

LEGAL DESCRIPTION:
Lot 1, Block 2, and Lot 15, Block 2, Broadway Addition, Ramsey County, Minnesota.
Lot 2, Block 2, Broadway Addition, Ramsey County, Minnesota.

CERTIFICATION:
This is to certify to TCF National Bank, Roseville Crossing LLC, Chicago Title Insurance Company, Land Title, Inc., Commercial Partners Title, LLC as agent for First American Title Insurance Company, that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA, ACSM and NSPS in 2005 and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 11b of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
Kenneth L. Whitehorn Date: 12-24-2009
Kenneth L. Whitehorn
Minnesota License No. 14877

- NOTES:**
- This survey of Lot 1 and Lot 15, Block 2, relies on information found in the commitment for title insurance prepared by Land Title, Inc. as agent for Chicago Title Insurance Company, Commitment No. 276624 Supplemental, dated July 31, 2006.
 - This survey of Lot 2, Block 2, relies on information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for First American Title Insurance Company, Commitment No. 29532 First Supplemental, dated November 30, 2009.
 - The locations of underground utilities are based on available maps, records, and field locations. The locations may not be exact.
 - All distances are in feet.
 - The basis of bearings is assumed.
 - The area of the property described above is 28,977 square feet or 0.6629 acres.
 - There are 14 parking spaces including 1 handicap space.
 - The property lies in an area not mapped in a flood hazard zone according to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 270599.

- SCHEDULE B - SECTION TWO EXCEPTIONS:**
Case No. 276624 Supplemental, dated July 31, 2006
- Item 1 Defects, liens, encumbrances, adverse claims or other matters subsequent cannot be plotted.
 - Item 2 Discrepancies, conflicts, and encroachments observed on the site are as shown on the survey.
 - Item 3 Facts or claims visible by inspection are as shown on the survey.
 - Item 4 Easements, liens, or encumbrances not of public record cannot be plotted.
 - Item 5 Lien or rights of lien not of public record cannot be plotted.
 - Item 6 Taxes or assessments cannot be plotted.
 - Item 7 Taxes payable cannot be plotted.
 - Item 8 Levied special assessments cannot be plotted.
 - Item 9 Unrecorded leases cannot be plotted.
 - Item 10 Right of Tenants under unrecorded leases cannot be plotted.
 - Item 11 Cannot be plotted.

- SCHEDULE B - SECTION TWO EXCEPTIONS:**
File No. 29532 First Supplemental, dated November 30, 2009
- Item 1 Owner's Policy and mortgage encumbrance cannot be plotted.
 - Item 2 Defects, liens, encumbrances, adverse claims or other matters subsequent cannot be plotted.
 - Item 3 Rights or claims not of public record cannot be plotted.
 - Item 4 Encroachments, overlaps, disputes, or matters visible by inspection are as shown on the survey.
 - Item 5 Easements or claims not of public record cannot be plotted.
 - Item 6 Lien or rights of lien not of public record cannot be plotted.
 - Item 7 Taxes or special assessments cannot be plotted.
 - Item 8 General or special taxes and assessments cannot be plotted.
 - Item 9 To be removed.
 - Item 10 To be removed.
 - Item 11 Mortgages, Document No. 3926554, cannot be plotted.
 - Item 12 Construction indemnities cannot be plotted.

BENCHMARK:
Top of hydrant (THH) located 52 feet westerly of the centerline of Lexington Ave North and 24 feet northerly of the centerline of Sandhurst Drive.

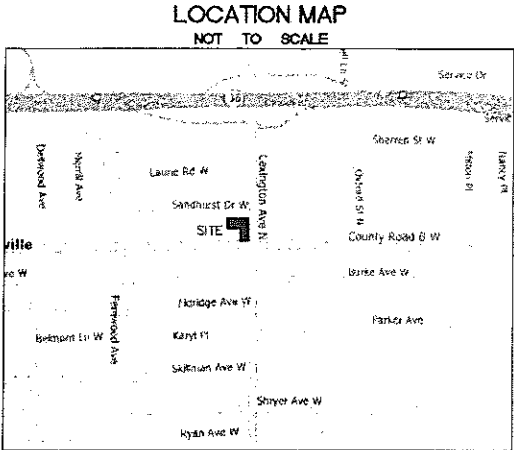
ALTA/ACSM
LAND TITLE SURVEY

2167 LEXINGTON AVENUE NORTH
ROSEVILLE, MINNESOTA

HT Engineers - Surveyors
PO Landscape Architects
Hansen Thorp Pellinen Olson Inc.
7510 Market Place Drive
Eden Prairie, MN 55344-3844
(952) 829-0700 FAX (952) 829-7808

Revision

Project No. 06-091A
Drawn by JDB
Checked by DLT
Book/Page 156/11
Client: Wellington

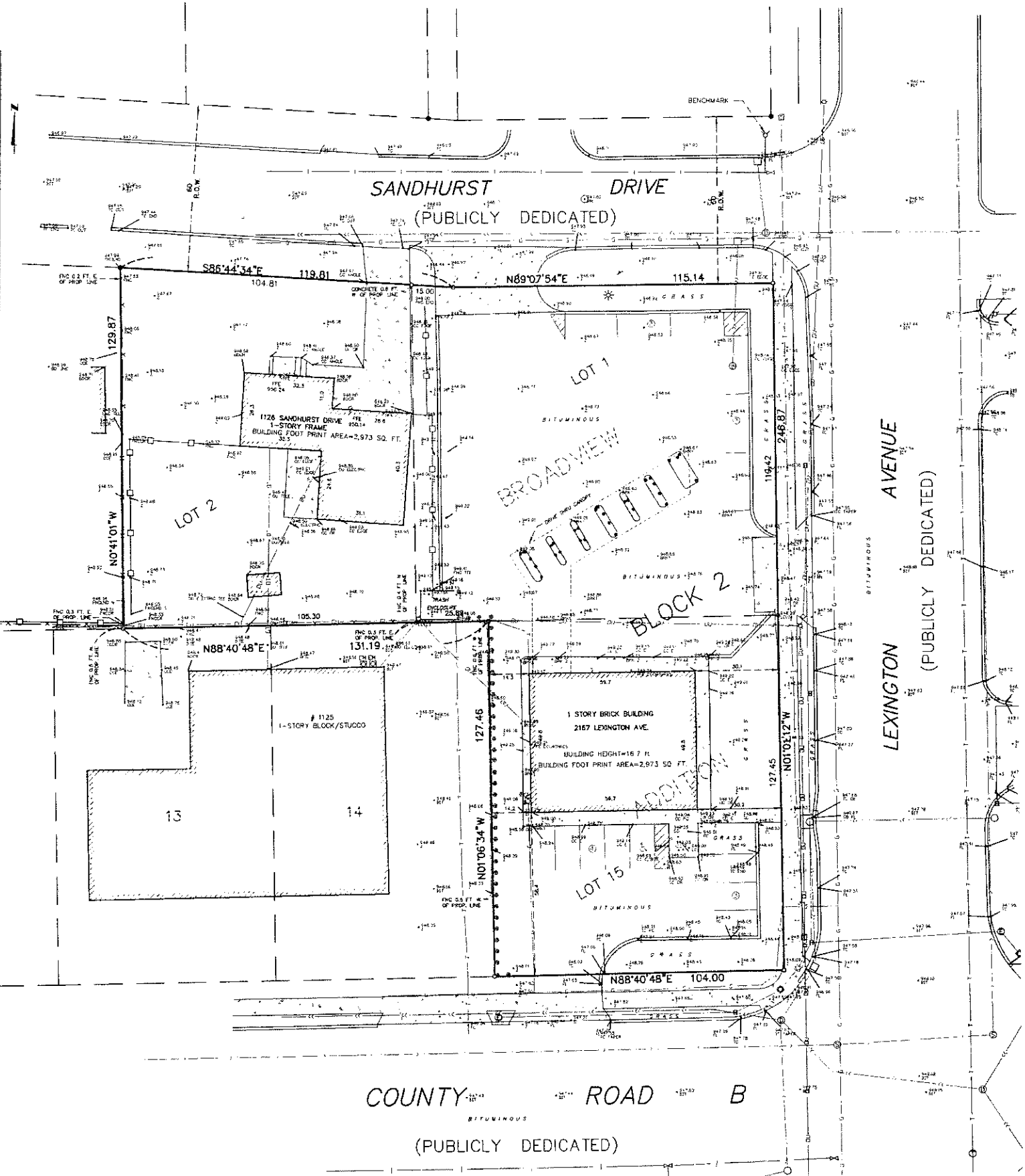


LEGEND

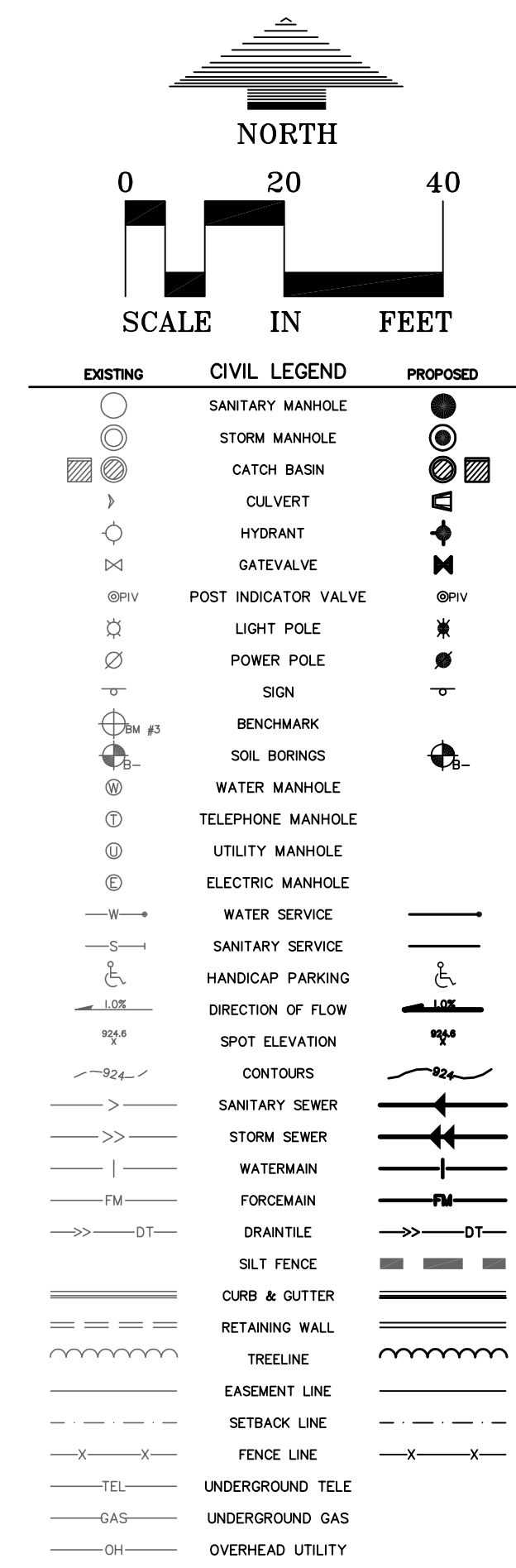
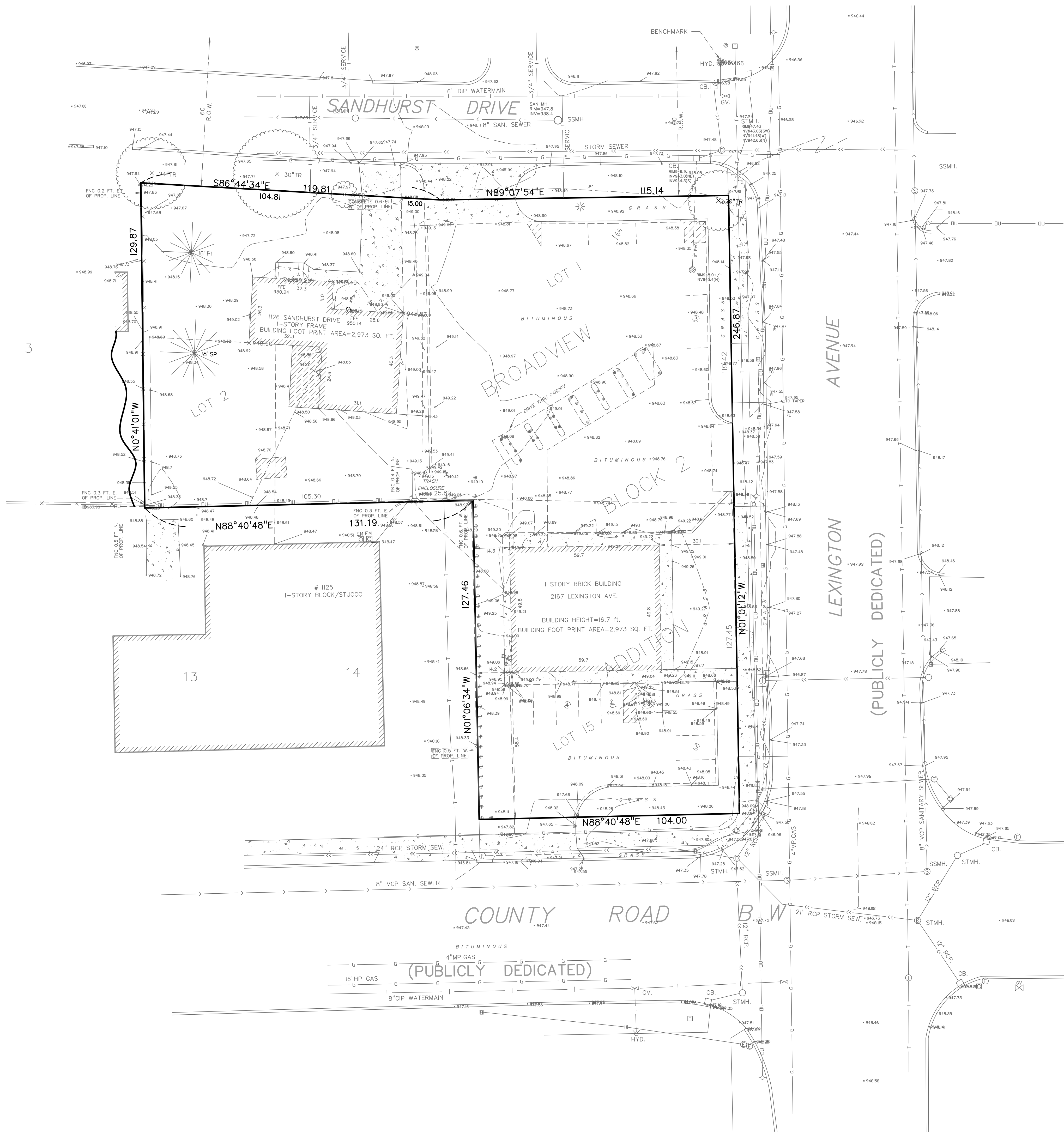
- BOLLARD
 - CB MANHOLE BEEHIVE
 - CATCH BASIN
 - ELECTRIC MANHOLE
 - ELECTRIC BOX
 - GAS METER
 - GAS VALVE
 - HANDICAP SYMBOL
 - HANDHOLE
 - HYDRANT
 - FND IRON MONUMENT
 - SET MONUMENT
 - LIGHT POLE
 - MANHOLE
 - POWER POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - SIGN
 - TELEPHONE MANHOLE
 - TRAFFIC SIGNAL OR SIGNAL BOX?
 - WATER VALVE
-
- ELECTRIC LINE
 - FENCELINE
 - GASMAIN
 - WATERMAIN
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - TELEPHONE LINE
 - WOOD FENCELINE
 - CONCRETE



