



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

---

**December 17, 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 commissioner or citizen requests to have any item separately considered. It will then be moved to the regular agenda for consideration.

- A. Approve Minutes of November 19, 2025 Regular Meeting
  - B. Approve the 2026 Planning Commission Regular Meeting Schedule
4. Public Hearings
  5. Land Use / Action Items

- A. Fraser 1st Addition Comprehensive Plan Amendment  
Consider an amendment to the Comprehensive Plan Land Use Map to designate 2.19 acres of property from "HD" (High Density Residential) to "C" (Commercial), and 1.21 acres of property from "SIHD (Suburban Intensive High Density Residential) to "C" (Commercial).

LOCATION: The northwest corner of 147th Street West and County Road 42 (Lot 1 and Lot 2, Block 1, Fraser 1st Addition)

APPLICANT: City of Apple Valley

- B. Apple Valley Community Center & Apple Valley Senior Center Addition  
Consider site plan/building permit authorization for a 10,000 square foot addition to connect and create a common entrance for Apple Valley Community Center and Apple Valley Senior Center.

LOCATION: 14601 Hayes Road

APPLICANT: City of Apple Valley

6. Other Business

- A. Review of Upcoming Planning Commission and City Council Meetings and Other Updates

7. Adjourn

Regular meetings are broadcast, live, on Charter Communications Cable Channel 180 and on the City's website at [www.applevalleymn.gov](http://www.applevalleymn.gov)



ITEM:  
MEETING DATE:  
SECTION:

3.A.  
December 17, 2025  
Consent Agenda

<b>Description:</b> Approve Minutes of November 19, 2025 Regular Meeting	
<b>Staff Contact:</b> Breanna Vincent, Department Assistant	<b>Department / Division:</b> Community Development

**Action Requested:**

Approve minutes of the regular meeting of November 19, 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**

November 19, 2025

**1. CALL TO ORDER**

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

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

Member(s) Absent: Jeff Prewitt

City Staff: Community Development Director Tim Benetti, City Planner Terri Dill, City Attorney Sharon Hills, Associate Planner Sydnee Stroeing, 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 Scanlan, approving the agenda. Roll call vote: Ayes - 6 – Nays – 0.

**3. CONSENT ITEMS**

**A. Approval of Minutes of November 5, 2025**

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl approving the minutes of November 5, 2025. Roll call vote: Ayes - 6 – Nays – 0.

**4. PUBLIC HEARING**

**A. Christ Church Sign Variance**

*Chair Kurtz* opened the public hearing.

*Associate Planner Stroeing* provided a brief presentation.

With no comments or questions, *Chair Kurtz* closed the public hearing.

MOTION: Commissioner Scanlan moved, seconded by Commissioner Sandahl, to recommend approval of a 5' setback variance for a ground sign at Christ Church based on findings 1 through 7 and conditions 1 through 5 in the draft resolution. Roll call vote: Ayes – 6 – Nays – 0.

**B. Fraser 1<sup>st</sup> Addition**

*Chair Kurtz* opened the public hearing.

*Associate Planner Stroeing* provided a brief presentation.

*Commissioner Scanlan* asked about traffic possibly decreasing with the proposed zoning change from residential to limited business and asked for clarification on the use of the pond to the west.

*Associate Planner Stroeing* stated that an office use would generate more traffic than a residential use. It is unlikely that this site would ever be allowed for high density residential due to the existing site conditions, the City's vision, and zoning requirements. The pond to the west is a regional area storm water pond.

*Commissioner Scanlan* asked if any modifications would need to be made to the pond area.

*Associate Planner Stroeing* stated that storm water is always considered with new developments and nothing has been brought forward at this time. The current request is only for a Comprehensive Plan Amendment. There are no proposed changes to Lot 1.

*Chair Kurtz* said that this proposal seems like a best-case scenario for the residents near this lot.

Resident, Dr. Angie Lauer-Schaeppi (260 Strese Ln.), asked if it would be an option to leave the lot as is and more of a naturally preserved area.

*Associate Planner Stroeing* stated that the site was targeted to be developed by 2030 in the Comprehensive Plan and was never intended to sit vacant. The property was originally subdivided by Fraser, and the City sold the north half to Fraser and it was intended that they would buy it in the future to expand. When the City began the RFP process, Fraser did not have interest in buying the lot.

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

## 5. LAND USE

*None*

## 6. OTHER BUSINESS

### A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, December 3, 2025, 7:00 p.m. The next City Council meeting is Thursday, November 25, 2025 at 7:00 p.m.

## 7. ADJOURNMENT

*Chair Kurtz* asked for a motion to adjourn.

MOTION: Commissioner Schindler moved, seconded by Commissioner Scanlan, to adjourn the meeting at 7:14 p.m. Roll call vote: Ayes – 6 – Nays – 0.

Respectfully submitted,



---

Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission  
on 12/17/2025.

---

Jodi Kurtz, Chair



ITEM:  
MEETING DATE:  
SECTION:

3.B.  
December 17, 2025  
Consent Agenda

<b>Description:</b> Approve the 2026 Planning Commission Regular Meeting Schedule	
<b>Staff Contact:</b> Breanna Vincent, Department Assistant	<b>Department / Division:</b> Community Development

**Action Requested:**

Approve the 2026 Planning Commission regular meeting schedule, in accordance with adopted policy, on the first and third Wednesdays of each month.

**Summary:**

In accordance with current policy, following is the tentative schedule of regular meetings for the year of 2026. The calendar includes application deadlines.

**Background:**

Agenda packet preparation will take place on Fridays preceding regular Planning Commission meetings. Regular meetings will be held on the first and third Wednesday of each month.

**Budget Impact:**

N/A

**Attachments:**

1. 2026 Planning Commission Meetings & Submittal Deadlines



# 2026 PLANNING COMMISSION CALENDAR AND SUBMITTAL DEADLINES

APPLICATION DEADLINE 9:00 A.M.	PLANNING COMMISSION MEETING DATE
December 10, 2025	January 7, 2026
December 24, 2025	January 21, 2026
January 7, 2026	February 4, 2026
January 21, 2026	February 18, 2026
February 4, 2026	March 4, 2026 (Annual Mtg.)
February 18, 2026	March 18, 2026
March 4, 2026	April 1, 2026
March 18, 2026	April 15, 2026
April 8, 2026	May 6, 2026
April 22, 2026	May 20, 2026
May 6, 2026	June 3, 2026
May 20, 2026	June 17, 2026
June 3, 2026	July 1, 2026
June 17, 2026	July 15, 2026
July 8, 2026	August 5, 2026
July 22, 2026	August 19, 2026
August 5, 2026	September 2, 2026
August 19, 2026	September 16, 2026
September 9, 2026	October 7, 2026
September 23, 2026	October 21, 2026
October 7, 2026	November 4, 2026
October 21, 2026	November 18, 2026
November 4, 2026	December 2, 2026
November 18, 2026	December 16, 2026

- Dates subject to change.
- Planning Commission meets at 7 p.m. in the Council Chambers at Apple Valley Municipal Center.
- Incomplete applications will not be scheduled for a Planning Commission meeting.



ITEM:  
MEETING DATE:  
SECTION:

5.A.  
December 17, 2025  
Land Use / Action Items

**Description:**

Fraser 1st Addition Comprehensive Plan Amendment  
Consider an amendment to the Comprehensive Plan Land Use Map to designate 2.19 acres of property from "HD" (High Density Residential) to "C" (Commercial), and 1.21 acres of property from "SIHD (Suburban Intensive High Density Residential) to "C" (Commercial).

LOCATION: The northwest corner of 147th Street West and County Road 42 (Lot 1 and Lot 2, Block 1, Fraser 1st Addition)

APPLICANT: City of Apple Valley

**Staff Contact:**

Sydnee Stroeing, Associate Planner

**Department / Division:**

Community Development

**Action Requested:**

Staff recommends approval of the proposed comprehensive plan amendment with the following motion:

Recommend approval of an amendment to the 2040 Comprehensive Plan Land Use Map to designate Lot 1, Block 1, Fraser 1st Addition from "HD" (High Density Residential 12+ units/acre) to "C" (Commercial), and to designate Lot 2, Block 1, Fraser 1st Addition from "SIHD" (Suburban Intensive High Density Residential 24 to 48 units/acre) to "C" (Commercial).

**Summary:**

The City is initiating an amendment to the 2040 Comprehensive Plan Land Use Map to redesignate 2.19 acres of property (Lot 1) from "HD" (High Density Residential 12+ units/acre) to "C" (Commercial), and 1.21 acres of property (Lot 2) from "SIHD" (Suburban Intensive High Density Residential 24 to 48 units/acre) to "C" (Commercial). The subject properties are located at the northwest corner of 147th Street West and County Road 42 - Lot 1 and Lot 2, Block 1, Fraser 1st Addition. Lot 1 is the existing property of Fraser Living Facility (a/k/a Apple Grove Court). Lot 2 is a City-owned vacant property. Both properties are zoned for "LB" Limited Business, which is inconsistent with the HD and SIHD land use designations. The purpose of the amendment is to bring the land use designations into conformance with the existing LB zoning.

The public hearing for this comprehensive plan amendment was held at the November 19, 2025, Planning Commission meeting. All public comments and questions were answered by staff at the hearing.

## **Background:**

When the City reviews an amendment to the Comprehensive Plan, it has the most discretion to determine whether the use is appropriate for the location and consistent with the development vision of the area. Lot 1 and Lot 2 were designated from C to HD with the 2030 Comprehensive Plan Update. Lot 2 was then designated to SIHD with the 2040 Comprehensive Plan Update. It is a requirement and best practice to align a property's zoning and land use designation. The properties were never rezoned from LB to align with the updated residential land use designations. Staff does not anticipate that Lot 1 and Lot 2 will be developed as high-density residential in the future due to existing site conditions, zoning requirements, and the City's vision of the area.

Lot 1 is the current site of a 17-unit assisted care facility for adults with disabilities. This is an allowed conditional use under the LB zoning district. Lot 1 received a conditional use permit (CUP) for the facility in 1999. The existing use of the Fraser-owned property as an assisted care facility and the approved CUP will not be affected by this proposed amendment. Staff have sent correspondence to the property owner of Lot 1 regarding the proposed update. No comments have been received from Fraser Living on the proposed amendment.

Lot 2 is a vacant City-owned parcel. This property is currently under a purchase agreement with Northland Real Estate Group. The City Council approved this purchase agreement with the developer's intent of developing the property with a use allowed under the LB zoning district. The proposed amendment is in alignment with the anticipated future development of the property. Future development of Lot 2 will be presented to the Planning Commission and City Council for consideration.

Apple Valley's 2040 Comprehensive Plan provides the following guidance (but not limited to) for Commercial and Limited Business developments:

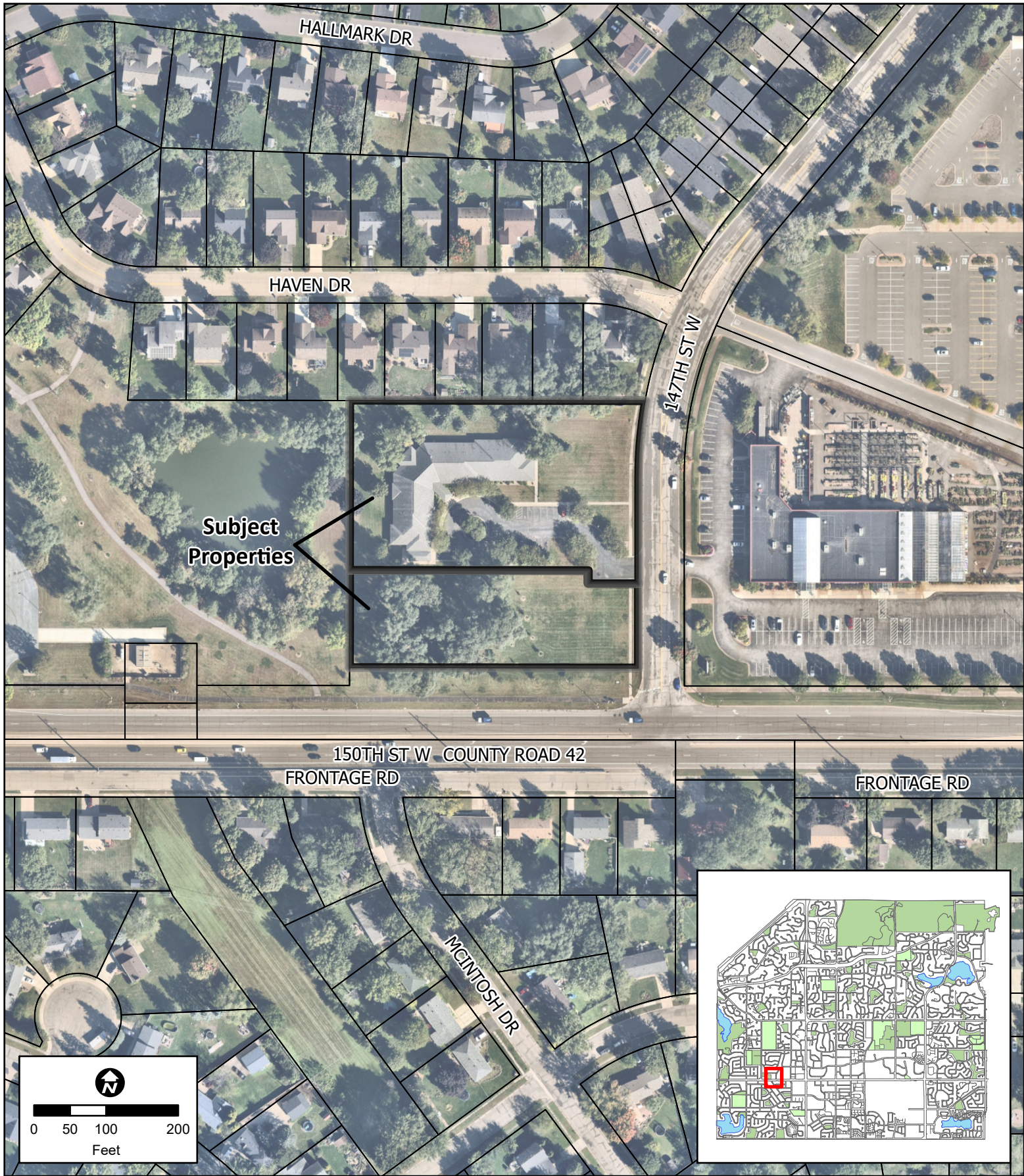
- The City uses the zoning ordinance to regulate the intensity and characteristics of development. Lower-intensity districts include Limited Business and Neighborhood Commercial.
- The Limited Business designation is reserved for general offices and businesses that exclude retail activities. Business operations usually occur within an enclosed building and are generally limited to weekdays.
- Limited Business uses are located adjacent to the retail core of the downtown and may act as a transition to residential neighborhoods.
- Significant traffic attracted by the site development shall be generally limited to the morning and evening peak hours with modest levels of off-peak activity. Weekend traffic impacts should be minimal.

## **Budget Impact:**

N/A

## **Attachments:**

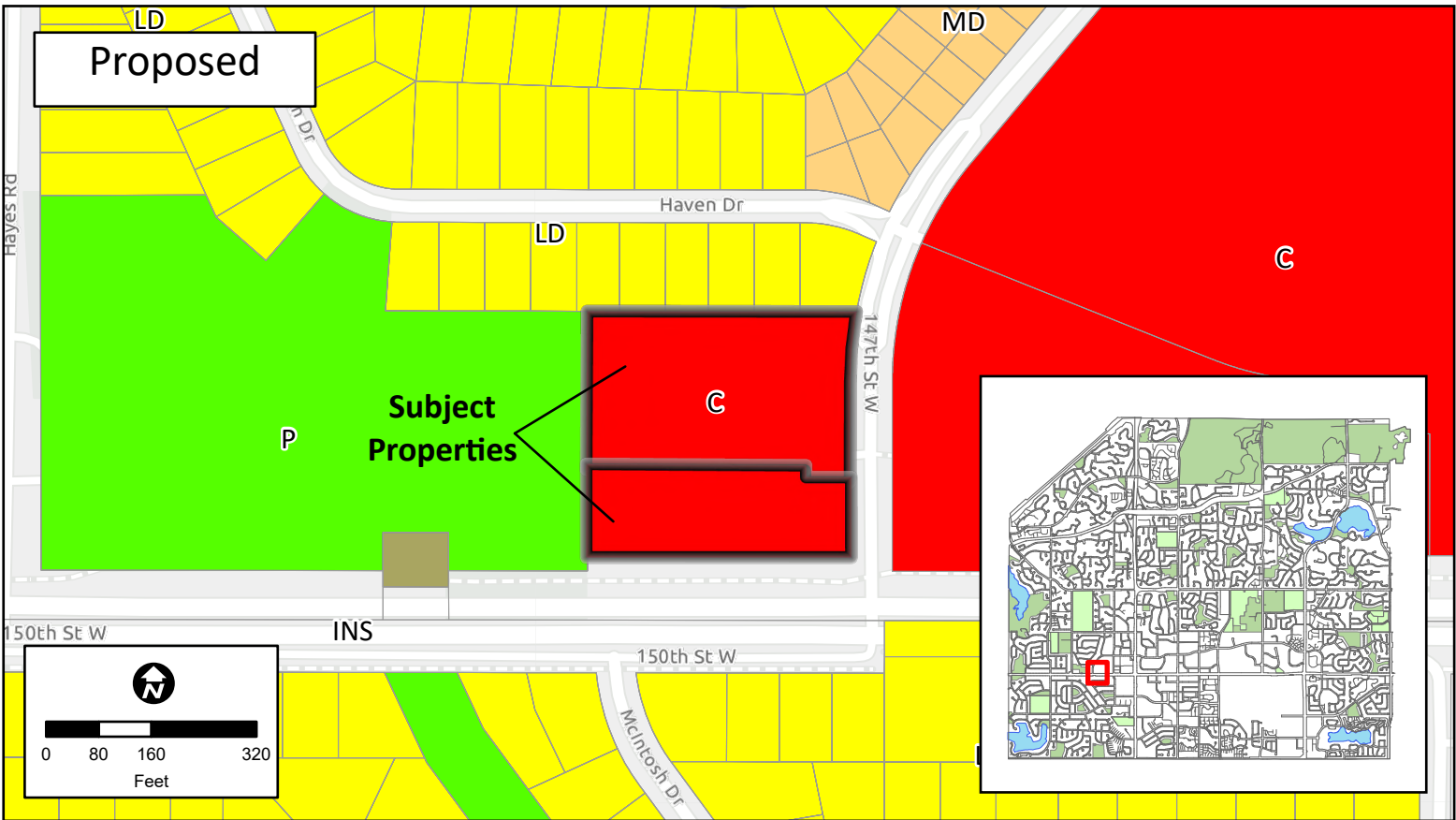
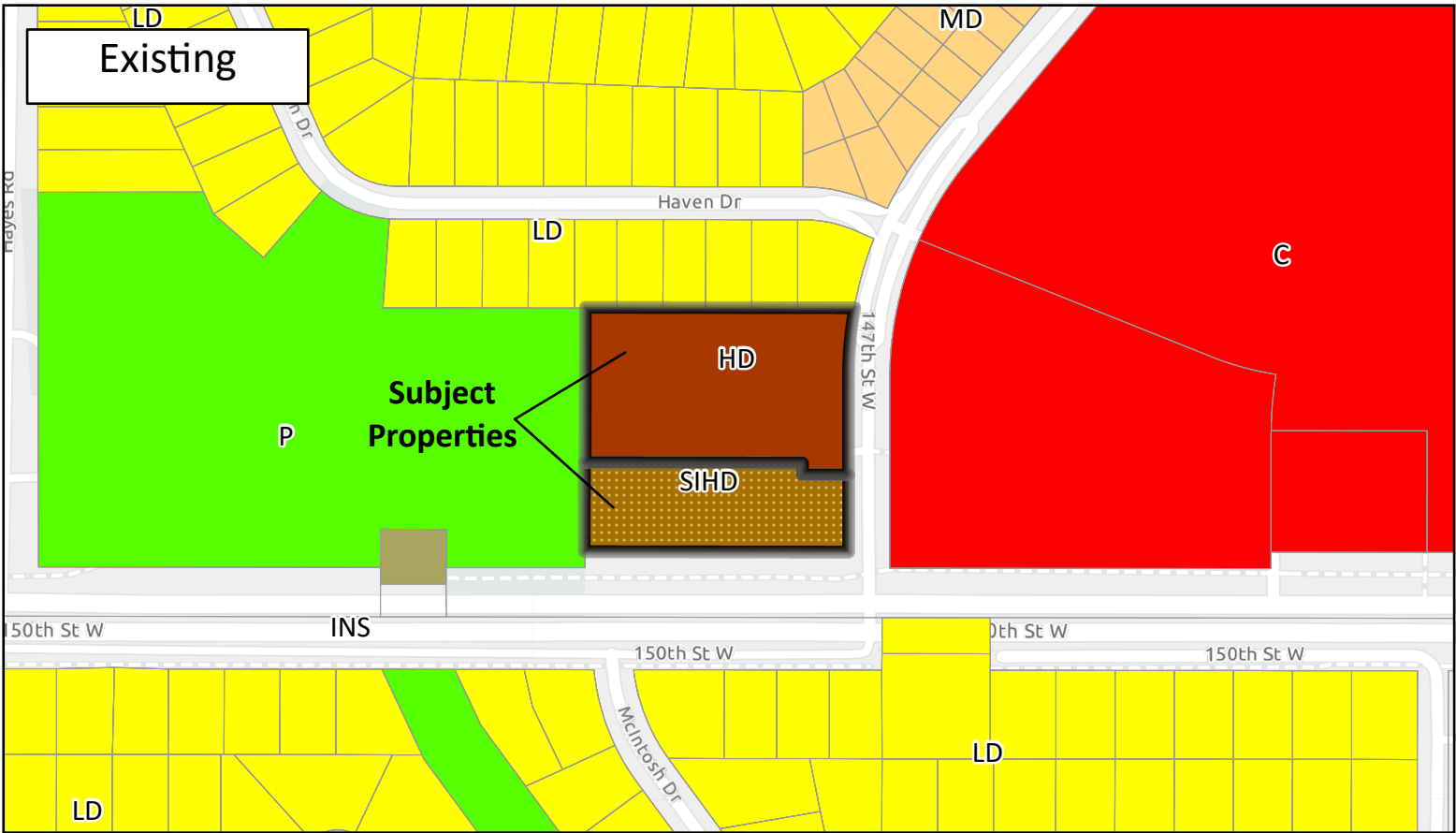
1. Location Map
2. Land Use Map
3. Zoning Map
4. Engineering Memo

