



REQUEST FOR CITY COUNCIL ACTION

Agenda Date: 03/02/2015

Agenda Item: 14.b

Department Approval

City Manager Approval

Item Description: Request by HR LLC for Approval of a Final Plat at 2750 Cleveland Avenue

The action deadline for this request, mandated by Minn. Stat. §462.358, April 6, 2015.

GENERAL SITE INFORMATION

Applicant: Cities Edge Architects

Location: 2750 Cleveland Avenue

Property Owner: HR LLC, a subsidiary of TPI Hospitality

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Vacant developable	CMU	CMU
North	Office Warehousing	CMU	CMU
West	Cleveland Avenue and I-35 W with industrial and regional business beyond	BP/RB	O/BP/RB
East	Vacant developable	CMU	CMU
South	Vacant developable	CMU	CMU

Natural Characteristics: Located within the Twin Lakes Redevelopment Area, the development must complete the Roseville Environmental Review Worksheet and achieve the requirements of §1005.07.E (Regulating Plan) and §1005.02 (Design Standards). The site was previously home to the Old Dominion trucking company and used as a motor freight terminal up until 2007.

Planning File History: None

City Council action of Preliminary Plat:

On January 12, 2015, the City Council unanimously approval the proposed preliminary plat with 9 conditions.

1 **PROPOSAL**

2 HR LLC (TPI Hospitality) proposes to develop 2 hotels (a 5-story, 100-unit Hampton Inn and a
3 5-story, 105-unit Home2 Suites) and replat the existing Outlot A of the Twin Lakes Addition,
4 lying in the southeast corner of the intersection of Iona Lane and Cleveland Avenue, as Lot 1,
5 Twin Lakes Hospitality Place.

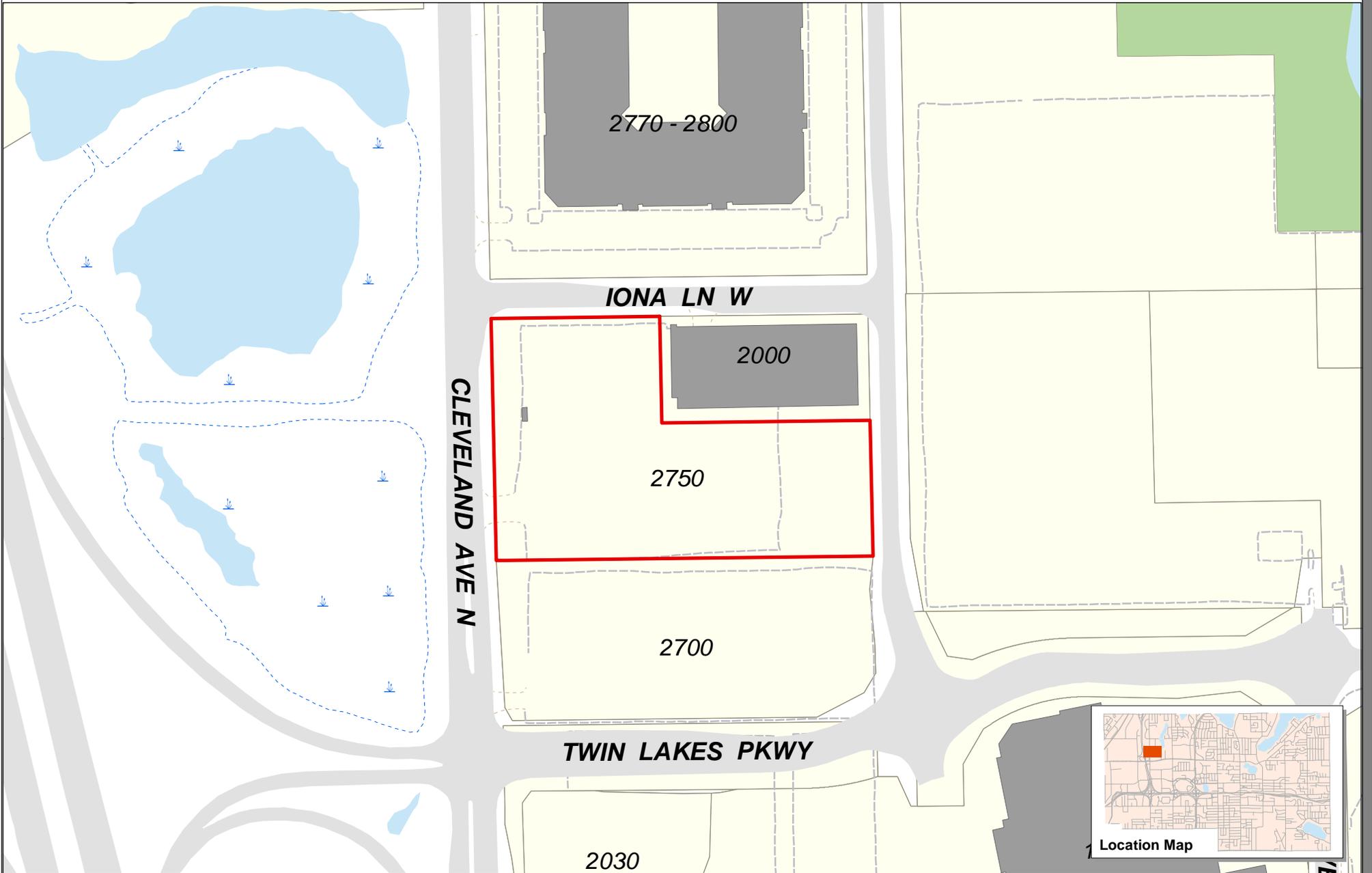
6 On January 12, 2015, the Roseville City Council approved the Preliminary Plat subject to 9
7 conditions. Since the meeting, the City staff has worked with the developer and his team on
8 addressing the relevant conditions necessary for Final Plat approval. Condition 2 was removed
9 because the applicant paid the fee and the study has been completed, and Condition 4 was
10 removed because on February 23, 2015, the Ramsey County Traffic Engineer provided the
11 applicant and City Engineer an email indicating that the County was denying the requested
12 access to Cleveland Avenue “due to the limited distance between the Iona and Twin Lakes
13 Parkway intersections and the fact the site is bound by 3 local streets where additional access
14 could be achieved.”

