

REQUEST FOR CITY COUNCIL ACTION

DATE: **05/09/11**
ITEM NO: **12 . d**

Department Approval:



Acting City Manager Approval:



Item Description: Request by United Properties for **REZONING** and **PRELIMINARY/FINAL PLAT** for an 80-unit 3-story assisted living facility at 2990, 2996 and a portion of 3008 Cleveland Avenue (**PF11-08**)

1.0 REQUESTED ACTION

1.1 United Properties seek approval of a REZONING and PRELIMINARY/FINAL PLAT to redevelop the property at 2990 and 2996 Cleveland Avenue North (and a portion of cooperative development known as Outlot A) into an 80-unit, 3-story, assisted-living facility.

PROJECT REVIEW HISTORY

- Applications submitted: March 4, 2011; Determined complete: March 10, 2011
- 60-Day Review Deadline: May 4, 2011
- Project Report Recommendation: April 6, 2011
- Planning Commission Action: April 6, 2011
- City Council Action: May 9, 2011

2.0 SUMMARY OF RECOMMENDATION

2.1 The Planning Commission at its duly noticed meeting of April 6, 2011 pertaining to the United Properties public hearing, reviewed and discussed the requested Rezoning and Preliminary Plat. The Commission did not have any concerns or issues with either of the two items and no citizens were present to address the Commission.

2.2 The Commission recommended (7-0) to approve the two requests.

3.0 SUMMARY OF SUGGESTED ACTION

3.1 ADOPT AN ORDINANCE, APPROVING the REZONING of 2990 and 2996 Cleveland Avenue, and Outlot A of Applewood Pointe of Langton Lake, from High Density Residential-1 to High Density Residential-2.

3.2 ADOPT A RESOLUTION APPROVING of the PRELIMINARY/FINAL PLAT, Applewood Pointe of Langton Lake Second Addition.

Please see section 9 for detailed recommendations.

4.0 DEVELOPMENT BACKGROUND

4.1 On September 15, 2008 the City Council approved the original Applewood Pointe senior cooperative at 3010 and 3008 Cleveland Avenue. This approval created an outlot that was to potentially be used in the future for a second development by United Properties.

4.2 On October 13, 2008 the City Council approved the General Concept Planned Unit Development for the Applewood Pointe assisted living facility at 2990 and 2996 Cleveland Avenue and the residual Outlot A.

4.3 On August 17, 2009, United Properties sought and received City Council approval for an amended project that reduced the 93 units of senior cooperative into a two phase development, with the outlot and United Properties continued interest in the assisted living project.

4.4 Since the approvals, United Properties has had to overcome a number of challenges in the housing market and financing such developments. However, the first phase of the senior cooperative is now under construction (underground parking and first floor complete) and United Properties has renewed interest in developing the assisted living project.

4.5 Also since the previous approvals, the City has adopted a new Zoning Ordinance which created two high density districts, a number of new design standards, and eliminated planned unit developments. Based on the parcel size, density, and building placement (very similar to the previous approval), a rezoning and subdivision are necessary before final approvals can be given to the project.

4.6 The proposal for the southern part of the property seeks to develop a 3-story elongated 80-unit assisted-living facility (approximately 40 feet in height) that will integrate several types of senior-care unit types, including memory care, assisted living, and independent living units (with a breakdown of 24 memory care and 56 independent/assisted living with roughly 12 independent and 44 assisted units).

4.7 The proposed building is generally located on eastern portion of the subject property with public entrances from both Cleveland Avenue and planned Langton Lake Drive. Resident parking is located under the building and is accessed via a driveway off of Langton Lake Drive.

4.8 On March 24, 2011, United Properties held the required open house regarding the rezoning and preliminary plat. Two citizens attended the meeting and asked questions related to the project and its relationship to the adjacent senior cooperative. Neither citizen indicated opposition to the project

5.0 REZONING

5.1 The subject Applewood Pointe area has a Comprehensive Plan – Land Use designation of High Density Residential and a zoning classification of High Density Residential-1.

5.2 In October 2008 the General Concept Planned Unit Development sought and received approval for a 93 unit, three and four-story assisted living residence on the existing two residential parcels (2990 and 2996 Cleveland Avenue) and the Outlot platted with the senior cooperative.

5.3 In December 2011 the City Council adopted a new zoning ordinance and in so doing incorporated many of the aspects utilized in planned unit development (PUD) review/approval into the zoning ordinance, but eliminated PUD's. The Council also established a second high density residential district with more flexible setbacks and no density limitations.

- 5.4 The 2011 United Properties proposal seeks the HDR-2 designation to afford greater flexibility to meet similar setbacks to the 2008 General Concept approval, as well as to achieve a similar density to the Concept approval. However, overall units/density has been reduced from 93 units to 80 units and/or 40 units per acre in the 2011 proposal.
- 5.5 An assisted living facility is a permitted use within both the HDR-1 and HDR-2 zoning districts, however there is no differentiation between an assisted living facility, which is more similar to residential living, or to a medical assistance/care facility that operates like a business. This absence of clarity has left the Planning Division to consider how the regulations of the multi-family section, such as density should apply.
- 5.6 After much consideration, the Planning Division determined that the most appropriate option/decision was to rezone the property to HDR-2, which will afford the project similar flexibility consistent with the projects 2008 approval.
- 5.7 Because the property is guided High Density Residential in the 2030 Comprehensive Plan, the rezoning to HDR-2 is consistent with this guiding document.
- 5.8 A copy of the requirements of the HDR-1 and HDR-2 districts has been included as Attachment D.
- 5.9 It should be noted that the rezoning of land, although usually tied to a specific development proposal, cannot include conditions germane to the development. Specifically, the decision to rezone is predicated on whether the request to change the zoning classification from HDR-1 to HDR-2 is consistent with the Comprehensive Plan and appropriate for the site and/or neighborhood.
- 5.10 For informational purposes, the Planning Division has included the current development proposal for the Applewood Pointe assisted living facility.
- 5.11 The Planning Division has concluded that it is appropriate to rezone the subject property from HDR-1 to HDR-2 to support the proposed project by United Properties and provide greater flexibility to the project similar to the projects previous General Concept PUD approval. Further, the DRC has reviewed the preliminary plat and its associated documents and finds that there are no major issues or concerns regarding this proposal and the DRC will continue to work with United Properties on their final plan submittal and approval.

6.0 PRELIMINARY/FINAL PLAT

- 6.1 The proposed preliminary plat Applewood Pointe of Langton Lake Second Addition encompasses Outlot A of Applewood Pointe of Langton Lake and the properties at 2990 and 2996 Cleveland Avenue and Lot 2, Block 1 Applewood Pointe of Langton Lake. Lot 1, Block 1, Applewood Pointe of Langton Lake Second Addition, becomes the new lot, which is very similar to that proposed in 2008 and is approximately 2 acres in size, while Lot 2, Block 1 becomes the lot for the second phase of the senior cooperative.
- 6.2 A component of the preliminary plat includes the dedication of Cleveland Avenue to the width required by Ramsey County. This dedication of public right-of-way lies adjacent to 2990 and 2996 Cleveland Avenue. Applewood Pointe of Langton Lake dedicated its required public right-of-way for the Outlot and area adjacent to 3010 Cleveland Avenue.
- 6.3 The proposal also includes a number of plans, more tied to the site development than the

preliminary plat itself. These include utility, grading, drainage, and landscape plans.

6.4 The proposed utility and drainage plans are currently similar to those supported in 2009. United Properties is in the process of reviewing these plans to determine whether modifications will be necessary. Below is a brief description of these plans, which are attached as Attachment F:

- a. Storm Water: Storm water will be collected and treated on site. The conceptual storm water management plan includes porous pavers in the parking lot, enclosed garden, and patio/deck to decrease overall impervious surface. The plan also shows a storm water pond at the southeastern corner of the site.
- b. Sewer and Water: Sewer and water will be provided by a water main and sanitary sewer connection located under Langton Lake Drive.
- c. Private Utilities: The private utilities, such as electricity, cable, telephone, and natural gas, will be designed and coordinated through the Public Works Department to be underground and utilize a joint trenching system, where applicable.

6.5 United Properties has submitted their tree preservation plan to the Planning Division for consideration. The Planning Division will work with United Properties on the plan and ultimate approval with conditions, prior to the issuance of a building permit.

