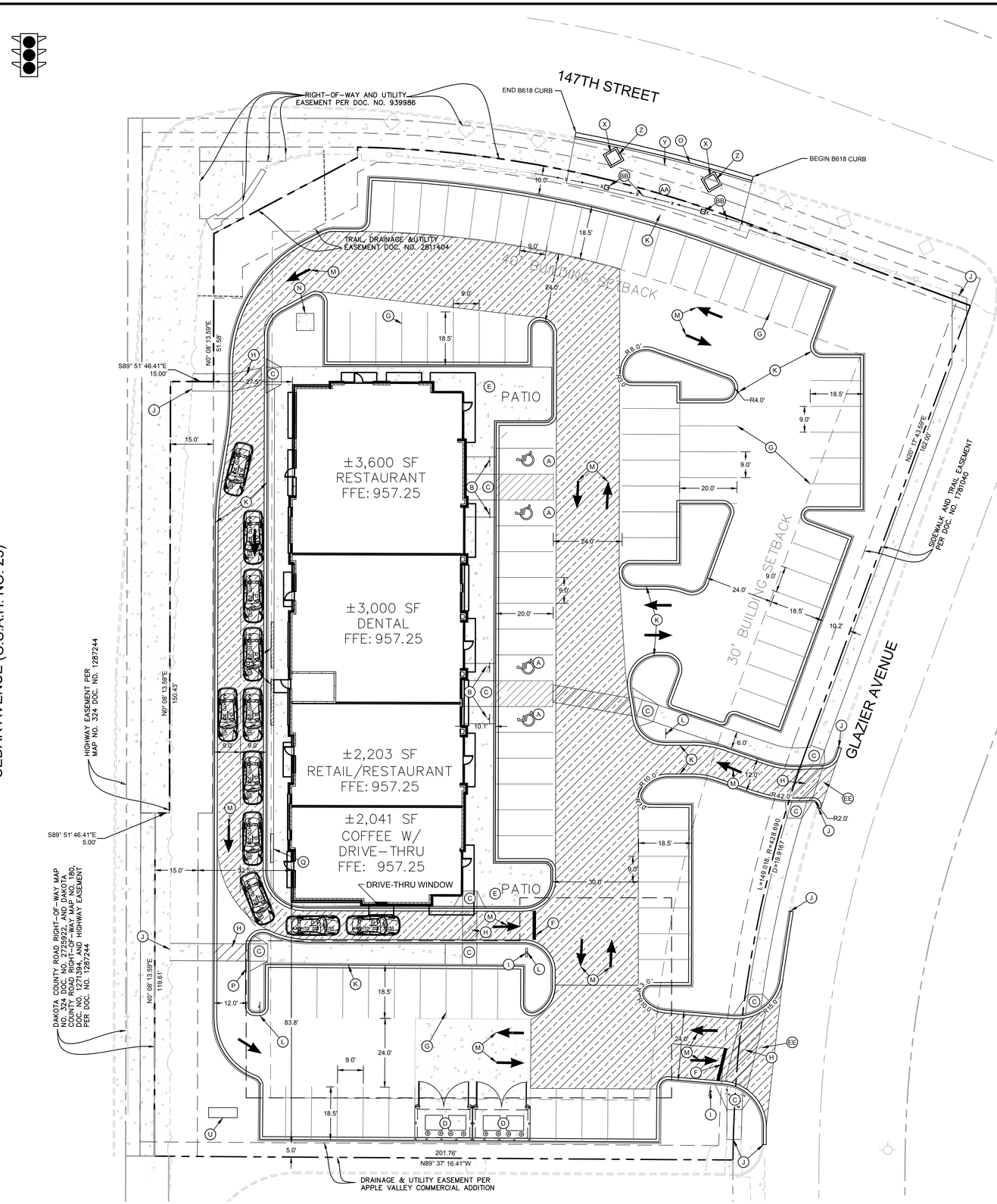
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SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIENNA COLORED CONCRETE. SEE ARCHITECTURAL SITE PLAN
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

