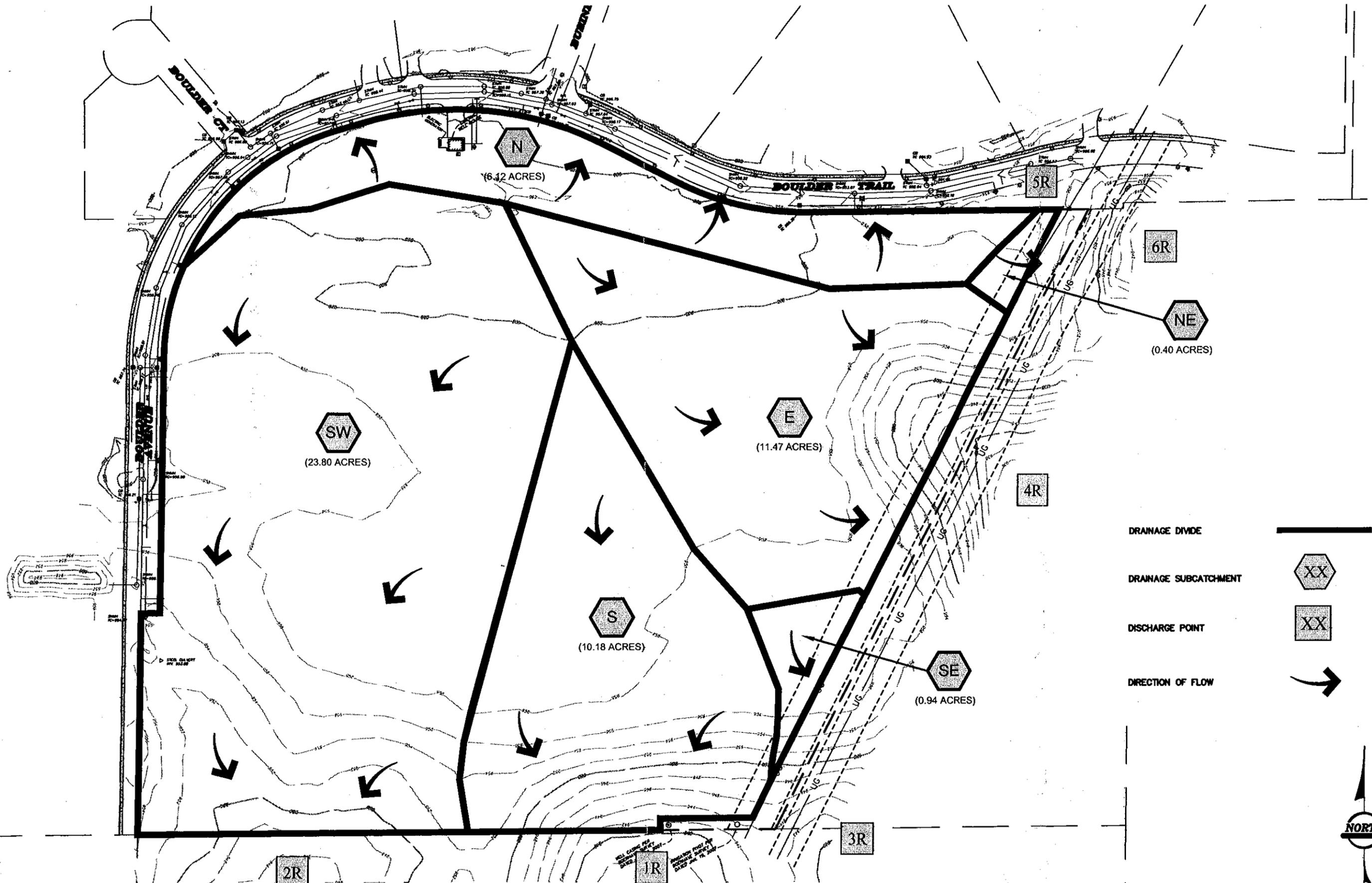


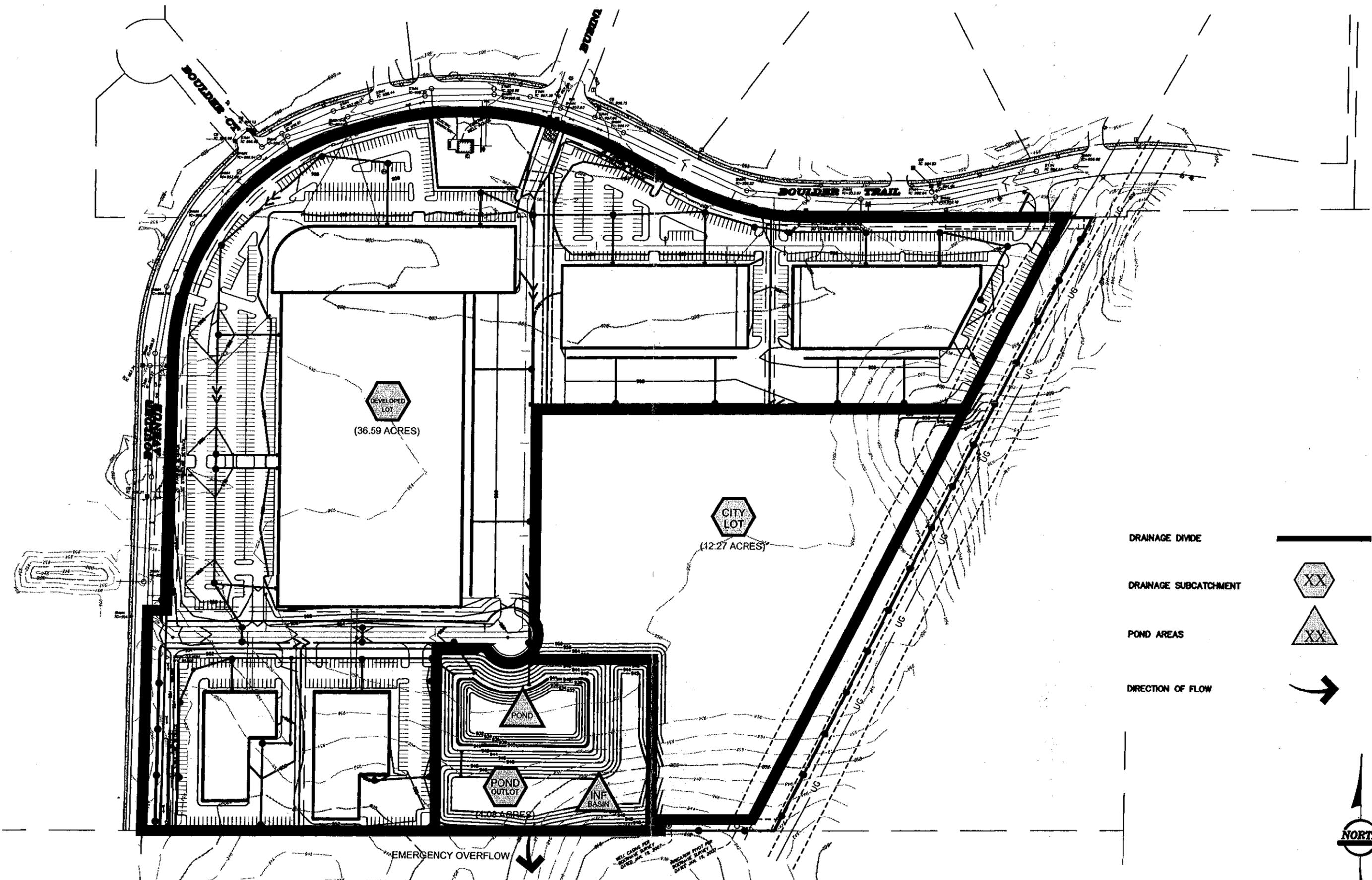
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# Existing Drainage Conditions

## Rosemount Business Park Third Addition

Date: 5/29/2007



- DRAINAGE DIVIDE 
- DRAINAGE SUBCATCHMENT 
- POND AREAS 
- DIRECTION OF FLOW 



0 200  
SCALE IN FEET

# Proposed Drainage Conditions

## Rosemount Business Park Third Addition

Date: 5/29/2007



Duluth, MN  
Ham Lake, MN  
Hibbing, MN  
Minnetonka, MN  
Phone: 952 933 0972  
Fax: 952 933 1153  
www.rlkinc.com

6110 Blue Circle Drive • Suite 100 • Minnetonka, MN 55343

-027... v-technic... \Hydrology\Concept\proposed.dwg  
 James...  
 Wyal...  
 ...