15 The applicant has submitted the required storm water management plan to the Rice Creek
16 Watershed for review, comment, and processing, which was necessary prior to final plat
17 approval. Rice Creek has provided comments on the proposed plan that required some revisions
18 to the proposal. The resubmittal with modifications and information clarifying the plan occurred
19 on February 16, 2015.

20 All other remaining conditions are still applicable therefore the City staff recommends approval
21 of the Final Plat of Twin Lakes Hospitality Place, subject to the following conditions:

- 22 **1.** *The developer/applicant is responsible for coordinating grading, drainage, and storm water*
23 *management plans with the adjacent (south) proposed development site to potentially*
24 *eliminate unnecessary grade changes, portions of a retaining wall, and a steeper-than-*
25 *preferred joint access grade;*
- 26 **2.** *The developer/applicant is responsible for construction of a pathway (trail) along the east*
27 *side of Cleveland Avenue from Iona Lane to the south limits of the development (currently*
28 *there is a sidewalk along the south side of Iona Lane along the east side of Mount Ridge*
29 *Road);*
- 30 **3.** *The developer/applicant has worked with the Public Works Department to address*
31 *easements and water and sewer infrastructure requirements that are acceptable to the City*
32 *Engineer and provided on the Final Plat. Through the permit review process however,*
33 *additional comments and requirements may be necessary based upon the final plan design;*
- 34 **4.** *The developer shall dedicate and maintain access easements across its lot in a form*
35 *acceptable to the City Attorney to ensure permanent access to Mount Ridge Road and from*
36 *Twin Lakes Parkway for the adjacent parcel.*
- 37 **5.** *The developer shall enter into shared parking agreements in a form acceptable to the City*
38 *Attorney to ensure parking needs are met during extraordinary events. The shared parking*
39 *agreement between the lots within this subdivision shall be permanent. The shared parking*
40 *agreement with the property to the south will have an exit clause to protect each owner’s*
41 *rights in case of parking abuse by the adjacent property. This property is proposed to be*
42 *parked at the maximum number of surface parking spaces. Any parking expansion would*
43 *need to be contained in a parking structure per Code.*

Attachment A for Planning File 14-029



Prepared by:
Community Development Department
Printed: November 25, 2014



Site Location

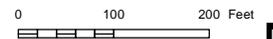
LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (11/1/2014)
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 for Planning File 14-029



Location Map



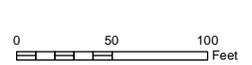
Prepared by:
Community Development Department
Printed: November 25, 2014



