



PLANNING COMMISSION  
Regular Meeting Agenda

**Wednesday, May 3, 2017 at 6:30 p.m.**

**Roseville City Hall Council Chambers, 2660 Civic Center Drive**

1. **Call to Order**
2. **Roll Call**
3. **Review of Minutes**
  - a. April 5, 2017, regular meeting minutes
4. **Communications and Recognitions**
  - a. **From the public:** Public comment pertaining to land use issues **not** on this agenda, including the 2040 Comprehensive Plan Update
  - b. **From the Commission or staff:** Information about assorted business not already on this agenda, including a brief update on the 2040 Comprehensive Plan Update process
5. **Public Hearing**
  - a. **Planning File 17-006:** Request by Java Capital Partners for Preliminary Plat consideration to split Lot 2, Block 1, Cleveland Club, into two separate lots
  - b. **PROJ0042:** Continuation of the request by the City of Roseville to approve a comprehensive technical update to the requirements and procedures for processing subdivision proposals as regulated in City Code Title 11 (Subdivision)
6. **Adjourn**

---

**Upcoming Planning Commission Comprehensive Plan Update Meetings: May 24 & June 28**

For up to date information on the comprehensive planning process, go to [www.cityofroseville.com/CompPlan](http://www.cityofroseville.com/CompPlan)

Future Meetings: **Planning Commission & Variance Board (tentative):** June 7 & July 12

**City Council (tentative):** May 8, 15, 22 & June 5, 19

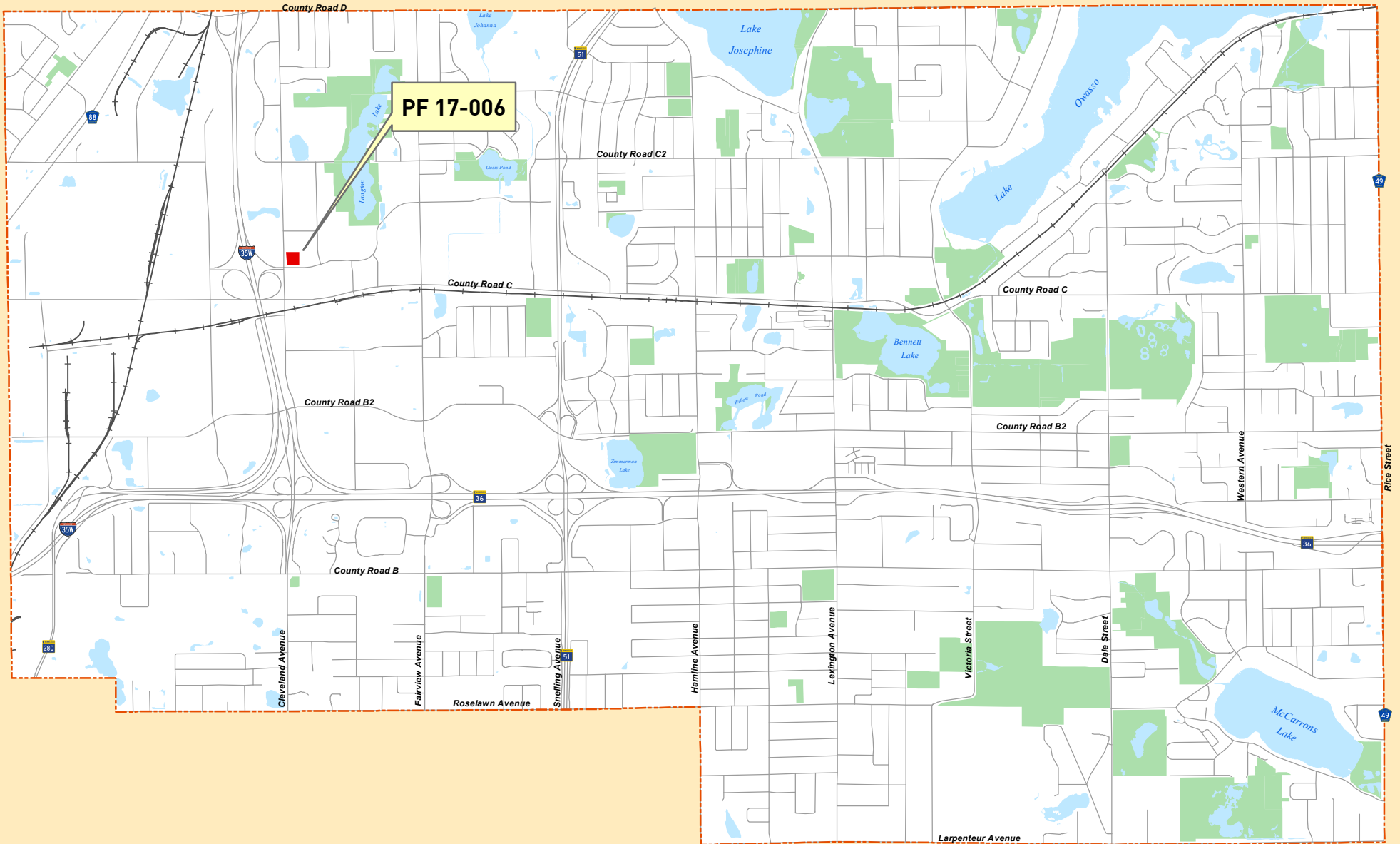
Be a part of the picture....get involved with your City....Volunteer.

For more information, contact Kelly at [kelly.obrien@cityofroseville.com](mailto:kelly.obrien@cityofroseville.com) or 651-792-7028.

*Volunteering, a Great Way to Get Involved.*

# City of Roseville Planning Commission Meeting

## May 3, 2017



Prepared by:  
Community Development Department  
Printed: April 25, 2017



**Location of  
Planning Case**

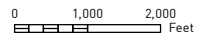
**Data Sources**

- Ramsey County GIS Base Map (4/6/2017)
- City of Roseville Community Development

For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

**Disclaimer**

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.





**Planning Commission Regular Meeting  
City Council Chambers, 2660 Civic Center Drive  
Draft Minutes – Wednesday, April 5, 2017 – 6:30 p.m.**

- 1    **1. Call to Order**  
2    Interim Vice Chair Murphy called to order the regular meeting of the Planning  
3    Commission meeting at approximately 6:30 p.m. and reviewed its role and purpose.
- 4    **2. Roll Call**  
5    At the request of Interim Vice Chair Murphy, Community Development Director Kari  
6    Collins called the Roll.
- 7    **Members Present:** Interim Vice Chair Robert Murphy; and Commissioners Chuck  
8    Gitzen, James Daire, Julie Kimble, James Bull, and newly-  
9    appointed Commissioner Pete Sparby
- 10   **Staff Present:** Community Development Director Kari Collins and Senior  
11   Planner Bryan Lloyd
- 12   **3. Organizational Business**
- 13   **a. Swear-in New Commissioner: Pete Sparby**  
14   Community Development Director Kari Collins announced that newly-appointed  
15   Commissioner Tammi Etheridge had withdrawn her appointment to serve on the  
16   commission.
- 17   Vice Chair Murphy administered the Oath of Office to Commissioner Sparby; and  
18   colleagues welcomed him to the Planning Commission.
- 19   **b. Elect Planning Commission Chair and Vice Chair**  
20   Interim Vice Chair Murphy offered up his name to serve as Chair.
- 21   **MOTION**  
22   **By acclimation, Member Daire moved, seconded by Member Bull, Member**  
23   **Murphy to serve as Chair of the Planning Commission.**
- 24   **Ayes: 6**  
25   **Nays: 0**  
26   **Motion carried.**
- 27   Member Bull offered up his name to serve as Vice Chair.  
28   **By consensus, Commissioners approved Member Bull to serve as Vice Chair**  
29   **of the Planning Commission.**
- 30   **c. Appoint Variance Board Members**  
31   Given his new position in serving as Chair of the Commission, Member Murphy  
32   withdrew his former role serving on the Variance Board.
- 33   Members Gitzen and Daire volunteered to continue serving on the Variance  
34   Board; with Member Kimble volunteering to move from Alternate to full service  
35   on the Board.
- 36   Member Sparby volunteered to serve as an Alternate on the Variance Board.

37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74

**MOTION**  
**Member Murphy moved, seconded by Member Bull to appoint Members Daire, Gitzen and Kimble, with Alternate Member Sparby, to serve on the Variance Board effective in May of 2017, pending ratification by the City Council.**

**Ayes: 6**  
**Nays: 0**  
**Motion carried.**

**d. Appoint Commissioner to Ethics Commission**

As current representative to the Ethics Commission, Member Bull stated his interest in continuing in that role.

**MOTION**  
**Member Murphy moved, seconded by Member Daire, to designate Member Bull to serve as the Planning Commission representative to the Ethics Commission.**

**Ayes: 6**  
**Nays: 0**  
**Motion carried.**

**e. Appoint Commissioner to the Rice/Larpenteur Community Advisory Group**

Members Kimble and Daire expressed interest in serving in this role.

Ms. Collins clarified that one appointee was needed to be selected by the Commission to serve in this role; however, she noted that any interested resident of Roseville, including any other commissioners not appointed as their representative were welcome to apply for remaining at-large positions on the advisory group.

Vice Chair Bull suggested designating an alternate in case the primary appointee was unable to attend a meeting.

Member Daire admitted that at this point, his schedule was full, but he expressed his ongoing interest in this multi-jurisdictional area; and offered his attendance at those meetings as a resident versus an official commissioner; and therefore endorsed Member Kimble for serving in that role.

**MOTION**  
**Member Bull moved, seconded by Member Gitzen, to designate Member Kimble to serve as the Planning Commission representative to the Rice Street/Larpenteur Avenue Community Advisory Group.**

**Ayes: 6**  
**Nays: 0**  
**Motion carried.**



75 **4. Review of Minutes**

76 **a. March 1, 2017, Regular Meeting Minutes**

77 **MOTION**

78 **Member Bull moved, seconded by Member Kimble to approve the March 1, 2017**  
79 **meeting minutes as amended**

80 **Corrections:**

- 81       ▪ Page 15, Line 641 (Kimble)
- 82             Typographical Correction: Correct to read: "...Member Kimble stated her
- 83             continued *[lack]* of support for the ,,,"

84 **Ayes: 6**

85 **Nays: 0**

86 **Motion carried.**

87 **5. Communications and Recognitions:**

88 **a. From the Public: Public Comment to land use on issues not on this agenda,**  
89 **including the 2040 Comprehensive Plan Update**

90 None.

91 **b. From the Commission or Staff: Information about assorted business not**  
92 **already on this agenda, including a brief update on the 2040 Comprehensive**  
93 **Plan Update process.**

94 Commissioner Kimble noted upcoming Economic Development meetings  
95 scheduled in May and June as part of the process, and questioned meeting times,  
96 seeking clarification as to whether the topics at those meetings would be of  
97 interest of informational for commissioners to attend.

98 Senior Planner Lloyd responded that the dates were scheduled on regular City  
99 Council meeting dates in most cases; but offered to review actual dates and times  
100 and submit that information to the commission for their information. Mr. Lloyd  
101 noted that all meetings were open to the public, and encouraged commissioners to  
102 attend or view the discussions via the website.

103 Vice Chair Bull reminded his colleagues of the upcoming annual Ethics Training  
104 for city commissioners, staff and council members, scheduled for May 12, 2017 at  
105 6:00 p.m.; with a 5:30 p.m. start for new commission members as part of their  
106 orientation process.

107 For the benefit and update of the public and Commission, Senior Planner Bryan  
108 Lloyd provided a brief update on the comprehensive plan update process. Mr.  
109 Lloyd referenced the March 15, 2017 memorandum from the consultant team  
110 summarizing results of the kick-off meeting and feedback from that event. Mr.  
111 Lloyd noted that intercept boards were being located throughout the community;  
112 focus group logistics, agendas, and invitations were being finalized, and meetings  
113 in a box and surveys were being prepared. Mr. Lloyd advised that all of the public  
114 input would be combined by the consultants and presented to the Commission at

115 their April 26, 2017 meeting; along with the scheduled April 24, 2017 City  
116 Council check-in by the consultants.

117 **6. Public Hearing (Continued)**

118 **a. PLANNING FILE 17-002: Request by Grace Church, Roseville Area High**  
119 **School, St. Christopher’s Episcopal Church, Church of Corpus Christi, St.**  
120 **Rose of Lima, Calvary Church, New Life Presbyterian Church, Centennial**  
121 **United Methodist Church, and Roseville Covenant Church in cooperation**  
122 **with the MN State Fair for renewed approval of eight park and ride facilities**  
123 **and approval of one new (St. Christopher’s Episcopal Church) park and ride**  
124 **facilities and approval of one new park and ride facility as an INTERIM**  
125 **USE. Addresses of the facilities are as follows: 1310 County Road B-2, 1240**  
126 **County Road B-2, 2300 Hamline Avenue, 2131 Fairview Avenue, 2048 Hamline**  
127 **Avenue, 2120 Lexington Avenue, 965 Larpenteur Avenue, 1524 County Road C-2**  
128 **and 2865 Hamline Avenue**

129 Chair Murphy continued the public hearing for Planning File 17-002 at 6:47 p.m.

130 As detailed in the staff report, Senior Planner Bryan Lloyd provided a brief update  
131 since the last Commission meeting; and additional input from the Police and  
132 Public Works Departments on new conditions as detailed as Conditions J, K and  
133 L. Mr. Lloyd advised that staff recommends approval of the Interim Use renewal,  
134 subject to those conditions.

135 Chair Murphy referenced an email provided at the previous Commission meeting  
136 from Ms. Jesse Docken and the type of buses used, requesting more handicapped  
137 accessible buses be provided. Chair Murphy asked staff if and how responses  
138 were given to those citizens.

139 Mr. Lloyd confirmed that staff routinely responded to citizen communication such  
140 as that received from Ms. Docken.

141 Vice Chair Bull noted that with the new conditions, the Public Works Department  
142 would mark some streets at their discretion for “No Parking;” but questioned if  
143 this was typically enforced by that department throughout the year. Vice Chair  
144 Bull noted that, based on public comment, the problem was exacerbated by the  
145 State Fair and more traffic and parking in the community. Vice Chair Bull noted  
146 that parking in front of mailboxes and/or driveways was enforced throughout the  
147 year by the city’s Police Department.

148 Mr. Lloyd responded that he was not aware if this was a temporary enforcement  
149 or involved permanent signage by the Public Works Department. Mr. Lloyd  
150 agreed that most of the streets received a generally low level of parking outside  
151 the dates of the State Fair.

152 Vice Chair Bull noted that the previous IU renewal was for five years, then this  
153 renewal was initially recommended by staff for three years; but now revised to  
154 recommend a four year renewal period; and questioned rationale for that time  
155 frame.

156 Ms. Collins advised that staff had initially considered a five-year renewal was  
157 appropriate after discussions with the applicant.

158 At the request of Member Gitzen, Ms. Collins confirmed that there was nothing in  
159 staff's research of city code indicating that parking in front of a mailbox was a  
160 violation, and simply a courtesy not to do so; while blocking a driveway was a  
161 violation of city code. Mr. Lloyd clarified that state and/or city code required a 5'  
162 clearance on either side of a driveway for access and visibility.

163 Member Daire referenced the email from Greg and Debra Gogins, opining that he  
164 found several of their comments enlightening, one in particular that of overflow  
165 parking being difficult to deal with. In conversations with Ms. Collins prior to  
166 tonight's meeting, Member Daire reviewed street width when two-sided parking  
167 was allowed and traffic moving in both directions, in addition to the cul-de-sac on  
168 either side of Fairview Avenue and blocking access and visibility at Eldridge.  
169 Member Daire opined that the city needed to deal with roadway widths in general  
170 rather than the State Fair required to deal with that situation that was beyond their  
171 realm. Member Daire further opined that the areas in question should be posted  
172 without expense to the State Fair as part of the city's responsibility for the health,  
173 safety and welfare function of the City and its Police Department. Since any  
174 violations would be payable to the city whether for tagging or tag/tow situations,  
175 Member Daire suggested striking that requirement for the State Fair's IU or table  
176 this application again to examine actual impacts on parking. As a former  
177 transportation planner with the City of Minneapolis, Member Daire noted that  
178 design standards should be part of the city's subdivision code revisions currently  
179 underway. Based on the city's past experience with the State Fair, Member Daire  
180 stated that should have informed the city where it was falling short of policing and  
181 tagging, and required further due diligence. Member Daire questioned the need  
182 for a contract between the city's Police Department and the State Fair as indicated  
183 in new conditions J and K.

184 **Applicant**

185 **Applicant Representative: Steve Grans, Transportation Manager for the**  
186 **Minnesota State Fair**

187 Member Sparby asked how the decision had been made for a longer-term (e.g.  
188 five-year) IU versus the shorter term given recommended conditions for approval.

189 Mr. Grans responded that, having applied for IU's since 2000, the first one was  
190 for a term of three years, and each subsequent renewal was for five years. Mr.  
191 Grans noted that the renewals required considerable effort by the city and the  
192 State Fair; and reminded the commission that the IU is written so that at any given  
193 time, the city can choose to close any one lot or multiple lots for any infractions  
194 of those conditions. Mr. Grans advised that the State Fair had added expenses for  
195 these IU applications for the Fair's three-week duration; and thus he had advocated  
196 for the five-year term.

197 At the request of Chair Murphy, Mr. Grans confirmed that there was continual  
198 review by the city of the respective lots, and immediate responses of the State Fair  
199 when contacted by city staff with any complaints or areas of concern.

