

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 5/18/2009

Item No.: 12.b

Department Approval



City Manager Approval



Item Description: Request for approval of the **Final Development Plan and Planned Unit Development Agreement** for the Ramsey County Library at 2180 Hamline Avenue (PF08-030)

1.0 REQUESTED ACTION

Ramsey County seeks approval of the FINAL DEVELOPMENT PLAN and PLANNED UNIT DEVELOPMENT AGREEMENT to allow the expansion of their current library site and facility at 2180 Hamline Avenue. The proposal includes an approximately 30,300 sq. ft. second-story addition to the existing 43,400 sq. ft. library and increases on-site parking by 121 parking spaces through the reconfiguration of the existing parking lot and and the construction of a new parking lot to the north.

Project Review History

- General Concept/Rezoning Approved: August 25, 2008
- Application submitted: April 30, 2009
- Determined complete: May 6, 2009
- Sixty-day review deadline: July 5, 2009
- Project report recommendation: May 14, 2009
- City Council action: May 18, 2009

2.0 SUMMARY OF RECOMMENDATION

2.1 The Roseville Development Review Committee and the Roseville Planning Division have determined that the Final Development Plan for the Roseville/Ramsey County Library meets all standards and conditions of the General Concept approval.

3.0 SUMMARY OF SUGGESTED ACTION

By MOTION, APPROVE the FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT and AGREEMENT, subject to conditions; see Section 7 of this report for the detailed action.

4.0 BACKGROUND

4.1 On August 25, 2008, the Ramsey County Library received approval of their General Concept Planned Unit Development (Rezoning and Comprehensive Land Use Designation Amendment) to allow the site improvements and building addition/expansion, subject to the following conditions:

- a. The proposed project shall meet all applicable requirements of §1006 (Business District Requirements) and §1011 (Design Standards) of the Roseville City Code.
- b. Final grading, drainage, and utility plans shall be developed by a registered engineer and submitted for review and approval by the Roseville City Engineer. Said grading/drainage plan shall also be submitted to the Rice Creek Watershed for review, approval, and permitting.
- c. The landscape plan submitted for FINAL PLANNED UNIT DEVELOPMENT approval shall include the heightened screening necessary to mitigate the visual effects of vehicles in the parking lot, heightened landscape adjacent residential areas, and boulevard trees consistent with the Roseville Street Tree Master Plan. The plan shall also consider creating a landscaped transit stop in the southwest corner of the property.
- d. The existing height at the pyramid generally in the center of the existing building is 50 feet. Despite current elevations, the pyramid is to remain and will continue to be the tallest point of the structure.
- e. Provision of bicycle parking and security on the improved site, provision of a pedestrian connection from County Road B, and enhanced interior connections.

4.2 Since the Council's approval, the Development Review (DRC) has reviewed two sets of plans pertaining to the final project. On March 6, 2009, the Planning Division provided Michael Collins, MSR Architects (project architects) with four questions regarding the DRC's review of the pre-final plan submittal. On April 16, 2009, the Planning Division received a response from the project architect. The questions and responses are below:

- a. **[City]** Yesterday the DRC reviewed the information you provided concerning the modifications to the Roseville/Ramsey County Library. The DRC concluded that the changes, mainly in parking lot configuration and landscaping improvements were MINOR and did not warrant consideration by the Planning Commission. That said, the DRC did have a few comments regarding the General Concept conditions of approval that will need to be addressed prior to the County's submittal for Final Plan consideration be the City Council. One of the conditions required a pedestrian connection from the library along the eastern property, most likely adjacent the drive land/parking lot, to the existing sidewalk adjacent to County Road B. The plan submitted does indicate a very tasteful landscape and environmentally friendly improvement, however the ag lime path does not provide a connection to the sidewalk, nor is it easily maintainable in the winter. The DRC suggests that the County consider permeable pavers as a means to address green design and meet the City's desire to get neighborhood pedestrians to the library. **[Mike Collins]** *Per our conversation, the bid documents were revised*

to show a concrete sidewalk from the public walk at County Road B that runs along the east edge of the parking lot and extends to the south side of the library.

- b.** **[City]** Another condition sought pedestrian connections from the parking lots. While the DRC is not opposed to the elimination of the connection in the southern parking lot, we are interested in having a permeable paver path incorporated back into the western most island within the northern parking lot. **[Mike Collins]** I reviewed this with our landscape architect, civil engineer, and Ramsey County. The consensus was the path requested in the north parking lot is not desirable for the following reasons:

1. We need the maximum amount of storm water capacity with the western island where the three basins are located. Each storm water basin is 20 feet wide and 30 feet long. Due to the grades in the parking lot and basin height restrictions, these basins cannot be any longer than 30 feet. If a 5-foot walk is added with the median, the basins must be 15 feet wide and we end up losing 25% of the basin's storm water capacity.
2. Site work was one of the major areas targeted in schematic design and design development to reduce the cost of the project. The earlier sidewalk and larger parking lot were items that were value engineered out to meet the budget. The option of widening the median and the entire parking lot by 5 feet to accommodate the sidewalk defeats the cost reduction efforts.
3. The location of the sidewalk within the median in relation to the storm water basins limits access to the walk from the west side the median only. A small percentage of the users could access the sidewalk.

- c.** **[City]** The path stub from the transit stop at Hamline and County Road B to the parking lot can be removed. **[Mike Collins]** This has been removed in the bid documents.

- d.** **[City]** The DRC is also interested in whether there are future plans for the open space area on the north of the property created for parking lot redesign. **[Mike Collins]** Ramsey County has stated they currently have no plans for the northern most portion of the library site other than what is shown on the project documents.

- 4.3 The DRC has accepted the responses from Michael Collins on behalf of Ramsey County and support the project as submitted for the City Council's approval. The DRC noted it was very supportive of the facility seeking LEED certification.

5.0 PROJECT SPECIFICS

- 5.1 The Ramsey County Library Board proposes to renovate and expand the existing Roseville branch library. The expansion seeks to add approximately 30,300 sq. ft. to the existing 43,400 sq. ft. facility, primarily via a second story.

- 109 5.2 There will be two areas where the building footprint will expand slightly; the southwest
 110 and northeast corners of the building. These following additions as well as interior
 111 modifications provide more space and efficiencies to the building:
- | | | | |
|-----|--------------------------------------|-----|--|
| 112 | ▪ more restroom facilities | 119 | ▪ an automated book handling system |
| 113 | ▪ more internet work stations | 120 | ▪ increased security |
| 114 | ▪ larger seating and study areas | 121 | ▪ separation of book return and coffee |
| 115 | ▪ improved circulation workspace and | 122 | shop drive-thru |
| 116 | loading dock | 123 | ▪ expanded on-site parking and |
| 117 | ▪ improved and expanded mechanical | 124 | enhanced landscaping/buffering |
| 118 | and electrical systems | 125 | ▪ new self-check stations |
- 126 5.3 The south parking lot will be modified/enhanced by the elimination of 26 parking spaces
 127 along the east side and replacing the area with landscaping and a pedestrian connection to
 128 the sidewalk along County Road B. This includes a separate drive-thru lane for the
 129 coffee shop, elimination of the book return/drop-off area, and installing a garden and
 130 landscaped open space area.
- 131 5.4 The improvements on the northern portion of the building/site include a new 156 stall
 132 parking lot complete with elaborate storm water management between the two main
 133 parking rows, book drop-off lane, delivery dock and trash area. The northern most
 134 portion of the library site will be left for open space.
- 135 5.5 The west side of the library is enhanced to be the new main entry, with the existing
 136 parking lot reconfigured and the existing street access eliminated and replaced further
 137 north.
- 138 5.6 Parking on the site increases from 213 to 332 spaces; all of the additional parking will be
 139 located on the north portion of the library site. Based on the Code staff has calculated the
 140 minimum parking requirement for the library at 257 on-site parking spaces

141 **6.0 STAFF RECOMMENDATION**

142 The Roseville Planning Division has determined that the submitted plans meet the City
 143 Council approved General Concept; therefore the Planning Division recommends
 144 approval of the FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT and PLANNED UNIT
 145 DEVELOPMENT AGREEMENT for Ramsey County, subject to the Final plans as submitted
 146 in the project packet.