Scale in feet
0 20 40 60



12



EXISTING CONDITIONS GENERAL NOTES

- The information shown on this Existing Conditions Plan was prepared from a ALTA/ACSM Land Title Survey prepared by Hansen Thorp Pellinen Olson Inc. and dated 12-26-06 & 3-29-07. Utility information shown on this plan, such as Sanitary Sewer, Watermain, Storm Sewer, Forceman, Etc. was provided by the City of Roseville Record Plans. Utility information shown on this plan, such as Natural Gas, Electric Lines, Telephone Lines, Fiberoptic Lines, Cable Television Lines, Underground Pipelines, etc. was from the ALTA/ACSM Land Title Survey.
- The geotechnical and soils information shown on this plan was provided by TBD report dated TBD.
- We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
 - Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary and location purposes such as this.
 - Those utility operators that do respond, often will not locate services from the main line to the customer's structure or facility - they consider those segments private installations that are outside of their jurisdiction. If a private service to an adjacent site crosses this site or a service to this site crosses an adjacent, it may not be located since most operators will not mark such "private" services.
 - Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
 - Maps provided by utility operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. Maps provided by utility operators are very often at a very small scale, or no scale.
 - Extreme caution must be exercised before an excavation takes place on or near the site. Before digging, you are required by law to notify GOPHER STATE ONE CALL at least 48 hours in advance at 651-454-0002.



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

WARNING:

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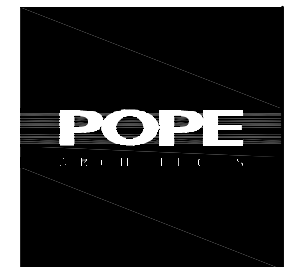
Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
 C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
 St. Paul, Minnesota 55108
 Ph. 651-292-9844 Fax. 651-292-0072



Pope Associates Inc.
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C08261-1-1.DWG/Layout1

Submital:	
02-08-09	City Submittal
02-25-09	Rev. City Submittal
03-16-09	Revised City Submittal
04-29-09	Revised Building & Layout

Professional Signature:

I hereby certify that this plan, specification or report 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.

Eric Beazley - PE

43912
 License No. Date

Quality Control:

EWB WRP
 Project Lead: Drawn By:
 EWB/RLL 2/6/09
 Checked By: Review Date:

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C3-2	Storm Water Pollution Prevention Plan
C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:

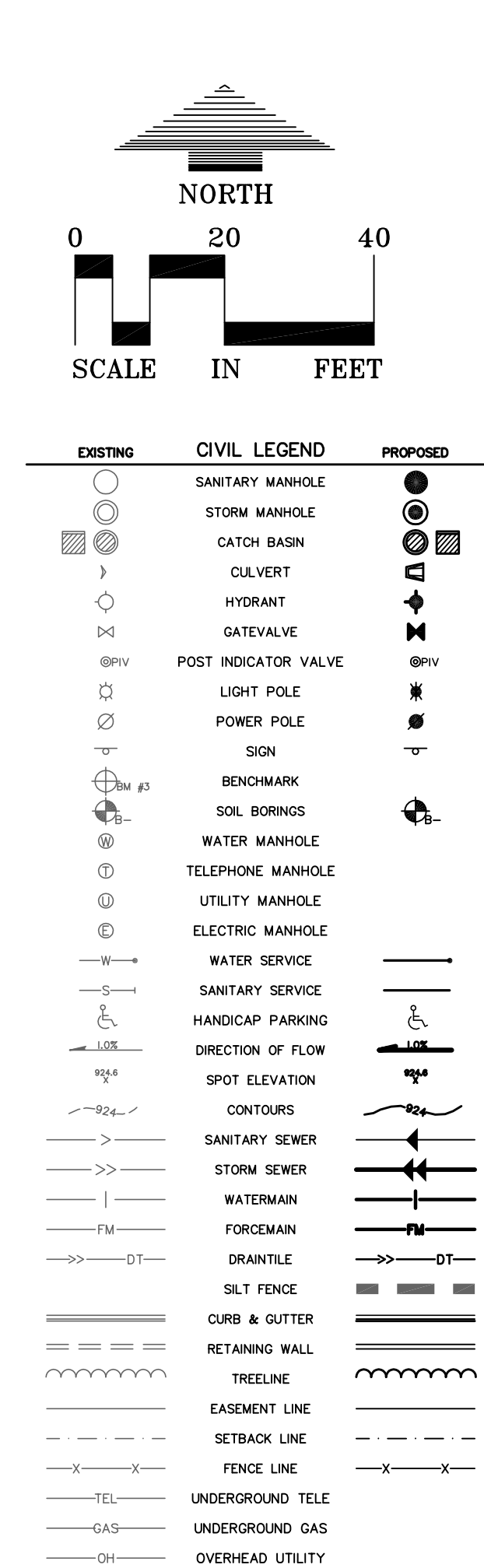
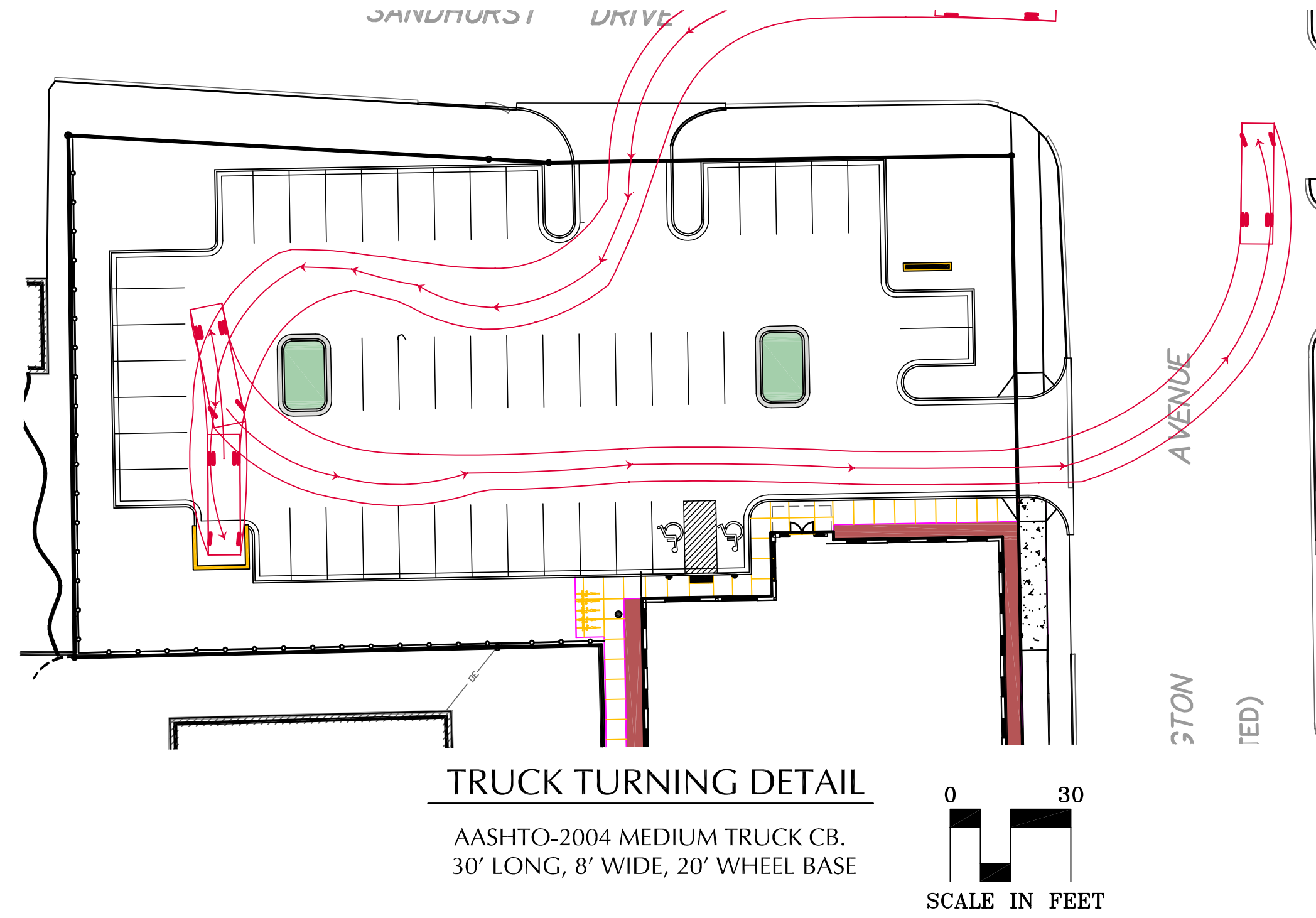
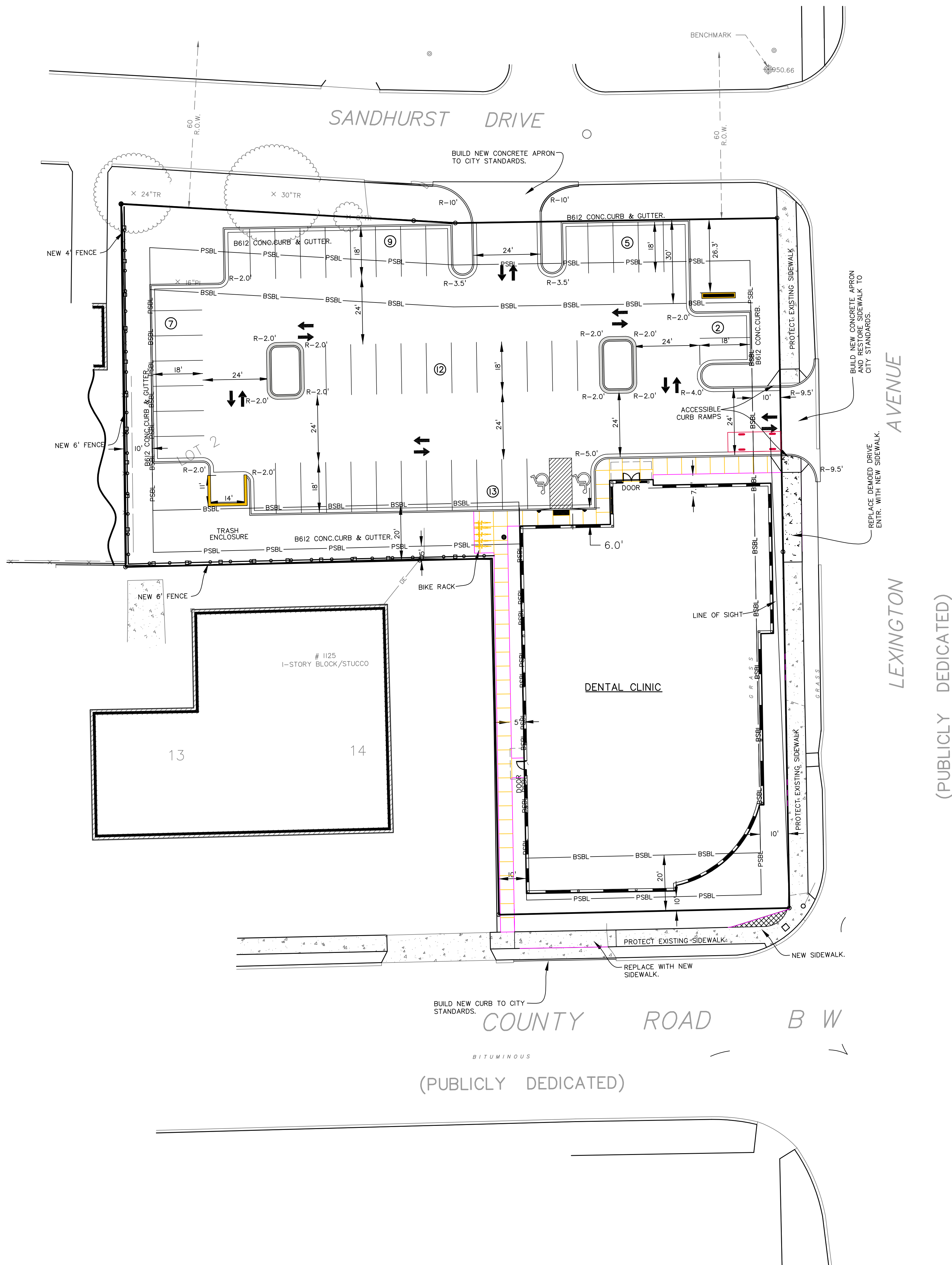
Existing Conditions Plan