6.6 Regarding the Final Plat, in instances where the land division is a simple division of land, as in the case of the United Properties request, the Planning Division combines the Preliminary and Final Plats.

6.7 Similarly, the proposals typically do not have any public improvements associated with their approval (as is the case here) and are typically no more than a couple of lots (also the case here) that have a very basic grading and drainage plan.

6.8 The Development Review Committee (DRC) met on March 10 and 17, 2011 to review the preliminary and final plats and associated documents. The Planning Division and the Engineering Division also reviewed plans after the Planning Commission meeting of April 6, 2011 for compliance with previous conditions. The DRC has accepted the final plat and associated documents as meet all requirements necessary for City Council approval of the Preliminary and Final Plats.

7.0 PLANNING COMMISSION ACTION

7.1 At their meeting on April 6, 2011, the Planning Commission held the duly noticed public hearing regarding the United Properties requests. No citizens addressed the Commission.

7.2 The Commission did have a couple of brief questions regarding the assisted living facility and its operation, but no specific question regarding the rezoning or preliminary plat.

7.3 The Planning Commission voted (7-0) to recommend to the City Council approval of the Rezoning and the Preliminary Plat.

8.0 STAFF COMMENTS/RECOMMENDATION

8.1 The Development Review Committee has reviewed the Preliminary and Final Plat and subsequent site plans, specifically grading, utility and drainage and has determined that all meet

the City’s requirements necessary to support final approval.

8.2 It is worth noting the this project requires approval of the grading/drainage plan from the Rice Creek Watershed and all plans will require final approvals from the City through the building permitting process.

8.3 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)

8.4 On December 2, 2008, the Roseville Park and Recreation Commission voted to recommend to the City Council that the proposed United Properties 93-unit assisted living project be required to provide the City a payment in lieu of land dedication in the amount of \$3,000 per unit. In recent discussions with the Park and Recreation Director, he was of the opinion that the project would still be responsible for the \$3,000 per unit or \$240,000.

9.0 SUGGESTED CITY COUNCIL ACTION

9.1 ADOPT AN ORDINANCE, APPROVING the REZONING of 2990 and 2996 Cleveland Avenue and Outlot A, from High Density Residential-1 (HDR-1) to High Density Residential -2 (HDR-2).

9.2 ADOPT A RESOLUTION APPROVING the PRELIMINARY/FINAL PLAT and supportive documents for United Properties pertaining to an assisted living facility.

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

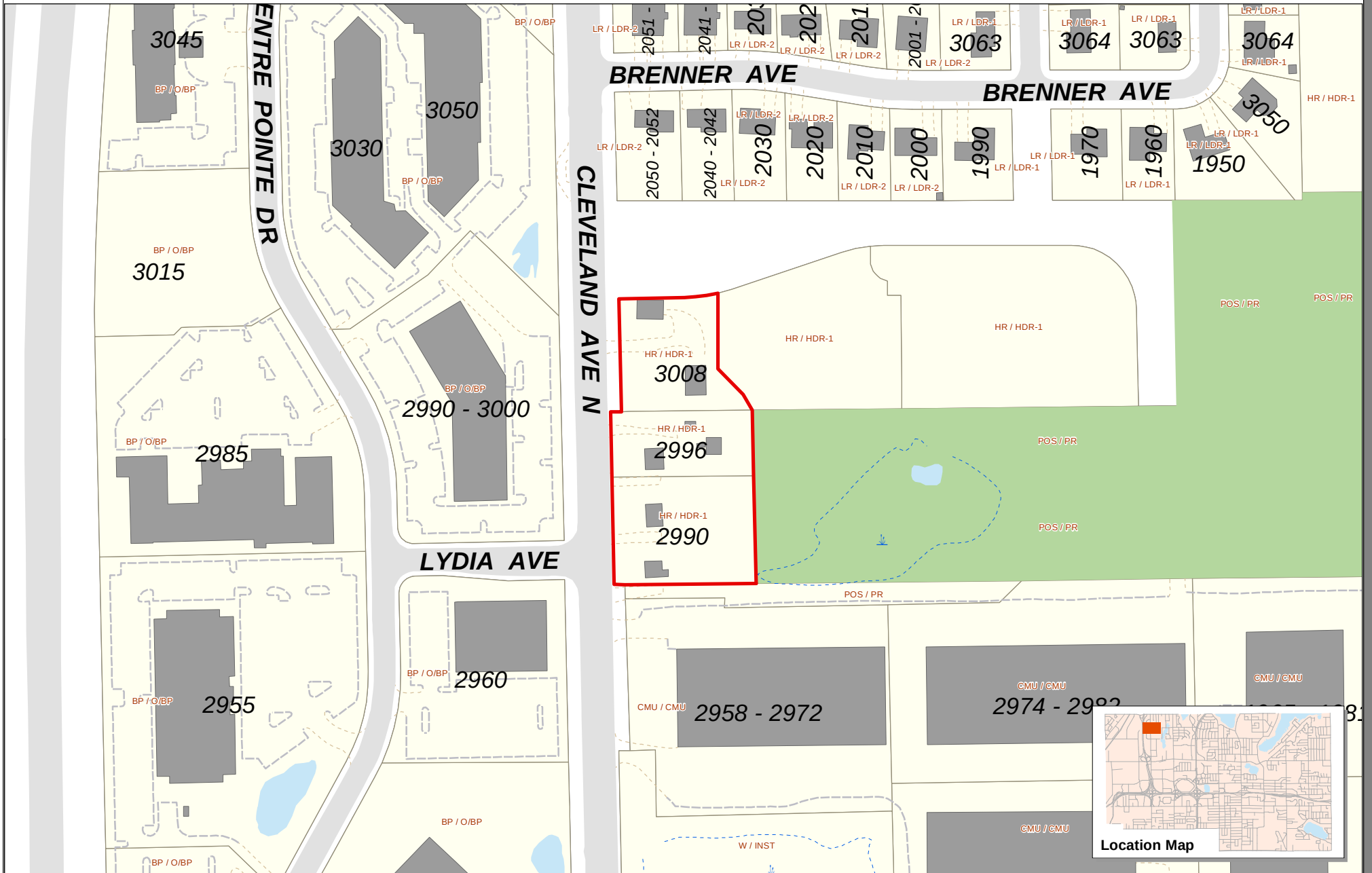
Attachments: A: Area map B: Aerial photograph
C: Applicant narrative D: HDR District requirements
E: Proposed site plans F: Preliminary plat

190
191
192

G: Final plat
I: Plat resolution

H: Rezoning ordinance

Attachment A: Location Map for Planning File 11-008



Prepared by:
Community Development Department
Printed: March 2, 2011



Site Location

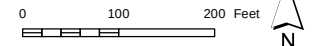
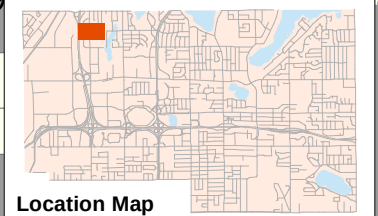
LR / R1 Comp Plan / Zoning Designations

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.



mapdoc: planning_commission_location.mxd

Attachment B: Aerial Map of Planning File 11-008



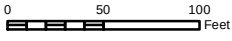
Prepared by:
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Printed: March 2, 2011



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Project

United Properties Residential has entered into a Purchase Agreement for approximately 1.31 acres located just south of our existing Applewood Pointe senior cooperative parcel. The property runs along Cleveland Avenue. The site is bordered by our existing site to the north, the City-owned wetland to the east, an industrial/light warehouse facility to the south, and Cleveland Avenue to the west. The site contains three homes, one of which is not occupied, and is in poor condition. We are proposing to combine the 1.31 acre site with .53 acres of the previously acquired parcel and develop this 1.84 acre site as an assisted living building.

The assisted living facility will be a three story, approximately 80-unit building. Although we have not determined a final unit mix, the plans submitted show a building with 56 independent/assisted and 24 memory care units. Given recent meetings with assisted living operators, the final mix will include fewer independent units than assisted care units. The building will have memory care units, common area, and underground parking for staff and residents on the garage level, and independent/assisted living units and memory care units on the three floors above grade. Surface parking includes 30 stalls on the west side of the building (along Cleveland Avenue). There are 32 below grade stalls in the garage.

