



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

June 18, 2025

Planning Commission Tentative Agenda

7:00 PM

1. Call To Order
2. Approve Agenda
3. Consent Agenda
Consent Agenda Items are considered routine and will be enacted with a single motion, without discussion, unless a councilmember or citizen requests to have any item separately considered. It will then be moved to the regular agenda for consideration.
 - A. Approve Minutes of May 7, 2025 Regular Meeting
4. Public Hearings
 - A. 7 Brew – Site Plan & Building Permit Authorization, Conditional Use Permit, and Variance for Lot 1, Block 1, McDonalds at Orchard Place
5. Land Use / Action Items
6. Other Business
 - A. Review of Upcoming Schedule 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



ITEM:
COUNCIL MEETING DATE:
SECTION:

3.A.
June 18, 2025
Consent Agenda

Description: Approve Minutes of May 7, 2025 Regular Meeting	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

Approve minutes of the regular meeting of May 7, 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. 050725 PC MINUTES

CITY OF APPLE VALLEY
PLANNING COMMISSION MINUTES

May 7, 2025

1. CALL TO ORDER

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

Members Present: Jodi Kurtz, Phil Mahowald, Jeff Prewitt, and Douglas Hlas

Member(s) Absent: Paul Scanlan, Dave Schindler, Becky Sandahl

City staff members attending: CD Director Tim Benetti, City Planner Terri Dill, Associate Planner Sydnee Stroeing, Assistant City Engineer Evan Acosta, City Attorney Sharon Hills, and Department Assistant Breanna Vincent.

2. APPROVAL OF AGENDA

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

MOTION: Commissioner Mahowald moved, seconded by Commissioner Hlas, approving the agenda. Roll call vote: Ayes - 4 – Nays – 0.

3. CONSENT ITEMS

A. Approval of Minutes of April 16, 2025

MOTION: Commissioner Hlas moved, seconded by Commissioner Mahowald, approving the minutes of April 16, 2025. Roll call vote: Ayes - 4 – Nays – 0.

4. PUBLIC HEARING

A. PD-975 Impervious Surface Text Amendment

Chair Kurtz opened the public hearing.

Associate Planner Stroeing provided a brief presentation.

The applicants, Erik and Amy Edstrom, were present for questions.

There were no questions or comments from Commissioners.

Resident, Chris Moldan (6035 158th Ct. W), stated his support for the project.

MOTION: Commissioner Prewitt moved, seconded by Commissioner Hlas, to recommend approval of a draft ordinance amending Article 34, Planned Development No. 975 of the City Code by amending impervious surface requirements. Roll call vote: Ayes – 4 – Nays – 0.

5. LAND USE

A. Cannabis Microbusiness Text Amendments

Associate Planner Stroeing provided a brief presentation.

Commissioner Mahowald expressed concerns over the parenthetical included in the proposed text amendment and whether the amendment should refer to only the southern portion of PD-409.

Associate Planner Stroeing stated that the “(or zones therein)” is included due to this amendment being applicable to all PDs, some of which have multiple subzones. PD-409 only has one subzone. The language is drafted so that it can be applicable to all PDs, should a request come forward. In regard to the northern portion of PD-409, the northwest parcel touches a buffer zone, so a cannabis business would not be allowed to operate there.

Commissioner Mahowald commented that the northeast parcel would also not allow a cannabis related use, if this request is approved, since it would not meet the 1,000’ buffer between cannabis related uses.

City Attorney Hills stated that buffers are moving targets. Daycares, schools, and other facilities may move and therefore the buffer would no longer exist.

Chair Kurtz opined that there are other locations in the City suitable for this use without making an amendment.

Commissioner Hlas agreed with Chair Kurtz’ comments.

Commissioner Mahowald expressed his concerns with the northern portion of PD-409 being close to a residential area.

Commissioner Prewitt asked for further information regarding the state requirements for the site and how that may correlate to the ordinance amendment.

Associate Planner Stroeing stated that staff does not have any review of the state requirements and deferred to the applicant on the state process and requirements.

The applicant, Jason Sewell (HiRISH) gave a brief presentation.

Chair Kurtz asked if there were any other locations considered.

Mr. Sewell stated that he did consider other locations but the size of the spaces were either too large or too small for his use.

Resident, Hillary Swanson (15565 Finch Ave.), stated her opposition to the request. Ms. Swanson advised that many of the tenants in the location of the proposal were not aware of this request when she spoke with them. Ms. Swanson stated that the location was in close proximity to schools. She said that this business may also bring dangers to the City. Ms. Swanson stated that more residents and business owners should be made aware of this request.

MOTION: Commissioner Hlas moved, seconded by Commissioner Mahowald, to recommend denial of the draft ordinance amending Article 16, Planned Development No. 409 by allowing cannabis microbusiness as a conditional use with the conditions as drafted. Roll call vote: Ayes – 4 – Nays – 0.

MOTION: Commissioner Hlas moved, seconded by Commissioner Mahowald, to recommend denial of the draft ordinance amending Section 155.320(C) regarding cannabis microbusiness in Planned Development districts. Roll call vote: Ayes – 4 – Nays – 0.

6. OTHER BUSINESS

A. Review of Upcoming Schedule and Other Updates

The next Planning Commission meeting is scheduled for Wednesday, May 21, 2025, 7:00 p.m. The next City Council meeting is Thursday, May 8, 2025, 7:00 p.m.

CD Director Benetti introduced the new City Planner, Terri Dill.

7. ADJOURNMENT

Chair Kurtz asked for a motion to adjourn.

MOTION: Commissioner Mahowald moved, seconded by Commissioner Hlas, to adjourn the meeting at 7:52 p.m. Roll call vote: Ayes – 4 – Nays – 0.

Respectfully submitted,



Breanna Vincent, Planning Department Assistant

Approved by the Apple Valley Planning Commission
on 06/18/2025.

Jodi Kurtz, Chair



ITEM:
COUNCIL MEETING DATE:
SECTION:

4.A.
June 18, 2025
Public Hearings

Description: 7 Brew – Site Plan & Building Permit Authorization, Conditional Use Permit, and Variance for Lot 1, Block 1, McDonalds at Orchard Place	
Staff Contact: Carter Hayes, Planner	Department / Division: Community Development

Action Requested:

Open the public hearing, receive comments, and close the public hearing. It is the policy of the Planning Commission to not take action on an item the evening of the public hearing. However, if there are no comments at the public hearing, and the Planning Commission concurs, staff recommends the following actions:

1. Recommend approval of a Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant;
2. Recommend approval of a variance to allow extended hours of operation for a Class III Restaurant from 6:00 AM – 11:00 PM to 5:30 AM – 11:00 PM;
3. Recommend approval of the Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop, subject to conditions 1 through 17 in the draft resolution.

Summary:

Keuber Coffee, LLC, doing business as 7 Brew, has submitted an application requesting the following land use actions on Lot 1, Block 1 of the McDonalds at Orchard Place plat:

- Site Plan and Building Permit Authorization for a 510 sq. ft. drive-through coffee shop;
- Conditional Use Permit to allow a drive-through in conjunction with a Class III Neighborhood Restaurant;
- Variance to allow extended hours of operation from 6:00 AM – 11:00 PM to 5:30 AM – 11:00 PM.

The proposed 7 Brew development consists of a drive-through-only coffee shop with two ordering lanes. There will be no indoor or outdoor seating. All ordering will occur through person-to-person interaction, with no speaker boxes proposed. The site is located at 15440 English Avenue, north of

the proposed McDonald's site, south of HealthPartners Medical, and west of Pilot Knob Road.

Access to the site will be provided via a shared driveway on English Avenue. Site circulation and queuing are fully contained on-site. The proposed development meets the stacking requirements for drive-through facilities.

The subject site is zoned "RB" Retail Business. While Class III Restaurants are a permitted use, a Conditional Use Permit is required for the inclusion of a drive-through. The applicant has submitted a narrative addressing the performance standards outlined in City Code. In addition, a variance is requested to permit a 30-minute extension to the standard morning operating hours.

The Comprehensive Plan guides this area for "MBC" Mixed Business Campus and specifically identifies the subdistrict for commercial retail uses. The proposed use supports the intent of the Comprehensive Plan by contributing to a mix of complementary services for the surrounding employment and medical land uses.

Background:

Zoning and Comprehensive Plan Guiding:

The subject site is zoned "RB" Retail Business. While Class III Restaurants are permitted uses within the RB district, drive-through facilities require a Conditional Use Permit in accordance with Section 155.157 (M) of the City Code. The applicant has submitted a letter of zoning compliance within the narrative that outlines how the proposed use meets applicable zoning standards. The City may apply reasonable conditions to mitigate potential adverse impacts. In addition, a variance is requested to allow hours of operation beginning at 5:30 AM.

The Comprehensive Plan designates the property as "MBC" Mixed Business Campus and more specifically within the "H" subdistrict of Orchard Place. This subdistrict is intended to support commercial, office, hotel, and medical uses. The proposed drive-through coffee shop is consistent with the planned commercial development in this area and complements surrounding uses by supporting area workers and visitors.

Conditional Use Permit Request:

The City Code permits Class III Neighborhood Restaurants by right in the RB zoning district, but the addition of a drive-through facility requires a Conditional Use Permit. The applicant proposes two ordering lanes for drive-through service without the use of speaker boxes. Instead, person-to-person interaction will be used for all transactions. As required by ordinance, the applicant has provided a narrative demonstrating how the project complies with applicable performance standards, including vehicle queuing, pedestrian safety, and site circulation. Staff finds that the proposal is generally consistent with the intent of the RB district and recommends approval subject to the conditions outlined in the draft resolution.

Variance Request:

City Code restricts the hours of operation for Class III Restaurants to 6:00 AM – 11:00 PM. The applicant has requested a variance to open at 5:30 AM to accommodate early morning customers. In order to approve a variance, the Planning Commission must find that practical difficulties exist, as

defined by state statute and City Code.

Ordinance provides guidance to the Commission to consider the following when evaluating a variance:

- Special conditions apply to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;
- The granting of the proposed variance will not be contrary to the intent of this chapter;
- The special conditions or circumstances do not result from the actions of the owner/ applicant;
- The granting of the variance will not merely serve as a convenience to the applicant, but is necessary to alleviate practical difficulties in complying with the zoning provisions of this Code; and
- The variance requested is the minimum variance necessary to alleviate the practical difficulty.

7 Brew's applicant narrative provides for their case for establishing a practical difficulty and evaluates each of the items the Commission is recommended to consider.

Staff finds that the requested variance is minimal, does not alter the character of the area, and supports the reasonable use of the property. The site is located within a mixed-use employment area, and the proposed operating hours are compatible with similar uses. Staff recommends approval of the variance to allow operating hours from 5:30 AM – 11:00 PM.

Site Plan:

The site plan depicts a 510 sq. ft. drive-through coffee shop on a 1.01-acre parcel. The development includes two drive-through lanes and a 280 sq. ft. accessory cooler/storage structure. There will be no indoor or outdoor seating. All customer interaction will occur through direct person-to-person service at order windows, with no speaker boxes.

The site is accessed via a shared driveway on English Avenue, currently used by Chafin Veterinary Clinic and the future McDonald's. Internal circulation and queuing have been designed to accommodate vehicle movement within the site boundaries. All driveways and parking surfaces are to be constructed of bituminous material, in compliance with City Code.

The property has a 40-foot building setback from Pilot Knob Road, with 15-foot side and rear yard setbacks. Parking setbacks are 15 feet along Pilot Knob Road and 5 feet along the side and rear property lines. The proposed development meets all applicable building and parking setback requirements.

Parking:

City Code requires parking for Class III Restaurants based on the number of customer seats. As this proposal includes no seating, this standard does not apply. However, a minimum of six stacking spaces per drive-through window is required. The site plan shows stacking capacity of 8 to 12 vehicles per lane, which exceeds minimum standards.

Twelve parking spaces, including one ADA-compliant stall, are proposed on the north side of the site and meet dimensional requirements for 60-degree angled stalls.

Building Elevations:

The proposed building and cooler/storage structure will be prefabricated and delivered to the site. Both structures will be clad in Nichiha fiber cement panels, a durable and low-maintenance product designed to withstand weather, UV, and pest impacts. The coffee stand is approximately 20 feet tall and reflects 7 Brew's branding. A dumpster enclosure will also be finished in matching materials.

Utilities and Stormwater:

Water and sanitary sewer service will connect to existing utilities located at the northwest corner of the site. Stormwater runoff will be directed to a regional stormwater system, which includes existing ponds west of the site that provide necessary treatment and detention. Additional details are provided in the City Engineer's memo.

Landscape Plan:

Per City Code, the applicant is required to provide landscaping improvements equivalent to 2.5% of the building construction value. The proposed landscape plan includes a mix of canopy deciduous trees, ornamental (non-canopy) deciduous trees, and a variety of coniferous and flowering shrubs, intended to enhance the site's aesthetics, provide visual interest year-round, and soften the appearance of the development.

In addition, a 15-foot-wide landscaped buffer is required along Pilot Knob Road, which must incorporate a combination of trees and shrubs to provide screening and improve the streetscape appearance. The landscape plan will be reviewed for compliance with all City landscaping standards, including plant material specifications, spacing, and long-term maintenance requirements, prior to issuance of permits.

Budget Impact:

Park dedication was deferred at the time of platting due to the unknown end user. Now that development is proposed, park dedication is required based on projected employee density. For commercial service uses, the City estimates two employees per 1,000 sq. ft. of building area. Based on a 510 sq. ft. structure, the required park dedication is approximately 0.0024 acres.

At a land value of \$265,000 per acre, the park dedication fee in lieu of land is calculated to be \$645.

Attachments:

1. Applicant Narrative
2. Location Map
3. Zoning Map
4. Plat
5. Plan Set
6. Resolution

7. Resolution
8. Memo
9. Memo



Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

05/18/25

Via: UPS

City of Apple Valley
7100 W 147th Street
Apple Valley, MN 55124

RE: 7 Brew Coffee – 15460 English Ave
Project Narrative

Seven Brew is a drive thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive thru. Each one of our location's employees between 40-50 high energy people that are sure to put a smile on guests' faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot prefabricated building. At Seven Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guest at their vehicles with iPad and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes, all our interactions are person to person. Our stands operates Sunday thru Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

We are proposing to develop Proposed Lot 1, Block 1 of McDonalds at Orchard Place with a 510 square foot stand with a 280 square foot remote cooler and storage structure along with a dumpster enclosure and associated site, utility and landscape improvements. Both the stand and cooler structures are prefabricated in Springfield, Missouri and then trucked to the site, which expedites our construction timeline. The stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product. Nichiha cladding is highly durable and can withstand a variety of harsh environments, including extreme temperatures, moisture, UV radiation, and insects all while requiring minimal maintenance.





Kueber Coffee Minnesota, LLC | 7 Brew Franchisee | 445 E Market St, Suite 310, Louisville, KY 40202

The Property is accessed off of English Avenue via a shared driveway with Chafin Vet designed to manage traffic for both the McDonald's Site and the 7 Brew site. The previously approved access design specifically contemplates traffic management for the Property and ensures that any congestion is limited to the Property rather than impacting the public right of way. The City Engineer reviewed the subdivision proposal in light of McDonald's estimated traffic generation during the sketch plan review for that project and determined that there are no significant traffic impacts related to the use.

Conditional Use Permit for a Class III

A coffee house is defined as a Class III restaurant and requires a Conditional Use Permit in the RB Zoning District. The Project will comply with the CUP standards of Section 155.399(D) of the City Code:

- (1) Will not be detrimental to or endanger the public health, safety, or general welfare of the neighborhood or the city.*

The Project is consistent with the public health, safety, and welfare because it adheres to the standards and regulations set forth by the City and provides design and operational mitigation for noise, traffic, and odor- the primary concerns for such developments. Class II restaurants are specifically contemplated by the RB District, reflecting that when properly managed through appropriate conditions, the use aligns with the City's underlying policy goals. The Project mitigates any potential impacts, including traffic congestion, noise levels, and odors, ensuring that the development will not adversely affect the surrounding community.

- (2) Will be harmonious with the general and applicable specific objectives of the comprehensive plan and code provisions.*

The Property is located within the Fischer Mine area, designated as a priority planning area within the 2040 Plan alongside the City's Downtown Core. These adjacent districts contain similar uses including existing Class-II restaurants. The former Fischer Mine, now under development pursuant to the Orchard Place master plan includes over 400 acres for total development space with 262 acres for non-residential employment-based use, guided as Mixed Business Campus ("MBC").

The MBC is designed to create a high-quality setting for general office, corporate office, research and development, manufacturing, and related supportive uses- like restaurants and retail. The MBC is distinguished from the city's Mixed-Use designation because it is specifically designed to drive economic development, permit higher intensity uses, with a lower residential yield. The 2040 Plan specifically contemplates the integration of drive through facilities within the MBC so long as the use is appropriately buffered from residential uses and incorporates thoughtful building design. The proposed Plans accomplish both goals.

- (3) Will be designed, constructed, operated and maintained so as to be compatible or similar in an architectural and landscape appearance with the existing or intended character of the general vicinity and will not change the essential character of that area, nor substantially diminish or impair property values within the neighborhood.*

The proposed building materials and site design will meet the Building and Site Design standards of the RB zoning district. Each side of the building is composed of a two tone Nichiha Fiber Cement product that is





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both 100% non-combustible, non-degradable and maintenance-free. Rooftop mechanical equipment will be screened with parapet walls that are an extension of the building façade.

