

Commissioners:

James Bull
James Daire
Chuck Gitzen
Julie Kimble
Robert Murphy
Peter Sparby



Planning Commission

Agenda

Wednesday, February 6, 2019
6:30pm

Address:

2660 Civic Center Dr.
Roseville, MN 55113

Phone:

651-792-7080

Website:

www.cityofroseville.com/pc

1. Call To Order
2. Roll Call
3. Approval Of Agenda
4. Review Of Minutes

Documents:

[JANUARY 9, 2019 MINUTES.PDF](#)

5. Communications And Recognitions
 - 5.A. From The Public:
Public comment pertaining to general land use issues not on this agenda.
 - 5.B. From The Commission Or Staff:
Information about assorted business not already on this agenda.
6. Public Hearing
 - 6.A. Request By Hand In Hand Christian Montessori For Approval Of A Preliminary Plat To Subdivide The Southwest Portion Of 211 North McCarrons Boulevard (Armory Site) Into Four Lots For Development Of Single-Family Homes (PF18-016)

Documents:

[6A REPORT AND ATTACHMENTS \(UPDATED ATTACHMENT C\).PDF](#)

7. Adjourn



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, January 9, 2019 – 6:30 p.m.**

1 **1. Call to Order**
2 Chair Murphy called to order the regular meeting of the Planning Commission meeting at
3 approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.
4

5 **2. Roll Call**
6 At the request of Chair Murphy, City Planner Thomas Paschke called the Roll.
7

8 **Members Present:** Chair Robert Murphy; Vice Chair James Bull; and Commissioners,
9 James Daire, Chuck Gitzen, Julie Kimble, and Peter Sparby
10

11 **Members Absent:** None
12

13 **Staff Present:** City Planner Thomas Paschke, Senior Planner Bryan Lloyd
14

15 **3. Approve Agenda**
16

17 **MOTION**
18 **Member Daire moved, seconded by Member Bull, to approve the agenda as**
19 **presented.**
20

21 **Ayes: 6**

22 **Nays: 0**

23 **Motion carried.**
24

25 **4. Review of Minutes**
26

27 **a. December 5, 2018 Planning Commission Regular Meeting**
28

29 Member Bull stated line 175 should reflect that he visited Roseville Lutheran. Line
30 177 “purchase” should be “purpose”.
31

32 Member Daire stated line 506 should read “Samaritan’s First Purse who are is
33 collecting.” Line 518, “...because the City is a guardians of the public good.” Line
34 522, “...what is next?”. Line 633, “Commission staff...”. Line 653, “as places of
35 assembly and nothing ~~behind~~ beyond that.” Line 660, “Chair Murphy thanked ~~for~~ the
36 Commission...”. Line 663, “that the City and Commission staff should support
37 Institutions...”.
38

39 Member Sparby asked for changes be made to lines 643-644 there are redundant
40 sentences. He proposed striking the second sentence “He thought there needed to be
41 a better grasp as to why the church is going through the Interim Use process” and

42 changing the sentence above to read: “He thought the Commission needed to do a
43 better job as to why the church is going through the Interim Use Process.”
44

45 **MOTION**

46 **Member Daire moved, seconded by Member Sparby, to approve the December**
47 **5, 2018 meeting minutes as amended.**
48

49 **Ayes: 6**

50 **Nays: 0**

51 **Motion carried.**
52

53 **5. Communications and Recognitions:**
54

- 55 **a. From the Public:** *Public comment pertaining to general land use issues not on this*
56 *agenda, including the 2040 Comprehensive Plan Update.*
57

58 None.

- 59 **b. From the Commission or Staff:** *Information about assorted business not already on*
60 *this agenda, including a brief update on the 2040 Comprehensive Plan Update*
61 *process.*
62

63
64 Member Bull requested that larger fonts be used in their packet for some of the
65 information because he found it hard to read.
66

67 City Planner Lloyd updated the Commission on the 2040 Comprehensive Plan
68 Update. He noted the plan has been submitted to the Metropolitan Council and the
69 Metropolitan Council have requested a Resolution from the City Council that
70 authorizes staff to submit the plan rather than just a City Council motion that
71 authorizes staff to submit the plan.
72

73 Member Sparby asked once the Metropolitan Council reviews the plan is there 1
74 process for the Metropolitan Council to make revisions and does the City have to
75 accept or reject those revisions or does the City need to accept any revisions made.
76

77 Mr. Lloyd stated the only thing the City would need to change based on Metropolitan
78 Council’s feedback is whether some element of the plan were to fail to meet the
79 Metropolitan Council’s goals or criteria, but he would be surprised that anything
80 would come up. If there are any issues those would be technical in nature.
81

82 **6. Public Hearing**
83

- 84 **a. Consider A Request By Pinecone-Fairview, LLC And 2720 Fairview DCE, LLC**
85 **For An Interim Use In Support Of Outdoor Semi-Trailer Storage At 2720**
86 **Fairview Avenue (PF18-028)**

87 Chair Murphy opened the public hearing for PF18-028 at approximately 6:45 p.m.
88 and reported on the purpose and process of a public hearing.

89
90 City Planner Paschke summarized the request as detailed in the staff report dated
91 January 9, 2019.

92
93 Member Kimble asked if the Interim Use permit run with the sale of the property or
94 does it terminate when the property is sold.

95
96 Mr. Paschke stated if the property is sold for redevelopment, the Interim Use Permit
97 would terminate. It is not something that is recorded against the property, it is only
98 for the time it is being used for that particular use. If the use goes away, the Interim
99 Use will go away.

100
101 Member Kimble stated on page three in the packet there is note of the Fire Chief's
102 concerns about configuration, and she wondered if the revised configuration address
103 those concerns.

104
105 Mr. Paschke thought some of it had to do with the previous issues related to trailer
106 parking in general and how close the trailers are parked to one another and those
107 things. Because of how trailers move on any site and are parked, it is not always easy
108 for the truck drivers to get the trailers to separate at the distances the City likes. He
109 thought the Fire Chief's concern had to do with that for fire purposes as well as for
110 the product that is in it. He thought it was a matter of the City monitoring a site and
111 having discussion with the property owner over the course of the Interim Use to
112 understand what is coming and going, what might be in the trailers and regulating it
113 that way on an administrative level. He stated there are some things the City still
114 needs to work out with the proposed plan to make sure that if an issue occurs that a
115 fire truck can get in and turn around in the turn area.

116
117 Member Kimble stated in regard to staff recommendation, should condition three
118 remain because it seems it was a condition that was prior and should have been fixed.

119
120 Mr. Paschke stated conditions A and B could be eliminated and three could be
121 modified to make sure the applicant is doing proper maintenance on the cross-dock
122 facility.

123
124 Chair Murphy stated on line 166, 3B, this was on the original Interim Use on line 58
125 and when he drove by it looked like the south side of the building, the cross-dock
126 trailer covers still looked as terrible as it looked three years ago. The doors looked
127 fine on the west and north side. He wondered how the requirement to repair or
128 removed could not have been accomplished in the last three years and yet the
129 applicant is asking for the same conditions this time.

130
131 Mr. Paschke indicated the City is requiring the conditions. He indicated he was not
132 aware that those items were not repaired, and his understanding was those items were
133 repaired.

134

135 Chair Murphy noted the south side of the building is hard to see when driving by, but
136 he thought that side of the building was not repaired and was a concern of his because
137 that was part of the original condition and were not met.

138
139 Mr. Paschke stated he was not certain those conditions were not met because his
140 recollection was within the first year the City did go out and inspect and it did achieve
141 the compliance with making things up to maintenance requirements. He stated until
142 there is a complaint, staff typically does not go out to re-inspect. He noted the City
143 does not go out on an annual basis to make sure all of the items were up to Code
144 standards and compliant. He stated some things can change over time and it is
145 possible that changes occur. He thanked Chair Murphy for noting that and will make
146 sure it is reviewed.

147
148 Member Sparby stated based on the aerial photograph, does the first seventy feet of
149 the lot run from Fairview to the structure.

150
151 Mr. Paschke stated it did. He reviewed the photo with the Commission of the layout
152 of trailers on the lot. He noted based on the aerial the applicant was not compliant to
153 the setback requirement.

154
155 Member Sparby asked if it would be a violation of the Interim Use.

156
157 Mr. Paschke indicated it would. He stated the applicant would get a call to move the
158 trailers to another place on the site.

159
160 Member Sparby asked if it is violated, what happens to the Interim Use.

161
162 Mr. Paschke stated nothing happens unless the applicant does not do anything, and
163 the City wants to take action on it.

164
165 Member Sparby asked if the Interim Use Permit could be revoked.

166
167 Mr. Paschke stated it could theoretically. If there are continued issues with the
168 applicant not achieving compliance with any of those conditions the Interim Use
169 could be revoked if necessary. He noted a lot of the conditions were put in place to
170 address fire safety issues.

171
172 Member Gitzen asked if part of the condition could be to mark the seventy-foot no
173 parking zone.

