COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That South Shore Development, Inc., a Minnesota corporation, fee owner, of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Outlot A, COBBLESTONE LAKE SOUTH SHORE 4TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota

Has caused the same to be surveyed and platted as COBBLESTONE LAKE SOUTH SHORE 5TH ADDITION, and does hereby dedicate to the public for public use the drainage and utility easements as crated by this plat.

In witness whereof said South Shore Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___.

SOUTH SHORE DEVELOPMENT, INC.

SIGNED: _____

_____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of South Shore Development, Inc., a Minnesota corporation, on behalf of the corporation.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

I, Max L. Stanislowski, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this Plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Max L. Stanislowski, Licensed Land Surveyor
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by Max L. Stanislowski, a Licensed Land Surveyor.

_____ _____
Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires _____

CITY COUNCIL, APPLE VALLEY, MINNESOTA

This plat was approved by the City Council of Apple Valley, Minnesota, this _____ day of _____, 20___, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR, DAKOTA COUNTY, MINNESOTA

I hereby certify that in accordance with Minnesota Statutes Section 505.021 Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___.

By: _____ Todd B. Tollefson, County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, DAKOTA COUNTY, MINNESOTA

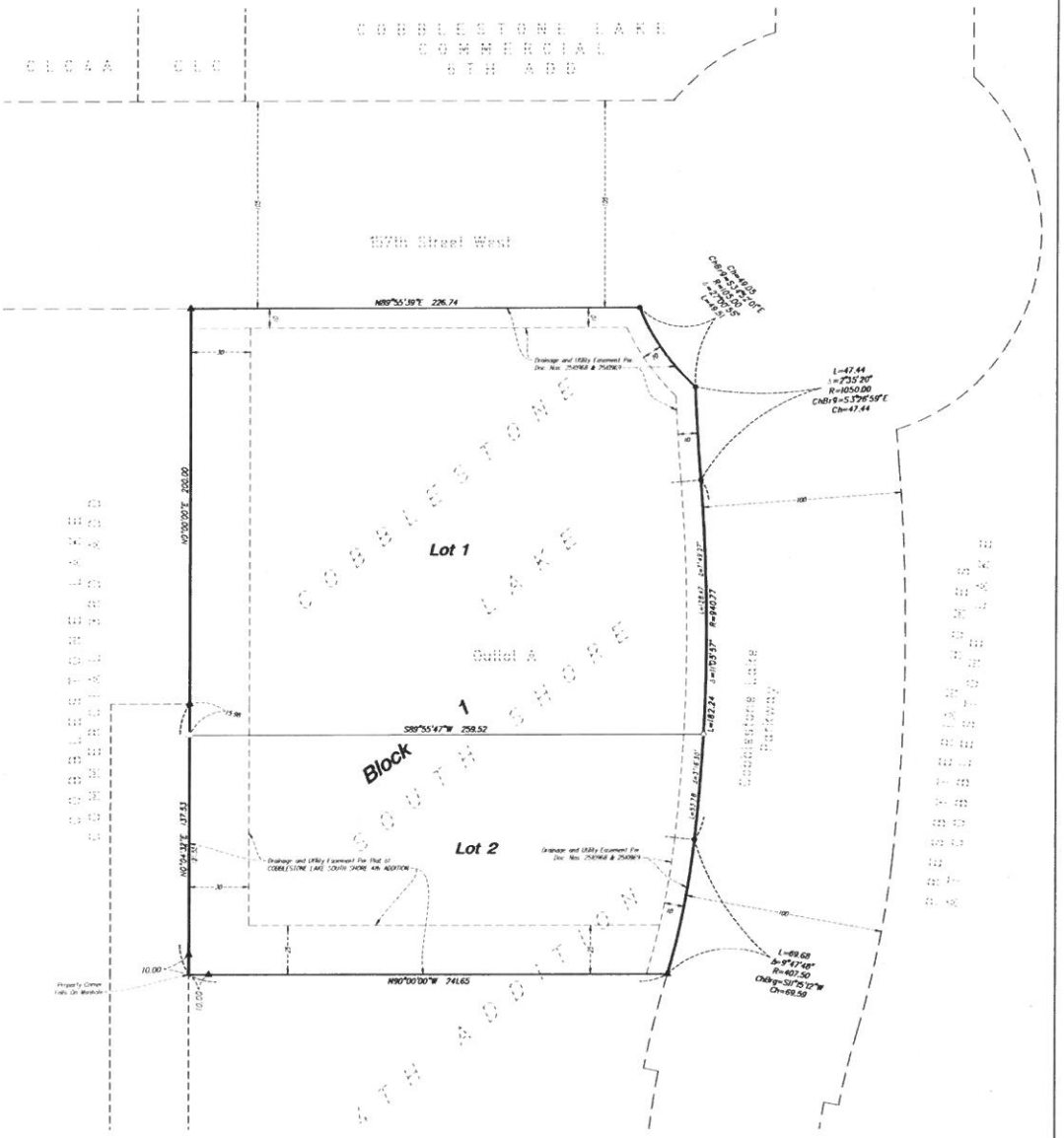
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___.

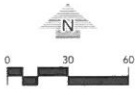
By: _____, Director, Department of Property Taxation and Records

COUNTY RECORDER, DAKOTA COUNTY, MINNESOTA

I hereby certify that the within plat of COBBLESTONE LAKE SOUTH SHORE 5TH ADDITION was file in the office of the County Recorder for public record on this _____ day of _____, 20___, at _____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____ as Document Number _____.

By: _____ County Recorder





THE SOUTH LINE OF CORBLESTONE LAKE SOUTH SHORE 4TH ADDITION IS ASSUMED TO HAVE A BEARING OF WEST.

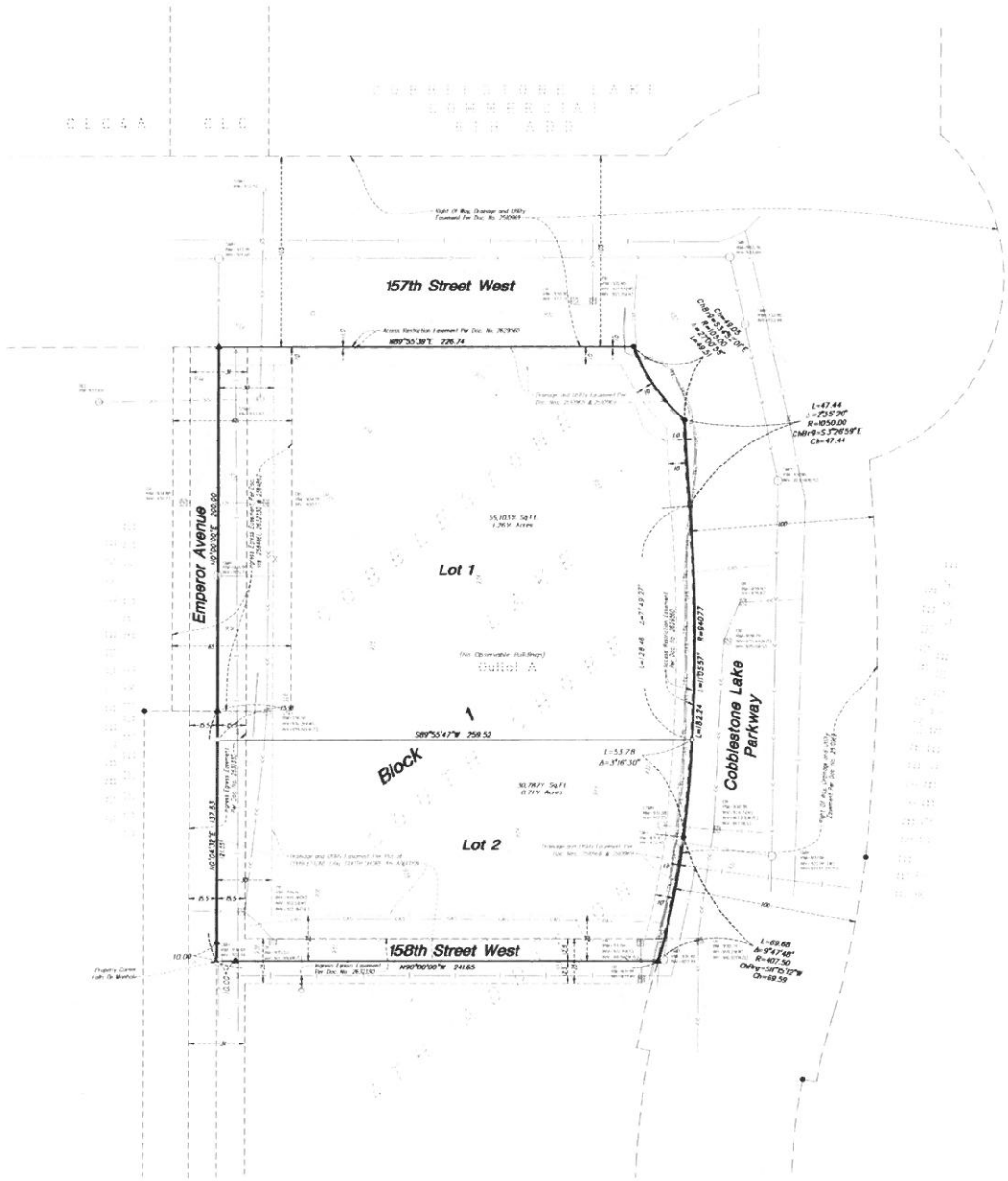
○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
DENOTES NAIL MONUMENT SET
● DENOTES IRON MONUMENT FOUND WITH CAP #12794
▲ DENOTES NAIL MONUMENT FOUND
C.L.C. COBBLESTONE LAKE COMMERCIAL
C.L.C.4.A. COBBLESTONE LAKE COMMERCIAL 4TH ADDITION

