



Planning Commission Agenda

Wednesday, September 2, 2026

6:30 PM

City Council Chambers

In accordance with [Minnesota Statutes §13D.02](#) and City policy, Council and Commission members may attend meetings remotely up to three times per calendar year.

(Times listed are approximate – please note that items may be earlier or later than listed on the agenda)

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Public Comment**
- 5. Approval of Meeting Minutes**
 - a. Review of August 5, 2026 Minutes
- 6. Communications and Recognitions**
- 7. Public Hearing**
 - a. A request by the City of Roseville to subdivide, re-guide, and rezone land related to the Civic Campus Master Plan that includes a portion of Veterans Park, 1145 Woodhill Drive, and 2719-2737 Lexington Avenue for construction of a new Maintenance Operations Center (MOC) and a new license/passport center and a dance studio (LPCDS), including a Conditional Use to permit the expanded and new maintenance facilities on the north and south side of Woodhill Drive.
- 8. Business**
- 9. Commission Direction on Member Initiated Agenda Items**
- 10. Adjourn**

REQUEST FOR COMMISSION ACTION

Date: **9/2/2026**

Item No.: **5.a.**

Department Approval

Agenda Section

Approval of Meeting Minutes

Item Description: Review of August 5, 2026 Minutes

Application Information

n/a

Background

n/a

Staff Recommendation

n/a

Requested Planning Commission Action

Review the August 5, 2026 minutes and make a motion to approve subject to requested corrections.

Alternative Actions

n/a

Prepared by:

Attachments: 1. August 5, 2026 Minutes



**Planning Commission Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Draft Minutes – Wednesday, August 5, 2026 – 6:30 p.m.**

1. Call to Order

Vice-Chair Aspnes called to order the regular meeting of the Planning Commission meeting at approximately 6:30 p.m. and reviewed the role and purpose of the Planning Commission.

2. Roll Call

At the request of Vice-Chair Aspnes, City Planner Thomas Paschke called the Roll.

Members Present: Vice-Chair Pamela Aspnes, and Commissioners Steve Cyra, Allison Jensen, Rose Lindsay, Erin Lynch, and Ben Schaefer

Members Absent: Chair Erik Bjorum

Staff Present: City Planner Thomas Paschke, Community Development Director Janice Gundlach, and Sustainability Specialist Noelle Bakken

3. Approve Agenda

MOTION

Member Jensen moved, seconded by Member Schaefer, to approve the agenda as presented.

Ayes: 6

Nays: 0

Motion carried.

4. Public Comment

5. Review of Minutes

a. July 1, 2026, Planning Commission Regular Meeting

MOTION

Member Lindsay moved, seconded by Member Lynch, to approve the July 1, 2026, meeting minutes.

Ayes: 6

Nays: 0

Motion carried.

6. Communications and Recognitions

7. **Public Hearing**

8. **Business**

a. **Evaluate Roseville's EVCS and EVSE (Electric Vehicle Charging) Requirements for New Parking Areas**

Community Development Director Janice Gundlach reviewed the commission's continued evaluation of Roseville's electric vehicle charging requirements, which began after Commissioner Cyra requested a review following two variance applications. Staff had compared the city's ordinance with requirements in other communities, Roseville's sustainability goals, and anticipated Minnesota State Building Code provisions. Because future state requirements would eventually supersede Roseville's ordinance, the commission previously favored making a limited interim adjustment rather than undertaking a major rewrite. Staff therefore focused on broadening the existing exemption, which currently allows reductions when compliance costs exceed 5 percent of the total project cost. She explained that staff was considering lowering that threshold and adding a second exemption based on the percentage of a project's electrical capacity needed to support the required charging infrastructure.

Ms. Gundlach explained that staff had contacted developers and contractors working on current Roseville projects to obtain real-world cost and electrical-capacity information before recommending specific percentages. The proposed exemption would apply to qualifying developments regardless of use, although most concerns had involved private employment-based projects. She noted that the Dick's Sporting Goods variance was an unusual circumstance because the tenant agreement had been negotiated before the city adopted the ordinance. Applicants seeking a reduction would still be required to provide supporting documentation, and approval would depend on the specific project circumstances. Staff could administratively approve reductions for projects not otherwise requiring City Council action. In contrast, reductions associated with projects requiring Council approval would be incorporated into that approval rather than processed as separate variances.

Commissioner Cyra supported including electrical capacity as a basis for an exemption. He asked staff to obtain information from the recent Hempel Real Estate variance showing the electrical capacity required for the approved charging equipment compared with the total capacity required for the development. He believed that information could provide a useful data point when determining the percentage to place in the ordinance.

Ms. Gundlach agreed to request the Hempel information and return with it along with the other feedback staff received.

Commissioner Jensen appreciated the provision specifying that a reduction could not result in the complete elimination of EVSE or EVCS parking spaces or equipment. She wanted to ensure that developments receiving reductions would still make a

89 meaningful contribution toward supporting electric vehicles, particularly while the
90 city waited for the state to complete its new requirements.

91
92 Ms. Gundlach confirmed that no qualifying development would be permitted to
93 reduce its requirement to zero. Every affected project would remain responsible for
94 installing some charging equipment or infrastructure capable of supporting future
95 charging stations. She explained that complete elimination would be inconsistent with
96 Roseville's Comprehensive Plan, future comprehensive planning efforts, and the
97 recently adopted Climate Equity Action Plan.

98
99 Commissioner Lindsay also supported retaining language preventing the complete
100 elimination of electric vehicle charging requirements. She supported including both
101 the project-cost and electrical-capacity provisions and appreciated staff's effort to
102 obtain information from developments currently underway before recommending
103 final percentages.

104
105 Ms. Gundlach reported that staff had not identified similar exemption provisions in
106 the electric vehicle ordinances reviewed from other Minnesota communities.
107 Roseville's proposed approach could therefore be somewhat unique. She suggested
108 that, if the exemption worked effectively, other communities might eventually
109 consider similar provisions when addressing unexpectedly high electrical or
110 infrastructure costs.

111
112 Vice-Chair Aspnes referred to a recent discussion she heard regarding the market for
113 electric vehicles and the increasing availability of used electric vehicles. She noted
114 that demand for new electric vehicles appeared relatively flat following changes to
115 federal purchase incentives but that the market for used electric vehicles could
116 increase as existing vehicles aged and became available for resale.

117
118 Sustainability Specialist Noelle Bakken explained that electric vehicle adoption had
119 generally increased year over year since approximately 2020 or 2021, although
120 growth had flattened somewhat during recent quarters. She noted that high gasoline
121 prices could influence consumer interest and that an increasing number of electric
122 vehicles were coming off leases, providing consumers with more affordable used
123 options. She anticipated that demand could continue increasing as the market
124 adjusted.

125
126 Vice-Chair Aspnes noted that Roseville's ordinance had been in effect for only
127 approximately three years and asked whether developments other than the two
128 projects receiving variances had been subject to the requirements without seeking a
129 variance.

130
131 Ms. Gundlach explained that the ordinance applied only when a development had at
132 least 30 parking stalls. Because Roseville was a fully developed community, projects
133 large enough to trigger the requirement occurred less frequently than they might in
134 developing outer-ring suburbs. She noted that multifamily developments had
135 generally had little difficulty complying because charging infrastructure was

increasingly expected by residents and the housing market. Concerns had primarily arisen on the nonresidential side, particularly with employment-based developments.

Ms. Bakken added that the anticipated state requirements would not distinguish between residential and commercial developments. Roseville's existing commercial requirements were generally consistent with what the state was proposing, while the city's residential requirements were considerably higher. Those residential provisions would therefore need to change once the state requirements became controlling.

Commissioner Lynch asked when the state requirements were expected to be adopted.

Ms. Gundlach explained that the revised State Building Code remained a moving target but that she had heard the new requirements could be adopted during the first quarter of 2027. Because the requirements would be new, she anticipated approximately 12 months for the development and construction industries to adjust before full enforcement. She estimated that the new requirements might not have their full practical effect until approximately the middle or latter part of 2028.

Ms. Gundlach concluded that staff would continue gathering project-cost and electrical-capacity information, obtain additional information concerning the Hempel development, and refine the proposed exemption language. Staff would return to the commission with the additional information and proposed percentages before bringing forward a formal ordinance amendment.

The commission expressed general support for the direction presented. The conceptual proposal would allow reductions based upon documented project costs or electrical-capacity constraints while prohibiting the complete elimination of required charging infrastructure.

9. Commission Direction on Commission Member Initiated Agenda Items

10. Adjourn

MOTION

Member Schaefer, seconded by Member Cyra, to adjourn the meeting at 6:56 p.m.

Ayes: 6

Nays: 0

Motion carried.

REQUEST FOR COMMISSION ACTION

Date: **9/2/2026**
Item No.: **7.a.**

Department Approval

Janice Gundlach

Agenda Section

Public Hearing

Item Description: A request by the City of Roseville to subdivide, re-guide, and rezone land related to the Civic Campus Master Plan that includes a portion of Veterans Park, 1145 Woodhill Drive, and 2719-2737 Lexington Avenue for construction of a new Maintenance Operations Center (MOC) and a new license/passport center and a dance studio (LPCDS), including a Conditional Use to permit the expanded and new maintenance facilities on the north and south side of Woodhill Drive.

Application Information

Applicant: City of Roseville

Location: Civic Campus, located generally at the NW and SW corners of Lexington Avenue & Woodhill Drive

Application Submission: August 11, 2026

City Action Deadline: October 10, 2026 - CP, Rezoning, CU; January 8, 2027 - plat

Zoning: Neighborhood Mixed-Use (MU-1) and Park and Recreation (PR)

Background

Land Use Context	Existing Land Use	Land Use Guiding	Zoning Classification
Site	Veterans Park, VFW, multi-tenant commercial center, existing maintenance facility	Park/Open Space, Neighborhood Mixed-Use, and Institutional	Park and Recreation (PR) Neighborhood Mixed-Use (MU-1), and Institutional (INST)
North	The Lexington Apartments and Townhomes, Veterans Park	High Density Residential	High Density Residential (HR)
South	Civic Center Campus, City Hall	Institutional	Institutional (INST)
West	Low Density Residential, Roseville Skating Center and John Rose Oval	Low Density Residential and Institutional	Low Density Residential (LDR) and Institutional (INST)
East	Low Density Residential, Fire Station	Low Density Residential and Institutional	Low Density Residential (LDR) and Institutional (INST)

In 2017, the City completed a Maintenance Facility Needs Analysis that identified space needs for a new Maintenance Operation Center (MOC). In 2019, the City commissioned a City Campus Master Plan that developed a framework for long-term phased investment and redevelopment of the City's Civic Campus. In 2022, the City completed a Pre-Design Study that focused on phasing and cost for a new License Passport Center and dance studio (LPCDS) and new MOC. In 2024, voters in Roseville approved a local option sales tax to fund the MOC. The vote to use sales tax to fund the LPCDS did not pass, so in 2025

the city performed a Civic Campus Update study. This study looked at different options that considered re-use of parts of the existing city campus buildings to save costs and to reduce impacts to Veterans Park, the VFW, and neighboring residents.

After consideration of multiple options, the City Council ultimately approved advancing what has become known as Option C. This includes a new 2-story LPCDS north of Woodhill Drive that would share an expanded parking lot with the VFW and split the MOC on both the north and south side of Woodhill Drive. Parts of the existing maintenance facility south of Woodhill Drive would be demolished and the newer, 2003 portion would be remodeled and expanded. This option includes demolition of the Lexington Shoppes commercial multi-tenant space to make way for a new MOC yard, storage building, storage bins, and fuel system all to be constructed on the north side of Woodhill Drive.

In 2025, LHB Architects and Kraus Anderson were hired by the City to design and construct the new Civic Campus project. The project design was modified from the previous studies to include a one-story LPCDS. The results of this design process require the City to purchase a portion of the VFW site and repurpose a portion of Veterans Park for the LPCDS, creating a need to replat the property. Finally, the applicable zoning and land use guide plan designations must be amended to align with the project's boundaries.

Land Use Requests

The proposal by the City of Roseville consists of a subdivision of the land encompassing the VFW and a small portion of Veterans Park from two lots to three lots; a Comprehensive Land Use Map Change and subsequent Rezoning from Neighborhood Mixed-Use (existing commercial multi-tenant center, portion of VFW) and Park and Recreation (westerly portion of Veterans Park) to Institutional in support of the new MOC and LPCDS. The proposal also requires a Conditional Use to allow operation of a maintenance facility within the Institutional zoning district for the new and expanded maintenance facility to operate on the entirety of the civic campus (both north and south of Woodhill Drive). The VFW will remain on a slightly smaller lot and retain its existing Neighborhood Mixed-Use zoning of MU-1. See Attachment 3 for the project narrative and proposed plans.

Subdivision Request

The subject site is a collection of four areas of land: Lot 9, Block 1, The Lexington; Lot 1, Block 2, The Lexington; the publicly dedicated park lot in The Lexington; and a previously unplatted parcel between the aforementioned Lot 9 and Lot 1. The bulk of the park lot, lying to the north of the northern boundaries of Lot 9 and Lot 1, will not be included in the proposed Roseville Civic Center preliminary plat. The approximately 2.4-acre Roseville Civic Center preliminary plat will have one lot for the VFW and one lot for the LPCDS facility, and will include the previously unplatted parcel noted above, Lot 9, Lot 1, and that portion of the park lot, which is in line with these other three areas (see Attachment 4).

Legislative Authority

When considering subdivision requests, the role of the City is *quasi-judicial*; to determine the facts associated with a particular proposal and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the application meets the relevant legal standards and will not compromise the public health, safety, and general welfare, then the applicant is likely to be entitled to the approval. The City is, however, able to add conditions to a subdivision approval to ensure that potential impacts on parks, schools, roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed. Subdivisions may also be modified to promote public health, safety, and general welfare, and to provide for the orderly, economic, and safe development of land, and to promote housing affordability for all levels.

Public Hearing

The purpose of the public hearing for such an application is to *consult* the public; it is an opportunity for the public to learn the relevant facts about the proposal, ask clarifying questions, and provide input pertaining to the relevant facts as well as the analysis of the facts presented by City staff.

73 Preliminary Plat Analysis

74 Detailed plans supporting the proposed Roseville Civic Center preliminary plat are included with this
75 RPCA. Be advised the extent of the plat boundaries does not fully encompass the entirety of the Civic
76 Campus' expansion as the MOC north and MOC south are outside the plat boundaries.

77
78 Proposed Lots

79 There are no minimum dimensional standards for lots in the Institutional or Neighborhood Mixed-Use
80 Districts.

81
82 Setbacks

83 Building setbacks and orientations are not specifically reviewed and approved as part of a plat
84 application, but the new and existing building footprints on proposed Lots 1 and 2 represented in the
85 preliminary development plans appear largely to conform to the pertinent requirements. Any proposed
86 setback from the property boundaries must either conform to the standards or gain approval of a
87 variance to allow a nonconforming condition.

88
89 Utilities and Storm Water

90 These plans are being developed as part of the civic center redevelopment project, and are included
91 with this RPCA as Attachment 5. Please note that only the utility, grading and electrical plans for the
92 LPCDS are included in Attachment 5 as the MOC (north and south) are being constructed on land that is
93 outside the proposed plat boundaries. Utility, grading and electrical plans for the north and south MOC
94 have been developed but are not technically a component of the preliminary plat plans.

95
96 Tree Preservation

97 City projects are exempt from the requirements of Section 1011.04 Tree Preservation and Restoration in
98 All Districts. Although several trees will be removed as a component of each of the three projects, each,
99 including the VFW, includes the installation of trees and shrubs consistent with the standards set forth in
100 Section 1011.03 Landscape and Screening in All Districts.

101
102 Park Dedication

103 This request would typically entail park dedication, which is a process reviewed by the Parks and
104 Recreation Commission, who advances a recommendation to the City Council, which is included as a
105 condition of subdivision approval. Given the applicant is the City and property owner, a park dedication
106 requirement will not be considered as part of the land use process.

107
108 **Comprehensive Land Use Plan and Zoning Map Changes**

109 City-initiated Comprehensive Plan and Official Zoning Map changes undergo the same open house and
110 public hearing process as non-City-initiated map changes. They require a recommendation by the
111 Planning Commission, with Comprehensive Land Use Plan changes requiring an affirmative vote of at
112 least 5/7ths of the Planning Commission's total membership.

113
114 Legislative Authority

115 Actions taken on the Comprehensive Plan Land Use Map and Rezoning changes are legislative; the City
116 has broad discretion in making land use decisions based on advancing the health, safety, and general
117 welfare of the community.

118
119 Open House

120 On July 15, 2026, the City of Roseville and the project consultant held the required Open House meeting
121 to discuss with those in attendance the overall project and desired end-use for the subject property.
122 Eight members of the community attended the meeting asking a variety of questions and stating
123 concerns regarding dust, noise, and increased traffic impacts. A summary of the Open House can be
124 found in Attachment 6, along with an email from an adjacent resident indicating concern for the
125 proposed location and its potential impact on the neighborhood. The summary of the open house was
126 mailed to all attendees, which is required by the Zoning Code and a component of the application
127 submittals.

Comprehensive Plan Change Analysis

Based on the proposed subdivision, Lot 1 would be re-guided from Park/Open Space and Neighborhood Mixed-Use to Institutional. The property located at 2719-2737 Lexington Avenue property is proposed to be re-guided from Neighborhood Mixed-Use to Institutional. The remaining VFW property, Lot 2 of the proposed subdivision, would remain Neighborhood Mixed-Use (See Attachment 7).

As stewards of the Comprehensive Plan, staff have been advancing specific goals, policies, and strategies contained within the Land Use Chapter of the Plan since its last update in 2019. Similarly, when developments come forward seeking guidance concerning the Comprehensive Plan, staff work with these individuals on whether a proposed project advances any goals and/or strategies of the Plan. In the case of this project and historical actions taken by the City leading up to it, the existing strip mall and portion of Veterans Park need to be changed to Institutional to support development of the expanded and new MOC and LPCDS facilities.

With that said, the Planning Division has included below two such goals and their strategies that align well with the proposal to change the current land use guiding and zoning:

Goal — Create regulations that allow renovation and redevelopment of spaces that could be used to support a variety of small businesses.

Strategies:

Promote and support the redevelopment of physically and economically obsolete or underutilized property.

Revise the commercial zoning districts to reflect the mixed-use development priorities expressed in this Plan.

Goal — Create an attractive, vibrant, and effective city with a high quality of life by implementing placemaking principles in the design and management of the public realm.

Strategies:

Create design standards for both vertical and horizontal mixed-use developments, not only that the uses are compatible, but so that the scale, mass, and feel of new development enhances the desired community character.

The request by the City to reguide land to the Institutional land use classification will ensure the uses (MOC and LPCDS facilities) align with the intended purpose of the land use guiding classifications for civic, school, library, church, and similar uses. Therefore, Planning Division staff support the proposed Comprehensive Plan land use map change from Park/Open Space and Neighborhood Mixed-Use to Institutional.

Zoning Map Change Analysis

It is required that the City's official Zoning Map aligns with the Comprehensive Plan's land use guide plan map. Given staff's support to change the land use guide plan map to Institutional, Planning Division staff supports the rezoning of the Lot 1 from Neighborhood Mixed-Use (MU-1) and Parks and Recreation (PR) to Institutional (INST) District. Staff also supports the rezoning of 2719-2737 Lexington Avenue from Neighborhood Mixed-Use (MU-1) to Institutional (INST). The VFW, proposed Lot 2, would remain MU-1 (See Attachment 8).

Therefore, if the Comprehensive Plan change is supported and recommended for approval by the Planning Commission, the requested Zoning Map change becomes a procedural step to ensure the zoning map continues to be "consistent with the guidance and intent of the Comprehensive Plan" as required in City Code §1009.04 (Zoning Changes).

Special or Object-Oriented Buildings – City Code 1007.02 (8)

The City also seeks approval of the new and expanded buildings under the "special or object-oriented

buildings” provision of Section 1007.02(8). Special or Object-Oriented Buildings are defined below:

Special or Object-Oriented Buildings: In some cases, a uniquely designed building may be proposed that is considered outside of these stated Standards due to its purpose, use, design, and/or orientation (e.g. memorial, special civic function, etc.). If such a building is proposed, then it may be considered independently of these Standards and would be subject to approval by the City Council.

Beyond ensuring the use aligns with the purpose and intent of the Institutional land use guiding and zoning classification, the MOC, LPCDS, and existing/expanded maintenance facilities have unique needs in terms of their operations, public access, building design, and security that do not necessarily allow full adherence to all the design standards in Section 1007.02.

The existing Civic Campus encompasses the following public amenities: Roseville City Hall, Roseville Police Department, Memorial Park, John Rose Oval and Roseville Ice Arena, Roseville Public Works and Maintenance Facility, Roseville Fire Station, and Veterans Park. There is also a commercial multi-tenant center that includes a convenience and fuel station, dance studio, the Roseville Passport Center and the Roseville License Center.

As the expansion needs of the Civic Campus were considered, the City engaged a stakeholder group that included city staff, the project architect, adjacent property owners, and the VFW to seek input on the overall design of the project. Three meetings were held and the feedback from these meetings emphasized the need to minimize impacts on the adjacent properties with the overall project’s design. Specifically, the MOC facility adjacent to the VFW will be designed to have a green wall on the west side facing the VFW to reduce sound and to be visually appealing. The north MOC site operations will be fully screened from adjacent properties. Screening has been accomplished by locating the buildings on the perimeter of the site, including the cold storage building, salt shed and wash bay. The LPCDS building is placed in a manner to provide adequate buffering for the residential uses to the west. Additionally, walls/fences and landscaping will provide additional screening for adjacent uses.

The following is an abbreviated summary of the major design standards and whether the buildings and/or new structures comply with the institutional standard, partially comply with the institutional standard, or seek approval as a special or object-oriented building. The table below notes partial compliance for many of the standards, especially as it relates to the LPCDS. The LPCDS building, based on overall use, can practically meet many of the institutional standards, yet areas noted as partial compliance were either in direct response to mitigating concerns of the residential neighborhood to the west or in service of its existence within a larger city campus. The MOC, because of the nature of how this building is used, is the exact reason for a special or object-oriented provision within the Institutional zoning district standards.

Standard	Institutional (LPCDS/MOC)	Special/Object-Oriented
Building placement	Yes/partial	Yes
Entrance orientation	No/no	Yes
Vertical façade articulation	Partial/no	Yes
Horizontal façade articulation	Partial/no	Yes
Window and door openings	Partial/no	Yes

Materials	Partial/partial	Yes
Four-sided design	Partial/no	Yes
Maximum building length	Partial/no	Yes
Garage doors and loading docks	N/A / yes	--
Rooftop equipment	Yes	--
Dimensional standards	Yes	--
Improvement area	Yes	--
Surface parking	Yes	--
Parking placement	Yes	--

For the reasons outlined above, the Planning Division has reviewed the proposed plans and supports the existing and expanded buildings to be approved as “special or object-oriented buildings” conditioned upon adherence to the plans provided as part of this Request for Planning Commission Action.

Conditional Use Analysis

Zoning Code Section 1007.03, Table of Allowed Uses, lists “maintenance facility” as a conditional use within the Institutional zoning district. As such, a Conditional Use approval is required for the proposed MOC north site and for the existing, expanded maintenance facility on the existing City Campus (south of Woodhill Drive). The north MOC site will be used for vehicle storage, vehicle fueling and material storage related to parks and public works operations. These operations currently occur at the existing Maintenance Facility located on the south side of Woodhill Drive, which is already zoned Institutional. The south MOC will include vehicle storage, vehicle maintenance, miscellaneous workshop space (parks, utilities, streets, signs, carpentry) and office space. The proposed south MOC does not entail outside yard use, or outside storage or fuel.

Legislative Authority

When considering Conditional Use requests, the role of the City is quasi-judicial; to determine the facts associated with a particular proposal and apply those facts to the legal standards contained in the ordinance and relevant state law. In general, if the facts indicate the application meets the relevant legal standards and will not compromise the public health, safety, and general welfare, then the applicant is likely to be entitled to the approval. The City is, however, able to add conditions to a Conditional Use approval to ensure that potential impacts on parks, schools, roads, storm sewers, and other public infrastructure on and around the subject property are adequately addressed.

Conditional uses include specific and general standards that must be considered. For maintenance facilities, there are no specific standards to consider. Review of General Conditional Use Criteria: §1009.02.C of the Zoning Code establishes general standards and criteria for all conditional uses, which the Planning Commission and City Council must determine compliance with those stated findings. The Planning Division’s review of these criteria is as follows:

The proposed use is not in conflict with the comprehensive plan.

While the construction of a maintenance facility does not appreciably advance the goals of the Comprehensive Plan aside from facilitating continued investment in a property, Planning Division staff believe it also does not conflict with the Comprehensive Plan. Moreover, the General and Commercial Area Goals and Policies sections of the Comprehensive Plan include several policies related to reinvestment and reuse of existing facilities. The proposed improvements and expansions of the MOC are necessary functions of the city campus operations.

The proposed use is not in conflict with a Regulating Map or other adopted plan.

The new and expanded MOC are not in conflict with such plans because none apply to the property.

The proposed use is not in conflict with any requirements of this Code.

While the new and expanded MOC will be considered special or object-oriented buildings under the Institutional District Design Standards, these buildings adhere to many of the general design standards, as well as include enhancements that align with the existing City Campus. Therefore, the new and expanded MOC have been determined to not be in conflict with any requirements of the zoning code.

The proposed use will not create an excessive burden on parks, streets, and other public facilities.

Neither the expansion of the existing maintenance facility, nor construction of the new MOC located on the north side of Woodhill Drive will create negative impacts on public streets or infrastructure. Maintenance vehicles already utilize Woodhill Drive, so overall traffic changes will be minimal with the expanded and new buildings. The expanded MOC will allow the city to perform its maintenance operations more efficiently by having city vehicles stored in one central location. Although the overall project encompassing the MOC (and need for a conditional use) results in the park being reduced in size, the project includes upgrades to the park consisting of a new softball field, basketball courts and a new playground. Therefore, it has been determined the new and expanded MOC will not create an excessive burden on parks, streets, or other public facilities.

The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

Between the Civic Campus Pre-Design study and the Civic Campus Updated study, the city modified the originally adopted Civic Campus plan to reduce the impact on adjacent neighbors. The original plan included moving the entire MOC north of Woodhill Drive. This would have eliminated all of Veterans Park and required the VFW to be relocated. The updated plan reduces the impact on the park significantly, retains the VFW in its current location, and keeps a large portion of the MOC south of Woodhill Drive in its current location. As part of the project, three stakeholder meetings were conducted. These included adjacent property owners and the VFW. Based on feedback from the meetings, the project was designed to minimize impact on the adjacent properties, the ways of which have been described in greater detail in the preceding sections of this report. Lastly, beyond the design elements already discussed, the project will also enhance pedestrian connections within the neighborhood. As part of this project, a sidewalk will be fully constructed on the north side of Woodhill between Civic Center Drive and Lexington Avenue. Additionally, a trail will be constructed on the south side of Woodhill between Civic Center Drive and Lexington Avenue. The city will expand this trail in the future (likely 2031) all the way to Hamline Avenue.

Based on the above conditional use analysis, it has been determined the proposed MOC will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will

not otherwise harm public health, safety, and general welfare. Therefore, staff would recommend approval.