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

RLK  
 CONSULTANTS  
 6110 Rue Cluic Drive • Suite 100 • Minneapolis, MN 55454  
 Phone: 612-331-1111  
 Fax: 612-331-1113  
 www.rlkc.com

DATE	UC. NO.
REVISIONS	
DATE	UC. NO.
REVISIONS	
DATE	UC. NO.
REVISIONS	

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

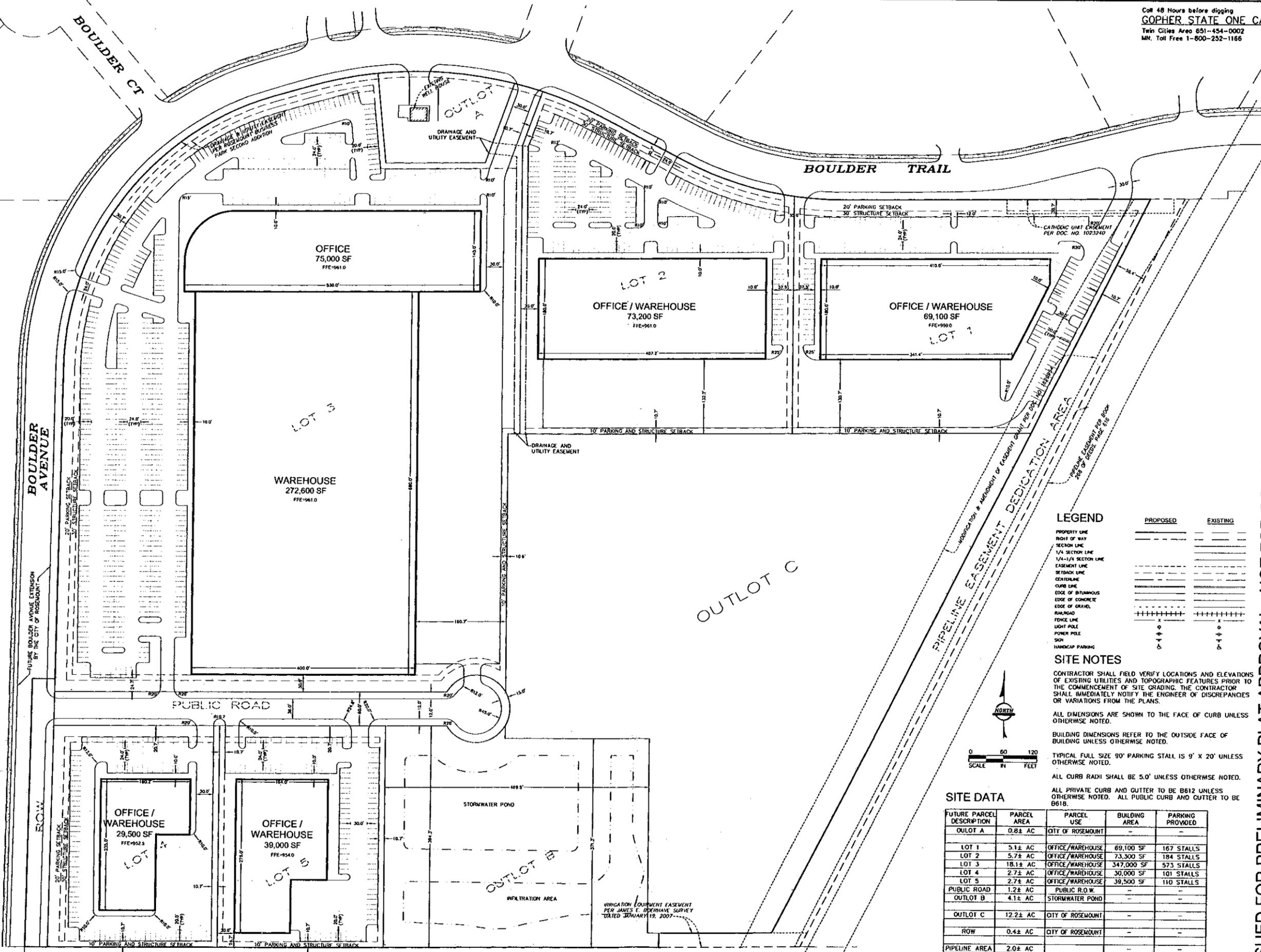
RYAN COMPANIES, INC.  
 40 South Third Street, Suite 300  
 Minneapolis, MN 55401-3012  
 612-332-4444  
 612-332-4444  
 WWW.RYANCOMPANIES.COM  
 BUILDING LASTING RELATIONSHIPS



