

SCHAPER PARK - CITY OF GOLDEN VALLEY
 631 OTTAWA AVE. N.
 GOLDEN VALLEY, MN 55422
 PID: 1902924240023

SCHAPER ADDITION



PROPOSED BUILDING
 FFE = 843.25
 (50,000 s.f.)

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Building layout angles are parallel with or perpendicular to the property line at the location indicated.
- Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
- Delineate parking stalls with 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- Trash / Recycling areas: See Architectural drawings.
- Transformer pad location. Refer to architectural, mechanical, and electrical plans for details.
- Reinstall salvaged post, no parking sign, and crosswalk sign.

ZONING AND SETBACK SUMMARY

The Property is Zoned Industrial Zone (I)

Building Setback Information is as follows:

Front Yard = 35 ft.
 Rear = 20 ft.
 Side = 20 ft.

Parking Setback Information is as follows:

Front Yard = 35 ft.
 Rear = 10 ft.
 Side = 10 ft.

Lot Coverage Information is as follows:

Lot Area Minimum = N/A
 Lot Width Minimum = N/A
 Total Site Area = 204,800 s.f. = 4.70 ac.

AREA SUMMARY

Existing:			
Pervious	109,559 s.f.	2.52 ac.	53.5%
Impervious	95,241 s.f.	2.18 ac.	46.5%
Total	204,800 s.f.	4.70 ac.	100.0%
Proposed:			
Pervious	43,637 s.f.	1.00 ac.	21.3%
Impervious	161,163 s.f.	3.70 ac.	78.7%
Total	204,800 s.f.	4.70 ac.	100.0%

PARKING SUMMARY

Required Parking:	
One Stall per 1,000 s.f. of Gross Floor Display Area. One Stall per 5,000 s.f. of Outdoor Display Area.	
20,000 s.f. Indoor Display Area = 20 Stalls	
100,000 s.f. Outdoor Display Area = 20 Stalls	
Total Parking Stalls Required	40 ea.
Provided Parking:	
Standard Stalls (9x18.5)	238 ea.
Accessible Stalls (9x18.5)	4 ea.
Parallel Parking Stalls (9.5x20)	0 ea.
Total Parking Stalls Provided	242 ea.

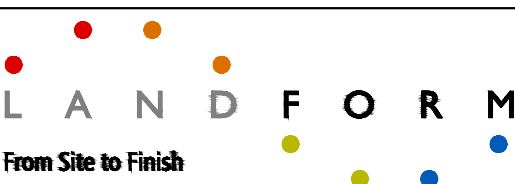
LEGEND

Green Space (Landscape Area)

PRELIMINARY
 NOT FOR
 BID/CONSTRUCTION

I hereby certify that this plan 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.

Tom O. Meyer
 License No. 42016 Date:
 Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.



105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

Landform® and Site to Finish™ are registered service marks of Landform Professional Services, LLC.

DRAKE
 MOTOR PARTNERS VANCOUVER, LLC
 496 S. BROADWAY
 DENVER, CO 80209
 TEL. 303.825.6200
 WWW.DRAKERES.COM

**ELECTRIC AUTO
 SALES & SERVICE**

650 OTTAWA AVE. N.
 GOLDEN VALLEY, MN
 55422

ISSUE / REVISION
 AUG. 26, 2022 CITY SUBMITTAL

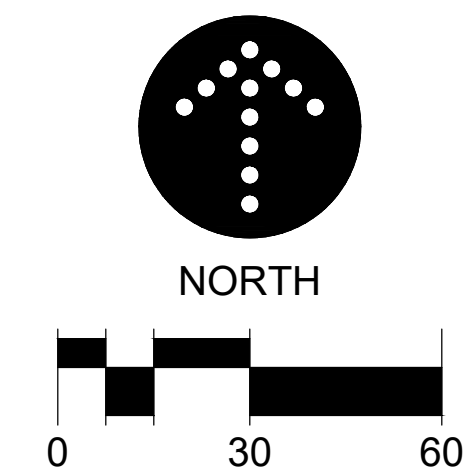
DRAWING TITLE

**NORTH
 SITE PLAN**

PROJECT NUMBER: DRS22001

SHEET NUMBER

C2.2



SCHAPER PARK - CITY OF GOLDEN VALLEY
 831 OTTAWA AVE. N.
 GOLDEN VALLEY, MN 55422
 PID: 1902924240023

SOUTH LANE

ROADWAY EASEMENT PER
 DOC. NO. 3133645

PROPOSED MONUMENT SIGN
 (REFER TO ARCHITECTURAL)

BIKE RACK
 (4 MINIMUM)

PROPOSED STOP
 SIGN & POST

813 INVESTMENTS LLC &
 CEDAR BOX PROPERTIES LLC
 4800 OLSON MEMORIAL HIGHWAY,
 GOLDEN VALLEY, MN 55422
 PID: 1902924240027

PROPOSED BUILDING
 FFE = 843.25
 (50,000 s.f.)