The exterior of the building will consist of stone and maintenance-free lap siding complimented with stucco accents. The design will be compatible with the adjacent cooperative building. The roof will be asphalt shingled. The interior will include a serving kitchen, dining area, beauty/barber area, staff lounge, a two-story entrance lobby with multiple seating areas, a community room, and an office for the on-site manager and nurses. Additional amenities include an exercise room, game room, and an outside patio. Residents will enjoy a social, interactive, and healthy lifestyle.

United Properties received rezoning and preliminary PUD approval from the Planning Commission and City Council in 2008 for a plan directly similar to the proposed project. We are proposing a rezoning to HDR-2 to make the site consistent with those approvals.

We are excited about the opportunity to expand our current independent senior cooperative project at this site. Phase I of our Applewood Pointe Cooperative will open in September. Focus groups from our Cooperative buyers have indicated a very strong desire to have assisted living adjacent to their site. United Properties will partner with an existing assisted living operator in all phases of design and development, as well as ongoing operations of this Assisted Living community.



where they will be located. Relocations of dwellings require a relocation permit.

1004.04 Existing Setbacks

If existing houses on 50% or more of the frontage of any block have a predominant front yard setback less than the minimum required in this chapter, any new construction on that block frontage may have a reduced front yard setback equal to the average front yard setback of the two adjacent houses on the same side of the street.

1004.05 One- and Two-Family Design Standards

A. One- and Two-Family Design Standards: The standards in this section are applicable to all one- and two-family buildings, with the exception of accessory dwelling units. The intent of these standards is to create streets that are pleasant and inviting, and to promote building faces which emphasize living area as the primary function of the building or function of the residential use.

1. Garage doors shall not occupy more than 40% of the building facade (total building front); and
2. Garage doors shall be set back at least 5 feet from the primary building face predominant portion of the principal use.

B. Requirements Apply to All New Construction: On lots with physical constraints, such as lakefront lots, where the Community Development Department determines that compliance with these requirements is impactful, the Community Development Department may waive the requirements and instead require design enhancements to the garage doors to ensure that the purpose of the requirements is achieved. Design enhancements required for garage doors where the preceding requirements cannot be met may include such things as paint, raised panels, decorative windows, and other similar treatments to complement the residential portion of the facade.

1004.06 Multi-Family Design Standards

The standards in this Section are applicable to all structures that contain three or more units. Their intent is to encourage multi-family building design that respects its context, incorporates some of the features of one-family dwellings within the surrounding neighborhood, and imparts a sense of individuality rather than uniformity.

The following standards apply to new buildings and major expansions (i.e., expansions that constitute 50% or more of building floor area).

Design standards apply only to the portion of the building or site that is undergoing alteration.

A. Orientation of Buildings to Streets: Buildings shall be oriented so that a primary entrance faces one of the abutting streets. In the case of corner lots, a primary entrance shall face the street from which the building is addressed. Primary entrances shall be defined by scale and design.

B. Street-facing Facade Design: No blank walls are permitted to face public streets, walkways, or public open space. Street-facing facades shall incorporate offsets in the form of projections and/or recesses in the facade plane at least every 40 feet of facade frontage. Wall offsets shall have a minimum depth of 2 feet. Open porches and balconies are encouraged on building fronts and may extend up to 8 feet into the required setbacks.

In addition, at least one of the following design features shall be applied on a street-facing facade to create visual interest:

- Dormer windows or cupolas;
- Recessed entrances;
- Covered porches or stoops;
- Bay windows with a minimum 12-inch projection from the facade plane;
- Eaves with a minimum 6 inch projection from the facade plane; or
- Changes in materials, textures, or colors.

C. Four-sided Design: Building design shall provide consistent architectural treatment on all building walls. All sides of a building must display compatible materials, although decorative elements and materials may be concentrated on street-facing facades. All facades shall contain window openings.

D. Maximum Length: Building length parallel to the primary abutting street shall not exceed 160 feet without a visual break such as a courtyard or recessed entry.

E. Landscaping of Yards: Front yards must be landscaped according to Chapter 1011, Property Performance Standards.

F. Detached Garages: The exterior materials, design features, and roof forms of garages shall be compatible with the principal building served.

G. Attached Garages: Garage design shall be set back and defer to the primary building face (predominant portion of the principal use – does not include garage door). Front loaded garages (toward the front street), if provided shall be set back a minimum of 5 feet from the primary building face.



Building entrances oriented to the street; facades are articulated



Building with street-facing facade articulated by offsets, changes in materials, and window placement



All sides of building display compatible materials and consistent detailing; all sides have windows



Tuck-under garages take access from rear of building

- H. **Surface Parking:** Surface parking shall not be located between a principal building front and the abutting primary street except for drive/circulation lanes and/or handicapped parking spaces. Surface parking adjacent to the primary street shall occupy a maximum of 40% of the primary street frontage and shall be landscaped according to Chapter 1019, Parking and Loading Areas.



Attached garage doors occupy less than 50% of building front

1004.07 Table of Residential Uses

Table 1004-2 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses marked as “NP” are not permitted in the districts where designated.
- D. Uses marked with a “Y” in the “Standards” column indicates that specific standards must be complied with, whether the use is permitted or conditional. Standards for permitted uses are included in Chapter 1011, Performance Standards; standards for conditional uses are included in Chapter 1009, Procedures.

Table 1004-2	LDR-1	LDR-2	MDR	HDR-1 HDR-2	Standards
Residential - Family Living					
Dwelling, one-family detached	P	P	P	NP	
Dwelling, two-family detached (duplex)	NP	P	P	NP	
Dwelling, two-family attached dwelling (twinhome)	NP	P	P	NP	
Dwelling, one-family attached (townhome, rowhouse)	NP	C	P	P	
Dwelling, multi-family (3-8 units per building)	NP	NP	P	P	
Dwelling, multi-family (8 or more units per building)	NP	NP	C	P	
Manufactured home park	NP	NP	NP	C	Y
Dwelling unit, accessory	C	C	P	NP	Y
Live-work unit	NP	NP	NP	C	Y
Residential - Group Living					
Community residential facility, state licensed, serving 1-6 persons	P	P	NP	NP	Y
Community residential facility, state licensed, serving 7-16 persons	NP	NP	C	C	Y
Nursing home	NP	NP	C	C	Y
Assisted living facility	NP	NP	P	P	Y

Table 1004-2	LDR-1	LDR-2	MDR	HDR-1 HDR-2	Standards
Accessory Uses					
Bed and breakfast establishment	C	C	NP	NP	Y
Home occupation	P	P	P	P	Y
Day care facility, family	P	P	P	P	Y
Day care facility, group family	C	C	C	C	Y
Day care center	NP	NP	C	C	Y
Roomer, boarder	P	P	P	P	Y
Accessory Buildings and Structures					
Accessibility ramp and other accommodations	P	P	P	P	
Detached garages and off-street parking space	P	P	P	P	
Gazebo, arbor, patio, play equipment, treehouse, chicken coop, etc.	P	P	P	P	
Renewable energy system	P	P	P	P	Y
Swimming pool, hot tub, spa	P	P	P	P	Y
Tennis and other recreational courts	P	P	P	P	Y
Garden shed and similar buildings for storage of domestic supplies and equipment	P	P	P	P	Y
Communications equipment - shortwave radio and TV antennas	P	P	P	P	Y
Temporary Uses					
Temporary structure, construction sites	P	P	P	P	Y
Garage and boutique sales	P	P	P	P	Y
Personal storage container	P	P	P	P	Y
Seasonal garden structure	P	P	P	P	Y
Private garden, community garden	P	P	P	P	Y

1004.08 Low Density Residential (One-Family) - 1 (LDR-1) District

- A. Statement of Purpose:** The LDR-1 District is designed to be the lowest density residential district. The intent is to provide for a residential environment of predominantly low-density, one-family dwellings, along with related uses such as public services and utilities that serve the residents in the district. The district is established to stabilize and protect the essential characteristics of existing residential areas, and to protect, maintain, and enhance wooded areas, wetlands, wildlife and plant resources, and other sensitive natural resources.