Site Location

Data Sources
* Ramsey County GIS Base Map (11/1/2014)
* Aerial Data: MnGeo (4/2012)
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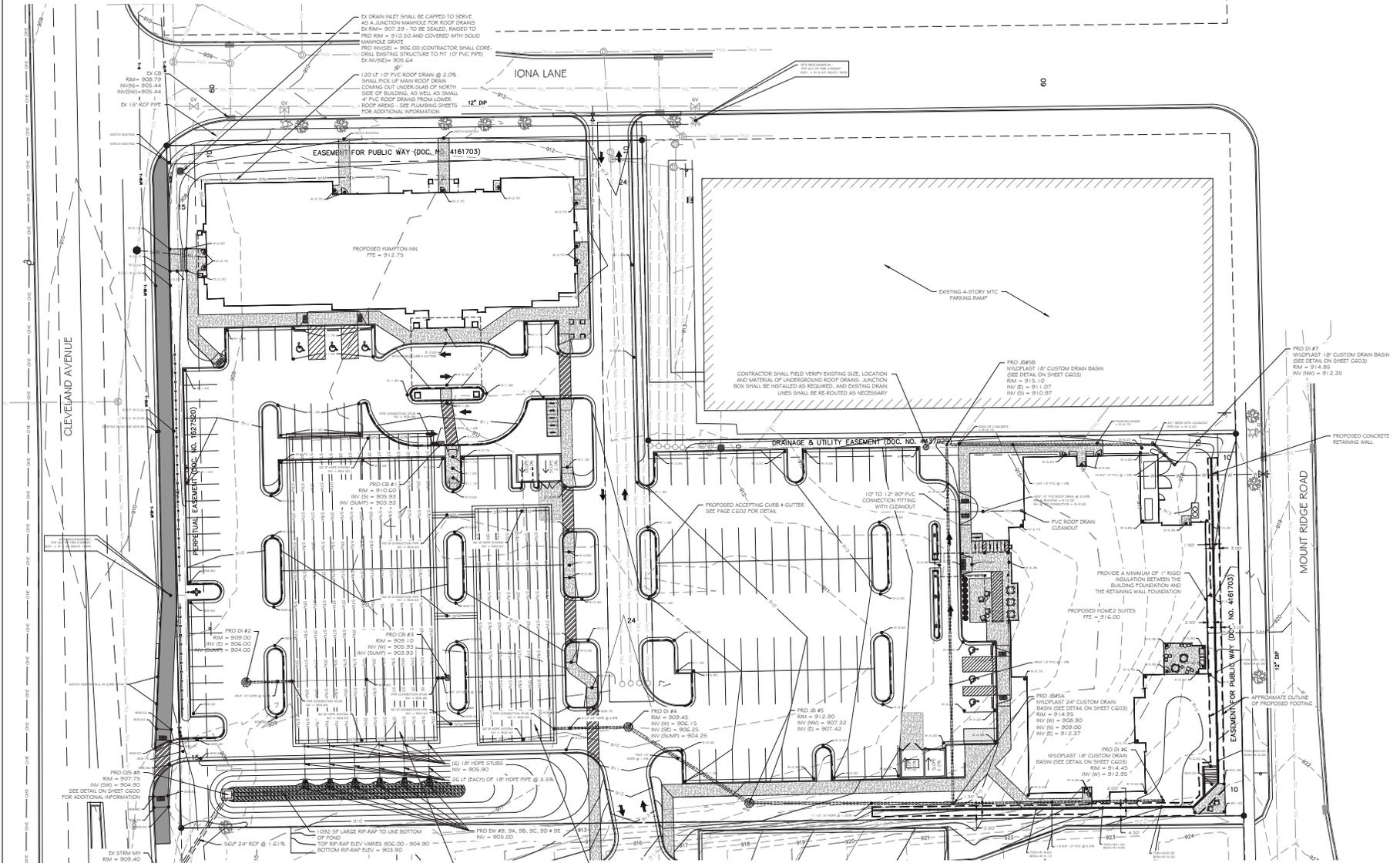


GRADING AND STORM DRAINAGE NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
2. CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
3. REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED.
4. CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
5. CONTRACTOR SHALL, FOR ALL GRADING AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
6. CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS. AS SEDIMENT BUILT UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
7. EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
8. CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
9. CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
10. CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
11. ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION).
12. ALL NEWLY CONSTRUCTED SLOPES WHICH ARE STEEPER THAN 3 TO 1 MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATING AND SEED AS SOON AS PRACTICABLE.

AREAS OF SITE

1. TOTAL AREA OF SITE = 3.72 ACRES
2. TOTAL AREA OF DISTURBANCE = ± 3.72 ACRES



UNDERGROUND DETENTION AREA 1 SHALL CONSIST OF (8) ROWS OF 36" N-12 HDPE PIPES
 OUTSIDE DIAMETER PIPES = 42", 21" SPACING BETWEEN PIPES= 63" C-C ROW SPACING
 (8) ROWS X 42" WIDE X 21" SPACING X (7) = 18' SIDE STONE X (2) = 43.25' BASE WIDTH
 (6) CHAMBERS ROW X 20' LONG + 3.5' HEADER X (2) + 18' END STONE X (2) = 130' BASE LENGTH