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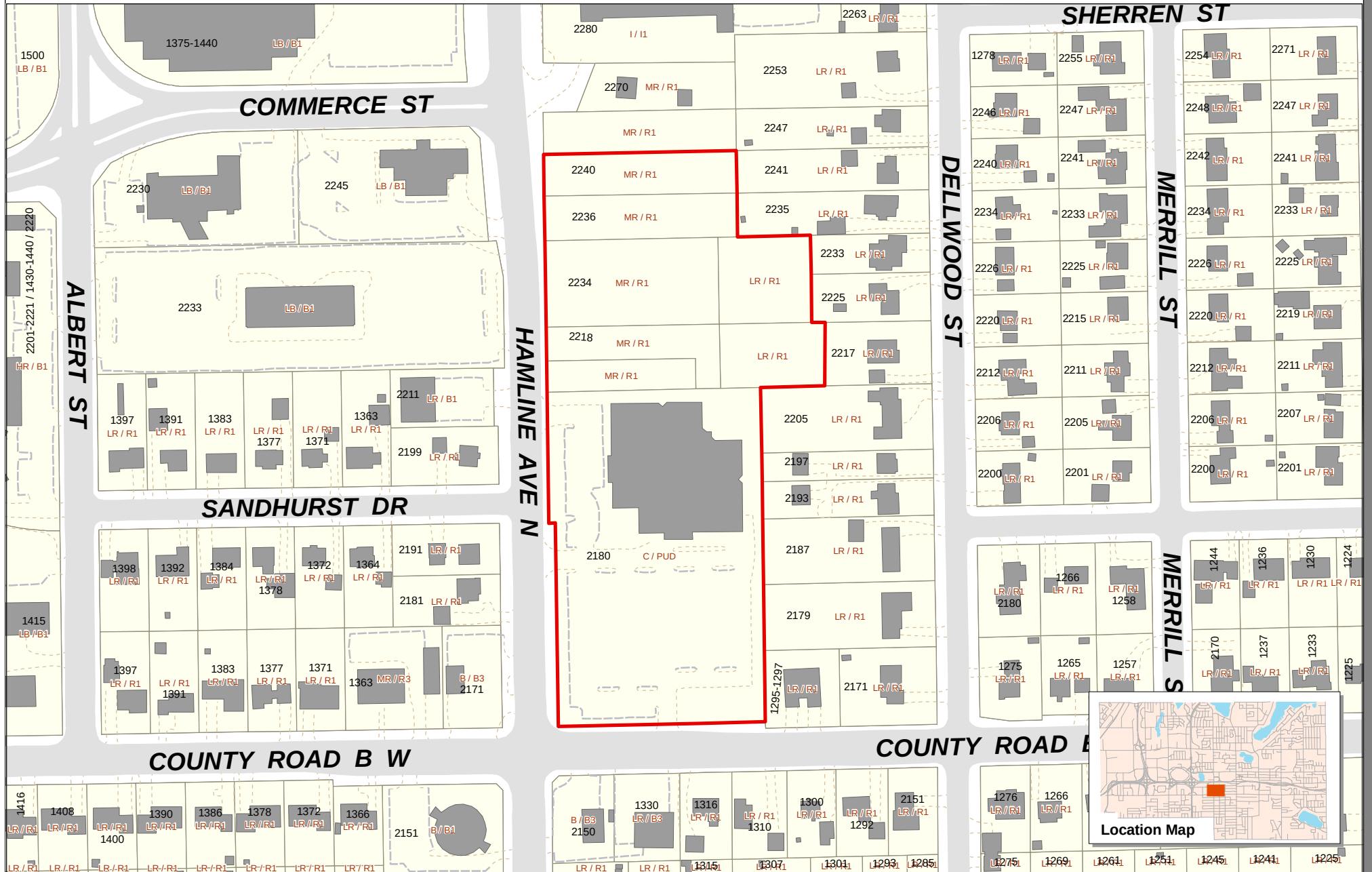
- 150 **7.0 SUGGESTED CITY COUNCIL ACTION**
- 151 **7.1 BY MOTION, APPROVE the FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT** for
152 the Ramsey County Library, per the attached plans dated 03/31/09 and 04/14/09.
- 153 **7.2 BY MOTION, APPROVE the PLANNED UNIT DEVELOPMENT AGREEMENT** stipulating all
154 terms and conditions under which development shall occur.

Prepared by: **City Planner Thomas Paschke**

Attachments: A: Area map
 B: Aerial photo

C: Final plans
D: Draft PUD Agreement

Attachment A: Location Map for Planning File 08-030



Prepared by:
Community Development Department
Printed: July 16, 2008

Site Location

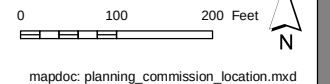
Comp Plan / Zoning
Designations

Data Sources

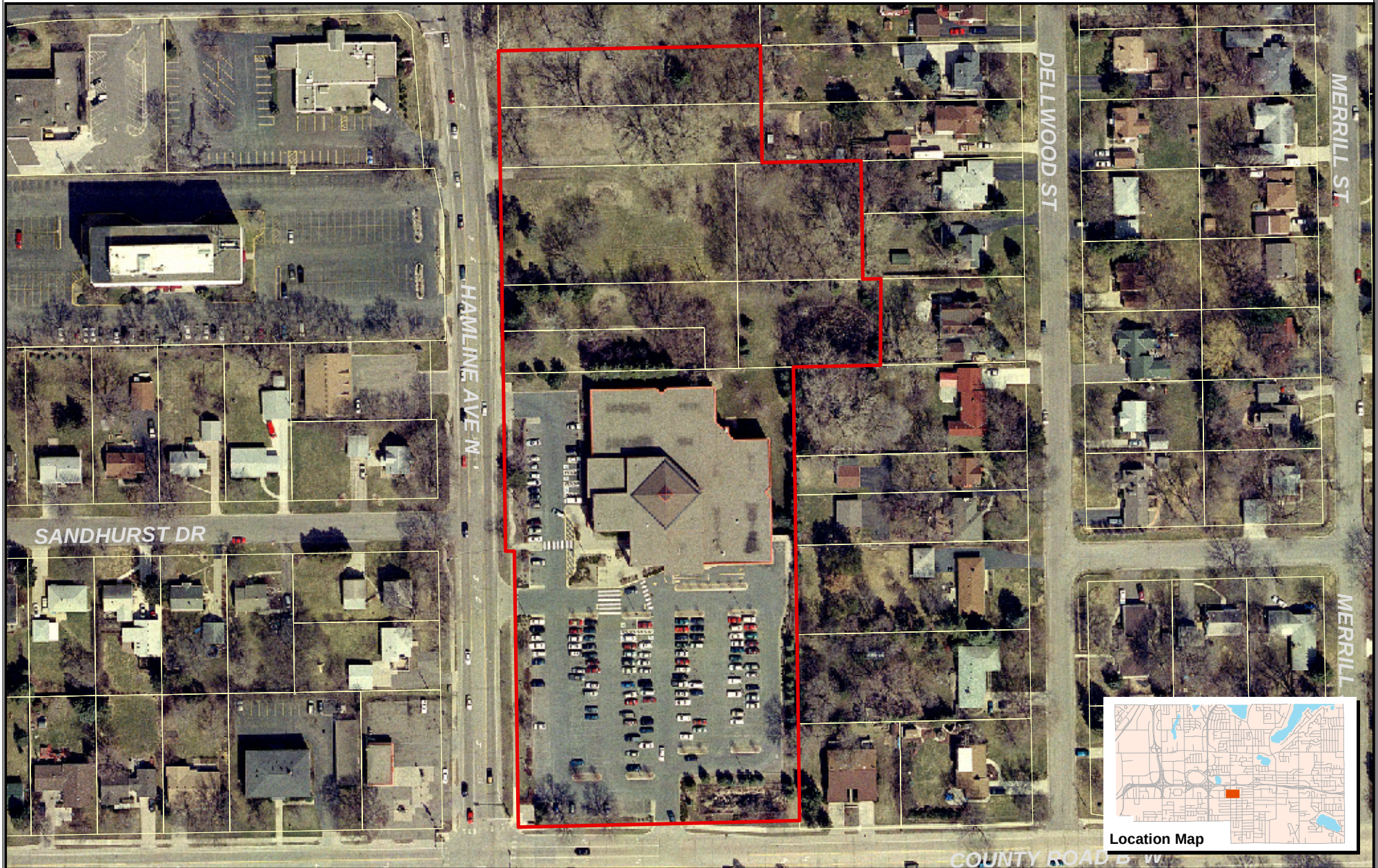
* Ramsey County GIS Base Map (7/3/2008)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

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: Aerial Map of Planning File 08-030



Prepared by:
Community Development Department
Printed: July 16, 2008



Site Location

Data Sources

* Ramsey County GIS Base Map (7/3/2008)
* Aerial Data: Ramsey County and Martinez Corp (4/2006)
For further information regarding the contents of this map contact:
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2660 Civic Center Drive, Roseville MN