Staff Recommendation

Based on the analysis and findings within the report, the Planning Division recommends the Planning Commission take the following actions:

1. Recommend approval of the preliminary plat, and
2. Recommend approval of the Comprehensive Land Use Map change, and
3. Recommend approval of the Official Zoning Map change, and
4. Recommend approval of the Conditional Use for the proposed MOC and existing, expanded maintenance facility, and
5. Recommend approval of the Civic Campus buildings as Special or Object-Oriented Buildings.

Requested Planning Commission Action

The Planning Division recommends the following actions by the Planning Commission as it pertains to the requests by the City of Roseville:

Based on community and neighborhood comments, and Planning Commissioner input, staff recommends the following:

1. **By Motion, recommend to the City Council approval of the Roseville Civic Campus plat** creating Lot 1, Block 1, the developable lot for the future LPCDS and Lot 2, Block 1, the revised property for the VFW, based on the content of this RPCA, public input, and Planning Commissioner deliberation.
2. **By Motion, recommend to the City Council approval of the proposed amendments to the 2040 Comprehensive Plan Future Land Use Map** re-guiding the property at 2119-2737 Lexington Avenue (PIN 032923440032) from Neighborhood Mixed-Use to Institutional and portions of 1145 and 1135 Woodhill Drive or Lot 1, Block 1, of the Roseville Civic Center plat (westerly portion of 1145 Woodhill Drive - PIN032923440033 and the southwesterly portion of Veterans Park - PIN 032923440025) from Neighborhood Mixed-Use and Park and Open Space to Institutional, based on the content of this RPCA, public input, and Planning Commissioner deliberation.
3. **By Motion, recommend to the City Council approval of the proposed amendments to the Official Zoning Map** rezoning the property at 2119-2737 Lexington Avenue (PIN 032923440032) from Neighborhood Mixed-Use (MU-1) District to Institutional (INST) District and portions of 1145 and 1135 Woodhill Drive or Lot 1, Block 1, of the Roseville Civic Center plat (westerly portion of 1145 Woodhill Drive - PIN032923440033 and the southwesterly portion of Veterans Park - PIN 032923440025) from Neighborhood Mixed-Use (MU-1) and Park and Recreation (PR) to Institutional (INST), based on the content of this RPCA, public input, and Planning Commissioner deliberation.
4. **By Motion, recommend to the City Council approval of a Conditional Use for the existing, expanded maintenance facility on the south side of Woodhill Drive and the new MOC on the north side of Woodhill Drive**, based on the content of this RPCA, public input, and Planning Commissioner deliberation.
5. **By Motion, recommend to the City Council approval of the buildings as Special or Object-Oriented Buildings under the Design Standards of Section 1007.02(8)** for both the existing and expanded maintenance facility, the new MOC and the LPCDS, based on the content of this RPCA, public input, and Planning Commissioner deliberation.

Alternative Actions

Pass a motion to table an item or items for future action. An action to table consideration of the requests must be based on the need for additional information or future analysis to reach a decision. Given the City is the applicant, tabling will assume an extension of the 60-day action deadline established in Minn. Stat. 15.99.

Adopt a resolution denying the requested Comprehensive Plan Land Use Map change, Official Zoning Map change, Preliminary Plat, and/or the Conditional Use. A denial must be supported by specific findings of fact based on the Planning Commission's review of the application, applicable comprehensive plan and zoning code items, and the public record.

Prepared by: Thomas Paschke, City Planner
Bryan Lloyd, Senior Planner

Attachments:

1. Atlas Location Map
2. Project Site Aerial Photo
3. Project Narrative and Plans
4. Preliminary Plat
5. Preliminary Plat Plans
6. Open House Summary
7. Existing and Proposed Comp Plan Maps
8. Existing and Proposed Zoning Classifications

Attachment 1: Planning File 26-010



Prepared by:
Community Development Department
Printed: August 25, 2026



Site Location

Data Sources
* Ramsey County GIS Base Map (7/20/2026)
For more information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
The maps provided by the City of Roseville are compilations of records, information and data from various sources, and they are to be used for reference purposes only. The City does not warrant or guarantee that the Geographic Information Systems (GIS) data or maps are complete, current, or accurate. The data is offered "as is" and the City of Roseville does not represent that the GIS data can be used or is accurate for legal, navigational, or any purposes requiring exacting measurement of distance or direction or precision in the depiction of geographic features. Pursuant to Minnesota Statutes, Section 466.03, Subdivision 21, the City of Roseville disclaims any liability for claims based on alleged or actual inaccuracies in the GIS data or maps. For more information, please contact 651-792-7044.

0 50 100 150 Feet



Attachment 2: Planning File 26-010



Prepared by:
Community Development Department
Printed: August 25, 2026

Data Sources

* Ramsey County GIS Base Map (7/20/2026)

* Aerial Data: EagleView (4/2024)

For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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0 50 100
Feet



VFW immediately to the East, as well as Community Outreach input from the residential neighbors to the West.

2. Maintenance and Operations Center North (MOC North):

- a. The site is located at the intersection of Woodhill Drive and Lexington Ave on the existing retail site. This project includes a single-story structure for enclosed vehicle storage. There will be accessory structures for vehicle wash, brine storage, fuel station, and salt storage. Both MOC sites include a maintenance yard with on-site bulk material storage for gravel, sand, mulch and similar materials. The site will be screened from existing Residential to the North and across Lexington to the East.
- b. Existing Use is Neighborhood Mixed Use (MU-1) and the Proposed Use is Institutional (INST) A change of zoning aligns with the intended use of the facilities and overall campus plan objectives. The proposed building provides important city functions, requires appropriate transitions to lower-density residential, and will meet the City's goals for sustainable practices. This Maintenance Facility requires a conditional use permit under Table 1007.03 and the materials submitted with this request outlined compliance with the conditional use standards outlined in Zoning Code.
- c. The MOC North Building is a candidate for consideration as Special Building under Section 1007.02, **Note 8**. The use of the facility requires secure access, highly durable and abuse resistant materials. Window openings in the Storage Building should be limited in size with sills raised above equipment. In the accessory structures windows are typically impractical for corrosion and impact concerns. Building volumes are informed by the storage of and use heavy machinery and equipment.

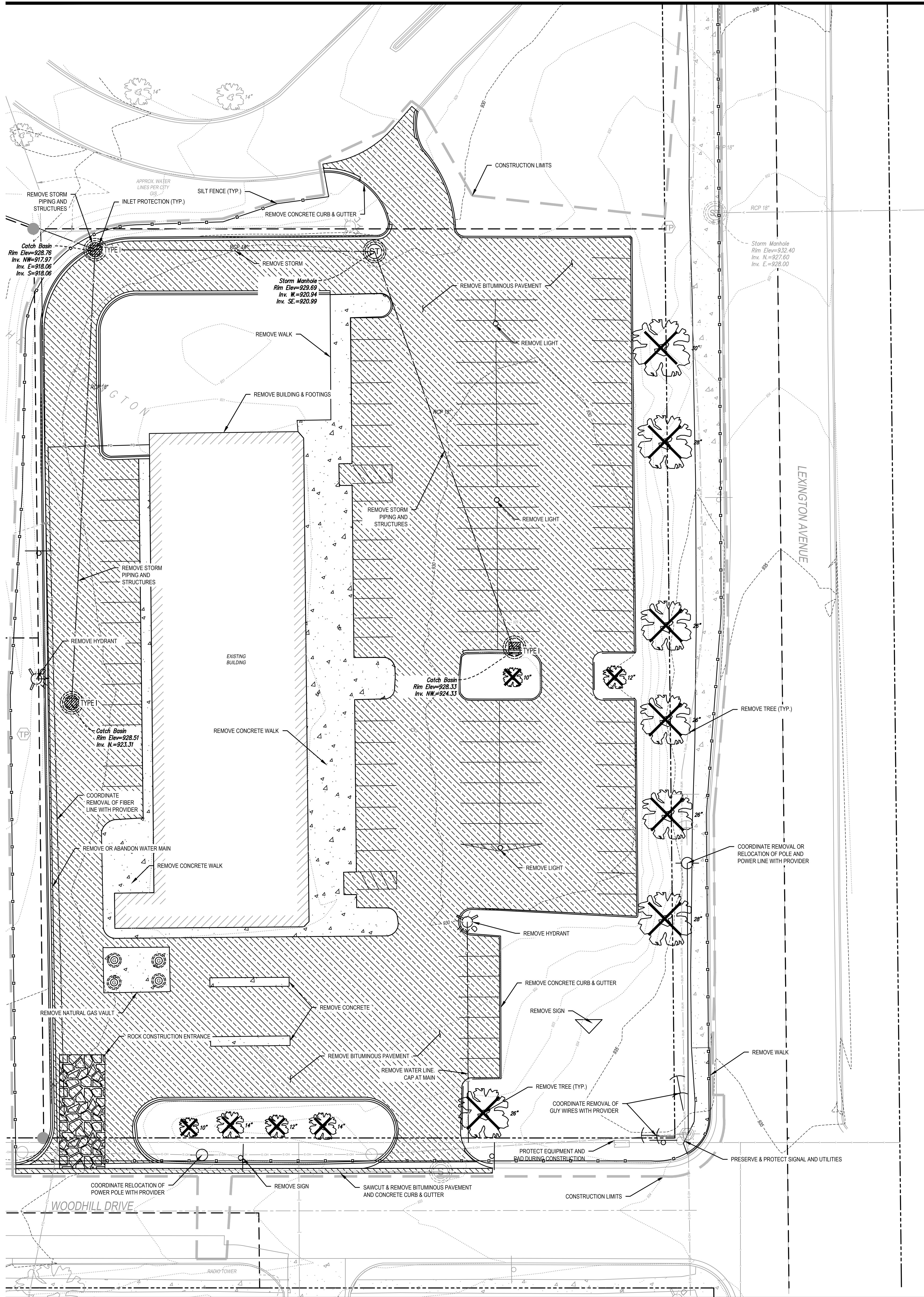
3. Maintenance and Operations Center South (MOC South)

- a. This project includes the partial demolition of existing facilities, and removal of the existing salt storage shed. The proposed single-story building includes vehicle storage, vehicle repair, parks department, staff offices, staff breakroom, and locker rooms. Both MOC sites include a maintenance yard with on-site material storage.
- b. Existing and Proposed Use is Institutional (INST). The proposed building provides important city functions, requires appropriate transitions to lower-density residential, and will meet the City's goals for sustainable practices. Government office is permitted use under Table 1007.03. Maintenance facility requires Conditional Use Permit under Table 1007.03.
- c. The MOC South Building is a candidate for consideration as Special Building under 1007.02, **Note 8**. The use of the facility requires secure access, highly durable and abuse resistant materials. Window openings should be limited in size with sills raised above equipment. In repair bays windows may be impractical for impact concerns and excessive glare. Building volumes are informed by the storage use of heavy machinery and equipment.

Attachments: Site Plans & Exterior Elevations

LHB Project No. 250485

m:\25proj\250485\300 design\regulatory\zoning\20260812 staff review memo\250485 20260812 lpcds and moc zoning memo.docx

**LEGEND**

- CONSTRUCTION LIMITS
- ROCK CONSTRUCTION ENTRANCE, SEE 2/C501
- SILT FENCE, SEE 1/C501
- TYPE I
- INLET PROTECTION, SEE 4-6/C501
- TREE PROTECTION, SEE L500
- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE
- CLEAR & GRUB
- REMOVE TREE

GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL WORK IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING WITHIN THE RIGHT-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE PROJECT MANUAL FOR REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY THE PROJECT LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
- ALL BITUMINOUS AND CONCRETE REMOVAL LIMITS SHALL BE SAW CUT TO A NEAT LINE PRIOR TO PLACEMENT OF ANY NEW MATERIAL AGAINST EXISTING EDGES.
- REMOVE ALL CONCRETE PAVEMENT, CONCRETE CURB AND CONCRETE CURB AND GUTTER TO NEAREST EXISTING JOINT. PARTIAL PANEL REPLACEMENT IS NOT PERMITTED. ANY PANEL DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE FULLY REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL EXISTING AND PROPOSED STRUCTURE ACCESS COVERS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING PAVEMENTS DESIGNATED TO REMAIN. ANY PAVEMENTS DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

EROSION CONTROL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON THIS PROJECT. THE EROSION CONTROL DEVICES SHOWN IN THESE DRAWINGS ARE THE MINIMUM REQUIREMENTS. CONSTRUCT EROSION CONTROL DEVICES AS SHOWN AND AS NECESSARY TO PREVENT THE RUNOFF, TRACKING OR LOSS OF SOIL MATERIALS FROM DISTURBED AREAS ON THE PROJECT SITE.
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE ANY LAND IS OTHERWISE DISTURBED ON THE SITE.
- THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL SEDIMENT CONTROL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.
- PUBLIC AND PRIVATE DRIVES SHALL BE SWEEP CLEAR AS NEEDED TO KEEP THE PAVEMENT CLEAR OF SEDIMENT AND CONSTRUCTION DEBRIS.
- REFER TO SHEET C102 FOR EROSION AND SEDIMENT CONTROL TO BE INSTALLED AFTER CONSTRUCTION OF SITE FEATURES.
- CONTRACTOR TO LOCATE CONCRETE WASHOUT FACILITY ON SITE AND PROTECT SITE AND ADJACENT PROPERTY FROM CONCRETE WASHOUT RUNOFF.



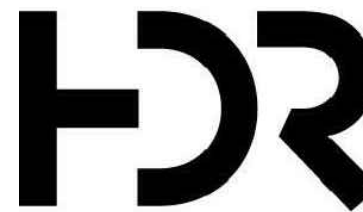
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



101 UTICA AVENUE SOUTH, SUITE 800 | ST. LOUIS PARK, MN 55416-3410

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

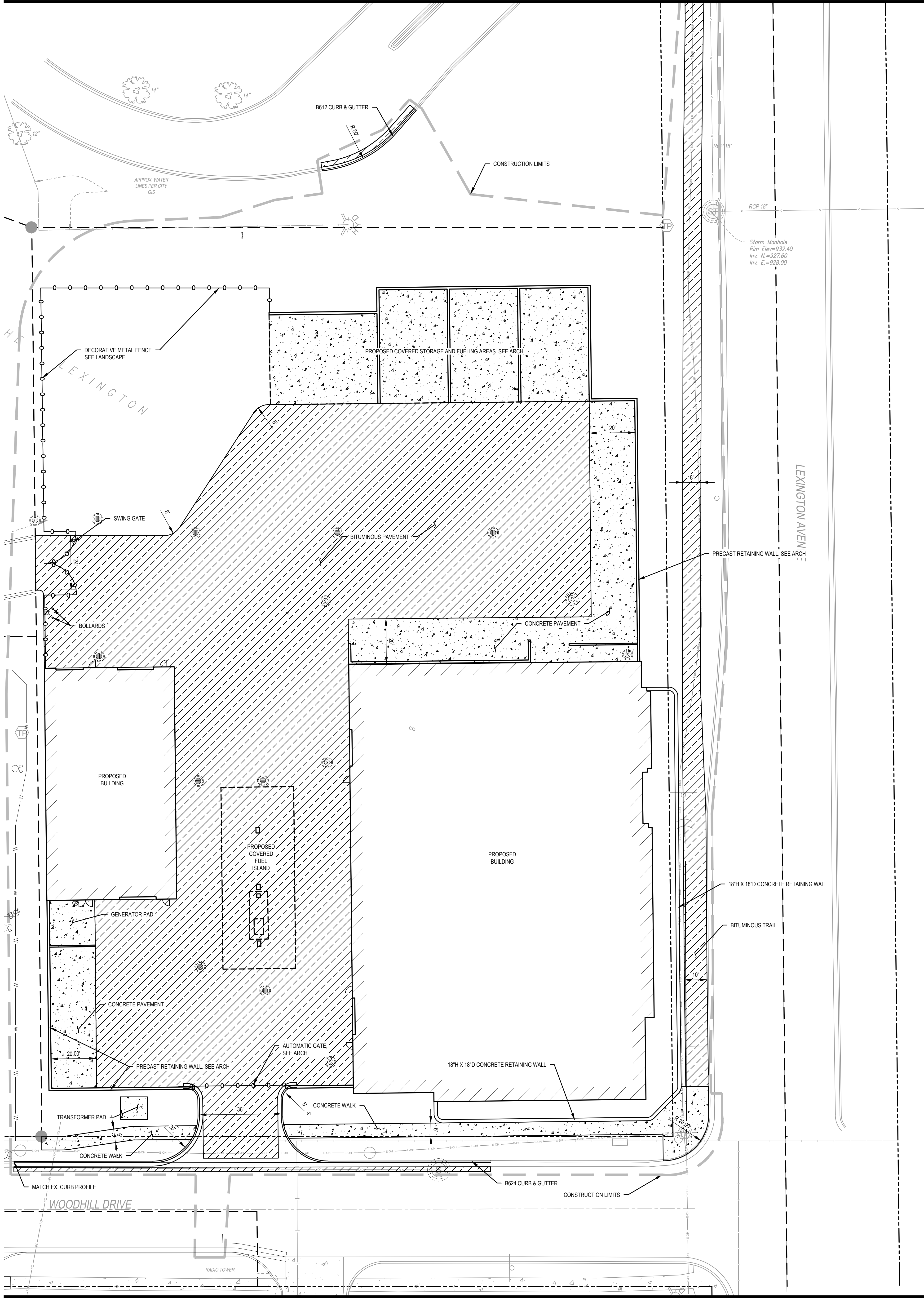
2	08/03/2026	DO PRICING
1	08/04/2026	SD SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:
**ROSEVILLE MOC
NORTH**
WOODHILL DR
ROSEVILLE, MN 55113DRAWING TITLE:
**REMOVALS & INITIAL
EROSION CONTROL PLAN**DRAWN BY: DPG
CHECKED BY: JTC
PROJ. NO: 250485
DRAWING NO:**C101**



LEGEND

- CONSTRUCTION LIMITS
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- CONCRETE PAVEMENT. SEE 1/C502, INSET B
- CONCRETE WALK. SEE 1/C502, INSET C
- REVERSE CURB & GUTTER
- SURFACING CONTROLLED BY OTHER DISCIPLINES
- LIGHT POLE, REFER TO ELECTRICAL

GENERAL NOTES

- REFER TO C402 FOR SIGNAGE AND PAVEMENT STRIPING.
- REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
- PREVENT FORM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.

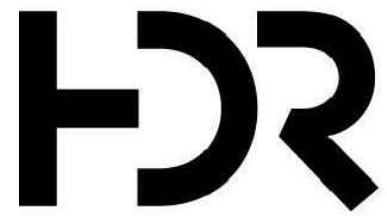


701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029
CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 400 | ST. LOUIS PARK, MN 55416-3400

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

2	08/03/2026	DO PRICING
1	08/04/2026	SD SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:
ROSEVILLE MOC
NORTH
WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:
SURFACING & LAYOUT
PLAN

DRAWN BY: DPG
CHECKED BY: JTC
PROJ. NO: 250485
DRAWING NO:

C401

WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING
MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D





701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029
CLIENT:

2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:

1601 UTICA AVENUE SOUTH, SUITE 400 | ST. LOUIS PARK, MN 55416-3410

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CONIFEROUS CANOPY TREE				
	CT	14	Coniferous Tree	6' HT
DECIDUOUS CANOPY TREE				
	DT	20	Deciduous Tree	3" B&B
ORNAMENTAL TREE				
	OT	12	Ornamental Tree	1 1/2" B&B
	DN	14	Ornamental Tree - Narrow	6" B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	CS	6	Coniferous Shrub	#7 CONT
	PQ	49	Parthenocissus quinquefolia / Virginia Creeper	#1 CONT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
SHRUB AREAS					
	LB	98	Landscape Bed Includes Shrub and Perennial Plantings with 4" of Hardwood Mulch	#5 CONT	42" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	LS	16,070 sf	Lawn Sod
	LM	678 sf	Low Maintenance Turf
	ME	1,996 sf	Maintenance Edger
	NSP	2,399 sf	Native Seed Mix / With Shrubs & Perennial Plugs 36" O.C. Assume plants are 10% #5 CONT shrubs, 40% #1 CONT perennials, and 50% 4" pots
	NS	10,346 sf	Native Seed Mix

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
1. REFER TO SPECIFICATION SECTION 31-2323 FILL FOR SOIL TYPES AND REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
2. REFER TO SPECIFICATION SECTION 32-9300 FOR MULCH TYPES AND REQUIREMENTS.
- LANDSCAPE BED AREAS TO CONTAIN SHRUBS AS SHOWN ON SHEET L102 AND HARDWOOD MULCH AND PLANTING SOIL AT DEPTHS IDENTIFIED IN DETAIL 41.501.
- BASIN BOTTOM NATIVE SEED MIX AREAS TO CONTAIN PERENNIAL PLUG PLANTINGS AS OUTLINED IN DETAIL 71.501. REFER TO CIVIL FOR REQUIRED SOIL DEPTHS FOR BIOFILTRATION BASINS.
- REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED.
- STAKE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.
- PROTECTIONS**
- PROTECT EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES. REFER TO SHEET L500 FOR TREE PROTECTION REQUIREMENTS.
- KEEP PAYEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPs AS SPECIFIED ON CIVIL SHEETS.
- ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOD UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.

PLANT MATERIAL

- PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED. PER PLANTING DETAILS.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z69. LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.

MAINTENANCE AND CARE

- BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
- MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
- REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

IRRIGATION

- CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION SERVICES TO IRRIGATE ALL LANDSCAPE BEDS, SODDED, AND SEEDDED AREAS.
- DESIGN FOR IRRIGATED AREAS MUST BE SUBMITTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH OWNER ON FINAL PRODUCT SELECTION. AS-BUILT DOCUMENTATION WILL BE REQUIRED.

SITE FURNISHINGS

- INCLUDE PRICING FOR EIGHT WALL TOP BENCHES TO BE 6' IN LENGTH.

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

2	08/03/2026	DD PRICING
1	06/04/2026	SD SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:
**ROSEVILLE MOC
NORTH**
WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:
LANDSCAPE PLAN

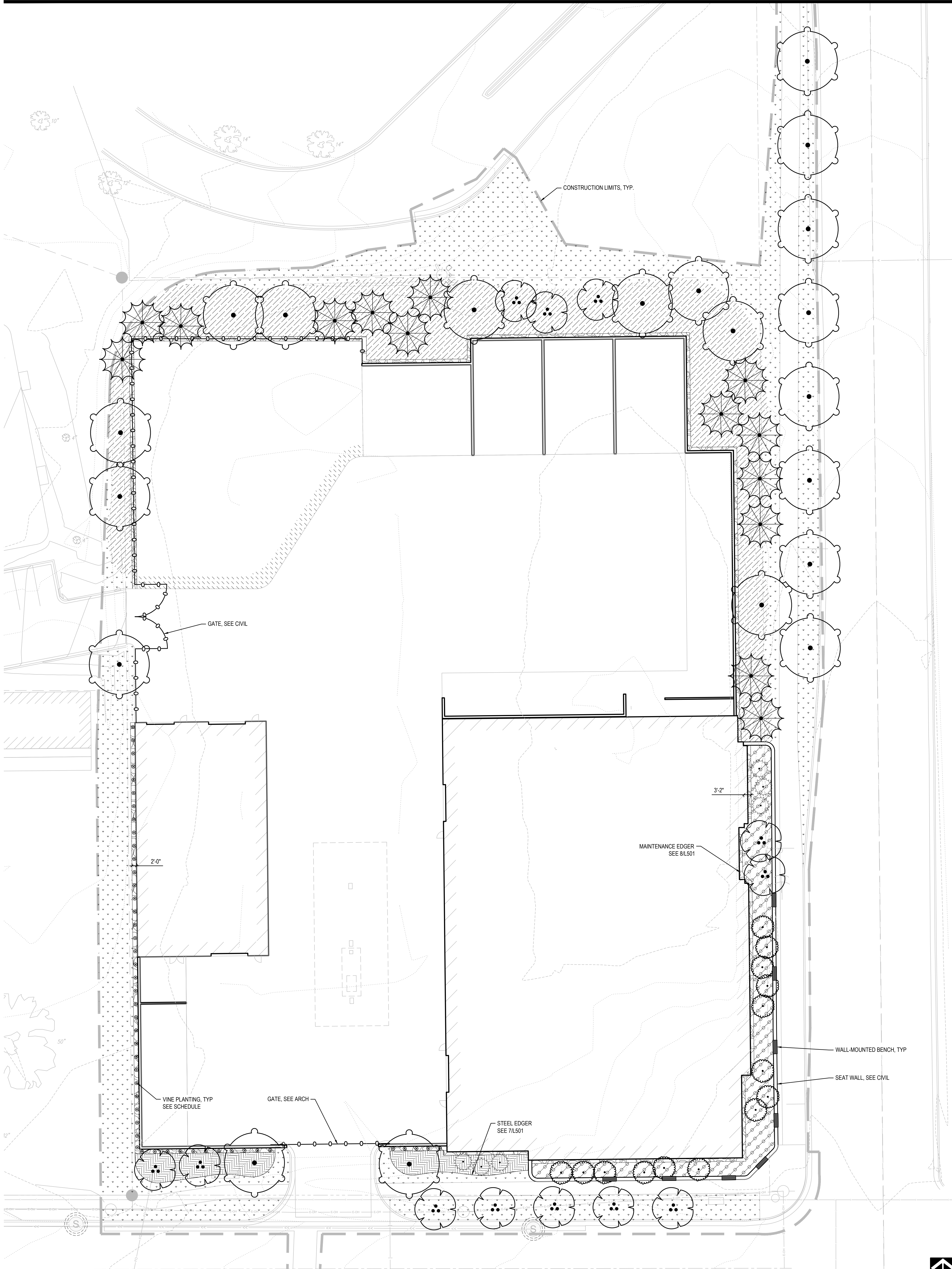
DRAWN BY: KAT
CHECKED BY: JSV
PROJ. NO: 21NSP
DRAWING NO:

L101

WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D





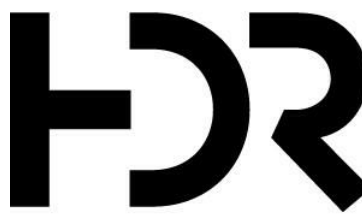
21 W. SUPERIOR ST., STE 500 | DULUTH, MN 55802 | 218.727.8446

CLIENT:

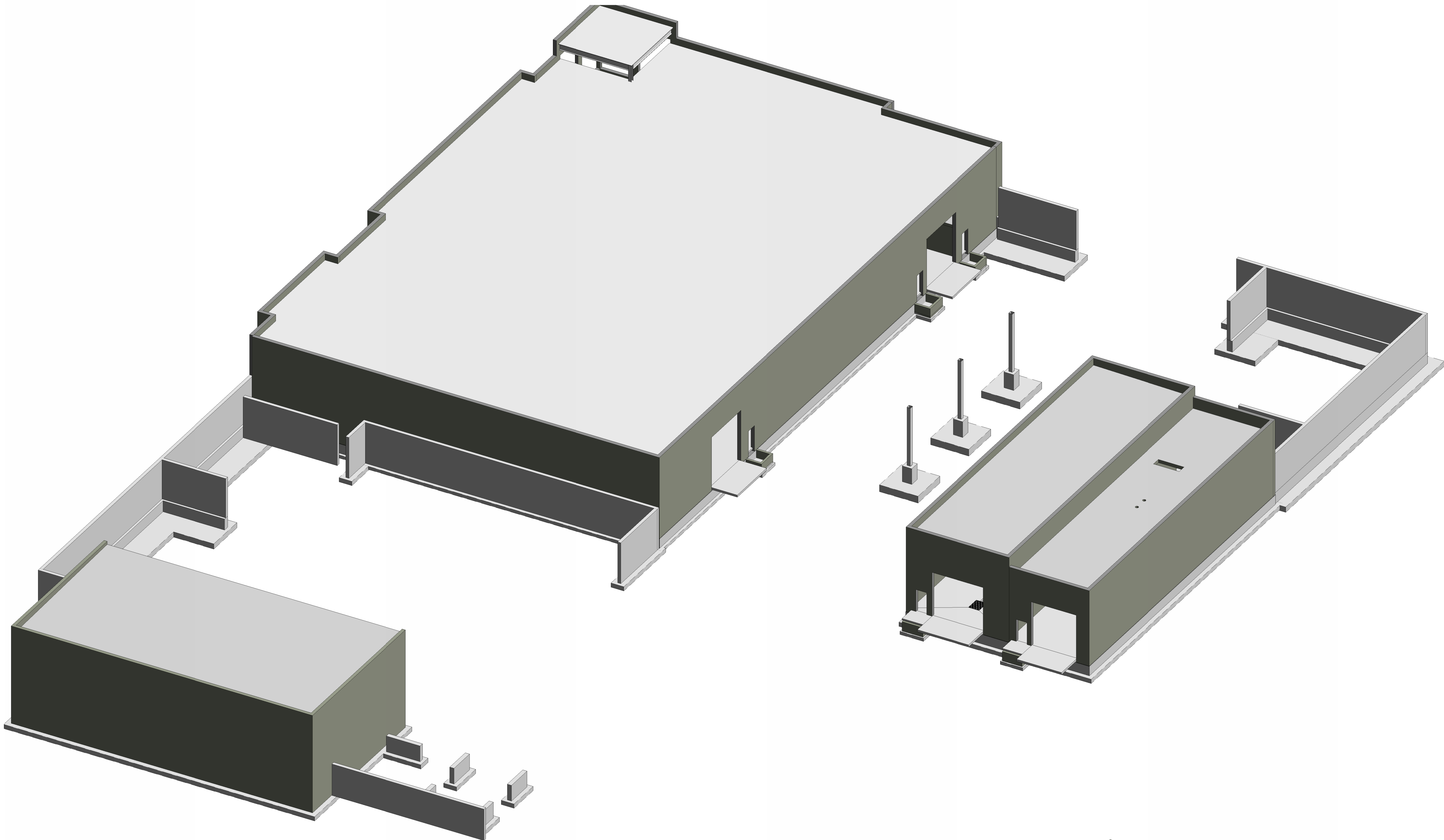


2680 CIVIC CENTER DR | ROSEVILLE, MN 55113

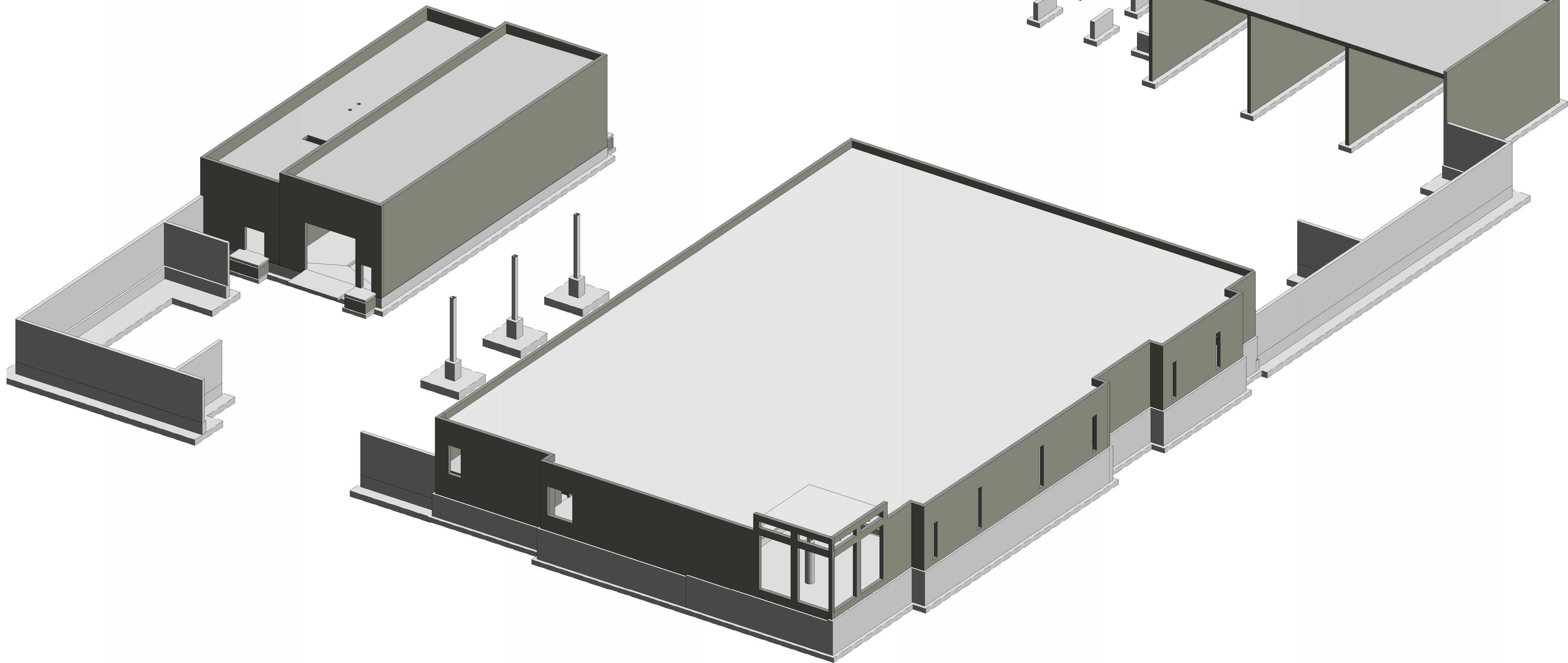
CONSULTANT:



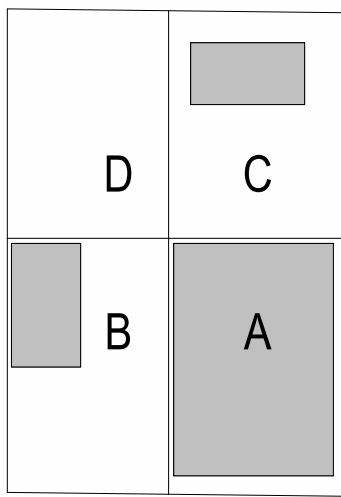
1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400



C1 NORTHWEST ISOMETRIC (REFERENCE ONLY)



A1 SOUTHEAST ISOMETRIC (REFERENCE ONLY)



KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

08/03/2026	DD SET	
06/05/2026	SD SET	
NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:

ROSEVILLE MOC
NORTH

1105 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

PROJECT 3D VIEWS

DRAWN BY: LJR
CHECKED BY: GMC
PROJ. NO: 250485
DRAWING NO:

S901



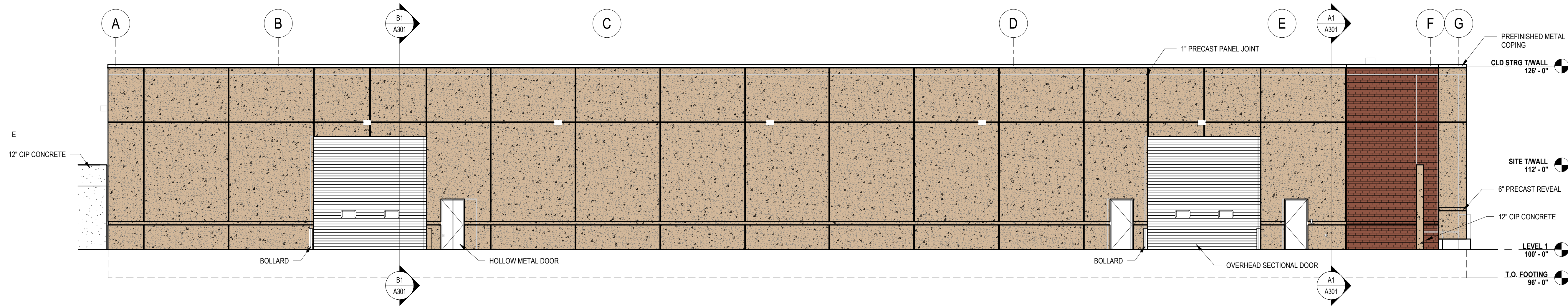
A4 EQUIP. PLATFORM OVERALL PLAN
A101 1/16" = 1'-0"

1 6" STEEL BOLLARD W/ BOLLARD POST SLEEVE, SAFETY YELLOW. SEE DETAIL B2 / A513
2 ADD DESCRIPTION HERE
3 ADD DESCRIPTION HERE
4 ADD DESCRIPTION HERE

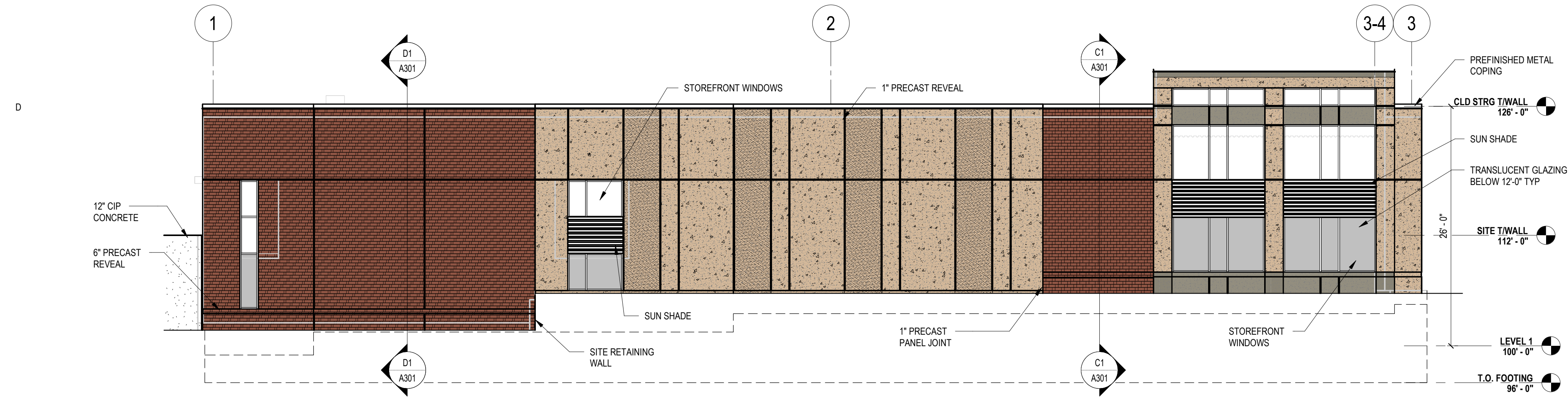
- A. GENERAL NOTES APPLY TO ALL DRAWING SHEETS.
- B. COORDINATE THIS ARCHITECTURAL PLAN WITH PLANS BY ALL OTHER DISCIPLINES IN THE DOCUMENTS, SUCH AS CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION PLANS, AND OTHERS AS NECESSARY. SYMBOLS USED IN PLANS BY OTHER DISCIPLINES MAY DIFFER FROM ARCHITECTURAL SYMBOLS.
- C. REFER TO THE CODE ANALYSIS ON SHEET G003 FOR REQUIRED FIRE RATINGS, TYPES AND LOCATIONS OF RATED ASSEMBLIES.
- D. ALL OPENINGS OUT, PENETRATIONS MADE, OR EQUIPMENT INSTALLED IN FIRE RATED ASSEMBLIES SUCH AS WALLS, PARTITIONS, FLOORS, CEILINGS, ETC. SHALL BE FIRE-RESISTANT SEALED PRESTRESSED, OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY AND FIRE RATING OF THE ASSEMBLY TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER, BUILDING OFFICIAL AND OWNER. THE ARCHITECT, CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.
- E. TYPICAL INTERIOR PARTITION IS AS WALL TYPE UNLESS NOTED OTHERWISE. REFER TO WALL TYPES ON SHEET A505.
- F. TYPICAL INTERIOR FURRING PARTITION IS FJ UNLESS NOTED OTHERWISE. REFER TO WALL TYPES ON SHEET A505.
- G. DIMENSIONS OF INTERIOR WALLS ARE TO FACE OF STUD, FACE OF CMU, FACE OF CONCRETE, OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- H. DIMENSIONS OF EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING, OR EXTERIOR FACE OF CMU OR CONCRETE UNLESS NOTED OTHERWISE.
- I. AT "ALIGN" NOTE, FINISH FACE OF WALLS TO ALIGN
- J. REFER TO ENLARGED PLANS, WHEN PROVIDED, FOR ADDITIONAL INFORMATION TO SUPPORT THE FLOOR PLANS.
- K. SEE SHEET G002 FOR STANDARD AND ACCESSIBLE MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES.
- L. REFER TO PLUMBING PLANS FOR FLOOR DRAINS AND CLEANOUTS.
- M. PROVIDE METAL AND/OR FIRE-RESISTANT WOOD BLOCKING AT ALL WALL MOUNTED FIXTURES, FURNITURE, EQUIPMENT, ACCESSORIES, AND OTHER SPECIALTIES.
- N. OWNER SUPPLIED FURNITURE AND EQUIPMENT SHOWN AS DASHED, NOT IN CONTRACT UNLESS NOTED OTHERWISE.
- O. ALL EXPOSED PIPES, VENTS, AND CONDUIT PENETRATING WALLS, FLOORS, OR CEILINGS SHALL HAVE FINISH TRIM TRIMS (ESCUTCHEONS).
- P. FLOORING AROUND MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. WITH IL APPROVED PRESTRESSING MATERIAL PER CODE AT ALL PENETRATIONS IN NEW AND EXISTING FIRE RATED WALLS OR FLOORS.
- Q. ALL NEW AND EXISTING CURBSIDE BOARD SURFACES WITHIN THE CONSTRUCTION LIMITS TO RECEIVE PAINT UNLESS NOTED OTHERWISE.
- R. EXTERIOR LANDINGS, STOPS, BALCONIES, AND PORCHES SHALL BE LEVEL.
- S. ACCESS DOORWAYS AND SLOPE SHALL SLOPE AWAY FROM THE BUILDING AT 1/4" PER FOOT.



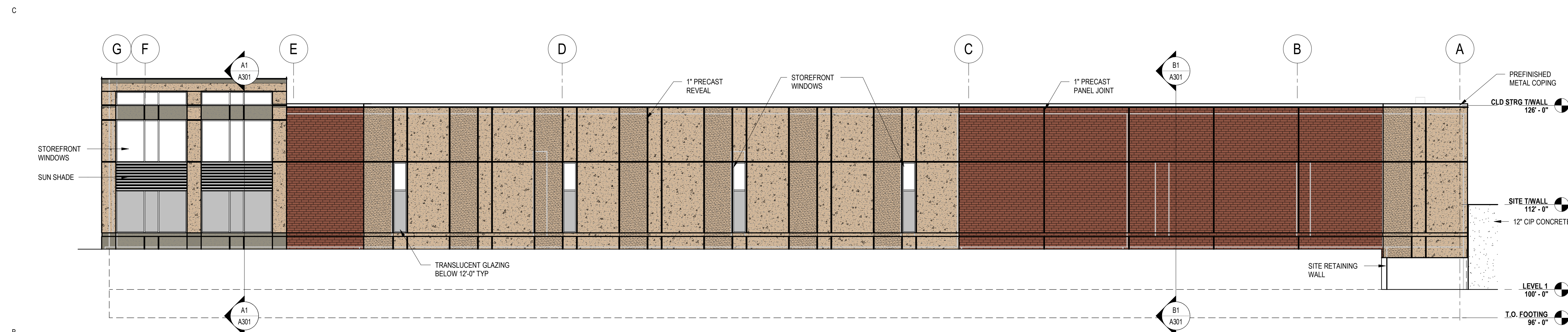
A101



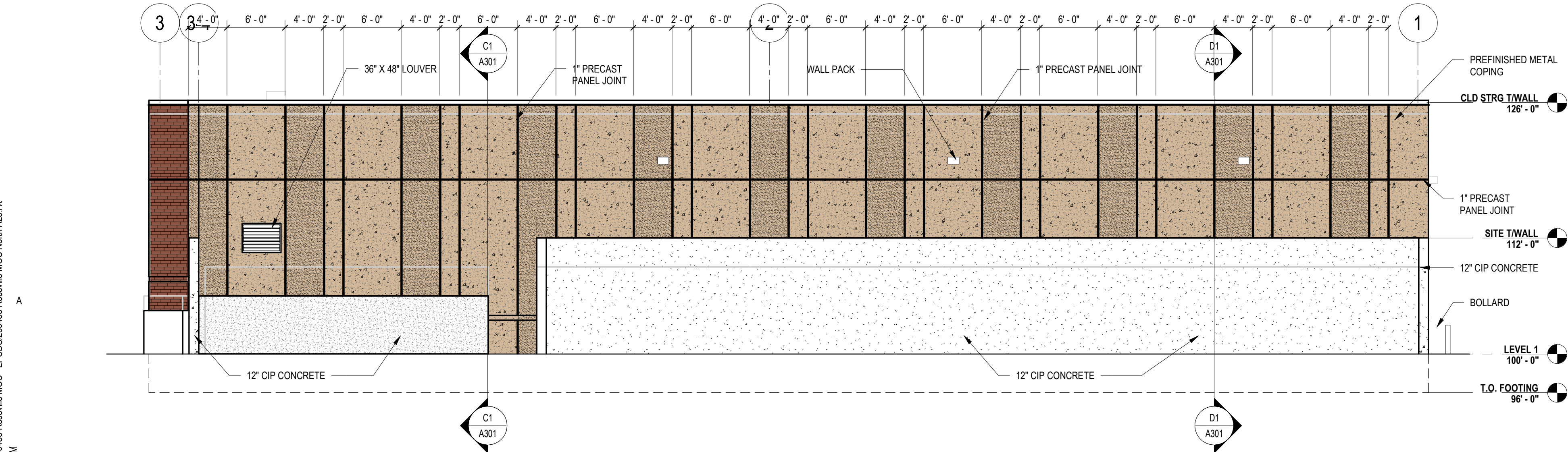
D1 WEST ELEVATION COLD STORAGE
A201 1/8" = 1'-0"



C1 SOUTH ELEVATION COLD STORAGE
A201 1/8" = 1'-0"



B1 EAST ELEVATION COLD STORAGE
A201 1/8" = 1'-0"



A1 NORTH ELEVATION COLD STORAGE
A201 1/8" = 1'-0"

MATERIALS

	B1 - 1/2" THIN BRICK
	PC1 - ARCHITECTURAL PRECAST W/ REVEALS
	PC2 - ARCHITECTURAL PRECAST W/ REVEALS

KEYED SHEET NOTES

- 1 ADD DESCRIPTION HERE
- 2 ADD DESCRIPTION HERE
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE



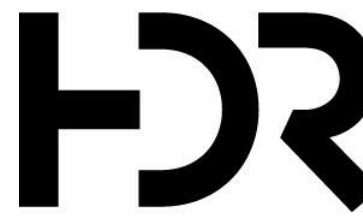
701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

08/03/2026	DD SET	
06/05/2026	SD SET	
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:

**ROSEVILLE MOC
NORTH**

1105 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

**EXTERIOR
ELEVATIONS - COLD
STORAGE**

DRAWN BY: MC/C

CHECKED BY: MST

PROJ. NO: 250485

DRAWING NO:

A201

E

D

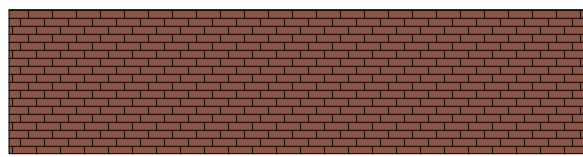
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B

A

Autodesk Docs/250485 Roseville MOC - LPC/250485 Roseville MOC North A25.rvt
8/3/2025 2:14:38 PM

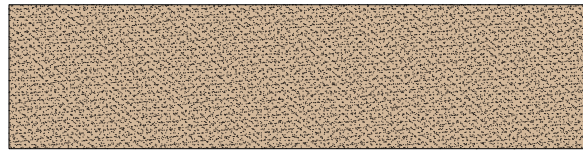
MATERIALS



B1 - 1/2" THIN BRICK



PC1 - ARCHITECTURAL
PRECAST W/ REVEALS



PC2 - ARCHITECTURAL
PRECAST W/ REVEALS

KEYED SHEET NOTES

- 1 ADD DESCRIPTION HERE
- 2 ADD DESCRIPTION HERE
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE



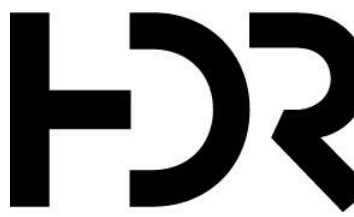
701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

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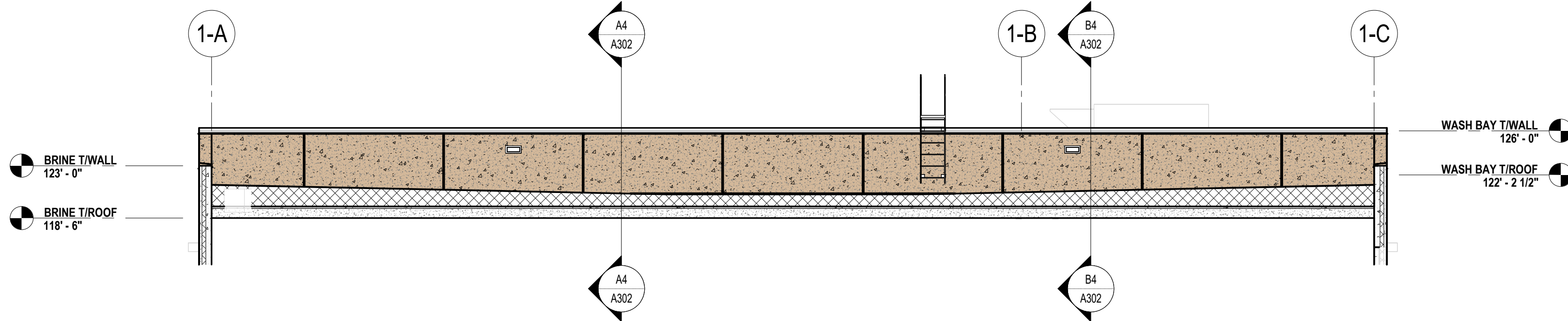


2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

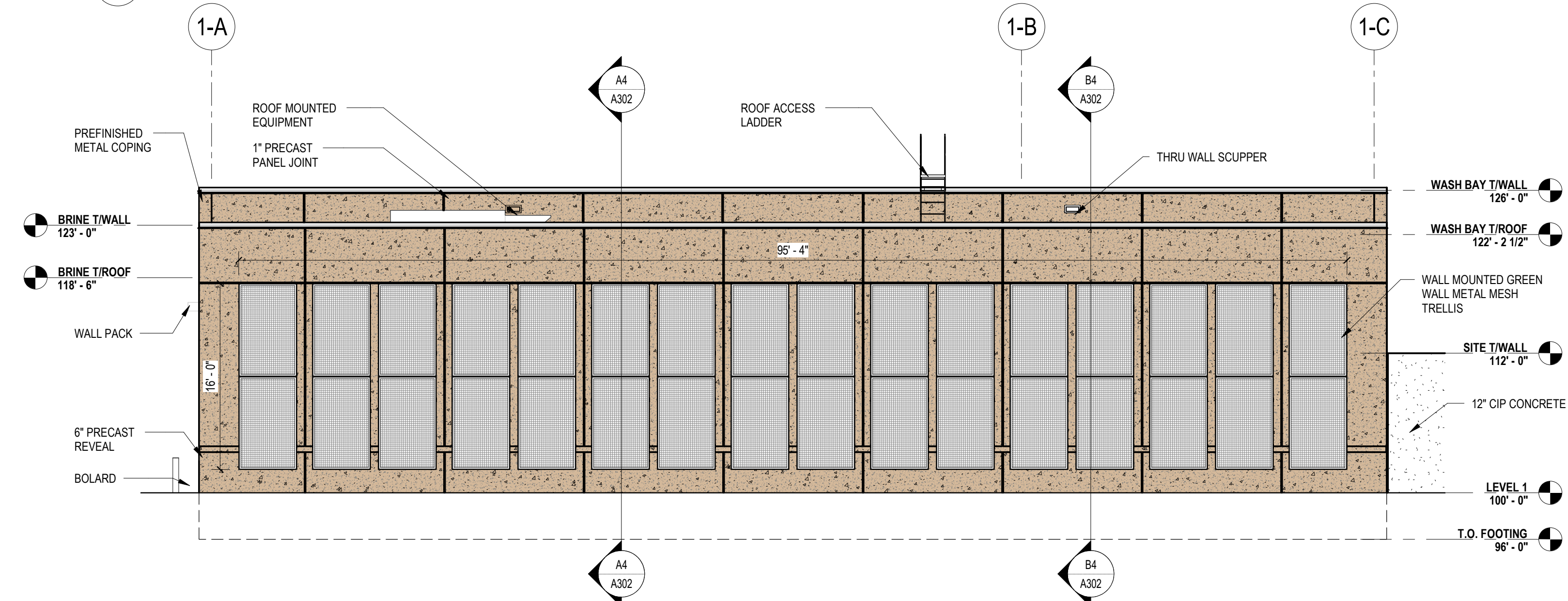
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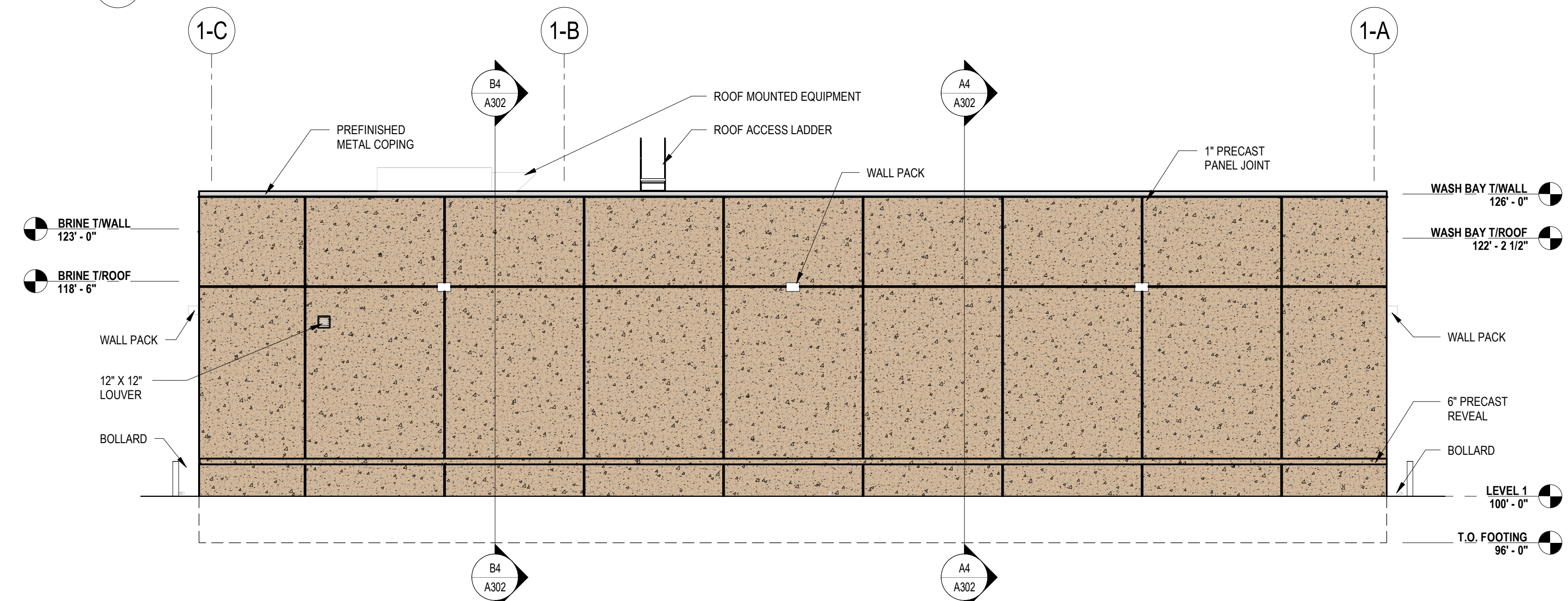
1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400



