

EXISTING CONDITIONS

THE ORCHARD
Roseville, MN
ProSource Project No.: 2230-00

A. G. MUELLER
2201 Acorn Road
Roseville, Minnesota 55113

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JTR
DESIGNED BY:	TRB
ISSUE DATE:	12/22/08

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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Thomas R. Balluff, L.S.
Signature: *Thomas R. Balluff*
Date: 12/22/08 License # 40361

C1.1

APARTMENT OWNERSHIP NO. 57
MIDLAND GROVE CONDOMINIUM

Owner:
Dorel L. & Lynn A. LeBaron
2101 Cleveland Avenue N.

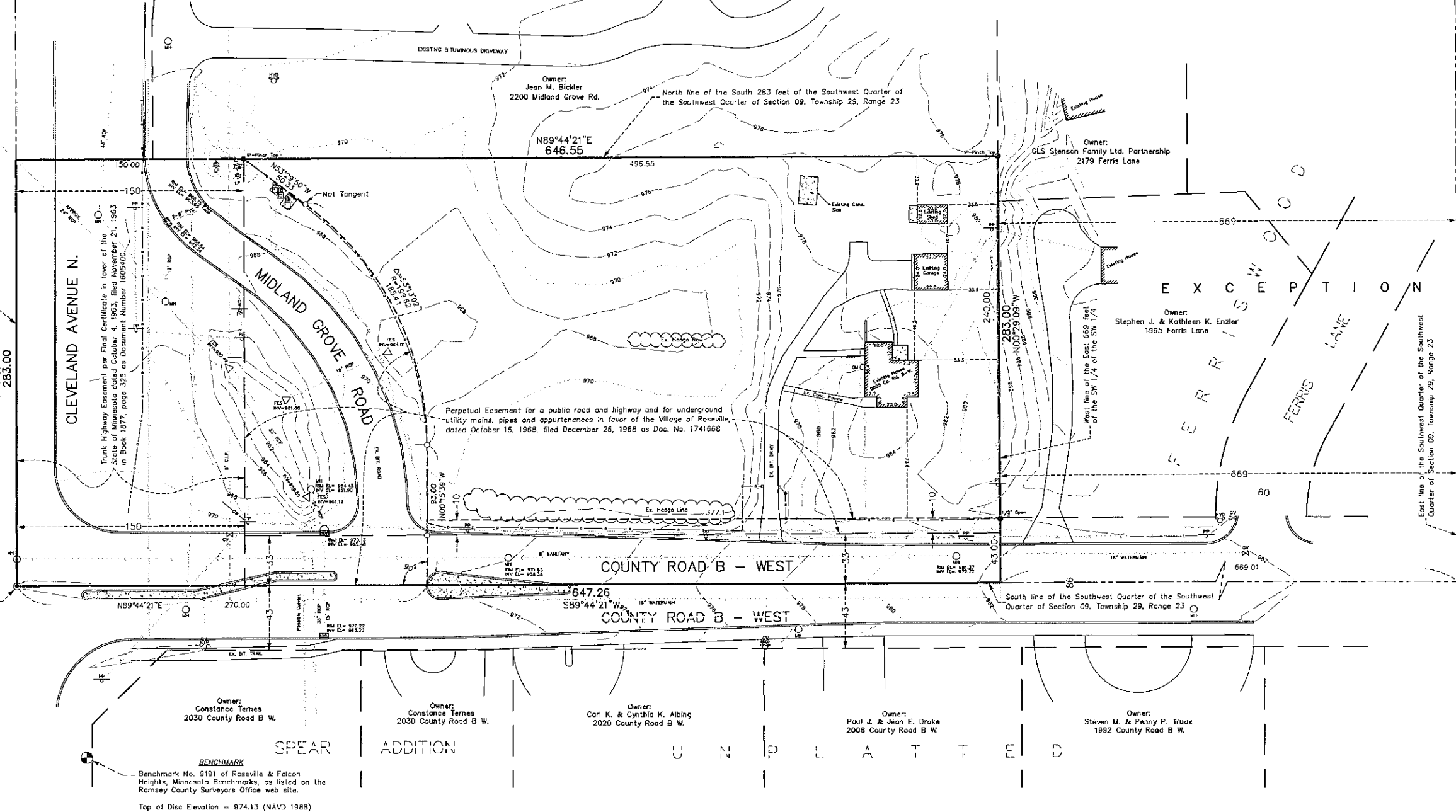
Owner:
Peter J. & Susan T. Schuddegg
2165 Cleveland Avenue N.