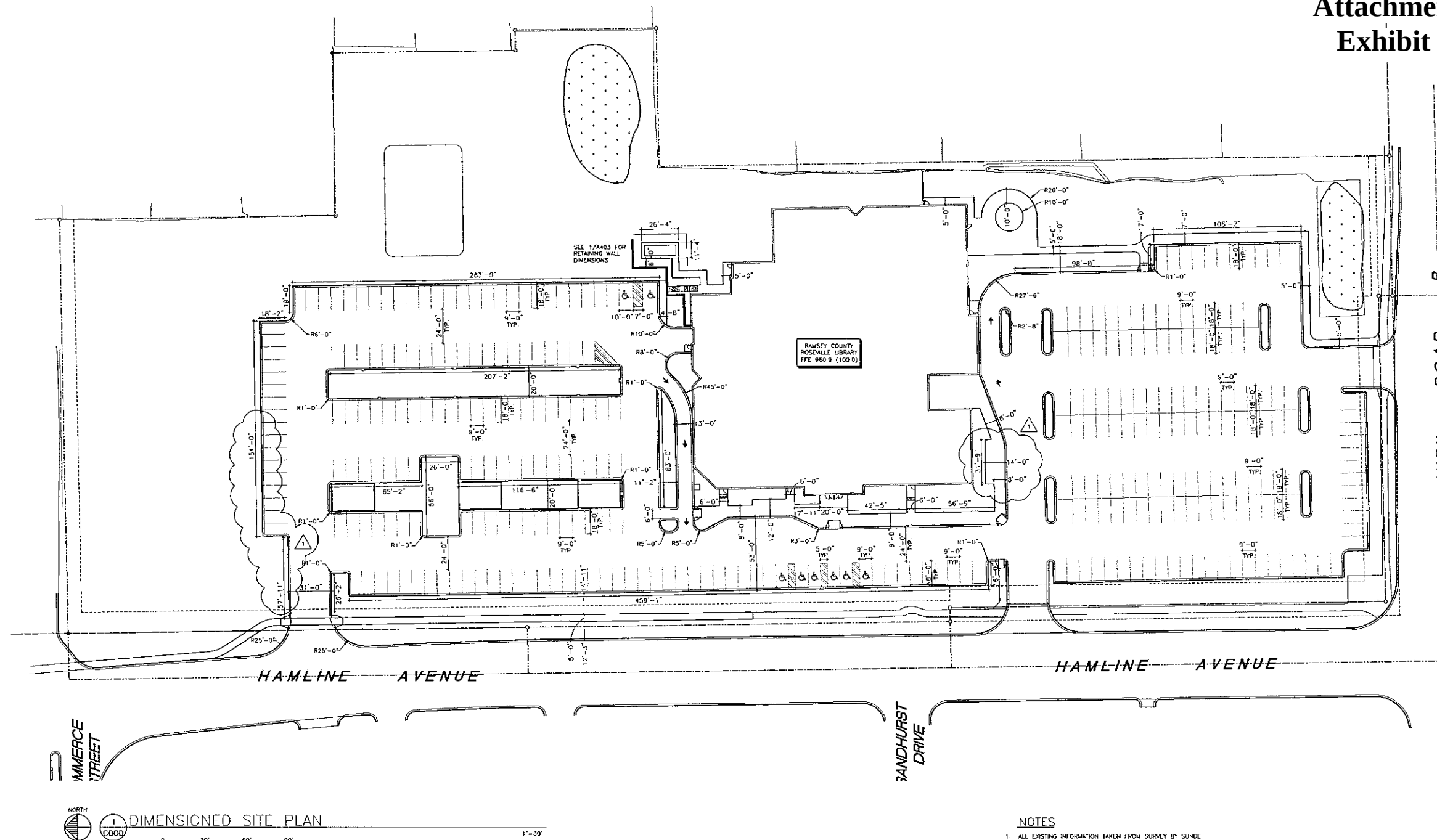
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0 50 100 Feet



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Landscape Architect Architect & Interior Design																												
Danmon Farber Associates																												
823 Highland Hall Minneapolis, MN 55402 PHONE: 612-335-7322																												
Structural Engineer																												
Mayer, Borgman & Johnson, Inc.																												
32 South WY Street Suite 210 Minneapolis, MN 55402 PHONE: 612-336-0713																												
Mechanical / Electrical Engineers																												
Engineering Design Initiative, Ltd.																												
1112 North 4th Street Minneapolis, MN 55411 PHONE: 612-334-0068																												
Civil Engineer																												
Pierce Pini & Associates, Inc.																												
10800 University Avenue NW Suite 210 Overland Park, MO 66113 PHONE: 763-627-1511																												
Technology Consultants																												
Ekert & Associates																												
140 3rd Street South Oshkosh, WI 54901 PHONE: 920-420-2772																												
Design / Builder																												
McGough Construction																												
2737 Farview Avenue North St. Paul, MN 55112 PHONE: 651-423-0200																												
Ramsey County Roseville Library 2180 Hamline Avenue North Roseville, MN 55113																												
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered engineer in the State of Minnesota <i>Rhonda S. Pierce</i> Rhonda S. Pierce 41333 Reg. No. 04/14/09 Date																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REVISIONS</th> <th style="width: 40%;">DATE</th> <th style="width: 50%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>4/14/09</td> <td>ADDENDUM #</td> </tr> <tr> <td>B</td> <td>3/24/08</td> <td>BID SET</td> </tr> <tr> <td></td> <td>3/14/08</td> <td>SUB CONSTRUCTION DOCUMENT</td> </tr> <tr> <td></td> <td>3/6/08</td> <td>EARLY STEEL PACKAGE</td> </tr> <tr> <td></td> <td>2/15/08</td> <td>SUB CONSTRUCTION DOCUMENT</td> </tr> <tr> <td></td> <td>2/28/08</td> <td>CD INSTRUCTIONS</td> </tr> <tr> <td></td> <td>1/18/08</td> <td>REVISED CD SET</td> </tr> <tr> <td></td> <td>8/26/06</td> <td>CD SET</td> </tr> </tbody> </table>		REVISIONS	DATE	DESCRIPTION	A	4/14/09	ADDENDUM #	B	3/24/08	BID SET		3/14/08	SUB CONSTRUCTION DOCUMENT		3/6/08	EARLY STEEL PACKAGE		2/15/08	SUB CONSTRUCTION DOCUMENT		2/28/08	CD INSTRUCTIONS		1/18/08	REVISED CD SET		8/26/06	CD SET
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DIMENSIONED SITE PLAN																												
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1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY SUNDEL LAND SURVEYING, LLC, DATED FEBRUARY 20, 2008
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
4. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE IN ACCORDANCE WITH CITY OF ROSEMERE AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROPRIATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE, COAXIAL, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT GROUND-CALL BEFORE EXCAVATING.
6. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT HIS EXPENSE.
8. ALL WORK TO CONFORM WITH CITY OF ROSEMERE AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.

 Maple & Birch Co., Inc.
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Minneapolis, MN 55404 612.291.2126
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Suite 30
Circleville, OH 43084
PHONE: 765-637-1245

140 1st Street South
St. Cloud, MN 56302

PHONE: 651-430-3772

2737 Fairview Avenue North
St. Paul, MN 55113

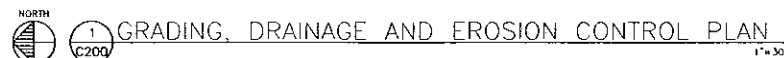
PHONE 651-833-6550

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered engineer in the State of Minnesota

41333	04/14/09
Req. No.	Date

PROJECT NO.	08-006
PROJECT PHASE	BID SET

C200



	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING STORM SEWER LINE
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER LINE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING GAS LINE
	EXISTING FENCE LINE
	EXISTING GUARD POST
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING SIGN
	EXISTING TREE

SUBMIT NPDES PERMIT APPLICATION	MINIMUM 7 DAYS PRIOR TO CONSTRUCTION
INSTALL EROSION CONTROL MEASURES	MAY 6, 2009
BEGIN TOPSOIL STRIPPING AND GRADING	MAY 7, 2009
COMPLETE FINISH GRADING	JULY 15, 2009
SEEDING AND MULCHING OF DISTURBED AREAS	JULY 15, 2009
VEGETATION ESTABLISHED	SEPTEMBER 16, 2009
REMOVE EROSION CONTROL	SEPTEMBER 17, 2009
SUBMIT NOTICE OF TERMINATION (NOT)	AT END OF PROJECT SITE WORK AND

NOTE: APPROXIMATE DATES PROVIDED BY MCCOUGH CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION. (HAY BALES ARE NOT AN ACCEPTABLE PERIMETER CONTROL)

1. INSTALL PERMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO BEGINNING CONSTRUCTION. (HAY BALES ARE NOT AN ACCEPTABLE PERMETER CONTROL).
2. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY EROSION CONTROL DIVERSION AT THE PERMETER LOCATIONS. VEHICLES DO NOT CONSTRUCT SITE. USE TWO INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST TWELVE FEET THICK ACROSS THE ROAD TO PREVENT VEHICLES FROM ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE DISTURBED AREA. COVER THE ROCK ENTRANCE WITHIN 24 HOURS OF THE TIME OF INSTALLATION. LOCATE THE DIVERSION BEHIND THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
3. REMOVE ALL SOILS AND SEDIMENTS TRAPPED OR OTHERWISE DEPOSITED INTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL DETAILS OF A CITY BAYSIDE SWEEPING CONTRACTORS SWEEPINGS MAY BE ORDERED AT ANY TIME IF THE DISTURBED AREAS SHOW SIGNIFICANT SEDIMENTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO NEIGHBORS.
4. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCHBASIN INLETS ARE REQUIRED IN ALL DISTURBED AREAS THAT ARE NOT ADJACENT TO A PAVED AREA. STAKED SILT FENCE OR OTHER APPROVED BUMP'S IN DISTURBED AREAS NOT SUBJECT TO PUBLIC VEHICLE TRAFFIC MAY BE ACCEPTABLE. MOSTLY BAYSIDE BUMP'S OR FILTER FABRIC WRAPPING THE GRATES ARE NOT EFFECTIVE OR ACCEPTABLE FORM OF INLET PROTECTION.
5. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARP OR OTHER ACCEPTABLE WEARS CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT FENCE BARRIERS AROUND THE PALES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACE MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
6. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING EROSION AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
7. TEMPORARILY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN FINISH-GRADED, AND ALL DENUDED AREAS IN WHICH CHANGING DRAINAGE DURING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 14 DAYS. USE SEEDING AND MULCHING TO PREVENT EROSION, MULCHING, AND/OR SODDING AND GRASSING IN GREEN SPACE AREAS. USE TIMELY APPLICATION OF STABILIZING BASE ON AREAS NOT TO BE PAVED.
8. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE IS FULLY UNDERGROWN AND STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION ESTABLISHMENT 70% COVER. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES UNTIL 70% ESTABLISHED COVER IS ACHIEVED.
9. READY MIX CONCRETE AND CONCRETE BATCH PLANTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY, UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRIPS OR THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STREET SEWER.
10. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF WUPA AND NPDES PERMIT. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR MORE DETAILS.
11. UPON COMPLETION OF THE STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED BY A BUMP OR BY SILT FENCE, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL OUTFALLS AREAS HAVE BEEN PAVED AND LAWN AREAS HAVE BEEN ESTABLISHED.
12. CONTRACTOR SHALL SWEP STREETS DAILY TO REDUCE OFF SITE TRACKING OF SEDIMENT AND DUST CONTROL.
13. RAMSEY COUNTY PROPERTY MANAGEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. BY DEEDY 660 GOVERNMENT CENTER WEST 50 WEST KELLOGG BOULEVARD ST. PAUL, MN 55102 (651) 266-2270

