

**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](http://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.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 30<sup>th</sup> 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.**

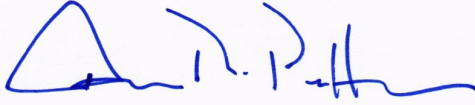
425  
426 **7. Adjourn**

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

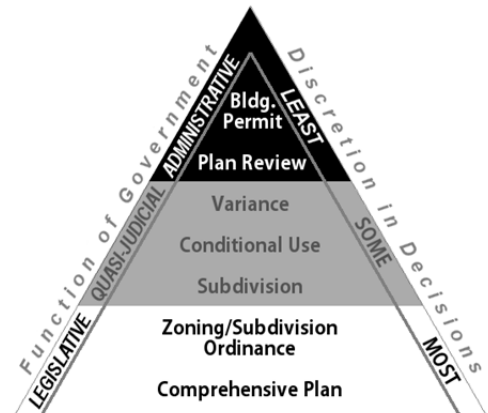
	<b>Existing Land Use</b>	<b>Guiding</b>	<b>Zoning</b>
<b>Site</b>	One-family residential, detached	LR	LDR-2
<b>North</b>	wetland	I	INST
<b>West</b>	One-family residential, detached	LR	LDR-1
<b>East</b>	Former Armory to be HIH Christian Montessori School	I	INST
<b>South</b>	One-family residential, detached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

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

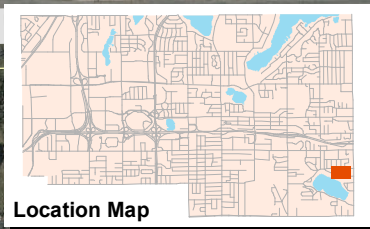
C: Proposed subdivision, grading and  
drainage plan, and tree inventory

Prepared by: <b>City Planner Thomas Paschke   651-792-7074</b> <a href="mailto:thomas.paschke@cityofroseville.com">thomas.paschke@cityofroseville.com</a>
--





# Attachment B for Planning File 18-016



Location Map



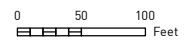
Prepared by:  
Community Development Department  
Printed: February 1, 2019



Site Location

**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 (INDUSTRIAL 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	INDUSTRIAL
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	N/A
WILLIAM STREET R.O.W.	15,801 SQUARE FEET	0.36 ACRES	N/A

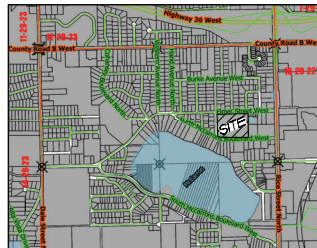
## NOTES

- 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 Ploew Engineering.

DRAWN BY: BAB	JOB NO: 188609P	DATE: 12/14/18
CHECK BY: JER	SCANNED	
1 1/15/19	ADD SOIL BORING LOCATIONS	BAB
2 1/15/19	ADD TOP/OADD EASEMENTS	BAB
3 1/29/19	PRELIMINARY PLAT	CHB
4 1/30/19	ADD OUTLOTS A AND B	CHB
5 2/1/19	ACCESS ROAD SLID 5 SOUTH	CHB
NO. 1	DATE	DESCRIPTION
		BY

## VICINITY MAP

PART OF SEC. 13, TWP. 29, RING. 23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

