REQUEST FOR CITY COUNCIL ACTION

DATE: **05/09/2011**
ITEM NO: 12.c

Department Approval | Acting City Manager Approval:

Item Description: Request by Meritex Enterprises, Inc. for approval of a **PRELIMINARY/FINAL PLAT** of the industrially-zoned property at 2280 Walnut Street and a request by AirGas North Central for approval of a **CONDITIONAL USE** to allow outdoor storage of bulk gas cylinders **(PF11-010).**

1.0 REQUESTED ACTION

The development on the eastern portion of 2280 Walnut Street requires two separate actions. The first request, submitted by Meritex Enterprises, is related to the division of land (Preliminary and Final Plat) necessary to create a separate lot between the rail spur and the Minnesota Commercial Rail line with frontage along Terminal Drive. The second request, submitted by AirGas North Central, is related to a Conditional Use needed to allow outdoor storage of bulk gas storage vessels.

Project Review History

- Application submitted: March 4, 2011; Determined complete: March 10, 2011
- Sixty-day review deadline: May 15, 2011
- Project report prepared: April 6, 2011
- Planning Commission action (7-0): April 6, 2011
- City Council action: May 9, 2011

2.0 SUMMARY OF RECOMMENDATION

On April 6, 2011, the Roseville Planning Commission held the duly notice public hearing regarding the Meritex Enterprises and AirGas North Central requests. The Commission found no issues or concerns with either request and voted 7-0 to recommend approval of the two. The Commission did remove a condition they felt was unnecessary because it is a requirement of the Zoning Ordinance.

3.0 SUMMARY OF SUGGESTED ACTION

3.1 BY MOTION, APPROVE of the PRELIMINARY/FINAL PLAT OF HIGHCREST PARK 2ND ADDITION, pursuant to Title 11 (Subdivisions) of the City Code.

3.2 BY MOTION, APPROVE the CONDITIONAL USE for AirGas North Central allowing outdoor storage of bulk gas cylinders.

See Section 8 of this report for the detailed action**.**

4.0 BACKGROUND

4.1 The property at 2280 Walnut Street has a Comprehensive Plan designation of Industrial (I) and a corresponding zoning classification of Industrial (I) District.

4.2 The Preliminary Plat has been prompted by the need to create a separate lot for AirGas North Central to development a gas processing and distribution facility (oxygen, nitrogen, nitrous oxide, and carbon dioxide) on the eastern piece of the 2280 Walnut Street parcel.

4.3 The proposed lot to be utilized by AirGas North Central will comprise the eastern portion, a triangular lot lying between the north/south rail spur and the Minnesota Commercial Rail line, and front along Terminal Drive. The remainder of the 2280 Walnut Street parcel will be platted as an outlot and require future subdivision when other uses/developments are brought forward.

4.4 The Conditional Use portion of the request is related to the storage of bulk gas cylinders outdoors within concrete bunkers at the rear or western portion of the site.

4.5 For the sake of clarification, the nature of an "outlot" is such that it may not be developed until it is re-platted. In this case, the intent is to plat the proposed Outlot A when future development scenarios are solidified enough to determine where lot lines will be most appropriate.

5.0 PRELIMINARY/FINAL PLAT ANALYSIS

5.1 Plat proposals are reviewed primarily for the purpose of ensuring that all proposed lots meet the minimum size requirements of the zoning code, that adequate streets and other public infrastructure are in place or identified and constructed, and that storm water is addressed to prevent problems either on nearby property or within the storm water system. As a Preliminary Plat of an industrial property, the proposal leaves no zoning issues to be addressed since the Zoning Code does not establish minimum lot dimensions or area.

5.2 Roseville's Development Review Committee, a body comprising staff from various City departments, met on March 10 and 17, 2011 to discuss the application. There were no outstanding issues addressed at the meeting regarding the subdivision submittal. Specifically, the plat submittal included all necessary easements and road right-of-way. However, the private ponds easements shown on the preliminary plat were requested to be removed for these will not be public ponds. The final plat does not include the pond easements, only the appropriate and required easements sought by the City.

5.3 The DRC did have a few comments regarding site access, site improvements, and clarification on other building related items. However, these items are not germane to the requested approval and will be addressed as a component of the building permit process.

5.4 After the Planning Commission meeting of April 6, 2011, the applicant submitted revised documents to the City for review and consideration by the Planning Division and Engineering Division. These plans have been reviewed and both divisions support the combination and approval of the preliminary and final plat for Highcrest Park Second Addition.

5.5 The City Code regarding Park Dedication reads as follows:

1103.07: PARK DEDICATION:

A. Condition to Approval: As a condition to the approval of any subdivision of land in any zone, including the granting of a variance pursuant to Section 1104.04 of this Title, when a new building site is created in excess of one acre, by either platting or minor subdivision, and including redevelopment and approval of planned unit developments, the subdivision shall be reviewed by the Park and Recreation Commission. The Commission shall recommend either a portion of land to be dedicated to the public for use as a park as provided by Minnesota Statutes 462.358, subdivision (2)(b), or in lieu thereof, a cash deposit given to the City to be used for park purposes; or a combination of land and cash deposit, all as hereafter set forth.

B. Amount to be Dedicated: The portion to be dedicated in all residentially zoned areas shall be 10% and 5% in all other areas.

C. Utility Dedications Not Qualified: Land dedicated for required street right of way or utilities, including drainage, does not qualify as park dedication.

D. Payment in lieu of dedication in all zones in the city where park dedication is deemed inappropriate by the City, the owner and the City shall agree to have the owner deposit a sum of money in lieu of a dedication. The sum shall be reviewed and determined annually by the City Council by resolution. (Ord. 1061, 6-26-1989)

E. Park Dedication Fees may, in the City Council's sole discretion, be reduced for affordable housing units as recommended by the Housing and Redevelopment Authority for the City of Roseville. (Ord. 1278, 02/24/03).

5.6 On March 18, 2011, the Community Development Department received a letter for the Meritex Enterprises (property owner) seeking a waiver from the required park dedication (land or fee in lieu) requirements for their 42 acre Highcrest Park property (Attachment F).

5.7 On April 5, 2011, the Park and recreation Commission took-up the request and voted not to support the waiver. The Commission also voted to recommend to the City Council that a payment in lieu of land dedication be made, which per the City Fee Schedule is 5% of the friar market value of the unimproved land.

6.0 CONDITIONAL USE ANALYSIS

6.1 The use of the site for processing and/or distribution is a permitted use. AirGas plans on constructing a facility for the purpose of a cylinder filling operation with four separate bulk storage vessels for supplying oxygen, nitrogen, nitrous oxide, and carbon dioxide. Cylinder filling is conducted within the building according to National Fire Protection Association regulations. Cylinders are inspected, maintained, handled, filled, stored and transported using approved written procedures and guidelines that comply with state and federal regulations. The CONDITIONAL USE request is to enable AirGas to safely store flammable gas cylinders outside in concrete block bunkers.

6.2 REVIEW OF GENERAL CONDITIONAL USE CRITERIA: Section 1009.02C of the City Code establishes general standards and criteria for all conditional uses, and the Planning Commission and City Council must find that each proposed conditional use does or can meet these requirements. The general standards are as follows:

a. *The proposed use is not in conflict with the Comprehensive Plan*. Planning Division believes that the proposed outdoor storage of cylinders is not in conflict with the Comprehensive Plan, but that it advances land use Policy 11.2 through the CU process established in the zoning ordinance which controls and/or restricts the use of open storage areas in the industrial district.

b. *The proposed use is not in conflict with a Regulating Map or other adopted plan.* The proposed outdoor storage CU is not in conflict with such plans because none apply to the area surrounding the property.

c. *The proposed use is not in conflict with any City Code requirements.* The Planning Division has determined that the use of the site as a gas processing and distribution facility is a permitted use and that the outdoor cylinder storage can be addressed under the CU process as well as meet all applicable City Code requirements; moreover, a conditional use approval can be rescinded if the approved storage use fails to comply with all applicable Code requirements or conditions of the approval.

d. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.* Planning Division staff does not expect such a use to have any noticeable impact on any parks or public infrastructure.

e. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.* The storage of gas cylinders in concrete bunkers that are 8 feet in height at the rear of the site, which should not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare of the community.

6.3 REVIEW OF SPECIFIC CONDITIONAL USE CRITERIA: Section 1009.02D-23 of the City Code establishes additional standards and criteria that are specific to outdoor storage associated with manufacturing and/or processing facilities; the Planning Commission and City Council must also find that the proposal does or can meet the additional pertinent standards.

a. *Areas of outdoor activities or storage shall not be located between the principal use and the primary public street.* The proposal meets this requirement with the cylinder bunker/containment area located in the rear yard along the west property line. .

b. *Areas of outdoor activities or storage shall be screened by a solid opaque wall or fence at least 8 feet in height.* The outdoor storage of the gas cylinders (trigger for CU) will be contained within 5 bunkers that are 25 foot wide by 25 foot deep and 8 feet in height. The storage bunker achieves the majority of the screening requirement and with the installation of gates or another form of screening, the outdoor storage area will meet code requirements. The Planning Division continues to work with the applicant of the final design and materials to satisfy this requirement.

c. *Aggregates and other granular materials shall be stored in such a way that prevents erosion.* With no aggregate or granular material being stored on the premises, this condition is not applicable.

d. *The Planning Commission and City Council shall give special consideration to the height of equipment and materials stored outside and its visibility from nearby properties and roadways.* The proposal submitted by AirGas and the requirements of the Code (general and through the CU process) will effectively address the visibility issue. Specifically, the storage of the gas cylinders outdoors in concrete bunkers will screen the outdoor storage of cylinder form adjacent business/property view.

6.4 Roseville's Development Review Committee (DRC), a body comprising of staff from various City departments, met on February 17, 2011 to discuss this application. Members of the DRC had a few general comments regarding the sites design, such as the location of access, private versus public ponds, fencing height and material, and that all parking lot areas must include concrete curb and gutter. The Fire Marshal has reviewed the proposal and finds it complies with the fire code. The DRC supports the approval of the Conditional Use.