174
175 Mr. Paschke stated he was not opposed to the Commission adding that as a condition.
176 Identification on the site the seventy-foot setback no parking area.

177
178 Member Bull stated on lines 59-60, the information shows the pervious Interim Use
179 Permit expiring on September 30th and at which time trailers would be removed. He
180 wondered if the trailers were removed.

181

182 Mr. Paschke stated the trailers were not removed.
183

184 Member Bull asked if there was a reason why the renewal was delayed. It states the
185 open house was in November, two months after expiration of the Interim Use Permit.
186

187 Mr. Paschke stated there were a couple of reasons, one has to do with interpretation
188 by staff that was slightly incorrect on the manner in which you can do a ninety-day
189 extension to the Interim Use, which would have bought a little time as it relates to
190 going through the formal process. With that interpretation by staff being incorrect, it
191 did not allow for the appropriate time for the applicant to go through and do the open
192 house and get to the Planning Commission. At that time, staff, through previous
193 Community Development Director Collins had determined to allow the Interim Use
194 to expire and to support the applicant going through, at the most expedient timeline,
195 to conduct the open house and get to the Planning Commission for the Interim Use
196 extension.
197

198 **Applicant Representative**

- 199 • **Mark Rancone, Roseville Properties Management Company**
200

201 Mr. Rancone stated his company is managing the property for Pinecone and TPC. He
202 noted Roseville Properties has been doing business in Roseville for forty years and
203 have tried to keep the properties that the company manages in shape and compliant.
204 He stated this particular parcel, the picture that is prompting questions by the
205 Commission is an older picture. There is a new tenant on the property that is much
206 better organized and a better trailer parker than the previous tenant. He stated the
207 new tenant is much better at meeting the guidelines of the lease and Interim Use
208 Permit. He thought the City should have a better comfort level going forward with
209 the new tenant.
210

211 Mr. Rancone stated he will take a look at the shelters on the south side of the
212 building. He noted the entire building is an eyesore and to pull off one piece of it is
213 not going to change the public image of it. He stated the building is on the market
214 with an active purchase agreement ready for it. He stated the whole site was waiting
215 for the highest and best use going forward was contingent on the continuation of
216 Twin Lake Parkway across Fairview, it was the McGaugh site being redeveloped and
217 the biggest piece that influences the marketability of this space is the Regan land
218 behind it to the east where if the redevelopment of that property is done. He stated
219 the applicant is trying to buy some time until some of those items come into play
220 because it will affect the marketability of the site.
221

222 Mr. Rancone stated if the purchase agreement of the site moves forward with
223 proposed market rate apartments and office buildings, which fits in with the
224 Comprehensive Plan and the land use requirements for the site, it would be an
225 upgrade to Fairview but the fact of the matter is, in today's development world, it will
226 take a year or two to get through all of the processes to get that done. He indicated
227 this is the reason the applicant is requesting a three-year time frame.
228

229 Member Bull asked how the City can be assured that the Interim Use conditions will
230 be upheld with the new leasee.
231

232 Mr. Rancone stated it would depend on what the changes are. He indicated his
233 company has discussed with the new tenant what the conditions are and that the
234 tenant will need to comply with any new changes to the Interim Use conditions. He
235 noted there is a sixty-day cancellation on the lease at any time so if the tenant cannot
236 comply with the Interim Use conditions then the tenant will need to leave.
237

238 Member Bull asked if Mr. Rancone had any other Interim Uses within the City.
239

240 Mr. Rancone indicated he did not.
241

242 Member Sparby stated he was curious about the type of business the trailer storage
243 was.
244

245 Mr. Rancone stated he did not know. He stated the tenant (Brockman Trucking) is a
246 fairly long-standing local trucking company in the Twin Cities. He thought the
247 trailers stay on the property longer than the previous tenant. He indicated the trailers
248 need to be compliant in terms of no hazardous waste, etc. which is a requirement in
249 the lease. He indicated the tenant has been very responsible.
250

251 Member Sparby stated the Commission had two concerns which were the leaking of
252 hazardous materials and the fire concerns related to the trailer storage. He stated the
253 aerial photo displayed the Fire Code concerns were maybe complied with at one time
254 or another with a question regarding the hazardous or flammable materials being
255 stored in the trailers.
256

257 Mr. Rancone thought it would be beneficial to have a new aerial photo for the City to
258 see how the new tenant is parking the trailers. He noted as a landowner, there is not
259 any interest in having hazardous waste on the property. The landowner is trying to
260 make sure the land is clean to sell so there is a lot of incentive to make sure the land is
261 not contaminated.
262

263 Mr. Paschke stated the information he has on the new tenant storage, seventy-percent
264 of the trailers are for goodwill product which could come or go, stay on-site for a
265 while. The other trailers or either empty or with other product in them. He thought to
266 the point of staff being concerned with both separation and layout for Fire purposes,
267 as well as contents, staff would still have those same concern. He indicated unless
268 the City goes out and checks every trailer there is a trust factor when an Interim Use
269 is approved that the tenant is storing product that has been approved to store that is
270 not hazardous or ultra-flammable or whatever the condition is and that is how the
271 City will continue to move forward with Brockman Trucking as well. He thought this
272 was more if issues and concerns arise that the City would get involved to try to work
273 through the issue and work with the tenant to remedy the situation or problem before
274 revoking the Interim Use.
275

276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322

Member Sparby asked if there was any type of checkups with Interim Uses in terms of an annual checkup.

Mr. Paschke stated the City has not implemented an annual checkup where the City is out on-site inspecting things. Staff might periodically go out to the site and inspect. What has been the typical case, once approved unless there are complaints, staff is not actively inspecting all of the sites. The City does not have the staff resources to be going out and inspecting unless there is a complaint.

Mr. Rancone stated there is no one else at the Planning Commission meeting, no abutting property owners and there have not been any complaints about anything over the previous three years and his office is four blocks away, so he drives by the site almost every day. He stated his company is a long-standing corporate citizen of Roseville and sometime there has to be a little bit of trust that the people involved are going to uphold the conditions. He noted there has not been any history of people complaining about the site and the fact that the new owner seems to be a lot more diligent about what is being done on that site says a lot. He understood the concerns, but he thought the Commission was being a little overly cautious.

Mr. Paschke thought having the Interim Use in place with specific conditions on it, the point he would make, at any given time the City can go in and inspect the property and if in violation the City would have the owner do something to correct it. The hope is that the City is not continually going out to the site to monitor unless a complaint is received.

Public Comment

No one came forward to speak for or against this request.

Commission Deliberation

MOTION
Member Gitzen moved, seconded by Member Kimble, to recommend to the City Council approval of a 3-year Interim Use for Pinecone-Fairview, LLC and 2720 Fairview DCE, LLC for an Interim Use in support of outdoor semi-trailer storage at 2720 Fairview Avenue, based on the information contained in this report, community and neighborhood comments, and Planning Commission input. Subject to the conditions on lines 141-166 with the modification of the Condition on line 143, 1A “No parking of trailers in the first seventy-feet of the lot with a seventy-foot no parking area properly marked on the site. (PF18-028)

Member Bull stated his concern is the non-compliance that the Commission heard different violations and non-compliance of conditions that were set for the last three-year Interim Use and things that could affect the flammability or Fire Code and the timing of the Interim Use Permit renewal feels like renewing this for another three years, would the City be setting themselves up for non-compliance and that continuing. He wondered if the Commission should look at a shorter term in order to

323 see that the new tenant is complying with the conditions set forward, which is public
324 safety. He indicated there have been no issues but if there was a large fire out there
325 with trailers there where no access is gained, it could be a disaster. He thought the
326 Commission needed to do their best to make sure the recommendation is in the best
327 interest of the entire community, trying to support the businesses but yet protecting
328 the residents and other businesses which is why the conditions are there.

329
330 Member Bull stated he was in support of an Interim Use but was not sure he was
331 comfortable for approving it for three years.

332
333 Member Kimble asked if there is the same condition at numerous sites of trailers
334 parked with things in them across Roseville.

335
336 Mr. Paschke indicated it is on numerous sites and has been implemented with at least
337 one Conditional Use Permit for a trucking facility, but it is not with most of the
338 others. This is something that has just come about recently. He noted there a number
339 of trucking companies that are not achieving these types of standards in Roseville.

340
341 Member Kimble stated she respected Member Bull's observations but the issue of
342 concern about flammability is on lots of sites and she did not know why the City
343 would treat this property owner differently than the others. She would be supportive
344 of a three-year Interim Use with the changes made in the motion.

345
346 Member Gitzen thought Roseville Properties is a good company in the City. He
347 thought the company's best interest is to have a safe site. The City, with the
348 conditions added also has an opportunity to look it over so he was confident the
349 Commission is doing its due diligence and the three years to him makes sense
350 because he did not think anything goes as quickly as thought on the sale of properties.
351 He thought three years is appropriate and he still supports the motion.