- (4) Will be served adequately by existing (or those proposed in the project) essential public facilities and services, including streets, police and fire protection, drainage, structures, refuse disposal, water and sewer systems and schools.*

The Project will be adequately served by water, sanitary, and storm sewer utility services, which are stubbed into the Property from the access drive of the Chafin Vet property. Access to the site will be provided from English Avenue. Site drainage will be managed through on-site drainage structures and conveyed via storm sewer to the regional basin located west of the site.

- (5) Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be hazardous or detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors.*

The direct interaction of our employees taking orders at customers' vehicles eliminates order speakers associated with typical drive thru facilities. There are no food options on the menu and therefore no food cooking equipment. The only refused created by the operation is non-organic in nature and therefore will not create any odors.

- (6) Will have vehicular ingress and egress to the property which does not create traffic congestion or interfere with traffic on surrounding public streets.*

The Project is benefited by existing ingress and egress designed to manage traffic of off 155th Street, thereby reducing impacts on residential property owners across Pilot Knob Road. Access to the site is via English Avenue, located approximately 1,600 feet by car from the nearest residential access drive to Boden Senior Living. As a result, traffic from the proposed restaurant will not significantly impact residential traffic.

- (7) Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.*

The Project is consistent with the 2040 Plan and the RB zoning district. Class II restaurants are an approved use within the RB district, and the development plan aligns with similar projects to the south, such as Chipotle, as well as established operators in the downtown district like Culver's and Chick-fil-A. These examples demonstrate integration of retail and restaurant uses within the surrounding area, including limited or negligible impacts on adjacent residential properties through thoughtful site design and conditions of approval.





Variance to allow a Class III restaurant to open at 5:30 am

- (i) *Special conditions apply to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located;*

The strict application of the ordinance prohibits the use of the Property for any Class III Fast Food Restaurant, even though the comprehensive plan contemplates the use and the policy goals advanced by the ordinance are successfully mitigated by project design and operational controls. While each variance is unique, the City has previously issued several variances to this standard for Class II restaurants.

- (ii) *The granting of the proposed variances will not be contrary to the intent of this chapter;*

Restricting hours of operation to 6:00 am to 11:00 pm is designed to mitigate noise and light impacts. As previously described, noise, odor, and traffic will be well managed by site design and operational protocols. Noise and odor generation comply with Minnesota law. All lighting will be contained within the site. Retention of the berm on the project side of Pilot Knob Road, as well as the berm, and alternating privacy fencing and landscaping on the opposite side of Pilot Knob Road will mitigate these concerns.

The size of and number of vehicles utilizing Pilot Knob Road also lends support to approval of the proposed use. If the residential properties were on the same side of the roadway as the proposed restaurant, perhaps the impacts would be more significant and mitigation could be more difficult. The separation of the proposed use from residential uses by a four-lane county road, plus water management areas in the case of the senior living facility, distinguishes this Property from other potential sites within the MBC.

Granting the variances is consistent with the 2040 Plan and uses contemplated by the zoning district. The MBC district contemplates use of smaller development sites for commercial retail uses to serve office and medical users within the Orchard Place plan area. Lastly, granting the variance subject to design conditions is consistent with existing operations in the City.

- (iii) *The special conditions or circumstances do not result from the actions of the owner/applicant*

As previously described, the proposed use is contemplated for the Property by both the 2040 Plan and the Orchard Place Master Plan, which envision it as a supportive service for the surrounding commercial properties. Upon reviewing the permitted uses within both the RB and LB districts, it is clear that a variety of uses with similar perceived impacts are allowed by right, including catering establishments, laundry and dry-cleaning pickup, laundromats, 24-hour health clubs, and auto parts stores.

- (iv) *The granting of the variances will not merely serve as a convenience to the applicant, but is necessary to alleviate practical difficulties in complying with the zoning provisions of this Code;*

The adjacency to higher intensity retail and commercial uses like Lunds, Target and the veterinarian next door, make this an excellent site for transitioning to the office uses to the north from the retail/commercial uses to the south.





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- (v) *The variances requested are the minimum variance necessary to alleviate the practical difficulty*

The variances requested are the minimum necessary in order to operate the proposed 7 Brew at this location.

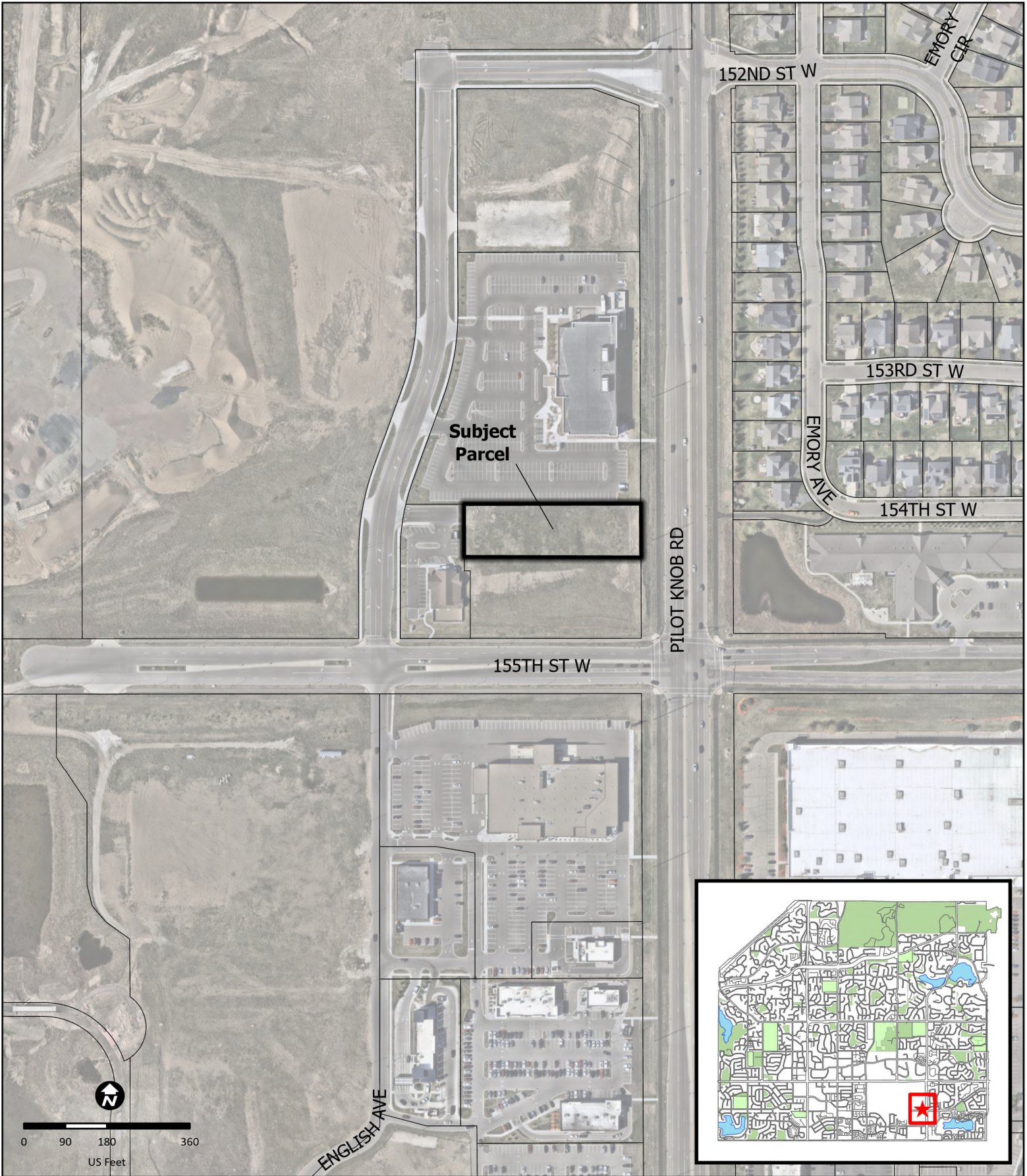
If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

A handwritten signature in blue ink, appearing to read "B. Evans".

Brian Evans
Director of Entitlements

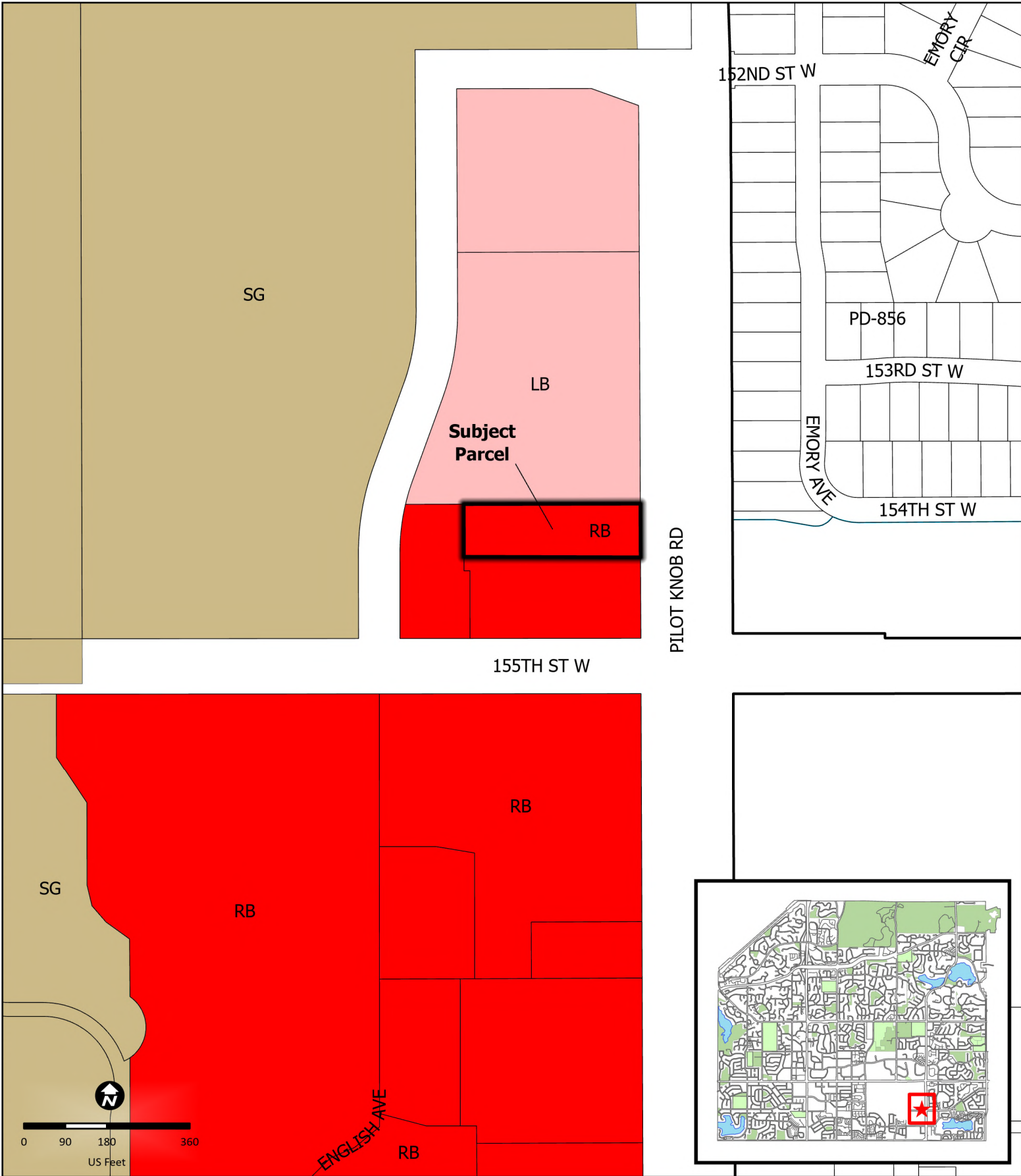




7 BREW LOCATION MAP

15440 ENGLISH AVENUE

CITY OF APPLE VALLEY

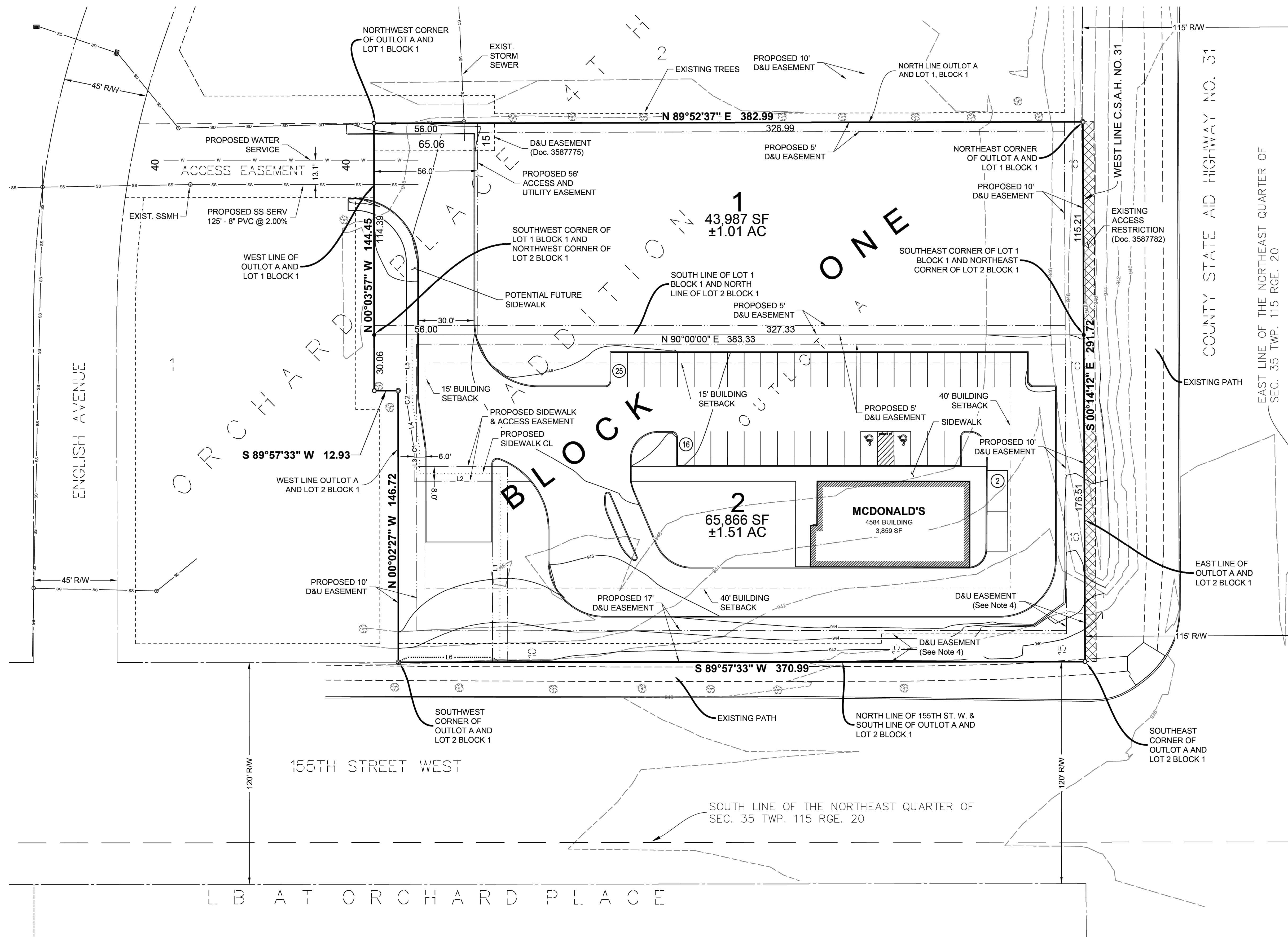


7 BREW ZONING MAP

CITY OF APPLE VALLEY

15440 ENGLISH AVENUE

McDONALDS AT ORCHARD PLACE



Existing Legal Description :

Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota.

Metes & Bounds Descriptions of New Lots

(The lot and block description is the official legal description of the parcel.)

Lot 1, Block 1, McDonalds at Orchard Place

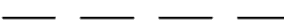
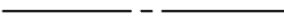
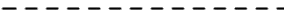
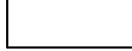
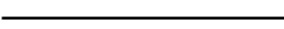
Beginning at the northeast corner of Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota, said point also being the northeast corner of Lot 1 Block 1 of McDonalds at Orchard Place; thence South 00 degrees 14 minutes 12 seconds East on the east line of said Outlot A a distance of 115.21 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 383.33 feet to the west line of said Outlot A; thence North 00 degrees 03 minutes 57 seconds West on said west line of Outlot A a distance of 114.39 feet to the northwest corner of said Outlot A; thence North 89 degrees 52 minutes 37 seconds East on the north line of said Outlot A a distance of 382.99 feet to the Point of Beginning.

Lot 2, Block 1, McDonalds at Orchard Place

Commencing at the northeast corner of Outlot A, Orchard Place 4th Addition, according to the recorded plat thereof, Dakota County, Minnesota, said point also being the northeast corner of Lot 1 Block 1 of McDonalds at Orchard Place; thence South 00 degrees 14 minutes 12 seconds East on the east line of said Outlot A a distance of 115.21 feet to the southeast corner of Lot 1, Block 1, and the northeast corner of Lot 2, Block 1, of said McDonalds at Orchard Place, said point also being the Point of Beginning; thence South 90 degrees 00 minutes 00 seconds West a distance of 383.33 feet to the west line of said Outlot A; thence South 00 degrees 03 minutes 57 seconds East on said west line of said Outlot A a distance of 30.06 feet; thence North 89 degrees 57 minutes 33 seconds East on said west line of Outlot A a distance of 12.93 feet; thence South 00 degrees 02 minutes 27 seconds East on said west line of Outlot A a distance of 146.72 feet to the southwest corner of said Outlot A; thence North 89 degrees 57 minutes 33 seconds East on the south line of said Outlot A a distance of 370.99 feet to the southeast corner of said Outlot A; thence North 00 degrees 14 minutes 12 seconds East on said east line of Outlot A a distance of 176.51 feet to the Point of Beginning.

