



**Meeting Location: Municipal Center
7100 147th Street West
Apple Valley, Minnesota 55124**

July 2, 2025

Planning Commission Tentative Agenda

7:00 PM

1. Call To Order

2. Approve Agenda

3. Consent Agenda

Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless a councilmember or citizen requests to have any item separately considered. It will then be moved to the regular agenda for consideration.

A. Approve Minutes of June 18, 2025 Regular Meeting

4. Public Hearings

A. Snap Fitness Extended Hours Conditional Use Permit

LOCATION: 15115 Dove Trail

APPLICANT: Geoffrey Wyatt

B. Village of Founders Circle 3rd Addition - Picklehall

1. Consider an ordinance amending Article 31, Planned Development No. 739

2. Consider Final Plat for Village of Founder's Circle 3rd Addition

3. Consider Site Plan Review and Building Permit Authorization

LOCATION: Lots 1 & 2, Block 3, Village of Founders Circle 2nd Addition

APPLICANT: Markid II Properties, LLC

5. Land Use / Action Items

A. Provide Direction to Staff on Public Hearings for Variance Applications

6. Other Business

A. Review of Upcoming Schedule and Other Updates

Planning Commission - Wednesday, July 16, 2025 - 7:00 p.m.

Planning Commission - Wednesday, August 6, 2025 - 7:00 p.m.

City Council - Thursday, July 10, 2025 - 7:00 p.m.

City Council - Thursday, July 24, 2025 - 7:00 p.m.

7. Adjourn

Regular meetings are broadcast, live, on Charter Communications Cable Channel 180 and on the City's website at www.applevalleymn.gov



ITEM:
MEETING DATE:
SECTION:

3.A.
July 2, 2025
Consent Agenda

Description: Approve Minutes of June 18, 2025 Regular Meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the regular meeting of June 18, 2025.

Summary:

The minutes of the regular Planning Commission meeting is attached for your review and approval.

Background:

State statute requires the creation and preservation of meeting minutes which document the official actions and proceedings of public governing bodies.

Budget Impact:

N/A

Attachments:

1. Minutes

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES

June 18, 2025

1. CALL TO ORDER

The City of Apple Valley Planning Commission Meeting was called to order by Chair Kurtz at 7:00 p.m.

Members Present: Jodi Kurtz, Dave Schindler, Phil Mahowald, Becky Sandahl, and Douglas Hlas

Member(s) Absent: Paul Scanlan, Jeff Prewitt

City staff members attending: CD Director Tim Benetti, City Engineer Brandon Anderson, Planner Carter Hayes, City Attorney Sharon Hills, and Department Assistant Breanna Vincent.

2. APPROVAL OF AGENDA

Chair Kurtz asked if there were any changes to the agenda. – None.

MOTION: Commissioner Schindler moved, seconded by Commissioner Mahowald, approving the agenda. Roll call vote: Ayes - 5 – Nays – 0.

3. CONSENT ITEMS

A. Approval of Minutes of May 7, 2025

MOTION: Commissioner Schindler moved, seconded by Commissioner Mahowald, approving the minutes of May 7, 2025. Roll call vote: Ayes - 5 – Nays – 0.

4. PUBLIC HEARING

A. 7 Brew – Site Plan & Building Permit Authorization, Conditional Use Permit, and Variance for Lot 1, Block 1, McDonalds at Orchard Place

Chair Kurtz opened the public hearing.

Planner Hayes provided a brief presentation.

Commissioner Mahowald asked for clarification on the order lanes and the traffic flow.

Planner Hayes stated that the two lanes operate similar to Chik-fil-a, where employees would be outside at both lanes taking orders.

Commissioner Hlas asked if the neighboring site will also be operating at the earlier start time of 5:30 a.m.

Planner Hayes stated that the neighboring site is McDonalds which will be open 24 hours.

The applicant, Zac Hoang, was present for questions.

Mr. Hoang stated that the drive-through will operate similar to Chik-fil-a where the employees will have iPads and will work down the drive-through lane taking orders. The employees then hand off the drink to the customer. The employees are outside year-round.

With no further comments, Chair Kurtz closed the public hearing.

MOTION: Commissioner Sandahl moved, seconded by Commissioner Mahowald, to recommend approval of a conditional use permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant. Roll call vote: Ayes – 5 – Nays – 0.

MOTION: Commissioner Hlas moved, seconded by Commissioner Schindler, to recommend approval of a variance to allow extended hours of operation for a Class III restaurant from 6:00 a.m. – 11:00 p.m. to 5:30 a.m. – 11:00 p.m. Roll call vote: Ayes – 5 – Nays – 0.

MOTION: Commissioner Mahowald moved, seconded by Commissioner Schindler, to recommend approval of a Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions 1 through 17 in the draft resolution. Roll call vote: Ayes – 5 – Nays – 0.

5. LAND USE

None

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, July 2, 2025, 7:00 p.m. The next City Council meeting is Thursday, July 10, 2025, 7:00 p.m.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Schindler moved, seconded by Commissioner Mahowald, to adjourn the meeting at 7:18 p.m. Roll call vote: Ayes – 5 – Nays – 0.

Respectfully submitted,



Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 07/02/2025.

Jodi Kurtz, Chair



ITEM:
MEETING DATE:
SECTION:

4.A.
July 2, 2025
Public Hearings

Description:

Snap Fitness Extended Hours Conditional Use Permit
LOCATION: 15115 Dove Trail
APPLICANT: Geoffrey Wyatt

Staff Contact:

Sydnee Stroeing, Associate Planner

Department / Division:

Community Development

Action Requested:

Open the public hearing, receive comments from the public, and close the public hearing. It is the policy of the Planning Commission to not take action on an item on the night of its public hearing. However, if there are no outstanding public comments or questions, and the Planning Commission concurs, staff recommends the following action:

1. Recommend approval of a conditional use permit (CUP) to allow 24-hour operation of a Snap Fitness facility at 15115 Dove Trail subject to conditions 1 through 3.

Summary:

The City has received a conditional use permit (CUP) request from Geoffrey Wyatt (applicant) to extend the hours of operation for a health and fitness facility located at 15115 Dove Trail (subject property). The proposed health and fitness facility is a Snap Fitness located in a previous CVS Pharmacy building. The subject property is within Planned Development No. 629 (PD-629), Zone 4. Section A22-6(C)(5) states "*Hours of operation. For projects which are within 1,000 feet of a residentially-zoned area, operation shall be prohibited between 1:00 a.m. and 6:00 a.m. each day. All deliveries and loading shall be done during normal hours of operation*". A CUP may be requested to extend the hours of operation in excess of those previously listed per Section A22-3(B)(2). The applicant seeks to operate the Snap Fitness facility 24-hours, 7 days a week.

Recommended Conditions:

1. Deliveries and loading associated with the operations of Snap Fitness shall be done during normal business hours.
2. Any exterior modifications shall be brought back to the City for further consideration and approval.
3. The conditional use permit may be revoked for cause if the terms of (1) through (2) preceding are not adhered to.

Background:

On June 12, 2025, the City Council reviewed a request from the applicant to allow the use of a health and fitness facility within PD-629, Zone 4. Previously, a health and fitness facility was not explicitly permitted within the subzone. The Council has the authority to determine if a use not otherwise listed as a permitted use is allowable and, further, Section A22-2(D) provides that retail operations are limited in the PD subzone unless otherwise specifically approved by the City Council. It was determined that a health and fitness facility is similar in type, purpose, intensity, and service to other permitted uses within Zone 4. The Resolution of approval is attached for reference.

The purpose of PD-629 is to provide for an integrated mix of low and moderate density residential uses (Zone 1-3) as well as neighborhood convenience retail (Zone 4). The underlying zoning district for Zone 4 is the Neighborhood Convenience Center (NCC) district. Within the NCC district, hours of operation are prohibited from 1:00 a.m. to 6:00 a.m. for projects within 1,000 feet of a residentially zoned area, which is why Zone 4 also has hours of operation limitations. There are four properties within Zone 4 consisting of a Kwik Trip, Sterling State Bank, a closed CVS Pharmacy, and a property that consists of a parking lot that served the CVS property. The Kwik Trip located east of the subject property has an approved CUP for extended hours of operation that allow the store to open at 5:00 a.m.

The applicant has stated that the Snap Fitness business model traditionally operates 24-hours a day and provides benefits to members and the broader community for the following reasons:

- Offers flexibility for members with non-traditional schedules
- Provides a consistent member experience across Snap Fitness locations
- Operational efficiency and member safety - the facility is access-controlled and utilizes security to operate safely
- Alleviates peak-hour congestion

The building permit for Snap Fitness has been reviewed by all relevant departments and has been approved. The existing CVS building will be utilized and renovated. The building plans show the interior being remodeled with exercise spaces, locker rooms, sauna and massage spaces, offices, and storage rooms. It appears that no exterior work is being proposed other than new signage. The existing parking lot will adequately serve the site based on the required parking minimums for recreation facilities.

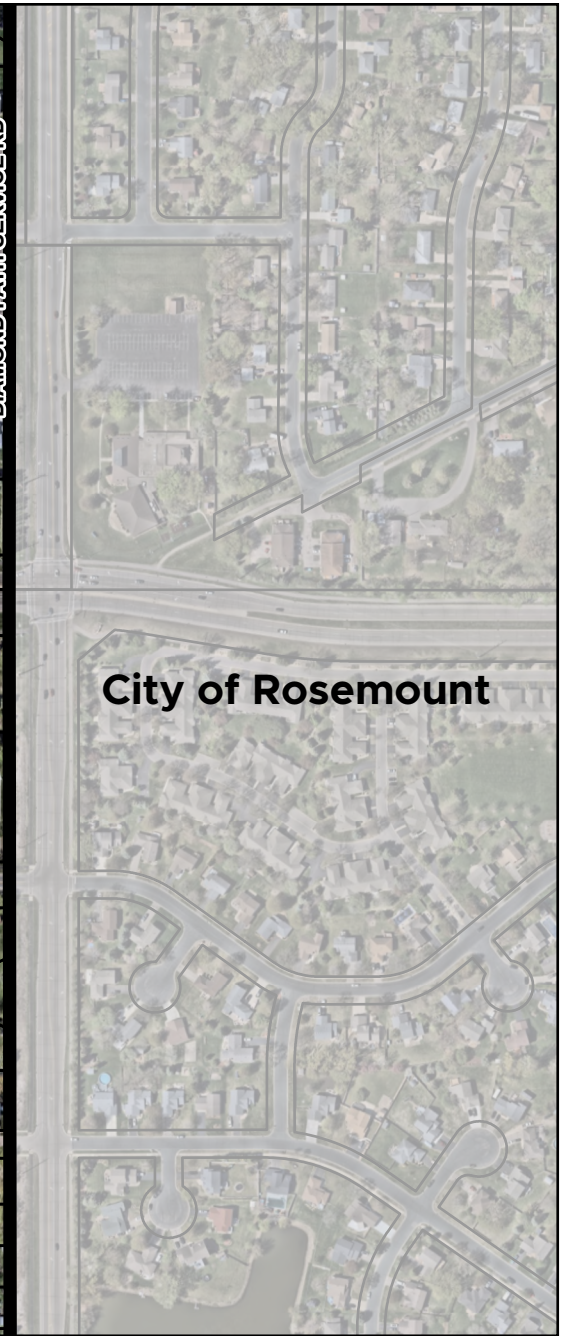
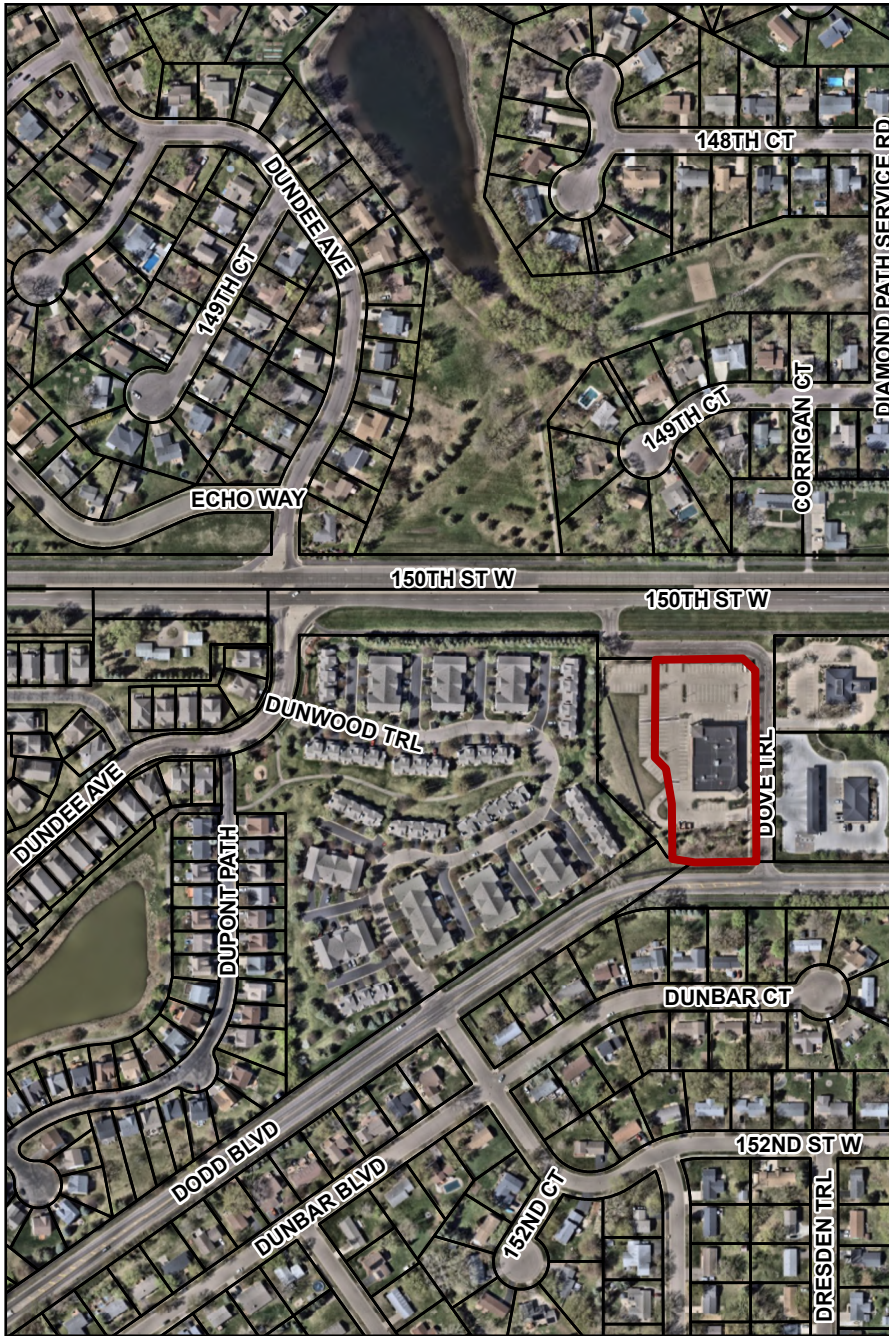
Budget Impact:

N/A

Attachments:

1. Location Map
2. Zoning Map

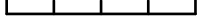
3. Applicant Correspondence
4. Draft CUP Resolution
5. Resolution Approving Use

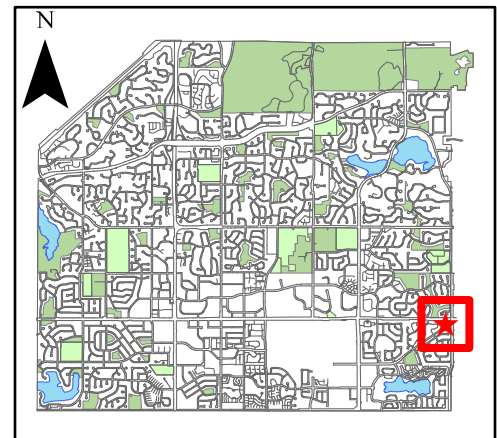


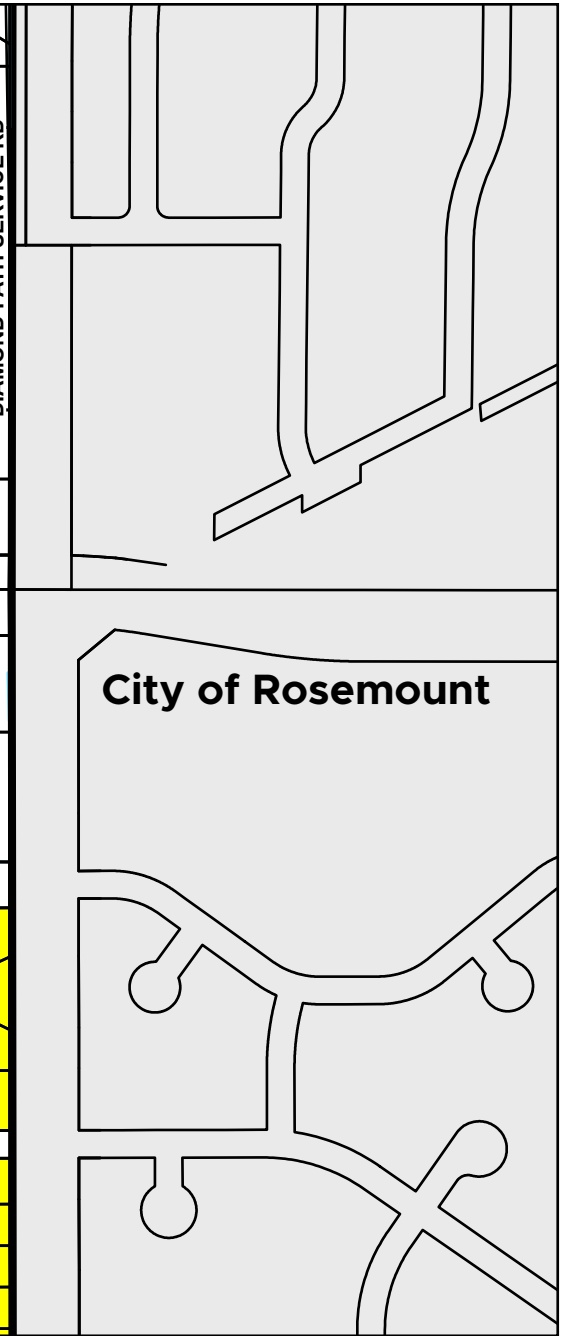
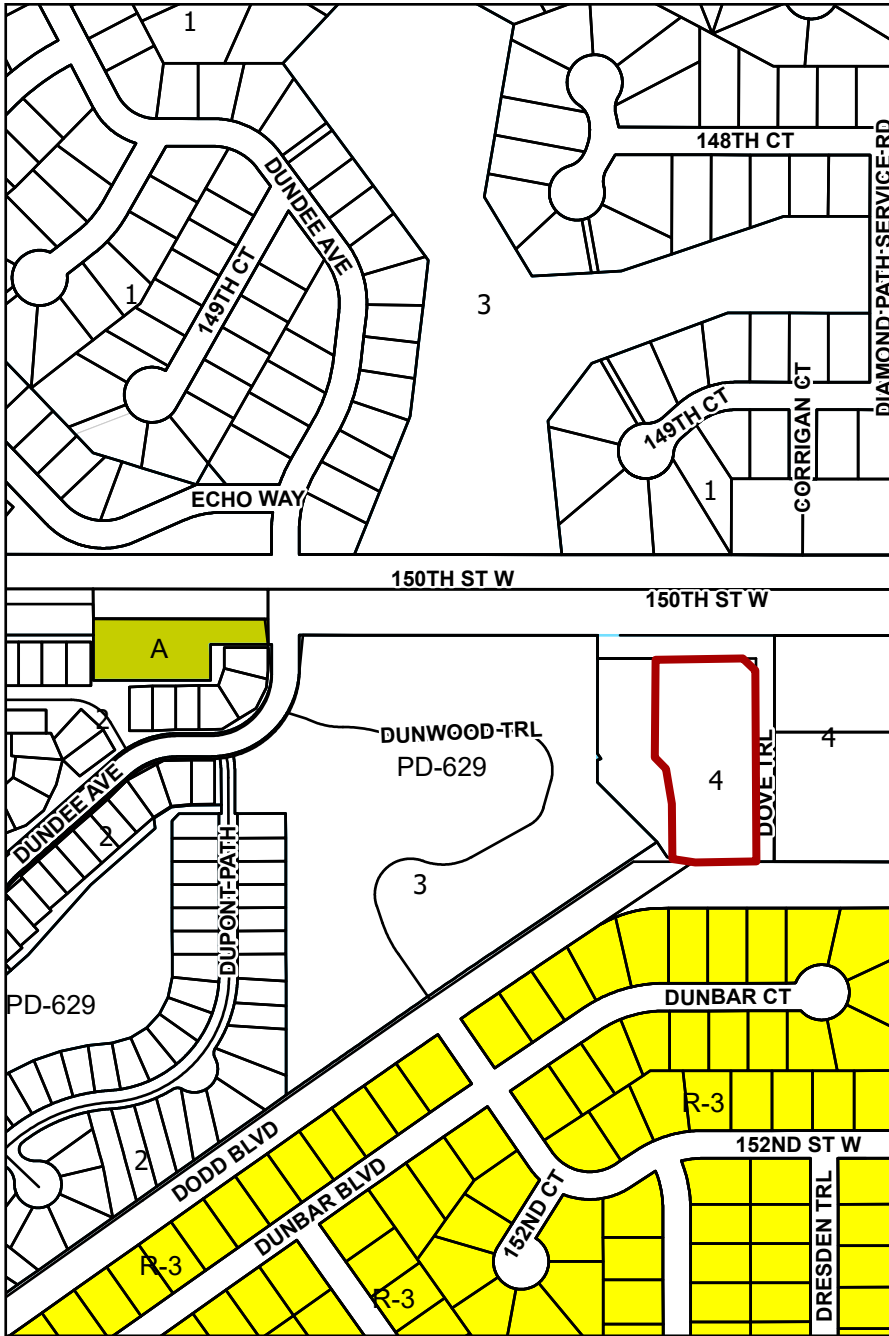
Snap Fitness Location Map

 Subject Property



0 205 410 Feet






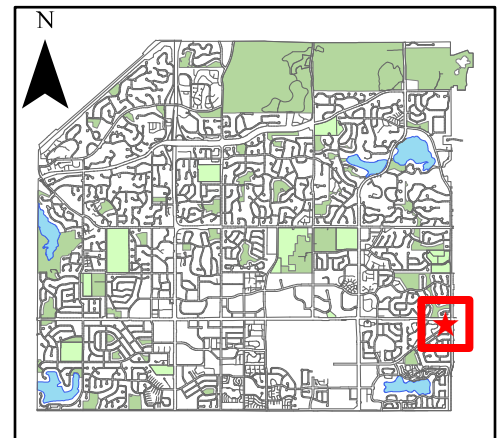
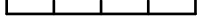
City of Rosemount

Snap Fitness Zoning Map

 Subject Property



0 205 410 Feet



Sydnee Stroeing

From: Geoff Wyatt <topace4@aol.com>
Sent: Wednesday, June 25, 2025 3:09 PM
To: Sydnee Stroeing
Subject: Re: Snap Fitness - 15115 Dove Trail

Sydnee,

To answer your questions in order:

#1) The only deliveries we ever receive are paper products from Cintas once every/other week – usually late morning between 10a and 12p. Any other deliveries would be highly random and by UPS or FedEx during staffed hours for a replacement part that broke on a piece of equipment. Other than that - outside of our initial buildout we don't get deliveries.

#2) The vast majority of membership usage occurs between 5am and 11pm. Between Midnight at 5am is when we have lowest volume of attendance – usually less than 25 people during that time period. The folks that do come in during that window usually have to be to work at 4am or 5am and come in before work.

#3) Operating 24 hours is a core part of the Snap Fitness business model, and it provides significant benefits to both our members and the broader community:

Flexibility for Members with Non-Traditional Schedules:

Many of our members work early morning shifts, overnight jobs, or have family obligations that make typical gym hours impractical. A 24/7 facility ensures that everyone — from nurses and first responders to shift workers and parents — has access to fitness when it works for them.

Consistent Member Experience Across Locations:

Snap Fitness is a nationally recognized brand known for its 24-hour access. Members expect consistent access and convenience regardless of the specific location they use. Maintaining this model at our Apple Valley site ensures continuity with the brand and avoids customer confusion or dissatisfaction.

Operational Efficiency & Member Safety:

The facility is access-controlled with secure, monitored entry. Our Apple Valley location will be equipped with 24/7 surveillance, emergency alert systems, and automated lighting and climate control, allowing us to operate safely with minimal staffing during off-hours.

Alleviates Peak-Hour Congestion:

By allowing workouts during late-night and early-morning hours, 24-hour access spreads usage throughout the day, reducing peak-hour crowding and enhancing the experience for all members.

In short, 24-hour operation supports wellness for a broader segment of the community by providing accessible fitness options to all members of the community, ensures brand consistency, and improves both user experience and business viability.

I do plan to attend the planning commission meeting next week which I believe is also the public hearing on this CUP. I assume that it will be at the city council chambers again – is the meeting at 7pm again on 7/2/25?

Thank You,

Geoff

- any daily/weekly/monthly standard deliveries for your business operations? The zoning district states that deliveries shall be done during normal business hours.
- Is there an average number or percentage of users who use the gym during the late night/early morning hours at other Snap Fitness facilities in the area (or your previous location)?
- Provide a brief explanation as to why operating 24 hrs is beneficial to your business model and to customers/members.

On Wednesday, June 25, 2025 at 02:57:12 PM CDT, Sydnee Stroeing <sydnee.stroeing@applevalleymn.gov> wrote:

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-__

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR EXTENDED HOURS OF OPERATION AT SNAP FITNESS AND ATTACHING
CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, Chapter 155-Appendix F, Article 22, governs Planned Development Designation No. 629, setting forth the permitted uses, conditional uses, accessory uses, minimum area requirements, and special performance standards for Planned Development No. 629; and

WHEREAS, Section A22-6(C)(5) prohibits hours of operation of projects within 1,000 feet of a residentially zoned area from 1:00 a.m. to 6 p.m., and Section A22-3(B)(2) allows for hours of operation in excess of those previously listed by conditional use; and

WHEREAS, approval of a Conditional Use Permit for 24-hour operation of a Snap Fitness facility has been requested by Geoffrey Wyaat, and the property owner, SCP 2007-C27-067, LLC, on property legally described as Lot 2, Block 1, Prairie Crossing Commercial 2nd Addition (hereinafter the "Property"); and

WHEREAS, on **DATE**, a public hearing before the Apple Valley Planning Commission was held for the review of the Conditional Use Permit request; and

WHEREAS, on **DATE**, the Apple Valley Planning Commission recommended approval of the Conditional Use Permit request subject to certain conditions; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that a Conditional Use Permit for 24-hour operation, within Planned Developed No. 629, Zone 4 on the Property, legally described above, is approved subject to and the following conditions:

1. Deliveries and loading associated with the operations of Snap Fitness shall be done during normal hours of operation.
2. Any exterior modifications shall be brought back to the City for further consideration and approval.
3. The conditional use permit may be revoked for cause if the terms of (1) through (2) preceding are not adhered to.

ADOPTED this __ day of ____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

CERTIFICATE

I, Christina Scipioni, Apple Valley City Clerk, hereby certify that the forgoing is a true and correct copy of a resolution adopted by the City Council on **DATE**, the original of which is in my possession, dated this ____ day of ____, 2025.

