

BENTON COUNTY ORDINANCE NO.351

**AN ORDINANCE AMENDING THE OFFICIAL BENTON COUNTY ZONING MAP
AND CREATING A PLANNED UNIT DEVELOPMENT DISTRICT**

WHEREAS, an application has been made pursuant to Sections 11.8 and 7.13.1 of the Benton County Development Code to rezone the property described herein from R-3 Residential to Planned Unit Development District; and,

WHEREAS, the applicant, and owner of the subject property, Oak Hill Estates, LLC, has submitted a development plan for the subject property, which is attached hereto and incorporated herein by reference; and,

WHEREAS, public hearings regarding said proposal have been conducted by the Benton County Planning Commission and the Benton County Board of Commissioners on October 3, 2002 and April 1, 2003;
and,

WHEREAS, the Benton County Board of Commissioners find that the rezoning of the property described herein comports with the Benton County Comprehensive Land Use Plan and is appropriate.

NOW, THEREFORE, pursuant to Sections 11.8 and 7.13.1 of the Benton County Development Code, the official Benton County Zoning Map is hereby amended to reflect that the following described property is zoned Planned Unit Development District:

The South Half of the Southeast Quarter (S $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 14, and the North Half of the Northeast Quarter (N $\frac{1}{2}$ of NE $\frac{1}{4}$) of Section 23, and the Northwest Quarter (NW $\frac{1}{4}$) of Section 24, and the West half of the Northeast Quarter (W $\frac{1}{2}$ of NE $\frac{1}{4}$) of Section 24, Township 37 North, Range 31 West, of the Fourth Principal Meridian, Watab Township, Benton County, Minnesota. Less and except Blocks 1,2,3,4, and 5, OAK HILL ESTATES according to the recorded plat thereof.

That said zoning is conditioned upon adherence to the attached Development Plan and the following further conditions:

Dept of Development

1. The location of all streets and roadways indicated in the Development Plan shall be appropriately marked at the boundaries of the subject property by a licensed surveyor, in a manner sufficient to allow the county and owners of neighboring properties to determine future points of ingress and egress to the subject property.
2. The permitted uses in the Planned Unit Development District shall be single-family detached residential dwellings, facilities necessary for the provision of sewage treatment and water to the residences contained within the Planned Unit Development District, and open areas used for wildlife and woodland management, trails, walkways and recreation.
3. Accessory uses allowed shall include accessory buildings in conformity with Section 6.2 of the Benton County Development Code.

Richard J. Soyka 4/1/03

Richard J. Soyka, Chair
Benton County Board Of Commissioners

ATTEST:

Vicki Feuling

By Vicki Feuling Clerk of County Board
for David Loch, Interim County Coordinator

MARILYN J. NOVAK
COUNTY RECORDER

BY KHC DEPUTY XB

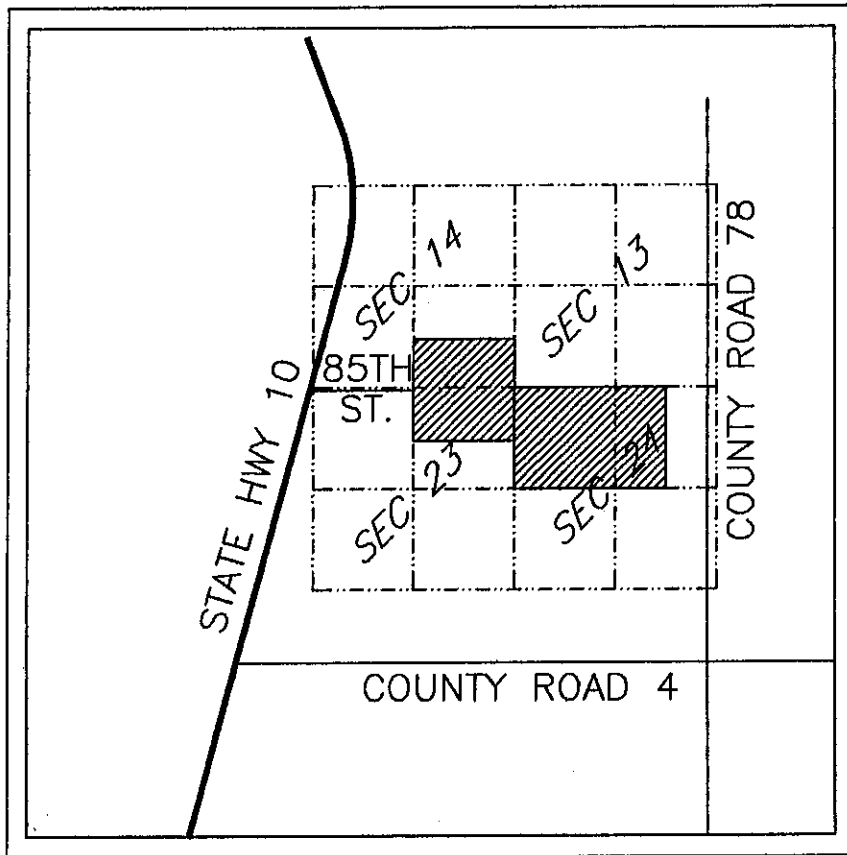
OFFICE OF
BENTON COUNTY RECORDER
BENTON COUNTY, MN
CERTIFIED TO BE FILED
AND/OR RECORDED ON

297503

2003 APR -2 A 11: 17

OAK HILL ESTATES DEVELOPMENT PLAN

OAK HILL ESTATES VICINITY MAP



OAK HILL ESTATES DEVELOPMENT PLAN

This Development Plan represents the Planned Unit Development layout for the entire "Oak Hill" project. Each phase of the development must obtain Final Plan and Final Plat approval. Only minor modifications to the road design and lot layout will be allowed and noted in each phase. All requirements of the platting process must be completed for each development phase (i.e. Wetlands).

Land Description

The South Half of the Southeast Quarter of Section 14, and the North Half of the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, and the West Half of the Northeast Quarter of Section 24, Township 37 North, Range 31 West of the 4th Principal Meridian, Watab Township, Benton County, Minnesota. Less and Except Blocks 1, 2, 3, 4, 5, of OAK HILL ESTATES, according to the recorded plat thereof.

Total Acres within the Development Plan: 374 Acres

Previous Zoning: R-3 Residential.

PUD Population and Land Use

A tabulation indicating the number of residential dwelling units and expected population is as follows:

Number of residential dwellings units = 364.

40 patio homes x 2 people/unit = 80.00
324 single family x 2.52 people/unit = 816.48

The expected population is: 896.48

Land Usage: 30% Open Area
55% Residential Lots
15% Roadways

PUD Building Setbacks:

Patio Homes:

Phase 1:

Front: 30 feet

Side: 5 feet

Rear: 30 feet

Phase 6, 7, and 8:

Front: 0 feet

Side: 0 feet

Rear: 0 feet

Traditional:

Single Family Homes:

Phase 2, 3, 4, 5, 9 thru 20.

Front: 30 feet

Side: 10 feet

Rear: 30 feet

House Designs

Preliminary architectural plans are shown in Exhibit A.

Traditional Family homes are shown on Exhibit A; Sheets 1A-4A and Sheets 1B-4B.

Standard typical patio homes shown on Exhibit A, Sheets 1C-6C.

PUD Layout

A detailed site plan showing the physical layout, design, and street locations is shown on Exhibit B, Sheets 1 and 2.

General landscaping guidelines:

as follows:

Construction site Best Management Practices must be adhered to during all phases of Construction.

Blue Spruce will be planted around detention ponds. There will be 2 entrance monuments built of stone or brick with flower bed or shrubbery.

There are large existing trees in several open areas and the intention is to keep the area as a natural environment.

Required Landscaping

All areas of a lot not occupied by dwellings, driveways, walkways, trails, sidewalks or other permitted structures must be landscaped with trees, shrubs, grass or other planted ground cover approved by Developer. All ground cover must be planted in such a manner as to present a finished appearance and reasonably complete coverage within one Year after planting with proper erosion control during plant establishment period. This Section's requirements will not apply to undisturbed areas containing natural vegetation, which can be maintained free of foreign and noxious materials. Plant material should provide for a variety of shade trees, evergreen trees and shrubs, ornamental trees and material selection will take into consideration disease and insect resistance, hardiness to the area, the ability to provide seasonal interest and future maintenance considerations. The following tree species will not be allowed: Elm, Box Elder, female Ginkgo, Willow, and Cottonwood (unless seedless).

Grading plans for each phase will be submitted at the time of recording of each final plat. The grading and utility plan for phase 2 has been approved.

A soil erosion control plan that is acceptable to watershed districts, Department of Natural Resources, Soil Conservation Service, will be submitted which will clearly illustrate erosion control measures to be used during construction and as permanent measures.

Remaining Exhibits

Open areas and Phasing are shown on Exhibit C.

General location of the Entrance Monuments and Sewage treatment center are shown on Exhibit D.

A detailed drawing of the Entrance Monuments and their placement is shown on Exhibit E; Sheet 1 and 2.

All Outlots are shown on Exhibit F.

Uses:

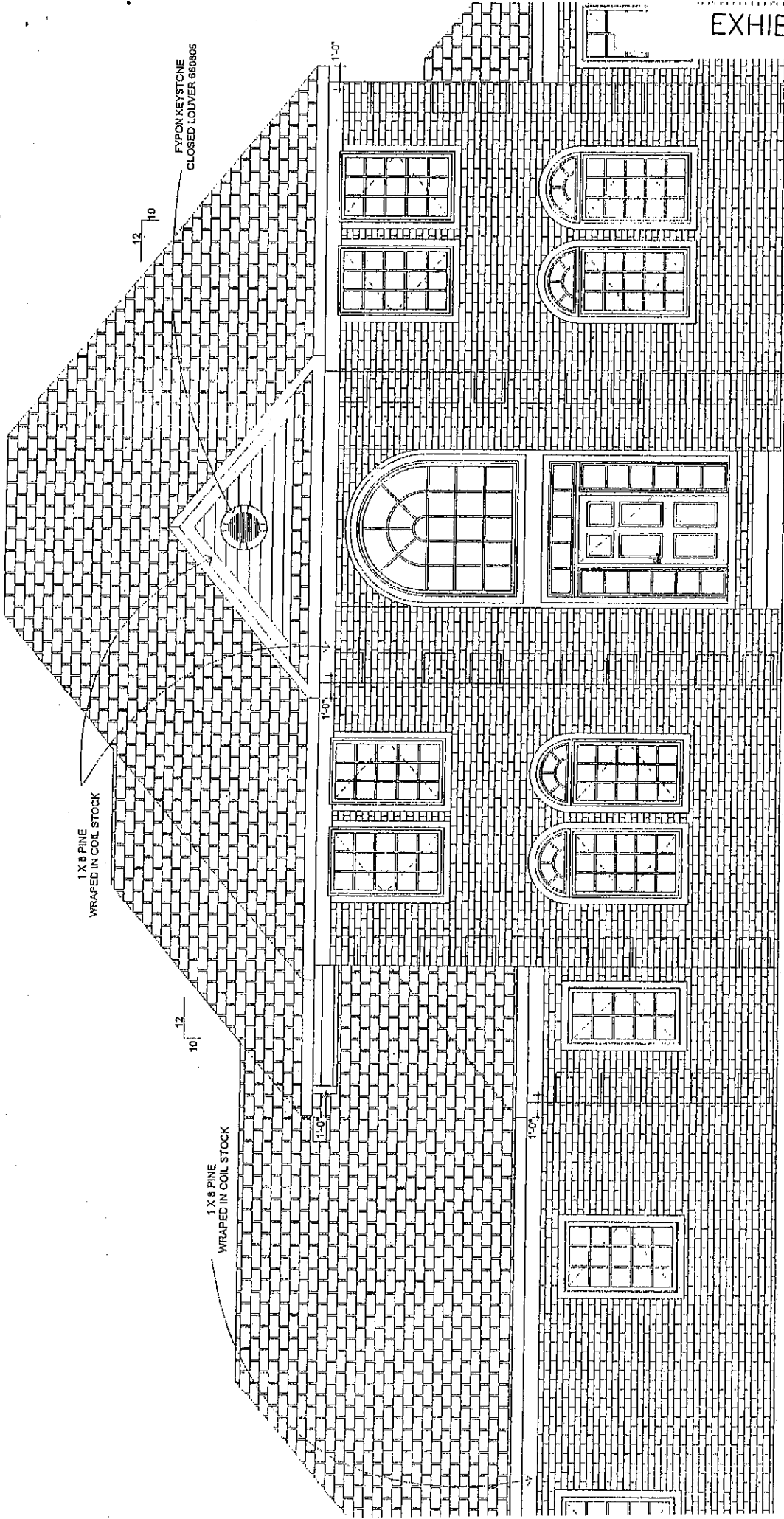
- Outlot A: Wetland and Walking Trail.
- Outlot B: Walking Trail and Open Space.
- Outlot C: Wetland and Walking Trail.
- Outlot D: Wetland and Walking Trail.
- Outlot E: Walking Trail and Open Space.
- Outlot F: Walking Trail and Open Space.
- Outlot G: Walking Trail and Open Space.
- Outlot H: Wetland and Mitigation Area.
- Outlot AA: Association Owned Retention Ponds, Open Area and Trail.
- Outlot BB: Association Owned Walking Trail, Open Space, and Wetland.
- Outlot I: Sewage Treatment Center.
- Outlot J: Wetland and Walking Trail
- Outlot K: Wetland and Walking Trial
- Outlot L: Open Space
- Outlot M: Open Space
- Outlot N: Open Space
- Outlot O: Open Space