Project No.:

08-261

Sheet No.:

C1-1



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POPE
POPE ASSOCIATES, INC.
228 EUBANK PARK DRIVE
ST. PAUL, MN 55104-5118
TEL: (651) 442-8200
FAX: (651) 442-1001

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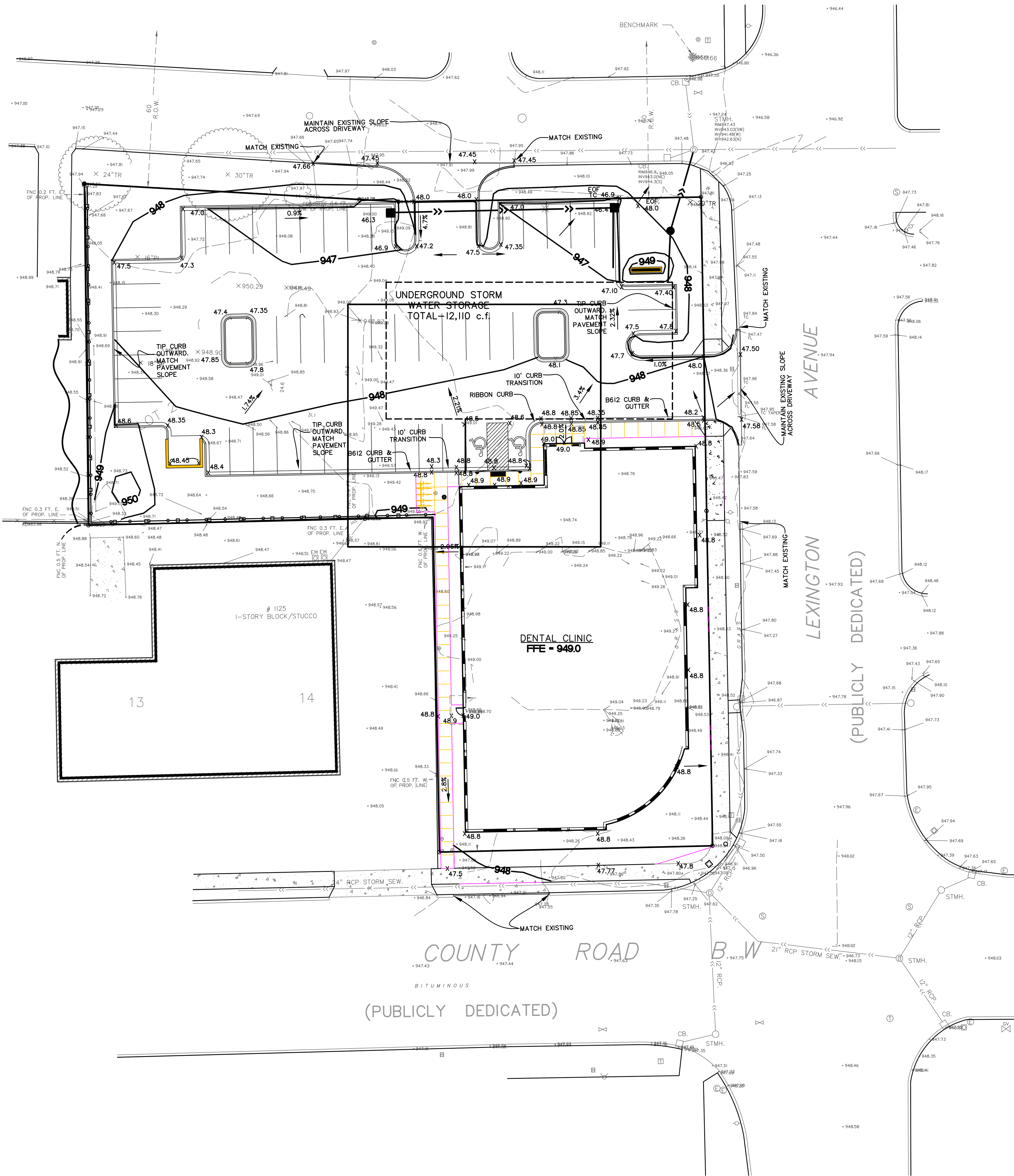
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Project Lead: EWB/RLL Drawn By: 2/6/09
Checked By: EWB/RLL Review Date:

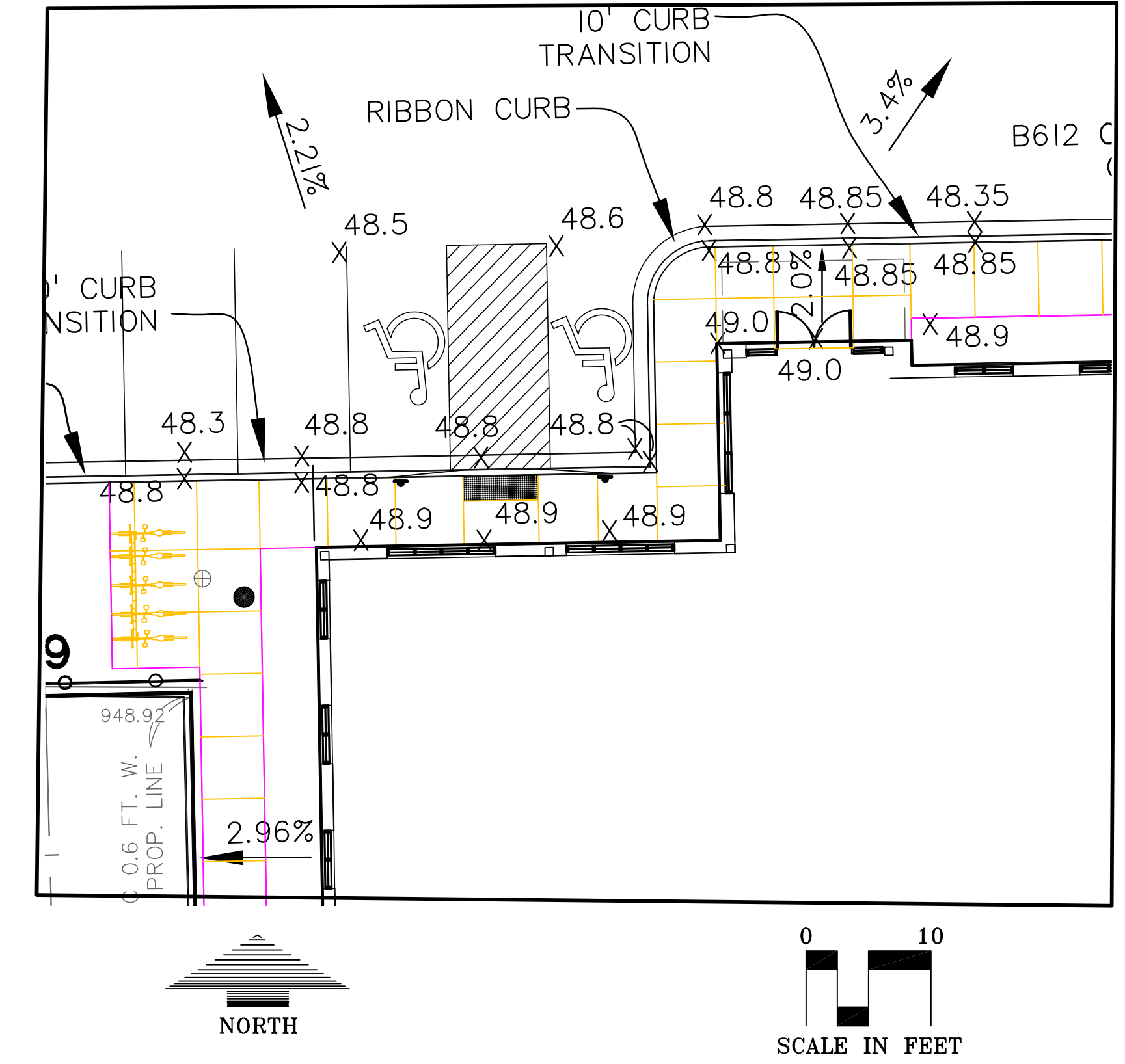
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C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:
Site Plan

Project No.:
08-261
Sheet No.:



EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCE MAIN	
	DRAIN TILE	
	SILTY FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	



GRADING, DRAINAGE & EROSION CONTROL NOTES

- The contractor shall refer to the architectural plans for exact locations and dimensions of buildings, vestibules, sloped paving, exit porches, ramps, truck docks, entry locations and locations of downspouts.
- All disturbed unpaved areas are to receive minimum of 4 inches of top soil and sod or seed. These areas shall be watered by the contractor until the sod or seed is growing in a healthy manner.
- The contractor shall take all precautions necessary to avoid property damage to adjacent properties during the construction phase of this project. The contractor will be held responsible for any damages to adjacent properties occurring during the construction phase of this project.
- The contractor will be responsible for providing and maintaining traffic control devices such as barricades, warning signs, directional signs, flagmen and lights to control the movement of traffic where necessary. Placement of these devices shall be approved by the engineer prior to placement. Traffic control devices shall conform to the appropriate Minnesota department of Transportation standards.
- In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions on the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- The duty of the engineer or the developer to conduct construction review of the contractors performance is not intended to include review of the adequacy of the contractors safety measures in, or near the construction site.
- Before beginning construction the contractor shall install a Temporary Rock Entrance pad at all points of vehicle exit from the project site. Said Rock Entrance pad shall be maintained by the contractor for the duration of the project. See details shown on Sheet C3-2 of the project plans.
- Erosion and Sedimentation control measures shall be established around the entire site perimeter and in accordance with NPDES permit requirements, Best Management Practices, City requirements and the details shown on Sheet C3-2 of the project plans.
- All entrances and connections to city streets shall be performed per the requirements of the city. The contractor shall be responsible for all permits and notifications as required by the city.
- See utility plan and storm sewer profiles for further detail regarding the storm sewer.



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TOLL FREE: 1-800-252-1166

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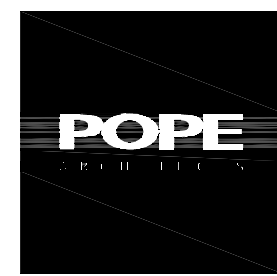
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Submital:

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Eric Bearley - PE

43912
License No. Date

Quality Control:

EWB WRP

Project Lead: EWB/RLL Drawn By: WRP

Checked By: EWB/RLL Review Date: 2/6/09

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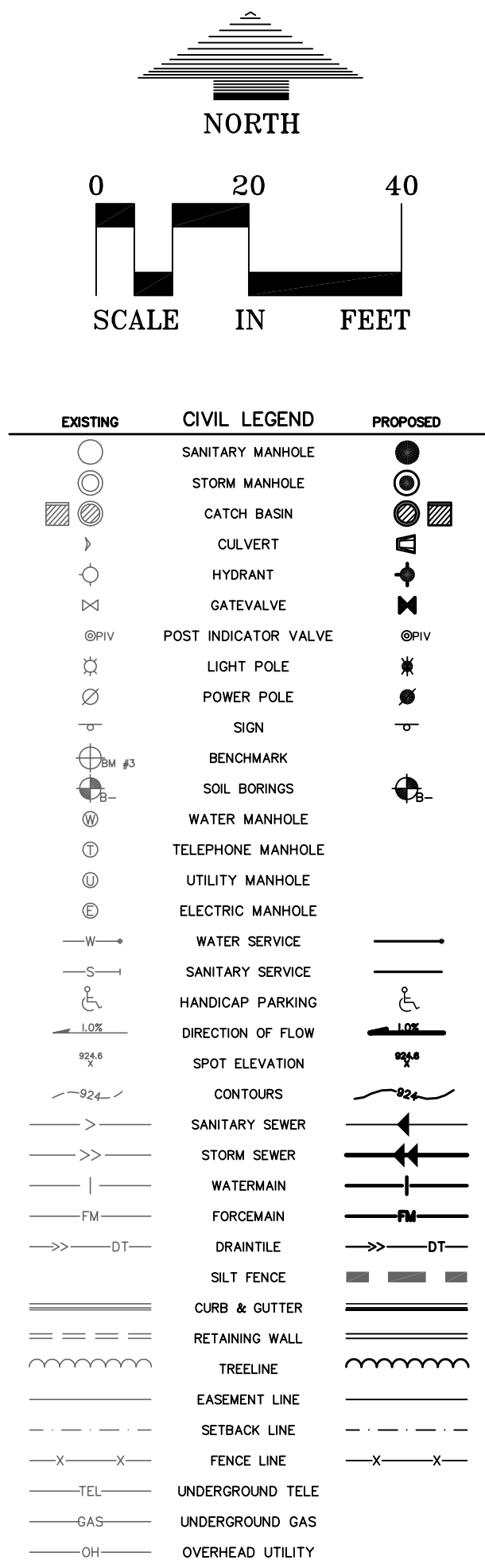
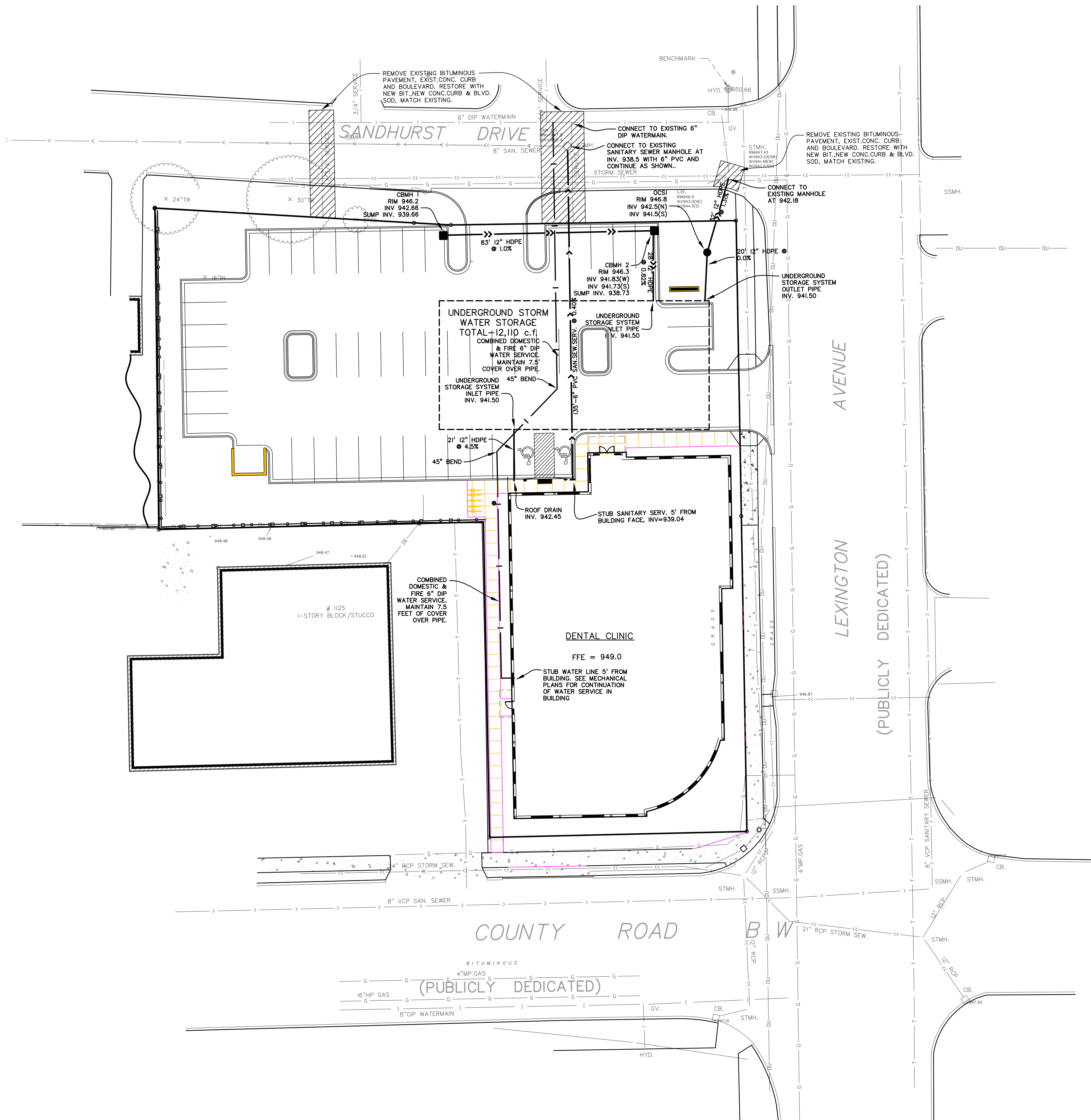
Grading & Drainage Plan

Project No.:

08-261

Sheet No.:

C3-1



UTILITY PLAN GENERAL NOTES

- All sanitary sewer, storm sewer and watermain utilities shall be furnished and installed per the requirements of the specifications, the City and the standard utilities specification of the City Engineers Association of Minnesota (CEAM), 1999 edition. All HDPE connections to concrete manholes shall be connected with an internal rubber gasket or by using ADS waterstop gasket. All sanitary sewer main line shall be SDR 35. All sanitary sewer services shall be SDR 26.
- See Sheet C8-1 and the contract specifications for specific utility details and utility service details.
- All utility pipe bedding shall be compacted sand or fine granular material per the requirements of the City. All compaction shall be performed per the requirements of the CEAM Specification.
- All connections to existing utilities shall be performed per the requirements of the City. The City Department of Engineering and Building Inspections Department and the construction engineer must be notified at least 48 hours prior to any work within the public right of way, or work impacting public utilities.
- All sanitary sewer and water services shall terminate at the property line unless otherwise noted.
- The contractor shall notify GOPHER STATE ONE CALL at 651-454-0002 at least 48 hours prior to performing any excavation or underground work.
- The contractor shall field adjust watermain to avoid conflicts with sanitary sewer, storm sewer, and services as required. Insulation of water and sanitary sewer lines shall be provided where 7.5 feet minimum depth can not be attained.
- All street repairs and patching shall be performed per the requirements of the City. All traffic control shall be provided by the contractor and shall be established per the requirements of the Minnesota Manual of Uniform Traffic Control Devices (MUTCD) and the City. This shall include all signage, barricades, flashers and flaggers as needed. All public streets shall be open to traffic at all times. No road closures shall be permitted without the expressed authority of the City.
- All new watermain must have a minimum of 7.5 feet of cover.
- Adjust all existing structures, both public and private to the proposed grades where disturbed and comply with all requirements of the utility owners. Structures being reset to paved areas must meet owners requirements for traffic loading.

Proposed Pipe Materials:		
Watermain	DIP Class 52	No less than 7.5' deep.
Water Service	COPPER TYPE K, 1"	Service to property line.
Sanitary Sewer	PVC SDR 35	No more than 20' deep.
Sanitary Sewer	PVC SDR26	20' - 25' deep.
Sanitary Sewer	PVC 4"	Service to property line.
Storm Sewer	RCP CLASS 5	12" to 18" diameter.
Drain tile	POLYETHYLENE	Back of curb.



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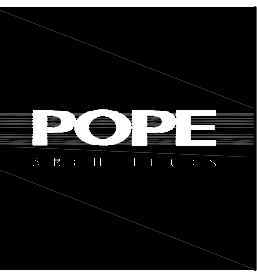
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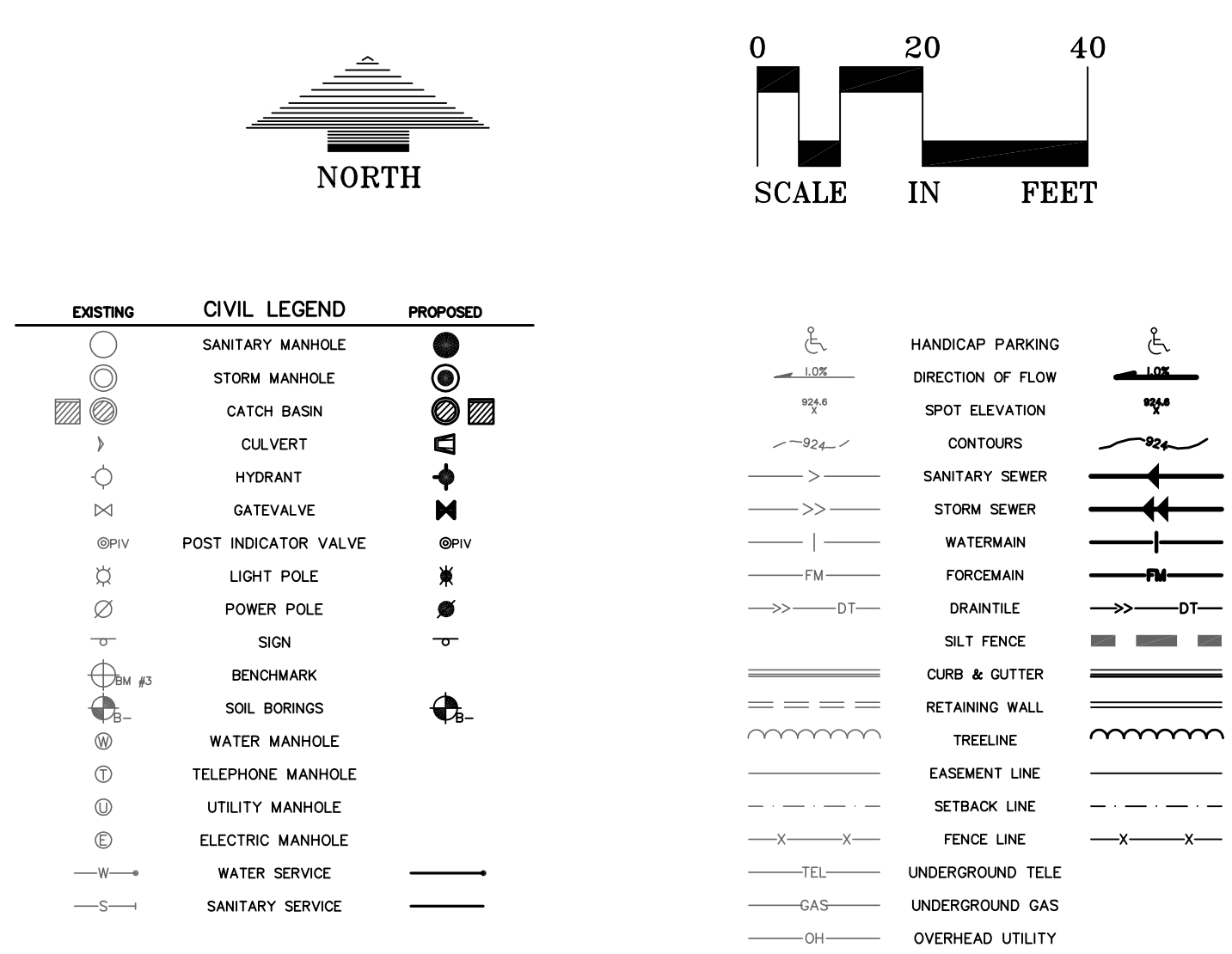
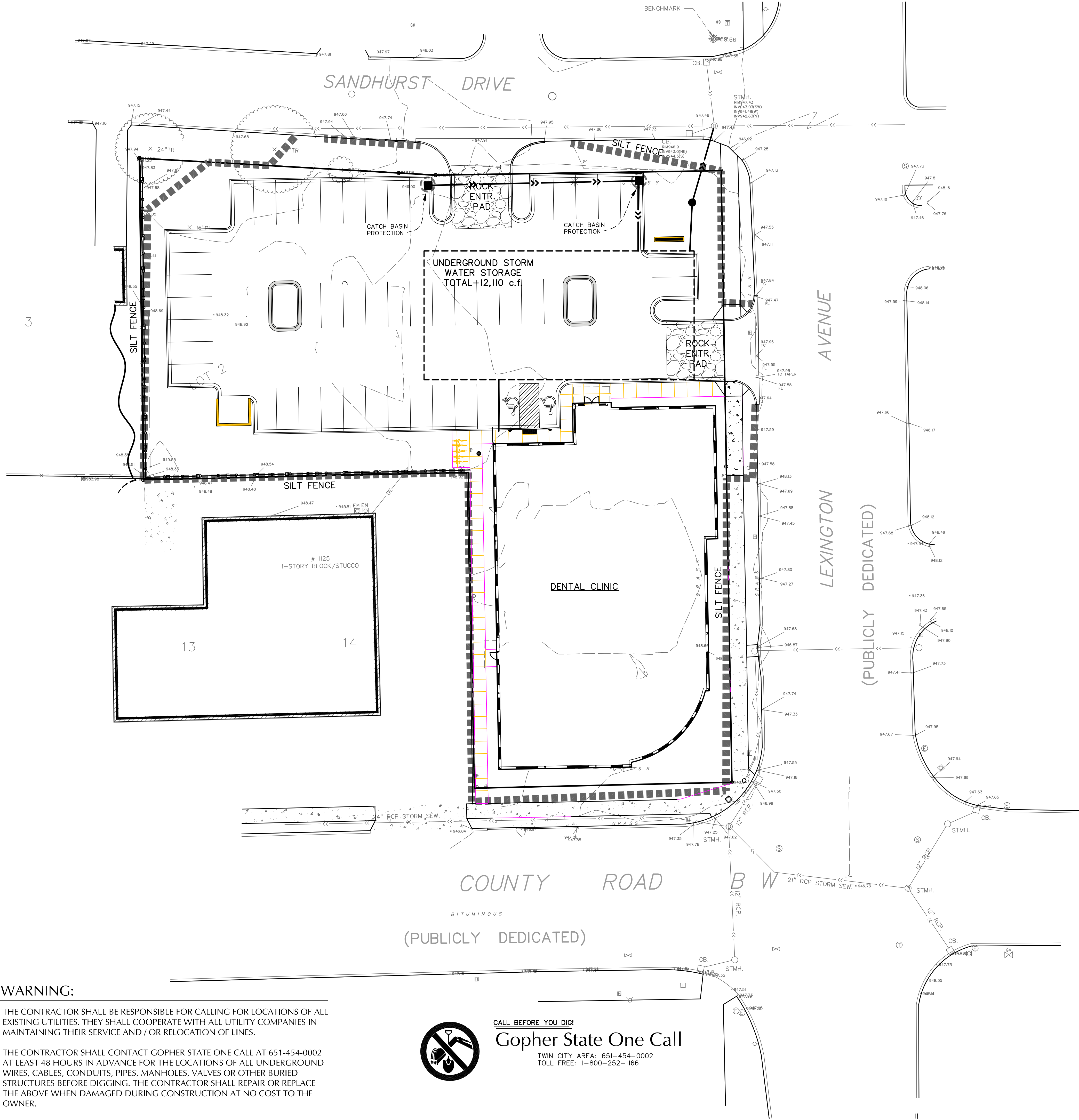
Eric Bearley - PE
License No. 43912 Date

