

PERMIT

City of Golden Valley

7800 Golden Valley Road
Golden Valley, MN 55427
(763)593-8030
www.goldenvalleymn.gov



Permit Type: Right of Way
Permit Number: GV120240
Date Issued: 06/21/2024

Site Address: 640 Wisconsin Ave N

Lot: 1 Block: 1 Addition:

PID:31-118-21-14-0190

Use:

Description:

Sub Type: Excavation Project Dates: 6/21/2024 to 6/30/2025
Work Type: Other Work Hours Details:
Description: PERMINETER FENCE & SIDEWALK

Lane Closure Required: No Facility Type(s): N/A
Detour Required: No Excavation Type(s): N/A
MMUTCD Number: Disturbed Surface(s): Bituminous Concrete
Joint Trench Const: No Replacement Surface(s): Bituminous Curb/Gutter

Traffic Control Details:

Excavation Dimensions	
Number of Openings:	0
Total Footage:	0
Length:	0
Width:	0
Depth:	0

Special Conditions / Comments:

Comments: **SEE "COMMENT SHEET" ATTACHED FOR FULL LIST OF PERMIT CONDITIONS & REQUIRED INSPECTION:
***MAIL PROJECT COMPLETION CERTIFICATE or email to: engineeringdept@goldenvalleymn.gov
***CONTRACTOR MUST REPLACE ALL DISTURBED SURFACES with equal or better restoration – see city standard details for pavement restoration. PAVEMENT MUST BE RESTORED WITHIN 48-72 hours of removal.
***NO HOLES LEFT OPEN OVERNIGHT, unless authorized by City Engineer.

Fee Summary:	Description	Amount	Revenue Code
	ROW-Paved Openings(curb cuts)	\$400.00	1000.4107
	Right of Way - Temporary Obstruction	\$100.00	1000.4107
Total:		\$500.00	

Contractor:

BIG D CONSTRUCTION
2706 GANNON RD
ST. PAUL MN 55116
(612) 201-6803

- Applicant -

Owner:

640 GOLDEN VALLEY LLC
5215 EDINA INDUSTRIAL BLVD SUITE 100
EDINA MN 55439
(952) 314-2648

Registrant:

Applicant/Permittee: Signature

Issued By: Signature

City of Golden Valley Permit Comments

GV120240 - 640 Wisconsin Ave N

**SEE "COMMENT SHEET" ATTACHED FOR FULL LIST OF PERMIT CONDITIONS & REQUIRED INSPECTIONS

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***CONTRACTOR MUST REPLACE ALL DISTURBED SURFACES with equal or better restoration – see city standard details for pavement restoration. PAVEMENT MUST BE RESTORED WITHIN 48-72 hours of removal.

***NO HOLES LEFT OPEN OVERNIGHT, unless authorized by City Engineer.

***NO STOCK PILES OF MATERIAL STORED ON THE ROAD, for projects where the road isn't being reconstructed.

***NO PAVEMENT CUTS from November 1st until Road Restrictions come off in spring of following year, except emergencies as approved by City Engineer

***CONTRACTOR MUST STAY 10 FEET CLEAR OF ALL HYDRANTS ON SITE.

PERMIT APPLICATION

Excavations and Obstructions in Public Right-of-Way

Location Of Work/Address

640 Wisconsin Ave N.

Applicant/Contractor Big-D Construction		Contact Person Brad Buche		
Address 2706 Gannon Road		City St. Paul	State MN	ZIP 55116
Work Phone 651-728-4768	Cell/Pager 651-343-1557	Fax		Email brad.buche@big-d.com
Property Owner (if different than above) 640 Golden Valley LLC		Contact Person Fabrizio Montermini		
Address 5215 Edina Industrial Blvd Suite 100		City Edina	State MN	ZIP 55439
Work Phone 952-314-2648	Cell/Pager 952-994-0200	Fax		Email Fabrizio@sentinelapts.com
Start Date 06/19/2024	End Date (includes full restoration)	<input type="checkbox"/> Excavation <input type="checkbox"/> Joint Application <input type="checkbox"/> Temporary Access <input checked="" type="checkbox"/> Permanent Obstruction <input type="checkbox"/> Temporary Obstruction		Applicant's Project #

Work Type (check all that apply)

<input type="checkbox"/> Berm <input type="checkbox"/> Driveways <input type="checkbox"/> Irrigation <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Trailer, Equipment <input type="checkbox"/> City Project Construction <input type="checkbox"/> Dumpster, Container, POD <input type="checkbox"/> Landscaping <input type="checkbox"/> Sidewalk <input type="checkbox"/> Trees <input type="checkbox"/> Crane <input checked="" type="checkbox"/> Fences (above ground) <input type="checkbox"/> Parking Lot <input type="checkbox"/> Special Event/Parade <input type="checkbox"/> Water Main <input type="checkbox"/> Culvert <input type="checkbox"/> Fences (buried, invisible) <input type="checkbox"/> Private Utilities <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Wireless Facility <input type="checkbox"/> Culvert <input type="checkbox"/> Inflow & Infiltration Sewer Repair <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Sump Drain Connection <input type="checkbox"/> Other: _____