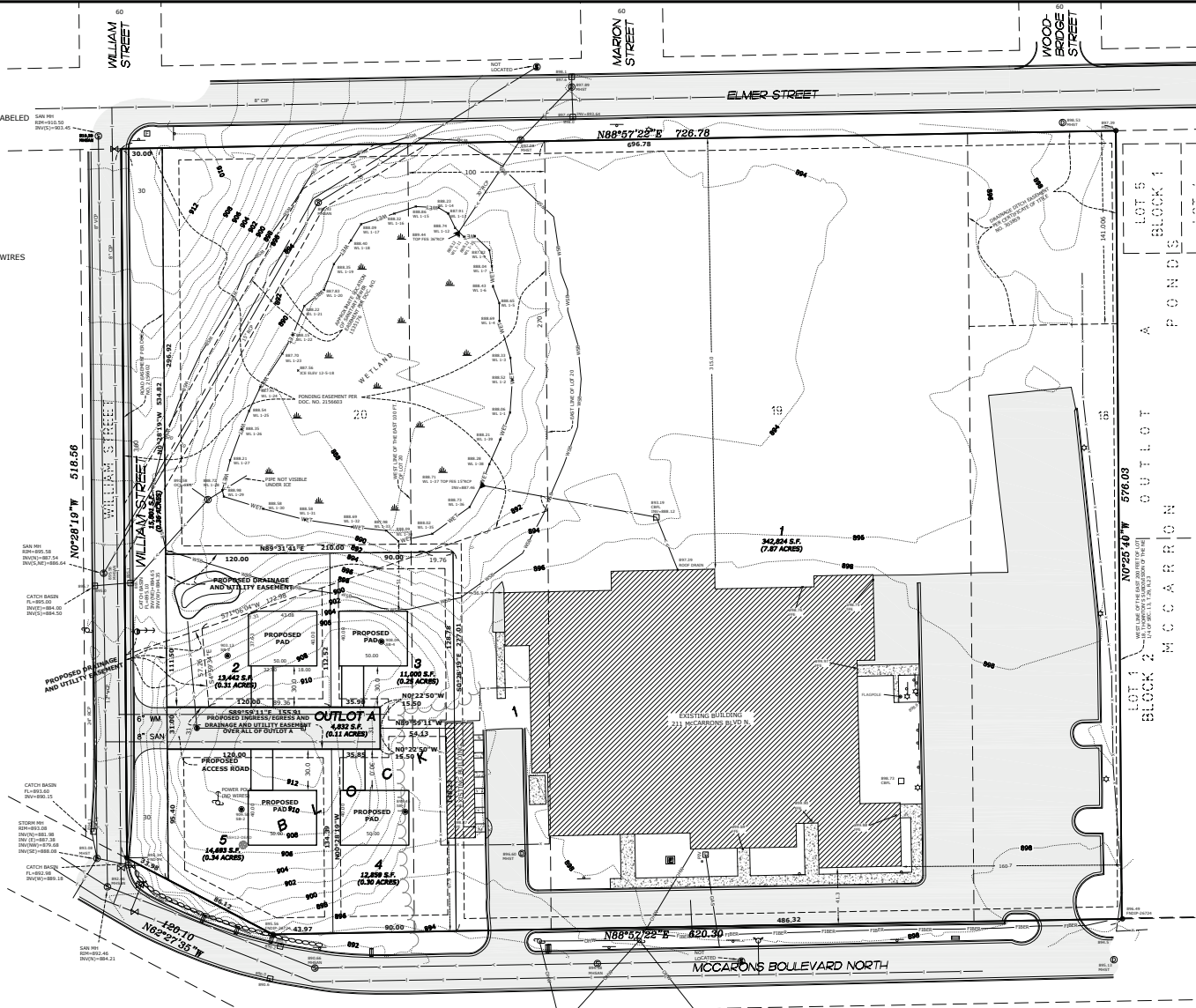
## LEGEND

- 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 MANHOLE
- 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

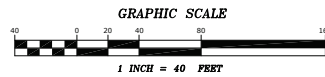
RAMSEY COUNTY BENCHMARK NO. 9168  
ELEVATION = 941.81 (NAVD 88)

NORTH

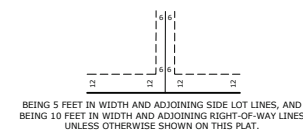


I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

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



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



**E.G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701  
www.egrud.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
- ⊙ 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)

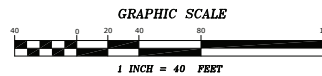
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD

Date: 02/01/2019 License No. 41578



**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



## BENCHMARK

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

NO.	DATE	DESCRIPTION	BY
1	1/10/19	ADD SOIL BORING LOCATIONS	BAR
2	1/15/19	ADD TOPOGRAIC EXAMINATIONS	BAR
3	1/29/19	PRELIMINARY PLAT	CHB
4	1/30/19	ADD OUTLOTS A AND B	CHB
5	2/1/19	ACCESS ROAD SLID 9' SOUTH	CHB