Quality Control:		
EWB	WRP	
Project Lead:	Drawn By:	
Checked By: EWB/RL	Review Date: 2/6/09	

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C4-1	Utility Plan
C8-1, C8-2	Utility Details
L1-1	Landscape Plan

Sheet Title:
Utility Plan

Project No.:
08-261
Sheet No.:



STORM WATER POLLUTION PREVENTION PLAN (SWPPP) GENERAL NOTES:

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING: A 11,200 SQ.FT. DENTAL CLINIC, UTILITIES, AND A UNDERGROUND STORMWATER TREATMENT SYSTEM.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
 - INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE PAD.
 - INSTALLATION OF STAGE 1 SILT FENCE AROUND SITE.
 - CLEAR AND GRUB FOR UNDERGROUND STORAGE SYSTEM.
 - INSTALL STAGE 2 SILT FENCE AROUND ALL STRUCTURES, PONDS AND WETLAND RESTORATION
 - CONSTRUCT UNDERGROUND STORAGE SYSTEM.
 - CLEAR AND GRUB REMAINDER OF SITE.
 - STRIP AND STOCKPILE TOPSOIL.
 - ROUGH GRADING OF SITE.
 - STABILIZE DENUDE AREAS AND STOCKPILES
 - INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER, AND SERVICES.
 - SUB-CUT PARKING, INSTALL PAVEMENT SECTION.
 - INSTALL CURB AND GUTTER.
 - PAVE SITE.
 - INSTALL SEED AND MULCH.
 - REMOVE ACCUMULATED SEDIMENT FROM STORAGE SYSTEM.
 - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

- SITE DATA:

AREA TO BE DISTURBED	0.97 ac.	POST CONSTRUCTION	0.75 ac.
IMPERVIOUS AREA	0.64 ac.	0.75 ac.	

SOIL TYPES: SEE SOILS REPORT

POST CONSTRUCTION RUNOFF COEFFICIENT CN=89

- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

- CONSTRUCTION ACTIVITY – EROSION PREVENTION PRACTICES
TIME AN AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED:

TYPE OF SLOPE	7 DAYS	14 DAYS	21 DAYS
STEEPER THAN 3:1			
10:1 TO 3:1			
FLATTER THAN 10:1			

/// DENOTES SLOPES STEEPER THAN 3:1

- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPT [EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES].
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR) WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITTEE FOR PARTS II.B., PART II.C AND PART IV. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.

- CHANGE OF COVERAGE-UPON COMPLETION OF GRADING, UTILITIES, AND STREET CONSTRUCTION THE NEW OWNER (HOME BUILDER) MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING OPERATIONAL CONTROL OF THE SITE, COMMENCING WORK ON THEIR PORTION OF THE SITE, OR OF THE LEGAL TRANSFER, SALE OR CLOSING ON THE PROPERTY. NOTE: THE NEW CAN IMPLEMENT THE ORIGINAL SWPPP CREATED FOR THE PROJECT OR DEVELOP AND IMPLEMENT THEIR OWN SWPPP.

- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION, PER NPDES PERMIT PART IV.C. AND DEFINITION IN APPENDIX B HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - ANOTHER OWNER HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
 - FOR RESIDENTIAL CONSTRUCTION ONLY, TEMPORARY EROSION PROTECTION AND DOWN GRADIENT PERIMETER CONTROL FOR INDIVIDUAL LOTS HAS BEEN COMPLETED AND THE RESIDENCE HAS BEEN TRANSFERRED TO THE HOMEOWNER. ADDITIONALLY, THE PERMITTEE MUST DISTRIBUTE THE MPCA'S "HOMEOWNER FACTSHEET" TO THE HOMEOWNER TO INFORM THE HOMEOWNER OF THE NEED FOR, AND BENEFITS OF, FINAL STABILIZATION.

- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOURS RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS.

- SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

SILT FENCE REQUIRED MAINTENANCE:

- WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF SILT FENCE IT MUST BE REMOVED WITHIN 24 HOURS.
- REPAIR OR REPLACE DISFUNCTIONAL SILT FENCE WITHIN 24 HOURS.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

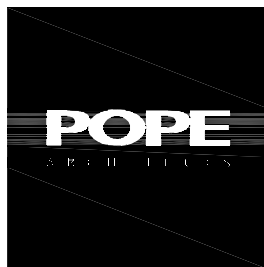
Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph.651-292-9844 Fax.651-292-0072



POPE ASSOCIATES INC.
122 EUBANK PARK DRIVE
ST. PAUL, MN 55104-8118
TEL: (651) 442-8200
FAX: (651) 442-1001

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane • Suite 300
Minneapolis, Minnesota 55169
Telephone: (763) 424-5505
Fax: (763) 424-5822
www.LoucksAssociates.com

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C08261-3-2.DWG/Layout1

Submital:

02-08-09	City Submittal
02-25-09	Rev. City Submittal
03-16-09	Revised City Submittal
04-29-09	Revised Building & Layout

Professional Signature:

I hereby certify that this plan, specification or report 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.

Eric Beasley - PE

43912
License No. Date

Quality Control:

EWB	WRP
Project Lead:	Drawn By:
EWB/RL	2/6/09
Checked By:	Review Date:

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L1-1	Landscape Plan

Sheet Title:

Storm Water Pollution Prevention Plan

Project No.:

08-261

Sheet No.:

C3-2

LANDSCAPE INSTALLATION:

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD SPECIFICATION FOR NURSERY STOCK. AMERICAN ASSOCIATION OF NURSERYMEN, UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED SHRUB HEIGHT. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. LANDSCAPE ARCHITECT MUST APPROVE ALL STAKING OF PLANT MATERIAL PRIOR TO ANY AND ALL DIGGING.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 0-20-20 OF 12 OZ PER 2.5" CALIPER PER TREE AND 6 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-10-10 THE FOLLOWING SPRING IN THE TREE SAUCER.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 8" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURES RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WATERING/LAWN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

REPRODUCIBLE AS-BUILT DRAWING(S) OF ALL LANDSCAPE INSTALLATION AND SITE IMPROVEMENTS UPON COMPLETION OF CONSTRUCTION INSTALLATION AND PRIOR TO PROJECT ACCEPTANCE.

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND FALL DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

PROTECT ALL EXISTING OAKS ON SITE SCHEDULED TO REMAIN. IF EXISTING OAKS ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING. OAKS ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.

LANDSCAPE REQUIREMENTS:

1 TREE PER 50 FEET OF PARKING LOT FRONTAGE.

TREES REQUIRED = 7

1 TREE PER 25 PARKING SPACES

TREES REQUIRED = 2

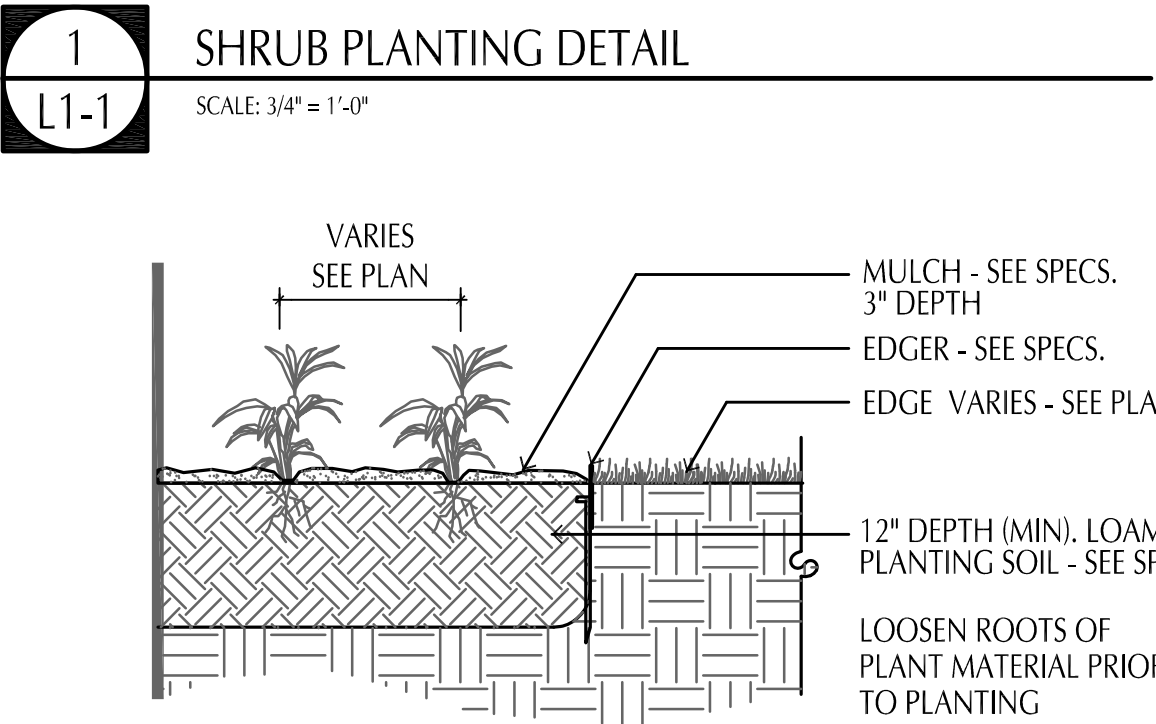
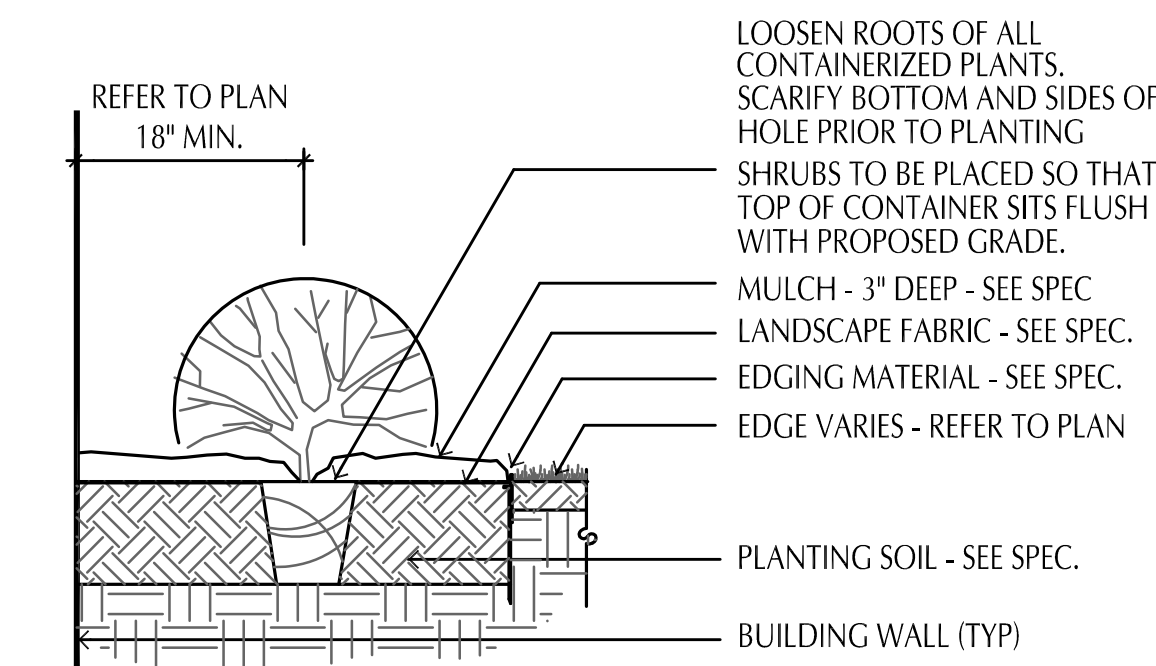
TOTAL TREES REQUIRED = 9

(25% MUST BE CONIFEROUS)

TREES PROVIDED = 6

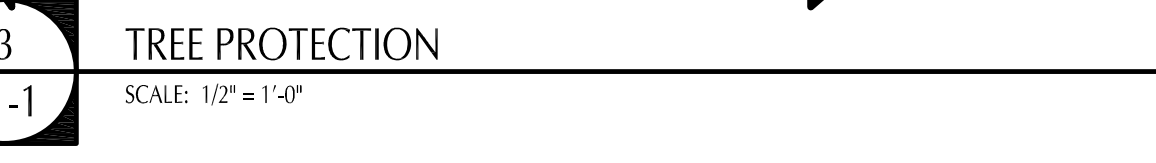
EXISTING TREES TO REMAIN = 3

LANDSCAPE DETAILS:



TREE PROTECTION NOTE:
INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6' TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.



GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

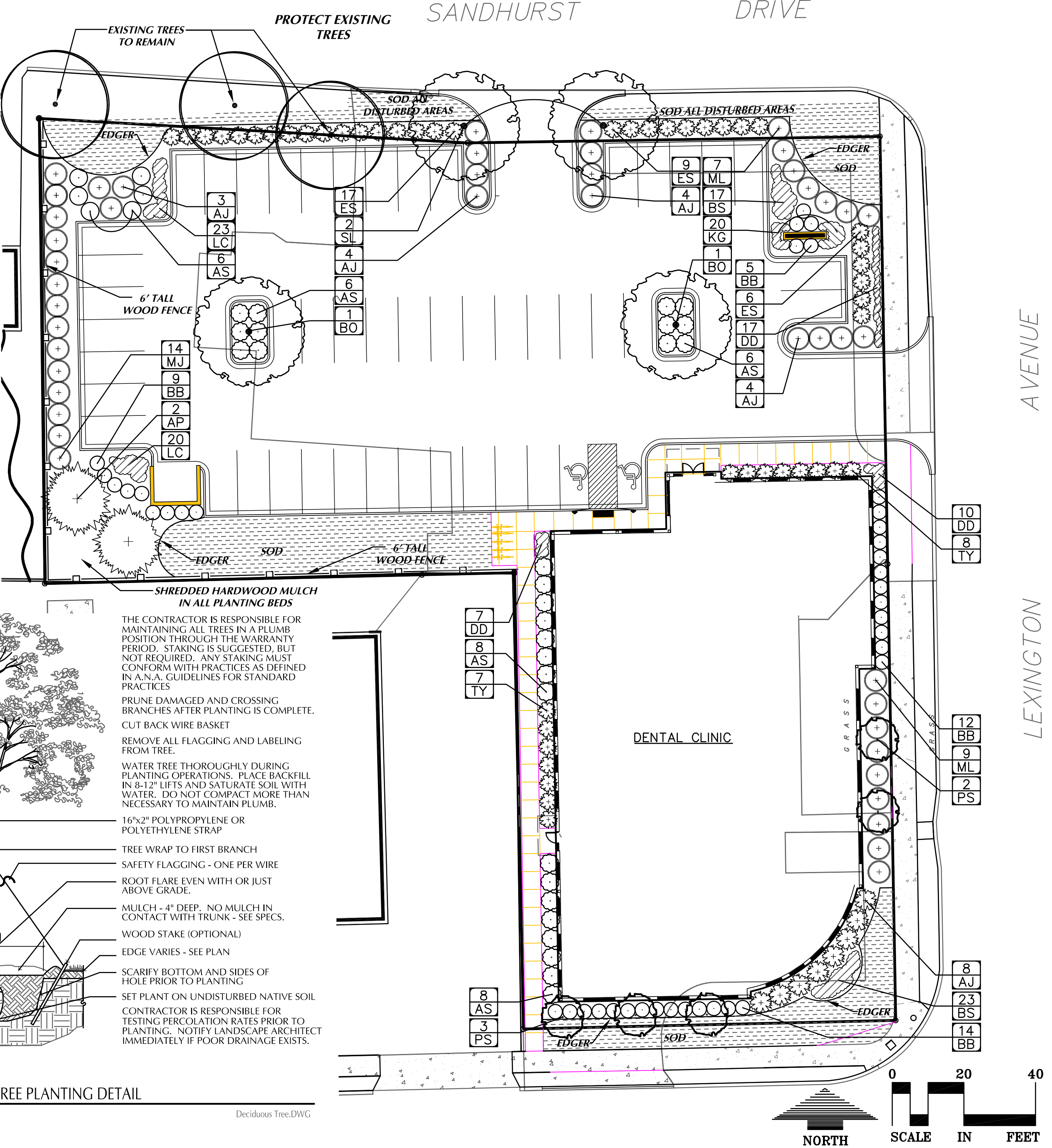
CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0\"/>

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

LANDSCAPE PLAN:



PLANT SCHEDULE:

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
DECIDUOUS TREES						
BO	2	BICOLOR OAK	Quercus bicolor	2.5" CAL	B&B	SINGLE STEM
SL	2	SENTRY LINDEN	Tilia americana "McSentry"	2.5" CAL	B&B	SINGLE STEM
ORNAMENTAL TREES						
PS	5	PINK SPIRES CRABAPPLE	Malus x 'Pink Spires'	1.5" CAL	B&B	SINGLE STEM
EVERGREEN TREES						
AP	2	AUSTRIAN PINE	Pinus nigra	6' HGT	B&B	FULL FORM
DECIDUOUS SHRUBS						
AS	34	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	24" HGT	POT	PLANT 5' O.C.
BB	40	BUTTERFLYBUSH	Diervilla sessilifolia 'Butterfly'	24" HGT	POT	PLANT 4' O.C.
CONIFEROUS SHRUBS						
AJ	23	ANDORRA COMPACT JUNIPER	Juniperus horizontalis 'Plumosa Compacta'	24" SPRD	POT	PLANT 6' O.C.
ES	32	ELEGANS SPRUCE	Picea abies 'Elegans'	36" HGT	POT	PLANT 5' O.C.
ML	16	MOTHER LODGE JUNIPER	Juniperus horizontalis 'Mother Lode'	24" SPRD	POT	PLANT 6' O.C.
TY	15	TAUNTON YEW	Taxus x media 'Taunton'	24" SPRD	POT	PLANT 5' O.C.
PERENNIALS						
BS	40	BLACK EYED SUSAN	Rudbeckia fulgida 'Goldsturm'	1 GAL	POT	PLANT 2' O.C.
DD	34	DARING DECEPTION DAYLILY	Hemerocallis x 'Daring Deception'	1 GAL	POT	PLANT 2' O.C.
KG	20	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL	POT	PLANT 2' O.C.
LC	43	LITTLE MAGNUS CONEFLOWER	Echinacea purpurea 'Little Magnus'	1 GAL	POT	PLANT 2' O.C.

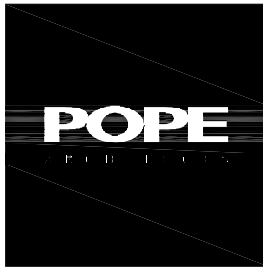
Project Name:

Roseville Crossing

Roseville, Minnesota

Roseville Crossing LLC.
C/O Wellington Management, Inc.

1625 Energy Park Drive, Suite 100
St. Paul, Minnesota 55108
Ph.651-292-9844 Fax.651-292-0072



Pope Associates Inc.
225 Energy Park Drive
St. Paul, MN 55108
(612) 444-1000
Fax: (612) 444-1001

Professional Services:

LOUCKS
ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Minneapolis, Minnesota 55369
Telephone: (763) 424-5505
Fax: (763) 424-5822
www.LoucksAssociates.com

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L1-1-08261.DWG/Layout1

Submitted:

02/06/09 City Submittal
02/25/09 Rev. City Submittal
03/16/09 Revised City Submittal

Professional Signature:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Paul Kangas - ASLA

26017 License No. Date

Quality Control:

TJF TJF
PAK
Checked By: Review Date:

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L1-1	Landscape Plan

Sheet Title:

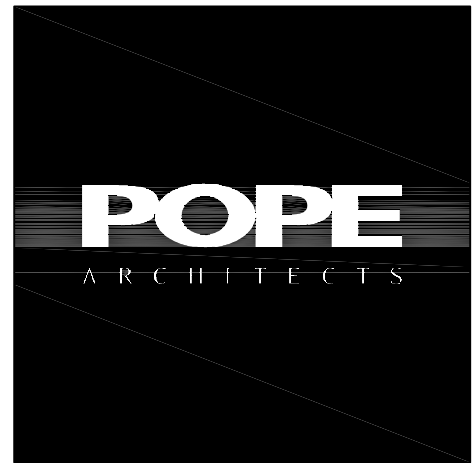
LANDSCAPE
PLAN

Project No.:

08261

Sheet No.:

L1-1



POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH. (651) 642-9200
FAX (651) 642-1101

Wellington
MANAGEMENT, INC.

ROSEVILLE
CROSSING

ARCHITECTURAL SITE PLAN

Issues and Revisions:	
OWNER'S REVIEW	2-4-09
CITY SUBMITTAL	2-6-09
CITY RESUBMITTAL	2-25-09
CITY RESUBMITTAL	3-16-09
OWNER REVIEW	3-20-09
OWNER REVIEW	4-6-09
CITY RESUBMITTAL	4-9-09
CITY RESUBMITTAL	4-29-09

Commission No.	82443-07028C
Drawn by	DD
Checked by	GV

SHEET

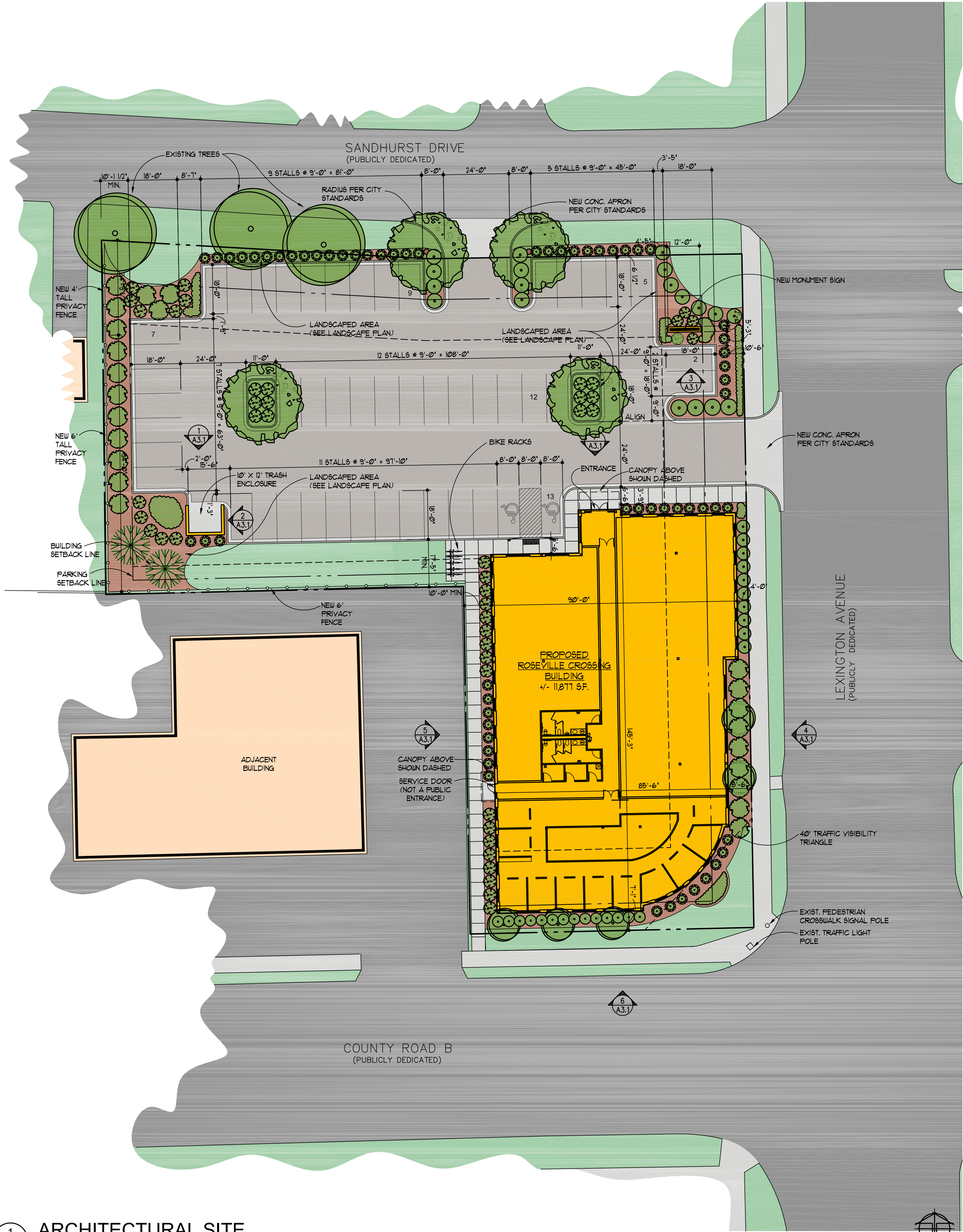
A1.1

SITE PLAN GENERAL NOTES

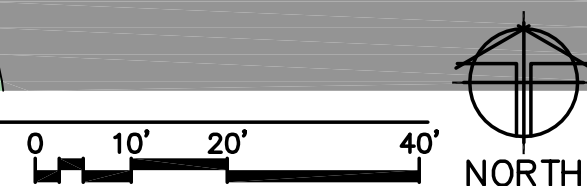
A) SITE INFORMATION HAS BEEN TAKEN FROM A SITE SURVEY PREPARED BY HANSEN THORP PELLINEN OLSON INC. 1810 MARKET PLACE DRIVE EDEN PRAIRIE, MN 55344-3644 DATED 1-13-03. GENERAL CONTRACTOR IS TO VERIFY ALL SITE INFORMATION BEFORE STARTING CONSTRUCTION, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

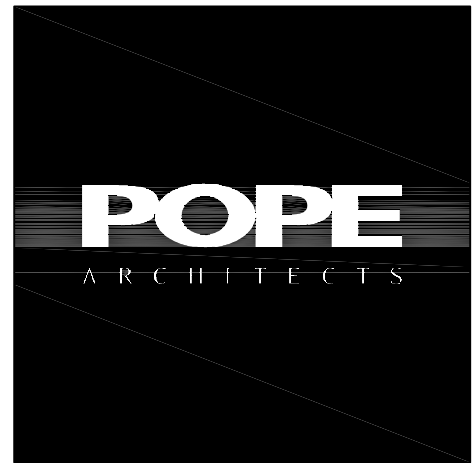
B) REFER TO THE GENERAL NOTES FOR OTHER APPLICABLE INFORMATION.