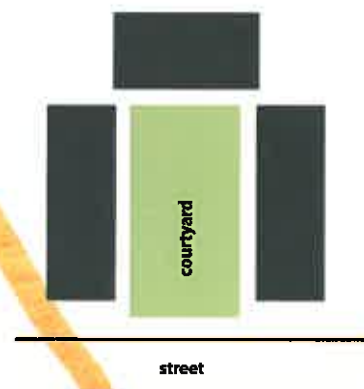
attached dwellings, small multi-family buildings, two-family and small-lot, one-family dwellings, along with related uses such as public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

B. Dimensional Standards:

Table 1004-5	One-Family	Two-Family	Attached	Multifamily
Maximum density	12 Units/net acre - averaged across development site			
Minimum density	5 Units/net acre - averaged across development site			
Minimum lot area per unit	4,800 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.	3,600 Sq. Ft.
Minimum lot width	40 Feet	30 Feet/unit	N/a	N/a
Maximum building height	30 Feet	30 Feet	35 Feet	40 Feet
Maximum improvement area	65%	65%	65%	65%
Minimum front yard building setback				
Street	30 Feet	30 Feet	30 Feet	30 Feet
Interior courtyard	15 Feet	15 Feet	15 Feet	15 Feet
Minimum side yard building setback				
Interior	5 Feet	5 Feet	8 Feet (end unit)	10 Feet
Corner	10 Feet	10 Feet	15 Feet	20 Feet
Reverse corner	Equal to existing front yard of adjacent lot, but not greater than 30 feet			
Minimum periphery setback	30 Feet	30 Feet	30 Feet	30 Feet

C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space, as is typical for most residential lots. Open space is provided on individual lots.
2. Arranged around a common courtyard that faces the street, with parking areas taking access off a shared drive to the side and rear of the buildings (see diagram). The area of the courtyard is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.
3. Arranged along the street with a common open space area to the rear or side of the buildings, as is common in townhouse and multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.



1004.11 High Density Residential Districts (HDR-1 and HDR-2)

- ### A. Statement of Purpose:
- The HDR districts are designed to provide an environment of predominantly high-density

housing types, including manufactured-home communities, large and small multi-family buildings, and single-family attached dwellings, at an overall density exceeding 12 units per acre, along with related uses such as public services and utilities that serve the residents in the district. The district is intended to promote flexible development standards for new residential developments and to allow innovative development patterns, consistent with the Comprehensive Plan.

B. Dimensional Standards:

Table 1004-6	HDR-1		HDR-2
	Attached	Multifamily	Multifamily
Maximum density	24 Units/net acre		None
Minimum density	12 Units/net acre		24 Units/net acre
Maximum building height	35 Feet	65 Feet	95 Feet
Maximum improvement area	75%	75%	85%
Minimum front yard building setback			
Street	30 Feet	30 Feet	10 Feet
Interior courtyard	10 Feet	10 Feet	15 Feet
Minimum side yard building setback			
Interior	8 Feet (end unit)	20 Feet, when adjacent to ldr-1 or ldr-2 10 Feet, all other uses	20% Height of the building ^a
Corner	15 Feet	20 Feet	20% Height of the building ^a
Minimum rear yard building setback	30 Feet	30 Feet	50% Height of the building

- a The City may require a greater or lesser setback based on surrounding land uses.

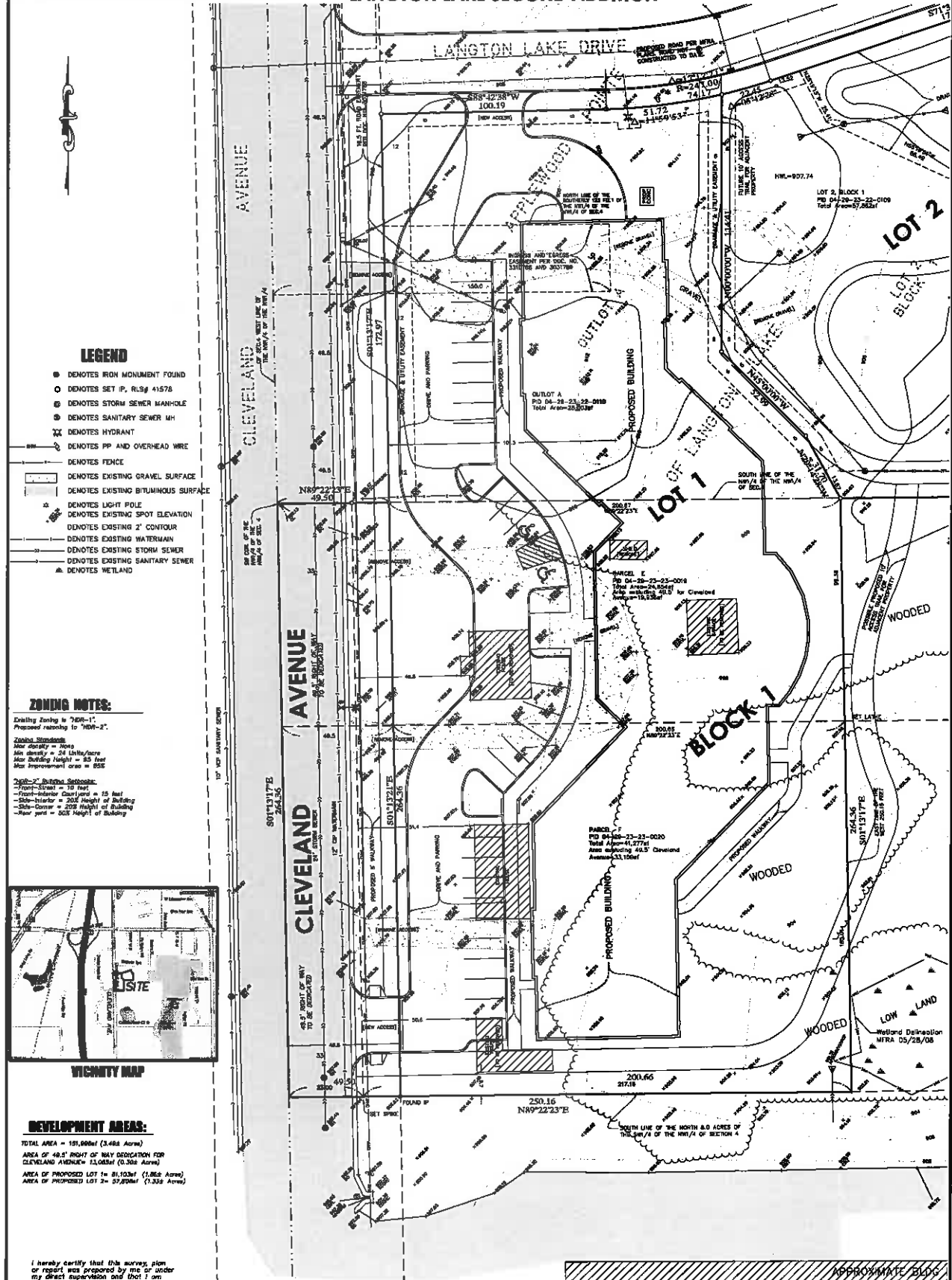
C. Building Arrangement: Buildings may be organized in several ways, including the examples in this section:

1. Arranged along the street without a common open space. Open space is provided on individual lots or on privately defined spaces to the rear of attached dwellings.
2. Arranged around a common courtyard that faces the street, with parking areas taking access off a shared drive to the side and rear of the buildings. The area of the courtyard is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.
3. Arranged along the street with a common open space area to the rear or side of the buildings, as is common in townhouse and multi-family developments. The open space area(s) for resident use is counted towards the overall density, toward lot coverage calculations, and as part of the lot area per unit.

PRELIMINARY PLAT

OF: APPLEWOOD POINTE OF LANGTON LAKE SECOND ADDITION

Attachment E



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SET P, R.S.G 41578
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MH
- ⊙ DENOTES HYDRANT
- DENOTES PP AND OVERHEAD WIRE
- DENOTES FENCE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING BITUMINOUS SURFACE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES EXISTING 2" CONTOUR
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES WETLAND

ZONING NOTES:

Dwelling Zoning is "R20-1".
Proposed zoning is "R20-2".