Christina M. Scipioni, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:

City of Apple Valley, Minnesota
Attn: Community Development Department
7100 147th Street West
Apple Valley, MN 55124
(952) 953-2500
Project No. PC25-11-C

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-95

A RESOLUTION APPROVING THE USE OF A HEALTH AND FITNESS FACILITY IN
PLANNED DEVELOPMENT NO. 629, ZONE 4

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, Chapter 155-Appendix F, Article 22, governs Planned Development Designation No. 629, setting forth the permitted uses, conditional uses, accessory uses, minimum area requirements, and special performance standards for Planned Development No. 629; and

WHEREAS, the applicant, Geoffery Wyatt, and the property owner, SCP 2007 C27 067 LLC, have requested to allow a health and fitness facility as a permitted use within Planned Development No. 629, Zone 4, for the property located at 15115 Dove Trail, and legally described as Lot 2, Block 1, Prairie Crossing Commercial 2nd Addition; and

WHEREAS, Section A22-2(D) sets forth the permitted uses of Zone 4 of Planned Development No. 629 which include, among others the following:

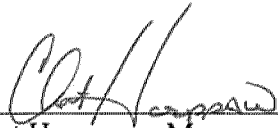
- Offices for doctors, dentists, lawyers, realtors, veterinarians (no outdoor animal pens allowed), insurance agents, and similar uses to serve the adjoining residential area. ****
- Day-care centers; and
- Retail operations selling personal services or goods over-the-counter; and

WHEREAS, the Council has the authority to determine if a use not otherwise listed as a permitted use is a similar use and further, Section A22-2(D) provides that retail operations are limited to the uses stated unless otherwise specifically approved by the City Council; and

WHEREAS, the Apple Valley City Council reviewed the requested health and fitness facility use and finds that a health and fitness facility is similar in type, purpose, intensity, and service as a medical/health office, a daycare center, and a commercial retail use.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that a health and fitness facility is an approved permitted use within Planned Development No. 629, Zone 4.

ADOPTED this 12th day of June, 2025.



Clint Hooppaw, Mayor

ATTEST:


Christina M. Scipioni, City Clerk



ITEM:
MEETING DATE:
SECTION:

4.B.
July 2, 2025
Public Hearings

Description:

Village of Founders Circle 3rd Addition - Picklehall

1. Consider an ordinance amending Article 31, Planned Development No. 739
2. Consider Final Plat for Village of Founder's Circle 3rd Addition
3. Consider Site Plan Review and Building Permit Authorization

LOCATION: Lots 1 & 2, Block 3, Village of Founders Circle 2nd Addition

APPLICANT: Markid II Properties, LLC

Staff Contact:

Terri Dill, City Planner

Department / Division:

Community Development

Action Requested:

Open the public hearing, receive comments, and close the public hearing. It is the policy of the Planning Commission not to act on an item on the night of the public hearing. The Planning Commission, however, may consider making a final recommendation to the City Council if adequate information has been provided to make a recommendation.

If the Planning Commission concurs, staff recommends approval of the following:

1. Ordinance Amending Article 31, Planned Development No. 739
2. Village of Founders Circle 3rd Addition Final Plat
3. Site Plan Review and Building Permit Authorization

Summary:

The applicant, Markid II Properties, LLC, is requesting approvals to allow construction of a 56,500 square foot indoor pickleball facility and food/beer hall. The application requests include an amendment to Planned Development No. 739 to allow indoor commercial recreation as a permitted use, a final plat to consolidate two existing parcels into one lot, and site plan and building permit authorization.

The site is located at the northeast corner of 153rd Street West and Garrett Avenue. Surrounding land uses include Apple Ford to the north, US Post Office to the west, Risor Apartments to the south, and GrandStay Hotel, and public parking lot owned by the City to the east. The subject property consists of two existing parcels on 3.77 acres that were platted in 2006. The request includes a final plat to combine the parcels into one lot to accommodate the Picklehall facility.

The proposed business includes 18 indoor pickleball courts which will be used for recreational play. The eastern portion of the building includes two stories with office space, a pro shop, two food hall vendors, beer hall, and overhead glass doors leading to an outdoor patio area on the east and south sides of the building. The upper level includes two additional food vendors and additional seating overlooking the pickleball courts. The beer hall component includes self-serve beer taps.

Background:

Comprehensive Plan

The subject property is currently guided Mixed Use (MIX) on the 2040 Comprehensive Plan Future Land Use Map. Mixed Use designations include a mix of retail and service businesses, office, institutional, medium and high-density residential, public uses, and park and recreation uses. The proposed pickleball facility complies with the future land use plan.

Zoning

The property is currently zoned PD-739/Zone 4 (Planned Development). Permitted uses in Zone 4 include the following: antique or gift shops; appliance store (sales and/or repair); art and school supply store; bakery; bank and savings and loan; barbershop; beauty salon; bicycle sales; books; stationery and office supplies; candy; camera and photographic supplies; carpet and rug sales; catering services; china and glassware sales; clothing and costume sales and rental; coin operated amusement devices and similar facilities; department store; drugstore; dry cleaning; dry goods; electronic sales and/or service; florist; furniture store; garden supplies; grocery; hardware store; hobby store; interior decorating; jewelry and watch repair; laundromat; leather goods and luggage; locksmith; musical instruments; nail salon, on-sale liquor, wine or 3.2 beer in conjunction with a Class I restaurant facility; paint and wallpaper sales; photography studio; pipe and tobacco shop; recorded music sales; Class I, II, or III restaurant (no drive through facilities allowed), subject to the installation of state of the art ventilation equipment in restaurants where applicable; shoe sales or repair; sporting goods; tailoring; theater (except open air drive-in); toy store; video rental and sales.

The proposed use is not listed as a permitted or conditional use. The applicant has requested an amendment to the planned development ordinance to allow for indoor commercial recreation facility as a permitted use.

Site Plan

The site will gain access from Garrett Avenue and Gallivant Place. The proposed building will be orientated with the front entrance facing north. Outdoor patio seating is proposed on the south and east sides of the building, which will be fenced with black ornamental fencing. The building meets the required setbacks established for PD-739.

A total of 160 parking spaces are included within the proposed parcel. However, there are 38 on-street parking spaces along Gallivant Place, and 128 public parking spaces located in the City parking lot to the east. With additional public parking available, staff is comfortable with the number of parking spaces proposed. Sidewalk will be constructed in front of the building, providing pedestrian connections to existing sidewalks located along Garrett Avenue and Gallivant Place. Additional pedestrian connections are provided on the east, south, and west sides of the building.

Landscape Plan

The applicant will need to meet landscape requirements within the Zoning Code, which requires landscape improvements equal to 2.5% of the estimated building construction costs. The proposed landscape plan provides trees along the south and east property lines, foundation plantings, and parking lot island plantings. The final landscape plan will need to be submitted for City staff review and approval prior to the issuance of a building permit.

Architecture

The proposed building materials include precast panels with an exposed brick finish. All exterior finishes shall be integrally colored; no painted materials are allowed. The building elevations also incorporate large amounts of glass with the use of curtain walls on the east, north, and south and overhead glass doors opening to the patio areas. Accent materials include wood look metal panels, profile panels, and metal sunshades. The primary colors of the building include black with a mix of lighter shades of gray for contrast to give a contemporary look. The proposed use of materials is consistent with requirements. The overall design includes higher finishes along the east, north, and south elevations where the food hall and patio area are located.

Budget Impact:

N/A

Attachments:

1. 2025-06-27 Picklehall Engineering Review Memo
2. Ordinance
3. Resolution - Final Plat
4. Resolution - Issuance Building Permit
5. Location Map - Village of Founder's Circle
6. Zoning Map - Village of Founder's Circle
7. 2025-06-24 Picklehall - Civil and Landscape Plans
8. 2025-06-25 Picklehall Architectural



DATE: June 27, 2025
TO: Terri Dill, City Planner
FROM: Evan Acosta, Assistant City Engineer
SUBJECT: Village of Founders Circle 2nd Addition (Picklehall) Site Plan Review per plans dated 06/04/2025

Terri,

The following are comments regarding the Picklehall preliminary site plans dated June 4, 2025. Please include these comments as conditions of approval.

General

1. All work and infrastructure within public easements or right of way shall be to City standards.
2. Provide a narrative of how the buildings will be constructed and any impacts. The narrative shall include the following:
 - a. Shoring (if applicable)
 - b. Material Storage.
 - c. Haul routes to and from the site.
 - d. Phasing
3. No construction work shall begin prior to a preconstruction meeting conference with a Public works and a Building Inspections representative.
4. Provide a copy of the approval letter from the Department of Labor and Industry (DOLI) prior to construction.
5. Public Work Department (952-953-2400) shall be notified a minimum of 48 hours for any required water main shut downs and/or connections.
6. A stormwater maintenance agreement will be required for the pretreatment structure(s) on the property.
7. Plans should include reference to all used City of Apple Valley standard detail plates. All Standard detail plates should be shown in the details section of the plans.
8. No trees will be permitted in public easements.

Permits

9. Provide a copy of the executed Minnesota Department of Health, Minnesota Pollution Control Agency, Met Council, Department of Labor and any other required permits prior to construction.
 10. Department of Labor and Industry (DOLI) shall review private utilities.
 11. A right of way permit will be required for all work within public easements or right of way.
 12. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.
 13. Since the site will be disturbing more than 1 acre and creating more than 1 acre of new impervious. The applicant will be subject to the requirements of the State NPDES Construction Storm water Permit. The applicant must provide proof of permit.
-



Site

14. Final Site Plan subject to City Engineer Approval.
15. The sidewalk leading to the dumpster location should have connectivity to the sidewalk on Garrett Avenue.
16. A traffic memo and trip generation report has been provided by the applicant. A full access on Garrett Avenue is acceptable.
17. The City and developer will coordinate an enhanced pedestrian crossing across Gallivant Place. The City currently has an active contract to complete pavement replacement, spot curb and gutter repair, and ADA improvements in Central Village.
18. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
19. Pavement section for public roadways shall match existing roadways and be shown on the plans.
20. Show the location of manholes and gate valves and hydrants on the site plan.
21. Show existing easements on the site/grading and utility plans. Permanent structures are not allowed in drainage and utility easements or private storm water facilities.
22. Signage Plan and details should be included on site plan (i.e. pedestrian crossing signage, ADA, directional signs, no parking, buffer/storm water signs, no snow storage in storm water basins, etc...) for review
23. Driveway Apron shall be per City of Apple Valley standard detail plate STR-5.
24. All retaining walls over 48" from bottom of footing to the top of wall shall be designed and certified by a structural engineer and submitted to building inspections for final approval. Retaining walls over 4' will require a fence above the wall. Provide additional details and/or specifications for retaining wall block. Retaining walls shall be privately owned and maintained. Retaining walls are not allowed in drainage and utility easements without an approved encroachment agreement.
25. Show locations of proposed lighting fixtures for parking lots and site.
26. Site plan should show site line triangles at access entrances as well as on the landscape plan
27. Drainage and utility easements should be shown on Plans.

Grading & Drainage Plan

28. Grading limits are shown crossing the property lines to the north and south. There is no concern on the shared grading between the proposed Seven Brew and McDonald's lot. However, a letter from the property owner to the north (Health Partners Clinic) is required to grade on their property.
 29. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
 30. Final Grading Plans shall be reviewed and approved by City Engineer.
 31. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
 32. Label the EOF's on the grading plan.
-



33. Provide elevations for top & bottom of all retaining walls.

Storm Sewer

34. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
35. Provide storm sewer calculations for storm water requirements. (Rational method including Hydraulic grade lines).
36. Provide a pre-sedimentation cell or pretreatment device/s, such as a SAFL Baffle or approved equal and sump prior to discharging into the public storm sewer in an additional separate MH. Sump structures as shown in City "Catch Basin Manhole with Sump" detail STO-5S. Any sumps shall be privately maintained and routinely cleaned as the accumulated sediment will be from the private parking lots and roadways.
37. Storm sewer within right of way and public drainage and utility easement for purposes of connection to public infrastructure shall be reinforced concrete pipe and meet all City standards.
38. Submit a Storm water Management Checklist. The checklist can be found on the City's website at https://www.cityofapplevalley.org/DocumentCenter/View/16258/Project-Submittal-Checklist_Fillable

Sanitary Sewer and Water main

39. Final locations and sizes of Sanitary Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
40. All water mains located within right of way and public easements for purposes of connection to public infrastructure shall be ductile iron pipe and meet all City standards.
41. Provide gate valves on all water lines going into the buildings including fire suppression lines in accordance with City Detail plate SER-6.
42. Remove unused sanitary and water services to the main and indicate on plans.
43. All watermain shall be a min depth of 8.0'.
44. Identify Irrigation service location(s) if applicable per SER-4.
45. Provide additional drawing showing required hydrant coverage for site.

Landscape and Natural Resources

46. According to City Code, tree planting must follow 15-10-5 diversity rule, meaning tree landscape schedule must not exceed 15% of any plant family, 10% of any plant genus, and 5% of any species. Current plant schedule relies heavily on only five species, quaking aspen in particular. Please diversify plant schedule to meet requirements.
 47. Planting of maple species is highly discouraged due to severe overplanting, please consider alternative species.
-



48. The NRMP will remain open until native seed has been established in the stormwater basin, which typically takes 3-5 years. The use of native plant plugs is highly encouraged to expedite the establishment period and NRMP closeout process.
49. Provide detail on snow storage.

CITY OF APPLE VALLEY
ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF APPLE VALLEY, AMENDING CHAPTER 155
APPENDIX F, ARTICLE 31, OF THE CITY CODE REGULATING PLANNED
DEVELOPMENT DESIGNATION NO. 739

The City Council of Apple Valley ordains:

Section 1. Chapter 155, Appendix F, Article 31 of the Apple Valley City Code is amended by revising Section 31-4 (D)(1) to read as follows:

(D) *Zone 4.* Within this zone, no structure or land shall be used except for one or more of the following uses or uses deemed similar by the City Council:

(1) The following retail uses: antique or gift shops; appliance store (sales and/or repair); art and school supply store; bakery; bank and savings and loan; barbershop; beauty salon; bicycle sales; books; stationery and office supplies; candy; camera and photographic supplies; carpet and rug sales; catering services; china and glassware sales; clothing and costume sales and rental; coin operated amusement devices and similar facilities; department store; drugstore; dry cleaning; dry goods; electronic sales and/or service; florist; furniture store; garden supplies; grocery; hardware store; hobby store; indoor commercial recreation, interior decorating; jewelry and watch repair; laundromat; leather goods and luggage; locksmith; musical instruments; nail salon, on-sale liquor, wine or 3.2 beer in conjunction with a Class I restaurant facility; paint and wallpaper sales; photography studio; pipe and tobacco shop; recorded music sales; Class I, II, or III restaurant (no drive through facilities allowed), subject to the installation of state of the art ventilation equipment in restaurants where applicable; shoe sales or repair; sporting goods; tailoring; theater (except open air drive-in); toy store; video rental and sales.

