

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1165

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 6110 Blue Circle Drive • Suite 100 • Minneapolis, MN 55443
 Phone 612-462-4000
 Fax 612-462-4001
 www.rlyan.com

I hereby certify that this plan was prepared by an Engineer duly Licensed and Registered under the laws of the State of Minnesota.
 DATE _____ LIC. NO. _____

DESIGNED	WPS	DATE
CHECKED	ERJ	
APPROVED	TRB	
DATE		

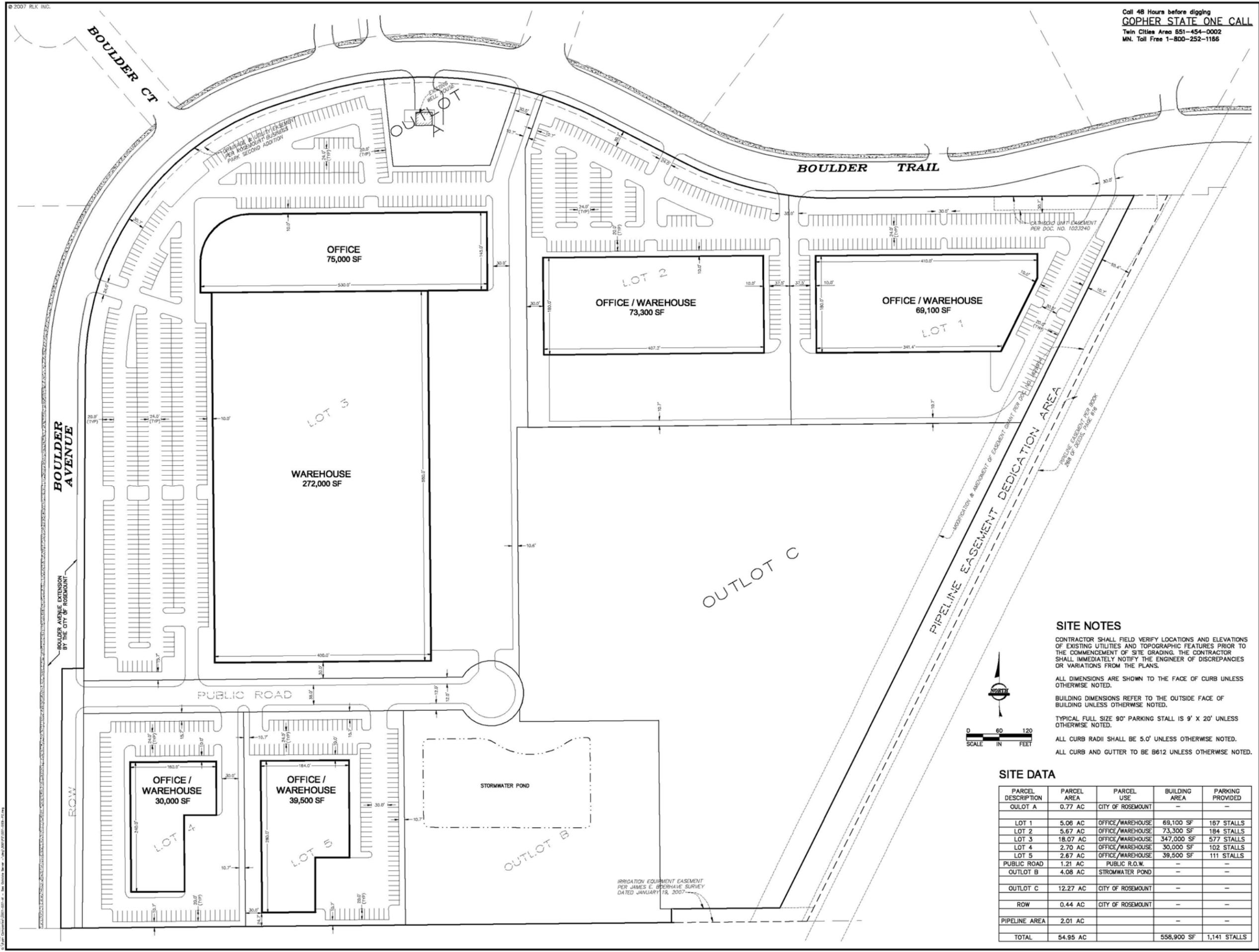
REVISIONS

NO.	DESCRIPTION

RYAN COMPANIES, INC.
 50 South Third Street, Suite 300
 Minneapolis, MN 55402-2012
 612-462-4000 tel
 612-462-4000 fax
 WWW.RYANCOMPANIES.COM

RYAN
 BUILDING LASTING RELATIONSHIPS

ROSEMOUNT BUSINESS PARK
 THIRD ADDITION
 ROSEMOUNT, MINNESOTA
CONCEPT SITE PLAN
 SHEET 5/9
 PROJECT 2007027M
 DATE 4/30/07



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.