NTL SYMBOL
 OF ACCESS
 (TYP.)

C7.2 ACCESSIBLE
 SIGNAGE
 (TYP.)

C7.2 PAINTED
 "NO PARKING"

ROOM & BOARD, INC.
 4600 OLSON MEMORIAL HWY.
 GOLDEN VALLEY, MN 55422
 PID: 1902924130035

COMMUNICATIONS EASEMENT PER
 DOC. NO. S348355

COMMUNICATIONS EASEMENT PER
 DOC. NO. S348355

EXISTING BUILDING
 BOISLAR CORPORATION
 610 OTTAWA AVE. N.
 GOLDEN VALLEY, MN 55422
 PID: 1902924240008

BECKER HILL LLC
 4700 OLSON MEMORIAL HIGHWAY,
 GOLDEN VALLEY, MN 55422
 PID: 1902924240011

GENERAL NOTES

- For construction staking and surveying services contact Landform at 612.252.9070.

SITE PLAN NOTES

- Obtain all necessary permits for construction within, or use of, public right-of-way.
- The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file, shall be compared to the structural drawings prior to staking.
- Building layout angles are parallel with or perpendicular to the property line at the location indicated.
- Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
- Delineate parking stalls with 4-inch wide white painted stripe. Delineate access aisles with 4-inch wide white painted stripes 18 inches on center and at 45 degree angle to direction of travel.
- Trash / Recycling areas. See Architectural drawings.
- Transformer pad location. Refer to architectural, mechanical, and electrical plans for details.
- Reinstall salvaged post, no parking sign, and crosswalk sign.

ZONING AND SETBACK SUMMARY

The Property is Zoned Industrial Zone (I)

Building Setback Information is as follows:

Front Yard = 35 ft.
 Rear = 20 ft.
 Side = 20 ft.

Parking Setback Information is as follows:

Front Yard = 35 ft.
 Rear = 10 ft.
 Side = 10 ft.

Lot Coverage Information is as follows:

Lot Area Minimum = N/A
 Lot Width Minimum = N/A
 Total Site Area = 204,800 s.f. = 4.70 ac.

AREA SUMMARY

Existing:			
Pervious	109,559 s.f.	2.52 ac.	53.5%
Impervious	95,241 s.f.	2.18 ac.	46.5%
Total	204,800 s.f.	4.70 ac.	100.0%
Proposed:			
Pervious	43,637 s.f.	1.00 ac.	21.3%
Impervious	161,163 s.f.	3.70 ac.	78.7%
Total	204,800 s.f.	4.70 ac.	100.0%

PARKING SUMMARY

Required Parking:

One Stall per 1,000 s.f. of Gross Floor Display Area. One Stall per 5,000 s.f. of Outdoor Display Area.
 20,000 s.f. Indoor Display Area = 20 Stalls
 100,000 s.f. Outdoor Display Area = 20 Stalls

Total Parking Stalls Required: 40 ea.

Provided Parking:

Standard Stalls (9x18.5)	238 ea.
Accessible Stalls (9x18.5)	4 ea.
Parallel Parking Stalls (9.5x20)	0 ea.
Total Parking Stalls Provided	242 ea.

LEGEND

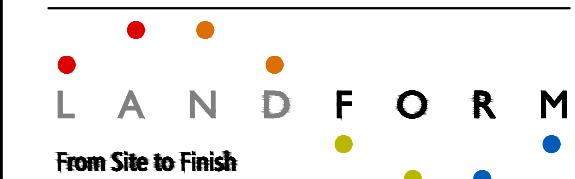
Green Space (Landscape Area)

PRELIMINARY
 NOT FOR
 BID/CONSTRUCTION

I hereby certify that this plan 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.

Tom O. Meyer
 License No. 42016 Date:

Signature shown is a digital reproduction of original. Wet signed copy of this plan on file at Landform Professional Services, LLC office and is available upon request.



105 South Fifth Avenue Tel: 612-252-9070
 Suite 513 Fax: 612-252-9077
 Minneapolis, MN 55401 Web: landform.net

Landform® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

DRAKE
 MOTOR PARTNERS VANCOUVER, LLC
 496 S. BROADWAY
 DENVER, CO 80209
 TEL. 303.825.6200
 WWW.DRAKERES.COM

**ELECTRIC AUTO
 SALES & SERVICE**

650 OTTAWA AVE. N.
 GOLDEN VALLEY, MN
 55422

ISSUE / REVISION
 AUG. 26, 2022 CITY SUBMITTAL

DRAWING TITLE

**SOUTH
 SITE PLAN**

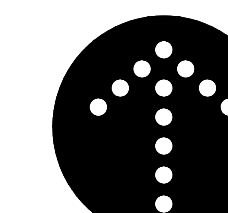
PROJECT NUMBER: DRS22001

SHEET NUMBER

C2.3



Know what's Below.
 Call before you dig.



NORTH

