

#### SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED ON THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION. FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS,

- BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES, THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH ADA REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 2" WIDE WHITE PAINTED LINE, SPACED 4" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 4' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURBS AND GUTTER TYPE SHALL BE 3612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-TYPED BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- UTURNOUS PARKING TO BE "RIGHT OUT" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRP LINE. SEE LANDSCAPE DOCUMENTS.

#### CITY OF APPLE VALLEY SITE SPECIFIC NOTES:

- RESERVED FOR CITY SPECIFIC SITE NOTES.

#### SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING	PROPOSED
BUILDING COVERAGE	4,824 SF 12.3%	7,533 SF 30.1%
ALL PAVEMENTS	26,253 SF 70.7%	11,002 SF 56.0%
ALL NON-PAVEMENTS	6,189 SF 16.5%	8,979 SF 23.9%
TOTAL SITE AREA	37,566 SF 100.0%	37,566 SF 100.0%
IMPERVIOUS SURFACE		
EXISTING CONDITION	31,377 SF 83.5%	
PROPOSED CONDITION LOT	28,588 SF 76.1%	
DIFFERENCE (EX. VS PROP.)	-2,789 SF -7.4%	
IMPERVIOUS TOTAL	28,588 SF 76.1%	

#### SITE INFO:

Zoning	RB	Retail Business
Total Lot Area	37,566 SF	( 0.86 AC)
Current Use	Motor Fuel Station	
Proposed Use	Retail	
Gross SF	7,512.0	

Parking	Required	Proposed
	31 *	50

\* One parking space for each 250 square feet of gross floor area, plus six stacking spaces for each drive-in window.

Setbacks		
Building	Along Principle Arterial (Cedar)	50 feet
	Along Community Collector (147th)	40 feet
	Along Other Streets (Glenda)	30 feet
Parking	Along Public Streets	15 feet

#### SITE PLAN LEGEND

- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
- PROPERTY LINE
- CURB AND GUTTER-SEE NOTES (7.0) TIP OUT CUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROWS
- SIGN AND POST ASSEMBLY - SHOP DRAWINGS REQUIRED.
  - HC = ACCESSIBLE SIGN
  - NP = NO PARKING FIRE LANE
  - ST = STOP
  - CP = COMPACT CAR PARKING ONLY



PROJECT  
**7525 147TH STREET WEST**

7525 147TH ST W, APPLE VALLEY, MN 55124

**7525 CEDAR, LLC**

2780 N. UNIVERSITY DR., DAVIE, FLORIDA 33024

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Matthew R. Paves*  
DATE: 9/25/15 LICENSE NO. 44763

