

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: **06/08/09**
Item No.: **12.f**

Department Approval



City Manager Approval



Item Description: Request by AEON for **FINAL DEVELOPMENT PLAN, FINAL PLAT, REZONING and PUD AGREEMENT** approval for Har Mar Apartments (**PF07-068**).

1.0 REQUESTED ACTION

AEON seeks approval of their FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT, FINAL PLAT, REZONING, and PLANNED UNIT DEVELOPMENT AGREEMENT to complete site and existing building improvements to the Har Mar Apartments, 2225 to 2265 Snelling Avenue and to develop a new 50-unit, 4-story apartment building in the northwest corner of the property.

Project Review History

- Applications Submitted and Determined Complete: May 1, 2009
- 60-Day Review Deadline: June 30, 2009
- Project Report Recommendation: June 3, 2009
- Anticipated City Council Action: June 8, 2009

2.0 SUMMARY OF STAFF RECOMMENDATION

The Roseville Development Review Committee and the Roseville Planning Division have determined that the Final Development Plan for Aeon and the Har Mar Apartments meets all standards and conditions of the General Concept approval.

3.0 SUGGESTED CITY COUNCIL ACTION

By MOTION, APPROVE the FINAL PLAT; ADOPT A RESOLUTION REZONING THE HAR MAR APARTMENTS TO PLANNED UNIT DEVELOPMENT; AND By MOTION, APPROVE the FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT and AGREEMENT, subject to conditions (see Section 8 for detailed Action).

REZONING/PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOPMENT is a zoning district that may include single or mixed uses, one or more lots or parcels, and is intended to create a more flexible, creative and efficient approach to the use of the land subject to the procedures, standards, and regulations contained in the City Code. The FINAL DEVELOPMENT PLAN process includes the consideration and approval of a set of redevelopment plans and an agreement that stipulates the terms and conditions supported by the City.

In the past the Planning Division has established an underlying or base zoning district for its planned unit developments. However, this method has created a problem when accounting for the specific or exact zoning of the parcel. Planning Staff has determined that the Rezoning for Har Mar Apartments, though necessary, would not include an underlying/base designation of R-3A, but rather the PUD Agreement, if approved in the FINAL phase of the PUD review process, will along with the approved development plans become the development contract on which the REZONING is based.

On March 24, 2008, the Roseville City Council supported AEON's request for General Concept PUD, Preliminary Plat and Rezoning of the Har Mar Apartment as the first step in the project's process. The proposal now will seek to rezone the parcel from its current designation of B-1, Limited Business District to a PUD, Planned Unit Development District for the two lots created for the project.

FINAL PLAT

The FINAL PLAT, Har Mar Apartments Addition, will subdivide the 3.06-acre parcel into two lots. Lot 1 will include the five existing apartment buildings and associated parking and Lot 2 will include the new apartment building and associated parking.

The Final Plat is very similar to the preliminary. However, all of the underlying background items have been removed and a "clean" land division indicating Lot 1, Block 1, Lot 2, Block 1 and the right-of-way dedication are included. Also included are a number of the utility and drainage easements recommended by the Public Works/Engineering Department.

PROJECT OVERVIEW

The FINAL DEVELOPMENT proposed by AEON would be completed in two phases. Phase I involves major remodeling of the existing units and improved site conditions, while Phase II involves the construction of a new 4-story 50-unit apartment building with underground parking.

The second phase of the project (50-unit building) increases density and improves the affordability mix. The project's proposed mix of affordable and market rate units increases the quality of housing options available to people of varying incomes, family types, age and abilities. The project also enables more people to live within one mile of the Rosedale Transit Center, Rosedale Mall, Har Mar Mall, and other local employment centers.

Phase I will consist of renovating existing residential buildings, residential amenities, and infrastructure to enhance the long-term desirability of the neighborhood and improve the property's value.

- 65 6.4 The redevelopment uses principles of defensible space and crime prevention through
66 environmental design to improve safety in conjunction with management practices that build
67 community and promote social interaction.
- 68 6.5 Sustainable, durable, and energy-efficient development standards and practices will be utilized
69 during all phases of the development. The redevelopment project was identified as a pilot
70 project in Aeon's Homes for Generations initiative. Aeon formed a partnership with the Center
71 for Energy and the Environment (CEE) and the Center for Sustainable Building Research
72 (CSBR) and the University of Minnesota to gain knowledge and experience on rehabilitating a
73 property in a sustainable and feasible way. The project also satisfies Green Communities
74 criteria, which includes the use of EnergyStar appliances.
- 75 6.6 Design elements include efficient site access, appropriately sized parking areas, a system of
76 rain-water gardens to manage storm water on the site, and extensive year-round landscaping.
- 77 6.7 Construction of the underground parking in Phase II and the reconfigured surface parking lots,
78 maximize green space on the parcel.
- 79 6.8 The construction of pedestrian connections and a public sidewalk improves the connectivity and
80 walkability of the area, reducing the isolation of residents without cars. The sidewalk also
81 supports Roseville's vision for sidewalk along the entire frontage road.
- 82 6.9 The redevelopment reduces blight, expands tax base, and enhances the mix of land uses in the
83 community.

84 **PROJECT CONSISTENCY REVIEW**

- 85 6.11 On March 24, 2008, Aeon received approval of their General Concept Planned Unit
86 Development (Rezoning and Comprehensive Land Use Designation Amendment) to allow the
87 site improvements and building addition, subject to several conditions. Below is a list of those
88 conditions with an explanation of how Aeon has addressed of them:
- 89 a. While parking on the frontage road is permitted in this area, the City of Roseville bans
90 on-street parking whenever there is 2 inches of snow or more. For this reason, on-street
91 parking stalls are discouraged to meet required parking for the project. The Engineering
92 and Planning Divisions will continue to work with AEON to ensure that adequate
93 parking is provided on the property.
- 94 *Approximately 60% of Har Mar Apartment's residents have vehicles. With the*
95 *rehabilitation of the existing units and the addition of larger units, Aeon anticipates*
96 *parking needs will increase from the 0.6 spaces per unit, but will remain relatively low*
97 *because of the demographics of its residents, the availability of transit, and the amount*
98 *of goods and services within walking distance of the site. That said, Aeon anticipated*
99 *the need for 0.6 to 0.8 spaces per one-bedroom unit and 1.0 space for each new two and*
100 *three bedroom unit, whereas the Code requires 2 space per unit. Planning Staff has*
101 *reviewed and supports the parking analysis provided in Aeon's narrative (attached),*
102 *that provides 97 surface parking spaces and 52 underground spaces in the new building.*
103 *If demand increases the site includes room for an additional 21 spaces that can be built*
104 *in the future. The proposal also seeks the allowance of overflow parking on the frontage*
105 *road. The allowance would meet Minnesota Housing's parking standard and address a*
106 *neighborhood concern over vehicle speed, as well as enhance local pedestrian*
107 *environment and increase overall safety in the area. Aeon plans to install signs to assist*
108 *in facilitating the City's snow plowing after a major snow event and will work with the*
109 *City in the future on other ways to facilitate plowing.*

- 110 **b.** Additional study will be needed to determine if the proposed traffic calming on the
111 public street is appropriate for this segment of road. Any improvements to the public
112 street would be paid for and constructed by the developer. The public street plans would
113 need to meet City standards for construction and restoration of the road.

114 *To further address traffic calming, the plan indicates bump-outs in the new design of the*
115 *service road. This design feature will create a safer, more pedestrian friendly*
116 *environment by decreasing vehicle speed and providing a shorter distance for*
117 *pedestrians crossing the roadway. The design also contributes to a sense of place and*
118 *adds more eyes on the street in an area currently lacking activity. The Public*
119 *Works/Engineering Department will work with the applicant on the construction*
120 *specifications, timing, and maintenance of the redeveloped portion of the frontage road.*

- 121 **c.** The parking area appears to have some very tight curves. This parking area should
122 accommodate the turning radius of Fire trucks, moving vans and large delivery trucks.

123 *Aeon and the project architect met with the Roseville Fire Marshall and have adjusted*
124 *the site plan to meet his requirements – specifically concerning turning radius of fire*
125 *apparatus.*

- 126 **d.** Trash enclosures should be sited to ensure that a garbage truck can reach the dumpsters.
127 It appears from the angles and the orientation, that a garbage truck may have problems
128 getting at the dumpsters in the westerly parking lot.

129 *Aeon modified the trash enclosures and their locations to ensure the garbage trucks*
130 *could reach the dumpsters. The design of the enclosures is consistent with what has*
131 *been approved for other similar projects and include screen walls and gates. Trash*
132 *facilities for the new building will be contained within the building.*

- 133 **e.** The City will work with AEON on a possible sidewalk along the Service Drive to
134 facilitate a safer pedestrian connection between residential and adjacent commercial
135 uses.

136 *To enhance the pedestrian environment and connect the site to the larger urban fabric,*
137 *Aeon will construct a sidewalk along the service drive adjacent to the site.*

- 138 **f.** Driveways shall meet city code or a maximum width at the property line of 26 feet. It
139 appears that most northwesterly driveway is wider than code allows at the property line.

140 *Driveway widths have been modified to be Code compliant with a maximum of 26 feet in*
141 *width at the property line.*

- 142 **g.** Private ponding shall not be placed on City right-of-way. The pond in the northwest
143 corner of the site encroaches onto City right-of-way.

144 *The rainwater garden previously located within City right-of-way has been removed and*
145 *the storm water is directed to other facilities on the site.*

- 146 **h.** It appears that a majority of the green space for this site is being used as ponding. The
147 developer should explore alternative treatment methods such as pervious parking lots
148 and underground storage to provide some of the needed storm water management for
149 this site.

150 *The plan includes two additional open/green areas for residents. The centrally located*
151 *space in front of the 2235 building will become a gathering space for residents complete*

with landscaping and benches. The green space to the east of the 2225 building will become lawn complete, with landscape for residents to recreate and relax.

- i. Additional discussion shall occur regarding the appropriate number and placement for fire hydrants on the site.

Aeon, as a component of their Final Development Plan process prepared a plan for the review, which has received support by the Fire Marshall regarding fire hydrants.

- 6.12 One outstanding issue to be resolved is the ownership of a small triangle of land that lies in the northeast portion of the site, currently where the Phase II access is located. Ownership of this small triangle is unknown and MnDOT has a roadway easement over the subject triangle. Aeon and the City have been working with MnDOT to obtain the easement or secure the necessary approvals to construct the driveway and rain water garden, however MnDOT is a larger bureaucracy and the process is complicated and likely take months to resolve. The resolution will not effect/impact the Phase I rehabilitation project. Staff will continue to work on the resolution of this issue so that it does not delay the future Phase II project.

7.0 STAFF RECOMMENDATION

The Development Review Committee and the Planning Division recommend the approval of the Aeon proposal for FINAL DEVELOPMENT PLANNED UNIT DEVELOPMENT, FINAL PLAT, REZONING, and PLANNED UNIT DEVELOPMENT AGREEMENT to complete site and existing building improvements and construct a new 50-unit apartment building at 2225 to 2265 Snelling Avenue (Har Mar Apartments), based on the comments and analysis of Section 4, 5 and 6 of the project report dated June 8, 2009.