Facility Information (check all that apply)		Purpose	Disturbed Surfaces	Replacement Surfaces
<input type="checkbox"/> Buried Cable <input type="checkbox"/> Main <input type="checkbox"/> Bituminous <input type="checkbox"/> Bituminous <input type="checkbox"/> Cable TV <input type="checkbox"/> Overhead Utility <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Concrete <input type="checkbox"/> Carrier Conduit <input type="checkbox"/> Power Pole <input type="checkbox"/> Dirt <input type="checkbox"/> Dirt <input type="checkbox"/> Electric <input type="checkbox"/> Service <input type="checkbox"/> Gravel <input type="checkbox"/> Gravel <input type="checkbox"/> Fiber Optic <input type="checkbox"/> Sewer Liner <input type="checkbox"/> Trees/Shrubs <input type="checkbox"/> Trees/Shrubs <input type="checkbox"/> High Pressure Gas <input type="checkbox"/> Telecommunications <input type="checkbox"/> Turf <input type="checkbox"/> Turf <input type="checkbox"/> Low Pressure Gas <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<input type="checkbox"/> Abandon in Place <input type="checkbox"/> Cut-Off <input checked="" type="checkbox"/> New <input type="checkbox"/> Other: _____	<input type="checkbox"/> Jacking <input type="checkbox"/> Open Trench <input type="checkbox"/> Plow <input type="checkbox"/> Other: _____	<input type="checkbox"/> Pneumagopher <input type="checkbox"/> Splice Pit <input type="checkbox"/> Other: _____	

Excavation Size	Excavation Method
Number of Openings: _____ Total Lineal Feet: _____ Length: _____ Width: _____ Depth: _____	<input type="checkbox"/> Augering <input type="checkbox"/> Directional Bore <input type="checkbox"/> Jacking <input type="checkbox"/> Pneumagopher <input type="checkbox"/> Core Drill <input type="checkbox"/> Hand Dig <input type="checkbox"/> Open Trench <input type="checkbox"/> Splice Pit <input type="checkbox"/> Direct Bury <input type="checkbox"/> Hole <input type="checkbox"/> Plow <input type="checkbox"/> Other: _____

FEES				
<input type="checkbox"/> \$200 per Blvd Opening <input type="checkbox"/> \$400 per Paved Opening (includes curb alterations) <input type="checkbox"/> \$150 per Permanent Obstruction (includes courtesy benches) <input type="checkbox"/> \$125 per Driveway <input type="checkbox"/> \$50 per Temporary Access <input type="checkbox"/> No Charge per Overhead Utility Repair <input type="checkbox"/> \$100 per Temporary Obstruction <input type="checkbox"/> Underground Utility Fee, 0-100 ft = \$250 + \$1.50/ft <input type="checkbox"/> Underground Utility Fee, over 100 ft = \$400 + \$1/ft <input type="checkbox"/> No Charge per Service Drop (meeting conditions set forth in Master Fee Schedule) <input type="checkbox"/> No Charge per Franchise Agreement				

→ continued

APPLIED DATE	EXPIRATION DATE	PERMIT <input type="checkbox"/> Approved <input type="checkbox"/> Denied	SIGNATURE	DATE
<input type="checkbox"/> Plan attached <input type="checkbox"/> Detail Plates attached <input type="checkbox"/> Special Provisions attached <input type="checkbox"/> As-Built Required				
PERMIT FEE Amount: _____ Fee Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Invoiced Check #: _____			SECURITY Amount: _____ Security Provided: <input type="checkbox"/> Yes <input type="checkbox"/> No Check #: _____	
CERTIFICATE OF INSURANCE <input type="checkbox"/> Yes <input type="checkbox"/> No			\$5,000 LICENSE AND PERMIT BOND <input type="checkbox"/> Yes <input type="checkbox"/> No	

Pertinent Regulations

SAFETY

- 1) All warning devices and barricades shall conform to the Minnesota Manual on Uniform Traffic Control Devices.
- 2) All warning devices, barricades, flagmen, and equipment shall be provided by parties or organizations performing the work.
- 3) All warning devices and barricades shall be placed according to provisions in the most recent

- edition of the MMUTCD (Minnesota Manual on Uniform Traffic Control Devices).
- 4) All warning devices and barricades and safety vests shall be kept clean and in good repair at all times.
- 5) Advance warning of detours, approved by the Golden Valley Director of Public Works, shall be posted no less than five working days before the

- detour is placed.
- 6) Excavation shall be cribbed, sheeted, and/or fenced when necessary, or as required by the City of Golden Valley.
- 7) Inclement weather shall be reason for delay of the project start or suspension of the project as determined by the City of Golden Valley.

