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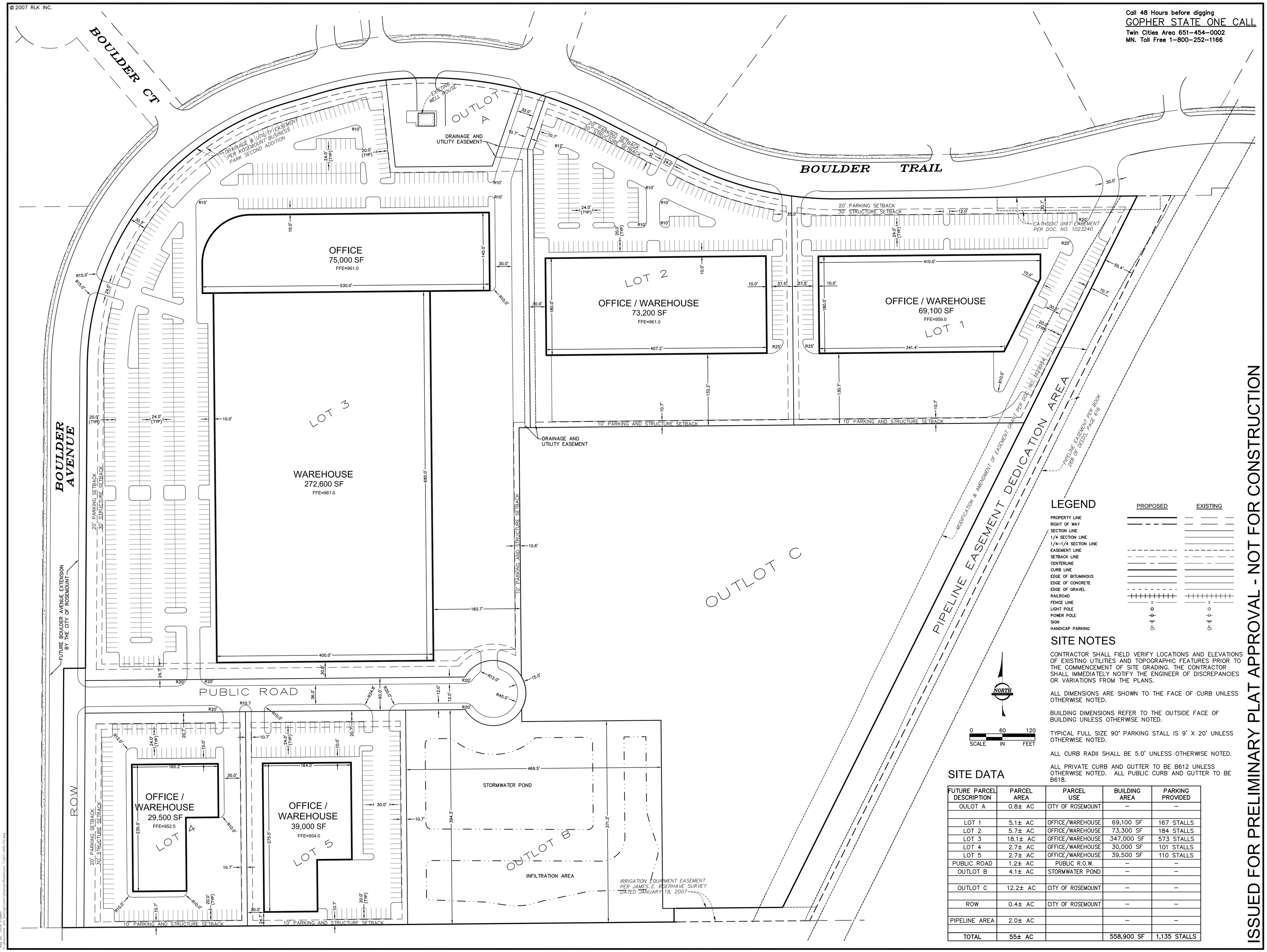
Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
RIGHT OF WAY		
SECTION LINE		
1/4 SECTION LINE		
1/4-1/4 SECTION LINE		
EASEMENT LINE		
SETBACK LINE		
CENTERLINE		
CURB LINE		
EDGE OF BITUMINOUS		
EDGE OF CONCRETE		
EDGE OF GRAVEL		
RAILROAD		
FENCE LINE	x	x
LIGHT POLE		
POWER POLE		
SIGN		
HANDICAP PARKING		

SITE NOTES

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.

TYPICAL FULL SIZE 90° PARKING STALL IS 9' X 20' UNLESS OTHERWISE NOTED.

ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.

ALL PRIVATE CURB AND GUTTER TO BE B612 UNLESS OTHERWISE NOTED. ALL PUBLIC CURB AND GUTTER TO BE B618.

SITE DATA

FUTURE PARCEL DESCRIPTION	PARCEL AREA	PARCEL USE	BUILDING AREA	PARKING PROVIDED
OULOT A	0.8± AC	CITY OF ROSEMOUNT	–	–
LOT 1	5.1± AC	OFFICE/WAREHOUSE	69,100 SF	167 STALLS
LOT 2	5.7± AC	OFFICE/WAREHOUSE	73,300 SF	184 STALLS
LOT 3	18.1± AC	OFFICE/WAREHOUSE	347,000 SF	573 STALLS
LOT 4	2.7± AC	OFFICE/WAREHOUSE	30,000 SF	101 STALLS
LOT 5	2.7± AC	OFFICE/WAREHOUSE	39,500 SF	110 STALLS
PUBLIC ROAD	1.2± AC	PUBLIC R.O.W.	–	–
OUTLOT B	4.1± AC	STORMWATER POND	–	–
OUTLOT C	12.2± AC	CITY OF ROSEMOUNT	–	–
ROW	0.4± AC	CITY OF ROSEMOUNT	–	–
PIPELINE AREA	2.0± AC		–	–
TOTAL	55± AC		558,900 SF	1,135 STALLS

ISSUED FOR PRELIMINARY PLAT APPROVAL - NOT FOR CONSTRUCTION

RLK INCORPORATED
Duluth, MN
Hayward, WI
Hibbing, MN
Minneapolis, MN
Phone: 952-933-1152
Fax: 952-933-1153
www.rlkinc.com
6110 Blue Circle Drive • Suite 100 • Minnetonka, MN 55343

I hereby certify that this plan 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.

DATE _____ LIC. NO. _____

SURVEYED	WPS
DESIGNED	ERJ
DRAWN	TBR
CHECKED	

REVISIONS

RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-4000 fax
WWW.RYANCOMPANIES.COM

BUILDING LASTING RELATIONSHIPS

ROSEMOUNT BUSINESS PARK
THIRD ADDITION
ROSEMOUNT, MINNESOTA
PRELIMINARY
SITE PLAN

SHEET # 4/7
PROJECT # 2007027M
DATE 5/29/07

May 28, 2009 3:08pm
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