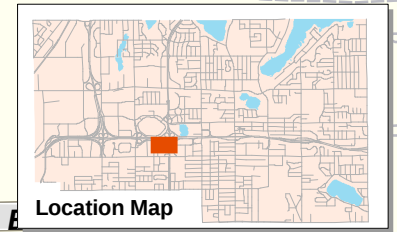
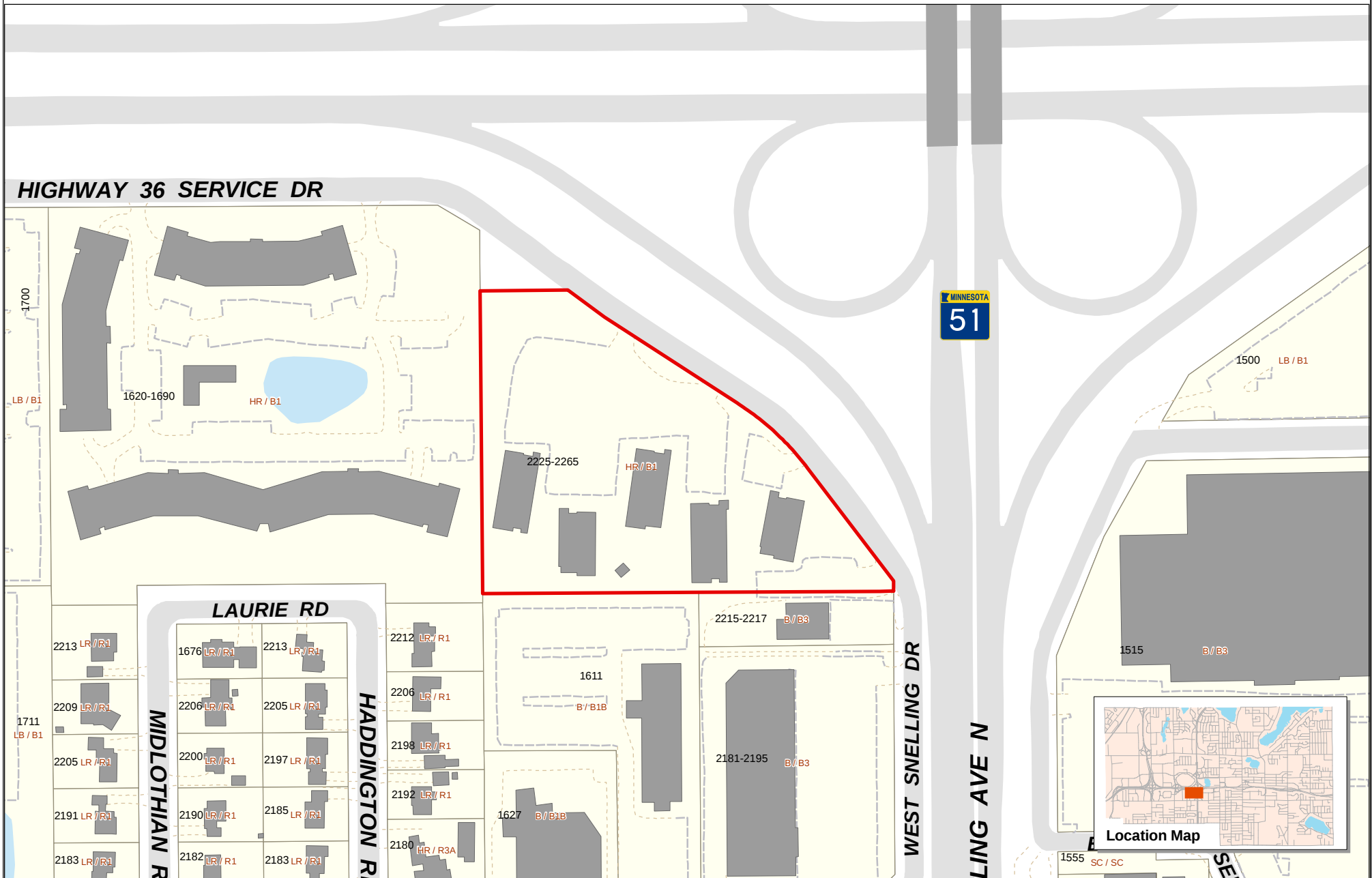
8.0 SUGGESTED CITY COUNCIL ACTION

- a. **ADOPT AN ORDINANCE APPROVING THE REZONING** the subject parcel from B-1, Limited Business District to **PUD, PLANNED UNIT DEVELOPMENT**
- b. **BY MOTION APPROVE THE FINAL PLAT** (Har Mar apartment Addition) creating one lot for the existing five apartment buildings, one lot for the future 50-unit building, and public road right-of-way dedication for the service drive, including all necessary public easements.
- c. **BY MOTION APPROVE THE FINAL DEVELOPMENT PLAN AND PLANNED UNIT DEVELOPMENT AGREEMENT**

Prepared by: City Planner Thomas Paschke (651-792-7074)

A:	Area map	D:	Development plans
B:	Aerial Map	E:	Draft PUD Agreement
C:	Narrative	F:	Ordinance

Attachment A: Location Map for Planning File 07-068



Prepared by:
Community Development Department
Printed: February 20, 2008



Site Location

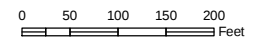
Comp Plan / Zoning
Designations
LR / R1

Data Sources

* Ramsey County GIS Base Map (2/5/2008)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

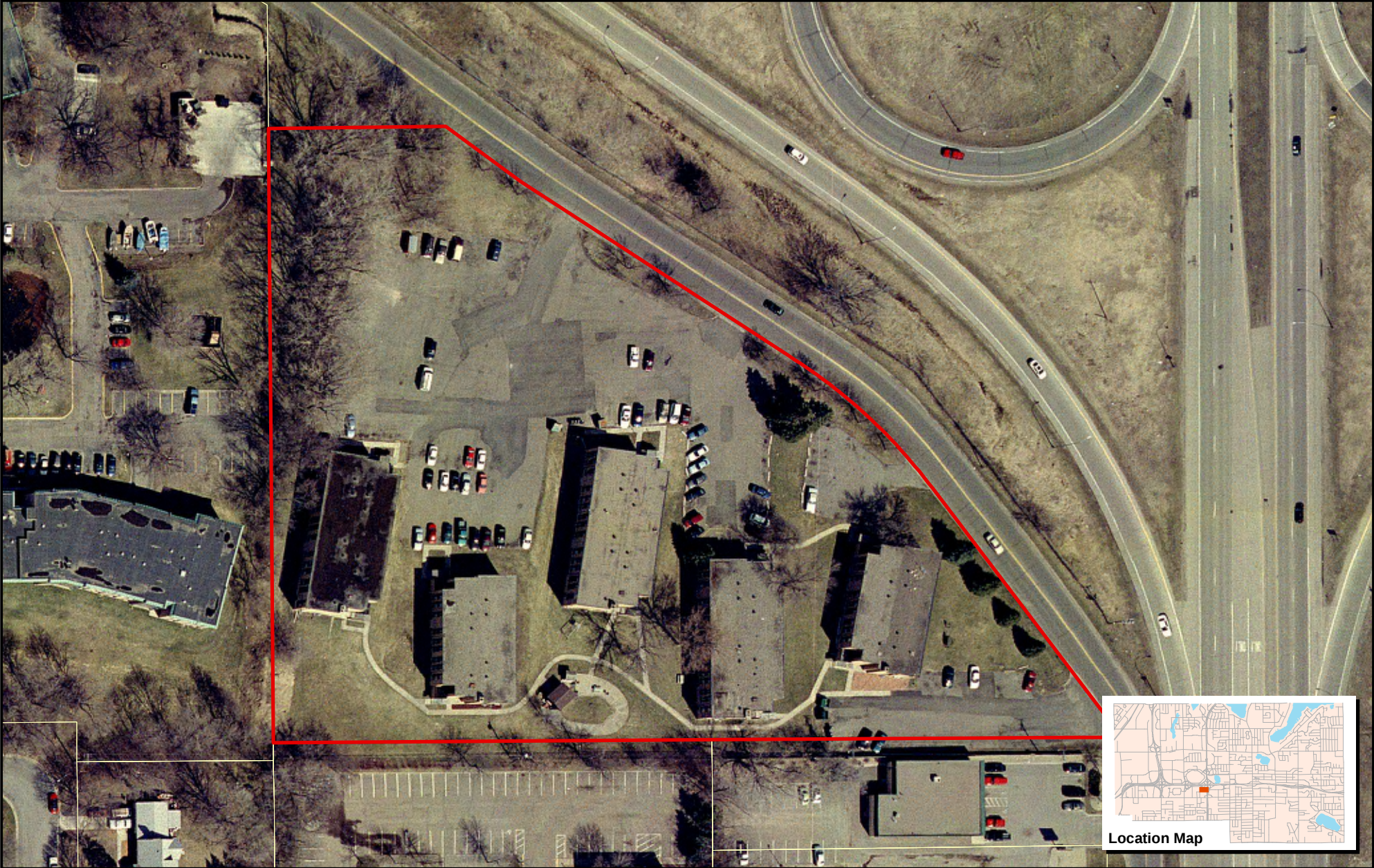
Disclaimer

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mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 07-068



Prepared by:
Community Development Department
Printed: February 20, 2008



Site Location

Data Sources
* Ramsey County GIS Base Map (2/5/2008)
* Aerial Data: Ramsey County and Martinez Corp (4/2006)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
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Homes for Generations

May 1, 2009

**HAR MAR APARTMENTS
2225-2265 Snelling Avenue North
Roseville, MN**

Final PUD Application: Written Narrative

Consistency with Roseville's Comprehensive Plan, Master Plans and Design Standards

- The redevelopment is consistent with Imagine Roseville's 2025 Plan to ensure a diverse mix of housing that meets community needs. It also satisfies many other goals within the Plan such as encouraging sustainable building practices, improving landscaping, and making Roseville a livable community for all.
- Phase II of the project increases density and improve affordability.
- The project enables more people to live within one mile of the Rosedale Transit Center, Rosedale Mall, Har Mar Mall and other local employment centers.
- The project's mix of affordable and market rate units increases the quality housing options available to people of varying incomes, family types, ages and abilities.
- The redevelopment will occur because Aeon, the City of Roseville, Ramsey County and state and regional agencies formed an effective partnership.
- The project entails the renovation of existing residential buildings, residential amenities, and infrastructure, which will enhance the long-term desirability of the neighborhood and improve property values. It is a sustainable model for revitalizing aged housing stock.
- The development uses the principles of defensible space and crime prevention through environmental design to improve safety, build community and promote social interactions.
- Sustainable, durable and energy-efficient development standards and practices will be utilized during all phases of development including building design and construction techniques. The redevelopment project was identified as a pilot project in Aeon's Homes for Generations initiative. Aeon formed a partnership with the Center for Energy and the Environment



Homes for Generations

(CEE) and the Center for Sustainable Building Research (CSBR) at the University of Minnesota to gain knowledge and experience on rehabilitating a property in a sustainable and feasible way. The project also satisfies Green Communities criteria, which includes the installation of EnergyStar appliances.

- The high-quality, sustainable site design includes efficient site access, appropriately sized parking areas, a system of rain gardens to manage stormwater on-site, and extensive year-round landscaping.
- The construction of underground parking and the reconfiguration of the surface parking maximizes green space on the site.
- The construction of pedestrian connections and the public sidewalk improve the connectivity and walkability of the local area and promote social interactions. The sidewalk also supports Roseville's vision for a sidewalk along the entire frontage road (West Snelling Drive) and a pedestrian bridge across Highway 36 to Rosedale Mall as shown in the 2008 Pathway Master Plan.
- The redevelopment reduces blight, expands the tax base, and enhances the mix of land uses in the community.
- The bump outs along the public roadway adjacent to the site calm traffic and create a safer street.
- Residents have participated in the development of the project. Aeon has held multiple community meetings and built working relationships with adjacent property owners.
- The Har Mar Apartments project will follow all applicable building and safety codes.

Consistency with Approved General Concept PUD

Aeon has modified the following elements based on the comments made during the general concept PUD process and in recent meetings with city staff.

Parking

It is very important for Aeon's long-term ownership and management of the property that residents and visitors have adequate parking. Since acquiring the property in 2006, Aeon estimates that



Homes for Generations

approximately 60% of residents have vehicles¹. With the rehabilitation of the existing units and the addition of larger units, Aeon anticipates parking needs will increase beyond the current demand of 0.6 spaces per unit but will remain relatively low because of the demographics of the residents, the availability of transit and the amount of goods and services within walking distance of the site.

The parking plan will allow Aeon to create pedestrian walkways, connecting the new apartment building to the existing buildings and providing a sense of community to the now seemingly autonomous structures. It will also better connect residents to off-site amenities such as transit and allow Aeon to maximize green space for resident gatherings and plantings, improving the overall livability and curb appeal of the site.

Based on Aeon's experience, we anticipate there to be demand for between 0.6 to 0.8 spaces per unit for one-bedroom units and 1.0 space per unit for the new two- and three-bedroom units. Based on these expectations, the site plan includes 97 surface parking spaces in lots adjacent to the buildings plus 52 underground parking spaces (including two for management). There are also 54 unused spaces along West Snelling Drive to accommodate any overflow parking that may occur.

Parking Spaces						
	Interior Lots		Underground		Overflow	
	# of Spaces	Spaces per Unit	# of Spaces	Spaces per Unit	# of Spaces	Spaces per Unit
1 Bedroom Units	97	0.8				
2-3 Bedroom Units			50	1.0		
Management Office				2		
Overflow					54	0.36

Because Aeon expects demand for parking to be low, 21 (net) spaces are shown on the site plan as “proof of parking” spaces that can be converted to parking if needed. These spaces are included in the current parking counts and will be reserved for future parking. However, Aeon will sod the proof of parking area in the southeast corner and use the space as open recreation area unless the parking is needed.

Although Aeon anticipates the interior surface lots and underground parking to be sufficient, it is also important that overflow parking along West Snelling Drive be allowed and that street improvements in the right-of-way be completed by Aeon. This is important for several reasons:

¹ See attached Aeon parking survey conducted in March 2009.