6.5 REVIEW OF ENVIRONMENTAL REGULATIONS: Section 1011.02 of the City Code establishes specific standards that need to be achieved throughout Roseville. Section 1011.02C reads: **In General:** All uses shall be conducted so as to prevent any nuisance, hazard or commonly recognized offensive conditions, including creation or emission of noise, smoke and particulate matter, toxic or nontoxic matter, odors, vibrations, glare or heat, and the use of explosives.

a. *Noise: Any use established shall be so operated that no noise resulting from said operation which would constitute a nuisance is perceptible beyond the premises. This does not apply to incidental traffic, parking and off-street loading operations.* The Planning Division does not anticipate that the use of the site by AirGas North Central will create more noise than that considered incidental to the operation.

b. *Smoke And Particulate Matter: The emission of smoke or particulate matter is prohibited where such emission is perceptible beyond the premises to the degree as to constitute a nuisance.* The Planning Division does not anticipate the emission of smoke and/or particulate matter from the operation by AirGas – the filling of bulk gas cylinders.

c. *Toxic Or Noxious Matter: No use shall, for any period of time, discharge across the boundaries of the lot wherein it is located, toxic or noxious matter of such concentration as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property or business.* The Planning Division does not anticipate that any of the gases contained within bulk storage vessels or those within consumer gas storage cylinders will be discharged and endanger the public health, safety, comfort or welfare, or cause injury, damage to property or business. This type of use is regulated by the state and has specific Occupational Safety Hazard Administration (OSHA) standards/requirements that must be met during the transference of gases from the bulk storage vessels to the consumer sized cylinders.

d. *Odors: The emission of odorous matter in such quantities as to be readily detectable beyond the boundaries of the immediate site is prohibited.* The Planning Division does not anticipate through the operation of the site that there will be any odorous matter detectable beyond the property boundary. Some of the gases that will be stored and transferred do not have an odor, while a few such as propane and acetylene do have a slight odor present.

e. *Vibrations: Any use creating periodic earthshaking vibrations, such as are created by heavy drop forges or heavy hydraulic surges, shall be prohibited if such vibrations are perceptible beyond the boundaries of the immediate site.* The Planning Division does not anticipate any vibrations from the use/operation as a gas processing/distribution facility.

f. *Glare or Heat: Any operation producing intense glare or heat shall be performed within a completely enclosed building.* The Planning Division does not anticipate any heat or glare from the use/operation as a gas processing/distribution facility.

g. *Explosives: No activities involving the storage, utilization or manufacture of materials or products which could decompose by detonation shall be permitted except such as are specifically licensed by the city council. Such materials shall include, but not be confined to, all primary explosives such as lead oxide and lead sulfate; all high explosives and boosters such as TNT, RDS, tetryl and ammonium nitrate; propellants and components thereof such as nitrocellulose, black powder, ammonium perchlorate and nitroglycerin; blasting explosives such as dynamite, powdered magnesium, potassium chlorate, potassium permanganates and potassium nitrate, and nuclear fuels and reactor elements such as uranium 235 and plutonium.* The Planning Division, through the review of the literature submitted and our analysis of the gases to be present on the site does not find that explosives as defined above will be present. It is true that some of the gasses contained on site are flammable, and it is also true that anything that is pressurized can explode. The Fire Department has reviewed the list of gasses and will require them to be stored safely and in accordance with the fire code (see conditions 7.2 b, c, and d).

7.0 PLANNING COMMISSION ACTION

7.1 On April 6, 2011, the Planning Commission held the duly noticed public hearing regarding Meritex Enterprises request for a Preliminary Plat and for AirGas North Central request for Conditional Use approval to allow outdoor storage.

7.2 No citizens were present to address the Commission on either of the requests, but Commissioners and the applicant did have questions of staff.

7.3 The Planning Commission was interested in knowing why or whether condition 1 pertaining to screening of the outdoor storage area was necessary when it is covered by the Zoning Ordinance.

7.4 This applicant's representative was interested in knowing whether a compromise or reduction in the fencing as contained in the report could be considered. The City Planner indicated that the condition could be removed and that the Planning Staff would discuss the requirement of screening and provide the applicant with options.

7.5 The applicant's representative also sought consideration of the final plat. However, the City Planner indicated that a Final Plat is only considered by the City Council not the Planning Commission and that the Staff would discuss the combination of Preliminary and Final for Council consideration.

7.6 The Planning Commission voted (7-0) to recommend approval of the Preliminary Plat of Highcrest Park second Addition, subject to the following condition:

a. The currently indicated public drainage pond easements found in two locations on the Preliminary Plat shall be removed. These ponds will be private, not public.

7.7 The Planning Commission also voted (7-0) to recommend to the City Council approval of the Conditional Use allowing outdoor storage of gas cylinders for AirGas North Central, subject to:

a. Condition 1 of the staff recommendation being removed; and

b. All cylinders shall be stored vertically unless cylinders are designed for horizontal storage.

c. All cylinders shall have protective metal caps over valves at all times.

d. Non-flammable cylinders shall not be permitted to be stored with flammable cylinders

8.0 SUGGESTED CITY COUNCIL ACTION

8.1 Since the Planning Commission meeting, the Planning Division has been working with the applicant and their project manager on meeting specific requirements prior to forwarding the requests to the City Council for approval. The most recent plans have been reviewed and meet with Planning Division approval. Specifically the building materials have been addressed to meet the requirements in Section 1006.02, fencing and screening requirements of the Conditional Use, and revisions to the site plan to indicate all outdoor storage areas.

8.2 ADOPT A RESOLUTION, APPROVING the PRELIMINARY/FINAL PLAT of Highcrest Park 2nd Addition, 2280 Walnut Street, based on the comments and findings of Sections 5 of this staff report dated May 9, 2011;

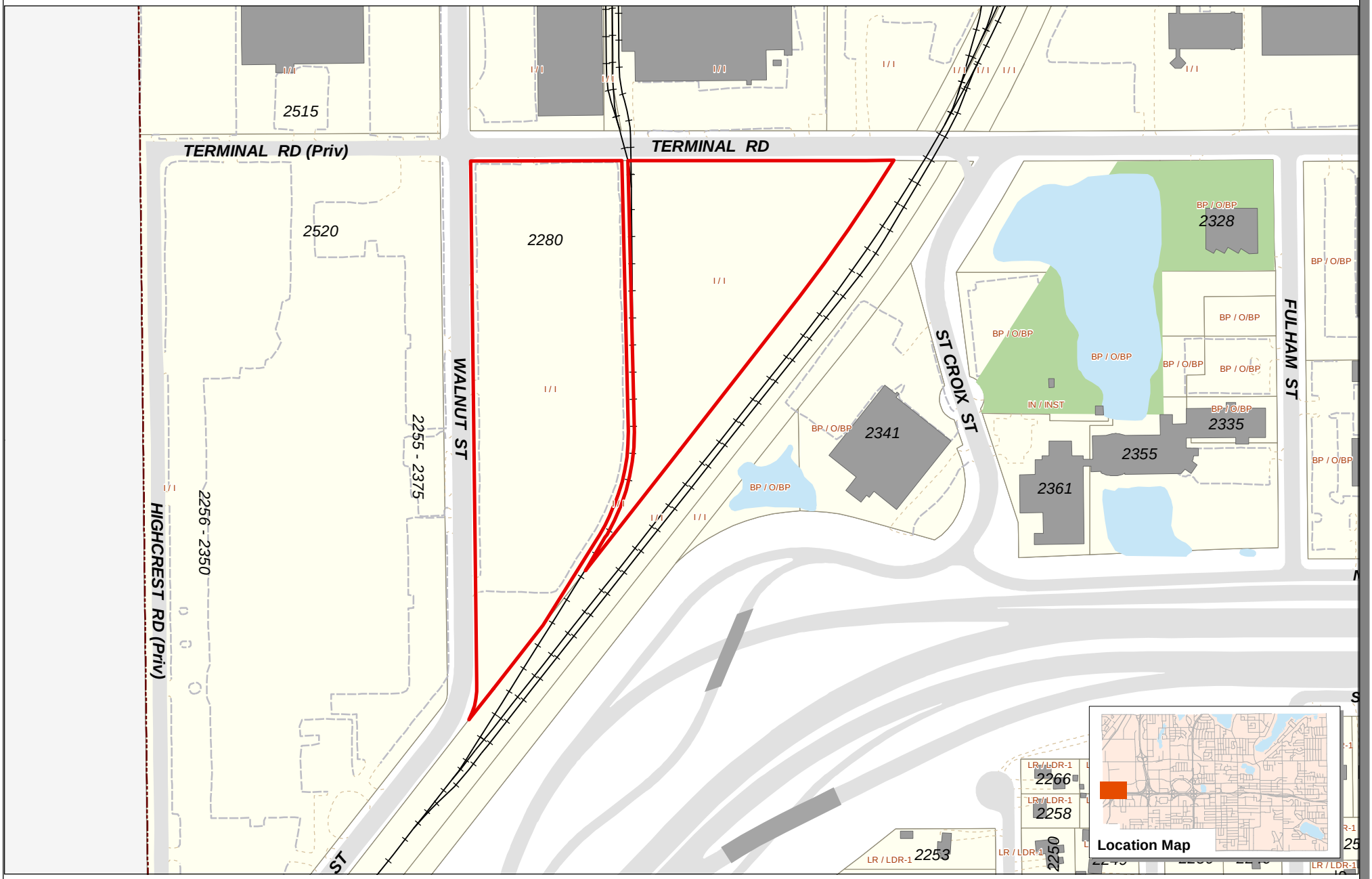
8.3 ADOPT A RESOLUTION, APPROVING the CONDITIONAL USE for AirGas North Central to allow outdoor storage of gas cylinders within concrete bunkers, based on the comments and findings of Section 6 and the conditions of 7.7b-c of the project report dated May 9, 2011.

Prepared by: **City Planner Thomas Paschke**

Attachments:

A: Area map
B: Aerial photo
C: Application Supplement Info
D: Preliminary Plat
E: Site plans
F: Park dedication waiver letter
G: Plat resolution
H: Conditional use resolution

Attachment A: Location Map for Planning File 11-010



Prepared by:
Community Development Department
Printed: March 29, 2011

Site Location

LR / R1 Comp Plan / Zoning Designations

Data Sources
* Ramsey County GIS Base Map (2/28/2011)
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.

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mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 11-010

ROSEVILLE

Prepared by:
Community Development Department
Printed: March 29, 2011

Site Location

Data Sources
* Ramsey County GIS Base Map (2/28/2011)
* Aerial Data: Kucera (4/2009)

For further information regarding the contents of this map contact:
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Attachment C

Thomas Paschke

From: Dan Williams [dwilliams@meritex.com]
Sent: Thursday, March 03, 2011 12:51 PM
To: Thomas Paschke
Cc: Pankratz, Brian L. @ Minneapolis; SNilsson@WelshCo.com
Subject: Air Gas Parcel
Attachments: 32988-AREA-EXHIBIT 11X17 CERT (LANDSCAPE) (1) (3).pdf

Thomas:

This e-mail is to inform you that Meritex is currently negotiating with Air Gas to sell them a portion of our property along Terminal Road (aka County Road B-2). The Air Gas parcel is identified on the attached plan as the "Triangle Parcel".

We expect to have a Purchase and Sale Agreement fully executed by the end of next week. We also plan to submit a plat application to the City of Roseville Monday of next week.

Finally, we wanted you to know that Meritex supports the efforts by Air Gas to begin the DRC review process and to obtain a Conditional Use Permit.

Should you have any further questions regarding the Air Gas process and/or platting of the land, feel free to e-mail or call me.

Regards,

Dan Williams

MERITEX

Dan Williams PH. 651-855-9671
Chief Investment Officer Cell. 651-295-5008
24 University Avenue N.E. Fax. 651-855-9701
Suite 200
Minneapolis, MN 55413
dwilliams@meritex.com
www.meritex.com

Statement of Intent/General Use

Walnut Street
Airgas, Inc. - Industrial and Medical gases supplier
Welding Supplies distributor

Description of Proposed Operation

Airgas, Inc. founded in 1982 has over 1300 U.S. locations as a welding equipment (welding machines, wire, etc.) distributor, and an Industrial Gas (oxygen, acetylene, nitrogen, etc.) supplier.