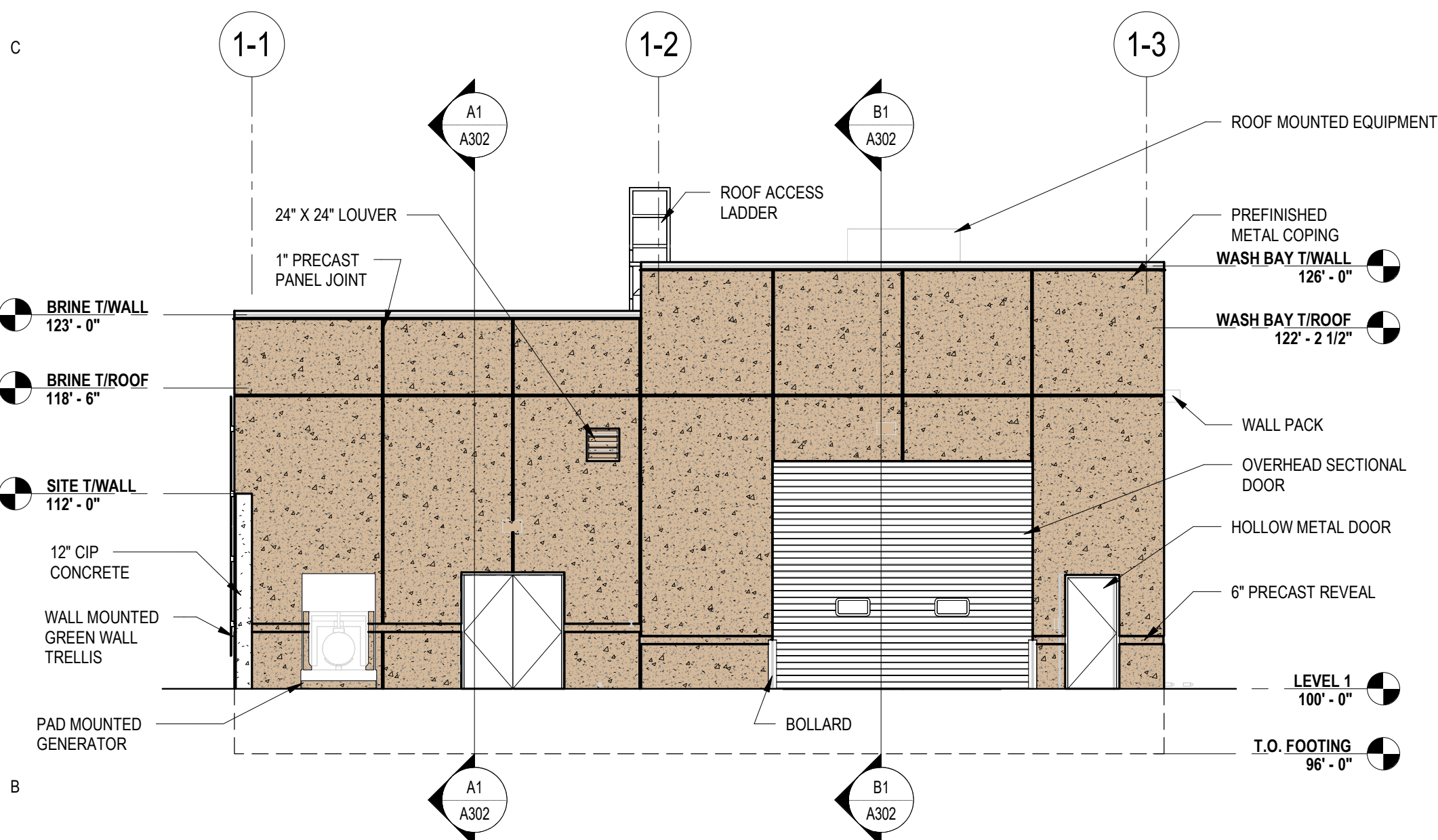
C3 WASHBAY PARAPET
A202 1/8" = 1'-0"



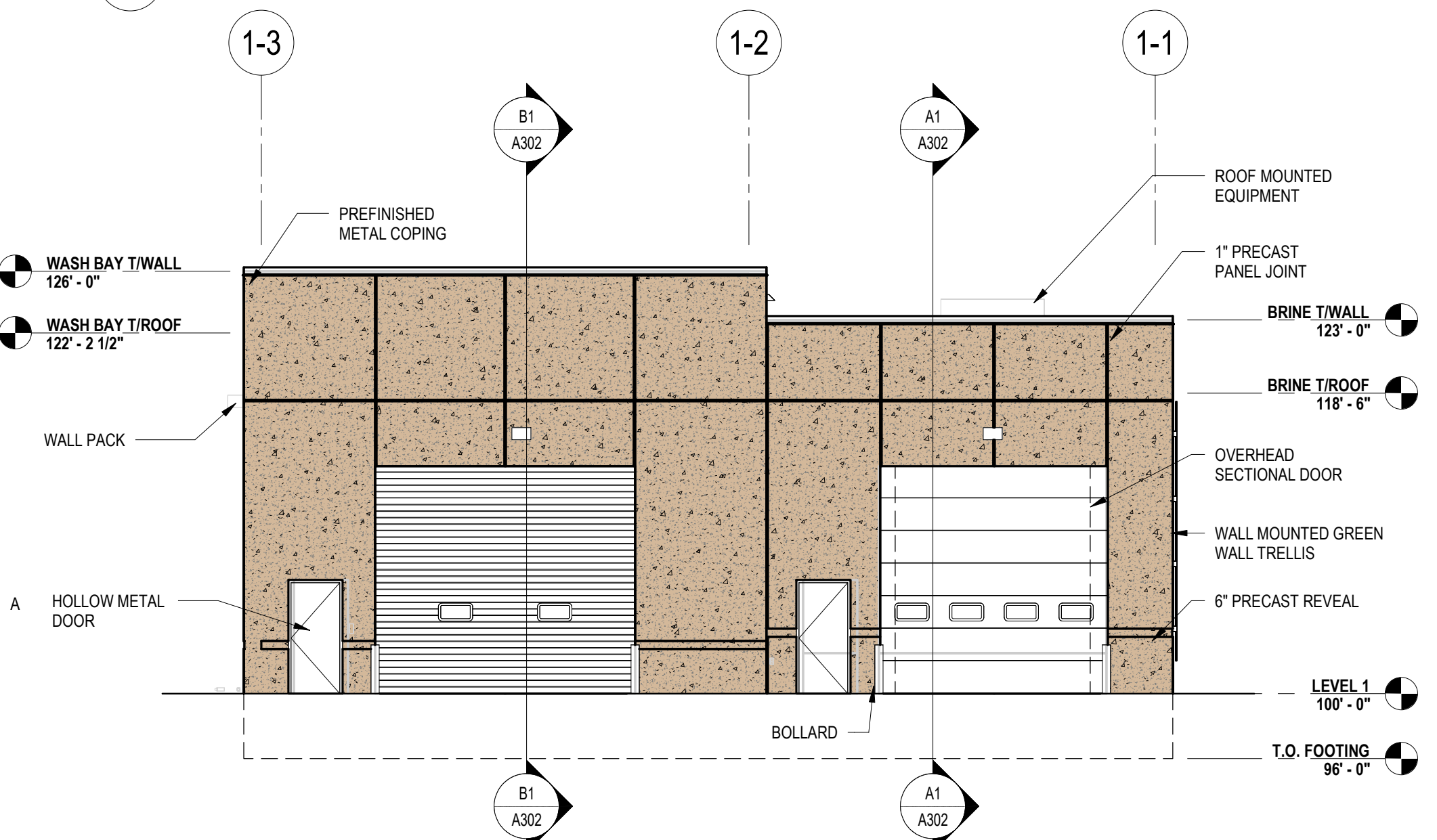
B3 WEST ELEVATION WASH BAY
A202 1/8" = 1'-0"



A3 EAST ELEVATION WASH BAY
A202 1/8" = 1'-0"



B1 SOUTH ELEVATION WASH BAY
A202 1/8" = 1'-0"



A1 NORTH ELEVATION WASH BAY
A202 1/8" = 1'-0"

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

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06/05/2026	SD SET	
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NO	DATE	REVISION
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PROJECT NAME:

ROSEVILLE MOC
NORTH
1105 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

EXTERIOR
ELEVATIONS - WASH
BAY

DRAWN BY: MC/C

CHECKED BY: MST

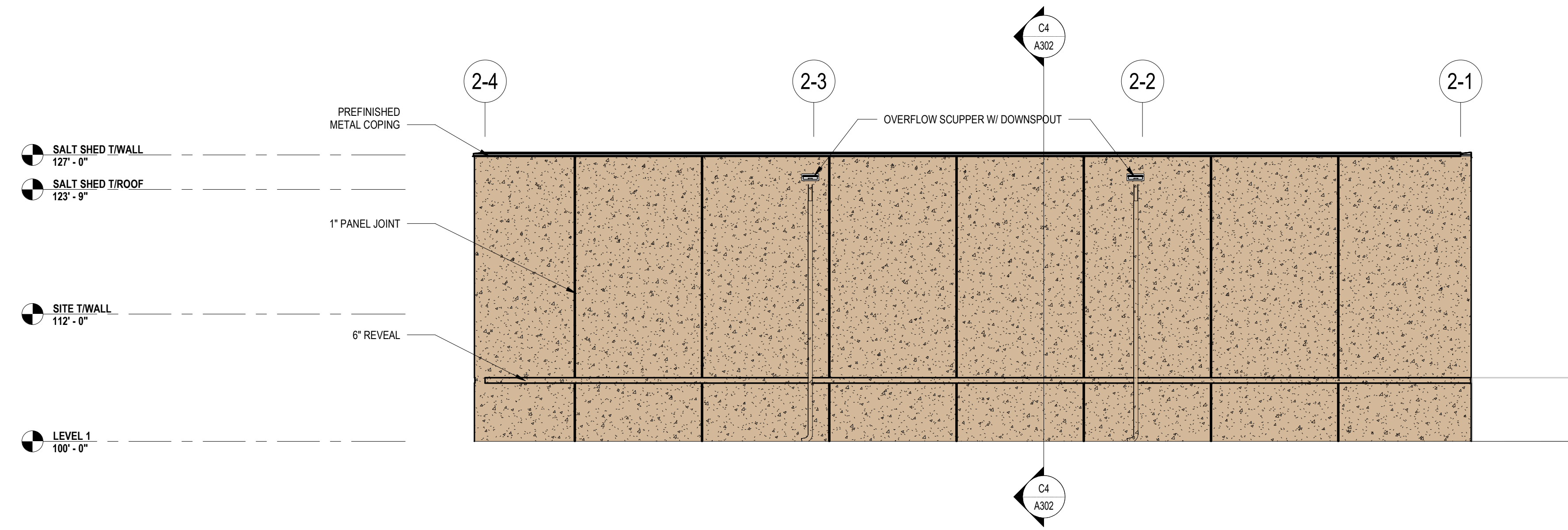
PROJ. NO: 250485

DRAWING NO:

A202

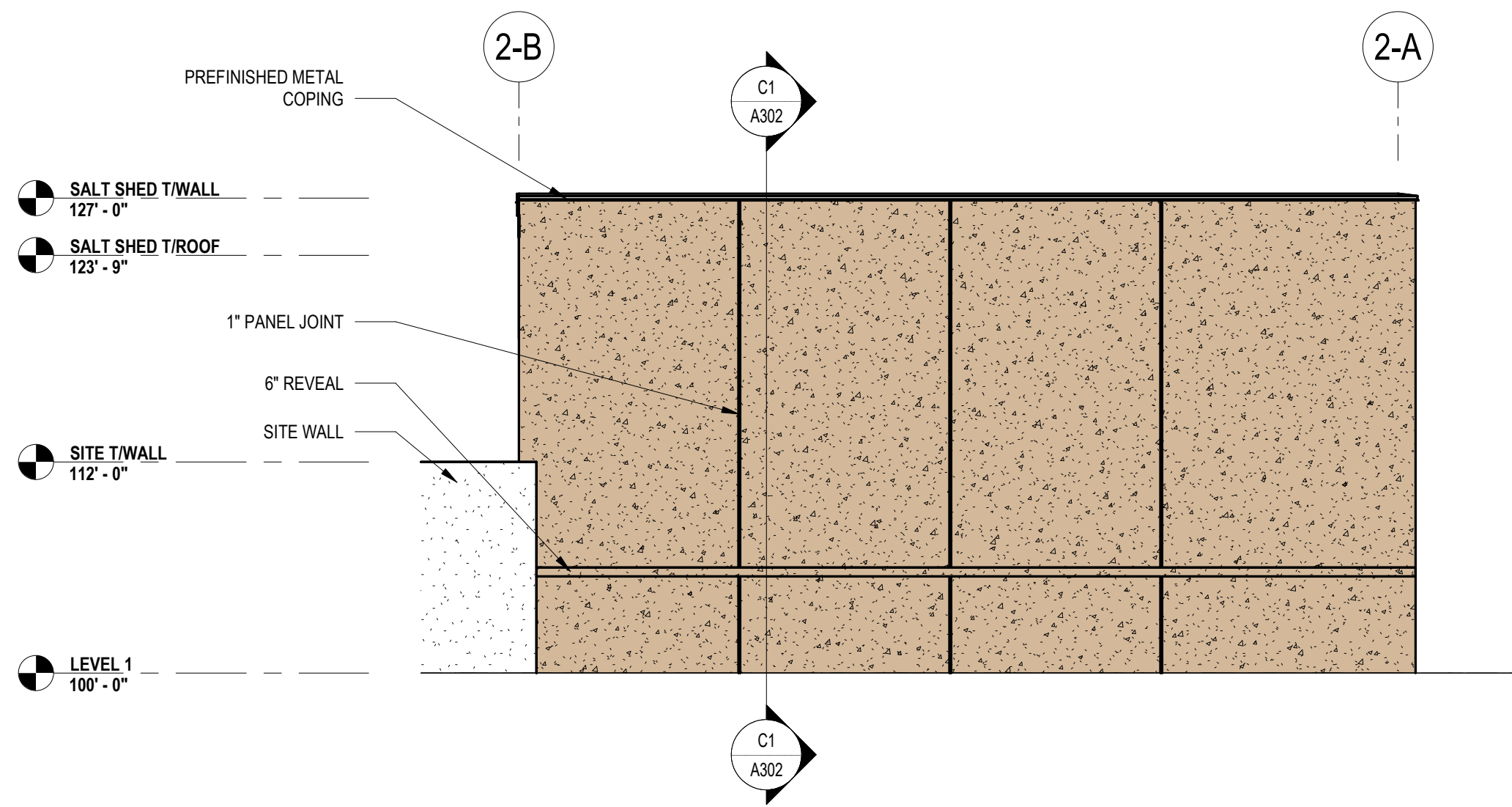
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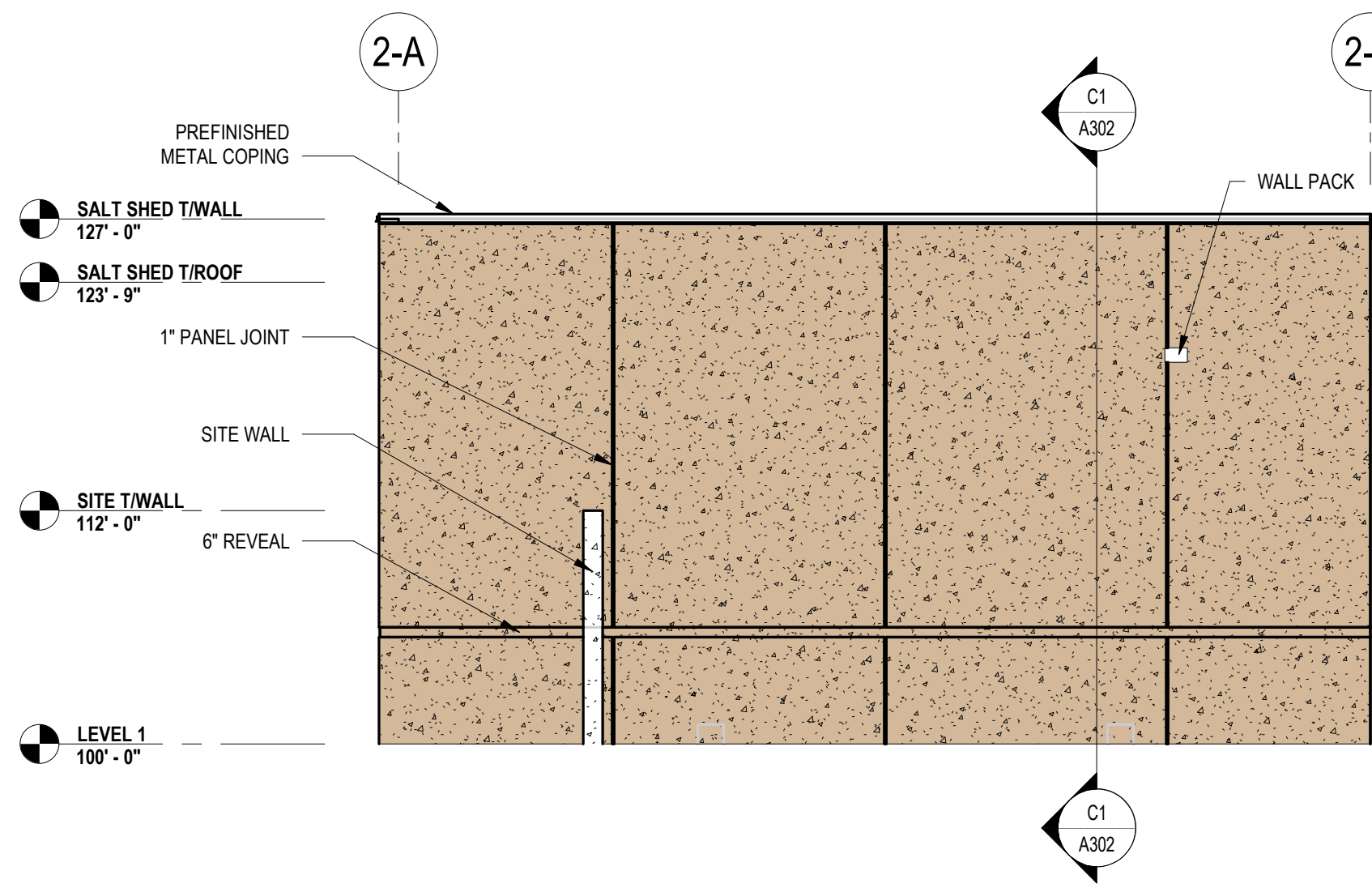


C1 SALT SHED - NORTH ELEVATION
A203 1/8" = 1'-0"

C

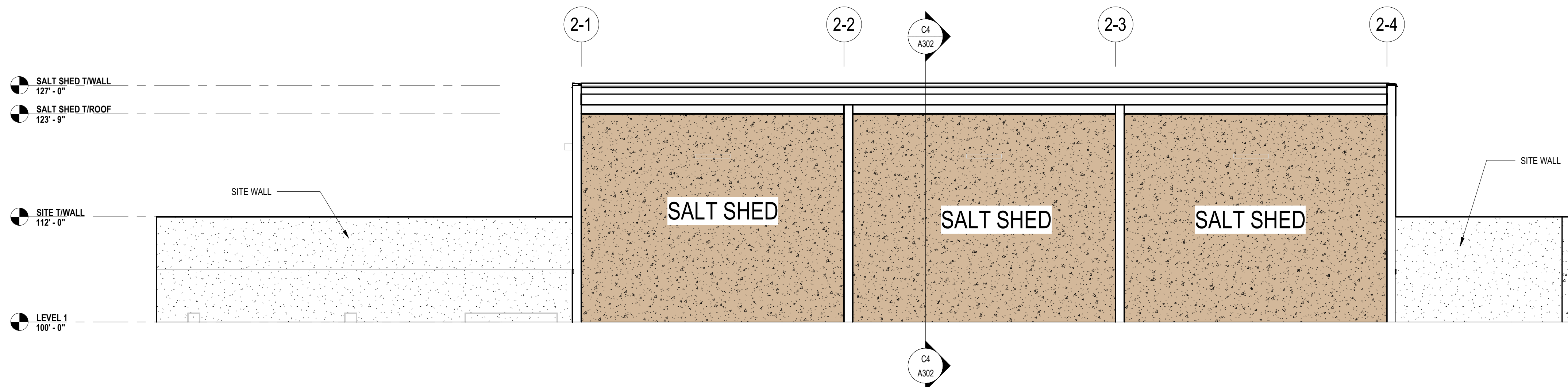


B1 SALT SHED - EAST ELEVATION
A203 1/8" = 1'-0"



B3 SALT SHED - WEST ELEVATION
A203 1/8" = 1'-0"

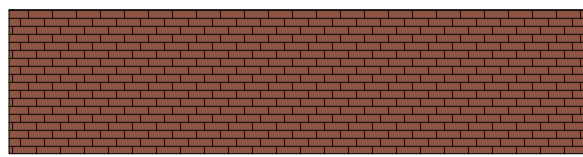
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A1 SALT SHED - SOUTH ELEVATION
A203 1/8" = 1'-0"

A

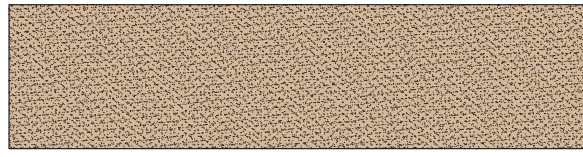
MATERIALS



B1 - 1/2" THIN BRICK



PC1 - ARCHITECTURAL
PRECAST W/ REVEALS



PC2 - ARCHITECTURAL
PRECAST W/ REVEALS

KEYED SHEET NOTES

- 1 ADD DESCRIPTION HERE
- 2 ADD DESCRIPTION HERE
- 3 ADD DESCRIPTION HERE
- 4 ADD DESCRIPTION HERE



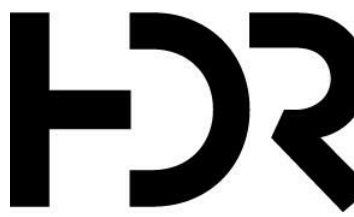
701 WASHINGTON AVE. N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400

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NO	DATE	ISSUED FOR

NO	DATE	REVISION
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08/03/2026

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PROJECT NAME:

ROSEVILLE MOC
NORTH

1105 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

EXTERIOR
ELEVATIONS - SALT
SHED

DRAWN BY: MC/C

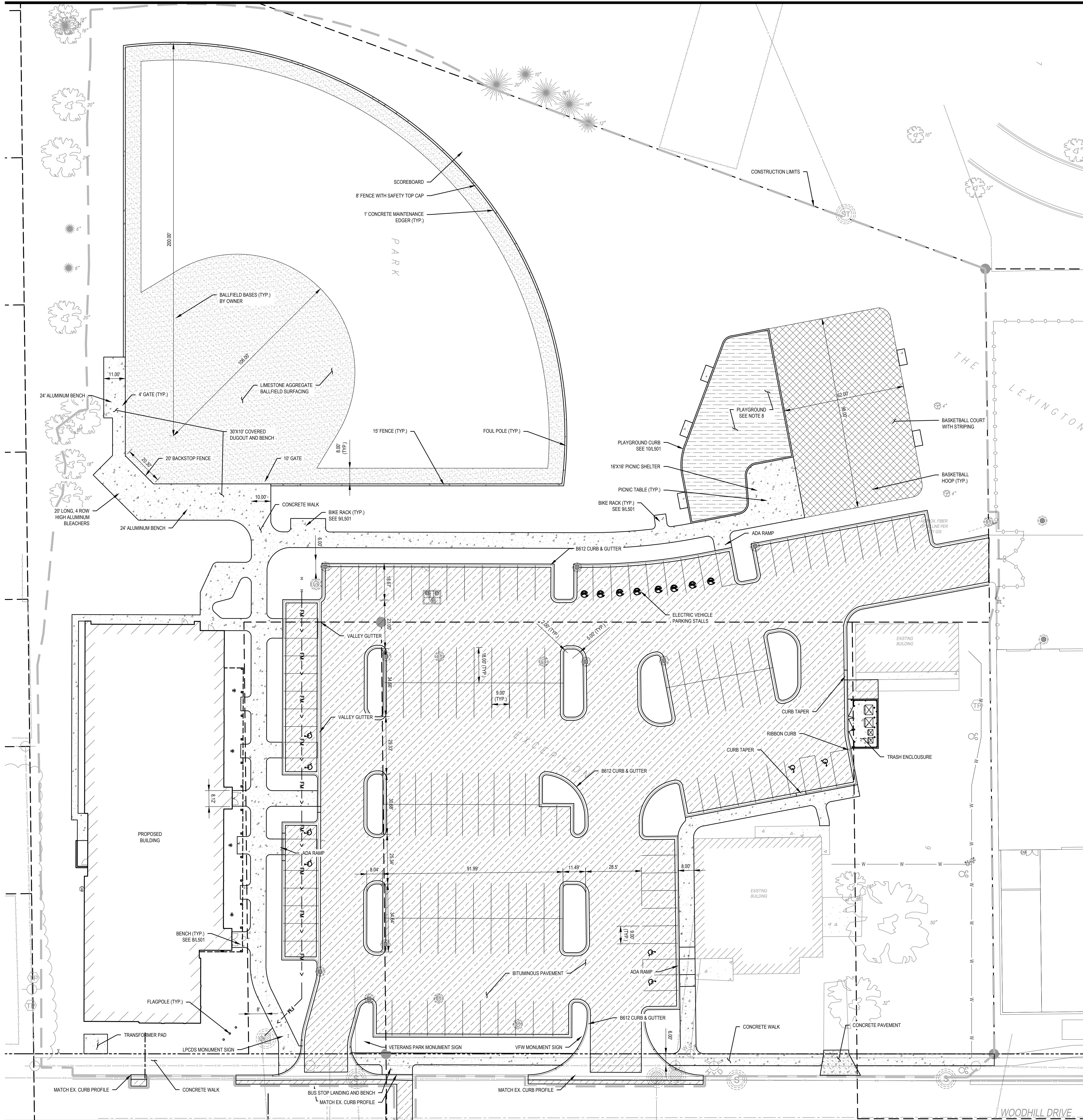
CHECKED BY: MST

PROJ. NO: 250485

DRAWING NO:

A203

File Path: \\05455502.Dwg\\C401.MN\\052024\\0511.C401_SurfingPlan.dwg
Plot Date: 7/10/2025 3:44 PM



LEGEND

- CONSTRUCTION LIMITS
- BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- BITUMINOUS COURT. SEE 1/C502, INSET B
- CONCRETE PAVEMENT. SEE 1/C502, INSET C
- CONCRETE WALK. SEE 1/C502, INSET D
- LIMESTONE AGGREGATE BALLFIELD SURFACING
- PLAYGROUND. SEE NOTE 8.
- REVERSE CURB & GUTTER
- SURFACING CONTROLLED BY OTHER DISCIPLINES
- LIGHT POLE, REFER TO ELECTRICAL

GENERAL NOTES

- REFER TO C402 FOR SIGNAGE AND PAVEMENT STRIPING.
- REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
- PREVENT FORM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.
- PLAYGROUND SURFACING AND EQUIPMENT TO BE COMPLETED BY PLAYGROUND INSTALLER. INCLUDE \$200,000 ALLOWANCE FOR THIS SCOPE.



