

REQUEST FOR COUNCIL ACTION

Agenda Date: 6/8/2015

Agenda Item: 14.a

Department Approval



City Manager Approval



Item Description: Request by Premium Real Estate Solutions, LLC for approval of a preliminary plat at 311 County Road

The action deadline for this request, mandated by City Code §1102.01, is June 8, 2015.

GENERAL SITE INFORMATION

Applicant: Premium Real Estate Solutions, LLC

Location: 311 County Road B

Property Owner: Michael Boudin

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	One-family residential, detached	LR	LDR-1
North	One-family residential, detached	LR	LDR-1
West	One-family residential, detached	LR	LDR-1
East	One-family residential, detached	LR	LDR-1
South	One-family residential, detached Cemetery	LR IN	LDR-1 INST

Natural Characteristics: The site includes many trees and steep grades.

Planning File History: PF14-002; denied request for rezoning to LDR-2 and a preliminary plat that included the abutting lot to the east. Preservation of an historic wind mill on the site was the subject of some concern related to the 2014 application; the present applicant has been working with nearby property owners to preserve and relocate the wind mill.

Planning Commission Action:

On May 6, 2014 the Planning Commission unanimously recommended approval of the proposed preliminary plat, subject to certain conditions.

PROPOSAL

Real Estate Solutions, LLC proposes to demolish the existing home and replat the property into six lots for development of one-family, detached homes. The proposed preliminary plat information, the staff analysis presented in the Request for Planning Commission Action, other supporting documentation, and meeting minutes is included with this report as RCA Exhibit A.

The preliminary plat meets or exceeds all applicable requirements, and the Planning Commission's approval recommendation included five conditions as follow:

- a. *The Public Works Department shall approve easements, rights-of-way, grading and drainage, and public utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;*
- b. *The applicant shall create a homeowners' association or other suitable mechanism for consideration at the time of final plat approval to ensure the proper maintenance of the large drainage and utility area in the rear of Lot 6 as well as the storm water facilities therein. Alternatively, the applicant may work with Public Works staff to implement a regional storm water facility to be dedicated to the City in an outlot for public ownership and maintenance.*
- c. *Permits for site improvements shall not be issued without evidence of an approved permit from the Capital Region Watershed District;*
- d. *Permits for site improvements shall not be issued without approval of a final tree preservation plan, accounting for any impacts not yet anticipated, by the Community Development Department; and*
- e. *The applicant shall satisfy the necessary conditions outlined in the May 6, 2015 MnDOT letter to the City.*

Since the Planning Commission met, the applicant has been working with Public Works staff on the engineering-related plans, and the proposal has been revised such that a larger storm water management system is being designed to accommodate storm water from the broader neighborhood, and the proposed easement area in the rear of proposed Lot 6 will become an outlot to be dedicated to Roseville along with the storm water facilities for public ownership and maintenance. The revised preliminary plat drawing and engineering plans are included with this RCA as Exhibit B. While final details must still be approved for issuance of permits for construction to begin, significant progress is being made to satisfy condition "b" of the recommended preliminary plat approval, and a revised condition is recommended in this RCA.

Expansion of the storm water facilities has also changed the location and quantity of existing trees that would be removed as a consequence of the development and, likewise, the tree preservation plan has been adjusted accordingly. The updated tree preservation plan is also included in Exhibit B and will be reviewed by Mark Rehder, with S&S Tree Service, who is under contract with Roseville to review tree preservation plans, and inspect and manage tree removal, protection and replanting at construction sites.

ROSEVILLE STRATEGIC GOALS

Planning Division staff observes that the proposed plat would be developed with six homes that are likely to contribute to meeting the City Council's strategic goal of facilitating development of "move-up" housing units to provide more local options for people who are ready to move out of starter homes, thus increasing the availability of more affordable homes for first-time buyers. No such housing units have been developed since this goal was established in March 2015, but a

home in this category is under construction at 1840 Hamline Avenue that was facilitated by an HRA program.

PUBLIC COMMENT

The public hearing for this application was held by the Planning Commission on May 6, 2015; draft minutes of the public hearing are included with this report as RCA Exhibit B. No members of the public spoke to this issue at the public hearing and, after discussing the application and the comment received prior to the hearing, the Planning Commission voted unanimously to recommend approval of the proposed preliminary plat. At the time this report was prepared, Planning Division staff has not received any additional public comments.

RECOMMENDED ACTION

Pass a motion approving the proposed Farrington Estates preliminary plat of the property at 311 County Road B, based on the findings and recommendation of the Planning Commission and the content of this RCA, subject to the following conditions:

- a. The Public Works Department shall approve easements, rights-of-way, grading and drainage, and public utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. The applicant shall continue working with City staff to implement a regional storm water facility, approved by the Public works Department, to be dedicated to the City in an outlot for public ownership and maintenance;
- c. Permits for site improvements shall not be issued without evidence of an approved permit from the Capital Region Watershed District;
- d. Permits for site improvements shall not be issued without approval of a final tree preservation plan, accounting for any impacts not yet anticipated, by the Community Development Department under advisement by Mark Rehder;
- e. The applicant shall satisfy the necessary conditions outlined in the May 6, 2015 MnDOT letter to the City; and
- f. Based on the February 6, 2014 recommendation of the Roseville Parks and Recreation Commission and pursuant to City Code §1103.07, the City Council will accept park dedication of cash in lieu of land. Because the proposed six-lot plat would add five, one-family residential building sites to the subject land area and the 2015 City of Roseville fee schedule establishes a park dedication fee of \$3,500 per residential unit, a payment of the \$17,500 park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.

ALTERNATIVE ACTIONS

- A) Pass a motion to table the item for future action.** Tabling beyond June 8, 2015 may require an agreement to extend the 60-day action deadline established in City Code §1102.01 to avoid statutory approval.
- B) By motion, deny the proposed preliminary plat.** Denial should be supported by specific findings of fact based on the City Council's review of the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@ci.roseville.mn.us

RCA Exhibits: A: Preliminary plat information and
7/9/2014 RPCA packet

B: Revised plat drawings



REQUEST FOR PLANNING COMMISSION ACTION

Agenda Date: 5/6/2015

Agenda Item: 5a

Division Approval

Agenda Section

PUBLIC HEARINGS

Item Description: Request by Premium Real Estate Solutions, LLC for approval of a preliminary plat at 311 County Road (PF15-004)

The action deadline for this request, mandated by City Code §1102.01E, is June 8, 2015.

GENERAL SITE INFORMATION

Applicant: Real Estate Solutions, LLC

Location: 311 County Road B

Property Owner: Michael Boudin

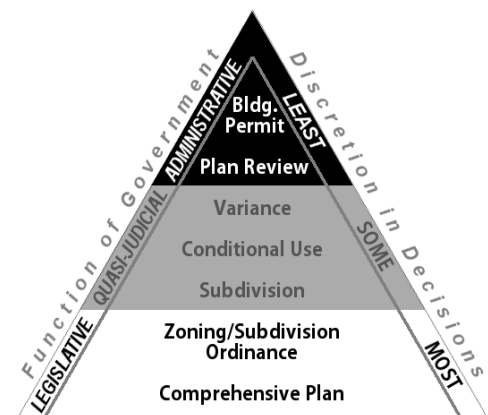
Land Use Context

	Existing Land Use	Guiding	Zoning
Site	One-family residential, detached	LR	LDR-1
North	One-family residential, detached	LR	LDR-1
West	One-family residential, detached	LR	LDR-1
East	One-family residential, detached	LR	LDR-1
South	One-family residential, detached Cemetery	LR IN	LDR-1 INST

- 1 Natural Characteristics: The site includes many trees and steep grades.
- 2 Planning File History: PF14-002; denied request for rezoning to LDR-2 and a preliminary
- 3 plat that included the abutting lot to the east. Preservation of an
- 4 historic wind mill on the site was the subject of some concern related
- 5 to the 2014 application; the present applicant has been working with
- 6 nearby property owners to preserve and relocate the wind mill.

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a plat request is **quasi-judicial**; the City's role is to determine the facts associated with the request, and weigh those facts against the legal standards contained in State Statute and City Code.



PF15-004_RPCA_050615

Page 1 of 5

PROPOSAL

Real Estate Solutions, LLC proposes to demolish the existing home and replat the property into six lots for development of one-family, detached homes. The proposed preliminary plat documentation is included with this report as Attachment C. The existing home is identified as site #18 on Roseville Historical Society's (RHS) "Heritage Trail;" the RHS says the following about the property:

"This is said to be one of the oldest homes in Roseville. The foundation of this French-Canadian style home is constructed of concrete and fieldstones - 30 inches thick! The framing is of rough sawn lumber, the exterior is of brick. A well, windmill, garage, chicken coop and smokehouse still exist on the property now consisting of 3 1/2 acres. There are no windows on the west or north sides of this house, more than likely to conserve heat."

Identification of the property on the Heritage Trail does not carry any regulatory obligations as do legal registries like the National Register of Historic Places. The RHS has been notified of the plans to demolish the structures and they may coordinate with the applicant to photograph the property prior to demolition.

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

An applicant seeking approval of a plat of this size is required to hold an open house meeting to inform the surrounding property owners and other interested individuals of the proposal, to answer questions, and to solicit feedback. The open house for this application was held on March 17, 2015; the brief summary of the open house meeting provided by the applicant is included with this staff report as Attachment D.

PRELIMINARY PLAT ANALYSIS

As a preliminary plat of a residential subdivision, the proposal is subject to the minimum lot sizes and roadway design standards of the subdivision code, established in Chapter 1103 (Design Standards). The applicable standards are reviewed below.

City Code §1103.04 (Easements): Drainage and utility easements 12 feet in width, centered on side and rear property lines, are required; the easements shown on the preliminary plat drawing meet these requirements. Additional easement area is shown coinciding with the proposed storm water retention/infiltration and wetland areas.

City Code §1103.06 (Lot Standards): Corner lots must be at least 100 feet in width and depth and comprise at least 12,500 square feet of area, and interior lots must be at least 85 feet wide, 110 feet deep, and comprise at least 11,000 square feet in area. Because the subject parcel is irregularly shaped, all of the proposed lots vary in size, but all of the proposed lots meet or exceed the applicable minimum standards.

Roseville's Public Works Department staff have been working with the applicant to address the requirements related to grading, drainage, easements, and dedication of additional right-of-way along both County Road B and Farrington Street. While these details are essential parts of a preliminary plat application, the Planning Commission is not asked to review and digest such engineering-related plans; instead, actions by the Planning Commission and the City Council typically include conditions that such plans must ultimately meet the approval of Public Works staff.

City Code §1011.04 (Tree Preservation) specifies that an approved tree preservation plan is a necessary prerequisite for approval of a preliminary plat. A tree survey has been provided which identifies the trees on the property as well as the trees which are likely to be removed as a result of the current grading and utility plans and anticipated locations of houses and driveways. The site contains 347 trees with trunks at least 6 inches in diameter; based on the present proposal, 160 trees would be removed and a total of 39 replacement trees would be required. The replacement trees may be any combination of coniferous trees that are at least 6 feet tall and deciduous trees with trunks at least 3 inches in diameter. While the replacement formula can be calculated even at this time, the final tree preservation plan depends upon the final grading plan, which may not be finalized until after the preliminary plat is approved; for this reason, it is prudent to proceed with review and possible approval of the preliminary plat with the condition that site grading and building permits should not be issued without an approval of the final tree preservation plan.

At its meeting of February 6, 2014, Roseville's Parks and Recreation Commission reviewed the then-proposed preliminary plat against the park dedication requirements of §1103.07 of the City Code and recommended a dedication of cash in lieu of land; the Parks and Recreation Director has confirmed that this recommendation still stands. The existing land area is composed of one buildable parcel subdivided from Lot 7 of the 1881 *Michel's Rearrangement of Lots 9 to 16 Inclusive of Mackubin and Iglehart's Addition of Out Lots* plat. Since the existing land comprises one residential unit, the proposed six-unit plat would create five new building sites. The 2015 Fee Schedule establishes a park dedication amount of \$3,500 per residential unit; for the five, newly-created residential lots the total park dedication would be \$17,500, to be collected prior to recording an approved plat at Ramsey County.