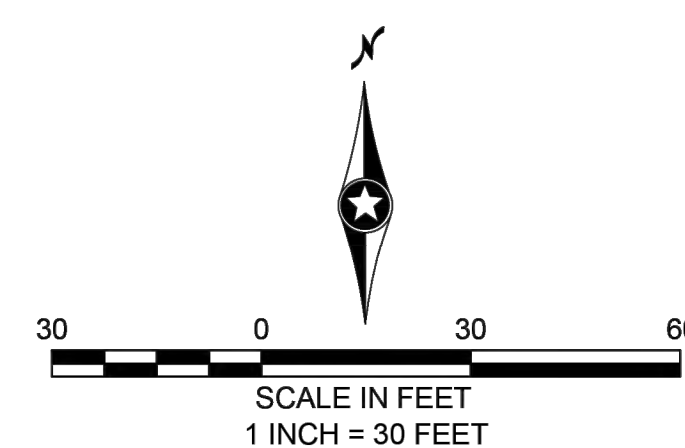
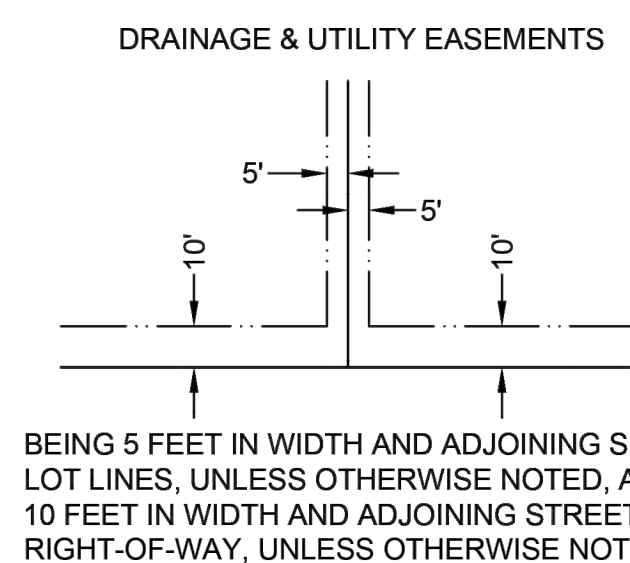
PARCEL LINE DATA			PARCEL CURVE DATA					
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
L1	101.74	N 0°06'50" E						
L2	43.58	N 90°00'00" W						
L3	12.43	N 0°00'00" E						
L4	23.80	N 8°40'12" W	C1	2.50	16.50'	8°40'12"	2.49'	N 04°20'06" W
L5	33.02	N 0°02'27" W	C2	3.54	23.50'	8°37'45"	3.54'	N 04°21'20" W
L6	54.81	N 89°57'33" E						

LEGEND

-  EXISTING LOT LINES
 PROPOSED LOT LINES
 EXISTING PUBLIC RIGHT OF WAY
 EXISTING DRAIN & UTILITY EASEMENT
 PROPOSED EASEMENT
 SETBACK
 EXISTING CONTOUR (MAJOR)
 EXISTING CONTOUR (MINOR)
 PROPOSED CONTOUR (MAJOR)
 PROPOSED CONTOUR (MINOR)
 PROPOSED CURB & GUTTER
 PROPOSED PARKING STALL
 PROPOSED SIDEWALK
 ACCESS RESTRICTION
 PROPOSED BUILDING
 - FOUND IRON MONUMENT w/ PLASTIC CAP MARKED RLS 19086
 - FOUND IRON MONUMENT
 - SET IRON MON. w/ PLASTIC CAP MARKED N.R.S. LS 49835

Notes:

1. Bearings and distances may vary from previous legal descriptions due to different methods of measurement.
2. All proposed site features shown hereon are per Kimley-Horn site design.
3. Building setbacks and landscape buffers shown hereon obtained from Kimley-Horn site design.
4. Existing 10' & 15' (varying width) Drainage and Utility Easement along the south and east sides of Outlot A, Block 1, Plat of Orchard Place 4th Addition (Doc. 3587775) to be vacated.
5. 115' R/W on east side of site is to the section line. This is the width dedicated on the plat of Orchard Place 4th Addition. An apparent additional 85' R/W exists adjacent to the east of the 115' R/W shown hereon. The 85' R/W was not surveyed for this plat.



DAKOTA COUNTY
COORDINATE SYSTEM
NAD83, 2011 ADJ.

Ground Distances
US Survey Feet

CERTIFICATE OF SURVEYOR

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the State of Minnesota. All measurements are true and correct, and all monuments are of the nature and occupy the positions shown hereon, to the best of my knowledge and belief.


Nicholas R Stattelmann
MN Licence No. 49835

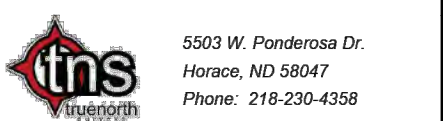
1/23/25

Tax Record Owner:
Rockport LLC
14698 Galaxie Ave
Apple Valley, MN 55124

Designer:
Kimley-Horn
Eli Sankey, P.E.
767 N Eustis St #100
St. Paul, MN 55114

Surveyor:
True North Surveys
Nick Stattelmann, PLS 49835
5503 W. Ponderosa Dr.
Horace, ND 58047

TRUE NORTH SURVEYS, P.A.



te: 12/10/2024

SITE DEVELOPMENT PLANS FOR



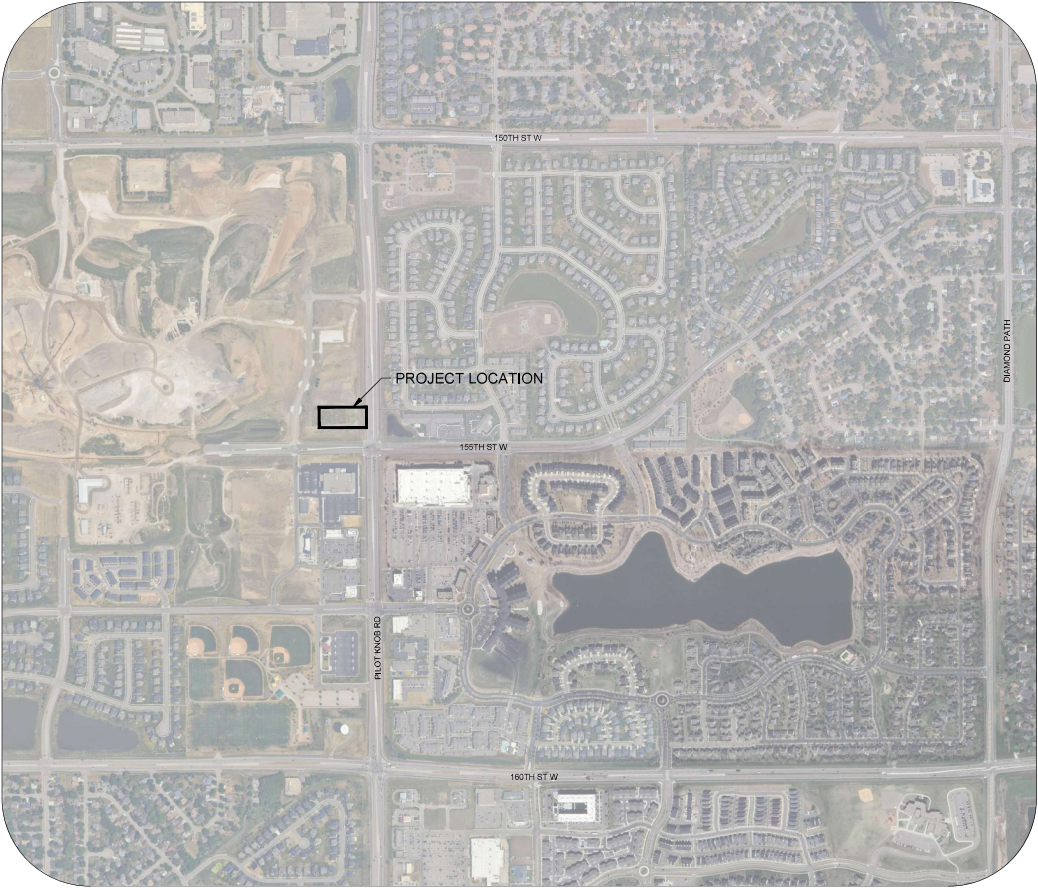
APPLE VALLEY, MN

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

PROJECT NUMBER:
110005

SHEET INDEX

SHEET NAME	NUMBER
COVER SHEET	C0.0
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DEMOLITION PLAN	C1.1
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LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2



KNOWN EXISTING UTILITIES

UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	DAKOTA ELECTRIC ASSOCIATION	951-483-4212
WATER	CITY OF APPLE VALLEY	953-855-2400
SANITARY SEWER	CITY OF APPLE VALLEY	953-855-2400
GAS	CENTERPOINT ENERGY	613-881-8888



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

Print Name: SHAWN WAYNE BARRY
City: Apple Valley, MN
Date: 04/03/2025

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BARRY
LICENSE NO.: MN PFS-0030

PROJECT NUMBER:
110005

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C0.0
COVER SHEET

DATE: APRIL 3, 2025





I hereby certify that this plan, specification, or statement of work was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Date: 04/03/2025
Signature: [Signature]

ENGINEER OF RECORD:
NAME: SHAWN WAYNE BRADY
LICENSE NO.: MN #194-0000

PROJECT NUMBER:
10-000

REVISION:

7 BREW COFFEE
APPLE VALLEY, MN
155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C0.1
GENERAL NOTES
DATE: APR 3, 2025



SAFETY NOTICE TO CONTRACTOR

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

- INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

USE OF CONSTRUCTION DOCUMENTS

- DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THE SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

SITE GRADING NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATES UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
- SEDIMENT AND EROSION CONTROL IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE OPERATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
- CONTRACTOR SHALL STOP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILE SHALL BE MAINTAINED.
- THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM#99. CONTRACTOR SHALL BE OBLIGATED BY ALL MOTIVE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEERS REPORT. ALL SPOT AREAS FOUND DURING CONSTRUCTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- STONES OR Boulders MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER. THE MATERIAL SHALL BE COMPACTED BY HAND.
- CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNDESIRABLE SOIL CONDITIONS RELATED TO WEED SOBS AND OTHER CONDITIONS. THE UNDESIRABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
- CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLAB ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADELINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EXISTING SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES, INCLUDING EXCESS EARTHWORK TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS NEAR TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.

- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE REMOVAL AND HANDLING OF THE TYPE, COLOR, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE COST OF EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK REMOVED FROM THE PROJECT SITE.
- ALL DISTURBED AREAS NOT RECEIVING PERMANENT STABILIZATION SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RESEED. SEED, FERTILIZER AND MULCH SHALL BE APPLIED IN ACCORDANCE WITH THE PROJECT DOCUMENTS. FINISH GRADE AREAS, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THE PROJECT TO PREVENT FLOODING OR EROSION ON THE SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY BLASTING OPERATIONS.

PROJECT CONTROL

MINNESOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 FOR HORIZONTAL VALUES AND NAD83 FOR VERTICAL VALUES.

BENCHMARKS

SURVEY NOTES:
THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY OTHERS AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTRACT POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
500	959316.8	208166	950.19	BW X LP BASE
501	959162.8	208027	950.32	BW X LP BASE
201	959202.8	208787	946.17	CP X CONCRETE

FLOOD PLAIN INFORMATION:

FEMA PANEL # 27037C010E - EFFECTIVE DATE 12/2/2001
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

KUEBER COFFEE MONTANA, LLC
445 E MARKET STREET
SUITE 111
LOUISVILLE, KY 40202
502-979-7780

OWNER:

ROCKPORT LLC
10000 ROCKPORT AVE
APPLE VALLEY MN 55124

LINE TYPES

- PL PROPERTY LINE
- RW RIGHT OF WAY MARKER
- S SANITARY SEWER LINE
- ST STORM SEWER LINE
- SW SANITARY SEWER FORCE MAIN
- SW STORM SEWER LINE
- FL FLOW LINE
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- G GAS LINE
- W WATER LINE
- C COMMUNICATIONS LINE
- T TELEPHONE LINE
- FO FIBER OPTIC LINE
- CTV CABLE TELEVISION
- O CHAIN LINK FENCE
- X BARBED WIRE FENCE
- D WOOD FENCE
- EM EXISTING MAJOR CONTOUR
- EM EXISTING MINOR CONTOUR
- EM EXISTING MAJOR CONTOUR
- EM EXISTING MINOR CONTOUR
- TREE LINE
- FPL FEMA FLOODPLAIN
- FPL FEMA FLOODWAY

CIVIL LEGENDS

SYMBOLS

- MARKER STONE
- RIGHT OF WAY MARKER
- IRON PIN FOUND
- IRON PIN SET
- CUT CROSS
- CONTROL POINT
- BENCHMARK
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER MANHOLE
- POWER POLE
- GY ANCHOR
- LIGHT POLE
- TELEPHONE RISER
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SPRINKLER HEAD
- IRRIGATION VALVE
- WELL
- MAIL BOX
- POST
- CLEANOUT
- AC AIR CONDITIONING UNIT

ABBREVIATIONS

- BC BACK OF CURB
- CC STANDARD CATCH CURB
- CL CENTER LINE
- CMP CORRUGATED METAL PIPE
- EP EDGE OF PAVEMENT
- EX EXISTING
- FES FLARED END SECTION
- FL FLOW LINE
- GY GUTTER INVERT
- HOPE HIGH DENSITY POLYETHYLENE
- INV INVERT
- LF LINEAR FEET
- MC MOUNTAINABLE CURB
- RW RIGHT-OF-WAY
- RCP REINFORCED CONCRETE PIPE
- SC SPLIT CURB
- TB TOP OF BASE ROCK
- TC TOP OF CURB
- TG TOP OF GROUND
- TP TOP OF PAVEMENT
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- TGV TOP OF GRAVEL
- EX TP EXISTING TOP OF PAVEMENT

GENERAL CIVIL NOTES

- THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. DURING CONSTRUCTION, ACCESS TO THE ROADWAY MUST BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AIRBORNE DEPARTMENTS, SCHOOLS, BUS COMPANIES AND POST OFFICES ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATES UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER. IN PREPARATION OF THE DRAWINGS, THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES INCLUDING SERVICE CONNECTIONS. IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTRACTING THE OWNER THEREOF AND BY PROTECTING THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY OBSTRUCTIONS WITH THE PLAN INFORMATION, ALL DAMAGE TO EXISTING UTILITIES INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THE CONSTRUCTION.
- ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS, WHICHEVER IS APPLICABLE.
- ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAR AND FREE OF ROCKS, SOIL AND DEBRIS.
- ALL TREES NEEDED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND RECREATION DEPARTMENT ASSESSMENT PROGRAM FOR THE SITE PER THE SPECIFICATIONS. TREES OF THE SPECIES AND SIZE MAY BE SAVED FROM MARCH 11 THROUGH MARCH 31, IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS PERIOD, THE CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DEMOLITION NOTES

JOB CONDITIONS

- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY EXISTING STRUCTURES TO BE DEMOLISHED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPANCIES AND UTILITIES.
- THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN, AND INJURY TO PERSONS.
- PROVIDE INTERNAL AND EXTERNAL SHIELDING, BACKING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
- MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

- POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
- BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
- BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION INCLUDING CONCRETE SLABS TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
- FILLING VIDEO: COMPLETELY FILL BELOW-GRADE AREAS AND VIDEO RESULTS FROM DEMOLITION AS OUTLINED BELOW.
- USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE. COMPOSITION OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FOREIGN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- AFTER FILL PLACEMENT AND COMPACTATION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOOD TO SURFACE STRUCTURES.
- ALL TREES NEEDED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND RECREATION DEPARTMENT ASSESSMENT PROGRAM FOR THE SITE PER THE SPECIFICATIONS. TREES OF THE SPECIES AND SIZE MAY BE SAVED FROM MARCH 11 THROUGH MARCH 31, IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS PERIOD, THE CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

- REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBER AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
- BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
- REMOVING TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSED OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- CONTRACTOR SHALL INSTALL 4" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND AT 10' ON CENTER AT EACH DWP LINE AND INSTALL 4" TENON CHAIN WARNING BARBERS. CONSTRUCTION SHALL BE ATTACHED AS RECOMMENDED BY THE MANUFACTURER. TO PROTECT EXISTING TREES DURING CONSTRUCTION, CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