VICINITY MAP



SEC.36,T.115,R.20
(NO SCALE)

LOUCKS



DESCRIPTION OF PROPERTY SURVEYED

(Per Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-823942-MPLS, commitment date November 08, 2016.)

Outlot A, Cobblestone Lake South Shore 4th Addition.

(Abstract property)

PRELIMINARY PLAT GENERAL NOTES

SURVEYOR:
Loucks Associates, Inc.
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763.424.5505

OWNER/DEVELOPER
Hempel Companies
The Rand Tower
527 Marquette Ave. S.
Minneapolis, MN 55402
612.355.2608

BENCHMARK:
Benchmark #1 top nut of fire hydrant located on the southwest side of the project site elevation=938.42 (city datum)
Benchmark #2 top nut of fire hydrant located on the North side of the project site. North of 157th Street West elevation=933.87 (city datum)

EXISTING ZONING:
Zone (PD-703/Zone 6) - Planned Development

AREAS:

Lot 1, Block 1	55,103 +/- Sq.Ft. or 1.26 +/- Acres
Lot 2, Block 2	30,787 +/- Sq.Ft. or 0.71 +/- Acres
Net Property Area =	85,890 +/- Sq.Ft. or 1.97 +/- Acres

PROPOSED BUILDING SETBACKS:

Along Principal or Arterial Streets	= 50 Feet
Along Collector Streets	= 40 Feet
Front	= 15 Feet
Side (Corner)	= 15 Feet
Rear	= 15 Feet
Max. Building Height	= 50 Feet

PROPOSED MINIMUM PARKING SETBACKS:

Along Principal or Arterial Streets	= 20 Feet
Along All Other Streets/Private Drives	= 10 Feet

FLOOD ZONE DESIGNATION:
This property is contained in Flood Insurance Rate Map, Community Panel No. 27037C0210E, and is a non-printed panel (no special flood hazard areas).

GOPHER ONE:

We have shown underground utilities on and/or serving the surveyed property per Gopher State One Call Ticket Nos. 171103141 and 171103420. The following utilities and municipalities were notified:

CITY OF APPLE VALLEY	(952)953-2441	DAKOTA COUNTY HIGHWAY DEPT	(952)891-7900
CENTER POINT ENERGY	(406)541-9571	INDEPENDENT SCHOOL 196	(320)963-2400
DAKOTA ELECTRIC	(651)463-6268	CHARTER COMMUNICATIONS	(800)778-9140
MN VALLEY TRANSIT AUTHORITY	(952)212-8356	FRONTIER COMMUNICATIONS	(800)778-9140

a. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
b. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
c. Maps provided by those notified above, either alone or with a field location or in lieu of such a location, are very often inaccurate or incomplete. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651)454-0002.

SURVEY LEGEND

- HH HAND HOLE
- HYDRANT
- GV GATE VALVE
- SIGN
- SPOT ELEVATION
- EL ELM
- MA MAPLE
- OA OAK
- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 49588"
- DENOTES IRON MONUMENT FOUND WITH CAP #7994
- DENOTES NAIL MONUMENT SET
- DENOTES NAIL MONUMENT FOUND
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- CONCRETE CURB
- CONCRETE
- CONTOUR
- DECIDUOUS TREE

SCALE IN FEET 0 30 60

COBBLESTONE OUTLOT A
APPLE VALLEY, MN

HEMPEL COMPANIES
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7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS:
05/09/17 PRELIMINARY PLAT ISSUED
05/24/17 REVISED PER COMMENTS
08/22/17 REVISED PER COMMENTS

PROFESSIONAL SIGNATURE

License No. 19998
Date 05/09/2017

QUALITY CONTROL

Loucks Project No.	17052
Project Lead	MJS
Drawn By	NPS
Checked By	MJS
Field Crew	RS/BP

VICINITY MAP

PRELIMINARY PLAT OF COBBLESTONE LAKE SOUTH SHORE 9TH ADDITION

1-1

COBBLESTONE OUTLOT A

APPLE VALLEY, MN

PRELIMINARY PLANS FOR:
SITE PLAN REVIEW SUBMITTAL

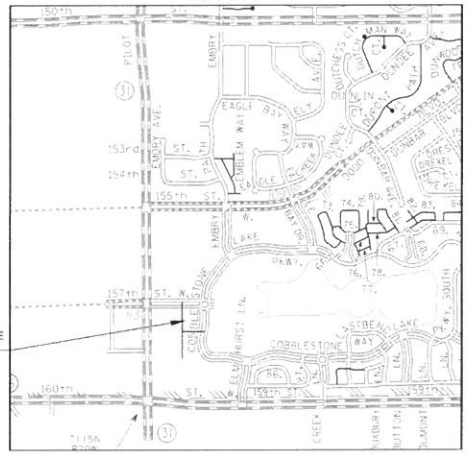
SHEET INDEX

C0-1	COVER SHEET
C1-1	EXISTING CONDITIONS DEMO PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN
C4-1	UTILITY PLAN
L1-1	LANDSCAPE PLAN

GENERAL NOTES

1. This Existing Conditions Plan was prepared by a field survey prepared by Loucks Associates and record utility drawings from the City of Apple Valley.
2. We have shown buried structures and utilities on and/or serving the site to the best of our ability, subject to the following restrictions:
   a. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for boundary purposes such as this.
   b. Those utility operators that do respond, often will not locate services from their main line to the customer's structure or facility - they consider those segments private installations that are outside their jurisdiction. If a private service to an adjoiner's site crosses this site or a service to this site crosses an adjoiner, it may not be located since most operators will not mark such "private" services.
   c. Snow and ice conditions during winter months may obscure otherwise visible evidence of a buried structure or utility.
   d. Maps provided by operators, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive.
   e. The surface features and elevations shown on this drawing were located by Loucks Associates.
   f. All of the underground utility information and location shown on this plan were prepared from record drawings obtained from the client and the City of Apple Valley records.
   g. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.