**ISSUED FOR PRELIMINARY PLAT APPROVAL - NOT FOR CONSTRUCTION**

ROSEMOUNT BUSINESS PARK  
 ROSEMOUNT, MINNESOTA  
 PRELIMINARY  
 SITE PLAN

SHEET  
 4/7  
 20070707  
 DATE  
 5/29/07



**LEGEND**

	PROPOSED	EXISTING
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SECTION LINE	---	---
1/4-1/4 SECTION LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
CENTERLINE	---	---
CURB LINE	---	---
EDGE OF BATHHOUSE	---	---
EDGE OF CONCRETE	---	---
EDGE OF GRAVEL	---	---
RAILROAD	---	---
FENCE LINE	---	---
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.

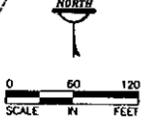
ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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
OUTLOT A	0.8± AC	CITY OF ROSEMOUNT	-	-
LOT 1	9.1± 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	-	-	-
<b>TOTAL</b>	<b>55± AC</b>		<b>558,900 SF</b>	<b>1,135 STALLS</b>

IRRIGATION EQUIPMENT EASEMENT  
 PER JAMES E. OBERVAE SURVEY  
 DATED JANUARY 19, 2007

BOULDER CT

BOULDER TRAIL

BOULDER AVENUE

OFFICE  
75,000 SF  
FFE-9610

OFFICE / WAREHOUSE  
73,200 SF  
FFE-9610

OFFICE / WAREHOUSE  
69,100 SF  
FFE-9590

WAREHOUSE  
272,600 SF  
FFE-9610

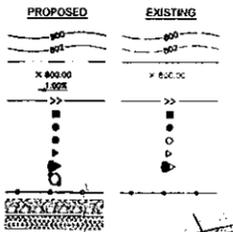
OFFICE / WAREHOUSE  
29,500 SF  
FFE-952.5

OFFICE / WAREHOUSE  
39,000 SF  
FFE-954.0

NM=942.0  
10 DAY SNOWMELT H.M.=948.94  
100-YR H.M.=948.76

LEGEND

- TOPOGRAPHIC INDEX CONTOUR
- TOPOGRAPHIC CONTOUR
- POND NORMAL WATER LEVEL
- SPOT ELEVATION
- DRAINAGE SLOPE
- STORM SEWER
- CATCH BASIN
- CATCH BASIN MANHOLE
- STORM MANHOLE
- FLARED END W/ HW RAP
- WLET PROTECTION
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



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 MN. Toll Free 1-800-252-1156

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 1110 Blue Circle Drive • Suite 100 • Minneapolis, MN 55404  
 612-835-1111  
 www.rlkc.com

DESIGNED	DATE
CHECKED	DATE
DRAWN	DATE
DATE	DATE

GRADING 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 EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE MIN. 4" DEPTH (COMPACTED) TO ALL DISTURBED AREAS TO BE SOODED OR SEED.