Zoning Standards:
 Max Density = 10
 Min Density = 24 Units/Acre
 Max Building Height = 35 feet
 Max Improvement Area = 85%

7'6" - 2" Setback Standards:
 -Front - 15 feet
 -Front-Side - 15 feet
 -Side - 15 feet
 -Side - 15 feet
 -Side - 15 feet
 -Rear - 15 feet
 -Rear - 15 feet
 -Rear - 15 feet



VICINITY MAP

DEVELOPMENT AREAS:

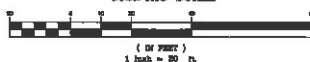
TOTAL AREA = 151,000sf (3.486 Acres)
 AREA OF 48.5' RIGHT OF WAY DEDICATION FOR
 CLEVELAND AVENUE = 13,083sf (0.308 Acres)
 AREA OF PROPOSED LOT 1 = 81,103sf (1.866 Acres)
 AREA OF PROPOSED LOT 2 = 57,814sf (1.332 Acres)

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

JASON E. RUD
 Date: 3/28/11 License No. 41578

J. E. G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel: (651) 361-8200 Fax: (651) 361-8701

GRAPHIC SCALE



BENCHMARKS

The Net of Hydrobia as shown on Engineer Avenue per City of Roseville Engineering Dept.

NOTES

- Trees Identified and tagged by NEMEC FORESTRY (763)767-1142 (including Parcel C and F)
- Wetland shown was delineated by MRA on 5/28/08
- Durb shall follow all top and back of bank.
- This survey was prepared without the benefit of title work.
- Easements, encroachments, and improvements may exist in addition to those shown herein. This survey is subject to revision upon receipt of a Current Title Insurance commitment or attorney's title opinion.
- Field survey completed by J.E. Rud and Sons in February 2008.
- Underground utilities from the City of Roseville Engineering Dept. & MRA CAD files.

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION:
 Lot 1, Block 1 and Outlot A, APPLEWOOD POINTE OF LANGTON LAKE, Ramsey County, Minnesota.

PROPERTY DESCRIPTION OF PARCEL E:
 The West 250.13 feet of the North 3/4 acre of the Southwest Quarter of the Northwest Quarter of Section 4, Township 23, Range 23, Ramsey County, Minnesota.

PROPERTY DESCRIPTION OF PARCEL F:
 The West 250.13 feet of the South 1/4 acre of the North 1/4 acre of the Southwest Quarter of the Northwest Quarter of Section 4, Township 23, Range 23, Ramsey County, Minnesota.

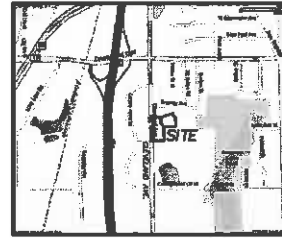
PRELIMINARY PLAT

OF: APPLEWOOD POINTE OF
LANGTON LAKE SECOND ADDITION

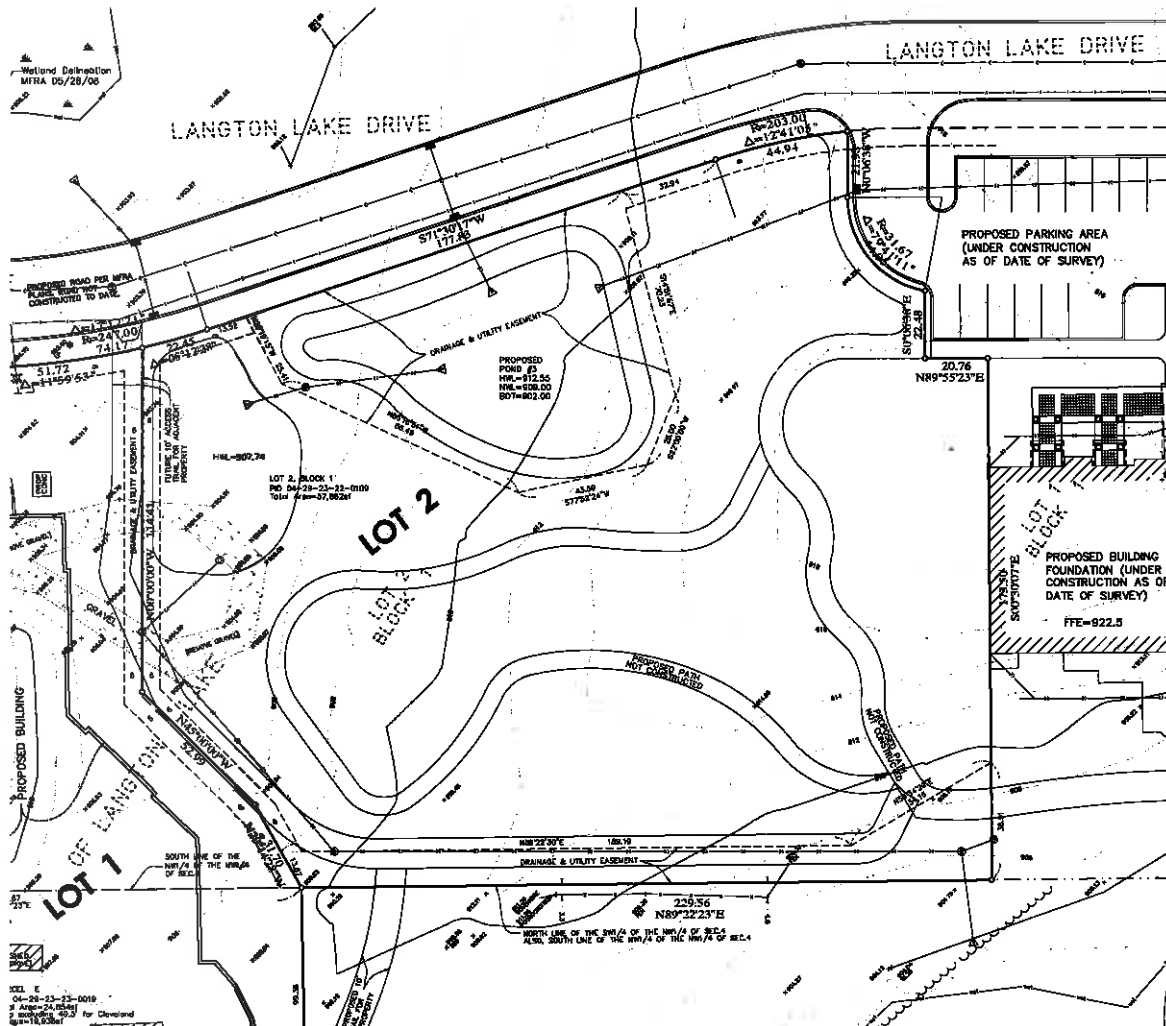
FOR: UNITED PROPERTIES

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SET UP, RLS# 41576
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MH
- ⊙ DENOTES HYDRANT
- DENOTES PP AND OVERHEAD WIRE
- DENOTES FENCE
- DENOTES EXISTING GRAVEL SURFACE
- DENOTES EXISTING BITUMINOUS SURFACE
- DENOTES LIGHT POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING 2' CONTOUR
- DENOTES EXISTING WATERMAIN
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING SANITARY SEWER
- ▲ DENOTES WETLAND

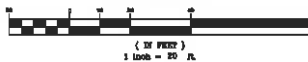


VICINITY MAP



SCALE
1" = 20.00'
1" = 20.00'

