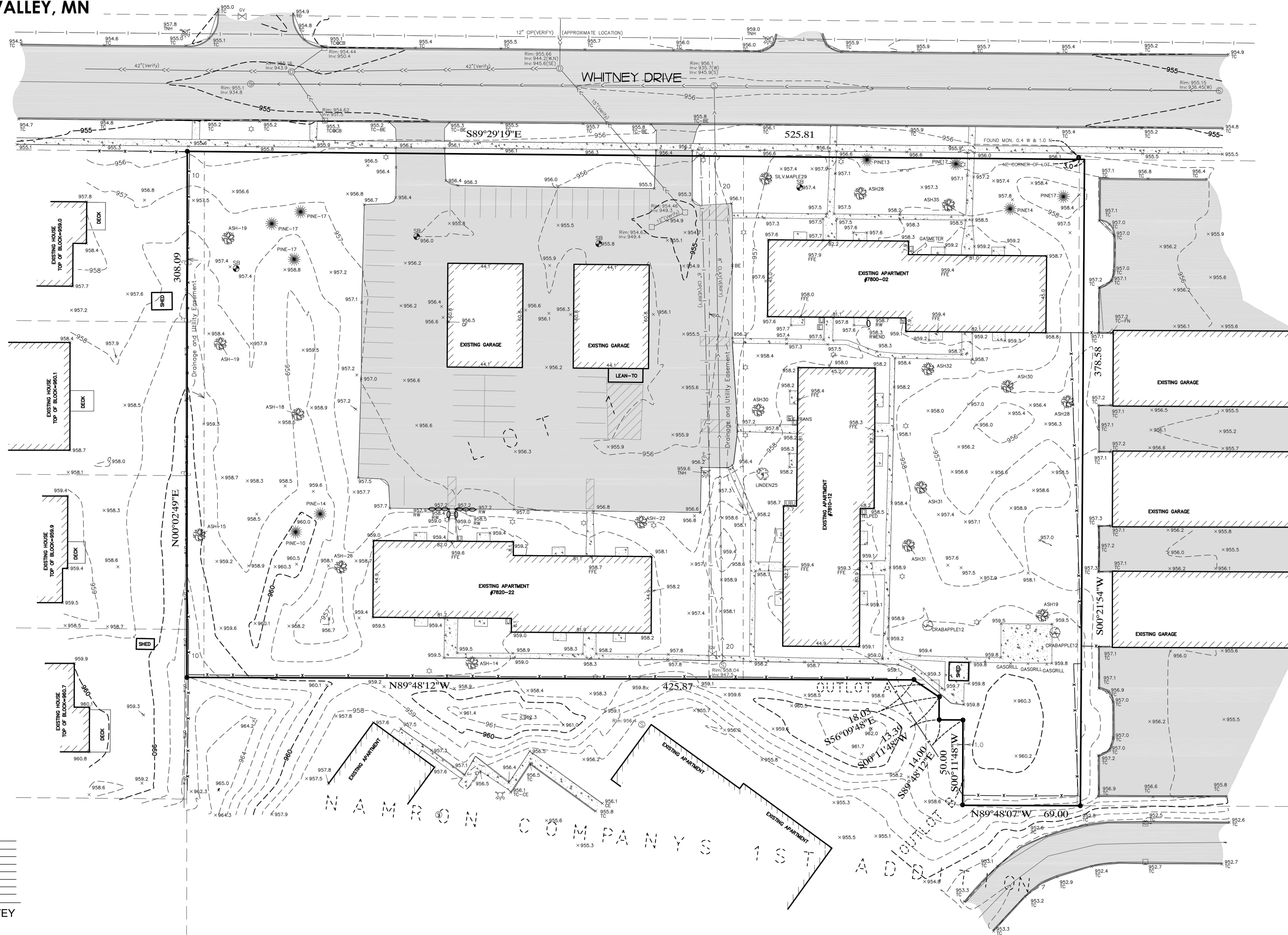


**FOR: CIVIL SITE DESIGN**  
**ADDRESS: 7800-7822 WHITNEY DRIVE, APPLE VALLEY, MN**


**ADDRESS: 7800-7822 WHITNEY DRIVE, APPLE VALLEY, MN**



That part of the Southeast Quarter of the Northeast Quarter of Section 33, Township 115, Range 20, described as beginning at the Northeast corner of Lot 1, Block 1, APPLE VILLA 1ST ADDITION; thence Southerly along the east line of said Lot 1, a distance of 379.47 feet to the Southeast corner thereof; thence Easterly 3.00 feet; thence Northerly parallel to the East line of said Lot 1, a distance of 379.47 feet; thence Westerly 3.00 feet to the point of beginning.

- Field survey conducted on March 24th 2016.
- *BEARING'S AND ELEVATIONS SHOWN ARE ON ASSUMED DATUM.*
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in connection to the above tracts. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Boundary Information and Legal description taken from Certificate of Survey prepared by Carlson & Carlson dated 12-22-15.
- Total Area: ±166,445 S.F. or ±3.82 Acres

## SITE SURVEY

  
JOSHUA P. SCHNEIDER

Date: 3-26-16 Reg. No. 44655

# C0.1

**ACRE LAND SURVEYING**  
Serving Twin Cities Metro  
area and beyond  
763-238-6278 [js.acrelandsurvey@gmail.com](mailto:js.acrelandsurvey@gmail.com)

C:\Users\Mike\OneDrive\16119bs-Apple Villa 1st Addition\dwg\16119bs.dwg 3/28/2016 10:53:45 AM CDT

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

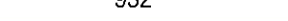

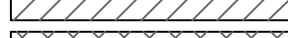






1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE NOTED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

1. REMOVAL OF THE EXISTING STRUCTURES, PAVEMENT, AND BASE SHALL BE DONE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS; AND ALL THE REQUIRED PERMITS AND INSPECTIONS SHALL BE PERFORMED.
2. NOTIFICATION IS REQUIRED 7 DAYS IN ADVANCE OF LANE OR STREET CLOSURES. 7-DAY ADVANCE WARNING SIGNAGE AND NOTICES TO AFFECTED BUSINESSES FOR THE CLOSURE SHALL BE PROVIDED BY THE CONTRACTOR.
3. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED FOR ALL LANE CLOSURES BY THE CONTRACTOR. FLAGMEN SHALL BE PROVIDED AS NECESSARY.
4. AN OBSTRUCTION PERMIT SHALL BE APPLIED FOR AND APPROVED WITH DAKOTA COUNTY FOR DETOUR ROUTING PRIOR TO LANE OR STREET CLOSURES.
5. PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO ANY REQUIRED WATER SHUTDOWN AND/OR CONNECTION.

## REMOVALS LEGEND:

	EX. 1" CONTOUR ELEVATION INTERVAL
	REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
	REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
	TREE PROTECTION
	TREE REMOVAL - INCLUDING ROOTS AND STUMPS

**GOPHER STATE ONE CALL**  
 WWW.GOPHERSTATEONECALL.ORG  
 (800) 252-1166 TOLL FREE  
 (651) 454-0002 LOCAL

1" = 30'-0"

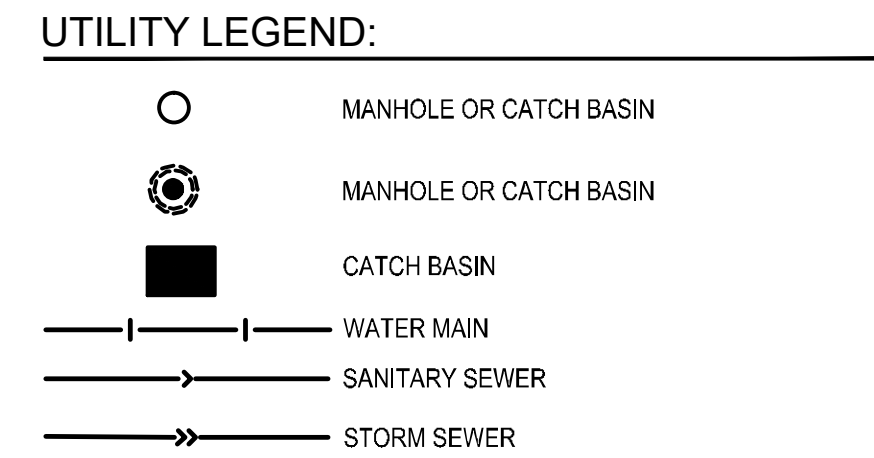


# C2.0









SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.

CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.

CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.

ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED.

ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) UNLESS OTHERWISE NOTED.

ALL STORM SEWER PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED.

PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.

UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.

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

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

HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.

A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.

ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.

CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.

COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.

COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.

ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.

ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.

CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.

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

ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.