The Public Works Department staff has reviewed the proposed preliminary plat and development plans as illustrated in Attachment C and has the following comments.

- The existing 20 foot wide storm water utility easement will need to be vacated prior to the filing of the final plat. Close coordination with the applicant on timing for the easement vacation is requested.
- Staff has forwarded the applicant detailed comments related to the proposed storm water management for this development. Staff will continue to work with the developer on a design that can be approved by the City and the Capital Region Watershed District. The final design of said stormwater management system may require alterations to the proposed drainage and utility easement as currently shown on the plat.

Roseville's Development Review Committee (DRC) met on April 16 and 23, 2015 to discuss this application. Beyond the above comments pertaining to the zoning code and storm water, the DRC only raised the issue of the large drainage and utility easement in the rear of proposed Lot 6. The concern is that the owner of the lot could be overly burdened with the maintenance of the storm water facilities, or that the facilities could be neglected and become a site of dumping, and

so on. If the plat is approved with this configuration, a homeowners' association or other approved mechanism will be required to ensure the proper maintenance of the storm water management facilities within that easement. Alternatively, coordination between the City and the developer may result in a larger storm water management system to accommodate storm water from the broader neighborhood, in which case, the proposed easement area could become an outlot to be dedicated to Roseville along with the storm water facilities for public ownership and maintenance.

PUBLIC COMMENT

At the time this report was prepared, Planning Division staff has not received any communications from members of the public about the proposal.

OUTSIDE AGENCY COMMENT

Because of the subject property's location abutting Ramsey County Road B and Minnesota Highway 36, comments have been solicited from the offices of the Ramsey County Engineer and Minnesota Department of Transportation. At the time this report was prepared, Planning Division staff has not received any comments from these organizations.

ROSEVILLE STRATEGIC GOALS

As a part of this year's City Council strategic planning efforts, it has set a goal of facilitating the development of "move-up" housing units. "Move-up" housing is generally understood to occupy a segment of the residential real estate market that is above the first-time-homebuyer segment. The City Council mentioned that it considered homes over \$350,000 as representing move-up housing, and the goal of facilitating development in this market segment is to provide more local options for people who are ready to move out of their starter homes, thus increasing the availability of more affordable homes for first-time buyers. No such housing units have been developed since this goal was established in March 2015; the applicant has indicated that the six dwellings that would be developed pursuant to the proposed plat are expected to sell within the noted price range of move-up homes.

RECOMMENDED ACTION

By motion, recommend approval of the proposed preliminary plat of the property at 311 County Road B, based on the comments and findings of this report, and subject to the following conditions:

- a. The Public Works Department shall approve easements, rights-of-way, grading and drainage, and public utility requirements as necessary to meet the applicable standards prior to the approval of the final plat or issuance of permits for site improvements;
- b. The applicant shall create a homeowners' association or other suitable mechanism for consideration at the time of final plat approval to ensure the proper maintenance of the large drainage and utility area in the rear of Lot 6 as well as the storm water facilities therein. Alternatively, the applicant may work with Public Works staff to implement a regional storm water facility to be dedicated to the City in an outlot for public ownership and maintenance.
- c. Permits for site improvements shall not be issued without evidence of an approved permit from the Capital Region Watershed District; and

- 135 d. Permits for site improvements shall not be issued without approval of a final tree
136 preservation plan, accounting for any impacts not yet anticipated, by the Community
137 Development Department.

138 **ALTERNATIVE ACTIONS**

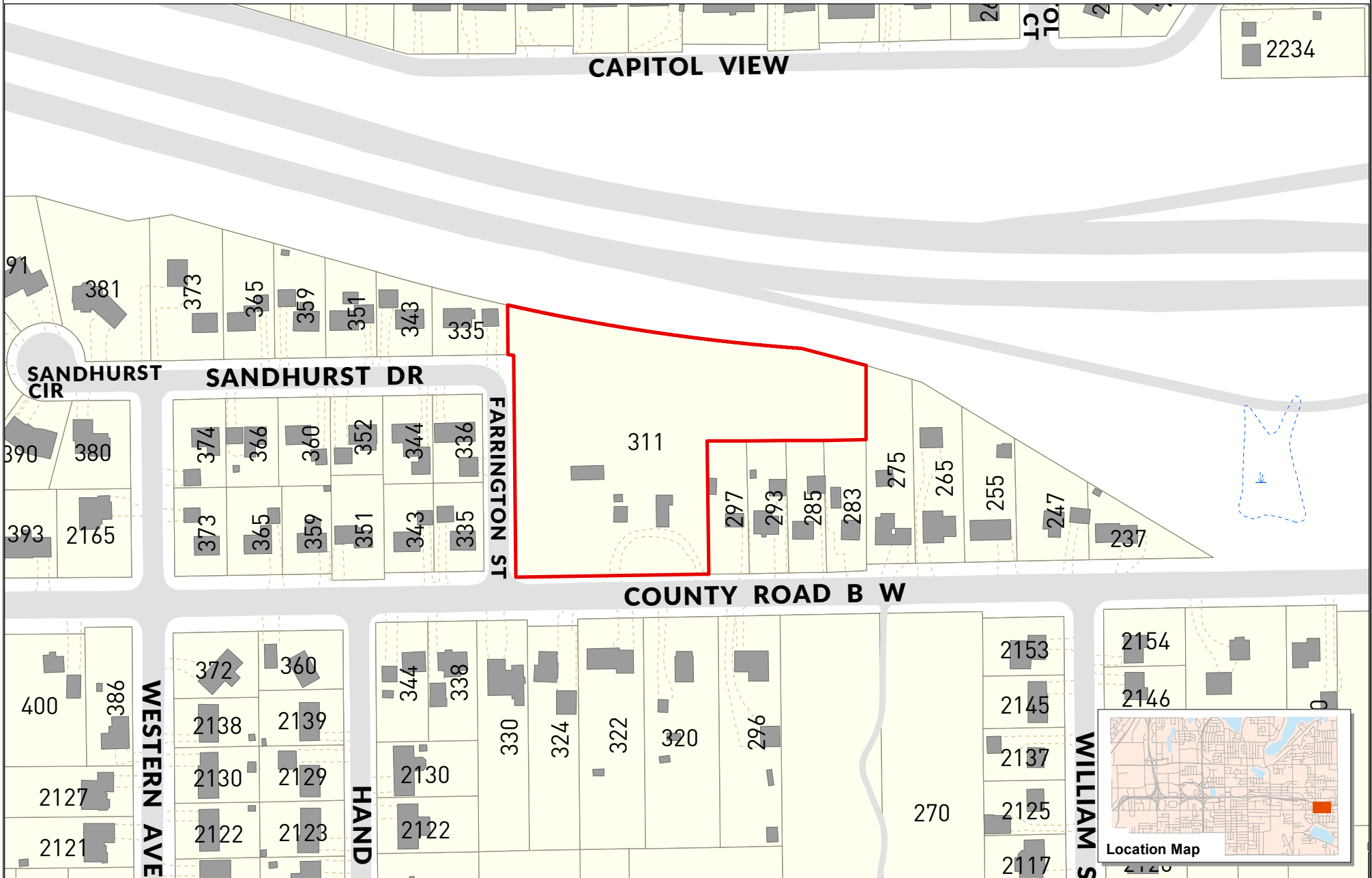
139 **Pass a motion to table the item for future action.** Tabling beyond June 8, 2015 may require
140 extension of the 60-day action deadline established in Minn. Stat. §15.99

141 **By motion, recommend denial of the proposed preliminary plat.** A recommendation to deny
142 should be supported by specific findings of fact based on the Planning Commission's review of
143 the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@ci.roseville.mn.us

Attachments: A: Area map C: Preliminary plat information
B: Aerial photo D: Open house materials

Attachment A for Planning File 15-004



Site Location

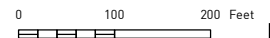
Comp Plan / Zoning
Designations
LR / LDR-1

Data Sources

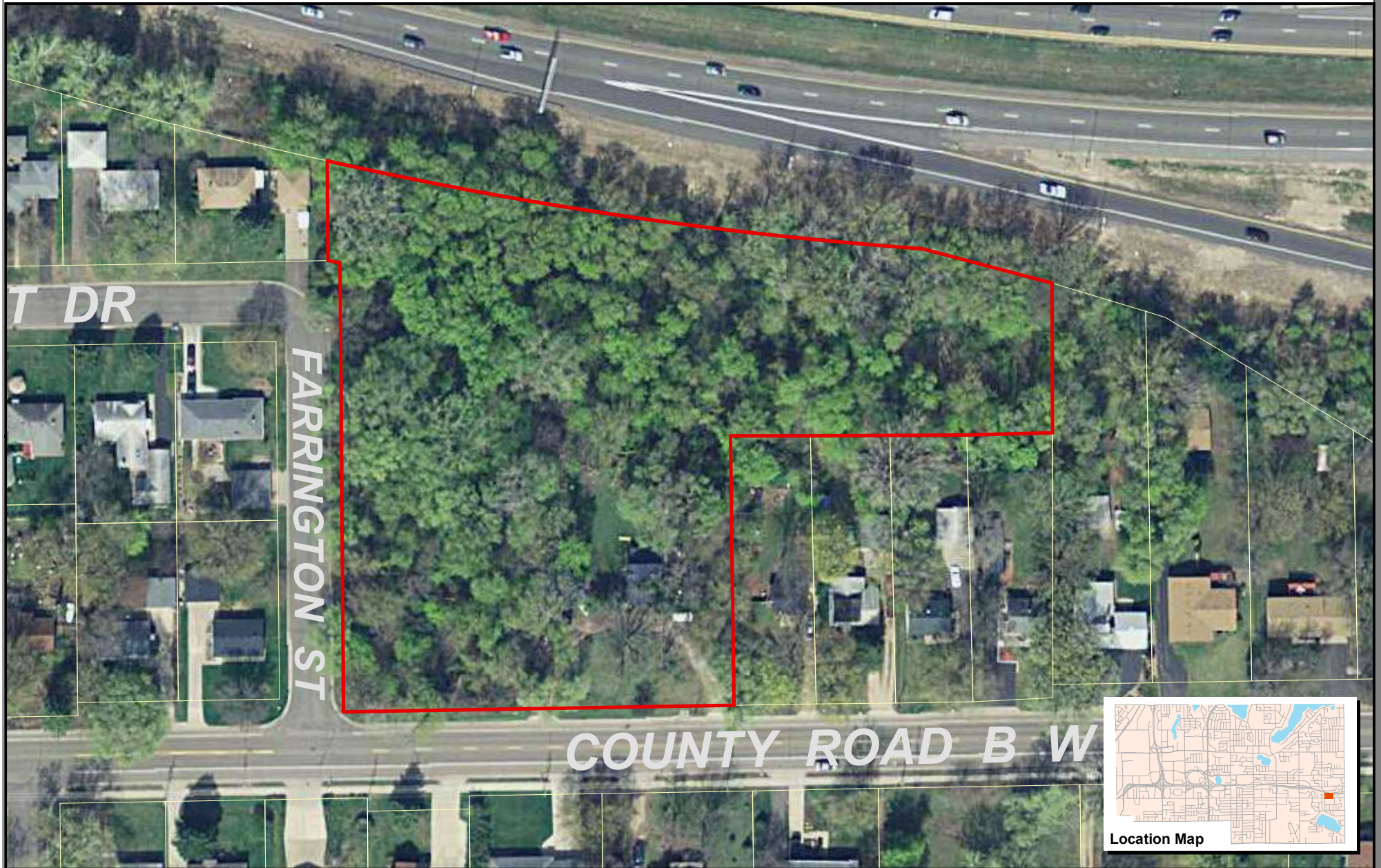
* Ramsey County GIS Base Map (3/2/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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



Attachment B for Planning File 15-004



Prepared by:
Community Development Department

Printed on 12/22/2015



Site Location

Data Sources

- * Ramsey County GIS Base Map (3/2/2015)
- * Aerial Data: MnGeo (4/2012)

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

Disclaimer

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

0 50 100 Feet

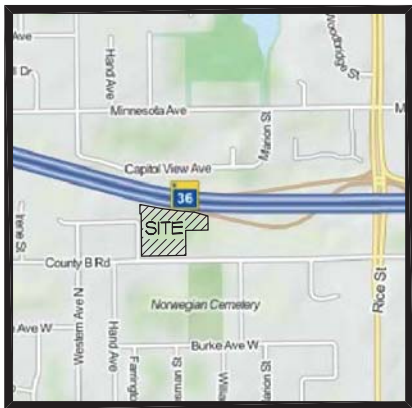


EXISTING CONDITIONS SURVEY

~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot Seven (7), Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject State Highway 36.