VICINITY MAP



WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166



DESIGN CONSULTANTS

CIVIL ENGINEER
LOUCKS ASSOCIATES
7200 HEMLOCK LANE
SUITE 300
MAPLE GROVE, MINNESOTA 55369

VICKI VAN DELL
TEL: 763-424-5505
FAX: 763-424-5822

COBBLESTONE OUTLOT A RETAIL
APPLE VALLEY, MN

HEMPEL COMPANIES

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LANDSCAPE ARCHITECTURE
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www.loucksinc.com

CADD QUALIFICATION

SUBMITTAL/REVISIONS

5/24/17	Pre-Final Plat Submittal
8/23/17	Site Plan Submittal

PROFESSIONAL SIGNATURE

License No. 11352
Date

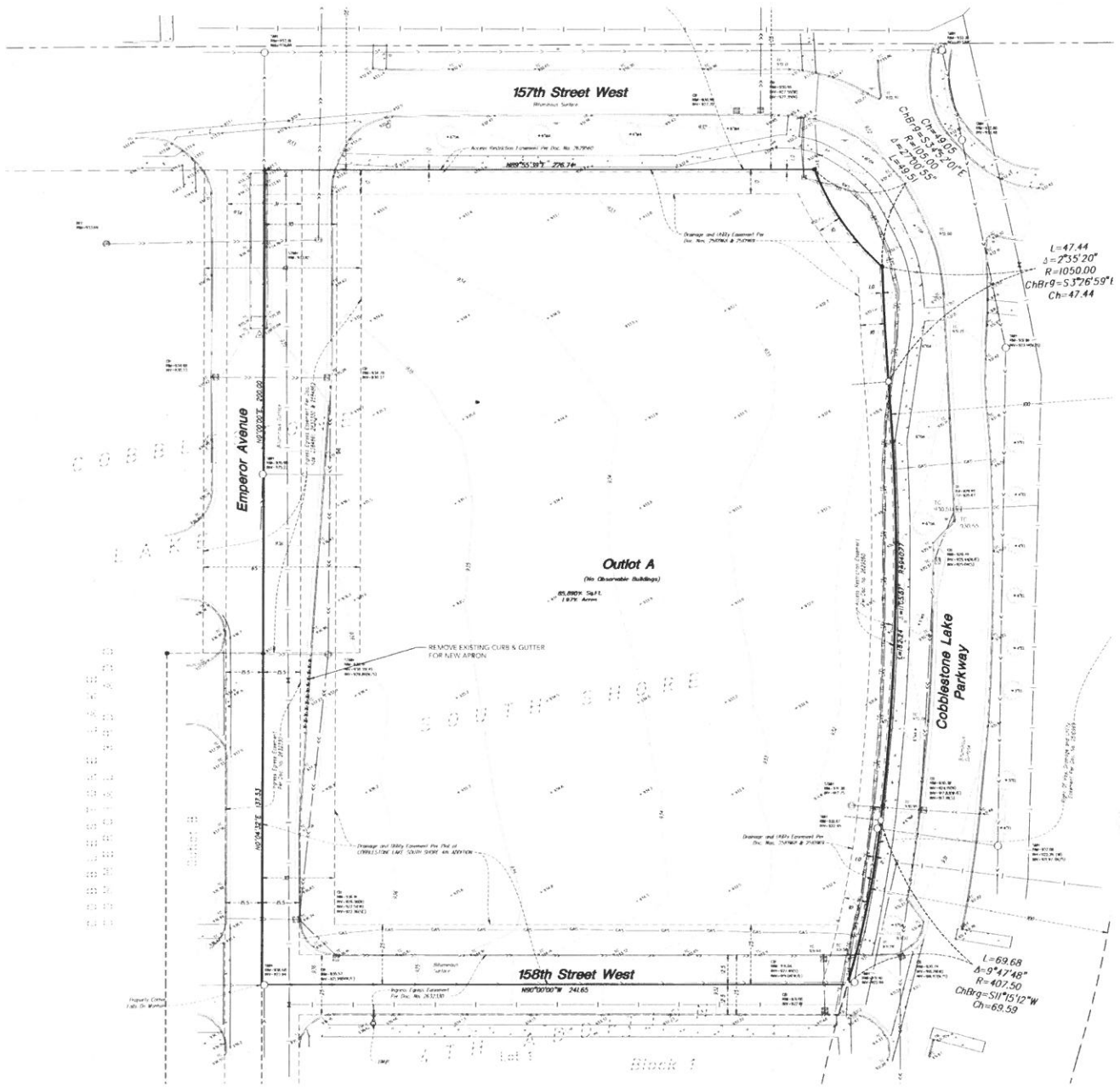
QUALITY CONTROL

Loucks Project No.	17052.00
Project Lead	VJV
Drawn By	WBS
Checked By	VJV
Review Date	8/23/17

SHEET INDEX

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L1-1	LANDSCAPE PLAN

COVER SHEET
C0-1



0 20 40
SCALE IN FEET

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SURVEY LEGEND

BD	BOXELDER	CATCH BASIN	STORM SEWER
FR	MISC. FRUIT	STORM MANHOLE	SANITARY SEWER
OA	OAK	SANITARY MANHOLE	WATERMAIN
PI	PINE	HYDRANT	SANITARY SEWER SERVICE
SP	SPRUCE	GATE VALVE	WATER SERVICE
TR	TREE (GEN)	POWER POLE	UNDERGROUND CABLE TV
THSD	ELEV @ THRESHOLD	LIGHT POLE	UNDERGROUND ELECTRIC
TC	TOP OF CURB	YARD LIGHT	UNDERGROUND GAS
TW	TOP OF RET. WALL	GUY WIRE	UNDERGROUND TELEPHONE
	CONIFEROUS TREE	SPOT ELEVATION	OVERHEAD UTILITY
		CABLE TV PEDESTAL	CHAIN LINK FENCE
	DECIDUOUS TREE	ELECTRIC TRANSFORMER	TRAFFIC SIGNAL
		TELEPHONE PEDESTAL	CONCRETE CURB
		ELECTRIC MANHOLE	CONCRETE
		ELECTRIC METER	CONTOUR
		GAS METER	

GENERAL NOTES

1. BACKGROUND INFORMATION IS BASED ON AN ALTA SURVEY BY LOUCKS, DATED MAY 5, 2017 AND RECORD UTILITY DRAWINGS FROM THE CITY OF APPLE VALLEY. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. THERE MAY BE OTHER UTILITIES ON THE SITE THAT ARE NOT SHOWN ON THIS PLAN. NOTIFY THE ENGINEER IF THERE ARE OTHER SERVICES FOUND.

COBBLESTONE OUTLOT A RETAIL
APPLE VALLEY, MN

HEMPEL COMPANIES

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

5/24/17	Pre-Final Plat Submitta
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PROFESSIONAL SIGNATURE

License No. 11352
Date

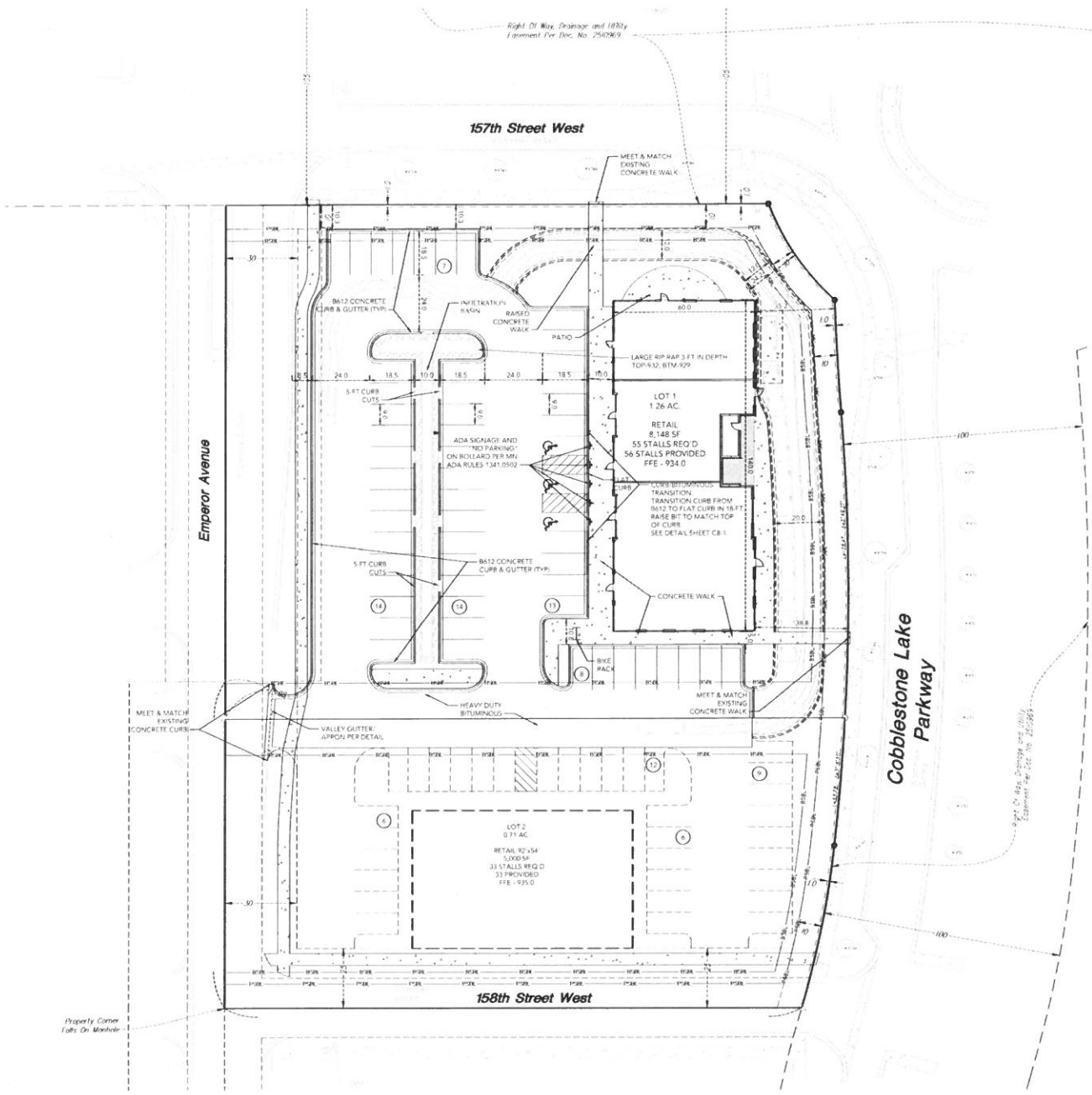
QUALITY CONTROL

Loucks Project No.	17052.05
Project Lead	VJW
Drawn By	WBS
Checked By	VJW
Review Date	8/23/17