# TREE INVENTORY TABLE

Tag #	Species	Caliper	Condition	Tag #	Species	Caliper	Condition	Tag #	Species	Caliper	Condition	Tag #	Species	Caliper	Condition
69	Siberian Elm	10	4	276	Green Ash	9	5	384	Boxelder	10	4	493	Red Oak	14	5
70	Siberian Elm	7	4	277	American Elm	7	4	385	American Elm	10	4	494	Red Oak	10	5
71	Siberian Elm	4	3	278	Green Ash	12	5	386	Boxelder	11	5	495	Red Oak	10	5
72	American Elm	7	4	279	Boxelder	9	5	387	Red Oak	18	5	496	Red Oak	12	5
73	American Elm	9	3	280	Boxelder	9	5	388	Red Oak	17	5	497	American Elm	7	5
74	American Elm	7	5	281	Boxelder	8	5	389	Burr Oak	12	5	498	White Oak	17	5
75	Boxelder	13	4	282	Boxelder	9	5	390	Burr Oak	8	5	499	White Oak	11	5
76	Boxelder	11	5	283	Cottonwood	38	5	391	White Oak	15	5	500	American Elm	6	5
77	Boxelder	9	5	284	American Elm	8	5	392	White Oak	19	5	501	Burr Oak	12	2
78	Boxelder	8	5	285	American Elm	16	5	393	Red Oak	19	5	502	White Oak	19	3
79	Boxelder	6	5	286	Boxelder	7	2	394	Burr Oak	10	1	503	White Oak	12	5
80	Boxelder	7	5	287	American Elm	12	5	395	Red Oak	18	5	504	White Oak	13	5
81	Boxelder	7	5	288	Boxelder	7	5	396	Green Ash	7	1	505	White Oak	11	3
82	Silver Maple	7	5	289	Green Ash	8	5	397	Burr Oak	12	5	506	White Oak	13	5
83	Silver Maple	7	5	290	Boxelder	10	5	398	Burr Oak	10	5	507	Red Oak	13	1
84	Boxelder	8	5	291	Boxelder	6	5	399	Red Oak	15	4	508	Hackberry	6	5
85	Silver Maple	12	5	292	Green Ash	9	5	400	Burr Oak	13	5	509	White Oak	19	5
86	American Elm	7	5	293	Boxelder	7	5	401	Burr Oak	8	5	510	American Elm	12	5
87	Red Oak	8	5	294	Boxelder	6	4	402	Burr Oak	12	5	511	Boxelder	6	5
88	Green Ash	6	5	295	Silver Maple	15	5	403	Green Ash	7	1	512	White Oak	17	5
89	Basswood	7	5	296	Boxelder	9	5	404	Green Ash	8	5	513	White Oak	11	1
90	American Elm	7	4	297	Boxelder	7	5	405	Green Ash	6	1	514	White Oak	17	1
91	Quaking Aspen	6	5	298	American Elm	10	5	406	Red Oak	6	1	515	American Elm	12	1
92	Red Oak	7	5	299	Silver Maple	9	5	407	Green Ash	7	1	516	Red Oak	11	1
93	Silver Maple	8	5	300	Silver Maple	10	5	408	Green Ash	11	5	517	American Elm	7	3
94	Boxelder	8	4	301	Green Ash	6	4	409	Green Ash	11	5	518	American Elm	8	4
95	Red Oak	17	5	302	Boxelder	10	3	410	Boxelder	20	3	519	Cottonwood	15	5
96	Red Oak	20	5	303	Boxelder	7	4	411	Burr Oak	7	1	520	Cottonwood	10	5
97	Red Oak	9	3	304	Cottonwood	21	5	412	Green Ash	7	1	521	Silver Maple	8	5
98	Boxelder	7	3	305	American Elm	7	3	413	Burr Oak	14	4	522	Boxelder	10	4
99	Siberian Elm	20	5	306	Boxelder	10	5	414	Burr Oak	12	1	523	American Elm	7	5
100	Red Oak	26	5	307	Cottonwood	21	5	415	Green Ash	7	1	524	American Elm	8	5
201	Red Oak	18	5	308	Boxelder	7	5	417	Burr Oak	13	1	525	American Elm	9	3
202	Red Oak	20	5	309	Cottonwood	10	5	418	Red Oak	9	5	526	American Elm	6	5
203	Cottonwood	17	5	310	Boxelder	9	5	419	Green Ash	8	5	527	Red Oak	6	5
204	Cottonwood	16	5	311	Boxelder	6	5	420	Red Oak	11	5	528	American Elm	12	5
205	Cottonwood	20	5	312	Boxelder	10	5	421	Quaking Aspen	8	1	529	Green Ash	15	3
206	American Elm	9	5	313	Silver Maple	7	4	422	American Elm	7	3	530	Red Oak	15	3
207	Cottonwood	22	5	314	Boxelder	6	4	423	Red Oak	13	1	531	White Oak	14	5
208	American Elm	11	5	315	Boxelder	6	4	424	Green Ash	6	4	532	Red Oak	6	5
209	American Elm	22	5	316	Boxelder	6	5	425	Red Oak	6	5	533	Green Ash	6	5
210	Cottonwood	13	5	317	Boxelder	7	5	426	Cottonwood	17	1	534	Common Buckthorn	6	5
211	American Elm	4	5	318	Boxelder	11	5	427	American Elm	9	5	535	Green Ash	9	5
212	American Elm	8	5	319	Green Ash	12	3	428	Red Oak	7	5	536	Paper Birch	6	5
213	Cottonwood	13	5	320	Green Ash	9	3	429	Boxelder	10	1	537	Red Oak	7	5
214	Cottonwood	15	5	321	White Oak	10	5	430	Boxelder	11	1	538	Black Cherry	6	5
215	American Elm	10	5	322	Silver Maple	6	3	431	Boxelder	7	3	539	Silver Maple	7	5
216	Cottonwood	13	5	323	Silver Maple	7	4	432	Boxelder	9	1	540	American Elm	6	5
217	Cottonwood	12	3	324	Silver Maple	24	5	433	Boxelder	7	1	541	American Elm	7	5
218	Cottonwood	27	5	325	Boxelder	8	5	434	Boxelder	6	4	542	American Elm	6	5
219	Boxelder	7	4	326	Silver Maple	12	5	435	Burr Oak	8	3	543	Green Ash	14	5
220	Green Ash	7	5	327	Boxelder	7	5	436	Boxelder	9	5	544	Green Ash	15	3
221	Cottonwood	15	5	328	Boxelder	6	5	437	Boxelder	6	5	545	Green Ash	13	3