At this location the cylinder filling operation consists of four separate bulk storage vessels (systems) for supplying oxygen, nitrogen, nitrous oxide and carbon dioxide to a number of respective cylinder filling stations. All cylinder filling is done inside the building per NFPA (National Fire Protection Association) regulations. Cylinders are inspected, maintained, handled, filled, stored, and transported using approved written procedures and guidelines that comply with federal, state, and local codes and regulations.

Airgas, Inc. has safely stored gas cylinders for years at multiple locations throughout the United States. **Our request for this proposed approval is to enable us to continue to safely store flammable gas cylinders outside, in concrete block bunkers, (see drawings).** All flammable gas cylinders will be stored within the bunkers shown on the south side of property drawings. These bunkers are constructed of concrete block for separation into small quantities **(see Bulletin 57).**

NOTE: THERE WILL BE NO FILLING OF FLAMMABLE GAS CYLINDERS AT THIS LOCATION. NO FLAMMABLE GAS CYLINDERS WILL BE STORED INDOORS.

Market area served

Our facility will continue to support the greater Minneapolis/St Paul market area. Our fill plant operates one shift from 7:00 a.m. to 4:00 p.m. each day. Office hours are from 7:30 a.m. to 5:00

p.m. approximately 22 full-time on site operations staff will occupy the building. The store will be closed on weekends.

The distribution of the welding equipment and compressed gas cylinders will be with done with semi and straight trucks. There will be a total of 6 vehicles delivering the products. The earliest a truck will leave the facility in the morning is 4:30 am and the latest will be 5 pm excluding unscheduled deliveries. The filling of the compressed gases will be on one shift starting at 5am and ending by 5pm Monday through Friday.
This location will be used as a production and distribution center for these products, and is a relocation of a currently existing operation in the City of St. Paul MN. The Project will include a building used as a distribution and production facility with sales offices. Production for example is defined as taking liquid Oxygen and compressing it into a gas form that is then put into smaller cylinders for distribution.

The Project will provide a capital investment to the City of Roseville of over $3,000,000. It will bring 40 jobs to Roseville and allow opportunity for Airgas to grow.

The proposed use of this property and the building to be constructed on it are for the filling and distribution of welding equipment and compressed gas cylinders. The cylinders will be secured on steel pallets and stored in concrete-block bunkers as shown on the submitted drawings. Airgas, Inc. has provided documentation regarding its Plan of Operation, Drawings, Emergency Response Plan, Safety, Quantities of Gas Stored on Site, and MSDS sheets.

Storage of compressed gas cylinders will comply with the National Fire Protection Association (NFPA), International Fire Code (IFC), Roseville Fire Department, and the City's Environmental Management Department rules, regulations, and requirements. No toxic materials are handled on site. Outside storage of the cylinders is necessary to facilitate their handling, delivery, and shipment. The lot does not provide sufficient space for all such storage and handling to be done within the building, nor is it practical or desirable to do so. The outside storage accesses and facilitates the use of the building as permitted by the current zoning.

Only the materials and cylinders directly related to Airgas, Inc.'s business will be delivered to the site, stored there, then distributed to its customers in the area or removed for filling and re-use. This operation and the outside storage of its materials will have no adverse impact on the environment or any natural resources.

RLK INCORPORATED
Engineering · Landscape Architecture · Planning · Surveying · Traffic
Creating extraordinary Communities

March 2, 2011

Mr. Tom Paschke, City Planner
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Re: Conditional Use Permit Narrative and Traffic Memorandum
Airgas Inc.
County Road B-2 in the 2400 Block Vicinity

Mr. Paschke:

RLK Incorporated (RLK) in association with Consolidated Construction Company (CCC) of Appleton, Wisconsin are pleased to be supplementing the Conditional Use Permit (CUP) for the proposed Airgas North Central Facility. Our request is for the City of Roseville to approve the project as outlined in the Conditional use Application booklet and preliminary plans to allow Airgas Inc. to be constructed on a 5.9± acre site. Currently the site is zoned industrial, is vacant, and is located between two railroad spurs. An overhead Xcel transmission line parallels the east leg of this triangle shaped site. This project will not impact the railroads, transmission towers, or easements. The 5.5 acre parcel is proposed to be subdivided from a larger parcel of property and will have direct access to County Road B-2.

The project will consist of a 17,560 sf building with approximately 42 parking stalls. There are two proposed curb cuts to County Road B-2 with employee parking in front of the building and loading docks and open storage of gas canisters located to the rear of the building within a chain link security fence. The proposed facility will add employment and develop a vacant parcel to the standards of the City. All architectural, lighting, landscape and setbacks meet the City Code for this industrial employment district. The project is consistent with the City's Comprehensive Plan, the City Code Requirements, and is not in conflict with other regulatory maps or adopted plans.

The proposed use will not create an excessive burden on parks, streets or other public facilities. The anticipated employee, customer and truck traffic is further outlined in the attached memorandum. The proposed project is a perfect fit for this industrial section of the City.

In addition, to presenting this plan to the City for approval, we will be submitting the plans to the Rice Creek Watershed District for review. The Stormwater Management Plan for this site has been designed to meet both the City and the Watersheds regulations.

The project has been designed to City standards, is consistent with all plans and will not negatively impact traffic, property values, public health, safety, or general welfare.

Sincerely,

RLK Incorporated

John E. Dietrich

John E. Dietrich, ASLA
Principal Landscape Architect

Attachment: Traffic Memorandum

Traffic Impact Study
Airgas, Roseville, MN

RLK Incorporated has reviewed the traffic impacts with the proposed Airgas site along Terminal Road in Roseville, MN. The current average daily traffic along Terminal Road is 3,700 trips per day.

The following users play into the traffic impacts of the site:

Customers/Visitors to the site	25 vehicles per day (all non-peak)
Airgas service trucks	6 trucks per day (all non-peak)
Bulk Delivery Trucks	0.8 trucks per day (3-4 per week – all non-peak)
Employees (22)	22 vehicles per day (peak hour arrival/departure)

In a worst case scenario, the following daily trip generation is assumed for the site:

Customer/Visitor trips	50 trips per day
Employee trips (arrive, depart & lunch)	88 trips per day
Service call trips	12 trips per day
Bulk delivery trips	~2 trips per day
TOTAL	152 trips per day

Furthermore, the following peak hour trip generation is assumed in a worst case scenario:

Customer trips (worst case)	25 trips per hour
Employee trips (arrive, depart & lunch)	22 trips per hour
Service call trips	0 trips per hour
Bulk delivery trips	0 trips per hour
TOTAL	47 trips per hour

The four-lane configuration of Terminal Road has adequate capacity to serve the 3,700 vehicles per day. The addition of 152 trips per day onto Terminal Road, with the bulk of those trips during non-peak times, will pose minimal additional impact to the overall level of service for the facility.

Therefore, it is determined that, from a transportation perspective, the proposed Airgas development "...will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and ill not otherwise harm the public health, safety, and general welfare."

ROSEVILLE
COMMUNITY DEVELOPMENT
2660 Civic Center Drive ❖ Roseville, MN 55113
Phone: (651) 792-7005 ❖ Fax: (651) 792-7070

OFFICE USE ONLY
Permit #
Reviewer initials & date

CERTIFICATION OF COMPLIANCE WITH ENVIRONMENTAL REGULATIONS

Environmental Regulations: City Code §1011.02

Compliance: All uses must comply with the environmental standards established in this section unless any federal, state, county or local law, ordinance or regulation establishes a more restrictive standard, in which case, the more restrictive standard will apply. All applicants for building permits in non-residential districts and/or non-residential uses shall demonstrate compliance with the performance standard set forth in this Section. An application for building permit shall not be deemed complete until a showing by the applicant that they meet the standards herein.

In General: All uses shall be conducted so as to prevent any nuisance, hazard or commonly recognized offensive conditions, including creation or emission of noise, smoke and particulate matter, toxic or nontoxic matter, odors, vibrations, glare or heat, and the use of explosives. **Below, briefly describe how you meet the following standards:**

a. **Noise:** Any use established shall be so operated that no noise resulting from said operation which would constitute a nuisance is perceptible beyond the premises. This does not apply to incidental traffic, parking and off-street loading operations.

There will be use of forklifts outside along with six fleet trucks operated out of this location.

b. **Smoke And Particulate Matter:** The emission of smoke or particulate matter is prohibited where such emission is perceptible beyond the premises to the degree as to constitute a nuisance.

N/A

c. **Toxic Or Noxious Matter:** No use shall, for any period of time, discharge across the boundaries of the lot wherein it is located, toxic or noxious matter of such concentration as to be detrimental to or endanger the public health, safety, comfort or welfare or cause injury or damage to property or business.

N/A

d. **Odors:** The emission of odorous matter in such quantities as to be readily detectable beyond the boundaries of the immediate site is prohibited.

N/A

e. **Vibrations:** Any use creating periodic earthshaking vibrations, such as are created by heavy drop forges or heavy hydraulic surges, shall be prohibited if such vibrations are perceptible beyond the boundaries of the immediate site.

N/A

f. **Glare or Heat:** Any operation producing intense glare or heat shall be performed within a completely enclosed building.

N/A

g. **Explosives:** No activities involving the storage, utilization or manufacture of materials or products which could decompose by detonation shall be permitted except such as are specifically licensed by the city council. Such materials shall include, but not be confined to, all primary explosives such as lead oxide and lead sulfate; all high explosives and boosters such as TNT, RDS, tetryl and ammonium nitrate; propellants and components thereof such as nitrocellulose, black powder, ammonium perchlorate and nitroglycerin; blasting explosives such as dynamite, powdered magnesium, potassium chlorate, potassium permanganates and potassium nitrate, and nuclear fuels and reactor elements such as uranium 235 and plutonium

N/A

By completing this form, you attest that the use of the subject property will conform to the above environmental regulations. The Community Development may require additional information regarding the use and potential impacts of the use, prior to approving a building permit.

