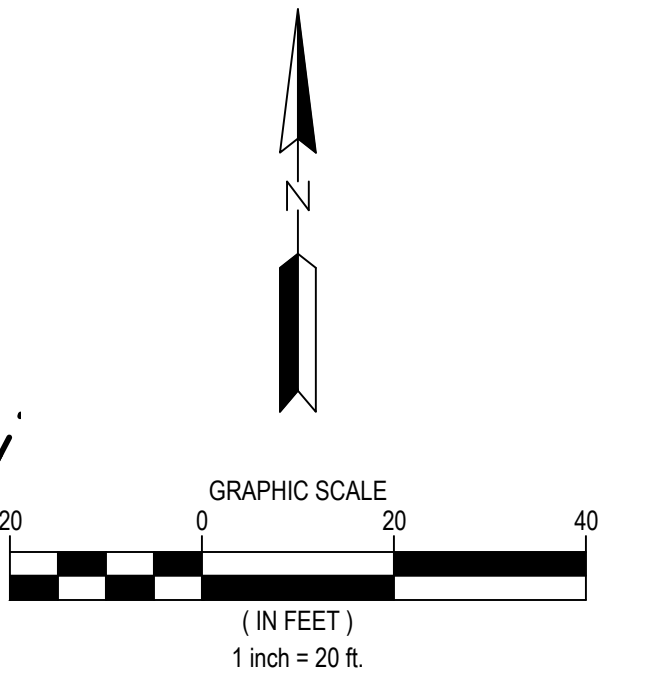


PROPOSED ANIMAL HOSPITAL
 15,114 SF
 FFE = 890.50'



LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING PROPERTY LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	TOP OF CREEK BANK
	CONSTRUCTION LIMITS
	FEMA FLOODWAY BOUNDARY
	EXISTING FEMA / BASSETT CREEK 100-YR FLOODPLAIN BOUNDARY
	CURB AND GUTTER
	BITUMINOUS PAVEMENT
	PATCH BITUMINOUS PAVEMENT
	CONCRETE
	TIP-OUT CURB AND GUTTER
	CONCRETE PAVEMENT (DESIGN BY OTHERS)
	FENCE (DESIGN BY OTHERS)
	RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED PARKING COUNT

NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

KEYNOTES

- MATCH EXISTING
- CONCRETE SIDEWALK - SEE DETAIL 9/C-804
- STANDARD DUTY BITUMINOUS PAVEMENT - SEE DETAIL 10/C-806
- CURB CUT - SEE RAIN GUARDIAN DETAIL/C-806 AND 2/C-806
- ADA CURB RAMP (WITH TRUNCATED DOMES IN ROW) - SEE SHEET C-301 FOR DETAILED GRADING AND DETAIL 5-297.250 SHEETS 1-6/C-805 AND C-806
- ADA PARKING STALL WITH SIGN - SEE DETAILS 2,3,4,5/C-804
- VAN ACCESSIBLE ADA PARKING STALL WITH SIGN - SEE DETAILS 2,3,4,5/C-804
- ADA ACCESS AISLE WITH SIGN AND 'NO PARKING' PAINTED AT BASE OF STALL - SEE DETAILS 2,3/C-804
- MUTCD R1-1 STOP SIGN - SEE DETAILS 2,3/C-804
- 'DROP OFF ONLY' SIGN - SEE DETAIL 3/C-804
- MUTCD R5-1 DO NOT ENTER SIGN - SEE DETAILS 2,3/C-804
- 'COMPACT PARKING' WITH ARROW LEFT OR RIGHT SIGN - SEE DETAIL 3/C-804
- PAINTED DIRECTIONAL ARROW - SEE DETAIL 1/C-804
- 4" PAINTED STRIPE (TYP.) - SEE DETAIL 1/C-804
- DOOR LOCATION/STRUCTURAL STOOP/STAIRS WITH LANDING - SEE ARCHITECTURAL/STRUCTURAL PLANS FOR DETAIL AND PRECISE LOCATION
- TRANSFORMER MOUNTED ON CONCRETE PAD - SEE ARCHITECTURAL/STRUCTURAL/MEP PLANS
- GENERATOR MOUNTED ON CONCRETE PAD - SEE ARCHITECTURAL/STRUCTURAL/MEP PLANS
- PARKING SETBACK - SEE SITE ANALYSIS TABLE, THIS SHEET
- BUILDING SETBACK - SEE SITE ANALYSIS TABLE, THIS SHEET
- SHORELAND OVERLAY CREEK SETBACK - SEE SITE ANALYSIS TABLE, THIS SHEET
- SHORELAND OVERLAY CREEK BUFFER - SEE SITE ANALYSIS TABLE, THIS SHEET
- DOG RUN WITH FENCE - SEE ARCHITECTURAL/STRUCTURAL PLANS
- TRASH ENCLOSURE ON CONCRETE PAD - SEE ARCHITECTURAL/STRUCTURAL PLANS
- FEMA FLOODWAY
- EXISTING FEMA 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD HAZARD; SFHA ZONE AE)
- EXISTING BASSETT CREEK WATERSHED MANAGEMENT COMMISSION (BCWMC) 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD HAZARD; SFHA ZONE AE)
- EXISTING TOP OF CREEK BANK
- RETAINING WALL (DESIGN BY OTHERS)
- B612 CURB AND GUTTER - SEE DETAIL 7/C-804
- B612 TIPOUT CURB AND GUTTER - SEE DETAIL 6/C-804
- TRANSITION BETWEEN KNOCKDOWN AND FULL HEIGHT CURB - SEE SHEET C-301 FOR DETAILED GRADING DESIGN
- 5' TRANSITION BETWEEN CURB AND GUTTER TYPES
- 5' TRANSITION BETWEEN TIP-IN AND TIPOUT GUTTER
- VALLEY GUTTER ACROSS DRIVEWAY - SEE DETAIL GV-STRT-060/C-803
- PATCH BITUMINOUS PAVEMENT IN ROW - MATCH EXISTING SECTION AND SEE DETAIL GV-STRT-250/C-803
- CONCRETE PAD - SEE STRUCTURAL/ARCHITECTURAL PLANS
- RAISED SIDEWALK WITH RAILING - SEE SHEET C-301 FOR DETAILED GRADING DESIGN AND STRUCTURAL/ARCHITECTURAL PLANS FOR DESIGN
- BOLLARD - SEE DETAIL 11/C-804
- FENCE - SEE STRUCTURAL/ARCHITECTURAL PLANS