UNDERGROUND DETENTION AREA 2 SHALL CONSIST OF (15) ROWS OF 36" N-12 HDPE PIPES
 OUTSIDE DIAMETER PIPES = 42", 21" SPACING BETWEEN PIPES= 63" C-C ROW SPACING
 (15) ROWS X 42" WIDE X 21" SPACING X (14) + 18' SIDE STONE X (2) = 80' BASE WIDTH
 (8) CHAMBERS ROW X 20' LONG + 3.5' HEADER X (2) + 18' END STONE X (2) = 170' BASE LENGTH

LEGEND

---	PROPOSED ACCEPTING CURB & GUTTER
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS MAIN
---	PROPOSED UNDERDRAN
---	EXISTING STORM SEWER
---	EXISTING GAS MAIN
---	EXISTING BURIED TELEPHONE
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	LOT LINE



MARK	DATE	DESCRIPTION
02000015	02/03/2015	CONSTRUCTION DOCUMENTS
PROJECT TITLE:		
HOME2 # HAMPTON INN		
PROJECT OWNER:		
HR, LLC.		
PROJECT LOCATION:		
ROSEVILLE, MN		

PROJECT TITLE:	
STORM DRAINAGE & GRADING PLAN	
PROJECT NUMBER:	24277
SHEET NUMBER:	C300

WATER DISTRIBUTION NOTES

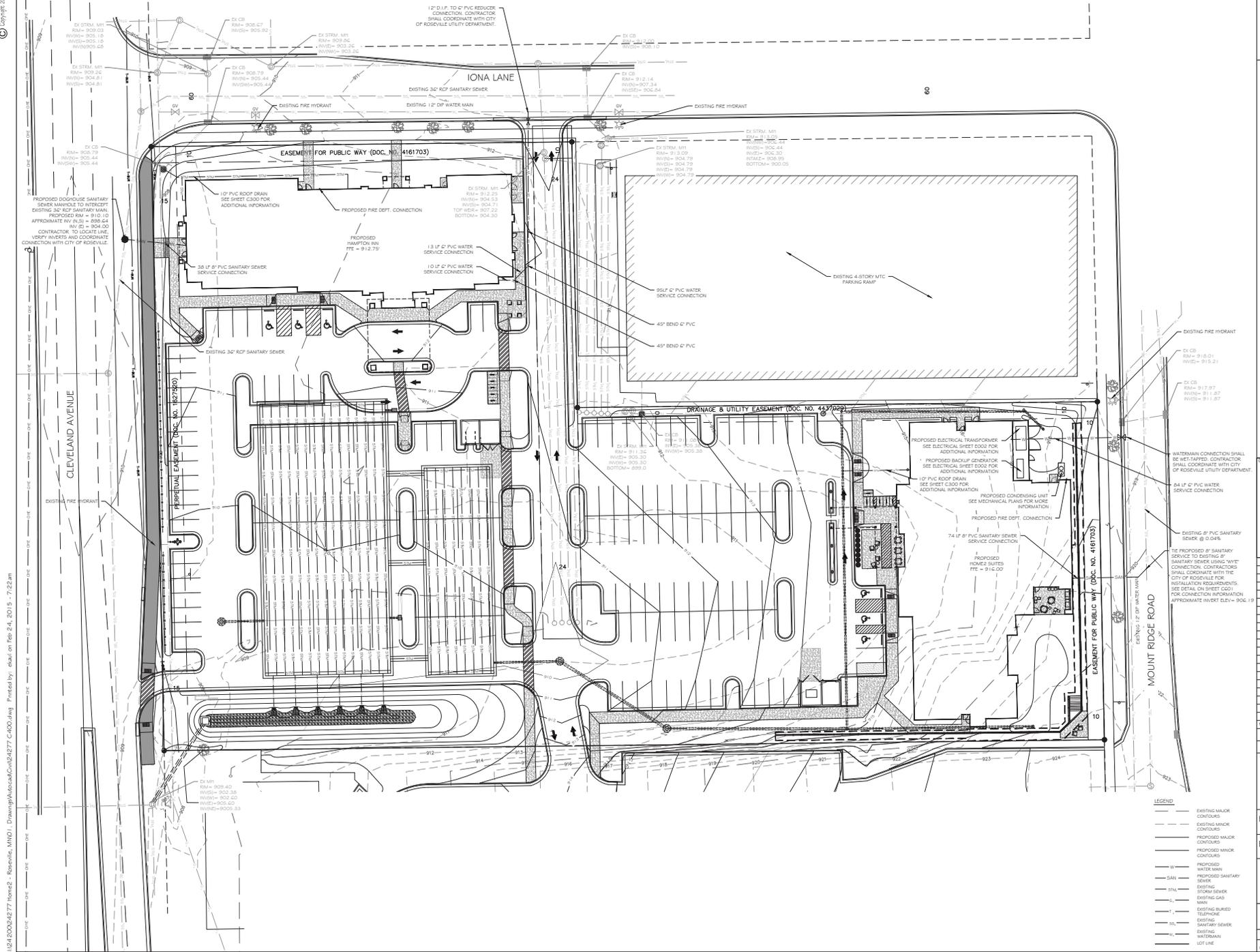
1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT FROM THAT SHOWN ON THE PLANS, STOP WORK AND NOTIFY THE ENGINEER.
3. CONTRACTOR SHALL FIELD ADJUST FIRE HYDRANTS, VALVES AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
4. 8 MIL MIN. POLYWRAP ON ALL D.I.P.'S IS REQUIRED.
5. TAPS OF LIVE WATER MAINS TO BE DONE BY CITY FORCES, BUT COORDINATED AND PAID FOR BY CONTRACTOR.