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- The availability of overflow parking on West Snelling will help satisfy Minnesota Housing's parking standards.
- Neighbors have expressed concern regarding the speeds of traffic along West Snelling. Parked cars along the road will act as a traffic calming measure and reduce travel speeds, which will enhance the local pedestrian environment and increase safety in the area.

To facilitate the City's plowing of West Snelling Drive adjacent to the property, Aeon will post signs along the street warning residents to move their cars in the event of significant snowfall and will work with the City in additional ways to facilitate the plowing. Because Aeon believes there will be sufficient parking in the interior lots and garage, this is not expected to create any inconveniences.

Traffic Calming Measures

As shown in the site plan, Aeon proposes to construct bump outs along the portion of West Snelling Drive that borders the site. This element was added after neighbors expressed their concern regarding traffic speeds along the road. The bump outs will create a safer, more pedestrian friendly environment by decreasing speeds and providing a shorter distance for pedestrians crossing the roadway. This also creates a better "sense of place" and provides more eyes on the street in an area currently void of activity.

Sidewalk

To enhance the pedestrian environment and connect the site to the larger urban fabric, Aeon will construct a sidewalk along West Snelling Drive adjacent to the site. This sidewalk is part of the City's Pathways Master Plan that will eventually connect the site to the surrounding community.

Fire Truck Turning Radius

Aeon staff and the project architect met with the fire marshal and have adjusted the site plan to meet his requirements.

Trash Enclosures

Aeon modified the trash enclosure locations to ensure that garbage trucks can reach the dumpsters. The trash enclosures will also be enclosed, gated and designed to complement the existing buildings. In addition, the new apartment building will contain a trash dumpster inside the building.

Driveway Width

Driveway widths have been adjusted to meet city requirements. As reflected in the site plan, the current driveway widths on city public-right-of-way are 26 feet.

Rain Gardens

Aeon removed the rain garden on the northwest corner from the public-right-of-way.



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Fire Hydrants

Aeon prepared a plan for the additional fire hydrants and submitted it to the fire marshal. The fire marshal reviewed and approved the proposed fire hydrant location plan.

Additional Green Areas

Aeon's site plan includes two additional green spaces for residents. The centrally located space in front of the 2235 building will become a gathering space for residents with landscaping and benches. The green space to the east of the 2225 building will become a lawn with landscaping for residents to relax and recreate.

Outstanding Issues

Improvements in the Triangle of Land Bordering the Northwest Corner of the Site

The plan shows driveway access to the Phase II building and a rain garden in the triangle of land. The owner of the triangle is unknown, and MN-DOT has an easement over it for highway purposes. Aeon and the City have been working with MN-DOT to obtain the easement or secure the necessary approvals to construct the driveway and rain garden during Phase II of the project. Aeon anticipates a successful outcome; however, because MN-DOT has such a large bureaucracy and the process is complicated, it will likely take months to secure the rights to build the improvements. These improvements will be part of Phase II and will not impact Phase I of the project.

The Dedication of the Public Roadway within the Site

The county and the city are requiring Aeon to dedicate the portion of West Snelling Drive within the site. Currently, the city has a permanent easement over the road. To fully fund the project, Aeon needs to dedicate the roadway after it completes the Phase I improvements because dedicating the roadway before reconstruction will reduce the amount of low income housing tax credits the project will receive. According to federal law, the amount of low income housing tax credits a project receives is based on the amount of construction activities within the project's property boundary. Dedicating the roadway prior to reconstruction would move it outside the project's property boundary, thus reducing the amount of funding for the overall project.



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March 30, 2009

HAR MAR APARTMENTS
2225-2265 Snelling Avenue North
Roseville MN

Parking Survey

Since purchasing and managing the property in 2006, Aeon's property management staff estimates that approximately 60% of the residents park automobiles at the site, which would equal 72 cars if the existing apartments were fully occupied.

To more precisely determine the adequate number of parking spaces, Aeon staff conducted a parking survey during the entire month of March 2009. Property management staff counted the number of cars in the early morning, midday and late evening two times a week including weekend days. During this period, the average number of cars parked at the site was 40, the maximum number of cars was 55 and the minimum number of cars was 25.

Parking Survey			
Number of Parked Cars			
Date	7:30 AM	2:00 PM	8:00 PM
Monday, March 2 nd	42	28	46
Saturday, March 7 th	43	32	47
Tuesday, March 10 th	40	25	35
Sunday, March 15 th	55	33	44
Wednesday, March 18 th	48	27	39
Sunday, March 22 nd	47	39	47
Thursday, March 26 th	42	26	45
Friday, March 27 th	42	32	44
Saturday, March 28 th	52	30	38
Average	46	30	43
Overall Average:	40		
Maximum Number of Cars:	55		
Minimum Number of Cars:	25		

With 85 occupied units during this time frame, the average morning parking need was 0.54 spaces per unit (46/85), and the maximum parking need was just 0.65 spaces per unit (55/85). Based on these numbers, the existing 120 apartments would require 78 spaces if all existing units were occupied.



Homes for Generations

May 5, 2009

HAR MAR APARTMENTS
2225-2265 Snelling Avenue North
Roseville, MN

Final Plat Application: Written Narrative

Legal Description and PIN

The legal description and PIN are shown on the proposed plat plans.

Changes from the Preliminary Plat

Transmission Lines

Schedule B2-12 is an easement for transmission lines, Doc. No. 3148963, and is shown on final plat.

Gas Pipeline

Schedule B2-13 is an easement for a gas pipeline, Doc. No. 3148964, and is shown on the final plat.

Notice of Lis Pendens for Underground Utilities

Schedule B2-23 is a notice of lis pendens for underground utilities, Doc. No. 2004071. Aeon cannot determine if this easement has been recorded in final form. At the City of Roseville's request, Aeon intends to dedicate this easement as part of the final plat. The easement is along the west line of Lot 1 and then turns northeasterly and easterly. The portion along the westerly boundary line is entirely within the drainage and utility easement to be dedicated on the plat. The remaining 10-foot easement is being dedicated on the plat as a utility easement and conforms to the easement supplied by the City.

Subdivision Line

The final plat dedicates a six foot easement on each side of the dividing line between Lots 1 and 2.

Easements along the Southern and Western Border of the Property

The final plat dedicates drainage and utility easements over the south and west 12 feet of Lot 1 and over the west and north 12 feet of Lot 2.



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Compliance with Applicable Code Requirements

The final plat includes all of the utility and drainage easements required by the City. In addition, as outlined in the PUD application, the final plat complies with all of the applicable building and safety codes.

Outstanding Issues

The Dedication of the Public Roadway within the Site

As outlined in the PUD application, the county and the city are requiring Aeon to dedicate the portion of West Snelling Drive within the site. Currently, the city has a permanent easement over the road for public road, highway and utility purposes, which is Schedule B2-11, Doc. No. 1795426 and amended by Doc. No. 3952167. It is shown as SERVICE DRIVE on the plat, but the name of this road has not been selected at this time and must be determined before the approval of the final plat. In addition, to fully fund the project, Aeon needs to dedicate the roadway after it completes the Phase I improvements because dedicating the roadway before reconstruction will reduce the amount of low income housing tax credits the project will receive. According to federal law, the amount of low income housing tax credits a project receives is based on the amount of construction activities within the project's property boundary. Dedicating the roadway prior to reconstruction would move it outside the project's property boundary, thus reducing the amount of funding for the overall project. To resolve the issue, Aeon, the city and the county could finalize the plat with the road easement in place, and Aeon could sign a legal agreement with the county and the city stating that Aeon will dedicate the road and replat it after construction is completed. This agreement will need further exploration.

MN-DOT's Property Overlaps the Northwest Corner of Aeon's Property

Schedule B2-9 is a final certificate for highway purposes, Doc. No. 1020360. This easement overlaps the south seven acres by approximately four feet and is currently shown as an easement on the final plat. MN-Dot staff are aware of the overlap and have indicated that they agree with our north line of the south seven acres and are willing to give the overlapping portion to Aeon. At this point, Aeon does not know when or by what method MN-DOT will give back the overlapping parcel. Aeon staff and Aeon's surveyor are currently working to resolve the issue. The four foot overlapping section does not impact Phase I reconstruction activities.

Improvements in the Triangle of Land Bordering the Northwest Corner of the Site

The PUD plans show driveway access to the Phase II building and a rain garden in the triangle of land. However, the final plat does not show these improvements. As outlined in the PUD application, the owner of the triangle is unknown, and MN-DOT has an easement over it for highway purposes. Aeon and the City have been working with MN-DOT to obtain the easement or secure the necessary approvals to construct the improvements during Phase II of the project.



Homes for Generations

Aeon anticipates a successful outcome; however, because MN-DOT has such a large bureaucracy and the process is complicated, it will likely take months to secure the rights to build the improvements. These improvements will be part of Phase II and will not impact Phase I of the project.

Notice of Lis Pendens for Highway Condemnation

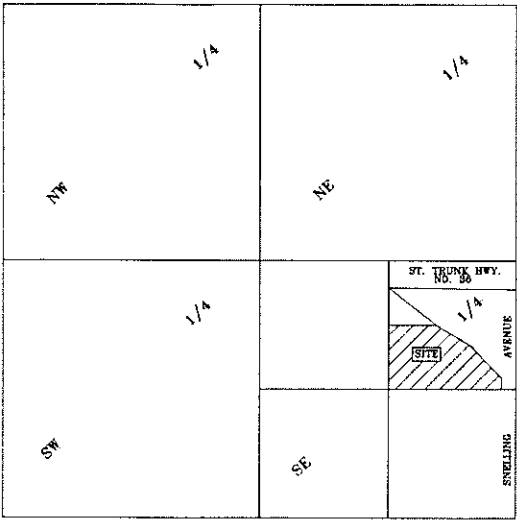
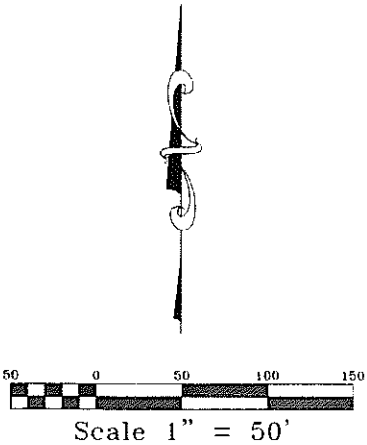
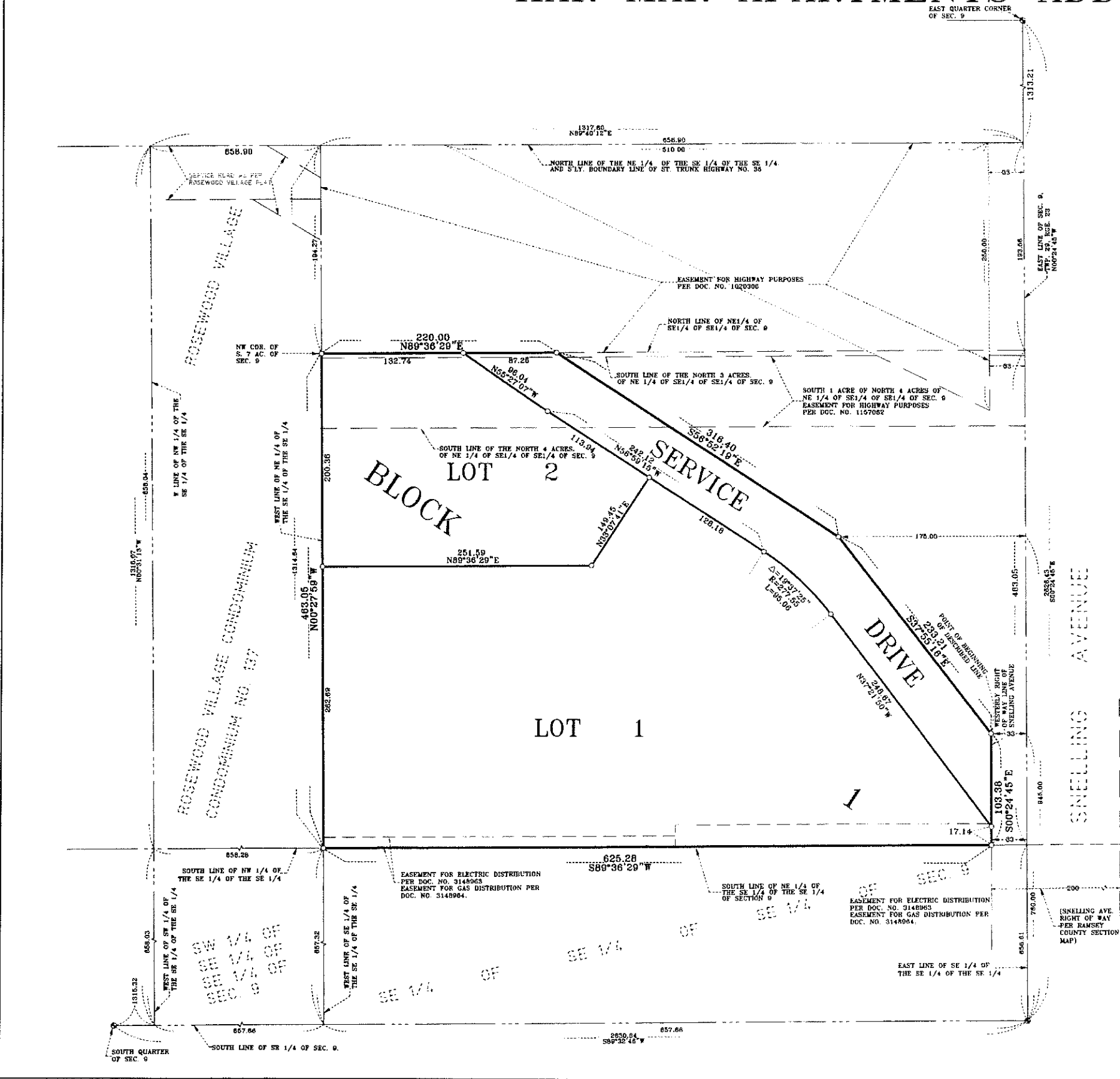
Schedule B2-22 is a notice of lis pendens for highway condemnation, Doc. No. 1391877. This lis pendens indicates it will be taken in fee title; however Aeon cannot locate a final certificate, and it does not show up on the title commitment. Aeon is currently working with city staff to determine if it was taken in fee title or if it is an easement.