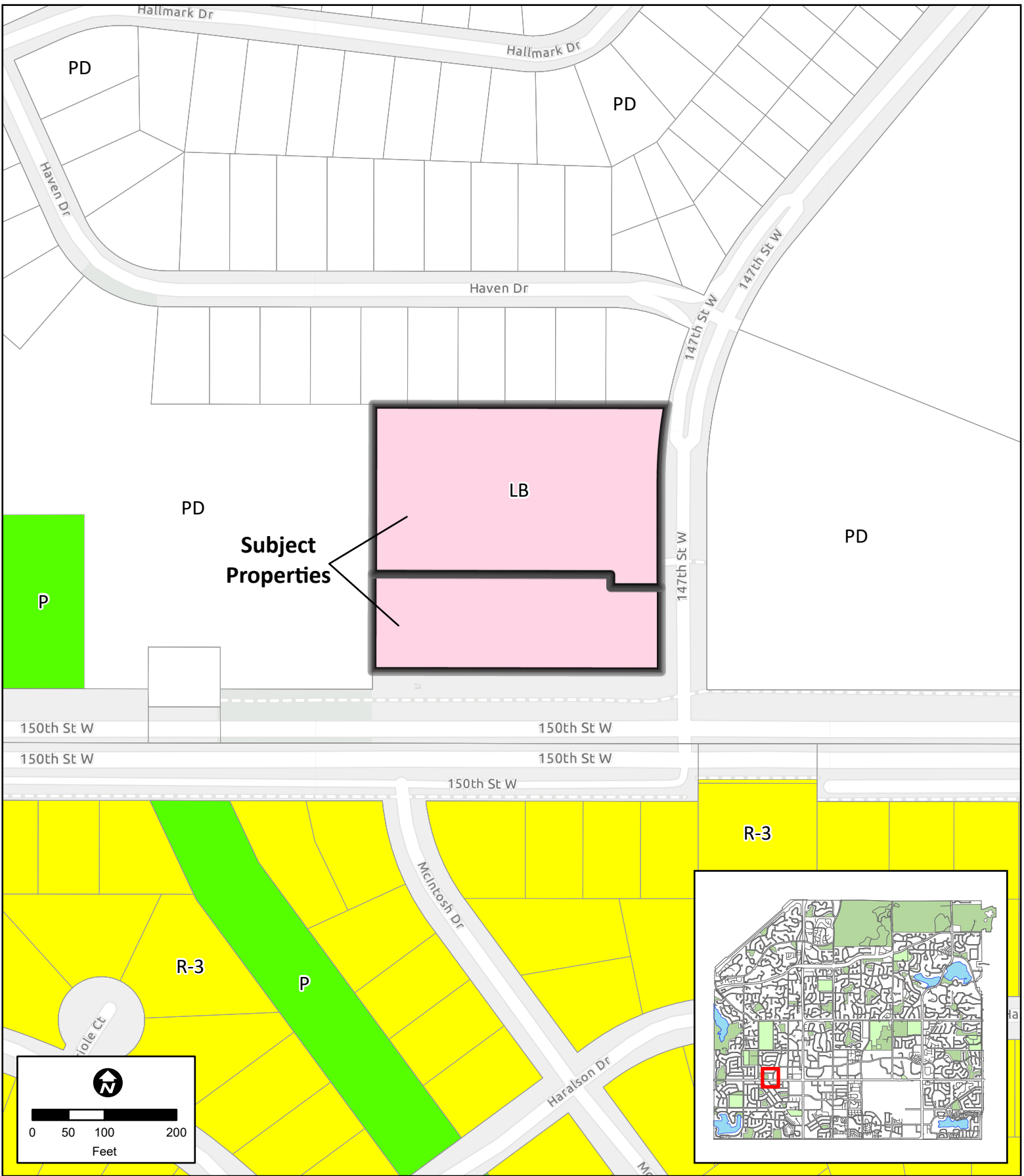


LOCATION MAP

CITY OF APPLE VALLEY

FRASER 1ST ADDITION





ZONING MAP

CITY OF APPLE VALLEY

FRASER 1ST ADDITION



**MEMORANDUM**

**DATE:** November 12, 2025  
**TO:** Sydnee Stroeing, Associate Planner  
**FROM:** Evan Acosta, Assistant City Engineer  
**SUBJECT:** Fraser 1<sup>st</sup> Addition Comprehensive Plan Amendment

Sydnee,

Engineering has modeled the proposed change in both traffic and sewer/water demands of the Fraser 1<sup>st</sup> Addition Comprehensive Plan Amendment. There are no concerns, and summaries have been provided below.

**Traffic**

1. The intersection of 147<sup>th</sup> St W and CSAH 42 is proposed to be reconstructed as a ¾ access (left turn prohibited for vehicles entering CSAH 42) in 2027 by Dakota County. This was considered as part the traffic analysis. The full traffic study is attached.
2. To estimate the difference in the trip generation between the existing and proposed zoning, a trip generation estimate was developed for the a.m. and p.m. peak hours and a daily basis. The estimate, shown in Table 1, was developed using the *ITE Trip Generation Manual, 11th Edition*. Results of the trip generation estimate indicate that the current zoning is expected to generate 28 a.m. peak hour, 32 p.m. peak hour, and 378 daily trips. With the proposed rezoning, the lots are estimated to generate 41 a.m. peak hour, 52 p.m. peak hour, and 511 daily trips. **This results in the rezoned properties generating an additional 13 a.m. peak hour 20 p.m. peak hour and 133 daily trips.**

*Table 1 Proposed Development Trip Generation Estimate*

Land Use Type (ITE Code)	Size	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Daily Trips
		In	Out	In	Out	
Existing						
Apple Grove Court (220 Multifamily Low Rise)	17 units	2	5	5	4	115
Lot 2 (221 Multifamily Mid Rise)	58 units	5	16	14	9	263
Total		7	21	19	13	378
Proposed Zoning						
Apple Grove Court (220 Multifamily Low Rise)	17 units	2	5	5	4	115
Lot 2 (720 Medical/Dental Office)	11,000 SF	27	7	13	30	396
Total		29	12	18	34	511
<b>Trip Difference</b>		<b>+22</b>	<b>(-9)</b>	<b>(-1)</b>	<b>+21</b>	<b>+133</b>



**MEMORANDUM**

**Sanitary Sewer and Watermain**

- City Modeling shows that water and sewer use under the proposed comprehensive plan amendment is reduced by about 85% compared to the existing comprehensive plan assumptions.

Planning Scenario	Water System					Wastewater System					
	Maximum Day Demand (MDD) (gpd)	Difference		Capacity		Peak Hourly Flow (PHF) (gpd)	Difference		Average Day Flow (ADF) (gpd)	Difference	
		(gpd)	(gpm)	(gpd)	(MGD)		(gpd)	(gpm)		(gpd)	(gpm)
<b>Comprehensive Plan</b>	22,273	NA	NA	19,090,000	19.1	29,518	NA	NA	7,768	NA	NA
<b>With Fraser 1st Addition Amendment</b>	4,250	-18,023	-12.5	19,071,978	19.1	4,896	-24,622	-17.1	1,360	-6,408	-4.5



**To:** Evan Acosta, PE, Assistant City Engineer  
City of Apple Valley

**From:** Tom Sachi, PE, Senior Project Manager  
Payton Gehloff, Engineer I

**Date:** November 12, 2025

**Subject:** Apple Grove Court Zoning Study; Apple Valley, Minnesota

## Introduction

SRF has completed a zoning study for Apple Grove Court and one adjacent lot in the northwest quadrant of the 147th Street and 150th Street intersection in Apple Valley, MN. The main objectives of the study are to estimate the current trips occurring or that are currently allowed through zoning and compare with the trips expected with the future re-zoning of the lots. The following information provides the assumptions, analysis, and study recommendations offered for consideration.

## Proposed Zoning Changes

There are currently two (2) lots that are proposed to be rezoned as shown in the picture below.



- The northern lot includes the current Apple Grove Court, a housing development by Fraser.
  - This lot is currently 2.19 acres and zoned High Density Residential (12+ units per acre). There are currently 17 residential units on site.
  - It is proposed to be re-zoned to Commercial with Limited Business.
  - It is not expected that this site will redevelop in the near future, as this building was recently constructed.
  
- The southern lot is currently empty.
  - This lot is currently 1.21 acres and zoned Suburban Intensive High Density (24 to 48 units per acre).
  - Under the current zoning, it is expected that there could be up to 58 units of housing on the southern lot.
  - It is proposed to be rezoned to Commercial with Limited Business. The maximum building coverage is 20 percent.
  - With Limited Business, this could include office and professional services (offices, clinics, banks, daycare). No retail or over the counter sales are permitted.
  - Under the future zoning, it is expected that there could be up to approximately 11,000 square feet of office type use.
  - Given the land uses that could be included on site, the most trip intensive use is expected to be a Medical/Dental Office type use.

## Proposed Zoning Trip Generation

To estimate the difference in the trip generation between the existing and proposed zoning, a trip generation estimate was developed for the a.m. and p.m. peak hours and a daily basis. The estimate, shown in Table 1, was developed using the *ITE Trip Generation Manual, 11th Edition*.

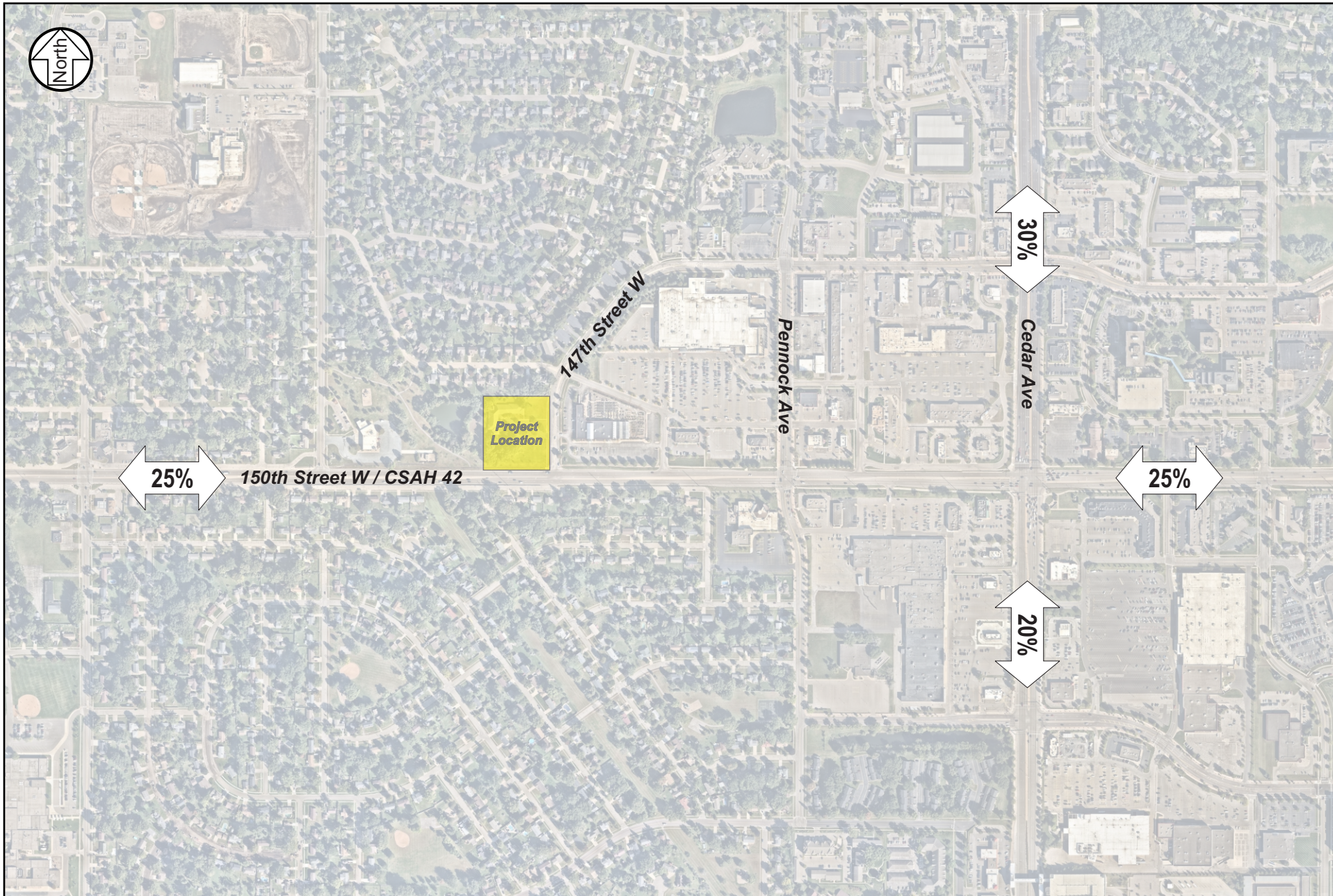
Results of the trip generation estimate indicate that the current zoning is expected to generate 28 a.m. peak hour, 32 p.m. peak hour, and 378 daily trips. With the proposed rezoning, the lots are estimated to generate 41 a.m. peak hour, 52 p.m. peak hour, and 511 daily trips. **This results in the rezoned properties generating an additional 13 a.m. peak hour 20 p.m. peak hour and 133 daily trips.**

Table 1 Proposed Development Trip Generation Estimate

Land Use Type (ITE Code)	Size	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour		Daily Trips
		In	Out	In	Out	
Existing						
Apple Grove Court (220 Multifamily Low Rise)	17 units	2	5	5	4	115
Lot 2 (221 Multifamily Mid Rise)	58 units	5	16	14	9	263
Total		7	21	19	13	378
Proposed Zoning						
Apple Grove Court (220 Multifamily Low Rise)	17 units	2	5	5	4	115
Lot 2 (720 Medical/Dental Office)	11,000 SF	27	7	13	30	396
Total		29	12	18	34	511
<b>Trip Difference</b>		<b>+22</b>	<b>(-9)</b>	<b>(-1)</b>	<b>+21</b>	<b>+133</b>

The trips generated under the proposed zoning were distributed throughout the area based on the directional distribution shown in Figure 1, which was developed based on a combination of existing travel patterns, and engineering judgement to understand the magnitude of trips impacting the local roadway system. The site generated trips under the existing roadway configuration are shown in Figure 2 for the a.m., p.m., and daily trips.

In addition to being distributed under the existing roadway configuration, it is expected that at the CSAH 42 (150th Street) and 147th Street intersection, there will be an access modification to a three-quarter access that restricts side-street left-turns in the near future. A site generated trips estimate is shown in Figure 3 with the access modification. Given the expected travel times and the movements that are impacted, it is expected that southbound left-turning vehicles that were at 147th Street will now be re-routed and utilize Pennock Avenue to turn southbound left onto CSAH 42.



**Directional Distribution**

Apple Grove Court Development Traffic Study  
 City of Apple Valley







ITEM:  
MEETING DATE:  
SECTION:

5.B.  
December 17, 2025  
Land Use / Action Items

<b>Description:</b> Apple Valley Community Center & Apple Valley Senior Center Addition Consider site plan/building permit authorization for a 10,000 square foot addition to connect and create a common entrance for Apple Valley Community Center and Apple Valley Senior Center.  LOCATION: 14601 Hayes Road APPLICANT: City of Apple Valley	
<b>Staff Contact:</b> Sydnee Stroeing, Associate Planner	<b>Department / Division:</b> Community Development

**Action Requested:**

Staff recommends approval of the proposed site plan/building permit authorization with the following motion:

Recommend approval of site plan/building permit authorization for a 10,000 square foot building addition to Apple Valley Community Center and Apple Valley Senior Center subject to conditions of approval.

**Summary:**

The City is initiating the review of a site plan/building permit authorization for a 10,000 square foot addition to the Apple Valley Community Center (AVCC) and Apple Valley Senior Center (AVSC). The building addition will connect and create a common entrance to AVCC and AVSC. The building addition will include a common entrance and lobby area, coffee lounge, indoor play area, and party rooms. This project is part of the 2023 voter-approved Parks Referendum.

AVCC and AVSC are located at Hayes Park (14601 Hayes Road). There are currently three existing buildings on the Hayes Park property: Wings Arena (f/k/a Hayes Arena), AVCC, and AVSC. AVCC and AVSC will be connected into one building; Wings Arena will continue to exist as a separate building. There has been recent construction of other site improvements at Hayes Park, which were approved through a separate building permit and did not require Planning Commission review. These site improvements include updated athletic fields, trails, stormwater ponds, and additional parking. The outdoor park facilities are shared with Westview Elementary and ISD 196 through a joint agreement. The project webpage for the site improvements at Hayes Park can be found here: [Hayes Youth Athletic Complex Project Page](#).

Section 153.20 of the City Code provides that no building permit shall be granted for the construction of any building/structure on a property which is not platted. The City Council granted

the temporary waiver of platting for the City's park properties, including Hayes Park, that are not platted as adopted by Resolution No. 2024-33. The plat for Hayes Park will be reviewed by the Planning Commission and City Council in the future.

**Background:**

**Comprehensive Plan:** The Hayes Park property is guided "P" (Parks & Open Space). The P designation applies to all existing public parks, public playfields, trail corridors, and golf courses. The plans for this project are consistent with the land use designation.

**Zoning:** The property is zoned "P" (Institutional). Recreational buildings are allowed as permitted use in this zoning district. The applicable minimum area requirements are included in the chart below. The proposed building addition meets all minimum area requirements.

<b>§155.249 Institutional District Minimum Area Standards and Requirements</b>		
	<b>Requirement</b>	<b>Proposed</b>
<b>Building Setback - Rear Lot Line</b>	20 feet	Approximately 104 feet
<b>Maximum Building Coverage</b>	20%	Approximately 10%
<b>Maximum Building Height</b>	40 feet (without a CUP)	Up to 34 feet

**Site Plan:** The review of the site plan for this project only includes the area being impacted by the AVCC/AVSC building addition. Other recently constructed site plan improvements, as noted in the summary, were reviewed by staff with the building permit.

The 10,000 square foot addition will connect the south side of AVSC to the northwest side of AVCC. The impacted area will include the removal of an existing outdoor playground, landscaping, utilities, portion of trail, and parking that is directly adjacent to AVCC and AVSC. All removals will be replaced and/or reconfigured to accommodate the building addition.

The existing parking area near AVCC and AVSC will be redesigned to better serve the facility. There are currently 109 parking stalls. The proposed site plan shows the removal of 13 parking stalls for a total of 96. Staff has no concerns with the parking changes.

**Architectural Plans & Elevations:** The primary building materials of the building addition include architectural precast wall panels with a custom pattern, and glass. Secondary materials include prefinished metal soffit and trim, and a composite metal cladding. The proposed materials and material colors will complement the existing buildings.

The architectural plans also include a roof plan that shows the location of rooftop units and associated screening. All units will be screened by adjacent parapet walls or screens immediately surrounding the equipment. The elevations show a metal louver mechanical screening surrounding a rooftop unit on the south end of the addition. All screening mechanisms are required to be at least the height of the adjacent unit(s). Staff will review the building permit to confirm the height of units

and associated screening to ensure all screening requirements are met.