OPERATIONS

- 8) **Permit on Job:** Permits or copies shall be kept on the site of the work while it is in progress and shall be exhibited upon request made by any City official.
- 9) **Provisions and Specifications:** These general provisions and specifications shall be considered as forming an integral part of each and every permit issued for operations on city roads. The work authorized by this permit shall be done at such time and in such manner as shall be consistent with the safety of the public and shall conform to all requirements and standards of the City of Golden Valley as herein specified. If at any time it shall be found by the City of Golden Valley that the work is not being or has not been properly performed, the permittee, upon being notified, shall immediately take the necessary steps, at their own expense, to place the work in condition to conform to said requirements or standards.
- 10) **Annulment:** In the event of willful failure or neglect by said permittee or their employees to perform and comply with the prescribed conditions, restrictions, and regulations, Golden Valley Public Works may revoke and annul this permit and order said permittee to remove any and all structures or property belonging to said permittee from the legal limits of the highway or City property. In the event the permittee leaves the highway in a condition needing repair or construction, the Golden Valley Public Works may repair such highway and the costs of such repair or construction shall be paid by the permittee.
- 11) **Execution:** The permittee shall use diligence in the execution of the work authorized under this permit in order not to endanger or unnecessarily obstruct travel along the said roadway. Operations shall be so conducted at all times as

- to permit safe and reasonably free travel over the roads within the limits of the work herein prescribed. All safety measures for the free movement of traffic shall be provided by the permittee at their own cost.
- 12) **Conformity to Laws:** The installation shall be made in conformity with all applicable laws, regulations, and codes covering said installations. All installations shall be made in conformity with regulations of governmental agencies for the protection of the public.
- 13) **Removal:** If at any time the permitted structure or facility shall fall from any cause whatsoever, the permittee shall have the same removed or repaired within 48 hours after receipt of written notice to do so, unless by reason of some extraordinary happening the City of Golden Valley may extend such time limits.
- 14) **Existing Facilities:** Applicant must protect all existing installations.
- 15) **Private Property:** The Permit as issued does not in any way imply an easement on private property.
- 16) **Damage to Roadway:** If pavement or roadway is damaged, same shall be restored to its original or better condition, at the sole expense of the permittee, according to the specifications and directions of the City of Golden Valley.
- 17) **Quality of Work:** Finished surface, base, and sub-base of road upon completion of work shall be equal to or better than specifications for original road.
- 18) **Cutting Trees:** The permission herein granted does not confer upon the permittee the right to cut, remove, or destroy trees or shrubbery within the legal limits of the roadway or relieve permittee from obtaining any consent otherwise required from the owner of the property adjacent thereto.

- 19) **Boring or Jacking:** Installation of pipe under roadways shall be jacked or bored as designated by Golden Valley Public Works.
- 20) **Liner or Casing Pipe:** Shall be required for installations exceeding 4 inches in diameter.
- 21) **Pressure Grouting:** Shall be required as designated by Golden Valley Public Works.
- 22) **Drainage:** All waterways and lines of drainage shall remain operative.
- 23) **Pole Anchors:** No pole anchors, anchors, braces, or other construction shall be placed on right-of-way except by permit authorization.
- 24) **Driving Limitations:** It is prohibited to drive onto roadway from ditch or on shoulders or over curbs where damage will occur.
- 25) **Lugs on Equipment:** No lugs shall be used on equipment traversing road, which will damage the road surface.
- 26) **Clean-up:** Street surface and roadside shall be kept clean, neat, and presentable throughout construction as determined by Golden Valley Public Works.
- 27) **Dust Control/Street Sweeping:** Shall be provided, at no cost to the City, upon request of Golden Valley Public Works.
- 28) **Trees and Vegetation:** Burning or disking operations and/or the use of chemicals to control or kill trees, brush, and other vegetation is prohibited without advance approval from the City.
- 29) **Restoration:** It shall be further understood that the permittee will be responsible for maintenance of any failures due to settlement, erosion, lack of vegetation growth, rutting, or other job-related problems for three years after completion of project and Notice of Completion of work has been received by the City of Golden Valley.
- 30) **Manholes:** All manholes, shut-off valve covers, etc, shall be placed 1/2 inch lower than finished grade.

Signature

All work done under this permit, including restoration, must be completed within the dates specified. Requests for extensions must be made in writing to Golden Valley Public Works before the Permit expiration date, when the Permit becomes null and void. Except for negligent acts of the City, its agents, and its employees, the Utility or Permittee shall assume all liability for and save the City, its agents, and its employees, harmless from

any and all claims for personal injuries, including death, for damages to tangible, real, or personal property, actions, or causes of action arising out of the work to be done herein and the continuing uses by the Permittee, including but not limited to the placing, constructing, reconstructing, maintaining, and using of said utility under this application and Permit for construction.