352
353 Member Sparby stated the bigger issue he sees is the aerial photograph of non-
354 compliance. One of the things the Commission is supposed to look at to evaluate
355 Interim Use the previous time and this time is what the site looks like and is the site in
356 compliance and the record shows it was not. He appreciated the explanation of there
357 being a new tenant on site and doing a better job. He wondered if the Commission
358 wanted to add a condition stating, "with annual review of the Interim Use compliance
359 conducted by the City", because this current motion is indicating the City is going to
360 wait until a complaint to go out and take a look at the property, which is fine, but he
361 did not know if the City should wait for a citizen to complain. He thought the City
362 had legitimate public safety concerns regarding the property which is why an Interim
363 Use Permit is needed. He stated based on the record, he would like to see some kind
364 of annual review.

365
366 Chair Murphy stated he was going to speak in favor of the motion as written. He did
367 have a concern of the sightlines of the area, but he thought that could be easily fixed.
368 He indicated he reviewed the 2015 minutes regarding this item and there was a
369 lengthy discussion between the Commissioners regarding the number of conditions

370 on this property at the time, but it was a 3 to 2 vote by the Commission to move
371 forward but the City Council vote was unanimous to approve this. In terms of trailer
372 storage, he does drive by there every day and sees very few trailers coming and going
373 compared to FedEx or anything like that. The condition of this park in terms of
374 alignment and spacing of vehicles is excellent compared to some of the other trucking
375 businesses. He thought three years is appropriate. In regard to Member Sparby's
376 comment of an inspection every year, his first thought was this would be more of a
377 City Council action if it were done because of staffing concerns because there might
378 be other things that the City needs to go out and do on a yearly basis that is not being
379 done now for every business and he did not think the conditions before them warrant
380 a yearly follow up and singling this out for that action is more of a City Council
381 rigorous enforcement of the other Interim Uses. He was not disagreeing in principal
382 with the idea, but he would feel more comfortable if it came from the City Council.
383

384 Member Gitzen stated in regard to the yearly inspection, just like the aerial photo
385 which was out of compliance at that moment, it could be out of compliance the day
386 before, the day of the inspection and unless every trailer is opened up to see what is in
387 there, he did not think it was practical and did not give the City any more protection.
388 He stated he would be against the one-year inspection.
389

390 Chair Murphy asked if the City owned a drone.
391

392 Mr. Paschke indicated the City did own a drone.
393

394 Chair Murphy asked how much additional work it would be to use a drone to take
395 photos of the site rather than getting a Google photo of the site.
396

397 Member Gitzen stated there are legalities involved with drones and flying them over
398 private property.
399

400 Mr. Paschke indicated he was not sure what kind of undertaking that would involve
401 and even snapshots from Google are a snapshot in time. He understood the concerns
402 about the out of compliance and even the yearly inspection but like with any site,
403 unless there are enough staff resources to go out and inspecting numerous different
404 Code items on a daily basis, a lot of sites will be out of compliance from time to time.
405 In this case the City has a fairly good track record with this site even though there
406 were some things that had to be worked through as well as a snapshot that shows
407 some noncompliance. He stated the City does it's best and felt the conditions of the
408 Interim Use does its job.
409

410 Member Daire noted staff recommendation 1D, line 148, states that the trailers must
411 be set back a minimum of ten feet from the property line and he wondered if that was
412 practically possible with still parking the trailer. He could not imagine how in the
413 world a truck driver would be able to wedge a trailer into the spot even if it is right up
414 to the property line.
415

416 Mr. Paschke thought it was possible to give them the property distance between the
417 building and the trailers at the proper setback. He indicated the new tenant is angling
418 the trailers which is giving them more room to meet the setback requirement and have
419 the property drive lane because of the degree of the angle. He indicated the proposed
420 plan works better then the current plan that has been in place for three previous years.

421
422 **Ayes: 5**
423 **Nays: 1 (Member Sparby)**
424 **Motion carried.**

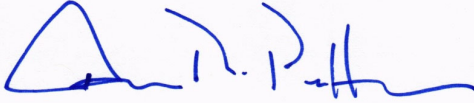
425
426 **7. Adjourn**

427
428 **MOTION**
429 **Member Gitzen, seconded by Member Kimble, to adjourn the meeting at 7:36**
430 **p.m.**

431
432 **Ayes: 6**
433 **Nays: 0**
434 **Motion carried.**

435

Department Approval



Agenda Section

Public Hearings

Item Description: Request by Hand in Hand Christian Montessori for approval of a preliminary plat to subdivide the southwest portion of the former Roseville Armory site (211 North McCarrons Boulevard) into four lots for development of single-family homes **(PF18-016)**

1

APPLICATION INFORMATION

Applicant: Brent Thompson
 Location: 211 North McCarrons Boulevard
 Property Owner: Military Affairs
 Open House Meeting: August 16, 2018
 Application Submittal: Received January 29, 2019
 City Action Deadline: May 29, 2019, per Minn. Stat. 462.358 subd. 3b

GENERAL SITE INFORMATION

Land Use Context

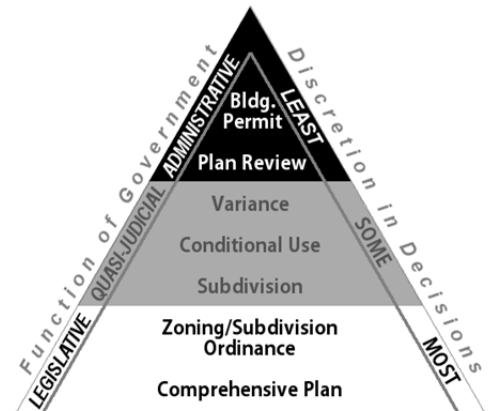
	Existing Land Use	Guiding	Zoning
Site	One-family residential, detached	LR	LDR-2
North	wetland	I	INST
West	One-family residential, detached	LR	LDR-1
East	Former Armory to be HIH Christian Montessori School	I	INST
South	One-family residential, detached	LR	LDR-1

Notable Natural Features: Trees and wetland

Site History: PROJ-0041, PF18-016

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on subdivision and variance requests 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



1 **BACKGROUND**

2 The applicant proposes to develop four single family residential homes in the southwest corner
3 of the property at 211 North McCarrons Boulevard. The property on which the four lot
4 subdivision is proposed currently has a zoning classification of Low Density Residential-2
5 (LDR-2) District. However, per the direction of the City Council, the Planning Division will
6 initiate the rezoning process in the coming weeks for said southwest area to be rezoned back to
7 Low Density Residential-1 District.

8 The subdivision will allow four residential properties to develop into four new single-family
9 detached homes on Lot 2 through Lot 5 of the proposed McCarron’s Hill Preliminary Plat
10 (herein “the plat”). The proposed plat is illustrated in Attachment C, along with other
11 development information.

12 When exercising the “quasi-judicial” authority on subdivision and subdivision variance requests,
13 the role of the City is to determine the facts associated with a particular proposal and apply those
14 facts to the legal standards contained in the ordinance and relevant state law. In general, if the
15 facts indicate the application meets the relevant legal standards and will not compromise the
16 public health, safety, and general welfare, then the applicant is likely entitled to the approval.
17 The City is, however, able to add conditions to a subdivision and subdivision variance approval
18 to ensure that potential impacts to parks, schools, roads, storm sewers, and other public
19 infrastructure on and around the subject property are adequately addressed. Subdivisions may
20 also be modified to promote the public health, safety, and general welfare, and to provide for the
21 orderly, economic, and safe development of land, and to promote housing affordability for all
22 levels.

23 **PLAT ANALYSIS**

24 Proposed Lots

25 The dimensions and parcel areas of the proposed lots are as follows and are analyzed against the
26 more restrictive LDR-1 requirements.

	Corner Lot		Corner Lot	
	<i>Minimum Standard</i>	Proposed Lot 2	<i>Minimum Standard</i>	Proposed Lot 5
Width	<i>100 ft.</i>	120 ft.	<i>100 ft.</i>	120 ft.
Depth	<i>100 ft.</i>	112 ft.	<i>100 ft.</i>	115 ft.
Area	<i>12,500 sq. ft.</i>	13,442 sq. ft.	<i>12,500 sq. ft.</i>	14,693 sq. ft.
	Interior Lot		Interior Lot	
	<i>Minimum Standard</i>	Proposed Lot 3	<i>Minimum Standard</i>	Proposed Lot 4
Width	<i>85 ft.</i>	90 ft.	<i>85 ft.</i>	90 ft.
Depth	<i>110ft.</i>	121 ft.	<i>110 ft.</i>	141 ft.
Area	<i>11,000 sq. ft.</i>	11,000 sq. ft.	<i>11,000 sq. ft.</i>	12,859 sq. ft.

27 The Roseville's Development Review Committee (DRC) met on January 31, 2019, to review the
28 proposed subdivision plans. Below are the comments based on the DRC's review of the
29 application:

30 Dimensional Standards

31 Although the current zoning of the subject property is LDR-2, the design of the four lots achieve
32 compliance with the LDR-1 standards for lot width, depth and square footage.