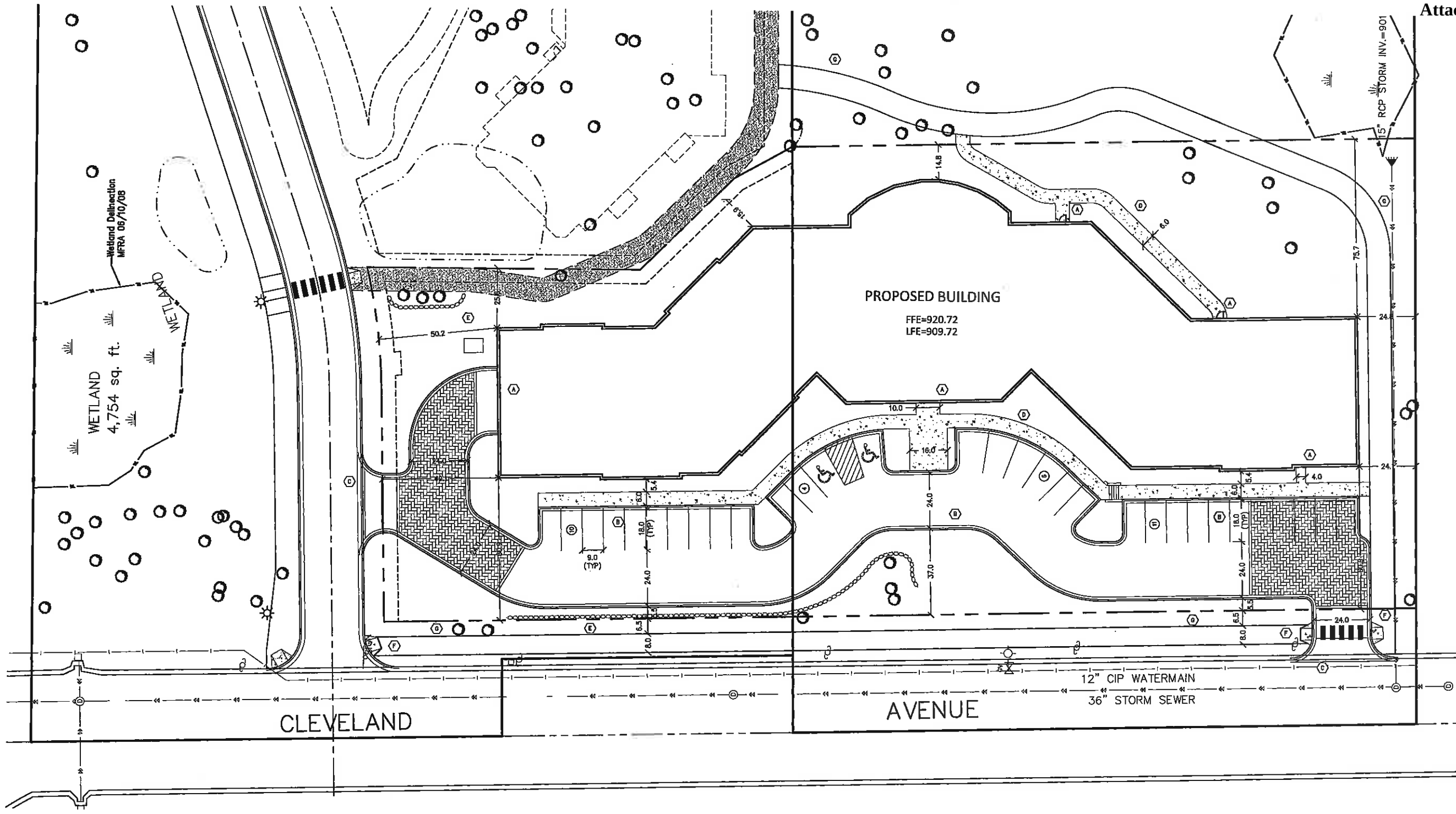
GRAPHIC SCALE



E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 341-8200 Fax (651) 341-8701

DATE	BY	APP. NO.	REMARKS
11/11/01	ER	1	PRELIMINARY PLAT
11/11/01	ER	2	REVISION 1
11/11/01	ER	3	REVISION 2
11/11/01	ER	4	REVISION 3

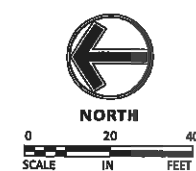
Surveyed by E. G. RUD & SONS, INC. for UNITED PROPERTIES, L.P. 11/11/01 11/11/01 11/11/01

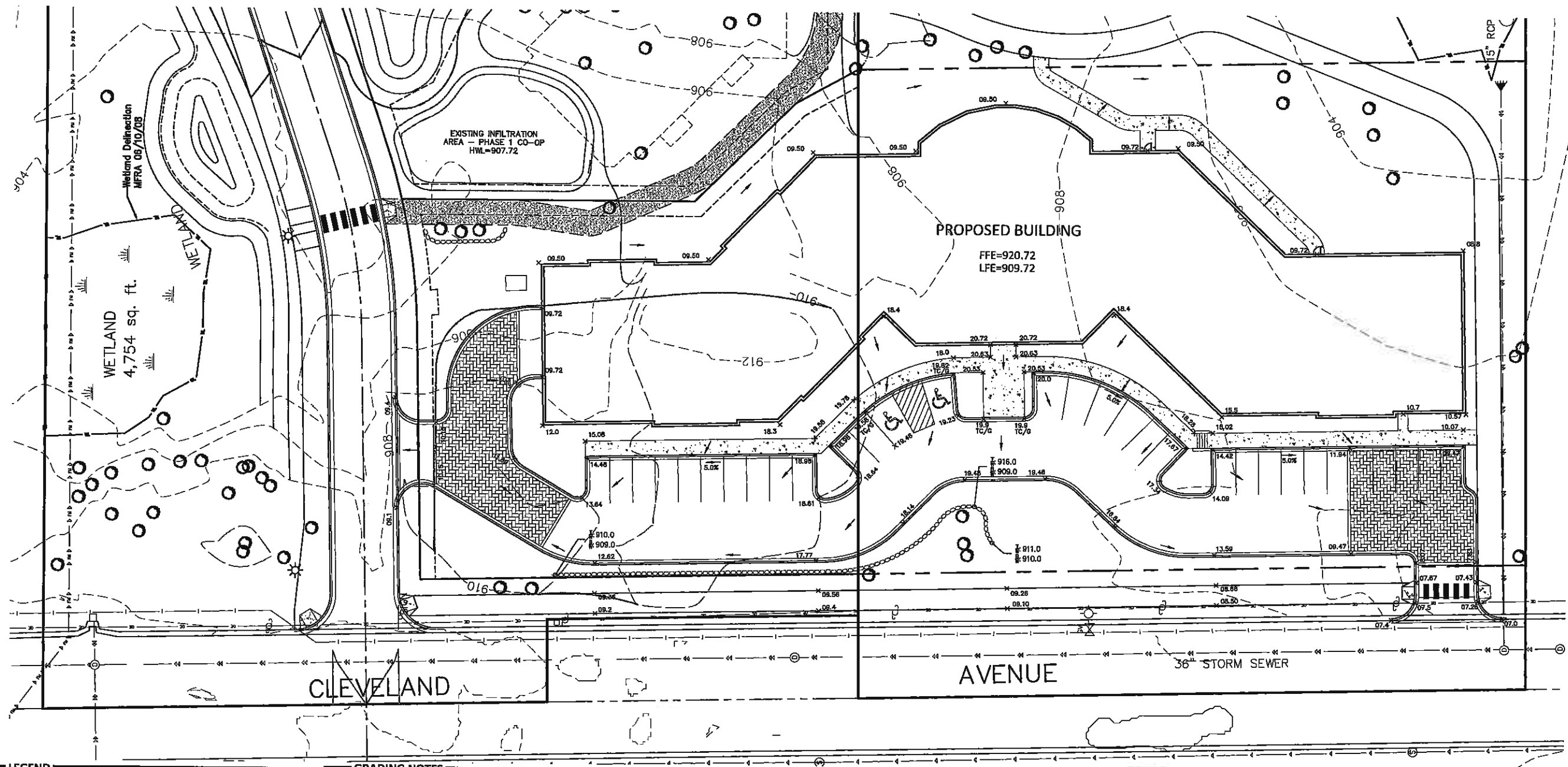


LEGEND	
PROPERTY LIMIT	PROPOSED
CURB & GUTTER	EXISTING
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TREELINE	
SAWCUT LINE	
SIGN	
PIPE BOLLARD	
NUMBER OF PARKING STALLS PER ROW	
KEY NOTE	
	STANDARD DUTY ASPHALT PAVING
	POROUS CONCRETE PAVING
	CONCRETE PAVING

- DEVELOPMENT NOTES**
- A. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 - B. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. BACK OF CURB IS SHOWN GRAPHICALLY ONLY.
 - C. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - D. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 - E. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - F. SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS.
 - G. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
 - H. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE ARE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.