I (We) the undersigned, herewith accept the terms and conditions of the regulations as laid down by the City of Golden Valley and agree to fully comply therewith to the satisfaction of the City of Golden Valley. Individuals(s) representing the City of Golden Valley have the legal authority to bind the applicant to all terms, conditions, and provisions contained herein.

Applicant's Name (Please Print)

Brad Buche

Applicant's Signature

X

Date

06-18-24

Before starting construction, call 763-593-8030.



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



3/19

**DATA PRACTICES ADVISORY
TENNESSEN WARNING – PERMITS AND LICENSES**

You are being asked to answer questions and provide information pursuant to a permit or license application process that is required by Minnesota state law or the Golden Valley City Code. The purpose and intended use of the requested data is to verify that you meet the requirements of the state statutes and city code provisions and, if the permit or license is approved, to verify that all required data remains current.

Some of the information you provide on this application is considered private data under the Minnesota Government Data Practices Act (the "Act"). This information will be used by the City and its agents involved in the review of this application. You are not required by state law or City Code to answer questions or provide the information requested. However, a refusal to answer questions or provide the information requested will prevent the City from processing the permit or license for which you are applying.

The following data collected, created, or maintained is classified under the Act as public data once a license has been approved (Minn. Stat. § 13.41, subd. 5):

1. Data submitted by applicants (including name, email, telephone numbers, and addresses).
2. Orders for hearing, findings of fact, conclusions of law, and specification of any final disciplinary action.
3. Entire record concerning any disciplinary proceeding.
4. License numbers and status.

The following data collected, created, or maintained is classified under the Act as private or confidential data (Minn. Stat. § 13.41, subd. 2; Minn. Stat. § 13.37, subd. 1):

1. Active investigative data relating to complaints against any license.
2. The identity of complainants who have made reports concerning licenses or applicants which appear in inactive complaint data unless the complainant consents to disclosure.
3. The information related to unsubstantiated complaints when it is not maintained in anticipation of legal action.
4. Inactive investigative data relating to violations of statutes or rules.
5. Record of disciplinary proceedings, except as limited by the provisions above.
6. Trade secrets, as defined under Minnesota law.
7. Sensitive security and safety information.

The City of Golden Valley may make any private or confidential data accessible to an appropriate person or agency if the City determines that failure to make the data accessible is likely to create a clear and present danger to public health or safety. Building plans that contain security information will not be given to the public and will be provided only to the permit applicant or others as authorized by the permit applicant, and to government officials who have a need to review them. Other building plans are available to anyone.

Certification: I have read and certify the information in this application is true and correct. I further understand that the giving of false information in this form and/or the failure to give requested information may be cause for immediate revocation of any and all licenses and/or permits issued hereunder. I understand the above information regarding my rights as a subject of government data and applicant for a license or permit from the City of Golden Valley.

Note: Proper signature is required. If a corporation owns the establishment, an officer of the corporation must sign below; if a partnership, the managing partner; if an individual, the owner.