33 Easements

34 The drainage and utility easements shown at the margins of the proposed parcels meet or exceed
35 the 10-foot width requirement established in §1103.03 of the Subdivision Code. Most of the
36 easements are shown at 12 feet wide, and those may be reduced unless the approved drainage
37 and storm water mitigation plans rely on the easements as proposed. There is also a utility and
38 drainage easement for the utilities under the private road; a utility and drainage easement for the
39 storm water management pond; and a pre-existing utility and drainage easement bisects the
40 norther portion of Lots 2 and 5.

41 Tree Preservation

42 The tree inventory of the subject platted area has been submitted for staff review. The Planning
43 Division and the applicant are working on the preservation plan in an effort to save as many trees
44 along the periphery as possible. To that point, most trees adjacent to the existing retaining wall
45 at the corner of Williams and North McCarrons will need to be removed due to necessary
46 grading, as will some of the trees from the corner to the private street adjacent to Williams. A
47 similar situation exists adjacent the storm management pond where most of the trees will be
48 removed. The remaining periphery trees will be further analyzed and those deemed hearty, will
49 be preserved. Most remaining trees on the interior, where homes and the private drive are to be
50 constructed, are planned to be removed. Once the plan is finalized, the City's tree consultant
51 will review for consistency with the tree preservation plan requirements.

52 Stormwater Management

53 The plat addresses the assumed level of development on the proposed lots as required. The
54 grading and stormwater management plan reviewed with the plat proposal is not intended to be
55 approved with the plat as the final plan. Instead, the plans reviewed with a plat proposal are
56 intended to demonstrate that the standard City Code requirements pertaining to grading and
57 stormwater management can be met as the proposed project is implemented. The Engineering
58 Department will continue to work with the developer to finalize the grading and stormwater
59 management for the proposed development.

60 Park Dedication

61 This subdivision proposal triggers a park dedication requirement because the subject property
62 includes four new lots and the new platted lots are over an acre. The Park and Recreation
63 Commission will consider the Park Dedication requirement on Tuesday, February 5, 2019, for
64 which staff will provide the Commission with their recommendation at the meeting. It is
65 anticipated that the requirement will be payment in lieu of land dedication in the amount of
66 \$4,000 per lot.

67 **PUBLIC COMMENT**

68 At the time this RPCA was prepared, Planning Division staff has not received any comments or
69 questions about the proposed plat.

70 **RECOMMENDED ACTION**
71 **By motion, recommend approval of the proposed preliminary McCarrons Hill plat of the**
72 **residential property at 211 North McCarrons Boulevard,** based on the content of this RPCA,
73 public input, and Planning Commission deliberation.

74 **ALTERNATIVE ACTIONS**

75 **A) Pass a motion to table the item for future action.** An action to table must be based on
76 the need for additional information or further analysis to make a recommendation on the
77 request. Tabling beyond May 29, 2019, may require extension of the 120-day action
78 deadline established in Minn. Stat. 462.358 subd. 3b to avoid statutory approval.

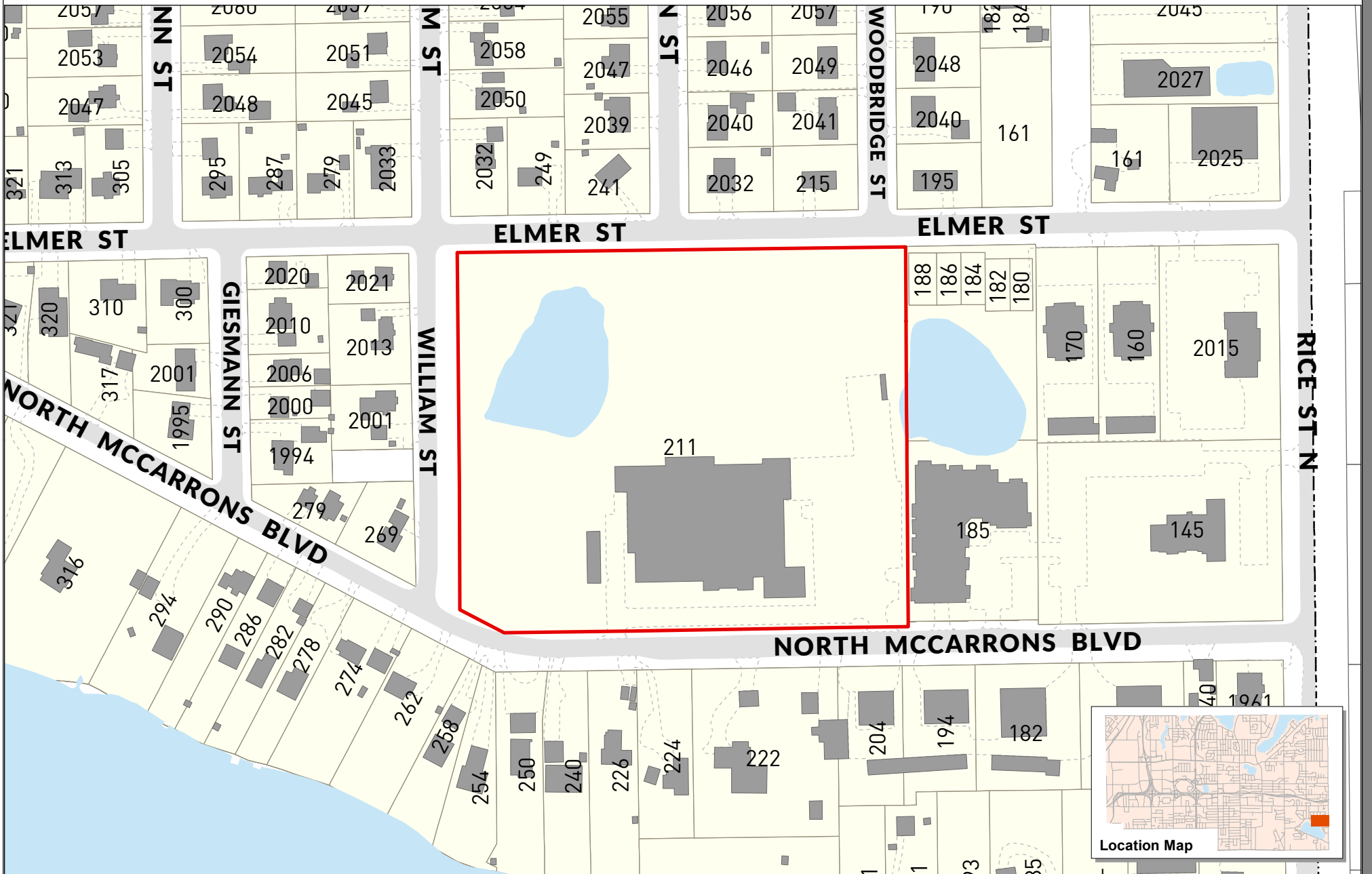
79 **B) Pass a motion to recommend denial of the request.** A recommendation of denial
80 should be supported by specific findings of fact based on the Planning Commission's
81 review of the application, applicable zoning or subdivision regulations, and the public
82 record.

Attachments: A: Area map
B: Aerial photo

C: Proposed subdivision, grading and
drainage plan, and tree inventory

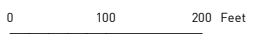
Prepared by: City Planner Thomas Paschke 651-792-7074 thomas.paschke@cityofroseville.com
--

Attachment A for Planning File 18-016



Data Sources
 * Ramsey County GIS Base Map (1/2/2019)
 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.



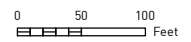
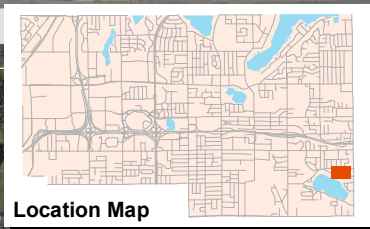
Attachment B for Planning File 18-016



ROSEVILLE
 Prepared by:
 Community Development Department
 Printed: February 1, 2019

Data Sources
 * Ramsey County GIS Base Map (11/1/2018)
 * Aerial Data: Sanborn (4/2017)
 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.



PRELIMINARY PLAT

~for~ ROSE OF SHARON
~of~ MCCARRON'S HILL

PROPERTY DESCRIPTION:

Lot 20, except the east 100 feet thereof, THORNTON'S SUBDIVISION OF THE NE 1/4 OF SECTION 13, TOWN 29, RANGE 23, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.
(Abstract Property)

That part of Lot 18, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23, lying West of the East 200 feet thereof.

Lot 19, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23.

