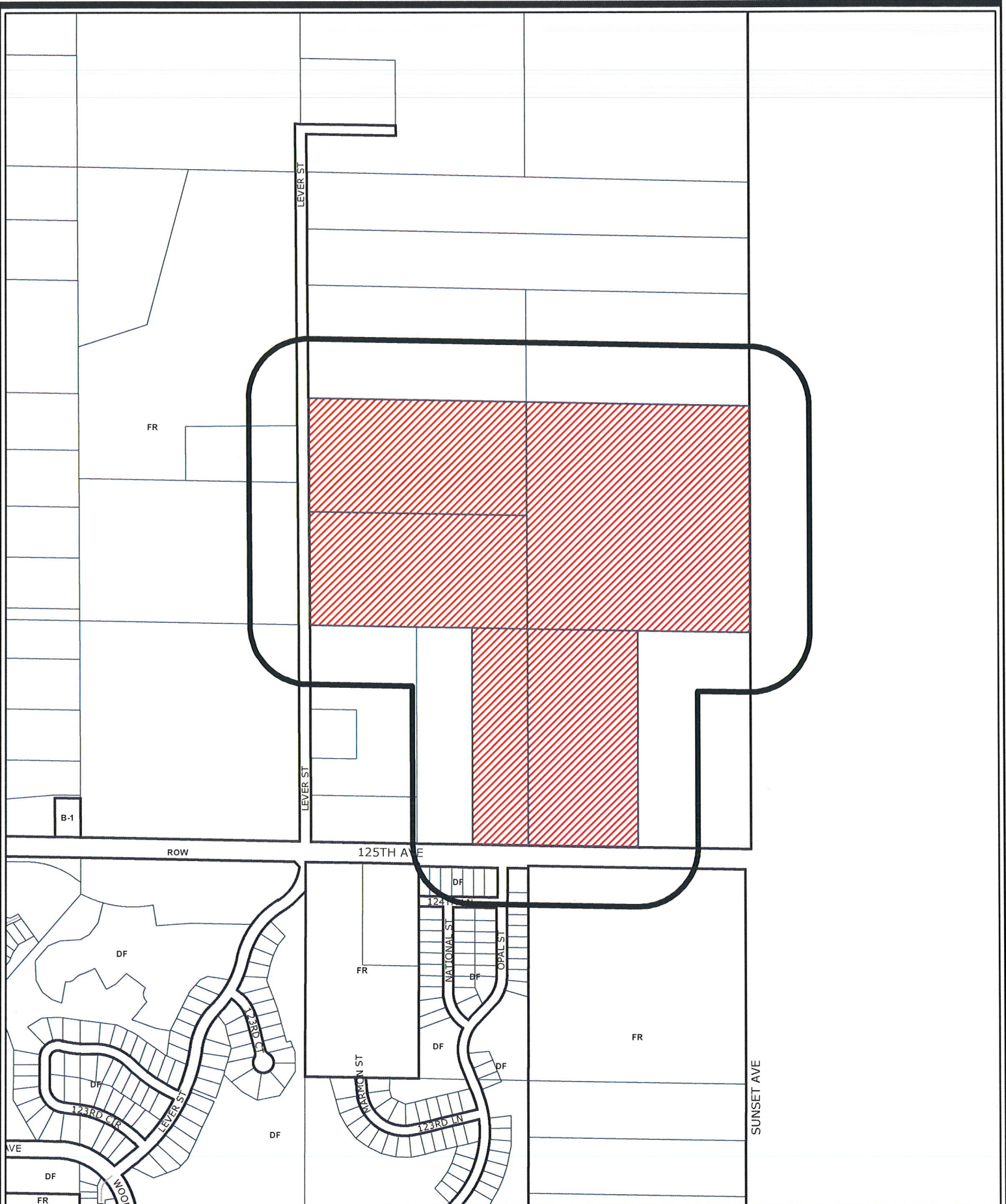
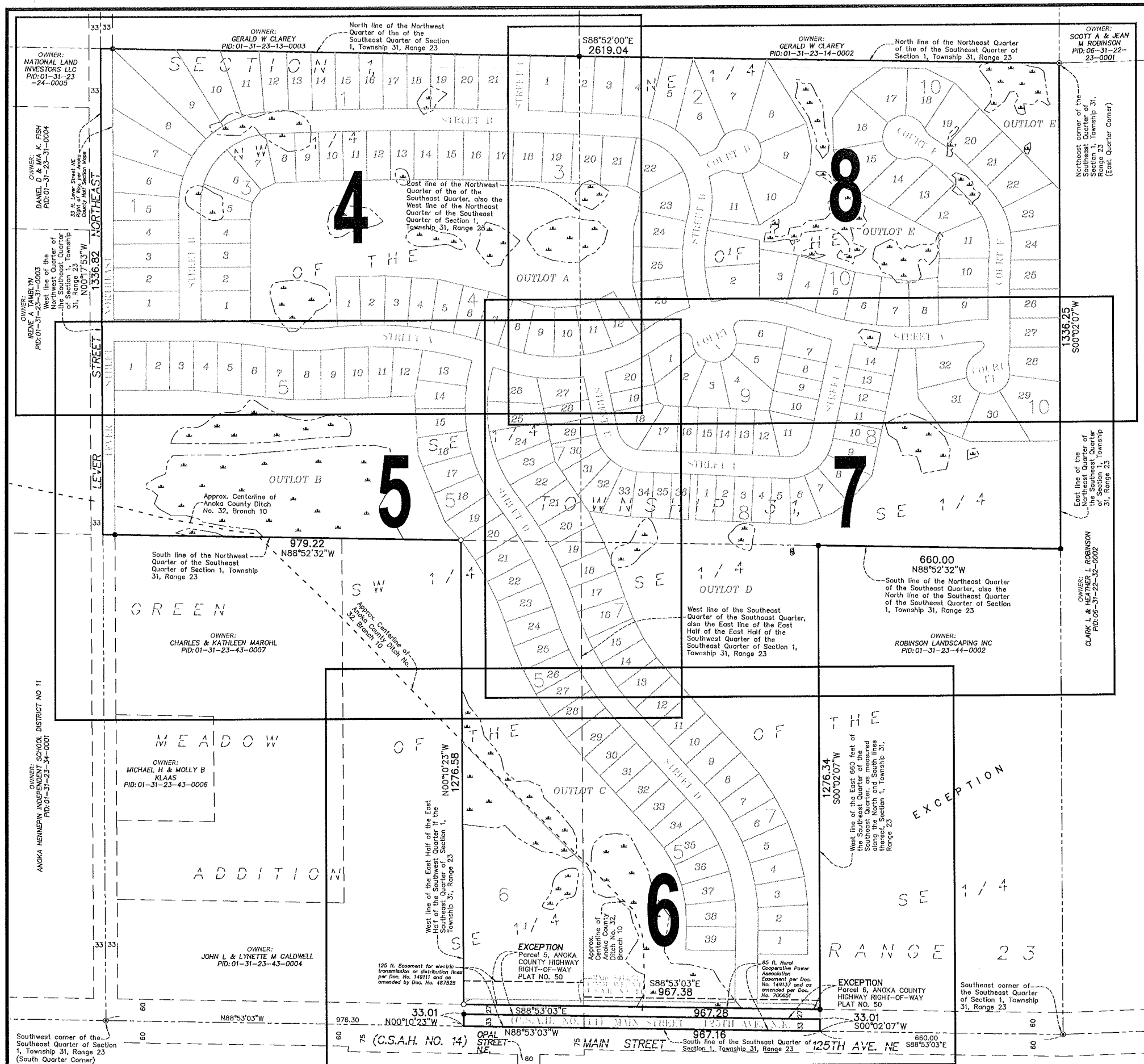




Case File No. 17-0029
Oakwood Ponds

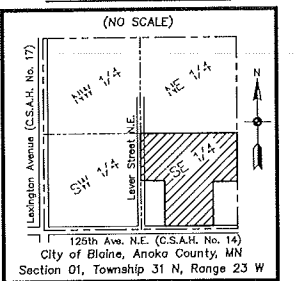
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





OAKWOOD PONDS

VICINITY MAP



PARCEL DESCRIPTION:

The Northwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, Anoka County, Minnesota.

and

The Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter all in Section 1, Township 31, Range 23, except the East 660 feet of said Southeast Quarter of the Southeast Quarter as measured along the North and South lines of the Southeast Quarter of the Southeast Quarter, and also except Parcel 6, Anoka County Highway Right-of-Way Plot No. 50.

and

The East Half of the East Half of the Southwest Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, excepting therefrom Parcel 5, Anoka County Highway Right-of-Way Plot No. 50, Anoka County, Minnesota.

(Abstract property)

GENERAL NOTES:

- The field work for this survey was completed on March 8, 2017.
- Bearings shown hereon are based on the East line of the Northeast Quarter of the Southeast Quarter of Section 1, Township 31, Range 23, which is assumed to bear S00°02'07"W.
- Surveyed property contains ±4,763,804 sq.ft. (±109.36 acres).
- Wetlands were delineated by Kjothaug Environmental Services Company, Inc. in 2016.

BENCHMARKS

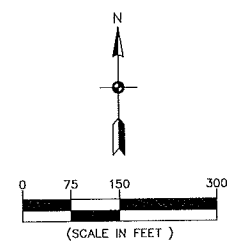
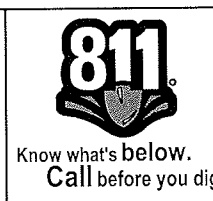
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- Top Nut Hydrant lying ±80 feet North of the centerline intersection of Lever Street N.W. and 124th Lane N.E. Elevation=907.73 (NGVD 29)

SITE DATA

TOTAL SITE AREA	±109.36 AC.
TOTAL ROW AREA	±15.00 AC.
TOTAL OUTLOT AREA	±39.39 AC.
OUTLOT A	±7.78 AC.
OUTLOT B	±7.69 AC.
OUTLOT C	±6.75 AC.
OUTLOT D	±12.60 AC.
OUTLOT E	±4.57 AC.
TOTAL SINGLE FAMILY LOT AREA	±54.98 AC.
LARGEST LOT (L1,B6)	±176,395 SQ.FT.
LARGEST LOT (Excluding L1,B6)	±28,589 SQ.FT.
SMALLEST LOT	±6,250 SQ.FT.
AVERAGE LOT (Excluding L1,B6 area)	±10,513 SQ.FT.
TOTAL NUMBER OF LOTS	217
SINGLE FAMILY LOTS	211
EXISTING HOME LOT (L1,B6)	1
OUTLOTS	5
GROSS DENSITY (Includes L1,B6)	±1.94 LOTS/AC.
NET DENSITY (Excludes L1,B6)	±2.34 LOTS/AC.
EXISTING ZONING	FR
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

SETBACK INFORMATION

(80 FT. WIDE LOTS)	
FRONT SETBACK	25 FT.
GARAGE SETBACK	5 FT.
HOUSE SETBACK	10 FT.
REAR SETBACK	30 FT.
CORNER SETBACK	20 FT.
(65 FT. WIDE LOTS)	
FRONT SETBACK	25 FT.
SIDE SETBACK	7.5 FT.
REAR SETBACK	30 FT.
CORNER SETBACK	20 FT.
(50 FT. WIDE LOTS)	
FRONT SETBACK	25 FT.
SIDE SETBACK	5 FT.
REAR SETBACK	20 FT.
CORNER SETBACK	20 FT.



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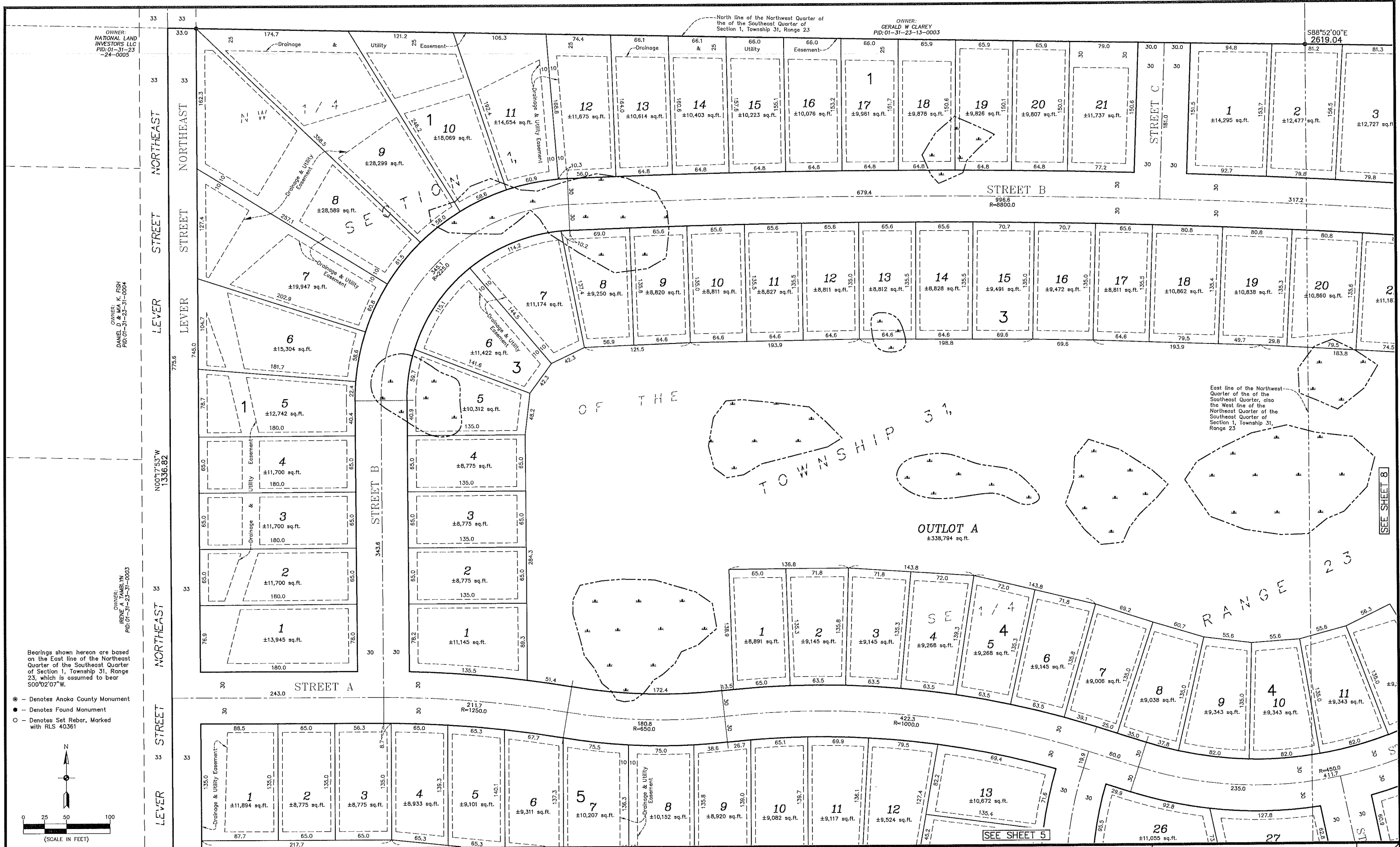
Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 06/23/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 06/23/2017
FILE NO: 1307

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1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

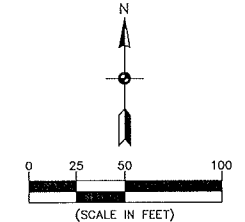
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Blaine, Minnesota

