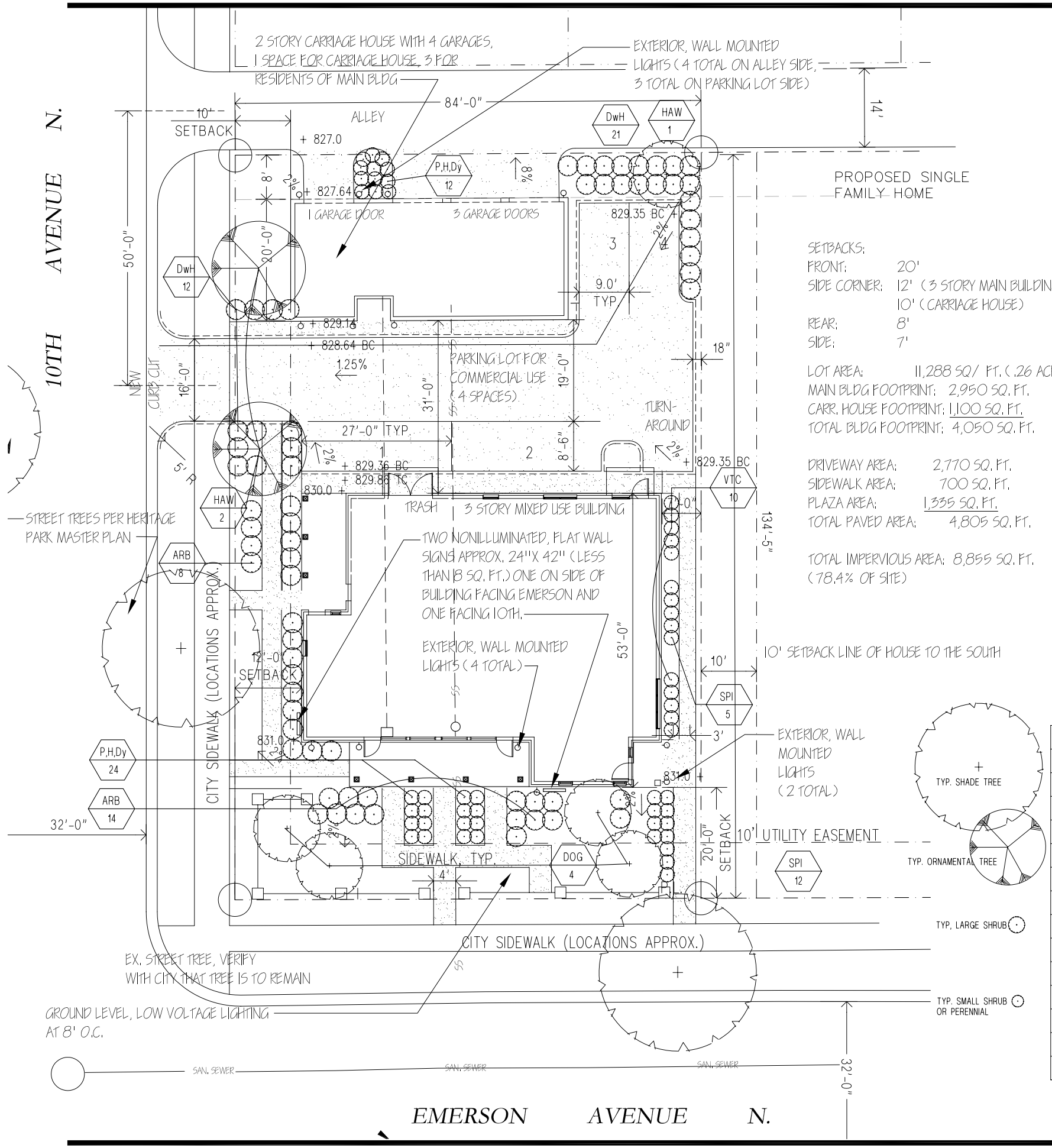

SETBACKS:
FRONT: 20'
SIDE CORNER: 12' (3 STORY MAIN BUILDING)
10' (CARRIAGE HOUSE)
REAR: 8'
SIDE: 7'

LOT AREA: 11,288 SQ/ FT. (.26 ACRES)
MAIN BLDG FOOTPRINT: 2,950 SQ. FT.
CARR. HOUSE FOOTPRINT: 1,100 SQ. FT.
TOTAL BLDG FOOTPRINT: 4,050 SQ. FT.

DRIVEWAY AREA: 2,770 SQ. FT.
SIDEWALK AREA: 700 SQ. FT.
PLAZA AREA: 1,335 SQ. FT.
TOTAL PAVED AREA: 4,805 SQ. FT.

TOTAL IMPERVIOUS AREA: 8,855 SQ. FT.
(78.4% OF SITE)

PROVIDE SOD TO ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED.

PROPOSED PLANT LIST

KEY	QUAN.	BOTANICAL/COMMON NAME	SIZE/TYPE	SPACING
		TREES		
MAP	1	Acer x freemanii 'Jeffersred' / AUTUMN BLAZE MAPLE	2" BB	PER PLAN
HAK	1	Celtis occidentalis / COMMON HACKBERRY	2.5" BB	PER PLAN
CRB	1	Malus 'Spring Snow' / SPRING SNOW CRAB	1.75" B&B	PER PLAN
HAW	1	Crataegus crusgalli inermis / THORNLESS COCKSPUR HAWTHORN	2" B&B	PER PLAN
DOG	1	Cornus racemosa / GRAY DOGWOOD (TREE FORM)	#10 POT	PER PLAN
		SHRUBS		
VTC	6	Viburnum trilobum 'COMPACTA' / COMPACT AMERICAN VIBURNUM	24" POT	PER PLAN
ARB	5	Thuja occidentalis 'Techny Globe' / TECHNY GLOBE ARBORVITAE	24" POT	PER PLAN
SPI	8	Spiraea niponica 'Snowmound' / SNOWMOUND SPIREA	24" POT	PER PLAN
VON	4	Viburnum opulus 'NANUM' / DWARF EUROPEAN VIBURNUM	24" POT	PER PLAN
YEW	8	Taxus x media 'Tautoni' / TAUNTON YEW	18" B&B	PER PLAN
DwH	8	Diervilla lonicera / DWARF BUSH HONEYSUCKLE	24" POT	PER PLAN
P,H,Dy		ASSORTED PERENNIALS, HOSTAS AND DAYLILIES NOT LISTED		

LHB ENGINEERS & ARCHITECTS
MINNEAPOLIS ▫ DULUTH
250 Third Avenue N.
Minneapolis, MN 55401
TEL 612/338-2029
FAX 612/338-2088
http://www.LHBcorp.com

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DATE	NO	REVISION
03-15-04	3	PUD REVISIONS PUBLIC WORKS SUBMITTAL
02-12-04	2	PUD REVISIONS 2
01-15-04	1	PUD REVISIONS

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.

SIGNATURE: _____

TYPED OR PRINTED NAME: GARY C. FINDELL

DATE: 11/18/03 REG. NO.: 41010

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PROJECT NAME:

HERITAGE PARK MIXED USE & LIVE/ /WORK BUILDINGS

REVISED PUD APPLICATION

DRAWING TITLE:

SITE LAYOUT PLAN

FILE: 02683/DWGS
DRAWN BY: GAS/BDC
CHECKED BY: GCF
PROJ. NO: 02683
DRAWING NO: **1.00**