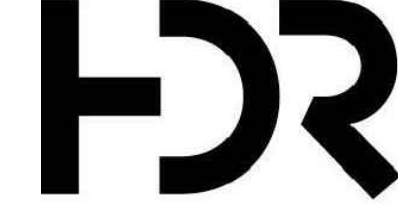
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:



2660 CIVIC CENTER DR
ROSEVILLE, MN 55113

CONSULTANT:



1670 BROADWAY, SUITE 3400
DENVER, CO 80202-4824

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

2	08/03/2026	DO PRICING
1	05/08/2026	SD PRICING
NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:

ROSEVILLE LICENSE
AND PASSPORT CTR
AND DANCE STUDIO

1133 WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:

SURFACING & LAYOUT
PLAN

WARNING
LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING.
MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 10' 20' 40'



DRAWN BY: DPG
CHECKED BY: JTC
PROJ. NO: 250485
DRAWING NO:

C401



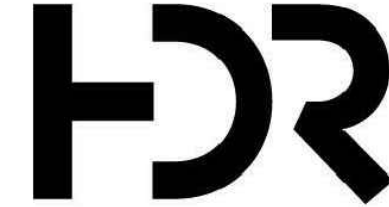
701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:



2660 CIVIC CENTER DR
ROSEVILLE, MN 55113

CONSULTANT:



1670 BROADWAY, SUITE 3400
DENVER, CO 80202-4824

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
CONIFEROUS CANOPY TREE				
	CT	19	Coniferous Tree	6' HT
DECIDUOUS CANOPY TREE				
	DT	48	Deciduous Tree	3" B&B
ORNAMENTAL TREE				
	OT	41	Ornamental Tree	1 1/2" B&B
	DN	15	Ornamental Tree - Narrow	8' B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	CS	15	Coniferous Shrub	#7 CONT

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
SHRUB AREAS				
	12,091 sf	Landscape Bed Includes Shrub and Perennial Plantings with 4" of Hardwood Mulch	#5 CONT	42" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
	AS	24,951 sf	Athletic Field Sod
	LS	53,842 sf	Lawn Sod
	ME	1,231 sf	Maintenance Edger
	NS	3,578 sf	Native Seed Mix

LANDSCAPE NOTES

GENERAL LANDSCAPE NOTES:

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
 - VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 - REFER TO SPECIFICATION SECTION 31 2323 FILL FOR SOIL TYPES AND REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
 - REFER TO SPECIFICATION SECTION 32 9300 FOR MULCH TYPES AND REQUIREMENTS.
 - LANDSCAPE BED AREAS TO CONTAIN SHRUBS AS SHOWN ON SHEET L102 AND HARDWOOD MULCH AND PLANTING SOIL AT DEPTHS IDENTIFIED IN DETAIL 41L501.
 - BASIN BOTTOM NATIVE SEED MIX AREAS TO CONTAIN PERENNIAL PLUG PLANTINGS AS OUTLINED IN DETAIL 71L501. REFER TO CIVIL FOR REQUIRED SOIL DEPTHS FOR BIOFILTRATION BASINS.
 - REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED.
 - STAKE TREE AND PLANTING BED LAYOUT IN FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.
- PROTECTIONS
- PROTECT EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES. REFER TO SHEET L500 FOR TREE PROTECTION REQUIREMENTS.
 - KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
 - PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPs AS SPECIFIED ON CIVIL SHEETS.
 - ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOIL UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.

PLANT MATERIAL

- PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED. PER PLANTING DETAILS.
 - NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
 - ALL PLANTING STOCK SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK', ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
 - HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 - REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.
- MAINTENANCE AND CARE
- BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
 - MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
 - REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

IRRIGATION

- CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION SERVICES TO IRRIGATE ALL LANDSCAPE BEDS, SODDED, AND SEED AREAS.
- INTENT IS TO UTILIZE CAPTURED AND TREATED STORMWATER RUNOFF FROM PARKING LOT TO SUPPLEMENT IRRIGATION SYSTEM. WATER TO BE ROUTED THROUGH UNDERGROUND SYSTEM THAT INCLUDES STORAGE, PUMPS, TREATMENT, AND A BYPASS VALVE TO AVOID COLLECTION DURING WINTER MONTHS. COORDINATE WITH CIVIL AND MECHANICAL.
- DESIGN FOR IRRIGATED AREAS MUST BE SUBMITTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH OWNER ON FINAL PRODUCT SELECTION. AS-BUILT DOCUMENTATION WILL BE REQUIRED.

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

2	08/03/2026	DO PRICING
1	05/08/2026	SD PRICING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:

ROSEVILLE LICENSE
AND PASSPORT CTR
AND DANCE STUDIO

1133 WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: KAT

CHECKED BY: JSV

PROJ. NO: 21NSP

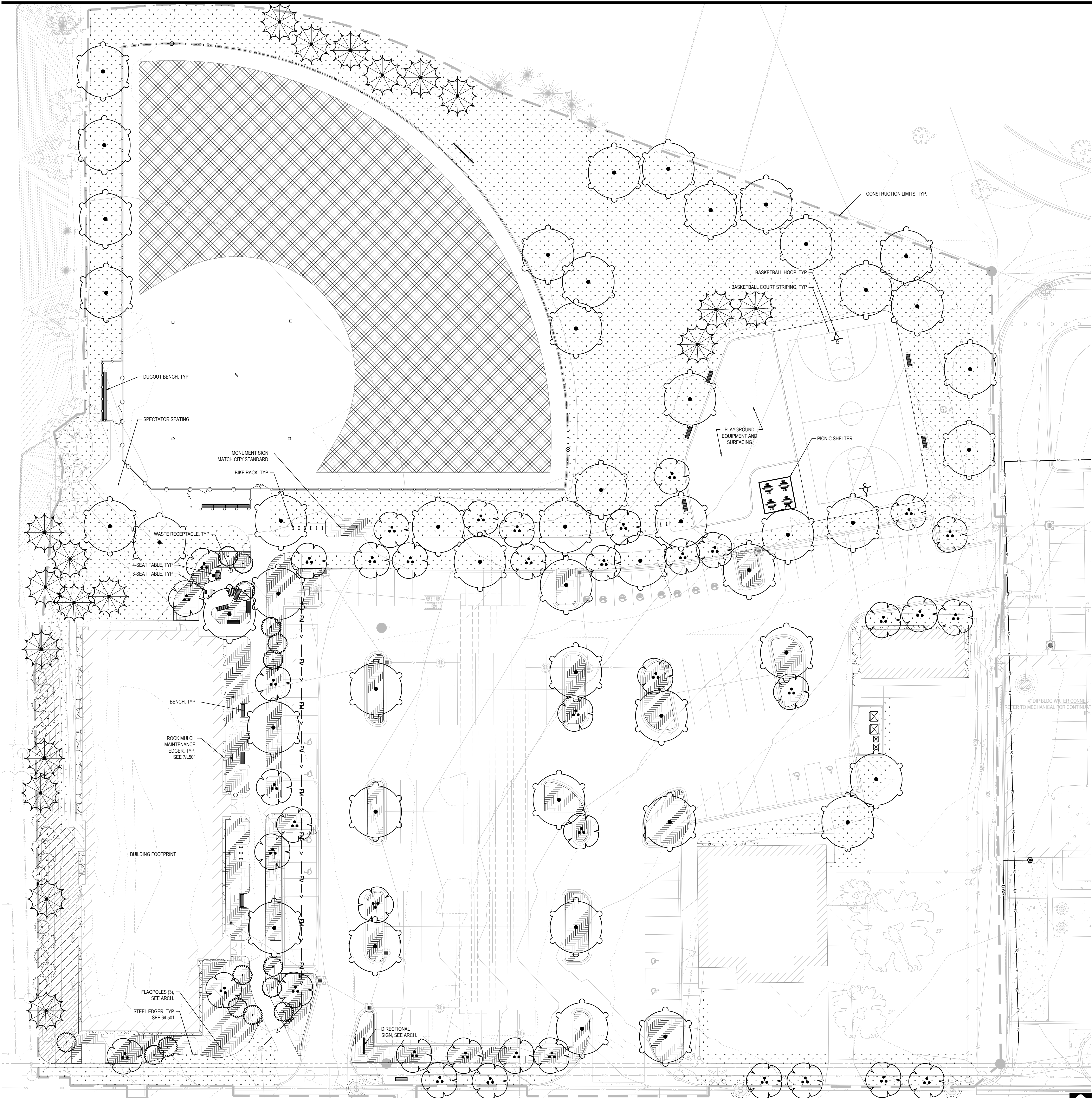
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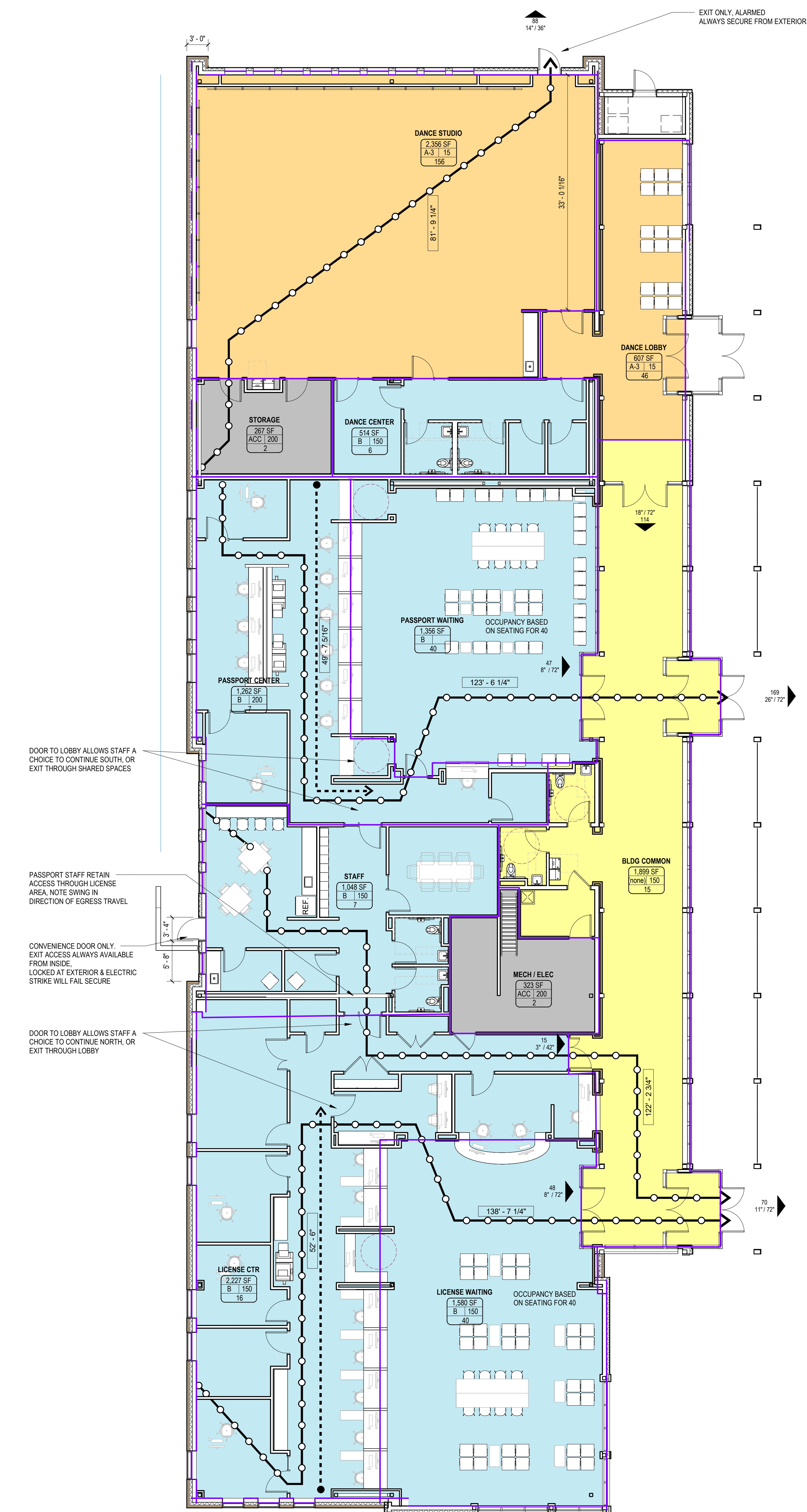
WARNING

LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D



1 LANDSCAPE PLAN
Scale: 1"=20'



GENERAL CODE / LIFE SAFETY NOTES

- A. SPECIAL INSPECTIONS AS IDENTIFIED BY IBC CHAPTER 17 ARE NOT REQUIRED FOR THIS PROJECT.
- B. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN LOCATIONS.

CODE LEGEND

CODE OCCUPANCY TAG

The diagram shows a rectangular label with rounded corners, divided into four horizontal sections. Each section contains a value, and an arrow points from a text label to that value. The labels and their corresponding values are:

- PARKING** points to the top section, which is empty.
- 1,500 GSF** points to the second section, which contains the text "1,500 GSF".
- S-2** points to the third section, which contains the text "S-2".
- 5** points to the bottom section, which contains the text "5".

On the right side of the diagram, there are four text labels with arrows pointing to the right, corresponding to the sections of the label:

- OCCUPANCY DESCRIPTION** (points to the top section)
- SQUARE FOOTAGE** (points to the second section)
- OCCUPANT LOAD FACTOR** (points to the third section)
- BUILDING/AREA OCCUPANCY CLASSIFICATION** (points to the bottom section)

EXIT TAG

INDICATES EGRESS EXIT
 100
 24' / 36'
 OCCUPANTS
 PROVIDED EXIT WIDTH
 REQUIRED EXIT WIDTH

TRAVEL DISTANCE PATH

	EXIT ACCESS TRAVEL DISTANCE
	COMMON PATH OF TRAVEL DISTANCE
	DEAD END CORRIDOR DISTANCE

EXIT SIGNAGE

	EXIT SIGN (CEILING MOUNTED)
	EXIT SIGN (WALL MOUNTED)
	EMERGENCY BATTERY LIGHT
	REMOTE EMERGENCY BATTERY LIGHT

OCCUPANCY TYPES

	BUSINESS
	ASSEMBLY
	ACCESSORY
	CIRCULATION

1hFP

FIRE RATING KEY

— WALL RATING

FIRE SEPARATION CATEGORY
 FP FIRE PARTITION
 FB FIRE BARRIER
 FW FIRE WALL
 SW SHAFT WALL (FIRE BARRIER)
 SP SMOKE PARTITION
 SB SMOKE BARRIER

** STRUCTURAL PROTECTION REQUIRED BY TABLE 602.1.; SEE
NOTE BELOW

MNBC 602.1 "...WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601,
 BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION
 703.2. THE PROTECTION OF OPENINGS, DUCTS AND AIR TRANSFER OPENINGS IN
 BUILDING ELEMENTS SHALL NOT BE REQUIRED UNLESS REQUIRED BY OTHER
 PROVISIONS OF THIS CODE."



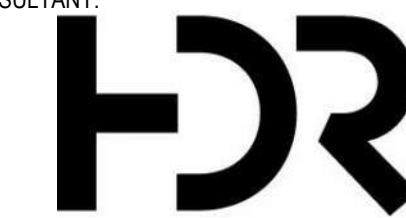
701 WASHINGTON AVE. N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:



2660 Civic Center Dr
Roseville, MN 55113

CONSULTANT:



1670 Broadway
Suite 3400
Denver, CO 80202-4824

☐ THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
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	05/07/2026	SD SET

[illegible]

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8/3/2026

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PROJECT NAME:

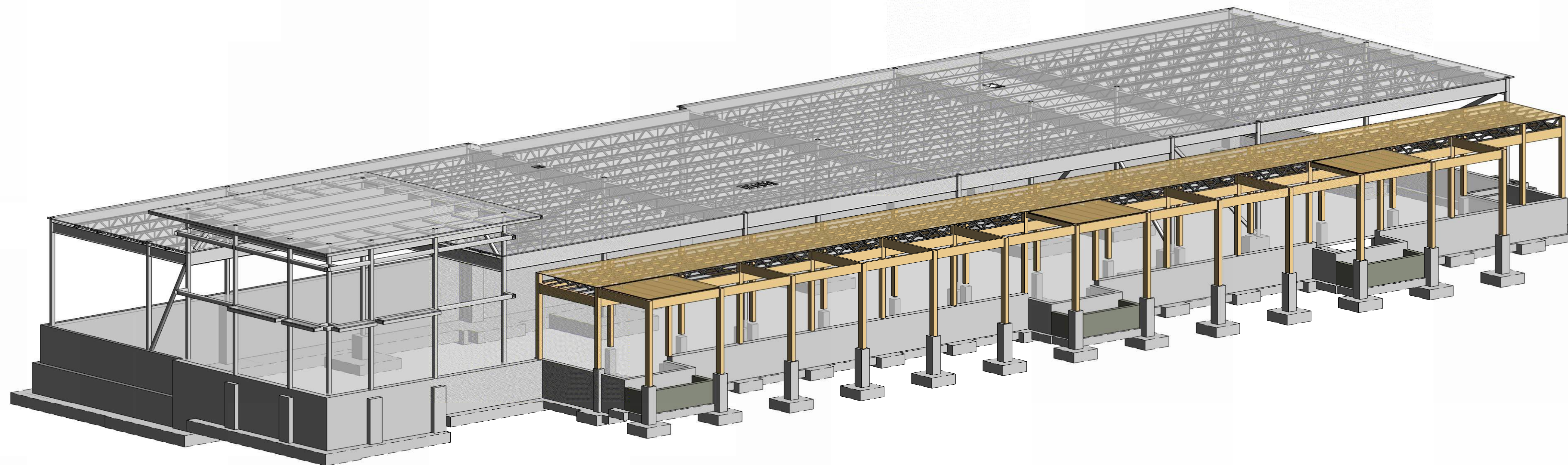
LICENSE, PASSPORT
CENTER, & DANCE
1133 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

CODE PLAN

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250485
DRAWING NO:

G004



NO	DATE	REVISION
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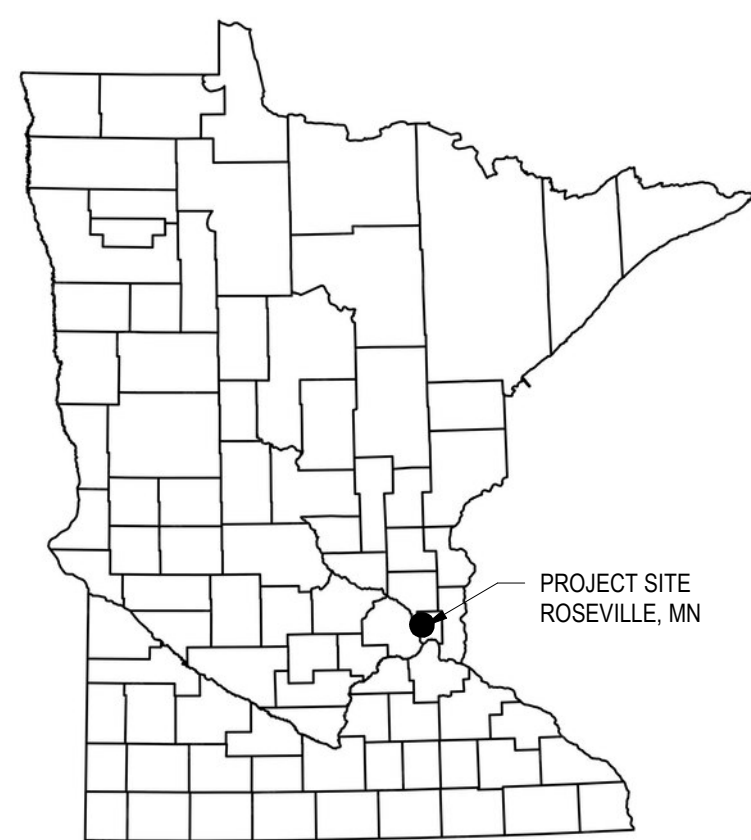
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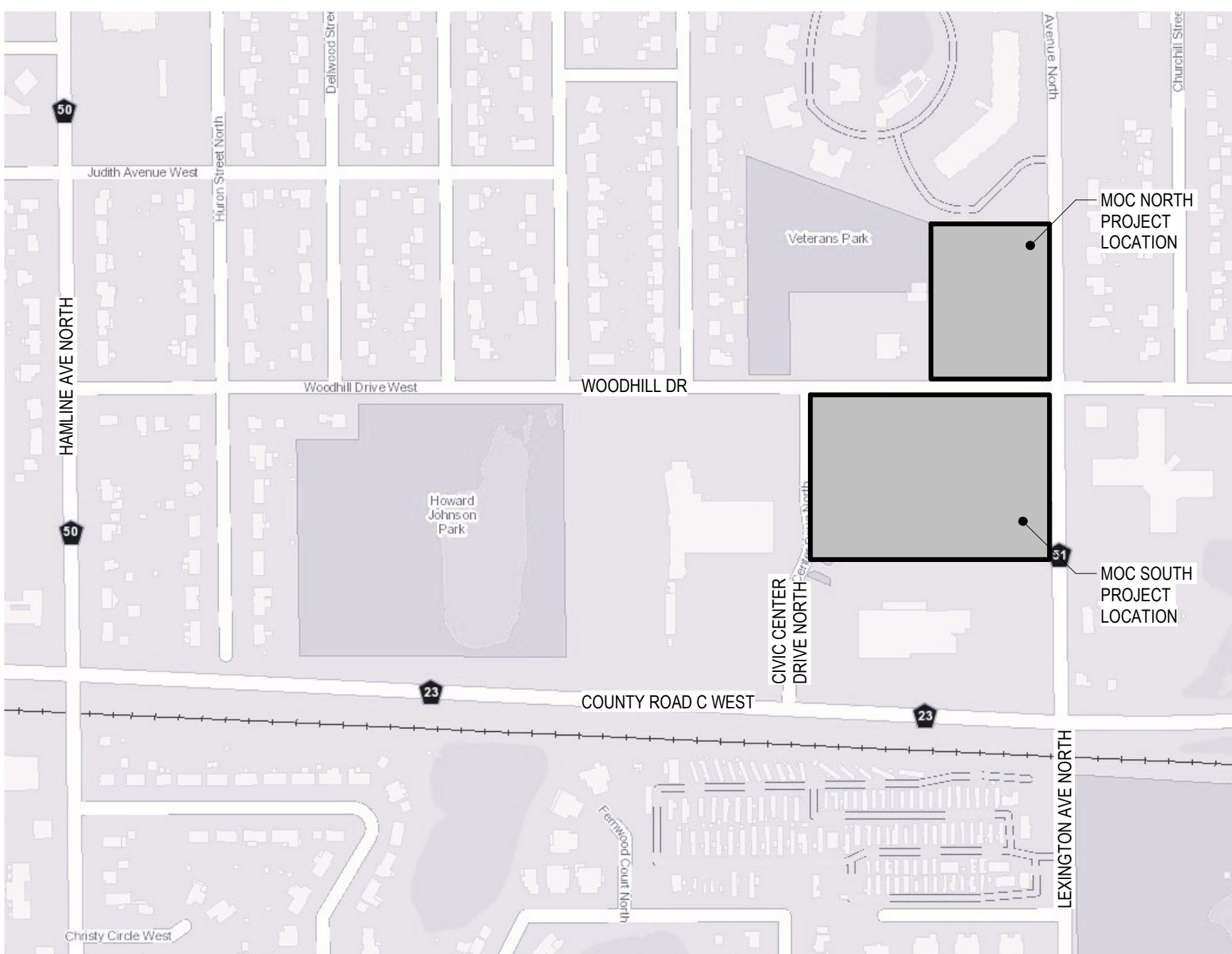


RENDERING IMAGE

STATE MAP



LOCATION MAP



MAP DATA ©2026 RAMSEY COUNTY GIS

PROJECT TEAM

CLIENT	PROJECT MANAGER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	EQUIPMENT DESIGN
CITY OF ROSEVILLE 2680 CIVIC CENTER DR. ROSEVILLE, MN PHONE: (651) 444-9810 CONTACT: JESSE FREIHAMMER EMAIL: JESSE.FREIHAMME@CITYOFROSEVILLE.COM	LHB, INC. 701 WASHINGTON AVE N. SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 338-2029 CONTACT: MARTIN THOMPSON E-MAIL: MARTIN.THOMPSON@LHBCORP.COM	LHB, INC. 701 WASHINGTON AVE N. SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 338-2029 CONTACT: JORDAN CABAK E-MAIL: JORDAN.CABAK@LHBCORP.COM	LHB, INC. 701 WASHINGTON AVE N. SUITE 200 MINNEAPOLIS, MN 55401 PHONE: (612) 338-2029 CONTACT: JESS VETRANO E-MAIL: JESS.VETRANO@LHBCORP.COM	HR 1601 UTICA AVENUE SOUTH SUITE 600 ST. LOUIS PARK, MN 55416-3400 PHONE: (303) 318-6331 CONTACT: JACKSON ROREX E-MAIL: JACKSON.ROREX@HDIRINC.COM
ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	
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ROSEVILLE CIVIC CAMPUS MAINTENANCE AND OPERATIONS CENTER - SOUTH

1140 WOODHILL DRIVE
ROSEVILLE, MN 55113

2680 CIVIC CENTER DRIVE
ROSEVILLE, MN 55113

SHEET INDEX

GENERAL				
#	SHEET NAME	SD	DD	CD
G001	PROJECT TITLE SHEET	•	•	•
G002	GENERAL NOTES, SYMBOLS & ABBREVIATIONS	•	•	•
G003	STANDARD MOUNTING HEIGHTS	•	•	•
G005	CODE PLAN	•	•	•