Signature

Tim Callahan

Print Name

06/21/24

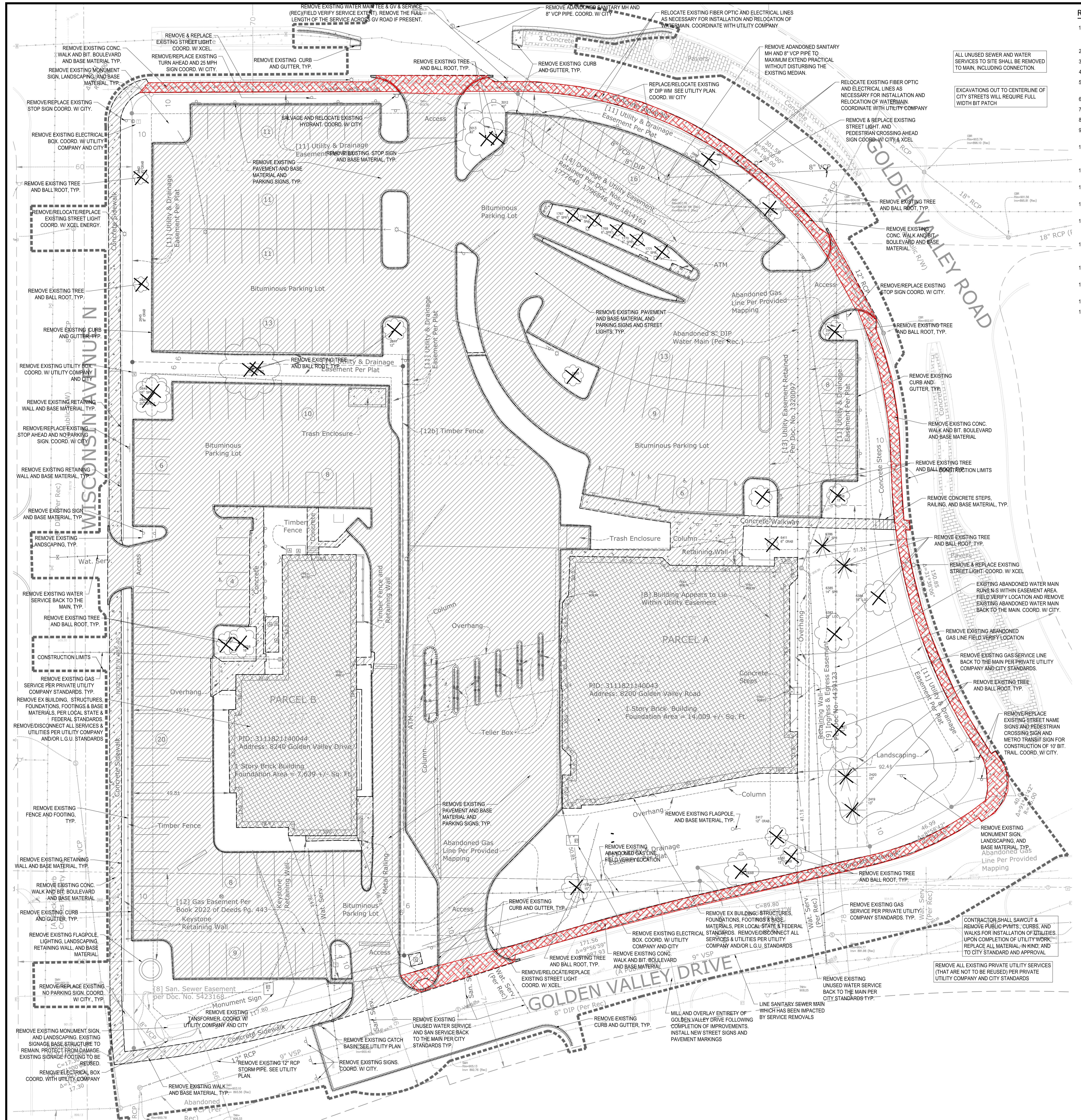
Date

Vice President of Preconstruction

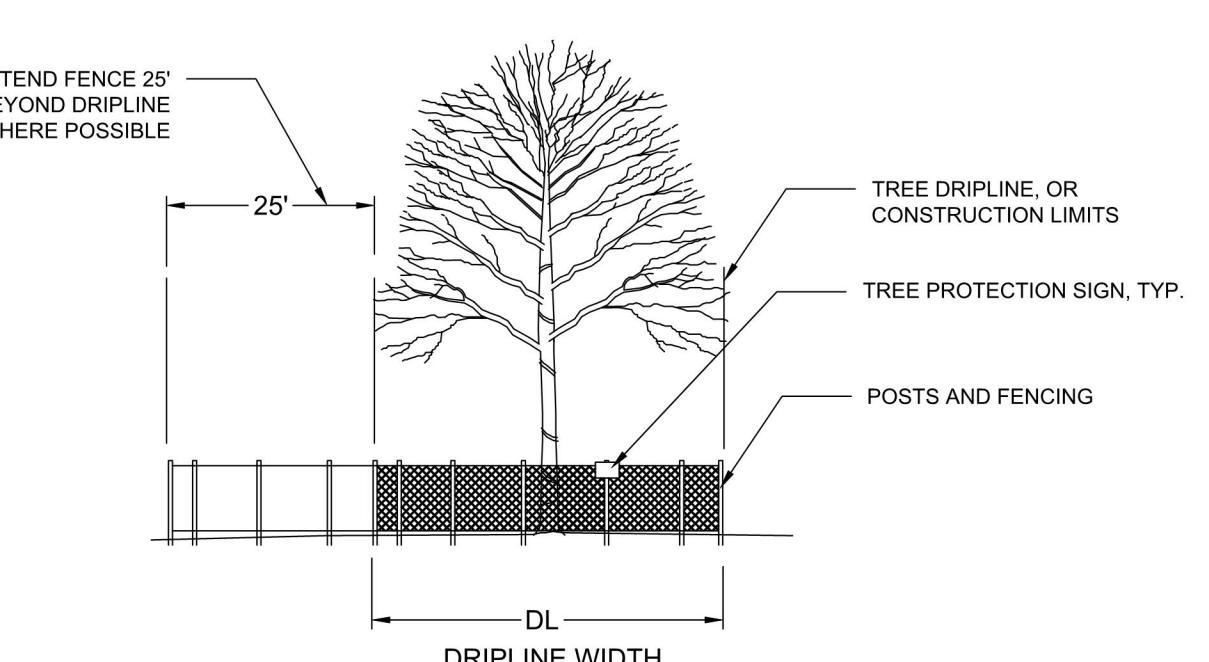
Print Title

Big-D Construction Midwest, LLC

Establishment Name (DBA) or Trade Name



Remove Sidewalk



1 TREE PROTECTION N TS

SENTINEL GOLDEN VALLEY

640 WISCONSIN AVE, GOLDEN VALLEY MN 55427

5215 EDINA INDUSTRIAL BOULEVARD, #100, EDINA, MN 55439

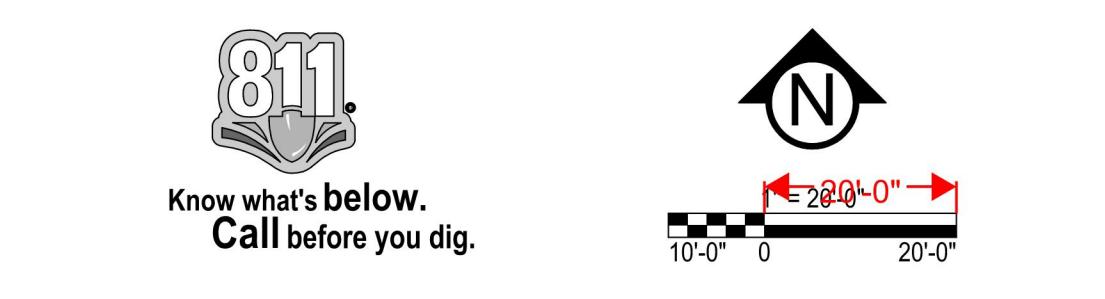
PROJECT