SITE DATA		
ZONING DISTRICT: B3 & R1		
ZONING REQUIREMENTS	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT	30'	4' AND 7'
REAR	20'	NA
SIDE	10'	10'
PARKING SETBACKS		
FRONT	15'	6 1/2"
REAR	5'	17'-5"
SIDE	10'	10'
SITE AREA		42,063 S.F. (0.9656 ACRES)
PROPOSED BUILDING AREA		11,877 S.F.
FLOOR AREA RATIO	1.0 MAX	0.26
PARKING AREA	--	19,127 S.F.
LANDSCAPE RATIO IN PARKING AREA (5% OF PARKING AREA)	1,385 S.F.	6,583 S.F.
PARKING SPACES (based on 8,884 s.f. of tenant space)	44	48



1 ARCHITECTURAL SITE
1"=20'-0"

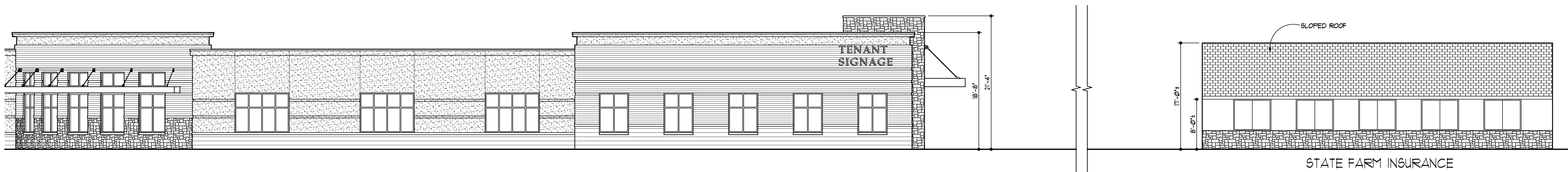




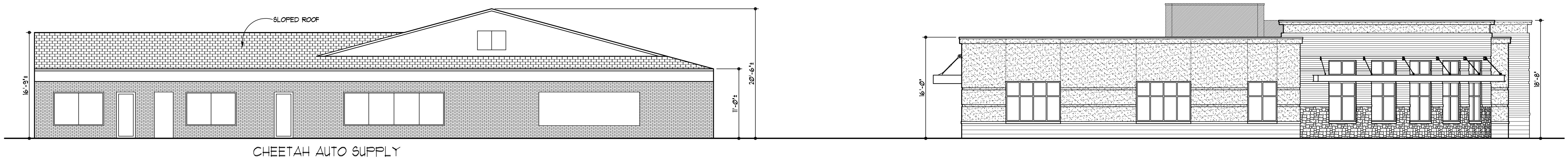
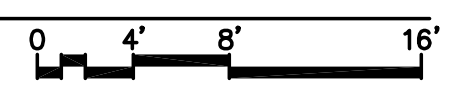
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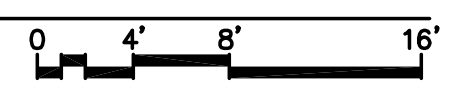
ROSEVILLE
CROSSING



2 EAST ELEVATION (LEXINGTON AVENUE)
A3.2 1/8"=1'-0"



1 SOUTH ELEVATION (COUNTY ROAD B)
A3.2 1/8"=1'-0"



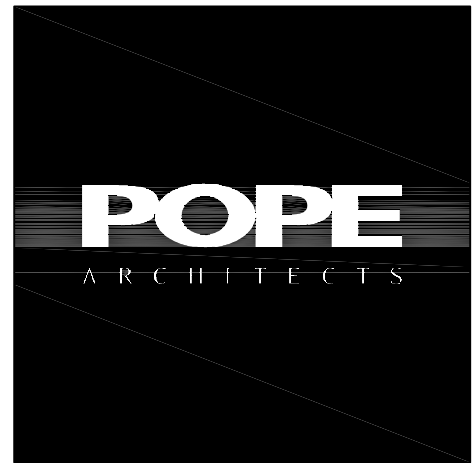
EXTERIOR
ELEVATIONS

Issues and Revisions:
CITY RESUBMITTAL 3-16-09
CITY RESUBMITTAL 4-29-09

Commission No. 82443-07028C
Drawn by KH, DD
Checked by GV

SHEET

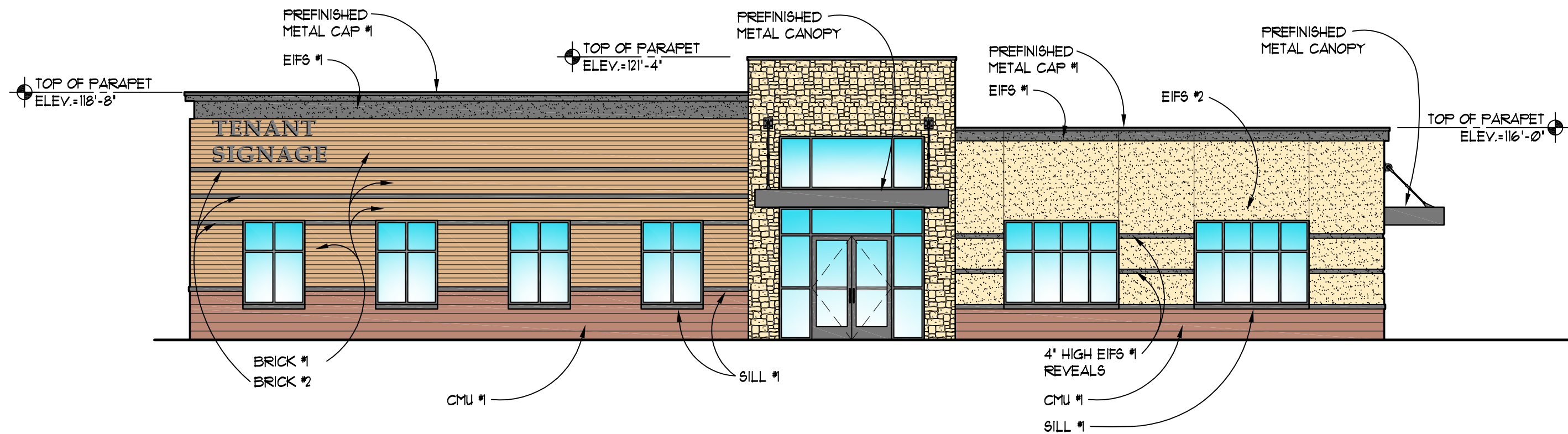
A3.2



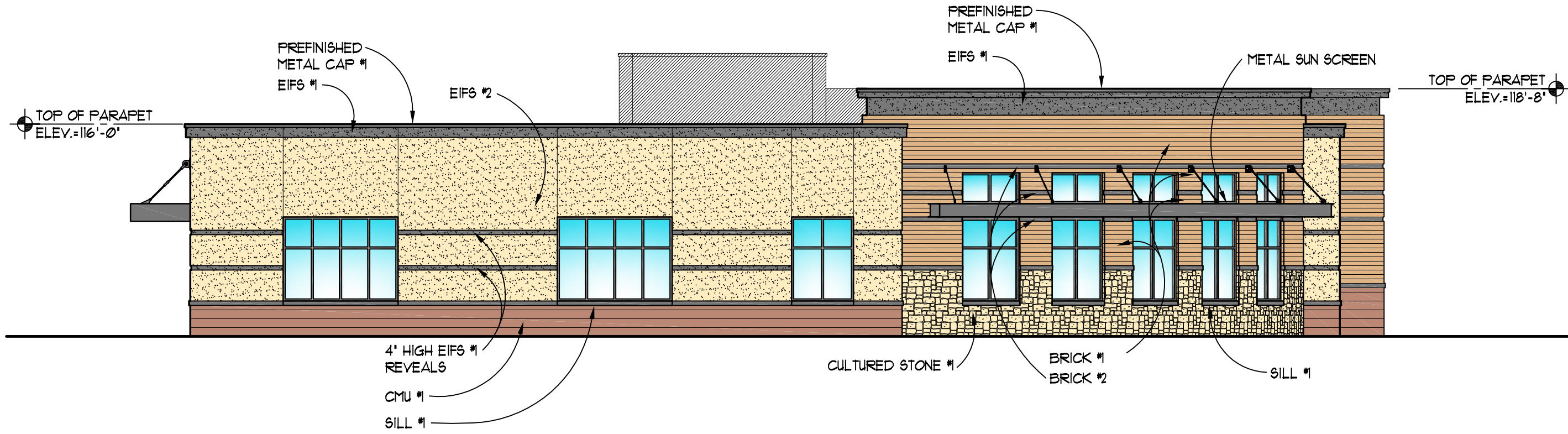
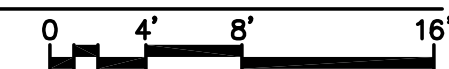
POPE ASSOCIATES INC.
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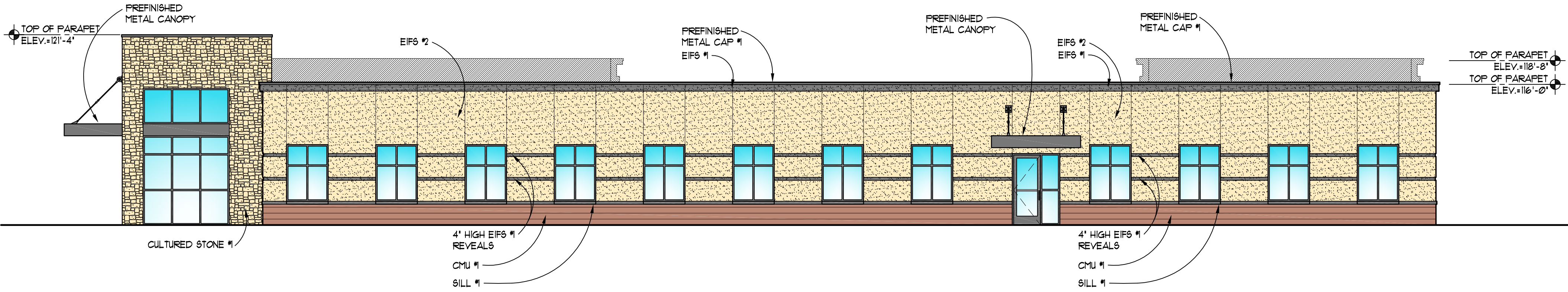
ROSEVILLE
CROSSING



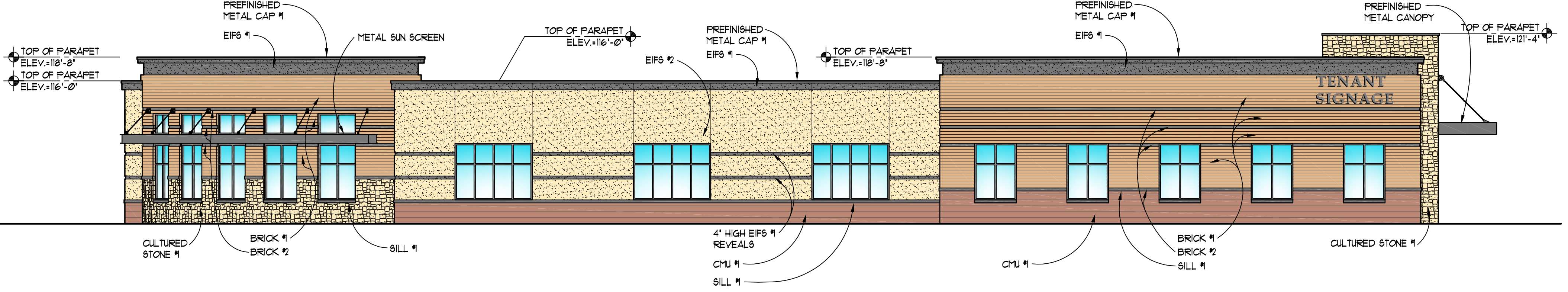
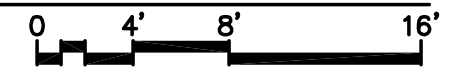
7 NORTH ELEVATION
A3.1 1/8"=1'-0"