SHEET INDEX

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C4-1	UTILITY PLAN
L1-1	LANDSCAPE PLAN

EXISTING CONDITION & DEMOLITION PLAN
C1-1



0 20 40
SCALE IN FEET

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TOLL FREE: 1-800-252-1166

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SITE PLAN NOTES

1. BACKGROUND INFORMATION IS BASED ON AN ALTA SURVEY BY LOUCKS, DATED MAY 5, 2017, AND RECORD UTILITY DRAWINGS FROM THE CITY OF APPLE VALLEY. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
3. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. PROVIDE A 3 FOOT TAPER AT ALL CURB TERMINI.
6. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
7. A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
8. B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS WITHIN THE SITE, UNLESS NOTED OTHERWISE.
9. SEE SHEETS C3.1 AND C4.1 FOR GRADING AND UTILITIES.
10. ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.
11. DISABLED PARKING SIGNAGE & PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ADA & MMUTCD.

AREAS

LOT 1 AREA	55,765 SF	100%
IMPERVIOUS AREA	46,377 SF	84.2%
PERVIOUS AREA	9,176 SF	15.8%
LOT 2 AREA	30,787 SF	

STALL COUNT ANALYSIS

LOT 1	
PARKING REQUIRED =	56 STALLS
STANDARD PARKING PROVIDED =	(144 SF)
ADA PARKING PROVIDED =	3 STALLS
TOTAL PARKING PROVIDED =	56 STALLS

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

5/24/17	Pre-Final Plat Submittal
8/25/17	Site Plan Submittal

PROFESSIONAL SIGNATURE

License No. 41392
Date

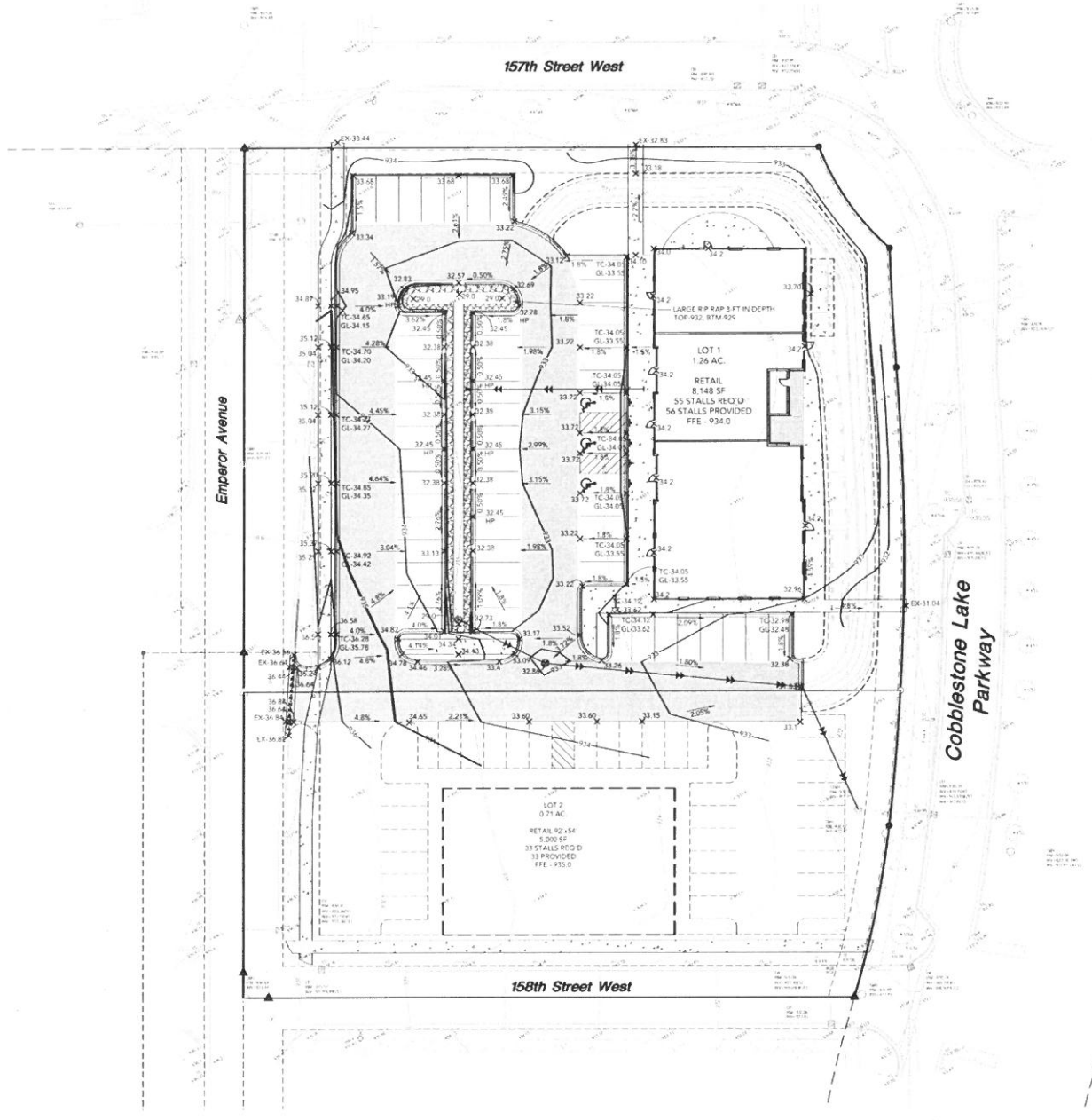
QUALITY CONTROL

Loucks Project No.	17052.00
Project Lead	VJW
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SITE PLAN
C2-1



0 20 40
SCALE IN FEET

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TOLL FREE: 1-800-252-1166

WARNING:

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LEGEND

EXISTING	PROPOSED
TOPOGRAPHIC CONTOUR	960
SPOT ELEVATION	X,XXX.0
DRAINAGE SLOPE	X.XX%
STORM SEWER	
STORM MANHOLE	
CATCH BASIN	
BENCHMARK	
EMERGENCY OVERFLOW	
CONSTRUCTION LIMITS	

NOTE:
CATCH BASINS RIMS ARE 2 INCHES LOWER THAN FLOW LINE ELEVATION.

NOTE:
SPOT ELEVATIONS AT CURB LINES INDICATE BASE OF CURB AND GUTTER LINE (I.E. FLOW LINE) ELEVATIONS UNLESS OTHERWISE NOTED.

GRADING PLAN NOTES

1. BACKGROUND INFORMATION IS BASED ON AN ALTA SURVEY BY LOUCKS, DATED MAY 5, 2017, AND RECORD UTILITY DRAWINGS FROM THE CITY OF APPLE VALLEY. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.
6. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, AND CITY REQUIREMENTS.
7. ALL SPOT ELEVATIONS SHOWN REPRESENT FINISHED SURFACE OR GUTTER LINE ELEVATIONS UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY PLAN DISCREPANCIES.
9. EXISTING UTILITY LOCATIONS AS PER CITY AS-BUILT PLANS AND FIELD SHOTS.
10. SEE SHEET C3.2 FOR EROSION CONTROL INFORMATION.
11. GENERAL CONTRACTOR MUST VERIFY ALL TIE IN GRADES.