A Water Tower will be constructed within 1 Acre of subject property.

The final plan and final plat of Oak Hill Estates Plat 2 are shown on Exhibit G; Sheets 1-3.

SINGLE FAMILY UNIT
A

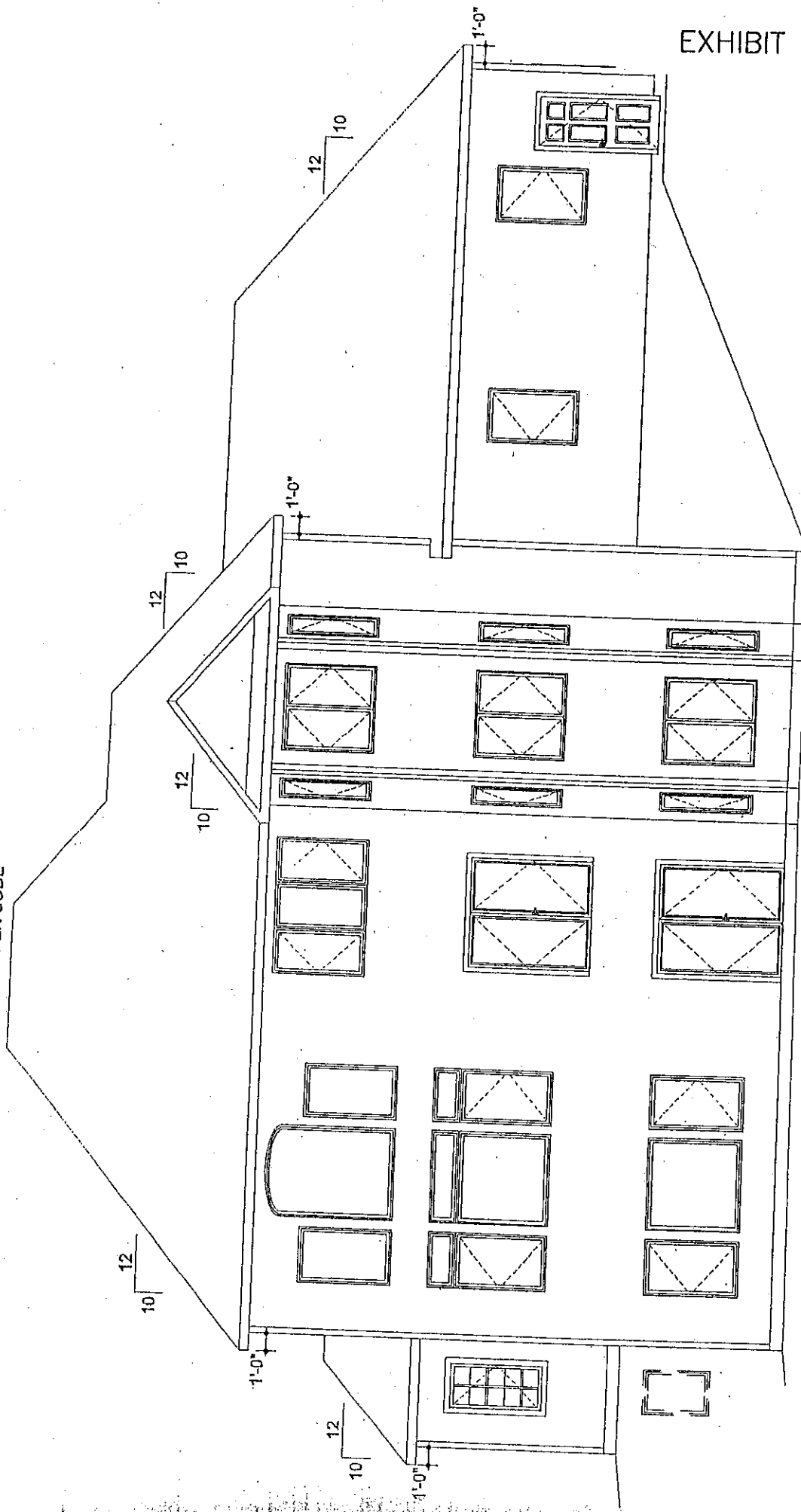
EXHIBIT A. SHEET 1A



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

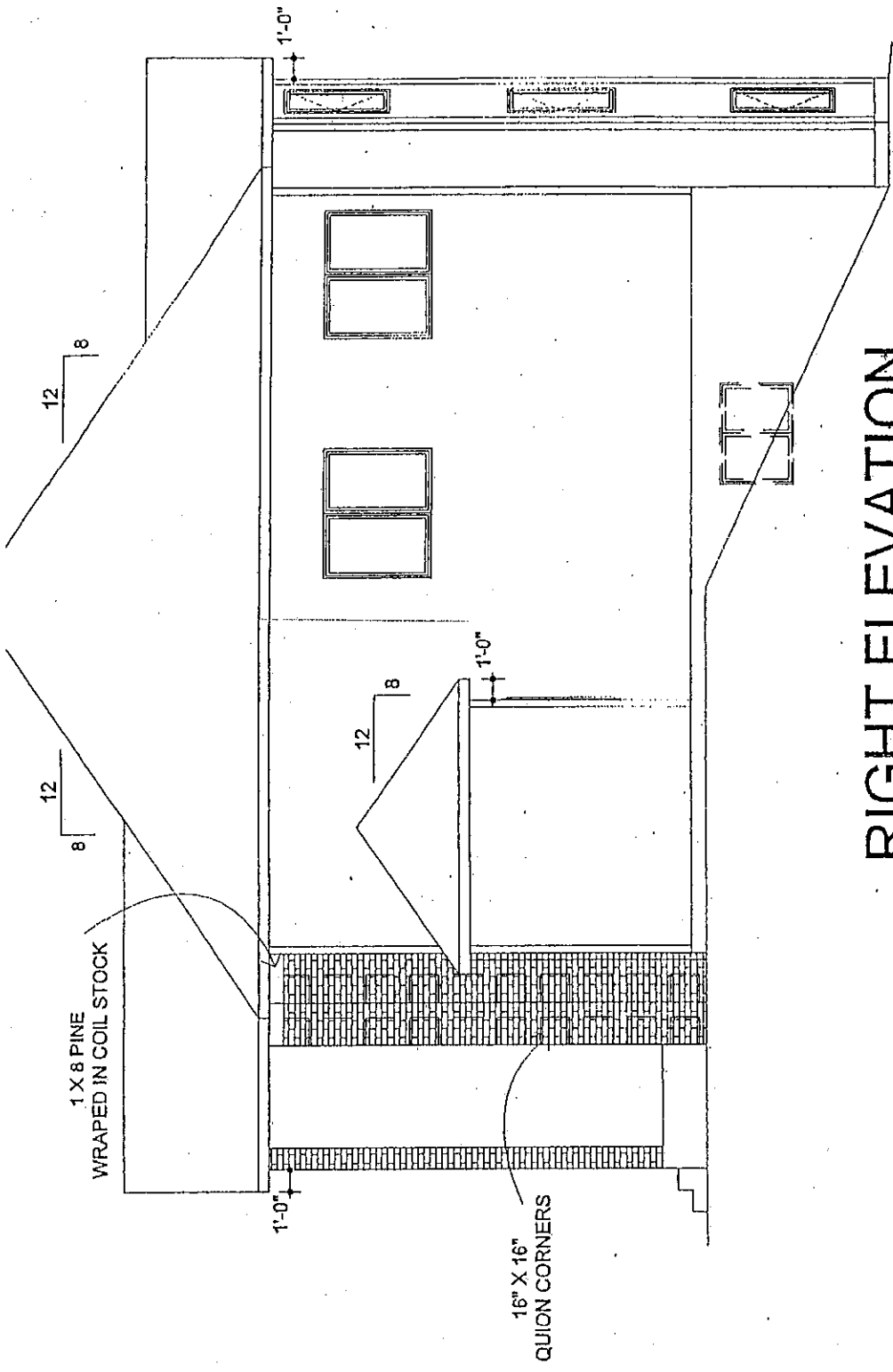
ROOF VENTS AS PER CODE