Turnbacks in the Southeast Corner of the Property

MN-DOT may have turnbacks for part of Snelling Avenue or the Service Drive in the southeasterly corner of the plat. Aeon is working with MN-DOT to resolve the issue. The turnbacks would not affect the redevelopment activities.

HAR MAR APARTMENTS ADDITION

C.R. DOC. NO. _____



PRELIMINARY DRAFT 4/20/09

C.E. COULTER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

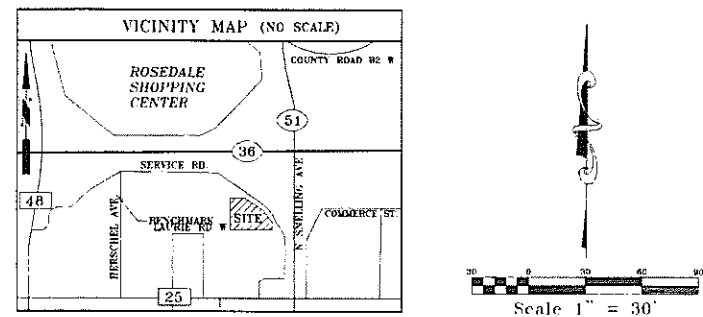
PRELIMINARY PLAT OF:
HAR MAR APARTMENTS ADDITION

BENCHMARK:
TOP NUT FIRE HYDRANT
HERSCHEL AVENUE & S. 36 SERVICE ROAD
ELEVATION = 960.36 (NGVD)

ALL ELEVATIONS REFER TO MEAN SEA LEVEL
DATUM AS ESTABLISHED BY THE UNITED STATES
COAST AND GEODETIC SURVEYS,
NATIONAL GEODETIC VERTICAL DATUM, 1929

SUMMARY OF PROPOSED PARKING:

50 UNDERGROUND PARKING SPACES
98 ON-SITE PARKING SPACES
50 ON-STREET PARKING SPACES
198 TOTAL PROPOSED PARKING SPACES



LEGEND:		
* DENOTES SET PROPERTY CORNER.	DOC	DENOTES DOCUMENT.
* PK DENOTES SET TIE PROPERTY CORNER.	COR	DENOTES CORNER.
* DENOTES FOUND CAST IRON MONUMENT.	NO	DENOTES NO.
ENC. DENOTES ENCROACHMENT.	← X →	DENOTES FENCE.
DE DENOTES DEVIATION.	—	DENOTES MEASUREMENT CLEAR OF PROPERTY LINE.
SW DENOTES SOUTHWEST	— B —	DENOTES SCHEDULE B ITEM.
SE DENOTES SOUTHEAST	SEC.	DENOTES SECTION.
STH DENOTES STATE TRUNK HIGHWAY.	TWP.	DENOTES TOWNSHIP.
RI DENOTES RAIL ELEVATION.	←	DENOTES RANG.
IN DENOTES INVERT ELEVATION.	◊ SANMH	DENOTES SANITARY SEWER MANHOLE.
FLY DENOTES FLY.	—	DENOTES STORMY SEWER.
BC DENOTES BACK OF CURB	CO	DENOTES CLEANOUT.
FD DENOTES FURN.	—	DENOTES STORM SEWER.
WV DENOTES WATER VALVE.	◊ STAMH	DENOTES STORMY SEWER MANHOLE.
◊ DENOTES DEADEND TRFES.	◊ CBRD	DENOTES HOUND CATCH BASIN.
CON DENOTES CONDUIT TRFES.	—	DENOTES OVERHEAD ELECTRIC LINE.
PD DENOTES POWER POLE.	—	DENOTES OVERHEAD TELEPHONE LINE.
PT/TP DENOTES POWER & TELEPHONE POLE	—	DENOTES GAS.
HC DENOTES HANDICAP PARKING SPACE.	PS	DENOTES GAS METER.
TIF DENOTES TOP OF TIE FINISHED FLOOR	—	DENOTES CHAIN-LINK FENCE.
ELEVATION AT NOTE		

NOTES:

- 1. ALL BEARINGS SHOWN ARE BASED ON THE BEARING OF THE SOUTH LINE OF THE SE 1/4 OF SECTION 8, TWP 20N, RGE 33E.
- 2. PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE PER CITY OF ROSEVILLE, MN. UNAPPAED COMMUNITY PANEL NO. 2705906 EFFECTIVE DATE 09/30/1981.
- 3. PHOTOCONTACT 040656 SQUARE FEET OR 5.249 ACRES.
- 4. ALL LEGAL DESCRIPTIONS AND EASEMENTS SHOWN PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 209291, DATED MARCH 1, 2002.
- 5. 2002-2003 ISSUE NO. 13.
- 6. PROPERTY IDENTIFICATION NUMBER (PID NO.) IS 09-20-23-33-44-0001.
- 7. PROPERTY ADDRESS: 2222 SNELLING AVENUE NORTH, ROSEVILLE, MN 55113
- 8. LAND USE ZONE: B1
- 9. LAND USE DESCRIPTION: M - APARTMENTS 50 OR MORE UNITS

BUILDING SETBACKS:

- 30 FT MIN - FRONT YARD
- 30 FT MIN - SIDE/SIDE YARD
- 10 FT MIN - REAR YARD
- 30 FT MIN - REAR YARD

SCHEDULE B EXCEPTIONS NOTE:
1) AS TO B2-11: DDC NO. 1700426 IS A 50 FEET WIDE PERPETUAL EASEMENT FOR PUBLIC ROAD, HIGHWAY AND UTILITY PURPOSES AMENDED BY AMENDED AND RESTATED EASEMENT IN DDC NO. 8952167.

The undersigned surveyor, John Coulter Peterson, a licensed land surveyor in the state of Minnesota, hereby certifies to M&I Marshall & Ilsley Bank, a Wisconsin banking corporation. The Housing Partnership Fund, Inc., a Massachusetts non-profit corporation, together with its successors and assigns, Snelling Avenue LLC, a Colorado limited liability company, Central Community Housing Trust, Ramsey County HRA, a Minnesota political subdivision, and Commonwealth Land Title Insurance Company, as follows:

A.
This is a true and correct survey of :

The South 7 acres of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4 of SE 1/4). Section Nine (9), Township Twenty-Nine (29), Range Twenty-three (23), according to the Government Survey thereof.

Subject to the rights acquired and to be acquired by the State of Minnesota for highway purposes in that part of the above described tract lying Northerly and Easterly of the following described line:

Beginning at a point on a line run parallel with and distant thirty-three (33) feet West of the East line of said Section Nine (9) distant one hundred sixty (160) feet North (measured along said East Section Line) from the Southeast corner thereof; thence run Northwesterly to a point which is 1/4 of North and 1/4 of West from the Southeast corner thereof; thence run Northwesterly to a point on the North line of the South 1/4 of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4 of SE 1/4) of said Section 9, distant 220 feet East of the Northwest corner thereof and thence terminating.

Subject also to the rights of the public in Snelling Avenue

And subject to the following described easement, as stated in Document No. 3952167:

A 50.00 foot easement for roadway purposes over, under and across the South 7 acres of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 9, Township 26, Range 23, according to the Government Survey thereof, the centerline of said easement being more particularly described as follows:

commencing at the Southeast corner of said Section 9, thence North 00 degrees 24 minutes 45 seconds West, survey bearing, along the East line of said Section 9, a distance of 650.61 feet, more or less, to its intersection with the South line of said Section 9, thence North 00 degrees 24 minutes 45 seconds West, along said line of said Section 9, thence with 80 degrees 10 minutes 30 seconds East, a distance of 100.00 feet, to the intersection with a line drawn parallel with and 33.00 feet West of the East line of said Section 9; thence North 00 degrees 24 minutes 45 seconds West, along said line drawn parallel with and 33.00 feet West of the East line of said Section 9, a distance of 100.00 feet, to the point of beginning of the roadway easement to be described; thence North 37 degrees 23 minutes 50 seconds West, a distance of 210.44 feet; thence along a tangential curve, concave to the Southwest, having a radius of 100.00 feet, an arc distance of 100.00 feet, to the intersection with the East line of said Section 9, thence North 50 degrees 59 minutes 15 seconds West, tangent to last described curve, a distance of 241.70 feet; thence North 50 degrees 59 minutes 07 seconds West, a distance of 59.92 feet, more or less, to its intersection with the East line of said Section 9, thence North 00 degrees 24 minutes 45 seconds West, along said line of said Section 9, and thence terminating. The adjectives of said roadway easement are prolonged or extended to the Southeast corner of said Section 9, thence North 00 degrees 24 minutes 45 seconds West, along the South 7 acres and on said line drawn parallel with and 33.00 feet West of the East line of said Section 9.

Ramsey County, Minnesota

B.
This refers to Commonwealth Land Title Insurance Company Owner's Policy for Title Insurance No. 209291 dated March 1, 2009 (Re-issue No. 1) for the Property.

C. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 through 6, 7(a), 8, 9 (as to count only if striped), 10 and 11(b) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the maximum Relative Positional Accuracy is 0.07 feet.

D.
The Property contains 5.240 Acres (228,658 Square Feet.)

Borrower, Lender, Title Company, their successors and assigns may rely on this Certificate.