THE SITE GRADING OPERATIONS, WHEN COMPLETED, SHALL RESULT IN ALL AREAS BEING GRADED TO "PLAN SUBGRADE ELEVATION". THIS "PLAN SUBGRADE ELEVATION" SHALL BE CONSISTENT WITH THE GEOTECHNICAL REPORT FOR BUILDING AND PAVEMENT AREAS. THE "PLAN SUBGRADE ELEVATION" IN THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY CHECKING THE PAVEMENT SECTION DETAILS AND REFERRING TO PAVING PLAN FOR LOCATIONS AND LIMITS OF VARIOUS PAVEMENT SECTIONS.

ALL SPOT ELEVATIONS REPRESENT FINISHED SURFACE OR GUTTER LINE GRADES UNLESS OTHERWISE NOTED.

EXISTING TOPOGRAPHY PROVIDED BY WESTWOOD.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING OPERATIONS AND BE MAINTAINED UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN RESTORED.

ALL CONSTRUCTION ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS FULL WIDTH, FROM ENTRANCE POINT TO 75 FEET INTO CONSTRUCTION ZONE (REFER TO DETAIL).

ALL SLOPES 3:1 OR STEEPER, NOT TO BE SOODED AND GREATER THAN 8 FEET IN HEIGHT, SHALL HAVE EROSION CONTROL FABRIC INSTALLED ON SLOPE PER MNDOT SPEC. 3885. VERIFY RESTORATION METHOD AND SEED MIXTURE. CONTRACTOR TO SUBMIT SHOP DRAWING TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

TEMPORARY EROSION CONTROL (HAY BALES OR APPROVED EQUIVALENT) TO BE PLACED AROUND STORAGE STRUCTURES DURING CONSTRUCTION (REFER TO DETAIL).

SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED IF DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEDIMENT TRACKED OFF-SITE, AS A RESULT OF CONSTRUCTION TRAFFIC, SHALL BE MINIMIZED AND SWEEPED ON A DAILY BASIS.

ALL DISTURBED AREAS SHALL BE RESTORED WITH SOO, SEED, WOOD FIBER BLANKET OR PAVED SURFACE WITH 14 DAYS.