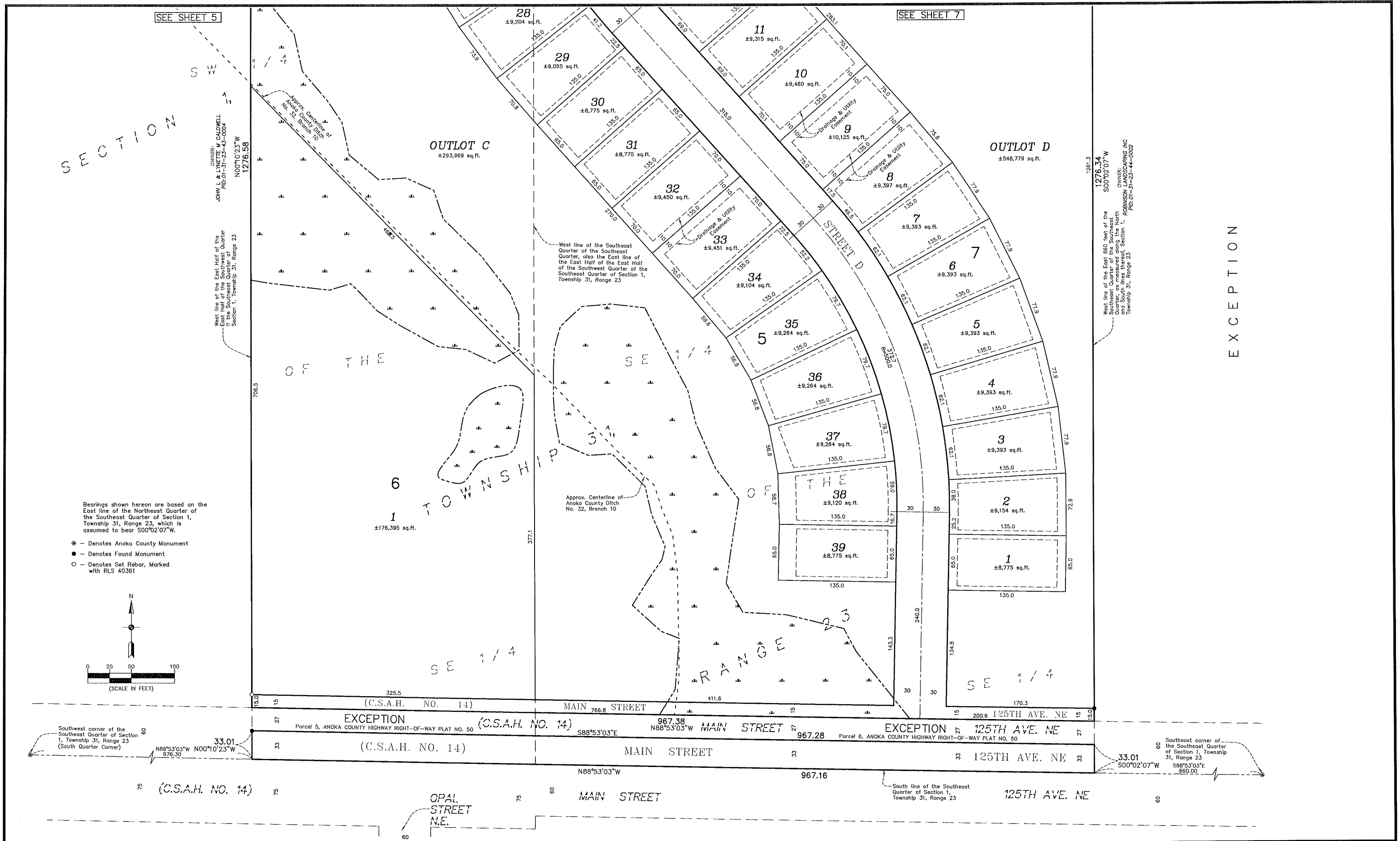
PRELIMINARY PLAT INDEX



Bearings shown hereon are based on the East line of the Northeast Quarter of Section 1, Township 31, Range 23, which is assumed to bear S00°02'07"W.

- - Denotes Anoka County Monument
- - Denotes Found Monument
- - Denotes Set Rebar, Marked with RLS 40361





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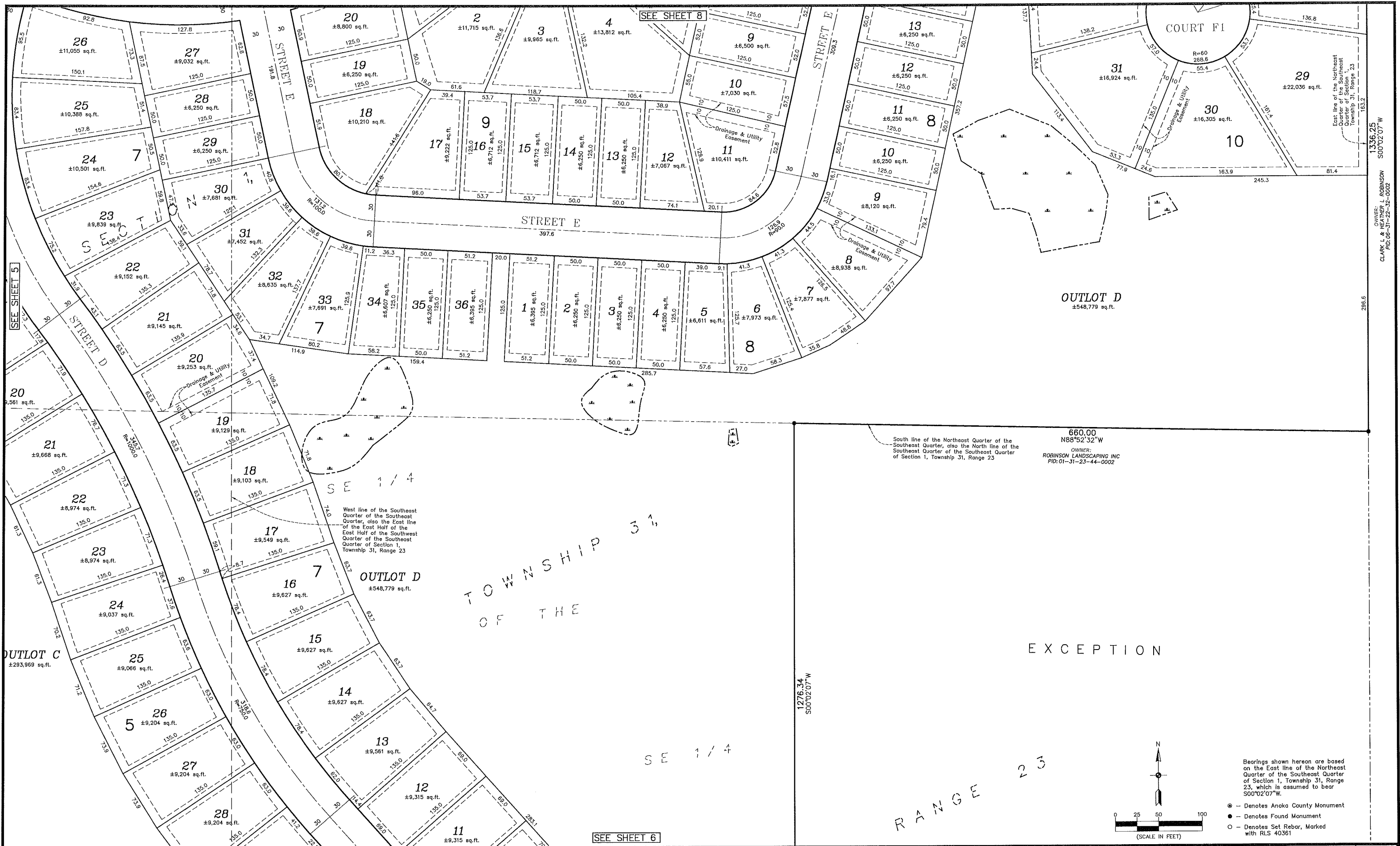
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FILE NO: 1307

Revisions:
8/23/17-Revised Layout

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PRELIMINARY PLAT



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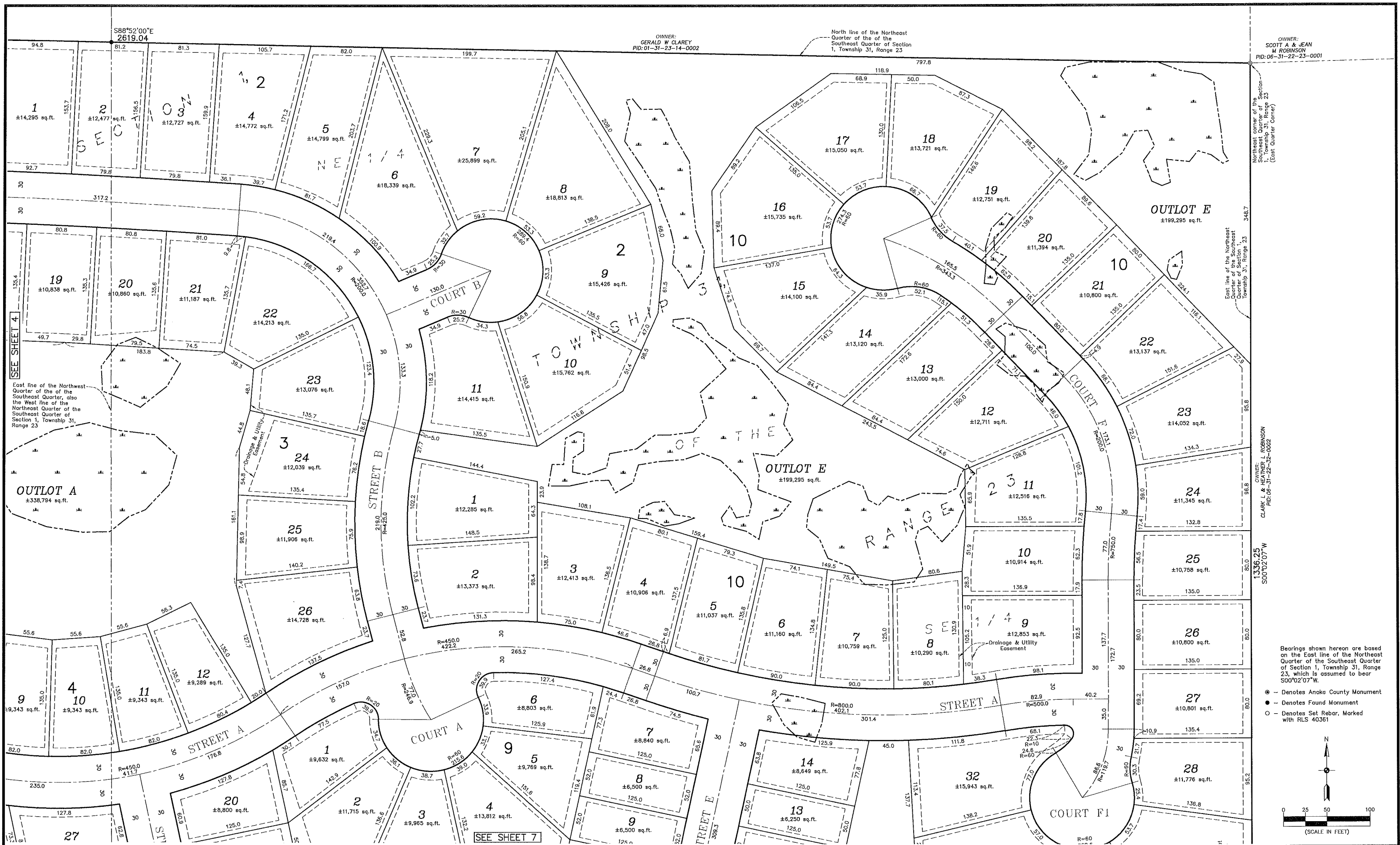
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Revisions:
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Blaine, Minnesota

PRELIMINARY PLAT

8
of
19

SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	
SANITARY MANHOLE	
MISCELLANEOUS SIGN	
EXISTING SPOT ELEVATION	
EXISTING TREE	
TELEVISION BOX	
FIRE HYDRANT	
GATE VALVE	
CLEANOUT	
ELECTRIC BOX	
GAS METER	
CATCH BASIN	
RAIN GUARDIAN	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
FLARED END SECTION	
STORM MANHOLE	
SERVICE	
SOIL BORING/TEST HOLE	
RETAINING WALL	
WATERMAIN	
SANITARY SEWER	
STORM SEWER	
PROPERTY LINE	
SETBACK LINE	
CURB	
WETLAND	
DITCH	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
FENCE	
OVERHEAD ELECTRIC	
CONCRETE SURFACE	
BITUMINOUS SURFACE	

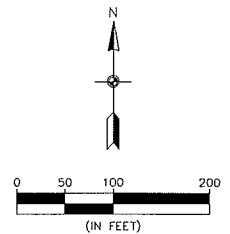
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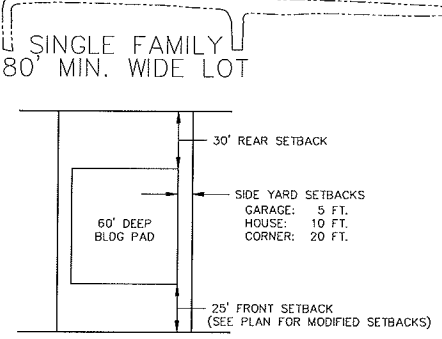
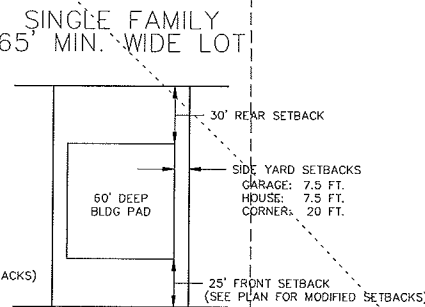
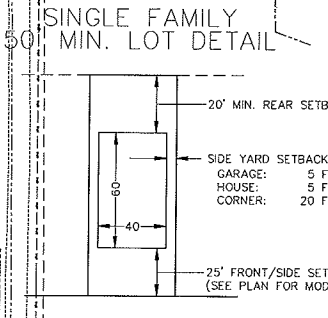
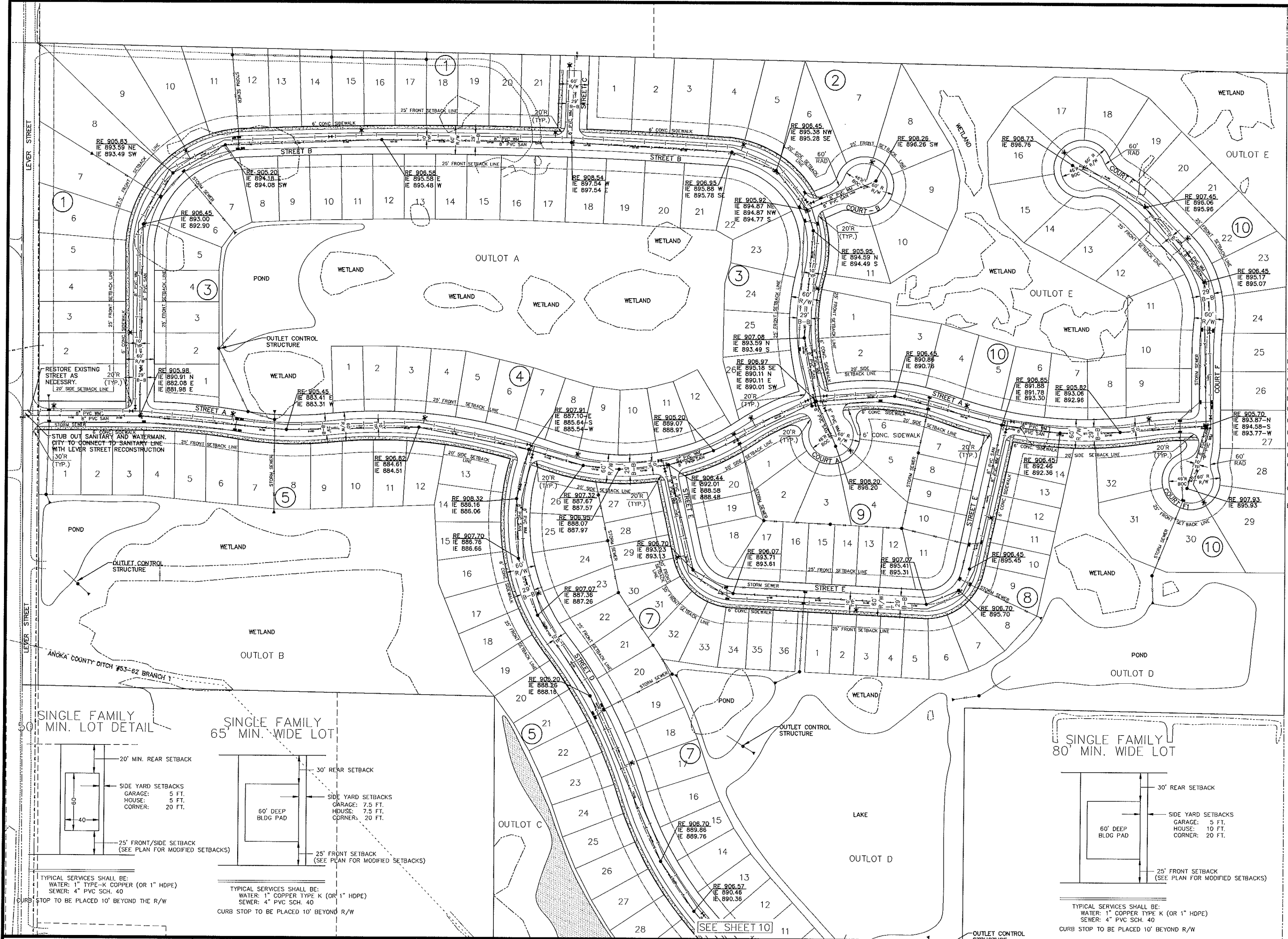
811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