Section 2. Filing. The City Clerk shall file a copy of this ordinance in her office, which copy shall be available for inspection by any person during regular office hours.

Section 3. Effective Date. This ordinance shall take effect upon its passage and publication of its title and official summary.

PASSED by the City Council this ____ day of August, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2023 - _____

APPROVAL OF FINAL PLAT AND DEVELOPMENT AGREEMENT
VILLAGE OF FOUNDERS CIRCLE 3RD ADDITION

WHEREAS, pursuant to Minnesota Statutes 462.358, the City of Apple Valley adopted, as Chapter 153 of the City Code, regulations to control the subdivision of land within its borders; and

WHEREAS, pursuant to Chapter 153.34(B) of the City Code, the owner of two or more contiguous parcels may consolidate the parcels into one lot of record without the benefit of a public hearing; and

WHEREAS, the Village of Founders Circle 3rd Addition final plat will not create additional lots or new streets; and

WHEREAS, on July 2, 2024, the City Planning Commission reviewed the final plat for conformance with the standards of Chapter 153 of the City Code and applicable zoning regulations of Chapter 155 of the City Code, and made a recommendation of approval, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the final plat is hereby approved for a one-year period, to wit:

VILLAGE OF FOUNDERS CIRCLE 3RD ADDITION

BE IT FURTHER RESOLVED, pursuant to Chapter 153 of the City Code, that said final plat approval is subject to the following conditions, which shall be incorporated into a development agreement to be considered for approval at the time of submission of the request for final plat approval:

1. The final plat of Village of Founders Circle 3rd Addition shall contain a total of one lot, and attached as Exhibit A.
2. The City receives a hold harmless agreement in favor of the City as drafted by the City Attorney and incorporated into the development agreement.

ADOPTED this _____ day of August, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina Scipioni, City Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-__

A RESOLUTION AUTHORIZING THE ISSUANCE OF A BUILDING PERMIT
FOR PICKLEHALL INDOOR RECREATION FACILITY, CLASS I RESTAURANT, AND
PATIO AND ATTACHING CONDITIONS THERETO

WHEREAS, pursuant to Minnesota Statutes 462.357 the City of Apple Valley has adopted, as Title XV of the City Code of Ordinances, zoning regulations to control land uses throughout the City; and

WHEREAS, said regulations provide that issuance of a building permit for commercial, industrial, institutional and multiple residential uses require the specific review and approval of development plans by the Apple Valley Planning Commission and City Council; and

WHEREAS, approval of a building permit authorization of a proposed 56,500 square foot indoor commercial recreation facility with a Class I restaurant and patio and associated site plan has been requested by Markid II Properties, LLC, on property legally described as Lots 1 and 2, Block 3 Village of Founders Circle 2nd Addition, Dakota County, Minnesota to be located within Lot 1, Block 1 Village of Founders Circle 3rd Addition (as depicted in Final Plat); and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended approval at its regular meeting on DATE.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the issuance of a building permit for Picklehall to be located within Lot 1, Block 1 Village of Founders Circle 3rd Addition, subject to all applicable City Codes and standards, and the following conditions:

1. If the building permit is not paid for and issued within one (1) year of the date of approval, the approval shall lapse.
2. Issuance of any building permits shall be subject to the approval and recording of the final plat of Village of Founders Circle 3rd Addition final plat, development agreement, and associated documents.
3. Construction shall occur in conformance with the site plan dated DATE, including parking lot paving and a non-surmountable concrete curb and gutter.
4. Construction shall occur in conformance with the landscape plans dated DATE (including sodded/seeded public boulevard area up to each street curbline); subject to submission of a detailed landscape planting price list for verification of the City's landscaping requirement at the time of building permit application.
5. Construction shall occur in conformance with the elevation plans dated DATE.

6. Subject to all conditions noted in the City Engineer's memo dated June 27, 2025, on file with the City.
7. Subject to all conditions noted in the Building Official's memo dated June 6, 2025, on file with the City.
8. All necessary mechanical protrusions visible to the exterior shall be screened or handled in accordance with Section 155.346 (3) (a) (b) of the city code. If the proposed roofline or parapet wall(s) is found to not be a sufficient screen, other code compliant screening shall be installed.
9. Screening any outdoor utility meters and boxes shall be achieved through landscaping, fence, decorative screen or a combination thereof, and approved by the City.
10. A bike rack shall be installed close to the primary structure which does not impede pedestrian flow along any proposed or future sidewalk.
11. Site grading shall occur in conformance with a Natural Resources Management Plan (NRMP) which shall include final grading plan to be submitted for review and approval by the City Engineer; subject to the applicant submitting a copy of the General Storm Water Permit approval from the Minnesota Pollution Control Agency pursuant to Minnesota Rules 7100.1000 - 7100.1100 regarding the State NPDES Permit prior to commencement of grading activity.
12. Infiltration areas shall be constructed in conformance with the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.
13. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wall packs with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.
14. Approval of a signage plan is not included with this site plan and building permit authorization. A separate application and signage plan in conformance with the sign regulations must be submitted for review and approval to the City prior to the erection of any signs.
15. Construction and earthmoving activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend construction hours shall be limited to Saturdays during the hours of 8:00 a.m. to 5:00 p.m.
16. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.

17. Earthmoving activities shall not occur when wind velocity exceeds thirty (30) miles per hour. Watering to control dust shall occur as needed and whenever directed by the Apple Valley Building Official or Zoning Administrator.
18. Issuance of a Building Permit and a final certificate of occupancy is contingent upon the project being constructed in conformance with all the preceding conditions as well as all applicable performance standards of the current zoning regulations. In the event that a certificate of occupancy is requested prior to completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.
19. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the apartment building and all required site improvements as listed in the preceding. No alteration, removal, or change to the preceding building plans or required site improvements shall occur without the express authorization of the City. Site improvements which have deteriorated due to age or wear shall be repaired or replaced in a timely fashion.

BE IT FURTHER RESOLVED that such issuance is subject to a finding of compliance of the construction plans with the Minnesota State Building Code, as determined by the Apple Valley Building Official, and with the Minnesota State Uniform Fire Code, as determined by the Apple Valley Fire Marshal.

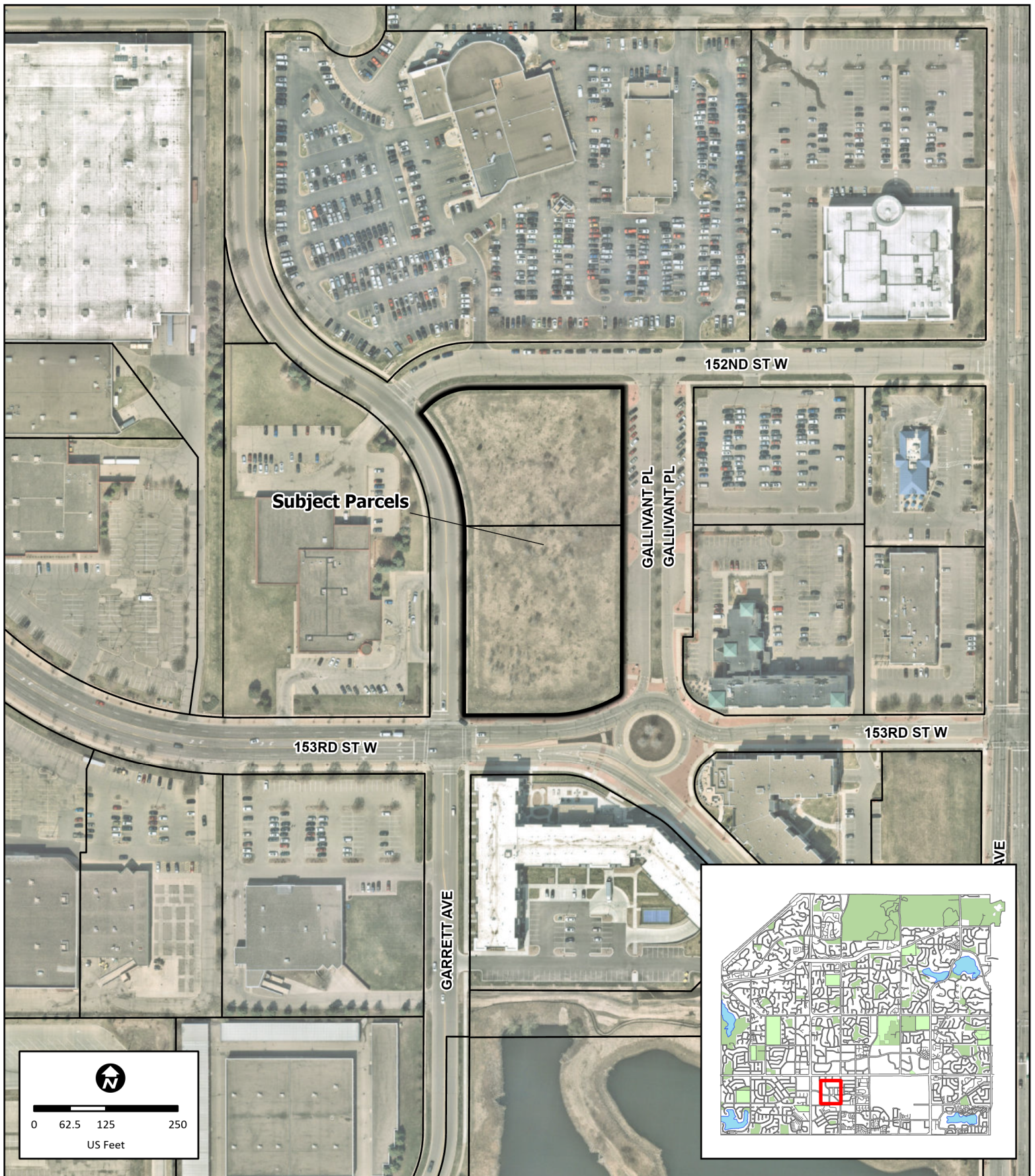
ADOPTED this ____th day of August, 2025.

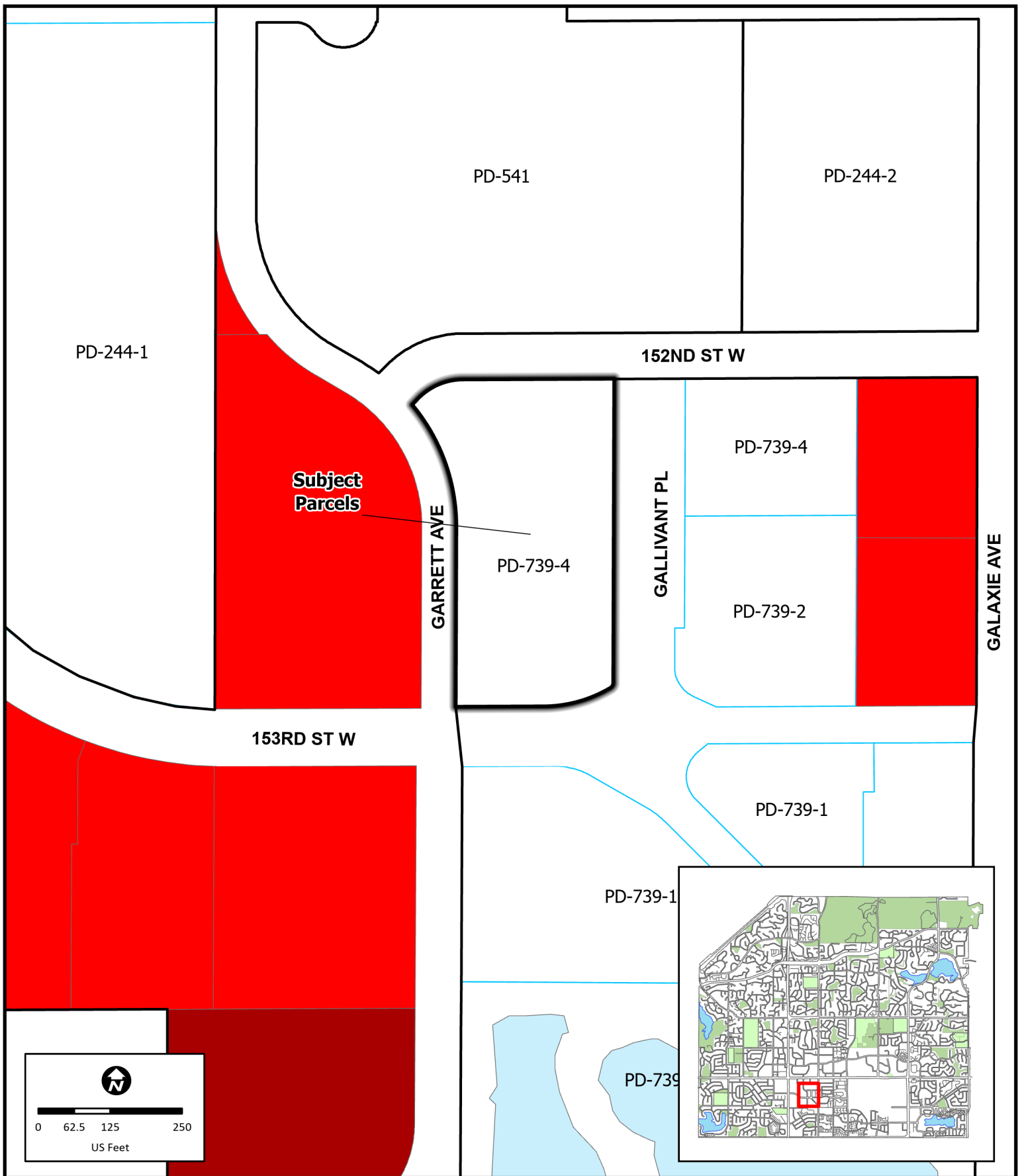
Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