BUILDING A DATA SUMMARY

AREAS	
PROPOSED PROPERTY	±87,266 SF (±2.00 AC)
PROPOSED BUILDING	11,027 SF (12.7% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	RETAIL/DENTAL: 1 STALL/150 SF RESTAURANT: 1 STALL/2.5 SEATS (ASSUMED UP TO 185 SEATS)
PROPOSED PARKING	94 STALLS (8.67 STALLS/1,000 SF)
ADA STALLS REQ'D / PROVIDED	4 STALLS / 4 STALLS

ZONING SUMMARY	
EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING	PLANNED DEVELOPMENT DISTRICT
BUILDING SETBACK	MINIMUM 25' FROM ALL ROW/PROPERTY LINES
PROPOSED LANDSCAPE SETBACKS	ALONG CEDAR AVENUE = 0' ALONG 147TH STREET= 10' ALONG GLAZIER= 10' ALONG PROPERTY TO SOUTH = 5'

KEYNOTE LEGEND

A	ACCESSIBLE STALL. SEE DETAIL
B	ACCESSIBLE SIGN. SEE DETAIL
C	CURB RAMP. SEE DETAIL
D	DUMPSTER ENCLOSURE. REF ARCH PLANS
E	OUTDOOR PATIO. REF ARCH PLANS
F	STOP BAR
G	PAVEMENT MARKING. 4" SOLID WHITE
H	PEDESTRIAN CROSSWALK. SEE DETAIL
I	STOP SIGN
J	MATCH EXISTING
K	B612 CURB AND GUTTER
L	"DO NOT ENTER" SIGN
M	DIRECTIONAL ARROWS
N	TRANSFORMER PAD
O	B618 CURB AND GUTTER
P	LIMITS OF UNDERGROUND STORMWATER MANAGEMENT
Q	MENU BOARD
R	GABION BASKET WALL
S	NOT IN USE
T	NOT IN USE
U	MONUMENT SIGN. FOR REFERENCE ONLY.
V	NOT IN USE
W	NOT IN USE
X	PROVIDE TREE GRATE TO MATCH EXISTING. SEE CITY DETAILS (TYP.)
Y	PROVIDE STAMPED AND COLORED CONCRETE AND "BANDS" TO MATCH EXISTING. SEE CITY DETAILS (TYP.)
Z	PROVIDE ROOT BARRIER (18'-36"). PER CITY STANDARD. COORDINATE WITH CITY PRIOR TO CONSTRUCTION. EXISTING SIDEWALK AND BOULEVARD AREA TO BE CONSTRUCTED TO MATCH ADJACENT EXISTING CONDITIONS. COORDINATE WITH CITY FOR SPECIFICATIONS AND DETAILS.
AA	PROVIDE PIERS, CAPS & FENCING TO MATCH EXISTING. SEE CITY DETAILS (TYP.)
BB	NOT IN USE
CC	NOT IN USE
DD	CITY OF APPLE VALLEY COMMERCIAL DRIVEWAY. SEE DETAIL SHEET.
EE	

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADII ARE TO BE 3' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY PER PLAN. ALL COST SHALL BE INCLUDED IN BASE BID.
6. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY JAMES R. HILL, INC.
8. TOTAL LAND AREA IS ±2.00 ACRES.
9. CONTRACTOR SHALL REFER TO ARCH/ MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
10. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
11. CONTRACTOR SHALL RESTORE SIDEWALK, STREET, CURB AND GUTTER, AND BOULEVARD DAMAGED DURING UTILITY AND DRIVEWAY WORK WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH CITY OF APPLE VALLEY ENGINEERING STANDARDS AND A MANNER ACCEPTABLE TO THE CITY ENGINEER.
12. ABANDONMENT OF WATER AND SANITARY SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF APPLE VALLEY ENGINEERING STANDARDS AND IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.
13. REFER TO FINAL SURVEY OR ALTA PLAT FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY - NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn

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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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BRIAN M. WURDEMAN
DATE: 05/24/2018 LIC. NO. 53113 MN

KHA PROJECT 160734008.1.130
DATE 06/12/2018
SCALE AS SHOWN
DESIGNED BY BJ,EW
DRAWN BY BJ,EW,AB
CHECKED BY WM,BW

SITE PLAN

LAUNCH PROPERTIES
APPLE VALLEY, MN

SHEET NUMBER
C3.0