200 Member Sparby asked what benefit was received by those properties for this park  
201 & ride use.

202 Mr. Gran responded that each received rental money for use of their lots; but  
203 more importantly noted that they actually became employees of the Fair so that  
204 organization got paid handsomely, frequently using that money as a fundraiser.

205 At the further request of Member Sparby, Mr. Gran advised that the monetary  
206 amount varied by location and space available, and depended on shift ranges, but  
207 averaged up to \$10,000 for use during that ten-day period paid directly to the  
208 organization itself, and typically used for youth or other missions of their church  
209 and/or organization at their discretion.

210 On a personal note, Chair Murphy noted the service of volunteers in manning  
211 these lots, allowing those funds in most cases to be used exclusively for the  
212 organization's designated preference.

213 Member Kimble sought Mr. Gran's response to Member Daire's comment related  
214 to a police contract.

215 Mr. Gran stated his agreement with Member Daire, but advised that the State Fair  
216 was not going to rock the boat. Mr. Gran stated that the Fair was certainly aware  
217 of some issues with neighborhood parking and the requirement that parking could  
218 and should not go out beyond the borders of designated park and ride lots; but  
219 could not enforce anything under their authority. Whenever this issue had been  
220 pointed out to him by city staff in the past, Mr. Gran advised that his response was  
221 that the problem could be solved by signing a street as "No Parking" on a  
222 particular side. From his personal experience, as a St. Paul resident in the Como  
223 area and living three blocks from the State Fair, Mr. Gran recognized that he was  
224 unable to park in front of his house during the duration of the Fair, but was  
225 unaware of a solution to eliminate the problem. As an example, Mr. Gran noted  
226 that when Victoria Street was redone near the New Life Church, the street was  
227 permanently posted "No Parking" on one side, which happened to also be the  
228 mailbox side. In using that street frequently, Mr. Gran noted what a difference  
229 that made; and recognized that street width in other areas was problematic.

230 At the request of Member Gitzen, Mr. Gran stated that the State Fair was  
231 amenable to all of the conditions as detailed in the staff report as presented.

232 **Public Comment**

233 With no one coming forward to speak for or against this request, Chair Murphy  
234 closed the public hearing at approximately 7:07 p.m.

235 **Commission Deliberation**

236 Vice Chair Bull opined that Condition A (designating the hours of operation for

237 each site be limited from 7:00 a.m. to Midnight) was setting the Fair up to fail,  
238 since the last bus arrived after that based on when the fairgrounds closed. Vice  
239 Chair Bull stated that he was more inclined to set a 12:30 a.m. deadline.

240 Chair Murphy advised that this had been discussed at the previous meeting and  
241 asked Mr. Gran to comment about coordination with lot attendants.

242 Mr. Gran advised that, as previously reported, when this IU process was begun in  
243 2000, the Midnight deadline was used; and while all advertising for the Fair  
244 shows midnight as when the Fair closes, the last bus leaves the fairgrounds at  
245 midnight, so obviously the lots are open longer than midnight to facilitate those  
246 last buses. However, Mr. Gran advised that he was not aware of any issues today;  
247 and depending on the route and timing, the last bus typically arrives between  
248 12:15 and 12:45 a.m.

249 If this request moves forward from the commission as a recommendation to the  
250 City Council, Vice Chair Bull suggested setting some agreed-to time in the  
251 parameters to guarantee success.

252 Mr. Gran clarified that no matter what the condition allowed, those times would  
253 not be publicized schedule hours, and simply represented operational hours for the  
254 lots. Mr. Gran noted that if a bus broke down and another was brought in, it  
255 would not comply with the condition anyway. Mr. Gran noted there was  
256 flexibility in the operational hours to accommodate those unknowns; but clarified  
257 that the State Fair didn't transport anyone into the Fair after 10:00 p.m., nor did it  
258 sell tickets after that time; so questioned whether the commission needed to  
259 change the times.

260 Specific to new Conditions J and K, Vice Chair Bull stated that his comments  
261 were similar to those expressed by Member Daire, opining that it feels to him that  
262 the city was putting a burden on the State Fair that they had no actual control over  
263 and from which the city was trying to profit monetarily. On the parking aspect,  
264 Vice Chair Bull opined that the city currently installs "No Parking" signs where  
265 needed and shouldn't be asking the State Fair to escrow monies and then the  
266 Public Works Department may perform additional work without any control by  
267 the State Fair that they'd be required to submit more money for or for carryover to  
268 the next year. Vice Chair Bull opined that the State Fair was an important entity  
269 for the community and state, making that additional burden on them unjustified.  
270 While it is also a burden on Roseville citizens to accommodate parking during fair  
271 time as well, with the proposed Police Department contract, Vice Chair Bull  
272 opined that the State Fair, versus the City Police Department was being asked to  
273 pay for enforcement of city ordinances, which was the role of the Police  
274 Department anyway. Vice Chair Bull opined that any additional revenue gained  
275 from enforcement should help defray costs of the Police Department; with the  
276 State Fair actually having no bearing on whether people park illegally, even  
277 though through this condition the city was asking them to bear the cost while  
278 receiving no revenue from any fines levied. From his personal perspective, Vice

279 Chair Bull stated that this created more disparity and unnecessary government  
280 regulations, which were of no interest to him. Therefore, Vice Chair Bull stated  
281 his opposition to both Conditions J and K as recommended, opining that they both  
282 represented unfair burdens to the State Fair, with standard operating practices  
283 already in place. Vice Chair Bull opined that the Police Department should bring  
284 in police reserves to help patrol those areas if and as needed for code  
285 enforcement. Vice Chair Bull expressed his disappointment that neither Police  
286 Chief Mathwig or Public Works Director Culver were in attendance tonight to  
287 lend their perspective on this and normal operations. Since this arrangement has  
288 obviously worked for years, with only a handful of complaints, Vice Chair Bull  
289 opined that no additional burdens should be placed on the State Fair.

290 Member Gitzen stated his support of the conditions as presented, even though  
291 12:30 a.m. as a deadline for operations made sense to him since the buses couldn't  
292 get there by Midnight if not leaving the fairgrounds until then. However, since  
293 Mr. Gran stated that he could live with the conditions as presented and  
294 recommended by staff. Member Gitzen opined that the conditions were an attempt  
295 by the city to respond to concerns expressed by residents who said overflow  
296 parking was a problem; and with added signage, a police officer should have the  
297 ability to enforce parking accordingly. Since those conditions were put in place in  
298 answer to local resident concerns for those living near these park and ride lots,  
299 Member Gitzen stated his support, with changes in the operation deadline in  
300 Condition A if supported by the majority.

301 Specific to the new conditions recommended by staff, Member Sparby noted that  
302 if the costs for additional parking enforcement, if not passed on to the State Fair,  
303 would be borne by all residents in Roseville for the duration of the Fair. While  
304 officers were needed to deal with those issues specifically related to the State Fair  
305 operations and impacts on the community, Member Sparby opined that it seemed  
306 applicable to pass on those additional expenses to the State Fair to be covered by  
307 their user fees, and passed on as part of their costs of doing business. Member  
308 Sparby opined that he would support amending the condition to pass on an  
309 invoice for additional services to the Fair rather than entering into some  
310 ambiguous contract without any control on terms, but identifying the actual cost  
311 of this additional activity created by the Fair.

312 Member Kimble concurred with Member Sparby.

313 Specific to Vice Chair Bull's comments about passing on the revenue achieved  
314 from this additional police enforcement, Member Sparby responded that the  
315 location of the park and rides proved a great benefit to individuals, those  
316 organizations and the State Fair; and therefore if they wanted to be part of the  
317 program, there was a benefit for utilization of their space.

318 With Member Daire reiterating that on-street parking violations were the problem,  
319 Member Sparby responded that this had prompted his comments on enforcement.

320 If the city charged the State Fair for enforcement costs, and kept the revenue,  
321 Member Daire opined that this didn't make sense to him.

322 With the overwhelming comments received and passed along have been mostly  
323 favorable from surrounding neighbors, and given the excellent service provided  
324 with these park and ride lots, Chair Murphy noted that the conditions were simply  
325 intended to ease the burdens on the neighbors through additional policing; with  
326 revenue intended to offset the administrative management of that ticketing. If not  
327 for the State Fair, Chair Murphy advised that there wouldn't be a need for extra  
328 signage or patrols; so with some expectation of designating an off-duty officer  
329 who was guaranteed to be available for this purpose rather than called out to  
330 respond to other incidents, seemed prudent from his perspective. Chair Murphy  
331 opined that the conditions seemed reasonable, especially since annual contracts  
332 and new conditions were intended as an attempt to respond to citizen concerns.  
333 Chair Murphy noted that the process had been continually refined since its  
334 inception in 2000.

335 Member Kimble opined that Condition J was a strong response to the strong  
336 concerns expressed by citizens; and while appreciating the concerns raised by  
337 Vice chair Bull and Member Daire, to err on the side of caution, and recognizing  
338 the extenuating circumstances in these neighborhoods as a result of State Fair  
339 attendance, spoke in support of the two new conditions, anticipating increased  
340 State Fair admission fees accordingly.

341 **MOTION**

342 **Member Murphy moved, seconded by Member Daire, to recommend to the**  
343 **City Council renewal of a five-year Interim Use for the Minnesota State Fair**  
344 **to continue operating park and ride facilities at nine church and school**  
345 **locations based on the comments, findings, and the conditions as detailed in**  
346 **the staff report dated April 5, 2017.**

347 Vice Chair Bull reiterated his parking concerns and not addressing the checks and  
348 balances for typical enforcement, creating a situation where the city could  
349 virtually post every street in the city and have the State Fair pay for that  
350 enforcement.

351 **AMENDMENT TO THE MOTION**

352 **Member Bull moved, seconded by Member Gitzen, to revise Condition A for**  
353 **hours of operation from 7:00 a.m. to 12:30 a.m.**

354 Chair Murphy stated his opposition to the amendment, supporting the standard  
355 conditions even though a bus may arrive after typical hours of operation.

356 Member Gitzen opined that even though the buses should all be back by 12:30  
357 a.m., every situation couldn't be addressed, but this was a reasonable approach.

358 Vice Chair Bull opined that it was a given that the 12:00 Midnight deadline didn't  
359 work and therefore, wasn't effective, but further opined that this amended time  
360 would provide a target for arrival at 12:30 a.m.

361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400

**Amendment #1**

**Ayes: 6**

**Nays: 0**

**Motion carried.**

**AMENDMENT TO THE MOTION**

**Member Bull moved, seconded by Member Daire, to strike Condition K (lines 189-193 of the staff report).**

While recognizing that the State Fair is agreeable with this condition, Vice Chair Bull reiterated that as a Roseville resident he didn't consider it justified. As with other extra enforcement required during summer celebrations and events in Roseville and the surrounding area, Vice Chair Bull opined that any increased enforcement should be part of the city's standard process.

Member Gitzen stated his opposition to this amendment; opining that beyond enforcement issues, a designated off-duty police officer could help ensure the safety of those using the park and ride lots; as well as providing added benefit for citizens in the immediate neighborhood.

Chair Murphy spoke in opposition to the amendment, opining that an off-duty officer available to respond to issues and concerns was a direct response to requests made by residents. Chair Murphy noted that if there were no subsequent issues, there would be no revenue generated; and opined that this was a reasonable approach that wouldn't cost citizens any additional dollars for extra patrol shifts created by the State Fair.

**Amendment #2**

**Ayes: 2 (Daire and/Bull)**

**Nays: 4 (Murphy, Gitzen, Sparby, Kimble)**

**Motion failed.**

**AMENDMENT TO THE MOTION**

**Member Bull moved, seconded by Member Daire, to strike Condition J (lines 183-188 of the staff report).**

Vice Chair Bull reiterated his rationale in seeking this amendment.

Member Daire concurred, and spoke in support of the motion. Member Daire spoke to an upcoming agenda item tonight dealing with rewriting the city's subdivision code that would support and focus on roadway widths by the Public Works Department, as outlined in their draft design standards document. Member Daire noted that then, as appropriate, the city's responsibility to compel certain patterns for certain streets in providing for the health, safety and welfare of its citizens (e.g. emergency vehicles, intersection visibility, driveway access, etc.) would be addressed appropriately.

Member Sparby clarified that this condition only states that the State Fair would enter into a contract; and suggested their representatives could negotiate



401 reasonable language with the city. Member Sparby stated that he didn't see the  
402 condition as a blank canvas for the city to plaster the entire city with signage, but  
403 simply as a reasonable approach for those areas and residents seeking help with  
404 overflow parking in their neighborhoods. Therefore, Member Sparby spoke in  
405 support of this reasonable condition.

406 Member Kimble suggested tightening up the language in the condition for  
407 specific areas in which a park and ride lot are located versus a blanket  
408 opportunity, opining that she saw that as the intent of the condition.

409 Chair Murphy spoke against the amendment, opining that he wasn't concerned  
410 about any rampant growth of "No Parking" signs in the community, noting these  
411 are intended as temporary signs in certain areas, and showing the city's  
412 responsiveness to citizen concerns without over-reaching. While there was no  
413 mention of the cost of these temporary signs and their installation, Chair Murphy  
414 noted there would be a cost for their creation, installation and maintenance. Using  
415 the same logic as that for additional policing, Chair Murphy noted that this is a  
416 State Fair-related issue beyond normal parking, with continuing annual review by  
417 staff to refine the process moving forward.

418 Member Gitzen agreed with the comments of Chair Murphy and Member Sparby,  
419 opining this was a reasonable condition and therefore, he would not support the  
420 amendment, expressing confidence that the city would be judicious in signage.

421 As a resident within walking distance of Central Park, Member Daire noted the  
422 parking situation and pedestrian safety concerns during the summer celebrations  
423 at Central Park. Member Daire compared this to the experiences of those living  
424 near these park and ride lots. Member Daire spoke in support of this amendment  
425 and for the State Fair to provide oversight, without additional regulations; and for  
426 the city to address street width and parking as a practical matter.

427 Chair Murphy noted that the design standards were intended to address normal  
428 conditions versus extraordinary events such as the State Fair. Chair Murphy  
429 referenced past temporary "No Parking" signs along Woodhill to address a similar  
430 situation. Chair Murphy spoke in opposition to the amendment.

431 **Amendment #3**

432 **Ayes: 2 (Daire and Bull)**

433 **Nays: 4 (Sparby, Gitzen, Kimble, Murphy)**

434 **Motion failed**

435 **Original Motion, as amended (line 159) with operation deadline of 12:30 a.m.**

436 **Ayes: 5**

437 **Nays: 1 (Bull)**

438 **Motion carried.**

439 Vice Chair Bull clarified that he was not opposed in general to the IU, but just  
440 several of the conditions of approval.

441 At the request of Chair Murphy, Ms. Collins advised that this item was tentatively  
442 scheduled for the April 24, 2017 City Council meeting.

443 **7. Public Hearing**

444 **a. PLANNING FILE 17-003: Request by Ramsey County Public Health to**  
445 **renew its INTERIM USE approval for a seasonal household hazardous waste**  
446 **(HHW) collection site at Kent Street and Larpenteur Avenue. The site lies**  
447 **just north of Larpenteur Avenue and approximately one block east of Dale**  
448 **Street, on property owned by Ramsey County. The site has served as the**  
449 **community’s HHW site since 1992.**

450 Chair Murphy opened the public hearing for Planning File 17-003 at 7:42 p.m.

451 Mr. Lloyd summarized this IU renewal request and staff’s recommendation for  
452 approval. Mr. Lloyd noted the existing condition of approval as detailed in lines  
453 68 – 71 of the staff report; and with no calls received by the city to-date given site  
454 operators performing monitoring on a regular basis, suggested removal of that  
455 condition.

456 With Member Gitzen expressing confusion, Chair Murphy clarified that the site  
457 was operated 24/7 under practical operation rationale but only open during  
458 particular times and typically on weekends for a certain number of hours.

459 Member Sparby asked how the adjacent off-leash dog park came into play based  
460 on its proximity.

461 Displaying the aerial map (Attachment B), Mr. Lloyd reviewed the locations of  
462 the collection site and dog park; with both fenced.

463 As a frequent user of the hazardous site, Member Daire attested to the extreme  
464 care of workers in handling materials at the site; and also the obvious segregation  
465 of the dog park use and hazardous waste site.

466 There were no representatives of the applicant, Ramsey County, present.

467 Chair Murphy closed the public hearing at 7:43 p.m.; no one spoke for or against.

468 **Commission Deliberation**

469 Chair Murphy reported that he had personally used this site over the years and  
470 also attested to the professionalism of their staff over the years. As noted in the  
471 staff report, Chair Murphy noted that those operators received State Hazardous  
472 material training; and opined that the city was fortunate to have operators of that  
473 quality available. Chair Murphy opined that Ramsey County had done a good job  
474 in building up the collection site over the years; and further opined that it was far  
475 better to have this site in place for use versus nothing.

476 Vice Chair Bull opined that they serve a useful purpose in the community; but  
477 offered his frank embarrassment with a condition requiring an annual review and  
478 report. Since it was not enforced, Vice Chair Bull spoke in support of removing  
479 the condition.

480  
481  
482  
483  
484  
485  
486  
487  
488  
489  
490  
491  
492  
493  
494  
495  
496  
497  
498  
499  
500  
501  
502  
503  
504  
505  
506  
507  
508  
509  
510  
511  
512  
513  
514  
515  
516  
517  
518  
519  
520

**MOTION**

**Member Bull moved to TABLE this item until a report was received from staff on the rationale for this condition as required by the current IU permit.**

**Chair Murphy declared the motion failed due to lack of a second.**

Discussion ensued related to the intent of the condition and whether it was to be reviewed whether a complaint was received or not.