SANITARY SEWER NOTES

1. ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSII/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS. THE USE OF UNLINED OR UNCOATED (CAST-IRON, GRAY-IRON, STEEL, GALVANIZED, ETC.) PIPE SHALL NOT BE ALLOWED.
2. CONNECTIONS TO EXISTING SANITARY SEWER SERVICE SHALL BE MADE TO THE MAIN OR TO A MANHOLE. ALL CONNECTIONS SHALL BE MADE TO THE MAIN OR TO A MANHOLE. ALL CONNECTIONS SHALL BE MADE TO THE MAIN OR TO A MANHOLE.
3. CONTRACTOR SHALL FIELD ADJUST MANHOLE RIMS, CLEANOUTS, AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
4. ALL WATER AND SEWER LINES MUST HAVE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION.
5. ALL SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SANITARY SEWER SYSTEM.
7. CONTRACTOR SHALL FIELD ADJUST MANHOLE RIMS, CLEANOUTS, AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.

GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM.
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3. CONTRACTOR SHALL FIELD ADJUST MANHOLE RIMS, CLEANOUTS, AND APPURTENANCES TO MATCH FINISHED GROUND ELEVATION.
4. CONTRACTOR SHALL COORDINATE THE LOCATION OF EXISTING UTILITIES WITH THE CONSTRUCTION AREA PRIOR TO THE BEGINNING OF ANY EXCAVATION OR DRILLING WORK. CONTRACTOR SHALL ADJUST, PROTECT AND REPAIR ANY DAMAGE TO SAID UTILITIES, AS NECESSARY, AT NO ADDITIONAL COST TO THE OWNER.



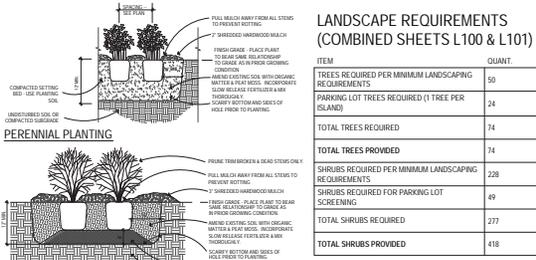
MARK	DATE	DESCRIPTION
02030015	02/20/2015	ISSUE FOR CONSTRUCTION DOCUMENTS

PROJECT TITLE: HOME 2 HAMPTON INN
 PROJECT LOCATION: ROSEVILLE, MN
 SHEET TITLE: UTILITY PLAN
 PROJECT NUMBER: 24277
 SHEET NUMBER: C400

MARK	DESCRIPTION
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
W	PROPOSED WATER MAIN
SS	PROPOSED SANITARY SEWER
ST	EXISTING STORM SEWER
---	EXISTING GAS MAIN
---	EXISTING BURIED TELEPHONE
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING LOT LINE

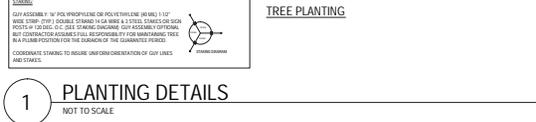
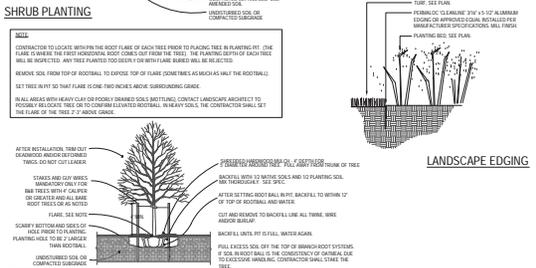
L101 PLANTING SCHEDULE