Owner:
Midland Hills Country Club
2001 Fulham St.

73

CLEVELAND AVENUE N.
(FORMERLY INTERSTATE 35W)

West line of the Southwest Quarter of the Southwest Quarter of Section 09, Township 29, Range 23
N00°20'37"W 283.00



LEGEND

- Denotes Ramsey County Cast Iron Monument
- Denotes iron monument set and marked with RLS 40361
- Denotes found iron monument
- Denotes existing power pole
- Denotes existing flag pole
- Denotes existing ground light
- Denotes existing electrical box
- Denotes existing telephone box
- Denotes existing gas meter
- Denotes existing manhole
- Denotes existing gate valve
- Denotes existing fire hydrant
- Denotes existing catch basin
- Denotes existing overhead utility lines
- Denotes existing guy wire
- Denotes existing underground gas
- Denotes existing underground telephone
- Denotes existing sanitary sewer
- Denotes existing water main
- Denotes existing storm sewer
- Denotes existing fence line

LEGAL DESCRIPTION

(Abstract Property)

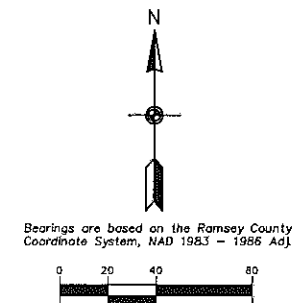
Except the East 669 feet, the South 283 feet of the Southwest Quarter of the Southwest Quarter of Section 09, Township 29, Range 23, subject to road and highway, Ramsey County, Minnesota.