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.
Matthew R. Pavek
DATE 12-19-23 LICENSE NO. 44263

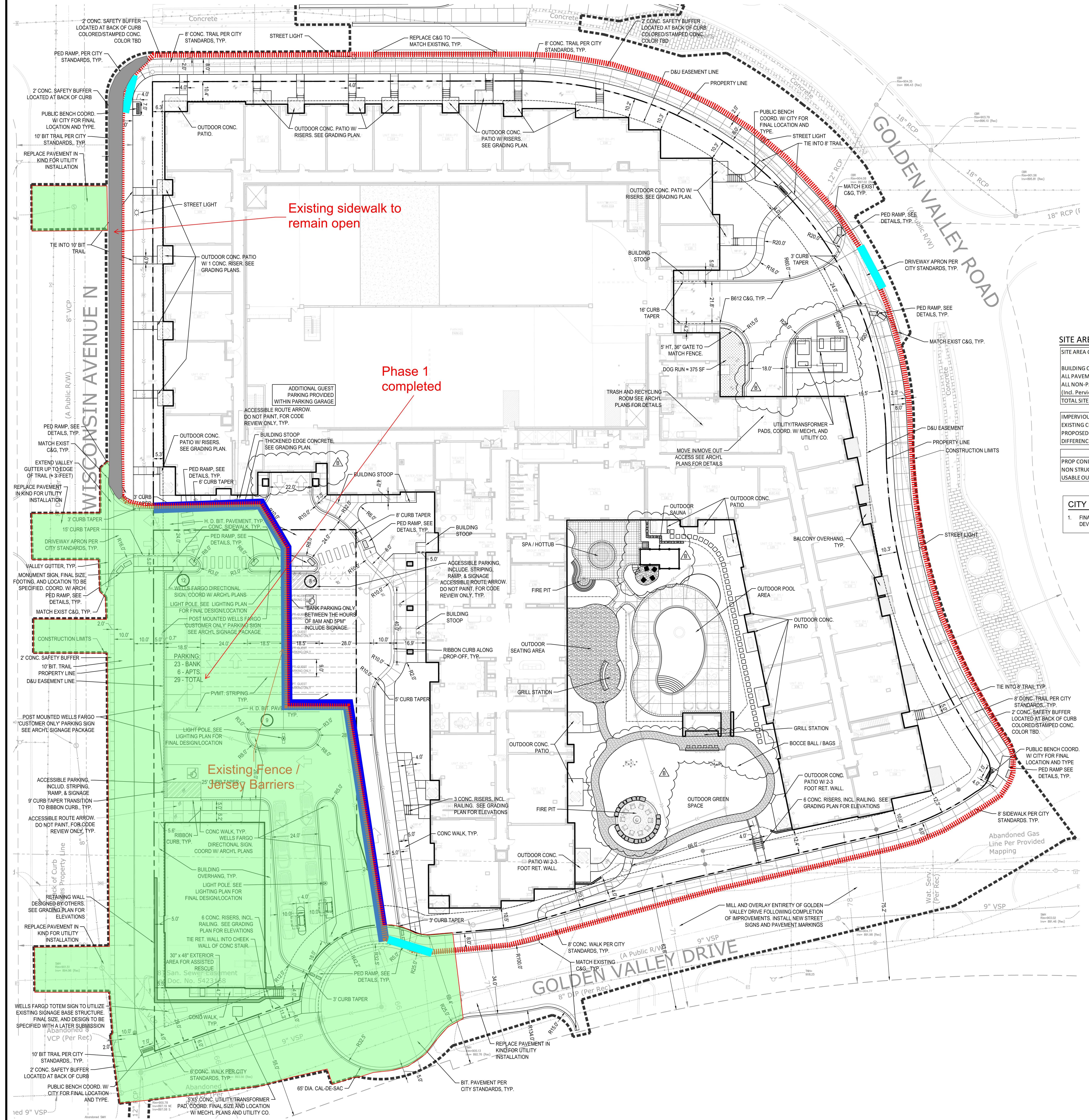
ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
10/20/2023 SUBMITTAL
3/14/2023 SITE PLAN SUBMITTAL
3/17/2023 SCHEMATIC DESIGN
4/23/2023 CITY RESUBMITTAL
4/26/2023 CITY RESUBMITTAL
6/16/2023 PERMIT SET
8/16/2023 BANK CONSTRUCTION SET/ASB#1
10/13/2023 GMP / PERMIT SET
10/13/2023 GMP / PERMIT SET
3/21/2024 ISSUE FOR CONSTRUCTION