1. ALL EXISTING INFORMATION DERIVED FROM SURVEY BY SUNDE LAND SURVEYING, LLC DATED FEBRUARY 20, 2007.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE EXPOSED TO THE ELEMENTS OF NATURE ARE TO BE RESTORED AND REVEGETATED.
4. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF ROSEVILLE AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, GAS, TELEPHONE, CABLE, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO COORDINATE WITH ALL AFFECTED UTILITIES.
6. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWNERS RISK.
8. CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING STORM AND SANITARY SEWER PRIOR TO THE START OF CONSTRUCTION.
9. ALL WORK TO CONFORM WITH CITY OF ROSEVILLE AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
10. ALL EXCAVATIONS MUST COMPLY WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION, SUBPART P, "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN. CONTRACTOR SHALL MAINTAIN EXISTING LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB AND GUTTER. CONTRACTOR SHALL AS SHOWN ON THE PLAN FOR THE AREA DRAWS AND MANHOLE COVERS.
12. MAXIMUM CROSS-SLOPES FOR SIDEWALKS AND ADA ACCESS CRUTES SHALL NOT EXCEED 2.0% . GRASSY AREAS SHALL NOT EXCEED 3.3% . MAXIMUM SLOPES FOR HANDICAP PARKING STALLS AND ACCESS ARELES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
13. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
14. WASTE MATERIALS INCLUDING PAVERMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS, EXCAVATION MATERIALS AND MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
15. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
16. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
17. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR DRAINAGE DISTURBED OR BARRING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH NATIONAL PORTLAND CEMENT DRAINAGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
18. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS IN THE PIPING. THE CONTRACTOR IS NOT BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE TO UNDERGROUND FACILITIES.
19. EROSION CONTROL SHALL BE PLACED ALONG THE PERIMETER OF THE SITE EXCAVATION. EROSION CONTROL SHALL BE PLACED SO IT DOES NOT DISTURB THE EXISTING PAVERMENT OR EXISTING LAND THAT ARE TO REMAIN. MANY METHODS OF EROSION CONTROL WILL WORK AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEASURE AND DETERMINE APPROPRIATE TO THE SITE CONDITIONS AND THAT WHICH MEETS THE CITY OF ST. PAUL STANDARDS. GRAPHICALLY SHOWN ON THE PLANS FOR CLARITY BUT SHALL BE PLACED IN THE MOST APPROPRIATE LOCATIONS IN THE FIELD AND BEHIND THE AREA OF CURB, EXISTING SIDEWALK, DRIVE AND BUS/BLINDING ROAD IS TO REMAIN AND SHALL BE PROTECTED FROM DAMAGE.
20. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY RIGHTS.
21. SUBSURFACE GEOTECHNICAL INVESTIGATION BY BRAUN AND ASSOCIATES, INC. CORP. DATED JANUARY 18, 2007. REPORT, PROJECT SP-06-06007, DATED JANUARY 19, 2007.

Landscape Architect
Damon Farber Associates

023 Nuclei Intl
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Technology Consultants
Eiert & Associates

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PHONE: 601-430-2772

Design/Builder:
McGough Construction

PhyONE: 851-833-6000

**Ramsey County
Roseville Library**
2180 Hamline Avenue North
Roseville, MN 55113

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered engineer in the State of Minnesota.

Rhonda S. Pierce

41333	03/31/09
Reg. No.	Date

ISSUE / DATE	
3/14/08	END SET
3/18/08	90% CONSTRUCTION DOCUMENT
5/6/08	EARLY IRSTEEL PACKAGE
2/13/09	50% CONSTRUCTION DOCUMENT
12/2/08	DD ADDENDUM 001
8/13/08	REVISED DD SET
8/29/08	DD SET

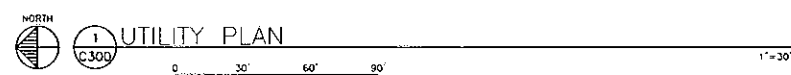
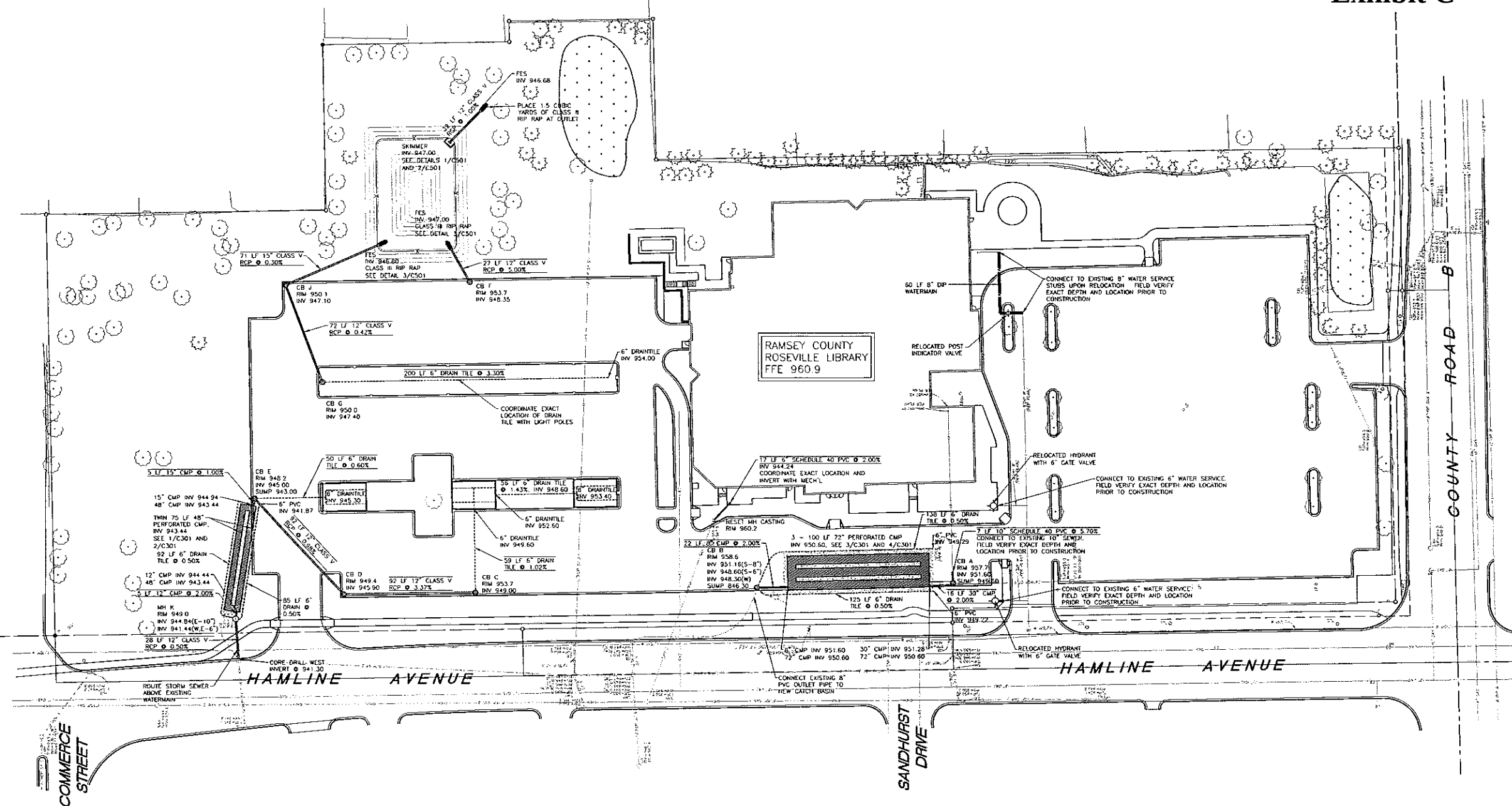
PROJECT NO.	08-005
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PROJECT NUMBER: **BID SET**