222	Cottonwood	27	5	329	Boxelder	6	5	438	Boxelder	9	5	546	Green Ash	8	5
223	American Elm	1	5	330	American Elm	7	5	439	Common Buckthorn	6	5	547	Green Ash	6	5
224	Cottonwood	11	5	331	Boxelder	7	5	440	Boxelder	9	5	548	Green Ash	6	5
225	Cottonwood	18	1	332	American Elm	7	5	441	Quaking Aspen	6	1	549	Green Ash	9	5
226	American Elm	20	5	333	American Elm	7	5	442	Quaking Aspen	11	1	550	Green Ash	10	5
227	Cottonwood	24	5	334	American Elm	7	5	443	Quaking Aspen	6	5	551	Boxelder	12	1
228	American Elm	8	5	335	American Elm	15	5	444	Quaking Aspen	10	1	552	Green Ash	12	5
229	Boxelder	9	5	336	American Elm	17	1	445	Quaking Aspen	6	1	553	American Elm	19	5
230	Boxelder	4	5	338	Cottonwood	16	5	446	Boxelder	8	4	554	Red Oak	16	5
231	Cottonwood	10	5	339	American Elm	6	5	447	Quaking Aspen	9	5	555	Green Ash	14	5
232	Boxelder	4	5	340	Cottonwood	11	5	448	Green Ash	6	1	556	Green Ash	16	5
233	Boxelder	7	5	341	Boxelder	6	4	449	Quaking Aspen	8	5	557	Green Ash	6	5
234	Hackberry	20	5	342	Boxelder	8	3	450	Quaking Aspen	7	1	558	Green Ash	13	5
235	Cottonwood	33	5	343	Boxelder	6	5	451	Red Oak	14	5	559	Green Ash	15	1
236	Hackberry	9	5	344	Boxelder	7	5	452	Green Ash	8	5	560	Green Ash	7	5
237	Hackberry	9	2	345	Boxelder	7	5	453	Quaking Aspen	10	5	561	American Elm	9	4
238	Boxelder	9	3	346	Cottonwood	12	5	454	Boxelder	8	1	562	American Elm	6	2
239	Boxelder	7	2	347	Boxelder	7	5	455	American Elm	14	5	563	Burr Oak	22	4
240	American Elm	11	4	348	Cottonwood	11	5	456	Hackberry	10	5	564	Burr Oak	20	4
241	American Elm	14	1	349	Boxelder	6	5	457	Quaking Aspen	6	5	565	American Elm	8	5
242	Boxelder	7	1	350	Silver Maple	7	4	459	Quaking Aspen	13	5	566	Boxelder	7	2
243	Hackberry	4	5	351	Boxelder	6	4	460	American Elm	8	1	567	White Oak	16	5
244	Green Ash	7	5	352	Boxelder	6	4	461	Silver Maple	6	5	568	Red Oak	10	5
245	Green Ash	7	5	353	Boxelder	8	1	462	Boxelder	8	1	569	Red Oak	17	5
246	Boxelder	8	5	354	Boxelder	6	4	463	Red Oak	13	1	570	Boxelder	7	1
247	Boxelder	8	5	355	Boxelder	6	4	464	Red Oak	24	1	571	Green Ash	10	5
248	Silver Maple	11	5	356	Boxelder	7	4	465	Red Oak	13	1	572	American Elm	11	1
249	Boxelder	9	5	357	Boxelder	8	2	466	Boxelder	6	1	573	American Elm	10	2
250	Boxelder	12	5	358	Boxelder	7	4	467	Burr Oak	9	1	574	Red Oak	6	4
251	Boxelder	8	5	359	Boxelder	6	5	468	Burr Oak	15	1	575	Red Oak	8	2
252	Silver Maple	10	2	360	Silver Maple	9	5	469	Burr Oak	7	1	576	American Elm	8	2
253	Silver Maple	8	3	361	Boxelder	7	1	470	Red Oak	19	5	577	American Elm	7	3
254	Silver Maple	8	5	362	Silver Maple	6	5	471	Burr Oak	11	1	578	Green Ash	6	5
255	Boxelder	8	5	363	Silver Maple	7	5	472	Red Oak	16	1	579	Green Ash	6	5
256	Boxelder	8	5	364	Silver Maple	8	5	473	Burr Oak	14	5	580	American Elm	7	5
257	Black Willow	17	2	365	Silver Maple	10	5	474	Red Oak	16	1	581	American Elm	6	5
258	Boxelder	8	1	366	Green Ash	6	5	475	Red Oak	19	1	582	Silver Maple	12	5
259	Boxelder	12	4	367	Silver Maple	7	5	476	White Oak	7	1	583	Silver Maple	14	6
260	Boxelder	10	5	368	Silver Maple	7	5	477	Green Ash	8	4	584	Silver Maple	11	6
261	Boxelder	1	5	369	Silver Maple	9	5	478	Red Oak	14	1	585	Silver Maple	9	2
262	Green Ash	13	5	370	Silver Maple	6	5	479	Burr Oak	9	5	586	Silver Maple	13	6
263	Silver Maple	14	5	371	Silver Maple	8	5	480	Red Oak	17	5	587	Honey Locust	25	6
264	Paper Birch	8	2	372	Silver Maple	7	5	481	Burr Oak	18	1	588	Silver Maple	8	6
265	Boxelder	4	4	373	Silver Maple	6	5	482	White Oak	12	1	589	Silver Maple	10	6
266	Boxelder	8	5	374	Cottonwood	35	5	483	American Elm	7	4	590	Silver Maple	11	6
267	Silver Maple	12	1	375	American Elm	12	1	484	Red Oak	10	1	591	Silver Maple	10	6
268	Boxelder	7	4	376	Silver Maple	16	5	485	Green Ash	8	5	592	Silver Maple	10	6
269	Boxelder	9	5	377	Silver Maple	13	5	486	Red Oak	9	1	593	Silver Maple	11	6
270	Boxelder	7	4	378	Boxelder	7	4	487	Burr Oak	16	1	594	Silver Maple	11	6
271	Boxelder	10	5	379	Green Ash	8	5	488	Burr Oak	6	5	595	Silver Maple	10	6
272	Hackberry	4	5	380	Green Ash	9	5	489	Burr Oak	7	1	596	Silver Maple	10	6
273	Hackberry	7	5	381	Boxelder	7	3	490	Common Buckthorn	7	1	597	Silver Maple	10	6
274	Hackberry	7	5	382	Boxelder	8	3	491	Common Buckthorn	7	1	598	Red Oak	30	3
27															