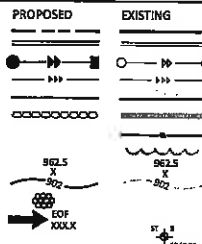
- KEY NOTES**
- A. BUILDING, STOOPS, STAIRS SEE ARCHITECTURAL PLANS.
 - B. B-612 CONCRETE CURB AND GUTTER.
 - C. CONCRETE APRON
 - D. CONCRETE SIDEWALK
 - E. SEGMENTAL BLOCK RETAINING WALL
 - F. ACCESSIBLE RAMP
 - G. 10' BITUMINOUS PATH





LEGEND

PROPERTY LIMIT
CURB & GUTTER
STORM SEWER
DRAINAGE
BUILDING
RETAINING WALL
WETLAND LIMITS
TREELINE
SPOT ELEVATION
CONTOUR
RIP RAP
OVERFLOW ELEV.
SOIL BORINGS



GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE BUTTER GRADE.
 - ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 3% (1:32), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESSIBLE SPACE SHALL BE IN 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT.
 - THE CONTRACTOR IS CAUTIONED THAT "THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL." THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CHANCE 38-02 TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for Minnesota at 1-800-252-1169). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
- COMPANY: _____
ADDRESS: _____
PROJECT: _____
DATED: _____
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- THE CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
 - PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND PARKING AREA.

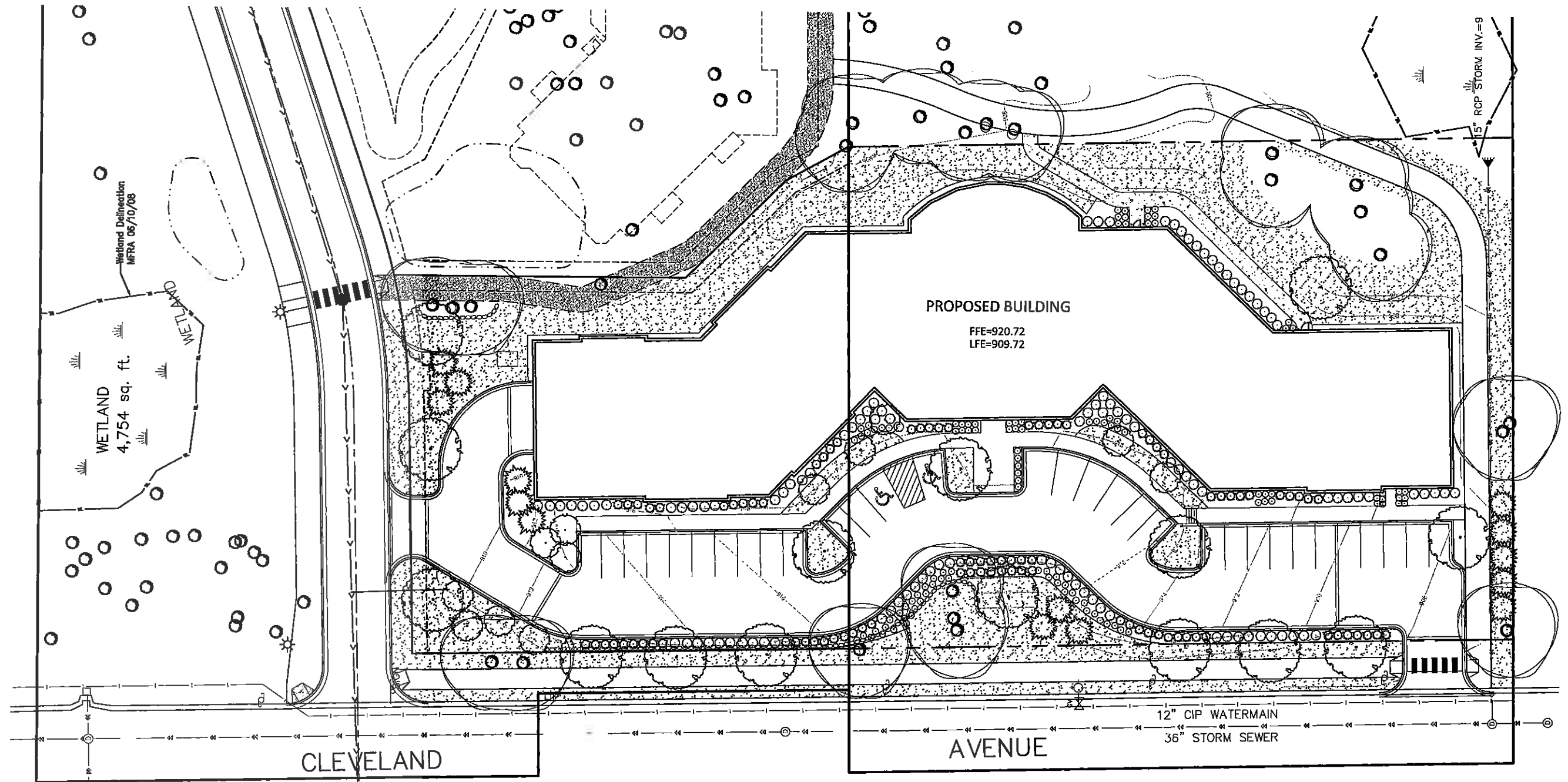
- SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 35 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - THE TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. HE WILL BE REQUIRED TO PROTECT THE TREES WHICH ARE TO BE SAVED TO BE SURE THAT THE EQUIPMENT IS NOT NECESSARILY OPERATED UNDER NEARBY TREES AND SHALL EXERCISE EXTREME CAUTION IN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, HE SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD THE CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
- THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADJACENT TREES AS DIRECTED BY THE OWNER.
- ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR MACHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
- BEFORE COMMENCING WITH ANY EXCAVATION THE CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
- PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
- TREE REMOVAL: THE CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT

- SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
- ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMIER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. THESE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, E.G., BOSCAT.
 - STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED, WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
 - AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
 - MULCH RATHER THAN SEED OR SOO WILL BE USED AT THE BASE OF QUALITY TREES TO A PER-METER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEED FOR EROSION CONTROL, PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
 - THE USE OF RETAINING WALLS NEAR TREES, IN ADDITION TO THOSE REQUIRED ON THE PLANS SHALL BE DETERMINED IN THE FIELD, BASED ON TREE LOCATIONS AND TOPOGRAPHY.
- M. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESEEDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PAD, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 4 INCHES. RESEED TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 4 INCHES.
- N. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS ON SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME BUTTED BY TRAFFIC OR SLOPED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DETURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- O. TOLERANCES
- THE COMMERCIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.10 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.

- AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL, "SITE MAP". THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. THE CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/PHIA PROCEDURES AND DATA SHEET 798.
- IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO ACTIVE DRAIN TILE SHALL BE BACKFILLED WITHOUT REVIEW, DISCUSSION AND APPROVAL FROM THE PROJECT ENGINEER.
- RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK MATERIAL. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

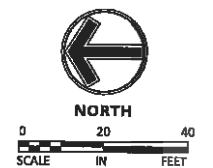


0 20 40
SCALE IN FEET



PLANT LEGEND

- OVERSTORY DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS/ PERENNIALS
- EXISTING OVERSTORY TREES
- SOD



APPLEWOOD POINTE OF LANGTON LAKE SECOND ADDITION

KNOW ALL MEN BY THESE PRESENTS: That United Properties Residential LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Roseville, County of Ramsey, State of Minnesota:

Lot 2, Block 1 and Outlot A, APPLEWOOD POINTE OF LANGTON LAKE, Ramsey County, Minnesota.

AND

The West 250.15 feet of the North 3 acres of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 23, Ramsey County, Minnesota.

AND

The West 250.15 feet of the South 5 acres of the North 8 acres of the Southwest Quarter of the Northwest Quarter of Section 4, Township 29, Range 23, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as APPLEWOOD POINTE OF LANGTON LAKE SECOND ADDITION and does hereby dedicate to the public for public use forever the public ways and drainage and utility easements as shown on this plat.

In witness whereof said United Properties Residential LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: United Properties Residential LLC

Brian P. Carey, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Brian P. Carey, as Chief Manager of United Properties Residential LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____County, Minnesota

My Commission Expires _____

I, Jason E. Rud, Licensed Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Jason E. Rud, Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20____, by Jason E. Rud, a Licensed Land Surveyor.

Notary Public, _____County, Minnesota

My Commission Expires _____

City of Roseville
We do hereby certify that on the _____ day of _____, 20____, the City Council of the City of Roseville, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, City Clerk

Department of Property Records and Revenue
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfers entered this _____ day of _____, 20____.

_____, Director By _____ Deputy
Property Records and Revenue

County Surveyor
I hereby certify that this plat complies with the requirements of Minnesota Statutes, Section 505.021, and is approved pursuant to Minnesota Statutes, Section 383A.42, this _____ day of _____, 20____.