1. SHOULD EXISTING SANITARY SEWER AND WATER SERVICES NOT BE ABLE TO BE UTILIZED:
  - 1.1. EXISTING SERVICE SHALL BE REMOVED BACK TO THE TEE OR EXTENDED FOR USE AS DOMESTIC WATER IF APPLICABLE
  - 1.2. NOTIFICATION IS REQUIRED 7 DAYS IN ADVANCE OF LANE OR STREET CLOSURES. 7-DAY ADVANCE WARNING SIGNAGE AND NOTICES TO AFFECTED BUSINESSES FOR THE CLOSURE SHALL BE PROVIDED BY THE CONTRACTOR
  - 1.3. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED FOR ALL LANE OR STREET CLOSURES BY THE CONTRACTOR. FLAGMEN SHALL BE PROVIDED AS NECESSARY
  - 1.4. AN OBSTRUCTION PERMIT SHALL BE APPLIED FOR AND APPROVED WITH DAKOTA COUNTY FOR DETOUR ROUTING PRIOR TO LANE OR STREET CLOSURES
  - 1.5. PUBLIC WORKS IS TO BE NOTIFIED PRIOR TO ANY REQUIRED WATER SHUTDOWN AND/OR CONNECTION

The logo for CivilSite Group features the word "CivilSite" in a large, bold, serif font, with "GROUP" in a smaller, bold, sans-serif font below it. The contact information includes the address "4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416", the website "CivilSiteGroup.com", and two phone numbers: "Matt Pavlek 763-213-3944" and "Pat Sarver 952-250-2003".

# APPLE VILLA

7800-7822 WHITNEY DRIVE, APPLE VALLEY, MN 55124

# DELEGARD TOOL

PROJECT

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.

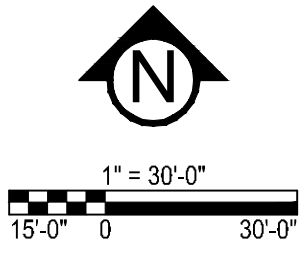
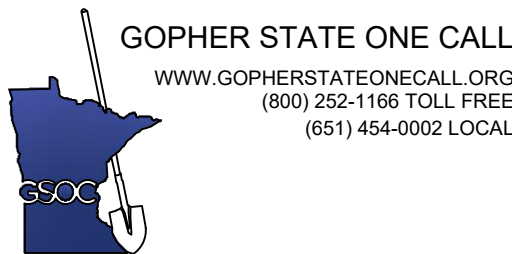
Matthew R. Pavek  
DATE 04/11/16 LICENSE NO. 44263

## ISSUE/SUBMITTAL SUMMARY

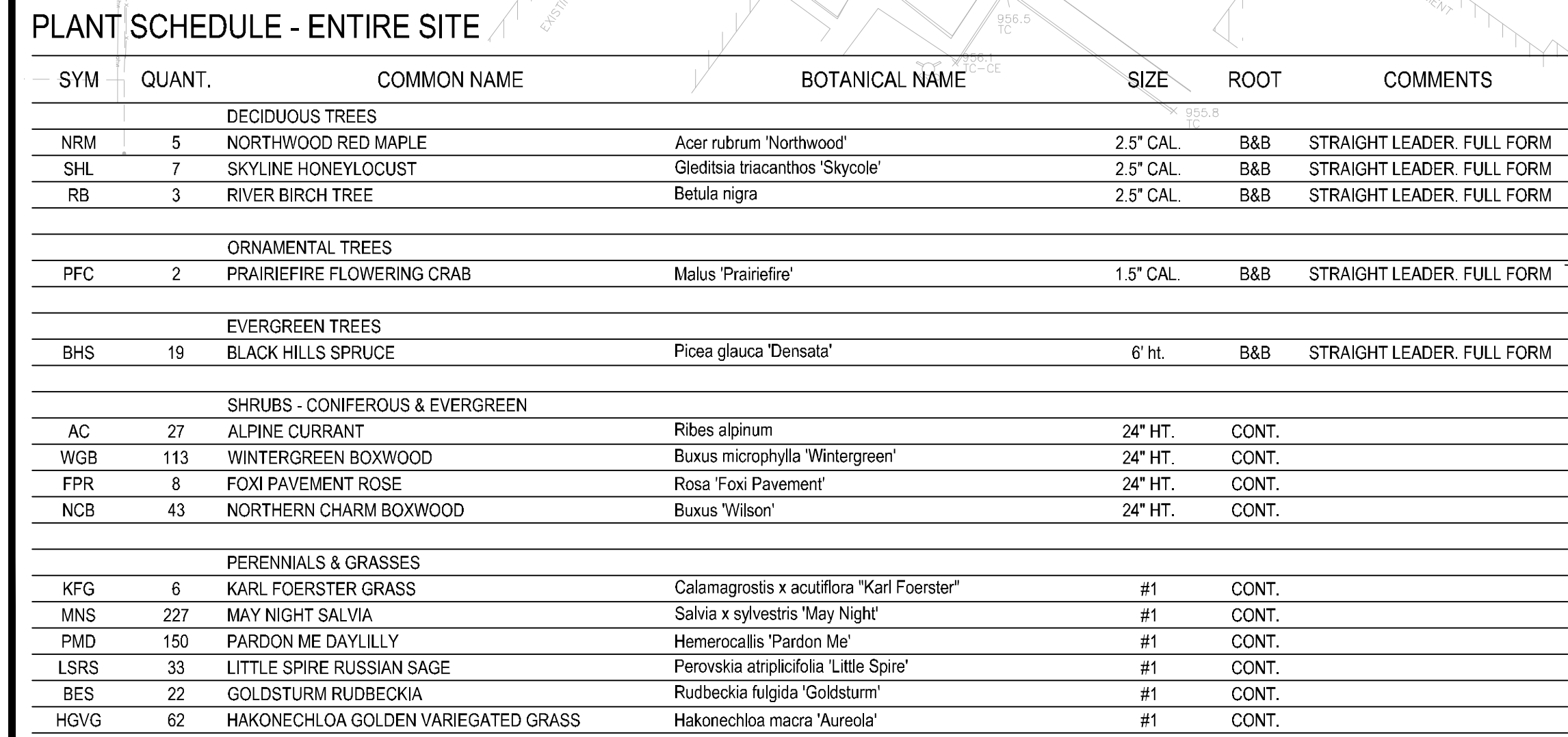
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## UTILITY PLAN

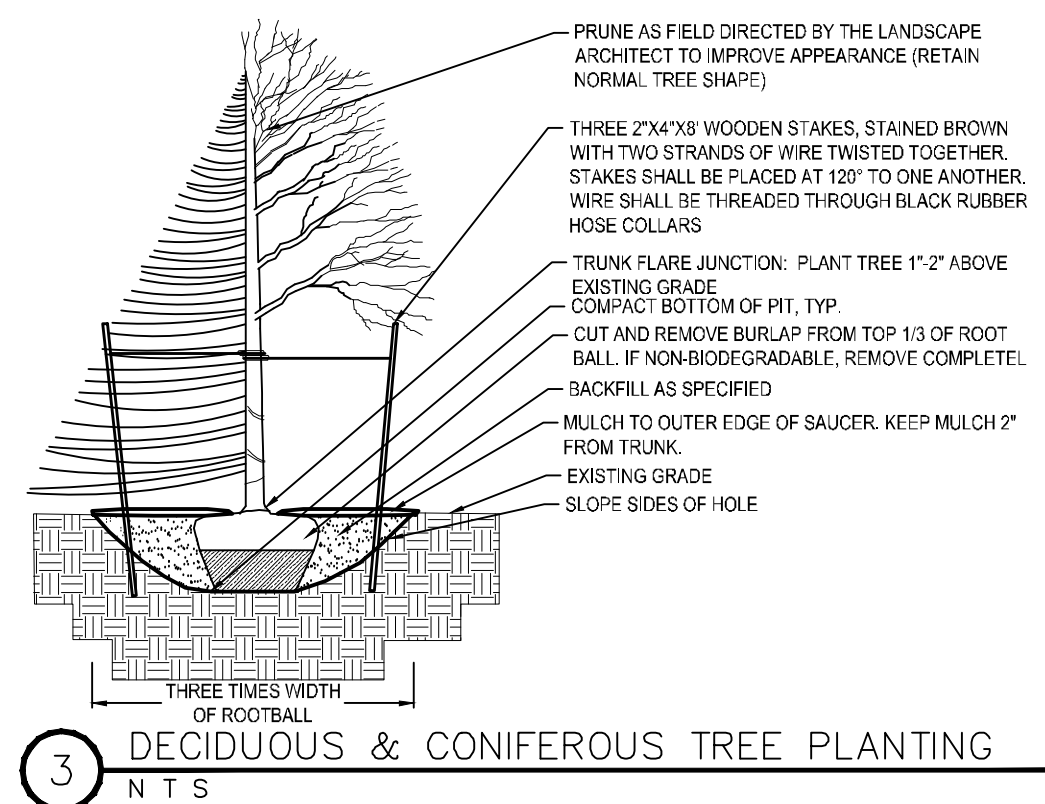
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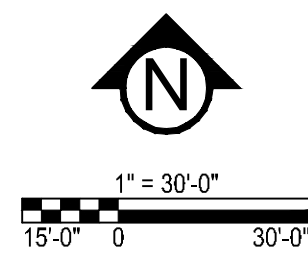