DRAFT

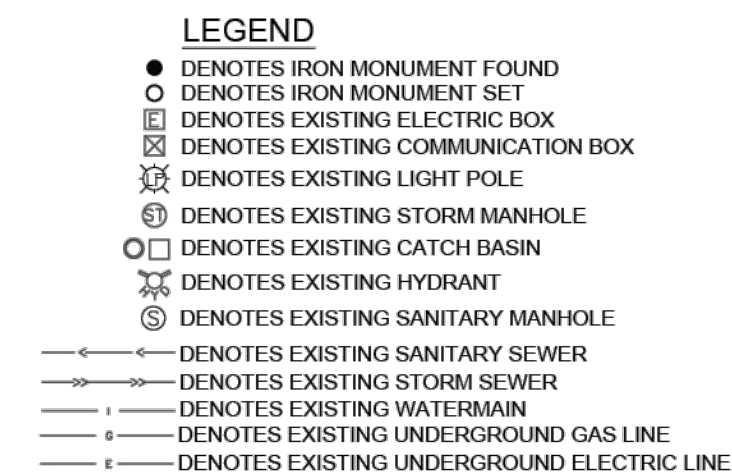


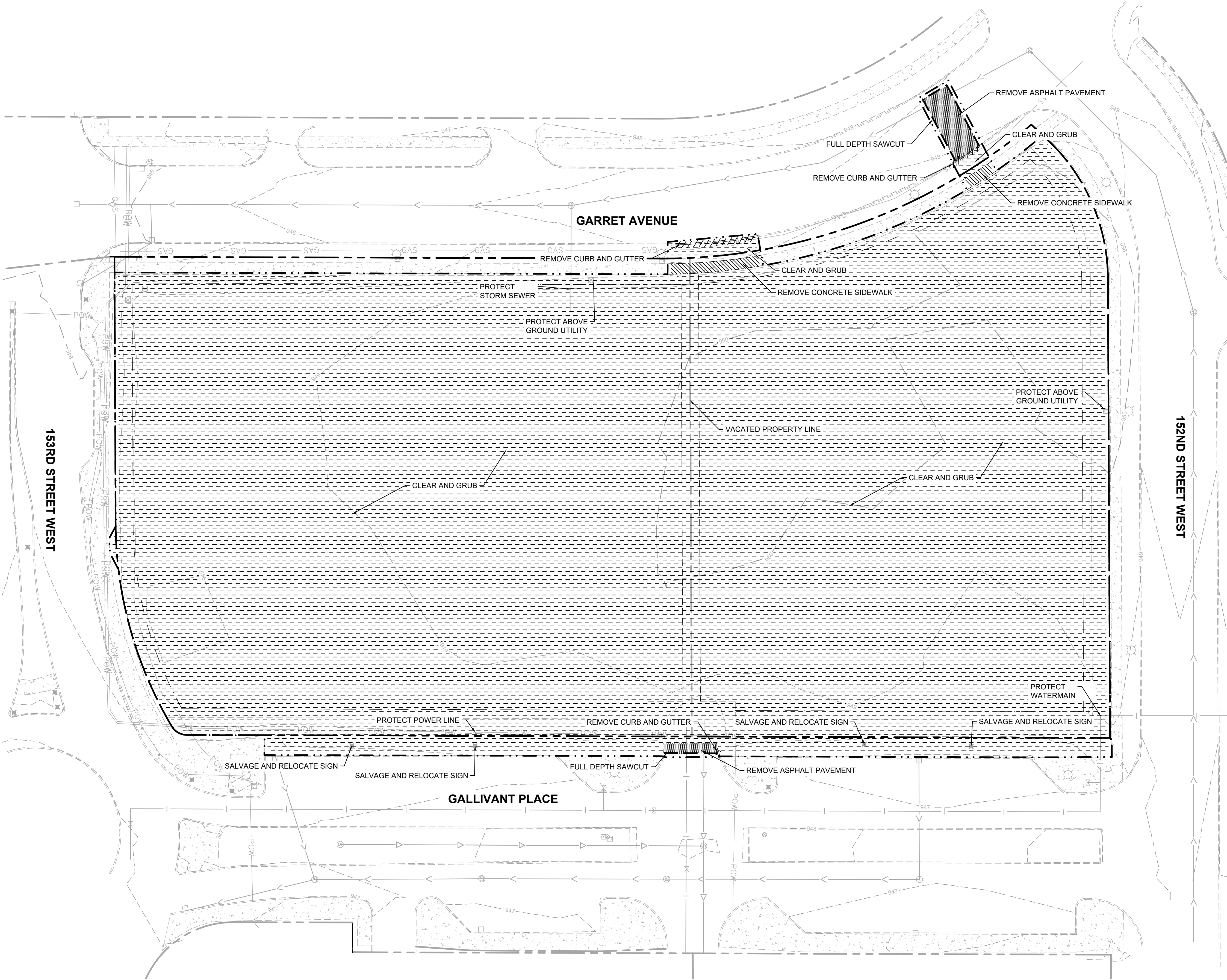


**7153 152ND ST & 7169 153RD ST W
APPLE VALLEY, DAKOTA COUNTY, MN**

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
14800 GALAXIE AVE., SUITE 200, APPLE VALLEY, MN 55124
PHONE: 955-395-2887
WWW.KIMLEY-HORN.COM

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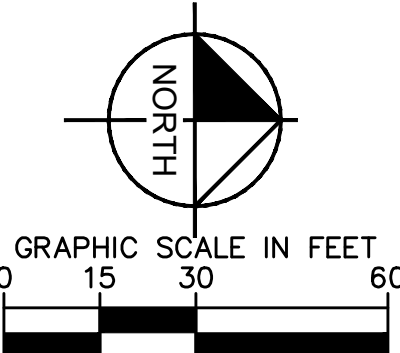


DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER AND IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE LOCAL AND STATE AGENCIES. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE, INCLUDING THE TYPE OF DEBRIS AND LOCATION WHERE IT WAS DISPOSED.
3. THE CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANIES TO PROVIDE LOCATIONS OF EXISTING UTILITIES WITHIN PROPOSED WORK AREA.
6. EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD PLAN DATA AND/OR FIELD UTILITY MARKINGS AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION. ADDITIONAL UNMARKED OBSTACLES MAY EXIST ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED UNDERGROUND FEATURES. GIVE NOTICE TO AFFECTED UTILITY COMPANIES REGARDING REMOVAL OF SERVICE LINES AND CAP ANY ABANDONED LINES BEFORE PRECEDING WITH THE PROPOSED WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE DOT AS NECESSARY.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ADJACENT PROPERTY OWNERS IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO THE START OF DEMOLITION, INSTALL EROSION CONTROL BMP'S IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS / SWPPP.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT OR CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE CITY WATER AND FIRE DEPARTMENTS TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND SURROUNDING PROPERTIES THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH STATE REQUIREMENTS.
14. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
15. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. ACTIVE DRAIN TILE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.
16. IF CONTAMINATED MATERIAL IS ENCOUNTERED ON THE PROJECT SITE, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE OWNER AND ENGINEER IMMEDIATELY.

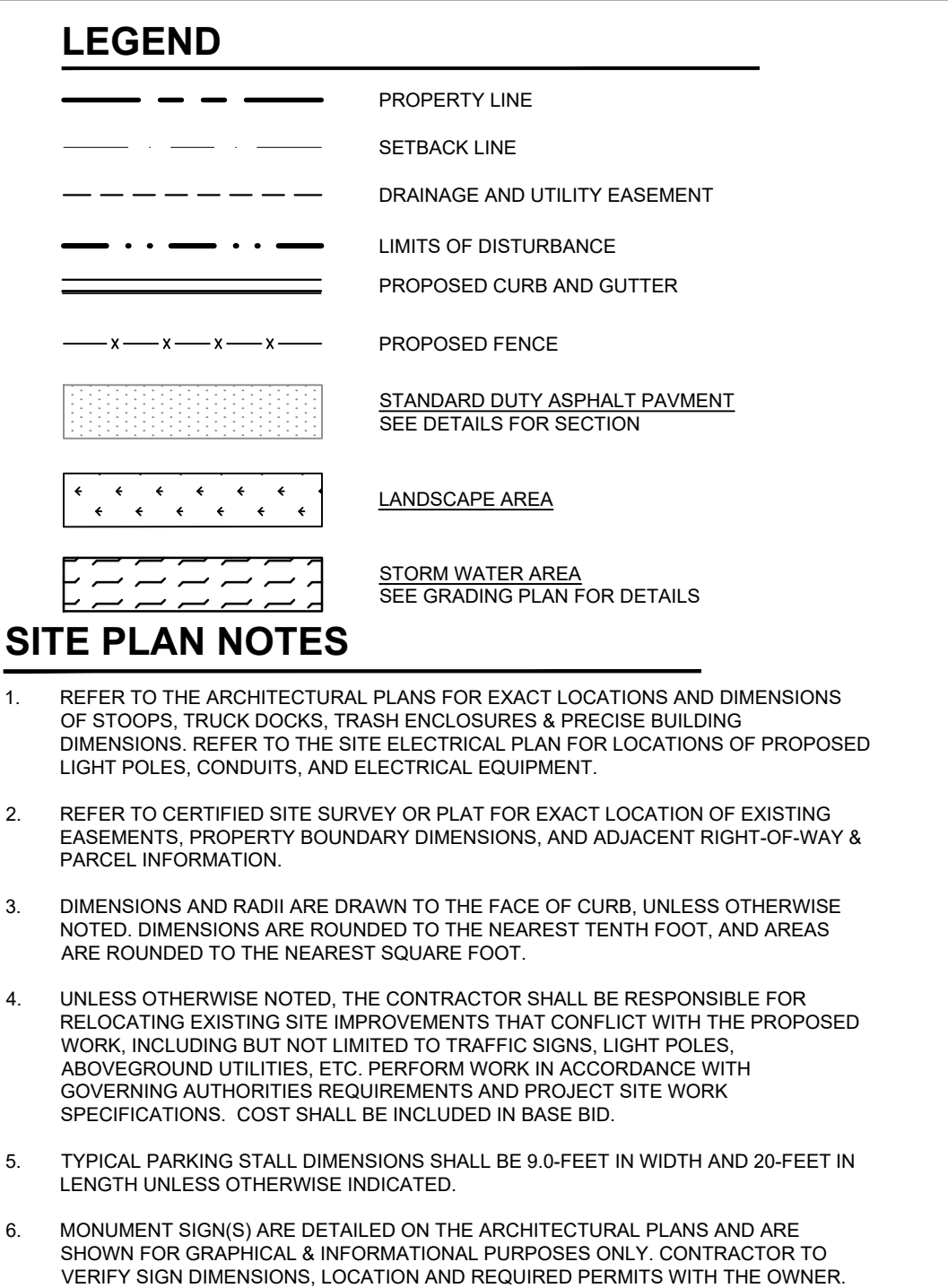
LEGEND

	PROPERTY LINE
	REMOVE BITUMINOUS SURFACE
	REMOVE CONCRETE SURFACE
	CLEARING & GRUBBING
	FULL DEPTH SAWCUT
	REMOVE CONCRETE CURB & GUTTER
	LIMITS OF CONSTRUCTION
	EXISTING OVERHEAD POWER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS MAIN
	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
	EXISTING HYDRANT
	EXISTING ELECTRICAL METER
	EXISTING SIGN
	EXISTING LIGHT POLE



Know what's below.
Call before you dig.

KHA PROJECT 161328000		DATE 06/04/2025		SCALE AS SHOWN		DESIGNED BY ACL		DRAWN BY JMRH		CHECKED BY ACL	
										2025 KIMLEY-HORN AND ASSOCIATES, INC. 14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124 PHONE: 952-905-2887 WWW.KIMLEY-HORN.COM	
SITE DEMOLITION PLAN										MN	
PICKLEHALL - APPLE VALLEY PREPARED FOR PICKLEHALL										APPLE VALLEY	
SHEET NUMBER C200										BY DATE	

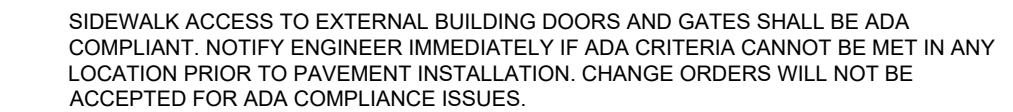


KEYNOTE LEGEND

(A)	CONCRETE SIDEWALK - SEE DETAIL
(B)	ACCESSIBLE PARKING STALL - SEE DETAIL
(C)	MATCH EXISTING EDGE OF PAVEMENT/CURB & GUTTER
(D)	ACCESSIBLE CURB RAMP
(E)	ACCESSIBLE PARKING SIGN - SEE DETAIL
(F)	STOP SIGN AND STOP BAR - SEE DETAIL
(G)	AREA STRIPED WITH 4" SYSL @45° 2" O.C.
(H)	STANDARD DUTY ASPHALT PAVEMENT
(I)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(J)	6" CONCRETE BOLLARD
(K)	B612 CURB & GUTTER (TYP.) - SEE DETAIL
(L)	FLAT CURB
(M)	TRANSITION CURB
(N)	CROSSWALK MARKING - SEE DETAIL