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



REVISION SUMMARY
DATE DESCRIPTION
03-01-24 Permit Comments
REMOVALS PLAN
C1.0
Copyright 2024 CIVIL SITE GROUP INC.



SITE LAYOUT NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING FURNISHINGS: PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- ALL PEDESTRIAN RAMP COMPONENTS TO BE CONSTRUCTED AND GRADED PER MIDOT DETAILS. TRUNCATED DOMES CAN BE OMITTED ON PRIVATE PROPERTY AS DIRECTED BY THE ENGINEER/OWNER. UNLESS REQUIRED BY THE CITY.
- CROSSWALK STRIPPING SHALL BE 24" WIDE WHITE PAINTED LINES, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 24" WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE AREA TABLE:

SITE AREA CALCULATIONS		EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE		21,648 SF	13.5%
ALL PAVEMENTS		97,483 SF	60.9%
ALL NON-PAVEMENTS - (Ind. Previous Pavement)		40,904 SF	25.6%
TOTAL SITE AREA		160,035 SF	100.0%
IMPERVIOUS SURFACE			
EXISTING CONDITION		119,131 SF	74.4%
PROPOSED CONDITION		127,219 SF	79.5%
DIFFERENCE (EX. VS PROP.)		8,088 SF	5.1%
IMPERVIOUS SURFACE CITY REQ			
PROP CONDITION IMP SURFACE		177,219 SF	79.5% 80% MAX
NON STRUC COVERAGE MAXIMUM		37,257 SF	23.3% 20% MAX (Variance)
USABLE OUTDOOR SPACE		39,949 SF	25.0% 15% MIN

SITE DATA	
ZONING SUMMARY	C - COMMERCIAL MUL - MIXED USE COMMUNITY
EXISTING ZONING	REQUIRED PROVIDED
PROPOSED ZONING	REQUIRED PROVIDED
SETBACKS	REQUIRED PROVIDED
PRIMARY FRONT - ALL SIDES	5'-15'
BUILDING SUMMARY	
NUMBER OF UNITS	303
REQUIRED PROVIDED	
BUILDING HEIGHT	90' MAX 74'
PARKING SUMMARY	
PARKING SPACE SIZING	9'X18.5'
COMPACT PARKING SPACE SIZING	
DRIVE AISLE SIZE	24'
REQUIRED PROVIDED	
NUMBER OF PARKING @ 1:1.5	455 455

CITY OF GOLDEN VALLEY SITE SPECIFIC NOTES:

- FINAL BENCH LOCATIONS TO BE DETERMINED IN THE FIELD BY CITY AND DEVELOPER BEFORE INSTALLATION

Temporary Construction Fence. To be installed behind the curb after removal of concrete sidewalks.

24' Wide Construction Gate

SITE PLAN LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE), SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
- PROPERTY LINE
- CONSTRUCTION LIMITS
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
1/10/2023 SUBMITTAL
3/14/2023 SITE PLAN SUBMITTAL
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10/13/2023 GMP / PERMIT SET
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3/21/2024 ISSUE FOR CONSTRUCTION

OPERATIONAL NOTES:

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF SITE
TRASH REMOVAL:	TRASH SHALL BE PLACED IN INTERIOR TRASH ROOM AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES:	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