# 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	— ○ —	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		
— x —	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.

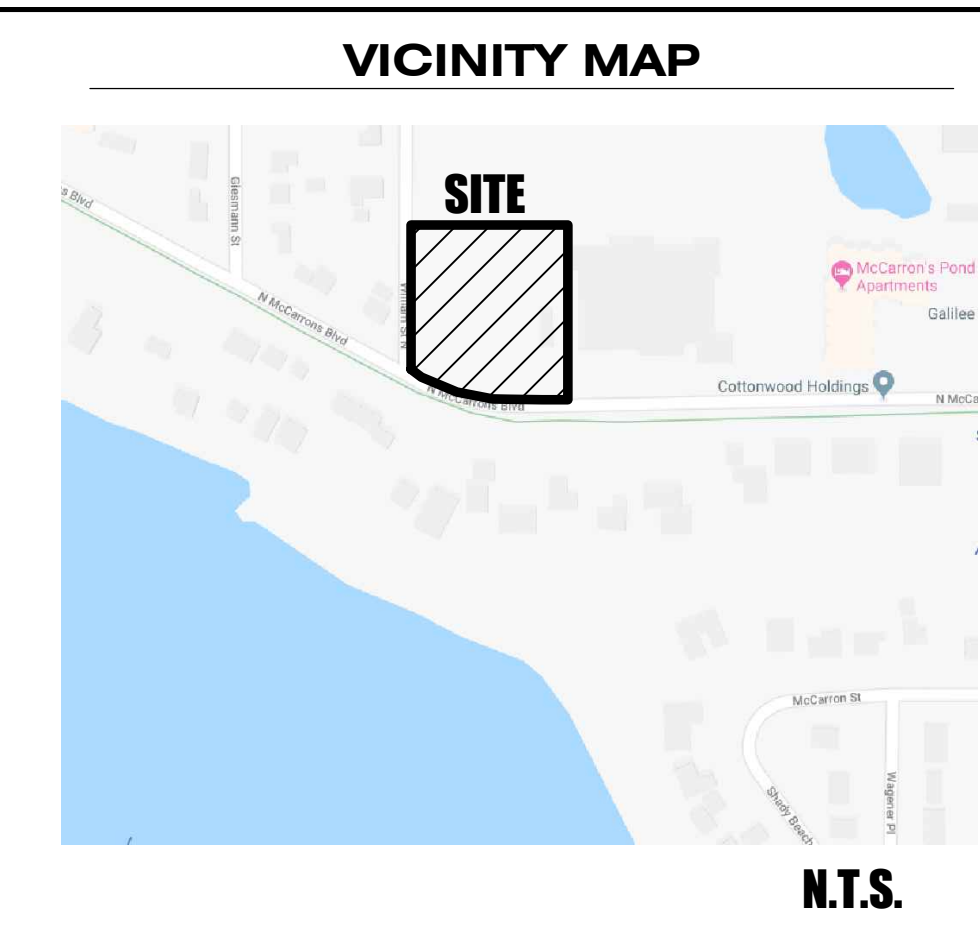
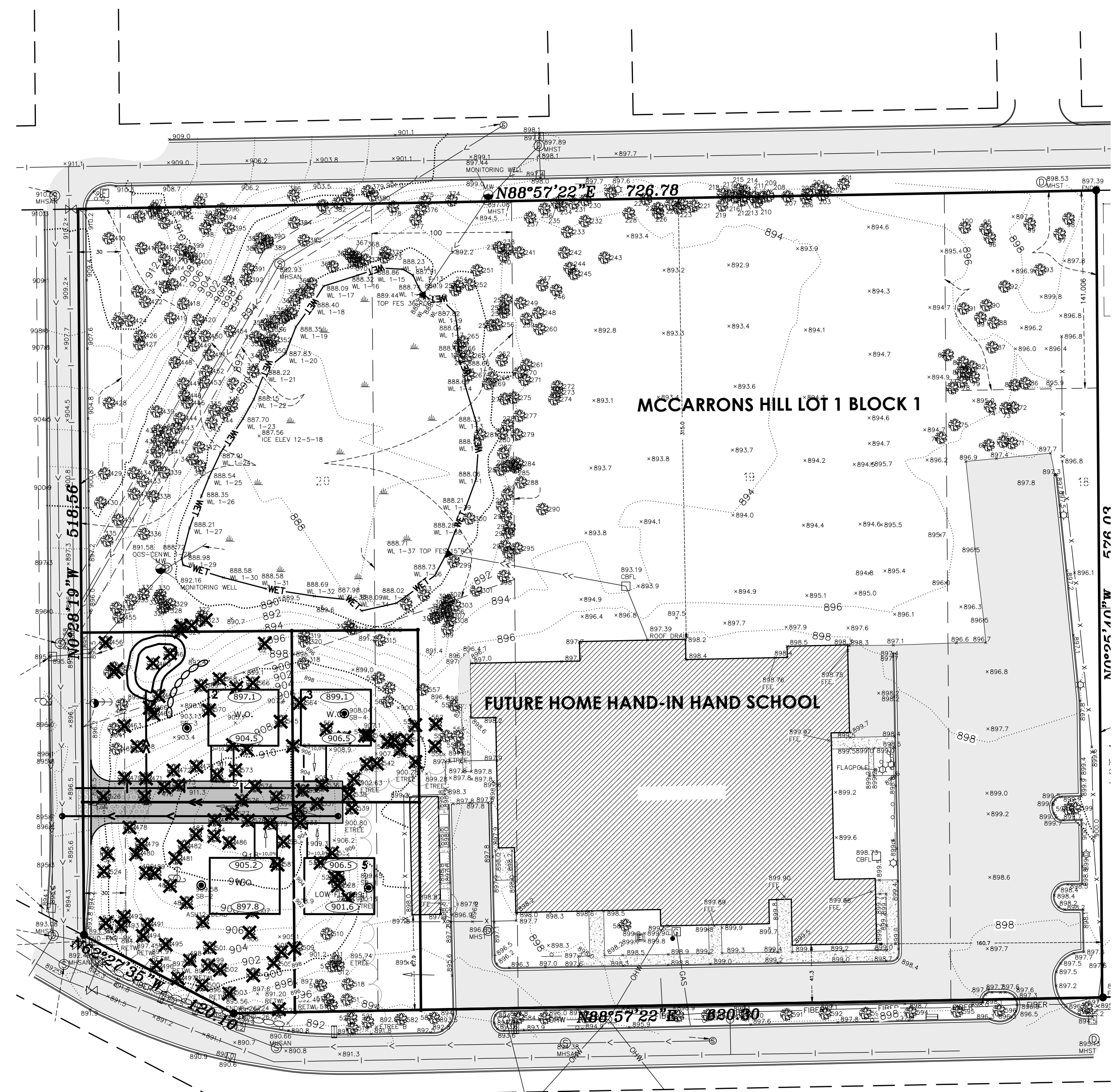
INSTALLATIONS SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS AND DETAIL PLATES.