NOTES

- Fee ownership is vested in Michael D. Boudin, Trustee of the Michael D. Boudin Revocable Trust Under Agreement dated January-23-2007.
- Parcel ID Number: 12.29.23.43.0059
- Address of the surveyed premises: 311 County Road B W, Roseville, MN 55113.
- Boundary area of the surveyed premises: 152,496 sq. ft. (3.50 acres), including roadway easement.
- Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared based upon Title Commitment File Nos. 00049800 and 00049801, prepared by Network Title, Inc., issuing agents for Old Republic National Title Insurance Company, both files dated December 5th, 2013.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community Panel No. 27123C0038G by the Federal Emergency Management Agency effective date June 04, 2010.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

BENCHMARK

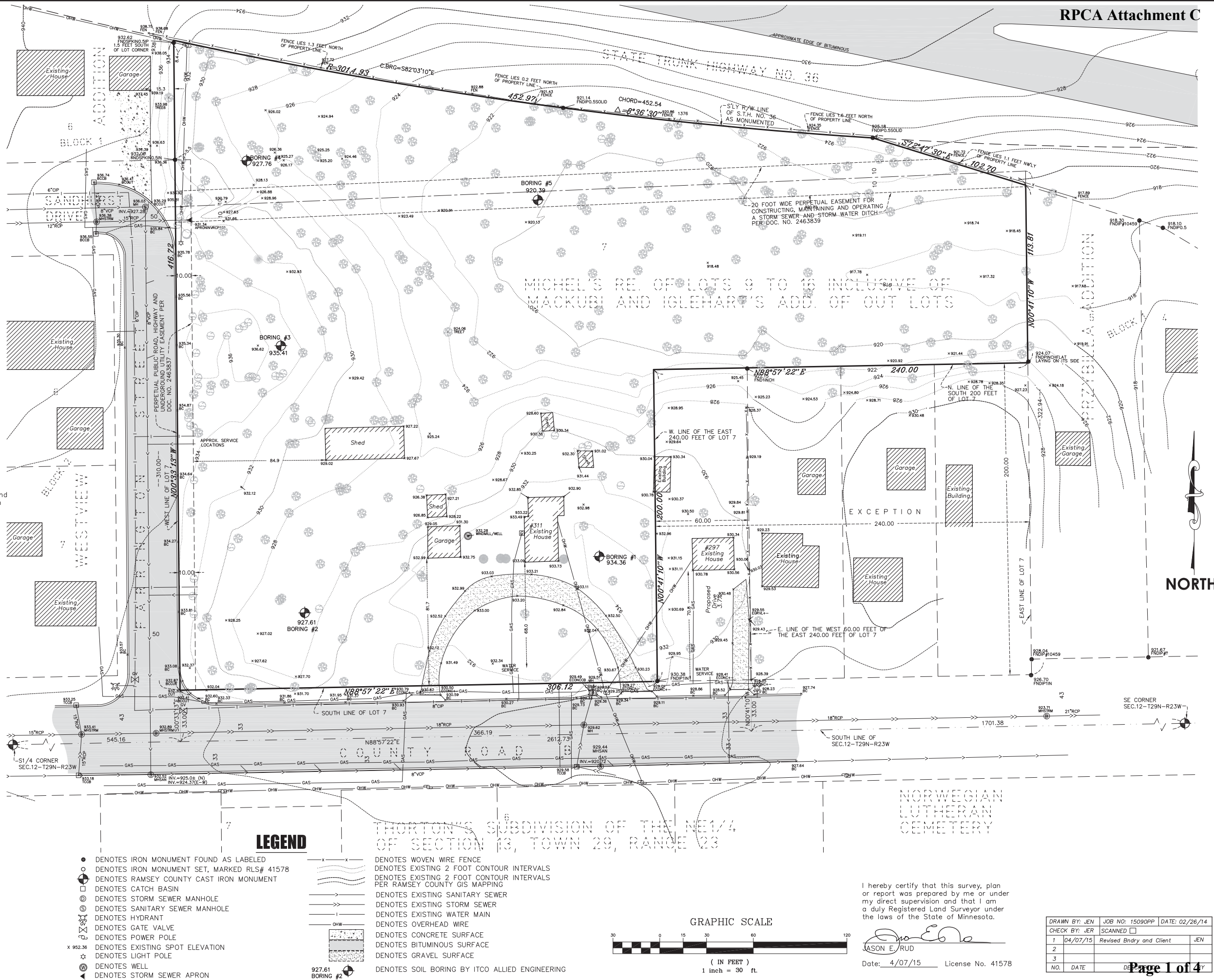
RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)



www.egrud.com

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014

Page 8 of 12 (451) 361-8200 Fax (651) 361-8701



RPCA Attachment C

NORTH

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
JASON E. RUD

Date: 4/07/15 License No. 41578

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/26/14
CHECK BY: JER	SCANNED ☐	
1 04/07/15	Revised Bndry and Client	JEN
2		
3		
NO. DATE	DE	Page 1 of 4

15090PP

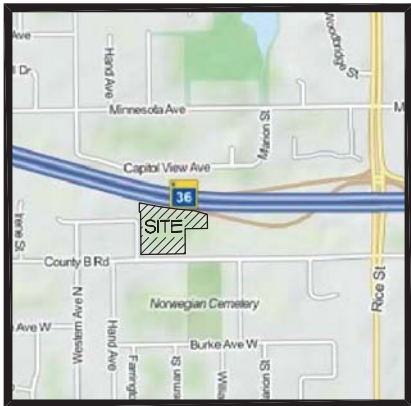
RCA Exhibit A

PRELIMINARY PLAT

~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot Seven (7), Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject State Highway 36.

DEVELOPMENT DATA

APPROXIMATE TOTAL SITE AREA = 3.50± ACRES
6 PROPOSED SINGLE FAMILY LOTS
DENSITY = 1.71 LOTS / ACRE

ZONING AND SETBACKS

CURRENT ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)

FRONT SETBACK	30 FEET
SIDE YARD	5 FEET
CORNER	10 FEET
REVERSE CORNER	30 FEET
REAR SETBACK	30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE LDR 1 (LOW DENSITY RESIDENTIAL)

MINIMUM LOT AREA INTERIOR	11,000 S.F.
MINIMUM LOT AREA CORNER	12,500 S.F.
MINIMUM LOT WIDTH INTERIOR	85 FT.
MINIMUM LOT WIDTH CORNER	100 FT.
MINIMUM LOT DEPTH INTERIOR	110 FT.
MINIMUM LOT DEPTH CORNER	100 FT.

NOTES

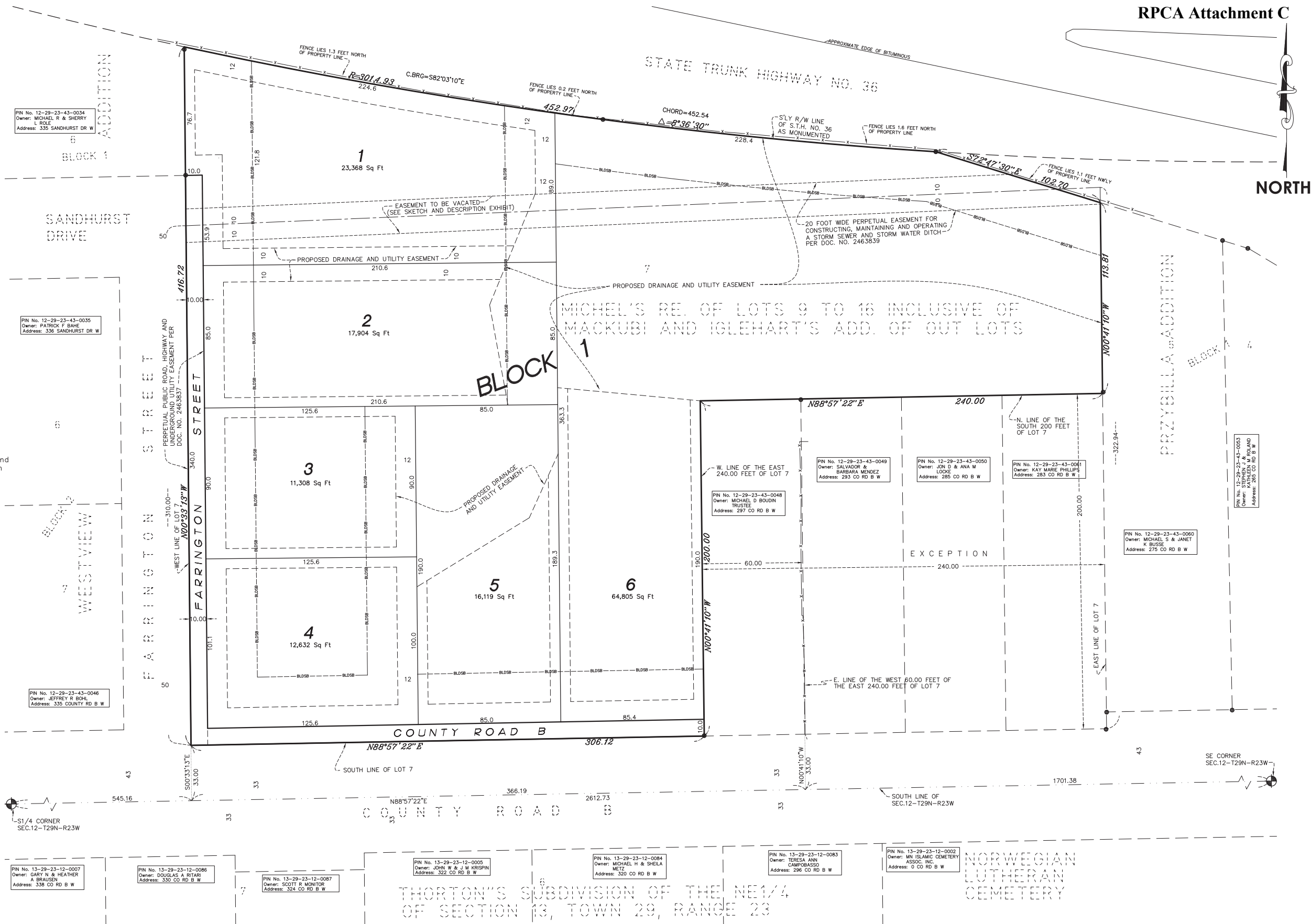
- Parcel ID Numbers: 12.29.23.43.0059.
- Address of the surveyed premises: 311 County Road B W, Roseville, MN 55113.
- Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community Panel No. 27123C0038G by the Federal Emergency Management Agency effective date June 04, 2010.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.



www.egrud.com

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Page 9 of 12 (451) 361-8200 Fax (651) 361-8701

RPCA Attachment C



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER RAMSEY COUNTY TAX INFORMATION)

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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: 4/07/15 License No. 41578

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/20/15
CHECK BY: JER	SCANNED ☐	
1	04/07/15	Rev. Bndry, Layout & Client
2		
3		
NO.	DATE	DESCRIPTION

Diagram illustrating a building footprint with elevation and drainage information:

- 5% for 10 feet**: Indicated by an arrow pointing left from the building footprint.
- 905.4**: Elevation value inside the building footprint.
- W.O.***: Label inside the building footprint.
- 912.4**: Elevation value inside the building footprint.
- FINISHED GRADE**: (0.3' below low floor on walkout lots) (0.7' below lowest opening on lookout lots).
- BUILDING TYPE**:
 - LO DENOTES LOOKOUT WINDOWS
 - WO DENOTES FULL BASEMENT WALKOUT
 - *- INDICATES DROPPED GARAGE
- FINISHED GROUND ELEVATION**
- NOTE:** GARAGE FLOOR 0.5' ABOVE FINISHED GROUND ELEVATION
- TYP. DRAINAGE & UTILITY EASE.**: Indicated by an arrow pointing right from the building footprint.
- DIRECTION OF SURFACE DRAINAGE**: Indicated by an arrow pointing right from the building footprint.
- ELEV. OF STREET AT CENTERLINE**: Indicated by an arrow pointing right from the building footprint.
- STREET**: Labeled at the bottom of the diagram.