#### ISSUES/SUBMITTAL SUMMARY

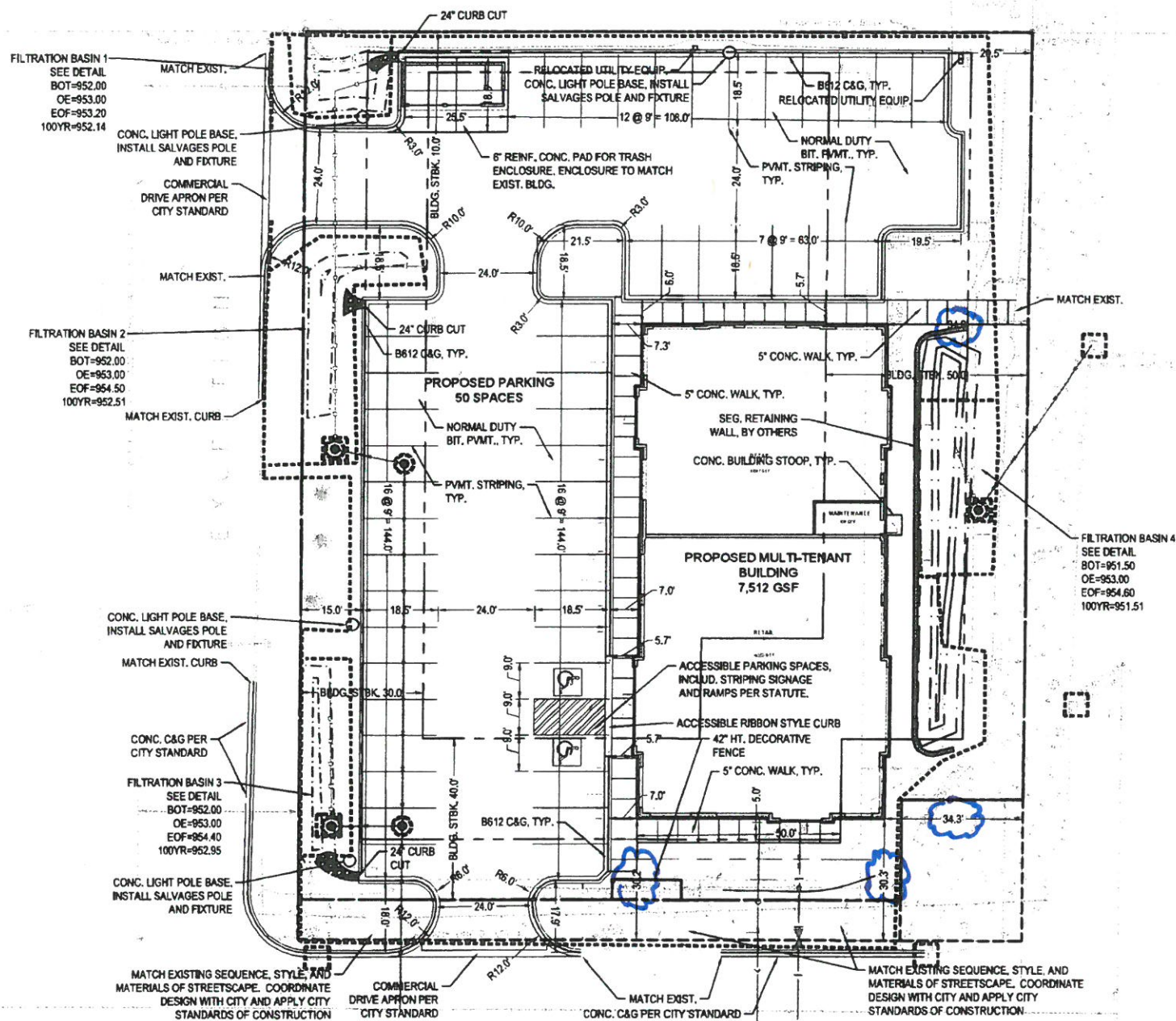
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9/25/15 CITY SUBMITTAL