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.



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

DATE	REVISION DESCRIPTION

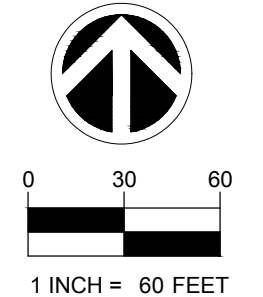
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*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**  
  
 0 30 60  
 1 INCH = 60 FEET

#### SHEET INDEX

<b>C1</b>	<b>TITLE SHEET, NOTES &amp; LEGEND</b>
<b>C2</b>	<b>CIVIL SITE PLAN</b>
<b>C3</b>	<b>GRADING, DRAINAGE &amp; EROSION CONTROL PLAN</b>
<b>C4</b>	<b>UTILITY PLAN</b>

# C1



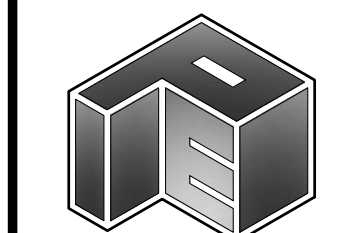
DATE	REVISION DESCRIPTION

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.**

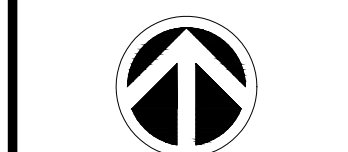


SITE PLANNING & ENGINEERING

**PLOWE ENGINEERING, INC.**

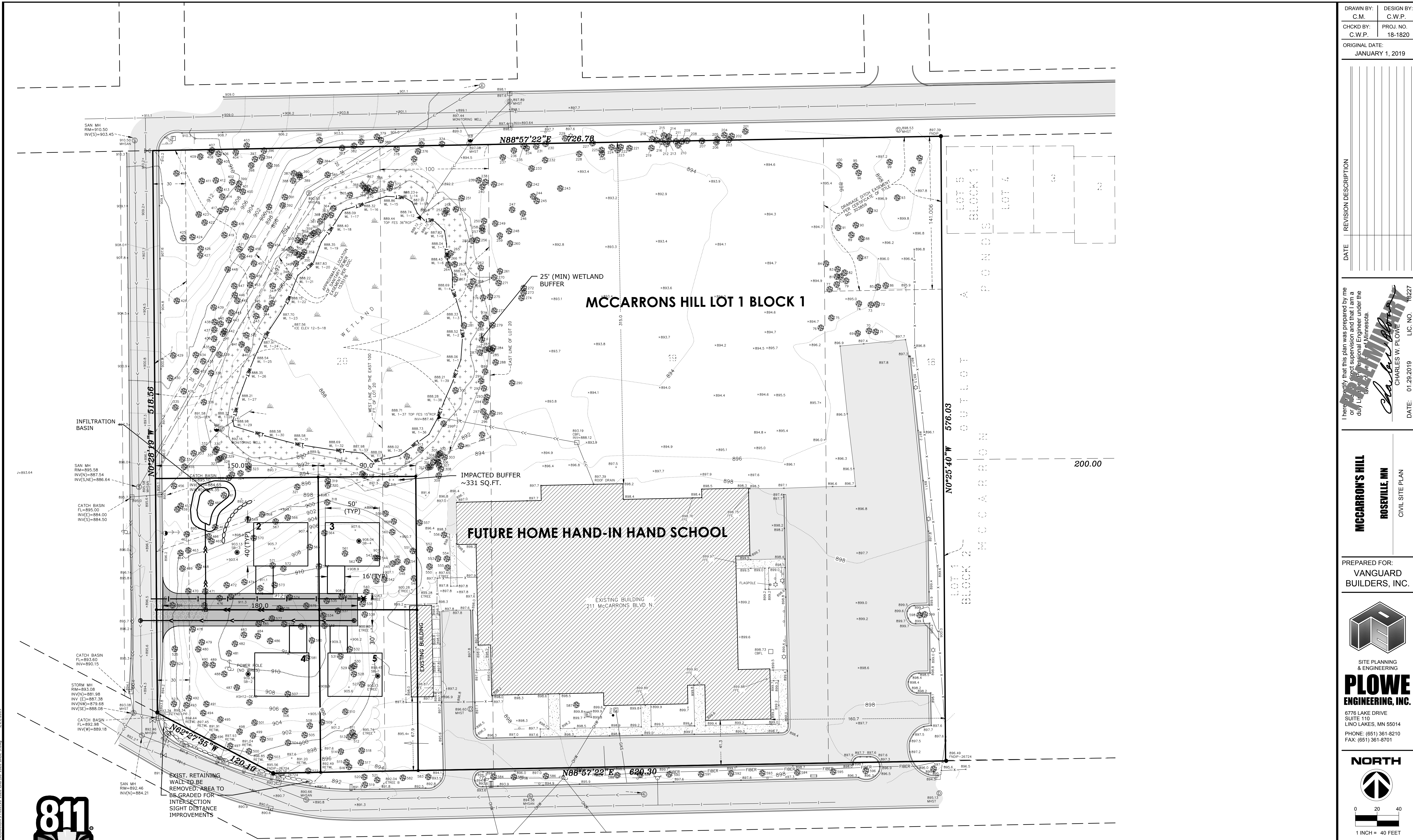
6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**