CIVIL				
#	SHEET NAME	SD	DD	CD
C101	REMOVALS & INITIAL EROSION CONTROL PLAN	•	•	•
C102	PROPOSED EROSION CONTROL PLAN	•	•	•
C201	UTILITY PLAN	•	•	•
C201	GRADING PLAN	•	•	•
C401	SURFACING & LAYOUT PLAN	•	•	•
C501	CIVIL DETAILS	•	•	•
C502	CIVIL DETAILS	•	•	•
C503	CIVIL DETAILS	•	•	•
C504	CIVIL DETAILS	•	•	•
C505	CIVIL DETAILS	•	•	•
C506	CIVIL DETAILS	•	•	•
C507	CIVIL DETAILS	•	•	•
C511	EV CHARGING STATION PARKING DETAILS	•	•	•

LANDSCAPE ARCHITECTURE				
#	SHEET NAME	SD	DD	CD
L100	TREE PRESERVATION PLAN	•	•	•
L101	LANDSCAPE PLAN	•	•	•
L500	TREE PROTECTION DETAILS	•	•	•
L501	LANDSCAPE DETAILS	•	•	•

STRUCTURAL				
#	SHEET NAME	SD	DD	CD
S001	GENERAL STRUCTURAL NOTES & ABBREVIATIONS	•	•	•
S011	LOAD MAPS - MEZZANINES	•	•	•
S012	LOAD MAPS - ROOF	•	•	•
S0101A	FOUNDATION DEMOLITION PLAN - AREA A	•	•	•
S0101B	FOUNDATION DEMOLITION PLAN - AREA B	•	•	•
S0101C	FOUNDATION DEMOLITION PLAN - AREA C	•	•	•
S0101D	FOUNDATION DEMOLITION PLAN - AREA D	•	•	•
S101	FOUNDATION PLAN	•	•	•
S101A	FOUNDATION PLAN - AREA A	•	•	•
S101B	FOUNDATION PLAN - AREA B	•	•	•
S101C	FOUNDATION PLAN - AREA C	•	•	•
S101D	FOUNDATION PLAN - AREA D	•	•	•
S102	MEZZANINE & EQUIPMENT PLATFORM FRAMING PLANS	•	•	•
S111	ROOF FRAMING PLAN	•	•	•
S111A	ROOF FRAMING PLAN - AREA A	•	•	•
S111B	ROOF FRAMING PLAN - AREA B	•	•	•
S111C	ROOF FRAMING PLAN - AREA C	•	•	•
S111D	ROOF FRAMING PLAN - AREA D	•	•	•
S201	SECTIONS	•	•	•
S302	SECTION & ELEVATIONS	•	•	•
S401	BRACED FRAME ELEVATIONS	•	•	•
S501	TYPICAL FOUNDATION DETAILS	•	•	•
S502	TYPICAL SLAB DETAILS	•	•	•
S503	TYPICAL MASONRY DETAILS	•	•	•
S511	TYPICAL PRECAST FRAMING DETAILS	•	•	•
S512	TYPICAL STEEL FRAMING DETAILS	•	•	•
S513	TYPICAL JOIST AND DECK FRAMING DETAILS	•	•	•
S601	SCHEDULES	•	•	•
S611	GRAPHICAL COLUMN SCHEDULE	•	•	•
S901	PROJECT 3D VIEWS	•	•	•

ARCHITECTURAL				
#	SHEET NAME	SD	DD	CD
A0101	LEVEL 1 DEMOLITION PLAN	•	•	•
A101	OVERALL FLOOR PLAN	•	•	•
A101A	FLOOR PLAN - AREA A	•	•	•
A101B	FLOOR PLAN - AREA B	•	•	•
A101C	FLOOR PLAN - AREA C	•	•	•
A101D	FLOOR PLAN - AREA D	•	•	•
A102	OVERALL FLOOR PLAN - MEZZANINES	•	•	•
A103	FLOOR PLAN - MEZZANINES	•	•	•
A111	OVERALL ROOF PLAN	•	•	•
A121	OVERALL REFLECTED CEILING PLAN	•	•	•
A121A	REFLECTED CEILING PLAN - AREA A	•	•	•
A121B	REFLECTED CEILING PLAN - AREA B	•	•	•

ARCHITECTURAL				
#	SHEET NAME	SD	DD	CD
A101	OVERALL FLOOR PLAN	•	•	•
A101A	FLOOR PLAN - AREA A	•	•	•
A101B	FLOOR PLAN - AREA B	•	•	•
A101C	FLOOR PLAN - AREA C	•	•	•
A101D	FLOOR PLAN - AREA D	•	•	•
A102	OVERALL FLOOR PLAN - MEZZANINES	•	•	•
A103	FLOOR PLAN - MEZZANINES	•	•	•
A111	OVERALL ROOF PLAN	•	•	•
A121	OVERALL REFLECTED CEILING PLAN	•	•	•
A121A	REFLECTED CEILING PLAN - AREA A	•	•	•
A121B	REFLECTED CEILING PLAN - AREA B	•	•	•

ARCHITECTURAL				
#	SHEET NAME	SD	DD	CD
A101	OVERALL FLOOR PLAN	•	•	•
A101A	FLOOR PLAN - AREA A	•	•	•
A101B	FLOOR PLAN - AREA B	•	•	•
A101C	FLOOR PLAN - AREA C	•	•	•
A101D	FLOOR PLAN - AREA D	•	•	•
A102	OVERALL FLOOR PLAN - MEZZANINES	•	•	•
A103	FLOOR PLAN - MEZZANINES	•	•	•
A111	OVERALL ROOF PLAN	•	•	•
A121	OVERALL REFLECTED CEILING PLAN	•	•	•
A121A	REFLECTED CEILING PLAN - AREA A	•	•	•
A121B	REFLECTED CEILING PLAN - AREA B	•	•	•

ARCHITECTURAL				
#	SHEET NAME	SD	DD	CD
A101	OVERALL FLOOR PLAN	•	•	•
A101A	FLOOR PLAN - AREA A	•	•	•
A101B	FLOOR PLAN - AREA B	•	•	•
A101C	FLOOR PLAN - AREA C	•	•	•
A101D	FLOOR PLAN - AREA D	•	•	•
A102	OVERALL FLOOR PLAN - MEZZANINES	•	•	•
A103	FLOOR PLAN - MEZZANINES	•	•	•
A111	OVERALL ROOF PLAN	•	•	•
A121	OVERALL REFLECTED CEILING PLAN	•	•	•
A121A	REFLECTED CEILING PLAN - AREA A	•	•	•
A121B	REFLECTED CEILING PLAN - AREA B	•	•	•

ARCHITECTURAL				
#	SHEET NAME	SD	DD	CD
A121C	REFLECTED CEILING PLAN - AREA C	•	•	•
A121D	REFLECTED CEILING PLAN - AREA D	•	•	•
A201	OVERALL EXTERIOR ELEVATIONS	•	•	•
A301	BUILDING SECTIONS - AREA A	•	•	•
A302	BUILDING SECTIONS - AREA B	•	•	•
A303	BUILDING SECTIONS - AREA C	•	•	•
A304	BUILDING SECTIONS - AREA D	•	•	•
A311	WALL SECTIONS	•	•	•
A312	WALL SECTIONS	•	•	•
A313	WALL SECTIONS	•	•	•
A314	WALL SECTIONS	•	•	•
A315	WALL SECTIONS	•	•	•
A316	WALL SECTIONS	•	•	•
A401	ENLARGED STAIR PLANS	•	•	•
A402	STAIR & SHIPS LADDER DETAILS	•	•	•
A410	ENLARGED PLANS AND INTERIOR ELEVATIONS	•	•	•
A411	INTERIOR ELEVATIONS	•	•	•
A501	EXTERIOR WALL TYPES & INTERIOR PARTITION TYPES	•	•	•
A502	ROOF & FLOOR TYPES	•	•	•
A511	EXTERIOR DETAILS - ROOF DETAILS	•	•	•
A512	EXTERIOR DETAILS - ROOF DETAILS	•	•	•
A513	EXTERIOR DETAILS	•	•	•
A611	DOOR/OPENING SCHEDULES AND ELEVATIONS	•	•	•
A701	MATERIAL FINISH SCHEDULES	•	•	•
A721	FINISH PLAN - AREAS A, B AND C AND ENLARGED FINISH PLANS	•	•	•
A722	FINISH PLAN - AREA D	•	•	•

FIRE PROTECTION				
#	SHEET NAME	SD	DD	CD
F001	FIRE PROTECTION SYMBOLS AND ABBREVIATIONS	•	•	•
F101	FIRE PROTECTION PLAN - OVERALL PLAN	•	•	•
F201	FIRE PROTECTION ENLARGED PLANS	•	•	•

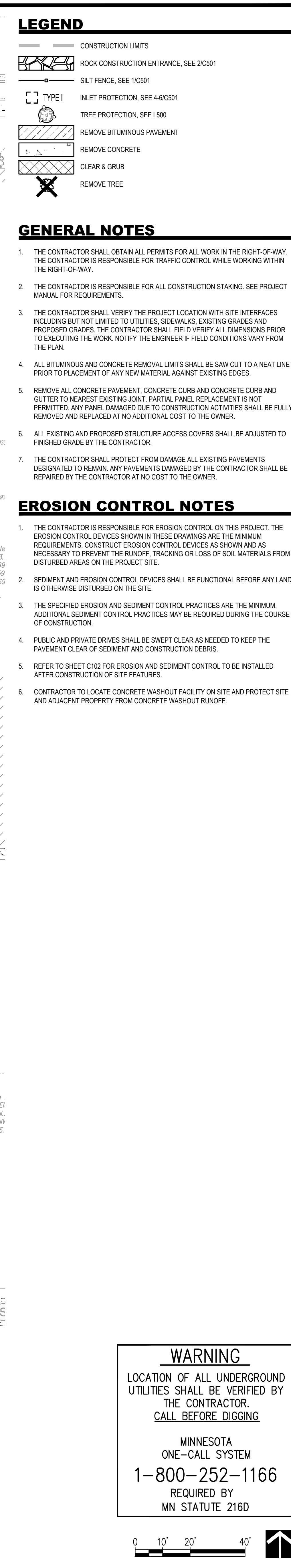
PLUMBING				
#	SHEET NAME	SD	DD	CD
P101	PLUMBING SYMBOLS AND ABBREVIATIONS	•	•	•
P110	UNDERSLAB SANITARY PLAN - OVERALL	•	•	•
P110a	UNDERSLAB SANITARY PLAN - AREA A	•	•	•
P110b	UNDERSLAB SANITARY PLAN - AREA B	•	•	•
P110c	UNDERSLAB SANITARY PLAN - AREA C	•	•	•
P110d	UNDERSLAB SANITARY PLAN - AREA D	•	•	•
P111	LEVEL 1 SANITARY PLAN - OVERALL	•	•	•
P111a	LEVEL 1 SANITARY PLAN - AREA A	•	•	•
P111b	LEVEL 1 SANITARY PLAN - AREA B	•	•	•
P111c	LEVEL 1 SANITARY PLAN - AREA C	•	•	•
P111d	LEVEL 1 SANITARY PLAN - AREA D	•	•	•
P121	LEVEL 1 DOMESTIC WATER PLAN - OVERALL	•	•	•
P121a	LEVEL 1 DOMESTIC WATER PLAN - AREA A	•	•	•
P121b	LEVEL 1 DOMESTIC WATER PLAN - AREA B	•	•	•
P121c	LEVEL 1 DOMESTIC WATER PLAN - AREA C	•	•	•
P121d	LEVEL 1 DOMESTIC WATER PLAN - AREA D	•	•	•
P201	ROOF PLUMBING PLAN	•	•	•
P301	PLUMBING DETAILS	•	•	•
P301	PLUMBING SCHEDULES	•	•	•
P911	SANITARY RISER DIAGRAM	•	•	•
P921	DOMESTIC WATER RISER DIAGRAM	•	•	•

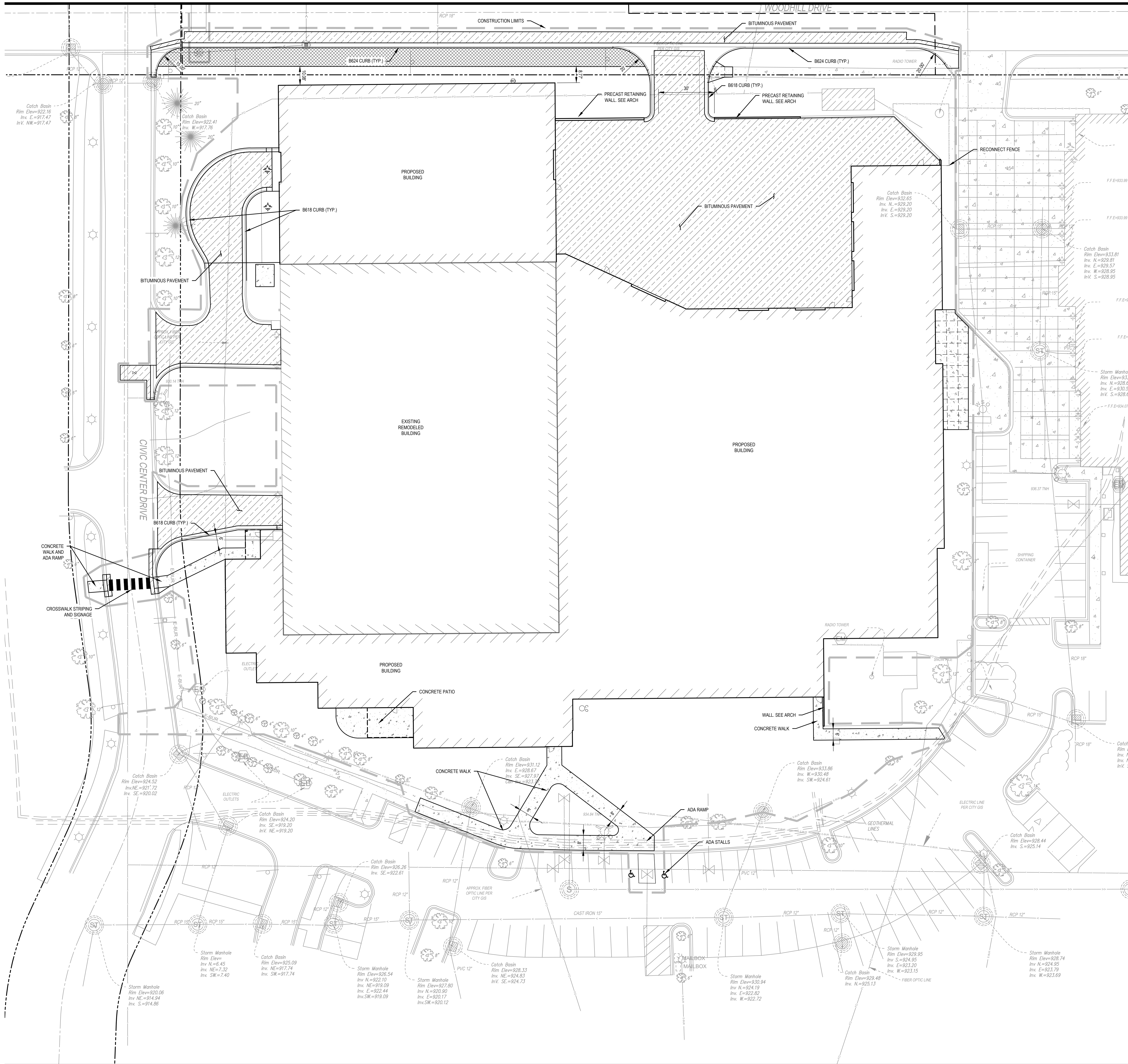
MECHANICAL				
#	SHEET NAME	SD	DD	CD
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS	•	•	•
M141	LEVEL 1 HYDRONIC PLAN - OVERALL	•	•	•
M141a	LEVEL 1 HYDRONIC PLAN - AREA A	•	•	•
M141b	LEVEL 1 HYDRONIC PLAN - AREA B	•	•	•
M141c	LEVEL 1 HYDRONIC PLAN - AREA C	•	•	•
M141d	LEVEL 1 HYDRONIC PLAN - AREA D	•	•	•
M151	LEVEL 1 VENTILATION PLAN - OVERALL	•	•	•
M151a	LEVEL 1 VENTILATION PLAN - AREA A	•	•	•
M151b	LEVEL 1 VENTILATION PLAN - AREA B	•	•	•
M151c	LEVEL 1 VENTILATION PLAN - AREA C	•	•	•
M151d	LEVEL 1 VENTILATION PLAN - AREA D	•	•	•
M201	ROOF MECHANICAL PLAN	•	•	•
M201	ENLARGED MECHANICAL PLANS	•	•	•
M302	ENLARGED MECHANICAL PLANS	•	•	•
M501	MECHANICAL DETAILS	•	•	•
M601	MECHANICAL SCHEDULES	•	•	•
M701	SYSTEM DETAILS AND CONTROLS	•	•	•

MECHANICAL				
#	SHEET NAME	SD	DD	CD
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS	•	•	•
M141	LEVEL 1 HYDRONIC PLAN - OVERALL	•	•	•
M141a	LEVEL 1 HYDRONIC PLAN - AREA A	•	•	•
M141b	LEVEL 1 HYDRONIC PLAN - AREA B	•	•	•
M141c	LEVEL 1 HYDRONIC PLAN - AREA C	•	•	•
M141d	LEVEL 1 HYDRONIC PLAN - AREA D	•	•	•
M151	LEVEL 1 VENTILATION PLAN - OVERALL	•	•	•
M151a	LEVEL 1 VENTILATION PLAN - AREA A	•	•	•
M151b	LEVEL 1 VENTILATION PLAN - AREA B	•	•	•
M151c	LEVEL 1 VENTILATION PLAN - AREA C	•	•	•
M151d	LEVEL 1 VENTILATION PLAN - AREA D	•	•	•
M201	ROOF MECHANICAL PLAN	•	•	•
M201	ENLARGED MECHANICAL PLANS	•	•	•
M302	ENLARGED MECHANICAL PLANS	•	•	•
M501	MECHANICAL DETAILS	•	•	•
M601	MECHANICAL SCHEDULES	•	•	•
M701	SYSTEM DETAILS AND CONTROLS	•	•	•

MECHANICAL				
#	SHEET NAME	SD	DD	CD
M001	MECHANICAL SYMBOLS AND ABBREVIATIONS	•	•	•
M141	LEVEL 1 HYDRONIC PLAN - OVERALL	•	•	•
M141a	LEVEL 1 HYDRONIC PLAN - AREA A	•	•	•
M141b	LEVEL 1 HYDRONIC PLAN - AREA B	•	•	•
M141c	LEVEL 1 HYDRONIC PLAN - AREA C	•	•	•
M141d	LEVEL 1 HYDRONIC PLAN - AREA D	•	•	•
M151	LEVEL 1 VENTILATION PLAN - OVERALL	•	•	•
M151a	LEVEL 1 VENTILATION PLAN - AREA A	•	•	•
M151b	LEVEL 1 VENTILATION PLAN - AREA B	•	•	•
M151c	LEVEL 1 VENTILATION PLAN - AREA C	•	•	•
M151d	LEVEL 1 VENTILATION PLAN - AREA D	•	•	•
M201	ROOF MECHANICAL PLAN	•	•	•
M201	ENLARGED MECHANICAL PLANS	•	•	•
M302	ENLARGED MECHANICAL PLANS	•	•	•
M501	MECHANICAL DETAILS	•	•	•
M601	MECHANICAL SCHEDULES	•	•	•
M701	SYSTEM DETAILS AND CONTROLS	•	•	•

ELECTRICAL			
#	SHEET NAME	SD	DD
E5001	ELECTRICAL SYMBOLS & ABBREVIATIONS		
E5010	ELECTRICAL SITE DEMOLITION PLAN		
E5011	ELECTRICAL SITE PLAN		
E5101	LEVEL 1 POWER PLAN - AREA A		
E5110	LEVEL 1 POWER PLAN - AREA B		
E511C	LEVEL 1 POWER PLAN - AREA C		
E5120	LEVEL 1 POWER PLAN - AREA D		
E5122	LEVEL 2 POWER PLAN - OVERALL		
E5102	ROOF POWER PLAN		
E101A	LEVEL 1 TECHNOLOGY PLAN - AREA A		
E101B	LEVEL 1 TECHNOLOGY PLAN - AREA B		
E101C	LEVEL 1 TECHNOLOGY PLAN - AREA C		
E101D	LEVEL 1 TECHNOLOGY PLAN - AREA D		
E102	LEVEL 2 TECHNOLOGY PLAN - OVERALL		
EL121A	LEVEL 1 LIGHTING PLAN - AREA A		
EL121B	LEVEL 1 LIGHTING PLAN - AREA B		
EL121C	LEVEL 1 LIGHTING PLAN - AREA C		
EL121D	LEVEL 1 LIGHTING PLAN - AREA D		
EL122	LEVEL 2 LIGHTING PLAN - OVERALL		
E401	ENLARGED ELECTRICAL PLANS		
E402	ENLARGED ELECTRICAL PLANS		
E501	ELECTRICAL DETAILS		
E501	ELECTRICAL SCHEDULES		
E502	ELECTRICAL SCHEDULES		
E503	ELECTRICAL SCHEDULES		
E504	ELECTRICAL SCHEDULES		
E701	ELECTRICAL DIAGRAMS		
E501	TECHNOLOGY DETAILS		



**LEGEND**

- CONSTRUCTION LIMITS
- HEAVY DUTY BITUMINOUS PAVEMENT. SEE 1/C502, INSET A
- CONCRETE PAVEMENT. SEE 1/C502, INSET B
- CONCRETE WALK. SEE 1/C502, INSET C
- BITUMINOUS TRAIL. SEE 1/C502, INSET D
- REVERSE CURB & GUTTER
- SURFACING CONTROLLED BY OTHER DISCIPLINES
- LIGHT POLE. REFER TO ELECTRICAL

GENERAL NOTES

- REFER TO C402 FOR SIGNAGE AND PAVEMENT STRIPING.
- REFER TO L101 FOR PERMANENT TURF ESTABLISHMENT REQUIREMENTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL FOR ADDITIONAL REQUIREMENTS.
- PREVENT FORM DAMAGE ALL SURFACES OUTSIDE THE CONSTRUCTION LIMITS. RESTORE ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES TO PRE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED IN THE DRAWINGS.
- ADJUST ALL CASTINGS, VALVE BOXES AND JUNCTION BOXES TO FINISH GRADE.
- PROVIDE BITUMINOUS TACK COAT BETWEEN PROPOSED BITUMINOUS PAVEMENTS AND ALL ADJACENT CONCRETE OR BITUMINOUS SURFACES.
- PROVIDE BITUMINOUS TACK COAT BETWEEN THE WEARING AND NON-WEARING COURSES FOR ALL PROPOSED BITUMINOUS PAVEMENTS.



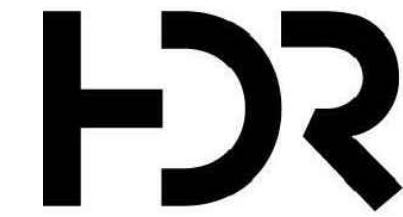
701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 400 | ST. LOUIS PARK, MN 55416-3410

THIS SQUARE APPEARS 12" x 12" ON FULL SIZE SHEETS

2	08/03/2026	DO PRICING
1	06/04/2026	SD SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME
ROSEVILLE MOC SOUTH
WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE
SURFACING & LAYOUT PLAN

DRAWN BY: DPG
CHECKED BY: JTC
PROJ. NO.: 250485
DRAWING NO.:

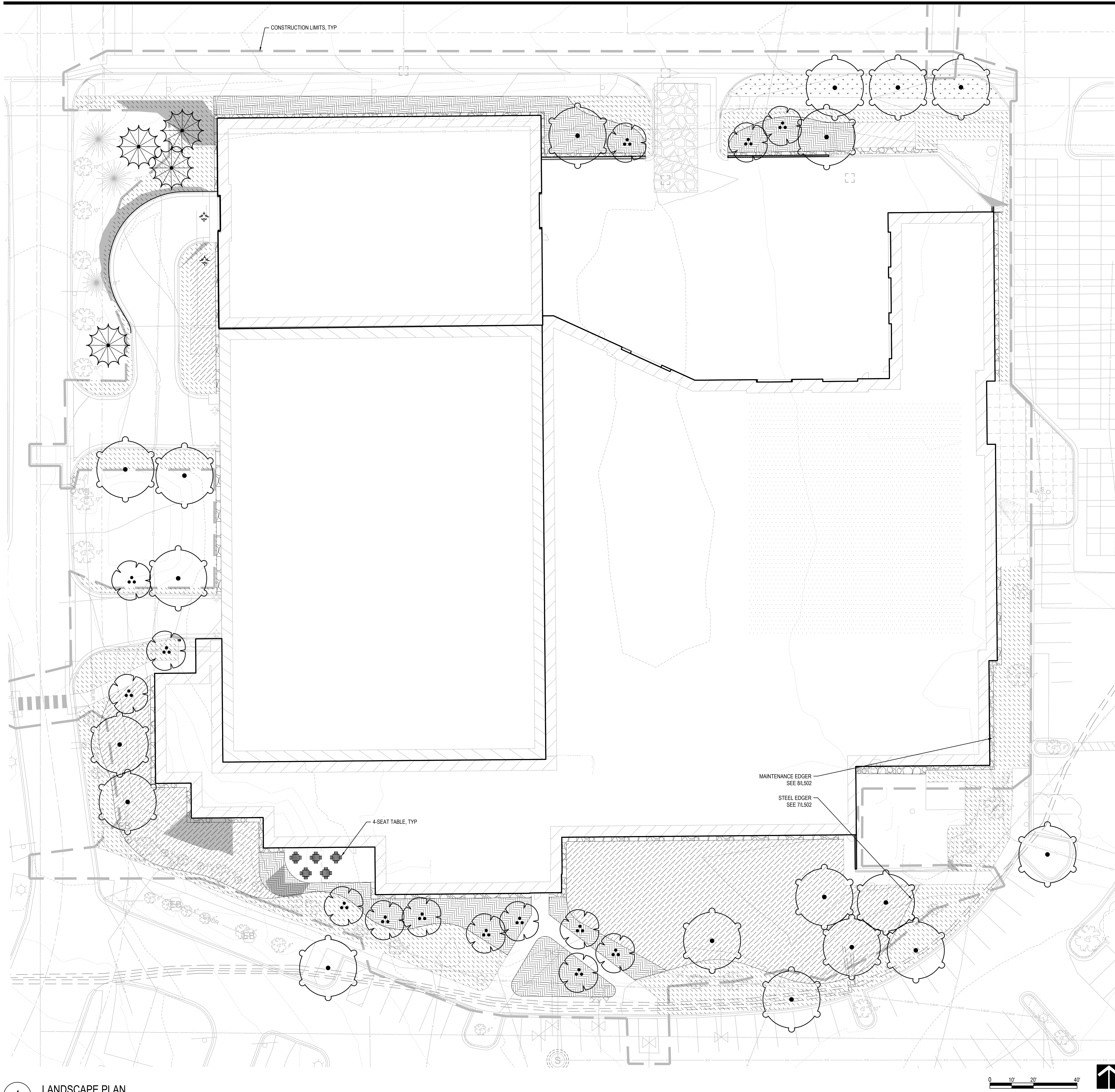
WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 10' 20' 40'



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
--------	------	-----	-------------------------	------

CONIFEROUS CANOPY TREE

	CT	4	Coniferous Tree	6' HT
--	----	---	-----------------	-------

DECIDUOUS CANOPY TREE

	DT	18	Deciduous Tree	3" B&B
--	----	----	----------------	--------

ORNAMENTAL TREE

	OT	14	Ornamental Tree	1 1/2" B&B
--	----	----	-----------------	------------

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
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SHRUB AREAS

	LB	488	Landscape Bed	#5 CONT	42" o.c.
--	----	-----	---------------	---------	----------

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
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GROUND COVERS

	GR	10,517 sf	Green Roof Sedum Mat
--	----	-----------	----------------------

	LS	1,203 sf	Lawn Sod
--	----	----------	----------

	LM	13,971 sf	Low Maintenance Turf
--	----	-----------	----------------------

	ME	2,063 sf	Maintenance Edger
--	----	----------	-------------------

	NS	11,649 sf	Native Seed Mix
--	----	-----------	-----------------

LANDSCAPE NOTES**GENERAL LANDSCAPE NOTES:**

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONFIRM ALL QUANTITIES, SHAPES, AND LOCATIONS OF LANDSCAPE AREAS, AND ADJUST TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MULCHES AND SOIL QUANTITIES TO COMPLETE THE WORK SHOWN IN THE DRAWINGS. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 - REFER TO SPECIFICATION SECTION 31 2323 FILL FOR SOIL TYPES AND REQUIREMENTS. DO NOT BEGIN PLANTING OPERATIONS IF SOIL CONDITIONS ARE NOT AS SPECIFIED.
 - REFER TO SPECIFICATION SECTION 32 9300 FOR MULCH TYPES AND REQUIREMENTS.
- LANDSCAPE BED AREAS TO CONTAIN SHRUBS AS SHOWN ON SHEET L102 AND HARDWOOD MULCH AND PLANTING SOIL AT DEPTHS IDENTIFIED IN DETAIL 4L501.
- BASEIN BOTTOM NATIVE SEED MIX AREAS TO CONTAIN PERENNIAL PLUG PLANTINGS AS OUTLINED IN DETAIL 7L501. REFER TO CIVIL FOR REQUIRED SOIL DEPTHS FOR BIOFILTRATION BASINS.
- REMOVE FROM THE SITE ALL TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE IS NOT ALLOWED.
- STORE TREE AND PLANTING BED LAYOUT IN-FIELD FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING OPERATIONS.