DRAWN BY: **KTG** CHECKED BY: **RSP**

UTILITY PLAN

C300



LEGEND

- | SYMBOL | PROPERTY LINE |
|--------|---------------------------------|
| | EXISTING STORM SEWER LINE |
| | EXISTING MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING WATER MAIN |
| | EXISTING HYDRANT |
| | EXISTING GATE VALVE |
| | EXISTING GAS LINE |
| | EXISTING FENCE LINE |
| | EXISTING GUARD POST |
| | EXISTING LIGHT POLE |
| | EXISTING POWER POLE |
| | EXISTING SIGN |
| | EXISTING SOIL BORING |
| | PROPOSED STORM SEWER |
| | PROPOSED CATCH BASIN |
| | PROPOSED MANHOLE |
| | PROPOSED DRAIN TILE |
| | PROPOSED HYDRANT AND GATE VALVE |
| | PROPOSED WATERMAIN |
| | PROPOSED SANITARY SERVICE |
| | PROPOSED POST INDICATOR VALVE |

NOTES

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY SUNGE LAND SURVEYING, LLC, DATED FEBRUARY 20, 2007.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETED.
4. ALL UTILITY DEMOLITION AND/OR ABANDONMENT TO BE PERFORMED IN ACCORDANCE WITH CITY OF ROSDEVILLE AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATERMAIN. CONTRACTOR TO CONTACT Gopher One-Call BEFORE EXCAVATING.
6. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
7. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
8. ALL WORK TO CONFORM WITH CITY OF ROSDEVILLE AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
10. WASTE MATERIALS INCLUDING PAVEMENT REMOVED DURING CONSTRUCTION, WASTE PIPING AND SUPPLIES, CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
11. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
12. WHEN WORKING AROUND EXISTING UTILITIES THAT BECOME EXPOSED THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

MSR
Minneapolis of Maryland Architects & Engineers & Design

Design/Build
McGough Construction

2237 Fairview Avenue North
St. Paul, MN 55113

PHOTO: 651-433-6050

 McGough

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**Ramsey County
Roseville Library**
2180 Hamline Avenue North
Roseville, MN 55113

I hereby certify that this plan, specification or report was prepared
and/or under my direct supervision and that I am a duly Licensed
Landscape Architect under the Laws of the State of Minnesota.
LANDSCAPE ARCHITECT SEAL

Signature: [Signature]
Print Name: John Markland

Date 06/14/2009 License No. 43254

DATE / TIME		

[illegible]

4/14/09	ADDENDUM IN
3/21/08	END SET

3/16/01	95% CONSTRUCTION DOCUMENT
---------	---------------------------

304628	SAFELY STEEL PACKAGE
201208	50% CONSTRUCTION DOCUMENT

02/22/08	DO ADDENDUM 001
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01/2/01	REVISED DO SET
02/2/02	DO SET

NAME	DATE	DESCRIPTION
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PROJECT NO. 2008024.00

PROJECT PHASE	PLAN - DESIGN
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BID SET	
UNAME NO.	ENCLAVE NO.

MS	JM
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Reprints: 100 copies for \$100; 250 copies for \$250; 500 copies for \$500; 1,000 copies for \$1,000. All prices include postage and handling charges. Payment in advance is required. Please allow 4-6 weeks for delivery.

LANDSCAPE

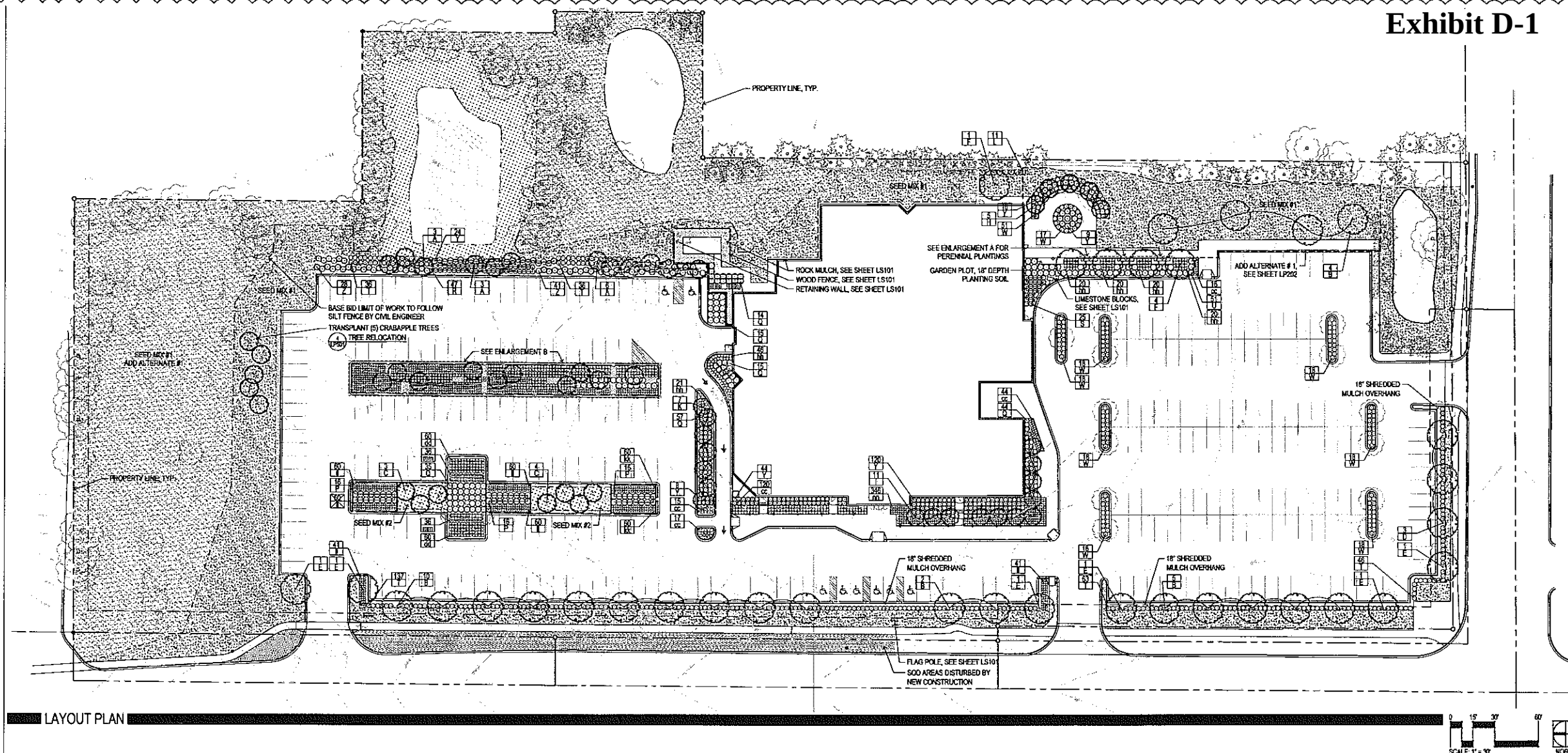
PLANTING

PLANTING

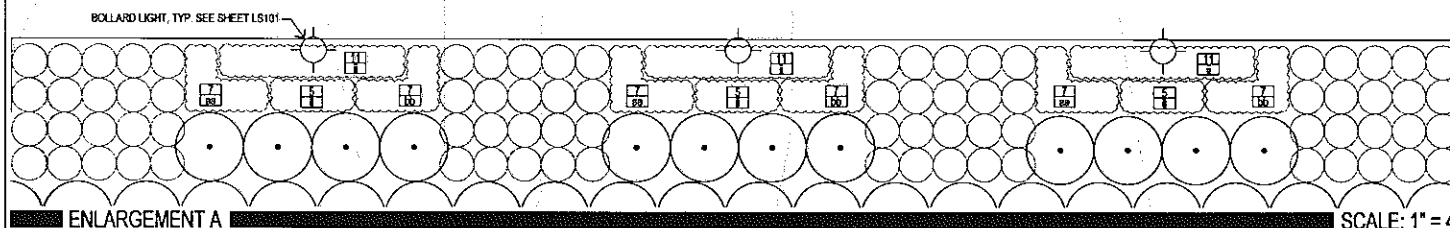
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LB101

LF 101

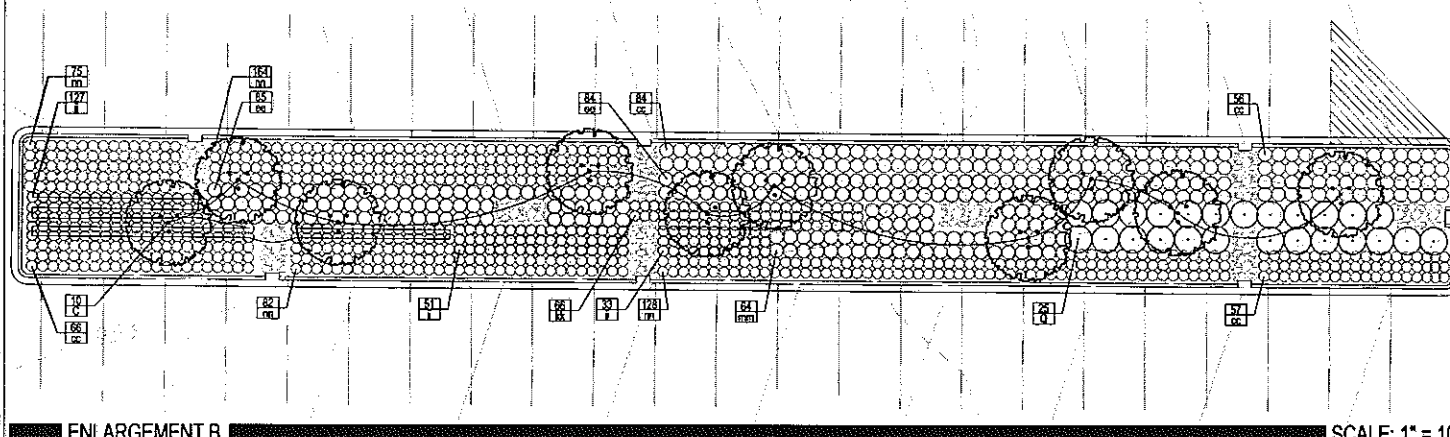


LAYOUT PLAN



ENLARGEMENT A

SCALE: 1" = 4'