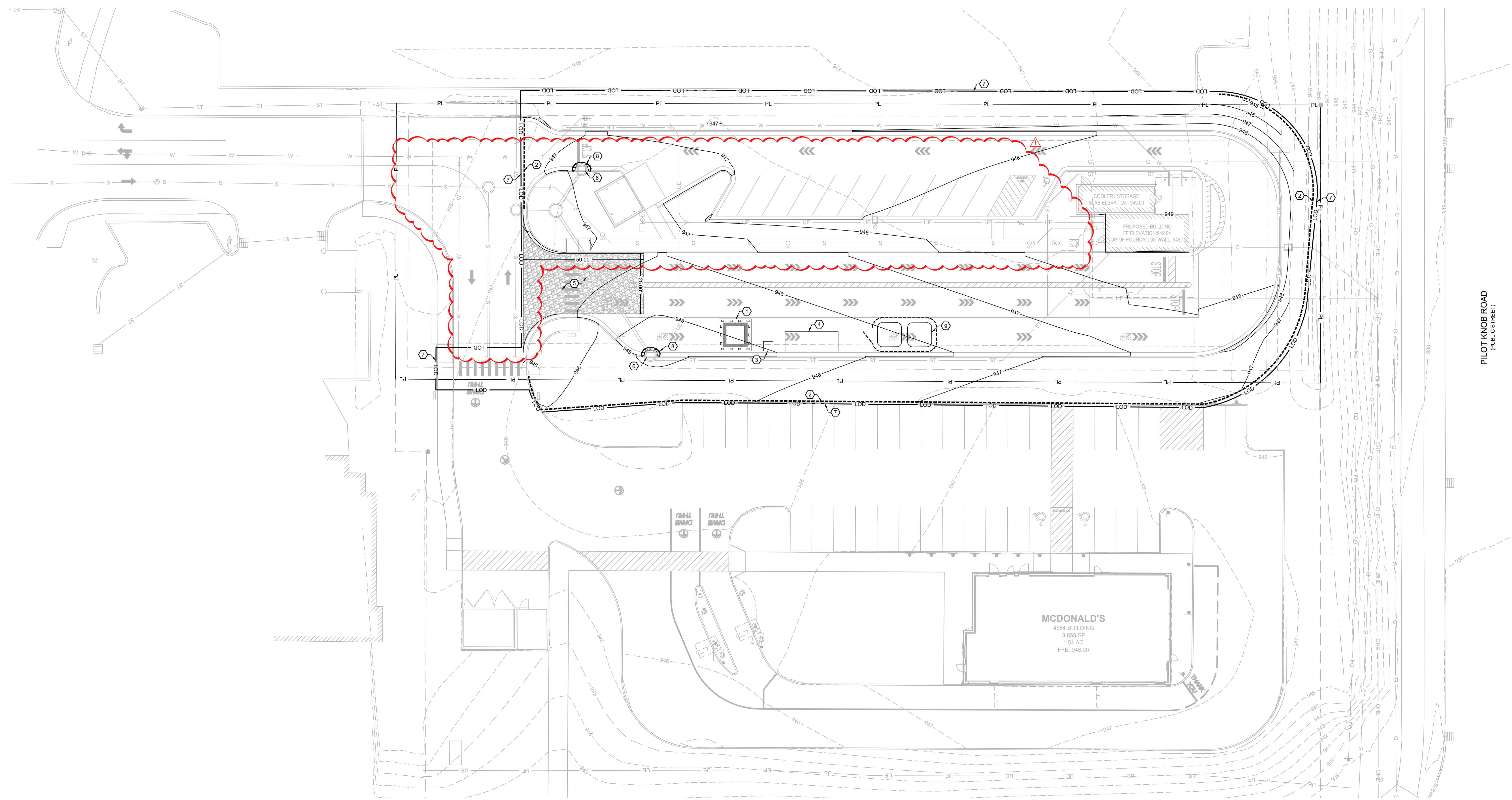
- THE EROSION CONTROL PLAN SHOWN ON THE DRAWINGS AND DETAILS FOR PRIMARY EROSION CONTROL TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND SEDIMENTATION DURING CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF THE CONSTRUCTION. REEVALUATE EROSION CONTROL MEASURES SPECIFICALLY NOTES ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF THE OPERATIONS.
- INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE AS REQUIRED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAIN INLETS, GULLIES, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVING, ROADS, SODS AND ETC. SHALL BE SEEDING AND MULCHED, AS PER THE PROJECT SPECIFICATIONS. BEFORE TEMPORARY SEEDING, CONTRACTOR SHALL BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
- IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REFINING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATES UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
- ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL THE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUP UP END OF THE TRACER WIRE AT THE END OF RUN IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS.
- ALL HOSE PIPE JOINTS AND FITTINGS SHALL BE ADS N-10 OR EQUAL, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID THE NEARBY UTILITIES.
- EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
- ALL MATERIALS TO BE SUPPLIED AND LABELED TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THE WORK, UNLESS NOTED OTHERWISE.
- ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
- ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECTS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE AND TO CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
- ALL WATER SEWER, BURN OFF, GAS, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL RIGHTS ASSOCIATED WITH WATER, GAS, BURN OFF, GAS, GAS SERVICE, DISTANCE, APPLICABLE SAFETY CODE REQUIREMENTS SHALL BE OBTAINED BY THE CONTRACTOR. BEFORE PROJECTS BEGIN, THE CONTRACTOR SHALL OBTAIN ALL LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

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PILOT KNOB ROAD
(PUBLIC STREET)

KEY NOTES:

- 1 APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
- 2 INSTALL 500 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
- 3 APPROXIMATE LOCATION OF PORTABLE RESTROOM.
- 4 APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
- 5 INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
- 6 PROPOSED OUTFALL.
- 7 LIMITS OF DISTURBANCE = 0.97 ACRES.
- 8 CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.2.
- 9 APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DEWATERING ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ RIP RAP PLACEMENT ~ SEED / STRAW



H. SCALE: 1" = 20'



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Print Name: SHAWN WAYNE BARRY
Signature: [Signature]
Date: 06/06/2025 License #: 45838

ENGINEER OF RECORD:

NAME: SHAWN WAYNE BARRY

LICENSE NO. MN #PE-45838

PROJECT NUMBER:

110 005

REVISION:

6-6-2025 CITY REVIEW COMMENTS

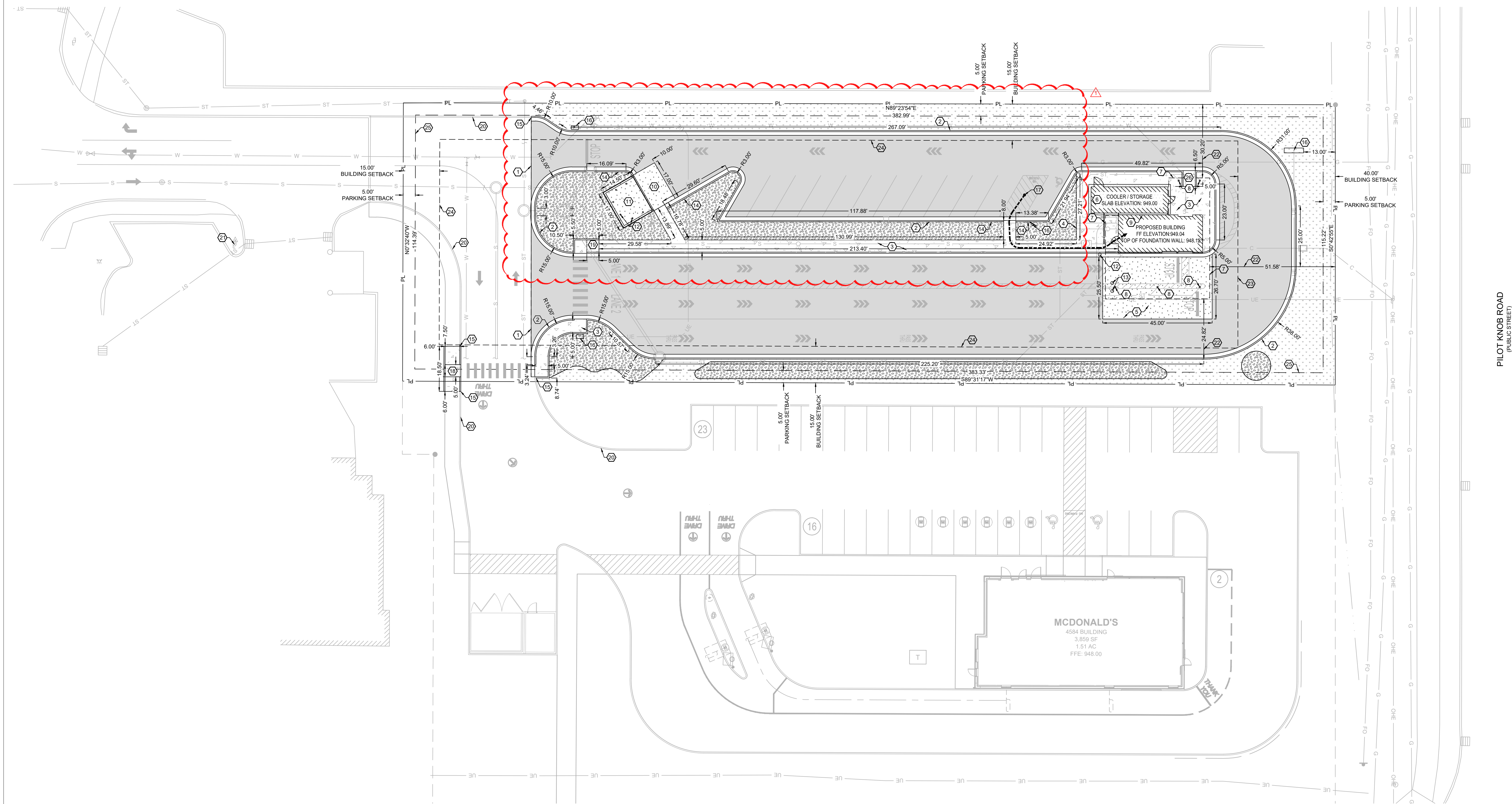
7 BREW COFFEE
APPLE VALLEY, MN

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C1.2

EROSION
CONTROL PLAN

DATE: APRIL 3, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD
PER STRUCTURAL DETAIL 7 SHEET S2.1.
- TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK
EDGE DETAIL 2.04, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD
WITH THICKENED EDGE PER STRUCTURAL PLANS.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO
DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS
2.03 & 2.05, SHEET C7.1.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
- INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
- CONNECT TO EXISTING CURB.
- SIGN, SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.

- TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
- TYPE 3 ADA CURB RAMP PER DETAIL 2.13, SHEET C7.2.
- EXISTING CURB AND GUTTER, DO NOT DISTURB.
- EXISTING LIGHT POLE, TO REMAIN.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- 40 FOOT BUILDING SETBACK LINE.
- 15 FOOT BUILDING SETBACK LINE.
- 5 FOOT PARKING SETBACK LINE.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: RB - RETAIL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 12 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 0 S.F.
PRE-PROJECT PERVIOUS AREA = 43,989 S.F.
TOTAL = 43,989 S.F.

POST-PROJECT IMPERVIOUS AREA = 31,029 S.F.
POST-PROJECT PERVIOUS AREA = 12,960 S.F.
TOTAL = 43,989 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS
ARE AREAS WITHIN PROPERTY LINE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 43,989 S.F. = 1.01 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.
REMOTE COOLER = 280 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER: 1,395 L.F.
ASPHALT PAVEMENT: 18,550 S.F.
CONCRETE PAVEMENT: 1,865 S.F.
CONCRETE SIDEWALK: 2,363 S.F.
COOLER/STORAGE SLAB: 420 S.F.
TURF GRASS SOD: 7,078 S.F.
LANDSCAPE MULCH: 4,806 S.F.



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supervision and that I am a duly Licensed
Professional Engineer under the laws of the
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Signature: [Signature]
Date: 06/06/2025 License #: 45838

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NAME: SHAWN WAYNE BARRY

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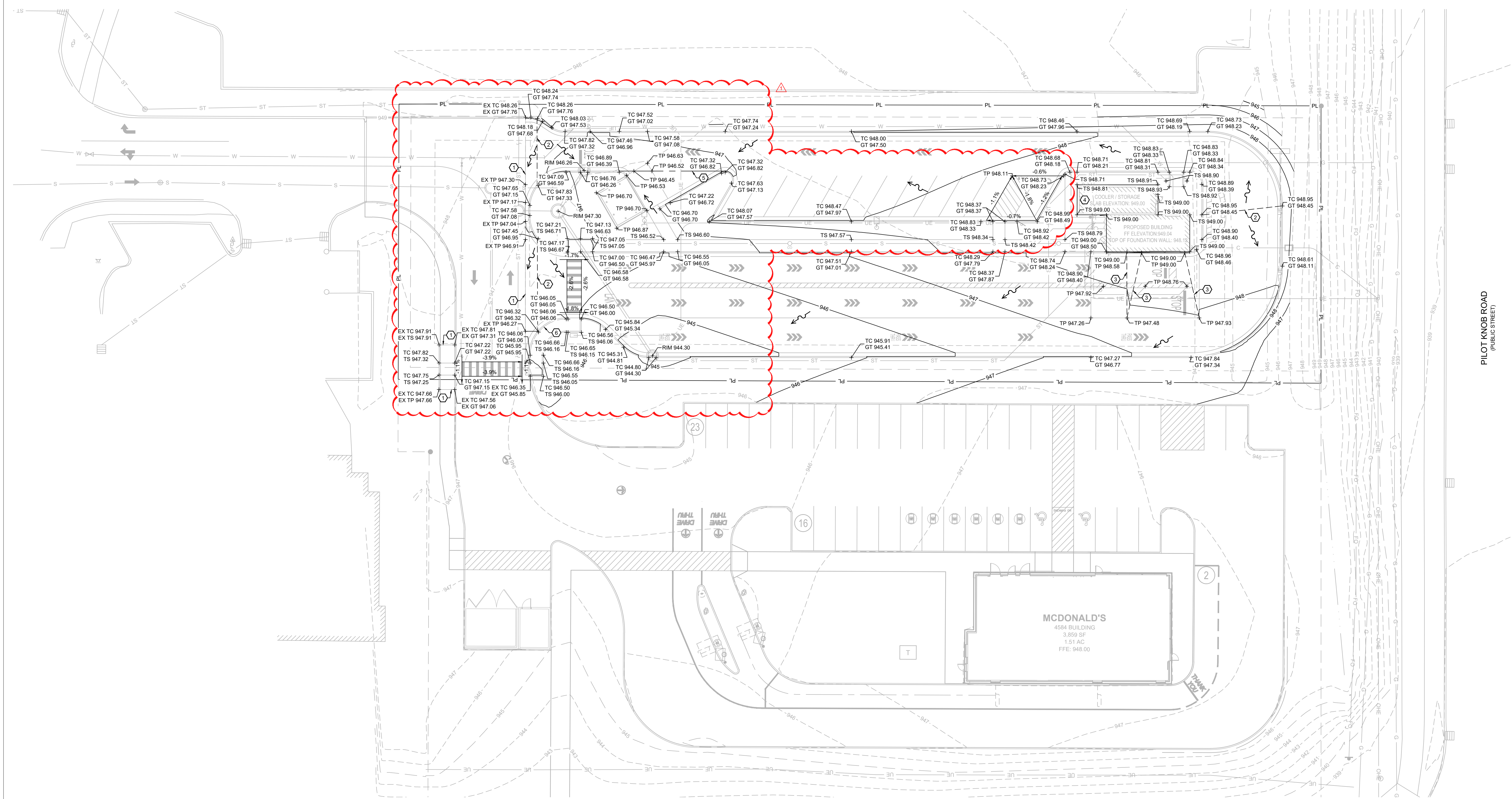
6-6-2025 CITY REVIEW COMMENTS

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C2.1
SITE PLAN

DATE: APRIL 3, 2025



KEY NOTES:

- ① MATCH EXISTING ELEVATION.
- ② HIGH POINT IN PAVEMENT.
- ③ CENTERLINE OF GRADE BREAK IN PAVEMENT.
- ④ PROPOSED REMOTE COOLER.
- ⑤ CENTERLINE OF SWALE IN PAVEMENT.
- ⑥ INSTALL FLUSH CURB.