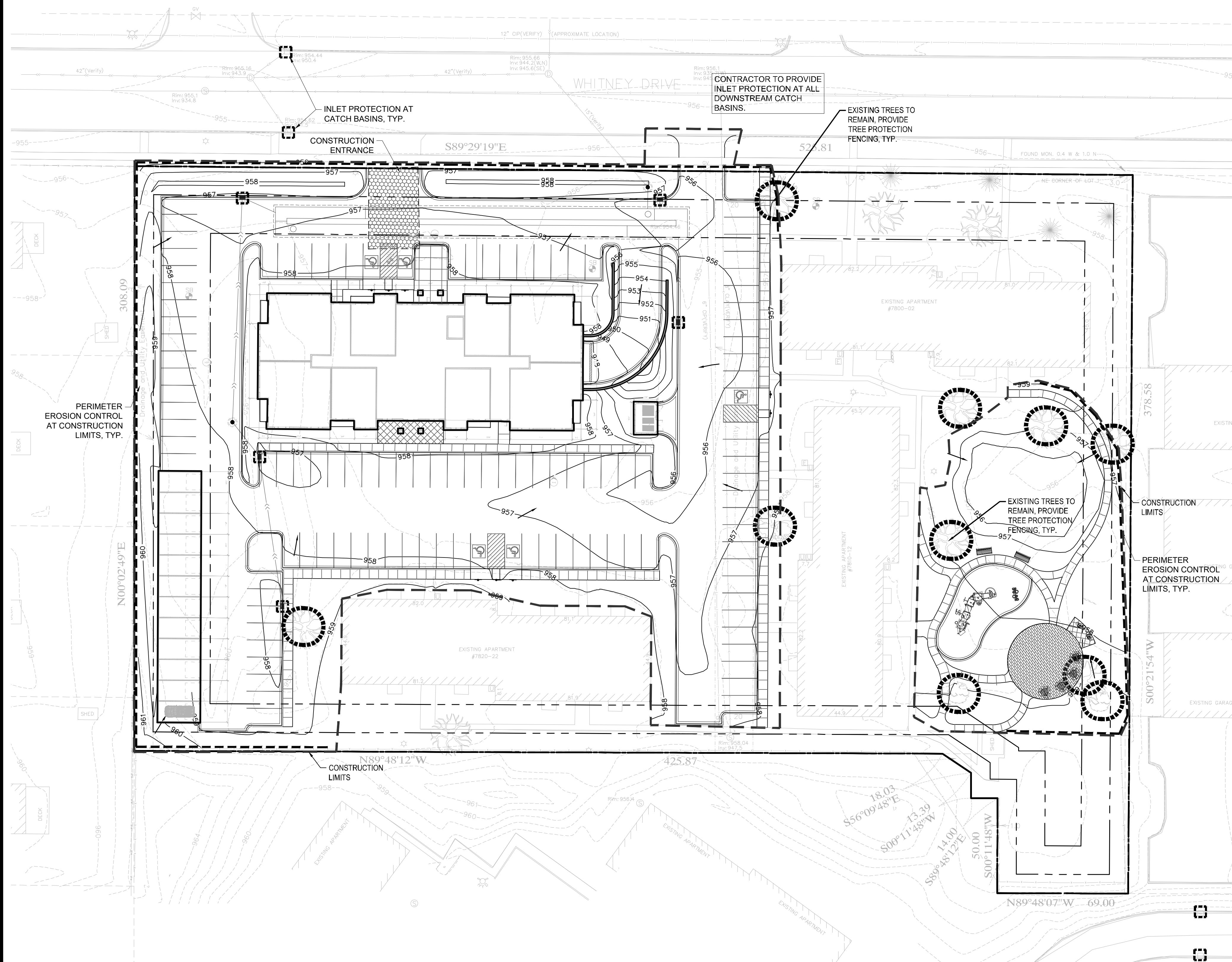
- |                                  |              |
|----------------------------------|--------------|
| Required Landscape Budget (2.5%) | \$125,000.00 |
| Proposed Landscape Budget        | \$217,670.00 |
| Budget Delta                     | -\$92,670.00 |



- GOPHER STATE ONE CALL**  
WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1166 TOLL FREE  
(651) 454-0002 LOCAL







SWPPP NOTES:

1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. AN EROSION CONTROL PERMIT IS ALSO REQUIRED FROM THE CITY OF APPLE VALLEY.

2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.

3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.

4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

## CITY OF APPLE VALLEY EROSION CONTROL NOTES:

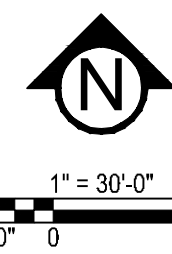
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

LEGEND:

- |  |                                       |
|--|---------------------------------------|
|  | EX. 1' CONTOUR ELEVATION INTERVAL     |
|  | EXISTING SPOT GRADE ELEVATION         |
|  | PROPOSED SPOT GRADE ELEVATION         |
|  | DRAINAGE ARROW                        |
|  | SILT FENCE / BIOTROLL - GRADING LIMIT |
|  | STABILIZED CONSTRUCTION ENTRANCE      |
|  | PROPOSED MANHOLE OR CATCH BASIN       |
|  | PROPOSED GATE VALVE                   |
|  | PROPOSED FIRE HYDRANT                 |
|  | PROPOSED SANITARY SEWER               |
|  | PROPOSED STORM SEWER                  |
|  | EXISTING STORM SEWER                  |
|  | EXISTING WATER MAIN                   |
|  | EXISTING GAS MAIN                     |
|  | EXISTING UNDERGROUND ELECTRIC         |
|  | EXISTING UNDERGROUND CABLE            |
|  | EXISTING MANHOLE                      |
|  | EXISTING CATCH BASIN                  |
|  | EXISTING HYDRANT                      |
|  | EXISTING STOPBOX                      |
|  | EXISTING GATE VALVE                   |
|  | EXISTING ELECTRIC BOX                 |
|  | EXISTING LIGHT                        |
|  | EXISTING GAS METER                    |
|  | EXISTING GAS VALVE                    |



**GOPHER STATE ONE CALL**  
WWW.GOPHERSTATEONECALL.ORG  
(800) 252-1166 TOLL FREE  
(651) 454-0002 LOCAL




1" = 30'-0"

15'-0" 0 30'-0"

The logo for CivilSite GROUP features the word "CivilSite" in a large, bold, serif font, with "GROUP" in a smaller, bold, sans-serif font below it. Below the logo, the address "4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416" is listed, followed by the website "CivilSiteGroup.com". To the left, the name "Matt Pavek" and phone number "763-213-3944" are provided. To the right, the name "Pat Sarver" and phone number "952-250-2003" are provided.

PROJECT	<b>APPLE VILLA</b>
	7800-7822 WHITNEY DRIVE, APPLE VALLEY, MN 55124
	<b>DELEGARD TOOL</b>
	9141 LYNDALE AVE. S., BLOOMINGTON, MN 55420

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  
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Matthew R. Pavlek  
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## ISSUE/SUBMITTAL SUMMARY

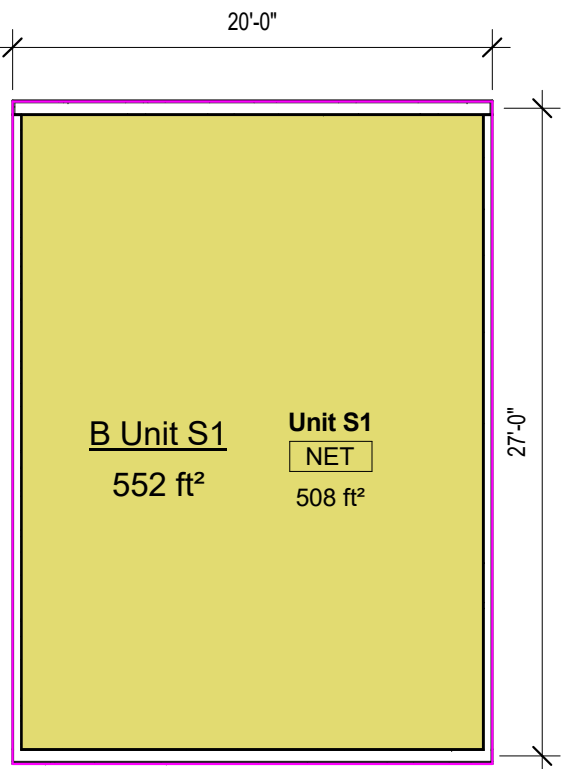
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## REVISION SUMMARY