ENLARGEMENT B

SCAIF: $1^* = 10$

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COME	ROOT BALL/ CONT. SIZE	COMMENTS
DECIDUOUS OVERSTORY TREES							
A	12	BIRCH TWIG	Betula picea	6' HGT	SMB	28" MIN DIA.	CULMP FOR
C	12	ASH SWAMP WHITE	Fraxinus latifolia	2-5' CAL	SMB	28" MIN DIA.	SINGLE TRIN
D	17	ASPEL DOWING	Populus tremuloides	8' HGT	SMB	28" MIN DIA.	CULMP FOR
E	3	HARDYBERRY, COMMON	Lonicera canadensis	2-5' CAL	SMB	28" MIN DIA.	SINGLE TRIN
F	1	RED ELM, PEELER	Ulmus rubra	10' CAL	SMB	28" MIN DIA.	SINGLE TRIN
F	3	MONEY TREE, IMPERIAL	Scheuchzeria palustris var. 'imperial'	2-5' CAL	SMB	28" MIN DIA.	SINGLE TRIN
DECIDUOUS UNDERSTORY TREES							
I	5	SEROTINEPERIC AUTUMN BRILLIANCE	Amaranthus x grandiflorus 'Autumn Brilliance'	8' HGT	SMB	24" MIN DIA.	CULMP FOR
J	11	RAWHIDE, THORNLESS	Galega officinalis var. thornless	1-5' CAL	SMB	28" MIN DIA.	SINGLE TRIN
K	1	DOGWOOD, PINKISH	Cornus alternifolia	1-5' CAL	SMB	28" MIN DIA.	SINGLE TRIN
K	7	RADAGOLD, HARVEST GOLD	Morus nigra	6' CAL	SMB	28" MIN DIA.	SINGLE TRIN
EVERGREEN TREES							
N	-	SPRUCE, BLACK HILLS	Picea glauca densata	6' HGT	SMB	24" MIN DIA.	SINGLE TRIN
N	-	PINE ALABASTRAN	Picea nigra	6' HGT	SMB	24" MIN DIA.	SINGLE TRIN
DECIDUOUS SHRUBS							
P	1	DOGWOOD, HUSKON	Cornus sericea 'Huskmint'	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
Q	205	DOGWOOD, GILSON	Cornus sericea 'Var.'	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
R	47	DOGWOOD, BUTTS YELLOW	Cornus sericea 'Butts Yellow'	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
S	25	WILLOW, ARCTIC BLUE LEAF	Salix purpurea 'Nana'	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
T	318	CHOKERBERRY, BLACK	Prunella pennsylvanica atala	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
V	51	VIBURNUM, HAIRS	Viburnum acerifolium 'Haier'	30' HGT	POT	#2 CONT.	PLANT 4.0 C.O.
W	-	SUMAC, GRO LOW FRAGRANT	Rhus aromatica 'Gro Low'	12' HGT	POT	#5 CONT.	PLANT 5.0 C.O.
W	194	SPIREA, NEON FLASH	Spiraea japonica 'Neon Flash'	24' HGT	POT	#5 CONT.	PLANT 5.0 C.O.
EVERGREEN SHRUBS							
Y	212	JUNIPER, MINT JUPITER	Juniperus chinensis 'Mintop'	18" SPHRD	POT	#5 CONT.	PLANT 4.0 C.O.
Z	169	YEW, EMERALD SPREADER	Taxus canadensis 'Minnow'	18" SPHRD	POT	#5 CONT.	PLANT 4.0 C.O.
PERENNIALS							
B	21	BLAZINGSTAR, ROUGH	Liatris aspera		POT	#1 CONT.	PLANT 18.0 C.O.
D	24	CONIFER, ORANGE PURPLE	Schinus molle 'Orange Purple'		POT	#1 CONT.	PLANT 18.0 C.O.
E	475	MALE COCKLEBUR, REED GRASS	Chenopodium scutellariae 'Reed Grass'		POT	#1 CONT.	PLANT 18.0 C.O.
F	140	MALE COCKLEBUR, REED GRASS	Chenopodium scutellariae 'Reed Grass'		POT	#1 CONT.	PLANT 18.0 C.O.
H	190	SPREZZED, MAPO GRASS	Impatiens noli-tangere 'Mapo Grass'		POT	#1 CONT.	PLANT 18.0 C.O.
I	100	SPREZZED, MAPO GRASS	Impatiens noli-tangere 'Mapo Grass'		POT	#1 CONT.	PLANT 18.0 C.O.
J	147	DAY LILY, KANSAS STAR	Lilium candidum 'Kansas Star'		POT	#1 CONT.	PLANT 18.0 C.O.
J	147	DRIPPED, PHLOX	Phlox paniculata 'Drifted Phlox'		POT	#1 CONT.	PLANT 18.0 C.O.
L	117	BUTTERFLY PLANT	Asclepias tuberosa var. interior		POT	#1 CONT.	PLANT 18.0 C.O.
M	117	WINTER WOODS BLUE	Isoplexis wendlandii		POT	#1 CONT.	PLANT 18.0 C.O.
N	196	LYATHIS, ROSEAL	Lysichiton ciliatum		POT	#1 CONT.	PLANT 18.0 C.O.
O	307	SWITCH GRASS	Panicum virgatum 'Switchgrass'		POT	#1 CONT.	PLANT 18.0 C.O.
P	100	SPRING TOWER, GLOSTRIM	Galathea veridicalis		POT	#1 CONT.	PLANT 18.0 C.O.
P	100	BLUESTEM, LITTLE	Schizanthus luteum		POT	#1 CONT.	PLANT 18.0 C.O.

PLANTING SCHEDULE

LEGEND

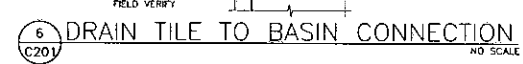
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PLANTING SCHEDULE

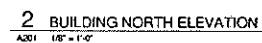
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|-----------------------------------|---------------------------|
| SIGNATURE: <i>John MacLachlan</i> | |
| Print Name: JOHN MACLACHLAN | |
| Date: 04/05/2002 | License No: 42224 |
| 00000 04/05 | |
| 014100 | ADDENDUM #4 |
| 020100 | BID SET |
| 210100 | 90% CONSTRUCTION DOCUMENT |
| 300400 | EARLY STEEL PACKAGE |
| 320200 | 90% CONSTRUCTION DOCUMENT |
| 402200 | ADDENDUM #2 |
| 801200 | REVISED DD SET |
| 802000 | DD SET |
| NAME: BATH | DESCRIPTION |
| PROJECT NO. | |
| 20000024.00 | |
| PROJECT PHASE | |
| BID SET | |
| ISSUED BY: MJW | CHECKED BY: JM |

LP202

[illegible]

 Meyer Schreyer & Ruckelshaus, LLC
1140 South 1st Avenue, 7th Floor
Minneapolis, MN USA 55401 2494
612 378 0418 • 612 342 8264
www.msrltd.com