REAR ELEVATION

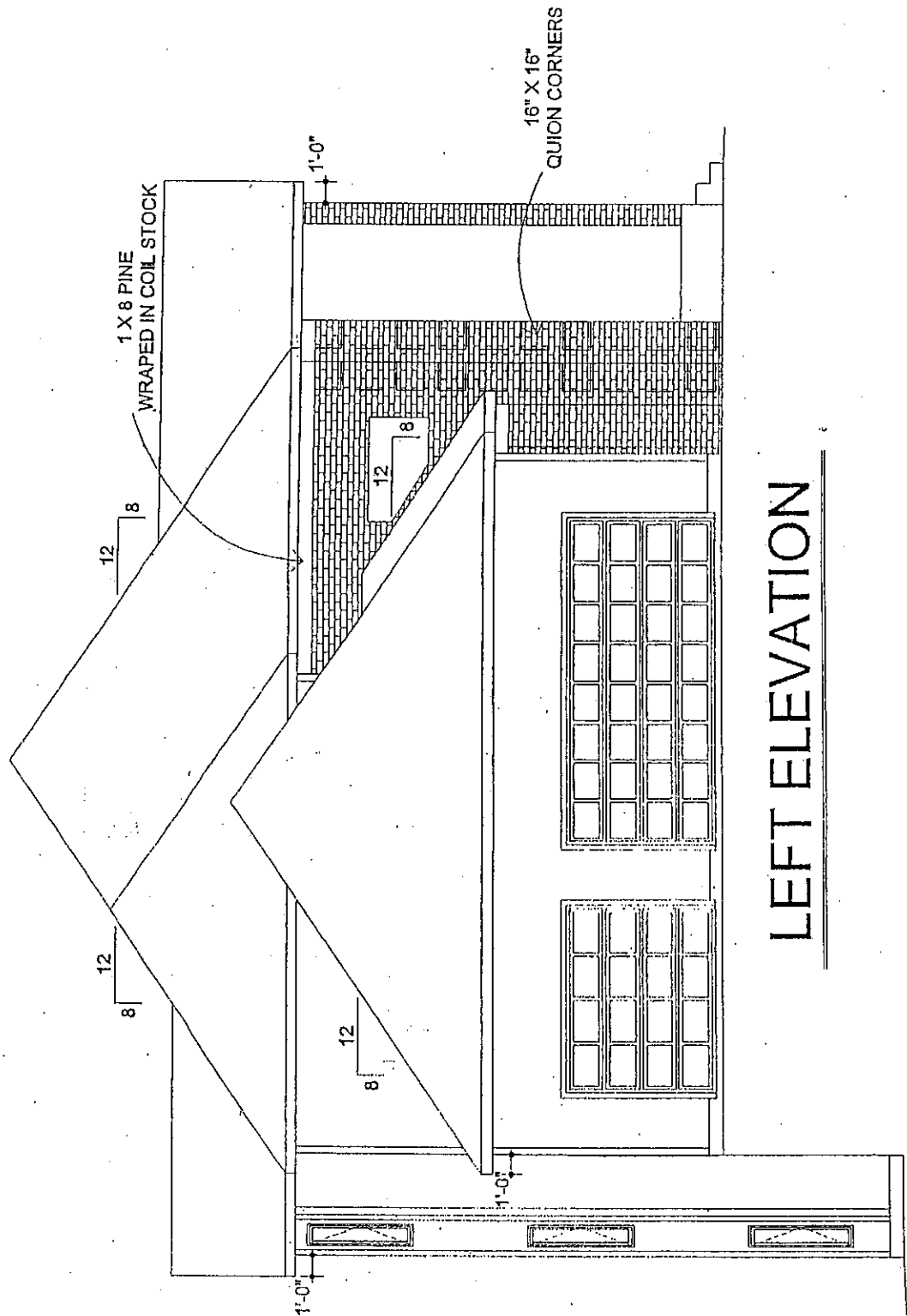
SCALE: 1/8" = 1'-0"

DESIGNER:
ADS



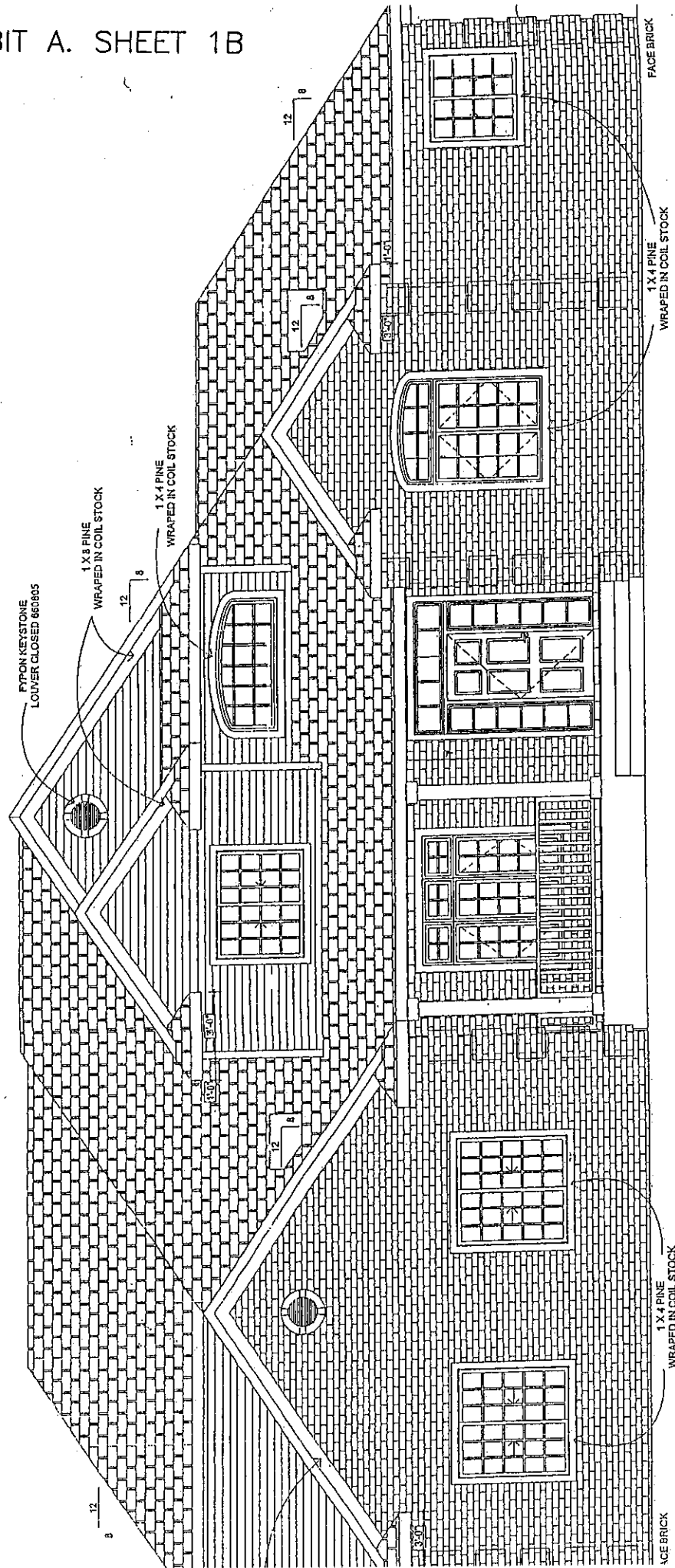
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 **MATHEW**



LEFT ELEVATION

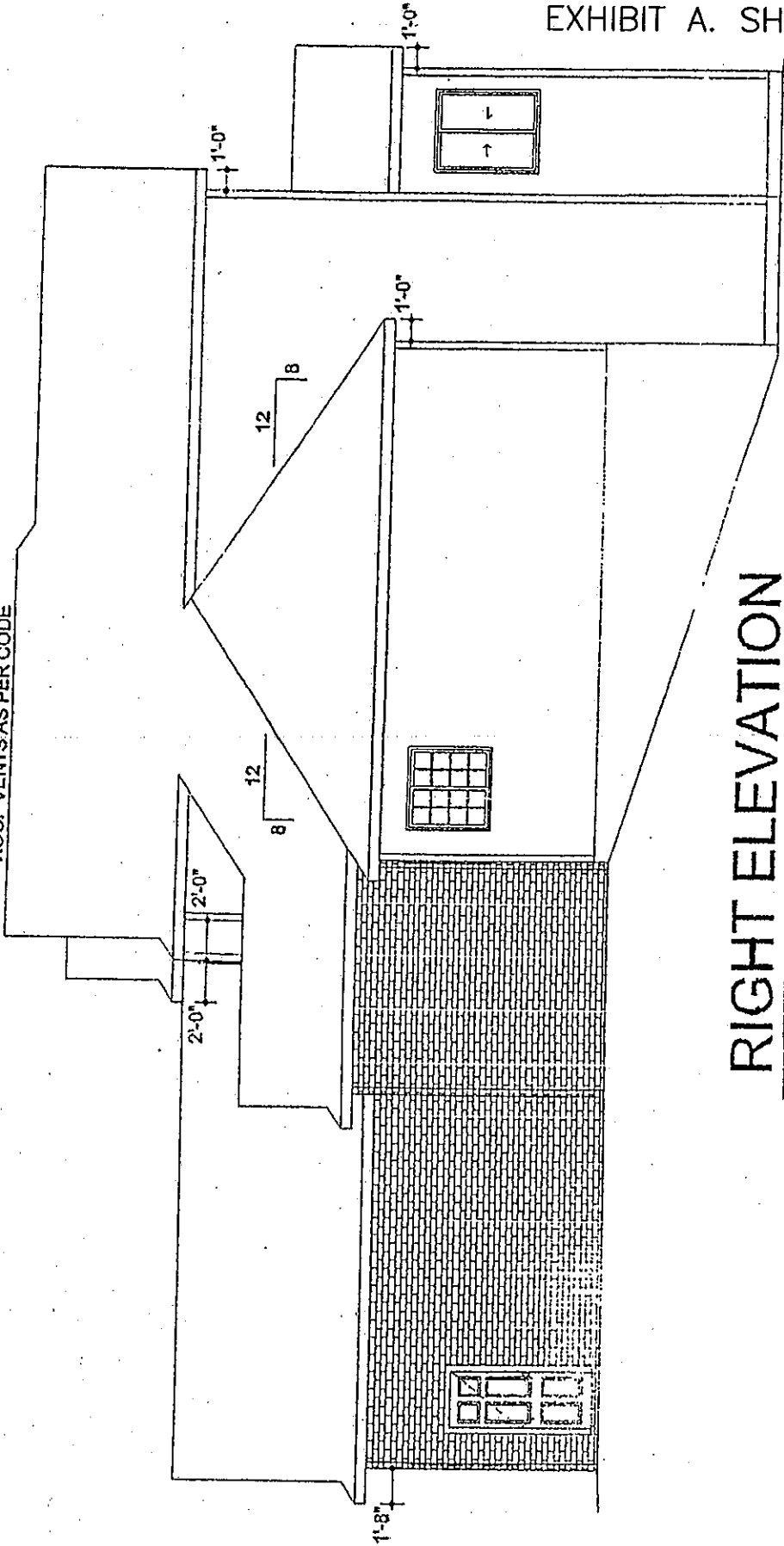
EXHIBIT A. SHEET 1B



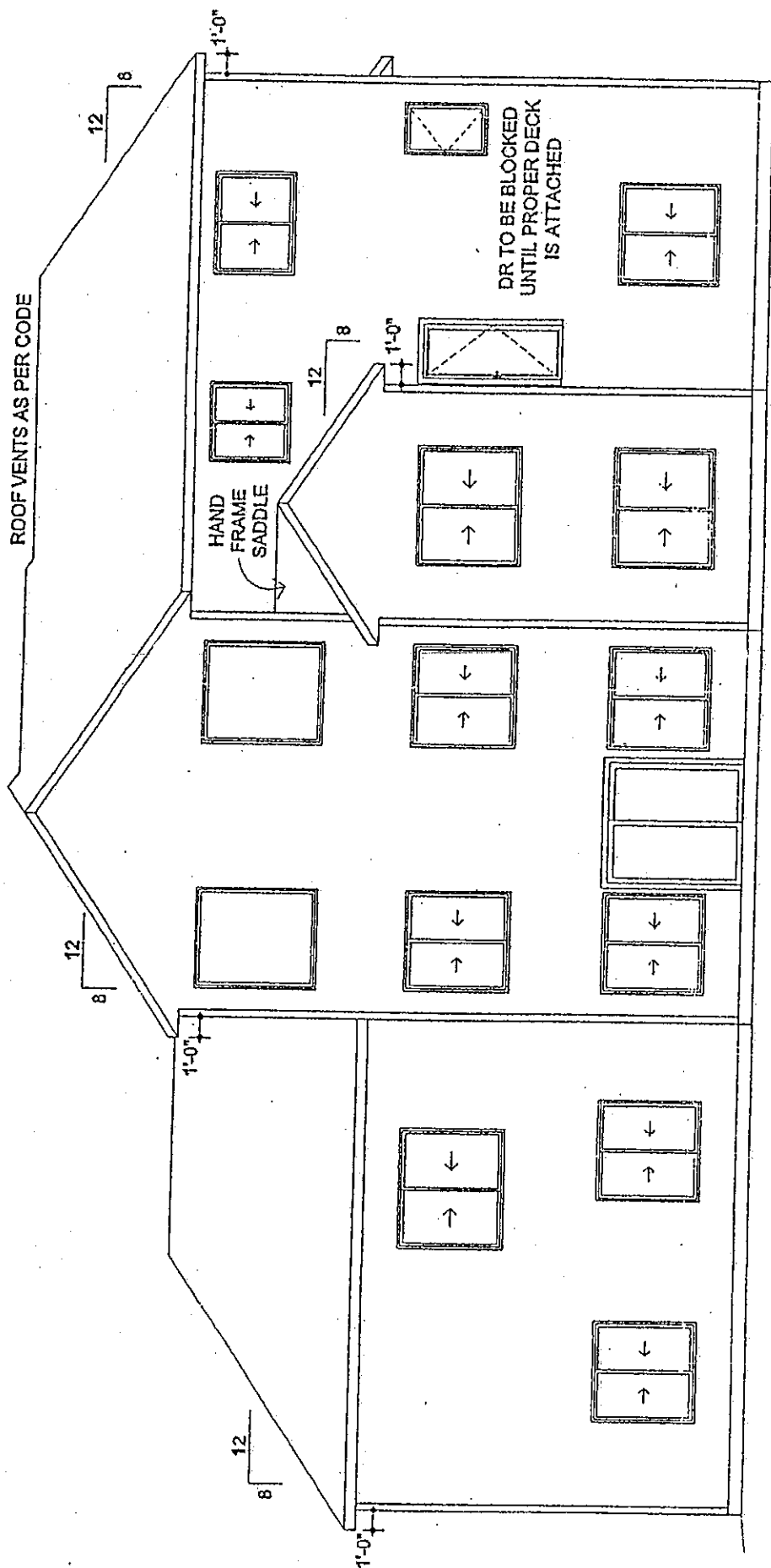
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