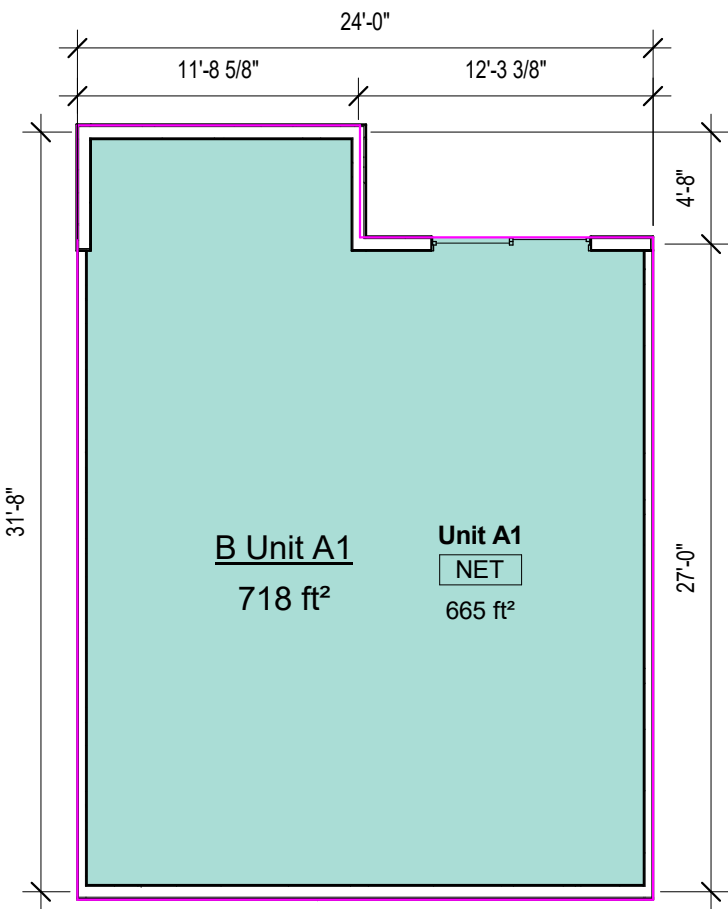
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CONDITIONS

SW1.1

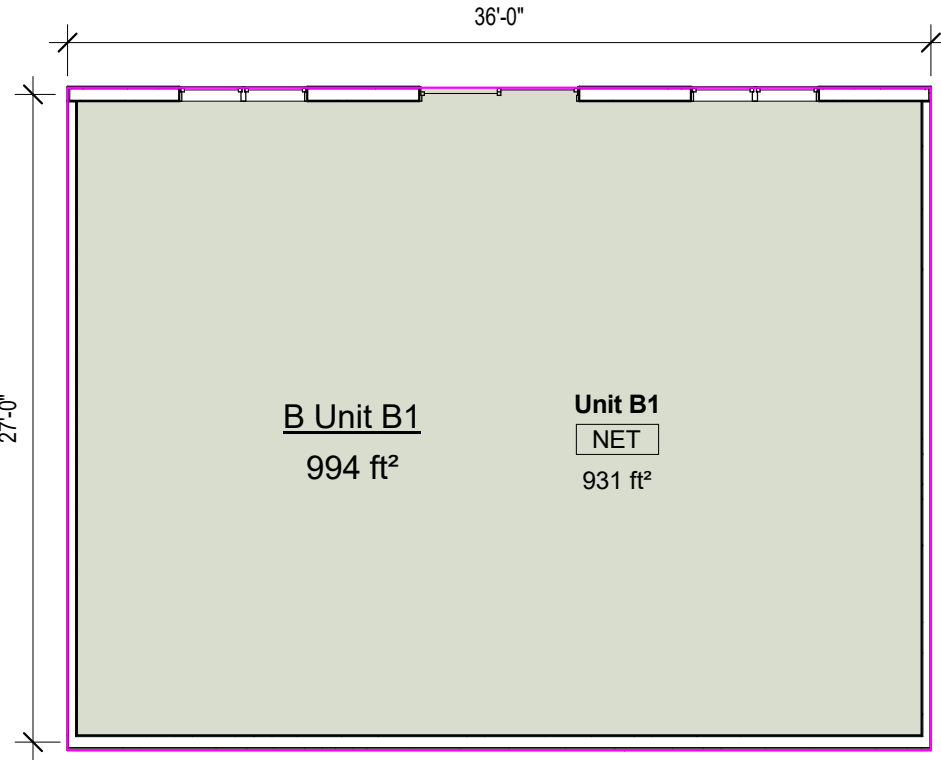




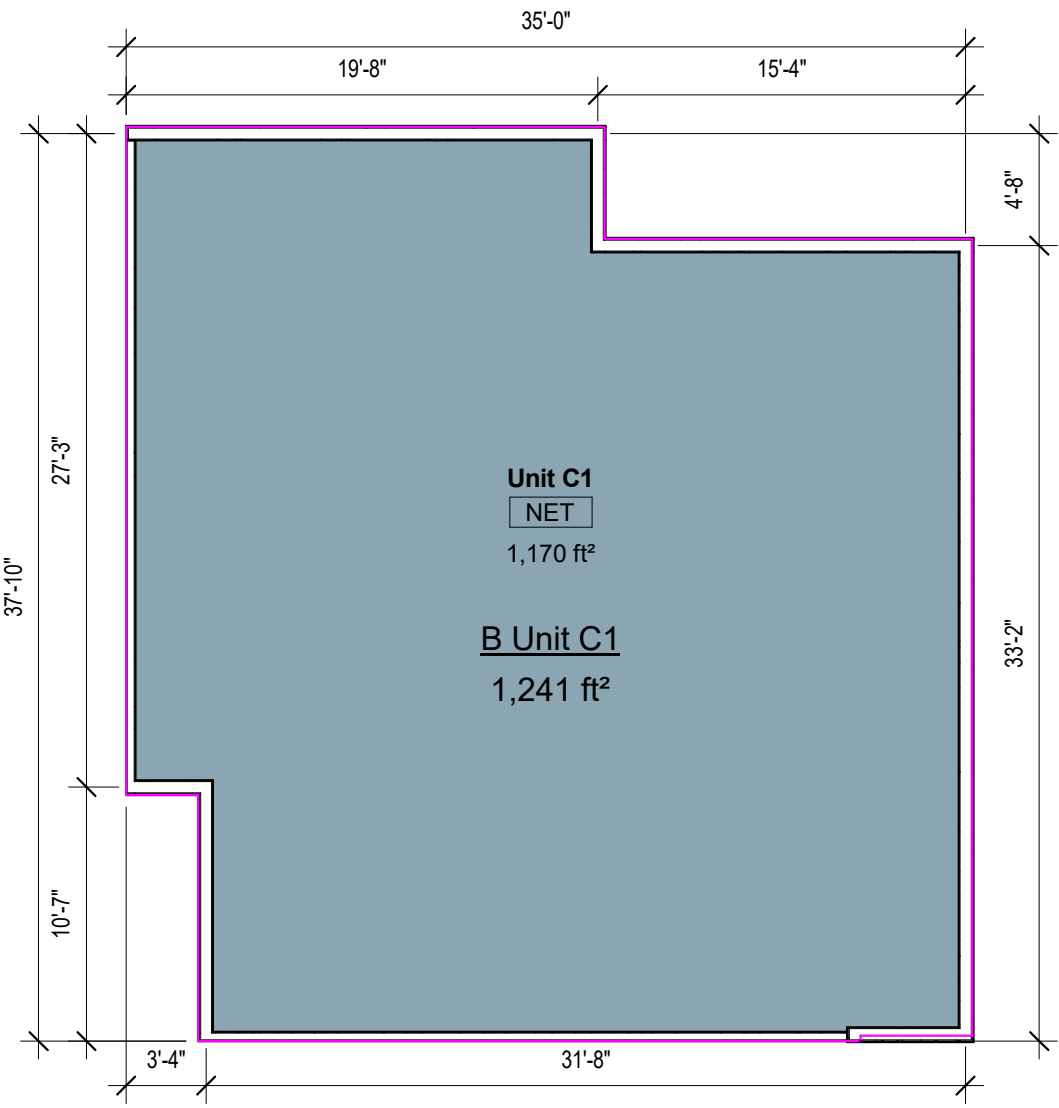
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4 A1  
1/8" = 1'-0"