ABBREVIATIONS

BC	BACK OF CURB	PVC	POLYVINYL CHLORIDE PIPE
CC	STANDARD CATCH CURB	R/W	RIGHT-OF-WAY
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	SC	SPILL CURB
EP	EDGE OF PAVEMENT	TB	TOP OF BASE ROCK
FES	FLARED END SECTION	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GROUND
GT	GUTTER INVERT	TP	TOP OF PAVEMENT
GY	GUY WIRE	TS	TOP OF SIDEWALK
HDPE	HIGH DENSITY POLYETHYLENE	TW	TOP OF WALL
INV	INVERT	EX TP	EXISTING TOP OF PAVEMENT
LF	LINEAR FEET	EX TS	EXISTING TOP OF SIDEWALK
MC	MOUNTABLE CURB		DIRECTION OF SHEET FLOW



0 10 20
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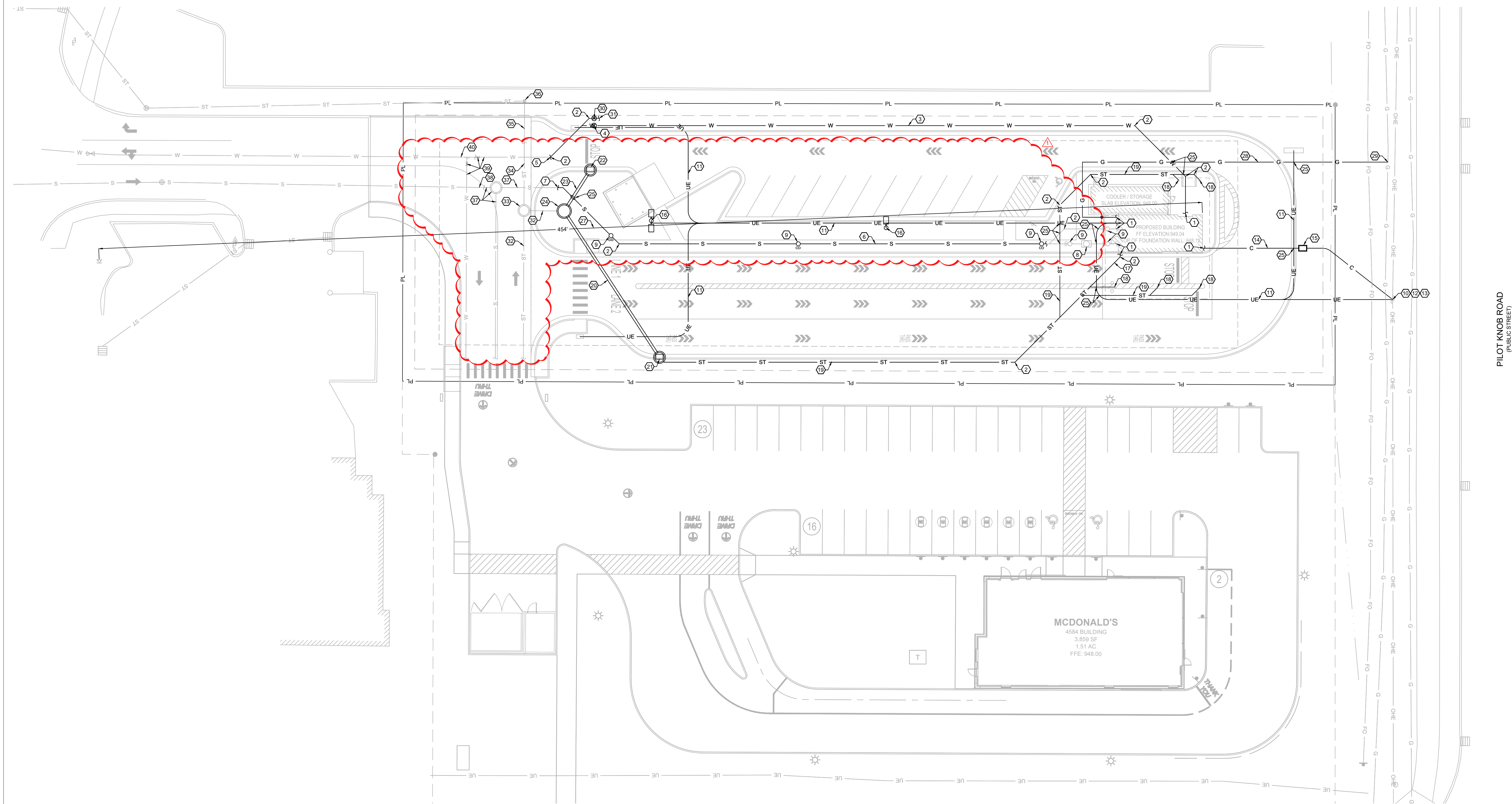
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C3.1
GRADING PLAN

DATE: APRIL 3, 2025



KEY NOTES:

- 1 CONTINUATION OF UTILITY TO BUILDING.
- 2 INSTALL 45° BEND, TYPICAL.
- 3 INSTALL 280 L.F. ± OF 1" SCH. 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 4 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
- 5 CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
- 6 INSTALL 240 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 7 CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
- 8 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS.
- 9 SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- 10 ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
- 11 BURIED ELECTRIC LINE. SEE MEP PLANS.
- 12 POLE MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- 13 ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
- 14 (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- 15 COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.

- 16 LIGHT POLE. SEE MEP PLANS.
- 17 INSTALL 20 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. PLUMB DISCHARGE LINE TO ROOF DRAINAGE SYSTEM.
- 18 DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2, SEE ARCHITECTURAL PLANS.
- 19 INSTALL 360 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 1.9% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 20 INSTALL 68 L.F. ± 12-INCH HDPE STORM LINE AT 7.1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 21 INSTALL 48" I.D. TYPE II CATCH BASIN MANHOLE PER DETAIL 4.03 SHEET, C7.2. RIM 944.30, FL IN (SE) FROM 8" HDPE 941.75, FL OUT (NW) TO 12" HDPE 941.55.
- 22 INSTALL 48" I.D. TYPE II CATCHBASIN MANHOLE PER DETAIL 4.03 SHEET, C7.2. RIM 946.26, FL OUT (SW) TO 12" HDPE 939.09.
- 23 INSTALL 16 L.F. ± 12-INCH HDPE STORM LINE AT 15% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 24 INSTALL 60" I.D. STORMWATER MANHOLE WITH PRESERVER ENERGY DISSIPATOR AND SKIMMER AND 3' SUMP PER DETAIL 4.05, SHEET C7.3. RIM 947.37, CONNECT TO PROPOSED FL OUT (W) TO 18" HDPE BY OTHERS 936.26, FL IN (SE) FROM 12" HDPE 936.78, FL IN (NE) FROM 12" HDPE 936.78, SUMP ELEVATION 933.26. CONTRACTOR TO VERIFY FINAL LOCATION AND ELEVATION OF 18" HDPE BY OTHERS PRIOR TO CONSTRUCTION.
- 25 UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 26 EXISTING 36" RCP STORM LINE.
- 27 DISTANCE TO NEAREST FIRE HYDRANT.
- 28 INSTALL 160 L.F. ± OF BURIED GAS SERVICE LINE. SEE MEP PLANS. COORDINATE CONNECTION WITH GAS UTILITY PROVIDER.
- 29 COORDINATE WITH GAS UTILITY PROVIDER FOR INSTALLATION OF GAS SERVICE LINE.

- 30 INSTALL NEW IRRIGATION METER AND PRESSURE VACUUM BREAK BACKFLOW PREVENTION SYSTEM AS REQUIRED BY WATER UTILITY PROVIDER. CONTRACTOR TO COORDINATE WITH WATER UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF WATER SERVICE LINE.
- 31 LANDSCAPE IRRIGATION SUPPLY LINE PER IRRIGATION PLAN. SEE SHEET C5.2.
- 32 APPROXIMATE LOCATION OF PROPOSED 18" HDPE STORM PIPE BY OTHERS. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION.
- 33 APPROXIMATE LOCATION OF PROPOSED 4" ID JUNCTION MANHOLE BY OTHERS. DESIGN RIM 947.22. DESIGN INV IN (S, E) FROM 18" HDPE 935.97. DESIGN INV OUT (N) TO 24" HDPE 935.97. CONTRACTOR TO VERIFY LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION.
- 34 APPROXIMATE LOCATION OF PROPOSED 24" PVC STORM PIPE BY OTHERS. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION.
- 35 APPROXIMATE LOCATION OF EXISTING 24" STORM PIPE. DO NOT DISTURB.
- 36 APPROXIMATE LOCATION OF EXISTING JUNCTION MANHOLE. DO NOT DISTURB.
- 37 APPROXIMATE LOCATION OF PROPOSED SANITARY SEWER INFRASTRUCTURE BY OTHERS. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION.
- 38 EXISTING SANITARY SEWER LATERAL. DO NOT DISTURB.
- 39 APPROXIMATE LOCATION OF PROPOSED WATER UTILITY INFRASTRUCTURE BY OTHERS. CONTRACTOR TO VERIFY LOCATION AND SIZE PRIOR TO CONSTRUCTION.
- 40 EXISTING WATER LINE. DO NOT DISTURB.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER	CITY OF APPLE VALLEY 6442 140TH ST W APPLE VALLEY, MN 55124 952-955-2400
2. ELECTRIC	DAKOTA ELECTRIC ASSOCIATION 4300 220TH ST W FARMINGTON, MN 55024 651-463-6212
3. SEWER	CITY OF APPLE VALLEY 6442 140TH ST W APPLE VALLEY, MN 55124 952-955-2400
4. GAS	CENTERPOINT ENERGY 601 W 61ST ST MINNEAPOLIS, MN 55419 612-861-8686



H. SCALE: 1" = 20'



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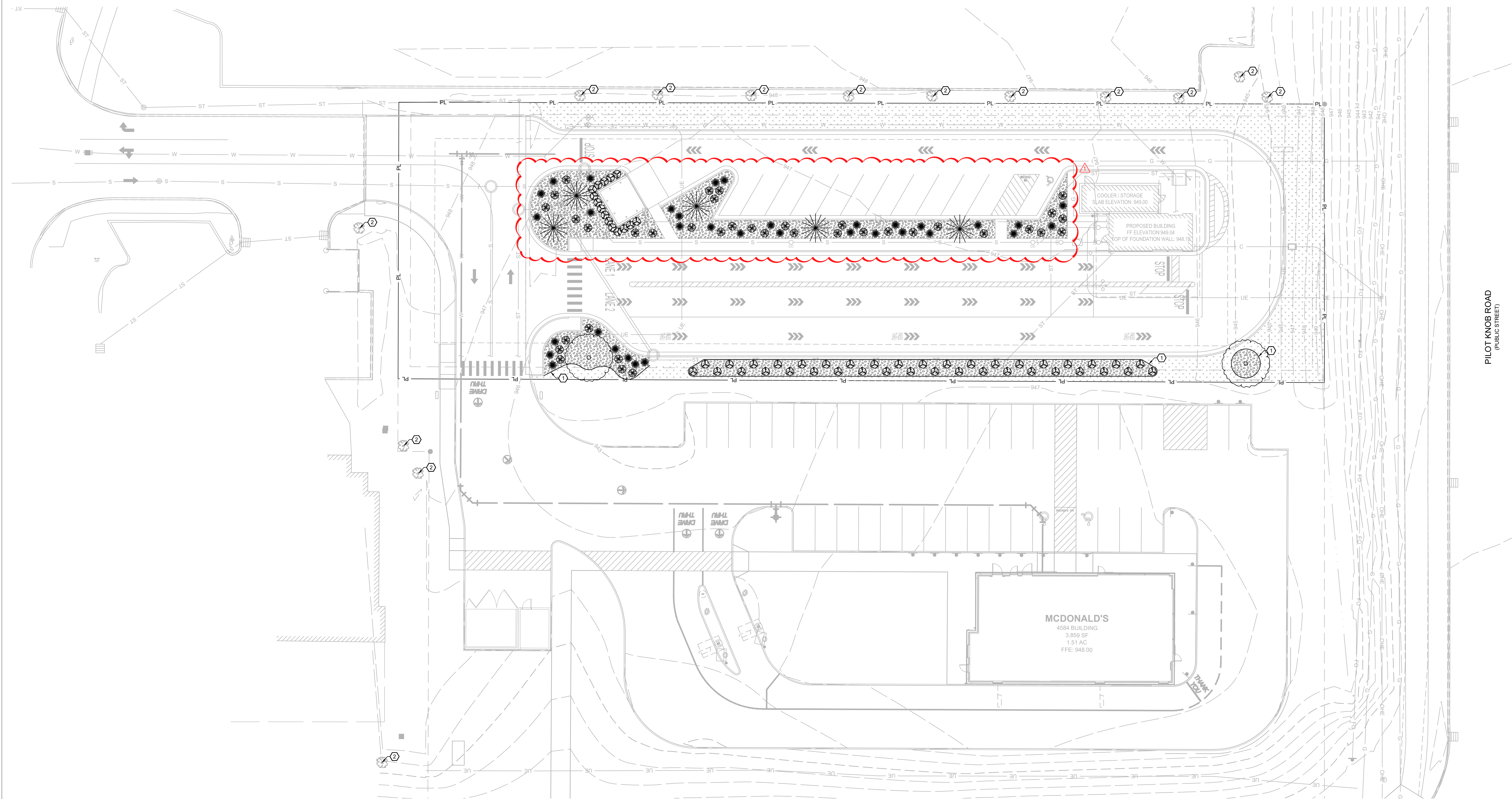
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APPLE VALLEY, MN 55124

C4.1
UTILITY PLAN

DATE: APRIL 3, 2025



GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQOS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- SEEDDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

PLANTING KEY	
	= LL (LITTLE-LEAF LINDEN)
	= PP (PURPLE PONY)
	= NP (NORTH POLE ARBORVITAE)
	= TT (TATER TOT ARBORVITAE)
	= AB (ABELIA)

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
CANOPY TREES					
LL	LITTLE-LEAF LINDEN (TILIA CORDATA)	2	2	2" CAL. B&B	50'X35'
NON-CANOPY TREES					
PP	PURPLE PONY (PRUNUS CERASIFERA)	5	5	2" CAL. B&B	12'X12'
SHRUBS					
NP	NORTH POLE ARBORVITAE (THUJA OCCIDENTALIS)	54	54	2" CAL. B&B	10'X4'
TT	TATER TOT ARBORVITAE (THUJA OCCIDENTALIS)	37	37	12" MIN.	24" MIN.
AB	ABELIA (ABELIA XGRANDIFLORA)	34	34	12" MIN.	36" MIN.

KEY NOTES:

- INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
- EXISTING TREE.

HATCH LEGEND

- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.



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SPRINGFIELD, MO 65804
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MN# 1063075500037
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: SHAWN WAYNE BARRY
Signature: [Signature]
Date: 06/06/2025 License #: 45838

ENGINEER OF RECORD:

NAME: SHAWN WAYNE BARRY

LICENSE NO. MN #PE-45838

PROJECT NUMBER:

110 005

REVISION:

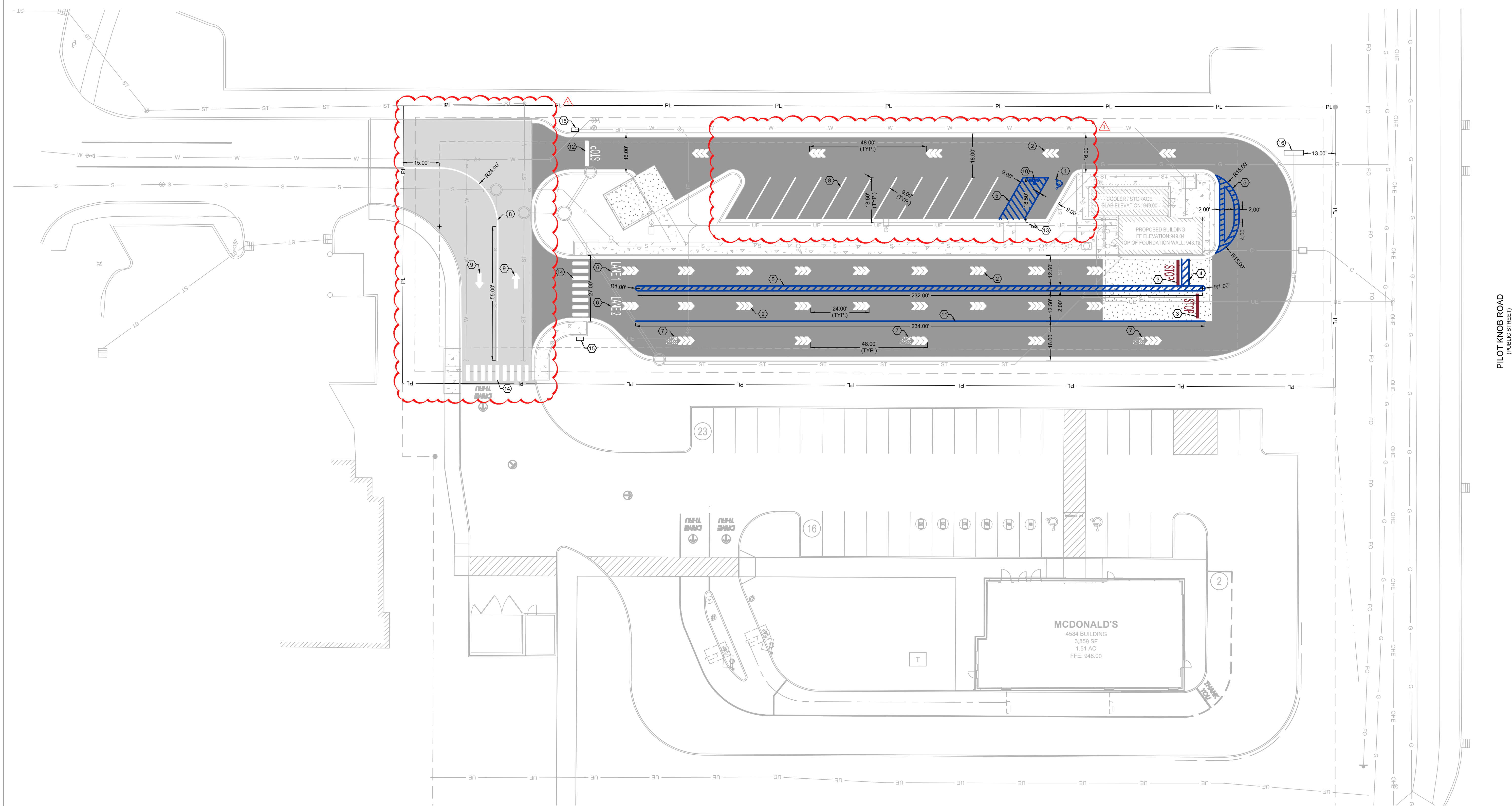
6-6-2025 CITY REVIEW COMMENTS

7 BREW COFFEE
APPLE VALLEY, MN

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C5.1
LANDSCAPE PLAN

DATE: APRIL 3, 2025



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- ASPHALT PAVEMENT BY OTHERS

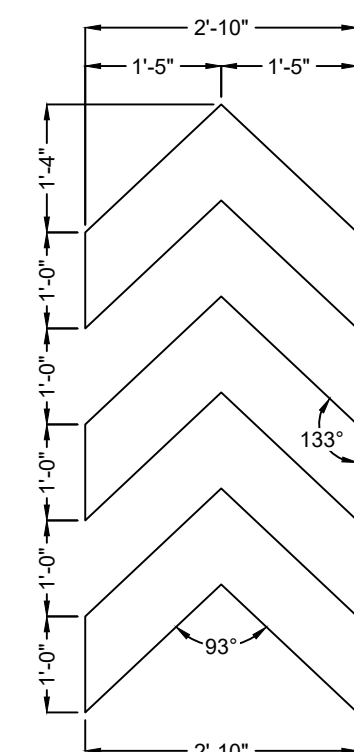
KEY NOTES:

- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
- 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 48-INCH TALL "LANE #" PAINTED IN WHITE.
- 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
- 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
- SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
- "NO PARKING" PAINTED IN ACCESS AISLE. ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
- 4-INCH SOLID BLUE PAVEMENT MARKER.
- 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
- ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.1.
- CROSS WALK PAVEMENT MARKING, 12" WIDE BY 6' LONG SOLID WHITE PAINT SPACED EVERY 3'. ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
- DIRECTIONAL SIGN.
- PYLON SIGN.