- BENCHMARKS**
- Anoka County Benchmark No. 2008, Railroad spike in Power Pole No. 17782, in the Southeast Quadrant of the intersection of C.S.A.H. No. 14 and C.S.A.H. No. 17. Elevation=907.80 (NGVD 29)
 - Top Nut Hydrant lying ±80 feet North of the centerline intersection of Lever Street N.W. and 124th Lane N.E. Elevation=907.73 (NGVD 29)



TYPICAL SERVICES SHALL BE:
WATER: 1" TYPE-K COPPER (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND THE R/W

TYPICAL SERVICES SHALL BE:
WATER: 1" COPPER TYPE K (OR 1" HDPE)
SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND R/W

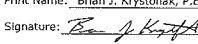
TYPICAL SERVICES SHALL BE:
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SEWER: 4" PVC SCH. 40
CURB STOP TO BE PLACED 10' BEYOND R/W



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Date: 06/23/17 License #: 25063

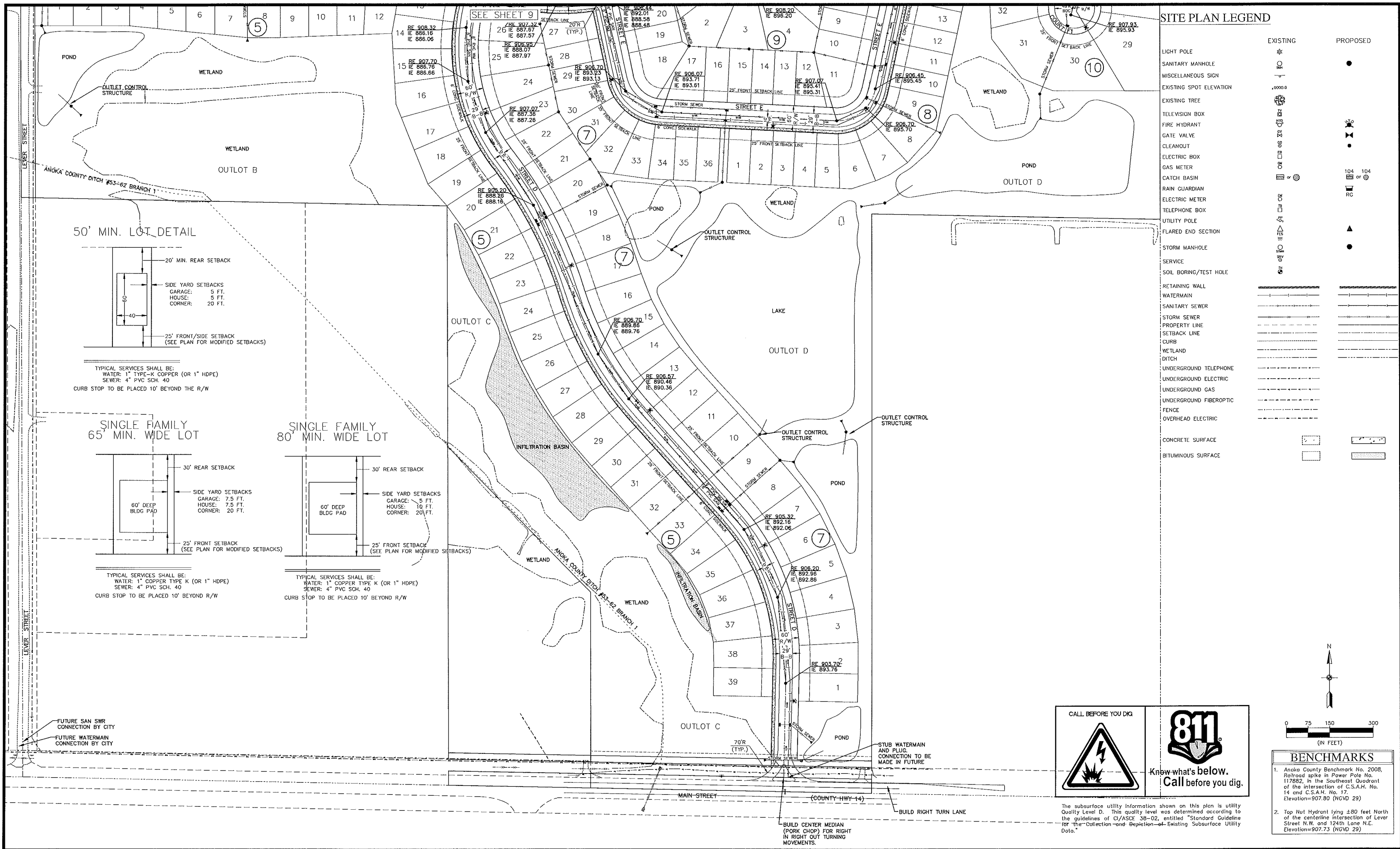
Drawn: JJO
Designed: BJK
Date: 06/23/17

Revisions:
1. 8/23/17 - Revised Layout & Grading

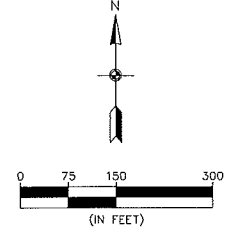
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Blaine, MN

PRELIMINARY SITE & UTILITY PLAN



SITE PLAN LEGEND	
EXISTING	PROPOSED



- BENCHMARKS**
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SHEET 13

SHEET 14

SHEET 12

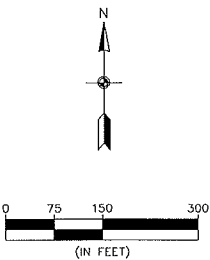
SHEET 15

SHEET 16

SHEET 17

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
CURB LINE	-----
BITUMINOUS	-----
CONCRETE	-----
SANITARY SEWER	-----
STORM SEWER	-----
WATER MAIN	-----
OVERHEAD UTILITY	-----
STORM CATCH BASIN	-----
STORM MANHOLE	-----
MANHOLE	-----
HYDRANT	-----
GATE VALVE	-----
TELEVISION BOX	-----
TELEPHONE BOX	-----
UTILITY POLE	-----
RETAINING WALL	-----
FENCE	-----
10' CONTOUR	-----
2' CONTOUR	-----
RCWD FLOOD PLAIN	-----
WETLAND LINE	-----
SPOT ELEVATION	-----
EMERGENCY OVERFLOW	-----
SILT FENCE	-----
TREE FENCE	-----
GRADING LIMITS	-----
TREELINE	-----
SOIL BORING	-----

WETLAND FILL SUMMARY	
	AREA
WETLAND FILL:	38,028 S.F.
WETLAND EXCAVATION:	12,429 S.F.
TOTAL WETLAND IMPACT:	50,430 S.F.
VEGETATIVE RESTORATION:	171,121 S.F.
WETLAND RESTORATION	17,827 S.F.
WCA BUFFER:	118,966 S.F.
WMC BUFFER:	196,638 S.F.



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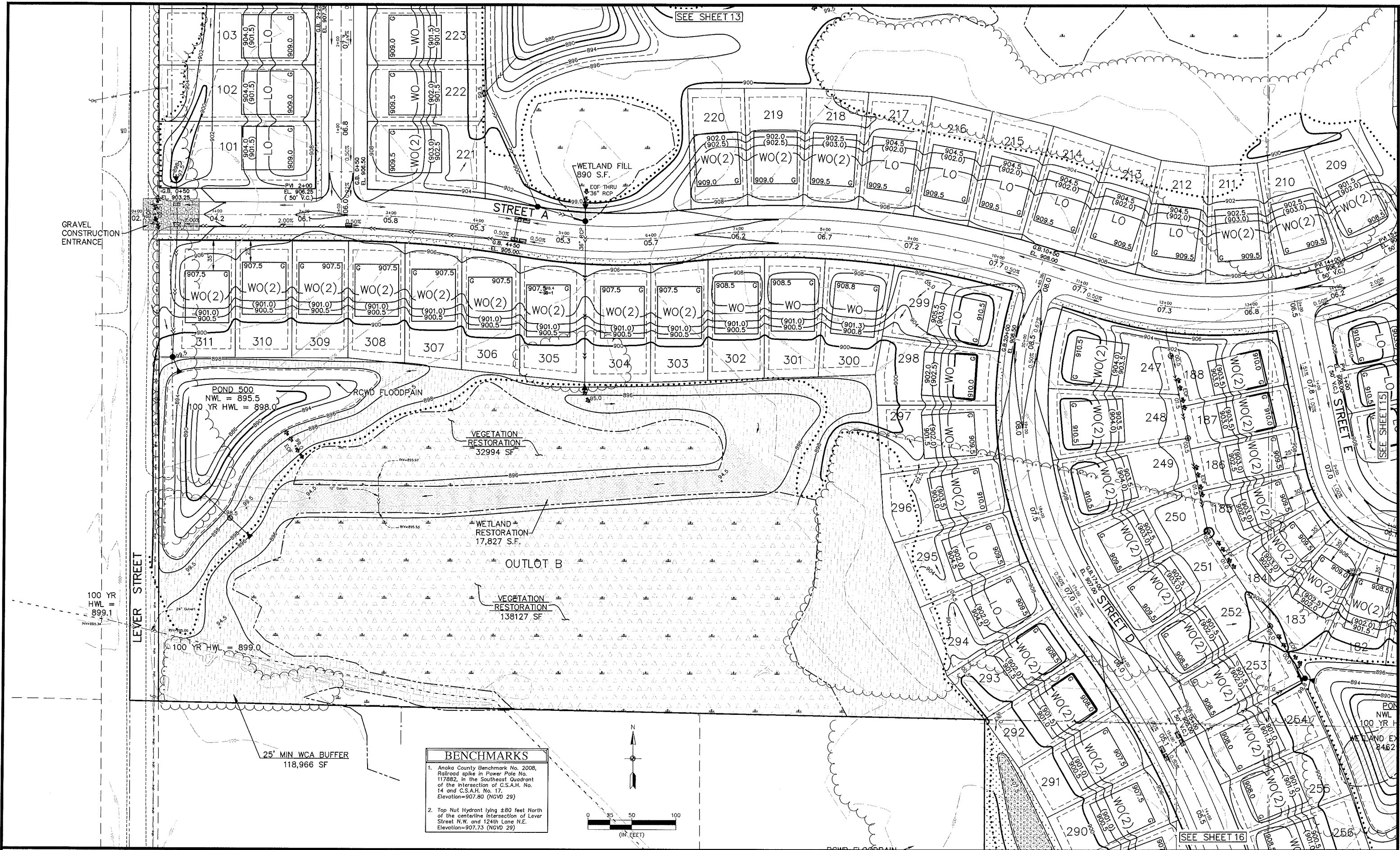
Drawn: LC
Designed: BJK
Date: 06/23/17

Revisions:
1. 7/25/17 - Revised proposed wetland restoration areas
2. 8/23/17 - Revised Layout & Grading

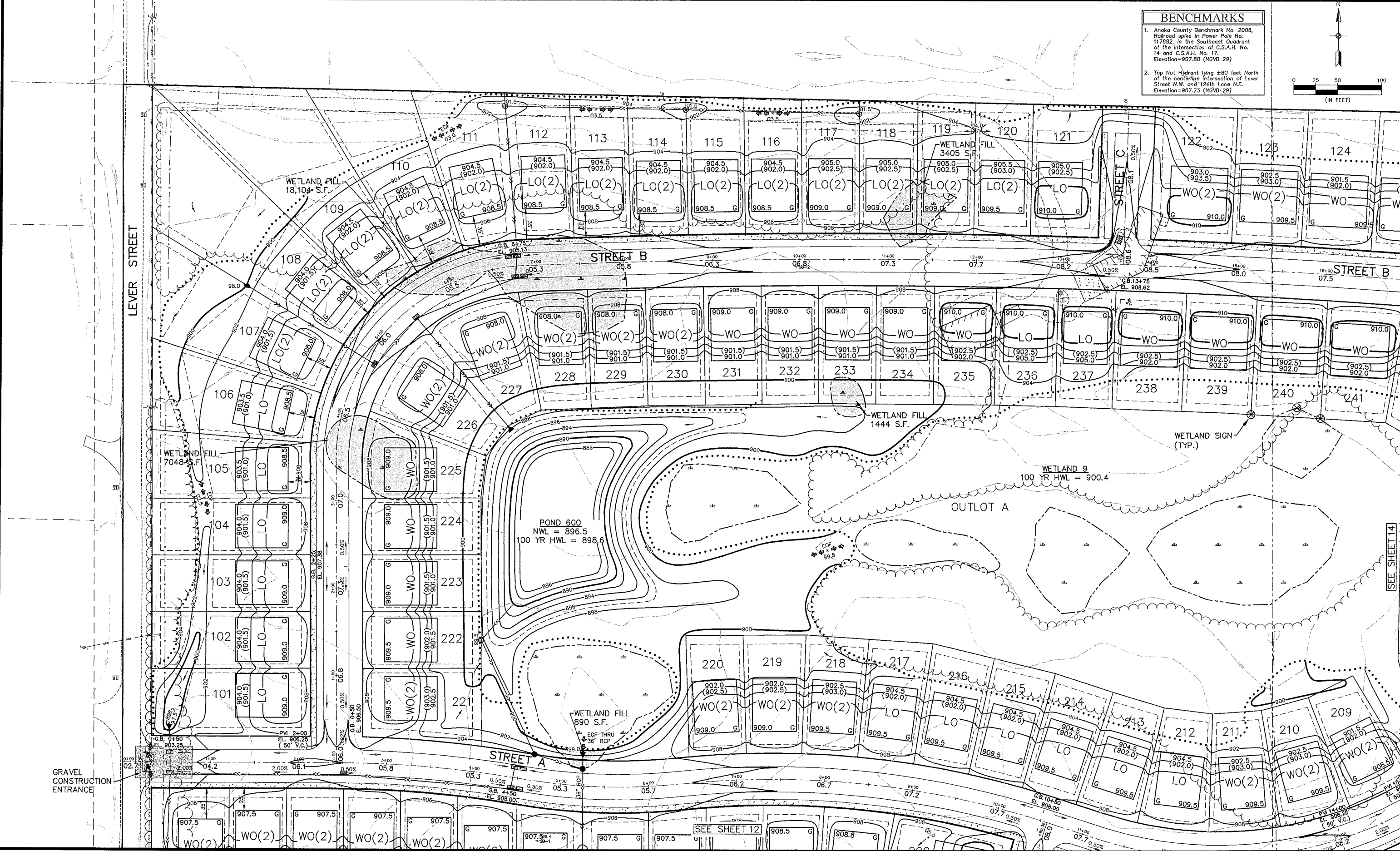
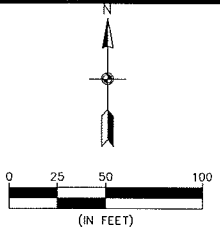
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GRADING INDEX