2 B1  
1/8" = 1'-0"



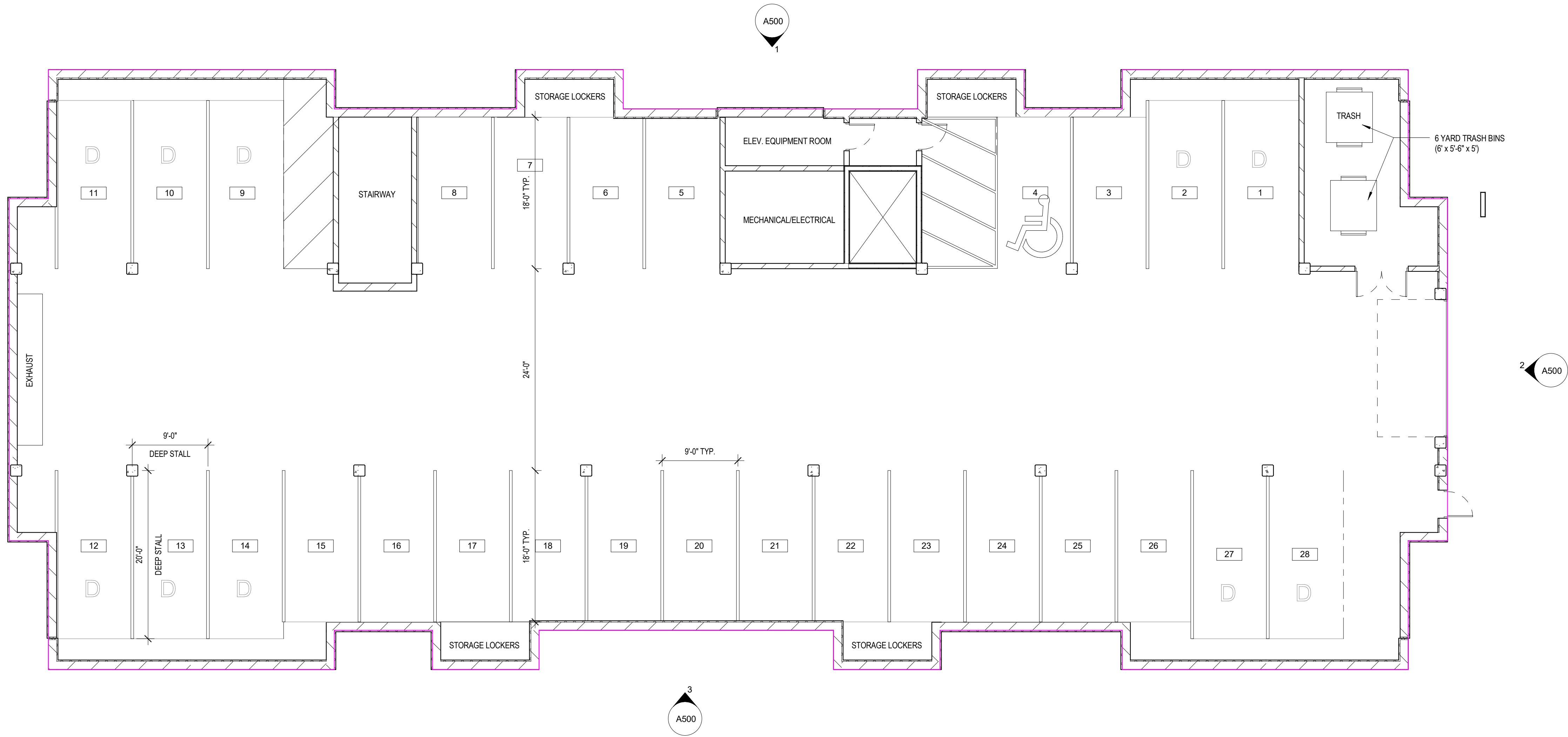
3 C1  
1/8" = 1'-0"

Unit Counts Total w/ Gross Area				
Name	Type	Count	Area	Level
B Unit A1	1 BR	12	718 ft²	
B Unit B1	1 + D	2	994 ft²	
B Unit C1	2 BR	12	1,241 ft²	
B Unit S1	Studio	2	552 ft²	
Grand total: 28				

NOT FOR  
CONSTRUCTION



① Level -1  
1/8" = 1'-0"



② Level 1  
1/8" = 1'-0"



## Apple Villa Apartments

7800 - 7822 Whitney Drive  
Apple Valley, MN 55124

## Delegard Apple Villa Properties LLC

205 E 78th Street  
Bloomington, MN 55420

Project Number 1614

Date 4/8/2016

Drawn By Author

Checked By Checker

NOT FOR  
CONSTRUCTION

Date

Revision

Rev. No.

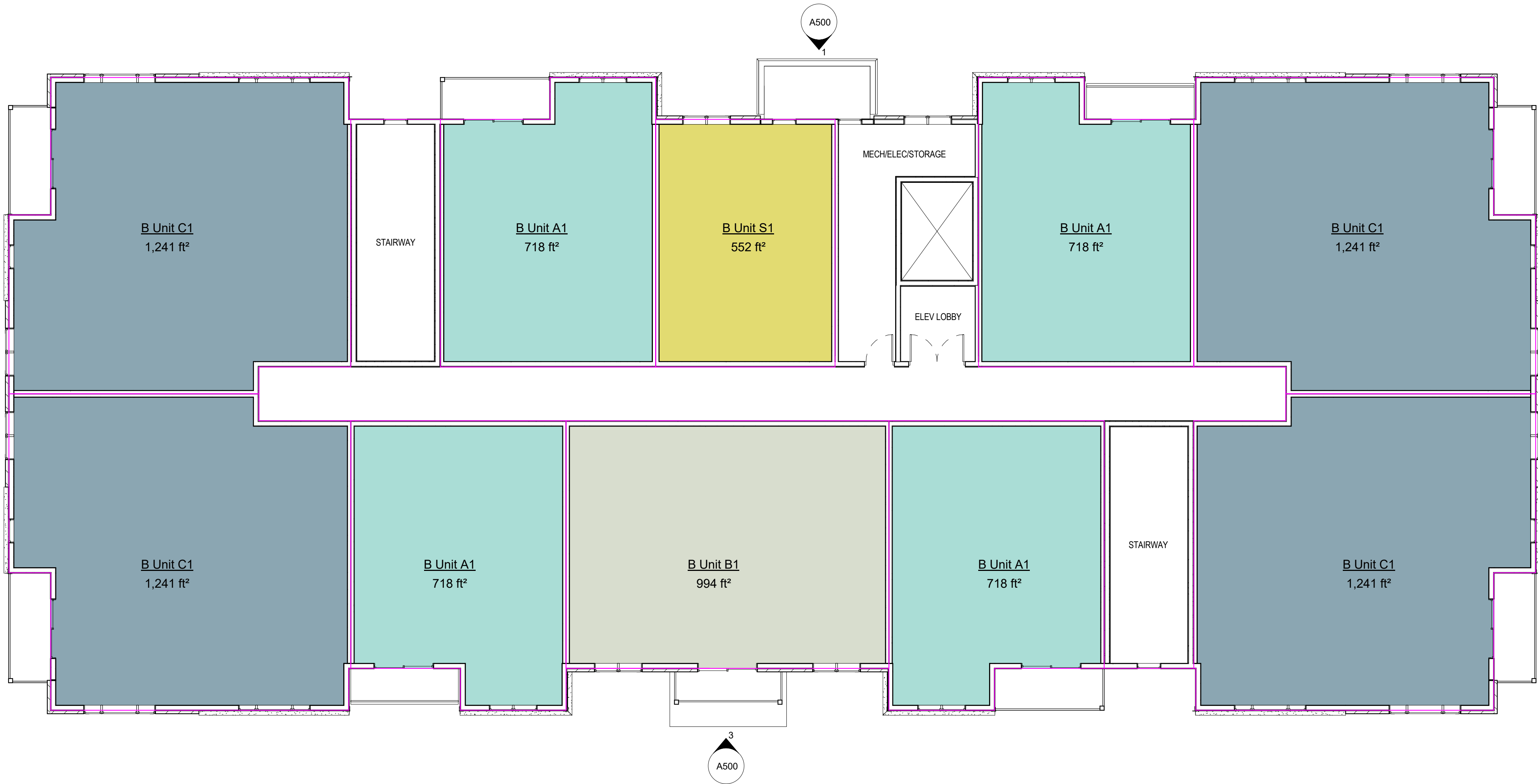
Level -1, Level 1

1/8" = 1'-0"