#### REVISION SUMMARY

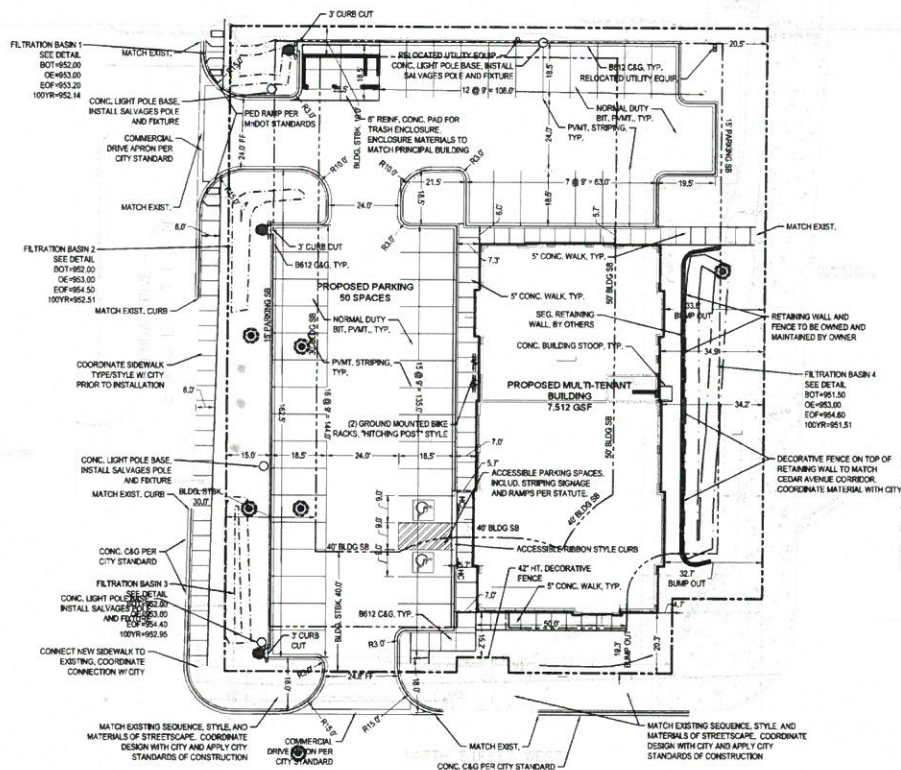
DATE DESCRIPTION

#### SITE PLAN

**C2.0**







# SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING	PROPOSED
BUILDING COVERAGE	4,824 SF 12.9%	7,538 SF 20.1%
ALL PAVEMENTS	26,563 SF 70.8%	21,050 SF 56.2%
ALL NON-PAVEMENTS	6,104 SF 16.3%	8,893 SF 23.7%
TOTAL SITE AREA	37,481 SF 100.0%	37,481 SF 100.0%
IMPERVIOUS SURFACE		
EXISTING CONDITION	31,377 SF 83.7%	
PROPOSED CONDITION LOT	28,588 SF 76.3%	
DIFFERENCE (EX. VS PROP.)	-2,789 SF -7.4%	
IMPERVIOUS TOTAL	28,588 SF 76.3%	

## SITE INFO:

Zoning	RB Retail Business
Total Lot Area	37,481 SF ( 0.86 AC)
Current Use	Motor Fuel Station
Proposed Use	Retail
Gross SF	7,512.0
Parking	Required 43 *Per City Calculations Proposed 48
Setbacks	
Building	Along Principle Arterial (Cedar) 50 feet Along Community Collector (147th) 40 feet Along Other Streets (Glenda) 30 feet
Parking	Along Public Streets 15 feet

## PROJECT SPECIFIC SITE NOTES:

- CONVEYANCE SHALL BE MAINTAINED ALONG THE SIDEWALK ON 147TH STREET THROUGHOUT THE CONSTRUCTION PROCESS EXCEPT FOR TEMPORARY CLOSURES DURING CONSTRUCTION ACTIVITY. SIGNAGE PER THE MN MUTCD SHALL BE PROVIDED.
- ANY NEW CURB, SIDEWALK, AND STREETSCAPE AMENITIES ALONG 147TH STREET WEST SHALL BE INSTALLED IN CONFORMANCE WITH THE EXISTING RING ROUTE DESIGN, COORDINATE WITH CITY.

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- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREPARED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- CURB AND GUTTER TYPE SHALL BE 8612 UNLESS OTHERWISE NOTED ON THE DRAWINGS-PAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RACKS ARE MINIMUM 7" UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAN FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRP LINE. SEE LANDSCAPE DOCUMENTS.

## CITY OF APPLE VALLEY SITE SPECIFIC NOTES:

- ALL WORK WITHIN CITY RIGHT OF WAY SHALL REQUIRE A RIGHT OF WAY PERMIT AND BE CONSTRUCTED IN ACCORDANCE WITH CITY OF APPLE VALLEY STANDARDS.
- SIDEWALK, PAVEMENT, STRIPING, CURB AND GUTTER AND MEDIAN SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.

## SITE PLAN LEGEND:

	CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK)
	PROPERTY LINE
	CURB AND GUTTER-SEE NOTES (1.0) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
	TRAFFIC DIRECTIONAL ARROWS
	SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING PRECISE LINE ST = STOP CP = COMPACT CAR PARKING ONLY

GOPHER STATE ONE CALL  
WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1188 TOLL FREE  
(651) 454-0002 LOCAL



**CivilSite**  
GROUP

4911 W. 35TH ST., SUITE 200  
511 LOUISIANA, MN 55415  
CivilSiteGroup.com

Map Files: 763-215-3644 Plot Server: 953-355-2005

**DJR**  
ARCHITECTURE, INC.

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763-944-1111  
www.djrarch.com

7525 147TH STREET WEST

7525 147TH ST. W. APPLE VALLEY, MN 55124

7525 CEDAR, LLC

2760 N. UNIVERSITY DR., DAVIE, FLORIDA 33024

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*[Signature]*  
DATE: 05/16 LICENSE NO. 44263