ABBREVIATION LEGEND
FFE=FINISHED FLOOR ELEVATION
TW=TOP OF RETAINING WALL
GW=GROUND AT FACE OF RETAINING WALL
HP=HIGH POINT
LP=LOW POINT
TC=TOP OF CURB
GL=GUTTER LINE

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CADD QUALIFICATION

SUBMITTAL/REVISIONS

5/24/17	Pre-Final Plat Submitta
8/23/17	Site Plan Submitta

PROFESSIONAL SIGNATURE

License No. 11352
Date

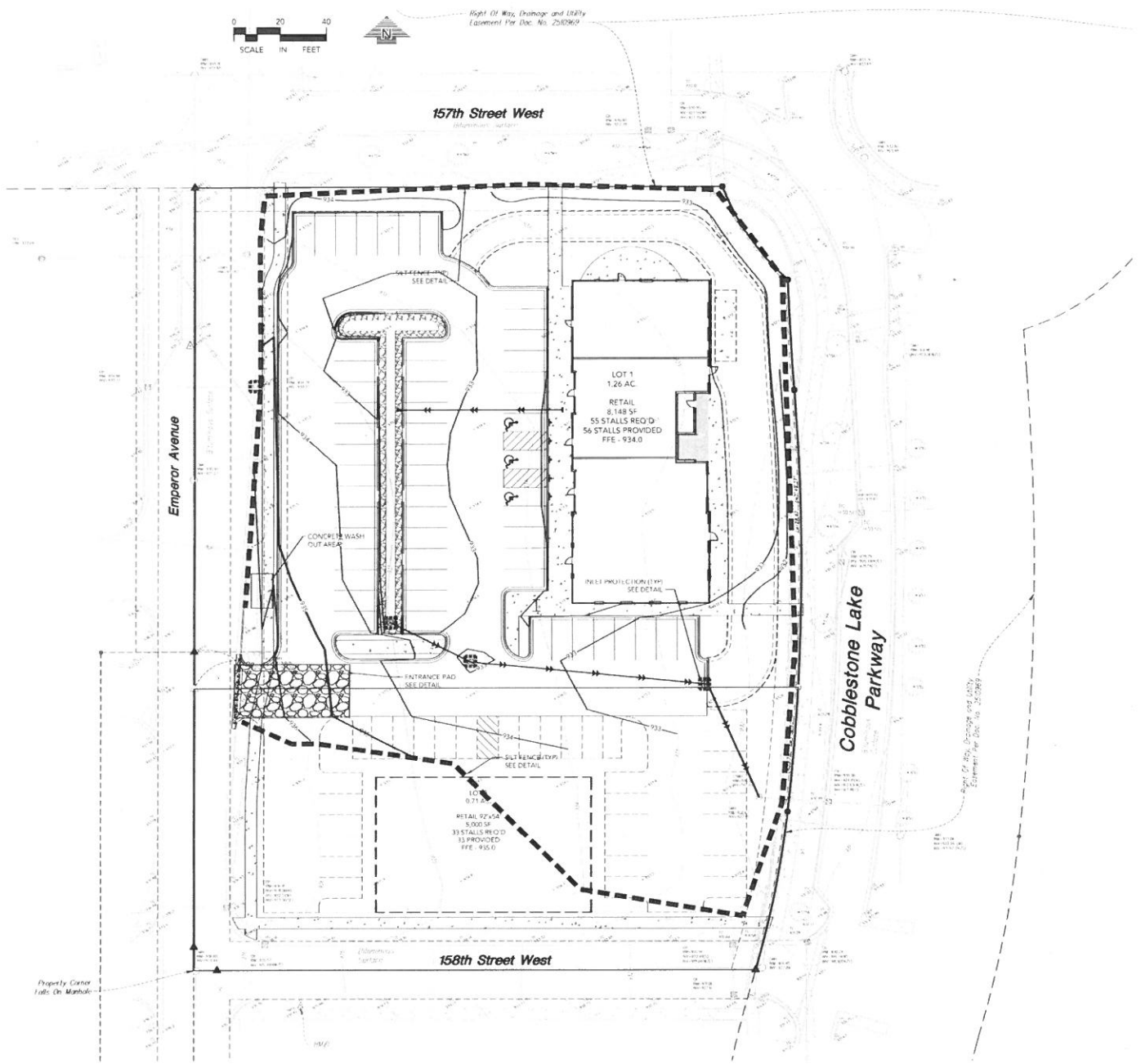
QUALITY CONTROL

Loucks Project No.	17052.00
Project Lead	VJW
Drawn By	WBS
Checked By	VJW
Review Date	8/23/17

SHEET INDEX

C0.1	COVER SHEET
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C2.1	SITE PLAN
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C4.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

GRADING & DRAINAGE PLAN
C3-1



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Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

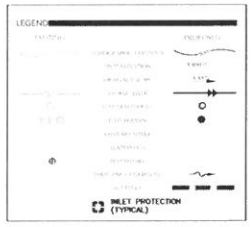
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EROSION CONTROL SCHEDULE

1. CONTRACTOR MUST NOTIFY THE CITY OF APPLE VALLEY 48 HOURS BEFORE ANY CONSTRUCTION ACTIVITY.
2. INSTALL EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON EROSION CONTROL PLAN PRIOR TO ANY LAND DISTURBANCE. INSTALL SEDIMENT FILTERS IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE.
3. REMOVE ALL SOILS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
4. SLOPES MUST BE STABILIZED BY BEING SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR MULCHED WITH A TACKIFYING AGENT AS SOON AS POSSIBLE AFTER GRADING AND NO LATER THAN 14 DAYS.
5. ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR/PERMITTEE UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY. FOR PROPOSED STREET SURFACE AREA, THE CONTRACTOR MAY REMOVE NECESSARY SILT FENCING TO CONSTRUCT ROADWAY WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF A 4" OF TOPSOIL FOR DISTURBED AREAS THAT ARE TO BE REVEGETATED.
7. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
8. THE CONTRACTOR/PERMITTEE SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 14 DAYS OF GRADING INACTIVITY. ALL MULCH MATERIAL SHALL BE DISCED INTO THE SOIL IN DIRECTION PERPENDICULAR TO THE STORMWATER FLOW OVER SUCH AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED THEREFORE MINIMIZING EROSION POTENTIAL.
9. READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATION AS SHOWN ON THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCES MAY THE WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM SEWER CONVEYANCE.

EROSION CONTROL MAINTENANCE PROGRAM

1. INSPECT CONSTRUCTION SITE ON A DAILY BASIS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOUR PERIOD. WEEKLY INSPECTION REPORTS REQUIRED. A COPY OF THE SWPPP SHALL BE KEPT ON SITE FOR REVIEW. THE SWPPP SHALL BE AMENDED AND UPDATED AS CONDITIONS CHANGE ON-SITE.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX.
4. IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHOD HAS FAILED, THE SLOPE SHALL BE REESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.
5. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVAL IS REQUIRED WITH ALL TEMPORARY EROSION CONTROL FACILITIES (SEDIMENT FILTERS, HAY BALES, ETC.) ONCE SITE IS PERMANENTLY STABILIZED BY THE BUILDER.
6. ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN AND REMOVAL OF ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.