**Landscaping:** Fourteen trees that are within the construction zone of the building addition will be removed. An additional 69 trees, as well as various shrubs, grasses, and perennials, will be planted around the new common entrance. Additionally, approximately 181 trees will be planted across Hayes Park and Westview Elementary as part of the approved Hayes Park Youth Athletic Complex project. Staff will review the building cost to ensure that the 2.5% landscaping requirement is met when the building permit is submitted.

**Recommended Conditions of Approval:** The following conditions are recommended for approval of the site plan/building permit authorization:

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. The property shall be platted so as to identify the real property as lot and block, and said approved final plat shall be recorded with the Dakota County Recorder's Office no later than the Building Official's issuance of the certificate of occupancy as directed by Resolution No. 2024-33.
3. Construction shall occur in conformance with the site plan, dated November 14, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.
4. Construction shall occur in conformance with the landscape plans, dated November 14, 2025, (including sodded/seeded public boulevard area up to each street curblines); subject to submission of a detailed landscape planting price list for verification of the City's 2½% landscaping requirement at the time of building permit application.
5. Construction shall occur in conformance with the elevation plans, dated November 14, 2025.
6. Construction and all site improvements shall be subject to all conditions outlined in the City Engineer's memo dated December 11, 2025, on file with the City.
7. Construction and all site improvements shall be subject to all conditions outlined in the Building Official's memo, dated December 4, 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.
9. 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.
10. Infiltration areas shall be constructed in conformance with City standards.
11. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.
12. 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.
13. 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.

14. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.
15. 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.
16. 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.
17. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the structure 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.

### **Budget Impact:**

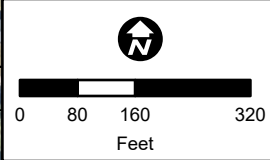
The project is part of the 2023 Parks Referendum. Budgets and bidding are still being determined and, as such, elements of this plan are subject to minor changes.

### **Attachments:**

1. Hayes Park Location Map
2. Hayes Park Zoning Map
3. Civil and Landscaping Plans
4. Architectural Plans
5. Photometrics Plan
6. Draft Resolution
7. Engineering Memo
8. Building Official Memo



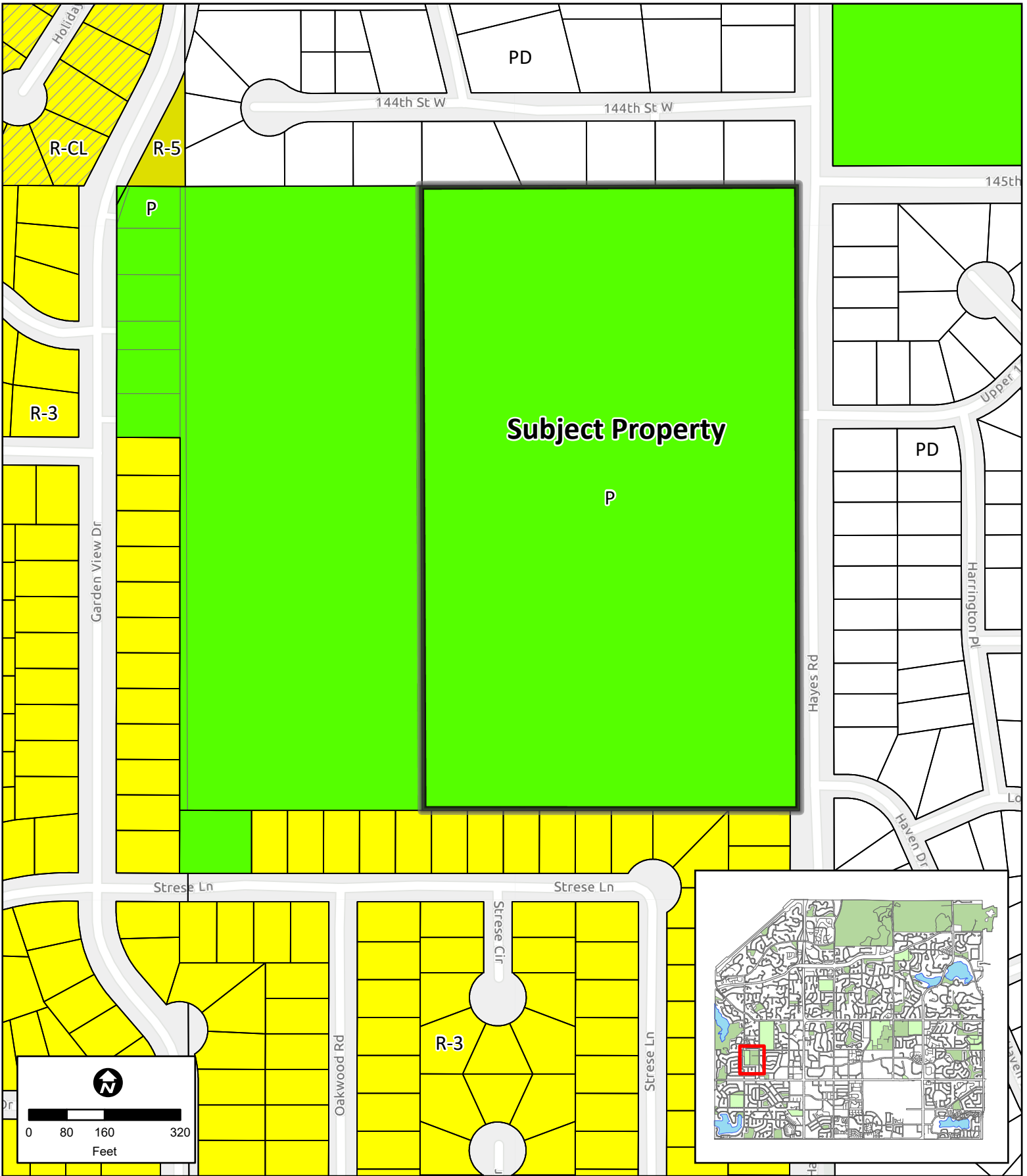
**Subject Property**



LOCATION MAP

14601 HAYES ROAD

CITY OF APPLE VALLEY



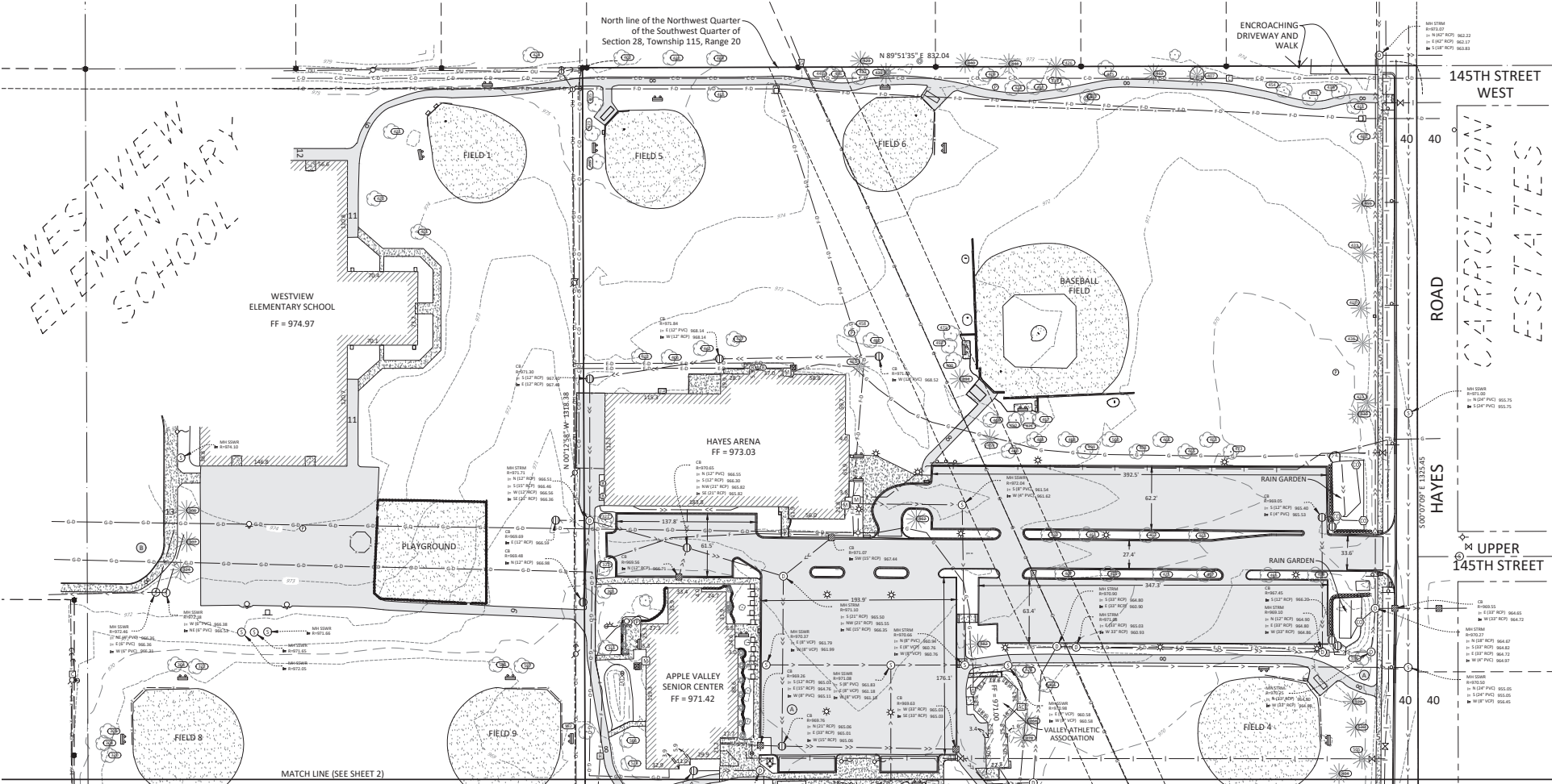
ZONING MAP

CITY OF APPLE VALLEY

14601 HAYES ROAD



Horizontal Datum: Dakota County Coordinate System (1986 Adj.)  
Vertical Datum: NGVD 1929 In Feet



SHEET 1 OF 3 SHEETS

<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> HAYES PARK, APPLE VALLEY, MINNESOTA		NW 1/4 OF THE SW 1/4 EXCEPT W 66.80 FEET SECTION 28, T15N R20W DAKOTA COUNTY, MINNESOTA FOR: CITY OF APPLE VALLEY
3537 HIGH POINT DRIVE NORTH BUILDING 1 SUITE E 130 DUNDAS, MN 55328 (651) 704-9970		JOB NUMBER: DWL133193 FIELD BOOK: N/A DRAWN BY: JSC



Tag Number	Tree Table	Tree Species
304	20.0	Ash, Green
305	14.0	Linden, Littleleaf
306	7.0	Spruce, White
307	18.5	Spruce, Blue
308	21.0	Maple, Norway
309	15.0	Ash, Green
311	16.0	Linden, Littleleaf
320	16.5	Ash, Green
321	16.0	Linden, Littleleaf
322	24.0	Ash, Green
323	16.0	Linden, American
324	6.0	Spruce, White
401	10.0	Oak, White
402	21.0	Maple, Silver
403	9.0	Pine, Austrian
404	12.0	Pine, Austrian
405	27.5	Linden, Littleleaf
406	15.0	Maple, Sugar
407	20.0	Spruce, Blue
408	20.0	Ash, Green
409	24.0	Linden, Littleleaf
410	25.0	Linden, Littleleaf
411	23.0	Linden, Littleleaf
412	22.0	Spruce, Blue
413	23.0	Linden, Littleleaf
414	14.0	Spruce, White
415	24.0	Linden, Littleleaf
416	10.0	Spruce, White
417	12.0	Spruce, White
418	12.0	Pine, Austrian
419	12.0	Spruce, White
420	34.0	Maple, Silver
421	18.0	Elm, American
422	19.0	Maple, Sugar
423	26.0	Linden, Littleleaf
424	28.0	Ash, Green
425	11.0	Maple, Sugar
426	16.0	Spruce, White
427	16.0	Maple, Sugar
428	10.0	Spruce, White
429	14.0	Cedar, White
430	15.0	Spruce, White
431	14.0	Pine, Austrian
432	20.0	Linden, Littleleaf
433	18.0	Spruce, White
434	24.5	Linden, Littleleaf
435	10.0	Spruce, White
436	11.5	Pine, Austrian
437	7.0	Spruce, White
438	17.0	Linden, Littleleaf
439	26.0	Linden, Littleleaf
440	20.0	Spruce, White
441	5.0	Spruce, White
442	16.5	Maple, Sugar
443	10.0	Spruce, White
444	20.0	Spruce, White
445	38.0	Linden, Littleleaf
447	6.0	Spruce, White

448	22.0	Ash, Green
449	10.0	Pine, Austrian
450	18.0	Maple, Norway
451	4.0	Oak, White
452	4.0	Oak, White
453	2.5	Hackberry, Northern
454	21.0	Linden, Littleleaf
455	14.0	Pine, Austrian
456	23.0	Ash, Green
457	24.0	Maple, Norway
458	19.0	Oak, Swamp White
459	15.0	Pine, Scotch
460	18.0	Ash, Green
461	15.0	Spruce, White
462	16.0	Pine, Scotch
463	4.0	Oak, White
464	17.0	Spruce, Blue
465	2.5	Hophornbeam, Eastern
466	2.5	Hackberry, Northern
467	2.5	Oak, White
468	2.5	Hophornbeam, Eastern
469	14.5	Maple, Norway
470	16.0	Linden, Littleleaf
471	25.0	Ash, Green
472	18.0	Honeylocust
473	2.5	Hophornbeam, Eastern
474	16.5	Ash, Green
475	4.0	Oak, White
476	17.0	Crabapple, sp.
477	17.0	Linden, Littleleaf
478	18.0	Spruce, Norway
479	8.0	Spruce, White
480	13.5	Maple, Norway
481	26.0	Linden, Littleleaf
482	3.5	Spruce, White
483	20.0	Ash, Green
484	36.0	Maple, Silver
485	26.0	Linden, Littleleaf
486	6.0	Spruce, White
487	25.0	Linden, Littleleaf
488	2.5	Hackberry, Northern
489	13.0	Maple, Norway
490	11.5	Maple, Norway
491	4.0	Oak, White
492	4.0	Oak, White
493	12.0	Maple, Norway
494	17.0	Pine, Scotch
495	4.5	Oak, White
496	9.0	Oak, Swamp White
497	4.0	Oak, White
498	2.5	Hophornbeam, Eastern
499	4.5	Oak, White
500	2.5	Hackberry, Northern
501	13.0	Spruce, White
502	18.0	Spruce, Norway
503	9.0	Spruce, White
504	8.0	Spruce, White
505	22.0	Ash, Green

506	23.0	Ash, Green
507	27.0	Ash, Green
508	20.0	Ash, Green
509	24.0	Maple, Norway
510	7.0	Spruce, White
511	17.0	Ash, Green
512	19.0	Maple, Norway
513	16.0	Ash, Green
514	6.0	Spruce, White
515	6.0	Spruce, White
516	19.0	Ash, Green
517	10.0	Spruce, White
518	30.0	Linden, Littleleaf
519	6.0	Spruce, White
520	8.0	Spruce, White
521	24.0	Ash, Green
522	9.0	Spruce, White
523	24.0	Ash, Green
524	18.0	Spruce, Blue
525	7.0	Spruce, White
526	8.0	Spruce, White
527	13.0	Spruce, White
528	12.0	Pine, Austrian
529	12.0	Spruce, White
530	12.0	Pine, Austrian
531	22.0	Ash, Green
532	6.0	Spruce, White
533	17.5	Ash, Green
534	7.5	Maple, Sugar
535	6.0	Spruce, White
536	19.0	Linden, Littleleaf
537	13.0	Spruce, White
538	10.0	Spruce, White
539	6.0	Spruce, White
540	8.0	Spruce, White
541	8.0	Maple, Sugar
542	18.0	Linden, Littleleaf
543	12.0	Spruce, White
544	19.0	Ash, Green
545	19.0	Linden, Littleleaf
546	18.5	Linden, Littleleaf
547	16.0	Ash, Green
548	12.0	Spruce, White
549	23.0	Linden, Littleleaf
550	7.5	Maple, Sugar
551	22.0	Ash, Green
552	25.0	Ash, Green
553	23.0	Ash, Green
554	19.0	Maple, Norway
555	25.0	Ash, Green
556	16.0	Honeylocust
557	24.0	Ash, Green
558	7.0	Maple, Sugar
559	10.0	Linden, Littleleaf
560	20.0	Ash, Green
561	23.0	Ash, Green
562	26.0	Ash, Green
563	23.5	Ash, Green
564	19.0	Ash, Green
565	7.0	Maple, Sugar

566	20.0	Ash, Green
567	7.0	Maple, Sugar
568	15.0	Maple, Sugar
569	25.0	Ash, Green
570	20.5	Ash, Green
571	7.0	Linden, Littleleaf
572	14.0	Ash, Green
573	25.5	Ash, Green
574	10.0	Oak, Swamp White
575	16.0	Ash, Green
576	21.0	Ash, Green
577	6.0	Maple, Norway
578	16.0	Ash, Green
579	19.5	Ash, Green
580	13.0	Ash, Green
581	19.0	Ash, Green
582	20.0	Ash, Green
583	16.0	Ash, Green
584	19.0	Ash, Green
585	9.0	Linden, Littleleaf
586	23.0	Ash, Green
587	13.5	Ash, Green
588	17.0	Ash, Green
590	19.0	Ash, Green
591	15.0	Ash, Green
592	12.0	Ash, Green
593	21.0	Ash, Green
594	15.0	Ash, Green
595	22.0	Ash, Green
595	19.0	Maple, Norway
596	10.0	Oak, Swamp White
597	18.0	Ash, Green
598	19.0	Ash, Green
599	21.0	Ash, Green
600	17.0	Ash, Green

### DESCRIPTION

The Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4) except the West 495.8 feet thereof in Section 28, Township 115, Range 20, Dakota County, Minnesota.

### SURVEYOR'S NOTES

- A) PROPERTY ZONED P-INSTITUTIONAL
- B) CONTOUR INTERVAL = 2 FT. & 10 FT.
- C) UTILITIES SHOWN PER GOPHER STATE ONE CALL LOCATE TICKET NO. 240230433
- D.) TOTAL AREA = 1,096,581 SQ. FT. OR 25.17 ACRES
- E.) PUBLIC UTILITY INFORMATION SHOWN IS FROM EXISTING DATA PROVIDED BY CITY OF APPLE VALLEY.
- F.) PRIVATE UTILITY LOCATIONS SHOWN DRAWN FROM MAPS PROVIDED BY GOPHER STATE ONE CALL TICKET NO. 240230433.

### SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

**DRAFT**

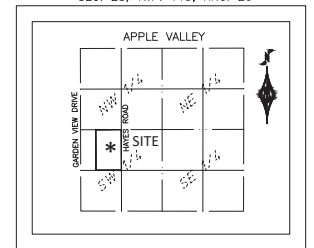
Ronald P. Ahm  
License Number 17765

03/07/2024  
Date

### LEGEND

●	IRON PIPE MONUMENT SET	⊙	MANHOLE-STORM SEWER
■	MONUMENT FOUND	⊙	MANHOLE-UTILITY
⊠	AIR CONDITIONER	⊠	METER
⊠	BASKETBALL POST	⊠	PEDESTAL-COMMUNICATION
⊠	BENCH	⊠	PEDESTAL-ELECTRIC
⊠	BOLLARD	⊠	PEDESTRIAN PUSH BUTTON
⊠	BUSH	⊠	POLE-UTILITY
⊠	CATCH BASIN	⊠	POST
⊠	CATCH-BASIN	⊠	SIGN NON-TRAFFIC
⊠	CURB STOP	⊠	SIGN TRAFFIC
⊠	CLEAN OUT	⊠	TRANSFORMER-ELECTRIC
⊠	CULVERT END	⊠	TREE-CONIFEROUS
⊠	FIRE HYDRANT	⊠	TREE-DECIDUOUS
⊠	FLAG POLE	⊠	UTILITY MARKER
⊠	GUY WIRE ANCHOR	⊠	UTILITY MARKER-COMMUNICATION
⊠	HANDHOLE	⊠	UTILITY MARKER-GAS
⊠	LIGHT POLE	⊠	VALVE
⊠	LIGHT-GROUND	⊠	YARD HYDRANT
⊠	MANHOLE-SANITARY SEWER		
— C —	COMMUNICATION UNDERGROUND	— > —	SANITARY SEWER
— E —	ELECTRIC UNDERGROUND	— >> —	STORM SEWER
— F —	FIBER UNDERGROUND	—   —	WATER SYSTEM
— G —	GAS UNDERGROUND		
— OU —	OVERHEAD UTILITY		
— OE —	OVERHEAD ELECTRIC		

SEC. 28, TWP. 115, RNG. 20



LOCATION MAP

NOT TO SCALE

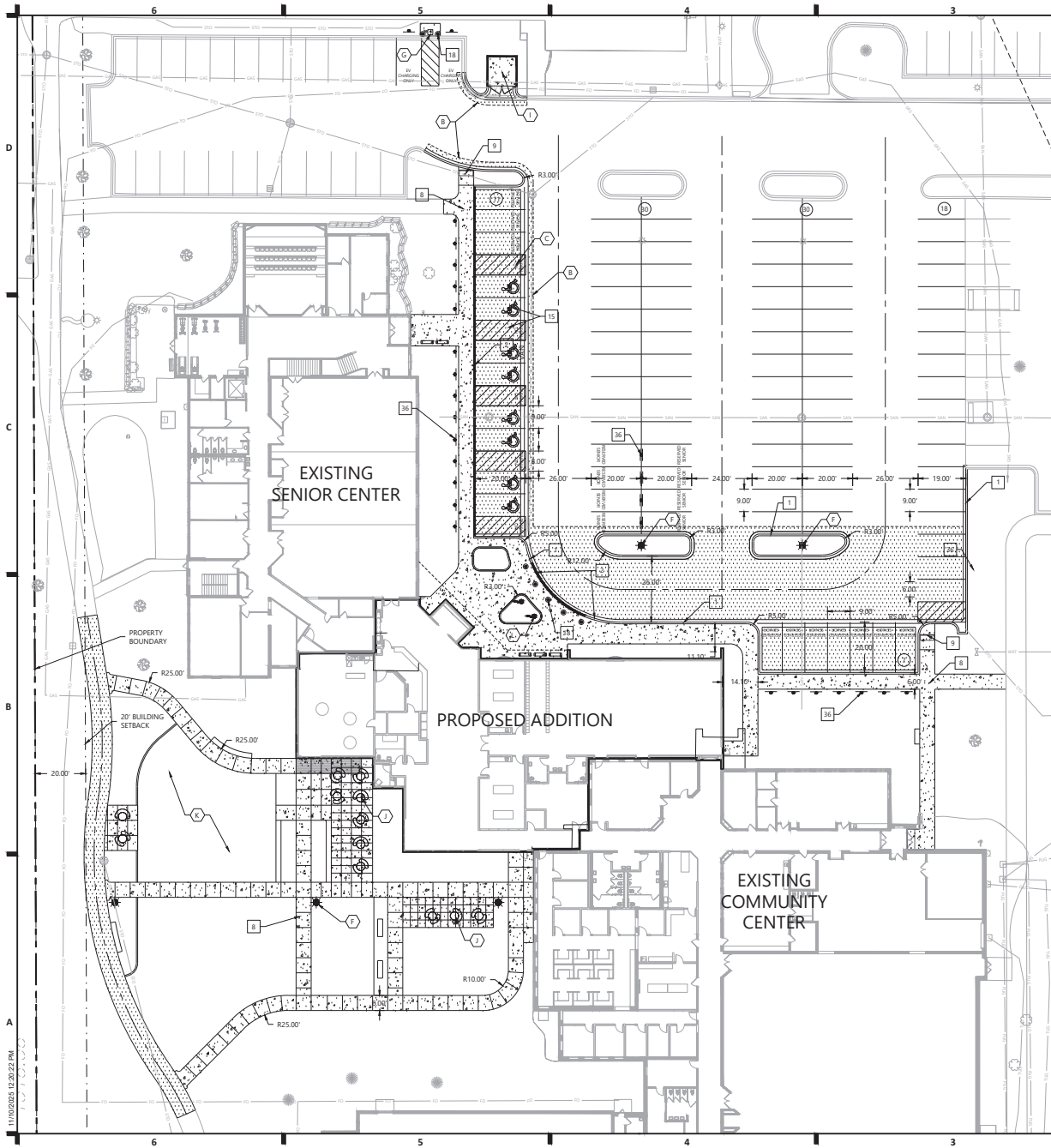
SHEET 3 OF 3 SHEETS

	<b>BOUNDARY AND TOPOGRAPHIC SURVEY</b> HAYES PARK, APPLE VALLEY, MINNESOTA	NW 1/4 OF THE SW 1/4 EXCEPT W 495.80 FEET SECTION 28, T15N R20W DAKOTA COUNTY, MINNESOTA
	3537 HIGH POINT DRIVE NORTH BUILDING 1 SUITE E130 DUNDAS, MN 55328 (651) 704-9970	FOR: CITY OF APPLE VALLEY

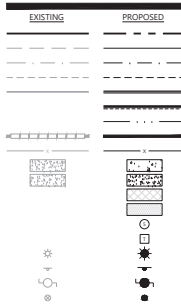
JOB NUMBER: DWL133193 FIELD BOOK: N/A

DRAWN BY: JSC





**SITE LEGEND**



- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CURB AND GUTTER
- TIP-OUT CURB AND GUTTER
- POND NORMAL WATER LEVEL
- RETAINING WALL
- FENCE
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY BITUMINOUS PAVEMENT
- NORMAL DUTY BITUMINOUS PAVEMENT
- NUMBER OF PARKING STALLS
- TRANSFORMER
- SITE LIGHTING
- TRAFFIC SIGN
- POWER POLE
- BOLLARD / POST

**SITE DETAILS (SI-0XX)**

- 1 **BE12 OR BE18** CURB AND GUTTER
- 2 FLUSH CURB AND GUTTER
- 4 BITUMINOUS CURB
- 5 INTEGRAL CURB AND WALK
- 8 PUBLIC CONCRETE SIDEWALK
- 12 **PUBLIC OR PRIVATE** PEDESTRIAN CURB RAMP
- 13 TRAFFIC ARROW
- 14 SIGN INSTALLATION
- 15 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- 16 PRECAST CONCRETE WHEEL STOP
- 18 BOLLARD
- 19 PAVEMENT SECTIONS
- 22 SAW CUT CONTROL JOINT
- 23 CONSTRUCTION JOINT
- 24 CONCRETE CURB AT SIDEWALK
- 35 ORNAMENTAL FENCE
- 36 SIGN POST WITH BOLLARD
- 44 CONCRETE CURB & GUTTER, CATCH BASIN
- LOCATION AND TRANSITION
- 45 BE12 AND SURMOUNTABLE CURB TRANSITION

**GENERAL SITE NOTES**

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY **BOLTON & MENK, OAKDALE, MN, 03/27/2024.**
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE **BE12** UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

**SITE DEVELOPMENT SUMMARY**

• EXISTING ZONING:	<b>INSTITUTIONAL - PARK</b>
• PROPERTY AREA:	<b>1,096,581 SF (25.17 AC)</b>
• EXISTING IMPERVIOUS SURFACE:	<b>XX,XXX SF (XX.X%)</b>
• PROPOSED IMPERVIOUS SURFACE:	<b>XX,XXX SF (XX.X%)</b>
• BUILDING GROSS SIZE:	<b>75,000 SF</b>
• BUILDING SETBACK PER CODE:	<b>40' - FRONT</b> <b>20' - SIDE</b> <b>20' - REAR</b>
• PARKING SETBACK:	<b>20' - FRONT AND ROW</b> <b>5' - SIDE AND REAR</b>
• PARKING SPACE/DRIVE AISLE: TYPICAL	<b>8' WIDE X 19-20' LONG, 24-26' AISLE</b>
• EXISTING SURFACE PARKING LOT - (01 REG. & ADA)	109 SPACES
• PROPOSED SURFACE PARKING LOT - (08 REG. & ADA)	96 SPACES
• 2 STALLS ELECTRIC READY	
• 18 RESERVED SENIOR	

**SITE KEYNOTES**

- A MATCH EXISTING CURB
- B MATCH EXISTING CONCRETE PAVEMENT WITH SAWCUT
- C SAW CUT LINE
- D FLUSH CURB
- E TRANSITION CURB
- F SITE LIGHTING
- G ELECTRIC VEHICLE CHARGING
- H RELOCATED FLAG POLES
- I TRASH ENCLOSURE
- J SITE FURNISHINGS
- K PLAYGROUND
- L FLAG POLE

**JLG architects**  
710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4260  
www.jlgarchitects.com  
copyright © 2025

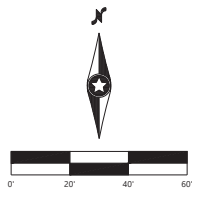
**Westwood**  
Professional Professional Design, Inc.  
10000 Grand Ave, Suite 400  
Minneapolis, MN 55426  
Phone: (612) 295-9999  
Fax: (612) 295-9999  
www.westwoodinc.com

**PRELIMINARY**  
NOT FOR CONSTRUCTION

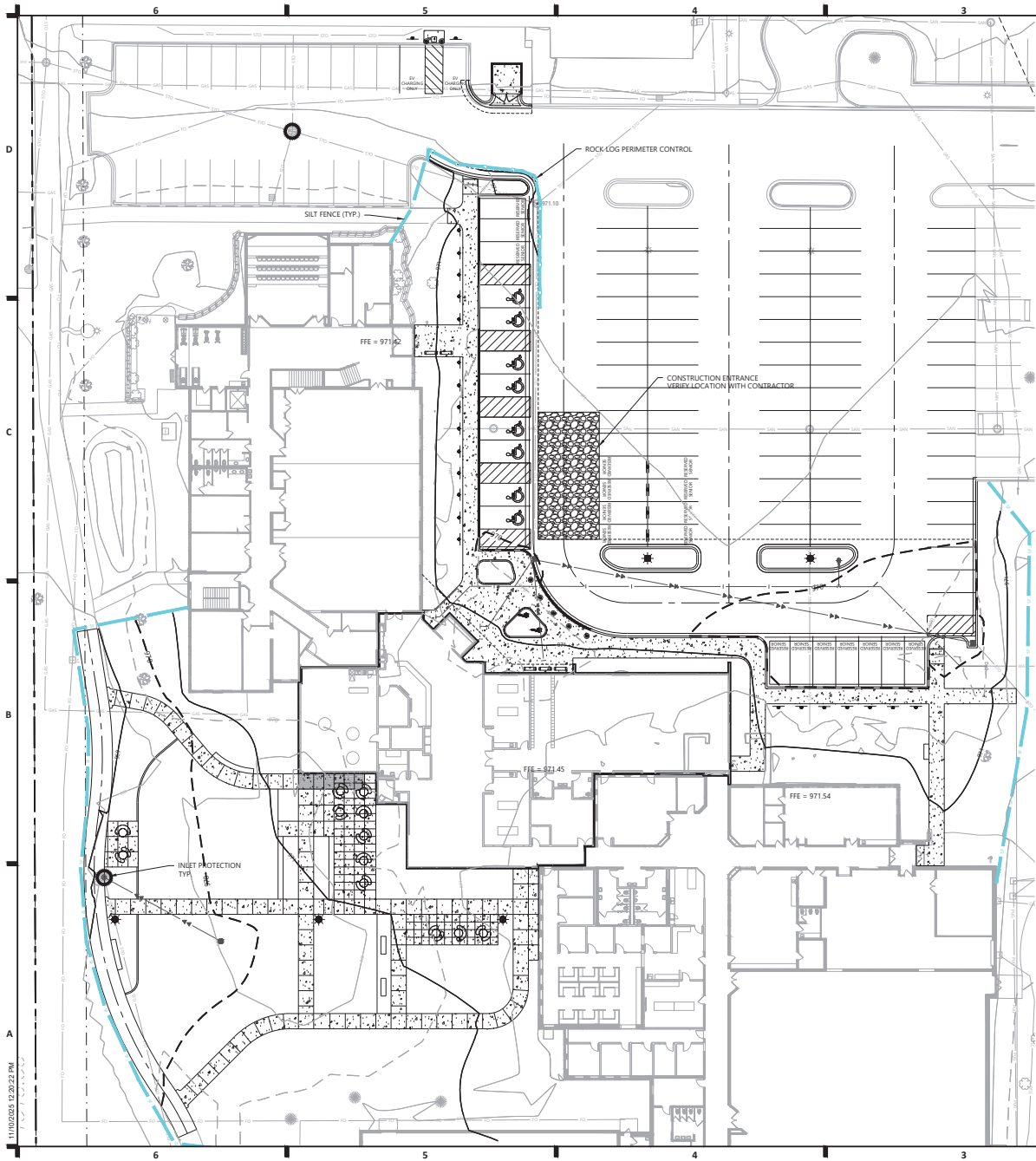
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

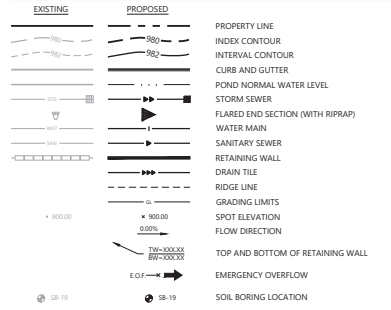
DATE: **11/14/2025**  
50% DESIGN DEVELOPMENT  
PROJECT: **24006**  
SHEET  
**C200**  
SITE PLAN



11/10/2025 12:20:22 PM  
1707131737

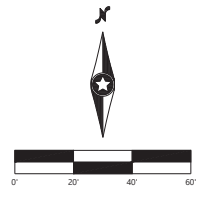


**GRADING LEGEND**



**GRADING NOTES**

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOO OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNDESIRABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4260  
www.jlgarchitects.com  
copyright © 2025

**Westwood**

Professional Professional Services, Inc.  
10000 Grand Ave, Suite 4  
Minneapolis, MN 55426  
Phone: (612) 293-8888  
Fax: (612) 293-8888  
www.westwoodmn.com

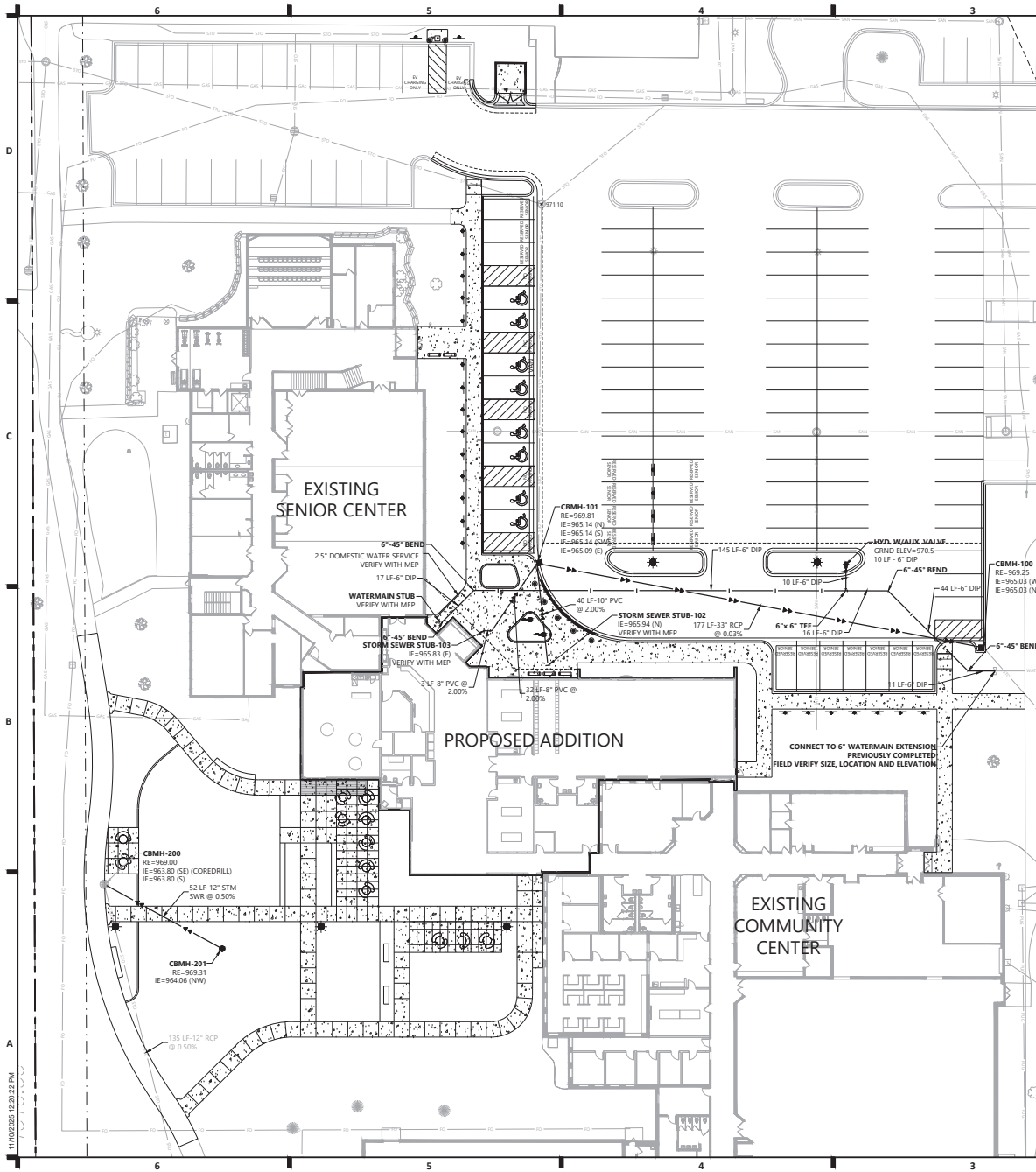
**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION Schedule	
NO.	DESCRIPTION

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: 11/14/2025  
50% DESIGN DEVELOPMENT  
PROJECT: 24006  
SHEET: C300  
GRADING PLAN

11/10/2025 12:20:22 PM

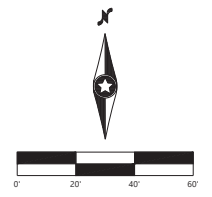


### GENERAL UTILITY NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
- ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C300 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
- ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
- STORM SEWER PIPE:
  - RCP AND HOPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR.
  - REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
  - HOPE STORM PIPE 4- TO 16-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HOPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
  - PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
  - CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10- FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
  - ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10- FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.
- POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN HEAD. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PVC52 (OR EQUIVALENT).
- AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
- ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

### UTILITY LEGEND

EXISTING	PROPOSED	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE



**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
Phone: (612) 746-4260

www.jlgarchitects.com  
copyright © 2025

**Westwood**

Professional Professional Services, Inc.  
10000 Grand Ave, Suite 100  
Minneapolis, MN 55438  
Phone: (612) 295-9900  
Fax: (612) 295-9900  
www.westwoodinc.com

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: **11/14/2025**

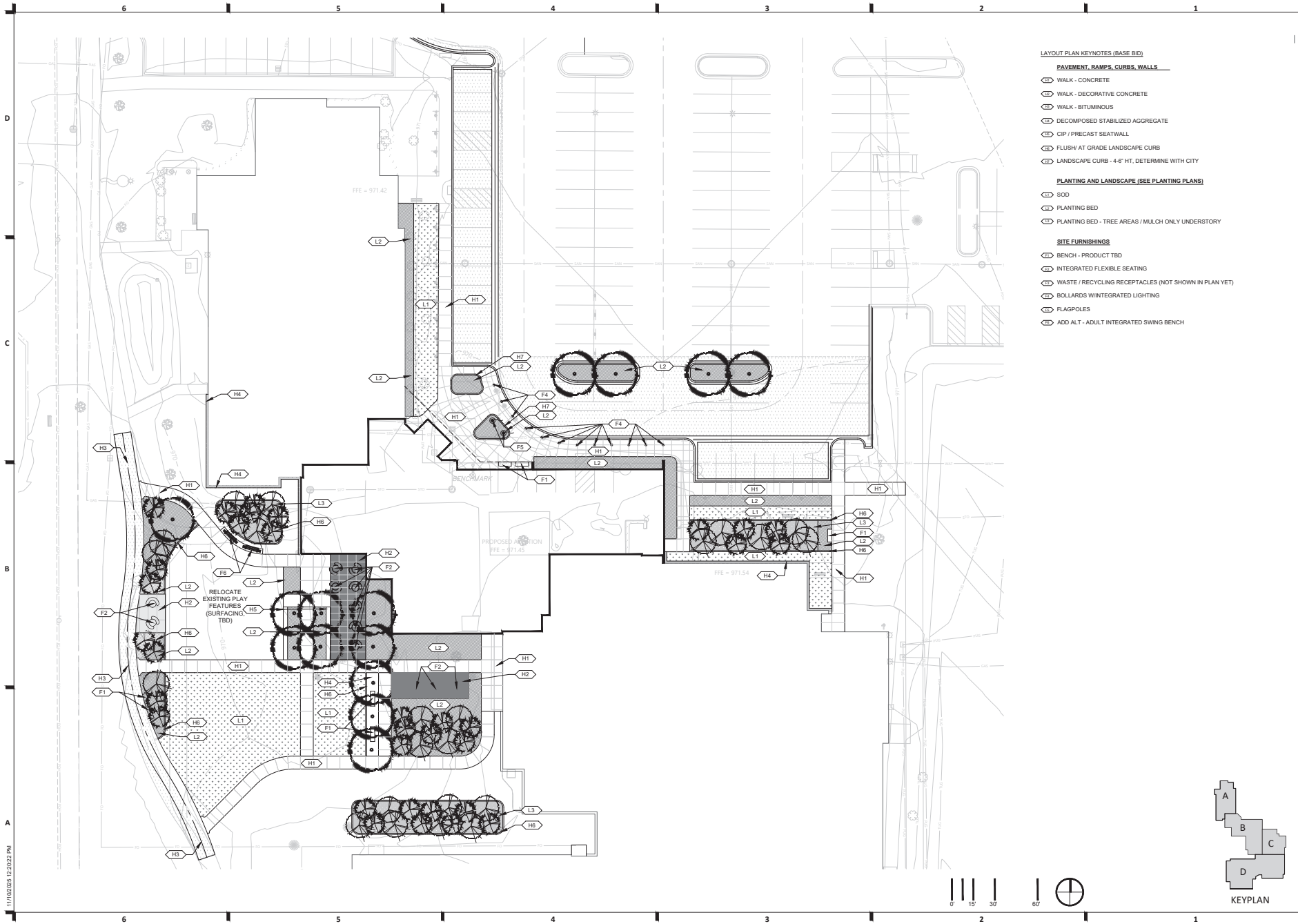
**50% DESIGN DEVELOPMENT**

PROJECT: **24006**

SHEET

**C400**  
UTILITY PLAN

11/10/2025 12:20:22 PM



LAYOUT PLAN KEYNOTES (BASE BID)