ROOF VENTS AS PER CODE

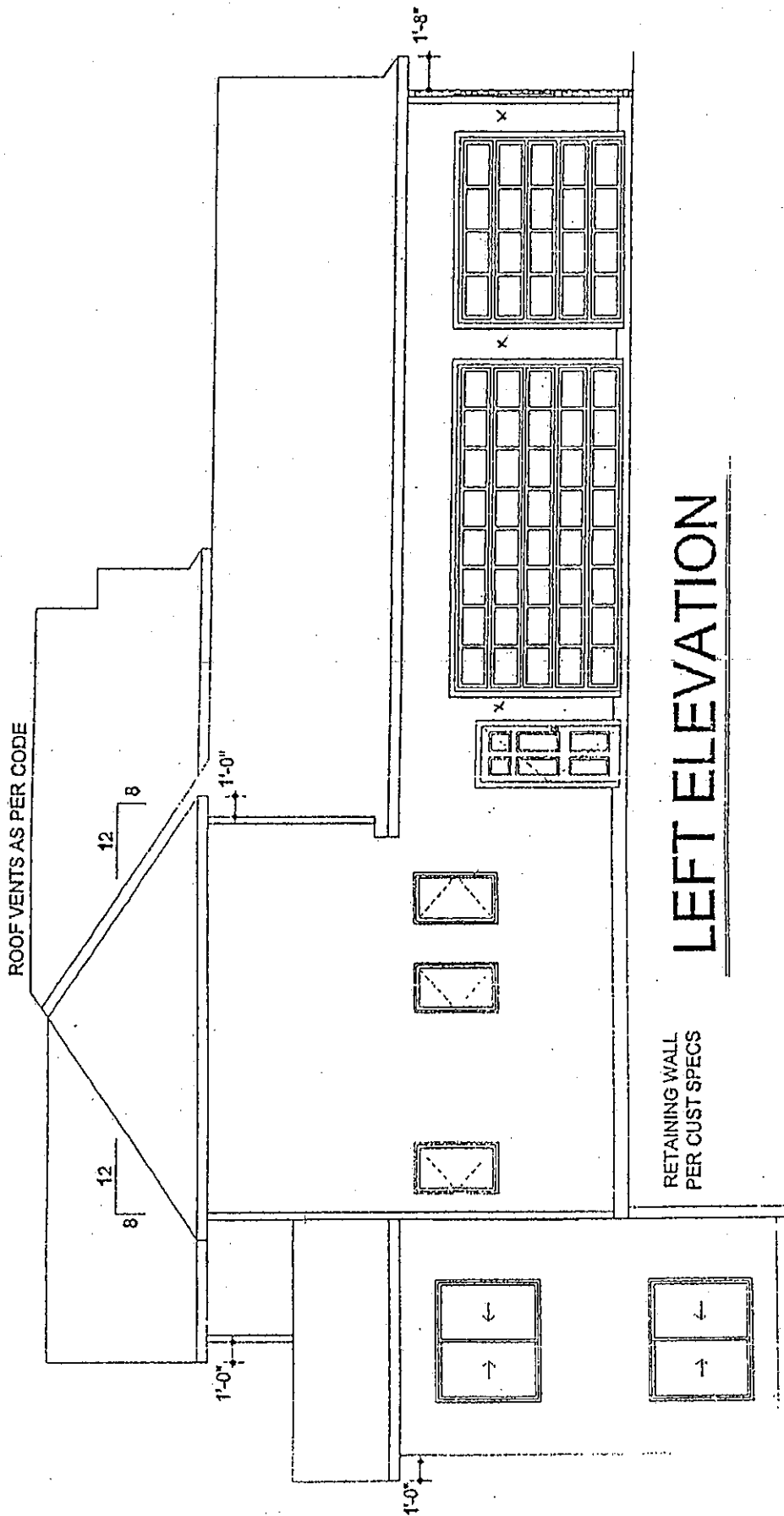


RIGHT ELEVATION

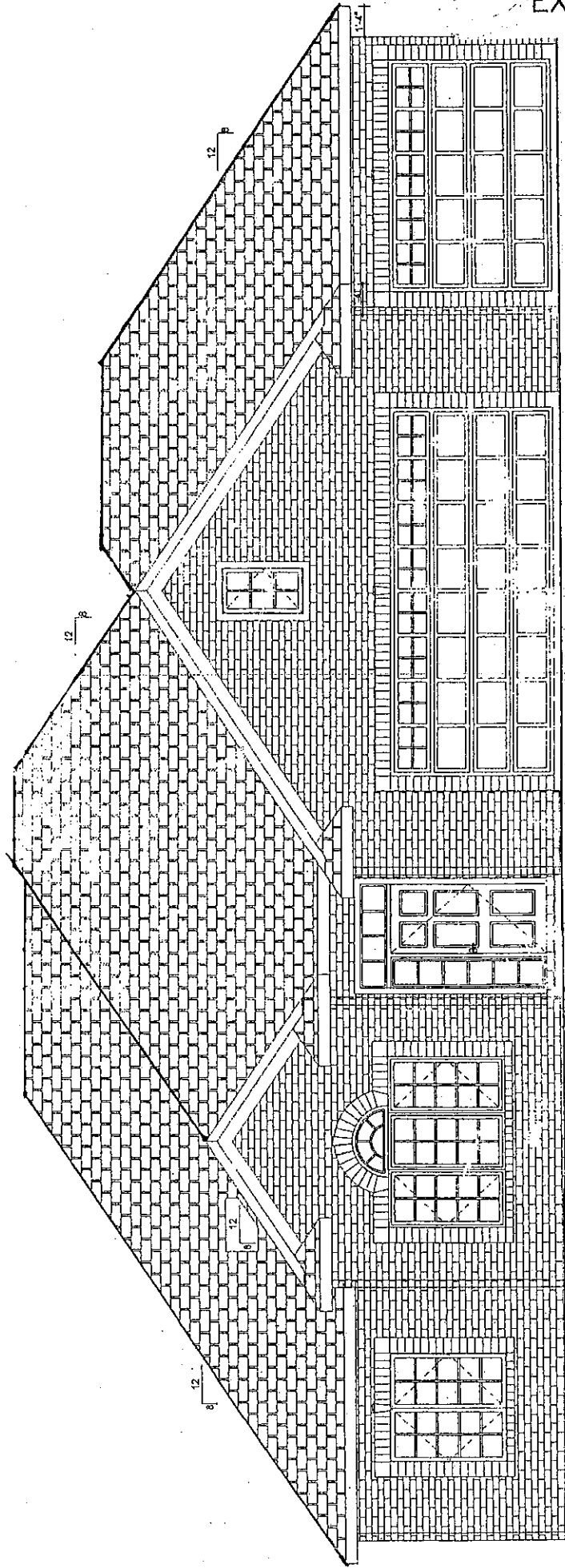


REAR ELEVATION

SCALE: 1/8" = 1'-0"