From his perspective, Mr. Lloyd opined that the condition suggested a proactive review of the operation of the site; and while unable to speak to why that hasn't been done nor to the history of the condition, stated that it didn't appear that a review was generated by a complaint.

Chair Murphy noted that he didn't see that the review was tasked to any specific city department; but noted there were several that would be involved, including the Fire Department (hazardous materials), Public Works (runoff), and Planning (setbacks). Even with no complaints from neighbors to-date, Chair Murphy supported the rationale for an annual administrative review.

Member Daire asked if the annual review of operations for a hazardous materials site required an amendment to this IU or if it was a normal function of the city, and if so, who that responsible person would be and what would their review consist of.

Mr. Lloyd responded that he wasn't aware of what city staff would have that knowledge for waste disposal to adequately review the site to see if it was proceeding required. With the condition indicating the review was to be on the anniversary date, Mr. Lloyd stated that caused him to further question the intent of the review in the first place.

Ms. Collins responded from the staff's perspective, noted the "as needed" language of the condition to submit an annual report or administrative review to address operation and maintenance issues. Since there was typically something that triggered staff's reaction to any IU conditions that would involve any and all parties, and since staff had received no complaints to-date, Ms. Collins reported that nothing had been done and thus the recommendation to remove the condition. However, Ms. Collins clarified that this was not meant to state that if there were any complaints in the future, they would not be reviewed by staff.

Member Sparby stated that he had read the condition as "you shall do a review" with staff submitting a report as needed. Even with no complaints to-date, Member Sparby stated that he had some concern with staff not conducting a review and therefore not being aware of whether or not the site was in compliance or how they were treating hazardous waste materials. Member Sparby opined that the adjacent neighbors would certainly seek assurances, whether or not they had any concerns. Therefore, Member Sparby stated that he wasn't sure he could support moving forward without some kind of review condition in place, especially for an IU term of five years.

521 At the request of Chair Murphy, Mr. Lloyd advised that the current IU had  
522 expired on April 18, 2016, having been approved in 2011 for the five year period.

523 After further discussion, Ms. Collins clarified that every IU application is treated  
524 as new, whether or not it was a renewal.

525 With the number of federal and state statutes required for this type of operation,  
526 and with Bay West serving as the operator for this site for Ramsey County,  
527 Member Kimble shared Mr. Lloyd's point that no one on city staff was qualified  
528 to review the site; and questioned the desired results of such a review.

529 Ms. Collins noted that the Minnesota Pollution Control Agency (MPCA) was  
530 fully aware of activities on this or any hazardous waste site.

531 Chair Murphy suggested the Fire Chief and/or Building Inspector would be the  
532 most likely city enforcement officials.

533 Member Kimble noted that there were reporting requirements for any spill; and  
534 suggested that if the city was going to require something, they needed to be  
535 definitive.

536 **MOTION**

537 **Member Murphy moved, seconded by Member Bull, to recommend to the**  
538 **City Council a five-year INTERIM USE for Ramsey County to continue**  
539 **operating a household hazardous waste collection facility at the Kent Street**  
540 **location; based on the information contained in the staff report of April 5,**  
541 **2017, inclusive of the condition detailed in lines 68-71; and amended to ask for**  
542 **an administrative review submitted to the Planning Commission within the next**  
543 **60-90 days.**

544 Member Sparby spoke in support of the motion; opining it was prudent to retain  
545 the administrative review allowing for city leverage if it was ever needed. Even  
546 though the condition wasn't a permanent obligation nor had it been treated as  
547 such, Member Sparby opined that it was prudent to reserve it.

548 **Ayes: 6**

549 **Nays:0**

550 **Motion carried.**

551 At the request of Chair Murphy, Ms. Collins advised that this item was tentatively  
552 scheduled for the April 24, 2017 City Council meeting.

553 **b. PROJ0041: Request by the City of Roseville to change Comprehensive Plan**  
554 **(Land Use) and Zoning classification (Rezoning) of the former Roseville**  
555 **Armory site, 211 N McCarrons Boulevard. Existing Comprehensive Plan**  
556 **designation would change from Institutional (IN) to Low Density Residential**  
557 **(LR) and the Zoning classification would change from Institutional District**  
558 **(INST) to Low Density Residential District (LDR-1)**

559 Chair Murphy opened the public hearing for Project File 0041 at 8:07 p.m.

560 Mr. Lloyd introduced this first look by the Planning Commission of the intended  
561 rewrite of the subdivision ordinance, seeking their initial feedback for staff and  
562 the consultant, Kimley-Horn, to guide the updated ordinance. As detailed in the  
563 staff report and attachments, Mr. Lloyd reported that the City Council had  
564 approved hiring of the consulting firm Kimley-Horn to facilitate this process.

565 As detailed in the staff report, and as indicated by public feedback, Mr. Lloyd  
566 advised that this step was being recommended as outlined for redevelopment of  
567 211 N McCarrons Boulevard. Since this is a comprehensive plan amendment, Mr.  
568 Lloyd advised that it would require a super majority vote (5/6) for  
569 recommendation to the City Council and forwarding to the Metropolitan Council  
570 if approved at that time.

571 Member Kimble sought clarification on the total acreage involved and maximum  
572 number of units with this classification and designation.

573 Mr. Lloyd advised that the developable area was approximately 6 acres without  
574 the wetland, and divided by minimum lot size would accommodate up to twenty-  
575 four units without factoring in the new street that would take up some space,  
576 resulting in fewer than twenty-four units.

577 Referencing page 3 of the staff report and the series of questions and audience  
578 comments, Member Kimble asked if there was a record of staff's responses to  
579 those questions.

580 Ms. Collins advised that City Planner Paschke had summarized notes of the  
581 meeting, apologizing for not including it in tonight's packet materials, and offering  
582 to do so for the City Council meeting on April 24, 2017.

583 Being new to the Commission, Member Sparby asked for what all was entailed in  
584 LDR-1 designations.

585 Mr. Lloyd advised that the district only allowed for single-family development,  
586 not duplexes, townhomes or non-residential development. Mr. Lloyd clarified that  
587 the only caveat being that home-based businesses were allowed as defined in city  
588 code; and also accessory dwelling units (e.g. mother-in-law units) similar to a  
589 duplex but more confined or constrained square footage allowable than a duplex  
590 or twin home property would allow.

591 Chair Murphy noted that zoning requirements had minimum lot and setback  
592 requirements.

593 At the request of Member Kimble, Mr. Lloyd advised that, with the federal  
594 government (Department of Military Affairs) in charge of the property, the  
595 process for marketing it for sale would be at their discretion. At the further  
596 request of Member Kimble, Mr. Lloyd advised that as the site is currently  
597 structured, the city could not require an affordable housing component, with  
598 tonight's action specific to regulatory land use and zoning.

599 With this site bordered partially by High Density Residential (HDR), Vice Chair  
600 Bull noted several ponds that could serve as a buffer to other LDR. Without City  
601 Council meeting minutes available to inform tonight’s discussion and their  
602 direction to explore LDR, Vice Chair Bull referenced related work on the  
603 comprehensive plan and opportunities for the city to meet the goals of the  
604 Metropolitan Council for an additional 600 housing units for LDR. Under that  
605 scenario, Vice Chair Bull asked if any consideration was given for MDR or HDR  
606 to meet those goals since the city was fully developed.

607 Mr. Lloyd reported that there had been some discussion for a marginally greater  
608 density on the east side adjacent to HDR. However, Mr. Lloyd noted the difficulty  
609 in a boundary line between HDR and MDR and other land use categories. Mr.  
610 Lloyd reported on some discussion for descending density moving westward  
611 across the site, but due to practical challenges with the topography of the site and  
612 the overwhelming response of the community in seeking single-family homes on  
613 this site, it drove the City Council’s decision to initiate this direction.

614 Vice Chair Bull opined that the zoning of this property could actually impact its  
615 marketability and asked if that had an impact on interested developers.

616 Member Kimble responded that it would depend on the price of the land as the  
617 basic determining factor. Member Kimble noted that developers usually liked  
618 adding density from a cost-effective perspective, but further noted that it would  
619 depend on the market and whether they could attract a higher density.

620 Vice Chair Bull stated that he was at a loss for setting the zoning now without  
621 knowing actual development proposals.

622 Chair Murphy clarified that staff had received the directive from the City Council  
623 with the Commission seeing the results of that direction at this time.

624 Member Kimble concurred, further recognizing that the City Council had based  
625 that direction on the neighborhood input received.

626 Mr. Lloyd concurred with Chair Murphy and Member Kimble’s comment; and  
627 reviewed existing guidance of the site as Institutional and the restrictive nature of  
628 any future development or redevelopment. With this guidance for LDR-1 serving  
629 as the starting point, Mr. Lloyd noted that any interested developer could seek  
630 further amendment for a specific development at their discretion.

631 At the request of Member Daire, Ms. Collins reported that the asking price was  
632 \$2.1 million.

633 **Public Comment**

634 **Steven Rosengren (no address provided)**

635 Mr. Rosengren sought clarification as to whether the wetland area was considered  
636 part of the development or would remain intact.

637 Ms. Collins reiterated that the wetland was under city, county and watershed  
638 district restrictions and had not been identified by the city as part of the  
639 developable area.

640 Chair Murphy closed the public hearing at 8:20 p.m.; no one else spoke for or  
641 against.

642 **Commission Deliberation**

643 At the request of Member Daire, Mr. Lloyd confirmed that a standard approval  
644 process for nay development included requirements of the city, state and  
645 watershed districts to preserve existing wetlands; with mitigation requirements  
646 addressed as well.

647 At the request of Member Kimble, Mr. Lloyd advised that he was not aware of  
648 any wetland survey, but noted that it would be an essential part of any future  
649 development proposal. Chair Murphy opined that he was reasonably confident  
650 that a formal survey of the wetland would be part of the school district's records.

651 Member Daire sought clarification of the four lots northwest of this site as shown  
652 in the aerial photo taken in 2015; with Mr. Lloyd advising that those lots  
653 remained undeveloped and were platted at the same time as the condominium  
654 development; with staff not aware of any immediate plans for development. Mr.  
655 Lloyd noted that the lots at Elmer Street were intended as detached home sites,  
656 even though they were small lots with almost no yard space available if a home is  
657 constructed on any of the lots.

658 Chair Murphy referenced the Rice Street/Larpenteur Avenue redevelopment area  
659 and overlay extending to this area; and questioned if the city was limiting  
660 flexibility for that group with designation for this area even though it was more  
661 removed from that immediate corridor.

662 Ms. Collins clarified that there were two priority areas: one specific to Roseville  
663 and the other considered a multi-jurisdictional area. While generally focused on  
664 the corridor itself, Ms. Collins noted that Roseville had identified SE Roseville as  
665 a priority including the former armory site; but were generally supported of these  
666 changes to the comprehensive plan and zoning ordinance.

667 **MOTION**

668 **Member Bull moved, seconded by Member Gitzen to recommend to the City**  
669 **Council approval of a Comprehensive Land Use Plan Map designation of**  
670 **Institutional (INS) to Low Density Residential (LDR) at 211 N McCarrons**  
671 **Boulevard, as detailed in Lines 163-166 of the staff report of today's date.**

672 **Recess: Chair Murphy recessed the meeting at approximately 8:26 p.m. and**  
673 **reconvened at approximately 8:34 p.m.**

674 Chair Murphy restated the motion and called the vote.

675 **Ayes: 6**

676 **Nays: 0**

677 **Motion carried.**

678 **Member Bull moved, seconded by Member Kimble to recommend to the City**  
679 **Council approval of the property rezoned from an Official Map classification**  
680 **of Institutional (INST) District to Low Density residential – (LDR-1) District.**

681 **Ayes: 6**

682 **Nays: 0**

683 **Motion carried.**

684 At the request of Chair Murphy, Ms. Collins advised that this item was tentatively  
685 scheduled for the April 24, 2017 City Council meeting.

686

687 a. **PROJF0042: Request by the City of Roseville to approve a comprehensive**  
688 **technical update to the requirements and procedures for processing**  
689 **subdivision proposals as regulated in City Code Title 11 (Subdivisions)**  
690 Chair Murphy opened the public hearing for Project File 0042 at 8:36 p.m.

691 Mr. Lloyd briefly summarized proposed revisions as detailed in the staff report  
692 based on City Council direction. Mr. Lloyd advised that this would mostly impact  
693 how minor subdivisions were handled from the sketch plan to a formal survey and  
694 legal description currently without a hearing before the Planning Commission and  
695 handled at the City Council level. Mr. Lloyd advised that the City Council was  
696 interested in having that more detailed information available at the front end of  
697 the process for the public and commission to consider, currently identified as a  
698 simple plat. Mr. Lloyd advised that the remaining process for subdivision  
699 proposals and related new public infrastructure for more than three new lots  
700 would generally continue as per the current process.

701 Mr. Lloyd advised that the other component involved park dedication  
702 requirements with the current version largely remaining intact, with the only  
703 proposed change referring to state statute for what that park dedication fees could  
704 be used for beyond land (e.g. pathway connections, wetland dedications, etc.) and  
705 clearly incorporated into language and the trigger point for park dedication and  
706 creation of new lots of more than one acre.

707 Mr. Lloyd advised that further refinements to language were included in this  
708 revision to ensure accuracy without confusion when interpreted.

709 At the request of Chair Murphy, Mr. Lloyd addressed the current moratorium in  
710 place through the end of May, noting that it was procedurally important that the  
711 new subdivision code be in place by then.

712 Vice Chair Bull questioned if the park dedication fee would apply to three or four  
713 parcels when considering a minor subdivision of three or fewer parcels.



714 Mr. Lloyd provided the distinction, agreeing that it needed further clarity, for  
715 purposes of which subdivision application was appropriate; and the number of  
716 lots that resulted. For the purpose of calculating a park dedication in the example  
717 used by Vice Chair Bull, Mr. Lloyd advised that the fee would be considered for  
718 the three new developable sites.

719 Vice Chair Bull suggested a wording change to clarify it, suggesting that instead  
720 of “creating” it state “results in three fewer or more...”

721 At the request of Member Kimble, Mr. Lloyd confirmed that a moratorium was in  
722 place right now for any residential minor subdivision, even though Title 11 covers  
723 both residential and commercial.

724 In the City Council meeting minutes (Attachment B), Member Kimble referenced  
725 their discussion moving away from a sketch plan to a more definitive one (e.g.  
726 word survey). However, Member Kimble noted that there area a lot of different  
727 types, some of which are costly, and therefore stated her confusion as to the  
728 intended requirements for some residential lots if and when a survey was required  
729 or how they were defined in other areas of code to clarify what was being asked  
730 for.

731 Mr. Lloyd advised that they were not defined elsewhere, and thanked Member  
732 Kimble for that good observation for future reference and revision. Generally  
733 speaking, Mr. Lloyd advised that the information being sought was to have  
734 definitive distances along property boundaries versus approximations. Mr. Lloyd  
735 advised that the City Council was interesting in having available site topography,  
736 2’ contours and other details not currently seen for a minor subdivision process  
737 and now incorporated into application materials to checklist (e.g. survey  
738 information, tree preservation, etc.) rather than as currently detailed in the  
739 subdivision code itself applicable to a plat application.

740 Member Gitzen opined that it was reasonable to seek boundary and topography  
741 surveys; but suggested including the specific criteria being sought. Member  
742 Gitzen noted that those surveys provided the most detail needed, but needed  
743 further clarification.

744 Member Kimble noted the discussion at a past meeting about not defining  
745 everything in code, but rather doing so on the application itself to allow for more  
746 period changes. However, Member Kimble agreed with the importance of clarity,  
747 noting that if something was missed in the application checklist, it required an  
748 extra cost to the property owner in order to remobilize the surveyor.

749 At the request of Member Gitzen, Mr. Lloyd confirmed that this document was  
750 similar to that presented to the commission before, with the added discussion and  
751 comments of the commission at that time, but in general the same document.

752 Member Daire, referencing Attachment C showing the existing subdivision  
753 ordinance and proposed sections and language, also referenced Attachment D  
754 showing the draft public works design standards. Member Daire asked that when

755 this process was completed, both documents would be consistent (e.g. street  
756 widths).

757 Mr. Lloyd advised that the proposed draft manual was crafted in conjunction with  
758 the subdivision ordinance as proposed for revision. However, Mr. Lloyd clarified  
759 that the draft manual was still under review for consistency and as to whether it  
760 met citywide goals.

761 **Mr. Lloyd Introduced Michael Lamb and Lelia Bunge, consultants with the**  
762 **Kimley-Horn team, contracted to guide the city through these proposed**  
763 **revisions.**

764 Mr. Lamb advised that the team had been working collaboratively with city staff  
765 based on their institutional memory with several rounds of comments from the  
766 Commission and City Council incorporated in this latest draft (Attachment C).  
767 While there aren't a lot of big changes, Mr. Lamb noted that there were lots of  
768 minor revisions, including formatting; along with the those noted by Mr. Lloyd in  
769 the public works design standards manual and park dedication language  
770 components, as directed by the City Council.

771 With Chair Murphy noting that collector streets no longer appeared in the  
772 definition section, but remained in language later on in the document, Mr. Lamb  
773 advised that the attempt was made to clarify and clean-up language referring to  
774 streets, pathways, pedestrian ways, collector streets, etc. and representing  
775 different facilities allowing movement in the community. Therefore, Mr. Lamb  
776 advised that the simplified term "street" was used as a catch-all definition,  
777 including collector streets.