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.

(IN FEET)
1 inch = 30 ft.

DATE: 04.07.2015 LIC. NO. 43963

 **E. G. RUD & SONS, INC.**
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 5514
www.egrud.com
Tel (651) 361-8200 Fax (651) 361-8701

	DENOTES STORM SEWER APRON
	DENOTES CATCH BASIN
	DENOTES STORM SEWER MANHOLE
	DENOTES SANITARY SEWER MANHOLE
	DENOTES HYDRANT
	DENOTES GATE VALVE
	DENOTES POWER POLE
	DENOTES LIGHT POLE
	DENOTES WELL
	DENOTES DIRECTION OF DRAINAGE
	DENOTES PROPOSED SPOT ELEVATION
	DENOTES SOIL BORING BY ALLIED TESTING
	DENOTES EXISTING SPOT ELEVATION

NOTE: SEE PLAN / PROFILE DRAWINGS FOR STORM
SEWER RIMS, INVERTS AND SIZES.

JASON E. RUD
Date: 4/07/15 License No. 41578

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

DRAWN BY: MMD		JOB NO: 15090PP	DATE: 02/26/14
CHECK BY: JER		SCANNED ☐	
1	04/07/15	Revised Grading and Client	MMD
2			
3			
NO.	DATE	DESCRIPTION	

Page 3 of 4

PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ MOORE'S FARRINGTON ESTATES
~for~ J.W. MOORE CONSTRUCTION
714 PENNINGTON PLACE
VADNAIS HEIGHTS, MN 55127
651-426-3703

TREE DETAIL

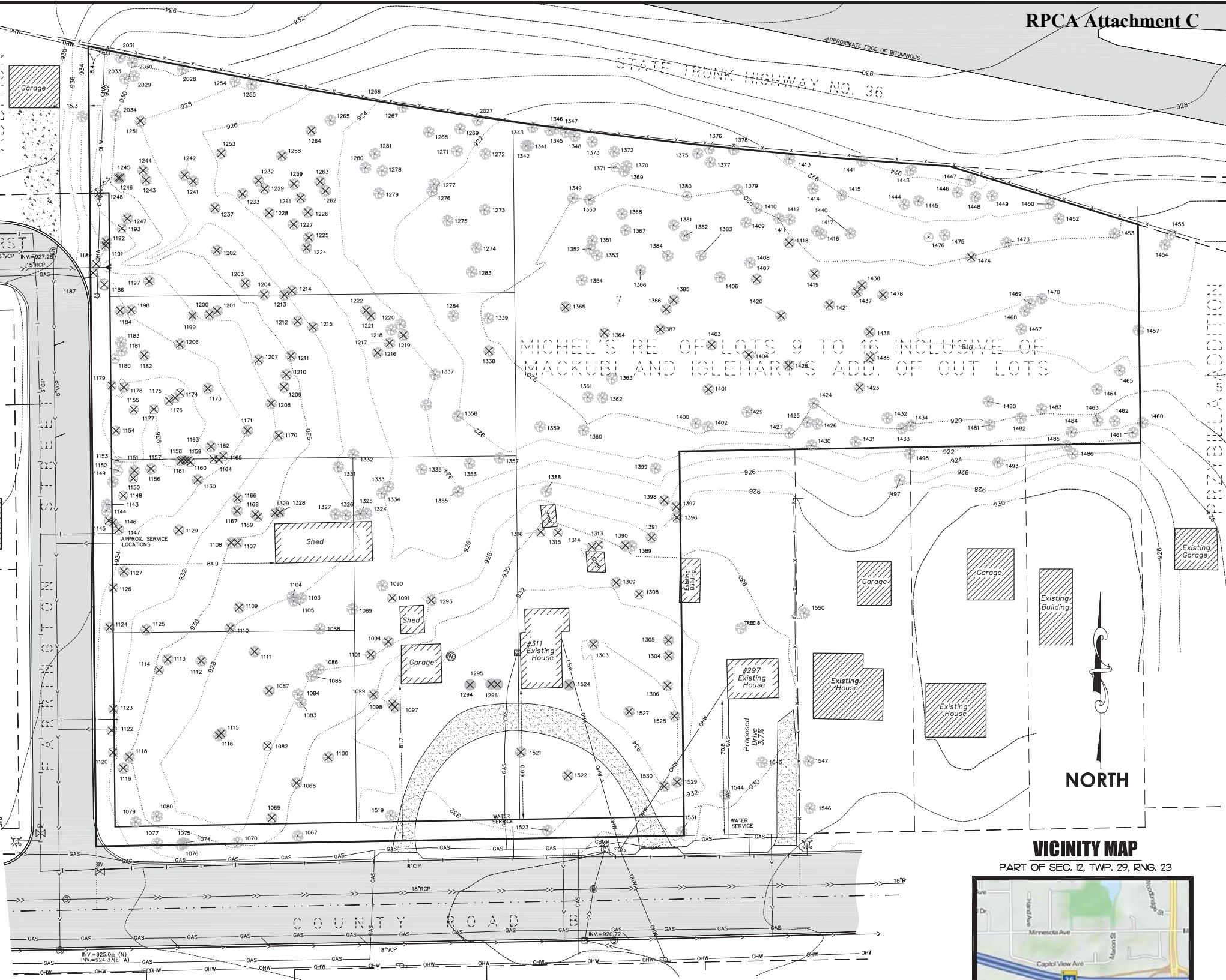
- DENOTES TREE QUANTITY
○ DENOTES TREE SIZE
○ DENOTES TREE TYPE
- ✕ DENOTES TREE TO BE REMOVED
- BASSWOOD
BOX ELDER
COTTONWOOD
HACKBERRY
- DENOTES BASSWOOD
DENOTES BOX ELDER
DENOTES CHINESE ELM
DENOTES COTTONWOOD
DENOTES HACKLEBERRY

TREE CHART

TREE COUNT	DECIDUOUS	CONIFEROUS
TREES TO BE REMOVED	170	4
TREES TO REMAIN	132	0

TREE INVENTORY LIST

NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED
1067	ASH 8"		1154	CHINESE ELM 11"	X	1224	BOXELDER 14"	X	1326	BOXELDER 10"-2	
1068	BOXELDER 16"	X	1155	CHINESE ELM 11"	X	1225	BOXELDER 11"	X	1327	BOXELDER 14"	X
1069	ASH 7"	X	1156	BOXELDER 6"	X	1226	BOXELDER 9"	X	1328	BOXELDER 22"	X
1070	BOXELDER 26"	X	1157	CHINESE ELM 16"	X	1227	BOXELDER 14"	X	1329	BOXELDER 9"	X
1074	ELM 8"		1158	CHINESE ELM 12"	X	1228	BOXELDER 12"	X	1331	BOXELDER 8"	
1075	COTTONWOOD 6"		1159	CHINESE ELM 6"	X	1229	BOXELDER 9"	X	1332	BOXELDER 14"	
1076	COTTONWOOD 9"		1160	CHINESE ELM 14"	X	1230	BOXELDER 16"	X	1333	BOXELDER 8"	
1077	COTTONWOOD 14"		1161	CHINESE ELM 12"	X	1231	BOXELDER 18"	X	1334	BOXELDER 8"	
1079	MAPLE 12"-4		1162	BOXELDER 6"	X	1237	BOXELDER 15"	X	1335	BOXELDER 14"	
1080	BOXELDER 6"		1163	CHINESE ELM 7"	X	1241	BOXELDER 15"	X	1337	BOXELDER 8"	
1082	ELM 8"	X	1164	CHINESE ELM 8"	X	1242	BOXELDER 10"	X	1338	BOXELDER 10"	X
1083	BOXELDER 18"		1165	CHINESE ELM 22"	X	1243	BOXELDER 8"	X	1339	BOXELDER 22"	
1084	BOXELDER 6"		1166	BOXELDER 6"	X	1244	BOXELDER 12"	X	1341	BOXELDER 16"	
1085	BOXELDER 20"		1167	BOXELDER 6"	X	1245	BOXELDER 9"	X	1342	BOXELDER 14"	
1086	BOXELDER 20"		1168	CHINESE ELM 10"	X	1246	BOXELDER 14"	X	1343	BOXELDER 8"	
1087	BOXELDER 14"	X	1169	CHINESE ELM 15"	X	1247	BOXELDER 22"	X	1345	BOXELDER 8"	
1088	ASH 10"-2		1170	BOXELDER 12"	X	1248	ELM 8"	X	1346	BOXELDER 7"	
1089	BOXELDER 6"		1171	COTTONWOOD 25"	X	1251	COTTONWOOD 80"	X	1347	HACKBERRY 8"	
1090	BOXELDER 18"		1173	BOXELDER 11"	X	1253	BOXELDER 7"	X	1348	BOXELDER 10"	
1091	ELM 15"	X	1174	CHINESE ELM 25"	X	1254	BOXELDER 25"	X	1349	BOXELDER 10"	
1094	BOXELDER 6"	X	1175	CHINESE ELM 8"-2	X	1255	BOXELDER 17"	X	1350	BOXELDER 14"	
1097	OAK 25"	X	1176	CHINESE ELM 20"	X	1258	BOXELDER 8"	X	1351	BOXELDER 18"	
1098	CHINESE ELM 7"	X	1177	CHINESE ELM 11"	X	1259	BOXELDER 8"	X	1352	HACKBERRY 7"	
1099	BOXELDER 13"	X	1178	BOXELDER 7"	X	1261	BOXELDER 14"	X	1353	BOXELDER 12"	
1100	BOXELDER 22"	X	1179	CHINESE ELM 7"	X	1262	BOXELDER 13"	X	1354	BOXELDER 16"	
1101	BOXELDER 6"	X	1180	ELM 6"	X	1263	BOXELDER 9"	X	1355	BOXELDER 8"	
1102	MAPLE 26"		1181	HACKBERRY 6"	X	1264	BOXELDER 18"	X	1356	BOXELDER 12"	
1104	MAPLE 7"		1182	HACKBERRY 6"	X	1265	BOXELDER 11"	X	1357	BOXELDER 20"	
1105	MAPLE 7"		1183	HACKBERRY 6"	X	1266	BOXELDER 7"	X	1358	BOXELDER 10"	
1107	BOXELDER 6"	X	1184	ASH 8"	X	1267	BOXELDER 13"	X	1359	BOXELDER 7"	
1108	BOXELDER 6"	X	1186	BASSWOOD 11"	X	1268	BOXELDER 9"	X	1360	BOXELDER 8"	
1109	ASH 7"	X	1187	ELM 7"-2	X	1269	BOXELDER 18"	X	1361	BOXELDER 20"	
1110	ASH 7"	X	1189	CHINESE ELM 8"	X	1271	BOXELDER 16"	X	1362	BOXELDER 14"	
1111	BOXELDER 6"	X	1191	BOXELDER 9"-2	X	1272	BOXELDER 19"	X	1363	BOXELDER 20"	
1112	ASH 12"	X	1192	BOXELDER 15"	X	1273	BOXELDER 9"	X	1364	BOXELDER 16"	X
1113	BOXELDER 22"	X	1193	ELM 7"	X	1274	BOXELDER 14"	X	1365	BOXELDER 14"	X
1114	ELM 18"	X	1197	ASH 7"	X	1275	BOXELDER 8"	X	1366	HACKBERRY 6"	
1115	BOXELDER 11"	X	1198	ASH 7"	X	1276	BOXELDER 15"	X	1367	HACKBERRY 6"	
1116	BOXELDER 7"	X	1199	SPRUCESFT	X	1277	BOXELDER 10"	X	1368	BOXELDER 12"	
1118	MAPLE 10"	X	1200	BOXELDER 13"	X	1278	BOXELDER 19"	X	1369	BOXELDER 10"	
1119	BOXELDER 6"	X	1201	BOXELDER 7"	X	1279	BOXELDER 6"	X	1370	HACKBERRY 6"	
1120	CHINESE ELM 15"	X	1202	BOXELDER 18"	X	1280	BOXELDER 14"	X	1371	ELM 10"	
1122	CHINESE ELM 11"	X	1203	BOXELDER 12"	X	1281	BOXELDER 13"	X	1372	BOXELDER 8"	
1123	ELM 7"	X	1204	BOXELDER 9"	X	1283	BOXELDER 13"	X	1373	HACKBERRY 6"	
1124	BOXELDER 7"	X	1206	BOXELDER 12"	X	1284	BOXELDER 12"	X	1375	BOXELDER 10"	
1125	BOXELDER 20"	X	1207	BOXELDER 9"	X	1293	BOXELDER 18"	X	1376	POPULAR 24"	
1126	CHINESE ELM 8"	X	1208	BOXELDER 6"	X	1294	CEDAR 25FT	X	1377	BOXELDER 10"	
1127	BOXELDER 17"	X	1209	BOXELDER 8"	X	1295	CEDAR 25FT	X	1378	BOXELDER 12"	
1129	BOXELDER 24"	X	1210	BOXELDER 7"	X	1296	CEDAR 25FT	X	1379	BOXELDER 12"	
1130	BOXELDER 7"	X	1211	BOXELDER 14"	X	1303	BOXELDER 20"	X	1380	ELM 16"	
1143	ASH 6"		1212	BOXELDER 14"	X	1304	BOXELDER 24"	X	1381	HACKBERRY 8"	
1144	ELM 9"	X	1213	BOXELDER 8"	X	1305	MAPLE 13"	X	1382	HACKBERRY 7"	
1145	CHINESE ELM 7"	X	1214	BOXELDER 13"	X	1306	MAPLE 8"	X	1383	HACKBERRY 6"	
1146	ELM 6"	X	1215	BOXELDER 9"	X	1308	ELM 8"	X	1384	BOXELDER 10"	
1147	BOXELDER 6"	X	1216	TREE 13"	X	1309	MAPLE 14"	X	1385	BOXELDER 14"	X
1148	ELM 10"	X	1217	COTTONWOOD 40"	X	1313	CHINESE ELM 17"	X	1386	BOXELDER 20"	X
1149	BOXELDER 7"-2		1218	CHINESE ELM 22"	X	1314	CHINESE ELM 22"	X	1387	BOXELDER 10"	
1150	CHINESE ELM 7"	X	1219	BOXELDER 8"	X	1315	CHINESE ELM 18"	X	1388	OAK 24"	
1151	BOXELDER 9"	X	1220	BOXELDER 9"	X	1316	CHINESE ELM 15"	X	1389	BOXELDER 8"	
1152	ELM 9"	X	1221	BOXELDER 9"	X	1324	BOXELDER 8"	X	1390	BOXELDER 8"	X
1153	ELM 12"		1222	BOXELDER 10"-2	X	1325	BOXELDER 20"-2	X	1391	BOXELDER 10"	X



NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.

LEGEND

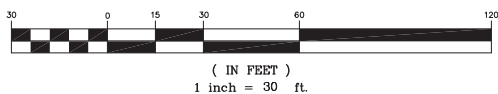
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON

- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS PER RAMSEY COUNTY GIS MAPPING
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

BENCHMARK

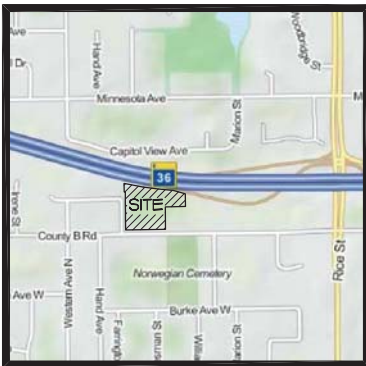
RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD83)

GRAPHIC SCALE



VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

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: 4/07/15 License No. 41578

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/26/14
CHECK BY: JER	SCANNED	
1	3/3/14	ADDED TREE INVENTORY
2	4/07/15	Revised Bndry & Trees
3		
NO.	DATE	DESCRIPTION
		BY



PREMIUM REAL ESTATE SOLUTIONS, LLC.

Date 4/1/2015

RE: 311 County Road B, Roseville, MN Neighborhood open house Summary

To Whom it may concern:

We are applying for plat approval for the noted above address. In accordance with guidelines for this process, an open house was held on March 17, 2015 at 6pm at the Roseville Skating Center in the Raider Room 132. Letters were mailed to a list provided by the city. No phone calls or emails were received prior to, or since the meeting. 12 people were in attendance at the meeting.

As noted in the letter, we are not asking for any zoning changes or variances and are simply asking for Plat approval with all current zoning. This new plate(development), will be called Farrington Estates. The questions raised by those in attendance were very fair and typical for any neighborhood residential development:

- What is the construction timeline for these homes to be built?
- How many lots will there be?
- Will there be fences around the homes?
- When will site work begin?
- How many trees will be removed
- Will there be certain architectural standards that we have?
- How can an area like this support the types of homes that will be built- meaning higher quality and price point.
- Can we build apartments or 4 plex's instead of single family homes after approval by the city?
- What are the steps for approval of a plat?
- What times will construction take place?
 - are there city laws regarding start times, work times?
- Will our taxes go up?
- Will there be a sound wall installed along hwy 36?

We did address all of these questions to the best of our ability. There were no questions that struck us as a major concern; other than taxes, which is out of our control. Many of the people simply wanted to make sure that we will not be building any apartment building or multi-housing, which we assured that we will not be. This project is currently zoned R-1 and we are not asking to change that. Those in attendance were also very interested to pursue a sound wall, especially since there will be additional homes. We would like to pursue this further and discuss with the city or county how we can work with these residents to help with this.

Overall the meeting ended very well. We felt that all questions were answered to their satisfaction in regards to the plat in question.

Here a is a list of those that signed our sign in sheet, a few did not sign:

- Mike and Sherry Pole, 335 Sandhurst Dr. W
- Barb Mendez, 293 Cty Rd B W
- Kay Phillips, 283 Cty Rd B W
- Judy and Henry O'Neil, 359 Cty Rd B.
- Mike Boudin, 311 Cty Rd B W
- Nancy Bahe, 336 Sandhurst Drive W
- Jim Daire 2456 Hamline Ave N.
- Ava and Jon Locke, 285 Cty Rd B W
- one of the attendees was teenage boy of one of the above family's.

Please feel free to contact us if you have any questions.

Sincerely,



Michael Muniz,
Chief Manager
612-209-5110



RCA Exhibit A

Minnesota Department of Transportation

Metropolitan District

Waters Edge Building

1500 County Road B2 West

Roseville, MN 55113

May 6, 2015

Bryan Lloyd, City Planner

City of Roseville

2660 Civic Center Dr.

Roseville, MN 55113

SUBJECT: Farrington Estates, MnDOT Review #P15-023
South of MN 36, West of Rice St.
Roseville, Ramsey County
Control Section 6212

Dear Mr. Lloyd:

The Minnesota Department of Transportation (MnDOT) has reviewed the Moore's Farrington Estates plat in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following issues:

Water Resources:

The proposed project includes development that affects drainage to MnDOT right of way. The existing drainage patterns will likely be altered with this development. MnDOT has culvert drainage that enters and exits this property. MnDOT will need to review the calculations and construction plans.

A MnDOT drainage permit review will be required to ensure that current drainage rates to MnDOT right-of-way will not be increased. Drainage patterns and flow conditions within MnDOT right of way cannot be adversely affected by this development. The drainage permit application, including the information below, should be submitted to:

Minnesota Department of Transportation
Metropolitan District - Permit Office
1500 W. County Road B-2
Roseville, MN 55113

The following information must be submitted with the drainage permit application:

- 1) A grading plan showing existing and proposed contours,
- 2) Drainage area maps for the proposed project showing existing and proposed drainage areas. Any off-site areas that drain to the project area should also be included in the drainage area maps. The direction of flow for each drainage area must be indicated by arrows,
- 3) Drainage computations for pre and post construction conditions during the 2, 10, 50 and 100 year rain events,

- 4) Time of concentration calculations,
- 5) An electronic copy of any computer modeling used for the drainage computations, and
- 6) Relevant construction plan sheets.

Direct questions concerning drainage issues to Bryce Fossand, Metro Water Resources, at 651-234-7529 or bryce.fossand@state.mn.us.

Residential Noise:

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise. If you have any questions regarding MnDOT's noise policy, contact Peter Wasko in Metro District's Noise and Air Quality Unit at 651-234-7681 or Peter.Wasko@state.mn.us.

Survey:

The distance along the east line of lot 6, as flagged, should be 233.00 feet; not 200.00 feet. Regarding the curve along TH36 right-of-way (r/w), the proposed plat holds the record, chord definition radius of 3014.93 feet. Holding the rest of the geometry on the proposed plat, the curve length and central angle compute to 452.89 feet and 8°36'24" respectively. The plat identifies the same at 452.97 feet and 8°36'30". Please check the curve data.

Note that MnDOT determines r/w based on the field surveyed location of the monumented centerline and monuments on the r/w line. The monumented "L" centerline (see map 13-59) yields a radius of 3021.715 feet on the r/w line adjoining the proposed plat. Nevertheless, the portion of the boundary of the proposed plat, that coincides with MnDOT's r/w, is very close to MnDOT's determination of the r/w and is acceptable. For questions regarding these comments, please contact Matt Wernet (matt.wernet@state.mn.us or 651-366-4345) in Metro District's Surveys Unit.

Review Submittal Options:

MnDOT's goal is to complete the review of plans within 30 days. Submittals sent electronically can usually be turned around faster. Submit one of the following:

1. One pdf version of the plans. MnDOT accepts plans at metrodevreviews.dot@state.mn.us, provided that each e-mail is less than 20 megabytes.
2. Three sets of full size plans. Submitting seven sets of full size plans will expedite the review process. Send plans to:

MnDOT – Metro District Planning Section
Development Reviews Coordinator
1500 West County Road B-2
Roseville, MN 55113

3. One compact disk.
4. Plans can also be submitted to MnDOT's external FTP site. Send files to:
<ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning>. Internet Explorer may not work using ftp, using an FTP Client or your Windows Explorer (My Computer). Send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review, feel free to contact me at (651) 234-7793.

Sincerely,

A handwritten signature in blue ink that reads "Michael J. Corbett". The signature is fluid and cursive, with the first name "Michael" and last name "Corbett" clearly legible.

Michael J. Corbett, PE
Senior Planner

Copy sent via E-Mail:

Bryce Fossand, Water Resources
Peter Wasko, Noise and Air Quality Unit
Buck Craig, Permits
Nancy Jacobson, Design
Tiffany Kautz, Right-of-Way
Dale Gade, Area Engineer
Gayle Gedstad, Traffic
Matt Wernet, Surveys
Russell Owen, Metropolitan Council
Craig Hinzman, Ramsey County Surveyor

**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, May 6, 2015**

- 1 **1. Call to Order**
2 Chair Michael Boguszewski called to order the regular meeting of the Planning Commission
3 meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning
4 Commission.
- 5 **2. Roll Call & Introduction**
6 At the request of Vice Chair Boguszewski, City Planner Thomas Paschke called the Roll.
- 7 **Members Present:** Chair Michael Boguszewski; Vice Chair Shannon Cunningham; and
8 Members Robert Murphy, James Daire, Chuck Gitzen, James Bull, and
9 David Stellmach
- 10 **Staff Present:** City Planner Thomas Paschke and Senior Planner Bryan Lloyd
- 11 **3. Review of Minutes**
12 **April 1, 2015 Regular Meeting Minutes**
13 **MOTION**
14 **Member Cunningham moved, seconded by Member Daire to approve the April 1, 2015**
15 **meeting minutes as presented.**
16 **Ayes: 7**
17 **Nays: 0**
18 **Motion carried.**
- 19 **4. Communications and Recognitions:**
20 **a. From the Public (Public Comment on items not on the agenda)**
21 None
- 22 **b. From the Commission or Staff**
23 City Planner Paschke announced the upcoming joint meeting of the Commission and City
24 Council in July, referencing his previous e-mail to that effect, and asked that members
25 brainstorm agenda items for discussion by the body at their June meeting.
26 At the request of Chair Boguszewski, Mr. Paschke advised that the e-mail earlier today
27 related to cable television service and plat information that had been received by
28 Planning Commissioners had been sent erroneously to them, and staff had responded to
29 the e-mail clarifying proper procedure.
- 30 **5. Public Hearings**
31 Chair Boguszewski reviewed the protocol for Public Hearings and subsequent process.
- 32 **a. PLANNING FILE 15-004**
33 **Request by Premium Real Estate Solutions, LLC for approval of a Preliminary Plat**
34 **at 311 County Road B**
35 Chair Boguszewski opened the public hearing for Planning File 15-004 at 6:35 p.m.
36 Senior Planner Bryan Lloyd noted, in the history of this file (formerly PF14-002), that the
37 previous request for rezoning to LDR-2 and a preliminary plat including the abutting lot to
38 the east had been denied. Mr. Lloyd advised that preservation of a historic windmill on
39 the site was apparently the subject of some concern related to that 2014 application; and
40 the present applicant had been working with nearby property owners to preserve and
41 relocate that windmill.
42 Mr. Lloyd summarized the request by Real Estate Solutions, LLC for proposed demolition
43 of the existing home and replatting the property into six lots for development of single-
44 family, detached homes as detailed in the staff report dated May 6, 2015. Mr. Lloyd noted

RCA Exhibit A

Regular Planning Commission Meeting

Minutes – Wednesday, May 6, 2015

Page 2

that these homes would be considered “move-up” homes anticipated at a price of over \$350,000, helping the City meet the goals of its strategic planning efforts, and allowing for availability of more affordable homes opening up for first-time home buyers.