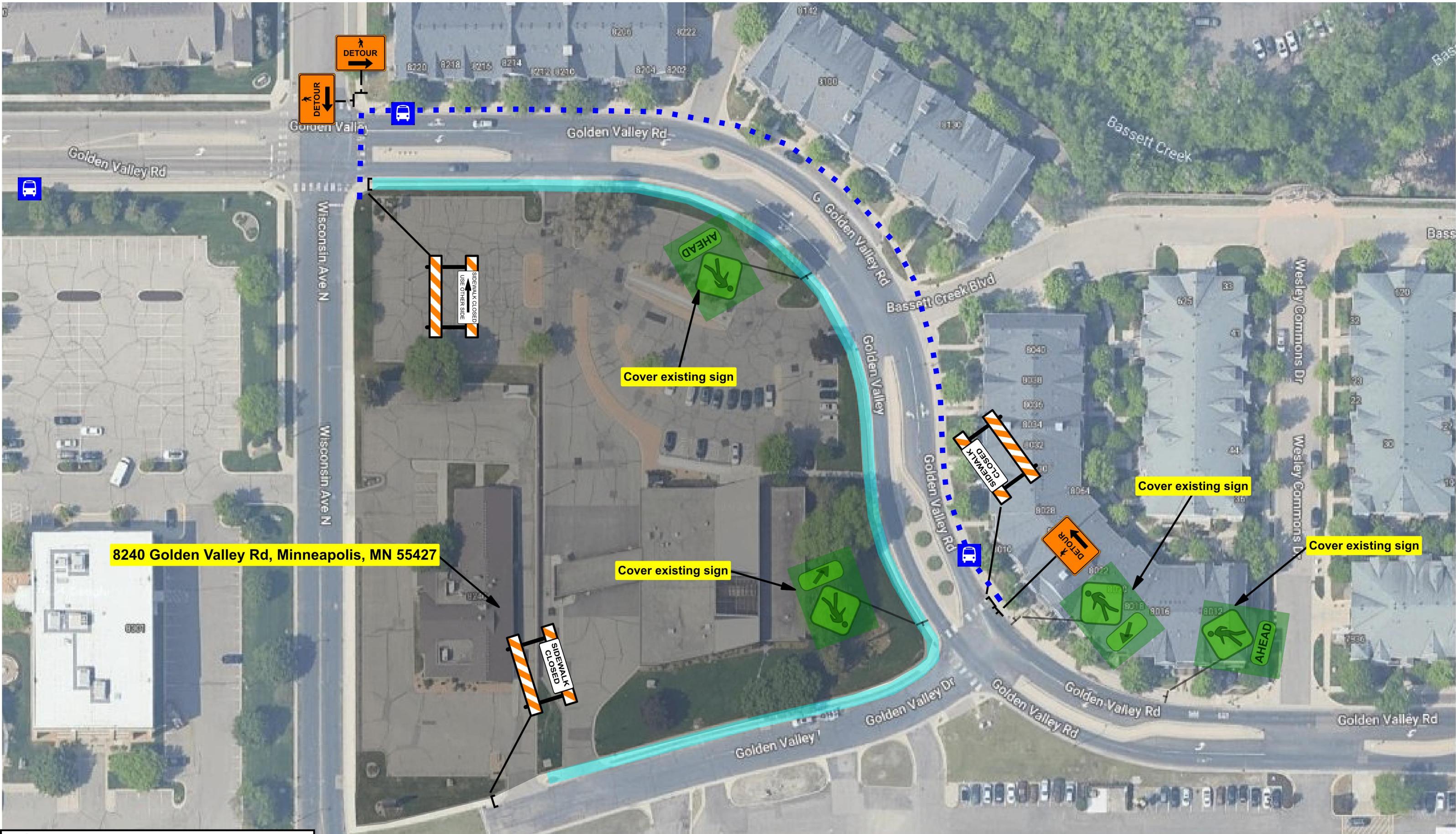
SENTINEL GOLDEN VALLEY
640 WISCONSIN AVE, GOLDEN VALLEY MN 55427
5215 EDINA INDUSTRIAL BOULEVARD, #100, EDINA, MN 55429
SENTINEL MANAGEMENT COMPANY

PROJECT
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.
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12/19/2023 GMP / PERMIT SET
3/21/2024 ISSUE FOR CONSTRUCTION

REVISION SUMMARY
DATE DESCRIPTION
03-01-24 | Permit Comments

SITE PLAN
C2.0
81
N
Know what's below.
Call before you dig.
10'-0" 0 20'-0"



LEGEND

- = TYPE 3 OR TYPE 2 BARRICADE (REFLECTORIZED BOTH SIDES)
- ± = STANDARD SIGN (POST OR STAND MOUNTED)
- = Sidewalk closure
- = PED Route

6/11/2024 Ben Phillips

6/17/2024 R1

NO. DATE REVISIONS

SPEED

LIMIT
20

30



Disclaimer - This is a proposed traffic control device layout. It has not been prepared by a Professional Engineer and must be approved and accepted by the Road Authority. Safety Signs LLC does not assume any legal liability.



Big D Construction

Sidewalk Closur

10

8240 Golden Valley Rd Minneapolis MN 55427

PHASE N/A JOB# 35254 1 of 1 SHEETS