Date: 4/28/09 Revised 5/04/09
John Cullter Peterson
 John Cullter Peterson
 Minnesota License No. 13702

NOTE: THIS SURVEY CERTIFICATE IS NOT VALID WITHOUT A RAISED SEAL.
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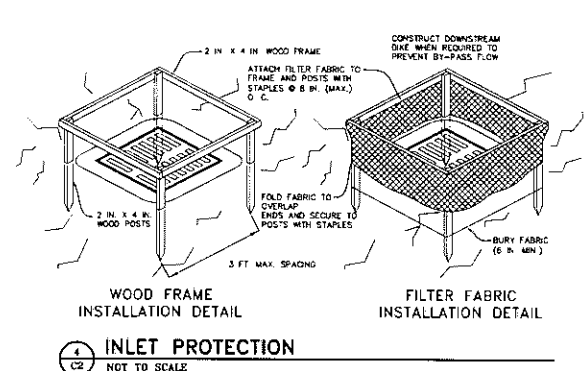
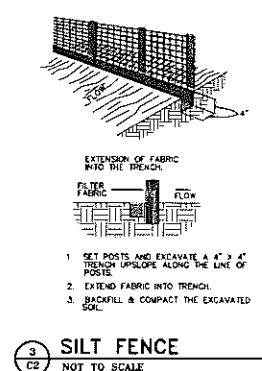
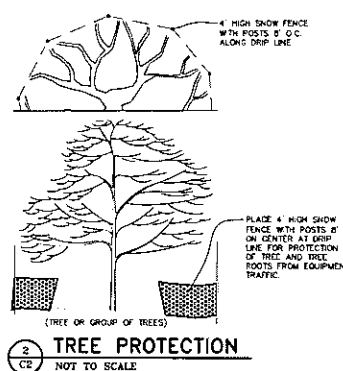
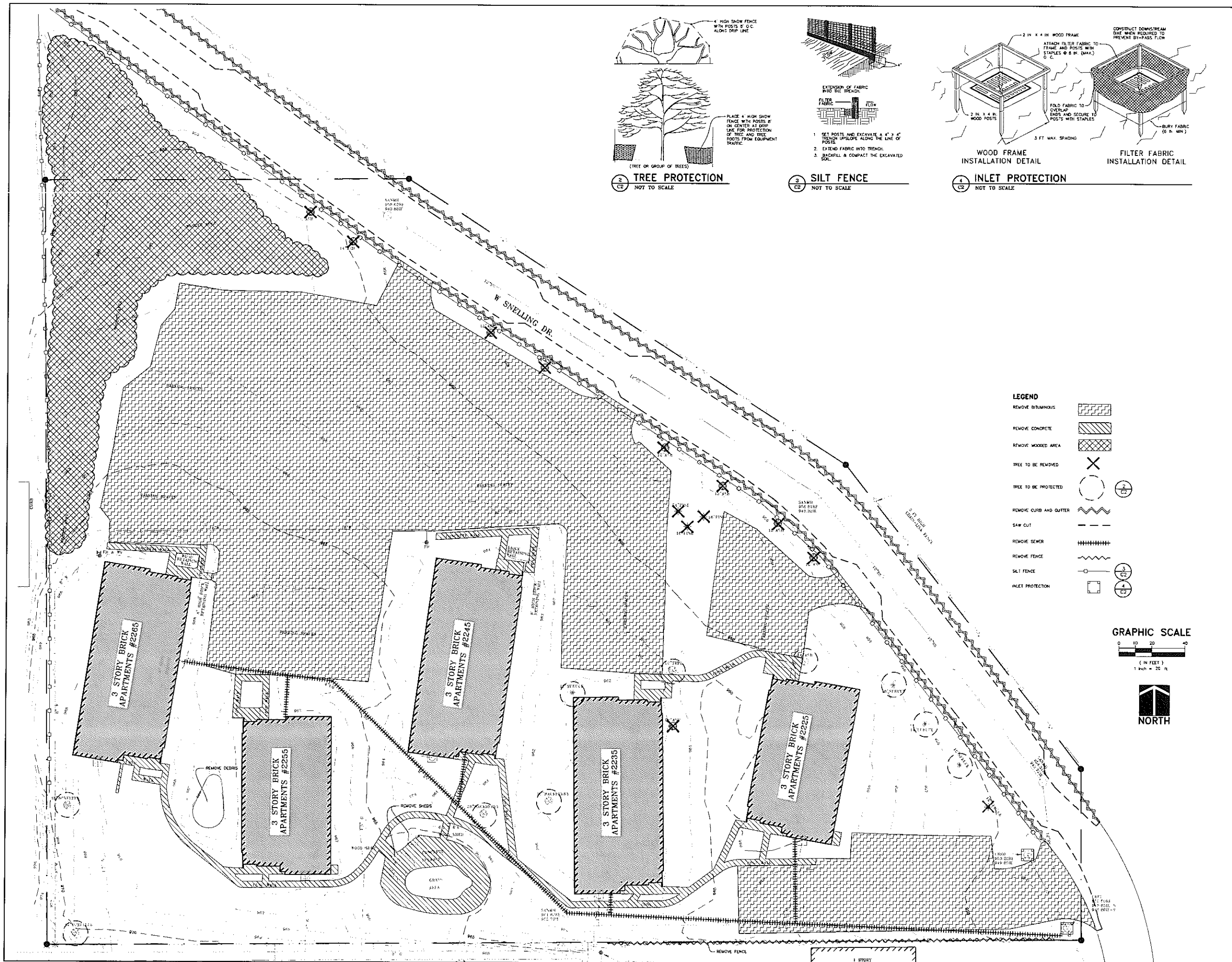
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

John Coulter Peterson

Date 4/28/09 Rev. 5/09 Lic. No. 13702

C. E. COULTER & ASSOCIATES, INC.
LICENSED LAND SURVEYORS IN MINNESOTA AND WISCONSIN

1105 West Burnsville Pkwy, #250
Burnsville, Minnesota 55337
Phone: 952-898-2600/FAX: 952-898-0901
E-mail: coultter@ccoultter.com



LEGEND

REMOVE BITUMINOUS	
REMOVE CONCRETE	
REMOVE WOODED AREA	
TREE TO BE REMOVED	
TREE TO BE PROTECTED	
REMOVE CURB AND GUTTER	
SAW CUT	
REMOVE SEWER	
REMOVE FENCE	
SILT FENCE	
INLET PROTECTION	

COLLABORATIVE DesignGroup, Inc.
 100 Portland Avenue South, Suite 100
 Minneapolis, Minnesota 55401
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 www.collaborativedesigngroup.com

naeon
 Homes for Generations

RL Melchert LLC
 921 St. Croix Street
 Hudson, WI 54016

HAR MAR APARTMENTS

NO.	DATE	DESCRIPTION
1	05/01/2009	PUD SUBMITTAL
2		
3		
4		
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7		
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19		
20		

REVISION LOG

05/01/2009 PUD SUBMITTAL

HAR MAR APT'S REHABILITATION
 2245 SNELLING AVE
 ROSEVILLE MN

DEMOLITION PLAN

SCALE	1" = 20'
DRAWN BY	RJH
CHECKED BY	RLM
PROJ. ARCH.	
PROJ. MGR.	DLW
DATE	06/01/09
© COLLABORATIVE DESIGN GROUP, INC. 2007	



Home for Generation

HAR MAR
APARTMENTS

NO	DATE	DESCRIPTION
1		■ CLOUDED CHANGE

REVISION LOG

A	05/01/09	PUD SUBMITT
NO.	DATE	DESCRIPTION

ISSUE LOG

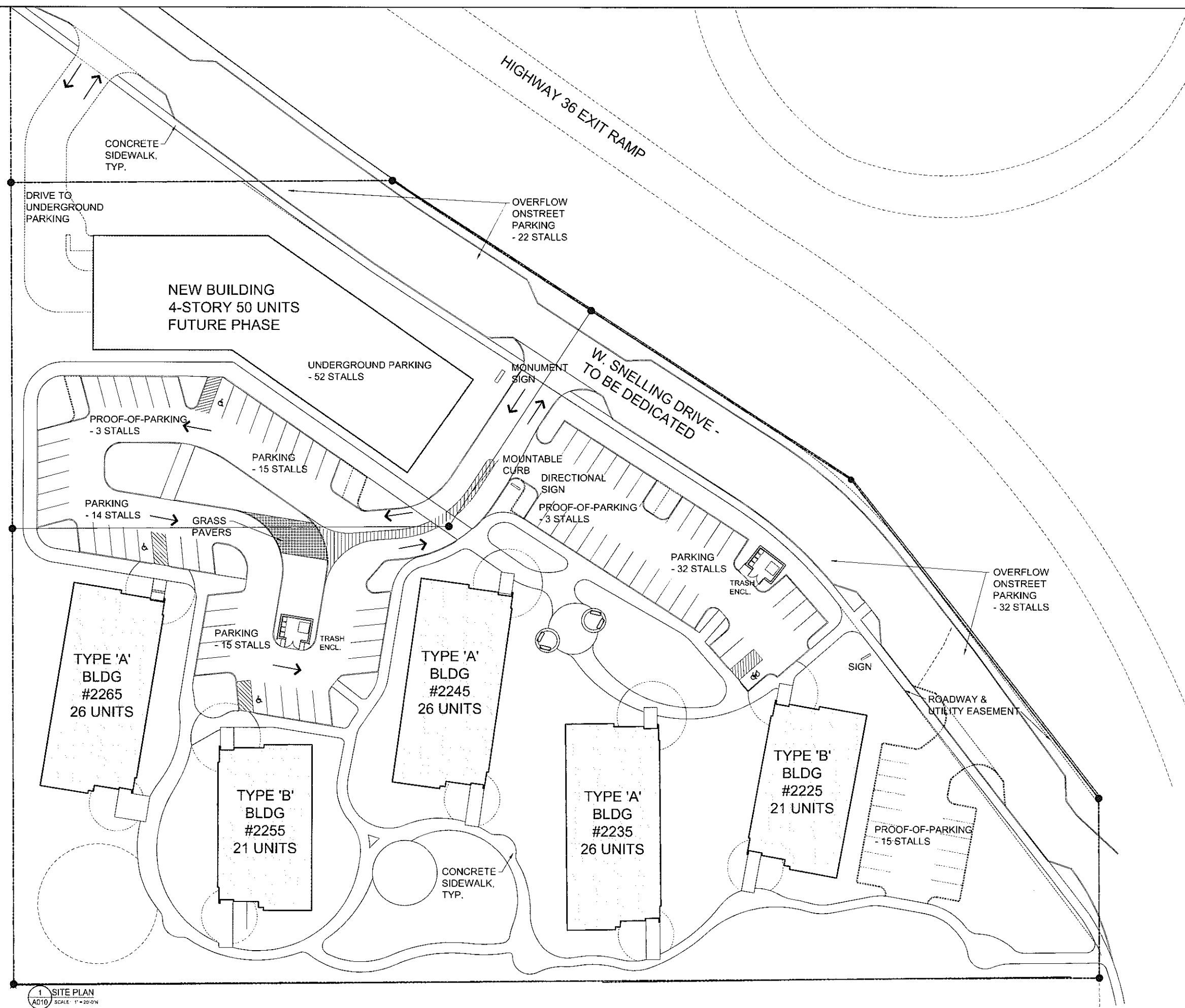
HAR MAR APT
PUD SUBMITTA
2235-2265 S HELLING AVE.
ROSEVILLE, MN

PHASE 1 & 2
SITE PLAN

SCALE	1" = 20'-0"
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	DJW
PROJ. MGR.	DJW
JOB NO.	06071.04

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A010



1 SITE PLAN
A010 SCALE: 1" = 20'-0"



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Homes for Generations

RL Melchert LLC
921 St. Croix Street
Hudson, WI 54016

HAR MAR
APARTMENTS

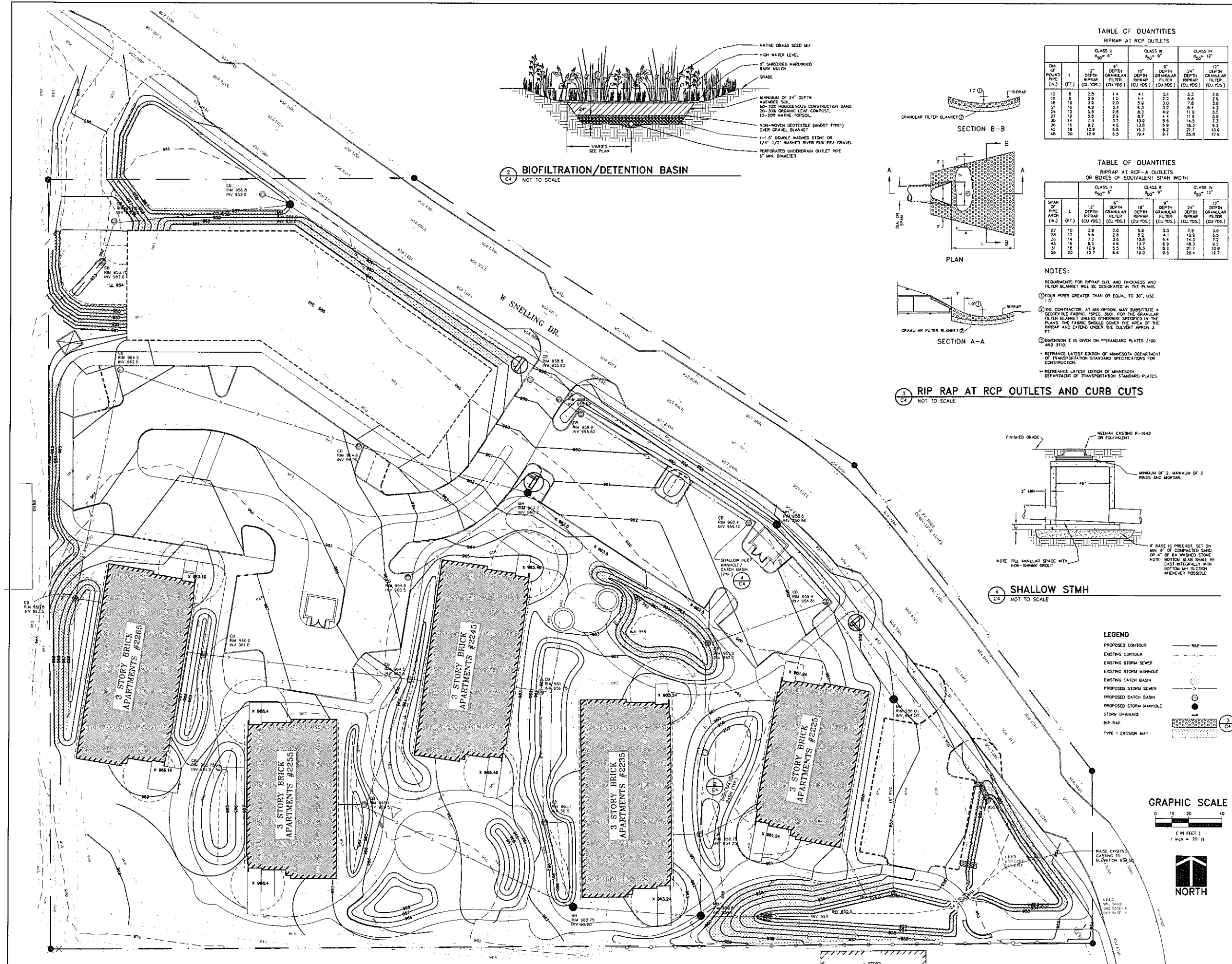
NO.	DATE	DESCRIPTION
1	05/01/2009	PLD SUBMITTAL
2	05/01/2009	ISSUE LOG
3	05/01/2009	HAR MAR APT'S REHABILITATION
4	05/01/2009	2245 SNELLING AVE ROSEVILLE, MN