Mr. Lloyd noted that, due to the subject property's location abutting County Road B under Ramsey County jurisdiction and MN Highway 36 under the jurisdiction of the Minnesota Department of Transportation (MnDOT), comments had been solicited from both agencies and their respective engineers. Mr. Lloyd advised that earlier today, staff had received a response from MnDOT addressing discrepancies in the width of the right-of-way, outlining their conditions for approval, and future potential sound barrier provisions along this corridor; this letter will be included as part of the public record to be reviewed by the City Council.

As noted in the staff report, Mr. Lloyd advised that staff was recommending approval of the proposed Preliminary Plat of the property at 311 County Road B, based on the comments and findings detailed in the report and subject to the conditions as noted.

Commission/Staff Discussion

In noting the MnDOT right-of-way, Member Stellmach asked if since the right-of-way is larger than depicted on the plat, could it affect minimum lot sizes for those lots, especially those on the northern most portion.

Mr. Lloyd clarified that the MnDOT letter appeared to address the 10' discrepancy in the total length of the right-of-way line, not in its width to the highway.

In reviewing that area, Member Bull questioned if the current construction activity he observed was on this site or on the adjacent property.

Mr. Lloyd clarified that the current construction was occurring on the adjacent property, addressed as 297 County Road B. As noted in the background review detailed in the staff report, Mr. Lloyd advised that, due to the denial of the last preliminary plat, that property now remains a separate parcel.

Member Bull noted the substantial ravine on Farrington Street at the bend onto Sandhurst Drive, and asked Mr. Lloyd what the plans were for wetland access on Lot 1.

Mr. Lloyd displayed the grading map related to that specific lot; reviewing the existing easement and how it corresponded to the ravine and lower areas for stormwater drainage and proposed relocation of the future easement driven more by drain infrastructure versus overland drainage further east.

Member Bull sought assurance, confirmed by Mr. Lloyd, that the Engineering Department would look hard at the cover area on the corner to ensure it didn't impede stormwater drainage as part of the City Engineer's review throughout the planning and building permit application process.

Member Gitzen questioned if part of tonight's approval for this Preliminary Plat should include a condition vacating the existing 20' easement.

Mr. Lloyd stated that while it may be appropriate to include such a condition, it was something the City would pursue as a matter of course, since the vacation would be in place for the benefit of future property owners and part of the new easement yet to be drafted. In his discussions with the City Engineer, Mr. Lloyd advised that he would prefer to handle the easement vacation as part of the process after final plat approval to ensure replacement of the easement was in place before vacating the existing easement.

At the request of Member Gitzen, Mr. Lloyd confirmed that the Outlot dedication would be deeded to the City.

At the request of Member Gitzen as to whether or not the access easements for the Outlot would be granted at the same time, Mr. Lloyd clarified that they would be part and parcel of the future drainage and utility easements.

At the request of Member Daire, Mr. Lloyd confirmed that the current drainage easement was between the current property owner and City of Roseville; as well would future easements involve the property owner(s) and City.

Member Daire referenced the staff report indicating that the existing home was one of the oldest homes in Roseville, and asked that staff address that in more detail.

As noted in the staff report, Mr. Lloyd reported that the home located at 311 County Road B was along the Heritage Trail defined by the Roseville Historical Society that identified area historic homes. Mr. Lloyd clarified that this was basically an interest versus a regulatory list, and even though not considered insignificant that the property was located along the trail, its historical designation on that local trail was not something the City could regulate. Mr. Lloyd also noted that the windmill on the subject property site, having created some concern with its preservation in the previous preliminary plat, was currently being addressed by the applicant in working with the property owners on the south side of County Road B to relocate versus demolish it as redevelopment occurs.

Member Daire asked if the applicant was intent to demolish that old home.

Mr. Lloyd responded that plans for demolition were his understanding as it was on the lot line or near enough to the lot boundary that it would require relocation. Given the age and condition of the structure, Mr. Lloyd advised that he was not sure how feasible that would be cost-wise and/or in re-using the structure, allowing the applicant to recover their expenses. However, since the Roseville Historical Society is now aware of redevelopment plans, and the existing structures on site, staff anticipated they would be coordinating any physical or photographic preservation of the property as they desired.

Specific to a proposed sound barrier along Highway 36, and from discussions held with the previous preliminary plat proposal in 2014, Member Daire sought clarification on whether or not nearby residents preferences for noise mitigation had been considered or if a sound barrier was part of future plans, and questioned how its construction might be financed.

Mr. Lloyd responded that the applicant was not required to construct a sound barrier to the standards that would be required by MnDOT, even though interest may have been peaked in doing so. In discussions earlier today with the applicant, Mr. Lloyd stated that the applicant planned to build the house closest to the highway with a higher level of insulation to mitigate noise concerns with highway traffic. However, Mr. Lloyd noted it remained to be seen whether that would perform well enough to address the noise and would serve to determine whether that additional level of insulation would be applied to other homes as well. If defusing sound through berms or plantings was possible, Mr. Lloyd advised that it would be the responsibility of the applicant for that mitigation as needed. However, Mr. Lloyd clarified that sound mitigation was governed by the Minnesota Pollution Control Agency (MPCA).

Member Daire questioned whether existing homes adjacent to the property north of Farrington Street were shielded or would be updated for sound-proofing.

Mr. Lloyd responded that he was not aware of anything that would trigger such a requirement as part of this redevelopment, since the State would not enforce that for existing homes.

Based on the future study and findings by MnDOT for a possible noise barrier, Chair Boguszewski questioned whether that would be in the form of a mandate or simply a recommendation.

Mr. Lloyd advised that he was not aware of the specific language under Minnesota Rules as cited in the MnDOT letter or the ultimate affect of those rules, but anticipated there were probably requirements in place to mitigate noise in order for the State to allow construction to occur. However, Mr. Lloyd stated he did not know that it gave the City any right to restrict the number of lots to ensure homes were further away from the highway or what enforceable mitigation there would be as a result.

RCA Exhibit A
Regular Planning Commission Meeting
Minutes – Wednesday, May 6, 2015
Page 4

146 Member Daire questioned if the burden of providing sound mitigation and shielding the
147 development from existing highway noise fell to the developer.

148 Mr. Lloyd responded that only to the extent that something was determined needing done
149 to address highway noise; with the applicant then possibly needing to pursue a
150 public/private partnership of some kind and depending on what was available in order to
151 protect nearby homeowners.

152 At the request of Member Cunningham, Mr. Lloyd clarified that there were no sound walls
153 on the back of the homes, but confirmed that current owners had already stated their
154 issues with noise from Highway 36 prior to this redevelopment proposal.

155 Based on his recollection of previous discussions, Member Daire opined that inquiries
156 had been made by property owners encouraging the City to have a role in encouraging
157 MnDOT to improve existing sound structures; and questioned the status of that request.

158 While unable to recall that previous discussion at this time, Mr. Lloyd opined that there
159 may have been an initiative to that effect, but since the previous project didn't come to
160 fruition, he was not aware of any formal action by the City to pursue the request.

161 With these new homes projected at a price point of \$350,000 plus, Chair Boguszewski
162 questioned if that was comparable to existing home values in the neighborhood.

163 Mr. Lloyd opined that his sense was that the values would be a little above existing
164 homes, but he was not sure of how much of a variable there would be. Mr. Lloyd noted
165 that the balance of the increased home values would include the work grading and
166 drainage required to the property on the north side, while still being able to produce a
167 housing product that was not too far above comparable market values in that area that
168 would make them unsellable.

169 Regarding the drainage area at the back of Lot 6, Member Stellmach expressed curiosity
170 about the maintenance aspect of that and how it would be maintained and whether the
171 proposed language for a motion would need to address that: whether through a
172 homeowner's association or by the City taking responsibility.

173 Mr. Lloyd stated that staff would have no preference for responsibility beyond standard
174 operating procedures for a case such as this and the general desire suggested by the
175 City Engineer to address regional stormwater coming from the west. Mr. Lloyd noted that
176 the potential to address drainage from a broader area beyond just this development
177 made the City an interested participant in the project while work was underway anyway.
178 Mr. Lloyd opined that, if it was eventually found that the regional drainage plan would not
179 work, a private public works/infrastructure agreement would be amenable to the City as
180 with other developments.

181 Member Stellmach questioned how that determination would be made and eventually
182 implemented, whether on the City Council or staff level.

183 Mr. Lloyd advised that it was ultimately up to the City to approve stormwater
184 management plans for this development as well as a system operating for regional
185 stormwater treatment. Mr. Lloyd referenced comments from the City Engineer included in
186 the staff report and addressing details of a private system and information needed to
187 formalize such a system in coordination with the developer. Mr. Lloyd clarified that it
188 would be up to the City's Public Works and Engineering staff to determine if something
189 larger is worthwhile and then negotiate that with the developer, watershed districts and/or
190 other agencies as applicable.

191 With the proposed homes falling under the City Council's definition for "move-up"
192 housing, Member Cunningham expressed her curiosity about the actual prices range
193 involved for the plus amount beyond \$350,000 in order to put things in perspective.

194 Mr. Lloyd advised that he was not aware of the City Council establishing an accepted
195 upper value under their current definition in its preliminary stated, and suggested they

196 would probably establish a better definition of that range in their future discussions of
197 their strategic goals, just completed and not yet adopted, in March of 2015.

198 Member Cunningham opined that, from her perspective, she found it a little disturbing
199 that price ranges for “move-up” housing may fall in a range that could potentially change
200 the entire character of the neighborhood.

201 In the spirit of that, Chair Boguszewski asked City Planner Paschke that this would be a
202 good discussion point to have with the City Council at the joint meeting with the
203 Commission, asking them to provide some specificity and numbers as part of a
204 directional statement for their advisory commissions in support of those City Council
205 initiatives.

206 **Applicant Representative Michael Muniz, Chief Manager, Premium Real Estate**
207 **Solution, LLC, 18140 Zane Street, #314; Elk River, MN**

208 As requested by Member Cunningham, Mr. Muniz noted that “move-up” or any housing
209 value was always market driven, and noted that while values were increasing they were
210 still fluctuating. Given the current unknowns with development of the property and site
211 improvements, Mr. Muniz noted his difficulty in determining an exact top price point at this
212 time.

213 At the request of Member Cunningham to provide an estimate, Mr. Muniz stated that he
214 anticipated the top value would be less than \$600,000 based on comparable values in
215 the neighborhood. In reviewing those comparables, Mr. Muniz noted that an existing
216 home for sale in the neighborhood was currently valued at \$600,000, but it had also been
217 for sale for some time even though it was in this area of higher-valued homes.