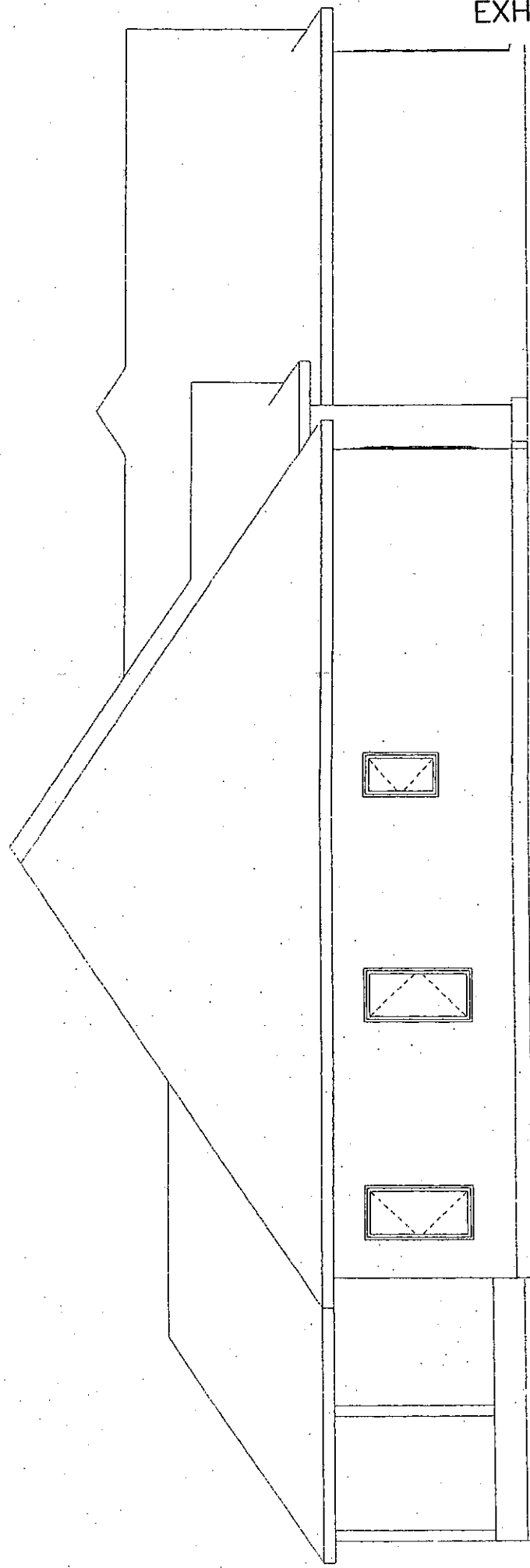


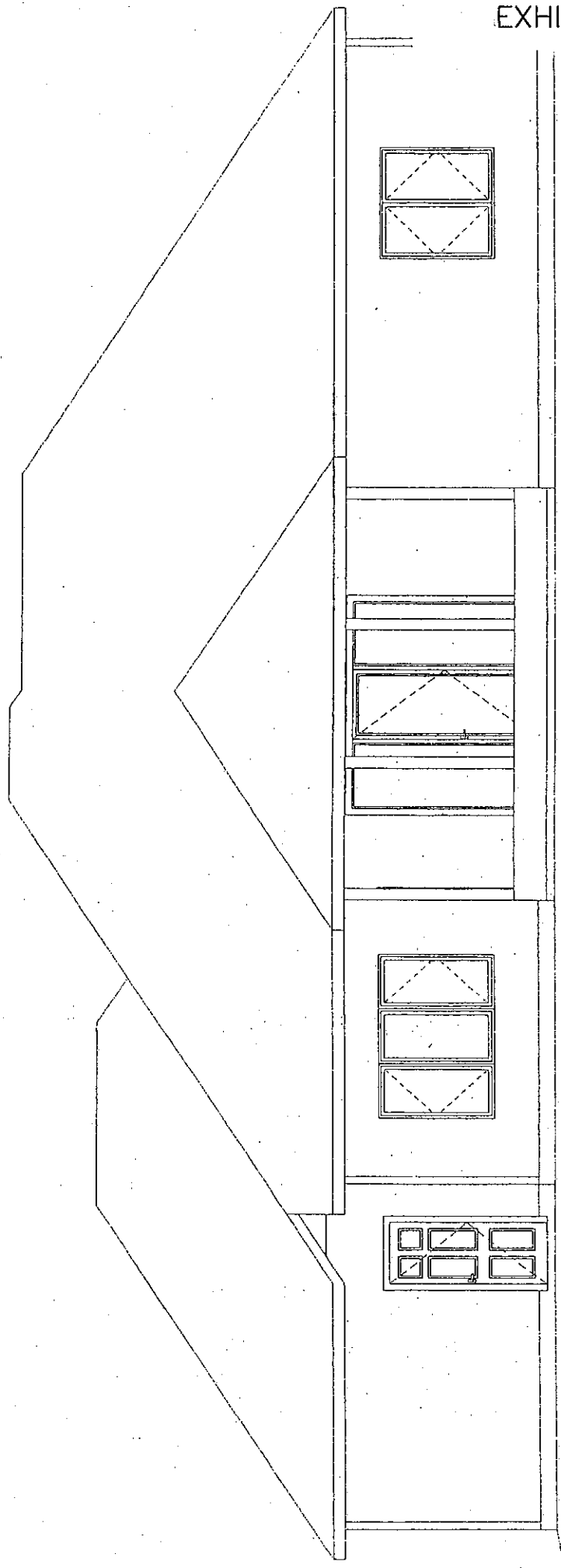
LEFT ELEVATION

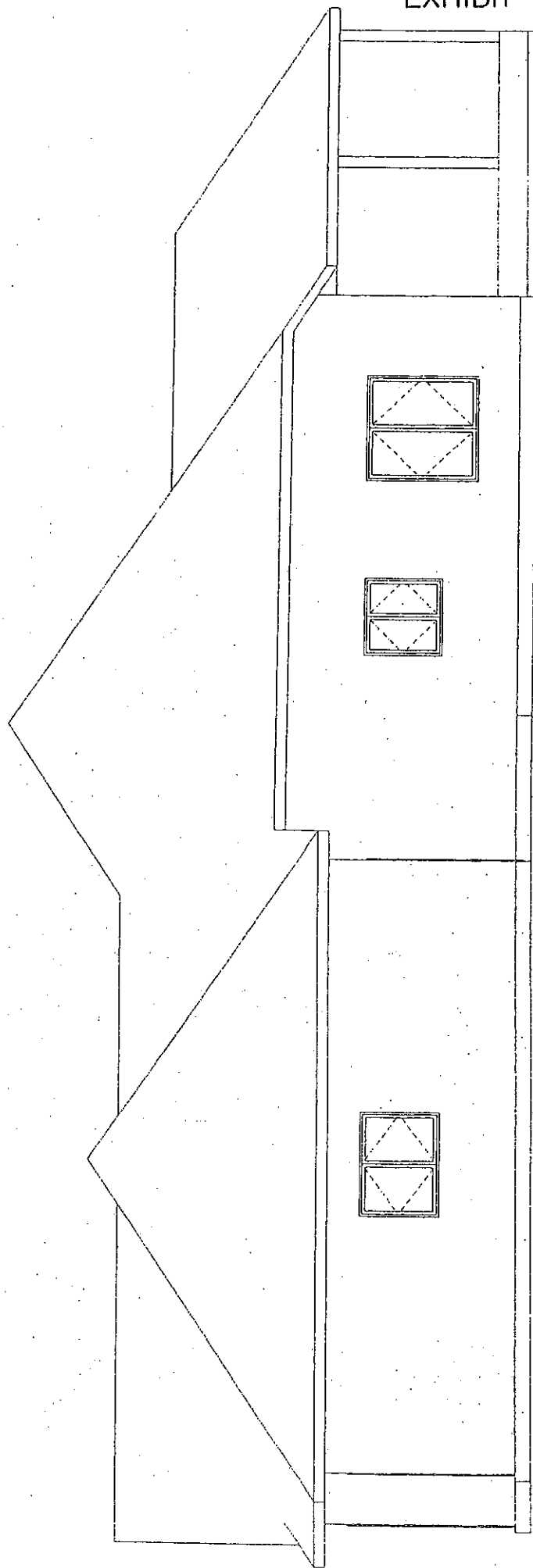


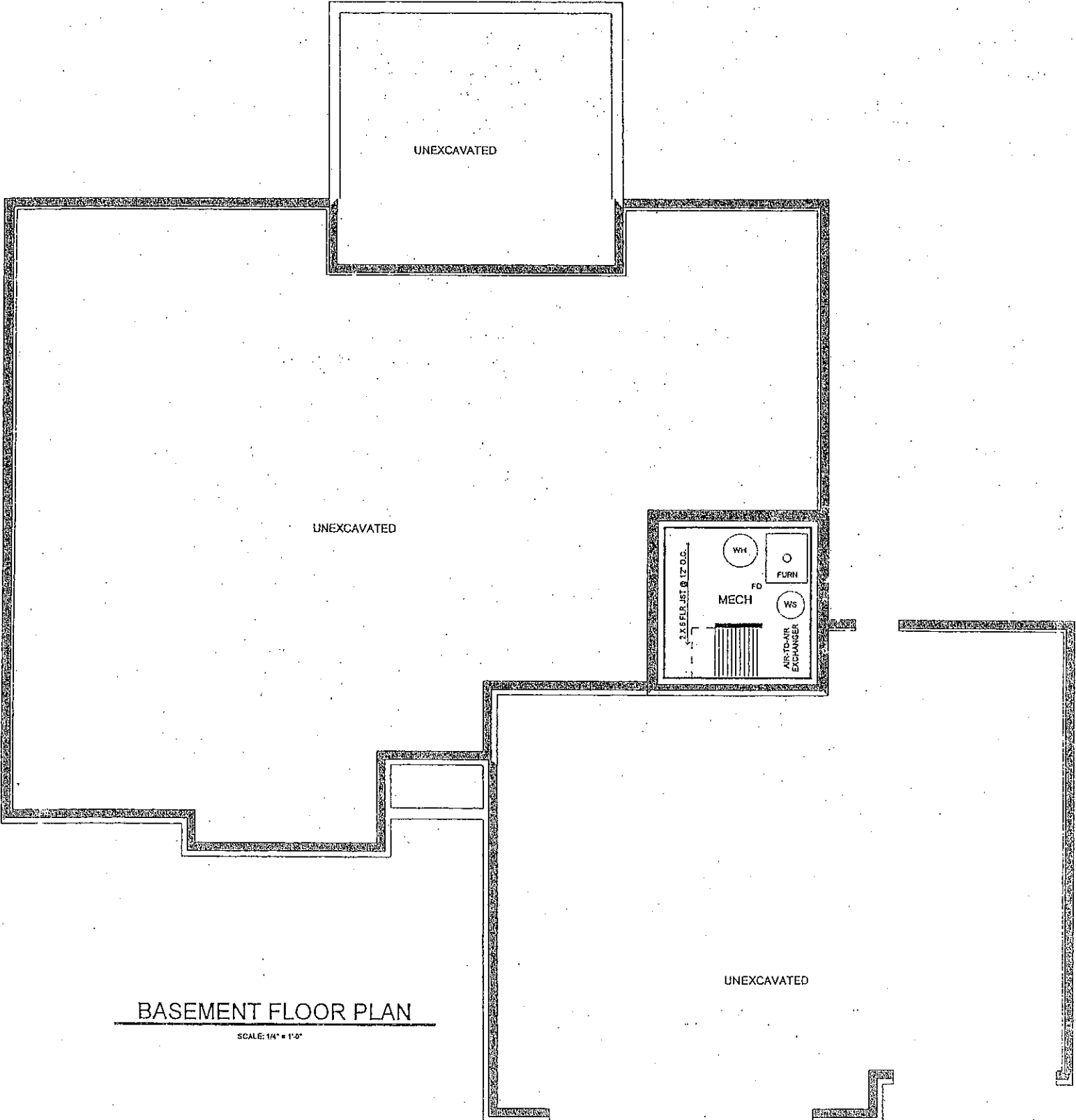
FRONT ELEVATION PATIO HOME

SCALE: 1/4" = 1'-0"