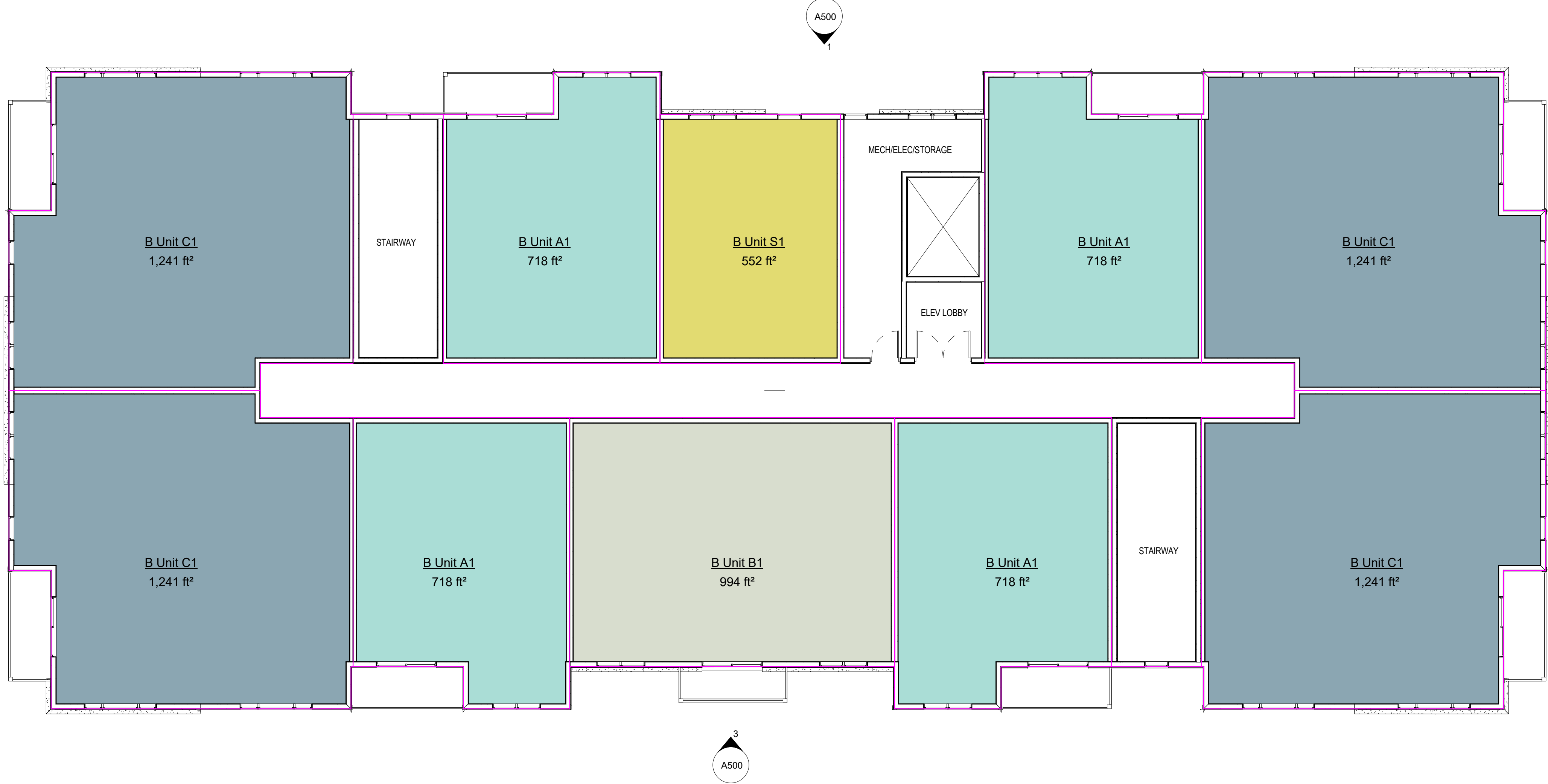
A300



1 Level 2  
1/8" = 1'-0"



2 Level 3  
1/8" = 1'-0"







① North Elevation  
1/8" = 1'-0"



② East Elevation  
1/8" = 1'-0"



④ West Elevation  
1/8" = 1'-0"



③ South Elevation  
1/8" = 1'-0"

## Apple Villa Apartments

7800 - 7822 Whitney Drive  
Apple Valley, MN 55124

## Delegard Apple Villa Properties LLC

205 E 78th Street  
Bloomington, MN 55420

Project Number 1614

Date 4/8/2016

Drawn By Author

Checked By Checker

NOT FOR  
CONSTRUCTION

Date

Revision

Rev. No.