PAVEMENT, RAMPS, CURBS, WALLS

- WALK - CONCRETE
- WALK - DECORATIVE CONCRETE
- WALK - BITUMINOUS
- DECOMPOSED STABILIZED AGGREGATE
- CIP / PRECAST SEATWALL
- FLUSH AT GRADE LANDSCAPE CURB
- LANDSCAPE CURB - 4'-6" HT. DETERMINE WITH CITY

PLANTING AND LANDSCAPE (SEE PLANTING PLANS)

- SOD
- PLANTING BED
- PLANTING BED - TREE AREAS / MULCH ONLY UNDERSTORY

SITE FURNISHINGS

- BENCH - PRODUCT TBD
- INTEGRATED FLEXIBLE SEATING
- WASTE / RECYCLING RECEPTACLES (NOT SHOWN IN PLAN YET)
- BOLLARDS / W/INTEGRATED LIGHTING
- FLAGPOLES
- ADD ALT - ADULT INTEGRATED SWING BENCH

710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 346-0300  
 www.igarchitect.com  
 copyright © 2025

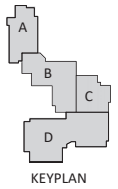
**PRELIMINARY**  
 NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

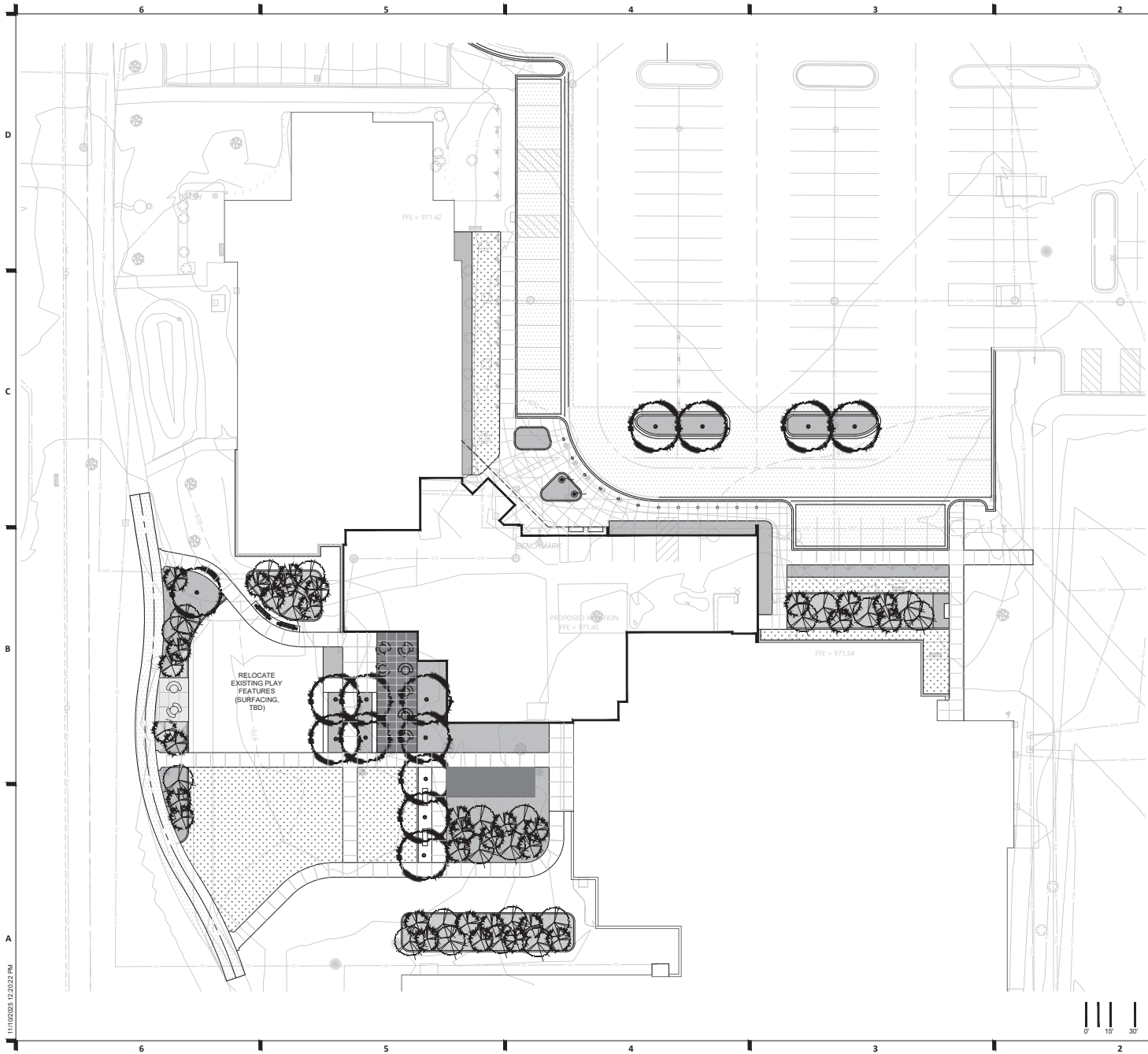
APPLE VALLEY  
**COMMUNITY AND SENIOR  
 CENTER ADDITION**

DATE  
**11/14/2025**  
 PROJECT  
**50% DESIGN  
 DEVELOPMENT**  
 PROJECT  
**24006**  
 SHEET

**L210**  
 SITE LAYOUT  
 ENLARGEMENT  
 PLAN



11/16/2025 12:20:22 PM



**ANTICIPATED OVERSTORY PLANT SCHEDULE**

**DECIDUOUS TREES - ANTICIPATED COUNT 14**

- PAPER BIRCH (BETULA Papyrifera)
- DAKOTA PINKLE ASIAN WHITE BIRCH (BETULA PLATYPHYLLA FARGO)
- COMMON HACKBERRY (CELTIS OCCIDENTALIS)
- GOLDSPIRE MAIDENHAIR TREE (GINKGO BILOBA 'BLAGON')
- STREET KEEPER® HONEY LOCUST (GLEDTISIA TRICANTHOS INERMIS 'DRAVES')
- KENTUCKY COFFEETREE (GYMNOCLADUS DIOICA ESPRESSO)
- PRAIRIE GOLD ASPEN (POPULUS TREMULOIDES 'NE ARB')
- NORTHERN PINE OAK (QUERCUS ELLIPSOIDALIS)
- BOULEVARD LINDEN (TILIA AMERICANA 'BOULEVARD')
- HARVEST GOLD LINDEN (TILIA MONGOLICA 'HARVEST GOLD')
- NEW HORIZON ELM (ULMUS PLUMILA \* JAPONICA 'NEW HORIZON')

**EVERGREEN TREES - ANTICIPATED COUNT 33**

- WHITE FIR (ABIES CONCOLOR)
- EASTERN RED CEDAR (JUNIPERUS VIRGINIANA)
- WHITE PINE (PINUS ALBA)
- JACK PINE (PINUS BANKSIANA)
- WHITE SPRUCE (PICEA GLAUCAL)

**ORNAMENTAL TREES - ANTICIPATED COUNT 22**

- SPRING FLURRY® ALLEGHENY SERVICEBERRY (AMELANCHIER LAEVIS 'JFS-ARB')
- GOLDEN SHADOW PAGODA DOGWOOD (CORNUS ALTERNIFOLIA 'WICKHAM')
- CRUSADER HAWTHORN (CRATAEGUS CRUS-GALLI INERMIS TM)
- SARGENT CHERRY (PRUNUS SARGENTII 'HOKKAIDO NORMANDEAL')

**ANTICIPATED UNDERSTORY PLANT SCHEDULE**

**SHRUBS - ANTICIPATED COUNT TBD**

- BOTTLEBRUSH BUCKEYE (AESCLULUS PARVIFLORA)
- GROUND HUG BLACK CHOKEBERRY (ARONIA MELANOCARPA 'UCONNAM012')
- CARDINAL RED TWIG DOGWOOD (CORNUS SERICEA 'CARDINAL')
- DWARF BUSH HONEYSUCKLE (DIERVILLA LONICERA 'MICHIGAN SUNSET')
- COMPACT BURNING BUSH (EUONYMUS ALATUS 'COMPACTUS')
- LITTLE LIME PANICLE HYDRANGEA (HYDRANGEA PANICULATA 'JANE')
- GRO-LOW FRAGRANT SUMAC (RHUS AROMATICA 'GRO-LOW')
- SEM FALSE SPIREA (SPIRAEA SCORPIOLIA 'SEM')
- BLUE MUFFIN ARROWWOOD VIBURNUM (VIBURNUM DENTATUM 'BLUE MUFFIN')

**GRASSES - ANTICIPATED COUNT TBD**

- KOREAN FEATHER REED GRASS (CALAMAGROSTIS BRACHYTRICHA)
- GOLD DEW TUFTED HAIR GRASS (DESCHAMPSIA CESPIITOSA 'GOLDTUF')
- SHENANDOAH SWITCH GRASS (PANICUM VIRGATUM 'SHENANDOAH')
- BLUE HEAVEN LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARUM 'MINNBLUEA')
- PRAIRIE DROPSIDE (SPOROBOOLUS HETEROLEPIS)

**PERENNIALS - ANTICIPATED COUNT TBD**

- DEUTSCHLAND ASTILBE (ASTILBE \* ARENDSII 'DEUTSCHLAND')
- FANAL ASTILBE (ASTILBE \* ARENDSII 'FANAL')
- STELLA DE ORO DANLILY (HEMEROCALLIS \* 'STELLA DE ORO')
- WALKER'S LOW CATMINT (NEPETA \* 'WALKER'S LOW')
- AMERICAN GOLD RUSH CONEFLOWER (RUDBECKIA \* 'AMERICAN GOLD RUSH')
- AUTUMN FIRE SEDUM (SEDUM \* 'AUTUMN FIRE')

**TREES LEGEND**

- 2.5" DB DECIDUOUS TREE
- 7" DB EVERGREEN TREE

**HATCH LEGEND**

- LANDSCAPE BED (IRRIGATED)
- SOD (IRRIGATED)
- DECOMPOSED STABILIZED AGGREGATE

710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 344-0100  
 www.jlgmchc.com  
 copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

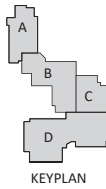
**APPLE VALLEY**  
**COMMUNITY AND SENIOR**  
**CENTER ADDITION**

DATE  
**11/14/2025**

50% DESIGN DEVELOPMENT

PROJECT  
**24006**

SHEET  
**L310**  
 PLANTING PLAN



11/16/2024 12:20:22 PM

6 5 4 3 2 1

D

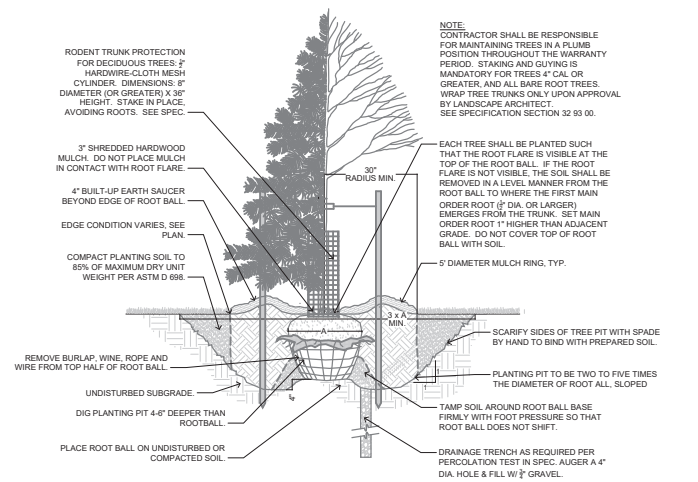
C

B

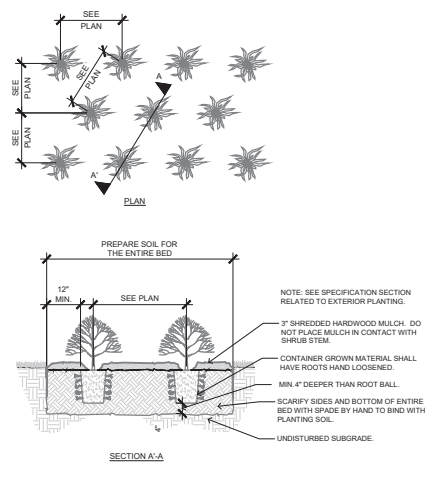
A

11/10/2025 12:20:22 PM

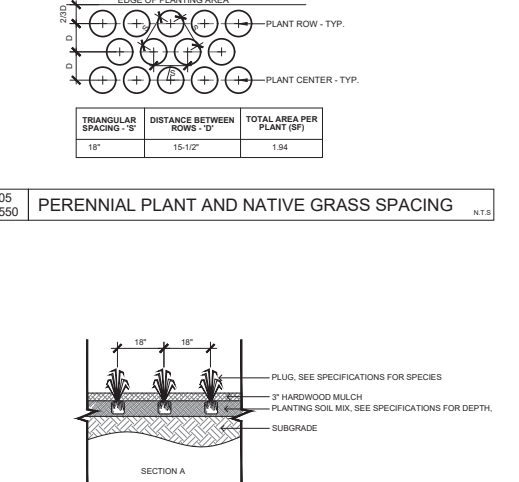
01 L550 TREE PLANTING DETAIL, TYP. N.T.S.



02 L550 SHRUB PLANTING DETAIL, TYP. N.T.S.



03 L550 PERENNIAL AND NATIVE GRASS PLUG LAYOUT N.T.S.



710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 346-0340  
 www.ignoblect.com  
 copyright © 2025

PRELIMINARY  
 NOT FOR CONSTRUCTION

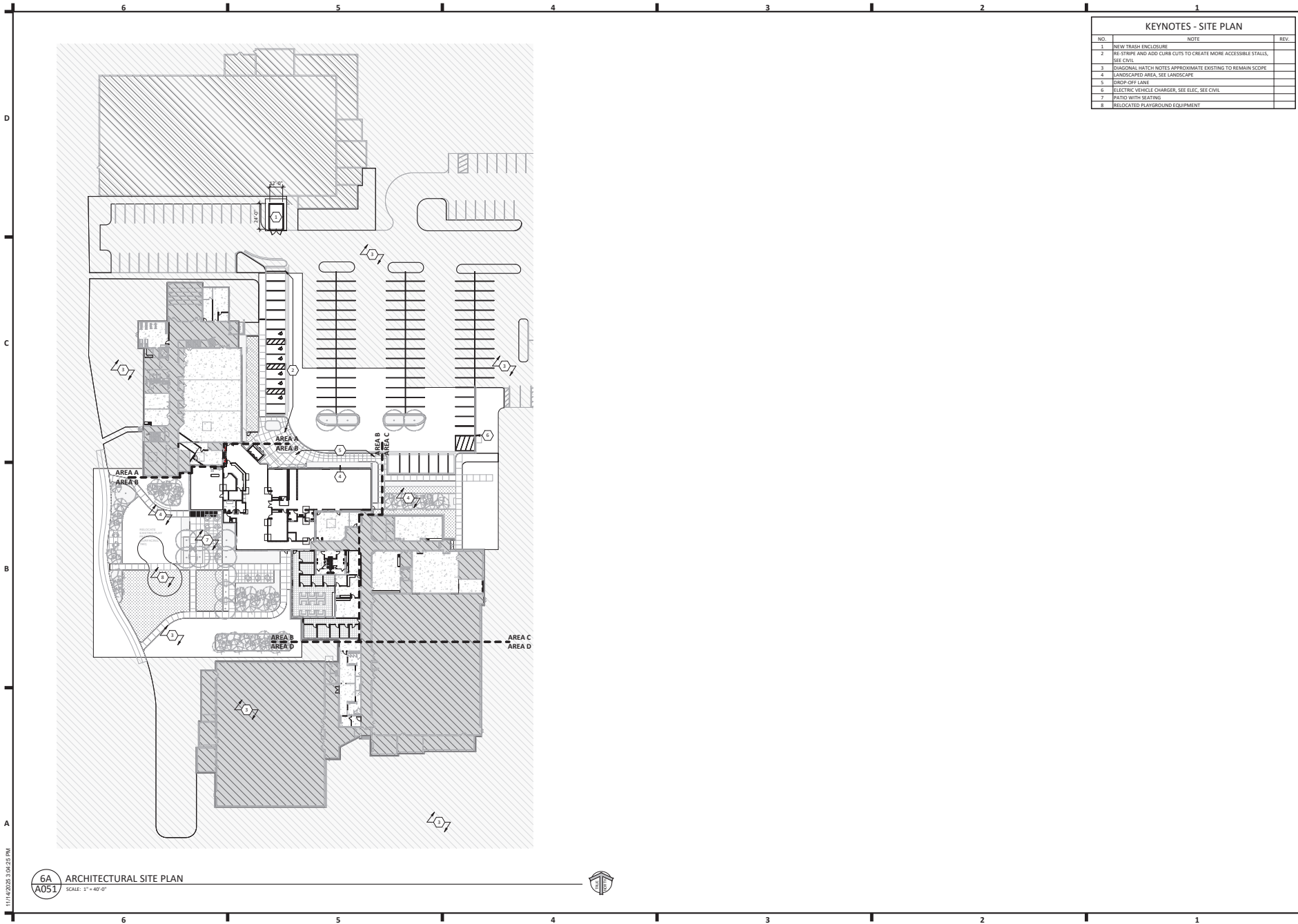
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR  
 CENTER ADDITION**

DATE  
**11/14/2025**  
 PHASE  
**50% DESIGN DEVELOPMENT**  
 PROJECT  
**24006**  
 SHEET

**L550**  
 PLANTING DETAILS

6 5 4 3 2 1



KEYNOTES - SITE PLAN		
NO.	NOTE	REV.
1	NEW TRASH ENCLOSURE	
2	RE-STRIP AND ADD CURB CUTS TO CREATE MORE ACCESSIBLE STALLS, SEE CIVIL	
3	DIAGONAL HATCH NOTES APPROXIMATE EXISTING TO REMAIN SCOPE	
4	LANDSCAPED AREA, SEE LANDSCAPE	
5	DROP-OFF LANE	
6	ELECTRIC VEHICLE CHARGER, SEE ELEC. SEE CIVIL	
7	PATIO WITH SEATING	
8	RELOCATED PLAYGROUND EQUIPMENT	

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE  
**11/14/2025**

PHASE  
**50 % DESIGN  
DEVELOPMENT**

PROJECT  
**24006**

SHEET  
**A051**

ARCHITECTURAL  
SITE PLAN

6A  
A051 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 40'-0"



11/14/2025 3:08:25 PM

6 5 4 3 2 1

D  
C  
B  
A

**SHEET SPEC ID LIST**

SPEC ID	SPEC SECTION & DESCRIPTION
---------	----------------------------

**KEYNOTES - FLOOR PLAN**

NO.	NOTE	REV.
-----	------	------

**GENERAL NOTES - FLOOR PLAN**

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG 5200.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG 6000.
- C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #K/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TAG BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X'X") WITH EQUIPMENT VENDOR.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS CLEAR ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE
-----	-------------	------

