

“The Preserve at Northfork” – Development Narrative

Developer Introduction:

BK Land Development

Zach Brown & Luke Konewko

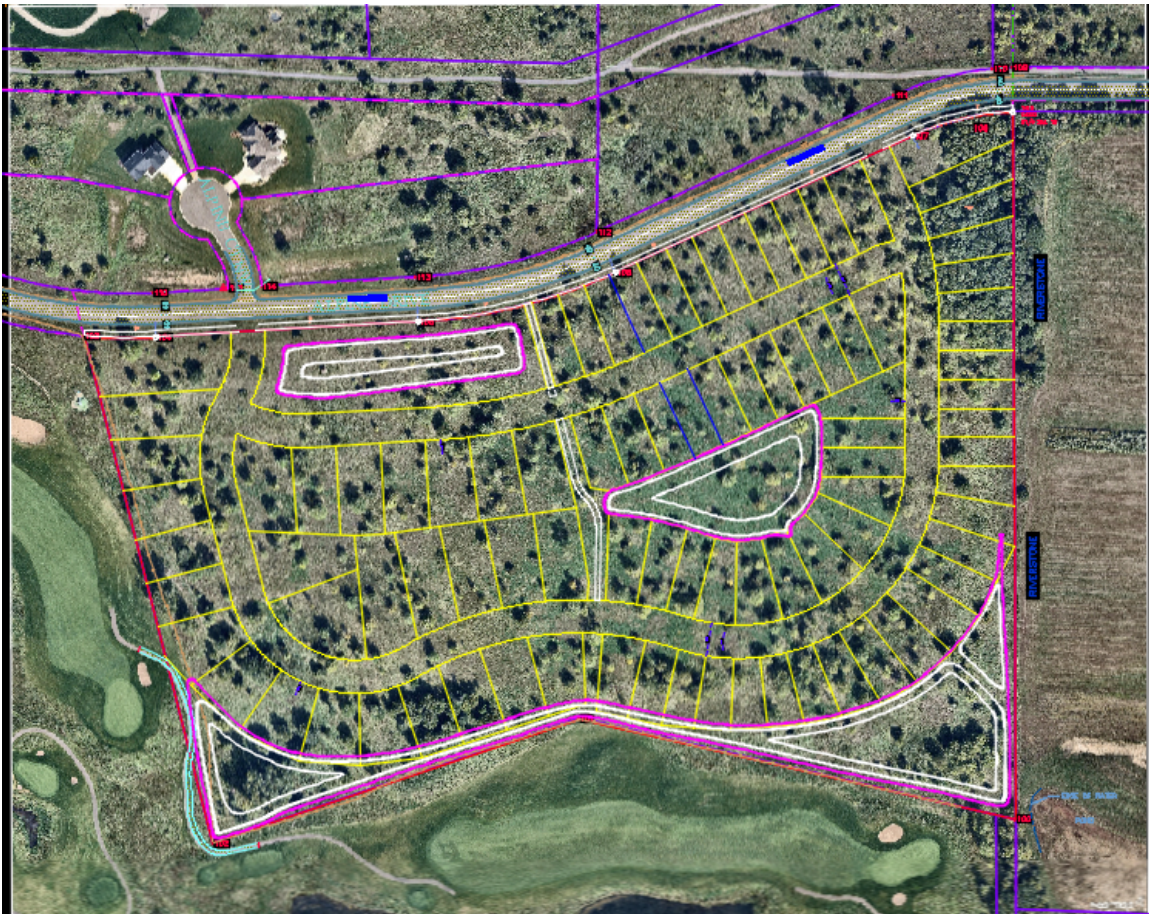
(763) 202-9642

12929 Deerwood Lane

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BK Land Development is proposing to develop one parcel in the City of Ramsey, Minnesota that will create a community of 90 homes. The development consists of 29 traditional single family homes and 61 detached villa style homes on +/- 33.6 acres of land. The site is located on Alpine Drive, north of County Road 10, adjacent to the Links at Northfork Golf Course and Riverstone Development. The development will be named “The Preserve at Northfork” and will be a PUD development. The site is located in a prime area of Ramsey with easy access to the transportation system.