778 **Attachment C Document Review**

779 **Page 1**

780 Member Gitzen noted that Section 6.B removed referenced to state statute 471  
781 related to rights, duties and sought rationale in doing so. Ms. Bunge responded  
782 that it had been replaced by another. However, Member Gitzen noted that the  
783 ordinance referenced it elsewhere. Ms. Collins responded that when this is  
784 codified, the dates for revision would be shown and built from.

785 **Page 2/3**

786 In Section 10, Vice Chair Bull noted that "boulevard" remained. Mr. Lamb  
787 advised that a boulevard didn't necessarily define a street or way, but was  
788 considered a defining part of a street or landscape area; while a right-of-way was  
789 considered a distinction between a facility allowing movement.

790 Member Daire sought the definition of "butt lot" mentioned later but not defined.

791 Mr. Lloyd referenced this (Item 220, page 33) as similar to a flag lot and defined  
792 by its relationship to other lots.

793 Mr. Lamb noted that it could also be another reference for a corner lot; with Mr.  
794 Lloyd expounding further that it might be a first lot on a block adjacent to the  
795 corner.

796 Mr. Lamb noted that this provided a good example of using outdated language to  
797 say a corner lot to make it more clear for general readers of the ordinance.

798 In Section 19, for definitions and as a general comment, Member Gitzen  
799 suggested correcting language when referring to the “office of the county register  
800 of deeds” that it be consistent and accurately identified as the “recorder and  
801 register of title” or correct verbiage used as applicable.

802 In Section 23, Member Gitzen noted pathways were suggested as a physical  
803 feature, but when talking about striping, they were defined as rights-of-way.

804 Mr. Lamb noted additional edits on definitions could be made; but advised that  
805 the city’s current zoning code had been referenced for these newer definitions.  
806 However, Mr. Lamb advised that he didn’t look further to city-approved policies  
807 (e.g. Pathway Master Plan) for their definitions.

808 Member Gitzen advised that he couldn’t find a definition in the Pathway Master  
809 Plan; with Mr. Lamb suggested it may require a hybrid definition needing fine-  
810 tuning for pathways, trails, paths, or striped shoulders that were distinct from  
811 shoulders.

812 Member Gitzen concurred that they didn’t seem compatible at this time.

813 Vice Chair Bull noted that he found no reference to bikeways even though they  
814 were a big consideration for residents. By consensus, Mr. Lamb was directed to  
815 include that reference in future iterations and definitions.

816 At the request of Member Gitzen, Mr. Lamb confirmed that the comprehensive  
817 plan included levels of bike facilities (e.g. on- or off-road) and suggested he defer  
818 to that definition.

819 In Section 24, Member Gitzen noted that the definition of “pedestrian” referred to  
820 the 2017 code. Mr. Lamb advised that this had been pulled from the Pathway  
821 Master Plan, and was intended to be referenced once this update had been  
822 codified. However, Mr. Lamb agreed that it needed to be specifically referenced  
823 as should all such references.

824 Further discussion ensued in definitions for “young child,” emergency vehicles”  
825 and related inferences used as general definitions and not applying more  
826 specifically.

827 Specific to defining “emergency vehicles,” Chair Murphy suggested using the  
828 existing definition in state law as an accepted definition (also referenced on page  
829 31). If the state definition was acceptable, Chair Murphy suggested referencing it  
830 without defining it as long as the intent was then when not defined in code, there  
831 was an obvious place to find the intended meaning for the general public (e.g.  
832 carts patrolling Roseville parks).

833 In reviewing any city-approved code, Mr. Lamb noted the many words begging  
834 for definition; but based on his understanding of the blanket direction from the  
835 City Council, the inclination was that the fewer definitions the better.

836 Member Gitzen stated his understanding of that intent; however, he opined that  
837 there needed to be some definition available somewhere; whether referred to in  
838 another document or in some other way. Otherwise, Member Gitzen questioned  
839 how anyone could be clear on what was being talked about.

840 Mr. Lamb suggested referring that concern back to the City Attorney for his input,  
841 since he had done some preliminary review of this update.

842 Mr. Lloyd concurred, advising that he had spoken with the City Attorney earlier  
843 today to hear his first reactions; and noted that he would call this to his attention  
844 as well.

845 As a general observation, Member Sparby stated that he wasn't comfortable  
846 removing language without a clear reference provided elsewhere. While it may be  
847 fine to remove "emergency vehicles," if they were included in the language of the  
848 document, Member Sparby opined that there needed to be an informed decision  
849 made for what should be retained versus a blanket removal that resulted in gaps.  
850 If there was an identification of this referenced in the document, Member Sparby  
851 opined that it would be beneficial to the process. While agreeing with the process  
852 to streamline the document and remove some items no longer needed, Member  
853 Sparby noted the difficulty in assessing whether all definitions should be  
854 removed.

855 From his experience, Chair Murphy referred to the definition in state statute of  
856 "emergency vehicles" as an example, deferring to the City Attorney's final  
857 guidance as to how and where definitions are removed and where defined  
858 elsewhere in ordinance. While sharing the goal of Member Sparby, Chair Murphy  
859 also shared the goal of getting ride of spurious definitions.

860 Mr. Lamb advised that the City Attorney would be provided with concerns  
861 expressed by the commission from a redundancy and review standpoint, and to  
862 advise of any legal requirements currently being missed that needed further  
863 consideration.

864 Member Kimble suggested "streets" be used as an example and in the attempt to  
865 provide an overall definition, whether removing individual items were  
866 complicating the actual definition

867 Mr. Lamb noted that things such as "collector streets" were defined in the  
868 comprehensive plan; but agreed that if so desired, the definitions could be  
869 returned to this documents. However, Mr. Lamb stated his preference to consult  
870 with the City Attorney for his opinion.

871 Member Kimble admitted that it got complicated; and while supportive of  
872 cleaning up the ordinance, she also noted the difficulty that may ensue for clarity  
873 purposes of those less frequent users if things are not clearly defined.

874 Mr. Lamb noted that this brought up the public works design standards manual  
875 and another discussion to elaborate the terms and definitions in that document and  
876 application requirements. Mr. Lamb noted this represented additional areas where  
877 those terms could be clearly defined.

878 In Section 22, Vice Chair Bull noted the definition of “owner,” but not going to  
879 the extent of “tenant by the entirety.”

880 Member Kimble noted the different definitions for ownership that could be  
881 pertinent to this subdivision ordinance; and the need for consistency among  
882 documents, such as the zoning code where this definition was found.

883 Page 4/5

884 Vice Chair Bull noted that “final plat” ended up with a different definition than in  
885 the past, but questioned “preliminary plats.”

886 In an effort to further simplify things, Mr. Lloyd responded that the overall goal  
887 was if someone was looking for a specific term for “plat” rather than “final plat”  
888 in a different place, if so addressed as “pre-plat,” “plat,” and “final plat,” they  
889 could immediately see the difference in them. However, while recognizing the  
890 rationale in relocating the definitions, Mr. Lloyd admitted that the mark had been  
891 missed in refining it.

892 In Section 26, Member Gitzen noted the need for standard verbiage as per his  
893 previous comment, but also clearly defining “Ramsey County” rather than simply  
894 “county.”

895 Member Sparby supported Member Gitzen’s suggestion for consistency  
896 throughout the document.

897 In Section 32, Member Gitzen asked if the intent was to define “sidewalk” as an  
898 improved surface; and suggested it may be more germane to provide more clarity.

899 Vice Chair Bull agreed, opining that a front yard didn’t necessarily resemble a  
900 sidewalk.

901 In general, Member Gitzen noted that some other documents talked about “public  
902 ways” generally, moving away from streets; and asked if staff or Mr. Lamb had  
903 any thoughts on that.

904 Mr. Lamb agreed that was the general direction desired.

905 In conjunction with Member Kimble’s previous comment, Mr. Lloyd suggested it  
906 may be more appropriate in this document to talk more generally about “public  
907 ways” since the functional definitions area addressed in traffic engineering  
908 references.

909  
910  
911  
912  
913  
914  
915  
916  
917  
918  
919  
920  
921  
922  
923  
924  
925  
926  
927  
928  
929  
930  
931  
932  
933  
934  
935  
936  
937  
938  
939  
940  
941  
942  
943  
944  
945  
946  
947  
948  
949

Page 6/7

In Section 48, Member Gitzen noted the need for rewording it to indicate “review by the Planning Commission and approval by the City Council” to recognize the statutory approval process.

In Section 51, Member Kimble stated that she didn’t understand the common wall subdivision and that it would now be approved administratively by the City Manager rather than a specific City Council action. Member Kimble opined that some smaller actions are different than what had previously been in the subdivision section.

Mr. Lloyd agreed that this one in particular was and was specific to the recombination process of two adjacent parcels, where one party was interested in acquiring part or all of the area of the adjacent parcel and shifting or re-aligning the boundary between two parcels, while not creating anything new. Mr. Lloyd clarified that this was different than a lot split.

Member Kimble stated that her rationale was that, even though they may be considered minor actions, from her experience as a Roseville resident, it seemed that those smaller actions may be more important to a residential neighborhood with an empty lot or an area adjacent to established homes and therefore very important to those living in the immediate area. Member Kimble opined that the more eyes on a land use situation the better, since it could really impact home ownership in the city. While trusting staff, Member Kimble opined that this was something that could become a big issue for residents and therefore even though small, it would be nice to follow the same process.

Mr. Lloyd clarified that this process is in today’s code for recombinations and achieves what Member Kimble was seeking. If the desire was to move down that path for City Council approval of recombinations, Mr. Lloyd advised that at this point it would require City Council approval without a public hearing and no notification of property owners. The rationale in staff suggesting this change is that if there was no mandated requirement for property owner notification it would open up space on the City Council’s agenda, while if indicated could also be discussed at that time as well.

Member Kimble recognized that code and setback requirements would still e met, but reiterated how impactful such a land use change could be to adjacent property owners and/or a neighborhood.

Chair Murphy noted that such a request required both parcel owners to submit the application; and recognized Member Murphy’s concern that there may be third party or larger neighborhood interest as well.

In Section 51, Member Gitzen asked if many of those common wall duplex and recombination consolidations occurred in Roseville.

Mr. Lloyd advised that there were few, but staff had received several inquiries where a duplex property with two side-by-side residential units were connected

950 and now ownership of the property was being sought with a new property  
951 boundary and shared wall. Mr. Lloyd advised that there were significant building  
952 code hurdles to overcome to allow separation of such units.

953 Specific to Section 54, Member Gitzen asked if the City Attorney was amenable  
954 to correcting a legal description but not that of a neighbor; and questioned if it  
955 would be best to removal the required recording of documents after submittal  
956 requirements, but after the action. Member Gitzen suggested consistent language  
957 that documents be recorded within a certain timeframe or actions would become  
958 null and void. While the process remained for recording, Member Gitzen noted it  
959 was an action outside the city’s role, but suggested a response from the City  
960 Attorney.

961 In Section 53.3, Mr. Lloyd addressed the current subdivision code related to tax  
962 parcel boundaries and how they coincided with platted lots and tax billing.

963 Page 8

964 In Section 54, Member Sparby noted the need to address recording time to 60  
965 days rather than “reasonable” time, emphasizing the need to retain a definitive  
966 timeline.

967 In Section 55, Member Bull reiterated his past comments about revising language  
968 for three or fewer lots.

969 In Section 56, Member Gitzen reiterated his past comments about the  
970 recommendation and approval process.

971 Page 9

972 In section 57, Mr. Lloyd noted the need for consistency with Planning  
973 Commission review.

974 Page 11

975 In Section 65, Vice Chair Bull opined that it should refer to design standards in  
976 compliance with this code. Mr. Lloyd responded that it may be broader than this  
977 code and subject to other applicable standards (e.g. lot size parameters regulated  
978 in zoning code).

979 Specific to Section 68, it was noted that the language should be consistent here  
980 and throughout the document to refer to “Community Development Department”  
981 rather than Planning Division or staff.

982 Discussion ensued on Section 70 regarding the approval period of 60 days and  
983 120 days based on state statute.

984 Page 13

985 In Section 78, Chair Murphy suggested referring to the Variance Board rather  
986 than the Planning Commission.

987 Mr. Lloyd advised that he was still discussing that with the City Attorney; with  
988 current code referring to the Variance Board and without conflict to-date.  
989 However, Mr. Lloyd noted that conflicts that may occur with decisions on a

990 variance part by one body and the subdivision application at the City Council  
991 level that could put the city in a difficult spot. Therefore, Mr. Lloyd advised that  
992 consideration was being given to bringing that variance element into the City  
993 Council’s authority as a single action or by the Planning Commission and City  
994 Council as appropriate depending on the subdivision request.

995 In Section 77, Member Gitzen noted the definition of variance in Chapter  
996 1004.90, and variations elsewhere, suggesting the need for consistency.

997 Mr. Lloyd noted that there were distinctions with practical difficulties in zoning  
998 and subdivision variances for unusual hardships.

999 Member Gitzen used the City of Afton as an example where they considered no  
1000 hardships and therefore no granting of variances. Since “hardship” was subjective,  
1001 Member Gitzen suggested some consistency between the two.

1002 Referencing his conversations earlier today with the City Attorney, Mr. Lloyd  
1003 noted subdivision statute language discussing variances needing specific grounds  
1004 for approval. While there wasn’t much definition provided as to that that meant,  
1005 Mr. Lloyd opined that it seemed that the conditional use aspect of the zoning code  
1006 provided for conditions applicable to each. Mr. Lloyd suggested the same  
1007 conditions could be applied here with parameters set to meet for a variance or  
1008 identification of that criteria.

1009 Member Gitzen agreed that would be cleaner.

1010 In Section 78, Member Gitzen noted the error in notification area at 350’ when it  
1011 should be 500’.

1012 Page 14

1013 At the request of Member Kimble, Mr. Lloyd confirmed that all of the items  
1014 shown in Sections 81-92 would be included on the application form. Based on  
1015 tonight’s feedback, and subsequent to approval, Mr. Lloyd advised that he would  
1016 develop a draft of application materials to demonstrate what was being carried  
1017 forward.

1018 Page 17

1019 In Sections 110 and 111, Vice Chair Bull noted the need for data for a final plat as  
1020 well as a minor subdivision.

1021 Mr. Lloyd confirmed that, advising that it was still being fleshed out and what  
1022 each of those applications would need to meet the data overall needs.

1023 Page 20/21

1024 In Section 131, Member Gitzen asked if the language related to connection to the  
1025 sanitary sewer system was still needed, or if there were actually any spots where  
1026 connection to the city’s water supply (Section 135) would not be required.

1027 In referencing the previous discussions with the Lake McCarrons redevelopment  
1028 site (former armory site), Mr. Lamb suggested that it may be possible if utilities  
1029 were extended.



1030 Mr. Lloyd stated that it was worth evaluating whether or not this section was  
1031 intended in earlier versions for areas of the community with private systems still  
1032 in place.

1033 Mr. Lamb noted the need to strike "...where connected to...".

1034 In Section 133, Member Gitzen suggested striking language "...plans submitted  
1035 to the FHA...".

1036 Page 22

1037 In Section 141.4, Member Gitzen noted the consistency issue with pathways and  
1038 whether or not they were rights-of-way or physical features.

1039 In Section 139.2.4, as a general comment, Member Kimble noted for applicable  
1040 requirements for public works, if someone picked up this ordinance, how would  
1041 they proceed. Member Kimble asked if actual references would be in place or if  
1042 an applicant or someone reading the document would have to search for those  
1043 requirements elsewhere. Member Kimble noted how intimidating that could be  
1044 for those unfamiliar with the process.

1045 Ms. Collins advised that the initial intent was to reference the design standards  
1046 manual. However, after considering the changes that could evolve with that  
1047 document over time, including its title, Ms. Collins advised that it had been  
1048 decided to keep things more general for specific design standards and requiring an  
1049 applicant to seek out that discussion with staff so they can have relevant  
1050 documents available.

1051 In discussions with the City Attorney earlier today, Mr. Lloyd advised that there  
1052 may be a point to not have a reference to it at all, since the document may change  
1053 or be replaced; but as of today, the City Attorney was thinking it was better to  
1054 have it referenced by title versus just a general reference.

1055 In Section 141, Vice Chair Bull asked if "sidewalks" or "pathways" should be  
1056 used.

1057 Mr. Lamb advised that in congested traffic areas, as per city code for commercial  
1058 districts, there was reference to sidewalks, but pathways as defined in this  
1059 document could mean sidewalks, trails or different facilities beyond a sidewalk.  
1060 With Member Kimble noting that "sidewalk" was not defined and "pathway"  
1061 definitions didn't include sidewalks at all; Mr. Lamb noted this was another  
1062 consistency issue and thanked her for pointing it out, addressing subjective versus  
1063 definitive language.

1064 In Section 144, Vice Chair Bull suggested changing from "all parkways" to "all  
1065 boulevards.

1066 Mr. Lamb responded that the old definitions of parkway had been removed; and  
1067 in general referred to the understanding of a boulevard as a planted area of a right-  
1068 of-way; but agreed more work was needed in equating sidewalks located in  
1069 boulevards.

1070 In Sections 144 and 148, Member Gitzen noted the need for consistence with off-  
1071 street improvements and those that are or are not allowed in a right-of-way (e.g.  
1072 rain gardens). If they area allowed, Member Gitzen noted the need to talk about  
1073 them somewhere; whether encouraged or allowed.

1074 In Section 156, Vice Chair Bull noted the reference to tree preservation; with Mr.  
1075 Lamb responding that it came up in the annotated outline (Section 1101.03).

1076 Mr. Lloyd clarified that this would also be addressed in application materials if  
1077 subdividing and creating a new development and related requirements as defined  
1078 in zoning code, but not specifically referenced in subdivision code.