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

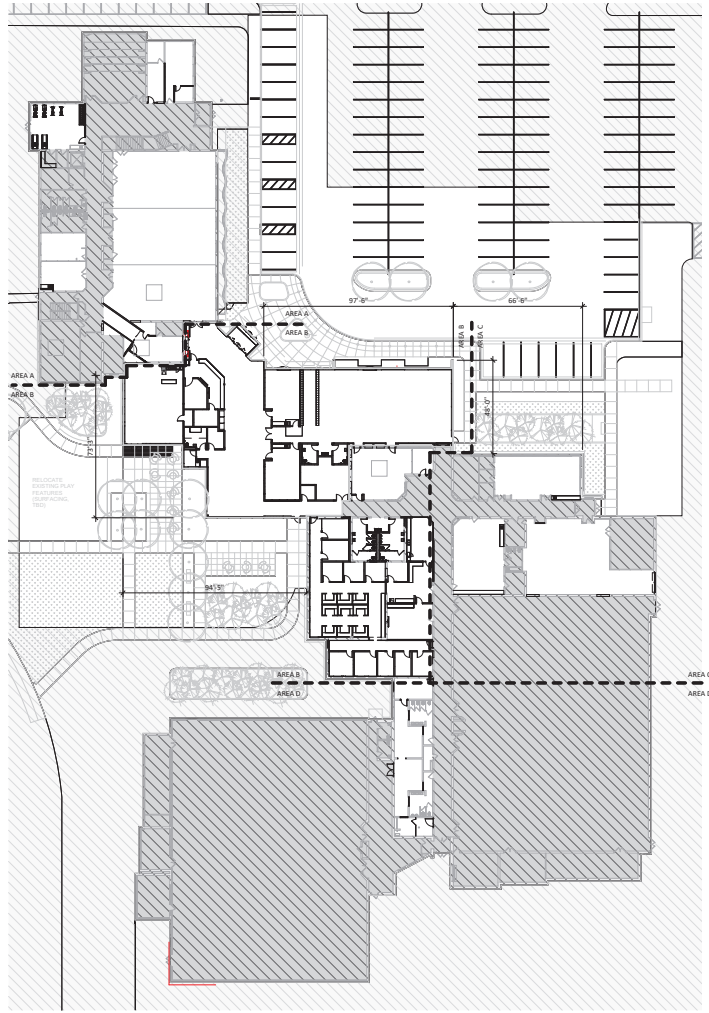
DATE  
**11/14/2025**

PHASE  
**50% DESIGN  
DEVELOPMENT**

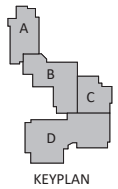
PROJECT  
**24006**

SHEET  
**A200**

FLOOR PLAN -  
OVERALL



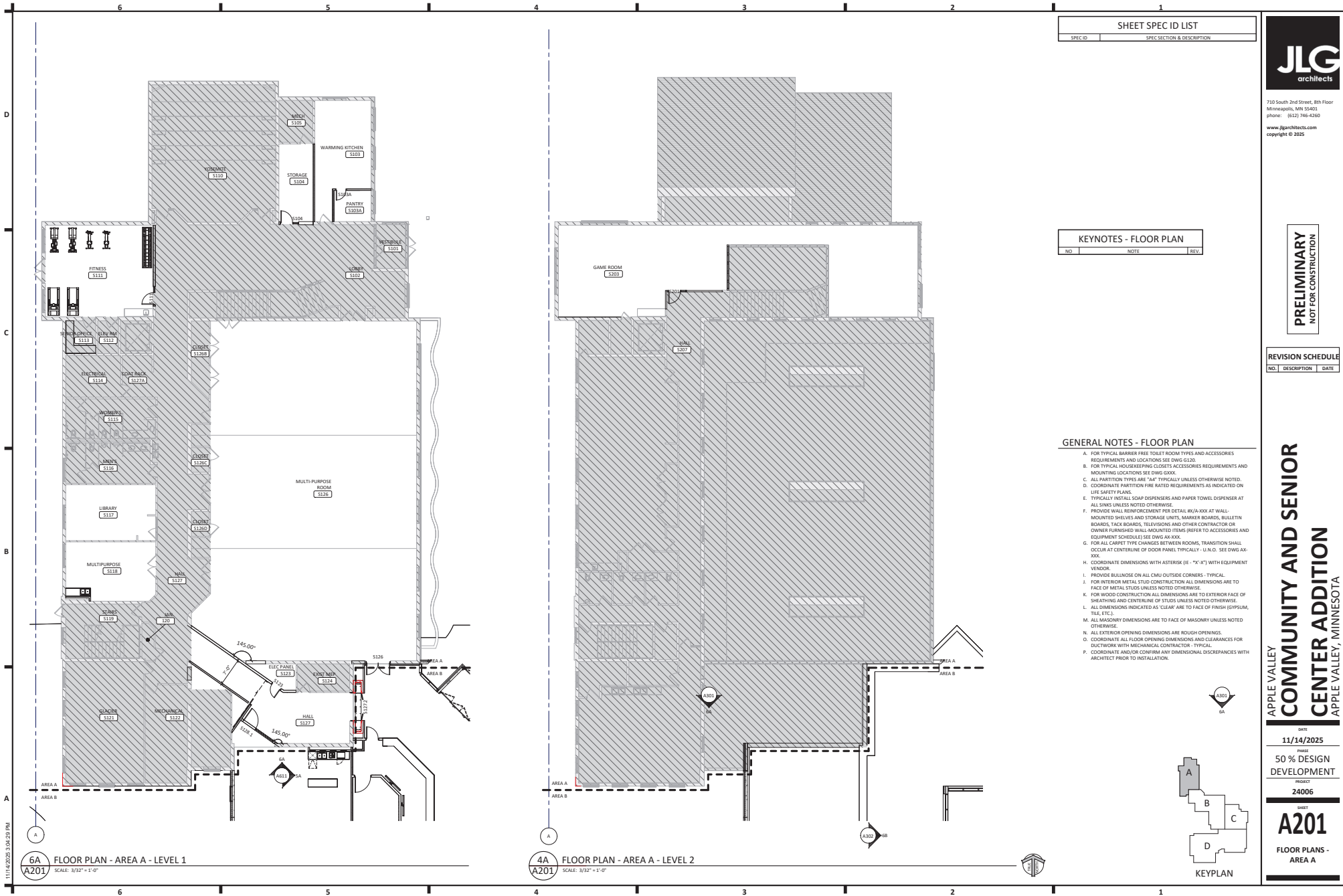
**6A**  
**A200** FLOOR PLAN - OVERALL  
SCALE: 1/32" = 1'-0"



KEYPLAN

11/14/2025 3:58:27 PM

6 5 4 3 2 1



SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

- GENERAL NOTES - FLOOR PLAN**
- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG S128.
  - B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG S100.
  - C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
  - D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
  - E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
  - F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TAG BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
  - G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
  - H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X"X) WITH EQUIPMENT VENDOR.
  - I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
  - J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
  - K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
  - L. ALL DIMENSIONS INDICATED AS CLEAR ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
  - M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
  - N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
  - O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
  - P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

**JLG architects**

710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 746-4360  
 www.jlgarchitects.com  
 copyright © 2025

**PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**APPLE VALLEY  
COMMUNITY AND SENIOR  
CENTER ADDITION  
APPLE VALLEY, MINNESOTA**

DATE: 11/14/2025  
 PHASE: 50% DESIGN DEVELOPMENT  
 PROJECT: 24006

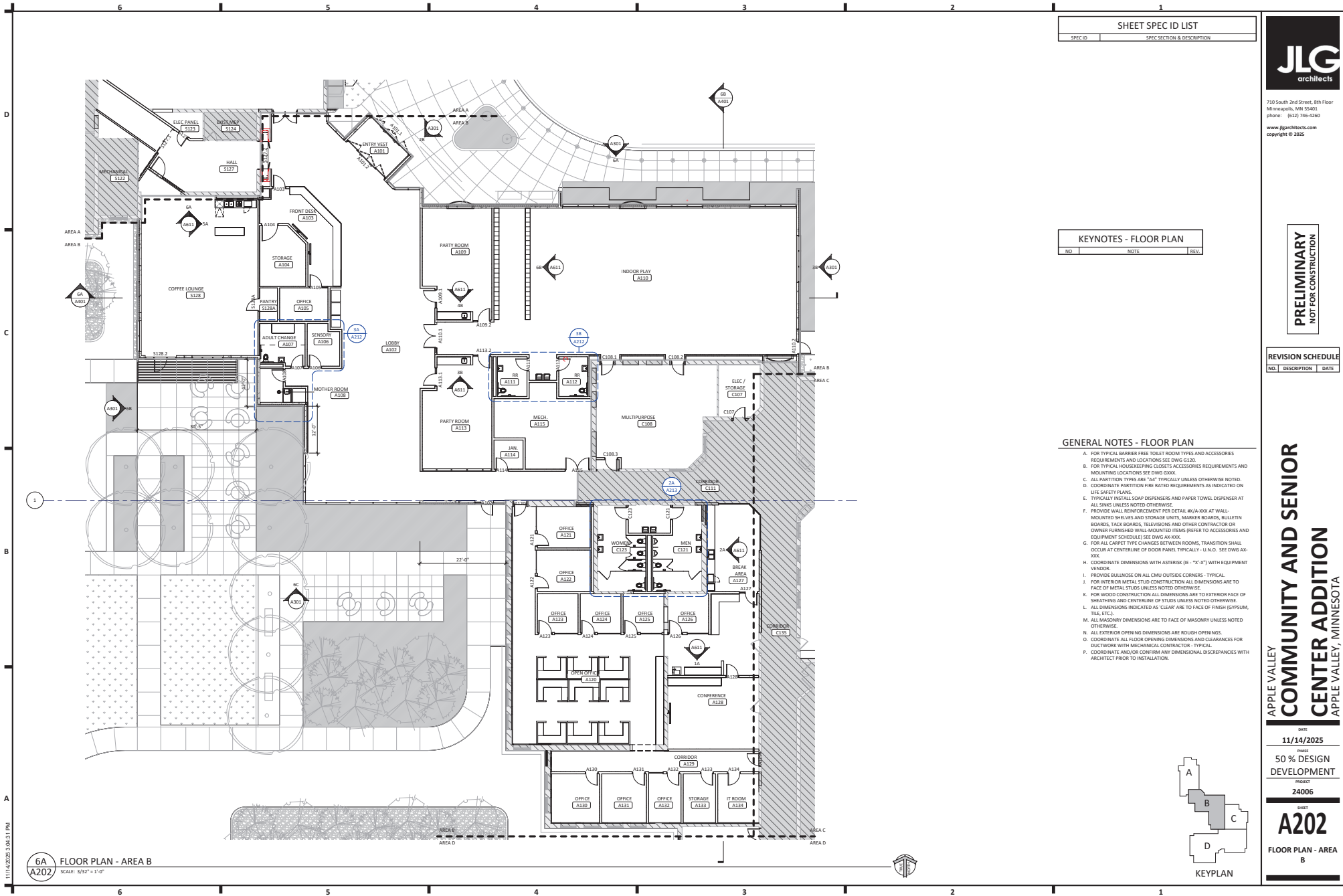
SHEET: **A201**  
 FLOOR PLANS - AREA A

**6A FLOOR PLAN - AREA A - LEVEL 1**  
 SCALE: 3/32" = 1'-0"

**4A FLOOR PLAN - AREA A - LEVEL 2**  
 SCALE: 3/32" = 1'-0"

KEYPLAN

11/14/2025 3:08:20 PM



SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

**GENERAL NOTES - FLOOR PLAN**

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG C102.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G00X.
- C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SDAIP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TAG BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X") WITH EQUIPMENT VENDOR.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS CLEAR ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR**  
**CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

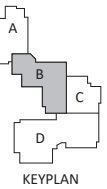
DATE  
**11/14/2025**

PHASE  
**50% DESIGN DEVELOPMENT**

PROJECT  
**24006**

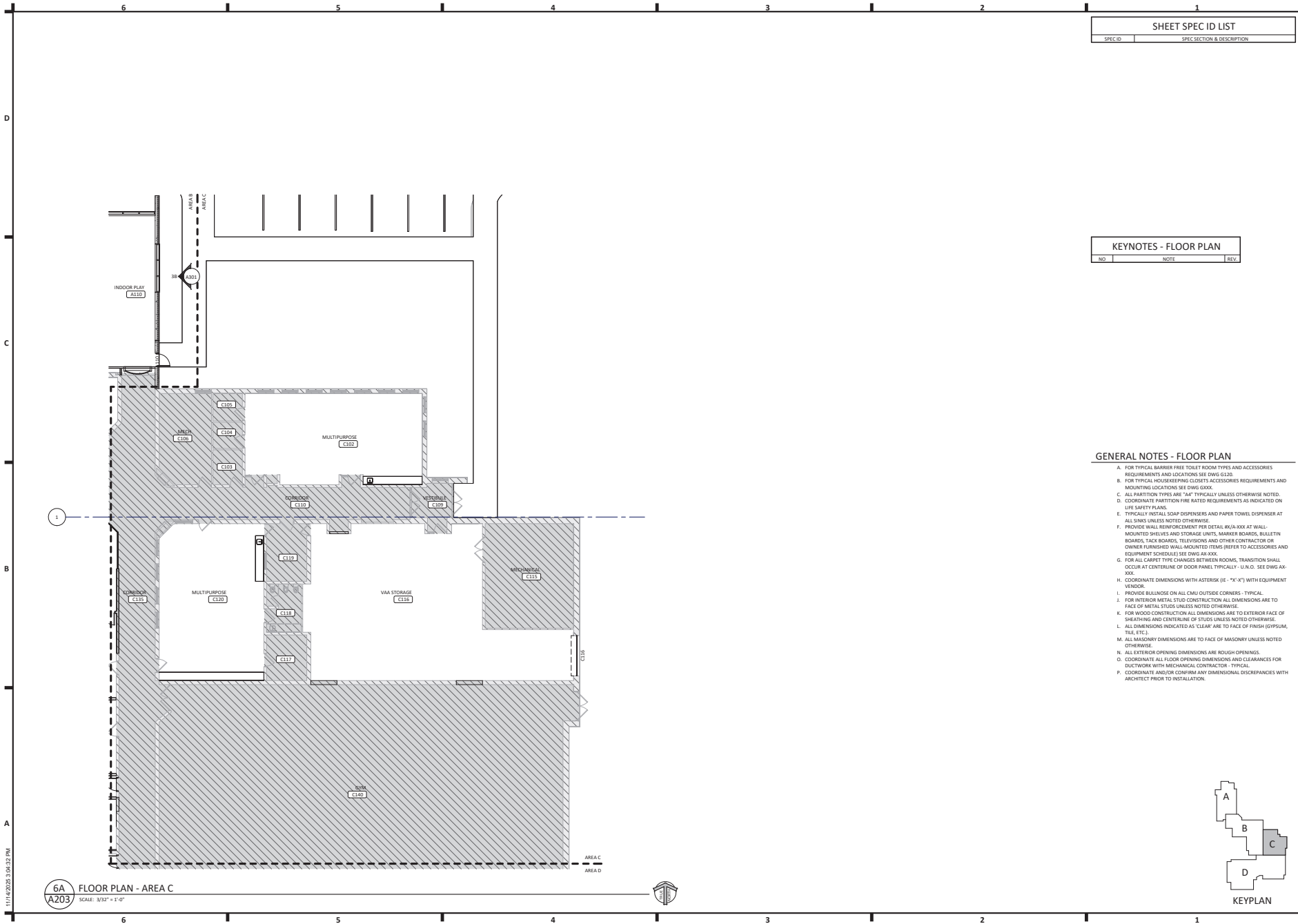
SHEET  
**A202**

FLOOR PLAN - AREA B



**6A** FLOOR PLAN - AREA B  
**A202** SCALE: 3/32" = 1'-0"

11/14/2025 3:08:31 PM



SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

**GENERAL NOTES - FLOOR PLAN**

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG C102.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG G00X.
- C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X") WITH EQUIPMENT VENDOR.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS CLEAR ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE  
**11/14/2025**

PHASE  
**50% DESIGN  
DEVELOPMENT**

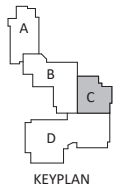
PROJECT  
**24006**

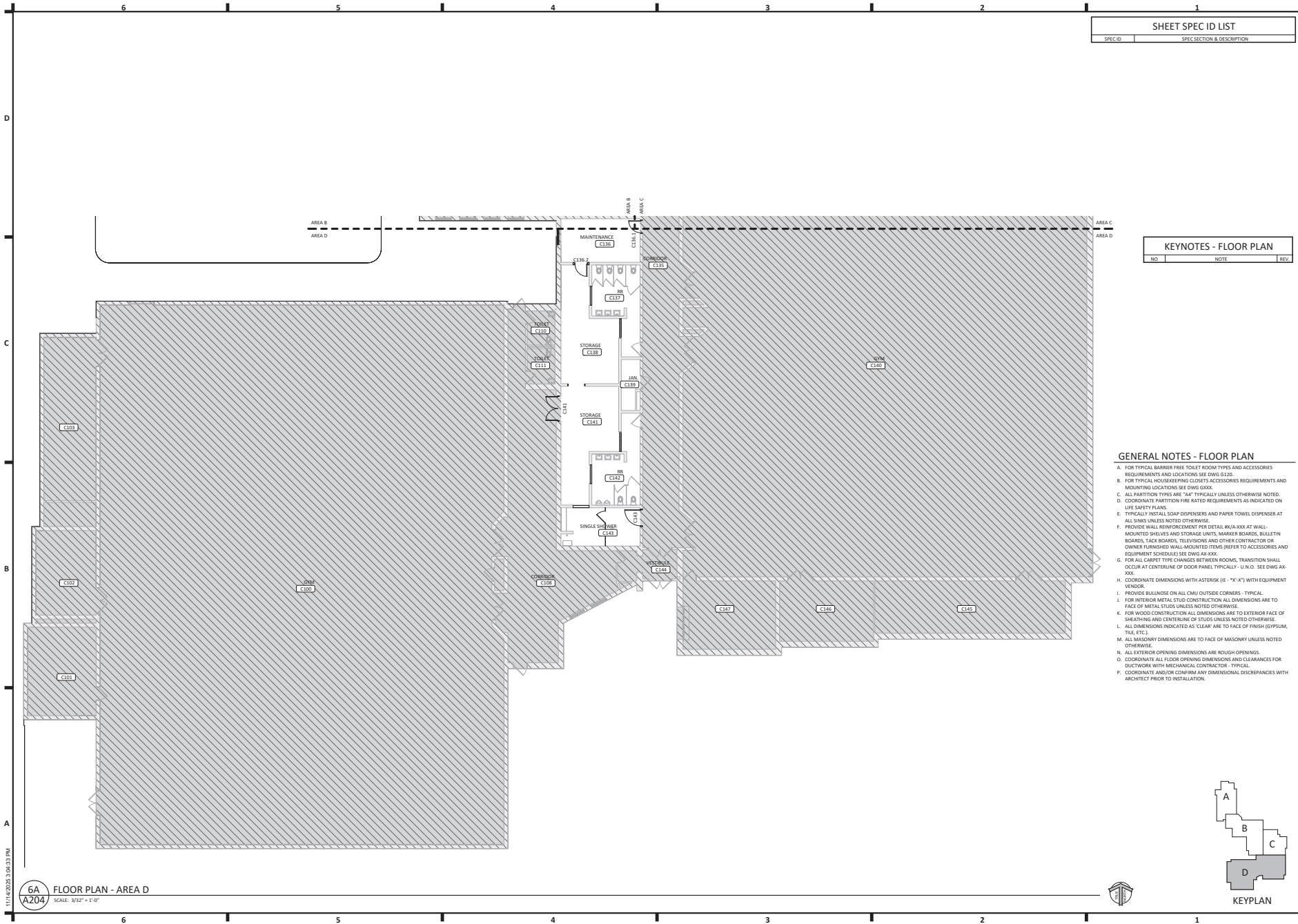
SHEET  
**A203**

FLOOR PLAN - AREA  
C

**6A**  
**A203** FLOOR PLAN - AREA C  
SCALE: 3/32" = 1'-0"

11/14/2025 3:08:35 PM





SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO.	NOTE	REV.