Exterior Elevations

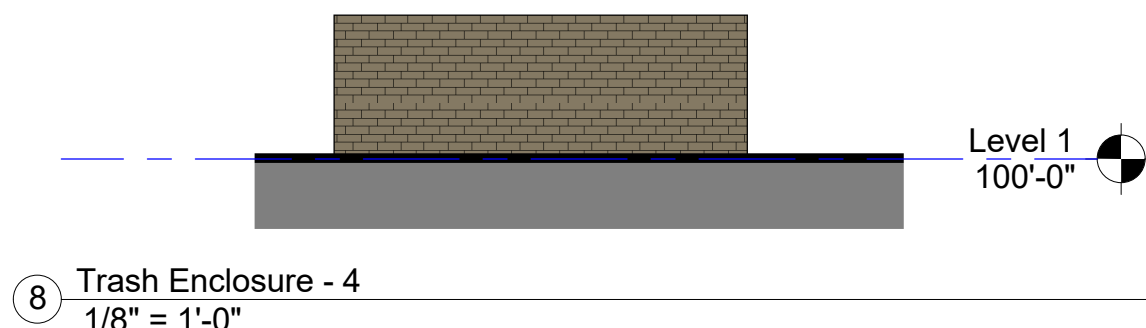
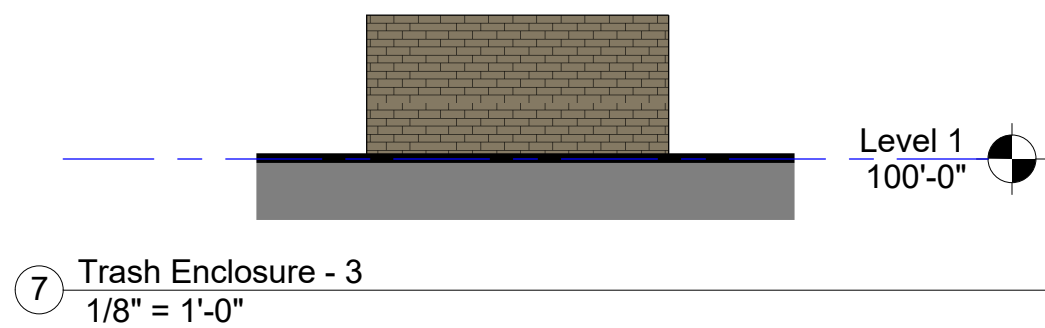
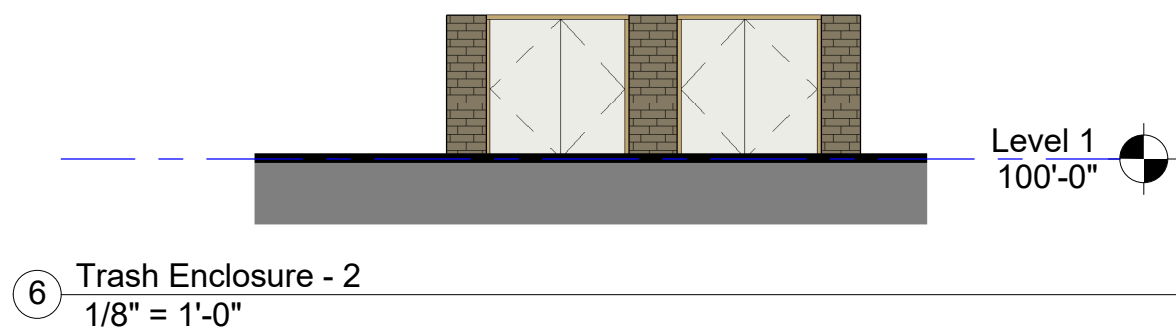
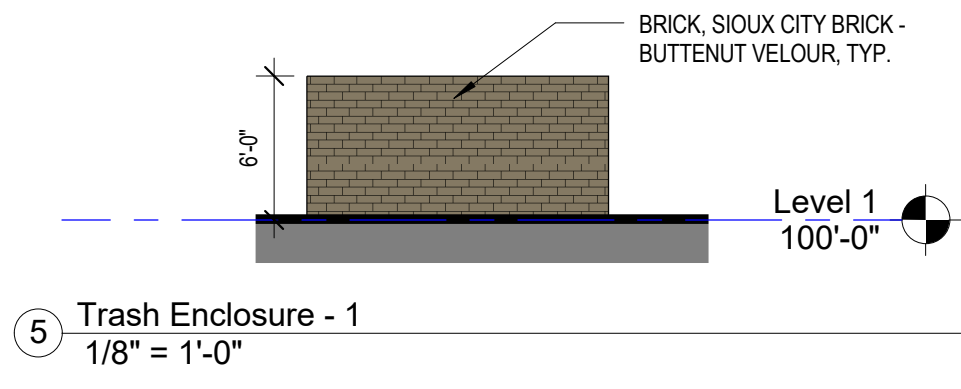
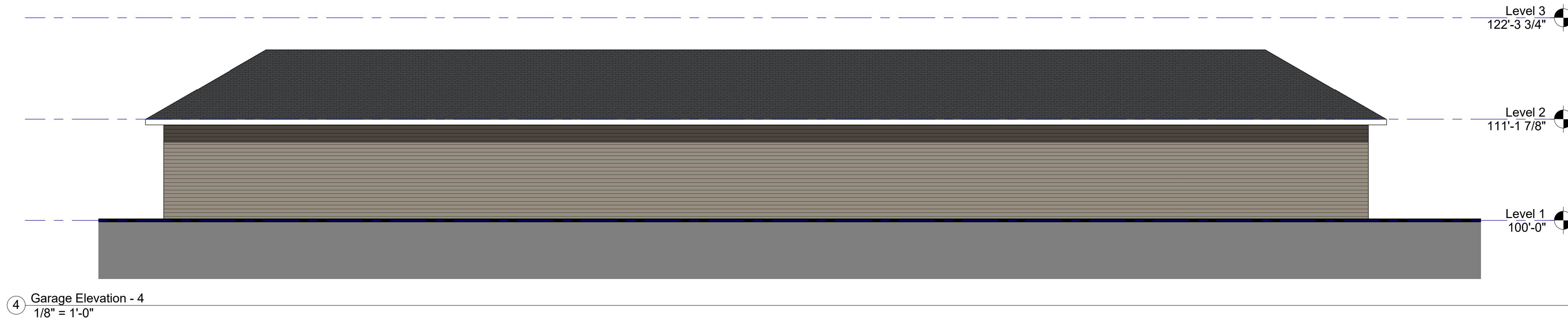
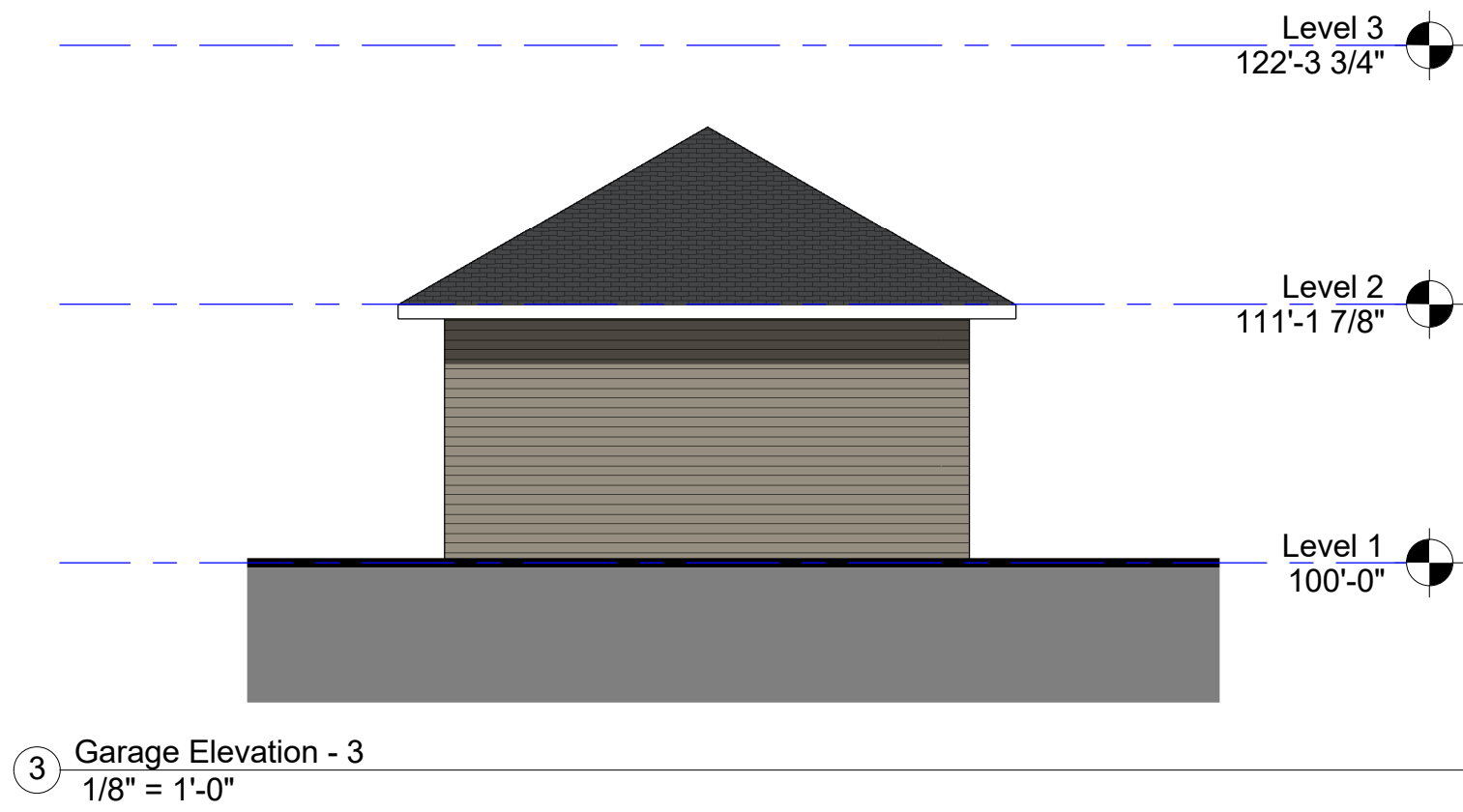
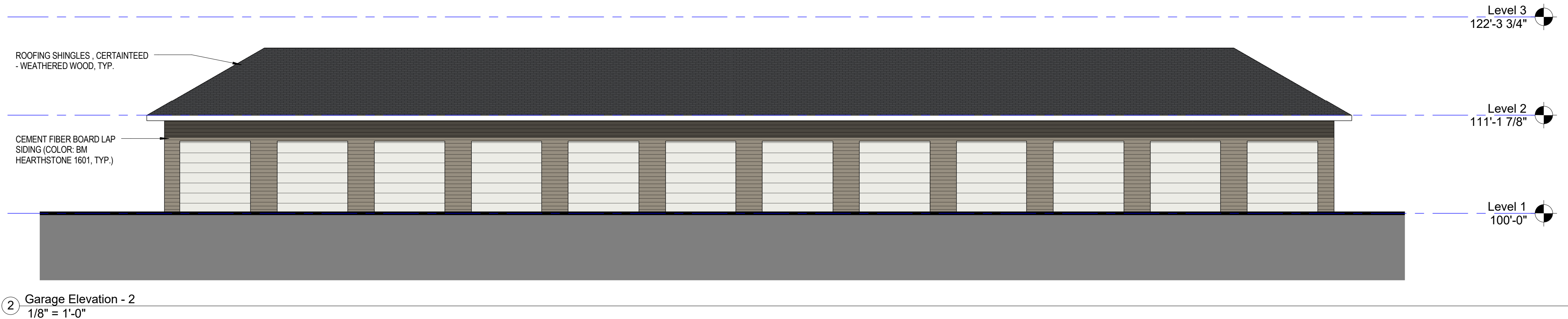
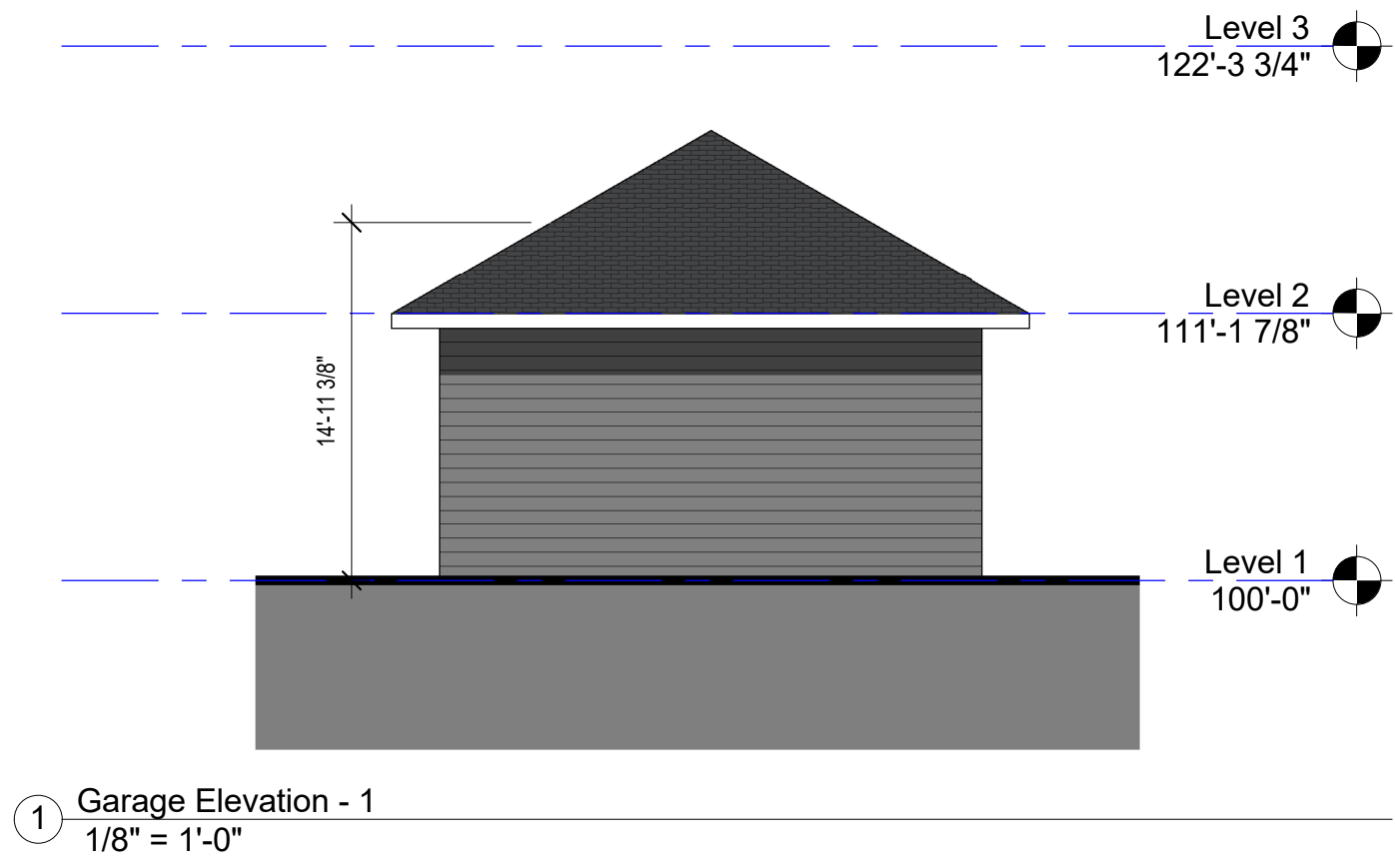
1/8" = 1'-0"