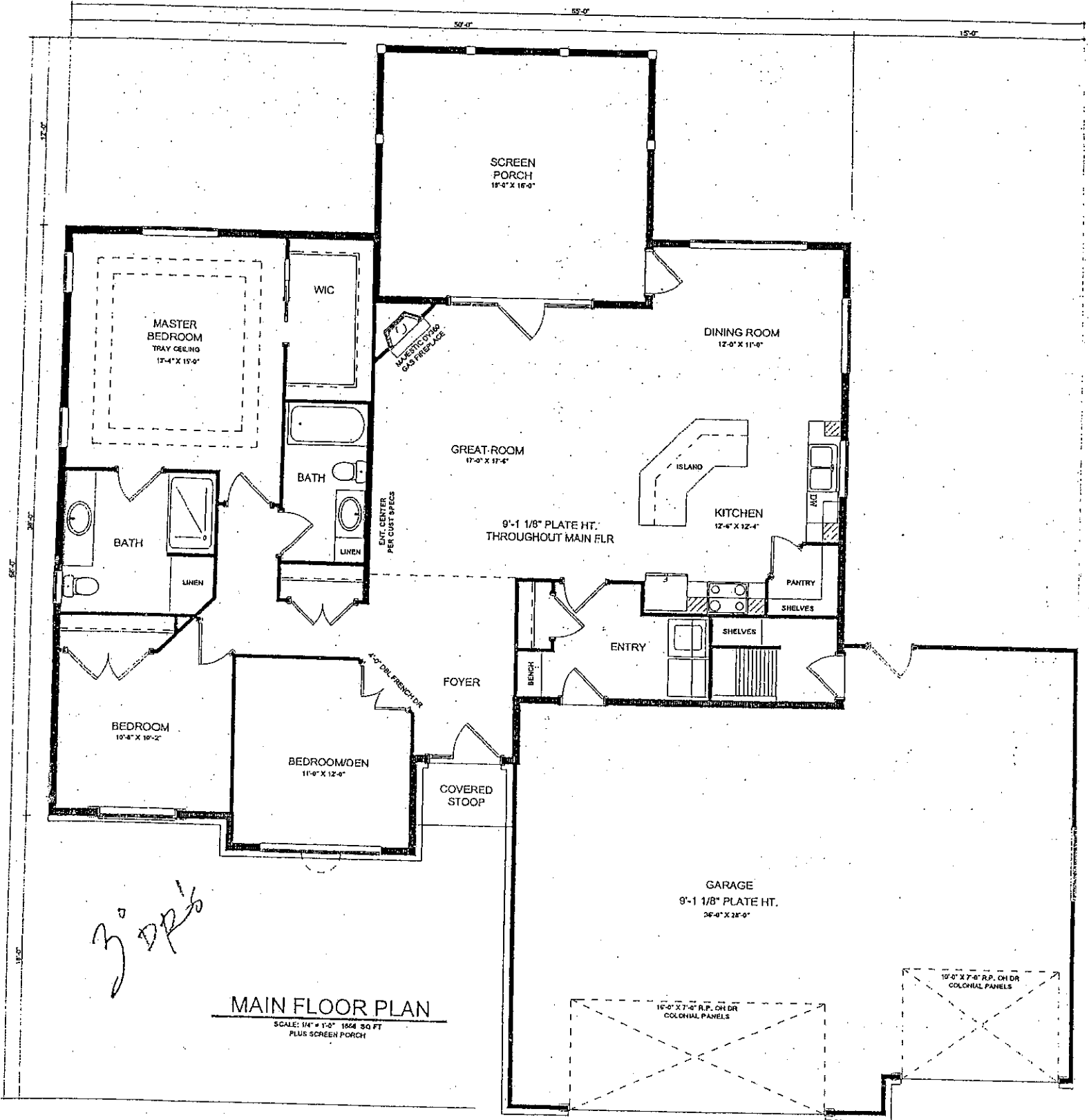






BASEMENT FLOOR PLAN

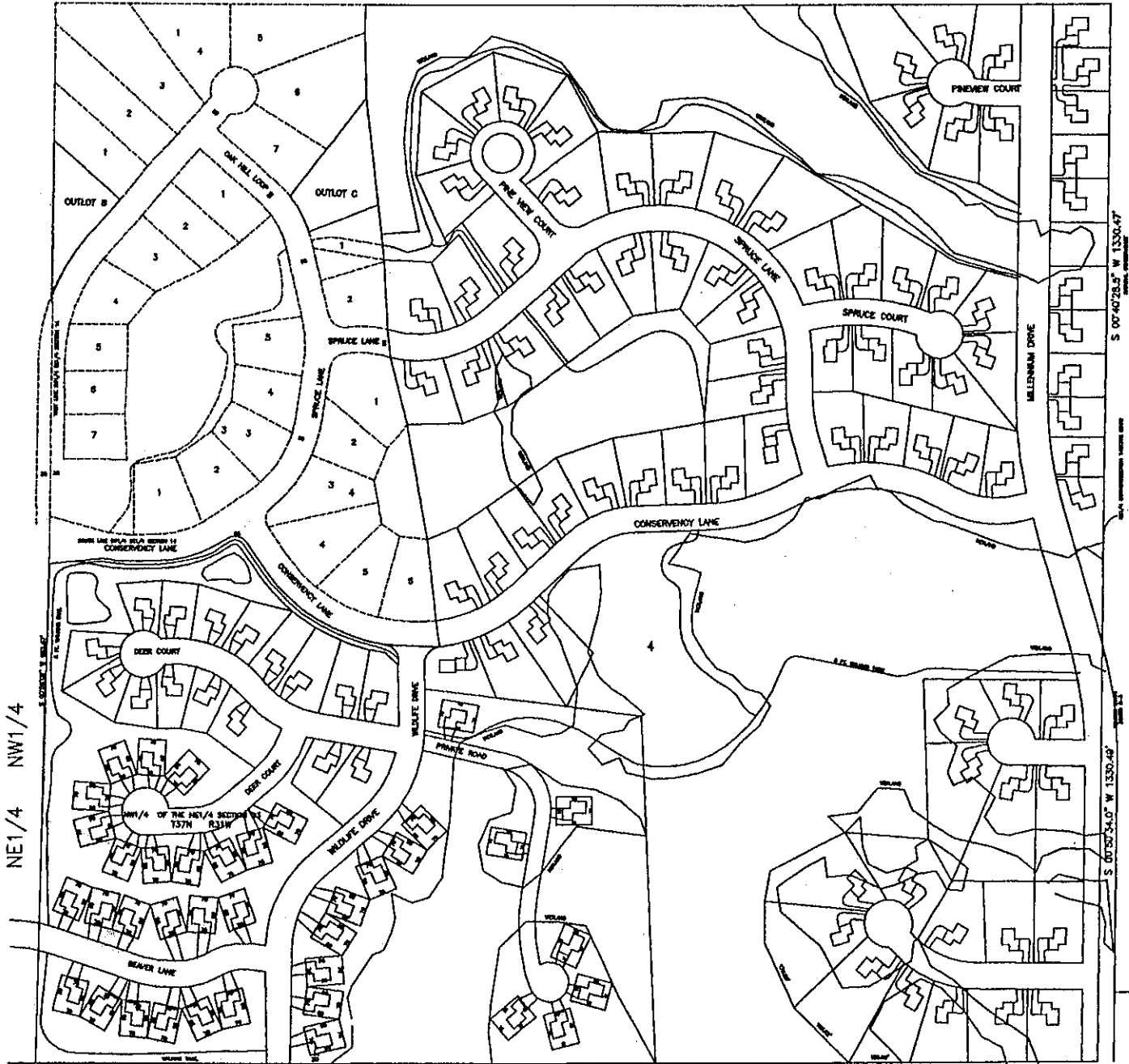
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" 1568 SQ FT
PLUS SCREEN PORCH