NOTES

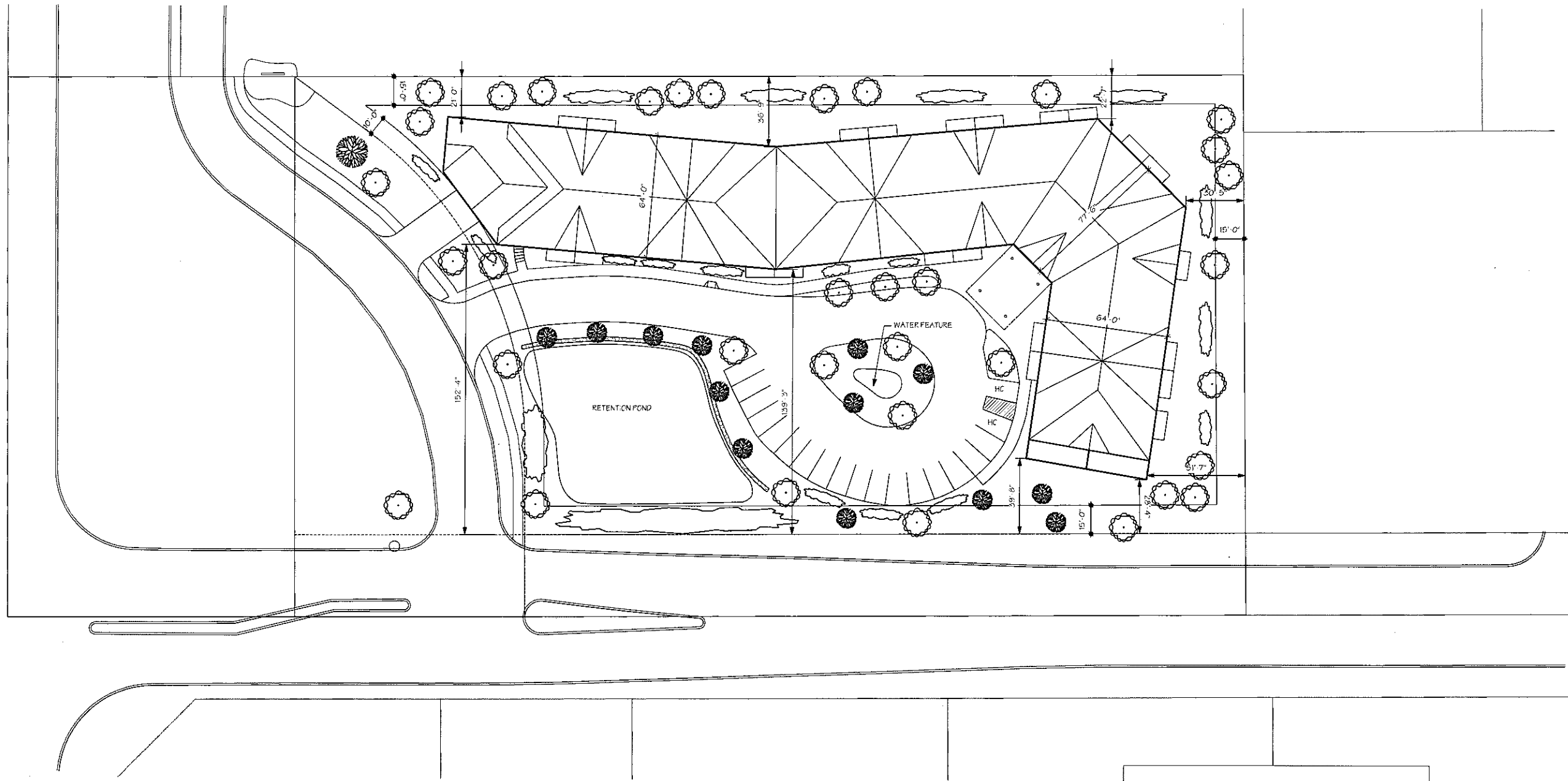
- Legal description and easements shown hereon are those contained in Title Commitment No. 312776 (Case No. 312776), with and effective date of August 15, 2008 at 7:00 A.M., prepared by Land Title, Inc. as agent for Chicago Title Insurance Company.
- Underground utilities shown hereon are those which were field marked in response to Gopher One State Call, Ticket No. 80659107, dated 12/08/08 and from utility as-built plans provided by the City of Roseville. All locations shown are APPROXIMATE.

SITE DATA

TOTAL PARCEL AREA	±4.20 AC.
PARCEL AREA LESS R.O.W.	±2.23 AC.
R.O.W. AREA	±1.97 AC.
EXISTING ZONING	R-1
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE



~CALL BEFORE YOU DIG~
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GOPHER STATE ONE CALL
Metro Area: 651-454-0002
Toll Free: 800-252-1166



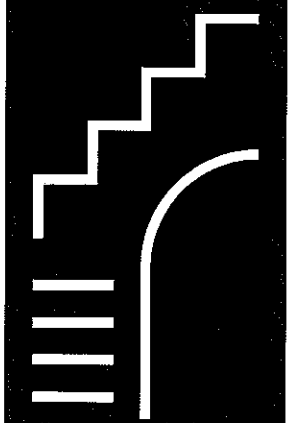
1 PRELIMINARY LANDSCAPE PLAN
L1 Scale: 1" = 30' Ft

DIMENSION KEY

- MIN BLDG SETBACK RQMT
- ACTUAL BLDG SETBACK
- BLDG DIMENSION

LEGEND

- DENOTES DECORATIVE DECIDUOUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES TREE (CONIFER)
- DENOTES SHRUBS



STATION NINETEEN

Architects - Incorporated
2001 UNIVERSITY AVENUE SOUTHEAST SUITE 100
MINNEAPOLIS, MINNESOTA 55414
PHONE (612) 623.1800
FAX (612) 623.0012