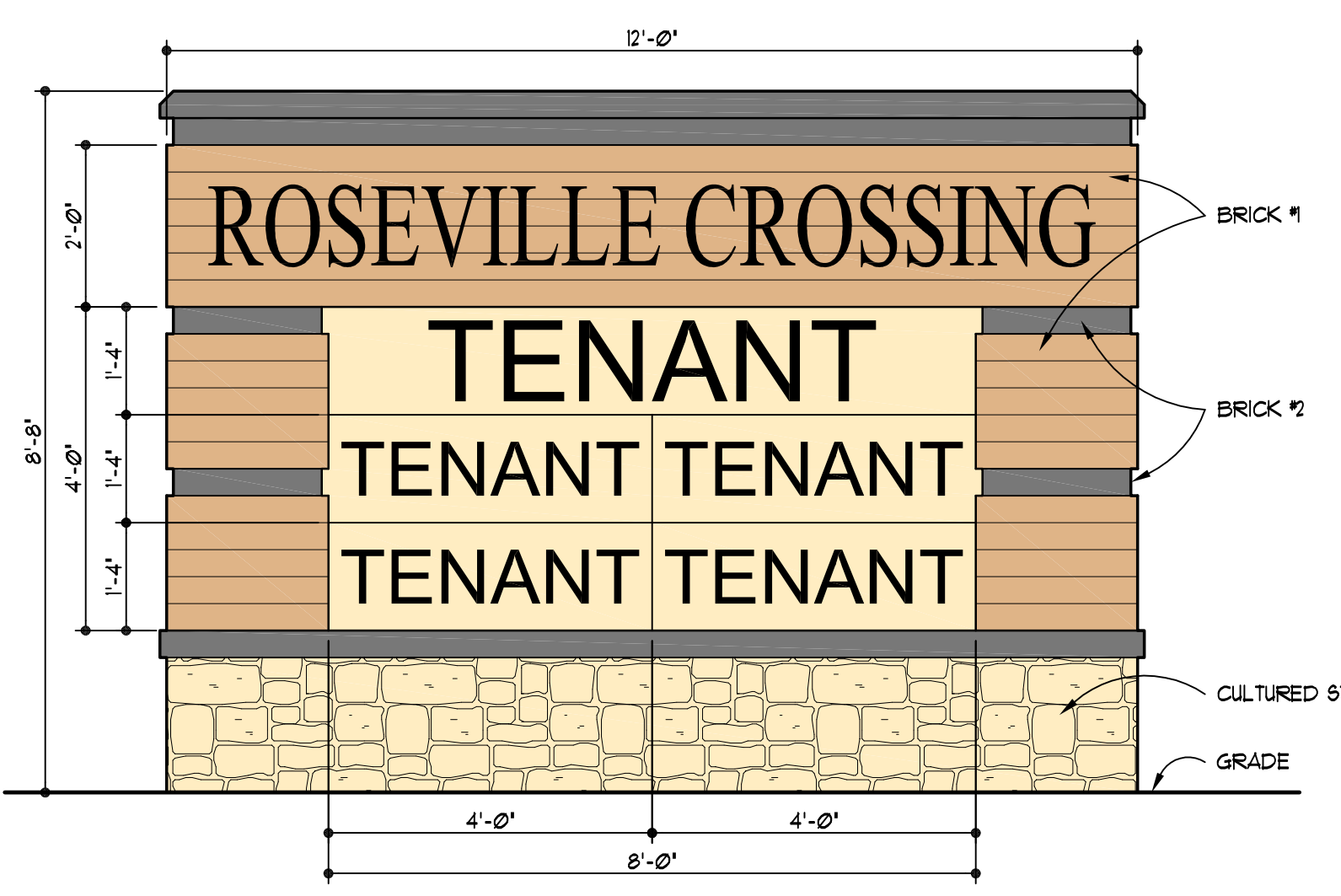
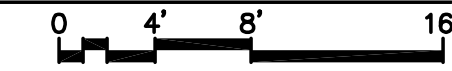
6 SOUTH ELEVATION
A3.1 1/8"=1'-0"



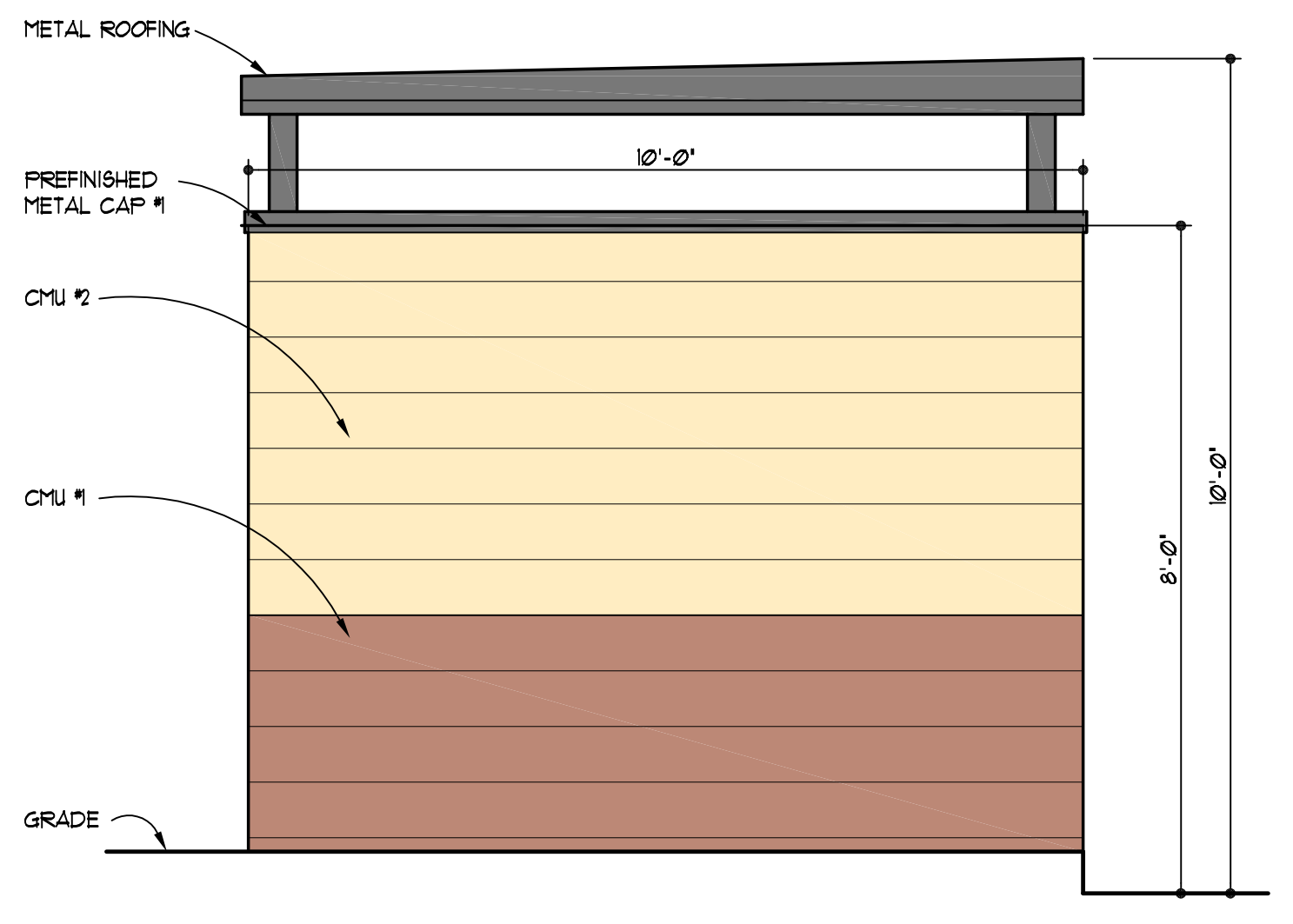
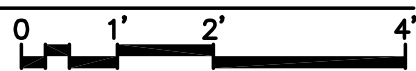
5 WEST ELEVATION
A3.1 1/8"=1'-0"



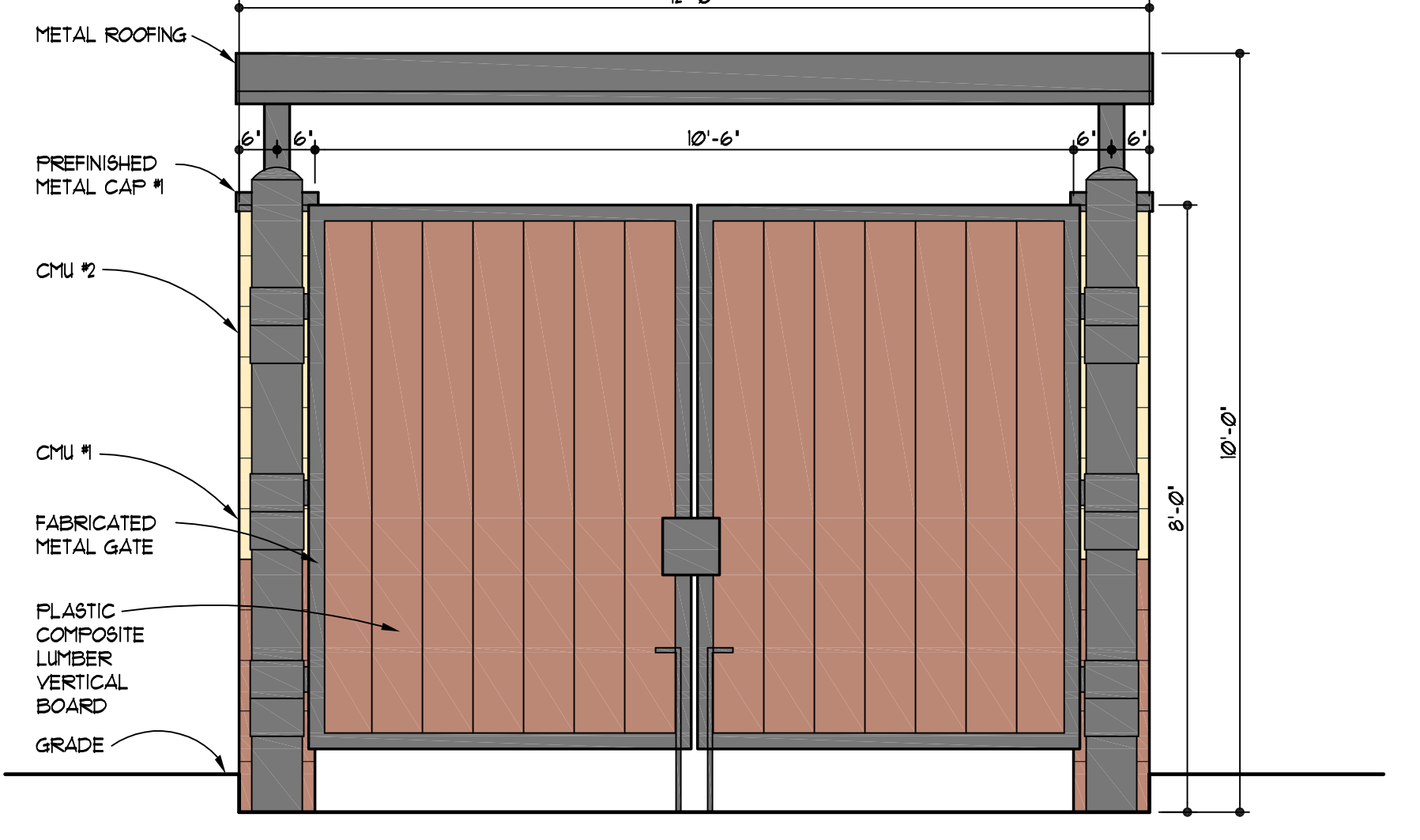
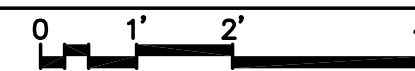
4 EAST ELEVATION
A3.1 1/8"=1'-0"



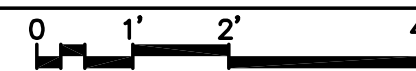
3 MONUMENT SIGN ELEVATION
A3.1 1/2"=1'-0"



2 TRASH ENCLOSURE ELEVATION
A3.1 1/2"=1'-0"



1 TRASH ENCLOSURE GATE ELEVATION
A3.1 1/2"=1'-0"



EXTERIOR ELEVATIONS

Issues and Revisions:

OWNER'S REVIEW	2-4-09
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CITY RESUBMITTAL	2-25-09
CITY RESUBMITTAL	3-16-09
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Commission No.	82443-07028C
Drawn by	DD
Checked by	GV

SHEET

A3.1



POPE
ARCHITECTS

PROJECT
Roseville Crossing
Lexington & County Road B

4-22-09 82443-07028a



POPE
ARCHITECTS

PROJECT
Roseville Crossing
Lexington & County Road B

4-22-09 82443-07028a