Manassas & Maryland Architects & Interior Design

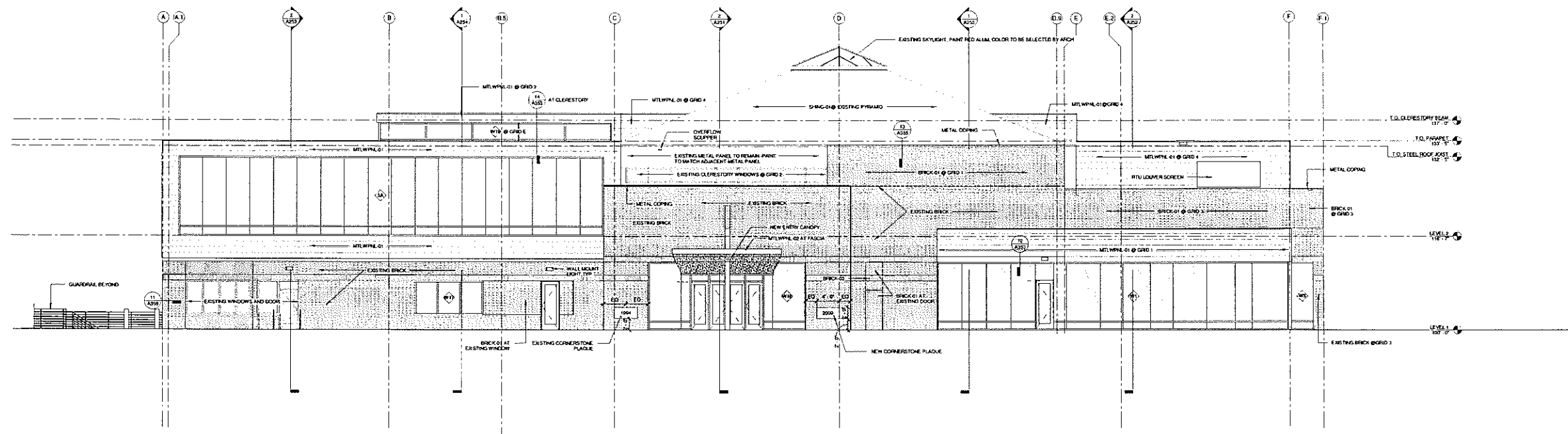


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
ARCHITECT SEAL

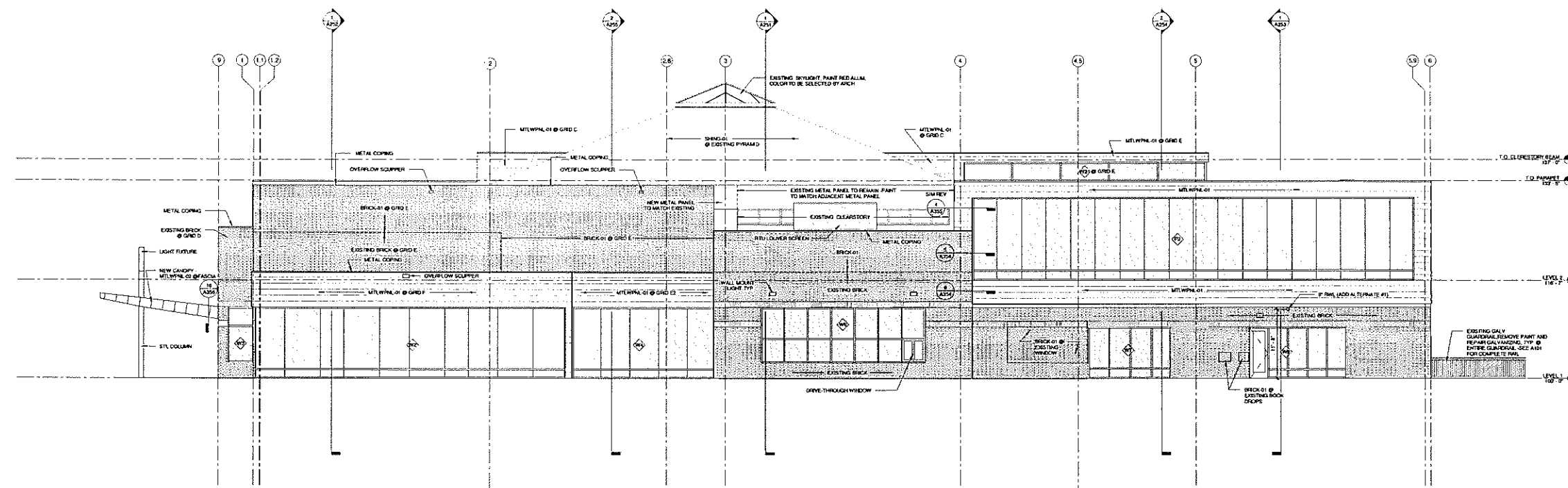
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02/25/00	DO ARCHITECTURAL SET		
02/18/00	REMOVED DO SET		
01/24/00	DO SET		
NAME / DATE	DESCRIPTION		
PROJECT NO.	2008024.00		
PROJECT PHASE	BID SET		
ISSUED BY	BL DC NC	CHECKED BY:	MC

A201

Exhibit E-2



2 BUILDING WEST ELEVATION
A202 1/8" = 1'-0"



1 BUILDING SOUTH ELEVATION
A202 1/8" = 1'-0"



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 www.mbj.com

Designer:
McGough Construction
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 Phone: 612-337-3141

Electrical/Mechanical Engineer:
Engineering Design Initiative
 1100 1st Avenue North
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Landscape Architect:
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 Phone: 612-337-7522

Technology Consultant:
Eler & Associates
 140 3rd Street South
 St. Paul, MN 55002
 Phone: 651-433-2772

**Ramsey County
Roseville Library**
 2180 Hamline Avenue North
 Roseville, MN 55113

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 Architect under the Laws of the State of Minnesota.
ARCHITECT SEAL

Signature: *Jack Pini*
 Print Name: Jack Pini
 Date: 07/13/2009 License No.: 24102

NO.	DATE	DESCRIPTION
001	07/13/2009	BID SET
002	07/13/2009	60% CONSTRUCTION DOCUMENT
003	07/13/2009	EARLY STEEL PACKAGE
004	07/13/2009	50% CONSTRUCTION DOCUMENT
005	07/13/2009	60% CONSTRUCTION DOCUMENT
006	07/13/2009	REVISIONS SET
007	07/13/2009	DO SET

PROJECT NO.: 2008024.00
 PROJECT NAME: BUILDING ELEVATIONS
 DRAWN BY: BL DC NC
 CHECKED BY: MC

BUILDING ELEVATIONS

A202

CITY of ROSEVILLE
PLANNED UNIT DEVELOPMENT AGREEMENT 1374
MAY 18, 2009 (PF08-030)

AGREEMENT, approved by the Roseville City Council on May 18, 2009, and entered into between the City of Roseville, a Minnesota municipal corporation (herein referred to as “CITY”), and Ramsey County a Minnesota municipal corporation, 15 West Kellogg Boulevard, Saint Paul, Minnesota, 55102 (herein referred to as “DEVELOPER”).

1.0 Effective Date of Agreement

This Agreement shall be effective upon completion of the following: 1) passage of Ordinance 1374 (Rezoning of property to Planned Unit Development); 2) publication of the ordinance in the CITY’s official newspaper; 3) execution of this agreement by the CITY and the DEVELOPER; and 4) recording of this agreement with Ramsey County.

2.0 Request for Planned Unit Development Approval

The DEVELOPER has asked the CITY to approve a Planned Unit Development (PUD) (PF08-030) that expands the existing Ramsey County Roseville Branch Library to a total of 73,700 square feet. The property is described as:

2180 Hamline Avenue North (PIN: 10-29-23-43-0101, 10-29-23-43-0103, 10-29-23-43-0099, 10-29-23-43-0098, 10-29-23-43-0083, 10-29-23-43-0084, 10-29-23-43-0085, 10-29-23-43-0086, and 10-29-23-43-0087) City of Roseville, Ramsey County, Minnesota;

and is legally described as:

SEE ATTACHMENT “A”

3.0 Planned Unit Development Approval

The CITY hereby grants approval of the final development plan for the DEVELOPER, subject to the compliance with the terms and conditions of this agreement and the conditions of the City Council approval on May 18, 2009. The CITY agrees to approve applications for building permits provided: the plans are consistent with the exhibits approved at the concept and final stages of the PUD process; the DEVELOPER has not defaulted; and all of the standards and conditions of this agreement have been satisfied. For any improvements proposed thereafter, notwithstanding anything in this Agreement to the contrary, the CITY may require compliance with any amendments to the City’s Comprehensive Plan, official controls, platting, or dedication requirements enacted after the date of this Contract.

4.0 Approval by the CITY

In approving the final development plan for the PUD for the DEVELOPER, the CITY hereby incorporates the following exhibits. The DEVELOPER shall develop the subject property as described or shown in these exhibits. If the exhibits vary from the written terms of this Agreement, the written terms shall control. In the event the exhibits address items not specifically addressed in this agreement, the exhibits shall govern with respect to those items. The exhibits as approved by the City Council on May 18, 2009, or as amended thereafter, shall include:

- Exhibit A** Site development plan indicating proposed structure addition, parking lot modifications, electrical/mechanical service access, sidewalks, property lines, and setbacks, dated **April 14, 2009**
- Exhibit B** Grading, drainage, and erosion control plan indicating the structure addition, all grade contours with spot elevations, sanitary sewer and watermain service, catch basins for surface water catchment, existing utilities, and all erosion control measures to be utilized during construction, dated **April 14, 2009**
- Exhibit C** Utility plan, including type, size, elevation and % grade of all existing and proposed utilities for the site, dated **March 31, 2009**
- Exhibit D** Complete landscape and infiltration basin plan, including materials list and planting details, indicating the size and location of all plant materials, dated **March 31 and April 14, 2009**
- Exhibit E** Building elevation plan indicating structure height, facade details, and building materials dated **March 31, 2009**

5.0 Rezoning

- 5.1 The CITY conducted hearings and meetings on August 6, 2008 (Planning Commission – public hearing on General Concept plan), August 25, 2008 (City Council – action on General Concept), and May 18, 2009 (City Council – hearing and action on Final Development Plan and PUD agreement) to consider various aspects of the PUD, including rezoning of the subject property from Single Family Residence (R-1) District to Planned Unit Development (PUD) with an underlying zoning of Limited Business (B-1) District.
- 5.2 The CITY agrees to rezone the subject property to Planned Unit Development (PUD) with an underlying zoning of Limited Business (B-1) District, subject to the DEVELOPER’S strict compliance with the approved plans, and the terms and conditions of this agreement. Where not superseded by more restrictive requirements of this PUD, the standards of the underlying Limited Business (B-1) zoning district shall apply, as stated in Chapter 1005 of the Roseville City Code.