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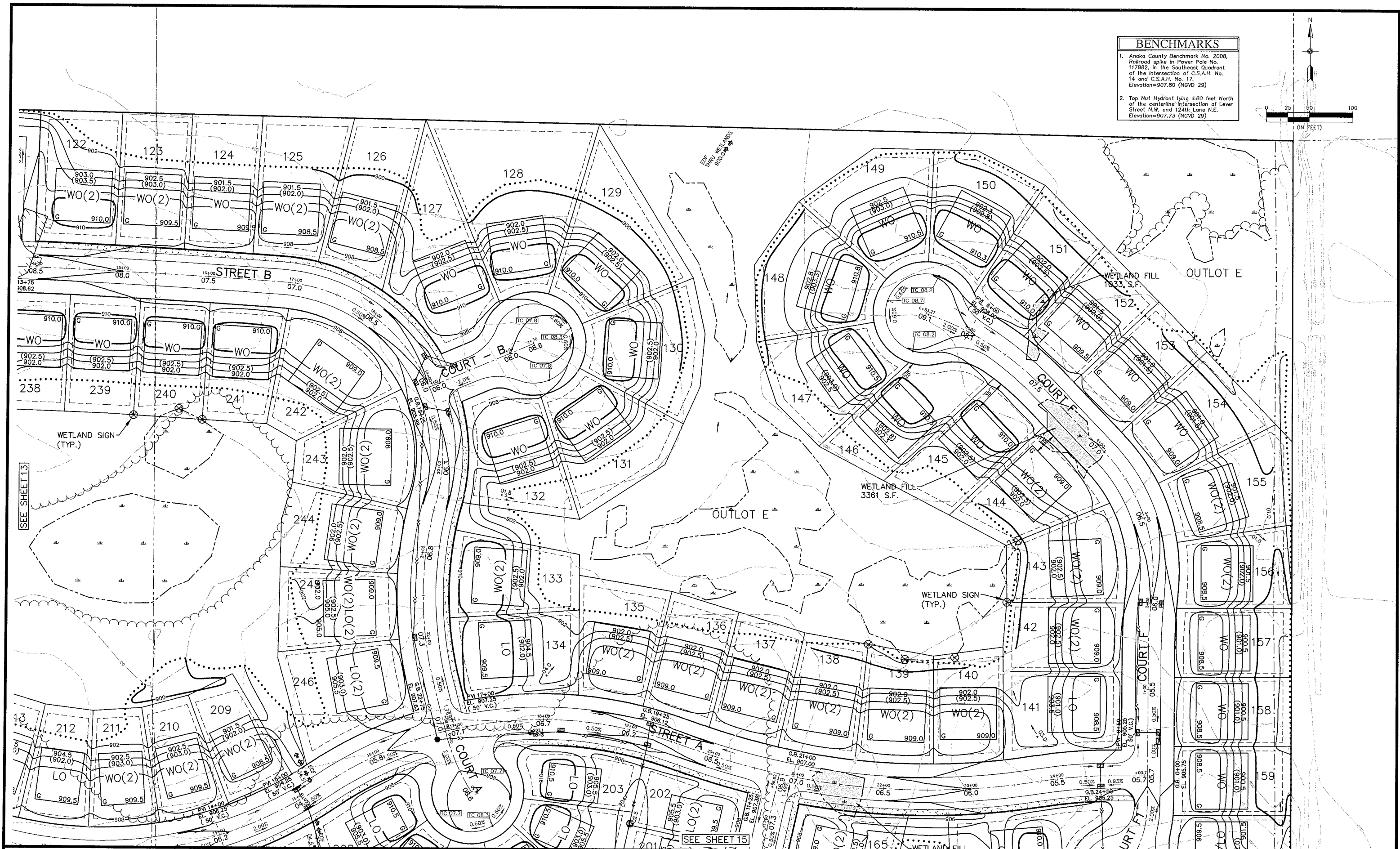
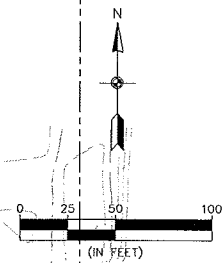
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**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

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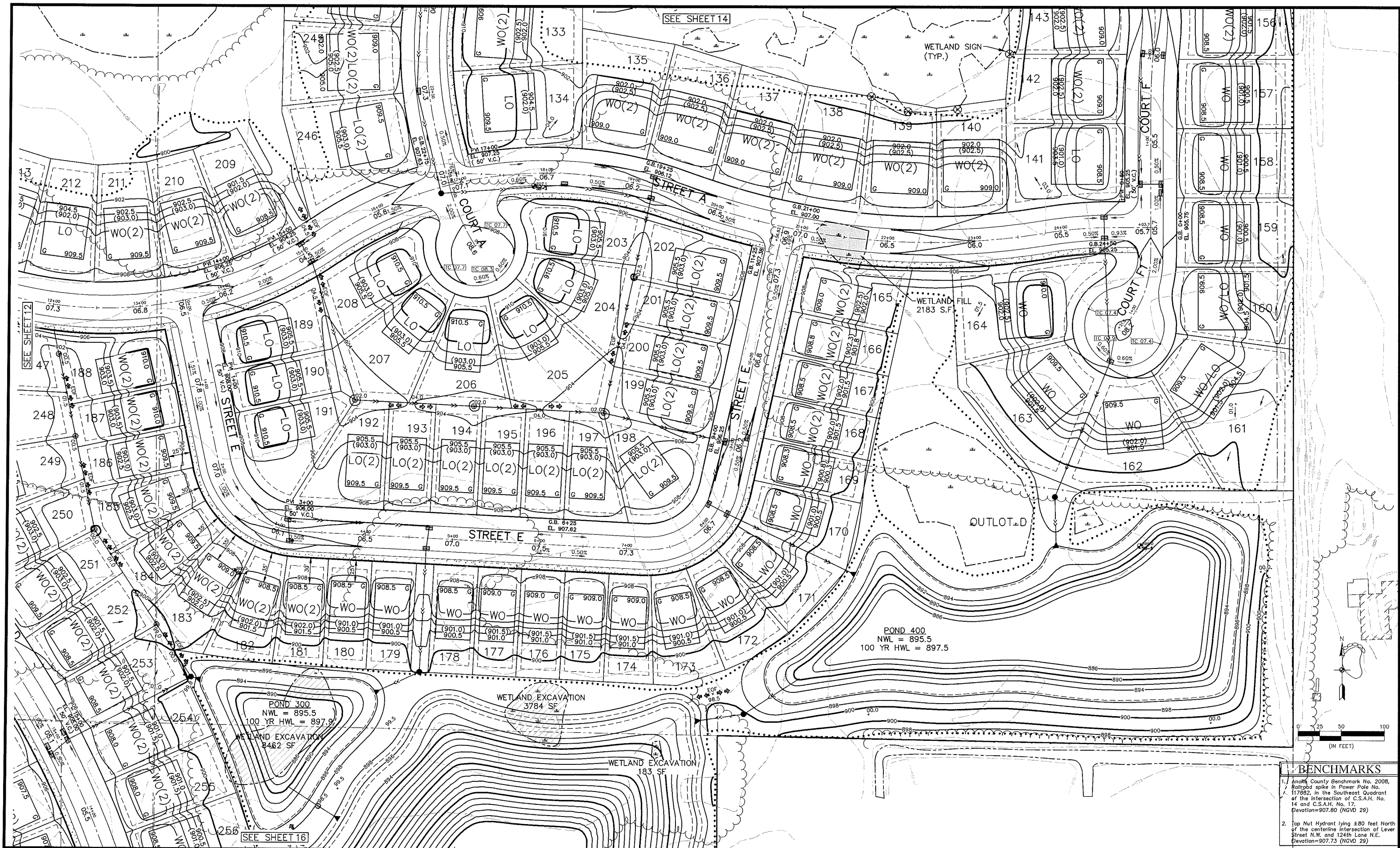
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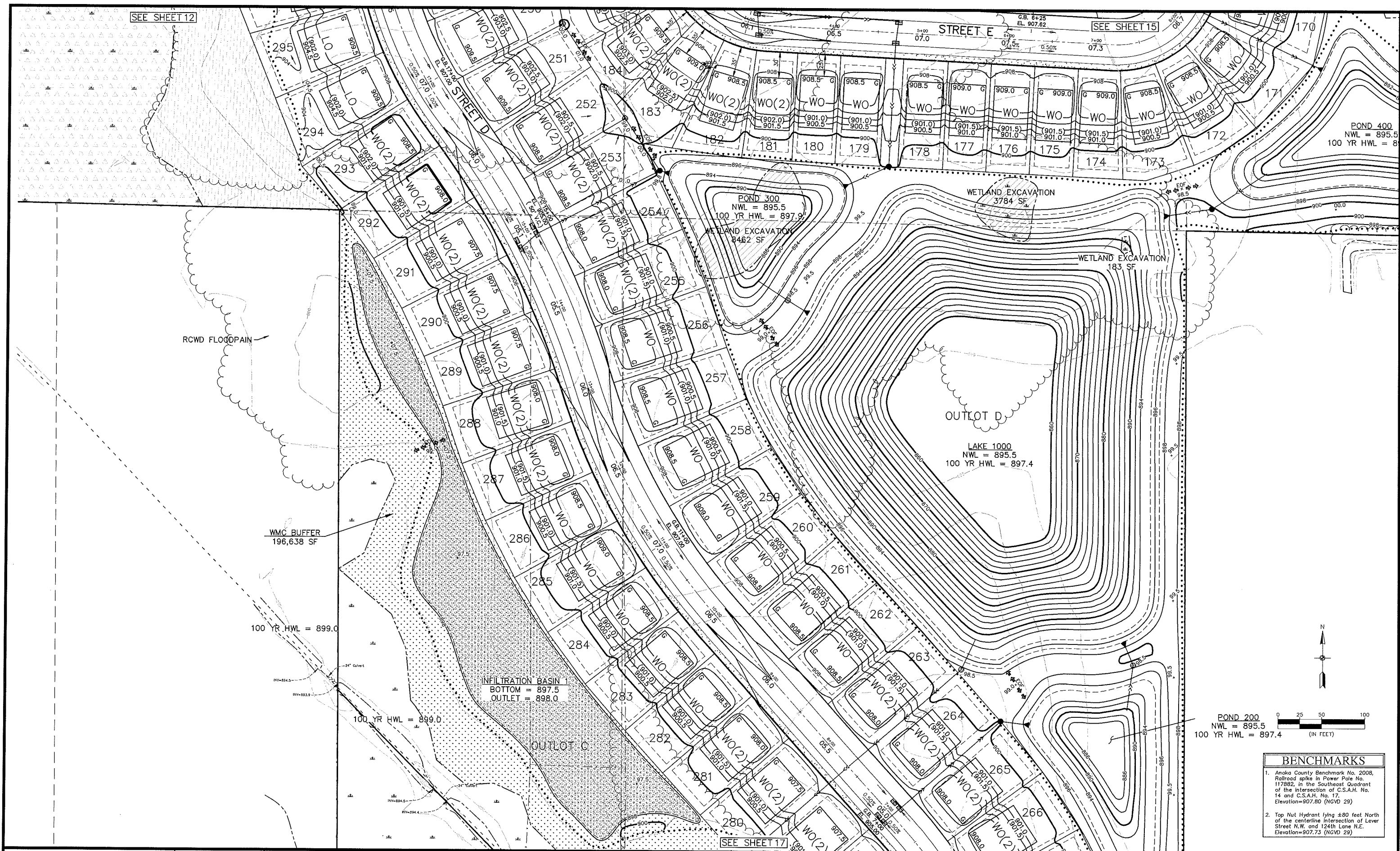
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Blaine, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