HAR MAR APT'S
REHABILITATION
2245 SNELLING AVE
ROSEVILLE, MN

GRADING
PLAN

SCALE 1" = 20'
DRAWN BY CLM
CHECKED BY JAW
PROJ. ARCH. DJW
PROJ. MGR. DJW
JOB NO. 06071-00
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C4

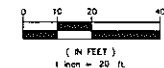


HAR MAR APARTMENTS

LEGEND

EXISTING OH TELEPHONE	---
EXISTING OH ELECTRIC	---
EXISTING STORM SEWER	---
EXISTING SANITARY SEWER	---
EXISTING WATER	---
EXISTING GAS	---
PROPOSED WATERMAIN	---
PROPOSED SANITARY SEWER	---
PROPOSED GAS LINE	---
PROPOSED STORM SEWER	---
PROPOSED SANITARY MANHOLE	●
PROPOSED SANITARY CLEAN OUT	+
PROPOSED HYDRANT	●
PROPOSED STORM MANHOLE	●
PROPOSED CATCH BASIN	●

GRAPHIC SCALE



NO.	DATE	DESCRIPTION
1	05/11/2009	PUD SUBMITTAL

ISSUE LOG
HAR MAR APT'S REHABILITATION
2245 SNELLING AVE ROSEVILLE, MN

UTILITY PLAN

SCALE	1" = 20'
DRAWN BY	JL
CHECKED BY	JL
PROJ. ARCH	DJA
PROJ. MGR	DJA
JOB NO.	06071.00
© COLLABORATIVE DESIGN GROUP, INC. 2007	

C5



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Homes for Generations

RL Melchert LLC
921 St. Croix Street
Hudson, WI 54016

HAR MAR APARTMENTS

NO DATE DESCRIPTION
REVISION LOG

05/01/2008 PLD SUBMITTAL
ISSUE LOG

HAR MAR APT'S
REHABILITATION
2345 SNELLING AVE
ROSELVILLE, MN

LANDSCAPE PLAN

SCALE 1" = 20'
DRAWN BY BDM
CHECKED BY RLM
PROJ. ARCH DJW
PROJ. MGR DJW
JOB NO. 08071.00
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C7

PLANT SCHEDULE						
SYMBOL	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	COMMENTS (SEE NOTES)
DECIDUOUS TREES						
	3	COLUMBIAN NORWAY MAPLE	ACER PLATANOIDES COLUMBIAN	3" CAL	B & B	
	7	AUTUMN SPICE MAPLE	ACER RUBRUM AUTUMN SPICE	3" CAL	B & B	
	14	'RED SUNSET' MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL	B & B	
	6	COMMON HAWKBERY	CELTIS OCCIDENTALIS	3" CAL	B & B	
	5	SWAMP WHITE OAK	QUERCUS BICOLO	3" CAL	B & B	
	3	RED OAK	QUERCUS RUBRA	3" CAL	B & B	
	9	GREENSPICE LINDEN	LIRIA CORDATA GREENSPICE	3" CAL	B & B	
	17	GLENN LINDEN	LIRIA CORDATA GLENN	3" CAL	B & B	
CONIFEROUS TREES						
	12	BLACK HILLS SPRUCE	PICEA MARMOSA BLACK HILLS	6" HT.	B & B	
	13	COLORADO BLUE SPRUCE	PICEA PUGENS	6" HT.	B & B	
	12	COLORADO GREEN SPRUCE	PICEA PUGENS	6" HT.	B & B	
ORNAMENTAL TREES						
	5	SCARLET SENTINEL MAPLE	ACER FREEMANT SCARLET	8" HT. CLUMP	B & B	
	6	WHITESPIRE BIRCH	BETULA PAPERIFERA WHITESPIRE	8" HT. CLUMP	B & B	
	19	COCKSPUR HAWTHORNE	CRATAEGUS LACINIALA	2.5" CAL	B & B	
	13	JAPANESE TREE LILAC	SYRINGA JAPONICA	2.5" CAL	B & B	

PLANT SCHEDULE						
SYMBOL	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	COMMENTS (SEE NOTES)
CONIFEROUS SHRUBS						
	12	MANEY JUNPER	JUNIPERUS CHINENSIS MANEY	#5	CONT.	
	17	BUFFALO JUNPER	JUNIPERUS SABINA BUFFALO	#5	CONT.	
	11	SEA OREN JUNPER	JUNIPERUS CHINENSIS SEA OREN	#5	CONT.	
	18	TAUTON VEW JUNPER	TAXUS MEDIA TAUTON	#5	CONT.	
	12	DWARF NORWAY SPRUCE	PICEA ABIES DWARF	#5	CONT.	
	6	DEERHORN'S SPIRE ARBORVITAE	BIJLIA OCCIDENTALIS DEERHORN'S SPIRE	6" HT.	CONT.	
	12	TICKHAY ARBORVITAE	BIJLIA OCCIDENTALIS TICKHAY	6" HT.	CONT.	
	14	WOODWARD GLOBE ARBORVITAE	BIJLIA OCCIDENTALIS WOODWARD	#5	CONT.	
DECIDUOUS SHRUBS						
	77	GLOSSY BLACK CHONDERBERRY	ARONIA MELANOCARPA VAR. LILATA	#5	CONT.	
	24	BEATRICE FORSYTHIA	EBENETIA BEATRICE	#5	CONT.	
	36	ENDLESS SUMMER HYDRANGEA	HYDRANGEA WAXFLOIDA	#5	CONT.	
	49	ALPINE CURRANT	RIBES ALPINUM	#5	CONT.	
	260	GRD-LOW FRAGRANT SUIWAC	RUUS ARNICA GRD-LOW	#5	CONT.	
	31	FIRECRACKER SHRUB ROSE	ROSA BLACKIE	#5	CONT.	
	28	ANTHONY WATERER SPIREA	SPEREA X BUNALDA ANTHONY WATERER	#5	CONT.	
	42	FRITSCH SPIREA	SPEREA FRITSCHIANA	#5	CONT.	
	91	GOLDMOUND SPIREA	SPEREA GOLDMOUND	#5	CONT.	
	37	SNOWMOUND SPIREA	SPEREA NIPONICA SNOWMOUND	#5	CONT.	
	10	COMPACT AMERICAN VIBURNUM	VIBURNUM OLECEUM COMPACT	#5	CONT.	
PERENNIALS AND GROUNDCOVERS						
	1530	DAYLILY	HEMEROCALLIS SP.	#1	CONT.	

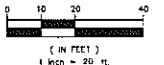
NOTES:
1. MATCH TO BE 4" SHREDDED HARDWOOD BARK

BIOBASIN PLANTING NOTES:

- AREAS TO BE PLANTED WITH PLUGS AND SEEDS WITH MINUT MIX 320 - SPREAD @ 18 LBS/ACRE
- PLANT SPECIES TO BE RANDOMLY SPREAD IN THE AREAS IDENTIFIED AND SPACED @ 24" O.C.
- PLUG SIZES TO BE 2" - 3" POT
- AREAS TO BE SEEDING AND MULCHED PRIOR TO PLANTING OF PLUGS
- PLANT PLUGS IMMEDIATELY AFTER SEEDING OPERATIONS ARE COMPLETE

BIOBASIN PLUG LIST			TOTAL QTY. 8514
GRASSES			
COMMON NAME	SCIENTIFIC NAME	PERCENTAGE	
BIG BLUE STEM	ANDROPOGON GERARDI	30%	
BLUE JOINT GRASS	CLAMADROSTIS CANADENSIS	20%	
BOTTLEBRUSH SEDGE	CAREX COMOSA	10%	
LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARUM	20%	
INDIAN GRASS	SORGASTRUM NUTANS	10%	
VIRGINIA MILD RYE	SAITARIA LATIFOLIA	10%	
FORBES			
COMMON NAME	SCIENTIFIC NAME	PERCENTAGE	
NEW ENGLAND ASTER	ASTER NOVA-ANGIAE	5%	
SKY BLUE ASTER	ASTER AZUREUS	5%	
WLD BERGAMONT	MONARDA FISTULOSA	5%	
BLUE FLAG IRIS	IRIS VERSICOLOR	5%	
COLUMBIE	AKOKEA CANADENSIS	5%	
PRARIE BLAZING STAR	LATRES PYROSTACHYA	5%	
BUTTERFLYWEED	ASOLEPAS TUBEROSA	5%	
PALE PURPLE CONEFLOWER	EDHNAEA ANGUSTIFOLIA	5%	
RED MILKWEE	ASOLEPAS INCARNATA	5%	
ARROWHEAD	SAGITTARIA LATIFOLIA	5%	
SWEET FLAG	ACORUS CALAMUS	5%	
COMMON OX-EYE	HELIPPOIS HELIANTHODES	5%	
TURTLEHEAD	CHILONE GLABRA	5%	
SPOTTED ALE PYE	EUPATORIUM MACULATUM	5%	
BONESET	EUPATORIUM PERFOLIATUM	5%	
CARDINAL FLOWER	LOBELIA CARDINALIS	5%	
GREAT BLUE LOBELIA	LOBELIA SPHELICA	5%	
RODOLPH'S GOLDENROD	SOLIDAGO RODOLPHI	5%	
COMPASS PLANT	SILFENUM LACINATUM	5%	
YELLOW CONEFLOWER	RATONIA PINNATA	5%	