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CADD QUALIFICATION

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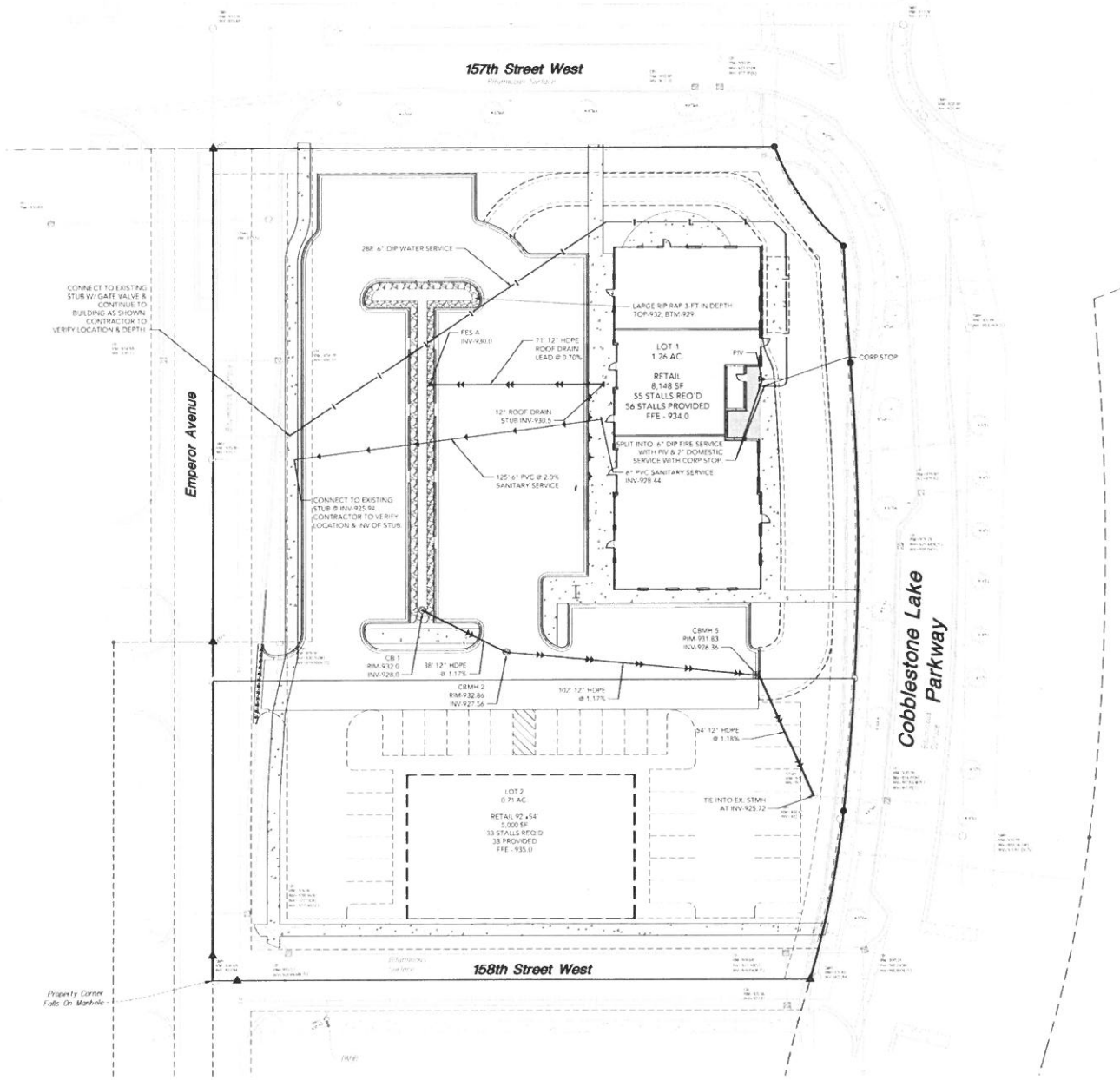
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EROSION CONTROL PLAN

C3-2



SCALE IN FEET 0 20 40

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NOTES:

1. BACKGROUND INFORMATION IS BASED ON AN ALTA SURVEY BY LOUCKS, DATED MAY 5, 2017, AND RECORD UTILITY DRAWINGS FROM THE CITY OF APPLE VALLEY. LOUCKS ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER LOCATIONS ARE APPROXIMATED. NO SURVEY INFORMATION WAS PROVIDED. IF ANY DISCREPANCIES ARISE, NOTIFY THE ENGINEER FOR RESOLUTION.
3. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 1999 EDITION. HDPE PIPE CONNECTIONS INTO ALL CONCRETE STRUCTURES SHALL BE MADE WITH WATER TIGHT MATERIALS, UTILIZING AN A-LOK OR WATERSTOP GASKET OR BOOT, CAST-IN-PLACE RUBBER BOOT, OR APPROVED EQUAL. WHERE THE ALIGNMENT PRECLUDES THE USE OF THE ABOVE APPROVED WATERTIGHT METHODS, CONSEAL 231 WATERSTOP SEALANT, OR APPROVED EQUAL WILL ONLY BE ALLOWED AS APPROVED BY THE ENGINEER. ALL SANITARY SEWER MAIN LINE SHALL BE SDR 35. ALL SANITARY SEWER SERVICES SHALL BE SDR 26.
4. SEE SHEETS C8-1 AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
5. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
6. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
7. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
8. PROPOSED PIPE MATERIALS:

STORM SEWER	N-12 HDPE W/T	12" DIAMETER
SANITARY SERVICE	PVC	6" DIAMETER
WATER SERVICE	DIP	4" DIAMETER
WATER SERVICE	COPPER TYPE K	3" DIAMETER

9. STORM SEWER PIPE SHALL MEET OF EXCEED AASHTO M294 MINIMUM PIPE STIFFNESS PER ASTM D2412 (PSI) FOR 8" - 18"
10. ALL CONSTRUCTION & POST CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING, LOADING, UNLOADING ALLOWED.
11. PROPOSED GAS, TELEPHONE & ELECTRIC SERVICES ARE APPROXIMATE LOCATIONS ONLY. COORDINATE EACH SERVICE WITH THE UTILITY OWNER AND GENERAL CONTRACTOR. IF ANY PROPOSED SERVICE LOCATION VARY SIGNIFICANTLY OR CONFLICT, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF THE SERVICE.
12. THE REMOVAL OF EXISTING SERVICES WITHIN THE CONSTRUCTION LIMITS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND UTILITY OWNER. ADDITIONAL SERVICES MAY EXIST.

NOTES

1. CITY OF APPLE VALLEY REQUIRES A HYDRO STATIC PRESSURE TEST ON THE WATER SERVICES.
2. BACTERIA TEST, APPROVED BY A LAB, MUST BE SUBMITTED TO THE CITY OF APPLE VALLEY PLUMBING/ MECHANICAL INSPECTOR.
3. WATER SERVICES SHALL BE WRAPPED IN APPROVED SLEEVE WRAPPING.
4. A CONDUCTIVITY TEST WILL BE REQUIRED.
5. CONTACT ROY KINGSLEY, FIRE MARSHALL TO DO FIRE FLUSH. 952-953-2676.
6. SLBS AIR TEST REQUIRED FOR SEWER LINE INTO BUILDING.
7. ALL STORM SEWER MUST BE INSPECTED PRIOR TO BACKFILL. CONTACT 952-953-2588 TO SET UP INSPECTION DATES & TIMES.

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HEMPEL COMPANIES
[illegible]

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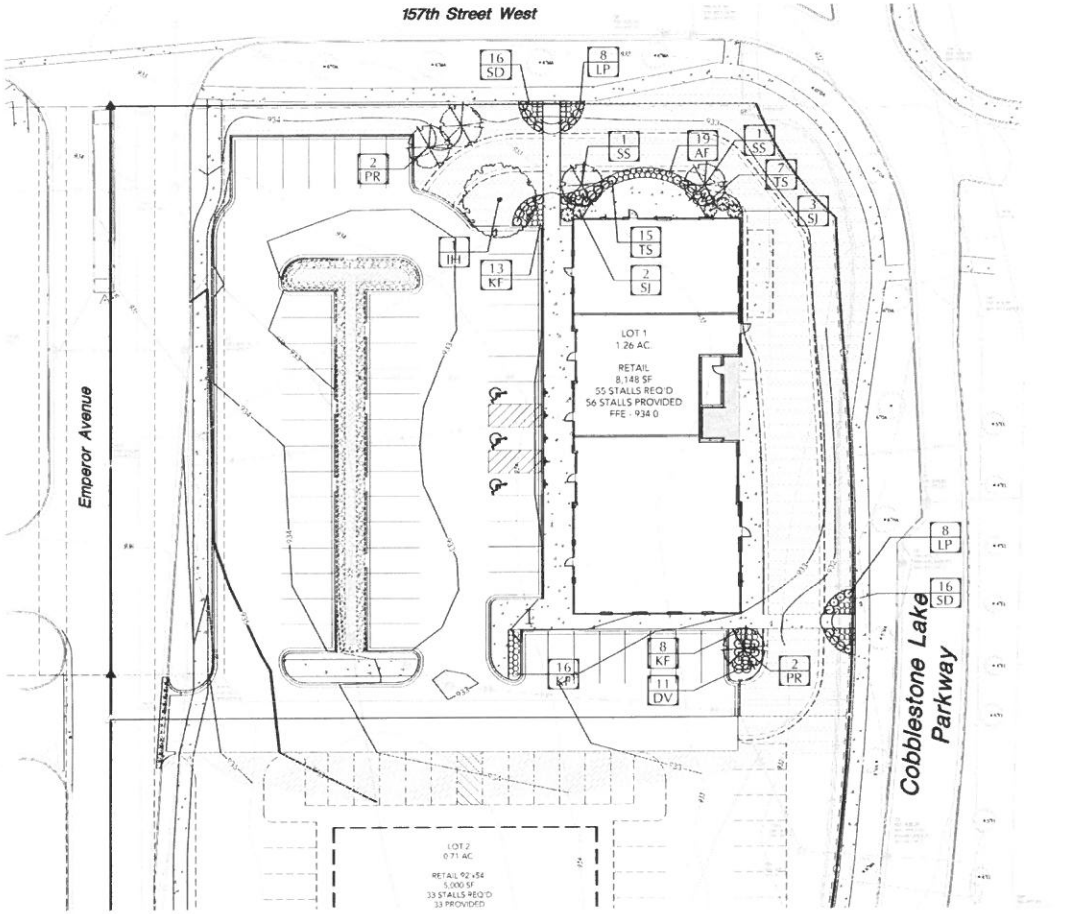
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UTILITY PLAN
C4-1