PLANNED UNIT DEVELOPMENT
OAK HILL ESTATES



PLANNED UNIT DEVELOPMENT
OAK HILL ESTATES

EXHIBIT B. SHEET 2

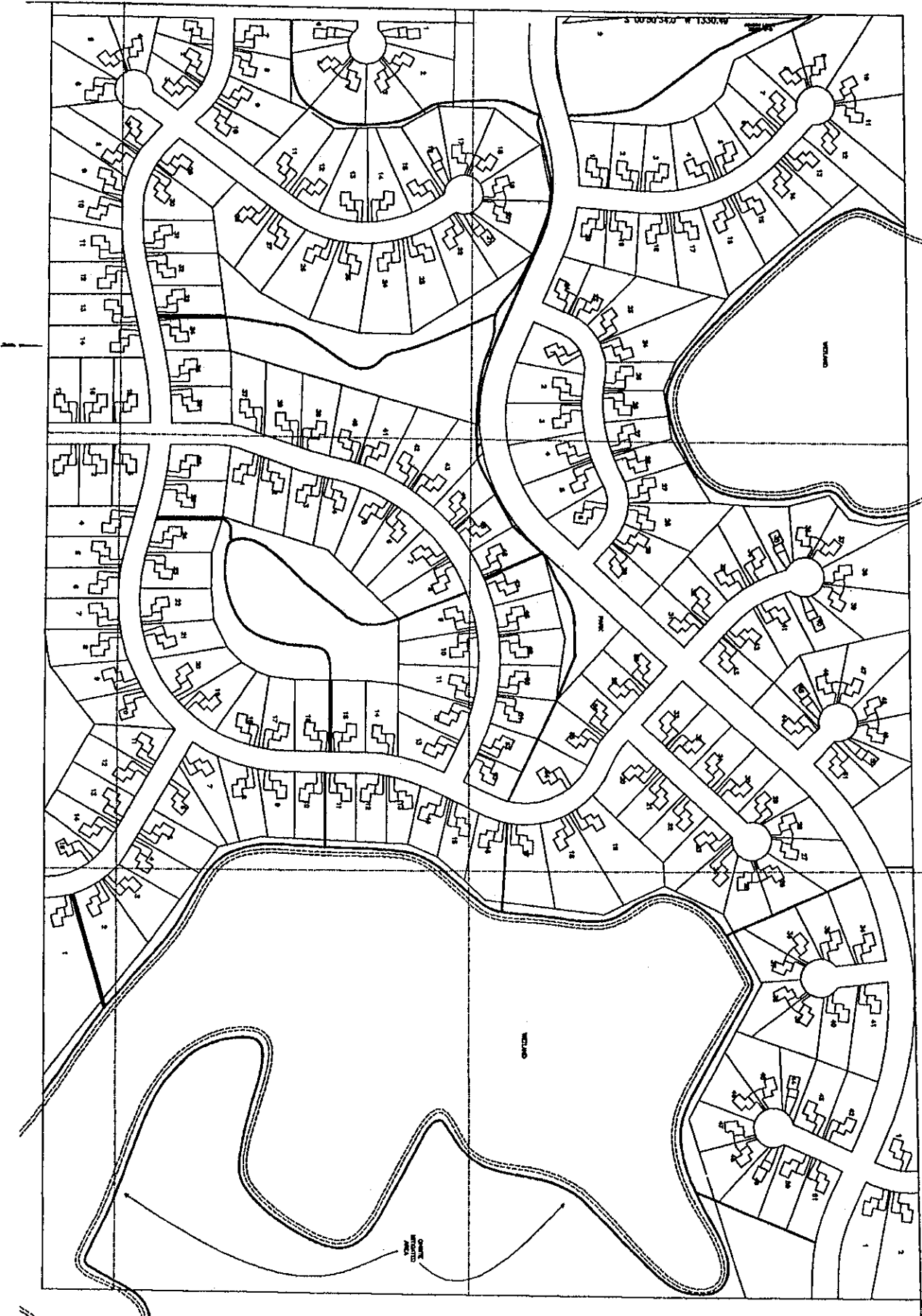


EXHIBIT C. SHEET 1

OAK HILL ESTATES
OPEN AREAS AND PHASING

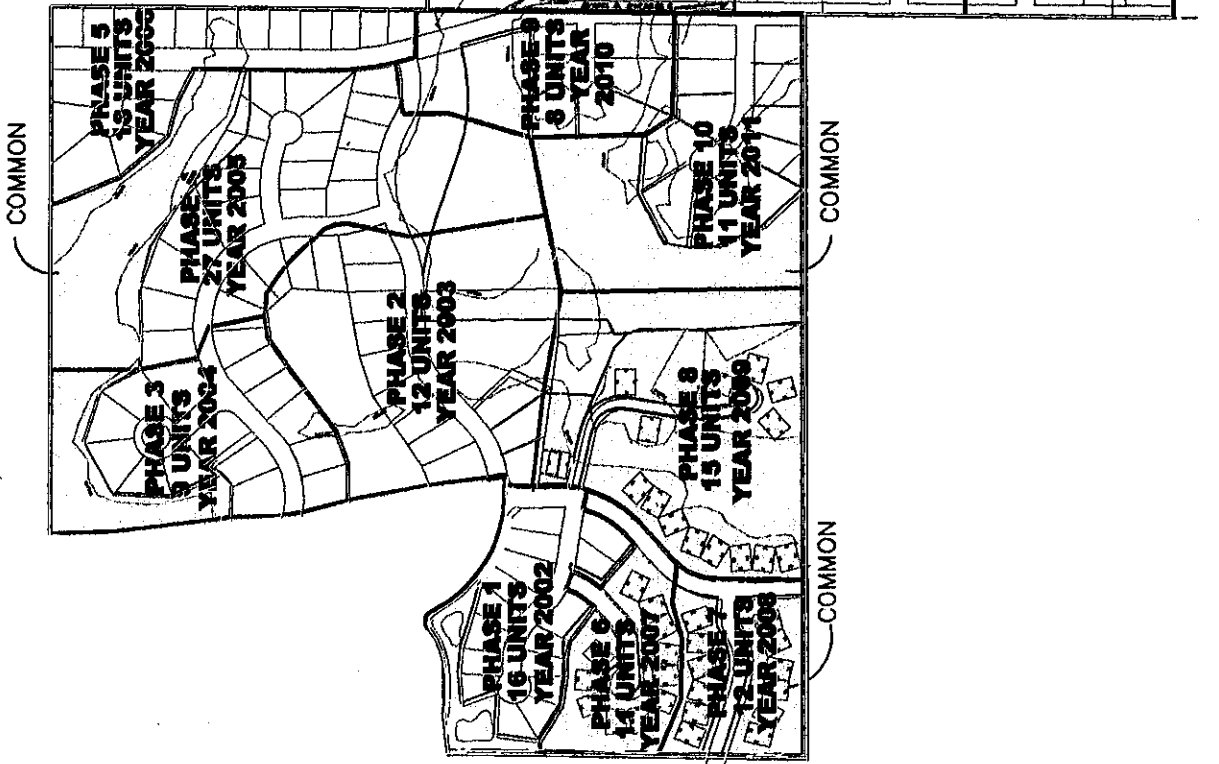
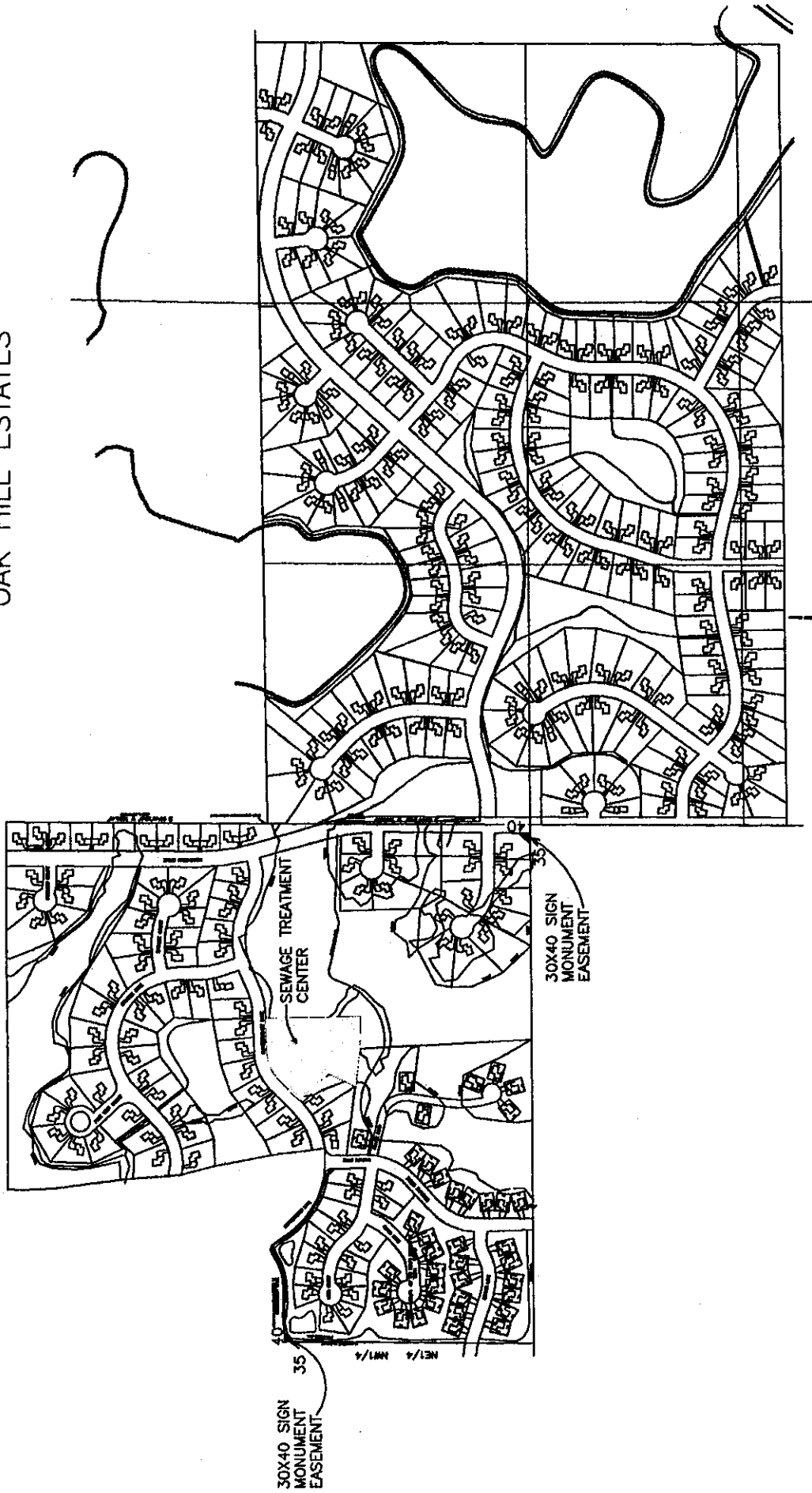
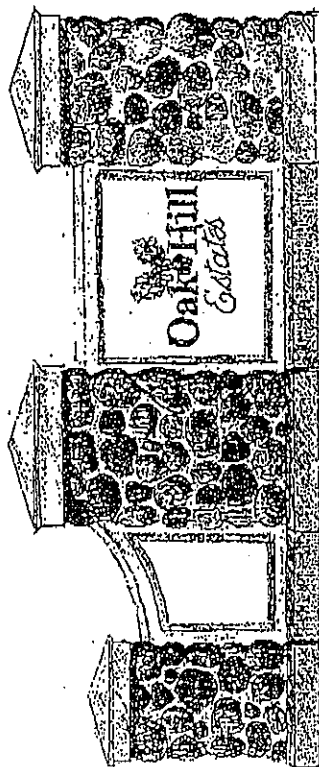
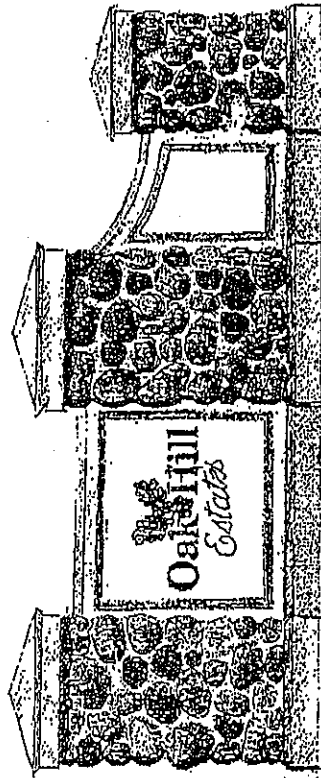