TAG	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
TREES					
AF	5	AUTUMN BLAZE MAPLE	ACER X FREMANI 'JEFFERSRED'	3" B+B	STRAIGHT LEADER
BP	3	PAPER BIRCH 'RENAISSANCE REFLECTION'	BETULA PAPPYRIFERA 'RENCI'	3" B+B	SINGLE STEM FROM SINGLE STEM STOCK.
CC	8	THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI VAR. INERMIS	2" B+B	STRAIGHT LEADER
PG	6	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6" B+B	--
OE	9	NORTHERN PIN OAK	QUERCUS ELLIPSOIDALIS	3" B+B	STRAIGHT LEADER
SHRUBS					
CS	8	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL	--
DS	21	BUTTERFLY BUSH HONEYSUCKLE	DIERVILLA SESSILIFOLIA 'BUTTERFLY'	5 GAL	--
JC	24	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	5 GAL	--
JS	20	JUNIPER 'ARCADIA'	JUNIPERUS SABINA 'ARCADIA'	5 GAL	--
JSC	23	JUNIPER 'MEDORA'	JUNIPERUS SCOPULORUM 'MEDORA'	10 GAL	--
RA	22	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	--
RO	19	SNOW PAVEMENT ROSE	ROSA 'SNOW PAVEMENT'	5 GAL	--
TCD	3	DWARF BRIGHT GOLD YEW	TAXUS CUSPIDATA 'DWARF BRIGHT GOLD'	5 GAL	--
TM	9	YEW TAUNTON	TAXUS X MEDIA 'TAUNTON'	5 GAL	--
PERENNIALS					
HG	11	GUACAMOLE HOSTA	HOSTA 'GUACAMOLE'	1 GAL	--
HS	49	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL	--
LS	38	LIATRIS FLORISTAN VIOLETT	LIATRIS SPICATA 'FLORISTAN VIOLETT'	1 GAL	--
NF	63	WALKER'S LOW CATMINT	NEPETA X FAASENI 'WALKER'S LOW'	1 GAL	--
PV	93	PRAIRIE FIRE SWITCHGRASS	PANICUM VIRGATUM 'PRAIRIE FIRE'	1 GAL	--
RG	56	GOLDSTURM RUDBECKIA	RUDBECKIA 'GOLDSTURM'	1 GAL	--
SA	51	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	1 GAL	--
SS	93	LITTLE BLUESTEM 'BLUE HEAVEN'	SCHYZACHYRIUM SCOPARIUM 'MINNBLUE A'	1 GAL	--
SH	38	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 GAL	--



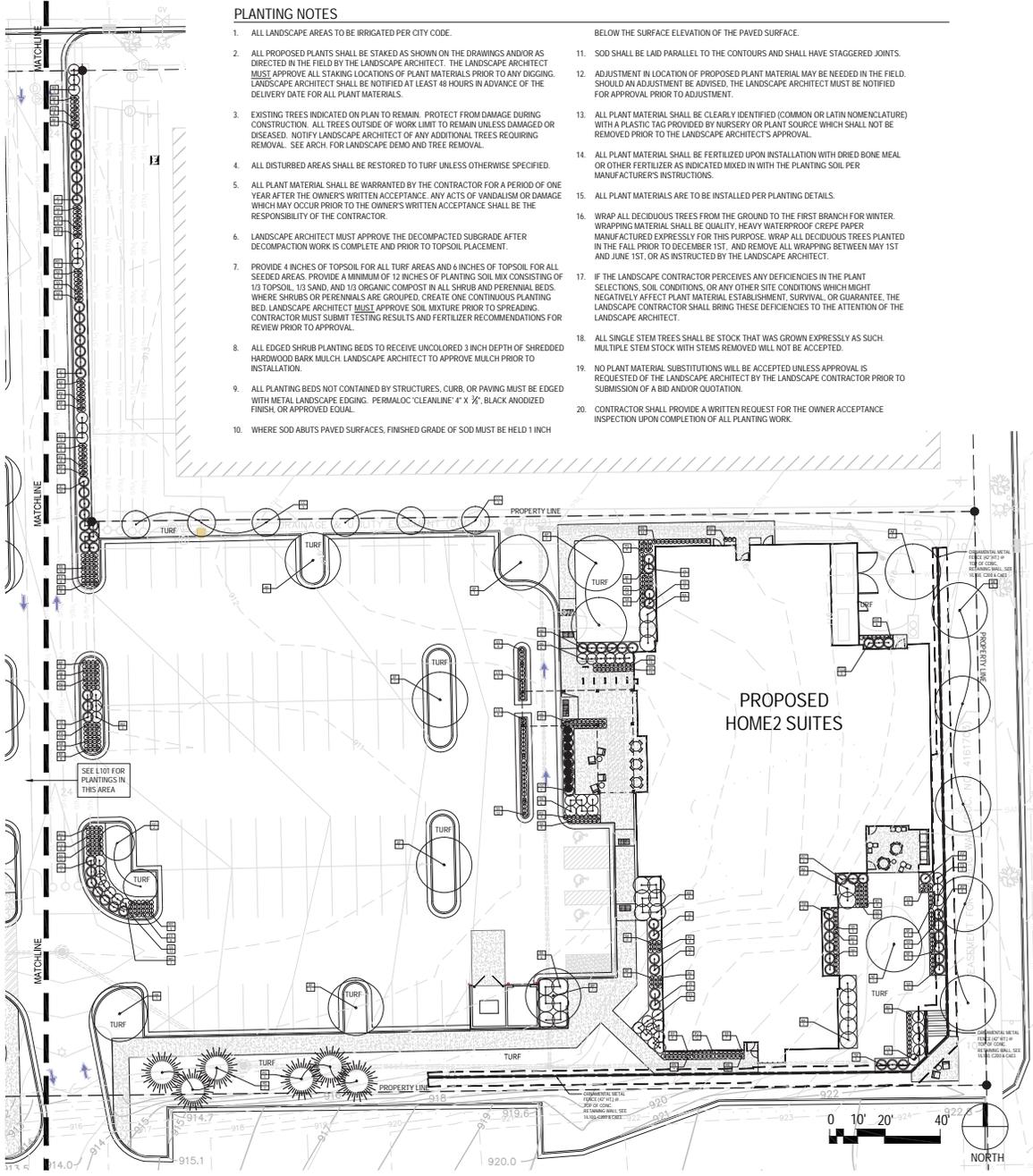
LANDSCAPE REQUIREMENTS (COMBINED SHEETS L100 & L101)