**GENERAL NOTES - FLOOR PLAN**

- A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG C142.
- B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG 600X.
- C. ALL PARTITION TYPES ARE "M" TYPICALLY UNLESS OTHERWISE NOTED.
- D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
- E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
- F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
- G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
- H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X"X") WITH EQUIPMENT VENDORS.
- I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
- J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
- K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
- L. ALL DIMENSIONS INDICATED AS CLEAR ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
- M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
- N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
- O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
- P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

**JLG architects**  
 710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 746-4360  
 www.jlgarchitects.com  
 copyright © 2025

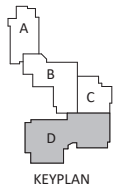
**PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**APPLE VALLEY  
COMMUNITY AND SENIOR  
CENTER ADDITION  
APPLE VALLEY, MINNESOTA**

DATE: 11/14/2025  
 PHASE: 50% DESIGN DEVELOPMENT  
 SHEET: 24006

SHEET: **A204**  
 FLOOR PLAN - AREA D

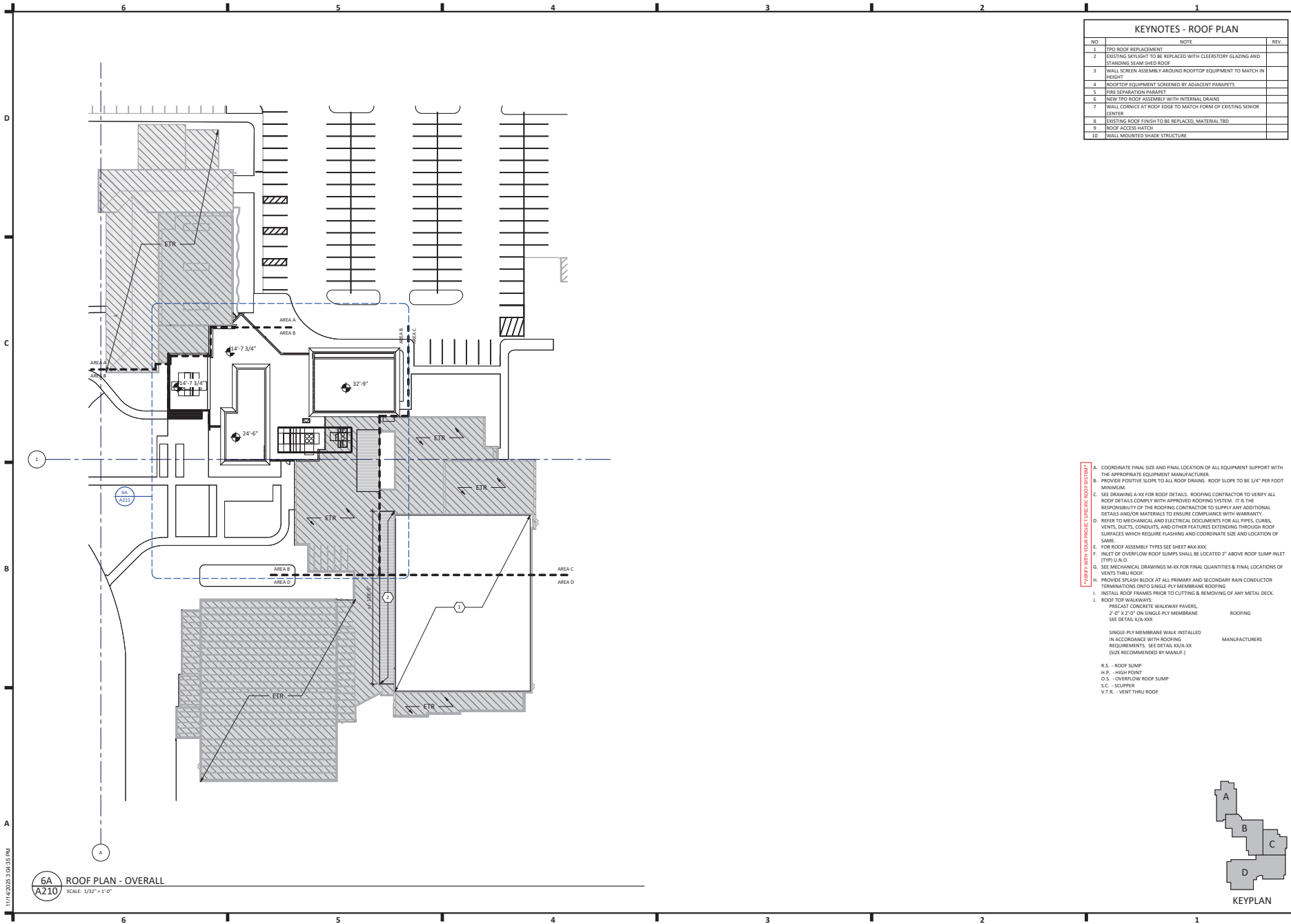


6A FLOOR PLAN - AREA D  
 A204 SCALE: 3/32" = 1'-0"

11/14/2025 3:04:33 PM



11/14/2025 3:08:35 PM



**6A**  
**A210** ROOF PLAN - OVERALL  
SCALE: 1/32" = 1'-0"

KEYNOTES - ROOF PLAN		
NO.	NOTE	REV.
1	TPO ROOF REPLACEMENT	
2	EXISTING SKYLIGHT TO BE REPLACED WITH CLEARSTORY GLAZING AND STANDING SEAM SHED ROOF	
3	WALL SCREEN ASSEMBLY AROUND ROOFTOP EQUIPMENT TO MATCH IN HEIGHT	
4	ROOFTOP EQUIPMENT SCREENED BY ADJACENT PARAPETS	
5	FIRE SEPARATION PARAPET	
6	NEW TPO ROOF ASSEMBLY WITH INTERNAL DRAINS	
7	WALL CORNER AT ROOF EDGE TO MATCH FORM OF EXISTING SENSOR CENTER	
8	EXISTING ROOF FINISH TO BE REPLACED, MATERIAL TBD	
9	ROOF ACCESS HATCH	
10	WALL MOUNTED SHADE STRUCTURE	

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
Phone: (612) 246-4360  
www.jlgarchitects.com  
copyright © 2025

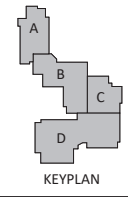
**PRELIMINARY**  
NOT FOR CONSTRUCTION

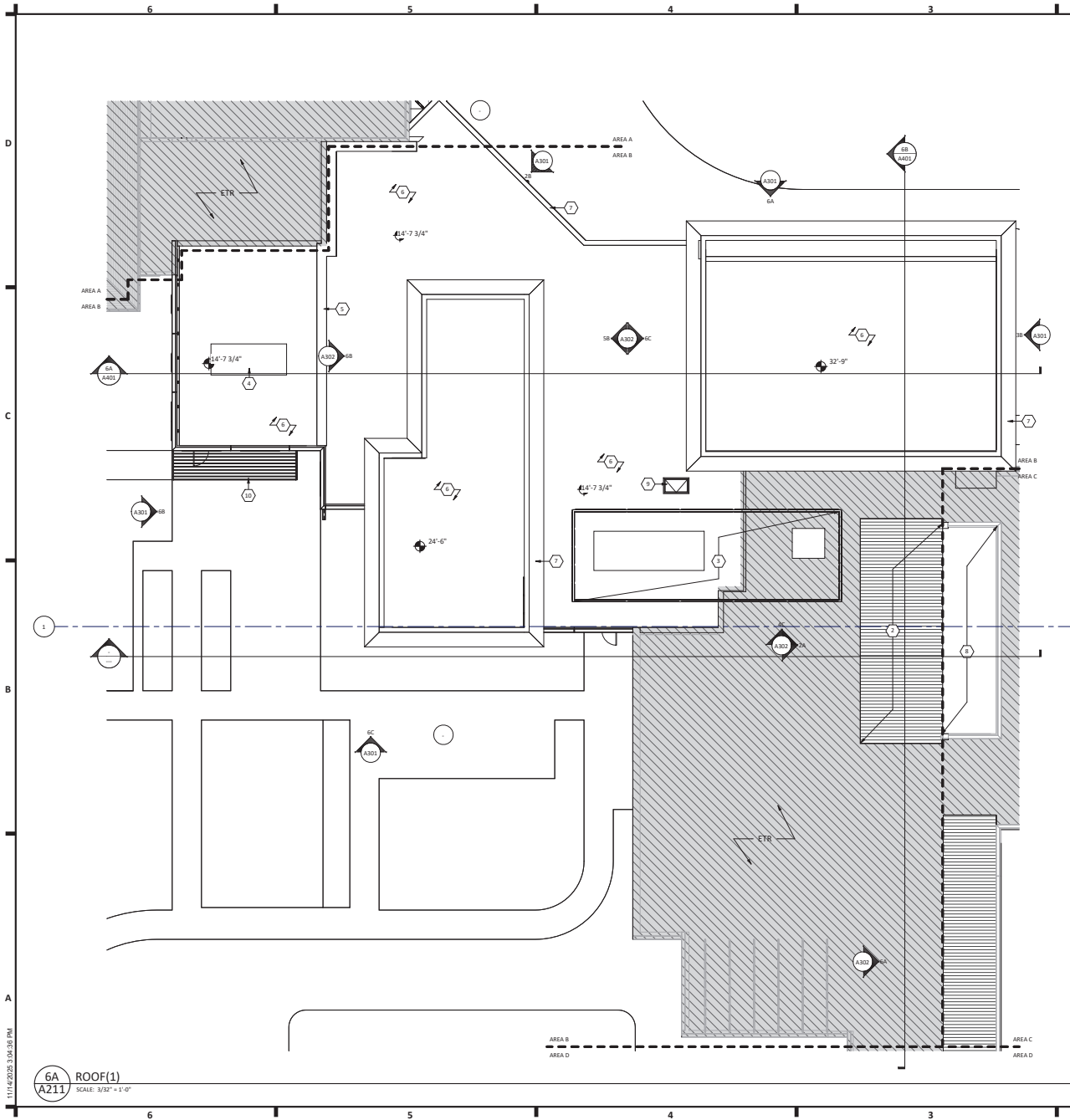
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

- CLIQUE X WITH YOUR PROJECT CLIQUE ROOF SYSTEM**
- A. COORDINATE FINAL SIZE AND FINAL LOCATION OF ALL EQUIPMENT SUPPORT WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
  - B. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
  - C. SEE DRAWINGS A-XX FOR ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
  - D. REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS, AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
  - E. FOR ROOF ASSEMBLY TYPES SEE SHEET BAX-XXX.
  - F. INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED 2" ABOVE ROOF SUMP INLET (TYP) U.L.D.
  - G. SEE MECHANICAL DRAWINGS M-XX FOR FINAL QUANTITIES & FINAL LOCATIONS OF VENTS THRU ROOF.
  - H. PROVIDE SPLASH BLOCK AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ON TO SINGLE PLY MEMBRANE ROOFING.
  - I. INSTALL ROOF FRAMES PRIOR TO CUTTING & REMOVING OF ANY METAL DECK.
  - J. ROOF TOP WALKWAYS:  
 PRECAST CONCRETE WALKWAY PAVES;  
 2'-0" X 2'-0" ON SINGLE PLY MEMBRANE ROOFING  
 SEE DETAIL X/A-XXX  
 SINGLE PLY MEMBRANE WALK INSTALLED IN ACCORDANCE WITH ROOFING REQUIREMENTS. SEE DETAIL XX/A-XX (SIZE RECOMMENDED BY MANUF.)
- R.S. - ROOF SUMP  
 H.P. - HIGH POINT  
 O.S. - OVERFLOW ROOF SUMP  
 S.C. - SCUPPER  
 V.T.B. - VENT THRU ROOF

APPLE VALLEY  
**COMMUNITY AND SENIOR CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: 11/14/2025  
 PHASE: 50% DESIGN DEVELOPMENT  
 PROJECT: 24006  
 SHEET: **A210**  
 ROOF PLAN - OVERALL





KEYNOTES - ROOF PLAN		
NO.	NOTE	REV.
1	TPO ROOF REPLACEMENT	
2	EXISTING SKYLIGHT TO BE REPLACED WITH CLEARSTORY GLAZING AND STANDING SEAM SHED ROOF	
3	WALL SCREEN ASSEMBLY AROUND ROOFTOP EQUIPMENT TO MATCH IN HEIGHT	
4	ROOFTOP EQUIPMENT SCREENED BY ADJACENT PARAPETS	
5	FIRE SEPARATION PARAPET	
6	NEW TPO ROOF ASSEMBLY WITH INTERNAL DRAINS	
7	WALL CORNER AT ROOF EDGE TO MATCH FORM OF EXISTING SENSOR CENTER	
8	EXISTING ROOF FINISH TO BE REPLACED, MATERIAL TBD	
9	ROOF ACCESS HATCH	
10	WALL MOUNTED SHADE STRUCTURE	

**JLG**  
architects

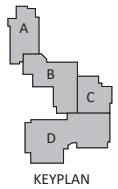
710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

- CLARIFY WITH YOUR PROJECT CLERK (SEE ROOF SYSTEM)**
- COORDINATE FINAL SIZE AND FINAL LOCATION OF ALL EQUIPMENT SUPPORT WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
  - PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
  - SEE DRAWINGS A-XX FOR ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOFING CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
  - REFER TO MECHANICAL AND ELECTRICAL DOCUMENTS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS, AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
  - FOR ROOF ASSEMBLY TYPES SEE SHEET BAK-XXX.
  - INLET OF OVERFLOW ROOF SLUMPS SHALL BE LOCATED 2" ABOVE ROOF SLUMP INLET (TYP) U.L.D.
  - SEE MECHANICAL DRAWINGS M-XX FOR FINAL QUANTITIES & FINAL LOCATIONS OF VENTS THRU ROOF.
  - PROVIDE SPLASH BLOCK AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ON TO SINGLE PLY MEMBRANE ROOFING.
  - INSTALL ROOF FRAMES PRIOR TO CUTTING & REMOVING OF ANY METAL DECK.
  - ROOF TOP WALKWAYS:  
 PRECAST CONCRETE WALKWAY PAVES;  
 2'-0" X 2'-0" ON SINGLE PLY MEMBRANE ROOFING  
 SEE DETAIL XX/A-XXX  
 SINGLE PLY MEMBRANE WALK: INSTALLED IN ACCORDANCE WITH ROOFING REQUIREMENTS. SEE DETAIL XX/A-XX (SIZE RECOMMENDED BY MANUF.)  
 MANUFACTURERS
  - R.S. - ROOF SLUMP  
 H.P. - HIGH POINT  
 O.S. - OVERFLOW ROOF SLUMP  
 S.C. - SCUPPS  
 V.T.B. - VENT THRU ROOF

6A ROOF(1)  
A211 SCALE: 3/32" = 1'-0"

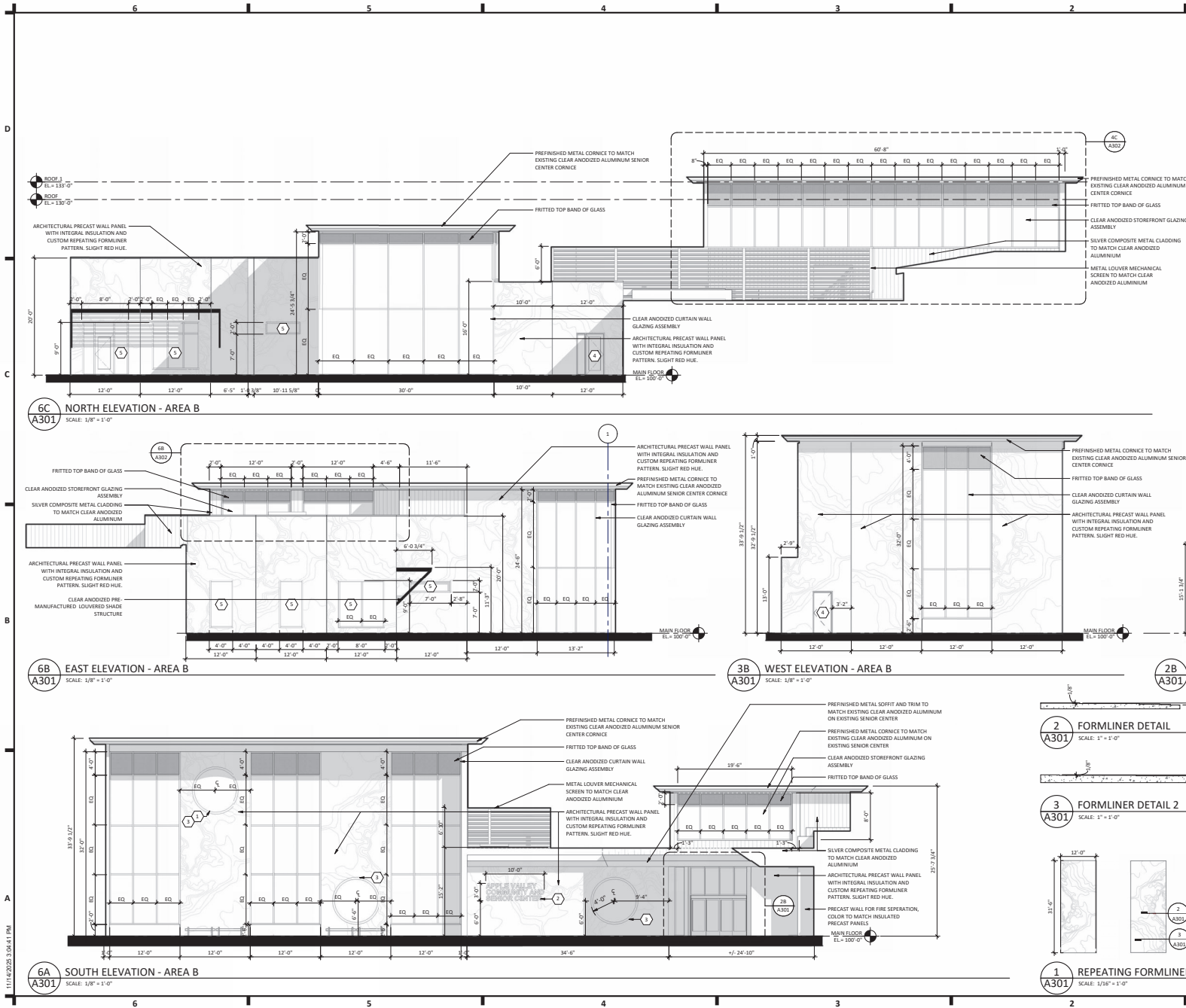


APPLE VALLEY  
**COMMUNITY AND SENIOR CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: 11/14/2025  
 PHASE: 50% DESIGN DEVELOPMENT  
 SHEET: 24006

SHEET: **A211**  
 ROOF PLAN - AREA B

11/14/2025 3:04:38 PM



SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - EXTERIOR ELEV.		
NO.	NOTE	REV.
1	COORDINATE THE HEIGHT OF THIS WINDOW WITH THE PLAYGROUND EQUIPMENT SUPPLIER	
2	12" PIN MOUNTED LETTERS	
3	4" RADIUS BUBBLE WINDOW	
4	INSLOW METAL DOOR ASSEMBLY	
5	CLEAR ANODIZED STOREFRONT GLAZING ASSEMBLY	

GENERAL NOTES - EXTERIOR ELEVATIONS		

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

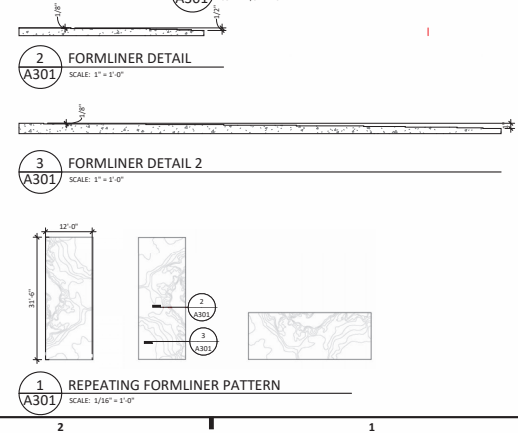
**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION HISTORY		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: 11/14/2025  
PHASE: 50% DESIGN DEVELOPMENT  
PROJECT: 24006

SHEET: **A301**  
EXTERIOR ELEVATIONS



11/14/2025 3:04:41 PM

6 5 4 3 2 1

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION
1	COORDINATE THE HEIGHT OF THIS WINDOW WITH THE PLAYGROUND EQUIPMENT SUPPLIER
2	12" PIN MOUNTED LETTERS
3	4" RADIUS BUBBLE WINDOW
4	INSLOW METAL FLOOR ASSEMBLY
5	CLEAR ANODIZED STOREFRONT GLAZING ASSEMBLY

**JLG**  
architects

710 South 2nd Street, 8th Floor  
Minneapolis, MN 55401  
phone: (612) 746-4360  
www.jlgarchitects.com  
copyright © 2025

KEYNOTES - EXTERIOR ELEV.		
NO.	NOTE	REV.
1	COORDINATE THE HEIGHT OF THIS WINDOW WITH THE PLAYGROUND EQUIPMENT SUPPLIER	
2	12" PIN MOUNTED LETTERS	
3	4" RADIUS BUBBLE WINDOW	
4	INSLOW METAL FLOOR ASSEMBLY	
5	CLEAR ANODIZED STOREFRONT GLAZING ASSEMBLY	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**GENERAL NOTES - EXTERIOR ELEVATIONS**

A. REFER TO GLAZING ELEVATIONS FOR STOREFRONT AND CURTAIN WALL ELEVATIONS

APPLE VALLEY  
**COMMUNITY AND SENIOR CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE: 11/14/2025  
PHASE: 50% DESIGN DEVELOPMENT  
PROJECT: 24006  
SHEET: **A302**  
EXTERIOR ELEVATIONS