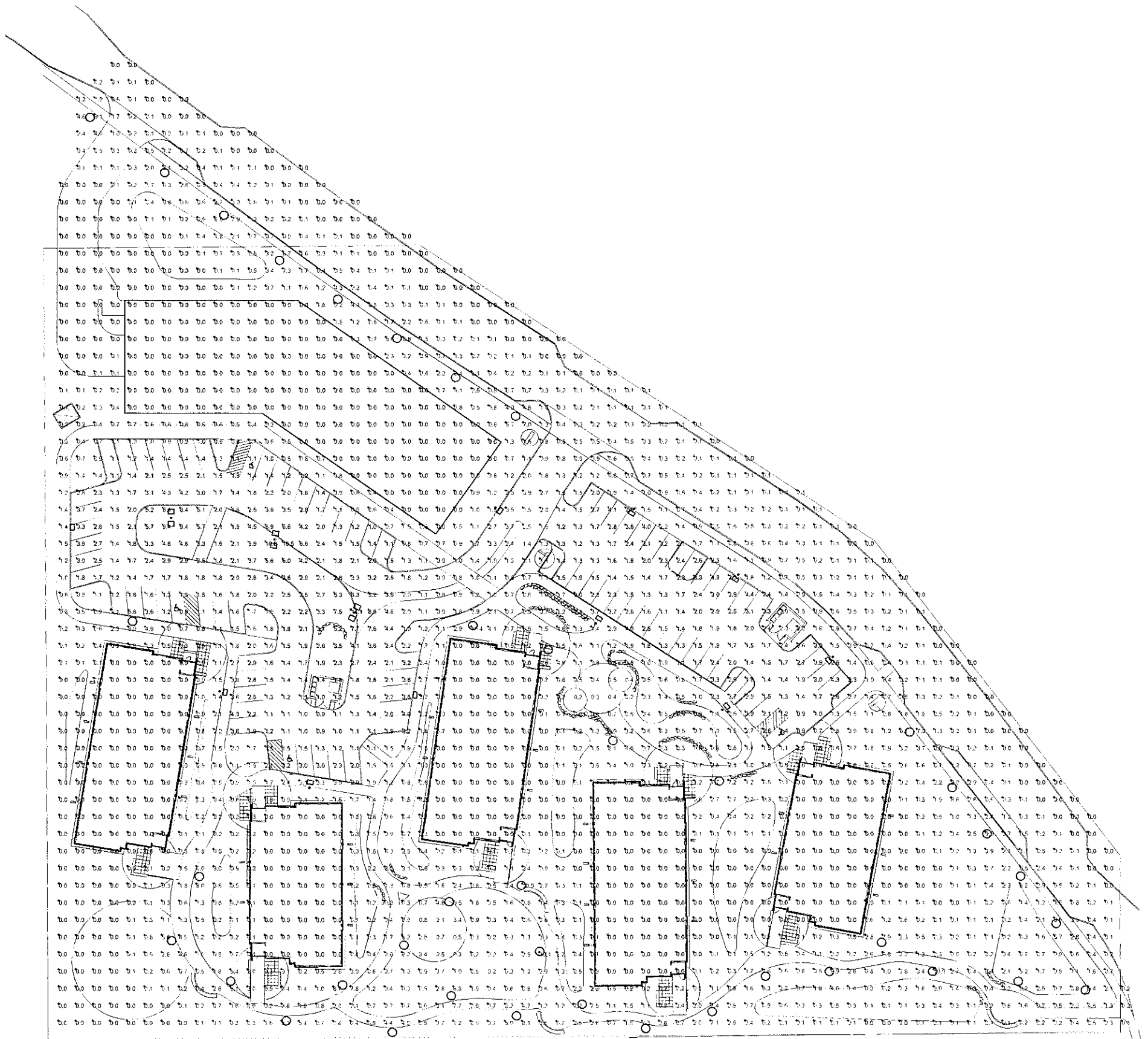
GRAPHIC SCALE



LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF Watts
	A	10	CR1-A-P25-H3	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	22500	0.75 288
	B	0	CR1-A-P25-H4	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	22500	0.75 288
	B1	3	CR1-A-P25-H4	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	22500	0.75 576
	C	40	PT500 Series	15-58" DIA X 17" WALLPOST MOUNT LUMINAIRE HEAD. WHITE PAINTED REFLECTOR AND OPAL GLASS DIFFUSER. MOVE THE LAMP POSITION TO 1-1/4" LOWER.		12500	0.75 172.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.0 fc	11.1 fc	0.0 fc	N/A	N/A
CENTER PARKING	+	2.2 fc	4.4 fc	0.0 fc	4.9:1	2.4:1
LEFT PARKING	+	2.7 fc	11.1 fc	0.0 fc	13.9:1	3.4:1

LUMINAIRE LOCATIONS			
No.	Label	MH	Tilt
1	A	25.0	0.0
2	B	25.0	0.0
3	B1	25.0	0.0
4	C	10.0	0.0



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"



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DesignGroup, Inc.**
100 Portland Avenue South, Suite 100
Minneapolis, Minnesota 55401
p 612.332.3854 f 612.332.3826
www.collaborativedesigngroup.com



HAR MAR APARTMENTS

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUE FOR PERMIT
2	08/11/11	ISSUE FOR PERMIT
3	08/11/11	ISSUE FOR PERMIT
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**STEEN
ENGINEERING INC.**
763.585.6742
763.585.6757 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PHOTOMETRIC SITE PLAN

SCALE	AS NOTED
DRAWN BY	LSL
CHECKED BY	SMY
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	CDE200901
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E001



**COLLABORATIVE
Design Group, Inc.**
100 Portland Avenue South, Suite 100
Minneapolis, Minnesota 55401
p 612.332.3654 f 612.332.3626
www.collaborativedesigngroup.com



HAR MAR APARTMENTS

NO.	DATE	DESCRIPTION
1		REVISION LOG

NO.	DATE	DESCRIPTION
1		ISSUE LOG
HAR MAR APT'S. REHABILITATION 2225 - 2265 SNELLING AVE. ROSEVILLE, MN		

**STEEN
ENGINEERING INC.**
763-585-6742
763-585-4073 fax
Email: steen@steeneng.com
5430 Douglas Drive North
Crystal, MN 55429

PHOTOMETRIC SITE PLAN

SCALE	AS NOTED
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CHECKED BY	SMY
PROJ. ARCH.	
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JOB NO.	CDE200901

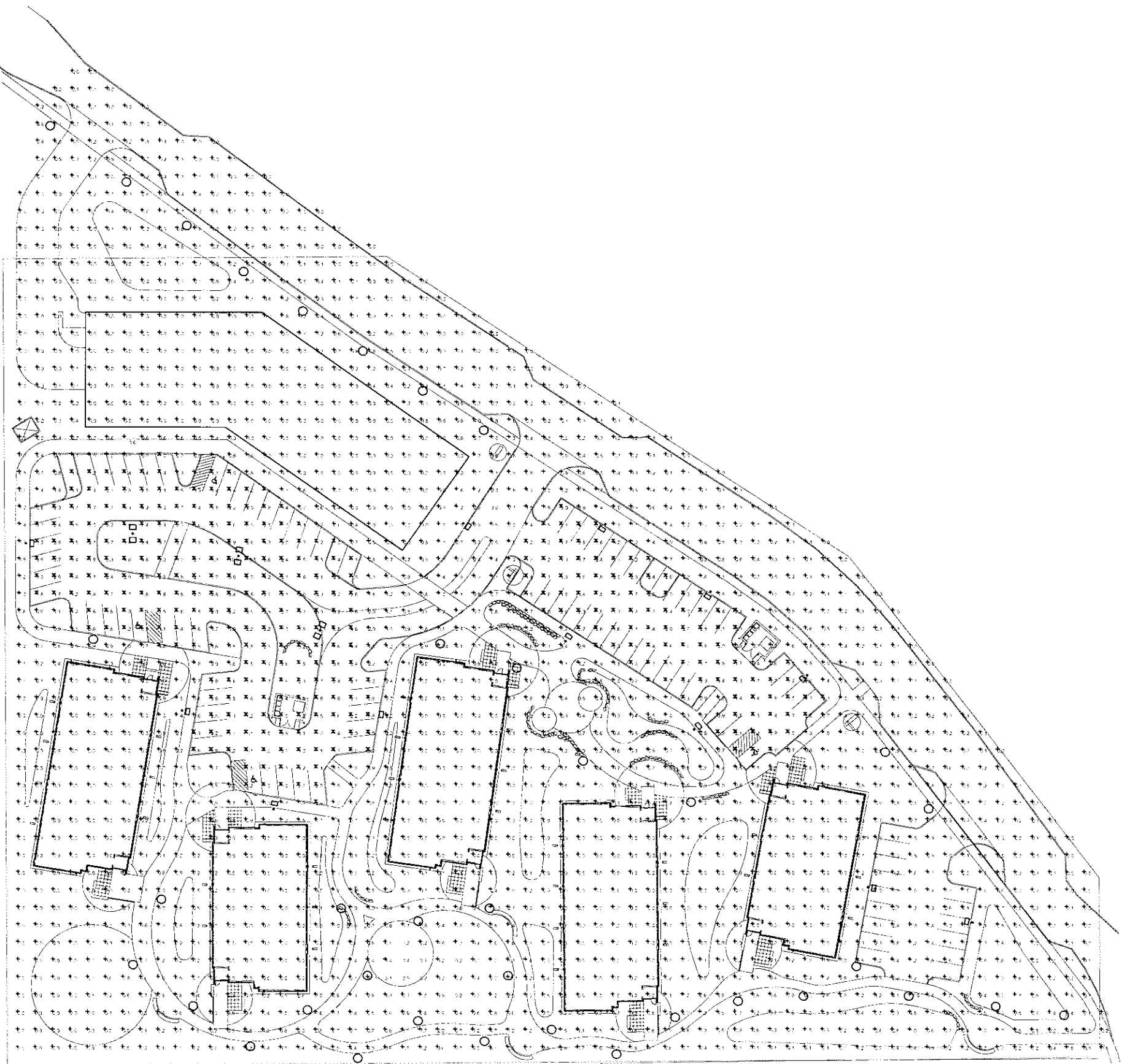
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E002

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	12	CR1-A-P25-H4-HS	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	19609.xls	22500	0.75	288
	B	0	CR1-A-P25-H4-HS	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	19627.xls	22500	0.75	288
	B1	3	CR1-A-P25-H4-HS	OUTDOOR ARCHITECTURAL ROADWAY REFL. SPECULAR ALUMINUM ENCL. CLEAR FLAT GLASS	250W MET HAL ED 28	19627.xls	22500	0.75	676
	C	37	P1550 Series	14-5/8" DIA X 13" WALLPOST MOUNT LUMINAIRE HEAD WHITE PAINTED REFLECTOR AND OPAL GLASS DIFFUSER. MOVE THE LAMP POSITION TO 1/4" LOWER.		lsl_P1550SCE1.xls	12500	0.75	172.8

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FIELD ZONE FC	+	1.1 ft	11.1 ft	0.0 ft	N/A	N/A
CENTER PARKING	x	2.2 ft	4.4 ft	0.0 ft	4.9:1	2.4:1
LEFT PARKING	x	2.7 ft	11.1 ft	0.0 ft	13.9:1	3.4:1
RIGHT PARKING	-	2.4 ft	8.5 ft	0.0 ft	9.4:1	2.7:1

LUMINAIRE LOCATIONS			
No	Label	MY	TR
1	A	25.0	0.0
2	B	25.0	0.0
3	B1	25.0	0.0
4	C	10.0	0.0

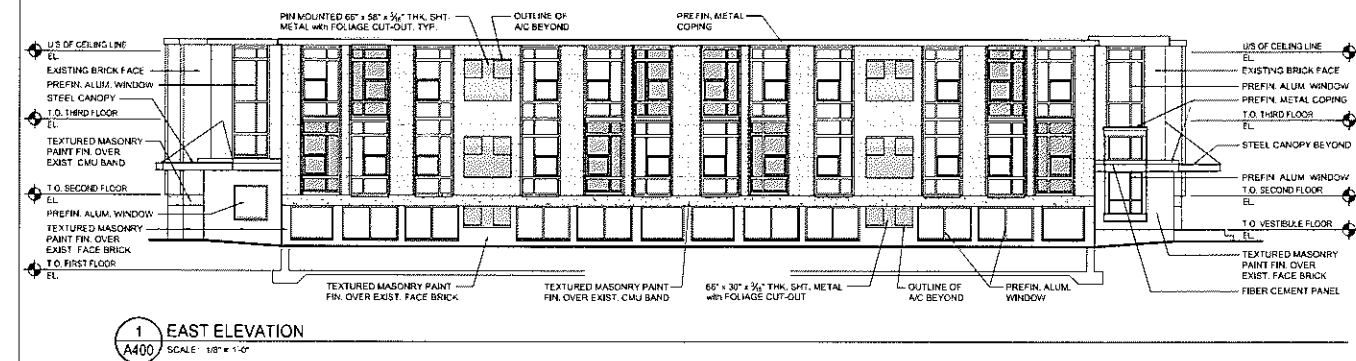




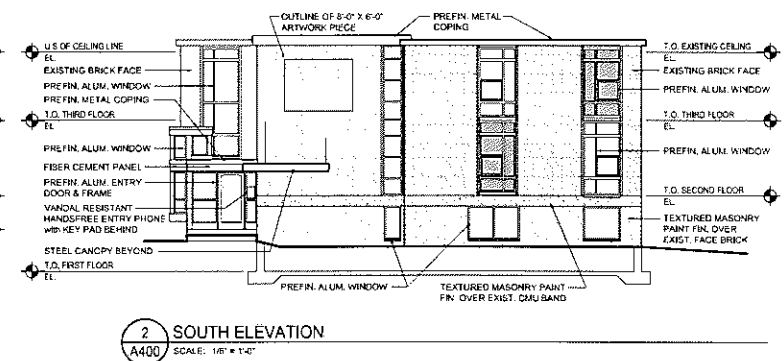
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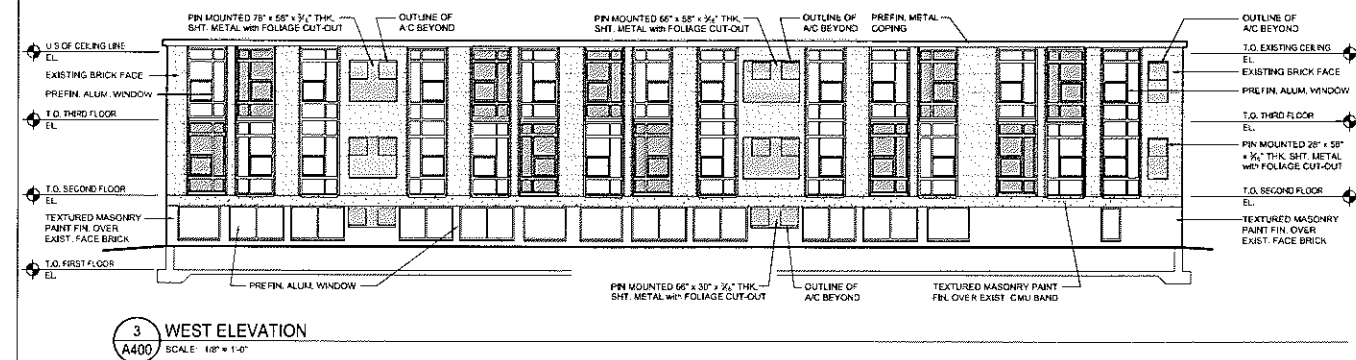
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APARTMENTS