218 Member Bull asked the applicant if the Historical Society had been in touch yet regarding
219 getting photographic documentation of the existing structures and site.

220 Mr. Muniz responded that they had not yet done so, but given previously expressed
221 interest in the site and its historical value to them, stated that they were prepared to work
222 with the Society or neighbors across the street regarding relocation of the windmill.
223 However, Mr. Muniz stated he could not guarantee the possible relocation of the existing
224 structure given its condition.

225 In response to Member Bull's observation of ladders against the existing structure, Mr.
226 Muniz advised that they were performing initial preparations for assessment by Ramsey
227 County to address any hazardous materials removal from the structure.

228 At the request of Member Daire as to which neighbors across the street had expressed
229 interest in the windmill, Mr. Muniz responded that he was unsure of which specific
230 neighbors, but they had been in the 320 to 324 County Road B West vicinity.

231 Chair Boguszewski closed the public hearing at 7:14 p.m.; no one spoke for or against.

232 Member Murphy noted the applicant's open house meeting summary and list of names of
233 those attending; and since Member Daire had been in attendance asked him if he was
234 aware of anything from that discussion that may be of benefit to include in the proposed
235 motion.

236 Member Daire confirmed that he had attended; and commended the applicant in their
237 meeting summary and report of the discussion in a neutral and unbiased fashion.
238 Member Daire expressed his amazement in the objective summary provided by the
239 applicant, as well as their organization of that summary, expressing his appreciation for
240 their report.

241 Prior to a motion being put on the table, Chair Boguszewski asked Member Gitzen if he
242 proposed to add an additional condition as originally discussed related to the vacation
243 issue after staff's response that it should not be necessary. Chair Boguszewski opined
244 that he found the easement and right-of-way process sufficient as conditioned in the staff
245 report's recommended conditions.

RCA Exhibit A

Regular Planning Commission Meeting

Minutes – Wednesday, May 6, 2015

Page 6

Member Gitzen agreed with staff's portrayal and ongoing involvement of the City Engineer, and the Engineer's rationale for having the new easement in place prior to vacating the existing easement.

MOTION

Member Murphy moved, seconded by Member Bull to recommend to the City Council approval of the proposed PRELIMINARY PLAT of the property at 311 County Road B, based on the comments and findings of the staff report dated May 6, 2015, and subject to the conditions as detailed in that report, lines 124 – 137; amended as follows:

- ***Additional Condition: The Applicant shall satisfy the conditions outlined in the MnDOT letter to the City as indicated.***

Ayes: 7

Nays: 0

Motion carried.

b. PLANNING FILE 15-005

Request by Cities Edge Architects for approval of a Preliminary Plat at 2175 Long Lake Road

Chair Boguszewski opened the public hearing for Planning File 15-005 at 7:18 p.m.

City Planner Thomas Paschke summarized this request as detailed in the staff report for Cities Edge Architects, in cooperation with the owners of the Holiday Inn Express, to correct/modify Rosedale Corporate Plaza Condominium (condominium no. 266), a Common Interest Community (CIC) Plat, requiring replatting.

Commission/Staff Discussion

Member Murphy questioned if other members of the CIC had to agree to this or had a vote in it, representing the view of the remaining participants beyond that of the applicant.

Mr. Paschke advised that the applicant could speak to that, but he agreed with Member Murphy's supposition that majority support would be required to change any boundaries or reduce common space area.

However, at the request of Member Murphy, Mr. Paschke advised that it, along with other issues, would be part of the process in advance of but required for Final Plat approval.

Chair Boguszewski questioned if there was anything else that triggered this required action other than a change to the description in the original plat.

Mr. Paschke responded that this was the only trigger for the change based on the lot boundary and description change requiring replatting since this common area could be considered a lot and therefore the description would need to be revised for recording purpose with Ramsey County.

Member Stellmach questioned if this would prompt any change in the number of units in the building; with Mr. Paschke clarifying that the proposed addition was specific to a pool and associated mechanicals and was not for any additional motel units.

Member Bull noted that the area proposed for the addition was in the parking lot area with handicapped parking, and questioned if that would result in fewer handicapped spots based on his review of the displayed sketch plans.

Mr. Paschke advised that handicapped spaces were addressed as part of the Building Permit application process; and those inspectors would determine how many spots would be required and their location, but that it was not part of this planning process.

Applicant Representative Jesse Messner, Cities Edge Architects

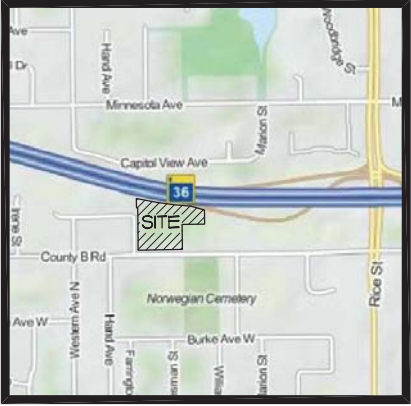
Mr. Messner concurred with the presentation by Mr. Paschke.

PRELIMINARY PLAT

~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872

VICINITY MAP

PART OF SEC. 12, TWP. 29, RNG. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

PROPERTY DESCRIPTION

Lot Seven (7), Michel's Rearrangement of Lots 9 to 16 inclusive of Mackubin and Iglehart Addition of Outlots to St. Paul, except the East 240 feet of the South 200 feet and subject State Highway 36.

DEVELOPMENT DATA

APPROXIMATE TOTAL SITE AREA = 3.50± ACRES
OUTLOT A AREA = 1.12± ACRES
6 PROPOSED SINGLE FAMILY LOTS
DENSITY = 1.71 LOTS / ACRE

ZONING AND SETBACKS

CURRENT ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING IS LDR 1 (LOW DENSITY RESIDENTIAL)

FRONT SETBACK 30 FEET
SIDE YARD 5 FEET
CORNER 10 FEET
REVERSE CORNER 30 FEET
REAR SETBACK 30 FEET

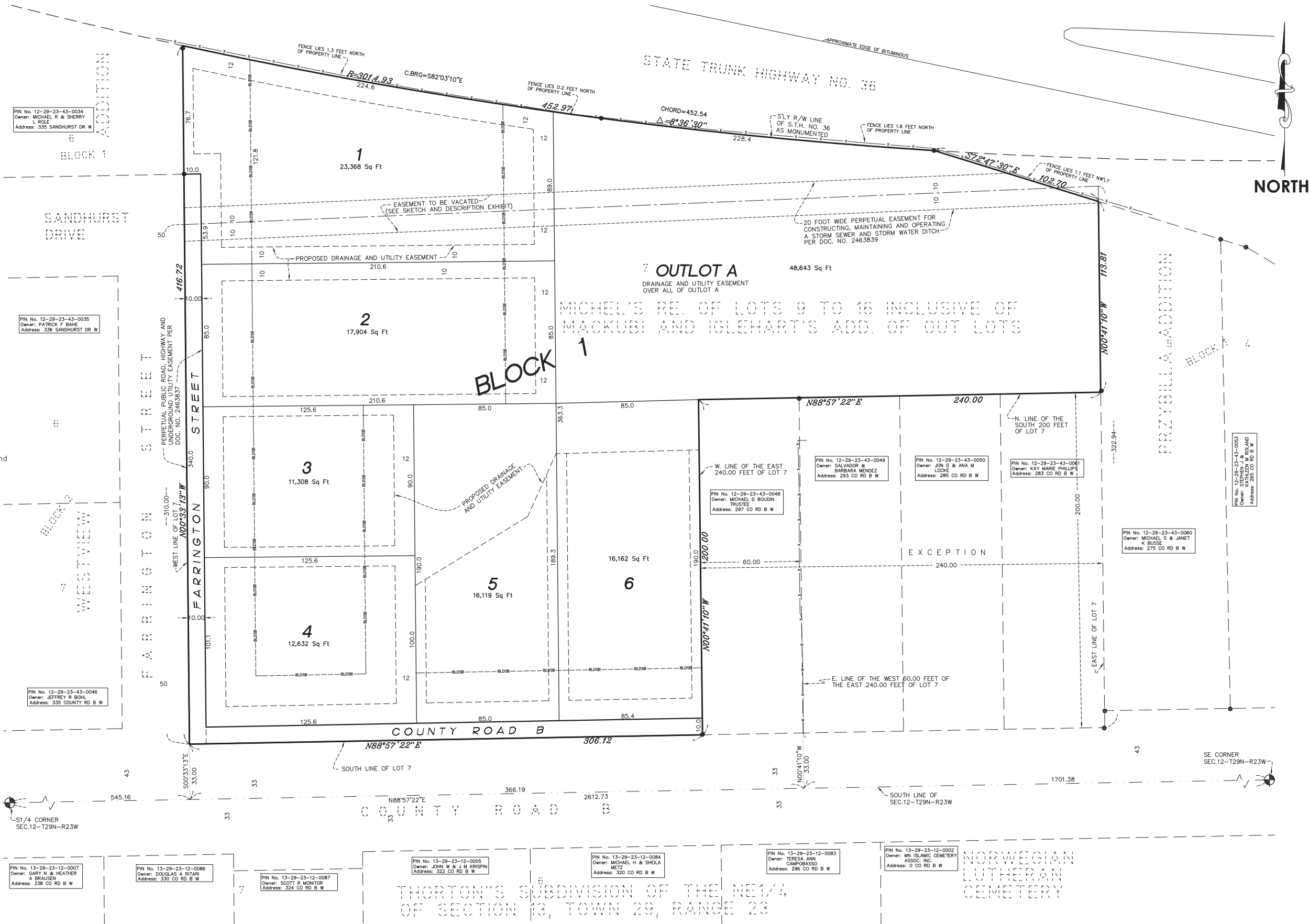
DEVELOPMENT REQUIREMENTS FOR ZONE LDR 1 (LOW DENSITY RESIDENTIAL)

MINIMUM LOT AREA INTERIOR 11,000 S.F.
MINIMUM LOT AREA CORNER 12,500 S.F.
MINIMUM LOT WIDTH INTERIOR 85 FT.
MINIMUM LOT WIDTH CORNER 100 FT.
MINIMUM LOT DEPTH INTERIOR 110 FT.
MINIMUM LOT DEPTH CORNER 100 FT.

NOTES

- Parcel ID Numbers: 12.29.23.43.0059.
- Address of the surveyed premises: 311 County Road B W, Roseville, MN 55113.
- Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.
- Bearings shown are on Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community Panel No. 27123C0038G by the Federal Emergency Management Agency effective date June 04, 2010.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

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



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES RAMSEY COUNTY CAST IRON MONUMENT

DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER RAMSEY COUNTY TAX INFORMATION)

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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: 06/01/15 License No. 41578

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/20/15
CHECK BY: JER	SCANNED	
1	04/07/15	Rev. Bndry, Layout & Client JEN
2	06/01/15	Revised Pondering MMD
3		
NO.	DATE	DESCRIPTION BY

**~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872**

**~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872**

Diagram illustrating building footprint annotations:

- TYP. DRAINAGE & UTILITY EASE.
- DIRECTION OF SURFACE DRAINAGE
- FINISHED GRADE (0.3' below low floor on walkout lots)
(0.7' below lowest opening on lookout lots)
- BUILDING TYPE
 - LO DENOTES LOOKOUT WINDOWS
 - WO DENOTES FULL BASEMENT WALKOUT
 - *- INDICATES DROPPED GARAGE
- FINISHED GROUND ELEVATION
NOTE: GARAGE FLOOR 0.3' ABOVE FINISHED GROUND ELEVATION
- ELEV. OF STREET AT CENTERLINE
- STREET
- 5% for 10 feet
- 905.4
- W.O.*
- 912.4
- 909.1

1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. EROSION CONTROL NOTES AND SITE SEQUENCING.

(IN FEET)
1 inch = 30 ft.

