (ALSO SEE SURVEY AND LANDSCAPE PLAN)

ZONING:

- RSL - RESIDENTIAL SINGLE FAMILY LOW DENSITY DISTRICT
- SUBJECT TO SHORELAND MGMT.

PRINCIPAL BUILDING SETBACKS:

- 'FRONT' YARD = 30' MIN.
- 'SIDE' YARD = 30' MIN.
- 'REAR' YARD = 75' MIN. FROM OHW

EXISTING LOT TOTALS

- GROSS LOT SIZE: 67,812 SF (1.5568 ACRES)
- WITH ROAD EASEMENTS NET PROPERTY: 58,257 SF (1.3374 ACRES)

NORTH OAKS ZONING CONTINUED (updated 6/15/21)

HEIGHT RESTRICTIONS:

- HEIGHT = 35' MAX. (MEASURED AT FRONT GRADE TO HIGHEST POINT OF HOUSE. NO EXCEPTIONS FOR CHIMNEYS, ETC.)
- MAX 2 STORIES
- MORE THAN 35' ALLOWED W/ COND. USE PERMIT. FRONT ELEV. MUST NOT EXCEED 35'; BLDG. HEIGHT AT ANY OTHER ELEV. MUST NOT EXCEED 45'; TOPO. MUST BE SUITED TO DESIGN OF EGRESS OR WALKOUT LEVEL.
- FINISHED AREAS WITHIN ROOF WILL BE CONSIDERED FULL STORY
- LOWEST BASEMENT LEVEL AT 3' ABOVE HIGHEST KNOWN WATER LEVEL:
- HIGHEST KNOW IS 894.17' + 3' = 897.17'

ACCESSORY STRUCTURES

- ATTACHED OR DETACHED GARAGE / CARPORT MAX AREA = 50% OF AREA OF PRINCIPAL STRUCTURE
- MAX 1,500 SF COMBINED ACCESSORY
- TOOL HOUSES / SHEDS ALLOWED, INCLUDED IN MAX SF.
- ACC. DWELLING UNITS NOT ALLOWED
- 3 (A) IN AREAS ZONED OR USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES, POOLS ARE PROHIBITED IN THE FRONT YARD AND SHALL NOT BE LOCATED WITHIN 30 FEET OF ANY LOT LINE, NOR WITHIN 10 FEET OF ANY PRINCIPAL STRUCTURE OR ACCESSORY BUILDINGS EXCEPT ACCESSORY BUILDINGS WITHOUT FROST FOOTINGS

POOL

- ABIDE BY 30' SETBACK FROM LOT LINE AND 10' SETBACK FROM ANY PRINCIPAL STRUCTURE OR ACCESSORY BLDG.

FAR / IMPERVIOUS

FLOOR AREA RATIO (FAR): THE RATIO OF THE TOTAL FLOOR AREA OF ALL BUILDINGS TO THE GROSS LOT AREA, EXCLUDING 2/3 OF ANY WETLAND.

GROSS LOT AREA: TOTAL AREA OF A PLATTED LOT EXCLUDING ROAD EASEMENT(S).

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.

DESIGN PERIMETERS:

- MAX. 25% IMPERV. COVERAGE = .25 x 58,257 SF = 14,564 SF ALLOWED
- MAX. .12 FAR = .12 X
- NO IMPERV. SURFACE SHALL BE WITHIN 50' OF OHW
- FOR LOTS WHERE COMBINED SF OF ALL BLDGS EXCEEDS 4,000 SF, THE COMBINED TOTAL FAR SHALL NOT EXCEED
- INCLUDES FRONT TERRACE, HOUSE, PORCH, DECK, STEPS, CONC. STOOP, BRICK WALKS, GARAGE APRON, AND DRIVEWAY (OUTSIDE OF EASEMENT). DECKS, OVERHANGS, PORCHES OR SIMILAR ATTACHED STRUCTURES ARE CONSIDERED PART OF THE BUILDING

PROPOSED FAR CALC

PROPOSED TOTAL: 11.7% OR (6,805 / 58,257) (12% OR 6,990 SF ALLOWED) - UPDATED 6/18/21

PROPOSED. IMPERV. COVERAGE (SEE LANDSCAPE PLAN)

DRIVEWAY

- ROADS, DRIVEWAYS, PARKING MUST MEET STRUCTURE SETBACKS UNLESS NO ALTERNATIVE EXISTS
- MUST TAKE ADVANTAGE OF NAT. VEG. AND TOPO. TO ACHIEVE MAX. SCREENING FROM WATERS
- NO SINGLE FAMILY DETACHED DWELLING SHALL HAVE LESS THAN 4 OFF-STREET PARKING SPACES EXCLUSIVE OF GARAGE AND CARPORT AREAS. PARKING SPACES SHALL BE 10' X 20' AND CAN BE CONFIGURED IN ANY WAY.
- NO DRIVEWAY WIDTHS DESIGNATED

WATERCRAFT ACCESS

- PRIVATE WATERCRAFT ACCESS RAMPS, APPROACH ROADS, ACCESS-RELATED PARKING ALLOWED WITHIN SHORE IMPACT ZONE PROVIDED VEGETATIVE SCREENING AND EROSION CONTROL ARE MET
- CONDITIONAL USE PERMIT: ACCESS DRIVEWAYS PERMITTED WITH A MIN. 15' SETBACK PROVIDED TOPOGRAPHICAL CONDITIONS PREVENT REASONABLE ACCESS ELSEWHERE

SHORELAND DISTRICT OVERLAY

- NO VEGET. ALTERED WITHIN 20' OF OHW
- OBTAIN CITY APPROVAL TO ALTER VEGETATION FROM 20' TO 100' FROM OHW

SEPTIC DESIGNER:
Jesse Kloepfner
KSD - Kloepfner Services & Designs
jesse@ksd-mn.com
763.843.4114
www.ksd-mn.com

LANDSCAPE ARCHITECT: (SEE LANDSCAPE PLAN)
Todd Irvine - Landscape Architect
Keenan & Sveiven, Inc.
15119 Minnetonka Blvd. Minnetonka, Minnesota 55345
office: 952.475.1229
mobile: 612.328.2562
www.kslandarch.com

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SEE LANDSCAPE PLAN FOR MORE DETAILED SITE INFORMATION

1 SITE DIAGRAM
1/16" = 1'-0" on 24x36 1/32" = 1'-0" on 11x17

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Kauls-Emerison Residence
2 Lost Rock Lane
North Oaks, MN 55127

PROJECT PHASE:	PERMIT SET
PROJECT NUMBER:	20-028
ISSUE DATE:	JUNE 17, 2021
DRAWN BY:	ATW, KEMPER, KSI

A01
SITE DIAGRAM