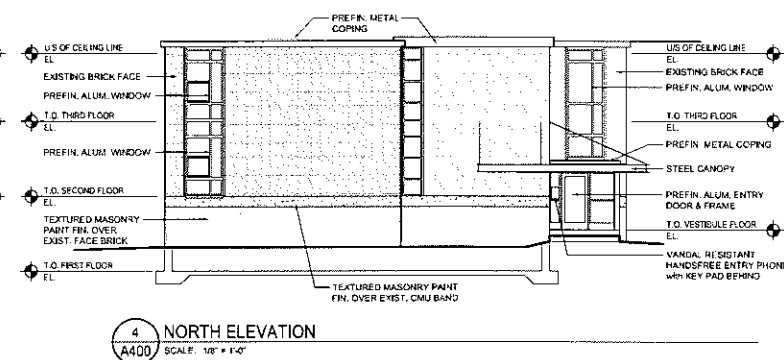
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1		* CLOUDED CHANGE

REVISION LOG

NO.	DATE	DESCRIPTION
1	05/01/08	PUD SUBMITTAL

ISSUE LOG

HAR MAR APT'S
PUD SUBMITTAL
2235-2285 SNELLING AVE.
ROSEVILLE, MN

PHASE 1
EXTERIOR
ELEVATIONS

SCALE	1/8" = 1'-0"
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	DJW
PROJ. MGR.	DJW
JOB NO.	060711.04
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A400



1
A110 TYPICAL END ELEVATION OF NEW APARTMENT BLOCK
SCALE: NO SCALE



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Homes for Generations

HAR MAR
APARTMENTS

NO.	DATE	DESCRIPTION
1		REVISION LOG

NO.	DATE	DESCRIPTION
1		REVISION LOG

ISSUE LOG
HAR MAR APT'S
PUD SUBMITTAL
2235-2265 SHELLENG AVE.
ROSELVILLE, MN

PHASE 2
EXTERIOR
ELEVATIONS

SCALE	NO SCALE
DRAWN BY	DJW
CHECKED BY	DJW
PROJ. ARCH.	DJW
PROJ. MGR.	DJW
JOB NO.	06071.04

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A402



CITY of ROSEVILLE
PLANNED UNIT DEVELOPMENT AGREEMENT _____
JUNE 8, 2009 (PF07-068)

AGREEMENT, approved by the Roseville City Council on June 8, 2009, and entered into between the City of Roseville, a Minnesota municipal corporation (herein referred to as “CITY”), and Aeon a _____, 1625 Park Avenue, Minneapolis, MN 55404 (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 _____ (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 Aeon.

2.0 Request for Planned Unit Development Approval

The DEVELOPER has asked the CITY to approve a Planned Unit Development (PUD) (PF07-068) that _____. The property is described as:

2225, 2235, 2245, 2255, and 2265 West Snelling Drive (PIN: _____ City of Roseville, Ramsey County, Minnesota;

and is legally described as:

REQUIRES CORRECT LEGAL

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 June 8, 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 June 8, 2009, or as amended thereafter, shall include:

- Exhibit A** Existing conditions and demolition plan indication all existing features of the redevelopment site and the areas to be removed as a component of the project, dated **May 1, 2009**.
- Exhibit B** Site development plan indicating new apartment building, parking lot modifications, proof-of-parking, pathways, sidewalk, and trash enclosure locations, dated **May 1, 2009**
- Exhibit C** Grading and drainage plan indicating the new apartment building, all existing and proposed grade contours, storm water catchment areas and catch basins, dated **May 1, 2009**
- Exhibit D** Utility plan, including type, size, elevation and % grade of all existing and proposed utilities for the site, dated **May 1, 2009**
- Exhibit E** Complete landscape and infiltration basin plan, including materials list and planting details, indicating the size and location of all plant materials, dated **May 1, 2009**
- Exhibit F** Photometric plan indicating site lighting locations and the luminaire foot candle power/casting for the site, dated **May 1, 2009**
- Exhibit G** Phase II elevation and floor plan indication a typical design and layout for the new apartment building, dated **May 1, 2009**

5.0 Rezoning

- 5.1 The CITY conducted hearings and meetings on March 5, 2008 (Planning Commission – public hearing on General Concept plan), March 24, 2008 (City Council – action on General Concept), and June 8, 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 Limited Business District (B-1) District to Planned Unit Development (PUD).
- 5.2 The CITY agrees to rezone the subject property to Planned Unit Development (PUD) subject to the DEVELOPER’S strict compliance with the approved plans, and the terms and conditions of this agreement. Where not specifically addressed by the Agreement, the General Residence District (R-3) 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 for Phase I within one-year and for Phase II within two-years in accordance with the final development plans (Exhibits A-G) will necessitate the approval of an extension of the development by the City Council prior to the expiration date. If an extension is not applied for, the project will be deemed expired and the process for approval may need to be completed once again.

6.2 Minor deviations from the approved final development plans, which are consistent with this agreement and the R-3 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.

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.

- 118 9.2 Permitted Uses: The parcel/development shall be restricted to the residential uses
119 consistent with the parameters specified in the site plan, landscape plan, building
120 elevations, and supporting documents submitted by the DEVELOPER.
- 121 9.3 Building Setbacks: The minimum setback for the 50-unit apartment building shall
122 be 40 feet from the west property line, 25 feet from the north property line, 20
123 feet from the reconstructed frontage road, and 10 feet from the interior parking
124 lot. All other building setbacks are pre-existing and allowed to remain in their
125 current location.
- 126 9.4 Off-Street Parking Lot Setbacks: Parking lot setbacks of 15 feet from the west
127 property line and the reconstructed frontage road as shown in the approved site
128 plan (**Exhibit A**) shall be the minimum required parking lot setbacks from the
129 respective property lines.
- 130 9.5 Drive Lanes, Sidewalk, and Path Setbacks: All drive lanes and/or sidewalks and
131 pedestrian paths shall be setback a minimum of 5 feet from the west and south
132 property lines as shown in the approved site plan (**Exhibit A**).
- 133 9.6 Off-Street Parking Lot Improvements: Off-street parking areas shall be improved
134 as shown on the approved site development plan (**Exhibit A**) and drainage plan
135 (**Exhibit B**), and shall include hard surfacing (bituminous), concrete perimeter
136 curbing, and a drainage plan. The site shall provide a minimum of 76 off-street
137 parking stalls, inclusive of handicapped stalls as necessary to be in compliance
138 with ADA requirements and a minimum of 18 proof-of-parking spaces.
- 139 9.7 Pedestrian Walkways: The DEVELOPER shall install a pedestrian pathway
140 (concrete sidewalk) along the frontage road adjacent to the westerly side of the
141 site for the length of the property, including the northerly triangle once the
142 DEVELOPER obtains ownership.
- 143 9.8 Landscape Letter of Credit: Before the issuance of a building, grading, or
144 excavation permit by the CITY, the DEVELOPER shall have posted with the
145 CITY a landscape letter of credit or other security acceptable to the CITY in an
146 amount equal to 150% of the cost of all site landscaping and site restoration, and
147 in accordance with Section 1011.14E of the City Code. The Community
148 Development Director, following completion of plans and after the passage of two
149 growing seasons, shall determine the specific amount of this letter of credit or
150 other security.
- 151 9.9 Building Materials: For additions to existing structures, exterior building
152 materials shall be complementary to, and generally in keeping with, the existing
153 structure. Exterior building materials for future construction shall be reviewed
154 and approved by the Community Development Director prior to issuance of any
155 building permits.
- 156 9.10 Mechanical Equipment: HVAC must be fully screened from view of adjacent
157 properties.
- 158
159

160 9.11 Trash Handling: Trash handling equipment shall be housed within the two gated
161 detached structures as identified on the site plan. Access to trash handling
162 equipment shall be interior to the site and not facing the public street.

163 9.12 Lighting: Parking lot and building facade lights shall be downcast, cutoff type,
164 concealing the light source from view and preventing glare pursuant to Section
165 1011.12 of the City Code. Pedestrian style lighting shall be permitted and
166 reviewed/approved by the Community Development Director prior to permit
167 issuance.

168 9.13 Bicycles: Bicycle parking and security shall be provided.

169 **10.0 Developer's Default**

170 10.1 For purposes of this Development Agreement, the failure of the DEVELOPER to
171 perform any covenant, obligation, or agreement hereunder, and the continuance of
172 such failure for a period of 30 days after written notice thereof from the CITY (or
173 such longer period of time as may reasonably be necessary to cure any such
174 default, if such default is not reasonably curable within such 30 day period) shall
175 constitute a DEVELOPER default hereunder. Within the 30 day period after
176 notice is given, a request may made for a hearing (by either party) to be held
177 before the Roseville City Council to determine if a default has occurred. Upon the
178 occurrence of DEVELOPER default, the City may withhold any certificate of
179 occupancy for improvements proposed to be constructed.

180 10.2 Notwithstanding anything herein to the contrary, the DEVELOPER may convey a
181 parcel or parcels of land within the PUD to a third party, which conveyed parcels
182 shall remain subject to all of the terms of the PUD specifically relating to said
183 parcels. In that connection, the parties agree as follows:

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

190 B. A default with regard to a conveyed parcel will not constitute a default
191 with regard to the parcels retained by the DEVELOPER or other conveyed
192 parcels, so long as such retained or other conveyed parcels otherwise
193 comply with applicable provisions of this Agreement.

194 **11.0 Miscellaneous**

195 11.1 This Development Agreement shall be binding upon the parties, their heirs,
196 successors or assigns, as the case may be.

197 11.2 Breach of any material term of this Development Agreement by the
198 DEVELOPER shall be grounds for denial of building permits, except as
199 otherwise provided in Section 10 of this Agreement.

200 11.3 If any portion, section, subsection, paragraph, sentence, clause, or phrase of this
201 Development Agreement is for any reason held invalid as a result of a challenge
202 brought by the DEVELOPER, their agents or assigns, the balance of this
203 Agreement shall nevertheless remain in full force and effect.

204 11.4 This Development Agreement shall run with the Subject Property and shall be
205 recorded in the Ramsey County Recorder's Office by the CITY.

206 11.5 This Agreement shall be liberally construed to protect the public interest.

207 **12.0 Notices**

208 12.1 Required notices to the DEVELOPER shall be in writing and shall be either hand
209 delivered to the DEVELOPER, their employees or agents, or mailed to the
210 DEVELOPER by certified or registered mail at the following address:

211 _____
212 _____
213 Aeon
214 1625 Park Avenue
215 Minneapolis, MN 55404

216 12.2 Notices to the CITY shall be in writing and shall be either hand delivered to the
217 Community Development Director, or mailed by certified or registered mail, in
218 care of the Community Development Director at the following address:

219 Community Development Director
220 2660 Civic Center Drive
221 Roseville, MN 55113

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

224 **CITY OF ROSEVILLE**

225 By: _____
226 Craig Klausing, Mayor

227 By: _____
228 William J. Malinen, City Manager

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

231 _____
232 Notary Public

233 STATE OF MINNESOTA)
234) ss
235 COUNTY OF RAMSEY)

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

240 **Ramsey County.**

241 By: _____
242 _____

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

245 _____
246 Notary Public

247 STATE OF MINNESOTA)
248) ss
249 COUNTY OF RAMSEY)

250 The forgoing instrument was acknowledged before me this _____ day of _____, 2009,
251 by _____, _____, Aeon