6.0 Development of Property

- 6.1 Failure by the DEVELOPER to commence development activity in accordance with the final development plans or within one year following the final approval of this PUD will necessitate the approval of an extension of the development by the City Council prior to the expiration of the one year period. If an extension is not applied for, the Council may instruct the Planning Commission to initiate rezoning to the underlying B-1 zoning district. For purposes of this provision, development activity shall be defined as obtaining a building permit and beginning construction on the site.
- 6.2 Minor deviations from the approved final development plans, which are consistent with this agreement and the underlying B-1 zoning district, may be approved by the CITY's Development Review Committee, under the direction of the Community Development Director. Substantial departures from the approved final development plans will require an amendment to the PUD in accordance with Section 1015 of the Roseville Zoning Ordinance.

7.0 Compliance with Laws and Regulations

The DEVELOPER represents to the CITY that any site improvements pursuant to the proposed development will comply with all City, County, Regional, Metropolitan, State, and Federal laws and regulations, including but not limited to the Roseville Zoning Ordinance.

8.0 Site Development Requirements

To ensure that the proposed development meets the CITY'S requirements and standards for site development, the following provisions shall apply:

- 8.1 Erosion Control: Before site grading and before any utility construction is commenced or building permits are issued, an erosion control plan must be submitted for approval, and all erosion control actions shall be implemented, inspected, and approved by the CITY (**Exhibit B**).
- 8.2 Final Grading Plan: The final grading plan for the property must be reviewed and approved by the Director of Public Works prior to any permits being issued for the building addition. All grading shall comply with the approved grading plans and shall be the responsibility of the DEVELOPER. The DEVELOPER'S engineer shall provide to the CITY a letter certifying that the grading project as constructed, was completed as depicted in the approved grading plan (**Exhibit B**).
- 8.3 Final Utility Plan: The final utility plan for the property must be reviewed and approved by the Director of Public Works prior to any permits being issued for the building remodeling or addition (**Exhibit C**).
- 8.4 Clean Up: The DEVELOPER shall clean dirt and debris from streets that has resulted from construction work by the DEVELOPER, its agents or assigns. The CITY will determine whether it is necessary to take additional measures to clean dirt and debris from the streets. After 24 hours verbal notice to the DEVELOPER, the CITY may complete or contract to complete the clean up at the DEVELOPER'S expense.

9.0 PUD Standards/Conditions of Approval

To insure that the proposed development meets the CITY'S standards for the approval of a PUD, as set forth in Section 1008 and 1015 of the Roseville City Code, the Development shall also comply with the following specific PUD standards:

- 9.1 General Development Standards: The site development plan, landscape plan, grading and utility plan, building elevations, and final land use designations shall be part of the standards for development.
- 9.2 Permitted Uses: The parcel/development shall be restricted to the parameters specified in the site plan, landscape plan, building elevations, and supporting documents submitted by the DEVELOPER. Where not superseded by more restrictive requirements of this PUD, the standards of the underlying Limited Business (B-1) zoning district shall apply, as stated in Chapter 1005.02 of the Roseville City Code. The parcel may be reused and/or redeveloped for any of the permitted and accessory uses in the B-1 District.
- 9.3 Building Setbacks: Building setbacks of 30 feet from the northern property line, 30 feet from the Hamline Avenue right-of-way, 30 feet from County Road B right-of-way, and 20 feet from the eastern property line shall be the minimum required building setbacks from the respective property lines.
- 9.4 Off-Street Parking Lot Setbacks: Parking lot setbacks of 10 feet from County Road B, 15 feet from Hamline Avenue, 60 feet from the eastern property line as shown in the approved site plan (**Exhibit A**) shall be the minimum required parking lot setbacks from the respective property lines.
- 9.5 Off-Street Parking Lot Improvements: Off-street parking areas shall be improved as shown on the approved site development plan (**Exhibit A**) and drainage plan (**Exhibit B**), and shall include hard surfacing (bituminous), concrete perimeter curbing, and a drainage plan. The site shall provide a minimum of 253 off-street parking stalls, inclusive of handicapped stalls as necessary to be in compliance with ADA requirements.
- 9.6 Signage: The location, height, and area of building and freestanding signage shall be consistent with an approved Master Sign Plan.
- 9.7 Pedestrian Walkways: CITY policy requires the installation of pedestrian pathways (sidewalks), no less than four feet in width, connecting public rights-of-way with commercial development. The DEVELOPER shall install a pedestrian pathway (concrete sidewalk) connection to the existing sidewalk in the County Road B right-of-way in accordance with city standards.
- 9.8 Landscape Letter of Credit: Before the issuance of a building, grading, or excavation permit by the CITY, the DEVELOPER shall have posted with the CITY a landscape letter of credit or other security acceptable to the CITY in an amount equal to 150% of the cost of all site landscaping and site restoration, and in accordance with Section 1010.14E of the City Code. The Community Development Director, following completion of plans and after the passage of two

growing seasons, shall determine the specific amount of this letter of credit or other security.

9.9 Building Materials: For additions to existing structures, exterior building materials shall be complementary to, and generally in keeping with, the existing structure; the materials proposed in the building elevations (**Exhibit E**) comply with this requirement. Exterior building materials for future construction or redevelopment shall be reviewed and approved by the Community Development Director prior to issuance of any building permits.

9.10 Mechanical Equipment: HVAC must be fully screened from view of adjacent properties.

9.11 Trash Handling: Trash handling equipment shall be housed within the principal structure or in a roofed structure that is detached or attached to the principal structure, in accordance with Section 1010.11 of the City Code. Access to trash handling equipment shall be situated such that service vehicles are not required to back onto streets.

9.12 Lighting: Parking lot and building facade lights shall be downcast, cutoff type, concealing the light source from view and preventing glare. All lighting shall meet the lighting requirements of Section 1010.12 of the City Code.

10.0 Developer's Default

10.1 For purposes of this Development Agreement, the failure of the DEVELOPER to perform any covenant, obligation, or agreement hereunder, and the continuance of such failure for a period of 30 days after written notice thereof from the CITY (or such longer period of time as may reasonably be necessary to cure any such default, if such default is not reasonably curable within such 30 day period) shall constitute a DEVELOPER default hereunder. Within the 30 day period after notice is given, a request may made for a hearing (by either party) to be held before the Roseville City Council to determine if a default has occurred. Upon the occurrence of DEVELOPER default, the City may withhold any certificate of occupancy for improvements proposed to be constructed.

10.2 Notwithstanding anything herein to the contrary, the DEVELOPER may convey a parcel or parcels of land within the PUD to a third party, which conveyed parcels shall remain subject to all of the terms of the PUD specifically relating to said parcels. In that connection, the parties agree as follows:

A. A default by the DEVELOPER, or its successors in interest, in the performance of the obligations hereunder, will not constitute a default with regard to the conveyed parcel and will not entitle the CITY to exercise any of its rights and remedies hereunder with respect to such conveyed parcel, so long as such conveyed parcel otherwise complies with applicable provisions of the PUD.

B. A default with regard to a conveyed parcel will not constitute a default with regard to the parcels retained by the DEVELOPER or other conveyed

parcels, so long as such retained or other conveyed parcels otherwise
comply with applicable provisions of this Agreement.

11.0 Miscellaneous

11.1 This Development Agreement shall be binding upon the parties, their heirs,
successors or assigns, as the case may be.

11.2 Breach of any material term of this Development Agreement by the
DEVELOPER shall be grounds for denial of building permits, except as
otherwise provided in Section 10 of this Agreement.

11.3 If any portion, section, subsection, paragraph, sentence, clause, or phrase of this
Development Agreement is for any reason held invalid as a result of a challenge
brought by the DEVELOPER, their agents or assigns, the balance of this
Agreement shall nevertheless remain in full force and effect.

11.4 This Development Agreement shall run with the Subject Property and shall be
recorded in the Ramsey County Recorder's Office by the CITY.

11.5 This Agreement shall be liberally construed to protect the public interest.

12.0 Notices

12.1 Required notices to the DEVELOPER shall be in writing and shall be either hand
delivered to the DEVELOPER, their employees or agents, or mailed to the
DEVELOPER by certified or registered mail at the following address:

Ms. Julie Kleinschmidt
County Manager
Ramsey County
15 West Kellogg Boulevard
Suite 270
Saint Paul, Minnesota 55102

12.2 Notices to the CITY shall be in writing and shall be either hand delivered to the
Community Development Director, or mailed by certified or registered mail, in
care of the Community Development Director at the following address:

Community Development Director
2660 Civic Center Drive
Roseville, MN 55113

IN WITNESS WHEREOF, the parties have hereunto set there hands the day and year first above written.

CITY OF ROSEVILLE

By: _____
Craig Klausing, Mayor

By: _____
William J. Malinen, City Manager

Subscribed and sworn to before me on
this _____ day of _____ 2009.

Notary Public

[illegible]

The forgoing instrument was acknowledged before me this _____ day of _____, 2009, by Craig Klausing, Mayor, and William J. Malinen, City Manager, of the City of Roseville, a Minnesota Municipal Corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Ramsey County.

By: _____
Ms. Julie Kleinschmidt, County Manager

Subscribed and sworn to before me on
this _____ day of _____, 2009.

Notary Public

[illegible]

The forgoing instrument was acknowledged before me this _____ day of _____, 2009,
by Julie Kleinschmidt, County Manager, Ramsey County