1079 **MOTION**

1080 **At approximately 10:00 p.m., Member Murphy moved, seconded by Member**  
1081 **Bull to extend the meeting curfew as detailed in the Uniform Commission**  
1082 **Code.**

1083 Discussion ensued regarding whether to continue this to the next commission  
1084 meeting; timing to get this before the City Council; with commissioners  
1085 preferring more time before making a recommendation to the City Council; and  
1086 staff's suggestion for individual commissioners to provide staff with additional  
1087 feedback for grammatical or technical corrections; while focusing remaining  
1088 discussion time on larger policy discussions and subsequent recommendations,  
1089 with each of the areas of suggested change tracked for the benefit of the City  
1090 Council.

1091 Ms. Collins clarified that the public works design standards manual was provided  
1092 for reference and would not be reviewed by the commission.

1093 Chair Murphy withdrew his motion to extend the meeting.

1094 **MOTION**

1095 **Member Murphy moved, seconded by Member Sparby to TABLE discussion**  
1096 **to the first Planning Commission meeting in May.**

1097 **Ayes: 6**

1098 **Nays: 0**

1099 **Motion carried.**

1100 It was noted that the last item covered tonight was Section 148, page 23 to be  
1101 used as the starting point for subsequent review.

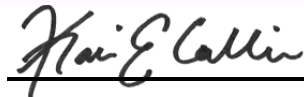
1102 Member Gitzen noted that he had other changes and comments and would  
1103 forward them to staff to incorporate or bring to the full commission's attention.

1104 With staff advising their intent to provide the City Council with a preliminary  
1105 look at the document, with this input, on April 24<sup>th</sup>, the consensus of the  
1106 commission was that it would be helpful to hear their input as to the direction the  
1107 commission was going.

1108 Due to the lateness of the hour, and without objection, at approximately 10:00  
1109 p.m., Chair Murphy continued the public hearing to the May Planning  
1110 Commission meeting.

1111 **8. Adjourn**  
1112 Without objection, Chair Murphy adjourned the meeting at approximately 10:05 p.m.

Prepared By

Agenda Section  
**Public Hearings**  
Department Approval

---

Item Description: Consideration of a Preliminary Plat for Java Capital Partners for property addressed at 2038 and 2045 Twin Lakes Parkway (PF17-006).

---

1 **APPLICATION INFORMATION**

2 Applicant: Java Capital Partners  
3 Location: 2038 and 2045 Twin Lakes Parkway  
4 Application Submission: 04/05/17; deemed complete 04/13/17  
5 City Action Deadline: 06/04/17  
6 Planning File History: PF15-002

7 **LEVEL OF DISCRETION IN DECISION MAKING:** Actions taken on a Preliminary Plat request  
8 are **quasi-judicial**; the City's role is to determine the facts associated with the request, and  
9 weigh those facts against the legal standards contained in State Statute and City Code.

10 **BACKGROUND**

11 On July 6, 2015, Java Capital Partners received approval of their two-lot final plat, referred  
12 to as the Cleveland Club, and which included the development of an Aldi, Denny's and a  
13 multi-tenant retail or office building. Work is proceeding on the site development and Aldi  
14 and Denny's are nearing completion. That said, Java is requesting to create a separate lot  
15 for the Denny's so that it can be under separate ownership, much like the Aldi  
16 site/development.

17 When exercising the "quasi-judicial" authority on a plat request, the role of the City is to  
18 determine the facts associated with a particular request and apply those facts to the legal  
19 standards contained in the ordinance and relevant state law. In general, if the facts indicate  
20 the application meets the relevant legal standards and will not compromise the public  
21 health, safety, and general welfare, then the applicant is likely entitled to the approval. The  
22 City is, however, able to add conditions to a plat approval to ensure that the likely impacts  
23 to parks, schools, roads, storm sewers, and other public infrastructure on and around the  
24 subject property are adequately addressed. Proposals may also be modified to promote the  
25 public health, safety, and general welfare; to provide for the orderly, economic, and safe  
26 development of land, and to promote housing affordability for all levels.

27 **STAFF REVIEW OF PRELIMINARY PLAT**

28 The proposed preliminary plat seeks to create a separate lot, Lot 1, Block 1, Cleveland Club  
29 Second Addition, which is for the sole purpose of separate ownership for the Denny's  
30 development. The proposed Lot 2, Block 1, Cleveland Club Second Addition will encompass  
31 the proposed retail/office building to be constructed in the future.

32 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots  
33 meet the minimum size requirements of the zoning code, adequate streets and other public  
34 infrastructure are in place or identified and constructed, and that storm water is addressed  
35 to prevent problems either on nearby property or within the storm water system. As a  
36 PRELIMINARY PLAT of a regional business-zoned property, neither the zoning nor subdivision  
37 codes establish minimum requirements for area or width of lots, but the proposal is subject  
38 to the easement standards and park dedication of the subdivision code, established in  
39 Chapter 1103 (Design Standards) of the City Code.

40 The proposed PRELIMINARY PLAT documentation is included with this report as Attachment  
41 C.

42 The Development Review Committee (DRC) reviewed the proposal and did not have any  
43 concerns with the new lot configuration for the development.

44 **STAFF RECOMMENDATION**

45 Because this is a simple land division of a property that recently received approval for the  
46 initial plat, and is under construction with various approval and agreements, the Planning  
47 Division and DRC has no specific conditions for this two-lot approval.

48 Based on the information above and contained as an attachment to the report, the Planning  
49 Division recommends approval of the Preliminary Plat of Cleveland Club Second Addition.

50 **PUBLIC COMMENT**

51 As of the printing of this report the Planning Division had not received any questions or  
52 comments regarding the preliminary plat.

53 **PLANNING COMMISSION ACTION**

54 **By motion, recommend approval of the PRELIMINARY PLAT for Cleveland Club**  
55 **Second Addition**, based on the comments and findings stated above of this report.

56 **ALTERNATIVE ACTIONS**

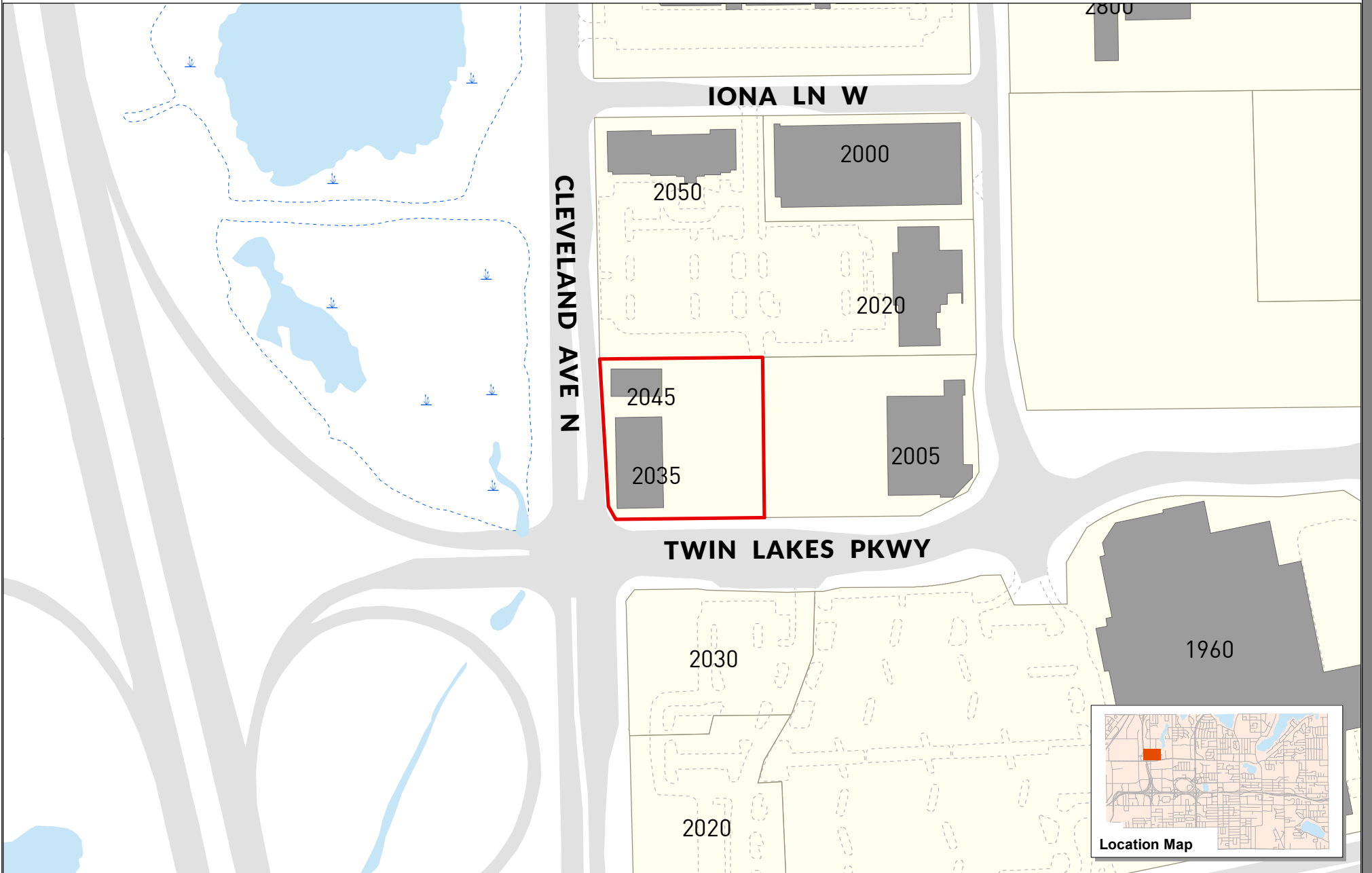
57 **a.** Pass a motion to table the item for future action. An action to table must be tied to the  
58 need for clarity, analysis, and/or information necessary to make a recommendation on  
59 the request.

60 **b.** Pass a motion recommending denial of the proposal. A motion to deny must include  
61 findings of fact germane to the request.

**Report prepared by: Thomas Paschke, City Planner**  
**651-792-7074**  
[thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com)

Attachments: A. Base map B. Aerial photo  
C. Proposed plat information

# Attachment A for Planning File 17-004



Prepared by:  
Community Development Department  
Printed: April 20, 2017



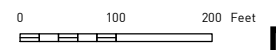
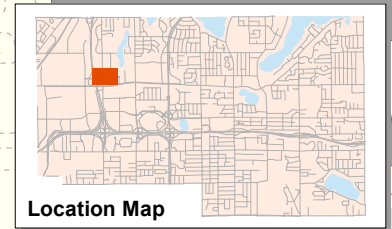
Site Location

**Data Sources**

\* Ramsey County GIS Base Map (4/6/2017)  
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

**Disclaimer**

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



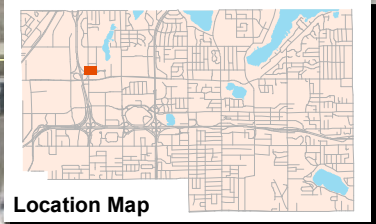


# Attachment B for Planning File 17-006



VELAND AVE N

TWIN LAKES PKWY



Location Map



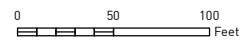
Prepared by:  
Community Development Department  
Printed: April 25, 2017



Site Location

**Data Sources**  
\* Ramsey County GIS Base Map (4/6/2017)  
\* Aerial Data: MnGeo (2016)  
For further information regarding the contents of this map contact:  
City of Roseville, Community Development Department,  
2660 Civic Center Drive, Roseville MN

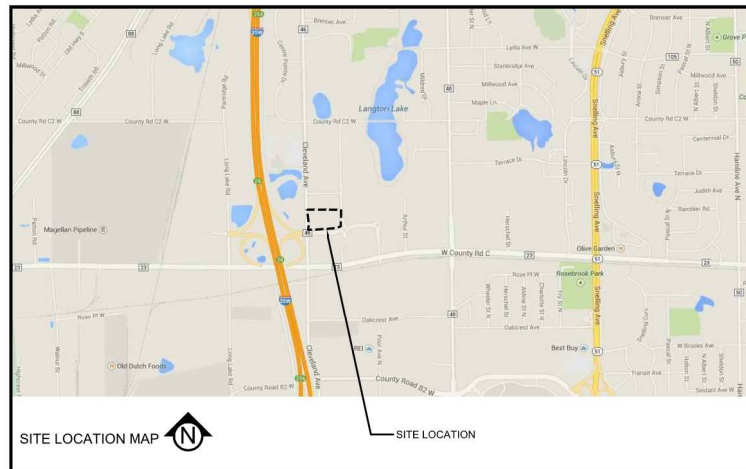
**Disclaimer**  
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.02, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# THE CLEVELAND CLUB

ROSEVILLE, MINNESOTA

ISSUED FOR: PRELIMINARY PLAT



**DEVELOPER / PROPERTY OWNER:**

JAVA CAPITAL PARTNERS 2700 CLEVELAND AVE L.L.C.  
333 WASHINGTON AVENUE NORTH, SUITE 401  
ROSEVILLE, MN 55401  
612-384-9546

**ENGINEER / LANDSCAPE ARCHITECT:**

CIVIL SITE GROUP  
4831 W 35TH STREET  
SUITE 200  
ST LOUIS PARK, MN 55416  
612-4615-0080

**SURVEYOR:**

ACRE LAND SURVEYING, INC.  
9146 BALTIMORE STREET NE, SUITE 100  
BLAINE, MN 55449  
763-458-2997

**GEOTECHNICAL ENGINEER:**

NORTHERN TECHNOLOGIES, INC.  
1408 NORTHLAND DRIVE, SUITE 107  
MENDOTA HEIGHTS, MN 55120  
763-433-9175

**MASTER LEGEND:**

|     |  |   |   |
|-----|--|---|---|
| --- | EX. 1" CONTOUR ELEVATION INTERVAL                              | ● | PROPOSED MANHOLE STORM                            |
| --- | EXISTING SPOT GRADE ELEVATION                                  | ■ | PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM |
| --- | PROPOSED 1" CONTOUR ELEVATION INTERVAL                         | ⊗ | PROPOSED GATE VALVE                               |
| --- | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) | ⊕ | PROPOSED FIRE HYDRANT                             |
| --- | SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)                | ⊙ | PROPOSED MANHOLE SANITARY                         |
| --- | SPOT GRADE ELEVATION TOP OF WALL                               | ⊗ | PROPOSED SIGN                                     |
| --- | SPOT GRADE ELEVATION BOTTOM OF WALL                            | ⊕ | PROPOSED LIGHT                                    |
| →   | DRAINAGE ARROW   | — | PROPOSED SANITARY SEWER                           |
| →   | EMERGENCY OVERFLOW   | — | PROPOSED STORM SEWER                              |
| →   | SILT FENCE / GRADING LIMIT                                     | — | PROPOSED WATER MAIN                               |
| □   | INLET PROTECTION   | — | EXISTING SANITARY SEWER                           |
| ▨   | STABILIZED CONSTRUCTION ENTRANCE                               | — | EXISTING STORM SEWER                              |
| ⊕   | SOL BORING LOCATION  | — | EXISTING WATER MAIN                               |
| —   | CURB AND GUTTER (T.O = TIP OUT)                                | — | EXISTING GAS MAIN                                 |
| ○   | EXISTING MANHOLE   | — | EXISTING UNDERGROUND ELECTRIC                     |
| □   | EXISTING CATCH BASIN   | — | EXISTING UNDERGROUND CABLE                        |
| ⊕   | EXISTING HYDRANT   | ⊗ | EXISTING ELECTRIC BOX                             |
| ⊗   | EXISTING STOPBOX   | ⊕ | EXISTING LIGHT                                    |
| ⊕   | EXISTING GATE VALVE  | ⊗ | EXISTING GAS METER                                |
|     |  | ⊕ | EXISTING GAS VALVE                                |



| SHEET INDEX  |   |
|--------------|---|
| SHEET NUMBER | SHEET TITLE   |
| C0.0         | TITLE SHEET   |
| C0.1         | SITE SURVEY   |
| C0.2         | PRELIMINARY PLAT  |
| C1.0         | REMOVALS PLAN   |
| C2.0         | SITE PLAN   |
| C3.0         | GRADING PLAN  |
| C4.0         | UTILITY PLAN  |
| C5.0         | DETAILS   |
| C5.1         | DETAILS   |
| C5.2         | DETAILS   |
| C5.3         | DETAILS   |
| C5.4         | DETAILS   |
| C5.5         | DETAILS   |
| C5.6         | DETAILS   |
| C5.7         | DETAILS   |
| L1.0         | LANDSCAPE PLAN  |
| SW1.0        | STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS |
| SW1.1        | STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS |
| SW1.2        | STORM WATER POLLUTION PREVENTION PLAN - DETAILS             |
| SW1.3        | STORM WATER POLLUTION PREVENTION PLAN - NARRATIVE           |
| SW1.4        | STORM WATER POLLUTION PREVENTION PLAN - NOTES               |
| SW1.5        | STORM WATER POLLUTION PREVENTION PLAN - NOTES               |

**CivilSite**  
GROUP  
4831 W 35TH ST, SUITE 200  
ST LOUIS PARK, MN 55416  
CivilSiteGroup.com Pat Server  
952-250-2003