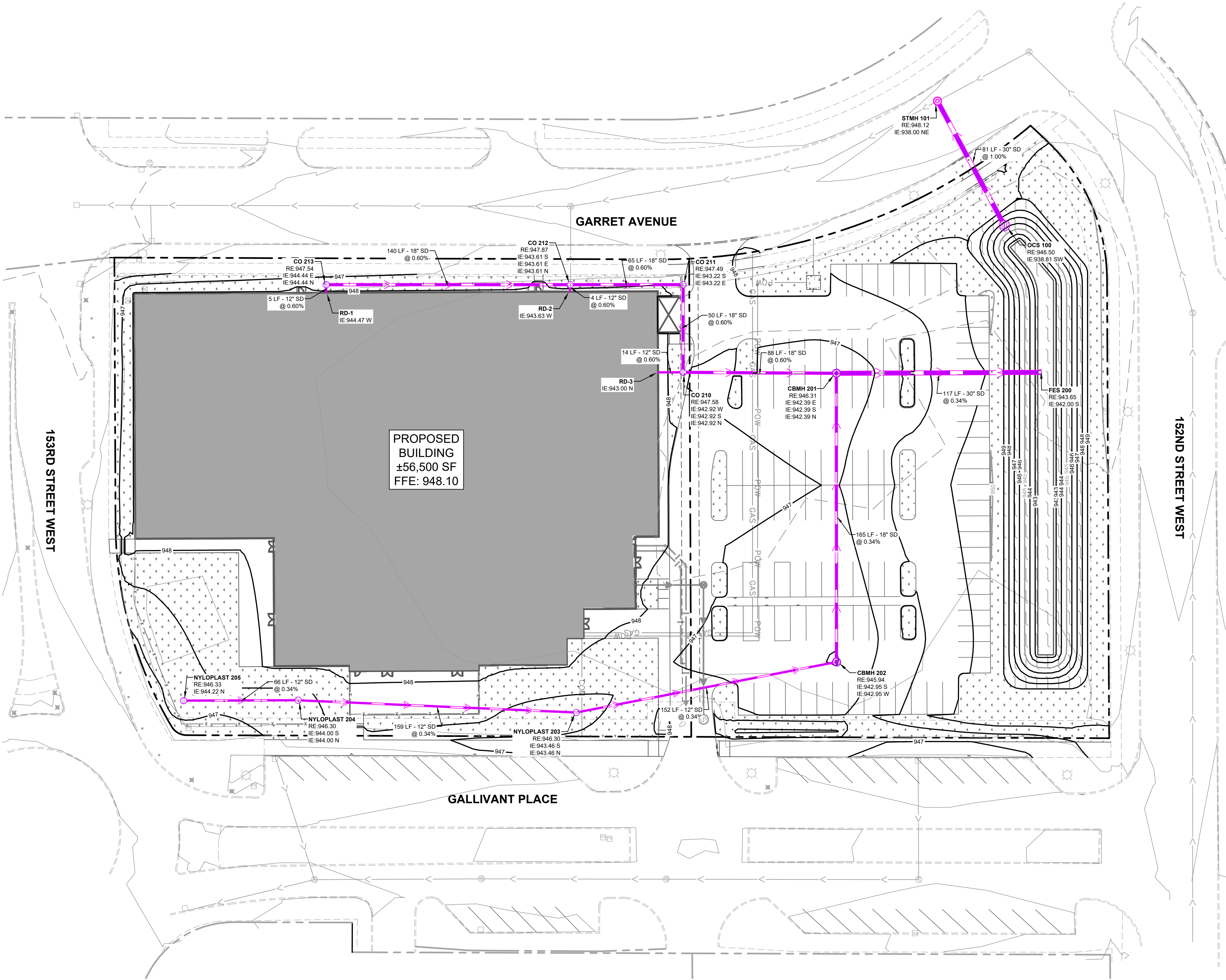


SHEET NUMBER		PICKLEHALL - APPLE VALLEY PREPARED FOR PICKLEHALL	MIN
SITE PLAN			
KHA PROJECT 161328000			
DATE 06/04/2025			
SCALE AS SHOWN			
DESIGNED BY ACL			
DRAWN BY JMRH			
CHECKED BY ACL			
Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124 PHONE: 952-395-2887 WWW.KIMLEY-HORN.COM		No.	Revisions
		Date	By



Know what's **below**.
Call before you dig.

SHEET NUMBER		PICKLEHALL - APPLE VALLEY		MIN	
C500		PREPARED FOR PICKLEHALL			
		GRADING PLAN			
KHA PROJECT 161328000		DATE 06/04/2025			
SCALE AS SHOWN		DESIGNED BY ACL		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.	
DRAWN BY JMRH		CHECKED BY ACL		14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124	
				PHONE: 952-905-2887	
				WWW.KIMLEY-HORN.COM	
				No.	
				REVISIONS	
				DATE	
				BY	

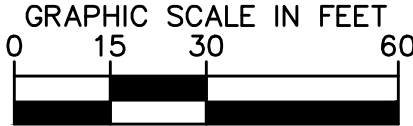
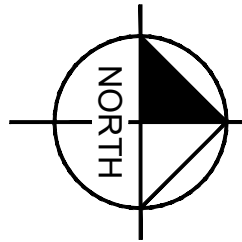


LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED STORM SEWER

STORM SEWER NOTES

- INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
- CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE:
 - RCP: ASTM C-76
 - HDPE: ASTM F-714, F-894
 - PVC: ASTM D-2729
 - PVC SCH40: ASTM D-1785, D-2665, F-794DRAIN TILE SHALL BE:
 - PE: ASTM F-6667
 - PVC: ASTM D-2729FITTINGS SHALL BE:
 - RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
 - HDPE: ASTM D-3212
 - PVC: ASTM D-2729, JOINTS PER ASTM D-3212
 - PVC SCH40: ASTM D-2665, F-794, F-1866
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
- EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
- EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
- WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
- ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
- ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
- CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

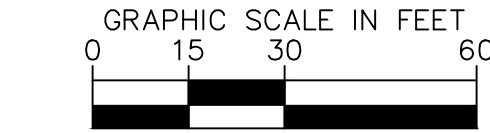


PICKLEHALL - APPLE VALLEY PREPARED FOR PICKLEHALL APPLE VALLEY	STORM SEWER PLAN	KHA PROJECT 161328000 DATE 06/04/2025 SCALE AS SHOWN DESIGNED BY ACL DRAWN BY MJB CHECKED BY ACL	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124 PHONE: 952-905-2887 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY



29. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

PICKLEHALL -
APPLE VALLEY
PREPARED FOR
PICKLEHALL
APPLE VALLEY
SHEET NUMBER
C600



EXISTING DECIDUOUS TREE (TYP.)

EDGER (TYP.)

APPROXIMATE LIMITS OF SOD / IRRIGATION,
SOD ALL DISTURBED AREAS (TYP.)

SEED / SOD EDGE (TYP.)

ROCK MULCH (TYP.)

SEED WITH MNDOT WD MIX: WET DITCH SEED
MIX (TYP.)

SEED WITH MNDOT STR MIX: SOUTHERN
TALLGRASS ROADSIDE SEED MIX (TYP.)

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)

<u>SYMBOL</u>	<u>CODE</u>	<u>COMMON NAME</u>
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
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17	17	17
18	18	18
19	19	19
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21	21	21
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	ALS	AUTUMN BRILLANCE SERVICEBERRY CLUMP
	DAK	DAKOTA PINNACLE BIRCH
	QUA	QUAKING ASPEN

	ABM	AUTUMN BLAZE MAPLE
	GSL	GREENSPIRE LITTLELEAF LINDEN
	IHL	IMPERIAL HONEYLOCUST
	SSO	STREETSPIRE® OAK

	GSL	GREENSPIRE LITTLELEAF LINDEN
	IHL	IMPERIAL HONEYLOCUST
	SSO	STREETSPIRE® OAK

	BCJ	BLUE CHIP JUNIPER
	HZA	HETZ MIDGET ARBORVITAE
	LGA	LITTLE GIANT ARBORVITAE
	MDJ	MEDORA JUNIPER
	WBM	MUGO WHITE BUD PINE

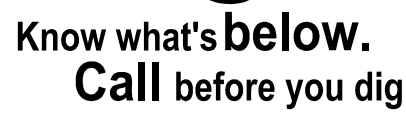
	HZA	HETZ MIDGET ARBORVITAE
	LGA	LITTLE GIANT ARBORVITAE
	MDJ	MEDORA JUNIPER
	WBM	MUGO WHITE BUD PINE

	AFD	ARTIC FIRE DOGWOOD
	GLS	GRO-LOW FRAGRANT SUMAC
	WIL	ARTIC BLUE LEAF WILLOW

	GLS	GRO-LOW FRAGRANT SUMAC
	WIL	ARTIC BLUE LEAF WILLOW

	HMS	HEAVY METAL SWITCHGRASS
	PDS	PRAIRIE DROPSEED
<u>PERENNIALS</u>		
	BJB	BLUE JEAN BABY RUSSIAN SAGE
	WLC	WALKER'S LOW CATMINT

	PDS	PRAIRIE DROPSEED
<u>PERENNIALS</u>		
	BJB	BLUE JEAN BABY RUSSIAN SA
	WLC	WALKER'S LOW CATMINT



NOTE:
SEE SHEET L101 FOR FULL PLANT SCHEDULE

PICKLEHALL - APPLE VALLEY	SHEET NUMBER	LANDSCAPE PLAN	KHA PROJECT 1613280000 DATE 06/04/2025 SCALE ##### DESIGNED BY CFK DRAWN BY CFK CHECKED BY RAH	TERRY COUNTRY WATERS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. RYAN A. HYLESTED, P.L.A. MN DATE: XX/XX/XXXX, LIC. NO. 53928	Kimley»Horn 2025 KIMLEY-HORN AND ASSOCIATES, INC. 14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124 PHONE: 952-905-2887 WWW.KIMLEY-HORN.COM	No.	DATE	REVISIONS	BY

k:\TCS_LDE\VPicklehall\Apple Valley, MN\3 Design\CAD\PlanSheets\L1-LANDSCAPE DETAILS.DWG June 24, 2025 - 12:06pm

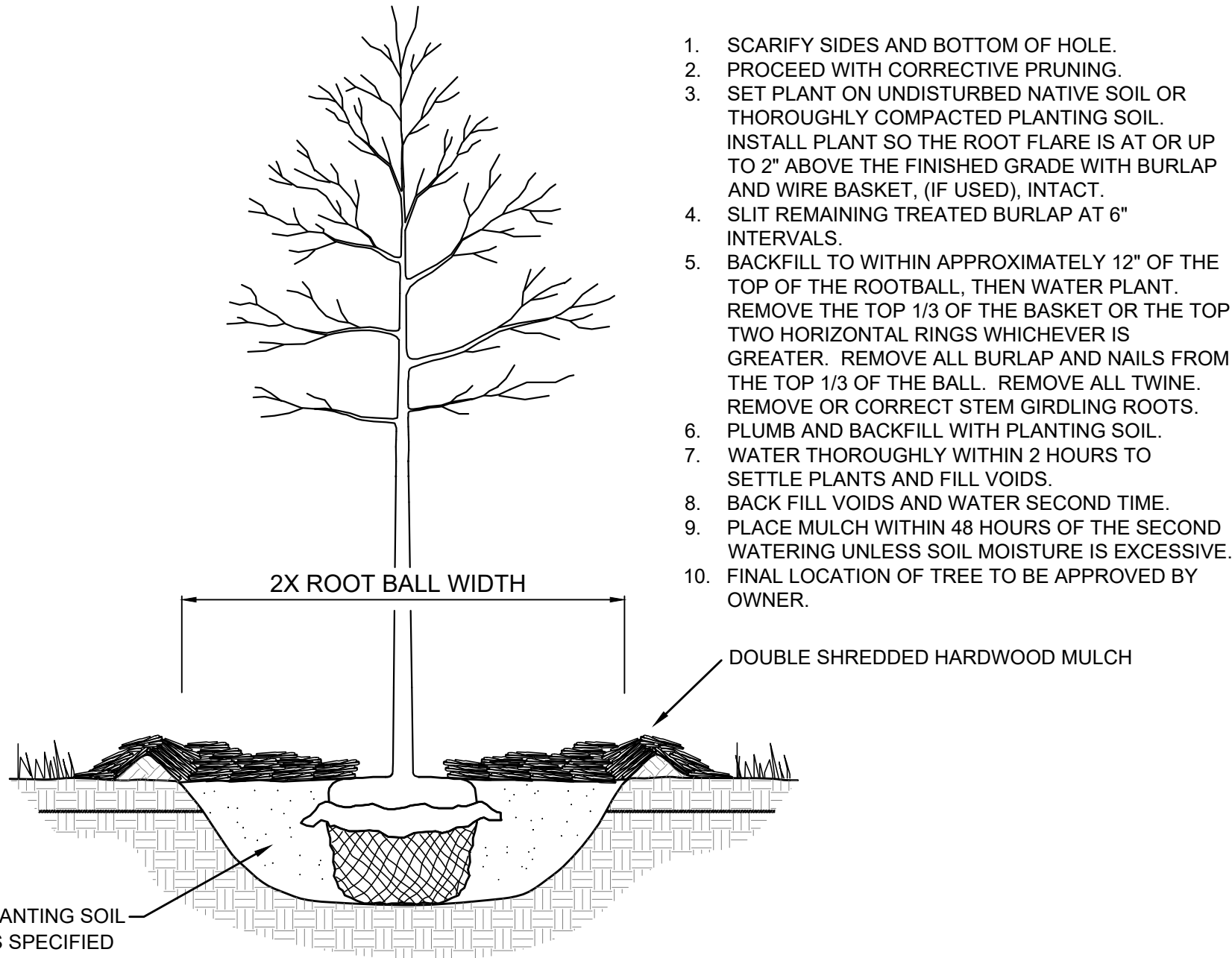
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1

TREE PLANTING DETAIL

SCALE: N.T.S.

