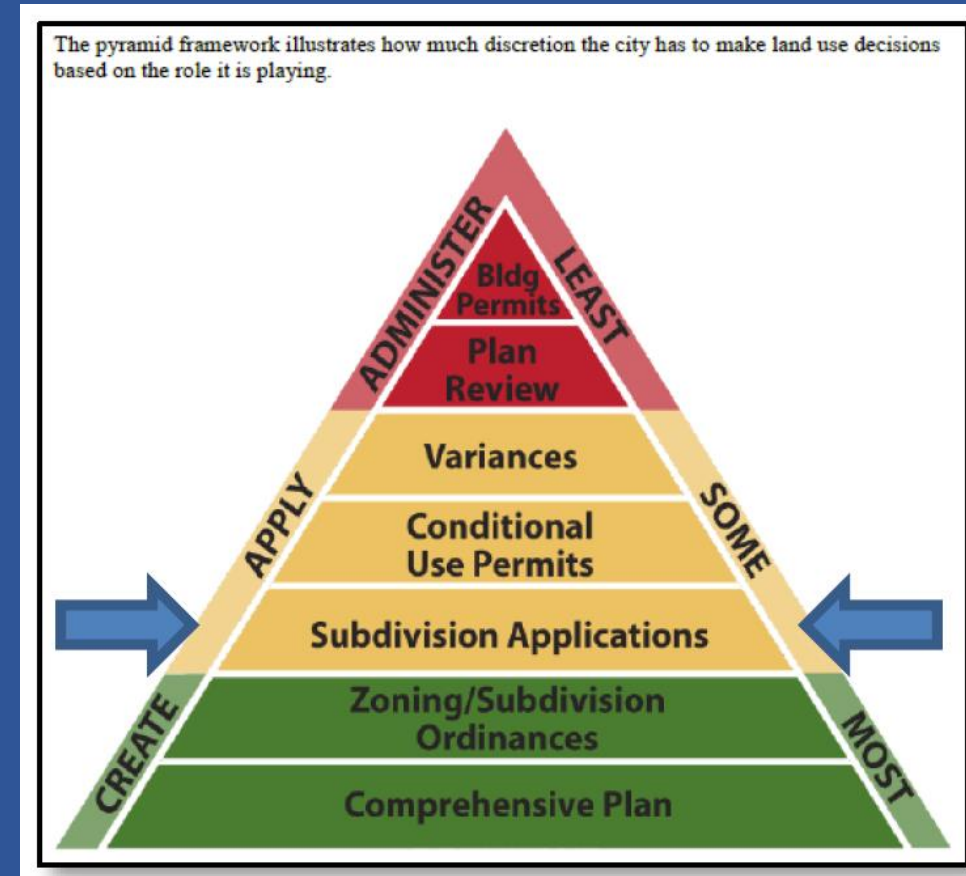


Harvest Estates: Process

- Major Plat
 - Sketch Plan (this phase)
 - Preliminary Plat (significant entitlement)
 - Final Plat (recording and final construction)



Harvest Estates: Frequently Asked Questions

- Will the access to Nowthen Boulevard Remain Open?
 - What are the sizes of the proposed lots?
 - Will the development include a park?
- Can the existing stormwater pond on the northern boundary be expanded for additional buffer?

Harvest Estates: Nowthen Boulevard Access Considerations

- Alpine Drive/Nowthen Boulevard (CSAH 5) Signalization
 - 1/4 Mile Access Spacing
- Lack of Support from Anoka County Highway Department
(Informal/cursory review only)
- Reasonable and Efficient Alternatives Exist
 - Worsen current safety issues
 - High Cost/Limited Benefit
 - Negative Project Pro-Forma

Harvest Estates: Architectural Controls

- Baseline City Code Requirements: Exterior Materials
- Developer Proposal: Restrictive Covenants and Architectural Review
- NOTE: THE CITY CANNOT ENFORCE NOR GUARANTEE COMPLIANCE WITH THESE PRIVATE REQUIREMENTS!