**DJR**  
ARCHITECTURE, INC.  
333 Washington Ave N, Suite 210  
Minneapolis, Minnesota 55417  
6502767@www.djra.com

PROJECT  
**THE CLEVELAND CLUB**  
**2700 CLEVELAND**  
2700 CLEVELAND AVENUE, ROSEVILLE, MN  
**JAVA CAPITAL PARTNERS 2700 CLEVELAND AVE L.L.C.**  
2007 W. FRANKLIN AVENUE, MINNEAPOLIS, MN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Matthew R. Pavak*  
Matthew R. Pavak  
DATE: 4/26/22 LICENSE NO.: 44262

| ISSUE/SUBMITTAL SUMMARY |                              |
|-------------------------|------------------------------|
| DATE                    | DESCRIPTION                  |
| 12/15/14                | PRELIMINARY PLAT SUBMITTAL   |
| 5/28/15                 | PRELIMINARY PLAT SUBMITTAL   |
| 6/15/15                 | FINAL PLAT SUBMITTAL         |
| 7/17/15                 | WATERSHED RESUBMITTAL        |
| 8/13/15                 | WATERSHED RESUBMITTAL        |
| 10/13/15                | PERMIT SUBMITTAL             |
| 3/11/16                 | REVISED PERMIT SUBMITTAL     |
| 4/11/16                 | REVISED SANITARY SERVICES    |
| 4/20/16                 | REVISED PERMIT SUBMITTAL     |
| 6/22/16                 | CONSTRUCTION DOCUMENTS/FINAL |
| 6/29/16                 | CONSTRUCTION DOCUMENTS/FINAL |
| 7/28/16                 | CONSTRUCTION DOCUMENTS/FINAL |
| 4/26/22                 | PRELIMINARY PLAT             |

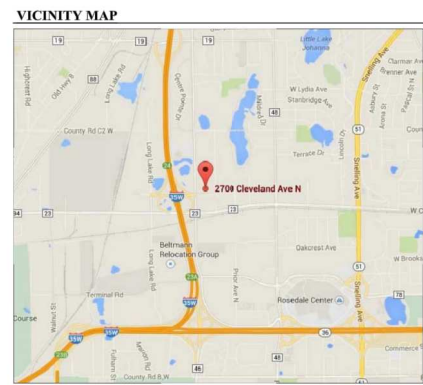
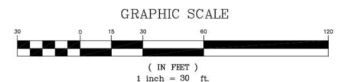
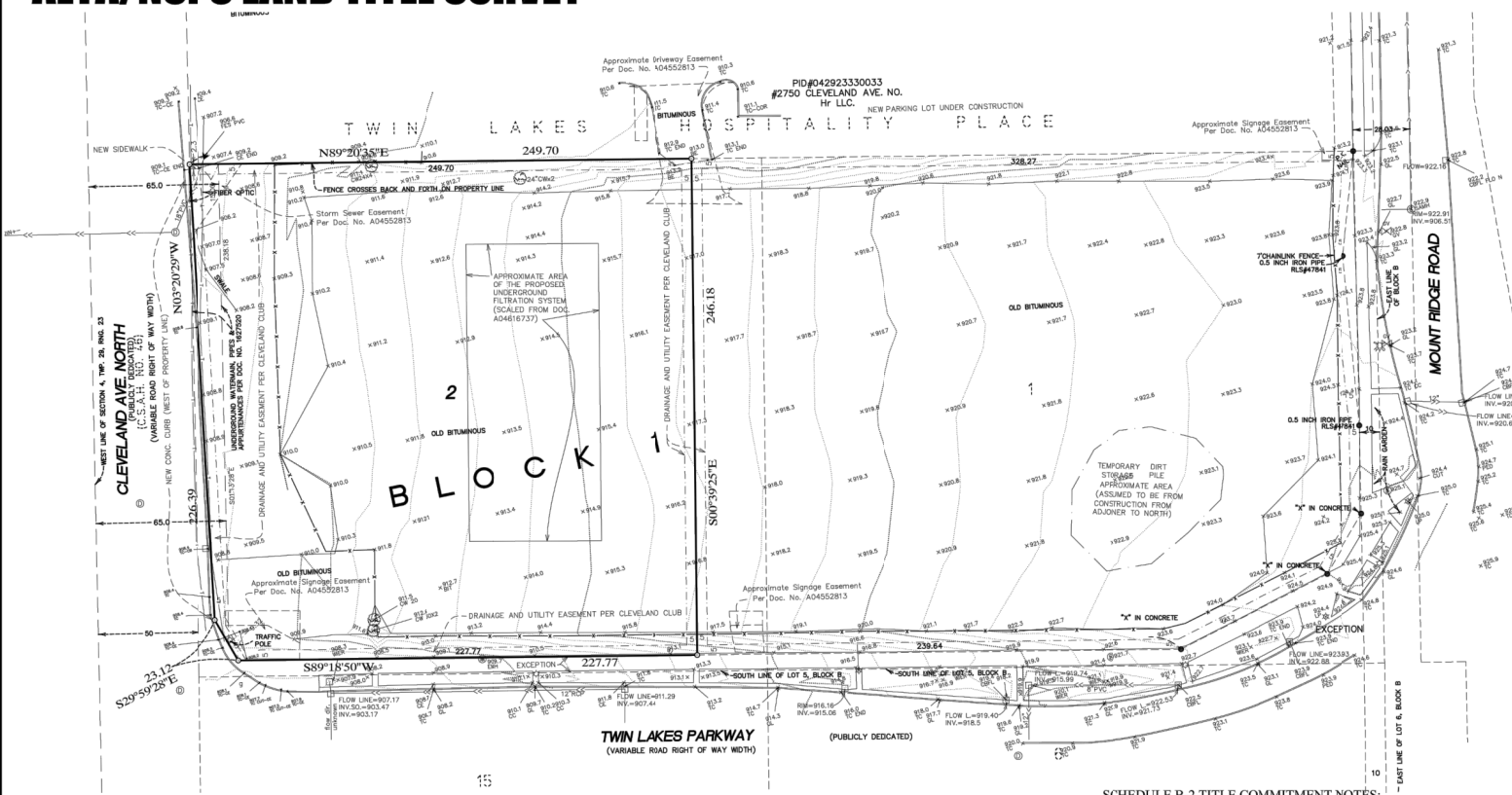
REVISION SUMMARY  
DATE DESCRIPTION  
  
**TITLE SHEET**  
**C0.0**



# ALTA/NSPS LAND TITLE SURVEY

~for~ JAVA CAPITAL PARTNERS 2700 CLEVELAND AVE LLC

EXISTING CONDITIONS SHEET 1 OF 2 SHEETS



- LEGEND**
- DENOTES IRON MONUMENT FOUND
  - DENOTES SET MONUMENT
  - ⊙ DENOTES SANITARY SEWER MANHOLE
  - ⊕ DENOTES STORM SEWER MANHOLE
  - ⊠ DENOTES CATCH BASIN
  - ⊙ DENOTES FIRE HYDRANT
  - DENOTES STORM SEWER
  - DENOTES SANITARY SEWER
  - DENOTES TELEPHONE / FIBER OPTIC
  - ⊠ DENOTES ABOVE GROUND GAS MARKING
  - ⊠ DENOTES UTILITY BOX
  - DENOTES EXISTING FENCE

**LEGAL DESCRIPTION:** Per Title Commitment Number 62847 Supp. No.1  
 Lot 2, Block 1, Cleveland Club, according to the recorded plat thereof, Ramsey County, Minnesota, together with appurtenant easements for driveway, parking, water flowage and signage purposes contained in Document No. 4502813 as amended by First Amendment filed as Document No. \_\_\_\_\_ and together with appurtenant easements for driveway, parking, utility, water flowage and signage purposes contained in Document No. 4599467, and together with appurtenant easements for right of way, signage, parking and temporary construction purposes contained in Easement and Restriction Agreement filed as Document No. \_\_\_\_\_ (Abstract Property)

- ALTA "TABLE A" NOTES:**
1. All monuments either found or set as shown herein.
  2. Subject property lies within flood plain zone "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA, FIRF Map No. 27122C0200G dated June 4th, 2010.
  3. Gross land area = 159,960 or 1.38 acres
  - 6a. Zoning letter for 2700 Cleveland Avenue, per City of Roseville, dated September 18, 2016, subject property Zoned Community Mixed-Use-4 (CMU4) District. The letter doesn't address any setbacks, height and floor area, or parking requirements.
  - 6b. The surveyor cannot show any setback lines due to the Zoning Letter from the city doesn't list any setbacks for the property.
  - 7a. There are no buildings present on property.
  9. There are no striped parking areas on subject property.
  - 10(a). There are no division or party walls with respect to adjoining properties.
  11. Utilities shown herein are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown herein and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (857) 454-0502 for verification of utility type and field location prior to excavation. Gopher State One Call was contacted as part of this survey per ticket # CZ720668. It is the surveyor's belief not all utilities enable and adjacent to site were marked out by said Gopher State One Call ticket referenced.
  13. Names of adjacent property owners shown.
  16. There is observable evidence of earth moving work. There is no observable evidence of building construction or building additions. There is newer concrete curbs that has been placed near the west line of subject property.
  17. There are no known changes to rights-of-ways proposed.
  19. Offsite easements and appurtenant easements as cited in documents 45528134 & 4599467 are vague, and some are blanketed in nature, see documents for details.

**GENERAL NOTES:**

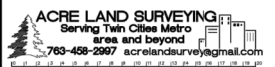
- BEARING SYSTEM IS BASED ON THE PLAT OF CLEVELAND CLUB.
- SUBJECT PROPERTY ADDRESS IS 2700 CLEVELAND AVE. NO., ROSEVILLE, MN 55113.
- PROPERTY IDENTIFICATION # (A.K.A. P.I.D.) = 04-29-23-33-0035 (per Ramsey County Property GIS Map).

- SCHEDULE B-2 TITLE COMMITMENT NOTES:**
6. UTILITY AND DRAINAGE EASEMENT(S) OVER PART OF SUBJECT PREMISES AS SHOWN ON THE RECORDED PLAT OF CLEVELAND CLUB. - AS SHOWN
  7. WATER MAIN EASEMENT(S) OVER PART OF SUBJECT PREMISES AS EVIDENCED BY DOCUMENT NO(S): 1627520 - EASEMENT IS SHOWN ON SURVEY.
  8. TERMS, CONDITIONS AND EASEMENTS OF AGREEMENT FOR RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANT DATED APRIL 14, 2015, FILED APRIL 22, 2015 AS DOCUMENT NUMBER, A04552813. - ACCESS DRIVEWAY, SIGNAGE, AND STORM AS SHOWN APPROXIMATELY PER MAP. THE AREAS ARE NOT LEGALLY DESCRIBED. - BLANKET ACCESS/EASEMENTS AND FLOWAGE EASEMENTS TO THE HOTEL PROPERTY TO NORTH.
  9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF EASEMENT RIGHTS AND RESTRICTIVE COVENANTS DATED DECEMBER 8, 2014, FILED MARCH 22, 2016, AS DOCUMENT NO. 4599467 - Blanket Parking and Access Easements between Lot 1 and Lot 2, Cleveland Club; Signage Exhibit, right and right out Exhibits and Utility exhibits only display general layout of said items. Not Platable.
  10. COVENANTS, CONDITIONS AND EASEMENTS OF DECLARATION FOR MAINTENANCE OF STORMWATER FACILITIES DATED JUNE 20, 2016, FILED JULY 22, 2016, AS DOCUMENT NO. 4615952 AND CORRECTIVE INSTRUMENT FILED JULY 27, 2016, AS DOCUMENT NO. 4659582 AND CORRECTIVE INSTRUMENT FILED JULY 27, 2016, AS DOCUMENT NO. 4616737. - Surveyor is showing approximate area of Infiltration Basin, but the easement area is undefinable. See Document for details.
- FIRST AMENDMENT TO AGREEMENT (A04552813) FOR RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANT (UNRECORDED)  
 - Surveyor is showing approximate areas of the Signage Easement, Access Easement, & Storm Sewer Easement, but the easement areas of them all are undefinable. See Document for details.
- New Easement and Restriction Agreement (Unsigned) - Blanket in Nature, The Proposed Site Plan at current scale is illegible. See Document for details. The surveyor is attaching the Proposed Site Plan revised 7/30/16, per CIVIL SITE GROUP on sheet of 2.

| REVISION SUMMARY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
|                  |             |
|                  |             |
|                  |             |
|                  |             |

SITE SURVEY

# C0.1



To Guaranty Commercial Title, Inc., Java Capital Partners 2700 Cleveland Ave L.L.C., A&E, Inc., "Bridgeway Bank, its successors and/or assign", and Old Republic National Title Insurance Company:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 9, 11, 13, 16, 17, and 19 of Table A thereof. The fieldwork was completed on 7-19-2016.  
 Date of Map: 10/11/2016  
 Eric T. VandenBerg, P.L.S., S.E.T.S.

# PRELIMINARY PLAT OF CLEVELAND CLUB SECOND ADDITION

## FOR: JAVA CAPITAL PARTNERS 2700

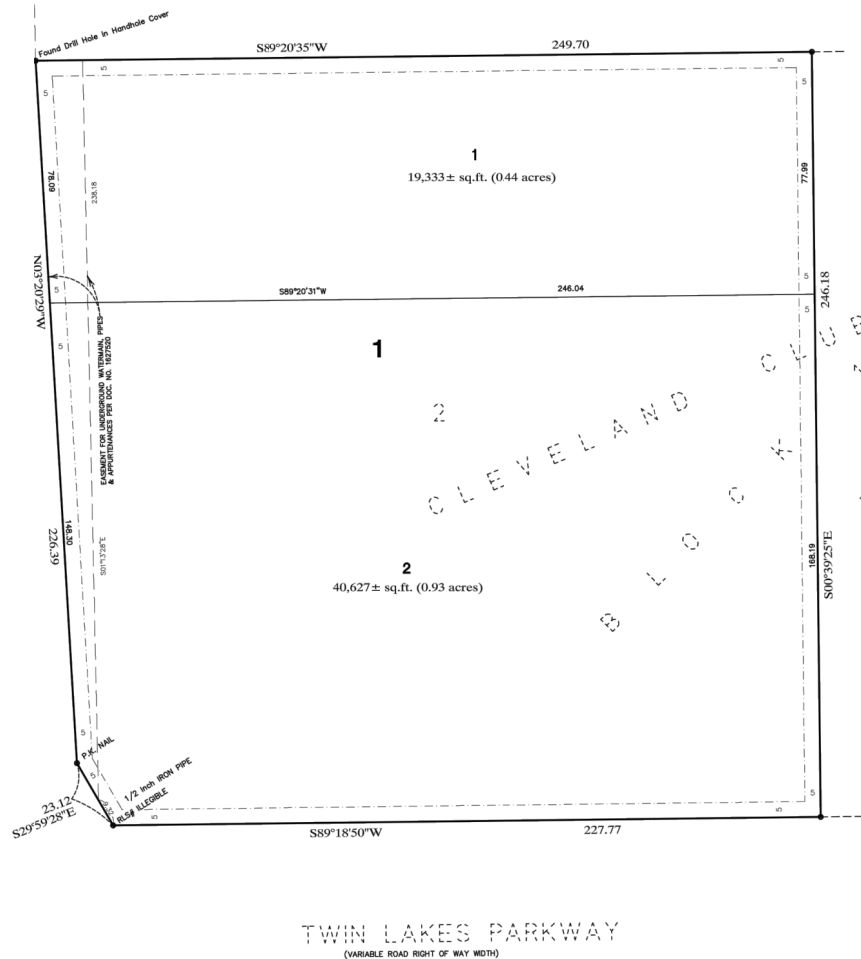
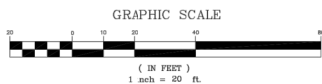
PROPERTY ADDRESS: ~UNASSIGNED~  
ROSEVILLE, MN

PROPERTY IDENTIFICATION NUMBER: 042923330035

**EXISTING PROPERTY DESCRIPTION**  
Lot 2, Block 1, CLEVELAND CLUB, Ramsey County, Minnesota.

**LEGEND**

- DENOTES IRON MONUMENT FOUND



**DEVELOPMENT DATA:**

- PROPERTY ZONED CM44 (Community Mixed Use)
  - SETBACKS: TO BE DETERMINED AND APPROVED BASED ON SITE PLAN AS PREPARED AND SUBMITTED BY OTHERS.
  - SETBACKS TO BE DETERMINED ON SITE PLAN.
- TOTAL LAND AREA: 59,960 s.f. or 1.38± ACRES  
- 2 LOTS BEING DEVELOPED.

**NOTES**

- Bearing's shown are based on Ramsey County coordinate system.
- This survey was prepared without the benefit of titlework, Easements, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorney's title opinion.