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the state of:
MINNESOTA

SIGNATURE
ARCHITECT: RICHARD BROWNLEE
REGISTRATION NUMBER:
DATE: 4/23/2009
DRAWN BY: EJ, ALM
CHECKED BY: RB

PROJECT TITLE
THE ORCHARD
ROSEVILLE, MINNESOTA

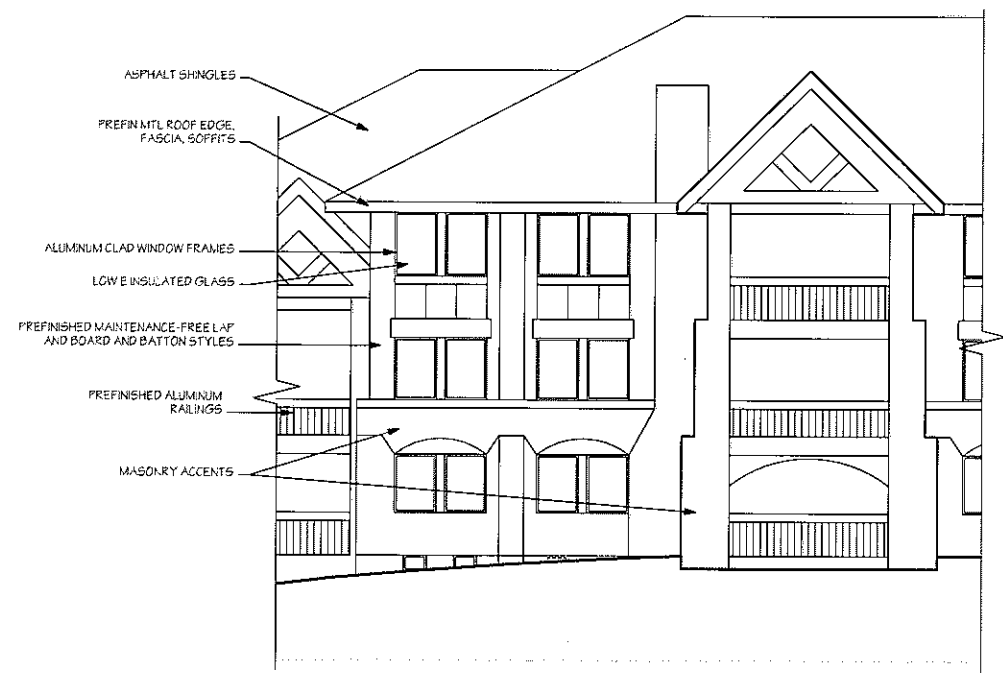
Project Number **2023**
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No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
Phase		
CITY P.U.D. SUBMISSION		
Sheet Title		
PRELIMINARY LANDSCAPE PLAN		
Drawing No.		
L1		



1 NORTH ELEVATION
A2 Scale: 1/16" = 1'-0"



2 ENLARGED NORTH ELEVATION
A2 Scale: 1/8" = 1'-0"



3 EAST ELEVATION
A2 Scale: 1/16" = 1'-0"



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AVENUE SOUTHEAST
SUITE 100

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SIGNATURE

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REGISTRATION NUMBER:

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DRAWN BY: ALM

CHECKED BY: RB

PROJECT TITLE

**THE
ORCHARD**

**ROSEVILLE,
MINNESOTA**

Project Number **2023**

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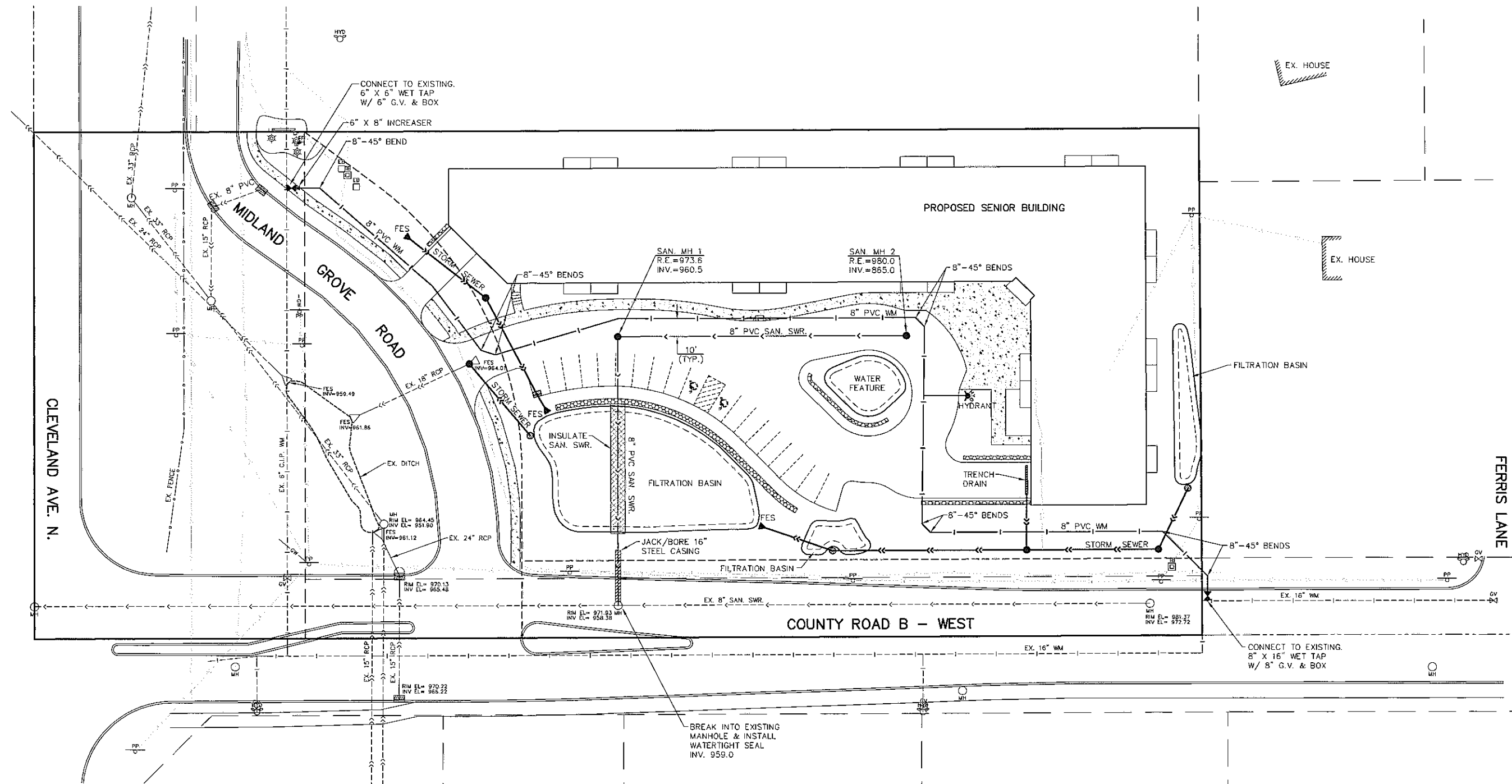
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No.	Date	Issue Notes
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Phase
**CITY P.U.D.
SUBMISSION**

Sheet Title
**PRELIMINARY
ELEVATIONS**

Drawing No.
A2



GOVERNING SPECIFICATIONS

LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".

LATEST EDITION OF THE MMUTCD - MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

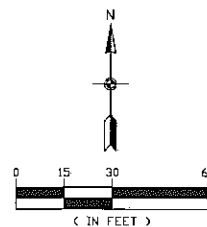
LATEST EDITION OF THE CEAM - CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD UTILITIES SPECIFICATIONS.

CITY OF ROSEVILLE STANDARD SPECIFICATIONS.

GENERAL NOTES

THE EXISTING SUBSURFACE INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".

~CALL BEFORE YOU DIG~
All underground utilities shall be verified by the contractor. Call Gopher State One for locates.
GOPHER STATE ONE CALL
Metro Area: 651-454-0002
Toll Free: 800-252-1166



BENCHMARKS	
1. BENCHMARK NO. 9191 OF ROSEVILLE AND FALCON HEIGHTS, MINNESOTA BENCHMARKS, AS LISTED ON THE RAMSEY COUNTY SURVEYORS OFFICE WEB SITE.	
TOP OF DISC EL. = 974.13 (NAVD 1988)	

PRELIMINARY UTILITY PLAN

THE ORCHARD
Roseville, Minnesota
ProSource Project No.: 2230-00

A.G. MUELLER
2201 Acorn Road
Roseville, Minnesota 55113

REVISIONS

1. 2/20/09	REVISED LAYOUT.
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	JTR
DESIGNED BY:	BJK
ISSUE DATE:	12/22/08

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.