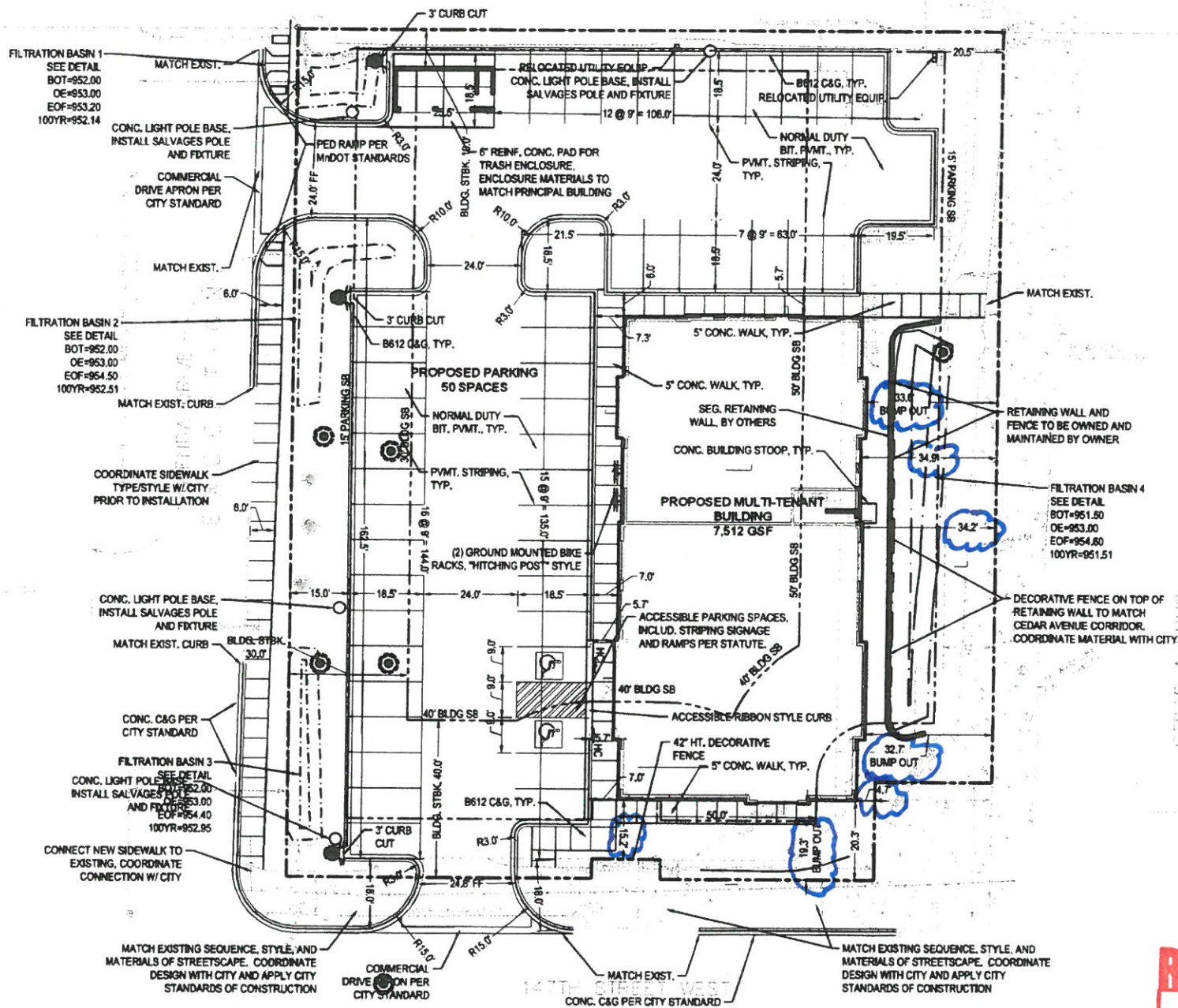
ISSUE/SUBMITTAL SUMMARY  
DATE/DESCRIPTION  
05/15 CITY SUBMITTAL  
11/15 CITY RE-SUBMITTAL  
05/18 BID SET

REVISION SUMMARY  
DATE/DESCRIPTION

SITE PLAN

C2.0

**REVISED**



**REVISED**