**DEVELOPER**

Java Capital Partners 2700 Cleveland Ave LLC  
#333 Washington Ave., Unit 401  
Minneapolis, MN

**SURVEYOR**

ACRE LAND SURVEYING,  
ERIC E. VICKYAROUS  
9140 BALTIMORE ST NE  
SITE 100  
BLAINE, MN 55449  
763-458-2997

**CIVIL ENGINEER**

CIVIL SITE GROUP INC.  
#4931 W. 35th St, Suite #200  
St. Louis Park, MN 55416  
psone@civilsitegroup.com  
952-250-2003

| REVISION SUMMARY |             |
|------------------|-------------|
| DATE             | DESCRIPTION |
|                  |             |
|                  |             |
|                  |             |
|                  |             |

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

PRELIMINARY PLAT

*Eric E. Vickaryous*  
ERIC E. VICKARYOUS

**C0.2**

Date: April 3rd, 2017\_Reg. No. 44125

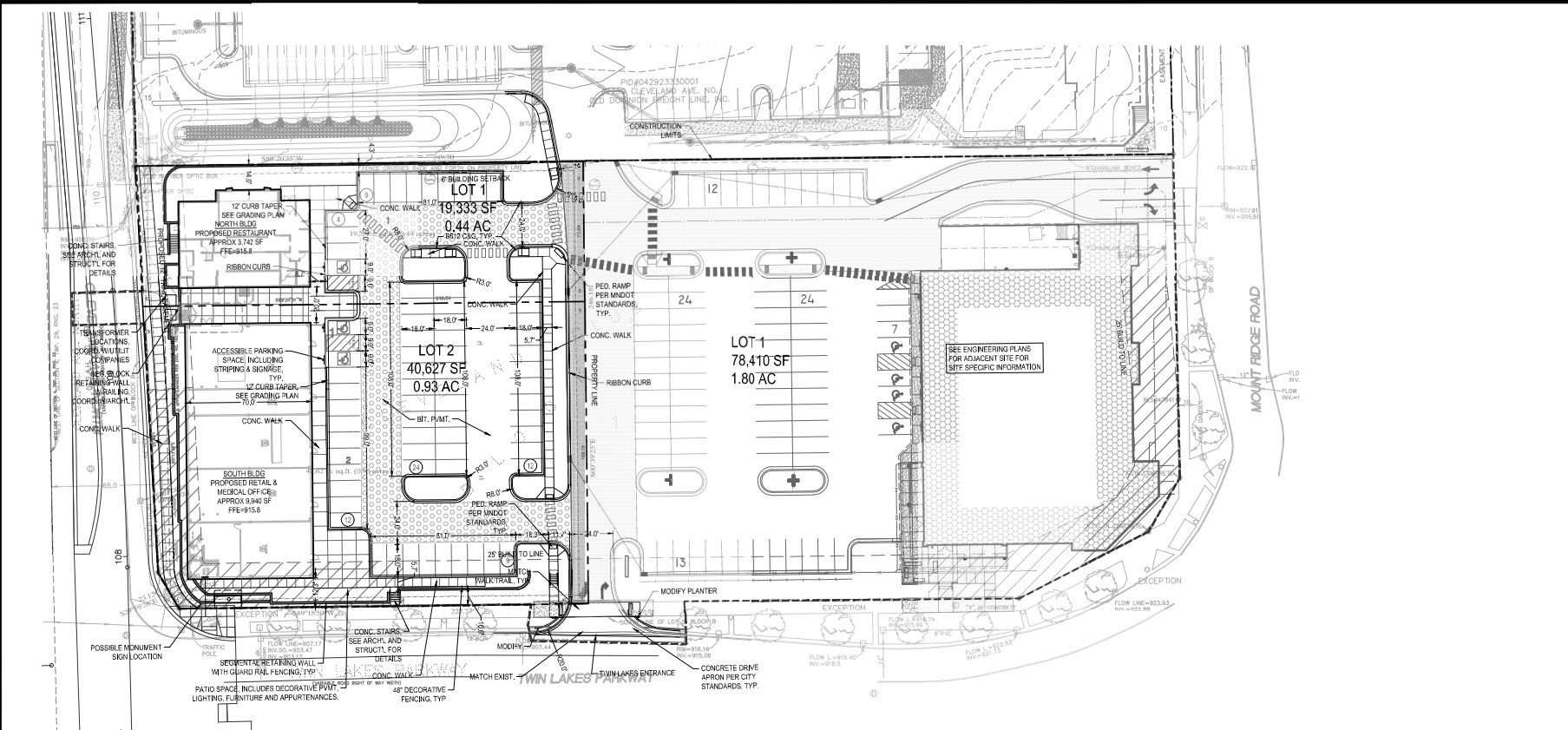
|           |                                  |                |
|-----------|----------------------------------|----------------|
| DRAWN BY: | JOB NO. 17157                    | DATE: 04/03/17 |
| CHECK BY: | SCANNED <input type="checkbox"/> |                |

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |

**ACRE LAND SURVEYING**  
Serving Twin Cities Metro  
area and beyond  
763-458-2997 acrelandsurvey@gmail.com

JOB #17157





**SITE LAYOUT NOTES:**

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE COORDINATED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS, STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH ADA REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURB AND GUTTER TYPE SHALL BE #12 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADIUS ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
- PROVIDE ACCESSIBLE CURB RAMPS AT ALL WALKS WHERE CROSSWALKS ARE PROPOSED.

**CITY OF ROSEVILLE SITE SPECIFIC NOTES:**

- ALL RETAINING WALL GREATER THAN 4" IN HEIGHT SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. ALL RETAINING WALL PLANS SHALL BE REVIEWED BY THE CITY.

**SITE AREA CALCULATIONS**

|                                 | EXISTING - LOT 2, BLK 1, CLEVELAND CLUB | PROPOSED LOT 2, BLK 1, CLEVELAND CLUB 2ND ADD. | PROPOSED LOT 1, CLEVELAND CLUB 2ND | PROPOSED LOT 2, BLK 1, CLEVELAND CLUB 2ND ADD. |
|---------------------------------|---|--|------------------------------------|--|
| BUILDING COVERAGE               | 0 SF 0.0%                               | 3,742 SF 19.4%                                 | 9,940 SF                           | 24.5%  |
| ALL PAVEMENTS                   | 0 SF 0.0%                               | 11,327 SF 58.6%                                | 24,343 SF                          | 59.9%  |
| ALL NON-PAVEMENTS               | 59,960 SF 100.0%                        | 4,264 SF 22.1%                                 | 6,344 SF                           | 15.6%  |
| <b>TOTAL SITE AREA</b>          | <b>59,960 SF 100.0%</b>                 | <b>19,333 SF 100.0%</b>                        | <b>40,627 SF</b>                   | <b>100.0%</b>                                  |
| IMPERVIOUS SURFACE              | TOTAL                                   |  |                                    |  |
| EXISTING CONDITION              | 0 SF 0.0%                               |  |                                    |  |
| PROPOSED CONDITION LOT 1        | 15,069 SF 77.3%                         |  |                                    |  |
| DIFFERENCE (EX. VS PROP.)       | 15,069                                  |  |                                    |  |
| PROPOSED CONDITION LOT 2        | 34,283 84.4%                            |  |                                    |  |
| DIFFERENCE (EX. VS PROP.)       | 34,283                                  |  |                                    |  |
| TOTAL IMPERVIOUS (LOTS 1 & 2)   | 49,352 SF 82.3%                         |  |                                    |  |
| TOTAL DELTA CHANGE (LOTS 1 & 2) | 49,352 SF 82.3%                         |  |                                    |  |

**SITE PLAN LEGEND:**

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- CONCRETE PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (I.O.) TYP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HP = ACCESSIBLE SIDEWALK
- NP = NO PARKING FIRE LANE
- ST = STOP
- CP = COMPACT CAR PARKING ONLY
- NORMAL DUTY QT. PAVEMENT
- HEAVY DUTY BIT. PAVEMENT



ISSUE/SUBMITTAL SUMMARY

| DATE     | DESCRIPTION                  |
|----------|------------------------------|
| 12/15/14 | PRELIMINARY PLAT SUBMITTAL   |
| 5/28/15  | PRELIMINARY PLAT SUBMITTAL   |
| 10/15/15 | FINAL PLAT SUBMITTAL         |
| 3/7/16   | WATERSHED RESUBMITTAL        |
| 8/31/16  | WATERSHED RESUBMITTAL        |
| 10/15/16 | PERMIT SUBMITTAL             |
| 3/11/16  | REVISED PERMIT SUBMITTAL     |
| 10/15/16 | REVISED PERMIT SUBMITTAL     |
| 4/20/16  | REVISED PERMIT SUBMITTAL     |
| 8/22/16  | CONSTRUCTION DOCUMENTS       |
| 6/20/16  | CONSTRUCTION DOCUMENTS/FINAL |
| 7/28/16  | CONSTRUCTION DOCUMENTS/FINAL |
| 4/28/16  | PRELIMINARY PLAT             |

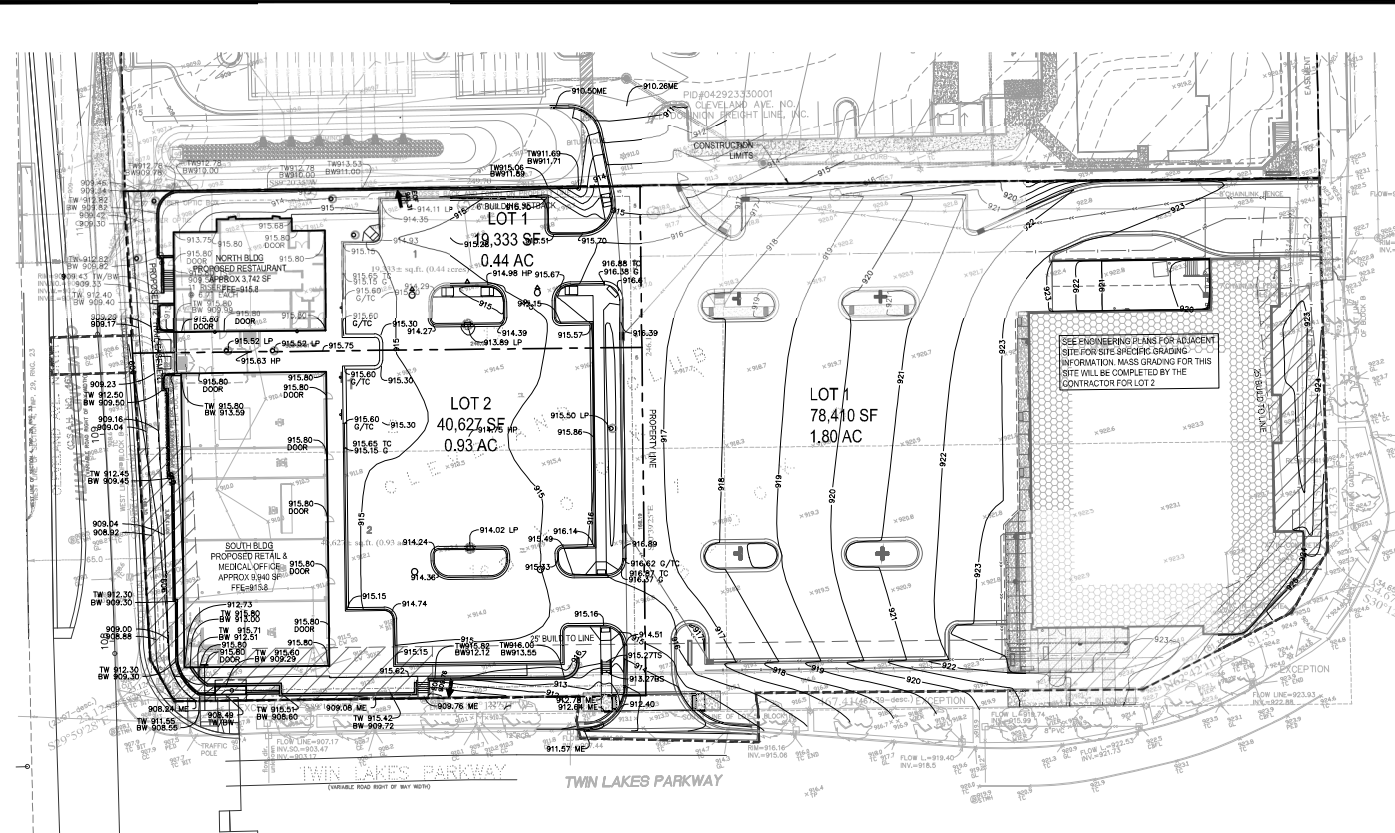
REVISION SUMMARY

| DATE     | DESCRIPTION |
|----------|-------------|
| 11/10/14 | ADD #1      |
| 10/14/14 | ADD #2      |



**CivilSite**  
GROUP  
4831 W. 26TH ST. SUITE 200  
ST. LOUIS PARK, MN 55416  
CivlSiteGroup.com  
Pat Server  
952-250-2003

**DJR**  
ARCHITECTURE, INC.  
333 Washington Ave. N. Suite 210  
Minneapolis, Minnesota 55401  
952-242-7000  
www.djrarch.com



**GRADING PLAN LEGEND:**

- 891 - - - - - EX. 1' CONTOUR ELEVATION INTERVAL
- 819 - - - - - 1.0' CONTOUR ELEVATION INTERVAL
- 819.0 - - - - - SPOT GRADE ELEVATION (FLOW LINE UNLESS OTHERWISE NOTED)
- 891.0 G - - - - - SPOT GRADE ELEVATION GUTTER
- 891.0 BC - - - - - SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
- 891.0 BS/TS - - - - - SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- T.O. - - - - - TIP OUT (T.O.) CURB AND GUTTER WHERE APPLICABLE - TAPER GUTTERS TO DRAIN AS SHOWN
- - - - - EXISTING AND PROPOSED DRAINAGE ARROWS

**GENERAL GRADING NOTES:**

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SEEDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT OUT AREAS WHERE TURF IS TO BE ESTABLISHED. TO A DEPTH OF 8 INCHES. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 8 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION, REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDUM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
13. TOLERANCES
  - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
  - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED AND RUTTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEED AND MULCHED.
  - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF ROSEVILLE GRADING NOTES:**

1. THE CONTRACTOR IS REQUIRED TO PROVIDE PERMANENT STABILIZATION TO LOT 1 WITHIN 60 DAYS OF MASS GRADING COMPLETION (OR COORDINATED WITH THE CITY) IF LOT 1 CONSTRUCTION DOESN'T BEGIN. PERMANENT STABILIZATION INCLUDES 3" OF TOPSOIL AND 1" OF SEED MIX (30% DORY FRAGR. GENERAL) AT 40 LBS PER ACRE. ALL NPDES PERMIT TEMPORARY STABILIZATION REQUIREMENTS STILL APPLY.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0-SW1.5

**GROUNDWATER INFORMATION:**

PER GEOTECHNICAL REPORT BY NORTHERN TECHNOLOGIES, INC. DATED 1-27-15 GROUNDWATER WAS OBSERVED AT ELEVATIONS RANGING FROM 880.9 - 908.8.

THE BORINGS & GROUNDWATER ARE AS FOLLOWS:

|       |       |
|-------|-------|
| SB-2  | 886.4 |
| SB-3  | 900.9 |
| SB-4  | 880.9 |
| SB-11 | 884.6 |

**THE CLEVELAND CLUB**  
**2700 CLEVELAND**  
2700 CLEVELAND AVENUE, ROSEVILLE, MN  
JAVA CAPITAL PARTNERS 2700 CLEVELAND AVE L.L.C.  
2007 W. FRANKLIN AVENUE, MINNEAPOLIS, MN

PROJECT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

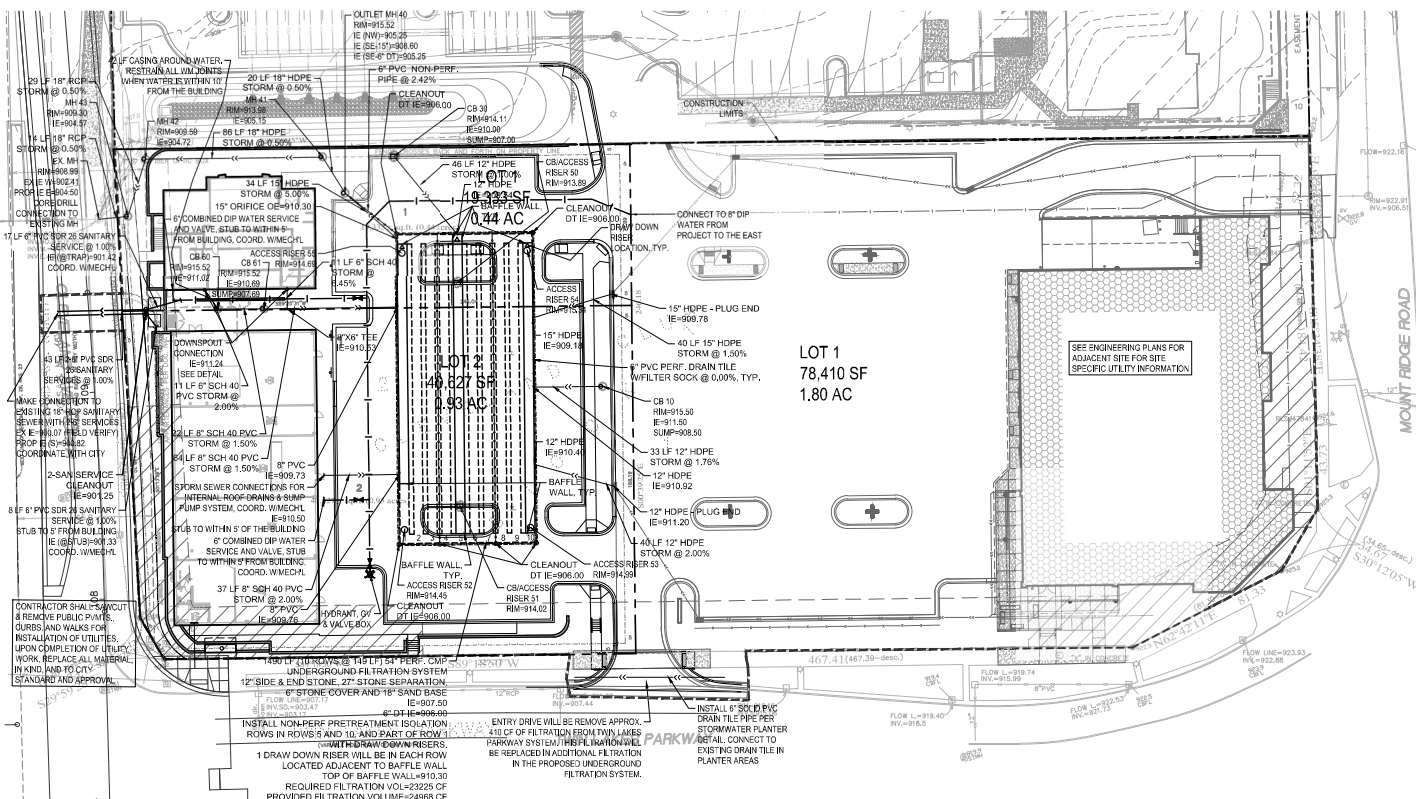
Matthew R. Pavek  
DATE: 08/17/15 LICENSE NO.: 44263

ISSUE/SUBMITTAL SUMMARY

| DATE     | DESCRIPTION                  |
|----------|------------------------------|
| 12/15/14 | PRELIMINARY FINAL SUBMITTAL  |
| 5/28/15  | PRELIMINARY FINAL SUBMITTAL  |
| 6/18/15  | FINAL PLAT SUBMITTAL         |
| 7/17/15  | WATERSHED RESUBMITTAL        |
| 8/13/15  | WATERSHED RESUBMITTAL        |
| 10/15/15 | PERMIT SUBMITTAL             |
| 3/11/16  | REVISED PERMIT SUBMITTAL     |
| 4/14/16  | REVISED SANITARY SERVICES    |
| 4/20/16  | REVISED PERMIT SUBMITTAL     |
| 8/20/16  | CONSTRUCTION DOCUMENTS       |
| 6/30/16  | CONSTRUCTION DOCUMENTS/FINAL |
| 7/28/16  | CDS-ARCH PLAN WEST           |
| 4/28/17  | PERMITS FINAL PLAT           |

**GRADING PLAN**

**C3.0**



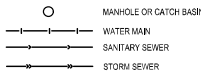
**GENERAL UTILITY NOTES:**

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (854-46002 or 800-253-1666) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 6" BELOW. ALL CATCH BASINS IN OUTLETS SHALL BE SUMPED 1/2" BELOW PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.