15
of
19



POND 200
NWL = 895.5
100 YR HWL = 897.4

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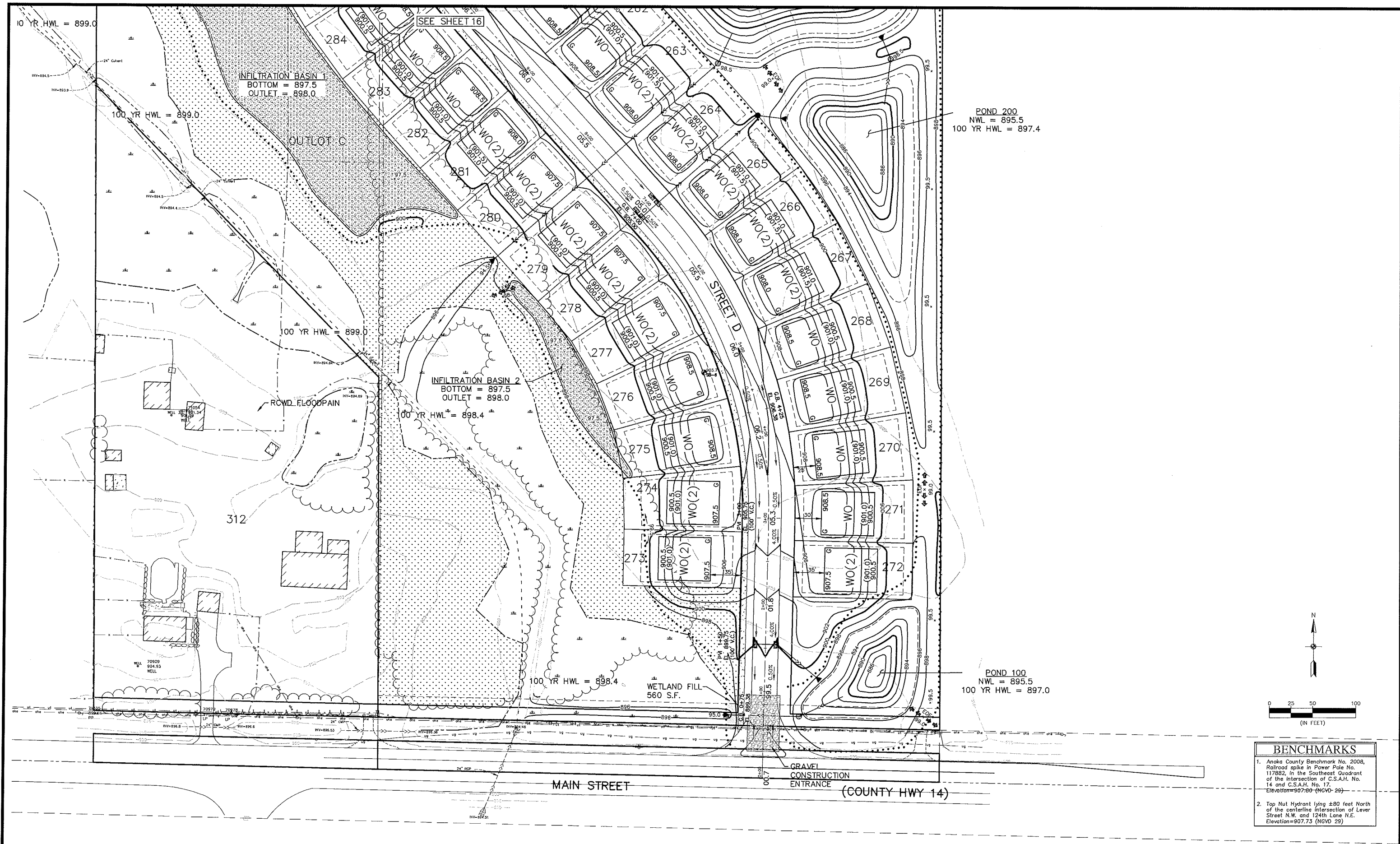
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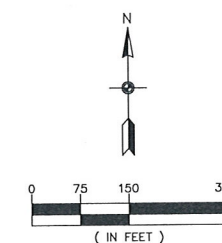
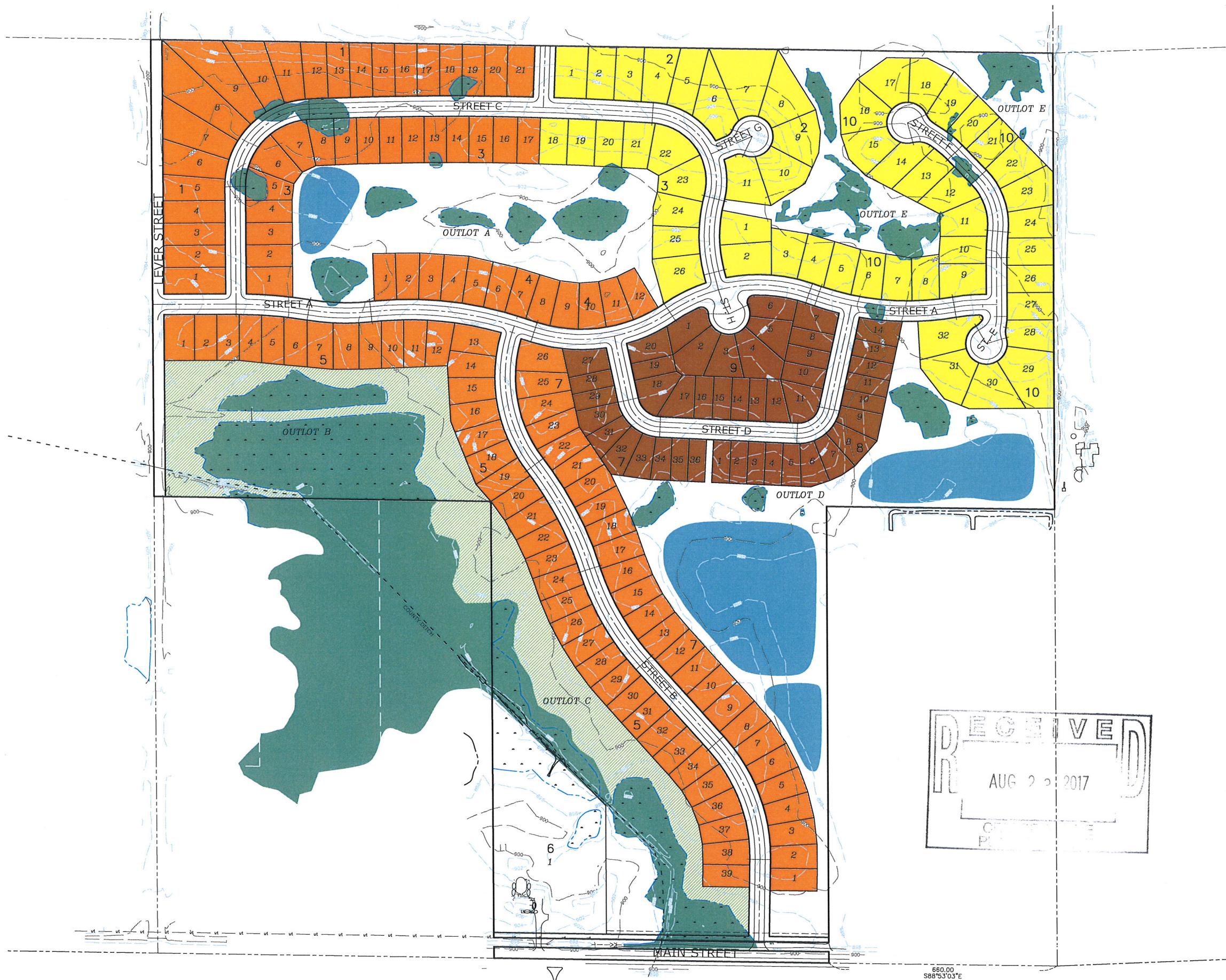
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OAKWOOD PONDS
Blaine, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**





SITE DATA	
TOTAL NUMBER OF LOTS	212
80 FT. LOTS	52
65 FT. LOTS	115
50 FT. LOTS	44
EXISTING HOUSE (LOT 1, BLK 6)	1
TOTAL STREET FOOTAGE	9,165 L.F.
80ft. BUILDING SETBACK DATA	
FRONT:	25 FT.
GARAGE:	5 FT.
HOUSE:	10 FT.
REAR:	30 FT.
CORNER:	20 FT.
65ft. BUILDING SETBACK DATA	
FRONT:	25 FT.
SIDE:	7.5 FT.
REAR:	30 FT.
CORNER:	20 FT.
50ft. BUILDING SETBACK DATA	
FRONT:	25 FT.
SIDE:	5 FT.
REAR:	20 FT.
CORNER:	20 FT.

LOT EXHIBIT

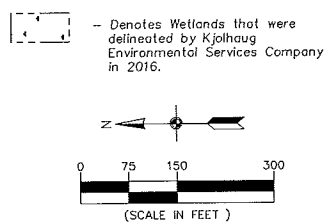
OAKWOOD PONDS
Blaine, Minnesota

THE EXCELSIOR GROUP
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

REVISIONS	
1. Rev. layout. 08/22/17	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	Cf
ISSUE DATE:	12/01/16
FILE NO:	XXX



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AUG 23 2017
CITY OF BLAINE
PLANNING DEPT.



- environmental
- engineering
- surveying

3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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 Land Surveyor under
the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.
Signature: _____
Date: 07/27/17 License #: 40361

DRAWN BY: C#
ISSUE DATE: 07/27/17
FILE NO: 1307

Revisions:
1. 08/23/17 Rev. Layout.

THE EXCELSIOR GROUP
1660 Hwy 100 South, Suite 400
St. Louis Park, Minnesota 55416

OAKWOOD PONDS
Blaine, Minnesota

**PRELIMINARY PLAT
GHOST PLAT EXHIBIT**

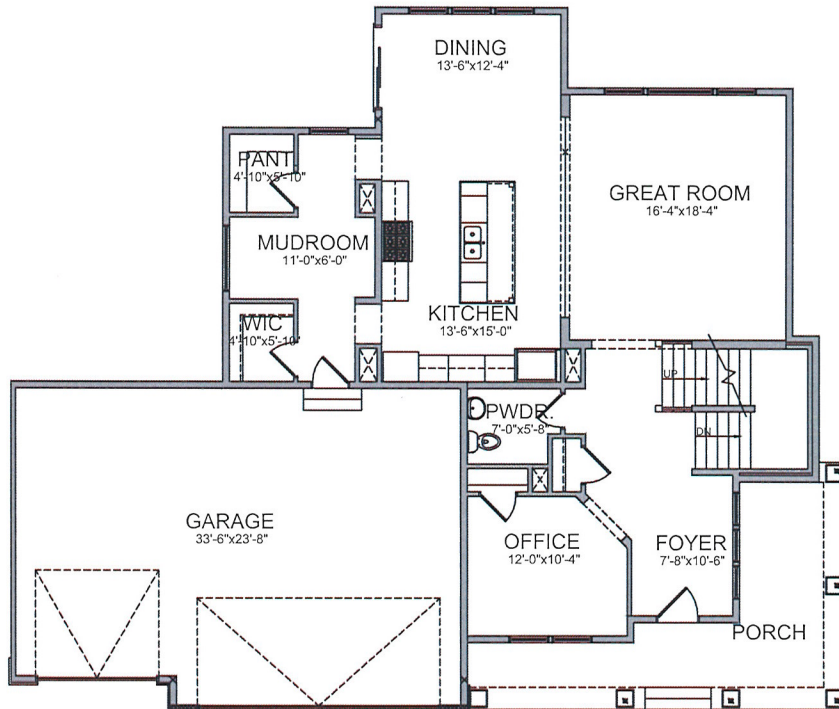
80-foot

FLOOR PLANS

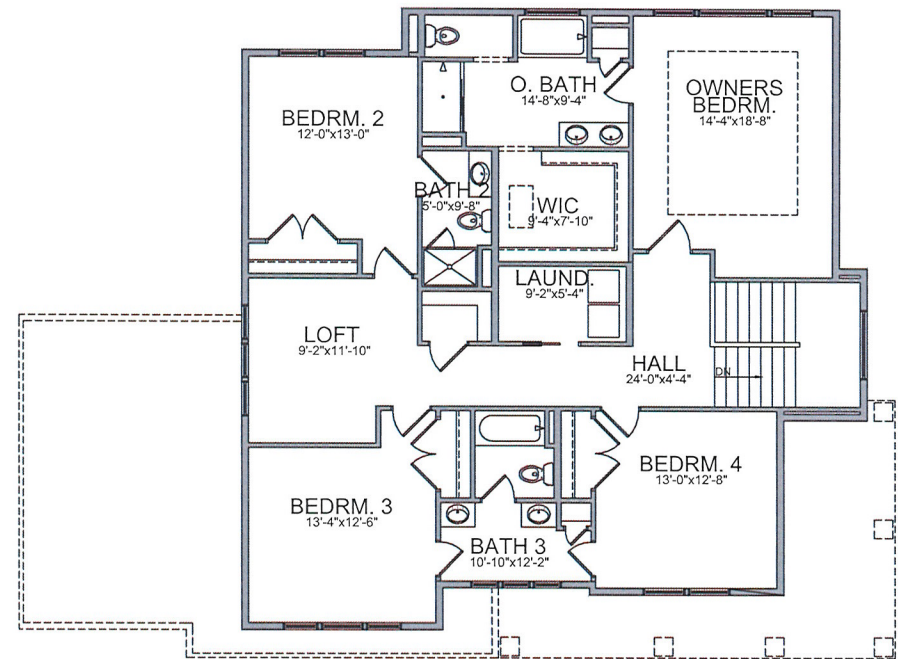


LYNDALE

4-5 Bedrooms | 3.5-4.5 Baths | 3-Car Garage | 3,232-4,178sf



Main Level: 1,457 sf



Upper Level: 1,775 sf

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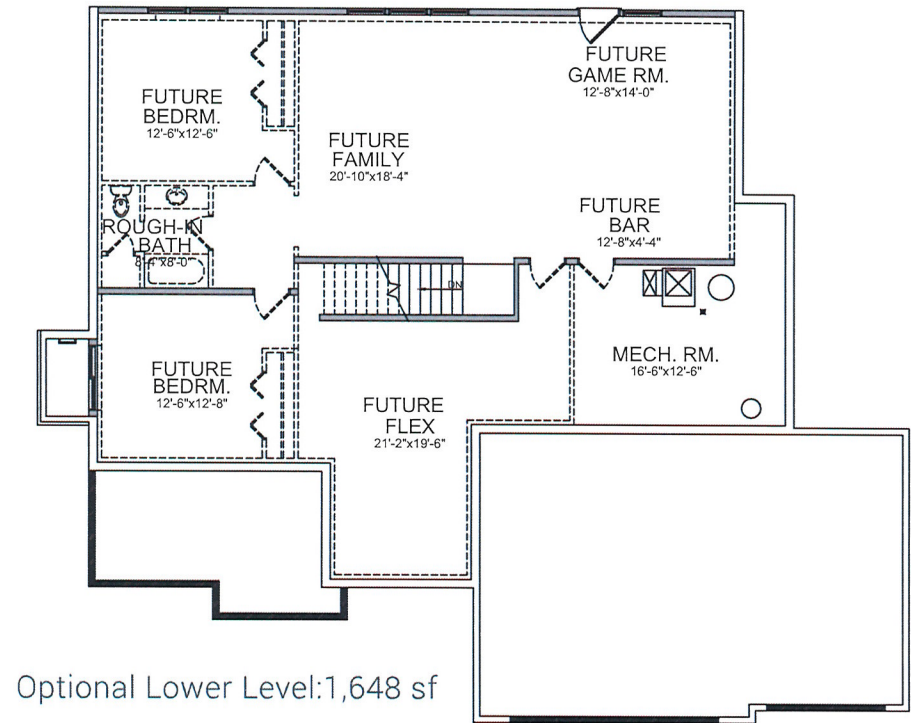
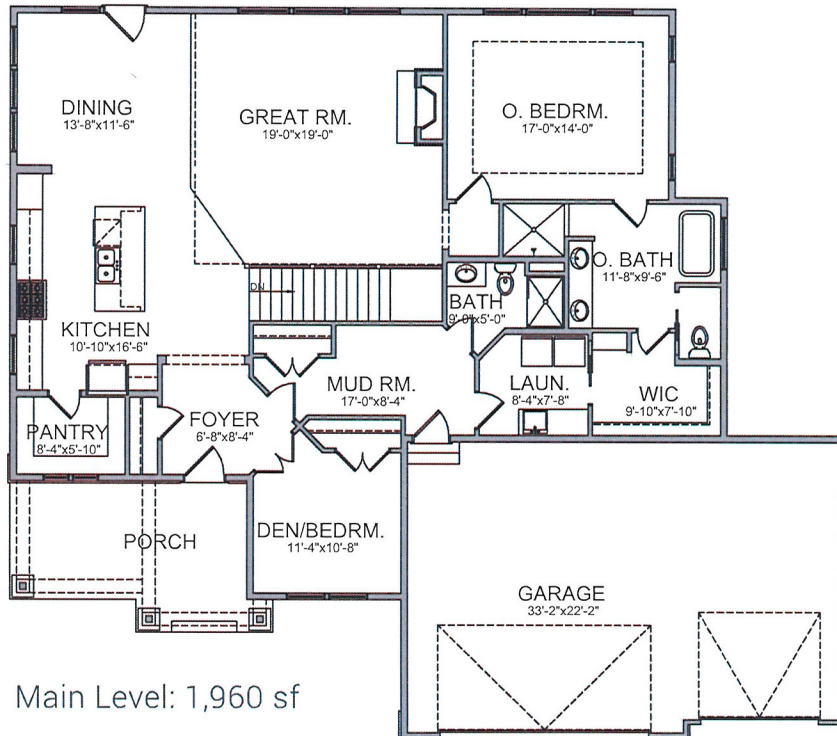