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 12/22/08 License #: 25063

**PRELIMINARY GRADING &
EROSION CONTROL PLAN**

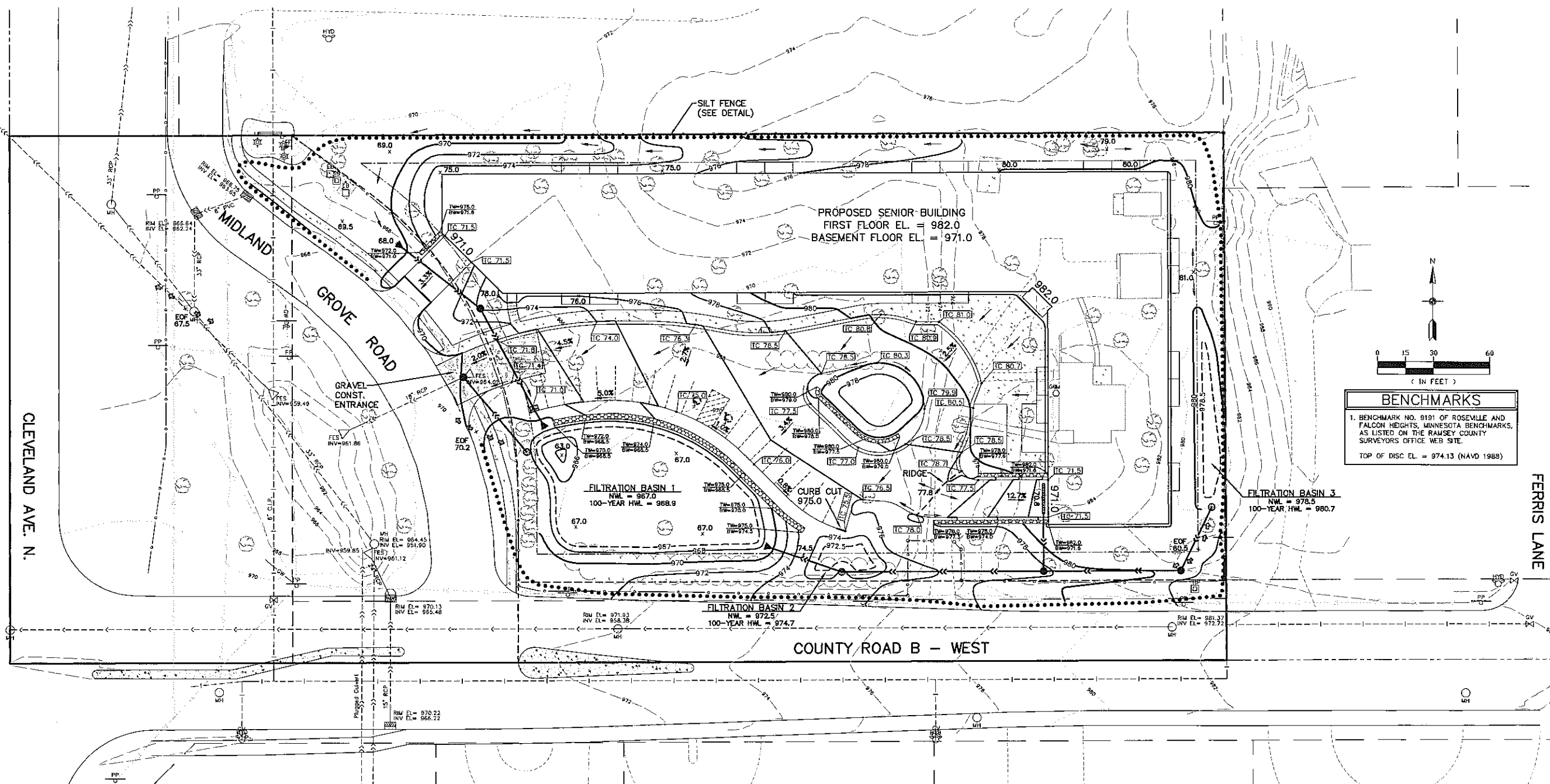
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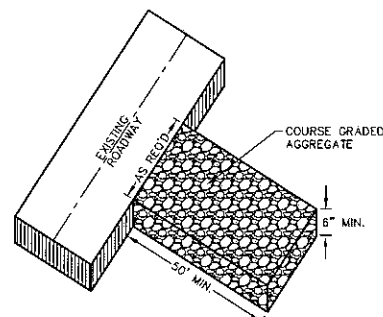
REVISIONS	
1.	2/20/09 REVISED LAYOUT.
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DESIGNED BY:	BK
ISSUE DATE:	12/22/08