Property Address and General Use of Property: _____

See Attatchment

Property owner Information:

Company Name (if applicable): Airgas North Central

Contact Last Name: Cotteleer *Contact First Name:* Mike

Address: 1250 West Washington St. *City/State/Zip:* West Chicago, IL 60185

Phone number: 630-854-6729 **Email address:** Michael.Cotteleer@airgas.com

Signature: _____ **Date:** 3-3-11

Airgas®

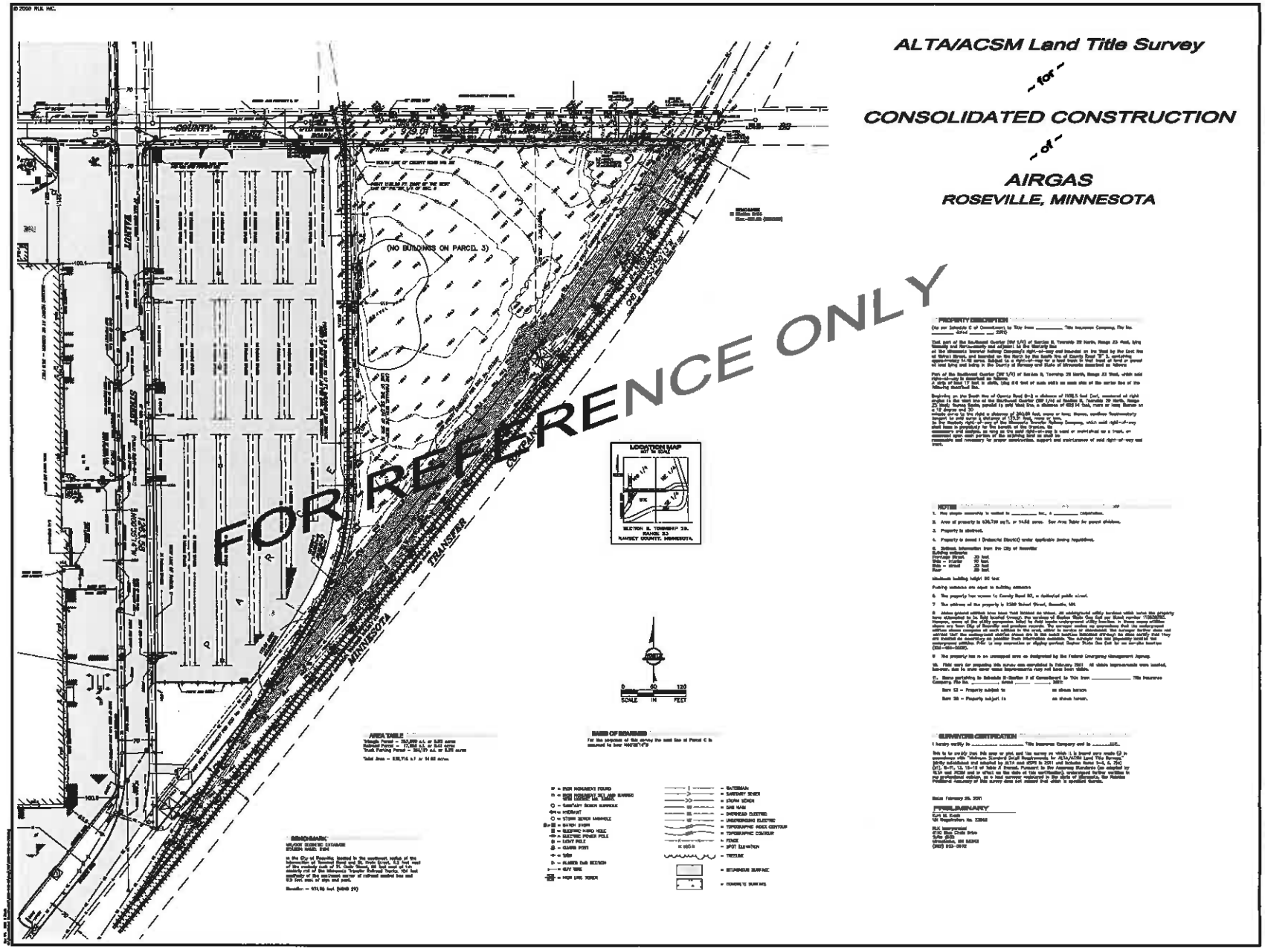
Airgas Listing of Types and Maximum Gases located at the Roseville Site

Regulated Substance	Max Pounds on Site
• Acetylene	3987
• Air	10789
• Argon	13857
• Carbon Dioxide	15123
• Carbon Dioxide Liquid	54322
• Helium	832
• Nitrogen	7527
• Nitrogen Liquid	98085
• Nitrous Oxide	13100
• Nitrous Oxide & less than 1% other gases	4992
• Nitrous Oxide Liquid	26372
• OXYFUME (Ethylene Oxide)	186
• Oxygen	19329
• Oxygen Liquid	108799
• Propane	679

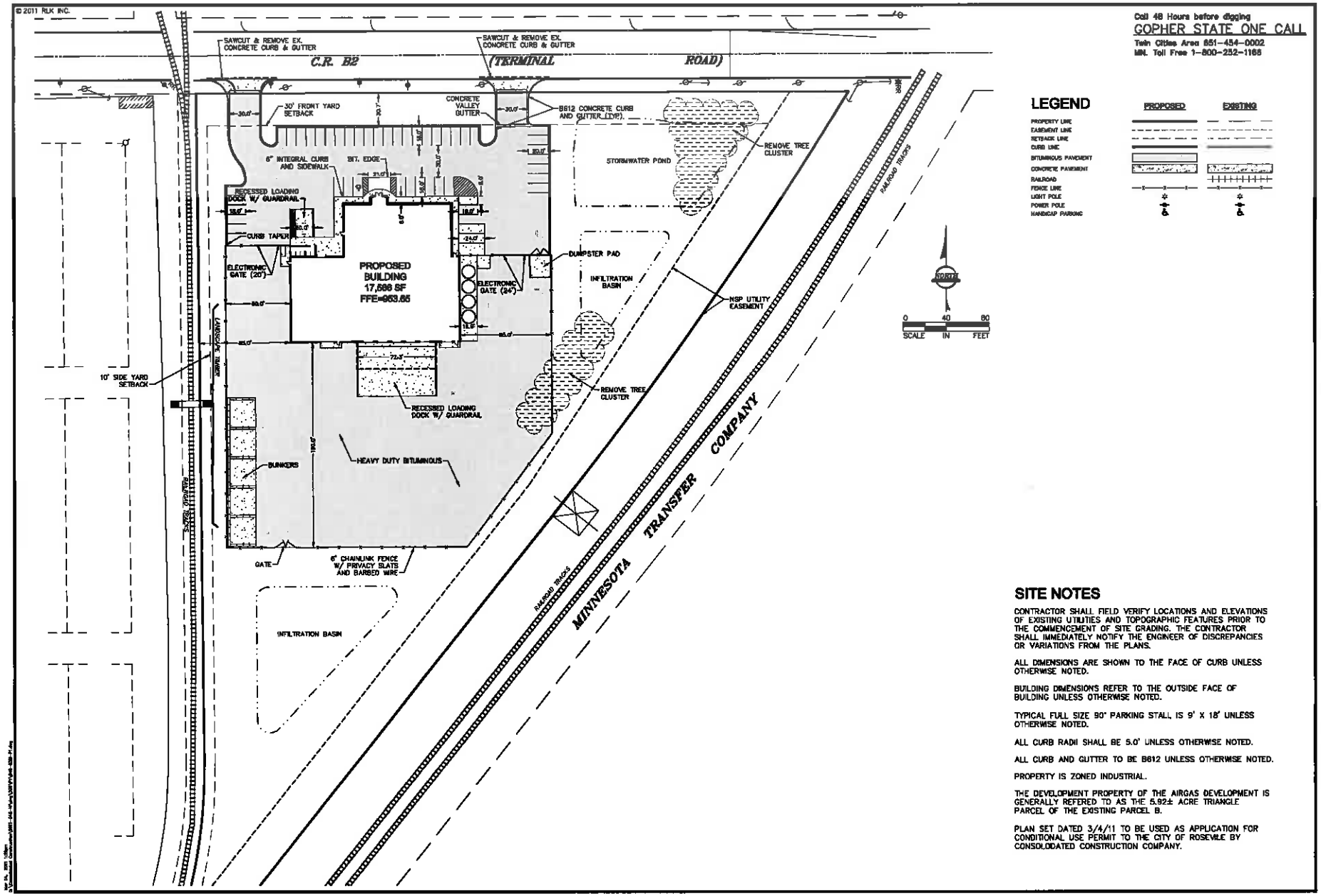
- Summary Of Gases:

• Acetylene	3987
• Non Flammable	244999
• Oxygen	128128
• Propane	679

Attachment D



Attachment E



SITE NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

TYPICAL FULL SIZE 90° PARKING STALL IS 9' X 18' UNLESS OTHERWISE NOTED.

ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.

ALL CURB AND GUTTER TO BE B612 UNLESS OTHERWISE NOTED.

PROPERTY IS ZONED INDUSTRIAL.

THE DEVELOPMENT PROPERTY OF THE AIRGAS DEVELOPMENT IS GENERALLY REFERED TO AS THE 5.92± ACRE TRIANGLE PARCEL OF THE EXISTING PARCEL B.

PLAN SET DATED 3/4/11 TO BE USED AS APPLICATION FOR CONDITIONAL USE PERMIT TO THE CITY OF ROSEVILE BY CONSOLIDATED CONSTRUCTION COMPANY.

Developing Livingscapes, Building Lifestyles, Enriching Communities

RLK ASSOCIATES

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 Professional Engineer under the laws of the State of Minnesota.

Patrick L. Carpenter

DATE: _____ LIC. NO. 14298

SURVEYED RLK
DESIGNED PLC
DRAWN TBR
CHECKED

REVISIONS

CONSOLIDATED CONSTRUCTION CO.