FLOOR PLANS



RIVERBROOKE

2-4 Bedrooms | 2-3 Baths | 3-Car Garage | 1,960-3,608 sf



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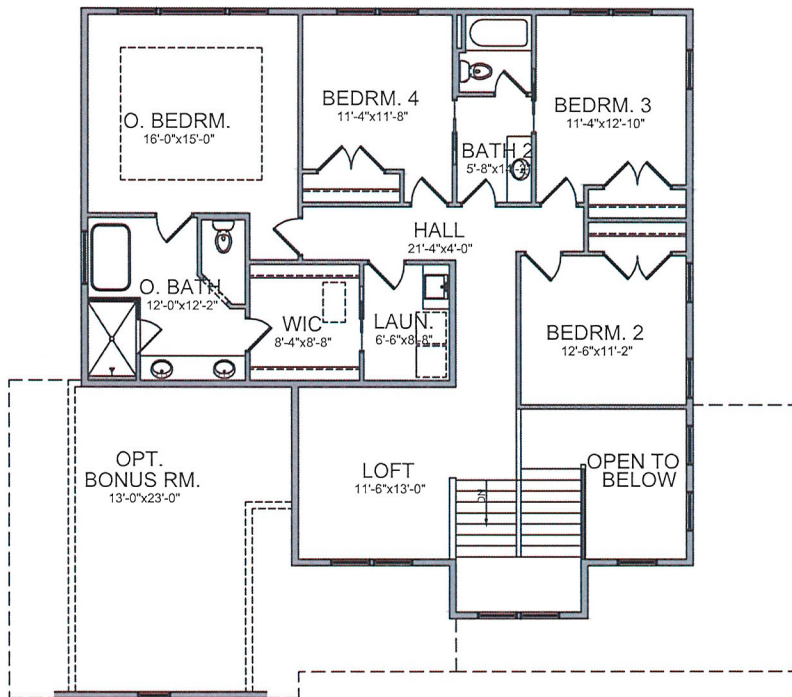


FLOOR PLANS

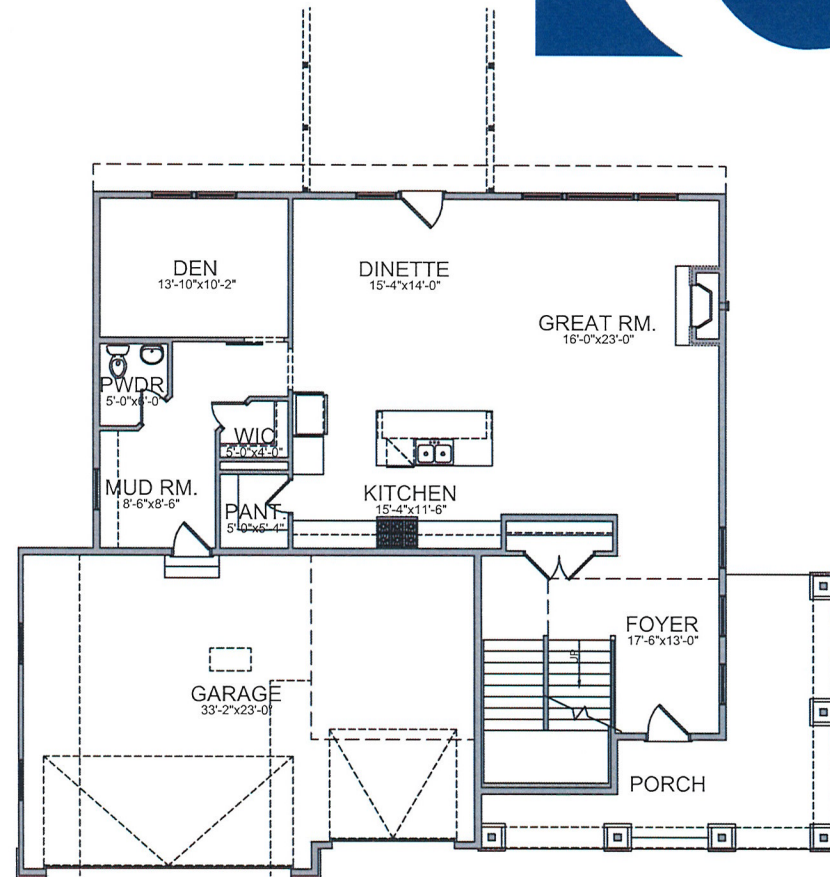


FREMONT

4-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 3,074-4,465 sf



Upper Level: 1,550 sf



Main Level: 1,524 sf

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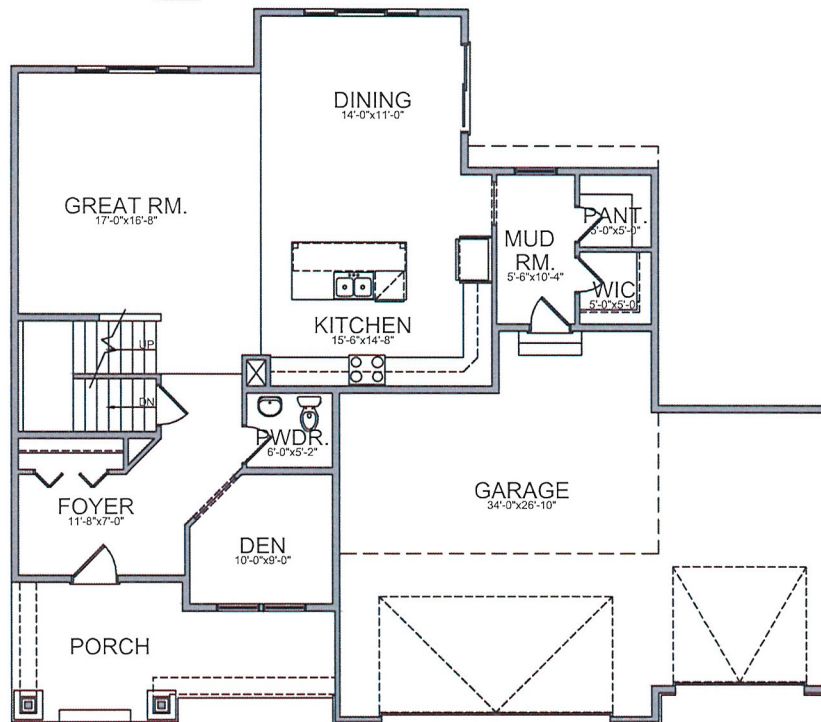
FLOOR PLANS

80-foot

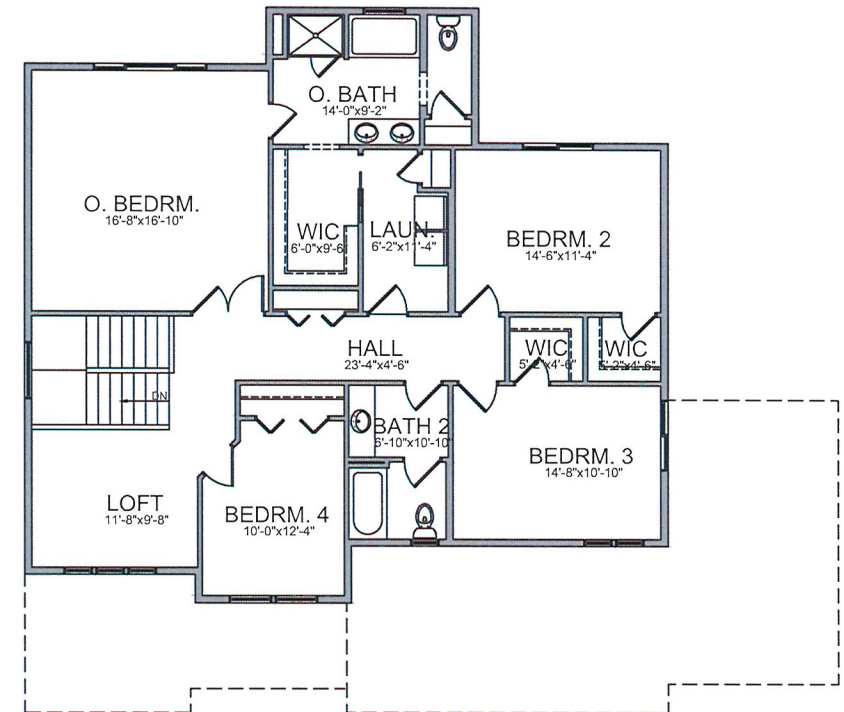


HIGHLAND

4-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,781 - 3,974 sf



Main Level: 1,271 sf



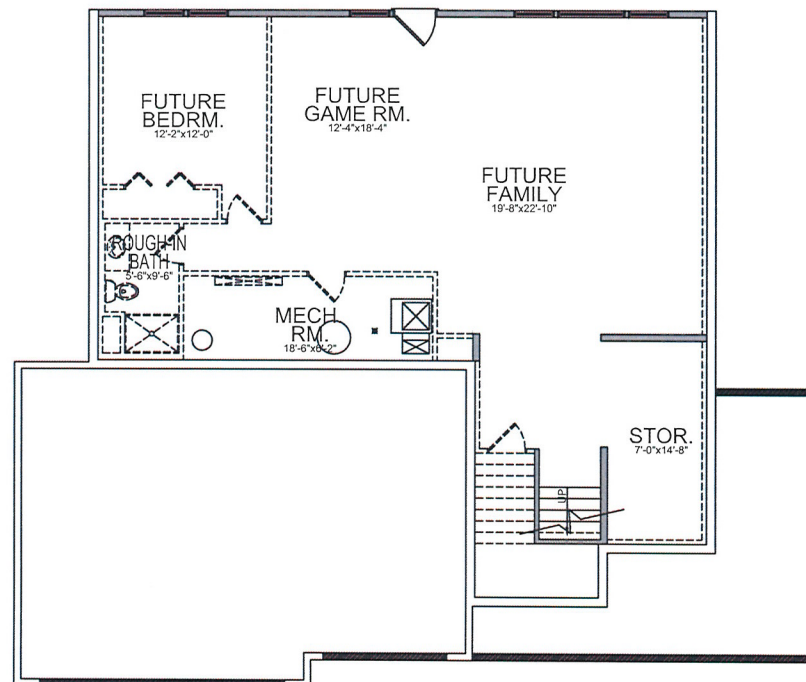
Upper Level: 1,510 sf

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FLOOR PLANS

FREMONT LOWER LEVEL



Optional
Lower Level: 1,391 sf

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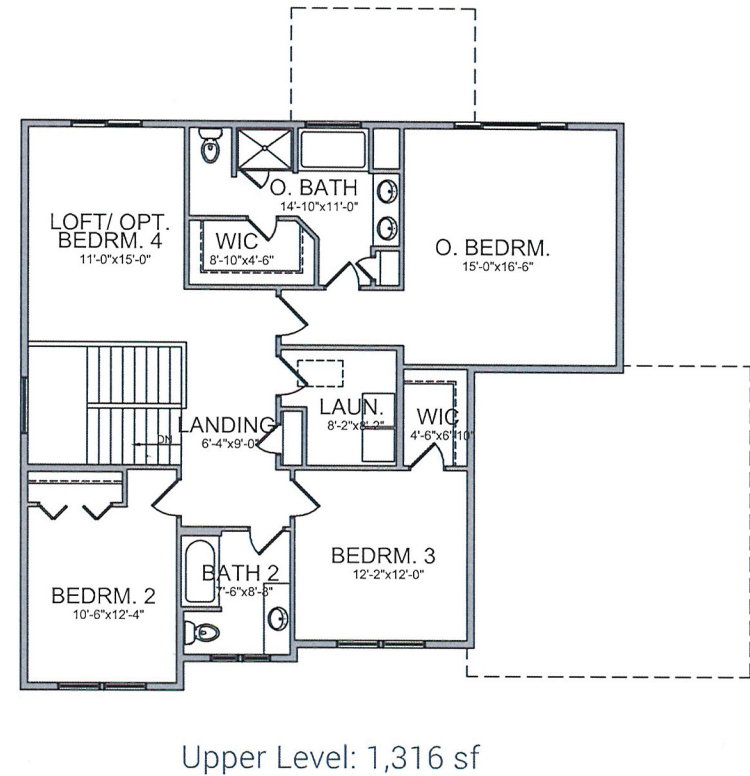
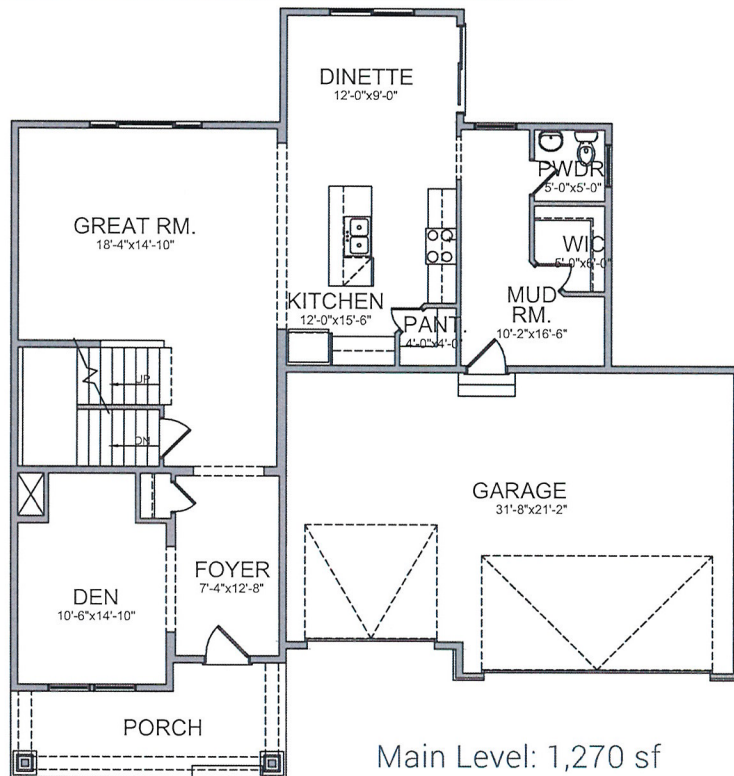
65-foot