A500



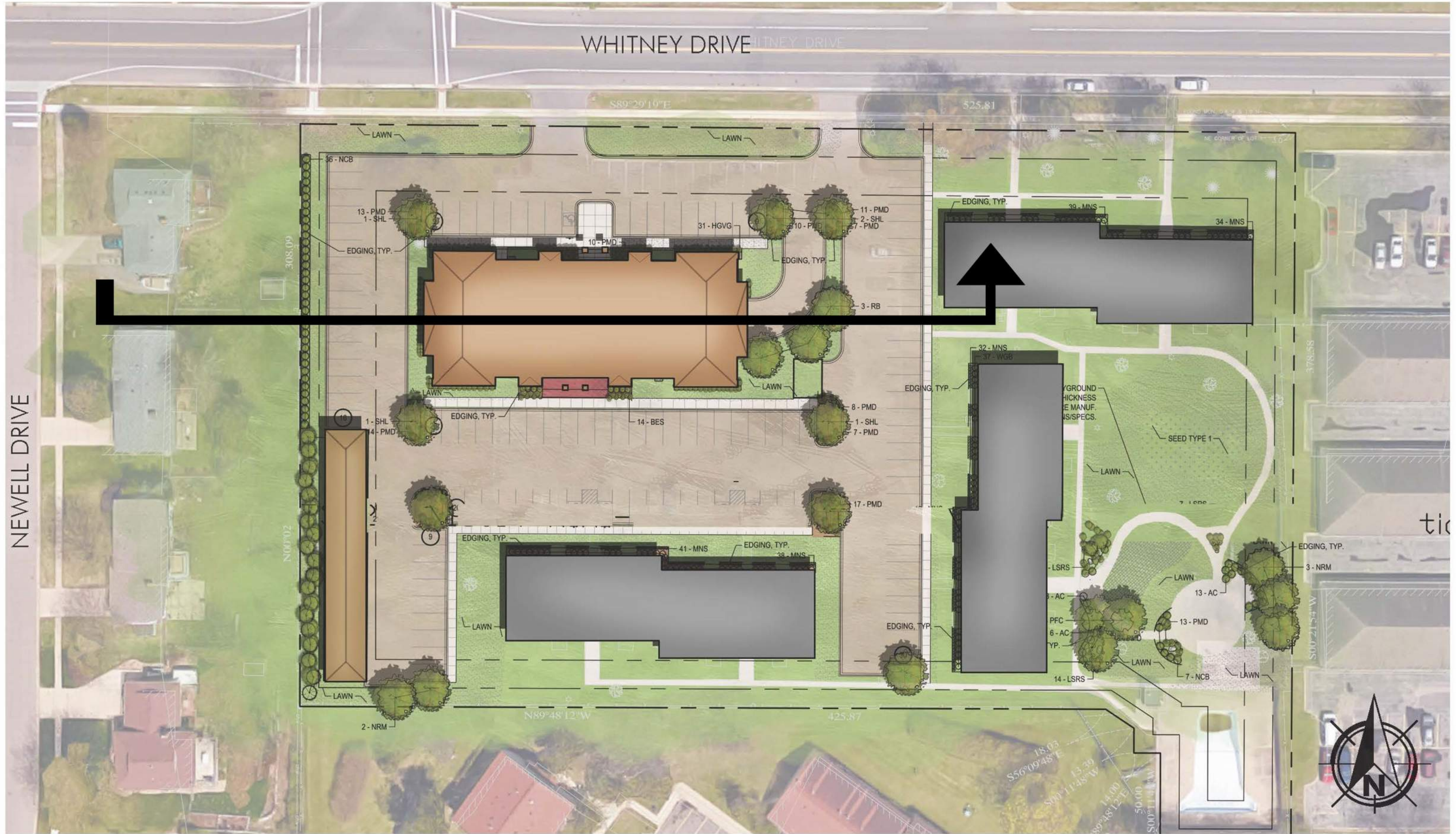
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Copyright Kaas Wilson Architects | 4/7/2016 4:24:57 PM



NOT FOR  
CONSTRUCTION



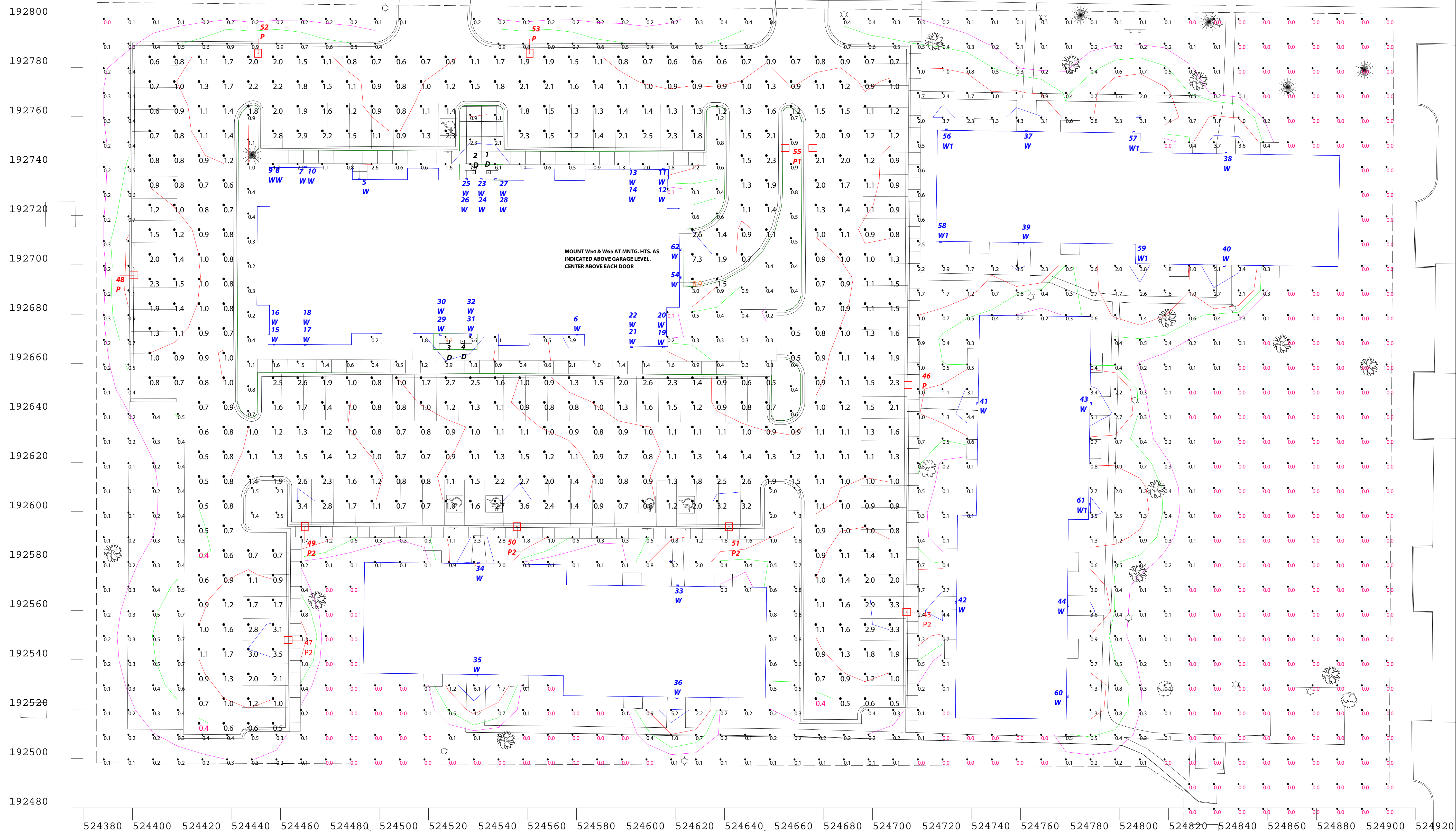


2 Site Plan



1 Site Section  
1/16" = 1'-0"





Scale: 1 inch= 20 Ft.

Prepared For:  
PROUZER GROUP  
7003 West Lake Street  
Suite 300, St.  
Louis Park, MN 55426

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Job Name: APPLE VALLA SOUTH APARTMENTS  
APPLE VALLEY, MN

Job Name:  
APPLE VALLEY SON  
APPLE VALLEY, M

Scale: as noted

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Date: 5/16/2016	CASE # 00027899
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Filename: APPLE VILLA SOUTH APARTMENTS LAYOUT 00027899B.AGI

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