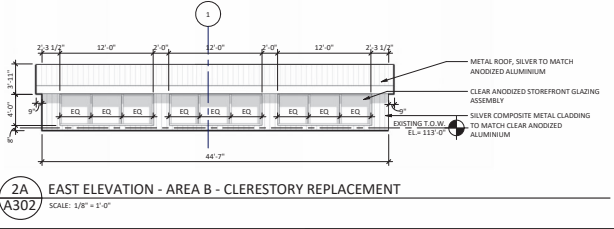
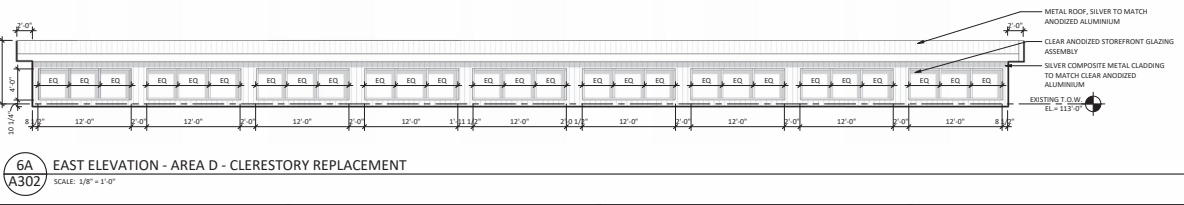
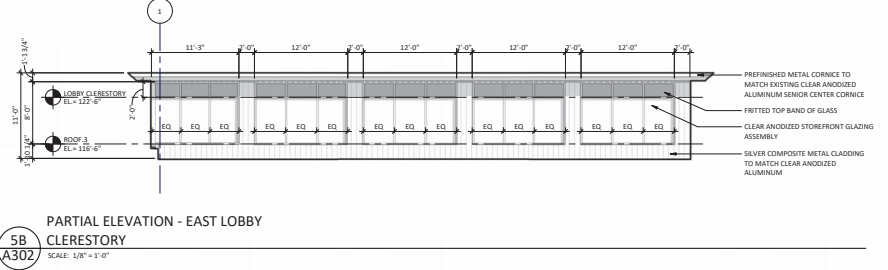
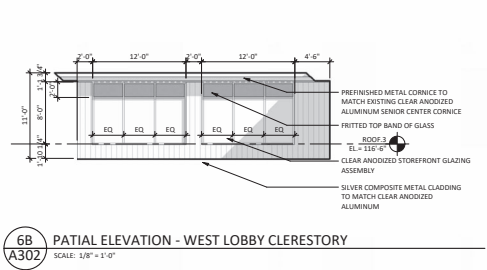
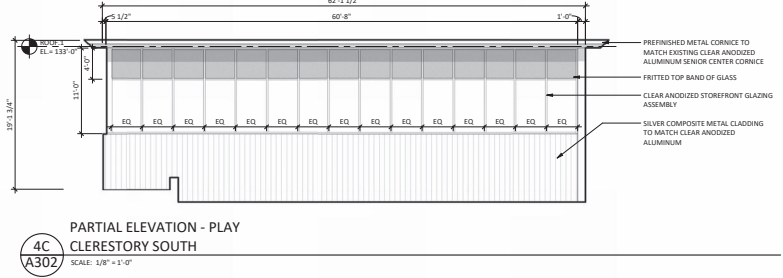
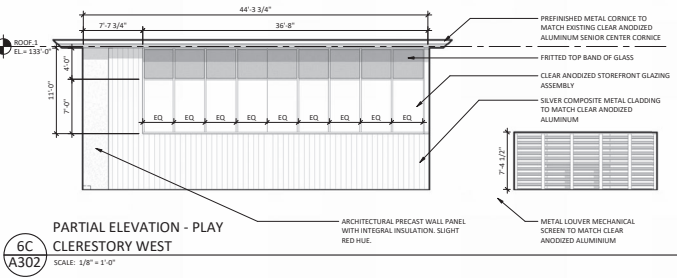
D

C

B

A

11/14/2025 3:04:45 PM



6 5 4 3 2 1



11/14/2025 3:04:45 PM



710 South 2nd Street, 8th Floor  
 Minneapolis, MN 55401  
 phone: (612) 746-4360  
 www.jlgarchitects.com  
 copyright © 2025

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

**APPLE VALLEY**  
**COMMUNITY AND SENIOR**  
**CENTER ADDITION**  
 APPLE VALLEY, MINNESOTA

DATE  
11/14/2025  
 PHASE  
50% DESIGN  
 DEVELOPMENT  
 PROJECT  
24006

SHEET  
**A303**  
 EXTERIOR  
 RENDERING

11/13/2025 8:54:30 AM

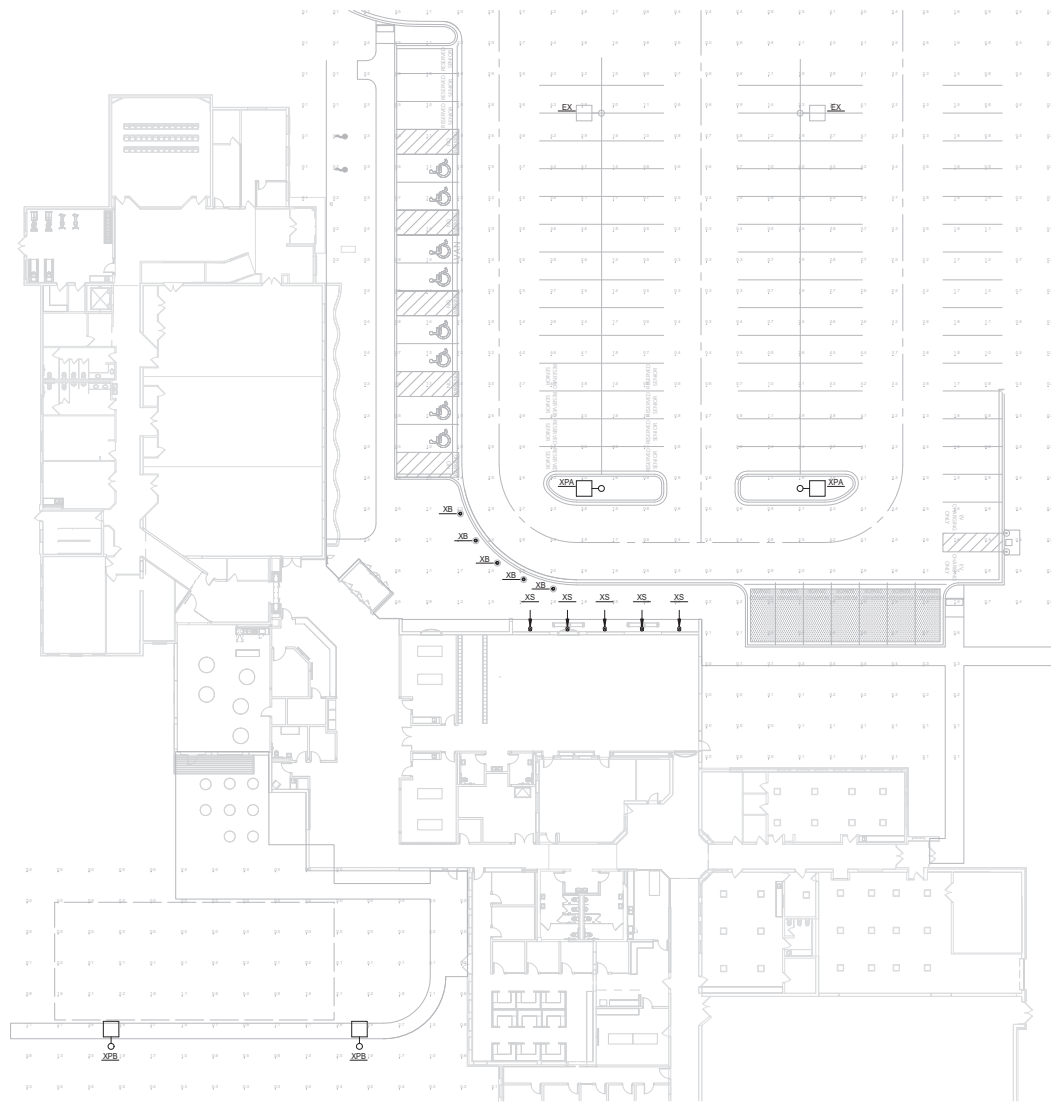
6 5 4 3 2 1

D

C

B

A



1 ELECTRICAL SITE PHOTOMETRICS PLAN  
E002 1" = 20'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE

ID	FIXTURE TYPE	MOUNTING TYPE	VOLTAGE	APPARENT LOAD	LAMP	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTE
EX	EXISTING LIGHT FIXTURE TO REMAIN	EXISTING	120 V	0 VA	EXISTING	EXISTING	EXISTING	EXISTING	
XB	EXTERIOR BOLLARD - 3"	GROUND	120 V	0 VA	3,000L/4,000K LED				
XPA	EXTERIOR SINGLE HEAD POLE LIGHT - 25"	POLE MOUNTED	120 V	185 VA	27,000L/4,000K LED	80 CRI, TYPE IV WIDE DISTRIBUTION, FIXTURE FINISH TBD, POLE FINISH TBD	BEACON	VP-2-320L-185-4K8-4W-UNV	
XPB	EXTERIOR SINGLE HEAD POLE LIGHT - 16"	POLE MOUNTED	120 V	40 VA	3,9000L/4,000K LED	36 LED CONFIGURATION, CLEAR LENS, TYPE II DISTRIBUTION, FIXTURE FINISH TBD, POLE FINISH TBD	LANDSCAPE FORMS	SPL-36-A-2-TII-CLEAR-(FINISH)-SPL-01-DK (POLE - SPF31P)	
XS	EXTERIOR SPOT LIGHT	GROUND	120 V	0 VA	3,000L/4,000K LED				

6 5 4 3 2 1



710 South 2nd Street, 8th Floor  
Minneapolis, MN 55402  
phone: (612) 744-4240  
www.jlgarchitects.com



NELSON-RODIE & ASSOCIATES, INC.  
1700 2ND AVE S. MINNEAPOLIS, MN 55402  
TEL: 612-744-4240 FAX: 612-744-4240

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

APPLE VALLEY  
**COMMUNITY AND SENIOR  
CENTER ADDITION**  
APPLE VALLEY, MINNESOTA

DATE  
**11/14/2025**  
PROJECT  
50% DESIGN  
DEVELOPMENT

SHEET  
**E002**

SITE PHOTOMETRICS  
PLAN



CITY OF APPLE VALLEY  
RESOLUTION NO. 202\_-\_\_

A RESOLUTION APPROVING THE SITE PLAN AND AUTHORIZING ISSUANCE OF A BUILDING PERMIT FOR A BUILDING ADDITION TO APPLE VALLEY COMMUNITY CENTER AND APPLE VALLEY SENIOR CENTER 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, the City of Apple Valley is the fee owner of real property located at 14601 Hayes Road, and legally described as:

The Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  and SW  $\frac{1}{4}$ ) except the West 495.8 feet thereof in Section 28, Township 115, Range 20, Dakota County, Minnesota (“Subject Property”);

and

WHEREAS, the City Council of the City of Apple Valley granted the temporary waiver of platting, pending the issuance of building permits for the City’s park properties that are not platted as adopted by Resolution No. 2024-33; and

WHEREAS, the City, as part of its park improvements under the 2023 park referendum, is seeking approval of a building permit authorization for a 10,000 square foot addition to the Apple Valley Community Center and Apple Valley Senior Center to connect the two facilities; 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 Apple Valley Community Center and Apple Valley Senior Center located at the Subject Property is hereby authorized, 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. The Property shall be platted so as to identify the real property as lot and block, and said approved final plat shall be recorded with the Dakota County Recorder’s Office

no later than the Building Official's issuance of the Certificate of Occupancy as directed by Resolution No. 2024-33.

3. Construction shall occur in conformance with the site plan, dated November 14, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.
4. Construction shall occur in conformance with the landscape plans, dated November 14, 2025, (including sodded/seeded public boulevard area up to each street curblin); subject to submission of a detailed landscape planting price list for verification of the City's 2½% landscaping requirement at the time of building permit application.
5. Construction shall occur in conformance with the elevation plans, dated November 14, 2025.
6. Construction and all site improvements shall be subject to all conditions outlined in the City Engineer's memo dated December 11, 2025, on file with the City.
7. Construction and all site improvements shall be subject to all conditions outlined in the Building Official's memo, dated December 4, 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.
9. 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.
10. Infiltration areas shall be constructed in conformance with City standards.
11. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confines light to the property and shall be installed in conformance with Section 155.353 of the city code.
12. 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.
13. 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.

14. Prior to issuance of a building permit, a construction staging and construction personnel parking plan shall be submitted and approved by the City.
15. 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.
16. 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.
17. The ongoing use and occupancy of the premises is predicated on the ongoing maintenance of the structure 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clint Hooppaw, Mayor

ATTEST:

\_\_\_\_\_  
Christina M. Scipioni, City Clerk



**MEMORANDUM**

**DATE:** December 11, 2025

**TO:** Sydnee Stroeing, Associate Planner

**FROM:** Evan Acosta, Assistant City Engineer

**SUBJECT:** AVCC/AVSC Site Plan Building Permit Review per Plans Dated 11/14/2025

Sydnee,

The following are comments regarding the AVCC/AVSC preliminary site plans dated November 14, 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. 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.

**Permits**

7. 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.
  8. Department of Labor and Industry (DOLI) shall review private utilities.
  9. A right of way permit will be required for all work within public easements or right of way.
  10. A Natural Resource Management Permit (NRMP) will be required prior to any land disturbing activity commences.
  11. The applicant will be subject to the requirements of the State NPDES Construction Storm water Permit. The applicant must provide proof of permit.
-



**MEMORANDUM**

**Site**

12. Final Site Plan subject to City Engineer Approval.
13. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
14. Pavement section for public roadways shall match existing roadways and be shown on the plans.
15. Show the location of manholes and gate valves and hydrants on the site plan.
16. 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.
17. 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
18. Show locations of proposed lighting fixtures for parking lots and site.
19. 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](https://www.cityofapplevalley.org/DocumentCenter/View/16258/Project-Submittal-Checklist_Fillable)

**Grading & Drainage Plan**

20. Final Storm Water Pollution Prevention Plan (SWPPP) shall be included with plans and shall be reviewed and approved by City Engineer.
21. Final Grading Plans shall be reviewed and approved by City Engineer.
22. Provide the overall site composite Curve Number (CN) along with the impervious % on the area tabulation.
23. Label the EOF's on the grading plan.
24. Provide elevations for top & bottom of all retaining walls.

**Storm Sewer**

25. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
26. Provide storm sewer calculations for storm water requirements. (Rational method including Hydraulic grade lines).
27. 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.

**Sanitary Sewer and Water main**

28. Final locations and sizes of Sanitary Sewer and Water main shall be reviewed with the final construction plans and approved by City Engineer.
  29. Provide gate valves on all water lines going into the buildings including fire suppression lines in accordance with City Detail plate
  30. Remove unused sanitary and water services to the main and indicate on plans.
-



**MEMORANDUM**

31. All watermain shall be a min depth of 8.0'.
32. Identify Irrigation service location(s) if applicable per SER-4.

**Landscape and Natural Resources**

33. Tree planting plan must follow 15-10-5 diversity rule.
34. Applicant should provide detail on snow storage locations.





**DATE:** December 4, 2025  
**FROM:** George Dorn, Chief Building Official  
**SUBJECT:** AVCC/AVSC Site Plan/Building Permit Authorization

Sydnee Stroeing Associate Planner,

The following are comments regarding the Apple Valley Community and Senior Center preliminary building plans dated November 14, 2025.

- SAC determination is required from Met Council prior to permit issuance from the city.
  - Geotechnical Report, Boring Log and Special Inspector Agreement are required prior to permit and soil corrections on site.
  - Indicate Trash and recycling area calculations, Per MSBC 2020 1303.1500 Subpart 1, recycling space is required in accordance with Table 1-A on plans issued for permit. Please designate this recycling space at the time of permit submittal.
  - Submit plans to Minnesota Department of Labor, Plumbing Division for review of proposed plumbing, sanitary and storm design.
  - City council approved the building permits for the construction of parks projects be issued prior to the filing of the new plat. New park properties identified in Exhibit A that currently are not plated with a lot and block legal description be issued by the City's building official and a certificate of occupancy may be issued prior to the plat being filed. Resolution No.2024-33.
  - Architectural, Structural and Civil plans are required to be signed with the permit application.
  - The domestic and fire suppression water supply is required to be split outside the building with separate shut off valves. Contact our City Engineer for acceptable connections.
  - The allowable area and building heights will be determined once the code analysis has been completed.
  - The City of Apple Valley has adopted the 2020 MSBC 1306, subpart 3 Special Fire Protection systems. This section would require the buildings to have an automatic sprinkler system installed based on occupancy type and square footage.
  - Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
  - Per MSAC 502.4.4, the access aisles for the accessible areas shall be marked with a designation sign that says "no parking. Review areas under consideration for accessible parking areas.
  - Accessible parking required will be required per the Minnesota State Accessibility Code Table 1106.1.
  - Provide energy and lighting compliance calculations at the time of permit submittal.
-



## Key Takeaways from Meeting with Architectural Team

- **Gym Occupancy Reclassified:** Gym occupancy will be reclassified from 930 (a historical, event-based figure) to a realistic ~360 per gym, avoiding the need for 7 new fixtures.
- **Fixture Count Approved:** The plan to maintain 9 men's and 17 women's toilets is approved, supplemented by 3 new fixtures: 1 required adult changing station and 2 single-user restrooms for the indoor playground.
- **2-Hour Firewall Required:** A 2-hour firewall is required to separate the two buildings, enabling two electrical services as mandated by the NEC.
- **Critical Code Reviews:** Immediate meetings are needed with the electrical inspector (for the firewall) and fire marshal (for FDC relocation) to prevent design delays.

## Topics

### Restroom Fixture Count Methodology

- **Problem:** Using the gyms' posted 930-person occupancy (a historical figure for large events) would require adding 7 fixtures, an unnecessary expense.
- **Solution:** Reclassify gym spaces based on their primary use to derive a realistic occupancy.
  - **Athletic Courts:** 50 sq ft/person
  - **Spectator Areas:** 15 sq ft/person
- **Result:** Total occupancy drops from ~2,900 to 1,923, justifying the existing fixture count.
- **Action:** JLG will recalculate occupancy, including all floor areas, to verify the count remains sufficient.

### Code & Accessibility Compliance

- **Adult Changing Station:** One station is required per code (aggregate of 6+ water closets). Its central location is approved.
- **Ambulatory Stalls:** JLG will verify all existing restrooms meet ambulatory stall requirements, using the 20% budget rule for upgrades.
- **Roof Access:** A legal, safe access route between all roofs is required. JLG will investigate adding a roof hatch.

### Building Separation & Electrical

- **Requirement:** A 2-hour firewall is required to separate the two buildings.
  - **Rationale:** Allows two electrical services, as mandated by the NEC.
  - **Location:** At the connection point between the two buildings.
- **Safety Concern:** George Dorn noted the risk of two live services in one building (e.g., during lockout/tagout).
- **Action:** George Dorn will arrange a meeting with the electrical inspector and JLG's engineer to finalize the firewall design and safety protocols.

### Other Planning Items

- **Mechanical Screening:** Planning requires all rooftop equipment to be screened. Evan Acosta will connect JLG with planner Sydney for details.
  - **Fire Department Connection (FDC):** The FDC must be relocated due to new construction. JLG will meet with the fire marshal to determine its new placement.
  - **Facility Renaming:** The combined facility will be renamed and use a single address.
-



### Next Steps

- **JLG:**
    - Recalculate gym occupancy, including all floor areas, to verify fixture count.
    - Verify all existing restrooms meet ambulatory stall requirements.
    - Investigate legal roof access between all building sections.
    - Schedule meetings with the electrical inspector and fire marshal.
  - **George Dorn:**
    - Provide contact info for the electrical inspector.
    - Arrange the meeting between the inspector and JLG's engineer.
  - **Evan Acosta:**
    - Connect JLG with planner Sydney for mechanical screening requirements.
-



ITEM:  
MEETING DATE:  
SECTION:

6.A.  
December 17, 2025  
Other Business

<b>Description:</b> Review of Upcoming Planning Commission and City Council Meetings and Other Updates	
<b>Staff Contact:</b> Breanna Vincent, Department Assistant	<b>Department / Division:</b> Community Development

**Action Requested:**  
Informational item only.

**Summary:**

**Next Planning Commission Meetings:**

Wednesday, December 17, 2025, at 7 p.m.

Applications due by 9 a.m. on Wednesday, November 19, 2025

Wednesday, January 7, 2026, at 7 p.m.

Applications due by 9 a.m. on Wednesday, December 10, 2025

**Next City Council Meetings:**

Tuesday, December 23, 2025, at 7 p.m.

Thursday, January 8, 2026, at 7 p.m.

**Background:**

N/A

**Budget Impact:**

N/A

**Attachments:**

None