PROTECTIONS

- PROTECT EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES. REFER TO SHEET L500 FOR TREE PROTECTION REQUIREMENTS.
- KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. KEEP THE PROJECT SITE CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- PROVIDE AND MAINTAIN INLET AND PERIMETER EROSION CONTROL BMPs AS SPECIFIED ON CIVIL SHEETS.
- ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION WILL BE RESTORED WITH SEED OR SOO UNLESS OTHERWISE NOTED. SEE SPECIFICATIONS FOR TURF RESTORATION REQUIREMENTS.
- PLANT MATERIAL
- PLANT TREE ROOT BALLS FLUSH WITH FINAL GRADE AND THE TOP OF ROOT FLARE EXPOSED, PER PLANTING DETAILS.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- HEEL IN AND WATER ANY PLANT STOCK NOT PLANTED WITHIN 24 HOURS OF DELIVERY UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS AND OTHER PLANTING ACCESSORIES.

MAINTENANCE AND CARE

- BEGIN PLANT MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE.
- MAINTENANCE INCLUDES WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION.
- REFER TO SPECIFICATIONS FOR FULL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS.

IRRIGATION

- CONTRACTOR TO PROVIDE DESIGN-BUILD IRRIGATION SERVICES TO IRRIGATE ALL LANDSCAPE BEDS, SOODED, AND SEEDED AREAS.
- DESIGN FOR IRRIGATED AREAS MUST BE SUBMITTED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH OWNER ON FINAL PRODUCT SELECTION. AS-BUILT DOCUMENTATION WILL BE REQUIRED.

SITE FURNISHINGS

- INCLUDE PRICING FOR FOUR BIKE RACKS AND ASSOCIATED CONCRETE PAD.

1 LANDSCAPE PLAN
Scale: 1"=20'

0 10' 20' 40'



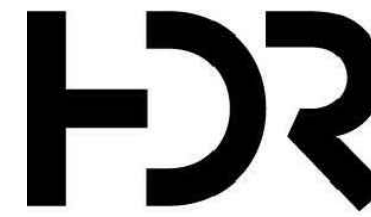
701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:



2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 400 | ST. LOUIS PARK, MN 55416-3410

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS

2	08/03/2026	DD PRICING
1	06/04/2026	SD SET
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:

ROSEVILLE MOC
SOUTH
WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: KAT
CHECKED BY: JSV
PROJ. NO: 2N8P5
DRAWING NO:

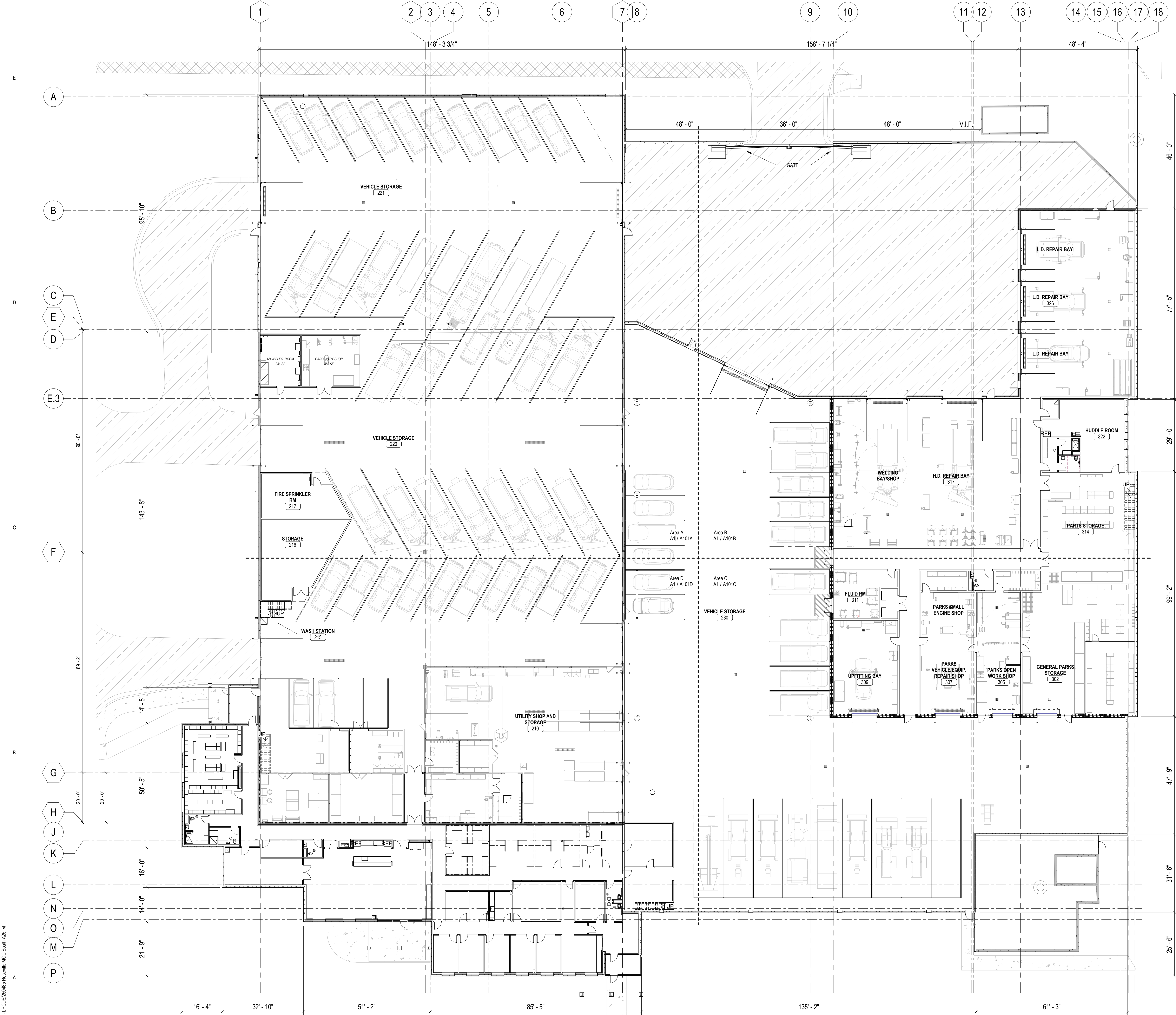
L101

WARNING

LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

Autodesk Docs/250485 Roseville MOC - LPC/250485 Roseville MOC South A101
8/3/2026 2:17:04 PM



GENERAL SHEET NOTES

- GENERAL NOTES APPLY TO ALL DRAWING SHEETS.
- COORDINATE THIS ARCHITECTURAL PLAN WITH PLANS BY ALL OTHER DISCIPLINES IN THE DOCUMENTS, SUCH AS CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION PLANS, AND OTHERS AS NECESSARY. NOTE: SYMBOLS USED IN PLANS BY OTHER DISCIPLINES MAY DIFFER FROM ARCHITECTURAL SYMBOLS.
- REFER TO THE CODE ANALYSIS ON SHEET **XX.XX (VERIFY SHEET NUMBER)** FOR REQUIRED FIRE RATINGS, TYPES AND LOCATIONS OF RATED ASSEMBLIES.
- ALL OPENINGS CUT, PENETRATIONS MADE, OR EQUIPMENT INSTALLED IN FIRE RATED ASSEMBLIES SUCH AS WALLS, PARTITIONS, FLOORS, CEILINGS, ETC. SHALL BE RESTORED, SEALED, FIRESTOPPED, OR OTHERWISE CONSTRUCTED TO MAINTAIN THE INTEGRITY AND FIRE RATING OF THE ASSEMBLY TO THE FULL SATISFACTION OF THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, AND OWNER. THE GENERAL CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THIS WORK.
- TYPICAL INTERIOR PARTITION IS A3 WALL TYPE UNLESS NOTED OTHERWISE. REFER TO WALL TYPES ON SHEET **XX.XX (VERIFY SHEET NUMBER)**.
- TYPICAL INTERIOR FURRING PARTITION IS F3 UNLESS NOTED OTHERWISE. REFER TO WALL TYPES ON SHEET **XX.XX (VERIFY SHEET NUMBER)**.
- DIMENSIONS OF INTERIOR WALLS ARE TO FACE OF STUD, FACE OF CMU, FACE OF CONCRETE, OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- DIMENSIONS OF EXTERIOR WALLS ARE TO EXTERIOR FACE OF SHEATHING, OR EXTERIOR FACE OF CMU OR CONCRETE UNLESS NOTED OTHERWISE. **VERIFY PER PROJECT**.
- AT "ALIGN" NOTE, FINISH FACE OF WALLS TO ALIGN.
- INSTALL ACOUSTIC BATT INSULATION IN ALL RESTROOM WALLS AND WALLS CONTAINING PLUMBING PIPES.
- REFER TO ENLARGED PLANS, WHEN PROVIDED, FOR ADDITIONAL INFORMATION TO SUPPLEMENT THE FLOOR PLANS.
- SEE SHEET **XX.XX (VERIFY SHEET NUMBER)** FOR STANDARD AND ACCESSIBLE MOUNTING HEIGHTS OF FIXTURES AND ACCESSORIES.
- REFER TO PLUMBING PLANS FOR FLOOR DRAINS AND CLEANOUTS.
- SEE ROOM FINISH SCHEDULE FOR ROOMS WHERE WINDOW TREATMENTS ARE TO BE INSTALLED.
- PROVIDE METAL AND/OR FIRE-RESISTANT WOOD BLOCKING AT ALL WALL MOUNTED FIXTURES, FURNITURE, EQUIPMENT, ACCESSORIES, AND OTHER SPECIALTIES.
- OWNER SUPPLIED FURNITURE AND EQUIPMENT SHOWN AS DASHED. NOT IN CONTRACT UNLESS NOTED OTHERWISE.
- ALL EXPOSED PIPES, VENTS, AND CONDUIT PENETRATING WALLS, FLOORS, OR CEILINGS SHALL HAVE FINISHED TRIM RINGS (ESCUTCHEONS).
- FIRESTOP AROUND MECHANICAL AND ELECTRICAL EQUIPMENT, ETC. WITH UL APPROVED FIRESTOPPING MATERIAL PER CODE AT ALL PENETRATIONS IN NEW AND EXISTING FIRE RATED WALLS OR FLOORS.
- ALL NEW AND EXISTING GYPSUM BOARD SURFACES WITHIN THE CONSTRUCTION LIMITS TO RECEIVE PAINT UNLESS NOTED OTHERWISE.
- EXTERIOR LANDINGS, STOOPS, BALCONIES, AND PORCHES SHALL BE LEVEL ACROSS DOORWAYS AND SHALL SLOPE AWAY FROM THE BUILDING AT 1/4" PER FOOT.
- EXISTING STRUCTURE LOCATIONS ARE APPROXIMATE AND BASED ON INFORMATION PROVIDED BY THE OWNER. FIELD VERIFY AS REQUIRED.
- INSTALL ACCESS PANELS IN GYPSUM BOARD CEILINGS AS REQUIRED TO PERFORM WORK. PAINT ACCESS PANELS TO MATCH ADJACENT SURFACE. COORDINATE ACCESS PANEL LOCATIONS WITH MECHANICAL.



701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:

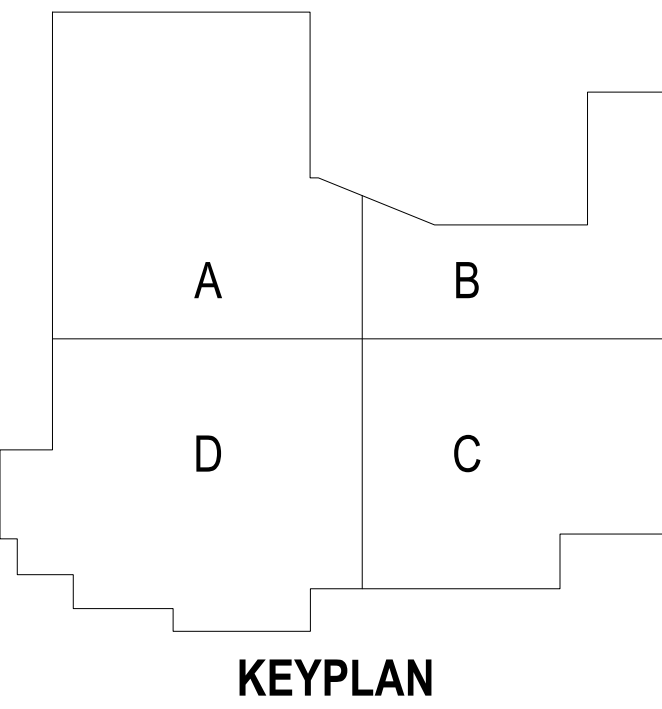


2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

CONSULTANT:



1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400



THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

08/03/2026 DO SET
06/05/2026 SD SET
NO DATE ISSUED FOR

NO DATE REVISION

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NOT FOR CONSTRUCTION
8/3/2026

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PROJECT NAME:
ROSEVILLE MOC SOUTH
1140 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:
OVERALL FLOOR PLAN

DRAWN BY: MC/IC
CHECKED BY: MST
PROJ. NO: 250485
DRAWING NO:

A101





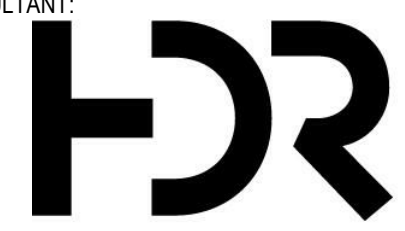
701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:



2660 CIVIC CENTER DRIVE
ROSEVILLE, MN 55113

CONSULTANT:



1670 Broadway
Suite 3400
Denver, CO 80202-4824

E

D

C

C1 3D BUILDING VIEW - LOOKING SOUTHWEST (REFERENCE ONLY)

S901

B

A

A1 3D BUILDING VIEW - LOOKING NORTHEAST (REFERENCE ONLY)

S901

A	B
D	C

KEYPLAN

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

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NO	DATE	REVISION
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NOT FOR CONSTRUCTION
08/03/2026

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PROJECT NAME:
ROSEVILLE MOC
SOUTH
1140 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:
PROJECT 3D VIEWS

DRAWN BY: WJD
CHECKED BY: GMC
PROJ. NO: 250485
DRAWING NO:

S901

MATERIALS

- B1 - 1/2" THIN BRICK
- PC1 - ARCHITECTURAL
PRECAST W/ REVEALS
- PC2 - ARCHITECTURAL
PRECAST W/ REVEALS
- MTL1 - METAL PANEL SIDING



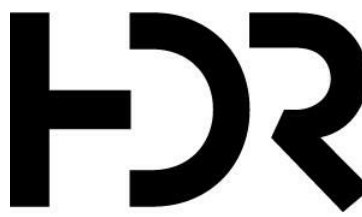
701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:

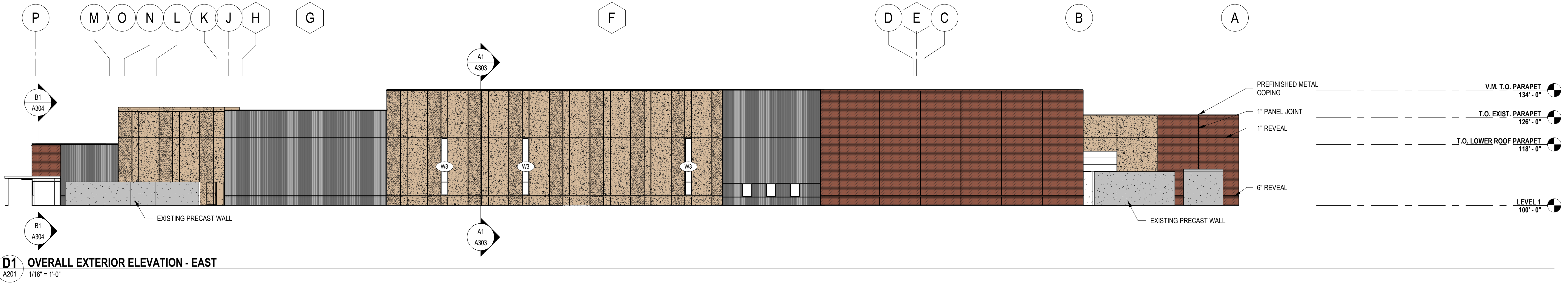


2880 CIVIC CENTER DR | ROSEVILLE, MN 55113

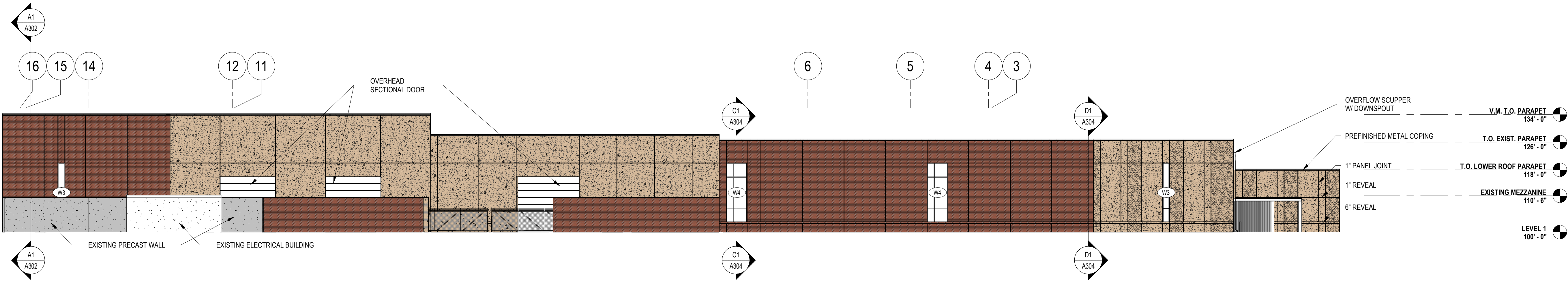
CONSULTANT:



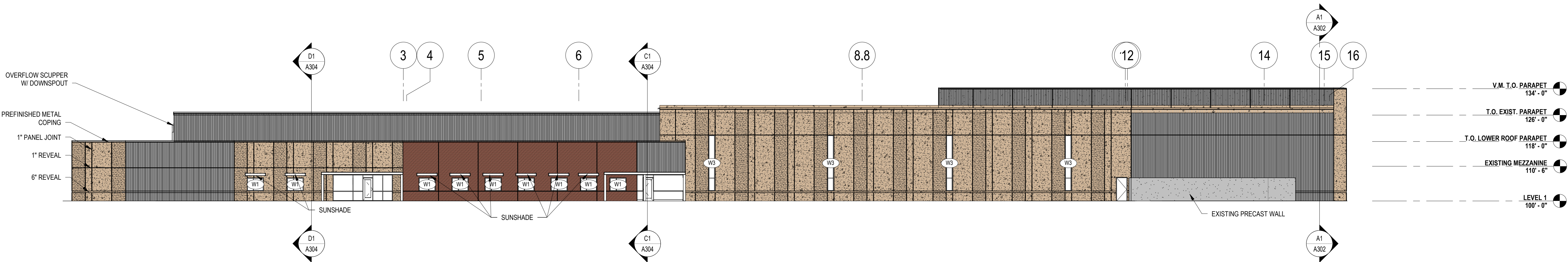
1601 UTICA AVENUE SOUTH, SUITE 600 | ST. LOUIS PARK, MN 55416-3400



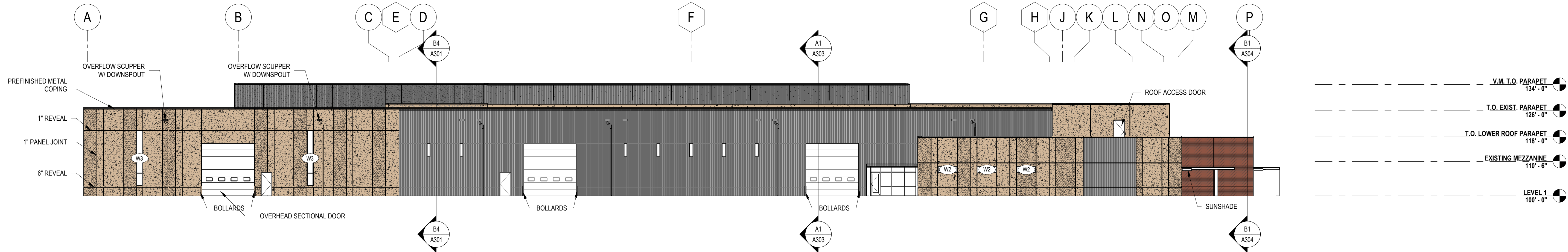
D1 OVERALL EXTERIOR ELEVATION - EAST
A201 1/16" = 1'-0"



C1 OVERALL EXTERIOR ELEVATION - NORTH
A201 1/16" = 1'-0"



B1 OVERALL EXTERIOR ELEVATION - SOUTH
A201 1/16" = 1'-0"



A1 OVERALL EXTERIOR ELEVATION - WEST
A201 1/16" = 1'-0"

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ON FULL SIZE SHEETS

08/03/2026 DD SET
06/05/2026 SD SET
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
8/3/2026

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PROJECT NAME:

ROSEVILLE MOC
SOUTH

1140 WOODHILL DRIVE
ROSEVILLE, MN 55113

DRAWING TITLE:

OVERALL EXTERIOR
ELEVATIONS

DRAWN BY: MC/C

CHECKED BY: MST

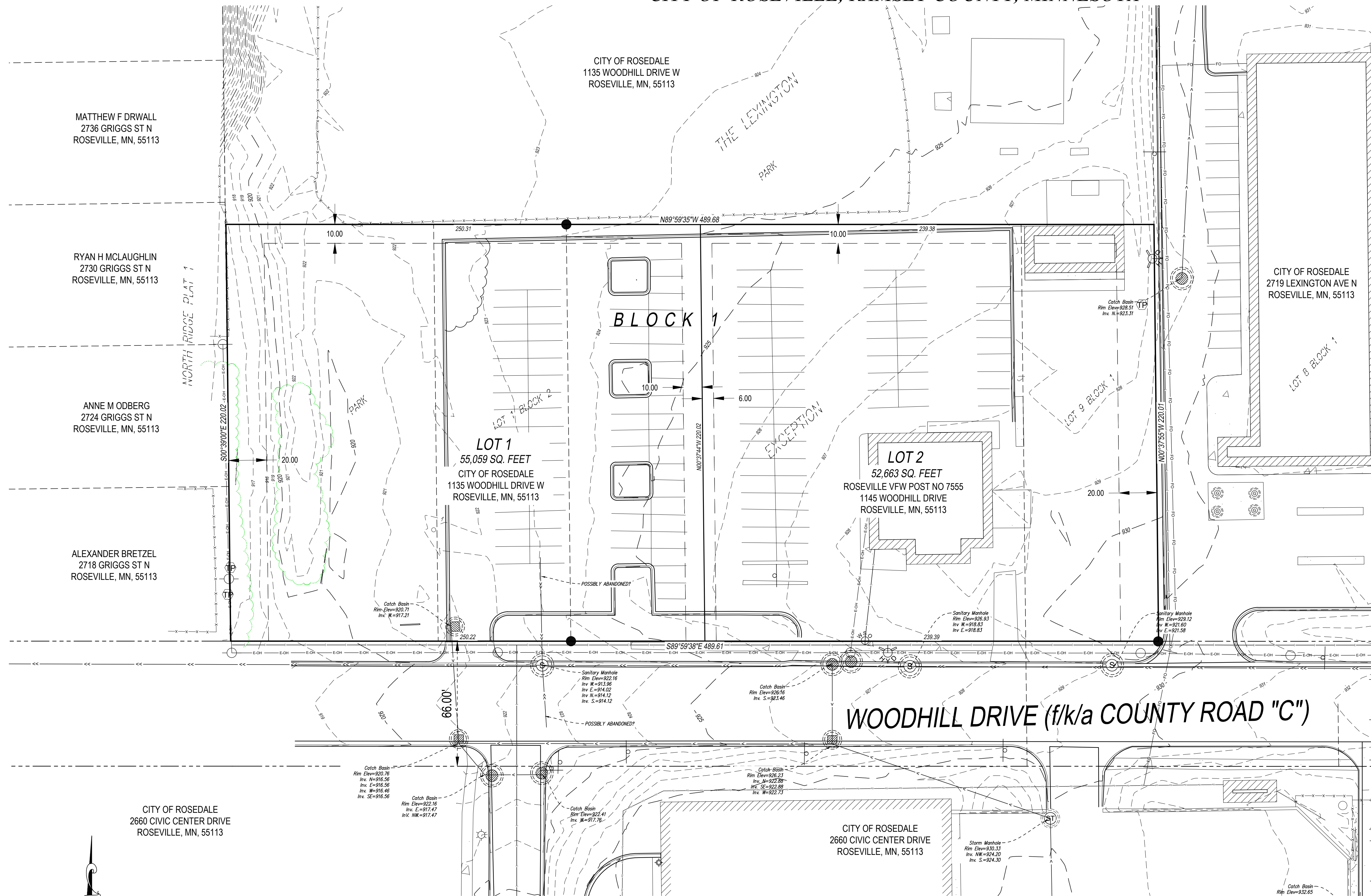
PROJ. NO: 250485

DRAWING NO:

A201

ROSEVILLE CIVIC CENTER

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 4TH PRINCIPAL MERIDIAN
CITY OF ROSEVILLE, RAMSEY COUNTY, MINNESOTA



Lot 9, Block 1, THE LEXINGTON

Lot 1, Block 2, THE LEXINGTON

That part of the publicly dedicated park in THE LEXINGTON, lying south of the westerly projection of the north line of Lot 1, Block 2, THE LEXINGTON, to the west boundary of THE LEXINGTON.