EXHIBIT D. SHEET 1
ENTRANCE MONUMENT AND SEWAGE TREATMENT CENTER LOCATIONS
OAK HILL ESTATES





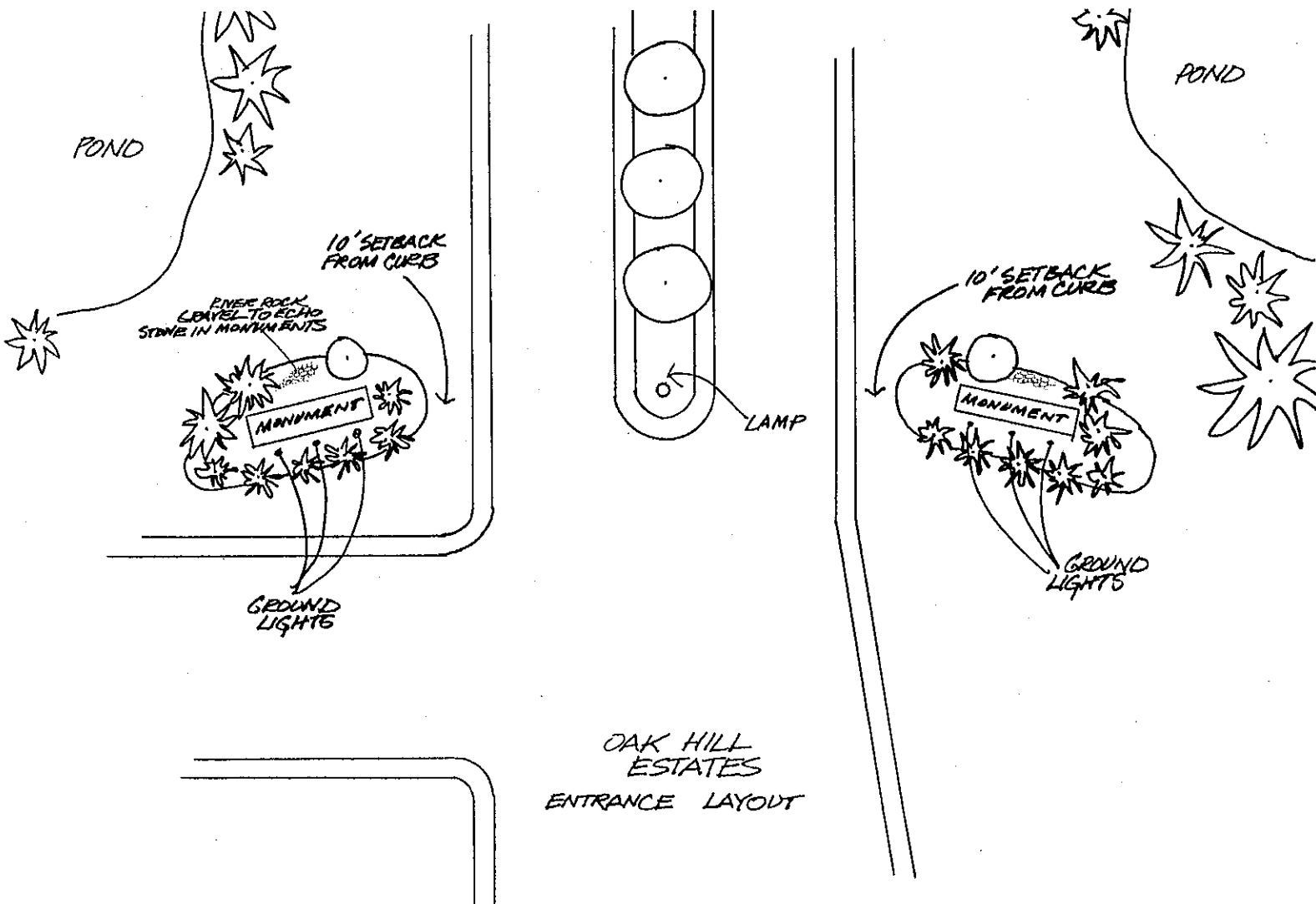
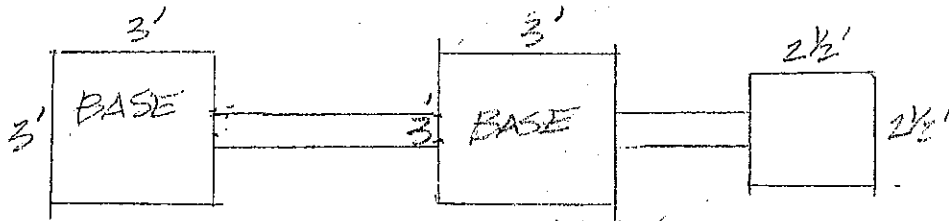
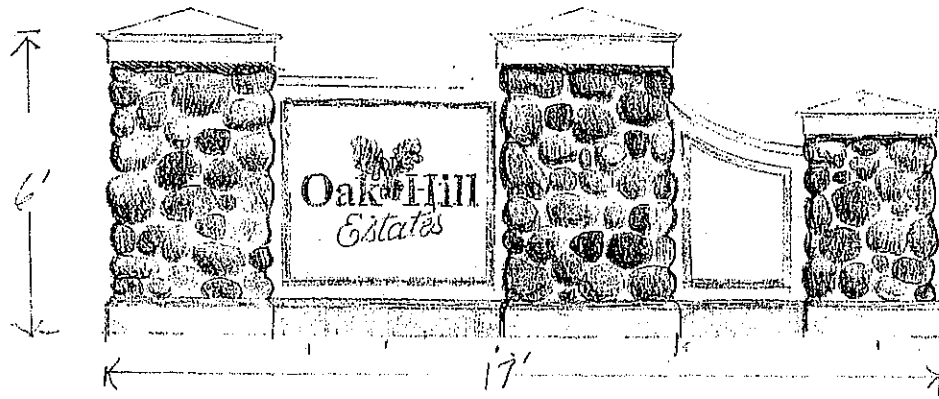
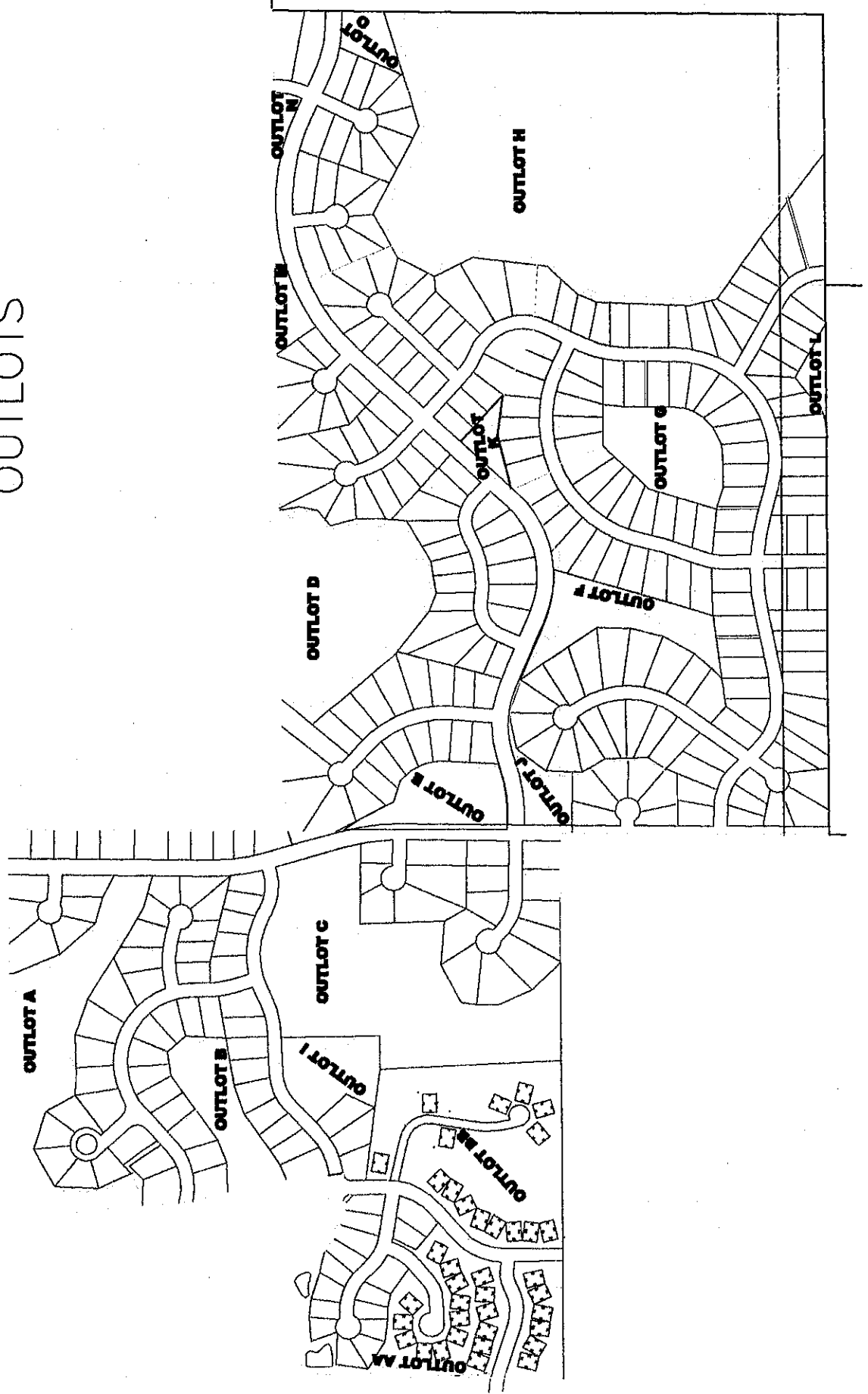
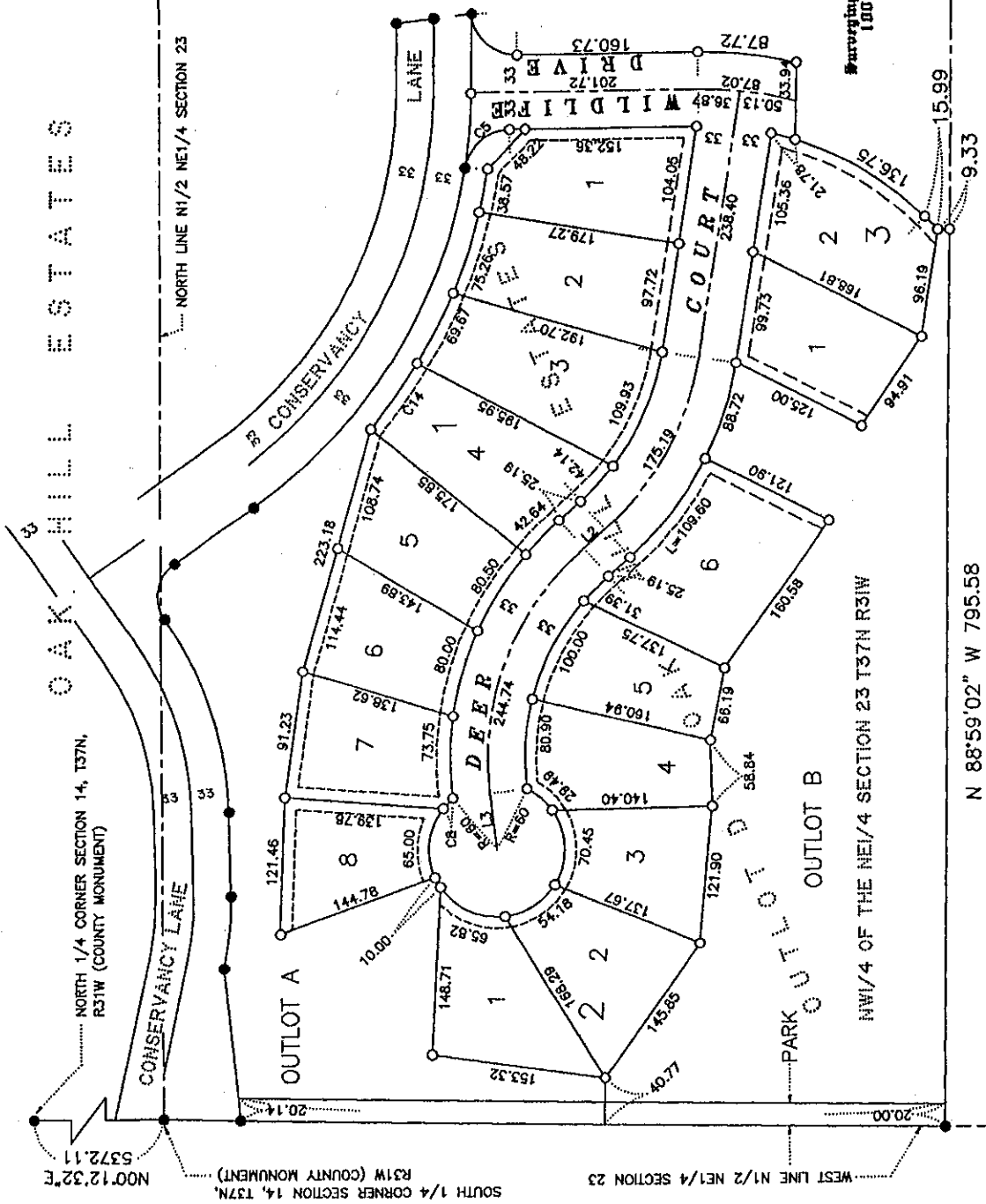


EXHIBIT F. SHEET 1
OAK HILL ESTATES
OUTLOTS



FINAL PLAT OAK HILL ESTATES PLAT 2



Surveying & Engineering Professionals Inc.
100 2nd Ave. South, Suite 104
Frank Raptor, MN 56378
(320) 258-8888

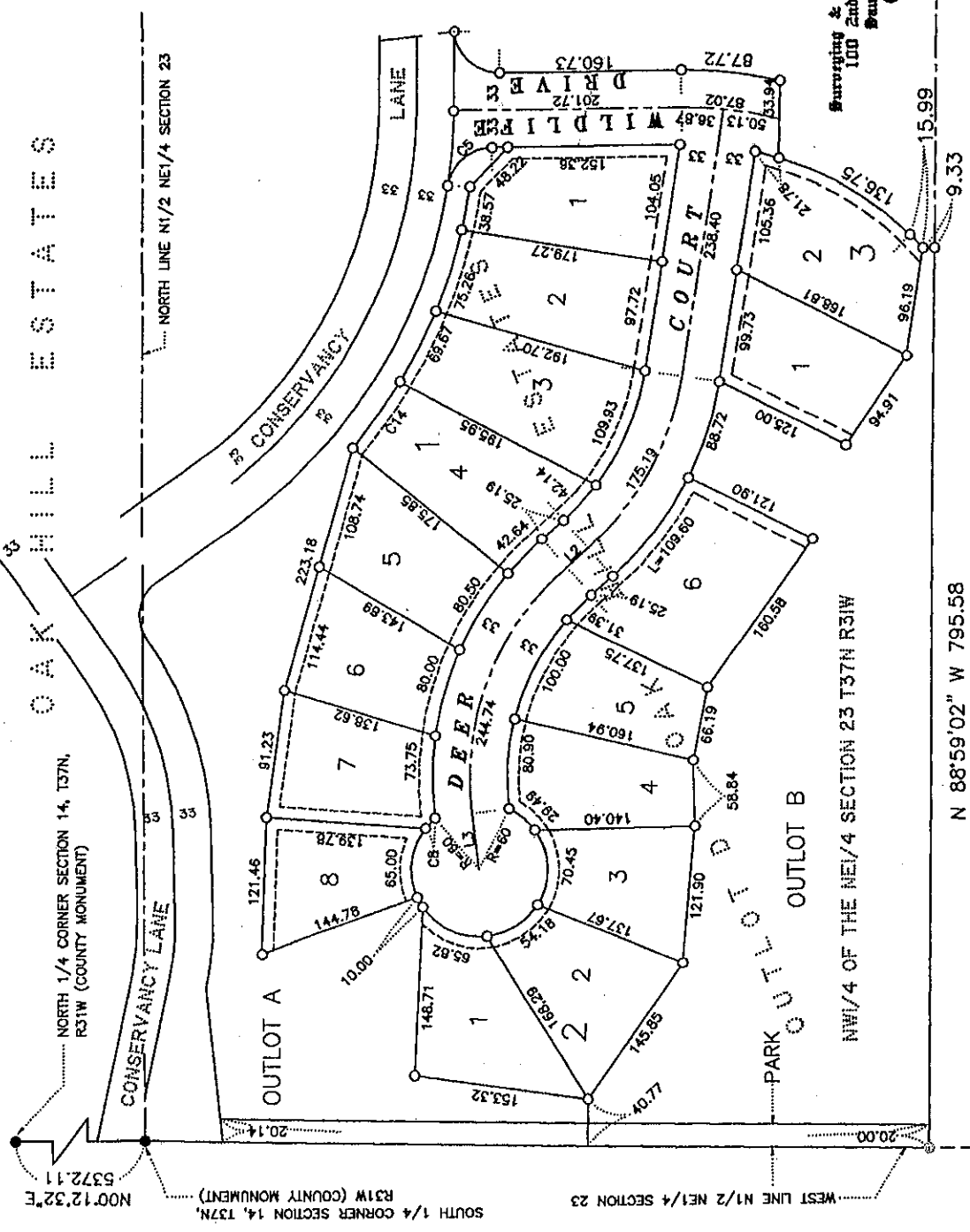
FINAL PLAN

OAK HILL ESTATES PLAT 2

OAK HILL ESTATES

OUTLOT A & B: USED FOR ASSOCIATION RETENTION PONDS, OPEN AREA AND TRAIL.

SETBACKS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET



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