0 20 40  
 1 INCH = 40 FEET

**C2**



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

**CIVIL SITE PLAN  
 MCCARRON'S HILL**

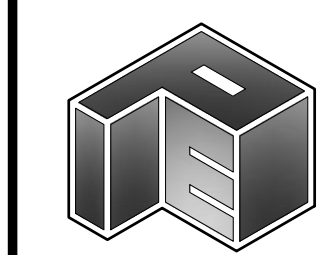
DATE	REVISION DESCRIPTION

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

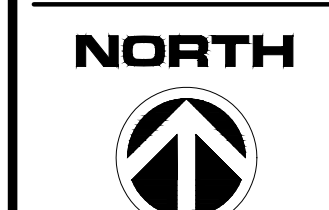
**MCCARRON'S HILL**  
 ROSEVILLE, MN  
 GRADING, DRAINAGE, &  
 EROSION CONTROL PLAN

PREPARED FOR:  
**VANGUARD BUILDERS, INC.**



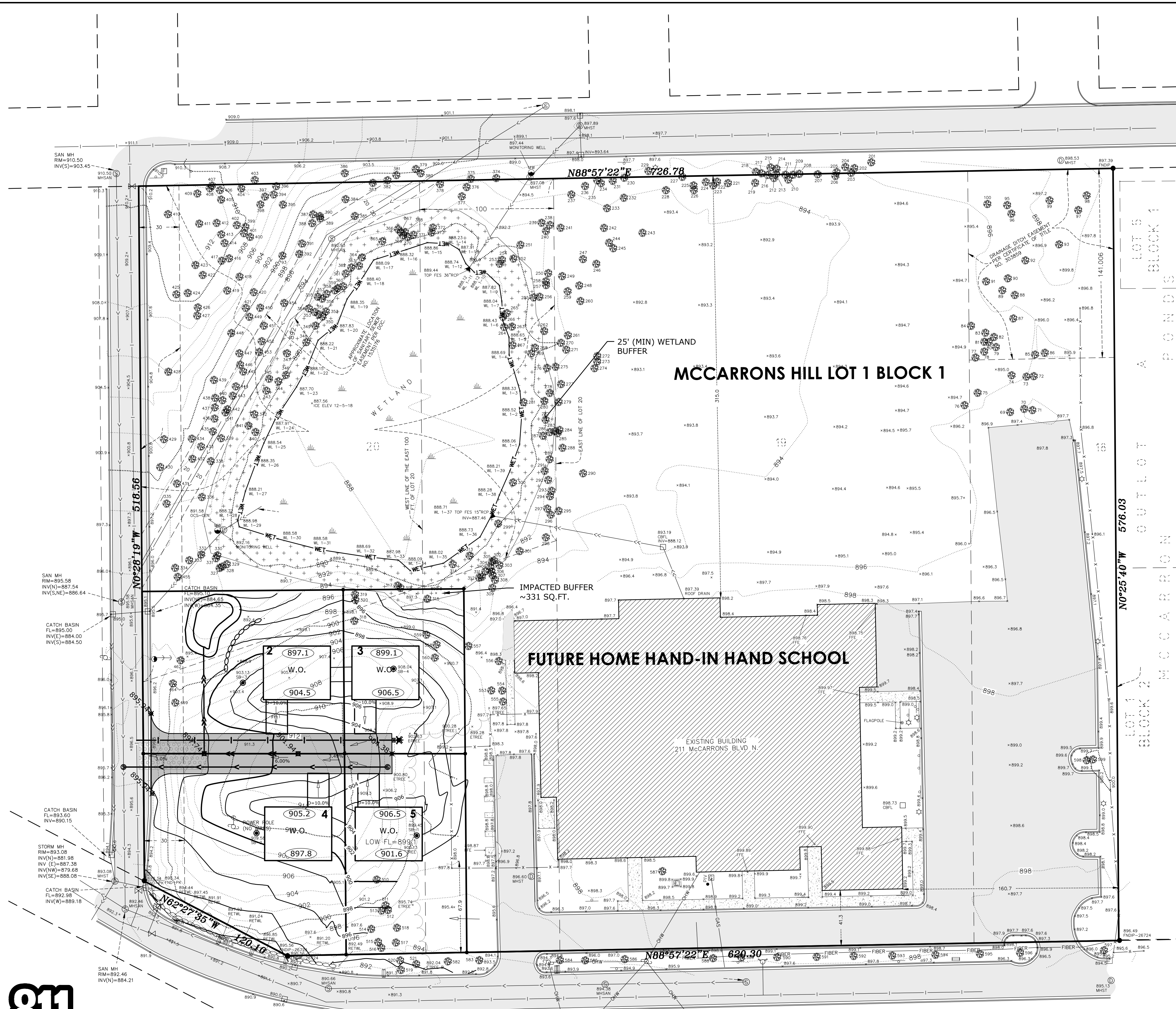
SITE PLANNING & ENGINEERING  
**PLOWE ENGINEERING, INC.**

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



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**

S:\Vanguard\18-1820 MCCARRON'S HILL\18-1820 CAD\18-1820 BASE3.dwg 1/29/2019

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.