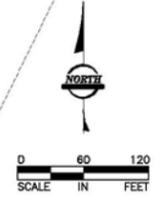
ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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 RADI SHALL BE 5.0' UNLESS OTHERWISE NOTED.

ALL CURB AND GUTTER TO BE B612 UNLESS OTHERWISE NOTED.



SITE DATA

PARCEL DESCRIPTION	PARCEL AREA	PARCEL USE	BUILDING AREA	PARKING PROVIDED
OUTLOT A	0.77 AC	CITY OF ROSEMOUNT	-	-
LOT 1	5.06 AC	OFFICE/WAREHOUSE	69,100 SF	167 STALLS
LOT 2	5.67 AC	OFFICE/WAREHOUSE	73,300 SF	184 STALLS
LOT 3	18.07 AC	OFFICE/WAREHOUSE	347,000 SF	577 STALLS
LOT 4	2.70 AC	OFFICE/WAREHOUSE	30,000 SF	102 STALLS
LOT 5	2.67 AC	OFFICE/WAREHOUSE	39,500 SF	111 STALLS
PUBLIC ROAD	1.21 AC	PUBLIC R.O.W.	-	-
OUTLOT B	4.08 AC	STORMWATER POND	-	-
OUTLOT C	12.27 AC	CITY OF ROSEMOUNT	-	-
ROW	0.44 AC	CITY OF ROSEMOUNT	-	-
PIPELINE AREA	2.01 AC	-	-	-
TOTAL	54.95 AC		558,900 SF	1,141 STALLS

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DRINK, MN
 HILL, MN
 MINNETONKA, MN
 Phone 952-831-1115
 www.rlk.com

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 Engineer Licensed under the laws of the State of Minnesota.

DESIGNED	ERJ
CHECKED	TRB
DATE	

RYAN COMPANIES, INC.
 50 South Third Street, Suite 300
 Minneapolis, MN 55402-2012
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 www.ryancompanies.com

RYAN
 BUILDING LASTING RELATIONSHIPS

ROSEMOUNT BUSINESS PARK
 THIRD ADDITION
 ROSEMOUNT, MINNESOTA
 PLAT EXHIBIT
 SHEET 1/1
 PROJECT 2007027M
 DATE 4/30/07

© 2007 RLK, INC.
 BOULDER AVENUE EXTENSION BY THE CITY OF ROSEMOUNT
 DRAINAGE & UTILITY EASEMENT PER ROSEMOUNT BUSINESS PARK SECOND ADDITION
 CATHOLIC UNIT EASEMENT PER DOC. NO. 1023240
 PIPELINE EASEMENT PER DOC. NO. 1023240
 PIPELINE EASEMENT PER DOC. NO. 1023240
 IRRIGATION EQUIPMENT EASEMENT PER JAMES E. BIERHAVE SURVEY DATED JANUARY 18, 2007

BOULDER CT

OUTLOT A

BOULDER TRAIL

BOULDER AVENUE

OUTLOT B

OFFICE / WAREHOUSE 73,300 SF

OFFICE / WAREHOUSE 69,100 SF

OUTLOT D

OUTLOT C

WAREHOUSE 272,000 SF

OFFICE 75,000 SF

OFFICE / WAREHOUSE 30,000 SF

OFFICE / WAREHOUSE 39,500 SF

STORMWATER POND

PUBLIC ROAD

PIPELINE EASEMENT DEDICATION AREA

SITE NOTES

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PLAT EXHIBIT DATA

PARCEL DESCRIPTION	PARCEL AREA
OULOT A	0.77 AC
OULOT B	12.26 AC
OULOT C	12.27 AC
OULOT D	27.21 AC
TOTAL	52.51 AC