ITEM	QUANTITY
TREES REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS	50
PARKING LOT TREES REQUIRED (1 TREE PER ISLAND)	24
TOTAL TREES REQUIRED	74
TOTAL TREES PROVIDED	74
SHRUBS REQUIRED PER MINIMUM LANDSCAPING REQUIREMENTS	228
SHRUBS REQUIRED FOR PARKING LOT SCREENING	49
TOTAL SHRUBS REQUIRED	277
TOTAL SHRUBS PROVIDED	418



PLANTING NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED PER CITY CODE.
- ALL PROPOSED PLANTS SHALL BE STAKED AS SHOWN ON THE DRAWINGS AND/OR AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING LOCATIONS OF PLANT MATERIALS PRIOR TO ANY DIGGING. LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE DELIVERY DATE FOR ALL PLANT MATERIALS.
- EXISTING TREES INDICATED ON PLAN TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION. ALL TREES OUTSIDE OF WORK LIMIT TO REMAIN UNLESS DAMAGED OR DISEASED. NOTIFY LANDSCAPE ARCHITECT OF ANY ADDITIONAL TREES REQUIRING REMOVAL. SEE ARCH. FOR LANDSCAPE DEMO AND TREE REMOVAL.
- ALL DISTURBED AREAS SHALL BE RESTORED TO TURF UNLESS OTHERWISE SPECIFIED.
- ALL PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER'S WRITTEN ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO THE OWNER'S WRITTEN ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE ARCHITECT MUST APPROVE THE DECOMPACTION SUBGRADE AFTER DECOMPACTION WORK IS COMPLETE AND PRIOR TO TOPSOIL PLACEMENT.
- PROVIDE 4 INCHES OF TOPSOIL FOR ALL TURF AREAS AND 6 INCHES OF TOPSOIL FOR ALL SEEDED AREAS. PROVIDE A MINIMUM OF 12 INCHES OF PLANTING SOIL MIX CONSISTING OF 1/3 TOPSOIL, 1/3 SAND, AND 1/3 ORGANIC COMPOST IN ALL SHRUB AND PERENNIAL BEDS. WHERE SHRUBS OR PERENNIALS ARE GROUPED, CREATE ONE CONTINUOUS PLANTING BED. LANDSCAPE ARCHITECT MUST APPROVE SOIL MIXTURE PRIOR TO SPREADING. CONTRACTOR MUST SUBMIT TESTING RESULTS AND FERTILIZER RECOMMENDATIONS FOR REVIEW PRIOR TO APPROVAL.
- ALL EDGED SHRUB PLANTING BEDS TO RECEIVE UNCOLORED 3" INCH DEPTH OF SHREDED HARDWOOD BARK MULCH. LANDSCAPE ARCHITECT TO APPROVE MULCH PRIOR TO INSTALLATION.
- ALL PLANTING BEDS NOT CONTAINED BY STRUCTURES, CURB, OR PAVING MUST BE EDGED WITH METAL LANDSCAPE EDGING. PERMALOC 'CLEANLINE' 4" X 1/2" BLACK ANODIZED FINISH, OR APPROVED EQUAL.
- WHERE SOO ADBS PAVED SURFACES, FINISHED GRADE OF SOO MUST BE HELD 1 INCH BELOW THE SURFACE ELEVATION OF THE PAVED SURFACE.
- SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS.
- ADJUSTMENT IN LOCATION OF PROPOSED PLANT MATERIAL MAY BE NEEDED IN THE FIELD SHOULD AN ADJUSTMENT BE ADVISED. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED FOR APPROVAL PRIOR TO ADJUSTMENT.
- ALL PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG PROVIDED BY NURSERY OR PLANT SOURCE WHICH SHALL NOT BE REMOVED PRIOR TO THE LANDSCAPE ARCHITECT'S APPROVAL.
- ALL PLANT MATERIAL SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER FERTILIZER AS INDICATED MIXED IN WITH THE PLANTING SOIL PER MANUFACTURER'S INSTRUCTIONS.
- ALL PLANT MATERIALS ARE TO BE INSTALLED PER PLANTING DETAILS.
- WRAP ALL DECIDUOUS TREES FROM THE GROUND TO THE FIRST BRANCH FOR WINTER. WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED EXPRESSLY FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO DECEMBER 1ST, AND REMOVE ALL WRAPPING BETWEEN MAY 1ST AND JUNE 1ST, OR AS INSTRUCTED BY THE LANDSCAPE ARCHITECT.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THE LANDSCAPE CONTRACTOR SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL SINGLE STEM TREES SHALL BE STOCK THAT WAS GROWN EXPRESSLY AS SUCH. MULTIPLE STEM STOCK WITH STEMS REMOVED WILL NOT BE ACCEPTED.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO SUBMISSION OF A BID AND/OR QUOTATION.
- CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION UPON COMPLETION OF ALL PLANTING WORK.