DATE: 06.01.2015 / LIC. NO. 43963



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



	DENOTES STORM SEWER APRON
	DENOTES CATCH BASIN
	DENOTES STORM SEWER MANHOLE
	DENOTES SANITARY SEWER MANHOLE
	DENOTES HYDRANT
	DENOTES GATE VALVE
	DENOTES POWER POLE
	DENOTES LIGHT POLE
	DENOTES WELL
	DENOTES DIRECTION OF DRAINAGE
	DENOTES PROPOSED SPOT ELEVATION
	DENOTES SOIL BORING BY ALLIED TESTING
	DENOTES EXISTING SPOT ELEVATION

NOTE: SEE PLAN / PROFILE DRAWINGS FOR STORM
SEWER RIMS, INVERTS AND SIZES.

Date: 06/01/15 License No. 41578

[illegible]

DRAWN BY: MMD		JOB NO: 15090PP	DATE: 02/26/14
CHECK BY: JER		SCANNED ☐	
1	04/07/15	Revised Grading and Client	MMD
2	06/01/15	Revised Ponding	MMD
3			
NO.	DATE	DESCRIPTION	BY

PRELIMINARY TREE INVENTORY AND TREE REMOVAL PLAN

~of~ FARRINGTON ESTATES
~for~ NEW DESIGN PROPERTIES
9183 109TH AVE. NW
ELK RIVER, MN 55330
763-528-0872

TREE DETAIL

○ DENOTES TREE QUANTITY
○ DENOTES TREE SIZE
○ DENOTES TREE TYPE

✕ DENOTES TREE TO BE REMOVED

BASS BOX
CHELM
COTTON
HACKB
DENOTES BASSWOOD
DENOTES BOX ELDER
DENOTES CHINESE ELM
DENOTES COTTONWOOD
DENOTES HACKLEBERRY

TREE CHART

TREE COUNT	DECIDUOUS	CONIFEROUS
TREES TO BE REMOVED	202	4
TREES TO REMAIN	100	0

TREE INVENTORY LIST

NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED	NUMBER	DESCRIPTION	TO BE REMOVED
1067	ASH 8"	X	1154	CHINESE ELM 11"	X	1224	BOXELDER 14"	X	1326	HACKBERRY 6"	X
1068	BOXELDER 16"	X	1155	CHINESE ELM 11"	X	1225	BOXELDER 11"	X	1327	BOXELDER 14"	X
1069	ASH 7"	X	1156	BOXELDER 6"	X	1226	BOXELDER 9"	X	1328	BOXELDER 22"	X
1070	BOXELDER 26"	X	1157	CHINESE ELM 16"	X	1227	BOXELDER 14"	X	1329	BOXELDER 9"	X
1074	ELM 8"	X	1158	CHINESE ELM 12"	X	1228	BOXELDER 14"	X	1331	BOXELDER 8"	X
1075	COTTONWOOD 6"	X	1159	CHINESE ELM 6"	X	1229	BOXELDER 9"	X	1332	BOXELDER 14"	X
1076	COTTONWOOD 9"	X	1160	CHINESE ELM 14"	X	1232	BOXELDER 15"	X	1333	BOXELDER 8"	X
1077	COTTONWOOD 14"	X	1161	CHINESE ELM 12"	X	1233	BOXELDER 18"	X	1334	BOXELDER 16"	X
1079	MAPLE 12"-4"	X	1162	BOXELDER 6"	X	1237	BOXELDER 15"	X	1335	BOXELDER 14"	X
1080	BOXELDER 6"	X	1163	CHINESE ELM 7"	X	1241	BOXELDER 15"	X	1337	BOXELDER 8"	X
1082	ELM 8"	X	1164	CHINESE ELM 8"	X	1242	BOXELDER 10"	X	1338	BOXELDER 10"	X
1083	BOXELDER 18"	X	1165	CHINESE ELM 22"	X	1243	BOXELDER 8"	X	1339	BOXELDER 22"	X
1084	BOXELDER 6"	X	1166	BOXELDER 6"	X	1244	BOXELDER 12"	X	1340	BOXELDER 16"	X
1085	BOXELDER 20"	X	1167	BOXELDER 6"	X	1245	BOXELDER 9"	X	1342	BOXELDER 14"	X
1086	BOXELDER 20"	X	1168	CHINESE ELM 10"	X	1246	BOXELDER 14"	X	1343	BOXELDER 8"	X
1087	BOXELDER 14"	X	1169	CHINESE ELM 15"	X	1247	BOXELDER 22"	X	1345	BOXELDER 8"	X
1088	ASH 10"-2"	X	1170	BOXELDER 12"	X	1248	ELM 8"	X	1346	BOXELDER 7"	X
1089	BOXELDER 6"	X	1171	COTTONWOOD 25"	X	1251	COTTONWOOD 80"	X	1347	HACKBERRY 8"	X
1090	BOXELDER 18"	X	1173	BOXELDER 11"	X	1253	BOXELDER 7"	X	1348	BOXELDER 10"	X
1091	ELM 15"	X	1174	CHINESE ELM 25"	X	1254	BOXELDER 25"	X	1349	BOXELDER 10"	X
1094	BOXELDER 6"	X	1175	CHINESE ELM 8"-2"	X	1255	BOXELDER 17"	X	1350	BOXELDER 14"	X
1097	OAK 25"	X	1176	CHINESE ELM 20"	X	1258	BOXELDER 8"	X	1351	BOXELDER 18"	X
1098	CHINESE ELM 7"	X	1177	CHINESE ELM 11"	X	1259	BOXELDER 8"	X	1352	HACKBERRY 7"	X
1099	BOXELDER 13"	X	1178	BOXELDER 7"	X	1261	BOXELDER 14"	X	1353	BOXELDER 12"	X
1100	BOXELDER 22"	X	1179	CHINESE ELM 7"	X	1262	BOXELDER 13"	X	1354	BOXELDER 16"	X
1101	BOXELDER 6"	X	1180	ELM 6"	X	1263	BOXELDER 9"	X	1355	BOXELDER 8"	X
1103	MAPLE 26"	X	1181	HACKBERRY 6"	X	1264	BOXELDER 18"	X	1356	BOXELDER 12"	X
1104	MAPLE 7"	X	1182	HACKBERRY 6"	X	1265	BOXELDER 11"	X	1357	BOXELDER 20"	X
1105	MAPLE 7"	X	1183	HACKBERRY 6"	X	1266	BOXELDER 7"	X	1358	BOXELDER 10"	X
1107	BOXELDER 6"	X	1184	ASH 8"	X	1267	BOXELDER 13"	X	1359	BOXELDER 7"	X
1108	BOXELDER 6"	X	1186	BASSWOOD 11"	X	1268	BOXELDER 9"	X	1360	BOXELDER 8"	X
1109	ASH 7"	X	1187	ELM 9"-2"	X	1269	BOXELDER 18"	X	1361	BOXELDER 20"	X
1110	ASH 7"	X	1189	CHINESE ELM 8"	X	1271	BOXELDER 16"	X	1362	BOXELDER 14"	X
1111	BOXELDER 6"	X	1191	BOXELDER 9"-2"	X	1272	BOXELDER 19"	X	1363	BOXELDER 20"	X
1112	ASH 12"	X	1192	BOXELDER 15"	X	1273	BOXELDER 9"	X	1364	BOXELDER 16"	X
1113	BOXELDER 22"	X	1193	ELM 7"	X	1274	BOXELDER 14"	X	1365	BOXELDER 12"	X
1114	ELM 18"	X	1197	ASH 7"	X	1275	BOXELDER 8"	X	1366	HACKBERRY 6"	X
1115	BOXELDER 11"	X	1198	ASH 7"	X	1276	BOXELDER 15"	X	1367	HACKBERRY 6"	X
1116	BOXELDER 7"	X	1199	SPRUCESFT	X	1277	BOXELDER 10"	X	1368	BOXELDER 12"	X
1118	MAPLE 10"	X	1200	BOXELDER 13"	X	1278	BOXELDER 19"	X	1369	BOXELDER 6"	X
1119	BOXELDER 6"	X	1201	BOXELDER 6"	X	1279	BOXELDER 6"	X	1370	HACKBERRY 6"	X
1120	CHINESE ELM 15"	X	1202	BOXELDER 18"	X	1280	BOXELDER 14"	X	1371	ELM 10"	X
1122	CHINESE ELM 11"	X	1203	BOXELDER 12"	X	1281	BOXELDER 13"	X	1372	BOXELDER 8"	X
1123	ELM 7"	X	1204	BOXELDER 9"	X	1283	BOXELDER 13"	X	1373	HACKBERRY 6"	X
1124	BOXELDER 7"	X	1206	BOXELDER 12"	X	1286	BOXELDER 12"	X	1375	BOXELDER 10"	X
1125	BOXELDER 20"	X	1207	BOXELDER 9"	X	1293	BOXELDER 18"	X	1376	POPLAR 24"	X
1126	CHINESE ELM 8"	X	1208	BOXELDER 6"	X	1294	CEDAR 25FT	X	1377	BOXELDER 10"	X
1127	BOXELDER 17"	X	1209	BOXELDER 8"	X	1295	CEDAR 25FT	X	1378	BOXELDER 12"	X
1129	BOXELDER 24"	X	1210	BOXELDER 7"	X	1296	CEDAR 25FT	X	1379	BOXELDER 12"	X
1130	BOXELDER 7"	X	1211	BOXELDER 14"	X	1303	BOXELDER 20"	X	1380	ELM 16"	X
1143	ASH 6"	X	1212	BOXELDER 14"	X	1304	BOXELDER 24"	X	1381	HACKBERRY 8"	X
1144	ELM 9"	X	1213	BOXELDER 13"	X	1305	MAPLE 13"	X	1382	HACKBERRY 7"	X
1145	CHINESE ELM 7"	X	1214	BOXELDER 13"	X	1306	MAPLE 8"	X	1383	HACKBERRY 6"	X
1146	ELM 6"	X	1215	BOXELDER 9"	X	1308	ELM 8"	X	1384	BOXELDER 10"	X
1147	BOXELDER 6"	X	1216	TREE 13"	X	1309	MAPLE 14"	X	1385	BOXELDER 14"	X
1148	ELM 10"	X	1217	COTTONWOOD 40"	X	1313	CHINESE ELM 17"	X	1386	BOXELDER 20"	X
1149	BOXELDER 7"-2"	X	1218	BOXELDER 7"	X	1314	CHINESE ELM 22"	X	1387	BOXELDER 10"	X
1150	CHINESE ELM 7"	X	1219	BOXELDER 8"	X	1315	CHINESE ELM 18"	X	1388	OAK 24"	X
1151	BOXELDER 9"	X	1220	BOXELDER 9"	X	1316	CHINESE ELM 15"	X	1389	BOXELDER 8"	X
1152	ELM 9"	X	1221	BOXELDER 9"	X	1324	BOXELDER 8"	X	1390	BOXELDER 8"	X
1153	ELM 12"	X	1222	BOXELDER 10"-2"	X	1325	BOXELDER 20"-2"	X	1391	BOXELDER 10"	X

NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 1/09/14.

LEGEND

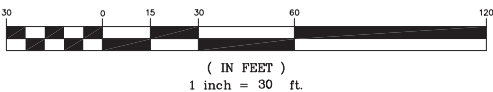
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES STORM SEWER APRON

- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS
- DENOTES EXISTING 2 FOOT CONTOUR INTERVALS PER RAMSEY COUNTY GIS MAPPING
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEV.=941.81 (NAVD88)

GRAPHIC SCALE

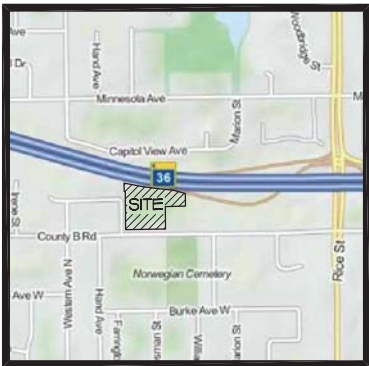


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 06/01/15 License No. 41578

VICINITY MAP

PART OF SEC. 12, TWP. 29, RING. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

DRAWN BY: JEN	JOB NO: 15090PP	DATE: 02/26/14
CHECK BY: JER	SCANNED	
1 3/3/14	ADDED TREE INVENTORY	BPN
2 4/07/15	Revised Bndry & Trees	JEN
3 06/01/15	Revised Ponding	MMD
NO.	DATE	DESCRIPTION
		BY

15090PP



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