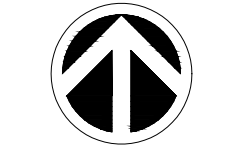
*Charles W. Plowe*  
 CHARLES W. PLOWE LIC. NO. 16227  
 DATE: 01.29.2019

**MCCARRON'S HILL**  
 ROSEVILLE, MN  
 UTILITY PLAN

PREPARED FOR:  
**VANGUARD BUILDERS, INC.**

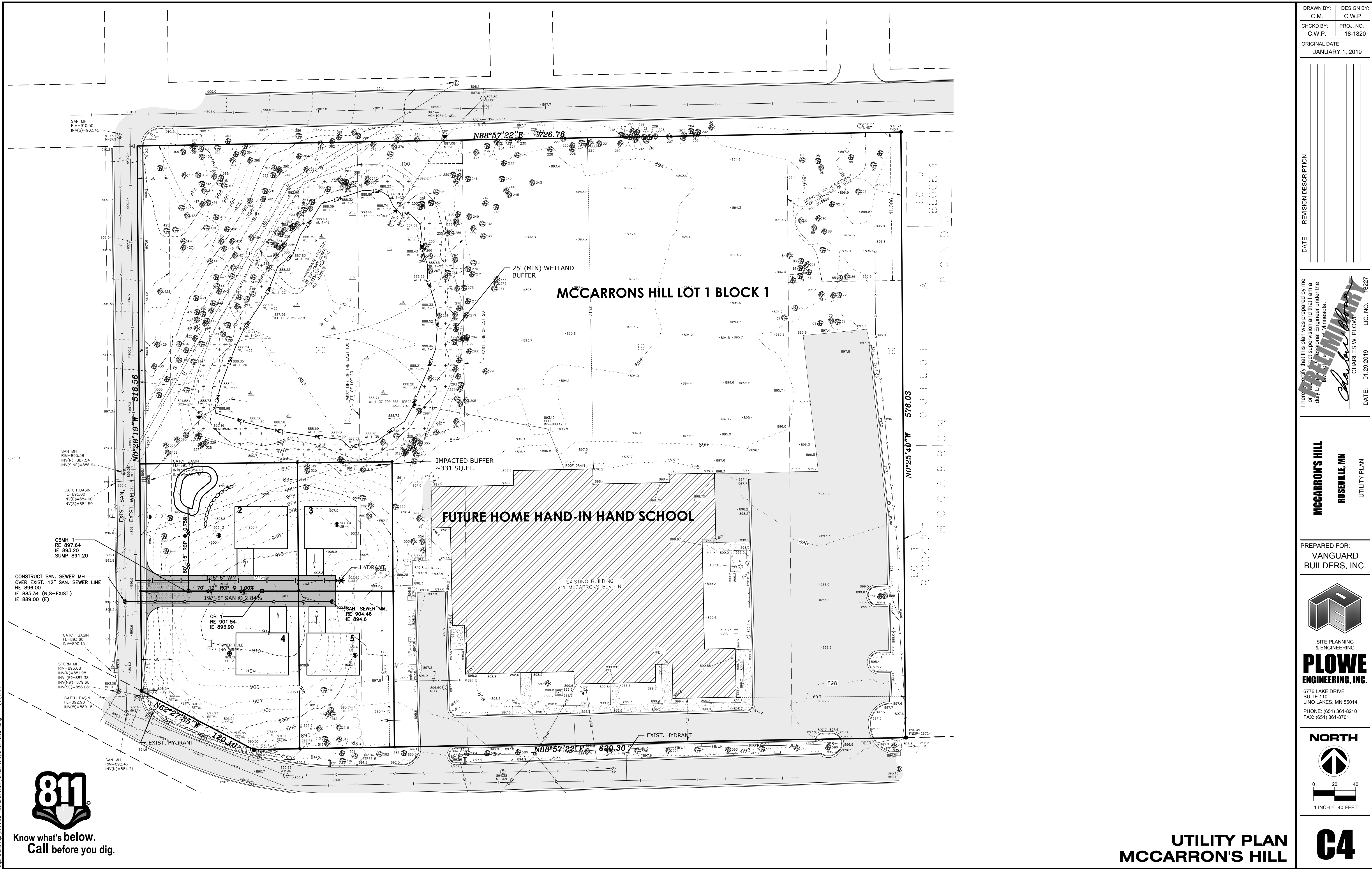
**PLOWE ENGINEERING, INC.**  
 SITE PLANNING & ENGINEERING  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014  
 PHONE: (651) 361-8210  
 FAX: (651) 361-8701

**NORTH**



0 20 40  
 1 INCH = 40 FEET

**C4**



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

**UTILITY PLAN**  
**MCCARRON'S HILL**