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Print Name: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 12/22/08 License #: 25663

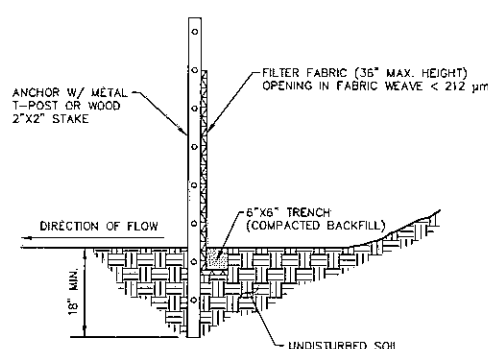
C2.3



GRAVEL CONSTRUCTION ENTRANCE



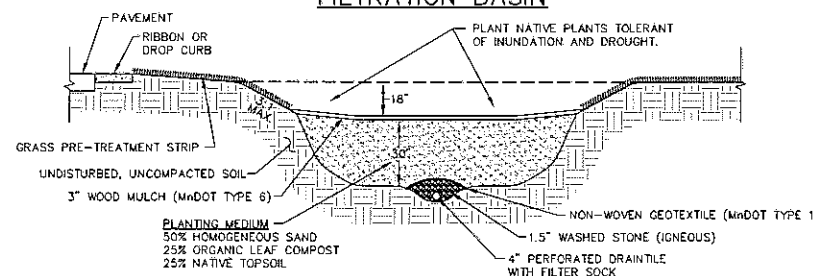
SILT FENCE



NOTES:

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

FILTRATION BASIN



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

GRADING LEGEND

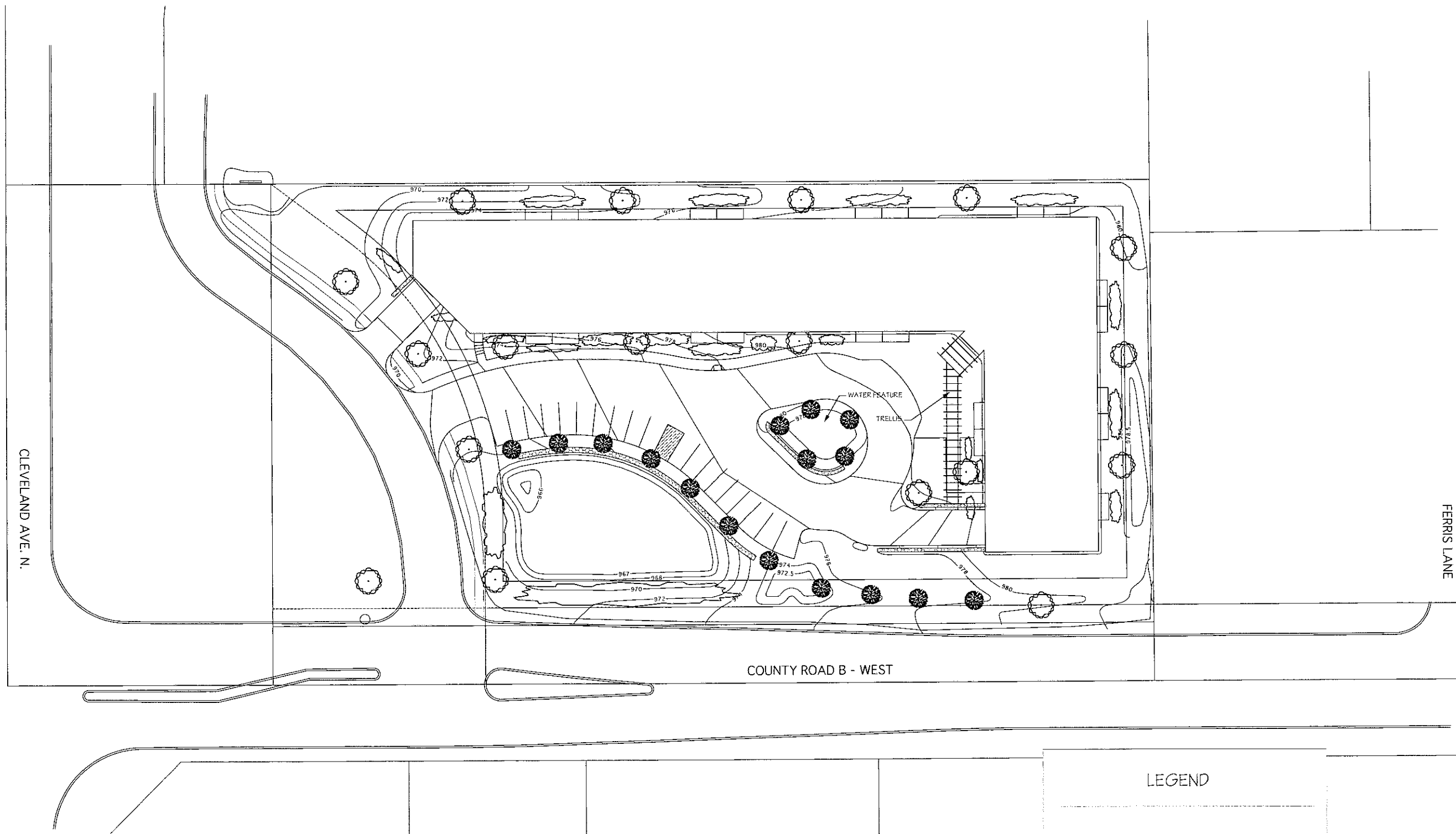
TC 75.5	PROPOSED TOP OF CURB ELEVATION
00.0	PROPOSED SPOT ELEVATION
EO 00.0	PROPOSED EMERGENCY OVERFLOW
870	PROPOSED 10' CONTOUR
872	PROPOSED 2' CONTOUR
870	EXISTING 10' CONTOUR
872	EXISTING 2' CONTOUR
TREE	TREE
TREE LINE	TREE LINE
PROPOSED STORM SEWER	PROPOSED STORM SEWER
EXISTING STORM SEWER	EXISTING STORM SEWER
SILT FENCE	SILT FENCE
TREE PROTECTION FENCE	TREE PROTECTION FENCE
RETAINING WALL	RETAINING WALL

~CALL BEFORE YOU DIG~

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GOPHER STATE ONE CALL

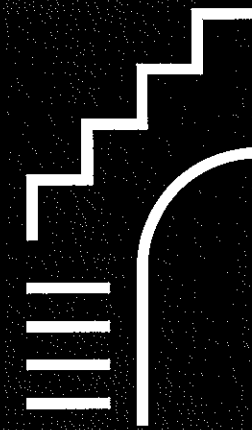
Metro Area: 651-454-0002
Toll Free: 800-252-1166



1
L1 PRELIMINARY LANDSCAPE PLAN
Scale: 1" = 30 ft

LEGEND

- DENOTES DECORATIVE DECIDUOUS TREE
- DENOTES DECIDUOUS TREE
- ★ DENOTES TREE (CONIFER)
- DENOTES SHRUBS



**STATION
NINETEEN**
Architects - Incorporated
2001 UNIVERSITY
AVENUE SOUTHEAST
SUITE 100
MINNEAPOLIS,
MINNESOTA 55414
PHONE (612) 623.1800
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SIGNATURE
ARCHITECT: RICHARD BROWNLEE
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Phase
**CITY P.U.D.
SUBMISSION**

Sheet Title
**PRELIMINARY
LANDSCAPE PLAN**

Drawing No
L1





The Orchard in Roseville

Cleveland and Co. Rd. 'B' Crossing