AIRGAS INC.
ROSEVILLE, MINNESOTA

PRELIMINARY SITE PLAN

SHEET # C3
PROJECT # 2011042M
DATE 3/4/11

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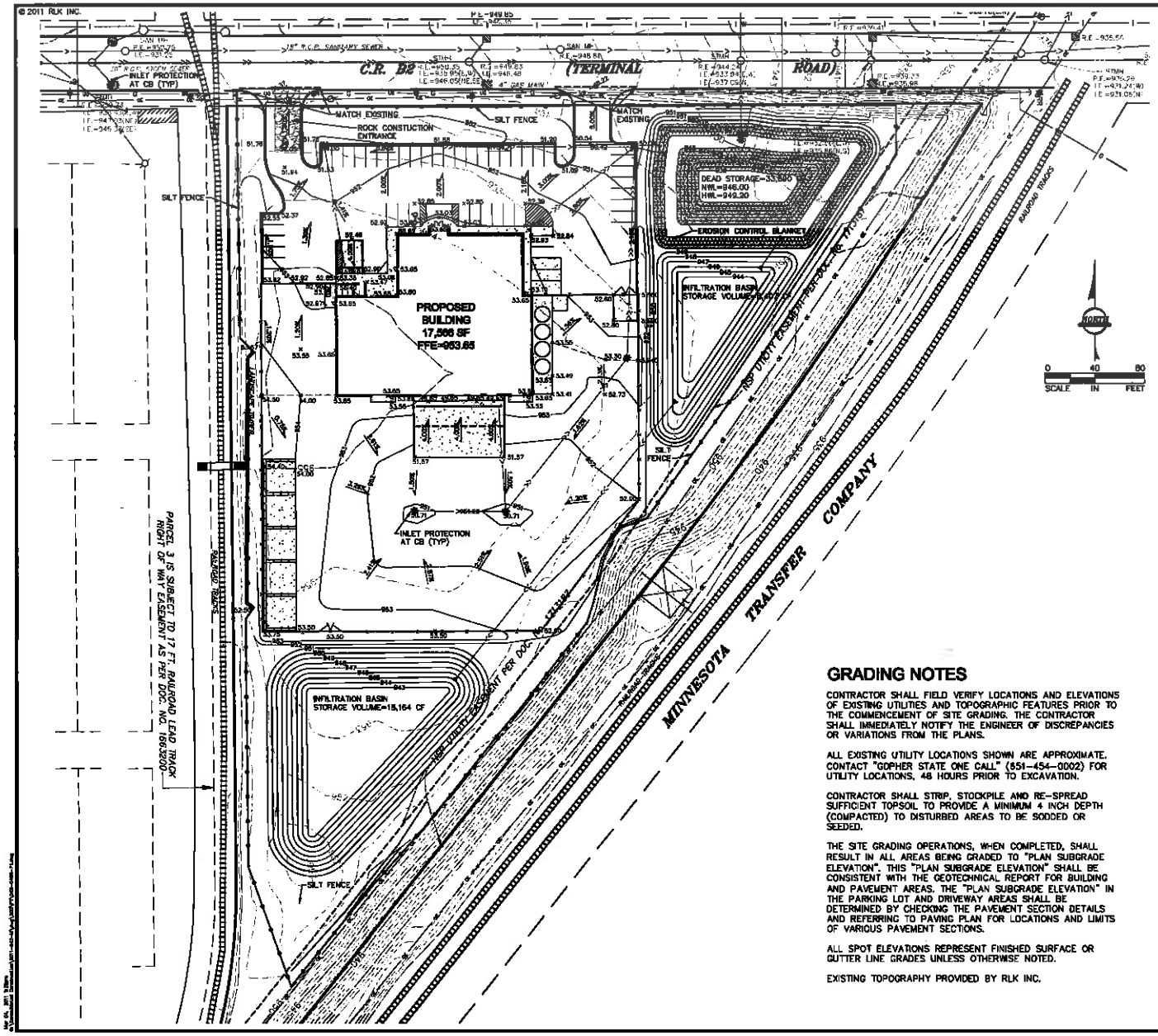

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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS PAVEMENT		
CONCRETE PAVEMENT		
RAILROAD		
FENCE LINE		
LIGHT POLE		
POWER POLE		
HANDICAP PARKING		
TOPOGRAPHIC INDEX CONTOUR	500	500
TOPOGRAPHIC CONTOUR	502	502
SPOT ELEVATION	× 500.00	× 500.00
DRAINAGE SLOPE	1.00%	
STORM SEWER		
DRAINTILE	DT	DT
CATCH BASIN		
CATCH BASIN MANHOLE		
STORM MANHOLE		
FLARED END		
FLARED END W/ RIP RAP		
SILT FENCE		
ROCK CONSTRUCTION ENTRANCE		
EROSION CONTROL BLANKET		
SANITARY SEWER		
SANITARY MANHOLE		
WATERMAIN		
FIRE HYDRANT W/ VALVE		
GATE VALVE		
GAS MAIN		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
POWER POLE		

GRADING NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO DISTURBED AREAS TO BE SODDED OR SEEDED.

THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". THIS "PLAN SUBGRADE ELEVATION" SHALL BE CONSISTENT WITH THE GEOTECHNICAL REPORT FOR BUILDING AND PAVEMENT AREAS. THE "PLAN SUBGRADE ELEVATION" IN THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY CHECKING THE PAVEMENT SECTION DETAILS AND REFERRING TO PAVING PLAN FOR LOCATIONS AND LIMITS OF VARIOUS PAVEMENT SECTIONS.

ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR GUTTER LINE GRADES UNLESS OTHERWISE NOTED.

EXISTING TOPOGRAPHY PROVIDED BY RLK INC.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS AND BE MAINTAINED UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN RESTORED.

ALL CONSTRUCTION ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS FULL WIDTH, FROM ENTRANCE POINT TO 75 FEET INTO CONSTRUCTION ZONE (REFER TO DETAIL).

ALL SLOPES 3:1 OR STEEPER, NOT TO BE SODDED AND GREATER THAN 8 FEET IN HEIGHT, SHALL HAVE EROSION CONTROL FABRIC INSTALLED ON SLOPE PER MNDOT SPEC. 3885. VERIFY RESTORATION METHOD AND SEED MIXTURE. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

TEMPORARY EROSION CONTROL TO BE PLACED AROUND STORM SEWER STRUCTURES DURING CONSTRUCTION (REFER TO DETAIL).

SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED IF DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEDIMENT TRACKED OFF-SITE, AS A RESULT OF CONSTRUCTION TRAFFIC, SHALL BE MINIMIZED AND SWEPT ON A DAILY BASIS.

ALL DISTURBED AREAS SHALL BE RESTORED WITH SOD, SEED, WOOD FIBER BLANKET OR PAVED SURFACE WITH 14 DAYS.

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Engineering · Surveying · Planning · Development Consultants
Creating extraordinary Communities

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Patrick L. Carpenter
DATE: _____ LIC. NO. 14368

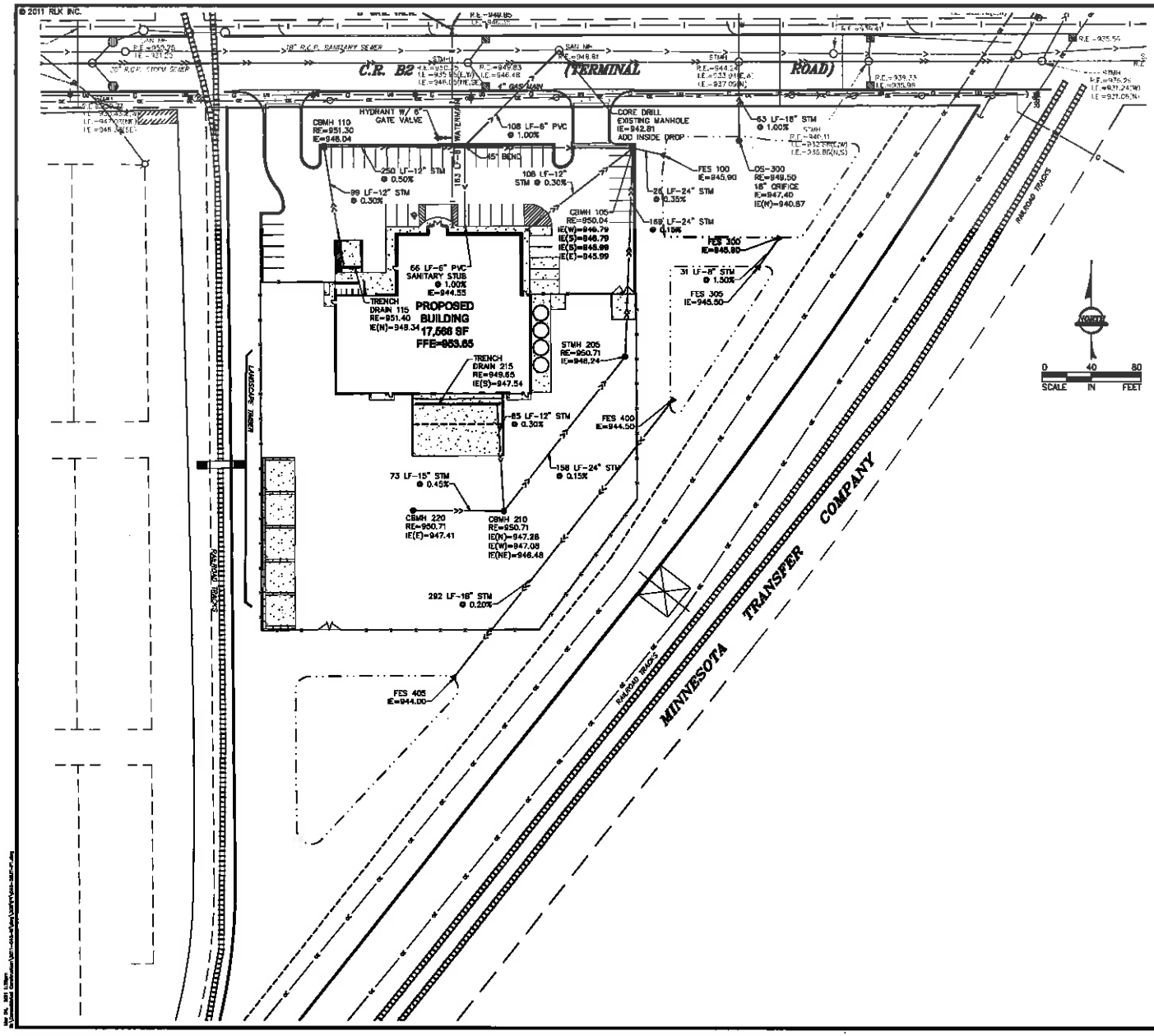
SURVEYED RLK
DESIGNED PLC
DRAWN KLG
CHECKED

REVISIONS

CONSOLIDATED CONSTRUCTION CO.

AIRGAS INC.
ROSEVILLE, MINNESOTA
PRELIMINARY GRADING, DRAINAGE AND EROSION CONTROL PLAN

SHEET # C4
PROJECT # 20110424
DATE 3/4/11



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Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
SANITARY SEWER		
SANITARY MANHOLE		
STORM SEWER		
DRAINTILE		
CATCH BASIN		
CATCH BASIN MANHOLE		
STORM MANHOLE		
FLARED END		
FLARED END W/ RIP RAP		
WATERMAIN		
FIRE HYDRANT W/ VALVE		
GATE VALVE		
GAS MAIN		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
POWER POLE		

UTILITY NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

WATER MAIN, SANITARY SEWER & STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.

CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.

ALL WATER PIPE TO BE DUCTILE IRON PIPE (D.I.P.) CLASS 52 UNLESS OTHERWISE NOTED.

ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

TYPICAL HYDRANT CONSISTS OF: HYDRANT, GATE VALVE, 2.5' OF 6" DIP WATERMAIN AND ANY HYDRANT EXTENSION. HYDRANT EXTENSIONS SHALL BE INCIDENTAL.

A MINIMUM OF 7.5 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.

A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER PIPE TO BE POLYVINYL CHLORIDE PIPE (P.V.C.) SDR 35 UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

RLK INCORPORATED
Engineering • Landscape Architecture • Planning • Surveying
Corporate headquarters: 1000 Corporate Drive, Fort Lauderdale, Florida 33334 (954) 776-1616
Corporate headquarters: 4400 Bankers Circle, Suite 300, Atlanta, Georgia 30360 (770) 449-7676
www.rlkinc.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Florian L. Carpenter
DATE ____ LIC. NO. 14255

SURVEYED RLK
REVIEWED PLC
DRAWN TBR
CHECKED

REVISIONS

CONSOLIDATED CONSTRUCTION CO.