The East 100 feet of Lot 20, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23 (Torrens Property, Certificate of Title No. 303859)

ZONING INFORMATION

- 4 SINGLE FAMILY LOTS ZONED LDR-2 - (LOW DENSITY RESIDENTIAL DISTRICT-2)
- EXISTING SCHOOL ZONED INST - (INSTITUTIONAL DISTRICT)

MINIMUM RESIDENTIAL BUILDING SETBACKS

(PER ROSEVILLE CITY CODE)

- Front: 30 feet
- Rear: 30 feet
- Interior side: 5 feet
- Corner: 10 feet

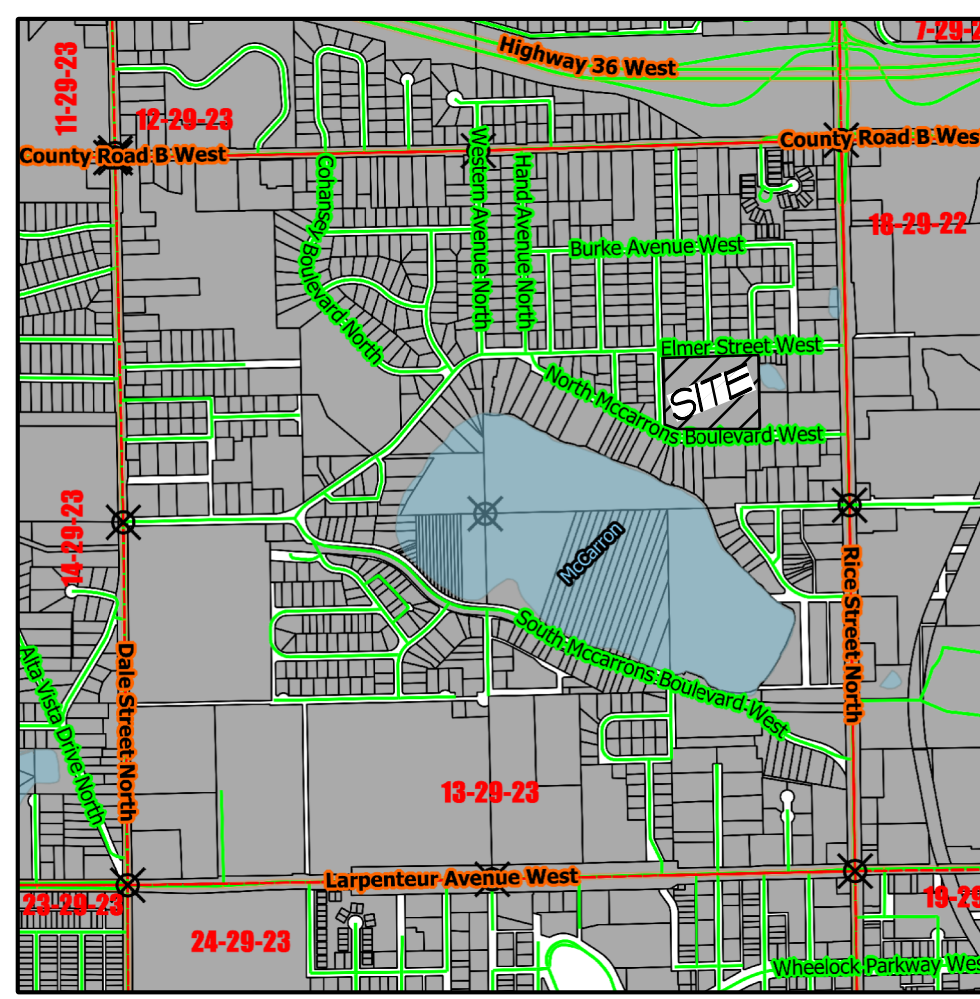
PROPOSED LOT INFORMATION

DESCRIPTION	SQUARE FOOTAGE	ACREAGE	ZONING
LOT 1, BLOCK 1	344,548 SQUARE FEET	7.91 ACRES	INSTITUTIONAL
LOT 2, BLOCK 1	13,442 SQUARE FEET	0.31 ACRES	LDR-2
LOT 3, BLOCK 1	11,000 SQUARE FEET	0.25 ACRES	LDR-2
LOT 4, BLOCK 1	12,859 SQUARE FEET	0.30 ACRES	LDR-2
LOT 5, BLOCK 1	14,693 SQUARE FEET	0.34 ACRES	LDR-2
OUTLOT A	4,832 SQUARE FEET	0.11 ACRES	LDR-2
WILLIAM STREET R.O.W.	15,801 SQUARE FEET	0.36 ACRES	N/A

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/5/2018
- Bearings shown are on Ramsey County datum.
- 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.
- 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.
- Parcel ID No: 13-29-23-14-0014.
- Total parcel area = 415,451 sq. ft. (9.54 acres).
- Wetland delineation and soil borings completed by Jacobson Environmental, PLLC.
- Site plan provided by Plow Engineering.

DRAWN BY: BAB	JOB NO: 18860PP	DATE: 12/14/18	
CHECK BY: JER	SCANNED		
1	1/10/19	ADD SOIL BORING LOCATIONS	BAB
2	1/15/19	ADD'L TOPO/ADD EASEMENTS	BAB
3	1/29/19	PRELIMINARY PLAT	CMB
4	1/30/19	ADD OUTLOTS A AND B	CMB
5	2/1/19	ACCESS ROAD SLID 5' SOUTH	CMB
NO.	DATE	DESCRIPTION	BY



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

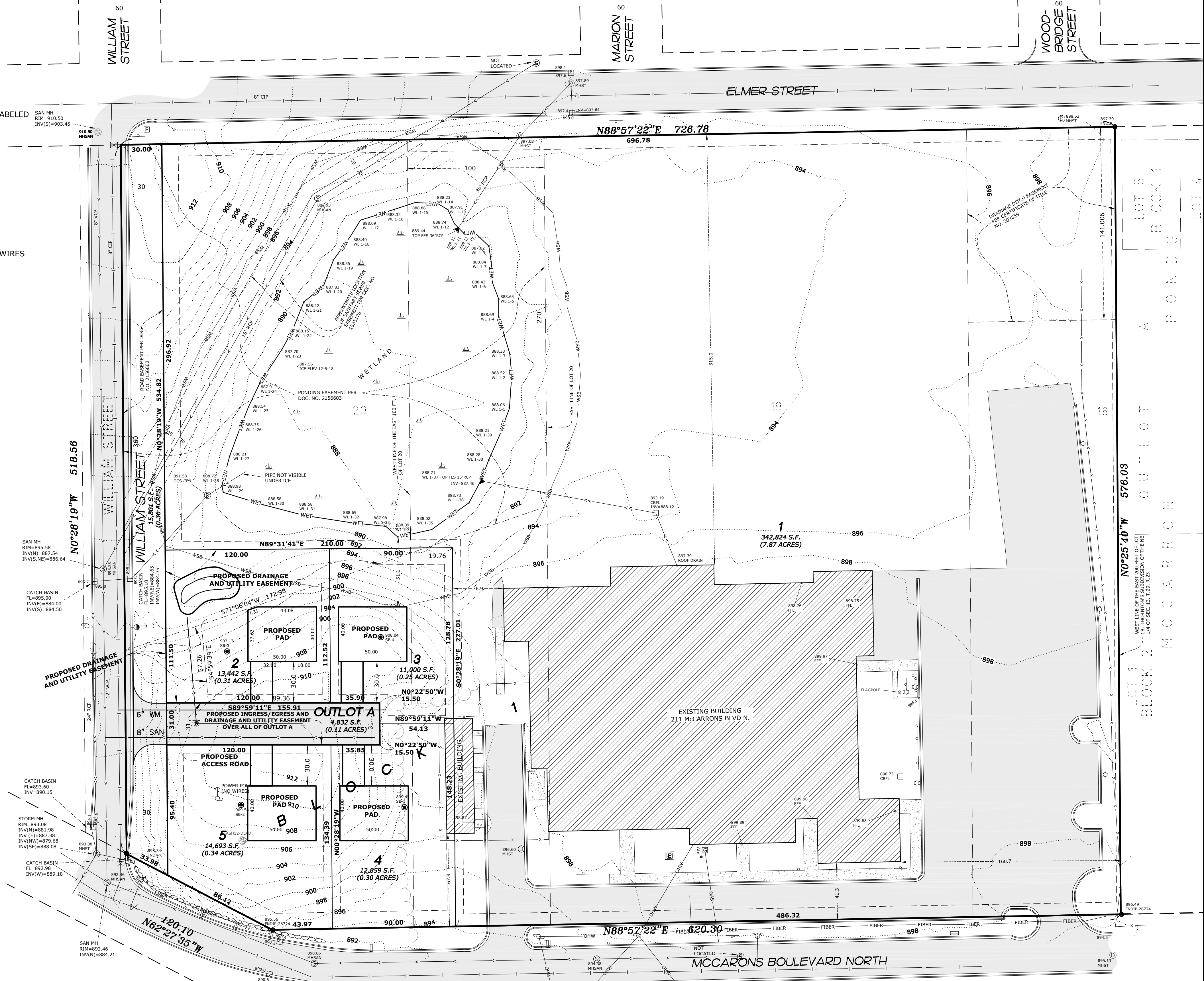
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES BRACE POLE OR GUY POLE
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES SIGN
- DENOTES MONITORING WELL
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES RETAINING WALL
- DENOTES WET LAND
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER

BENCHMARK

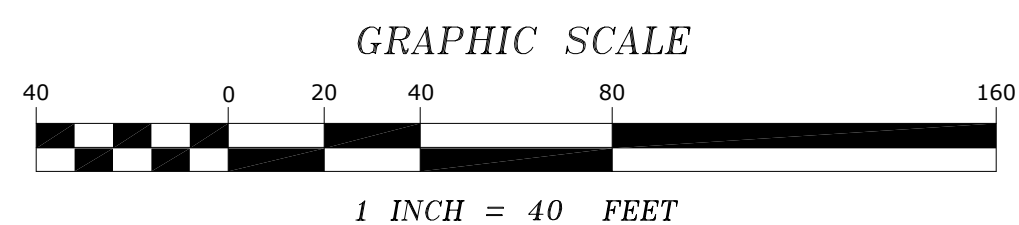
RAMSEY COUNTY BENCHMARK NO. 9168
ELEVATION = 941.81 (NAVD 88)

NORTH

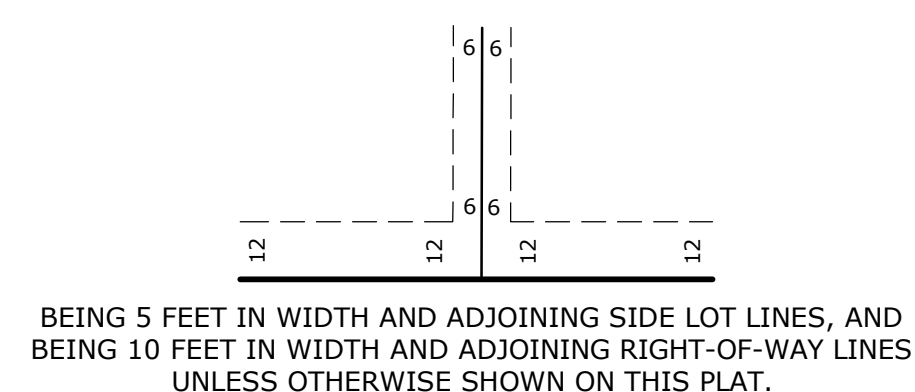


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 02/01/2019 License No. 41578



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



E.G. RUD & SONS, INC.
EST. 1917
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrund.com

CERTIFICATE OF SURVEY

~for~ ROSE OF SHARON
~of~ MCCARRON'S HILL

PROPERTY DESCRIPTION:

Lot 20, except the east 100 feet thereof, THORNTON'S SUBDIVISION OF THE NE 1/4 OF SECTION 13, TOWN 29, RANGE 23, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.
(Abstract Property)

That part of Lot 18, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23, lying West of the East 200 feet thereof.

Lot 19, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23.

The East 100 feet of Lot 20, THORNTON'S SUBDIVISION OF THE N.E. 1/4 OF SECTION 13, TOWN 29, RANGE 23
(Torrens Property, Certificate of Title No. 303859)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/5/2018
- Bearings shown are on Ramsey County datum.
- 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.
- 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.
- Parcel ID No: 13-29-23-14-0014.
- Total parcel area = 415,451 sq. ft. (9.54 acres).
- Wetland delineation and soil borings completed by Jacobson Environmental, PLLC.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊙ DENOTES BRACE POLE OR GUY POLE
- DENOTES CATCH BASIN
- ⊠ DENOTES ELECTRICAL BOX
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES GAS METER
- ⊖ DENOTES GUY WIRE
- ⊙ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊖ DENOTES MAILBOX
- ⊕ DENOTES SIGN
- ⊖ DENOTES MONITORING WELL
- ⊕ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊖ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES STORM SEWER APRON
- ⊖ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES WATER VALVE
- ⊖ DENOTES RETAINING WALL
- ⊕ DENOTES WET LAND
- ⊖ DENOTES FENCE
- ⊕ DENOTES EXISTING CONTOURS
- ⊖ DENOTES BITUMINOUS SURFACE
- ⊕ DENOTES CONCRETE SURFACE
- ⊖ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING STORM SEWER

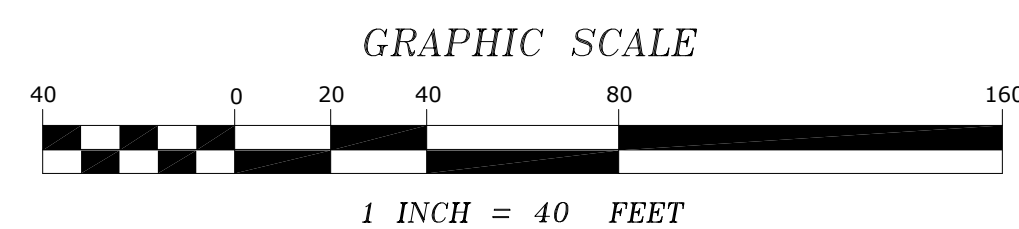
TREE DETAIL

- ⊙ DENOTES TAG NUMBER (SEE TABLE ON SHEET 2 FOR SPECIES AND CALIPER AND CONDITION OF TREES)

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: 02/01/2019 License No. 41578



NORTH

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9168
ELEVATION = 941.81 (NAVD 88)

NO.	DATE	DESCRIPTION	BY
1	1/10/19	ADD SOIL BORING LOCATIONS	BAB
2	1/15/19	ADD'L TOPO/ADD EASEMENTS	BAB
3	1/29/19	PRELIMINARY PLAT	CMB
4	1/30/19	ADD OUTLOTS A AND B	CMB
5	2/1/19	ACCESS ROAD SLID 5' SOUTH	CMB

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

MCCARRON'S HILL

TITLE SHEET, NOTES & LEGEND

ROSEVILLE, MN

LEGEND

— OHW —	EXISTING OVERHEAD ELECTRIC	— —	PROPOSED WATER PIPE
— TEL —	EXISTING UNDERGROUND TELEPHONE	—>—	PROPOSED SANITARY SEWER PIPE
— CBL —	EXISTING UNDERGROUND CABLE	—>>—	PROPOSED STORM SEWER PIPE
⊠	EXISTING TELEPHONE PEDESTAL	— o—	PROPOSED DRAINTILE AND CLEAN-OUT
⊠	EXISTING ELECTRICAL PEDESTAL	—ELEC—	PROPOSED ELECTRIC SERVICE *
⊠	EXISTING CABLE PEDESTAL	—GAS—	PROPOSED GAS SERVICE *
⊠	EXISTING UTILITY POLE	—TEL—	PROPOSED TELEPHONE SERVICE *
⊠	EXISTING LIGHT POLE	⊙	PROPOSED STORM MANHOLE
—>>—	EXISTING STORM SEWER	□	PROPOSED CATCH BASIN
— —	EXISTING WATER MAIN	△	PROPOSED FLARED-END SECTION
—>—	EXISTING SANITARY SEWER	⊠	PROPOSED GATE VALVE
—FM—	EXISTING FORCEMAIN	⊠	PROPOSED HYDRANT
⊙	EXISTING STORM MANHOLE	⊙	PROPOSED SANITARY SEWER MANHOLE
□	EXISTING CATCH BASIN	—928—	PROPOSED CONTOUR
⊠	EXISTING FLARED-END SECTION	—930—	PROPOSED CONTOUR
⊠	EXISTING GATE VALVE	⊠ 920.60	PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
⊠	EXISTING HYDRANT	—S—	PROPOSED SILT FENCE
⊙	EXISTING WELL	4.0%	PROPOSED DIRECTION OF DRAINAGE
⊙	EXISTING SANITARY SEWER MANHOLE	█	PROPOSED BITUMINOUS
⋯ 930 ⋯	EXISTING CONTOUR	▨	PROPOSED CONCRETE
× 920.99	EXISTING SPOT ELEVATION	▨	PROPOSED RIP-RAP
⊙ 907.42	EXISTING SPOT ELEVATION (MATCH INTO ELEVATION)	▨	PROPOSED FILTRATION MEDIA
█	EXISTING BITUMINOUS	○	PROPOSED INLET PROTECTION
█	EXISTING BITUMINOUS (TO BE REMOVED)	▨	PROPOSED HEAVY-DUTY PAVEMENT
⊙	EXISTING TREES	▨	PROPOSED ENKAMAT
⊠	EXISTING TREES (TO BE REMOVED)		
⊠	EXISTING RETAINING WALL		
—	EXISTING FENCE		
—WET—	EXISTING WETLAND		

GENERAL NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.

CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.

THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING SANITARY SEWER, STORM SEWER, AND WATER MAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.

INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

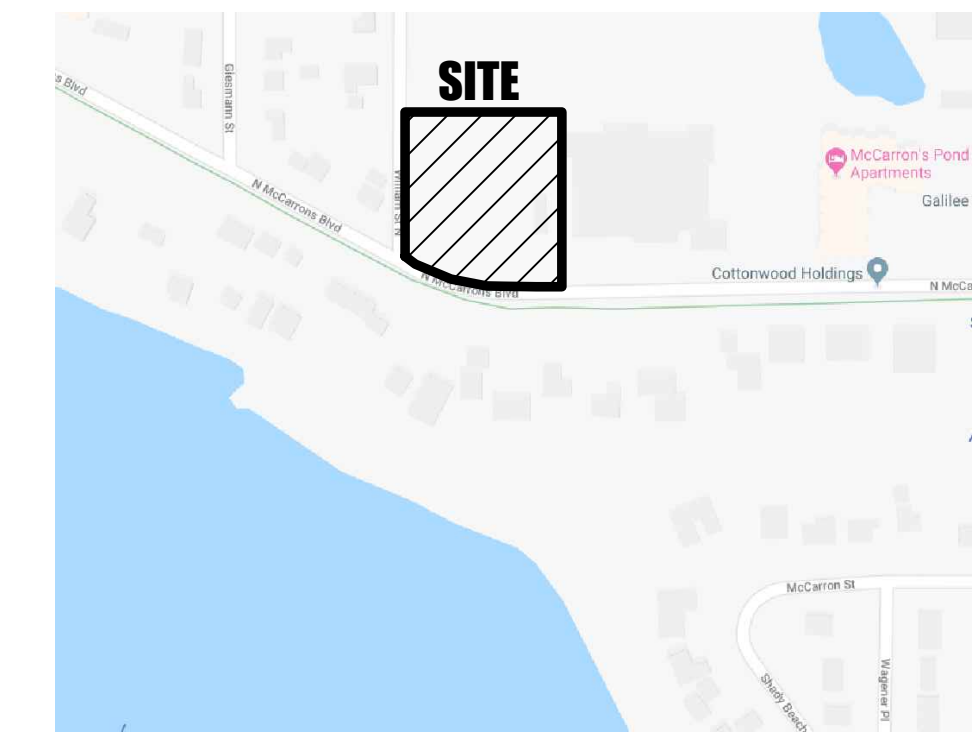
THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.

STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.

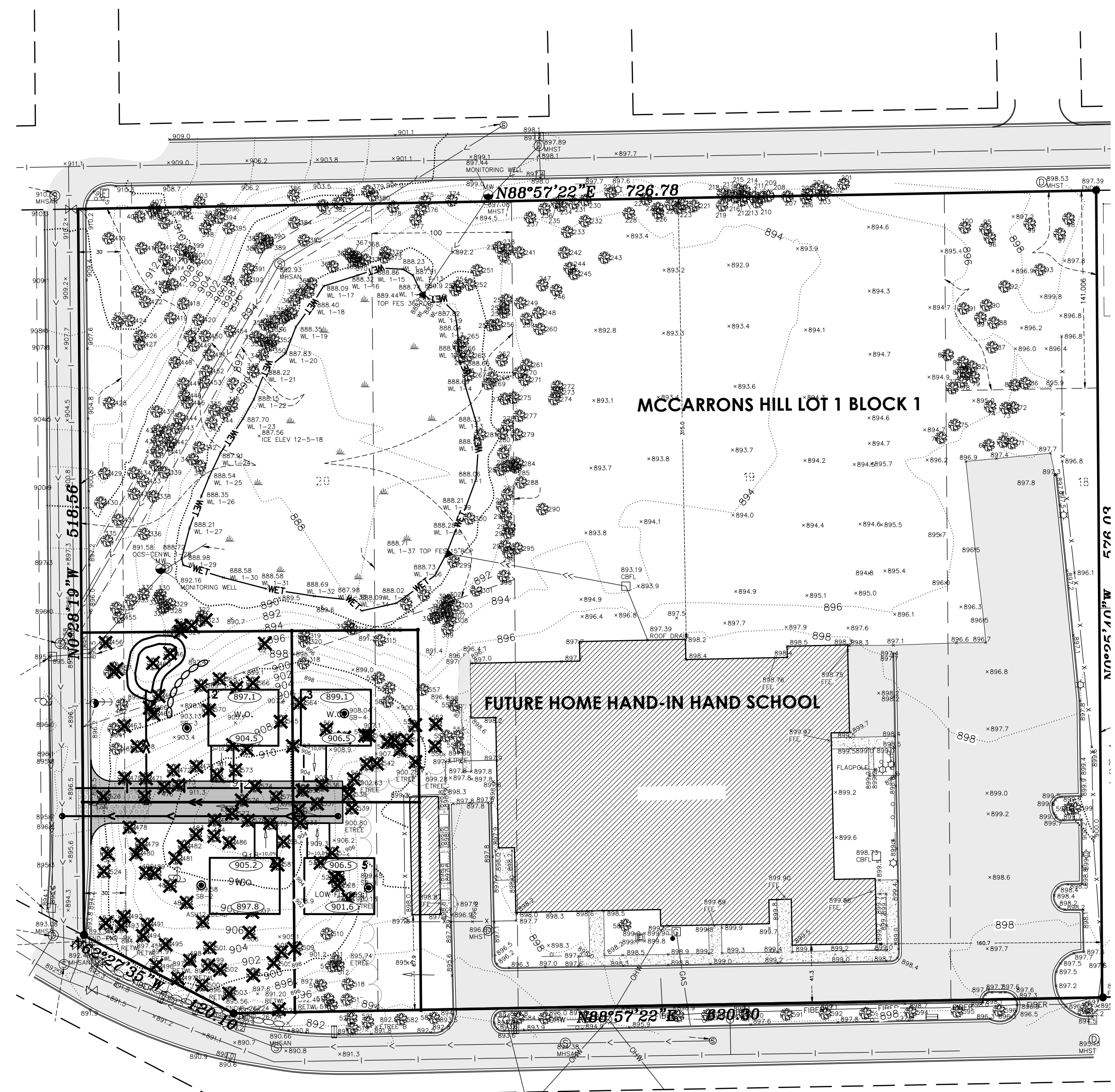
NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.

VICINITY MAP



N.T.S.



DRAWN BY:	DESIGN BY:
C.M.	C.W.P.
CHECKED BY:	PROJ. NO.
C.W.P.	18-1820
ORIGINAL DATE:	
JANUARY 1, 2019	

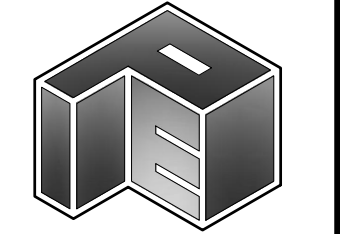
DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
CHARLES W. PLOWE
 LIC. NO. 16227
 DATE: 01.29.2019

MCCARRON'S HILL
 ROSEVILLE, MN
 TITLE SHEET, NOTES & LEGEND

PREPARED FOR:
VANGUARD BUILDERS, INC.

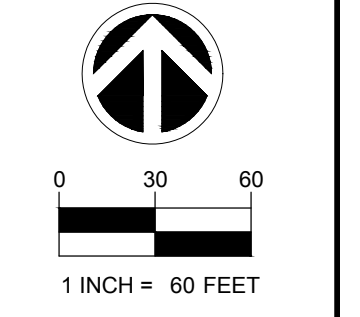


SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



SHEET INDEX

C1	TITLE SHEET, NOTES & LEGEND
C2	CIVIL SITE PLAN
C3	GRADING, DRAINAGE & EROSION CONTROL PLAN
C4	UTILITY PLAN

C1



Know what's below.
 Call before you dig.

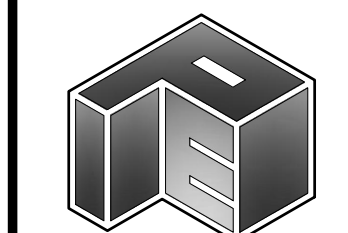
DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE LIC. NO. 16227
 DATE: 01.29.2019

MCCARRON'S HILL
 ROSEVILLE, MN
 CIVIL SITE PLAN

PREPARED FOR:
VANGUARD BUILDERS, INC.

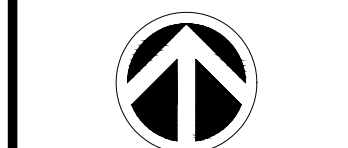


SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



0 20 40
 1 INCH = 40 FEET

C2



811
 Know what's below.
 Call before you dig.

**CIVIL SITE PLAN
 MCCARRON'S HILL**

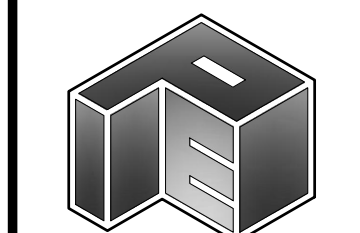
DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE
 LIC. NO. 16227
 DATE: 01.29.2019

MCCARRON'S HILL
 ROSEVILLE, MN
 GRADING, DRAINAGE, &
 EROSION CONTROL PLAN

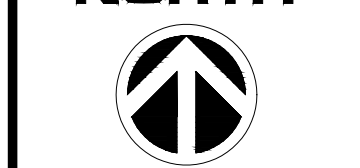
PREPARED FOR:
VANGUARD BUILDERS, INC.



SITE PLANNING & ENGINEERING
PLOWE ENGINEERING, INC.