The West 240 feet of the East 637.3 feet of the South 286 feet lying North of the South line of County Road "C" in Section 3, Township 29 North of Range 23 West.

- LEGEND**
- DENOTES EXISTING PARCEL LINE
 - DENOTES PROPOSED PLAT BOUNDARY
 - DENOTES PROPOSED LOT BOUNDARY
 - DENOTES PROPOSED BUILDING SETBACK
 - DENOTES FOUND IRON PIPE
 - DENOTES EXISTING SIGN
 - DENOTES EXISTING POWER POLE
 - DENOTES EXISTING TELEPHONE PEDESTAL
 - DENOTES EXISTING WATER SHUT OFF
 - DENOTES EXISTING HYDRANT
 - DENOTES EXISTING GAS MANHOLE
 - DENOTES EXISTING DRAINAGE MANHOLE
 - DENOTES EXISTING DRAINAGE INLET
 - DENOTES EXISTING SANITARY MANHOLE
 - DENOTES EXISTING MAJOR CONTOUR - 5'
 - DENOTES EXISTING MINOR CONTOUR - 1'
 - DENOTES STORM SEWER
 - DENOTES SANITARY SEWER
 - DENOTES WATERMAIN
 - DENOTES OVERHEAD ELECTRIC
 - DENOTES UNDERGROUND TELEPHONE
 - DENOTES UNDERGROUND ELECTRIC
 - DENOTES UNDERGROUND FIBER OPTIC
 - DENOTES UNDERGROUND CABLE TV
 - DENOTES UNDERGROUND GAS
 - DENOTES FENCE LINE

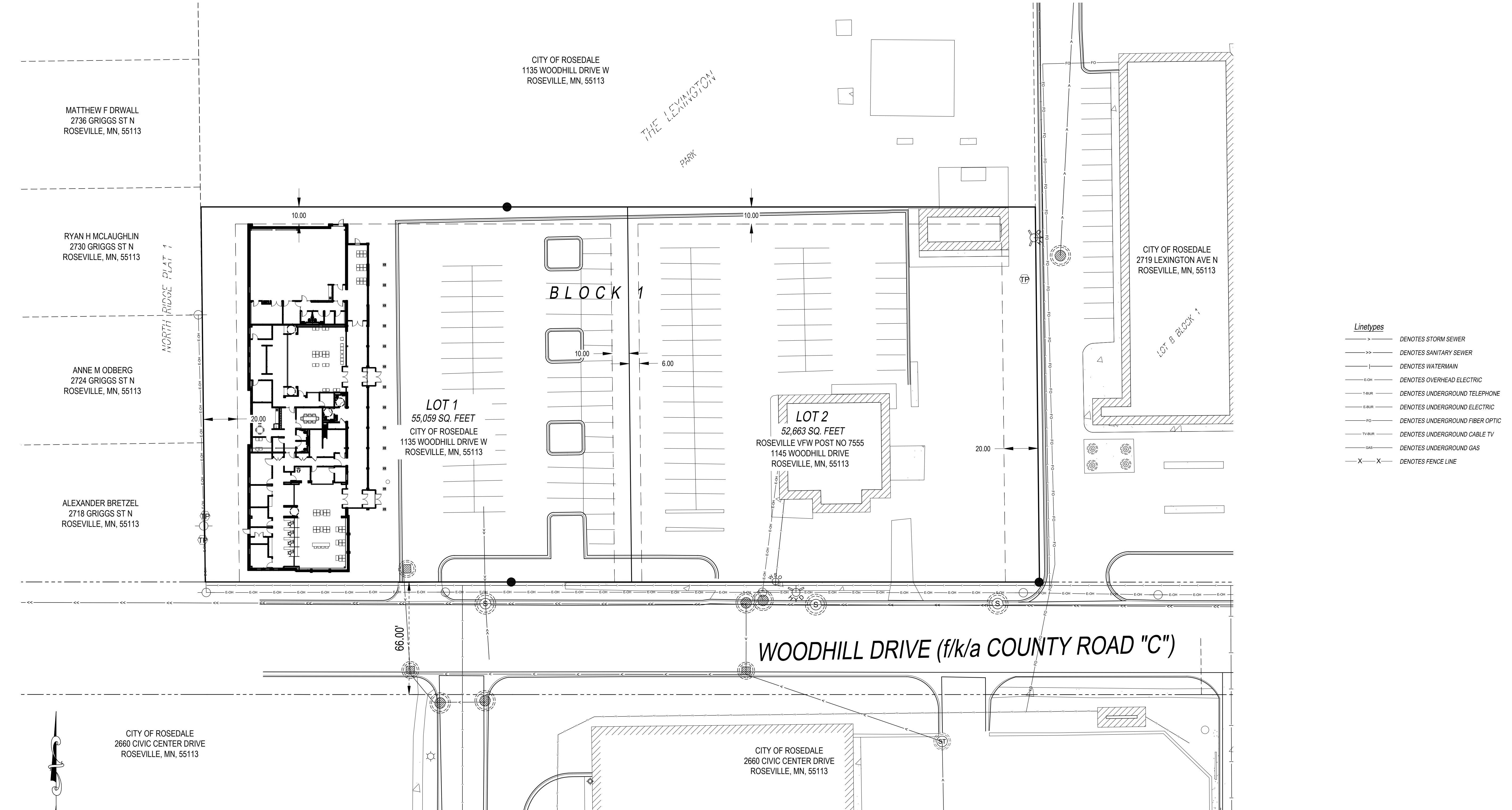
07/14/2026

SHEET 1 of 4 SHEETS

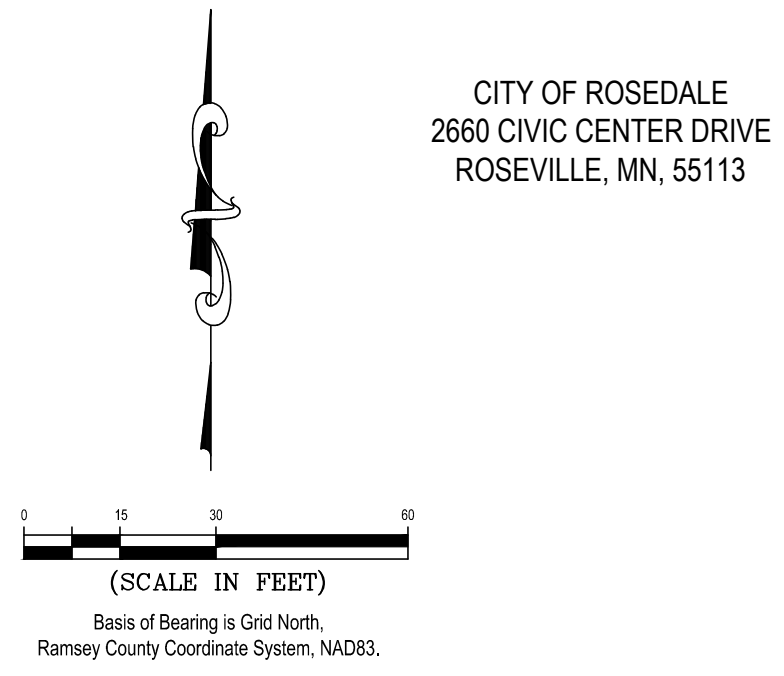


PROPOSED IMPROVEMENTS

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 4TH PRINCIPAL MERIDIAN
CITY OF ROSEVILLE, RAMSEY COUNTY, MINNESOTA



- Linetypes**
- >— DENOTES STORM SEWER
 - >>— DENOTES SANITARY SEWER
 - |— DENOTES WATERMAIN
 - E-OH— DENOTES OVERHEAD ELECTRIC
 - T-BUR— DENOTES UNDERGROUND TELEPHONE
 - E-BUR— DENOTES UNDERGROUND ELECTRIC
 - FO— DENOTES UNDERGROUND FIBER OPTIC
 - TV-BUR— DENOTES UNDERGROUND CABLE TV
 - GAS— DENOTES UNDERGROUND GAS
 - X—X— DENOTES FENCE LINE



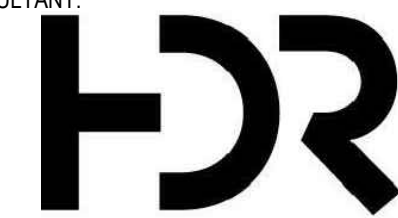


701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:

2660 CIVIC CENTER DR
ROSEVILLE, MN 55113

CONSULTANT:

1670 BROADWAY, SUITE 3400
DENVER, CO 80202-4824**LEGEND**

- CONSTRUCTION LIMITS
- STORM SEWER
- DRAINTILE
- FM --- FORCE MAIN
- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY SEWER
- SANITARY MANHOLE
- CLEANOUT, SEE 3/C505
- WATER SERVICE
- GATE VALVE, SEE 3/C502
- CURBSTOP, SEE 3/C502
- HYDRANT, SEE 2/C502
- THRUST BLOCK, SEE 3/C502
- FIRE DEPARTMENT CONNECTION

GENERAL NOTES

- EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. UTILIZE THE "COPIER STATE ONE CALL SYSTEM" (1-800-252-1166) TO HAVE PUBLIC UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. CONTACT THE OWNER TO LOCATE PRIVATE UTILITIES LOCATED WITHIN THE CONSTRUCTION LIMITS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- SITE LIGHTING IS SHOWN FOR LOCATION ONLY. REFER TO ELECTRICAL SITE PLAN FOR ELECTRICAL ROUTING AND ADDITIONAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED, ALL UTILITY TRENCHES SHALL BE CONSTRUCTED PER 1/C502.
- ADJUST ALL RISERS AND CASTINGS TO FINISH GRADE.
- PREVENT CONSTRUCTION SEDIMENT, DIRT & DEBRIS FROM ENTERING INFILTRATION BMPs.
- TRACER WIRE SHALL BE INSTALLED PER 2/C505 AND INDICATED IN THE PROJECT MANUAL SECTION 33.313.
- UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS AND DETAIL PLATES.

THIS SQUARE APPEARS 1/2" x 1/2"
ON FULL SIZE SHEETS

2	08/03/2026	DO PRICING
1	05/08/2026	SD PRICING
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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08/03/2026

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PROJECT NAME:

ROSEVILLE LICENSE
AND PASSPORT CTR
AND DANCE STUDIO1133 WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:

UTILITY PLAN

WARNINGLOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGINGMINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

0 10' 20' 40'



DRAWN BY: DPG

CHECKED BY: JTC

PROJ. NO: 250485

DRAWING NO:

C201





701 WASHINGTON AVE, N, STE 200 | MINNEAPOLIS, MN 55401 | 612.338.2029

CLIENT:
ROSEVILLE
2660 CIVIC CENTER DR
ROSEVILLE, MN 55113

CONSULTANT:
HR
1670 BROADWAY, SUITE 3400
DENVER, CO 80202-4824

GENERAL SHEET NOTES

- INSTALL LIGHTING AND POWER CONDUITS BETWEEN 24" (MINIMUM) AND 36" (MAXIMUM) BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
- INSTALL TECHNOLOGY CONDUITS AT 36" MINIMUM BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
- PROVIDE MINIMUM 1" CONDUIT SIZE FOR SITE LIGHTING, UNLESS NOTED OTHERWISE.
- CONDUIT ROUTING SHOWN IS DIAGRAMMATIC ONLY. COORDINATE ACTUAL ROUTING WITH OTHER TRADES.
- REFER TO ELECTRICAL SITE DETAILS FOR SPECIFIC INSTALLATION REQUIREMENTS.
- REFER TO LIGHTING AND POWER PLANS FOR BUILDING MOUNTED FIXTURES AND DEVICES.
- REFER TO SPECIFICATION SECTION 26 0519 FOR REQUIRED CONDUCTOR SIZE ADJUSTMENTS FOR VOLTAGE DROP.
- REFER TO LIGHTING CONTROLS SEQUENCE OF OPERATIONS SCHEDULE FOR EXTERIOR LIGHTING CONTROLS.

KEYED SHEET NOTES

- PROVIDE FLAG POLE LIGHT PER SPECIFICATION XX XXXX. CONNECT TO INDICATED CIRCUIT.
- PROVIDE TWO HANDHOLES FOR LINE / LOW VOLTAGE CONDUCTORS TO SERVE EV CHARGING STATION(S).
- PROVIDE DEDICATED CIRCUITS INDICATED FOR EV CHARGERS. CONFIRM POWER REQUIREMENTS FOR SELECTED MAKE / MODEL.
- PROVIDE COURT LIGHTING EQUIPPED WITH PUSH BUTTON TIMER CONTROLS FOR USER OPERATION.
- PROVIDE A POLE MOUNTED 360 DEGREE SECURITY CAMERA MOUNTED ON THE SITE LIGHTING POLE.
- PROVIDE LINE VOLTAGE CIRCUIT TO SINGLE POINT CONNECTION FOR SCOREBOARD. PROVIDE (X) X" UNDERGROUND CONDUIT FOR XXX SCOREBOARD AND (1) X" UNDERGROUND CONDUIT FOR FLAGPOLE LIGHT. ADDITIONALLY, PROVIDE (X) X" CONDUITS FOR AUDIOVISUAL JUNCTION BOX FOR SCOREBOARD. CONFIRM POWER AND TECHNOLOGY REQUIREMENTS WITH SCOREBOARD MANUFACTURER. COORDINATE EXACT LOCATION OF SCOREBOARD WITH OWNER PRIOR TO WORK COMMENCING.

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

08/03/2026	DD SET	
05/07/2026	SD SET	
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
NOT FOR CONSTRUCTION
08/03/2026

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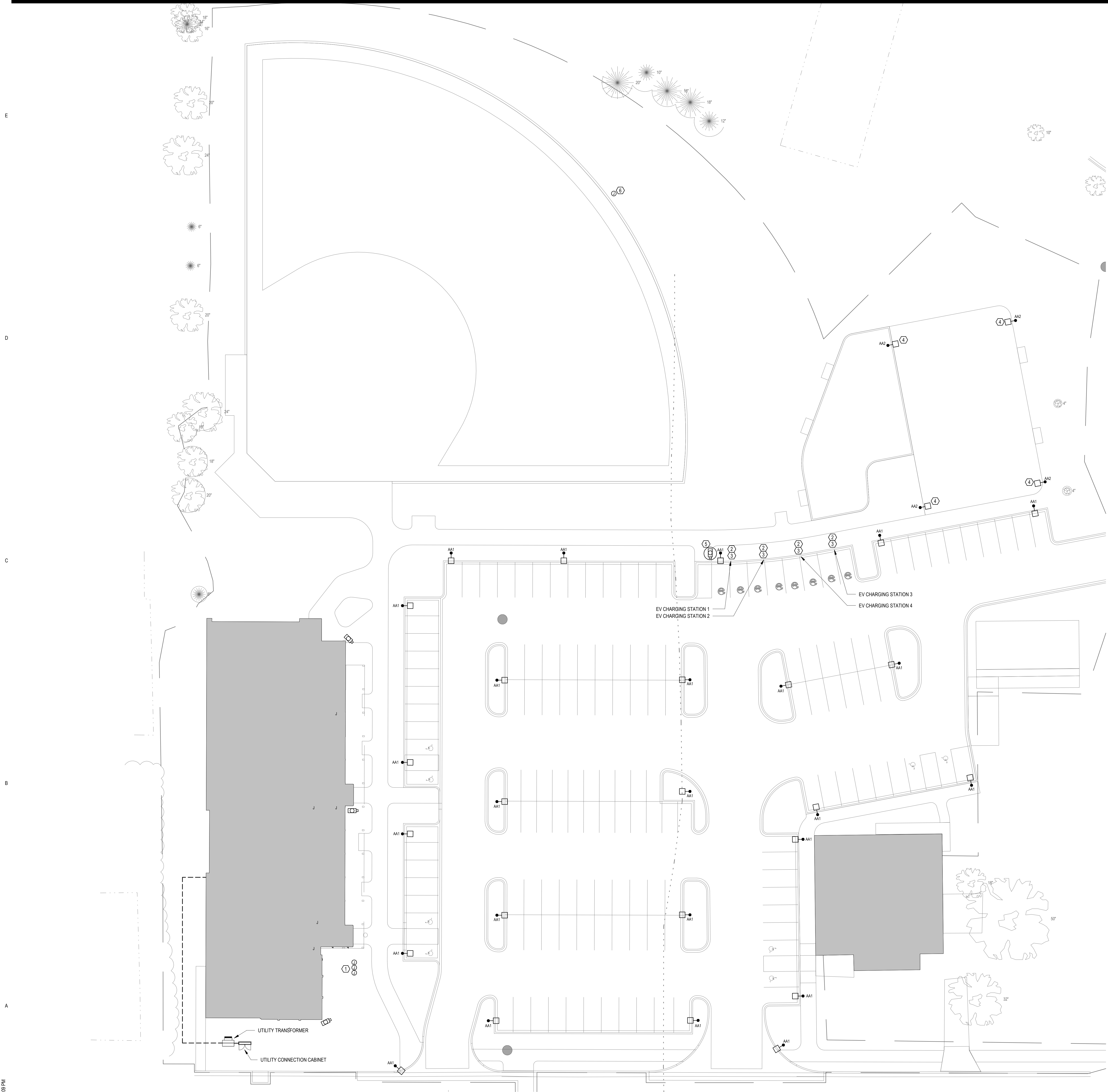
PROJECT NAME:
**ROSEVILLE LICENSE
AND PASSPORT CTR
AND DANCE STUDIO**

1133 WOODHILL DR
ROSEVILLE, MN 55113

DRAWING TITLE:
**ELECTRICAL SITE
PLAN**

DRAWN BY: XXX
CHECKED BY: XXX
PROJ. NO: 250791
DRAWING NO:

ES101



A1 ELECTRICAL SITE PLAN
ES101 / 1" = 20'-0"

City of Roseville Civic Campus Open House Meeting Summary

Date: July 15, 2026, 6:00 PM - 8:00 PM

Location: Roseville City Hall, Willow Conference Room, 2660 Civic Center Drive, Roseville

Roseville Staff Present: Pat Trudgeon, Matthew Johnson, Jesse Freihammer

Open House Participants - See attached list.

Meeting Summary

Roseville staff walked participants through the individual boards to discuss the proposed zoning changes, plat, site plan architectural elements, and timeline of the proposed Civic Campus Plan. Residents were encouraged to provide comments and to gather additional information from the city website and to sign up for alerts on the project.

- One resident expressed concerns about the changes and would like the project to occur elsewhere. There were concerns about the new LPCDS building being in close proximity to neighbors to the west. Concerns of increased noise from the MOC north site.
- A lot of residents were satisfied with the current plans compared to previous plans presented to the public due to a larger portion of the park being saved and the smaller scale of building construction north of Woodhill.
- Residents indicated they would like to make sure there is adequate screening between the LPCDS building and the neighboring properties to the west
- Some residents wanted to make sure there was adequate fencing around the north MOC site.
- A few residents wanted to make sure there was good pedestrian connectivity on Woodhill to the parks. Staff indicated a full pathway will be constructed on the south side of Woodhill likely in later 2030 after the Civic Campus project.
- A few residents raised concerns about noise and dust during construction. Staff indicated that proactive communication will be going out from the construction manager and the City about the schedule of construction activities and will provide information for residents to contact with any questions or concerns during construction.
- One resident wanted to make sure that any playground equipment was not adjacent to the rear yards of the homes on Griggs Street. Current plans show the playground on the east side of the site, near MOC North

- A few residents asked about the park activities during construction. Staff indicated that the park would be closed for a period of time during construction to serve as a staging area.
- A resident wanted to make sure that fencing on the west property line would not block sun from their garden. Staff noted the request and indicated most likely a fence would not be placed adjacent to their rear lot line as their lot is north of the LPCDS building.

Written feedback to the meeting is attached.



From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#); [Matthew Johnson](#)
Subject: Fw: Maintenance Operations Center/re-zoning
Date: Wednesday, July 15, 2026 5:17:01 PM

FYI

Get [Outlook for iOS](#)

From: Mary Beth Kehrwald [REDACTED]
Sent: Wednesday, 15 July 2026 16:49:02
To: Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Cc: Michael Zajicek [REDACTED]
Subject: Maintenance Operations Center/re-zoning

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Pat,

I'm a nearby neighbor (Griggs & Woodhill) to the proposed new Maintenance Operations Center (MOC) that is being considered for re-zoning. As the city considers its options and makes decisions on how to proceed with this project, I want to urge the city to be mindful of the impact of MOC operations on noise levels and the characteristic of the neighborhood. As a resident, it feels like the city has already decided that it is going to re-develop the space north of Woodhill at Lexington where the existing license center is located. Our neighborhood already experiences elevated noise levels from the Oval operations (both throughout the year and event-related), and from City activities, especially on Tuesdays (maybe related to waste collection, but a consistent loud hum).

I'm concerned that if the city moves MOC operations closer to residential homes that we'll be more significantly impacted by noise from the operations. Has the city determined that these operations need to be co-located with other city operations? If not, I'd urge the city to consider locating the MOC in a commercial or non-residential area of Roseville where families would be less impacted by the large and loud vehicles that will be in and out to maintain our community.

The existing operations center is more discrete, tucked in with the fire station, city hall, and Oval, whereas the new center will make the neighborhood feel more encased by operations - on both the north and south side of Woodhill and closing off the Lexington/Woodhill NW corner which currently has buildings that are set back from the road and is a commercial area. Approving institutional zoning and the development of the MOC here will change the characteristic of the Lexington and Woodhill corner from a commercial and walkable area to one that I'm likely to avoid, including making me less likely to support the coffee shop on the SE corner of the road (that I love!) as I avoid the noise and traffic of heavy duty maintenance vehicles.

I love our neighborhood despite the noise and traffic generated by the existing city operations, but I'm concerned about the NW corner being re-zoned from the park and commercial area that it currently is to an institutional zoning and expansion of city operations with the new

MOC. Not only will the MOC on the NW corner of Lexington and Woodhill impact the walkability, noise, and characteristic of our neighborhood when the MOC could reasonably be located in a commercial area without negatively impacting the quality of life, but the proposed location for the new license building will practically be in our neighbor's backyards when they currently have green space and park access. This is a huge change to the feel of a neighborhood.

I strongly advocate for the re-zoning of the area to be denied. If the city decides to re-zone the area and proceed with their development proposals anyway, please consider the noise and feel of the neighborhood in addition to the space needs and cost of the projects. Please strive to mitigate noise impacts to the neighborhood to ensure that residents in the area can continue to live here in peace and endeavor to maintain the walkability and accessibility of the area, both during construction and once in operation. Keep in mind that large, heavy duty maintenance vehicles are loud and may be difficult for residents to walk near with our families and pets (they are super exciting to our pets which can lead to major pulling). Please build walkways and intersections with this in mind along with coaching city vehicle drivers to be mindful of pedestrians and stopping before entering the road - something I haven't always experienced with the city vehicles entering Woodhill from the driveways on the south side of the road when walking in our neighborhood.

Thank you for your consideration,

Mary Beth Kehrwald & Michael Zajicek
2723 Griggs St N

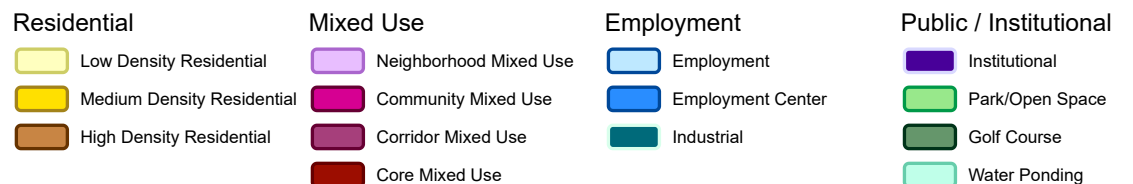


Existing Comprehensive Plan (Future Land Use)

- | Residential | Mixed Use | Employment | Public / Institutional |
|--|--|---|---|
|  Low Density Residential |  Neighborhood Mixed Use |  Employment |  Institutional |
|  Medium Density Residential |  Community Mixed Use |  Employment Center |  Park/Open Space |
|  High Density Residential |  Corridor Mixed Use |  Industrial |  Golf Course |
| |  Core Mixed Use | |  Water Ponding |



Proposed Comprehensive Plan (Future Land Use)



EXISTING ZONING CLASSIFICATIONS

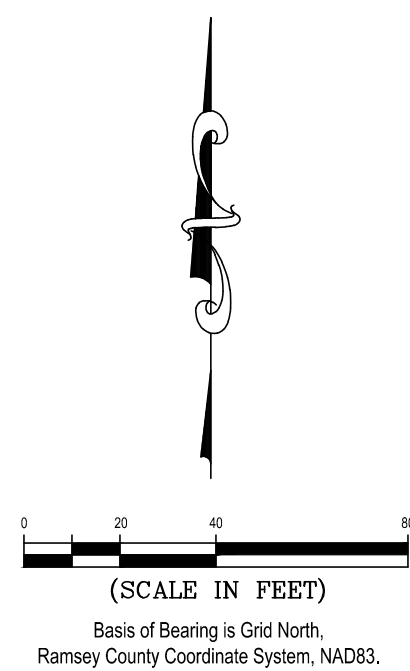
VETERANS PARK AREA
CITY OF ROSEVILLE, RAMSEY COUNTY, MINNESOTA



- NEIGHBORHOOD MIXED USE (MU-1)
- PARK AND OPEN SPACE (PR)
- LOW DENSITY RESIDENTIAL (LDR)
- INSTITUTIONAL (INST)
- HIGH DENSITY RESIDENTIAL (HDR)

LEXINGTON AVENUE

WOODHILL DRIVE (f/k/a COUNTY ROAD "C")



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SHEET 3 of 4 SHEETS



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PROPOSED ZONING CLASSIFICATIONS

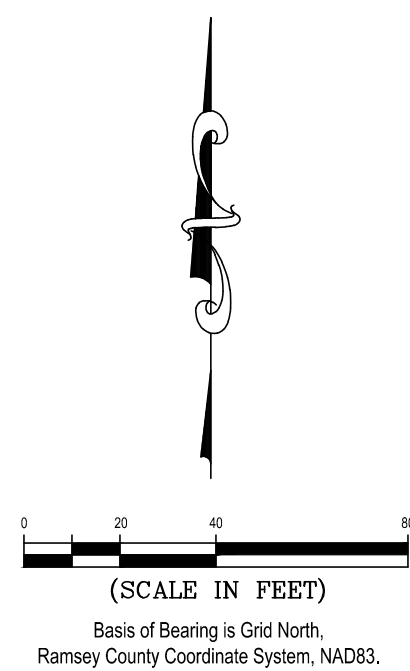
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SHEET 4 of 4 SHEETS