AIRGAS INC.
ROSEVILLE, MINNESOTA
PRELIMINARY UTILITY PLAN

SHEET # C6
PROJECT # 20110424
DATE 3/4/11

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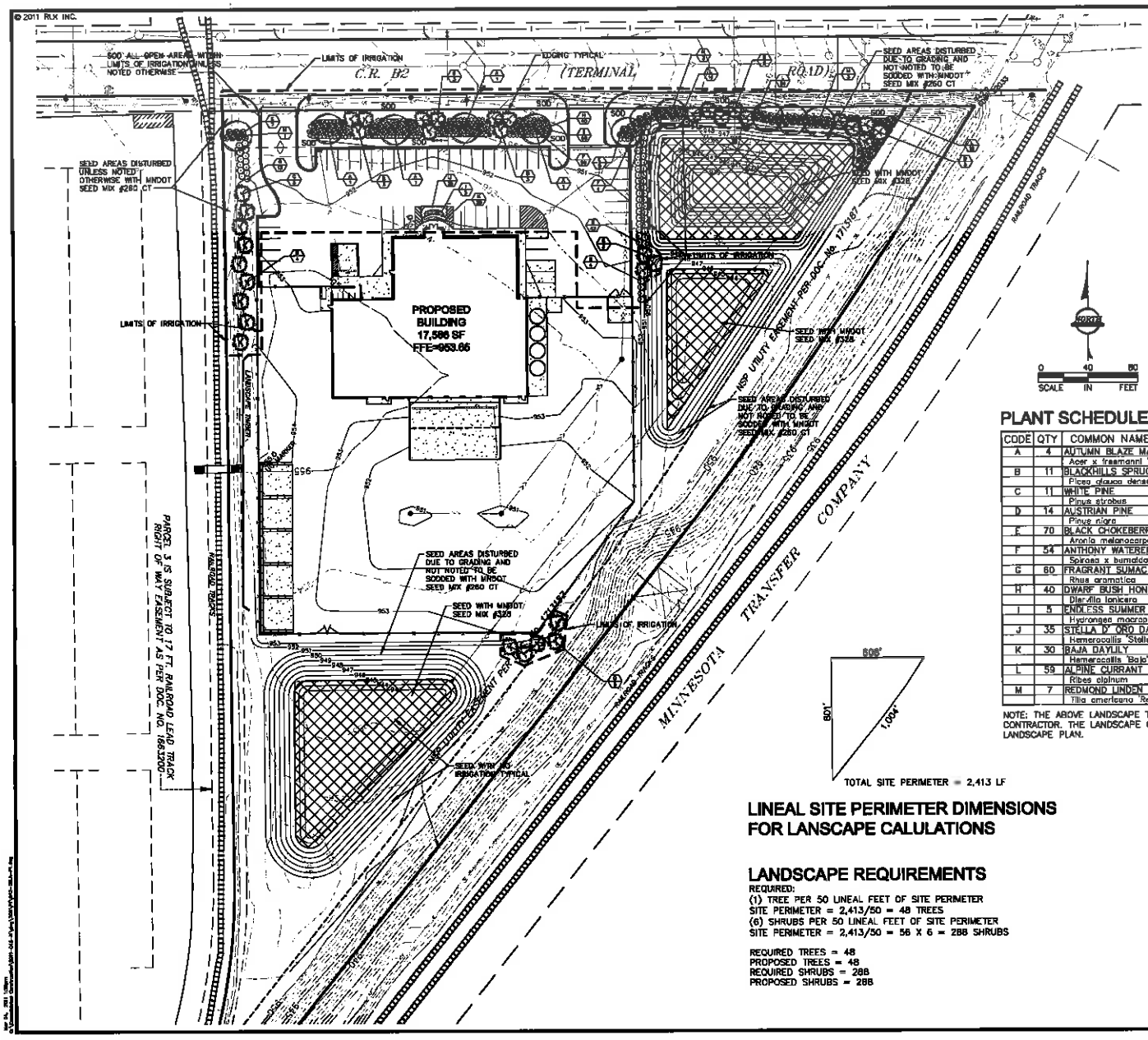

TOTAL SITE PERIMETER = 2,413 LF

LINEAL SITE PERIMETER DIMENSIONS FOR LANSCAPE CALULATIONS

LANDSCAPE REQUIREMENTS

REQUIRED:
(1) TREE PER 50 LINEAL FEET OF SITE PERIMETER
SITE PERIMETER = 2,413/50 = 48 TREES
(6) SHRUBS PER 50 LINEAL FEET OF SITE PERIMETER
SITE PERIMETER = 2,413/50 = 56 X 6 = 288 SHRUBS

REQUIRED TREES = 48
PROPOSED TREES = 48
REQUIRED SHRUBS = 288
PROPOSED SHRUBS = 288

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LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
CURB LINE		
CONCRETE PAVEMENT		
RAILROAD		
FENCE LINE		
LIGHT POLE		
POWER POLE		
HANDICAP PARKING		

IRRIGATION NOTES

LANDSCAPE CONTRACTOR SHALL SUBMIT A WATERING PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW.

IRRIGATION SHALL BE ACCOMPLISHED USING HOSES, WATER TRUCKS, OR OTHER NONPERMANENT MEANS.

IRRIGATION SHALL BE REQUIRED ONLY FOR THE TWO-YEAR PERIOD FOLLOWING PLANT INSTALLATION.

PLANT SCHEDULE

CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS
A	4	AUTUMN BLAZE MAPLE	3.0"	B&B	STRAIGHT LEADER
		Acer x freemanii 'Jeffersred'	CAL.		AND FULL CROWN
B	11	BLACKHILLS SPRUCE	8'	B&B	FULL FORM
		Picea glauca densata	HT.		TO GRADE
C	11	WHITE PINE	6'	B&B	FULL FORM
		Pinus strobus	HT.		TO GRADE
D	14	AUSTRIAN PINE	6'	B&B	FULL FORM
		Pinus nigra	HT.		TO GRADE
E	70	BLACK CHOKEBERRY	#5	CONT.	PLANT 5'-0" O.C. IN
		Aronia melanocarpa elata			MASS OR AS SHOWN
F	54	ANTHONY WATERER SPIREA	#5	CONT.	PLANT 3'-0" O.C. IN
		Spiraea x bumalda 'Anthony Waterer'			MASS OR AS SHOWN
G	60	FRAGRANT SUMAC	#5	CONT.	PLANT 5'-0" O.C. IN
		Rhus aromatica			MASS OR AS SHOWN
H	40	DWARF BUSH HONEYSUCKLE	#5	CONT.	PLANT 2'-0" O.C. IN
		Diervilla lonicera			MASS OR AS SHOWN
I	5	ENDLESS SUMMER HYDRANGEA	#5	CONT.	PLANT 3'-0" O.C. IN
		Hydrangea macrophylla 'Endless Summer'			MASS OR AS SHOWN
J	35	STELLA D' ORO DAYLILY	#1	CONT.	PLANT 1'-6" O.C. IN
		Hemerocallis 'Stella D' Oro'			MASS OR AS SHOWN
K	30	BAJA DAYLILY	#1	CONT.	PLANT 1'-6" O.C. IN
		Hemerocallis 'Baja'			MASS OR AS SHOWN
L	59	ALPINE CURRANT	#5	CONT.	PLANT 5'-0" O.C. IN
		Ribes alpinum			MASS OR AS SHOWN
M	7	REDMOND LINDEN	3.0"	B&B	STRAIGHT LEADER
		Tilia americana 'Redmond'	CAL.		AND FULL CROWN

NOTE: THE ABOVE LANDSCAPE TOTALS ARE GIVEN AS A CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING COUNTS WITH LANDSCAPE PLAN.

LANDSCAPE NOTES

ALL TREES NOT IN PLANTING BEDS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS WITH A MIN. OF 3' IN DIA.

REFER TO LANDSCAPE DETAIL SHEET FOR GENERAL PLANTING NOTES, IRRIGATION NOTES AND PLANTING DETAILS.

ALL OPEN SPACE NOT IN PARKING LOT ISLANDS OR PLANTERS TO BE SEEDED UNLESS OTHERWISE NOTED.

ALL PARKING LOT ISLANDS AND PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH OVER LANDSCAPE FABRIC UNLESS OTHERWISE NOTED.

ALL PLANTING AREAS TO BE IRRIGATED AS NOTED ON PLANS.

FIRE HYDRANTS SHALL HAVE MIN. 3' CLEARANCE OF ANY LANDSCAPING TO ENSURE FIRE DEPARTMENT ACCESS.

SOD BOULEVARD AND AREAS WITHIN FRONT YARD SET BACK TYPICAL. SEED ALL OTHER AREAS AS NOTED.

MNDOT SEED MIX #328 ALL UPLAND AREAS WITH BOTTOM OF INFILTRATION BASIN TO USE MNDOT SEED MIX #260 CT. INSTALL PER MNDOT'S SPECIFICATIONS.

RLK LANDSCAPE ARCHITECTS
Planning | Landscape Architecture | Parks & Recreation Planning
Developing Communities
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Twin Cities | Duluth | Rochester | Mankato

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Jeffrey R. Westendorf
DATE ____ LIC. NO. 44016

SURVEYED	RLK
DESIGNED	JRW
DRAWN	JRW
CHECKED	

REVISIONS

CONSOLIDATED CONSTRUCTION CO.