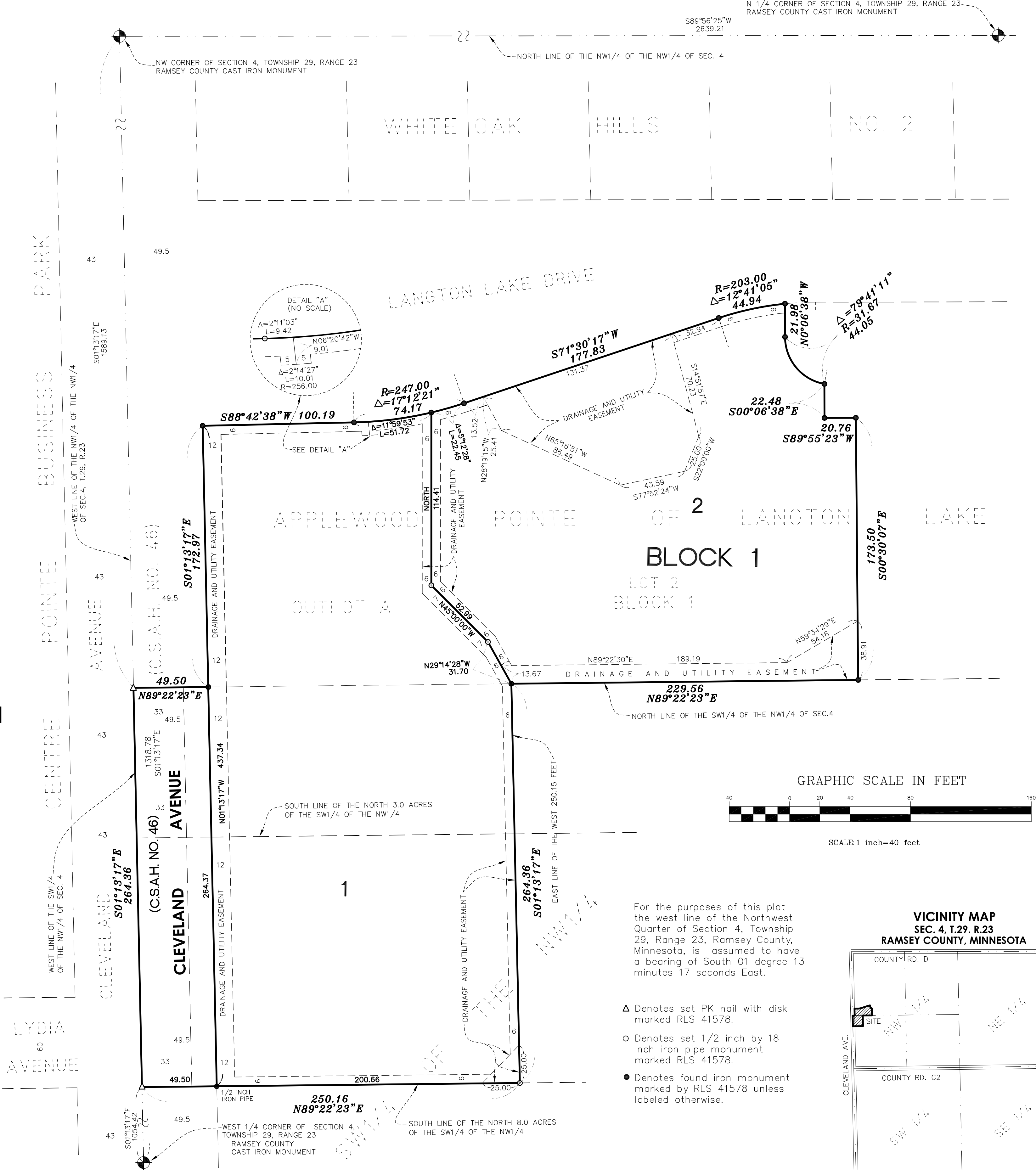
Michael Fiebiger, P.L.S.
Ramsey County Surveyor

County Recorder
County of Ramsey, State of Minnesota
I hereby certify that this plat of APPLEWOOD POINTE OF LANGTON LAKE SECOND ADDITION was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at ____ o'clock ____M., and was duly filed in Book _____ of Plats, Pages _____ and _____ as Document Number _____.

Deputy County Recorder

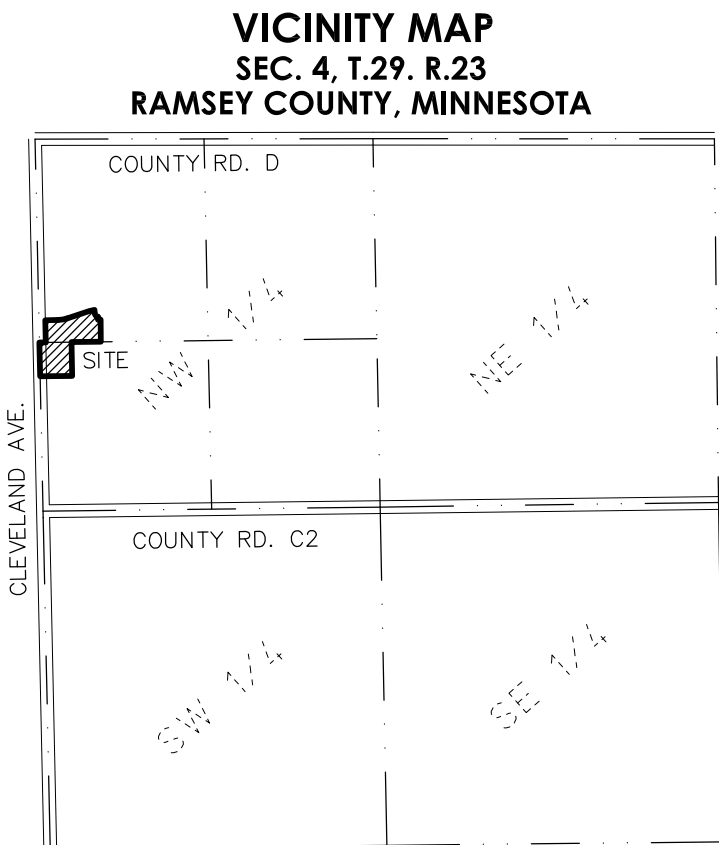


NORTH



For the purposes of this plat the west line of the Northwest Quarter of Section 4, Township 29, Range 23, Ramsey County, Minnesota, is assumed to have a bearing of South 01 degree 13 minutes 17 seconds East.

- Δ Denotes set PK nail with disk marked RLS 41578.
- Denotes set 1/2 inch by 18 inch iron pipe monument marked RLS 41578.
- Denotes found iron monument marked by RLS 41578 unless labeled otherwise.



ORDINANCE NO. ____

AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE CHANGING THE ZONING MAP DESIGNATION OF CERTAIN REAL PROPERTY AT 2990, 2996 AND OUTLOT A OF APPLEWOOD POINTE OF LANGTON LAKE FROM HIGH DENSITY RESIDENTIAL-1 (HDR-1) TO HIGH DENSITY RESIDENTIAL-2 (HDR-2)

The City Council of the City of Roseville does ordain:

Section 1. Real Property Rezoned. Pursuant to Section 1009.06 (Zoning Changes) of the City Code of the City of Roseville, and after the City Council consideration of Planning File 11-08, the following property, located at 2990, 2996, and Outlot A of Applewood Pointe of Langton Lake and legally described as:

Lot 1, Block 1, Applewood Pointe of Langton Lake Second Addition

is hereby rezoned from High Density Residential-1 (HDR-1) to High Density Residential-2 (HDR-2).

Section 2. Effective Date. This ordinance amendment to the City Code and Zoning Map shall take effect upon:

1. The passage of the final plat of Applewood Pointe of Langton Lake Second Addition
2. The passage and publication of this ordinance.

Passed this 9th day of May, 2011, by Mayor Dan Roe

**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 APPLEWOOD POINTE OF
LANGTON LAKE SECOND ADDITION (PF11-08)**

WHEREAS, United Properties has requested approval of a subdivision of 2990, 2996 and Outlot A of Applewood Pointe of Langton Lake; 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 2990, 2996 Cleveland Avenue and Outlot A of Applewood Pointe of Langton Lake 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.

Resolution – Final Plat United Properties, 2990, 2996 Cleveland Avenue (PF11-08)

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)