stamp

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

Signature: *Garrett A. Tews* DATE: 2/20/2015
GARRETT A. TEWS 48460
NAME: 48460 REG. NO.

description: FINAL PLAN SUBMITTAL DATE: 2-5-2015
CONSTRUCTION DOCUMENTS 2-20-2015

**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 2nd day of March 2015 at 6:00 p.m.

The following Members were present: _____
and _____ were absent.

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

RESOLUTION NO. ____

**A RESOLUTION APPROVING THE FINAL PLAT OF
TWIN LAKES HOSPITALITY PLACE
(PF14-029)**

WHEREAS, HR, LLC (subsidiary of TPI Hospitality) has applied for approval of the proposed plat on property addresses at 2750 Cleveland Avenue, which parcels are legally described as:

Outlot A of the Twin Lakes Addition

And WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed preliminary plat on December 3, 2014, and after said public hearing the Roseville Planning Commission voted to recommend approval of the proposed preliminary plat based on the comments and findings of the pertinent staff report and the input from the public; and

WHEREAS, the Roseville City Council, at its regular meeting on January 12, 2015 received the Planning Commission's recommendation and voted to approve the preliminary plat; and

WHEREAS, the final plat materials have been prepared and submitted which are consistent with the approved preliminary plat and reflect applicable conditions of preliminary plat approval;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota, that the final plat of the subject property creating Twin Lakes Hospitality Place is hereby approved.

AND BE IT FURTHER RESOLVED, by the Roseville City Council that Twin Lakes Hospitality Place shall be subject to the following conditions:

1. The developer/applicant is responsible for coordinating grading, drainage, and storm water management plans with the adjacent (south) proposed development site to potentially eliminate unnecessary grade changes, portions of a retaining wall, and a steeper-than-preferred joint access grade;

2. The developer/applicant is responsible for construction of a pathway (trail) along the east side of Cleveland Avenue from Iona Lane to the south limits of the development (currently there is a sidewalk along the south side of Iona Lane along the east side of Mount Ridge Road);
3. The developer/applicant shall continue working with the Public Works Department to address easements and water and sewer infrastructure requirements as necessary. These plans must be approved by the City Engineer prior to the approval of the final plat;
4. The developer/applicant shall apply for proper storm water management permits from Rice Creek Watershed prior to the approval of the final plat; and
5. The developer shall dedicate and maintain access easements across its lot in a form acceptable to the City Attorney to ensure permanent access to Mount Ridge Road and from Twin Lakes Parkway for the adjacent parcel.
6. The developer shall enter into shared parking agreements in a form acceptable to the City Attorney to ensure parking needs are met during extraordinary events. The shared parking agreement between the lots within this subdivision shall be permanent. The shared parking agreement with the property to the south will have an exit clause to protect each owner's rights in case of parking abuse by the adjacent property. This property is proposed to be parked at the maximum number of surface parking spaces. Any parking expansion would need to be contained in a parking structure per Code
7. Based on the November 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 in the amount of \$136,486 or 7% of the Fair Market Value of the property. The park dedication shall be made by the applicant before the signed final plat is released for recording at Ramsey County.

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

WHEREUPON said resolution was declared duly passed and adopted.