FLOOR PLANS



ASHWORTH

3-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,586 - 3,660 sf



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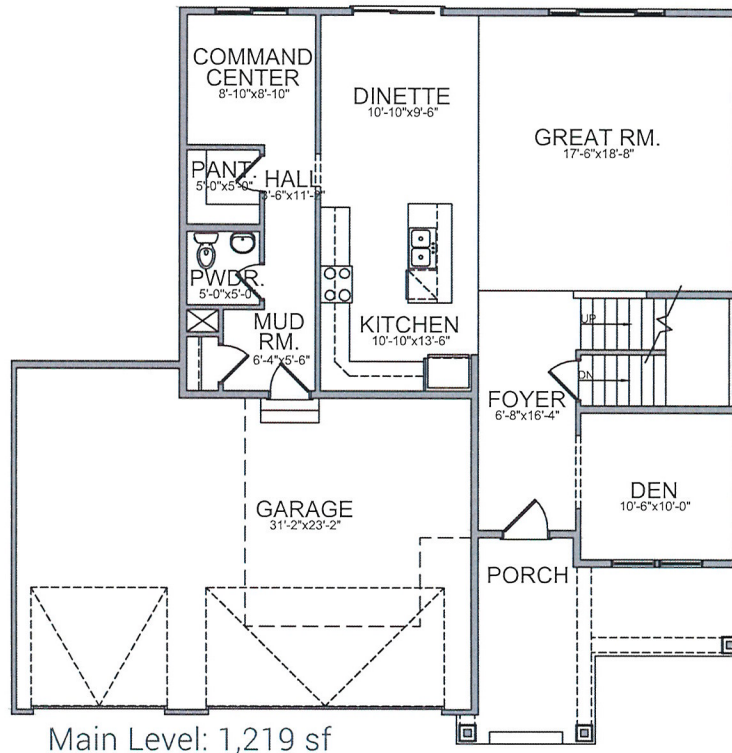
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FLOOR PLANS

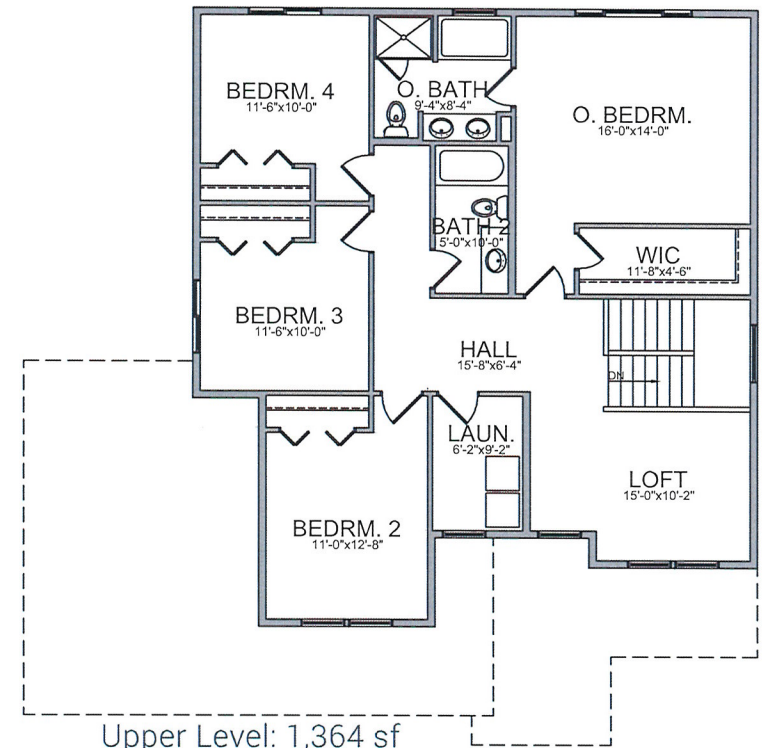


SUTHERLAND

4-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,583 - 3,645 sf



Main Level: 1,219 sf



Upper Level: 1,364 sf

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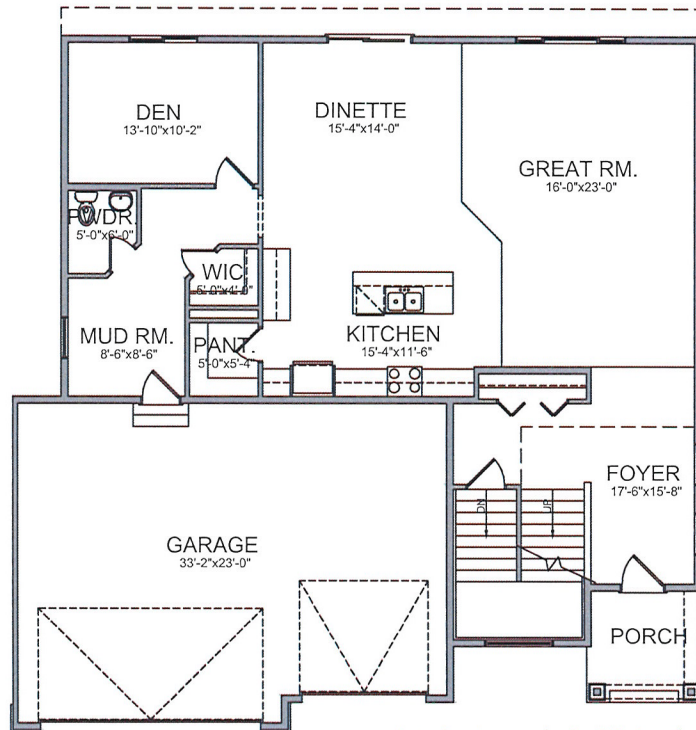
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FLOOR PLANS

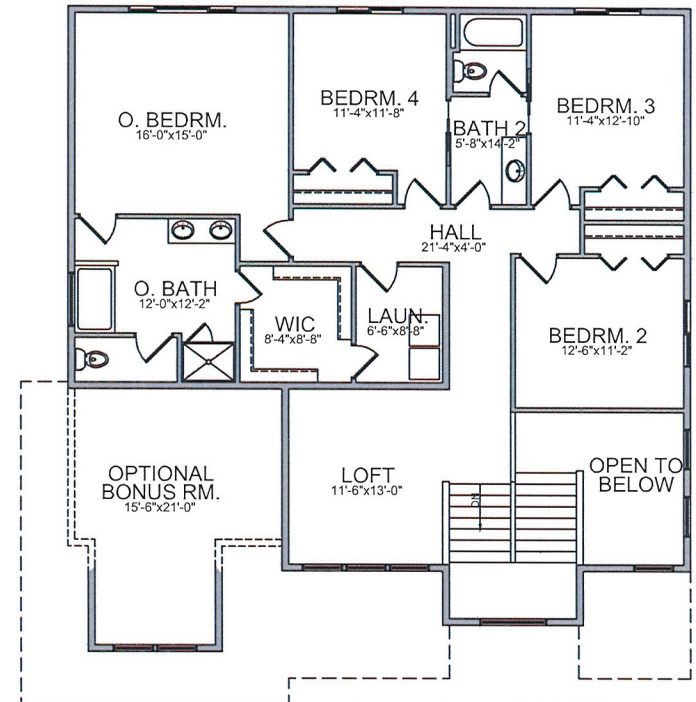


MIDDLETON

4-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 3,074 - 4,465 sf



Main Level: 1,524 sf



Upper Level: 1,550 sf

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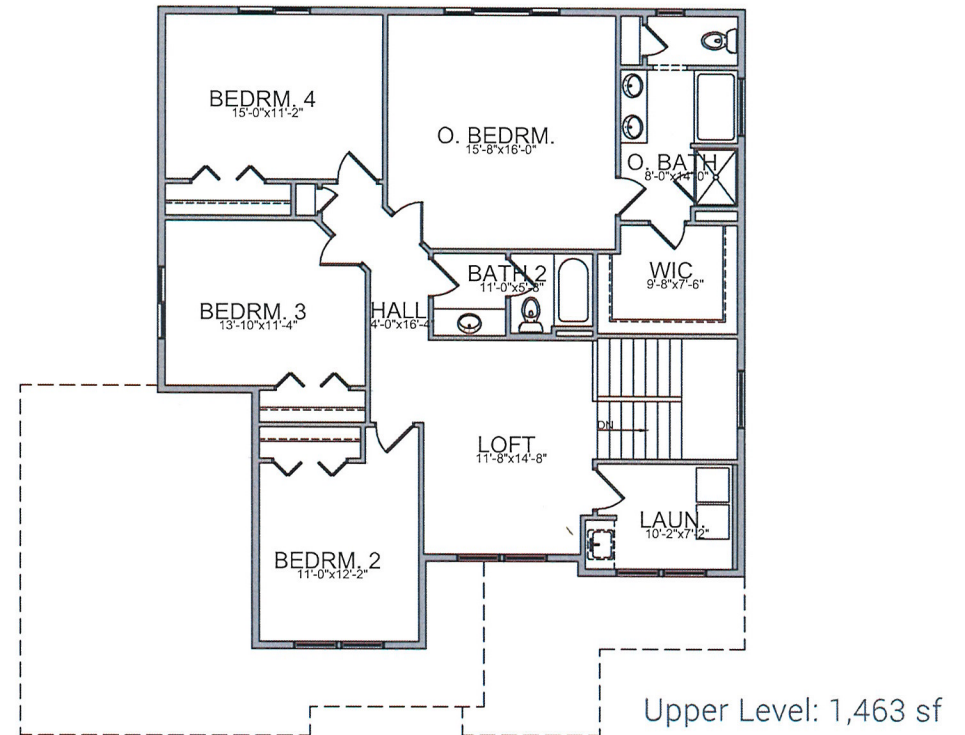
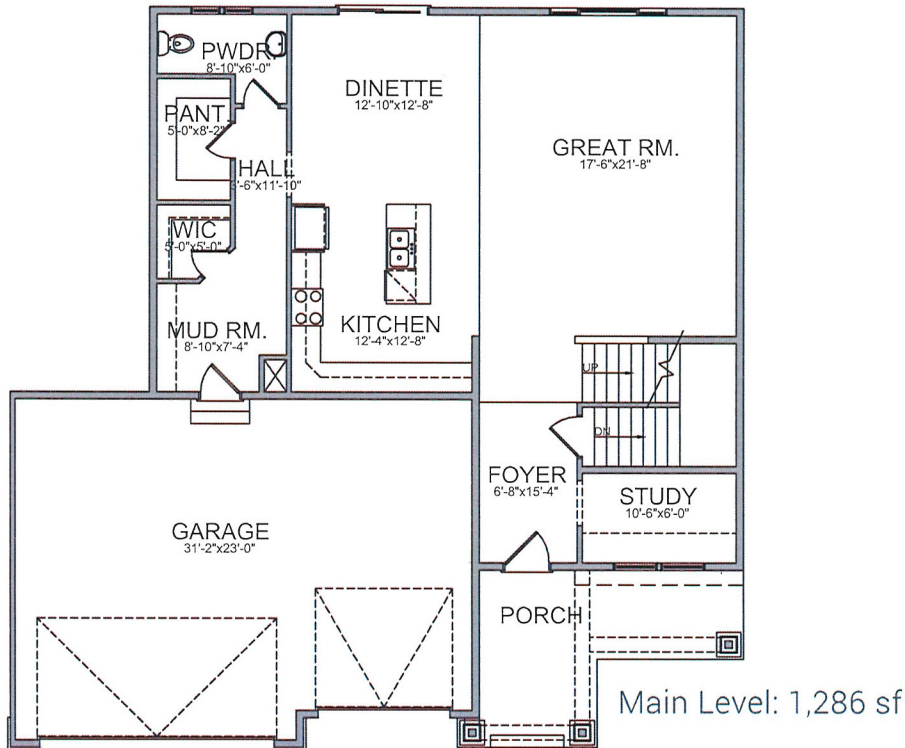


FLOOR PLANS



CAMDEN

4-5 Bedrooms | 2.5-3.5 Baths | 3-Car Garage | 2,749 - 3,930 sf



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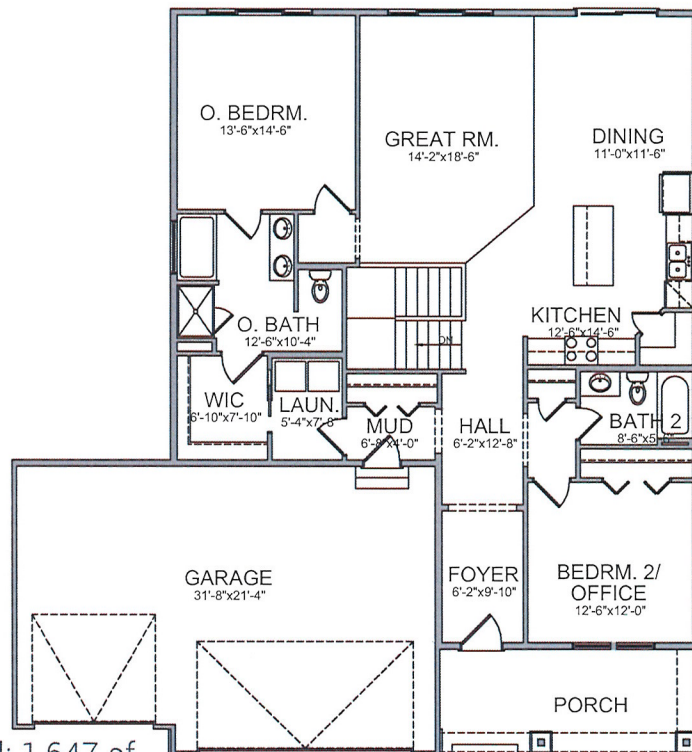
65-foot