SITE ANALYSIS TABLE			
ADDRESS	705 BOONE AVENUE N, GOLDEN VALLEY, MN 55427		
EXISTING ZONING	LIGHT INDUSTRIAL /SHORELAND OVERLAY		
PROPOSED ZONING	LIGHT INDUSTRIAL /SHORELAND OVERLAY		
PROPOSED USE	ANIMAL HOSPITAL - APPROVED CONDITIONAL USE		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	1.71	0.67	1.03
PROPOSED PARCEL SUMMARY	1.71	0.99	0.71
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED	15,113	15,113	1
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
PROPOSED	50	63	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED	3	3	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
IMPERVIOUS AREA (INCL. BLDG.)	N/A	56%	
PERVIOUS AREA	N/A	44%	
LANDSCAPE ISLANDS	4% OF PARKING AREA	5.5%	
BUILDING AREA	50% (MAX)	20%	
SETBACK SUMMARY			
PARKING	REQUIRED	PROPOSED	
FRONT	35'	35'	
SIDE	10'	10'	
REAR	25'	25'	
BUILDING	REQUIRED	PROPOSED	
FRONT	35'	35'	
SIDE	20'	20'	
REAR	50'	50'	
SHORELAND OVERLAY	REQUIRED	PROPOSED	
CREEK SETBACK	50'	50'	
CREEK BUFFER	10'	10'	

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

CLIENT:
GV DEVELOPMENT PARTNERS, LLC

PROJECT TITLE:
BOONE ANIMAL HOSPITAL
 GOLDEN VALLEY, HENNEPIN COUNTY MINNESOTA

DATE	DESCRIPTION	ISSUE NO.
05/21/2021	PERMIT SET	0
07/09/2021	CITY COMMENTS	1
07/30/2021	DOOR ADDITION AND STORMWATER UPDATES	2

CERTIFICATION:
 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.

Roshaan A. Grieme
 ROSHAAN A. GRIEME
 LICENSE NO.: 53930
 DATE: 07/30/2021

PROJECT NO.: 9174-20-500

DWN BY: JTP	CHK'D BY: RAG	APP'D BY: RAG
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ISSUE DATE: 07/30/2021
 ISSUE NO.: 2
 SHEET TITLE:
SITE PLAN
 SHEET NO.:
C-101