AIRGAS INC.
ROSEVILLE, MINNESOTA

PRELIMINARY LANDSCAPE PLAN

SHEET # L1
PROJECT # 201104-2M
DATE 3/4/11

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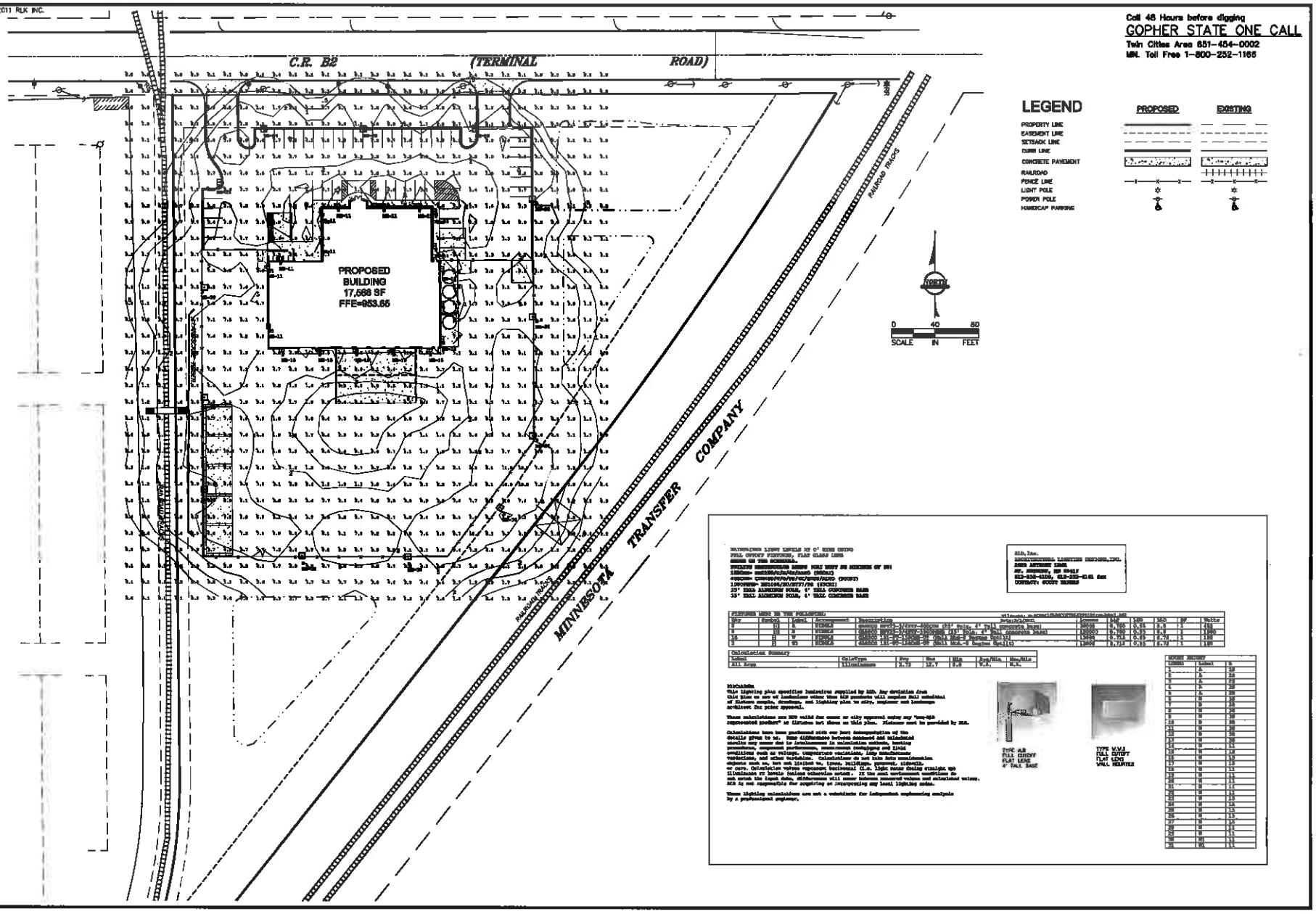

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LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
CURB LINE		
CONCRETE PAVEMENT		
RAILROAD		
FENCE LINE		
LIGHT POLE		
POWER POLE		
HANDICAP PARKING		

INTERIOR LIGHT LEVELS AT 0' ABOVE GRADE
FULL CUTOFF FIXTURES, FLAT GLASS LENS
SHOWN ON THE SCHEDULE.
MINIMUM MAINTENANCE LEVEL FULL LIGHT SO MEASURE OF 80%
LUMINAIRE [illegible]
[illegible] CONSERVATORY/SECURITY/ON (SCHOOL)
LUMINAIRE: [illegible]
25' TALL ALUMINUM POLE, 6" TALL CONCRETE BASE
35' TALL ALUMINUM POLE, 6" TALL CONCRETE BASE

RLK, Inc.
ARCHITECTURAL LIGHTING DESIGNS,INC.
2000 ARTHUR ZINN
ST. ANDREWS, MN 55417
612-338-4100, 612-338-4140 fax
CONTACT: SCOTT BURNS

FIXTURES USED IN THE CALCULATION:

Qty	Symbol	Label	Arrangement	Description	Lamps	Watt	LLF	SCP	BF	Watts
8		[illegible]	SINGLE	[illegible]	[illegible]	[illegible]	0.81	0.1	1	[illegible]
2		[illegible]	SINGLE	[illegible]	[illegible]	[illegible]	0.85	0.1	1	[illegible]
14		[illegible]	SINGLE	[illegible]	[illegible]	[illegible]	0.85	0.79	1	[illegible]
3		65	SINGLE	[illegible]	[illegible]	[illegible]	0.85	0.79	1	[illegible]

Calculation Summary

Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
All Area	Illuminance	2.72	10.7	0.0	N.A.	N.A.

Notables
This lighting plan specifies luminaires supplied by RLK. Any deviation from this plan or use of luminaires other than RLK products will require full submittal of fixture sample, drawings, and lighting plan to city, engineer and landscape architect for prior approval.

These calculations are NOT valid for cases or city approval using any "non-RLK represented product" or fixtures not shown on this plan. Statement must be provided by RLK.

Calculations have been performed with our best interpretation of the details given to us. Some differences between measured and calculated results may occur due to inconsistencies in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage, temperature variations, lamp manufacturer variations, and other variables. Calculations do not take into consideration objects such as, but not limited to, trees, buildings, equipment, sidewalk, or curb. Calculation values represent horizontal O.A. light range during standard lighting up illuminance or lumens initial otherwise noted. If the most environmental conditions do not match the input data, differences will occur between measured values and calculated values. RLK is not responsible for acquiring or interpreting any local lighting codes.

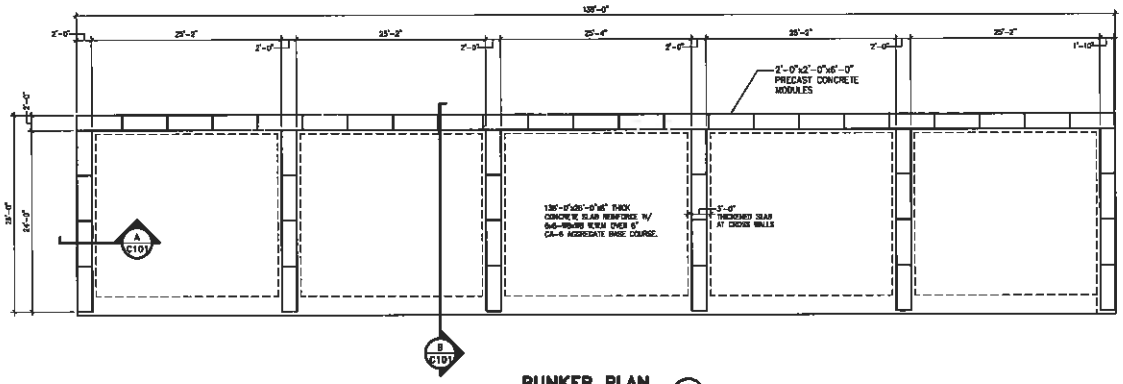
These lighting calculations are not a substitute for independent engineering analysis by a professional engineer.

TYPE A,B
FULL CUTOFF
FLAT LENS
4' TALL BASE

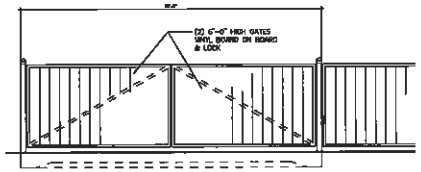
TYPE W,W,3
FULL CUTOFF
FLAT LENS
WALL MOUNTED

POLES SUMMARY

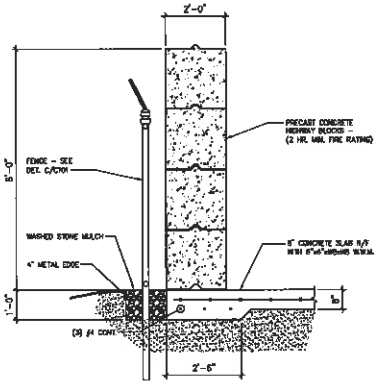
Lamps	Label	H
1	A	28
1	A	28
1	A	28
1	A	28
1	A	28
1	B	28
1	B	28
1	B



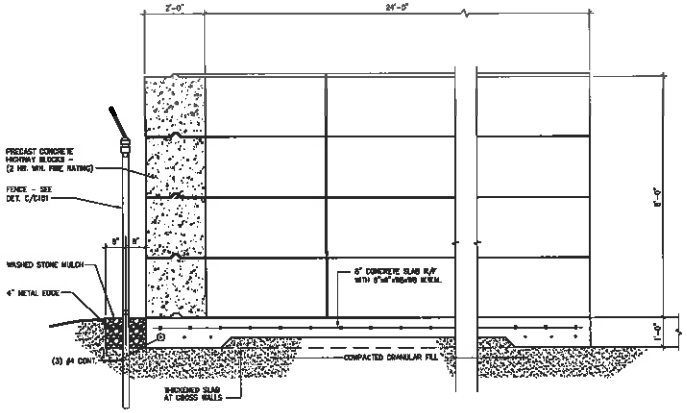
BUNKER PLAN (1 / C101)
SCALE: 1/8" = 1'-0"



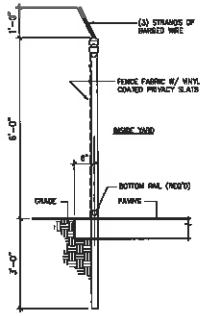
NORTH ELEVATION
DUMPTER ENCLOSURE (1 / C101)
SCALE: 1/4" = 1'-0"



BUNKER SECTION (A / C101)
SCALE: 1/2" = 1'-0"



BUNKER SECTION (B / C101)
SCALE: 1/2" = 1'-0"



FENCE DETAIL (C / C101)
SCALE: 1/2" = 1'-0"

THIS SHEET SIZED TO 1 TIMES THE INDICATED SCALE.

CONSOLIDATED CONSTRUCTION CO.
4230 N. Richmond Street
Chicago, IL 60618
773-472-0174
Fax: 773-472-0175
Phone: 630-756-0055
Fax: 630-756-0056
630-242-8274
Fax: 630-242-8273
email: consolidated@yahoo.com
cccinc@consolidatedconstruction.com

Proposed Building for:
Airgas Inc.
Terminal Road
Roseville, Minnesota

MCM NO: C0046-810108

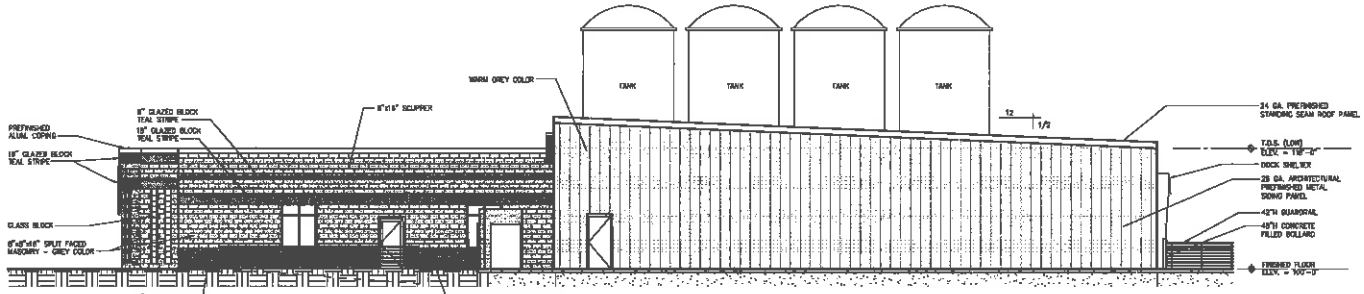
McMAHON
A T T O R N E Y S A T L A W
1445 MARKHAM DRIVE, NEEDHAM, MA 02492
Mailing Address: P.O. BOX 1115, NEEDHAM, MA 02492-0003
TEL (781) 751-1000 FAX (781) 751-1001
www.mcmlaw.com