FLOOR PLANS

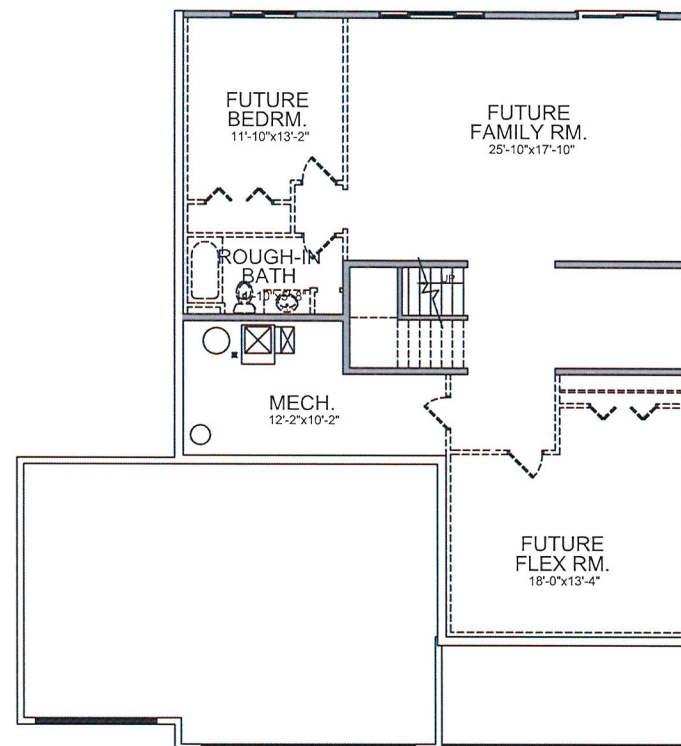


AMHURST

2-4 Bedrooms | 2-3 Baths | 3-Car Garage | 1,647- 2,942 sf



Main Level: 1,647 sf



Optional
Lower Level: 1,302 sf

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FLOOR PLAN

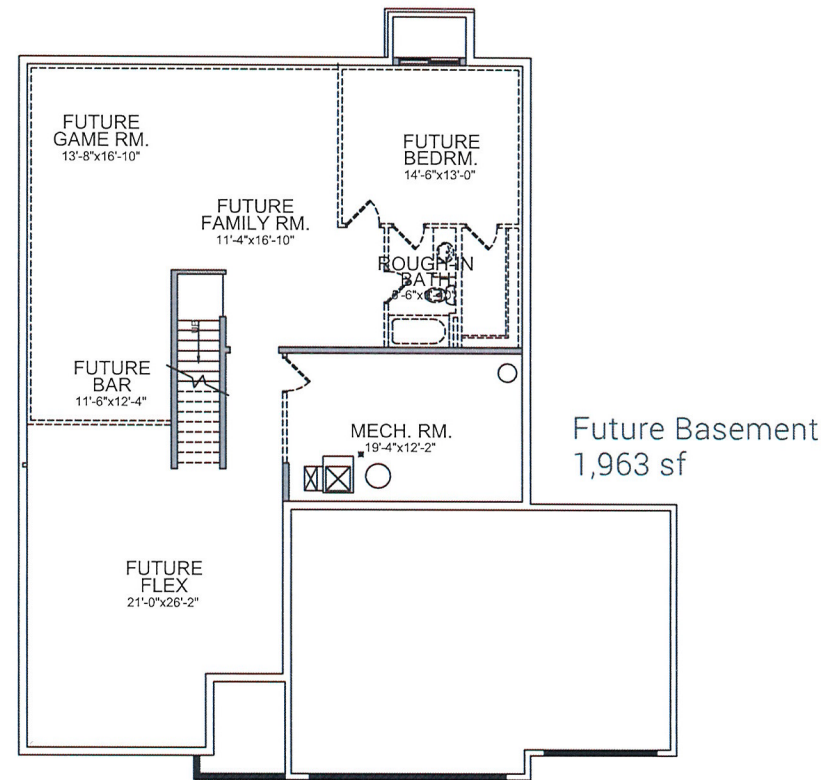
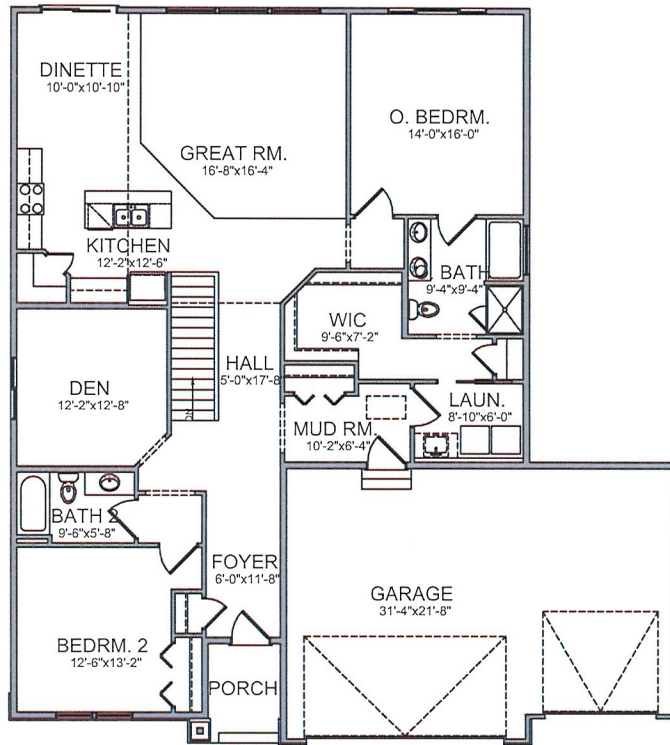


HAMLIN

2-3 Bedrooms | 2-3 Baths | 3-Car Garage | 1,963-3,926 sf



Main Level:
1,963 sf



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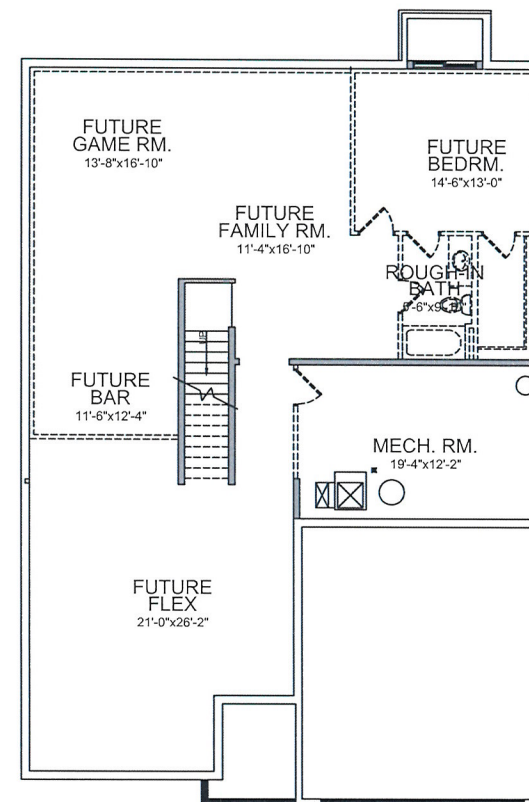
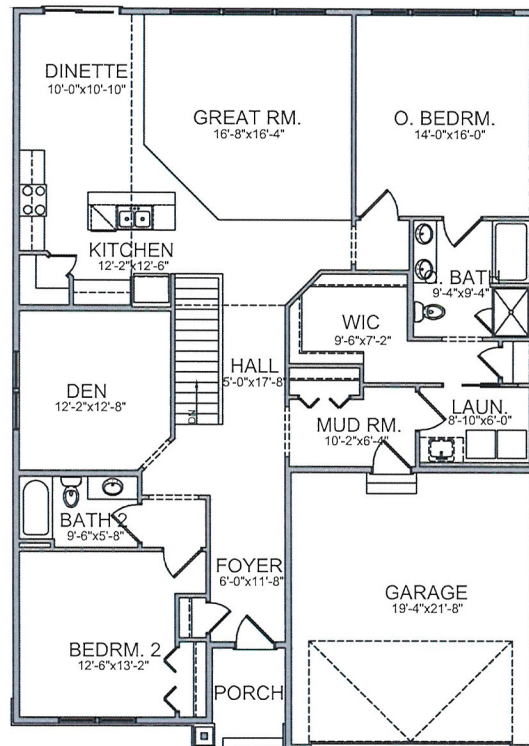


VILLA FLOOR PLANS



LEXINGTON

2-3 Bedrooms | 2-3 Baths | 2-Car Garage | 1,963-3,926 sf



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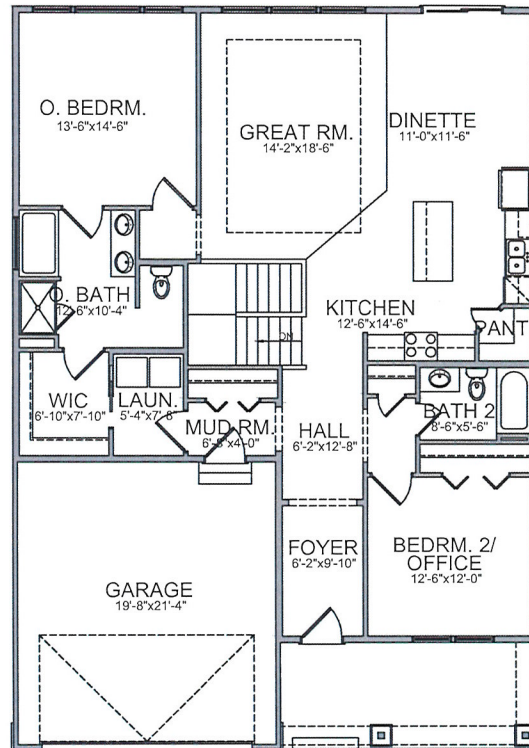


FLOOR PLANS

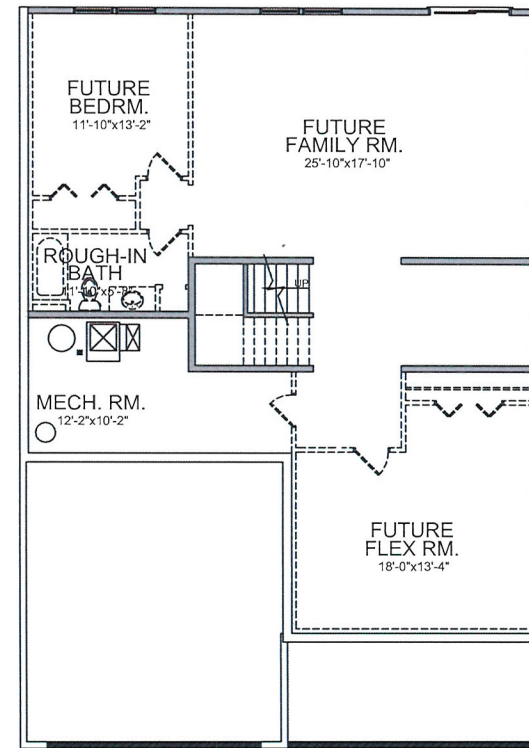


VICTORIA

2-3 Bedrooms | 2-3 Baths | 2-Car Garage | 1,647 - 3,091 sf



Main Level: 1,647 sf



Optional
Lower Level: 1,444 sf

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Oakwood Ponds
Blaine, Minnesota

PROJECT NARRATIVE REVISED

August 24, 2017

PROJECT CONTACTS

Developer/Contract Buyer: The Excelsior Group
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Paul Thomas, Vice President
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paul.thomas@excelsiorllc.com
1660 Highway 100 South, Suite 400
St. Louis Park, MN 55416

Engineer: Carlson McCain, Inc.
Brian Krystofiak, Senior Engineer
bkrystofiak@carlsonmccain.com
763-489-7905
3890 Pheasant Ridge Drive NE #100
Blaine, MN 55449

LOCATION

The site is located directly in the northeast quadrant of Main Street and Lever Street, comprised of approximately 109 acres and generally zoned Farm Residential.

GENERAL DESCRIPTION OF REQUEST

Preliminary Plat, Conditional Use Permit (CUP), and Rezoning approval is being sought for the 109-acre site. Specifically, a CUP is requested to create a Development Flex District (DF). In all 212 single family units are proposed creating a gross density of 1.94 lots per acre, and a net density of 2.34 lots per acre. The Blaine 2030 Comprehensive Plan guides these properties Low Density Residential, which per the zoning ordinance allows for 2.5 to 10 units per acre. A rezoning from Farm Residential to a CUP for Development Flex will allow for greater flexibility and creativity in design, a variety of housing types, thus creating an aesthetically pleasing community, sensitive to natural resource preservation.

The DF is a tool that will allow flexibility from the Zoning District standards to create a better overall design to meet the intent of the City's Comprehensive Plan objectives. As a DF, the project will be able to develop more efficiently with enhanced site characteristics, including the preservation of natural features. Development will preserve and enhance other site characteristics specifically large stands of trees and significant wetlands. Careful attention to the preservation of the large mature oak

trees on the property have driven the site design to using the large 80-foot lot types around these trees. Furthermore, the DF will allow for higher standards of site and home design, creating an aesthetically pleasing neighborhood at the forefront of the new nearby school campus. In response to the evaluation criteria specified for a DF/CUP, the site provides the following in exchange for flexibility:

- (a) A range of housing types and price ranges are proposed with a mix of 80', 65', and 50' lots.
- (b) That the proposal shall provide amenities and facilities and open spaces greater than the minimum requirements under existing zoning. One of which amenities in Oakwood Ponds greater than the minimum requirements is the re-use of storm water to irrigate a portion of the project.
- (c) The proposal is compatible with the purposes and intents of this ordinance and with the comprehensive plan. The properties are guided Low Density Residential in the 2030 Comprehensive Plan. The proposed net density of 2.23 units/acre falls just under the minimum 2.5 units/acre Low Density Residential, because the site is designed to preserve its natural wooded areas and wetlands.
- (d) The project proposes no intended detrimental influence upon the market value of the surrounding properties. In fact, with this development, and the proposed improvement of Lever St. by the City, the neighboring property values would be expected to be positively impacted.
- (e) With 200+ new homes, serviced by city sewer and water, Oakwood Ponds will be a positive economic addition to the City of Blaine.
- (f) Scenic aspects and natural features, including wetlands and trees are planned to be preserved to the greatest extent possible.
- (g) The proposal is not intended to impose any undue burden upon the public services and facilities, such as fire and police protection, schools, streets, water systems, sanitary sewer systems, and storm sewer systems.
- (h) Oakwood Ponds is designed to work efficiently as a residential development, within its 109-acre footprint, yet also provides the ability for future development to East and West to connect via the proposed main East/West street.
- (i) The proposal is consistent with all other applicable City and State regulations.

It is understood that DF CUP's are reviewed under the expectation that the developer will deliver a higher quality product in exchange for relaxation of the standard Zoning Code. To summarize the table below, flexibility is being requested for minimum lot size, minimum lot width, and front setbacks.

The following table is a comparison of the Low Density Residential Zoning requirements versus the proposed lot sizes:

	<i>R-1 Single Family Low Density</i>	Proposed 50' Wide Lots	Proposed 65' Wide Lots	Proposed 80' Wide Lots
Lot Width (min)	80'	50'	65'	80'
Front Setback (min)	30'	25'	25'	25'
Garage Setback (min)	10'	5'	7.5'	5'
House Setback (min)	10'	5'	7.5'	10'
Rear Setback (min)	20'	20'	30'	30'
Corner (min)	20'	20'	20'	20'

HOUSING

The variety of lot sizes allow for a variety of home styles to meet the needs of many different buyers. The 50' wide lots are planned for Villas which offer main level living with association maintained grounds mostly geared toward empty nesters and first time home buyers. Single family lots with widths of 65 and 80 feet are suitable for a variety of traditional single family home sizes to meet a variety of price points.

Price ranges will begin in the lower \$300,000's for the 50-foot villa homes. The 65-foot single family homes are project to start in the mid \$300,00's, and the 80-foot homes from the upper \$300,000's to \$500,000.

HOMEOWNER'S ASSOCIATION & ARCHITECTURAL GUIDELINES

There will be a Homeowner's Association (HOA) to maintain all wetland and ponding outlots. An Architectural Review Committee (ARC) will also be implemented to follow guidelines (a draft to be provided as part of Preliminary Plat) set forth to ensure quality design and materials are used for the community.

STREETS, SIDEWALKS & LANDSCAPING

There are several access points to the site, which create connections to future surrounding development neighborhoods and potential school campus. Future development to the north was considered in determining a cul-de-sac on the northeast corner is a more viable option than creating a future connection point to the North, because the wet nature of the property to the North. There is one connection point to the North. The curved tree-lined streets with sidewalks contain multiple stopping conditions to calm traffic in this pedestrian friendly neighborhood.

STREETLIGHTS

Streetlights will be placed throughout the neighborhood per City guidelines. The streetlight style will be a City of Blaine approved fixture.

WETLANDS

A significant amount of attention and design for Oakwood Ponds revolves around wetland preservation and vegetation preservation. By preserving these significant wetlands, the future homeowners will enjoy the natural vistas of flora and fauna. A wetland delineation and notice of decision has been completed. While the developer is proposing to preserve significant wetlands, it is proposing to impact 50,430 square feet of wetlands. Further, 188,948 square feet of vegetative and wetland restoration is proposed, along with 323,879 square feet of buffer areas.

Wetland and ponding outlots shown on the preliminary plans will be owned and maintained by the Homeowner's Association for Oakwood Ponds with easements where necessary for City maintenance of City's infrastructure.

PARKS

A park is not planned for the site. Per the Comprehensive Plan, smaller developments are intended to be integrated into a larger neighborhood. Developer plans to pay necessary park dedication fees in lieu of providing land.

MONUMENTS & MAILBOXES

Oakwood Ponds will have an entrance monument at both main entrances to the development, at Main St and Leaver St. Clusterbox units will be used for all lots.

CONSTRUCTION SCHEDULE

1st Phase construction including grading, utility and street construction is anticipated to commence Fall 2017, and is planned to be coordinated with the proposed Lever Street project by the City of Blaine. Initial lot delivery is planned for late fall 2018. Subsequent phasing will be dependent on market demand and conditions, but anticipated to occur over the next 3 years.