**CITY OF ROSEVILLE UTILITY NOTES:**

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

**UTILITY LEGEND:**



- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 16 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT STRUCTURES AND CITY OFFICE.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE CONTRACTORS AND CITY OWNERS MUST BE COMPLIED WITH STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS WILL BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, OR OTHER STRUCTURES.

GOPHER STATE ONE CALL  
WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1166 TOLL FREE  
(612) 464-0002 LOCAL

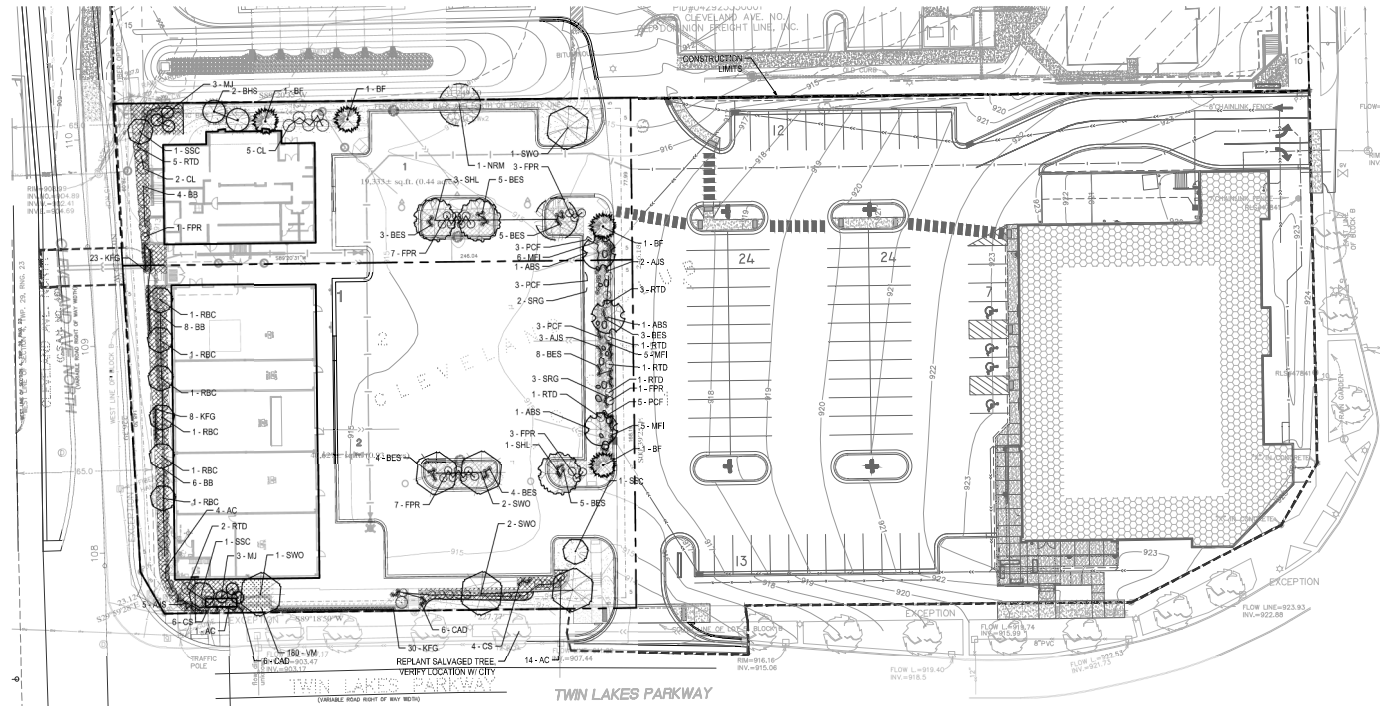
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavuk  
DATE: 4/21/22 LICENSE NO.: 44263

| ISSUE/SUBMITTAL SUMMARY |                              |
|-------------------------|------------------------------|
| DATE                    | DESCRIPTION                  |
| 12/14/21                | PRELIMINARY PLAN SUBMITTAL   |
| 5/28/22                 | PRELIMINARY PLAN SUBMITTAL   |
| 6/15/22                 | FINAL PLAN SUBMITTAL         |
| 7/17/22                 | WATERSHED SUBMITTAL          |
| 8/10/22                 | WATERSHED SUBMITTAL          |
| 10/10/22                | PERMIT SUBMITTAL             |
| 3/11/23                 | REVISED PERMIT SUBMITTAL     |
| 4/11/23                 | REVISED SANITARY SERVICES    |
| 4/20/23                 | REVISED PERMIT SUBMITTAL     |
| 6/20/23                 | CONSTRUCTION DOCUMENTS       |
| 6/30/23                 | CONSTRUCTION DOCUMENTS       |
| 7/28/23                 | CONSTRUCTION PLAN, WEST      |
| 4/26/24                 | PERMISSION PLAN              |
| REVISION SUMMARY        |                              |
| DATE                    | DESCRIPTION                  |
| 1/10/24                 | ADD 4"                       |
| 3/29/24                 | ADD 4"                       |
| 10/20/24                | ADD GORGE/SLIP TRAP          |
| 12/20/24                | REVISED WATER MAIN AND STORM |
| 1/14/25                 | REVISED PER DOLE COMMENTS    |

UTILITY PLAN  
**C4.0**





**LANDSCAPE NOTES:**

1. ALL SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH OF DOUBLE SHREDED HARDWOOD MULCH OVER WEED BARRIER. OWNER'S REP SHALL APPROVE MULCH SAMPLE PRIOR TO INSTALLATION. EDGING SHALL BE METAL EDGING OR APPROVED EQUAL. EDGING AND MULCH SHALL MATCH EXISTING MATERIALS.
2. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DEFOLIATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
3. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
4. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES. LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
8. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
9. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
10. COORDINATE STREET TREE PLANTING WITH PAUL MATTHEWS (PH) WITH CITY OF MINNEAPOLIS FORESTRY.
11. CONTRACTOR TO DESIGN AND INSTALL NEW LANDSCAPE IRRIGATION. IRRIGATION SHALL INCLUDE ALL LAWN AREAS, AS WELL AS SHRUB BEDS, INCLUDING INFILTRATION AREA (RAIN GARDEN). CONTRACTOR SHALL PROVIDE A FULLY ANNOTATED DESIGN, DESIGN DETAILS, AND SHOP DRAWINGS OF NEW LAYOUTS AND ADJUSTMENTS, PRIOR TO INSTALLATION.

**CITY OF ROSEVILLE LANDSCAPE NOTES:**

1. THE CONTRACTOR IS REQUIRED TO PROVIDE PERMANENT STABILIZATION TO LOT 1 WITHIN 90 DAYS OF MASS GRADING COMPLETION (OR COORDINATED WITH THE CITY) IF LOT 1 CONSTRUCTION DOESN'T BEGIN. PERMANENT STABILIZATION INCLUDES 3" OF TOPSOIL AND MUDRY SEED MIX 5x251 (DRI PRINCE GENERAL) AT 40 LBS PER ACRE. ALL NPDES PERMIT TEMPORARY STABILIZATION REQUIREMENTS STILL APPLY.

**PLANT SCHEDULE - ENTIRE SITE**

| SYM  | QUANT. | COMMON NAME                       | BOTANICAL NAME                                     | SIZE  | ROOT  | COMMENTS                             |
|--|--------|-----------------------------------|--|-------|-------|--------------------------------------|
| <b>DECIDUOUS TREES</b>                         |        |                                   |  |       |       |                                      |
| SHL  | 10     | SUNBURST HONEY LOCUST             | <i>Gleditsia inacranosa 'Suncoast'</i>             | 3"    | B&B   | STRAT. LEADER, FULL FORM             |
| SWO  | 12     | SWAMP WHITE OAK                   | <i>Quercus bicolor</i>                             | 3"    | B&B   | STRAT. LEADER, FULL FORM             |
| NRM  | 7      | NORTHWOOD RED MAPLE               | <i>Acer rubrum 'Northwood'</i>                     | 3"    | B&B   | STRAT. LEADER, FULL FORM             |
| <b>EVERGREEN TREES</b>                         |        |                                   |  |       |       |                                      |
| BF   | 8      | BALSAM FIR                        | <i>Abies balsama</i>                               | Ø HT. | B&B   | SINGLE LEADER                        |
| BHS  | 11     | BLACK HILLS SPRUCE                | <i>Picea glauca 'Densata'</i>                      | Ø HT. | B&B   | SINGLE LEADER                        |
| <b>ORNAMENTAL TREES</b>                        |        |                                   |  |       |       |                                      |
| SSC  | 6      | SPRING SNOW CRABAPPLE             | <i>Malus 'Spring Snow'</i>                         | 1.5"  | B&B   | STRAT. LEADER, FULL FORM             |
| RBC  | 7      | RED BARON FLOWERING CRAB          | <i>Malus 'Red Baron'</i>                           | 1.5"  | B&B   | STRAT. LEADER, FULL FORM             |
| AM   | 4      | FLAME ANEMONE 'MILK CHIMP'        | <i>Acon. 'milk chimp'</i>                          | 1.5"  | B&B   | STRAT. LEADER, FULL FORM             |
| ABS  | 3      | AUTUMN BRILLIANCE SERVICEBERRY    | <i>Amelanchier grandiflora 'Autumn Brilliance'</i> | 1.5"  | B&B   | STRAT. LEADER, FULL FORM             |
| <b>DECIDUOUS SHRUBS</b>                        |        |                                   |  |       |       |                                      |
| RTD  | 21     | RED-TWIG DOGWOOD                  | <i>Cornus kousa</i>                                | #5    | CONT. | DENSE BRANCHING                      |
| SNB  | 20     | GO-DON BARBERRY                   | <i>Berberis 'Hancei' 'Aurea'</i>                   | #5    | CONT. | DENSE BRANCHING                      |
| FPR  | 30     | PAVEMENT FOX ROSE                 | <i>Rosa 'Fox Pavement'</i>                         | #5    | CONT. | DENSE BRANCHING                      |
| CL   | 14     | COMMON PURPLE LILAC               | <i>Syringa vulgaris</i>                            | #5    | CONT. | DENSE BRANCHING                      |
| BB   | 26     | WINGED EUONYMUS                   | <i>Euonymus alatus</i>                             | #5    | CONT. | DENSE BRANCHING                      |
| AC   | 53     | ALPINE CURRANT                    | <i>Ribes alpinum</i>                               | #5    | CONT. | DENSE BRANCHING                      |
| <b>EVERGREEN SHRUB</b>                         |        |                                   |  |       |       |                                      |
| MJ   | 17     | UPRIGHT COLORADO SPRUCE           | <i>Picea pungens 'Fastigiata'</i>                  | #5    | CONT. | FULL FORM                            |
| <b>PERENNIALS, GRASSES &amp; GROUND COVERS</b> |        |                                   |  |       |       |                                      |
| LSRS   | 14     | LITTLE SPIRE RUSSIAN SAGE         | <i>Perovskia 'Little Spire'</i>                    | #1    | CONT. |                                      |
| CS   | 19     | CARADONNONA SALVIA                | <i>Salvia x sylvestris 'Caradonna'</i>             | #1    | CONT. |                                      |
| CAD  | 24     | CHICAGO APACHE DAYLILY            | <i>Hemerocallis 'Chicago Apache'</i>               | #1    | CONT. |                                      |
| LOD  | 14     | LITTLE CRAPPETE DAYLILY           | <i>Hemerocallis 'Little Crapette'</i>              | #1    | CONT. |                                      |
| AIS  | 10     | AUTUMN JOY SEDUM                  | <i>Sedum 'Autumn Joy'</i>                          | #1    | CONT. |                                      |
| MFI  | 16     | MIDNIGHT PRAIRIEBLES FALSE INDIGO | <i>Baptisia 'Midnight Pralriebles'</i>             | #1    | CONT. |                                      |
| BES  | 89     | GOLDSTURM CONEFLOWER              | <i>Rudbeckia 'Goldsturm'</i>                       | #1    | CONT. |                                      |
| PCF  | 14     | FATAL ATTRACTION CONEFLOWER       | <i>Echinacea purpurea 'Fatal Attraction'</i>       | #1    | CONT. |                                      |
| KFG  | 109    | KARE FOEISTER GRASS               | <i>Calamagrostis x acutiflora 'Karl Foerster'</i>  | #1    | CONT. |                                      |
| VM   | 780    | RALPH SHUGERT PERIWINKLE          | <i>Vinca minor 'Ralph Shugert'</i>                 | 4-PAK | CONT. | SOLD IN 40 COUNT PACKS OR FULL TRAYS |
| SRG  | 33     | SHENANDOAH RED SWITCH GRASS       | <i>Panicum virgatum 'Shenandoah'</i>               | #1    | CONT. |                                      |

**LANDSCAPE CALCULATIONS:**

|   |           |          |                                   |
|---|-----------|----------|-----------------------------------|
| Linear feet of uncategorized frontage           | 577       |          |                                   |
| Linear feet of Urban & Flexible Frontage        | 1,013     |          |                                   |
| Total linear feet of site                       | 1,591     |          |                                   |
| Approx. total site building sf                  | 31,125    |          |                                   |
|   | REQUIRED  | PROVIDED |                                   |
| Canopy & evergreen trees, per City of Roseville | 34        | 48       | See ornamental substitution below |
| Greater of the two                              | 12        | 187      |                                   |
|   | 8         | 191      | 164                               |
| Required tree type:                             | deciduous | 14       | 41                                |
|   | conifer   | 14       | 41                                |
| Ornamental tree substitution:                   |           | PROVIDED |                                   |
|   |           | 13       | 7                                 |
|   |           | 26       | 14                                |
|   |           | 41       | 47                                |

**LEGEND:**

- SHREDED HARDWOOD MULCH (DK. BROWN), OVER FILTER FABRIC - ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED.
- 6"-8" ROCK COVER GEOTEXTILE, TYP. - ANGULAR, TAN & BUFF COLORS, SAMPLES REQUIRED
- LAWN, TYP. - SOD REQUIRED - ALL AREAS DAMAGED DUE TO CONSTRUCTION ACTIVITY SHALL BE SOD UNLESS OTHERWISE SPECIFIED.

GOPHER STATE ONE CALL  
WWW.GOPHERSTATEONECALL.ORG  
(800) 251-1801 (TOLL FREE)  
(651) 454-0002 LOCAL



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sanner  
DATE: 4/28/17 DESIGN NO.: 24804

**ISSUE/SUBMITTAL SUMMARY**

| DATE     | DESCRIPTION                    |
|----------|--------------------------------|
| 12/14/16 | PRELIMINARY PLAT SUBMITTAL     |
| 5/28/16  | PRELIM. FINAL PLAT SUBMITTAL   |
| 5/18/16  | FINAL PLAT SUBMITTAL           |
| 3/7/16   | WATERSHED RESUBMITTAL          |
| 3/31/15  | WATERSHED RESUBMITTAL          |
| 1/30/15  | PERMITS SUBMITTAL              |
| 3/11/14  | REVISED PERMIT SUBMITTAL       |
| 6/20/13  | REVISED PERMIT SUBMITTAL       |
| 6/20/12  | CONSTRUCTION DOCUMENTS         |
| 6/20/12  | CONSTRUCTION DOCUMENTS (FINAL) |
| 7/28/11  | CONSTR. ARCH. PLAN (WEST)      |
| 4/28/11  | PERMITS SUBMITTAL              |

**REVISION SUMMARY**

| DATE | DESCRIPTION |
|------|-------------|
|      |             |
|      |             |
|      |             |
|      |             |

**LANDSCAPE PLAN**

**L1.0**