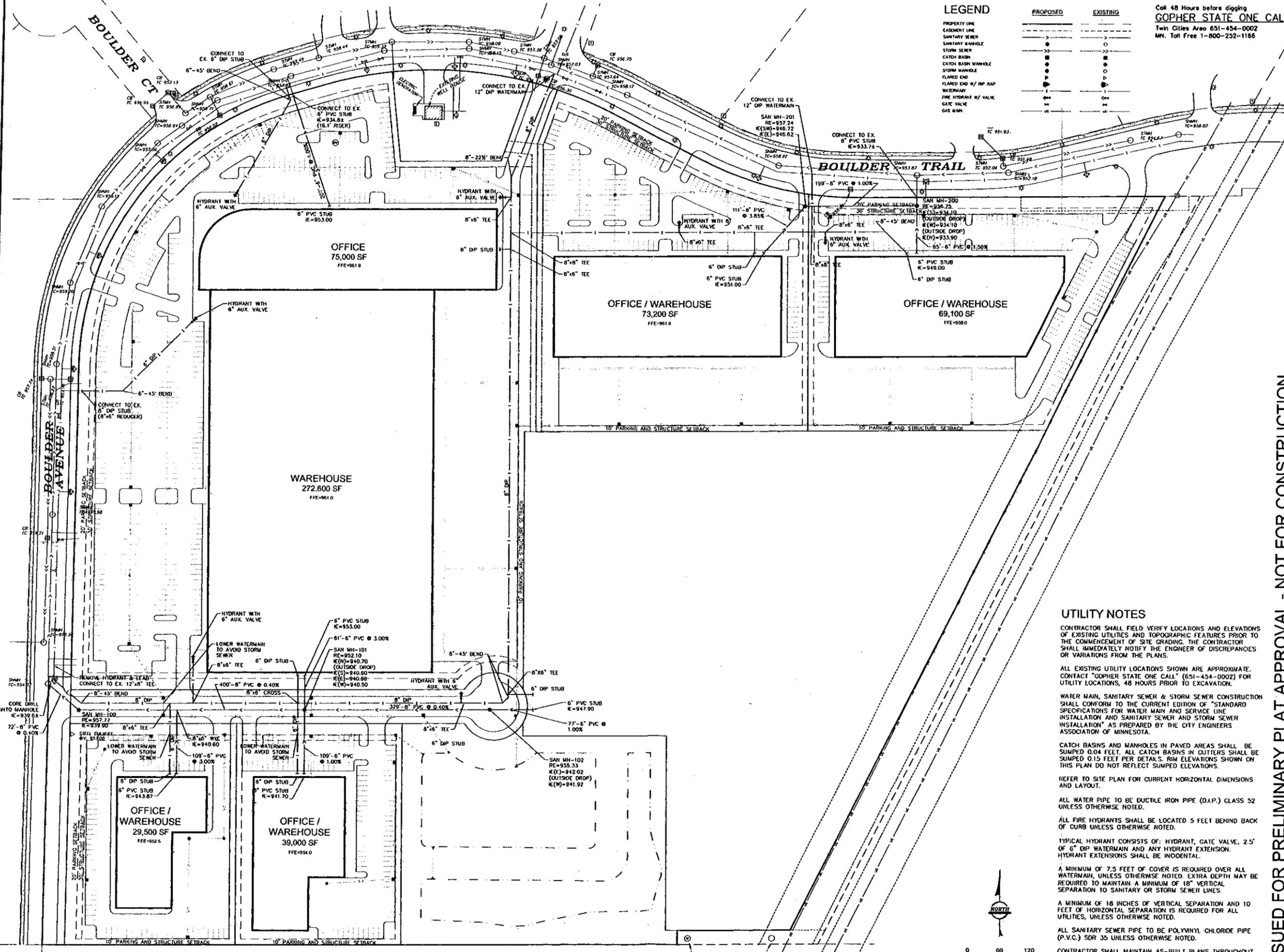


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 612-835-1111  
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**RYAN**  
 BUILDING JUSTICE RELATIONSHIPS

5/7  
 ROSEMOUNT BUSINESS PARK  
 THIRD ADDITION  
 PRELIMINARY  
 GRADING PLAN  
 20070327A  
 5/29/07



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SANITARY SEWER	---	---
SANITARY MANHOLE	○	○
STORM SEWER	---	---
CATCH BASIN	■	■
CATCH BASIN MANHOLE	○	○
STORM MANHOLE	○	○
FLARED END	○	○
FLARED END W/ RP RAP	○	○
WATERMAIN	---	---
FIRE HYDRANT W/ VALVE	⊕	⊕
GATE VALVE	⊕	⊕
GAS MAIN	---	---

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 11111 Mac Center Drive • Suite 100 • Minneapolis, MN 55434  
 Phone: 612-551-1100  
 Fax: 612-551-1105  
 E-mail: rlk@rlkinc.com

DATE: \_\_\_\_\_  
 U.C. NO: \_\_\_\_\_

DESIGNED	DATE
CHECKED	DATE
APPROVED	DATE

UTILITY 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 EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO EXCAVATION.

WATER MAIN, SANITARY SEWER & STORM SEWER CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.

CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN CUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.

REFER TO SITE PLAN FOR CURRENT HORIZONTAL DIMENSIONS AND LAYOUT.

ALL WATER PIPE TO BE DUCTILE IRON PIPE (D.I.P.) CLASS 52 UNLESS OTHERWISE NOTED.

ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

TYPICAL HYDRANT CONSISTS OF: HYDRANT, GATE VALVE, 2.5' OF 6" DIP WATERMAIN AND ANY HYDRANT EXTENSION. HYDRANT EXTENSIONS SHALL BE INCIDENTAL.

A MINIMUM OF 7.5 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES.

A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER PIPE TO BE POLYVINYL CHLORIDE PIPE (P.V.C.) SDR 35 UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.

ISSUED FOR PRELIMINARY PLAT APPROVAL - NOT FOR CONSTRUCTION

**RYAN**  
 CONSULTANTS  
 9000 Lyndale Avenue, Suite 400  
 Minneapolis, MN 55425  
 Phone: 612-932-8800  
 Fax: 612-932-8800  
 E-mail: ryan@ryaninc.com

7/7  
 20070724  
 PRELIMINARY  
 UTILITY PLAN  
 5/29/07