Date:	Description:
3/30/11	ISSUED FOR CONS. USE PERMIT

Project Number: 702011
Drawn By: GYV
Issue Date: 02-24-2011
Issue #1

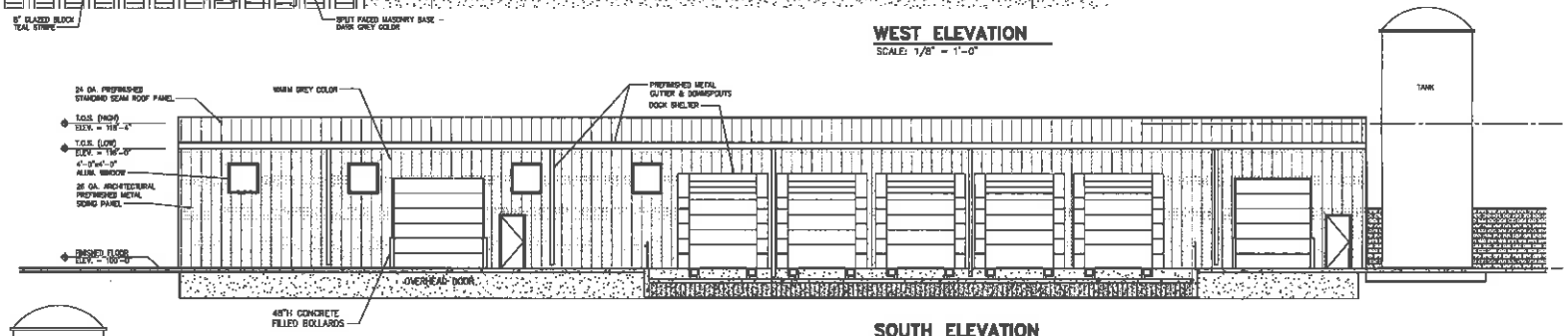
C101

SITE DETAILS



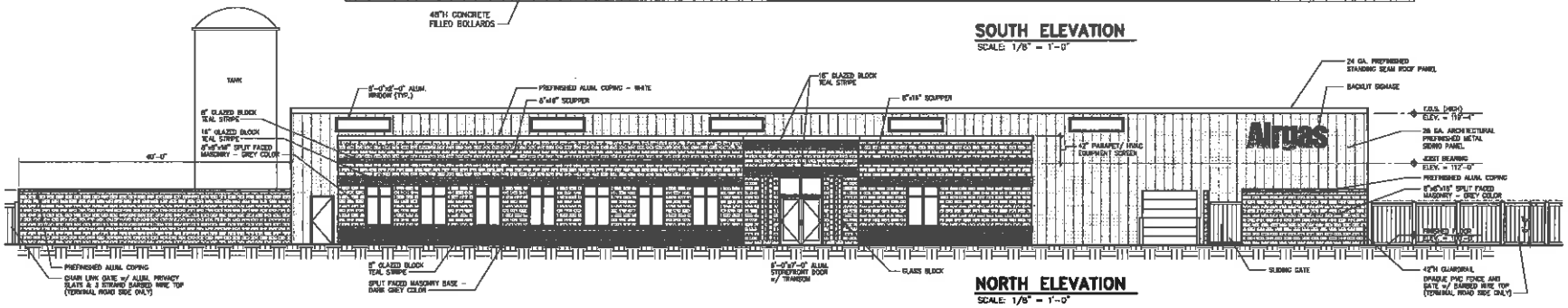
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

EAST ELEVATION

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

THIS SHEET SIZED TO 1 TIMES THE INDICATED SCALE

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Chicago, IL 60618
Office: 773-279-0600
Fax: 773-279-0603
630-543-6710
630-543-6713
www.consolidated-const.com
cccinfo@consolidated-const.com

Proposed Building for:

Airgas Inc.
Terminal Road
Roseville, Minnesota

MCM NO: C0045-S101GB

McMAHON
3440 Raleigh Drive, Suite 1A, Raleigh, NC 27604
Tel: (919) 231-1000 Fax: (919) 231-1001
www.mcmahon.com

Date:	Description:
3/30/11	REVISITED COVER FOR PERMIT

Project Number: 7120115

Drawn By: GVV

Issue Date: 02-24-2011

Issue # 1

A210

BUILDING ELEVATIONS

Attachment F

MERITEX

Sent via email to:
pat.trudgeon@ci.roseville.mn.us

March 18, 2011

Pat Trudgeon
Community Development Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

Re: Replatting of Highcrest Park, Roseville, MN

Dear Mr. Trudgeon:

Meritex Enterprises, Inc. is the owner of Highcrest Park, a 42 acre land parcel located at the southeast and southwest corners of Walnut Street and County Road B-2 (Terminal Road) in Roseville, MN. For the past several years, Meritex has been marketing the site for sale. We now have three companies who are interested in purchasing portions of the property. Two of these have evolved to the point where we have submitted preliminary and final subdivision plat applications to the City for approval. Once replatted, these parcels will be sold to the companies who will then construct facilities to meet their business needs.

The purpose of this letter is to request that the City waive the Park Dedication Fee as described in Minnesota Statute 462.358 for all subdivision activity related to Highcrest Park. We request this waiver in that the development of this land as industrial use will not generate demand for new park facilities nor will it have a material impact on any existing park resources. Also, our subdivision plans will not require the addition of any new city utility systems or infrastructure.

Please call at (651) 855-9671 should you have any questions.

Sincerely,
Meritex Enterprises, Inc.

Daniel K. Williams
Chief Investment Officer

Cc: Thomas Paschke – City Planner, City of Roseville
Brian Lloyd - Associate City Planner, City of Roseville

www.meritex.com
24 University Avenue NE, Suite 200
Minneapolis, MN 55413
651.855.9700 (main)
651.855.9701 (fax)

Attachment G

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 9th day of May 2011 at 6:00 p.m.

The following Members were present:

and Members were absent:

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____
A RESOLUTION APPROVING THE FINAL PLAT OF HIGHCREST PARK SECOND ADDITION (PF11-010)

WHEREAS, Mertex Enterprises has requested approval of a subdivision 2280 Walnut Street; and

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed PRELIMINARY PLAT on April 6, 2011, at which meeting no citizens were present to address the Commission; and

WHEREAS the Roseville Planning Commission voted 7-0 to recommend approval of the proposed PRELIMINARY PLAT based on the comments and findings of the staff report prepared for said public hearing; and

WHEREAS, the Roseville City Council, at its regular meeting on May 9, 2011, received the Planning Commission's recommendation pertaining to the PRELIMINARY PLAT and the City staff report regarding the FINAL PLAT; and

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Roseville, Minnesota, that the applications to approve a PRELIMINARY AND FINAL PLAT on property located at 2280 Walnut Street is hereby approved.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor: ____ ; and none voted against.

WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 9th day of May 2011 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 9th day of May 2011.

_____
William J. Malinen, City Manager

(SEAL)

Attachment H

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 9th day of May 2011 at 6:00 p.m.

The following Members were present: Willmus; McGehee; Pust; Johnson; and Roe; and none were absent.

Council Member Roe introduced the following resolution and moved its adoption:

RESOLUTION NO. _____
A RESOLUTION APPROVING OUTDOOR STORAGE AS A CONDITIONAL USE AT 2400 TERMINAL ROAD (PF11-010)

WHEREAS, AirGas North Central, applicant for approval of the proposed conditional use, on the property at 2400 Terminal Road, which is legally described as:

Lot 1, Block 1, Highcrest Second Addition

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed CONDITIONAL USE on April 6, 2011, voting 7-0 to recommend approval of the use based on the comments and findings of the staff report prepared for said public hearing; and

WHEREAS, the Roseville City Council has determined that approval of the proposed CONDITIONAL USE will not result in adverse impacts to the surrounding properties based on the following findings:

a. *The proposed use is not in conflict with the Comprehensive Plan.* Planning Division believes that the proposed outdoor storage of cylinders is not in conflict with the Comprehensive Plan, but that it advances land use Policy 11.2 through the CU process established in the zoning ordinance which controls and/or restricts the use of open storage areas in the industrial district.

b. *The proposed use is not in conflict with a Regulating Map or other adopted plan.* The proposed outdoor storage CU is not in conflict with such plans because none apply to the area surrounding the property.

c. *The proposed use is not in conflict with any City Code requirements.* The Planning Division has determined that the use of the site as a gas processing and distribution facility is a permitted use and that the outdoor cylinder storage can be addressed under the CU process as well as meet all applicable City Code requirements; moreover, a conditional use approval can be rescinded if the approved storage use fails to comply with all applicable Code requirements or conditions of the approval.

d. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.* Planning Division staff does not expect such a use to have any noticeable impact on any parks or public infrastructure.

e. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and*

general welfare. The storage of gas cylinders in concrete bunkers that are 8 feet in height at the rear of the site, which should not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare of the community.

WHEREAS, the Roseville City Council further finds based on the review of specific criteria for outdoor storage:

a. *Areas of outdoor activities or storage shall not be located between the principal use and the primary public street.* The proposal meets this requirement with the cylinder bunker/containment area located in the rear yard along the west property line. .

b. *Areas of outdoor activities or storage shall be screened by a solid opaque wall or fence at least 8 feet in height.* The outdoor storage of the gas cylinders (trigger for CU) will be contained within 5 bunkers that are 25 foot wide by 25 foot deep and 8 feet in height. The storage bunker achieves the majority of the screening requirement and with the installation of gates or another form of screening, the outdoor storage area will meet code requirements. The Planning Division continues to work with the applicant of the final design and materials to satisfy this requirement.

c. *Aggregates and other granular materials shall be stored in such a way that prevents erosion.* With no aggregate or granular material being stored on the premises, this condition is not applicable.

d. *The Planning Commission and City Council shall give special consideration to the height of equipment and materials stored outside and its visibility from nearby properties and roadways.* The proposal submitted by AirGas and the requirements of the Code (general and through the CU process) will effectively address the visibility issue. Specifically, the storage of the gas cylinders outdoors in concrete bunkers will screen the outdoor storage of cylinder form adjacent business/property view.

NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to APPROVE the proposed outdoor storage at 24oo Terminal Road as a CONDITIONAL USE in accordance with Section §1009.02 of the Roseville City Code, subject to:

a. All cylinders shall be stored vertically unless cylinders are designed for horizontal storage.

b. All cylinders shall have protective metal caps over valves at all times.

c. Non-flammable cylinders shall not be permitted to be stored with flammable cylinders

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor: _____ ; and _____ voted against.

WHEREUPON said resolution was declared duly passed and adopted.

Resolution – AirGas North Central,2400 Terminal Road (PF11-010)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 9th day of May 2011 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 9th day of May 2011.

_____
William J. Malinen, City Manager

(SEAL)