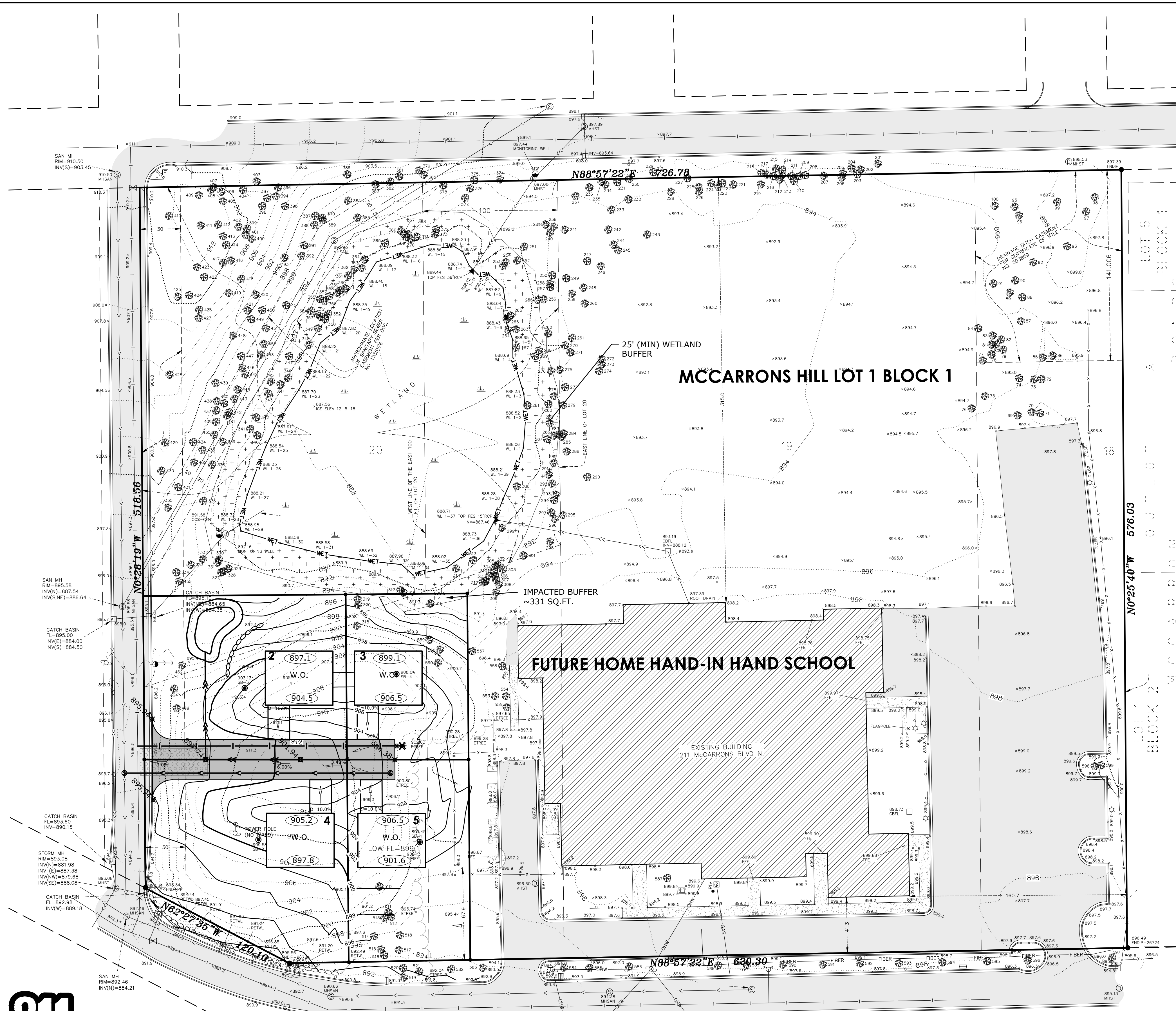
6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



0 20 40
 1 INCH = 40 FEET

C3



811
 Know what's below.
 Call before you dig.

**GRADING, DRAINAGE, & EROSION CONTROL PLAN
 MCCARRON'S HILL**

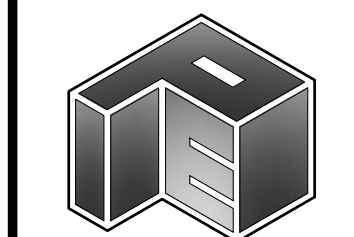
DATE REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Charles W. Plowe
 CHARLES W. PLOWE LIC. NO. 16227
 DATE: 01.29.2019

MCCARRON'S HILL
 ROSEVILLE, MN
 UTILITY PLAN

PREPARED FOR:
VANGUARD BUILDERS, INC.

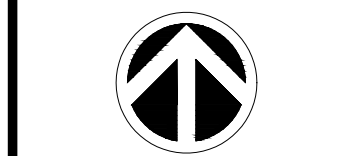


SITE PLANNING & ENGINEERING

PLOWE ENGINEERING, INC.

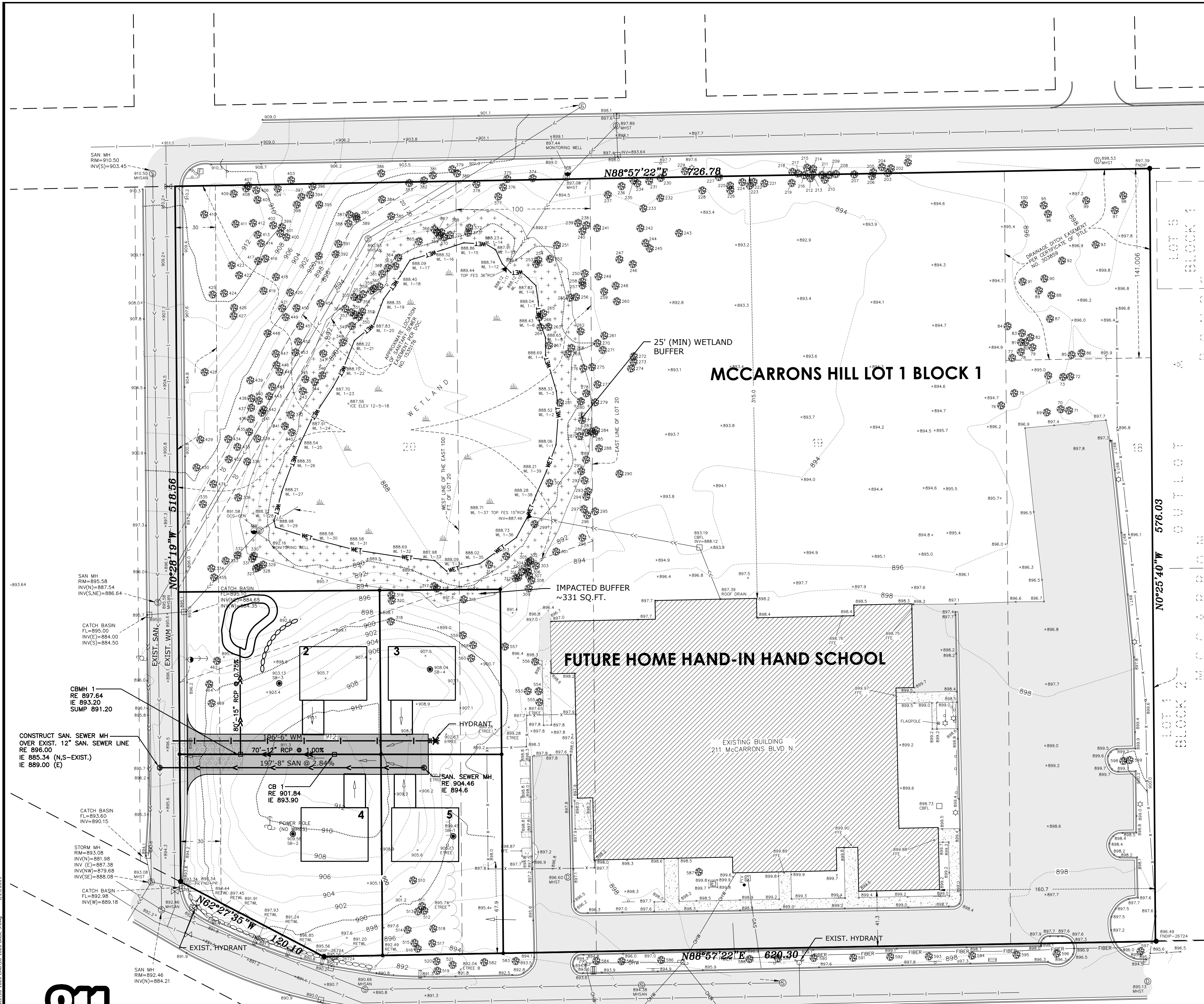
6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014
 PHONE: (651) 361-8210
 FAX: (651) 361-8701

NORTH



0 20 40
 1 INCH = 40 FEET

C4



811
 Know what's below.
 Call before you dig.

UTILITY PLAN
MCCARRON'S HILL