ADA ACCESSIBLE PARKING SYMBOL

SCALE: NONE



PARKING LOT STRIPING COLORS & PAINT

SCALE: NONE

PARKING LOT STRIPING COLORS & PAINT

- ASPHALT PAINT COLORS:
WHITE PANTONE 000C
BLUE PANTONE 293
- CONCRETE PAINT COLORS:
RED PANTONE 202
BLUE PANTONE 293
- PMS 000C
R: 255
G: 255
B: 255
HEX: FFFFFFFF
- PMS 293
R: 0
G: 61
B: 165
HEX: 003DA5
- PMS 202
R: 138
G: 36
B: 50
HEX: 8A2432



H. SCALE: 1" = 20'



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Signature: [Signature]
Date: 06/06/2025 License #: 45838

ENGINEER OF RECORD:

NAME: SHAWN WAYNE BARRY

LICENSE NO. MN #PE-45838

PROJECT NUMBER:

110 005

REVISION:

6-6-2025 CITY REVIEW COMMENTS

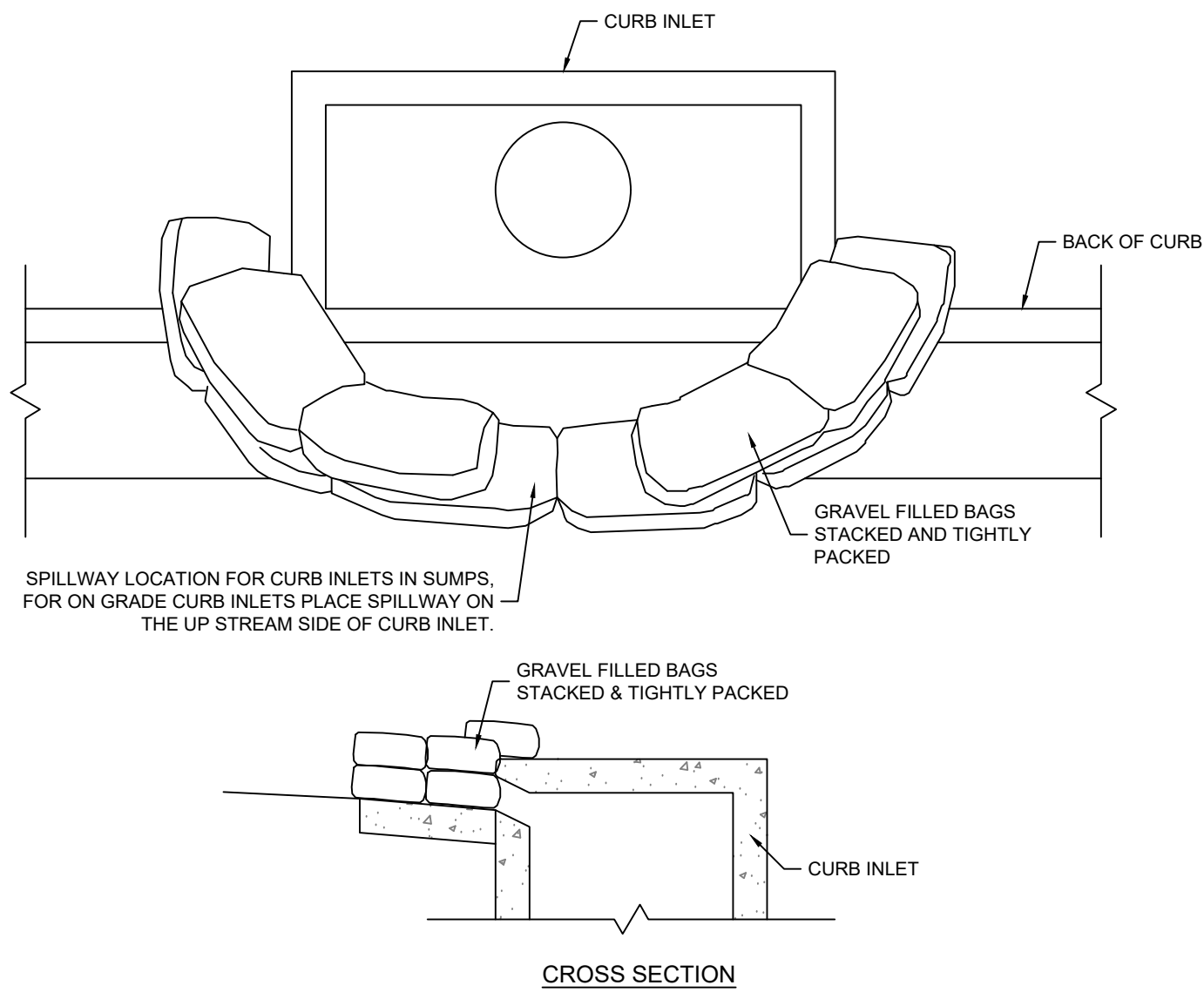
7 BREW COFFEE
APPLE VALLEY, MN

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

C6.1

STRIPING PLAN

DATE: APRIL 3, 2025

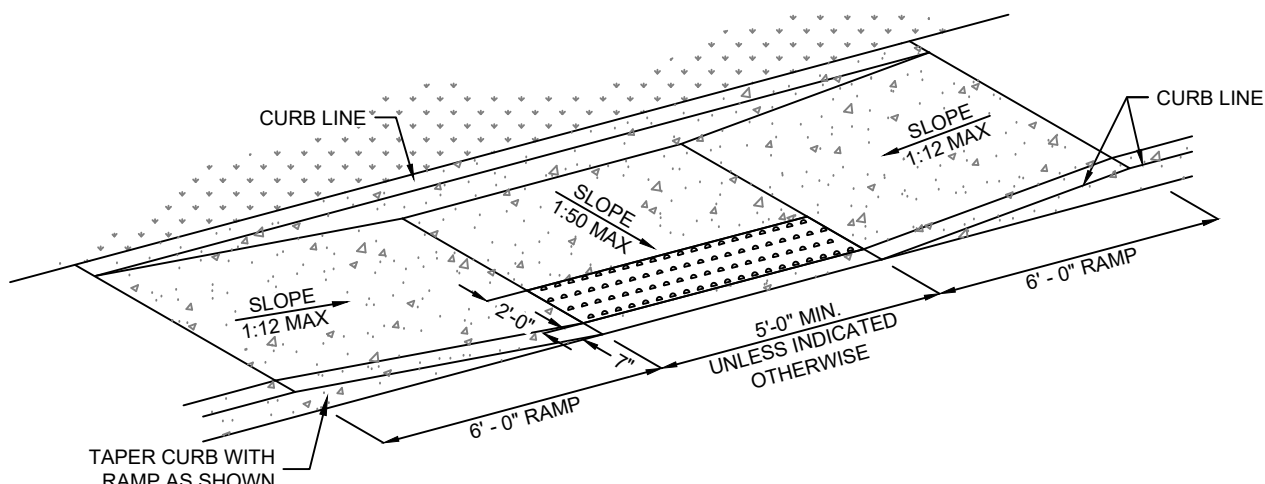


- NOTES:
1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL

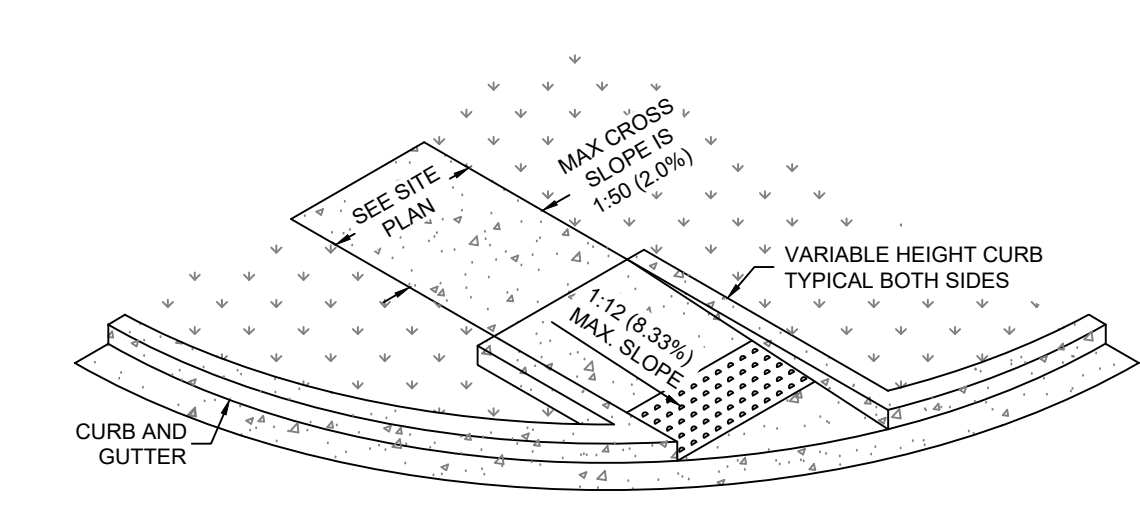
SCALE: NONE

- NOTES:
1. DETECTABLE WARNING ON RAMP SURFACE SHALL CONSIST OF TRUNCATED DOMES (FOR THE ENTIRE WIDTH OF THE RAMP) AND SHALL CONTRAST VISUALLY W/ ADJOINING SURFACES. PROVIDE ARMOR-TILE ADA TACTILE EPOXY POLYMER CAST IN PLACE WARNING TILES WITH TRUNCATED DOMES OR APPROVED EQUAL.
 2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 1.7 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.



2.12 TYPE 2 CURB RAMP DETAIL

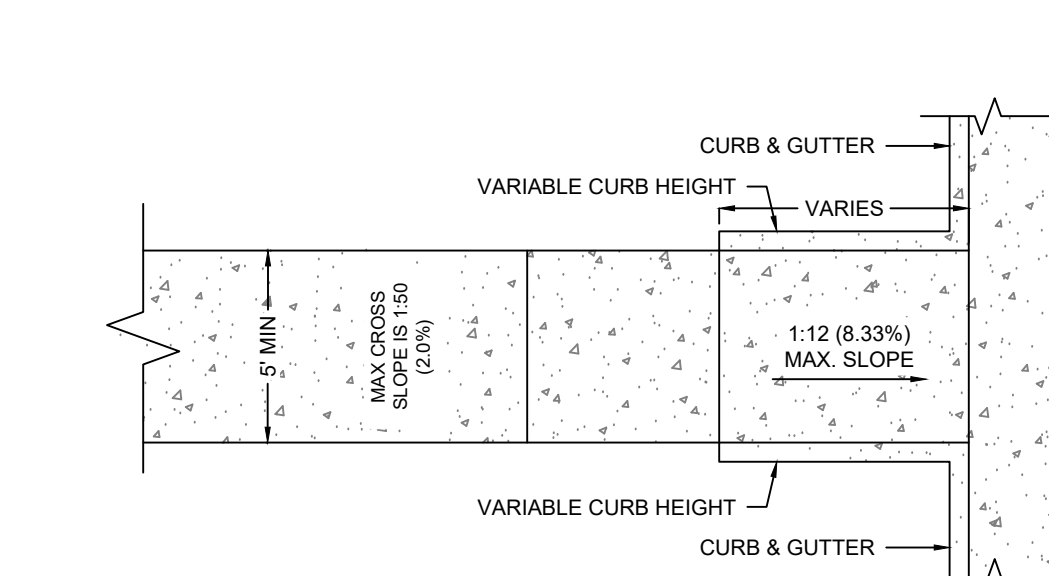
SCALE: NONE



- NOTES:
1. ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
 2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