L101

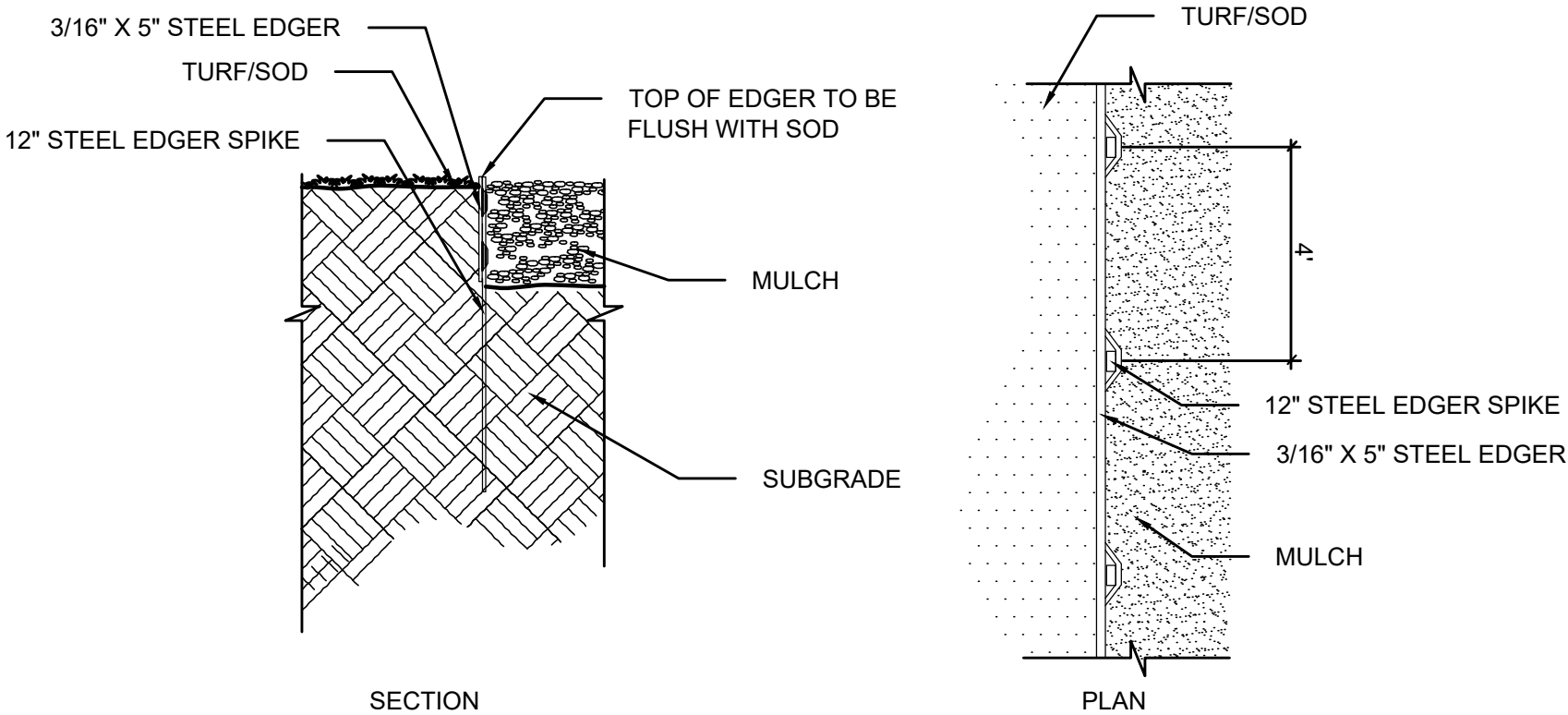


3

STEEL EDGER DETAIL

SCALE: N.T.S.

L101

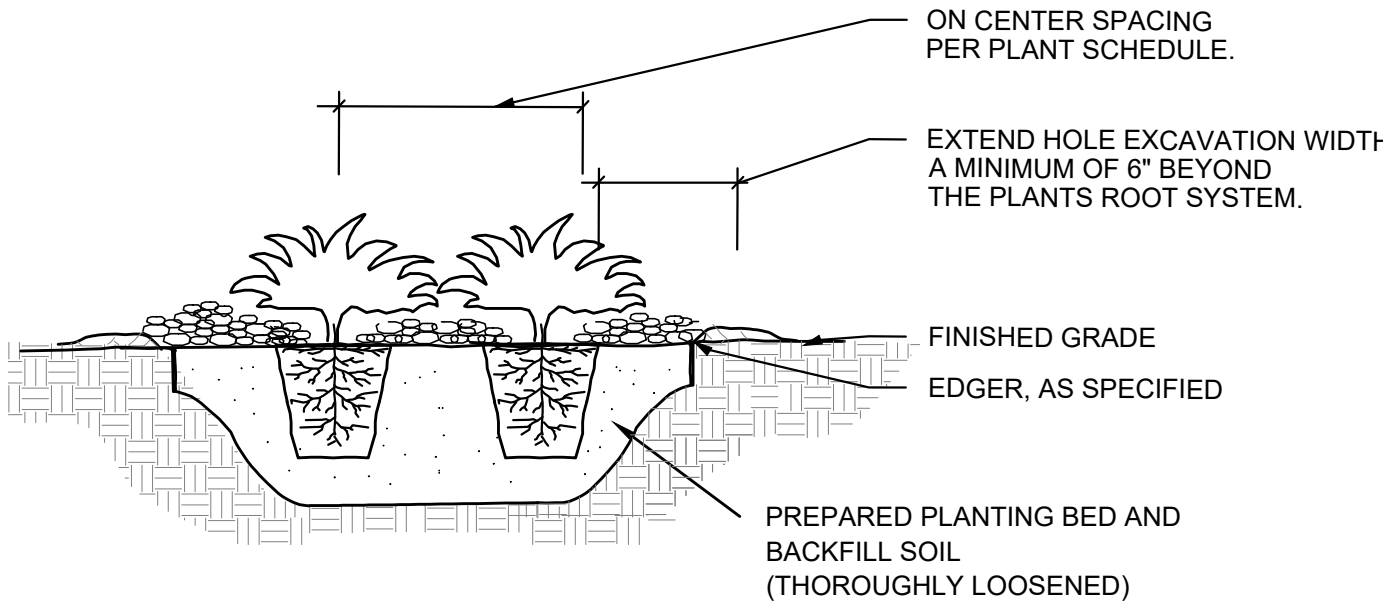


2

SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S.

L101



- NOTES:
1. SCARIFY SIDES AND BOTTOM OF HOLE.
 2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
 3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 4. PLUMB AND BACKFILL WITH PLANTING SOIL.
 5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 6. BACK FILL VOIDS AND WATER SECOND TIME.
 7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
 8. MIX IN 3-4" OF ORGANIC COMPOST.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A	CAL.
ORNAMENTAL TREE						
	ALS	9	AUTUMN BRILLANCE SERVICEBERRY CLUMP	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	B & B	1.5" CAL.
	DAK	16	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA 'FARGO'	B & B	1.5" CAL
	QUA	13	QUAKING ASPEN	POPULUS TREMULOIDES	B & B	1.5" CAL.
OVERSTORY TREE						
	ABM	6	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	B & B	2.5" CAL.
	GSL	8	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B & B	2.5" CAL.
	IHL	9	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	B & B	2.5" CAL.
	SSO	7	STREETSPIRE® OAK	QUERCUS X BIMUNDORUM 'JFS-KW1QX'	6' HT.	2" CAL MIN

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SPACING
CONIFEROUS SHRUBS						
	BCJ	17	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	5' O.C.
	HZA	13	HETZ MIDGET ARBORVITAE	THUJA OCCIDENTALIS 'HETZ MIDGET'	#5 CONT.	3' O.C.
	LGA	62	LITTLE GIANT ARBORVITAE	THUJA OCCIDENTALIS 'LITTLE GIANT'	#5 CONT.	5' O.C.
	MDJ	20	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	4' O.C.
	WBM	3	MUGO WHITE BUD PINE	PINUS MUGO 'WHITE BUD'	#5 CONT.	3' O.C.
DECIDUOUS SHRUBS						
	AFD	108	ARTIC FIRE DOGWOOD	CORNUS SERICEA 'ARTIC FIRE'	#5 CONT.	
	GLS	28	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	4' O.C.
	WIL	46	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	4.5' O.C.
ORNAMENTAL GRASSES						
	HMS	47	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	3' O.C.
	PDS	73	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.

NOTE: CURRENTLY IN PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS: 17 BLUE JEAN BABY RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' #1 CONT. 3' O.C.
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPECIES QTY. = QUANTITY

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.

2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.

5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.

7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.

8. PLANTS TO BE INSTALLED AS PER MNL & ANSI STANDARD PLANTING PRACTICES.

9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.

10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.

11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.

13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.

15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.

17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE TRAP ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPE OR EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

21. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE: LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING. LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

ESTABLISHMENT

22. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.

23. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

24. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

25. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECIPIES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

Kimley»Horn

2025 KIMLEY-HORN AND ASSOCIATES, INC.
14800 GALAXIE AVENUE, SUITE 200, APPLE VALLEY, MN 55124
PHONE: 952-905-2887
WWW.KIMLEY-HORN.COM

RYAN HYLLESTED, P.L.A.
MN LIC. NO. 53828

DATE: XX/XX/XXXX

LIBRARY CREDIT: 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.

KHA PROJECT 161328000
DATE 06/04/2025
SCALE #####
DESIGNED BY CFK
DRAWN BY CFK
CHECKED BY RAH

LANDSCAPE DETAILS

PICKLEHALL - APPLE VALLEY
PREPARED FOR
PICKLEHALL
APPLE VALLEY

SHEET NUMBER L101

BY DATE REVISIONS No.



STREET VIEW - FROM ENTRY DRIVE

Picklehall

CITY REVIEW 6.25.2025



STREET VIEW - FROM GARRETT AVE

Picklehall

CITY REVIEW 6.25.2025





STREET VIEW - FROM GARRETT AVE & 153RD ST

Picklehall

CITY REVIEW 6.25.2025





STREET VIEW - FROM GALLIVANT PL

Picklehall

CITY REVIEW 6.25.2025

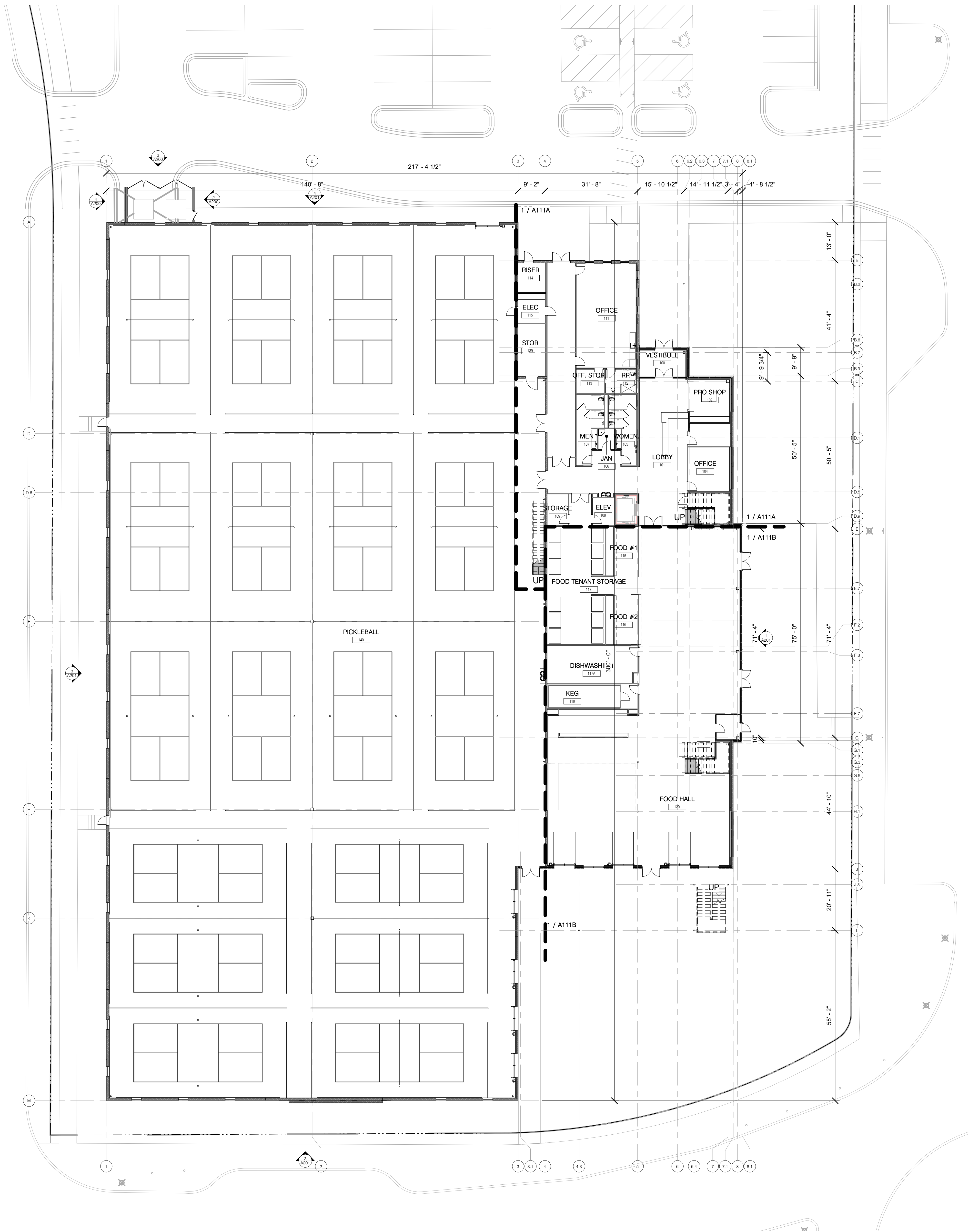


STREET VIEW - FROM 153RD ST

Picklehall

CITY REVIEW 6.25.2025



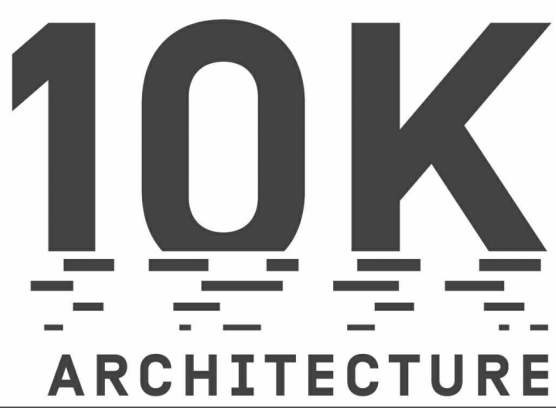


BUILDING AREAS:	
LEVEL 1:	
• PICKLEBALL	43,800 SF
• FOOD HALL	7,975 SF
• OFFICE/SUPPORT	4,810 SF
TOTAL	56,585 SF
LEVEL 2:	
• FOOD HALL	5,685 SF
• GAMING/LOUNGE	4,810 SF
• SUPPORT	615 SF
TOTAL	11,110 SF
BUILDING TOTAL:	67,695 SF