“THE PRESERVE AT NORTHFORK”

Development is anticipated to begin in the Summer of 2020, with completion of the utilities and the street construction, through the bituminous base course in Fall of 2020 for the first addition. A phasing plan has been provided. It is anticipated that the project will be graded in a single phase. This application will consist of 29 single family and 61 villa style lots with PUD zoning requirements:

Single Family

Minimum Lot Width: 80 LF

Minimum Area: 11,000 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'

Side Yard Setback: 7.5' each side

Side Yard Setback Corner Lot: 20'

Rear Yard Setback: 25'

Villas

Minimum Lot Width: 52 LF

Minimum Area: 6,500 sf

60' Public ROW with 29' B-B Street

Front Yard Setback: 25'

Side Yard Setback: 5' each side

Side Yard Setback Corner Lot: 20'

Rear Yard Setback: 25'

Development Team:

BK Land Development

Zach Brown & Luke Konewko

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Civil Engineering, Surveying & Land Planning –

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Property Ownership:

“THE PRESERVE AT NORTHFORK” consists of 1 parcel of land, based on the legal description (see ALTA Survey) -

Parcel 1:

Outlot C, Northfork, EXCEPT part of Outlot C platted as Northfork Second, Northfork Third, Northfork Fourth, Northfork Park Addition, Northfork Trail Addition, Northfork Links Addition, Northfork Point Addition, Northfork Links Second Addition, Northfork Lake Addition, Northfork Highlands Addition, Northfork Oaks Addition, Northfork Moors Addition, Northfork Oaks Second Addition, Northfork Oaks Third Addition, Northfork Highlands Second Addition, Northfork Oaks Fourth Addition, Northfork St. Andrews Addition.

And also except that part of Outlot C, lying within Government Lot 5, Section 19, Township 32, Range 25, Anoka County, Minnesota.

Torrens Property

Torrens Certificate No. 138193.

Lot Design Standards

Single Family

Minimum Lot Width: 80 lf

Minimum Area: 11,000 sf

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PUD Design Elements

This proposed PUD creates a neighborhood feeling for the single-family area and the villa-home area and is not just a grid style development. The plan contains open spaces and corridors with landscaping and trails that connect this proposed development to the existing neighborhoods.

Site Analysis:

The site is bordered on the north by Alpine Drive. The site is bordered on the south and west by the Links at Northfork Golf Course. The site is bordered on the east by the Riverstone Development. The proposed development will have street access from the north from Alpine Drive. The parcel is a vacant lot today and has not had any special use in the past, other than sharing a common property line with the golf course.

Street Design:

“THE PRESERVE AT NORTHFORK” proposes to have streets be 29’ back to back street within a 60’ ROW, running through the site. All streets will be constructed to the City of Ramsey standard street section.

Utility Services:

City sanitary sewer and water are currently available to serve the site. Sanitary sewer and watermain will connect to into the stub to the east through the Riverstone Development. Minor utilities (gas, electric, phone, and TV) are available to serve the site.

Stormwater:

The stormwater facilities proposed in “THE PRESERVE AT NORTHFORK” are illustrated on the enclosed preliminary plans. Runoff from the site will be directed to storm sewer inlet locations, collected and conveyed to the proposed treatment pond(s) and infiltration/retention area(s). The ponds, infiltration ponds, infiltration basins, and infiltration trenches will provide temporary storage of stormwater runoff, treatment of stormwater and sediment removal. Please refer to the grading plan and storm sewer plans for more details. The stormwater plan will provide adequate treatment and storage to meet the City of Ramsey and Watershed District requirements.

Wetlands:

No wetlands are present on site.

Traffic:

“THE PRESERVE AT NORTHFORK” will have two access points for the development off of Alpine Drive. It is anticipated that the 90 home sites will generate approximately 900 trips per day.

Woodland Areas & Protection:

I. Introduction

A current tree survey in accordance with City of Ramsey requirements has been completed for this site and is included in the submittal.

II. Tree Species, Distribution and Size:

The site has 735 significant trees, totaling 8,001 caliper inches. Of the significant trees located on site, 236 (2,905 caliper inches), are identified as invasive. This has been noted in our tree survey & calculations. There are a variety of trees located throughout the site. The species include Cottonwood, Red Cedar, Boxelder, and a few others. A table containing data on the trees, as well as a map which shows tree location, species, size and condition, are shown in the preliminary plans.

Tree Removal & Restitution:

“THE PRESERVE AT NORTHFORK” development will impact approximately 99.0% of the significant trees on the site, due to mass grading of the site. A tree replacement plan/landscape plan has been provided for the proposed development.