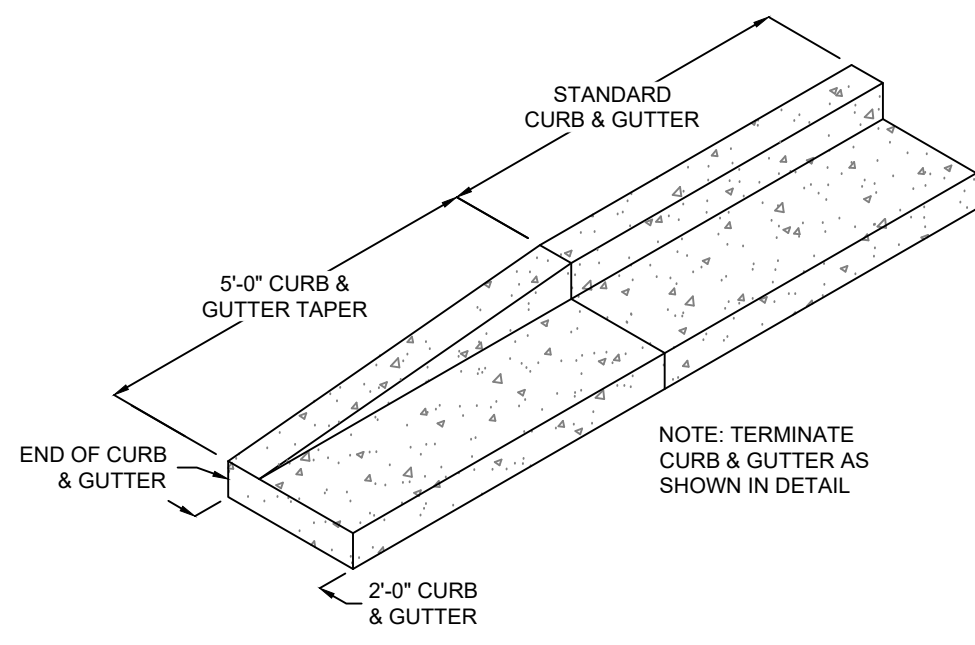
2.13 TYPE 3 CURB RAMP DETAIL

SCALE: NONE



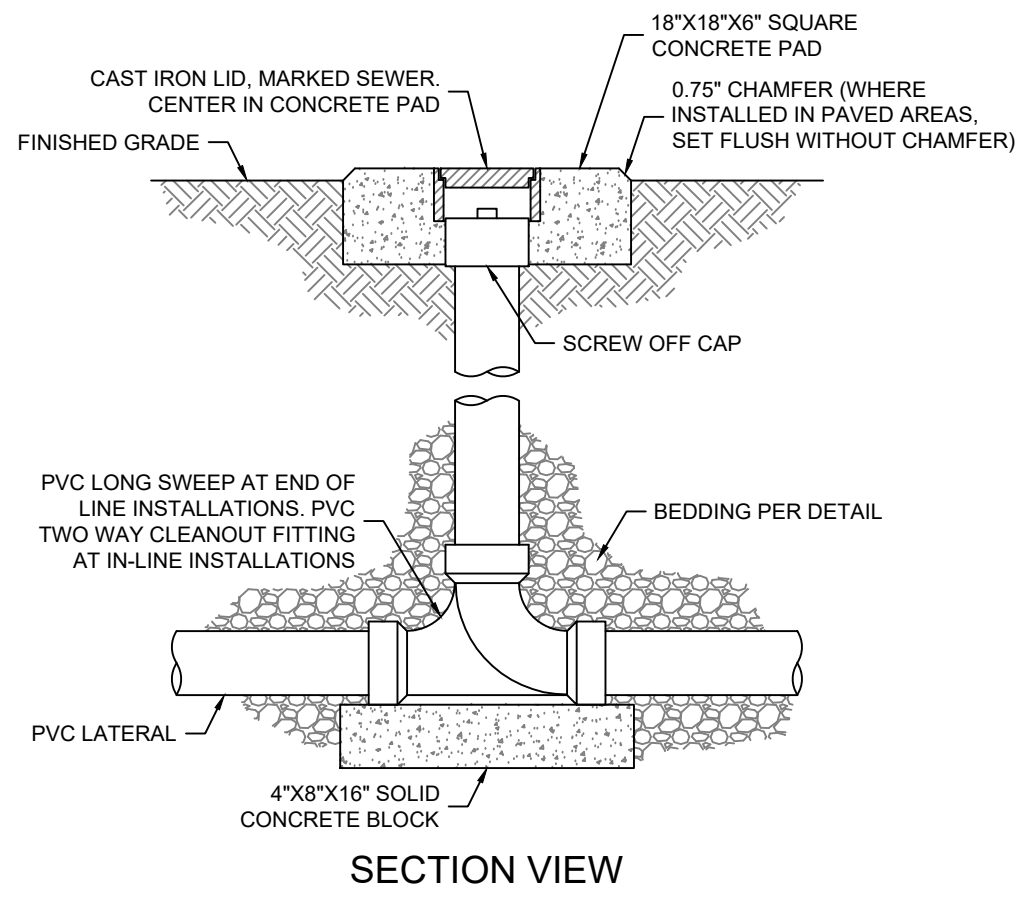
2.14 TYPE 4 CURB RAMP DETAIL

SCALE: NONE



2.15 CURB TRANSITION DETAIL

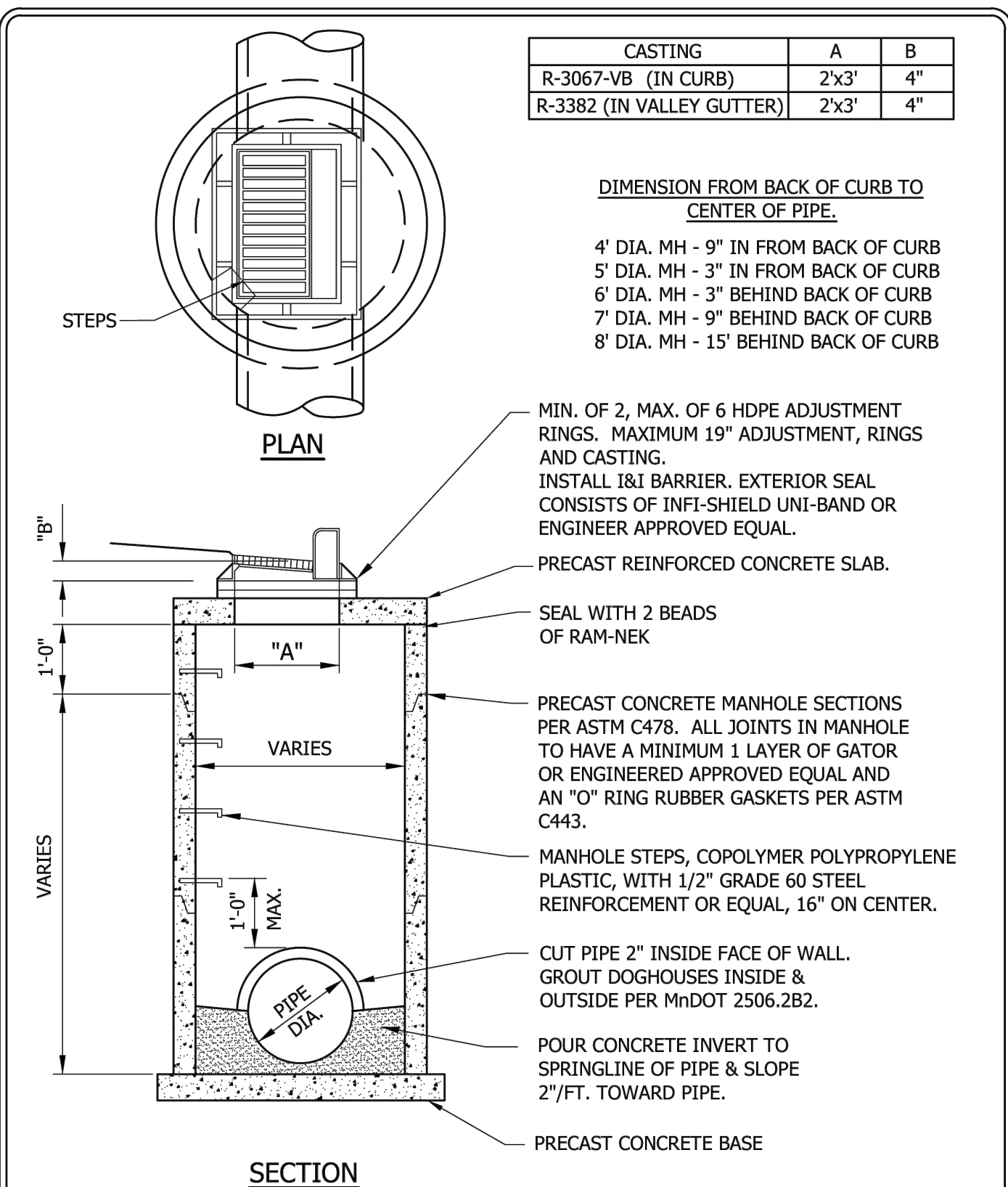
SCALE: NONE



- NOTES:
1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
 2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

4.02 SANITARY SEWER CLEANOUT DETAIL

SCALE: NONE



4.03

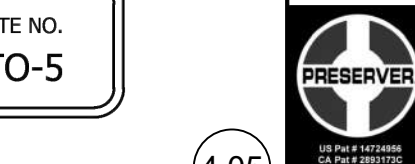


TYPE II
CATCHBASIN MANHOLE

LAST REVISION:
JAN 2023

PLATE NO.
STO-5

4.05



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STRUCTURE ID:
PROJECT:
LOCATION:

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7 BREW COFFEE
APPLE VALLEY, MN

Not to Scale

DRWN LBY
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4.05



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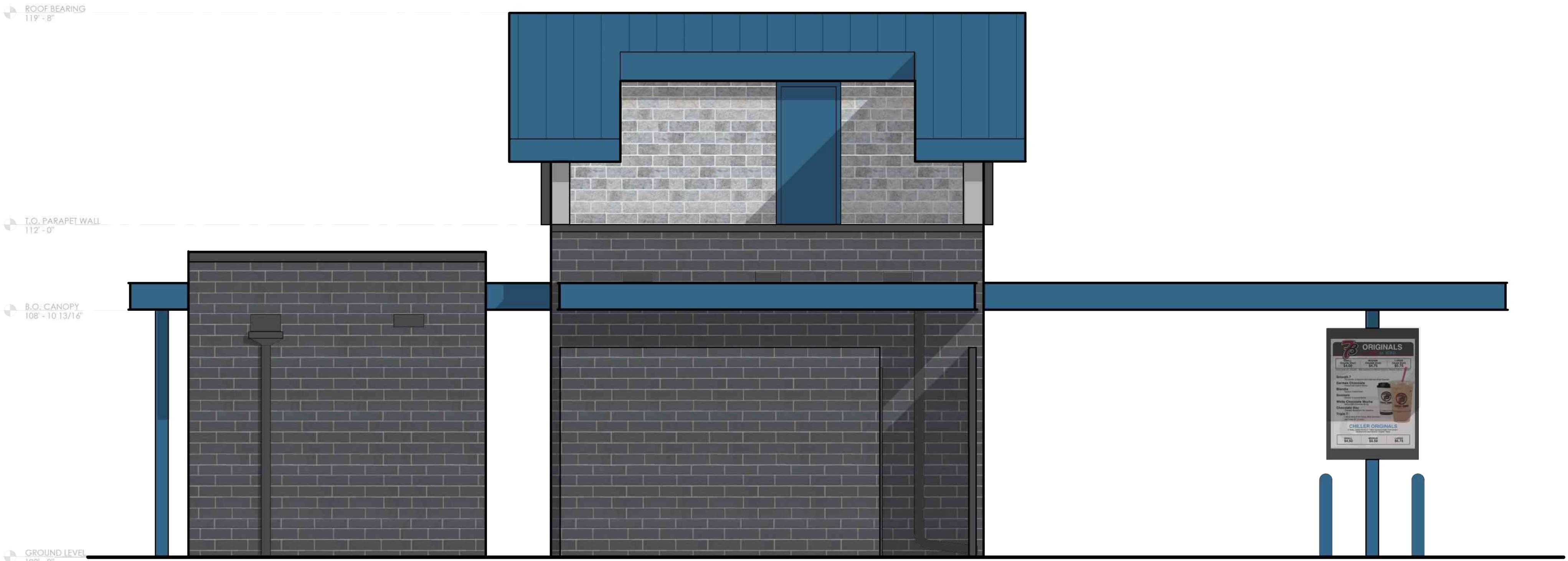
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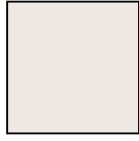


1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

-  NICHHA
MODERNBRICK
MIDNIGHT
-  NICHHA
CANYON BRICK
SHALE BROWN
-  PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE
-  BRAKE METAL
COLOR TO MATCH
STOREFRONT FRAMES
-  BRAKE METAL
PACIFIC BLUE
-  BRAKE METAL
MATTLE BLACK
-  DOORS
HONORABLE BLUE
SW6811



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- NICHIHA
MODERNBRICK
MIDNIGHT
- NICHIHA
CANYON BRICK
SHALE BROWN
- PAC-CLAD
STANDING SEAM PANEL
PACIFIC BLUE
- BRAKE METAL
COLOR TO MATCH
STOREFRONT FRAMES
- BRAKE METAL
PACIFIC BLUE
- BRAKE METAL
MATTLE BLACK
- DOORS
HONORABLE BLUE
SW6811

FIRM LICENSE NO. 2022033789

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.

ARCHITECT OF RECORD:

NAME: ASHLEY FELIU RIVERA

LICENSE NO. 2023043835

PROJECT NUMBER: 24347 78WW

REVISION:

7 BREW COFFEE

A2.2
EXTERIOR ELEVATIONS

DATE: DECEMBER 19, 2024



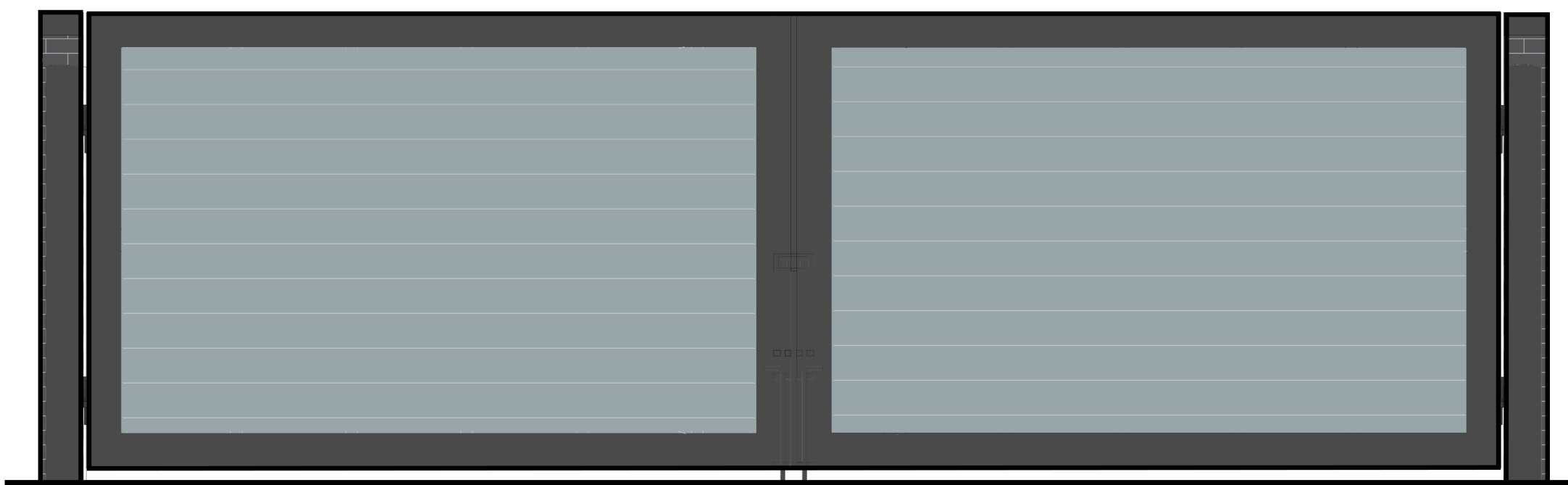
1 COOLER ELEVATION - FRONT
1/2" = 1'-0"

2 COOLER ELEVATION - RIGHT
1/2" = 1'-0"

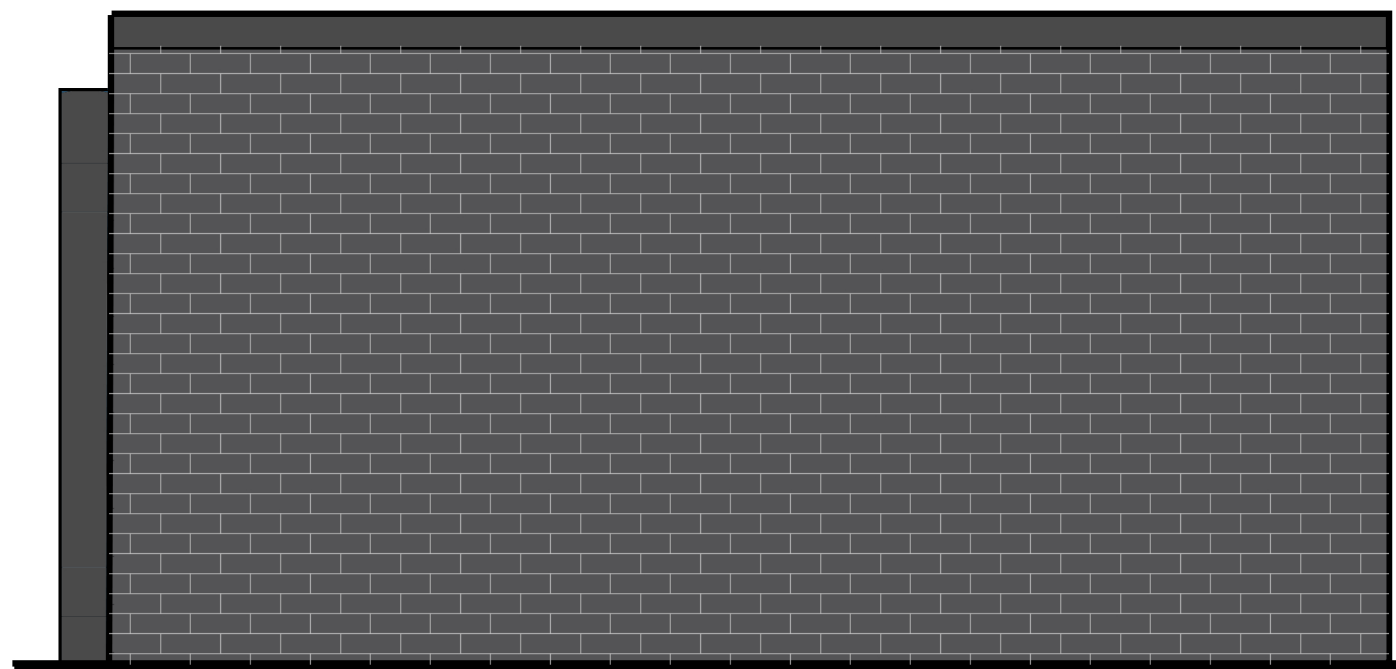


3 COOLER ELEVATION - REAR
1/2" = 1'-0"

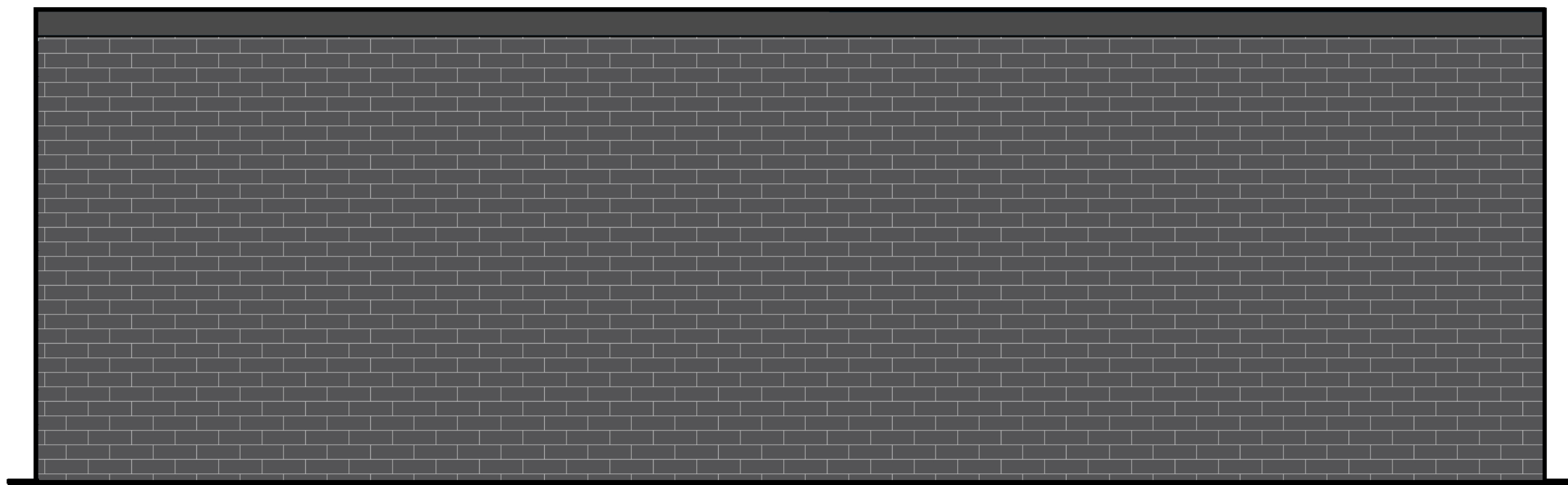
4 COOLER ELEVATION - LEFT
1/2" = 1'-0"



5 TRASH ENCLOSURE - FRONT
1/2" = 1'-0"



6 TRASH ENCLOSURE - SIDE
1/2" = 1'-0"

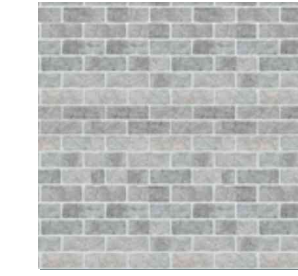


7 TRASH ENCLOSURE - REAR
1/2" = 1'-0"

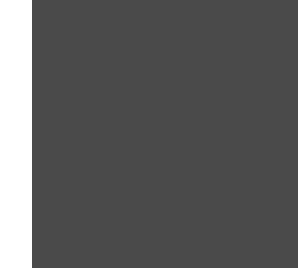
EXTERIOR FINISH LEGEND



**Nichiha
Modernbrick
Midnight**



**Nichiha
Canyon Brick
Shale Brown**



**Brake Metal
Coping Cap
Onyx**



**Doors
Honorable Blue
(SW6811)**



**Metal Wall Panel
Pac-Cloud 16" Panel
Cityscape**



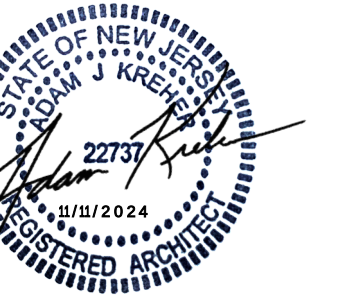
**Brake Metal
Coping Cap
Sandstone**



DESIGN + DEVELOPMENT

2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 21AC00142400



ARCHITECT OF RECORD:

NAME: ADAM KREHER

LICENSE NO. 21AJ02273700

PROJECT NUMBER: 24037 78TN

REVISION:

7 BREW COFFEE

A7.1

REMOTE COOLER & TRASH
ENCLOSURE ELEVATIONS

DATE: MAY 29, 2024

4 SITE LIGHTING FIXTURE W1E

2 SITE LIGHTING FIXTURE PL1

3 SITE LIGHTING FIXTURE C1



REVISION:

155TH ST W & PILOT KNOB RD
APPLE VALLEY, MN 55124

DATE: APRIL 3, 2025

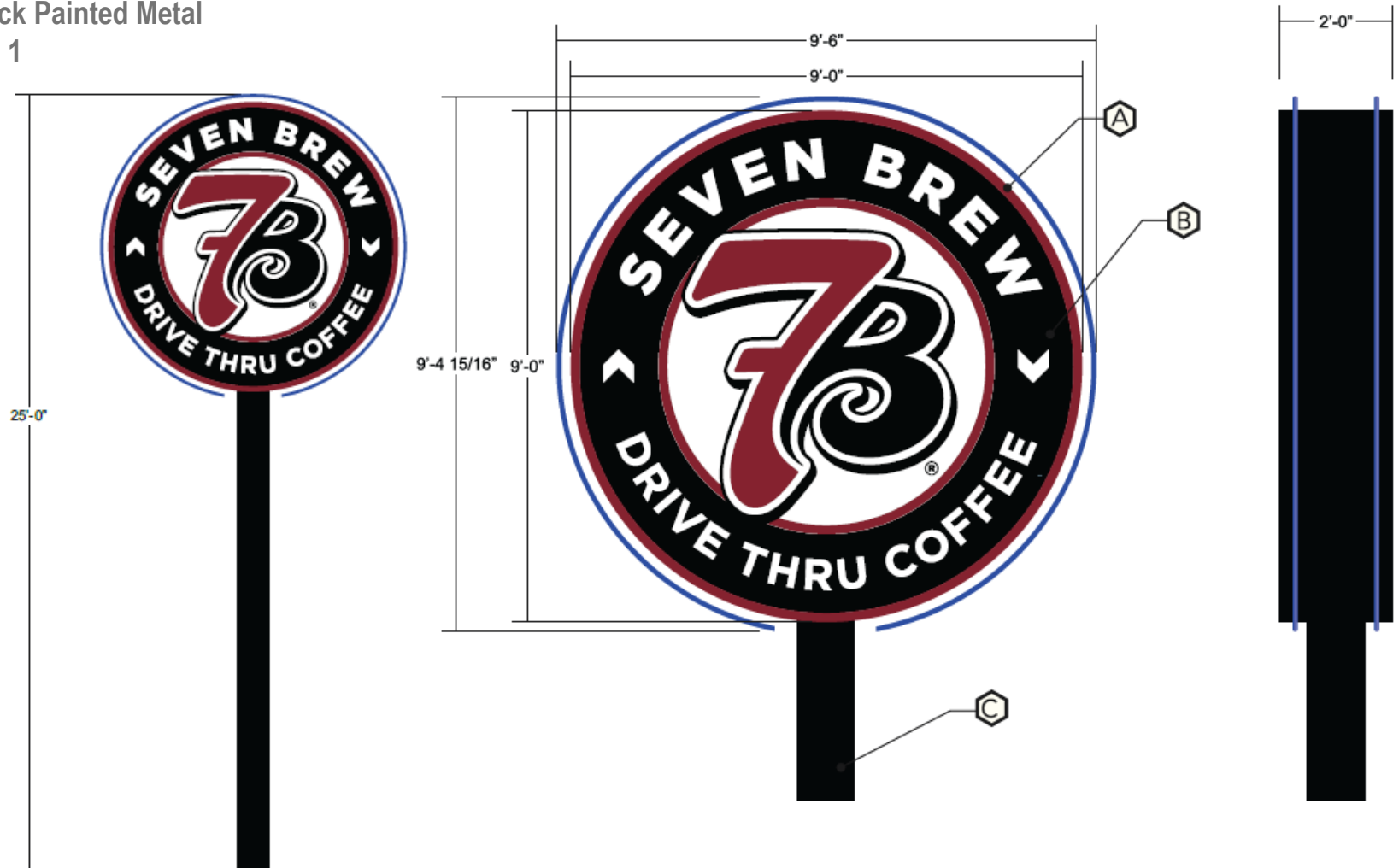
Type: Pylon

Sq Ft: 63.62

Face Material: Aluminum & Vinyl

Pole: Black Painted Metal

Quantity: 1



Prototype Signage – Pylon

Type: Directional (internally illuminated)

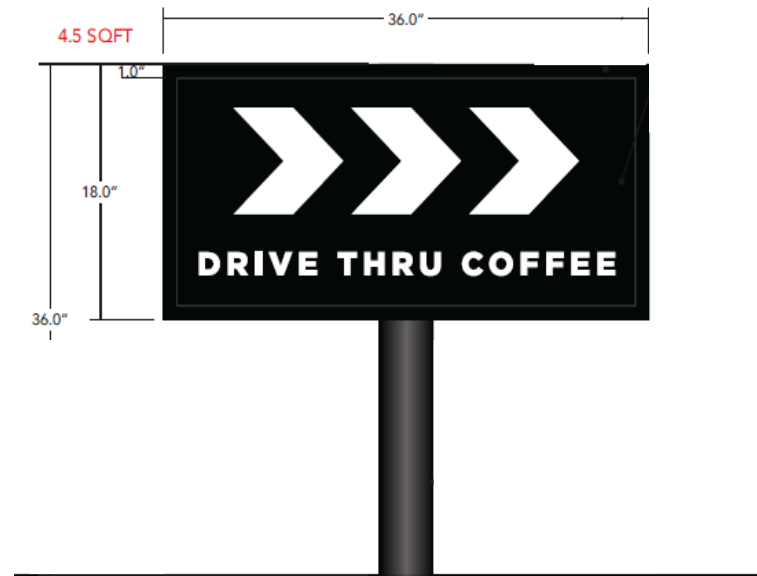
Size: 18"x36"

Sq Ft: 4.5

Face Aluminum Cabinet

Pole: Black Painted Metal

Quantity: 1



Prototype Signage – Directional

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-
A RESOLUTION AUTHORIZING THE ISSUANCE OF A BUILDING PERMIT
FOR KEUBER COFFEE, LLC AND ATTACHING CONDITIONS THERETO

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

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

WHEREAS, approval of a building permit authorization of proposed 510 square foot 7 Brew Coffee Class III Neighborhood Restaurant has been requested by Keuber Coffee, LLC, applicant and Rockport, LLC, property owner, on property legally described on the approved preliminary plat for McDonalds at Orchard Place as Lot 1, Block 1, McDonalds at Orchard Place; and

WHEREAS, the Apple Valley Planning Commission reviewed the development plans and recommended at its regular meeting on June 18, 2025.

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 7 Brew Class III Restaurant 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. Construction shall occur in conformance with the site plan dated May 18, 2025, including parking lot paving and a non-surmountable concrete curb and gutter.
3. Construction shall occur in conformance with the landscape plans dated May 18, 2025, (including sodded/ seeded public boulevard area up to each street curbline), subject to submission of a detailed landscape planting price list for verification of the City's 2½ % landscaping requirement at the time of building permit application.

A 15-foot-wide landscaped buffer along Pilot Knob Road is also required, incorporating trees and shrubs for screening and streetscape enhancement. The landscape plan will be reviewed for compliance with all City landscaping standards prior to permit issuance.

4. Construction shall occur in conformance with the elevation plans dated May 18, 2025.
5. Compliance with all conditions noted in the City Engineer's memo dated June 10, 2025, on file with the City.

6. Subject to all conditions noted in the Building Official' s memo dated May 27, 2025, on file with the City.
7. Final pedestrian connection design shall be reviewed and approved by the City Engineer.
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 the City standards and the property owner shall execute a maintenance agreement or other suitable agreement to be filed with the deed that ensures the perpetual maintenance of infiltration areas.
11. Site and building lighting shall consist of downcast, shoebox lighting fixtures or wallpacks with deflector shields which confine 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. In the event that a certificate of occupancy is requested prior to

completion of all required site improvements, a suitable financial guarantee in the amount of 125% of the estimated cost of the unfinished improvements shall be required along with an agreement authorizing the City or its agents to enter the premises and complete the required improvements if they are not completed by a reasonably stipulated deadline, with the cost of such City completion to be charged against the financial guarantee.

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 _____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

CERTIFICATE

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

Christina M Scipioni, Clerk

CITY OF APPLE VALLEY
RESOLUTION NO. 2025-

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND GRANTING A
VARIANCE TO OPERATE A DRIVE-THROUGH WINDOW IN CONJUNCTION WITH A
CLASS III NEIGHBORHOOD RESTAURANT IN AN "RB" (RETAIL BUSINESS) ZONE,
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, Section 155.157(M) of the City Code allows a drive-through window in conjunction with a Class III Neighborhood Restaurant as a conditional use in the "RB" (Retail Business) zoning district, provided specific performance standards are met; and

WHEREAS, Section 155.003 of the City Code defines a Class III Neighborhood Restaurant as having limited hours of operation between 6:00 a.m. and 11:00 p.m. daily; and

WHEREAS, Keuber Coffee, LLC has submitted an application for a Conditional Use Permit to operate a drive-through window in conjunction with a Class III Neighborhood Restaurant, known as 7 Brew Coffee, on property legally described on the approved preliminary plat for McDonalds at Orchard Place as Lot 1, Block 1, McDonald's at Orchard Place; and

WHEREAS, Keuber Coffee, LLC has also requested a variance to extend the hours of operation of the restaurant beginning at 5:30 a.m. to 11:00 p.m. daily; and

WHEREAS, a public hearing on the CUP and variance requests was held by the Planning Commission on Class II restaurants, in accordance with applicable procedural requirements; and

WHEREAS, the Planning Commission reviewed the Conditional Use Permit and Variance requests to determine conformance with the applicable regulations and performance standards has occurred at its meeting held on June 18, 2025; and

WHEREAS, on June 18, 2025, the Planning Commission recommended _____ of the Conditional Use Permit subject to conditions; and

WHEREAS, on June 18, 2025, the Planning Commission recommended _____ of the variance request to extend the hours of operation of the restaurant from 5:30 a.m. to 11:00 pm daily.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Apple Valley, Dakota County, Minnesota, that the request for a Conditional Use Permit to allow a drive-through window in conjunction with a Class III Neighborhood Restaurant on the Property above described is hereby approved, subject to compliance with all applicable City codes and the following conditions:

1. Development and construction shall be in substantial conformance with the site plan dated May 18, 2025.
2. All signage associated with the drive-through window shall comply with section 154.04 (J)(1)(2)(3)(4)(5) by separate review and approval.
3. Cross access agreements between Lot 1 and Lot 2, McDonalds at Orchard Place shall be provided to the City in a form acceptable to the City Attorney. These documents shall be recorded with Dakota County. Recorded documents shall be provided to the City of Apple Valley prior to issuance of a building permit.
4. Landscaping shall be added along the east lot line to mitigate headlights and operations with Pilot Knob Road and residential uses on the East of Pilot Knob Road in compliance with section 155.349 (A) of the City Code and an approved landscaping plan approved by the Community Development Director.
5. If the use allowed by the Conditional Use Permit is not completed or utilized within one (1) year of the date of approval, the permit shall become null and void.
6. The Conditional Use Permit may be revoked for cause if the terms of (1) through (5) preceding are not adhered to.

BE IT FURTHER RESOLVED by the City Council of the City of Apple Valley that a variance is hereby granted to permit the operation of a Class III Neighborhood Restaurant beginning at 5:30 a.m. and no later than 11:00 p.m. daily, based on the following findings:

1. The 2040 Comprehensive Plan designated this area with supportive uses to the mixed business campus.
2. The site's topography with a 7- 10 ft. berm along the east lot line will mitigate noise and headlights.
3. Class II restaurants in the RB district are not subject to operating hour limits.
4. On the adjacent property to the south, a McDonald's restaurant with drive-through window is intended to be located and may operate 24 hours a day.
5. The variance is not merely a convenience; it is needed for the restaurant to function.
6. Early-morning hours align with similar commercial operations nearby.
7. Physical buffers, including a pond, berm, and 6 lane county roadway, separate the site from homes and other land uses.

8. The distance from the restaurant structure to the residential structures across the county roadway is more than 400'.
9. The residential properties across Pilot Knob Road were developed when the Property was an active sand and gravel mining operation.

ADOPTED this ____ day of _____, 2025.

Clint Hooppaw, Mayor

ATTEST:

Christina M. Scipioni, City Clerk

CERTIFICATE

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

Christina M Scipioni, Clerk



MEMORANDUM

DATE: June 12, 2025
TO: Carter Hayes, Planner
FROM: Evan Acosta, Assistant City Engineer
SUBJECT: Seven Brew Coffee Site Plan Review per plans dated 06/06/2025

Carter,

The following are comments regarding the Seven Brew Coffee preliminary site plans dated June 6, 2025. Please include these comments as conditions of approval.

General

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

Permits

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



MEMORANDUM

Site

14. Final Site Plan subject to City Engineer Approval.
15. Sidewalk adjacent to curb and gutter shall be 6 feet in width, minimum.
16. Include Auto turn drawing for service and emergency vehicles entering and leaving the site.
17. Pavement section for public roadways shall match existing roadways and be shown on the plans.
18. Show the location of manholes and gate valves and hydrants on the site plan.
19. 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.
20. 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
21. Driveway Apron shall be per City of Apple Valley standard detail plate STR-5.
22. All retaining walls over 48" from bottom of footing to the top of wall shall be designed and certified by a structural engineer and submitted to building inspections for final approval. Retaining walls over 4' will require a fence above the wall. Provide additional details and/or specifications for retaining wall block. Retaining walls shall be privately owned and maintained. Retaining walls are not allowed in drainage and utility easements without an approved encroachment agreement.
23. Show locations of proposed lighting fixtures for parking lots and site.
24. Site plan should show site line triangles at access entrances as well as on the landscape plan
25. Drainage and utility easements should be shown on Plans.
26. 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

Grading & Drainage Plan

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

Storm Sewer



MEMORANDUM

33. Final locations and sizes of Storm Sewer shall be reviewed with the final construction plans and approved by City Engineer.
34. Provide storm sewer calculations for storm water requirements. (Rational method including Hydraulic grade lines).
35. Provide pretreatment device/s, such as a SAFL Baffle or approved equal and sump prior to discharging into the public storm sewer in an additional separate MH. Sump structures as shown in City "Catch Basin Manhole with Sump" detail STO-5S. Any sumps shall be privately maintained and routinely cleaned as the accumulated sediment will be from the private parking lots and roadways.
36. 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

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

Landscape and Natural Resources

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

TO: Carter Hayes, Planner

FROM: George Dorn, Building Official

DATE: May 27, 2025

SUBJECT: Seven Brew Coffee northwest corner of Pilot Knob Rd and 155th St W.

- 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.
- Special inspection of building fabricated items or fabricator approval shall be required in accordance with MSBC 1704 prior to permit approval.
- 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.
- Architectural, Structural and Civil plans are required to be signed with the permit application.
- Separate sign permits are required. Signed structural drawings will be required for review with the Building Permit application.
- Provide energy and lighting compliance calculations at the time of permit submittal.
- Crawl spaces are required to be ventilated, see MSBC 1202.4
- Sewer/water and plumbing systems are required to be protected from freezing.
- Footings for frost protection shall be in accordance with MSBC 1303.1600 or MSBC 1809
- Canopy is missing all structural details and frost protected footings.
- Submit plans to the Minnesota Department of Health for review and approval.
- Platting the property lines must be completed prior to permit issuance.
- Folding access ladders are not an approved method for accessing mechanical equipment.
- Plan sheet A2.2 states to refer to A4.1 for energy compliance information. That sheet is not included. Energy compliance must meet the 2024 Minnesota State Commercial Energy Code.
- Missing the utility plans to evaluate the sewer slope to the manhole. That will need to be reviewed by the State Plumbing division and Building Inspections Division for compliance.
- Ventilation for the buildings and occupants must meet the 2020 Minnesota Mechanical and Fuel Gas Code.
- Plumbing, sewer and water must meet the 2020 Minnesota State Plumbing Code.
- Details shall be required from the cooler manufacturer at the time of permit submittal.



ITEM:
COUNCIL MEETING DATE:
SECTION:

6.A.
June 18, 2025
Other Business

Description: Review of Upcoming Schedule and Other Updates	
Staff Contact: Breanna Vincent, Department Assistant	Department / Division: Community Development

Action Requested:

N/A

Summary:

Next Planning Commission Meetings:

Wednesday, July 2, 2025 - 7:00 p.m.

Applications due by 9:00 a.m. on Wednesday, June 4, 2025.

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

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

Next City Council Meetings:

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

Background:

N/A

Budget Impact:

N/A

Attachments:

None