FLOOR PLAN LEGEND:	
	NEW WALL
	EXISTING WALL TO REMAIN
	DENOTES WALL TYPE
	DENOTES INTERIOR STOREFRONT TYPE
	DENOTES CONSTRUCTION KEYNOTE NUMBER. REFER TO THIS SHEET FOR DESCRIPTIONS.
	DENOTES ELEMENT ID NUMBER (MILLWORK, EQUIPMENT, MATERIALS, ETC.)
	45 DEGREE ANGLE DENOTES EXISTING DOORS TO REMAIN
	80 DEGREE ANGLE DENOTES NEW DOORS
	NOT IN SCOPE OF PROJECT

- FLOOR PLAN GENERAL NOTES:**
- ALL NEW WALLS TO BE U.N.O.
 - ALL DIMENSIONS TO FACE OF GYP. BD. U.N.O.
 - HINGE SIDE OF DOOR TO BE SET 6" FROM ADJACENT WALL U.N.O.
 - VERIFY ALL DOOR DIMENSIONS WITH DOORS SCHEDULE.
 - WHERE DRYWALL ABUTS DISSIMILAR MATERIALS, PROVIDE METAL DRYWALL EDGE BEAD & SEALANT.
 - ALL SURFACES DISTURBED BY DEMOLITION TO BE PATCHED/REPAIRED TO MATCH ADJACENT EXISTING FINISHES, U.N.O.
 - PATCH & REPAIR ALL ABANDONED FLOOR, ROOF, & WALL PENETRATIONS TO MATCH ADJACENT CONSTRUCTION. ACOUSTICAL INTEGRITY OF NEW CONSTRUCTION TO MATCH EXISTING.
 - PATCH & REPAIR WALL WHERE EXISTING ROOM SIGNAGE HAS BEEN REMOVED.
 - AMEND ANY SLOPING AREAS TO ACCOMMODATE NEW FLOOR COVERINGS LEVEL TO TYPICAL FINISH FLOOR ELEVATION. PREP WITH FLOOR UNDERLAYMENT MATERIALS APPROPRIATE FOR NEW FINISHES.
 - PROVIDE VERTICAL CONTROL JOINT IN GYPSUM BOARD PARTITION WALLS EXCEEDING 25' IN LENGTH. CONFIRM JOINT LOCATIONS IN FIELD W/ ARCHITECT.
 - PREP AND PROVIDE SKIM COAT TO ALL EXISTING INTERIOR GYPSUM ON WALLS TO REMAIN AS REQUIRED TO PROVIDE SMOOTH FINISH.
 - AIR RETURNS MUST BE DUCTED WITH TRANSFER SILENCERS TO MINIMIZE SOUND TRANSFER BETWEEN SPACES.

PLAN KEYNOTES	
KEY	KEYNOTE TEXT



project name:

PICKLEHALL

7153 152ND ST W \ 7169 153RD ST W
APPLE VALLEY, MN 55124
PROJECT NUMBER: 2025002PKHL

prepared by:

10K ARCHITECTURE, PLLC
525 15TH AVENUE SOUTH
HOPKINS, MN 55343

CONTACT: NATE GOLIN, AIA
PHONE: 612-984-1405
EMAIL: NATE.GOLIN@10KARCH.COM

CONTACT: CHAD HALLER, AIA
PHONE: 612-799-1427
EMAIL: CHAD.HALLER@10KARCH.COM

NOT FOR
CONSTRUCTION

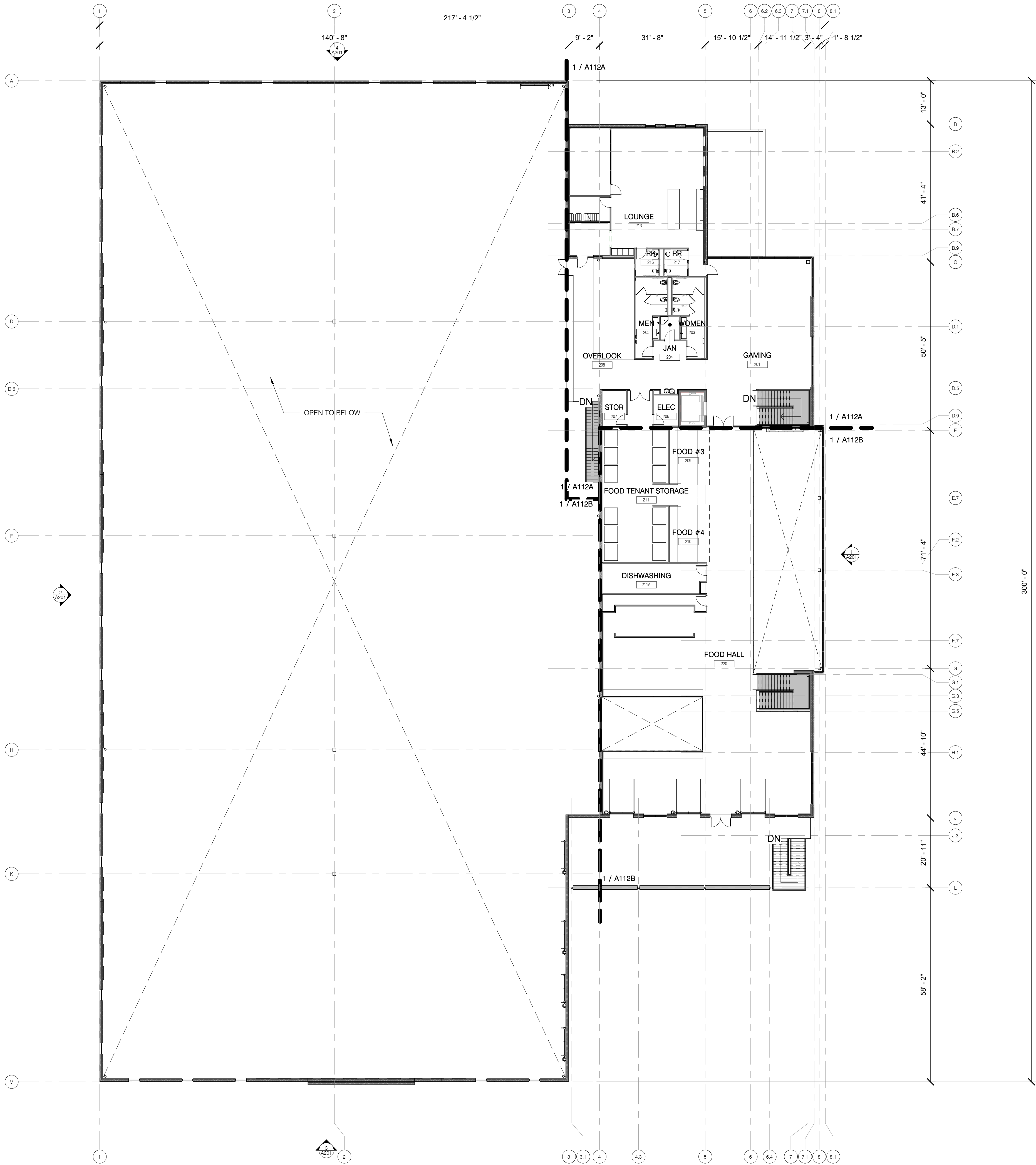
Construction Documents
July 18, 2025

No.	Drawing Issued	Date

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 Nathan Golin, AIA
Registration Number 48020

OVERALL PLAN - FIRST
FLOOR
A111



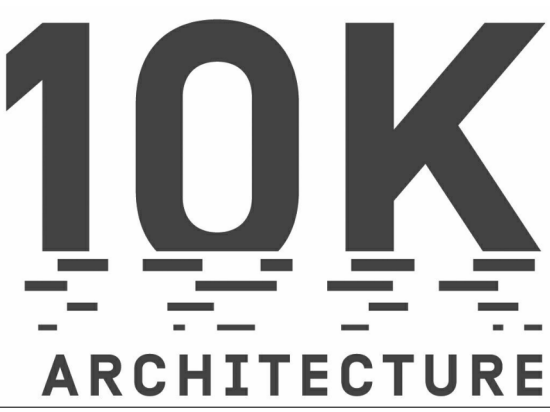
1 OVERALL FLOOR PLAN - SECOND FLOOR
A112 1/16" = 1'-0"

BUILDING AREAS:	
LEVEL 1:	
• PICKLEBALL	43,800 SF
• FOOD HALL	7,975 SF
• OFFICE/SUPPORT	4,810 SF
TOTAL	56,585 SF
LEVEL 2:	
• FOOD HALL	5,685 SF
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	45 DEGREE ANGLE DENOTES EXISTING DOORS TO REMAIN
	90 DEGREE ANGLE DENOTES NEW DOORS
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 - WHERE DRYWALL ABUTS DISSIMILAR MATERIALS, PROVIDE METAL DRYWALL EDGE BEAD & SEALANT.
 - ALL SURFACES DISTURBED BY DEMOLITION TO BE PATCHED/ REPAIRED TO MATCH ADJACENT EXISTING FINISHES, U.N.O.
 - PATCH & REPAIR ALL ABANDONED FLOOR, ROOF, & WALL PENETRATIONS TO MATCH ADJACENT CONSTRUCTION. ACOUSTICAL INTEGRITY OF NEW CONSTRUCTION TO MATCH EXISTING.
 - PATCH & REPAIR WALL WHERE EXISTING ROOM SIGNAGE HAS BEEN REMOVED.
 - AMEND ANY SLOPING AREAS TO ACCOMMODATE NEW FLOOR COVERINGS LEVEL TO TYPICAL FINISH FLOOR ELEVATION. PREP WITH FLOOR UNDERLAYMENT MATERIALS APPROPRIATE FOR NEW FINISHES.
 - PROVIDE VERTICAL CONTROL JOINT IN GYPSUM BOARD PARTITION WALLS EXCEEDING 25' IN LENGTH CONFIRM JOINT LOCATIONS IN FIELD W/ ARCHITECT.
 - PREP AND PROVIDE SKIM COAT TO ALL EXISTING INTERIOR GYPSUM ON WALLS TO REMAIN AS REQUIRED TO PROVIDE SMOOTH FINISH.
 - AIR RETURNS MUST BE DUCTED WITH TRANSFER SILENCERS TO MINIMIZE SOUND TRANSFER BETWEEN SPACES.

PLAN KEYNOTES	
KEY	KEYNOTE TEXT



project name:

PICKLEHALL

7153 152ND ST W \ 7169 153RD ST W
APPLE VALLEY, MN 55124
PROJECT NUMBER: 2025002PKHL

prepared by:

10K ARCHITECTURE, PLLC
525 15TH AVENUE SOUTH
HOPKINS, MN 55343

CONTACT: NATE GOLIN, AIA
PHONE: 612-984-1405
EMAIL: NATE.GOLIN@10KARCH.COM

CONTACT: CHAD HALLER, AIA
PHONE: 612-799-1427
EMAIL: CHAD.HALLER@10KARCH.COM

NOT FOR
CONSTRUCTION

Construction Documents
July 18, 2025

No.	Drawing Issued	Date

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 Nathan Golin, AIA
Registration Number 48020

OVERALL PLAN -
SECOND FLOOR
A112



ITEM:
MEETING DATE:
SECTION:

5.A.
July 2, 2025
Land Use / Action Items

Description: Provide Direction to Staff on Public Hearings for Variance Applications	
Staff Contact: Terri Dill, City Planner	Department / Division: Community Development

Action Requested:

The Planning Commission is asked to provide direction to staff regarding public hearings for variance requests.

Summary:

The Zoning Code currently states that public hearings may be required for variance requests, which is consistent with state statutes. However, it is common practice for cities to hold a public hearing for the benefit of adjacent property owners.

Background:

A variance is an exception granted by the City Council from the literal provisions of the Zoning Code where practical difficulties result from strict adherence to zoning regulations. The Planning Commission considers variance requests and makes a recommendation to the City Council, which may then grant approval or deny the request.

Section 155.397 of the Zoning Code states the Planning Commission *"may hold a public hearing on the variance request if it deems it necessary or advisable."* Minnesota State Statute does not specifically require a public hearing for land use variances. However, it is common practice for cities to hold a public hearing for the benefit of adjacent property owners to be aware of a variance request. All cities in Dakota County conduct public hearings with variance applications. The hearing provides an opportunity for those affected to provide input in support of or in opposition to an application.

Staff recommends a public hearing be held for variance requests. The publication and notification process would follow the same procedure as other land use requests, which includes a published legal notice and mailing to property owners within 350 feet, a minimum of ten days prior to the hearing date.

Budget Impact:

N/A

Attachments:

None



ITEM:
MEETING DATE:
SECTION:

6.A.
July 2, 2025
Other Business

Description:

Review of Upcoming Schedule and Other Updates
Planning Commission - Wednesday, July 16, 2025 - 7:00 p.m.
Planning Commission - Wednesday, August 6, 2025 - 7:00 p.m.
City Council - Thursday, July 10, 2025 - 7:00 p.m.
City Council - Thursday, July 24, 2025 - 7:00 p.m.

Staff Contact:

Breanna Vincent, Department Assistant

Department / Division:

Community Development

Action Requested:

N/A

Summary:**Next Planning Commission Meetings:**

Wednesday, July 16, 2025 - 7:00 p.m.

Applications due by 9:00 a.m. on Wednesday, June 18, 2025.

Wednesday, August 6, 2025 - 7:00 p.m.

Applications due by 9:00 a.m. on Wednesday, July 2, 2025.

Next City Council Meetings:

Thursday, July 10, 2025 - 7:00 p.m.

Thursday, July 24, 2025 - 7:00 p.m.

Background:

N/A

Budget Impact:

N/A

Attachments:

None