LANDSCAPE LEGEND

- OVERSTORY TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- GRASSES / PERENNIALS

GROUNDCOVER LEGEND

- SOD - TOPSOIL - SEE NOTES
- MNDOT NATIVE SEED MIX 33-261 STORMWATER
- MNDOT NATIVE SEED MIX 35-241 MESIC PRAIRIE GENERIC

PLANT LIST

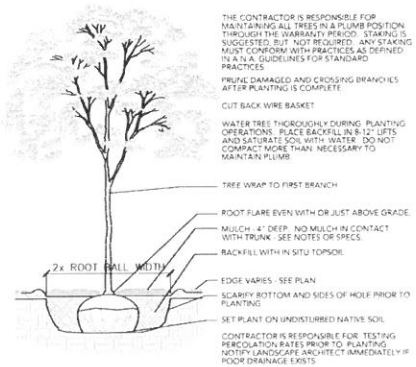
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
		OVERSTORY TREES			
IH	1	IMPERIAL HONEYLOCUST	Tilia americana 'Boulevard'	2-1/2" CAL B.B.	H 50-60' W 25-30'
		ORNAMENTAL TREES			
SS	2	SPRING SNOW CRABAPPLE	Malus 'Spring Snow' (clump, M.6/7)	1-1/2" CAL B.B.	H 25-30' W 15-20'
PR	3	PRAIRIE ROSE CRABAPPLE	Malus 'Prairie Rose'	1-1/2" CAL B.B.	H 20' W 20'
		DECIDUOUS SHRUBS			
TS	22	TOR SPIREA	Spirea betulifolia 'Tor'	#5 CONT	H 3' W 3'
DV	11	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	#5 CONT	H 24" W 2-3
LP	16	LITTLE PRINCESS SPIREA	Spirea japonica 'Little Princess'	#5 CONT	H 2-2' W 3'
		CONIFEROUS SHRUBS			
JH	5	SCANDIA JUNIPER	Picea sabina 'Scandia'	#5 CONT	H 18" W 3-5'
		GRASSES / PERENNIALS			
KF	37	KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1 CONT	24" O.C.
SD	32	STELLA DE ORO	Hemerocallis 'Stella de Oro'	#1 CONT	24" O.C.
AF	19	AUTUMN FIRE SEDUM	Sedum x 'Autumn fire'	#1 CONT	24" O.C.

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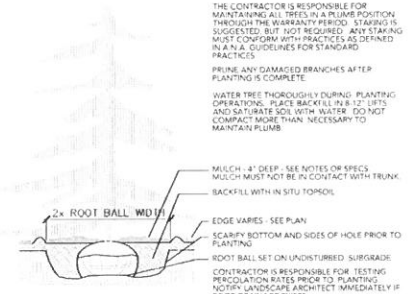
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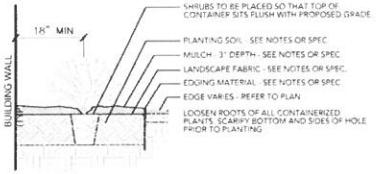
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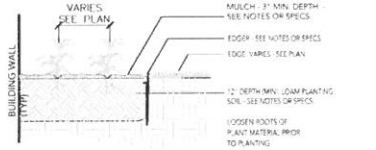
1 L1-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



2 L1-1 CONIFEROUS TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"



3 L1-1 SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"



4 L1-1 PERENNIAL PLANTING
SCALE: 3/4" = 1'-0"

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APPLE VALLEY, MN

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QUALITY CONTROL

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Drawn By	GAJ
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LANDSCAPE PLAN
L1-1



APPLE VALLEY RETAIL

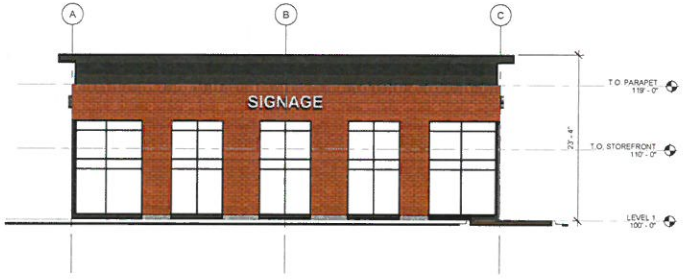
Apple Valley, Minnesota

August 23, 2017

Northwest Perspective

17-016

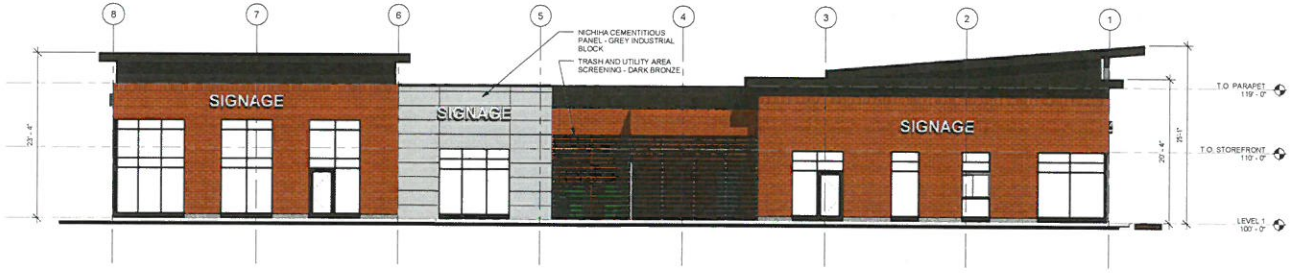
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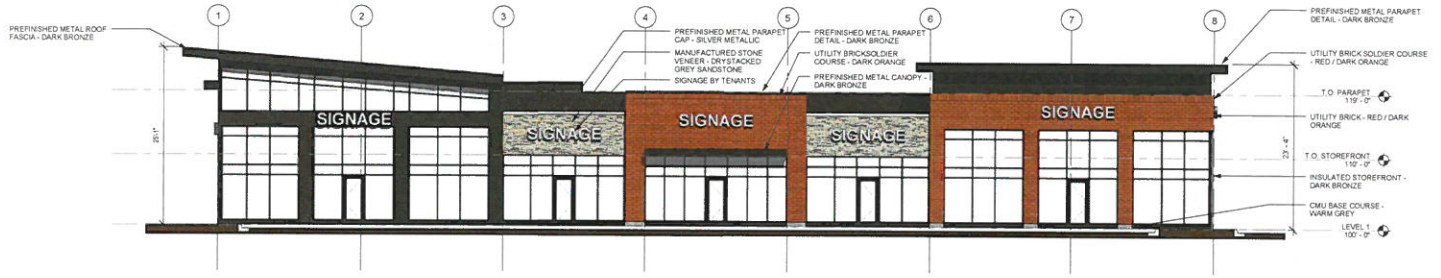
B2 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



B1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



A1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

DJR ARCHITECTURE, INC
333 Washington Ave. N. Suite 300
Minneapolis, MN 55401-1351
612.338.0200 fax 612.338.2262 www.djrinc.com

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 Architect under the laws of the State of Minnesota.

Signature
Printed Name
Date
License #

DESCRIPTION
CIVIL
STRUCTURAL
CONTRACTOR
CLIENT

APPLE VALLEY RETAIL
PRELIMINARY - NOT FOR CONSTRUCTION
Cobblestone Lake Parkway & 157th St W., Apple Valley, MN

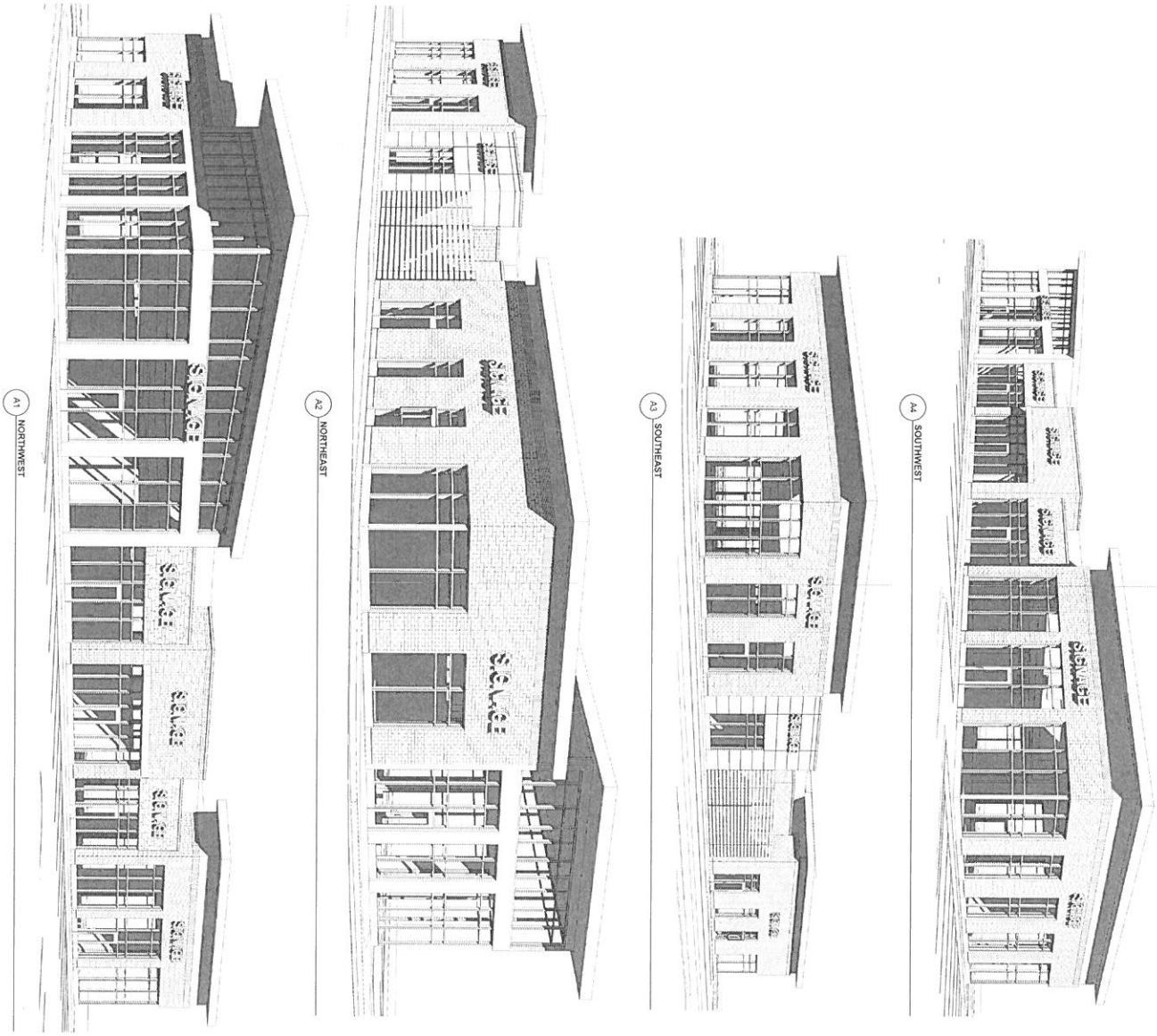
Issue	Date
SITE PLAN SUBMITTAL	9-25-17

Project #	17-016
Date:	9-25-17
Drawn by:	CW
Checked by:	SN

EXTERIOR ELEVATIONS

A200

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APPLE VALLEY RETAIL

Cobblestone Lake Parkway & 157th St W., Apple Valley, MN

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PERSPECTIVES

A210

Issue:	Date:
SITE PLAN SUMMITTAL	8-23-17

Project #: 17-016
Date: 8-23-17
Drawn by: CW
Checked by: SN

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 Architect under the laws of the State of Minnesota

SCOTT NELSON
PRINT NAME

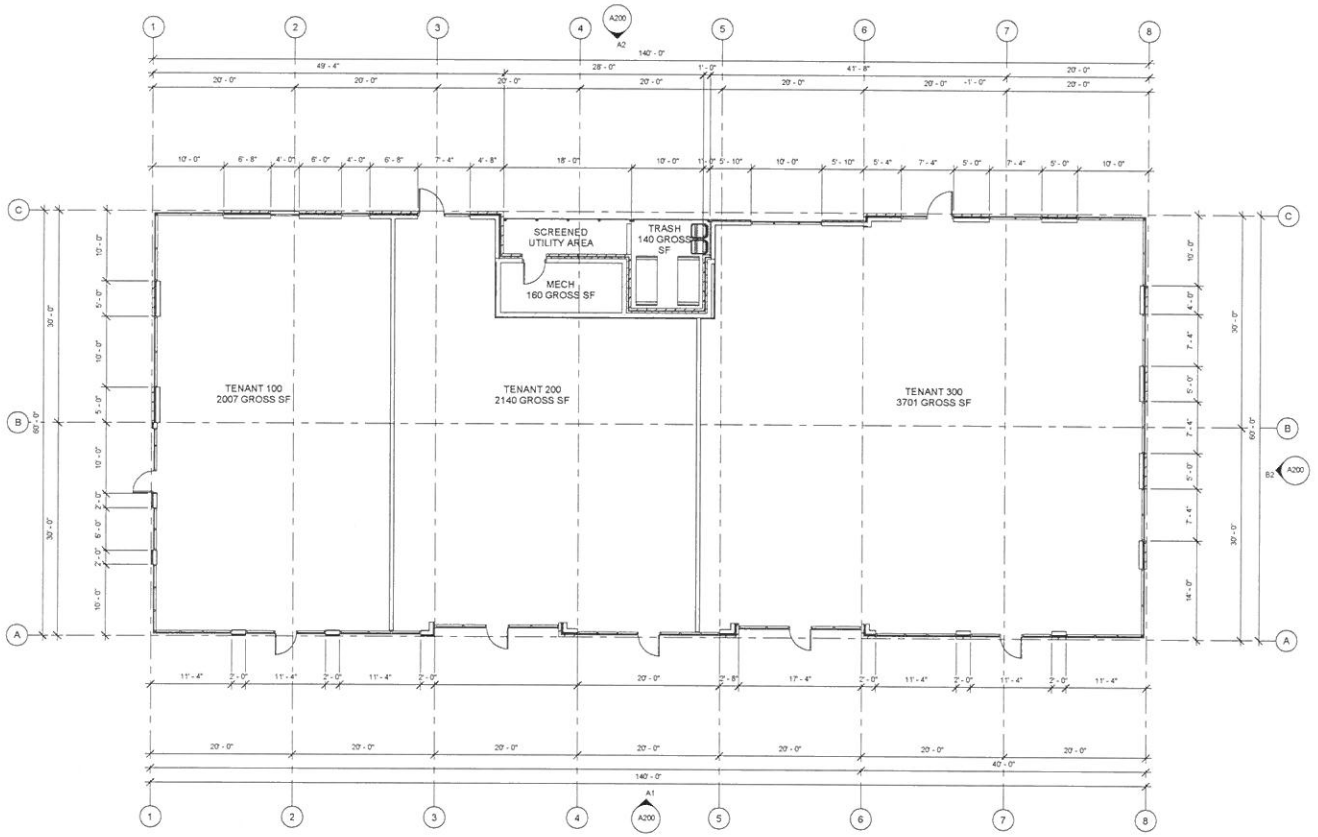
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17444
REGISTRATION NUMBER

8-23-17
DATE

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A1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

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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 Architect under the laws of the State of Minnesota.
SCOTT NELSON
Reg. No. 43120
Date: 8-23-17

PROJECT
APPLE VALLEY RETAIL
PRELIMINARY - NOT FOR CONSTRUCTION
Cobblestone Lake Parkway & 157th St W, Apple Valley, MN

Description of Submission: FLOOR PLAN

Issue: SITE PLAN SUBMITTAL — Date: 8-23-17

Project # 17-016
Date: 8-23-17
Drawn by: CW
Checked by: SN

CONTRACTOR
CIVIL
STRUCTURAL
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A100