RILEY PURGATORY BLUFF CREEK WATERSHED DISTRICT

18681 Lake Drive East
Chanhassen, MN 55317
952-607-6512
www.rpbcwd.org

Riley Purgatory Bluff Creek Watershed District Permit Application Review

Permit No: 2022-039

Considered at Board of Managers Meeting: July 13, 2022

Received complete: June 6, 2022

Applicant: Brian Davies, Border Foods Inc.

Representative: Westwood Professional Services, Tyler Maxson

Project: The project proposes the redevelopment of a Taco Bell restaurant and associated onsite parking areas in Minnetonka, MN. The project includes a subsurface stormwater infiltration/detention chamber to provide volume control, water quality, and rate control.

Location: 15110 Highway 7, Minnetonka, MN, 55345

Reviewer: Dallen Webster, EIT; and Scott Sobiech, PE; Barr Engineering Co.

Proposed Board Action

Manager _____ moved and Manager _____ seconded adoption of the following resolutions based on the permit report that follows and the presentation of the matter at the July 13, 2022 meeting of the managers:

Resolved that the application for Permit 2022-039 is approved, subject to the conditions and stipulations set forth in the Recommendations section of the attached report;

Resolved that on determination by the RPBCWD administrator that the conditions of approval of the permit have been affirmatively resolved, the RPBCWD president or administrator is authorized and directed to sign and deliver Permit 2022-039 to the applicant, on behalf of RPBCWD.

Upon vote, the resolutions were adopted, _____ [VOTE TALLY].

Applicable Rule Conformance Summary

Rule	Issue		Conforms to RBPCWD Rules?	Comments
C	**Erosion Control Plan**		See comment	See rule-specific permit condition C1 related to name of individual responsible for on-site erosion control.
J	**Stormwater Management**	Rate	Yes	
		Volume	See comments	See stipulation #5 related to verifying the infiltration capacity of the soils and separation from groundwater.
		Water Quality	Yes	
		Low Floor Elev.	Yes	
		Maintenance	See comment	See rule-specific permit condition J1 related to recordation of stormwater facility maintenance declaration.

Rule	Issue		Conforms to RBPCWD Rules?	Comments
		Chloride Management	See comment	See stipulation #4 related to providing an executed chloride management plan prior to permit close-out.
		Wetland Protection	Yes	
L	**Permit Fee Deposit**		Yes	$3,000 deposit fee received May 19, 2022. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of July 7, 2022 the amount due is $2,785.
M	**Financial Assurance**		See Comment	The financial assurance is calculated at $58,988

Background

The proposed redevelopment will include the demolition and removal of the existing Taco Bell fast-food restaurant and parking lot for the construction of a new Taco Bell restaurant and onsite parking areas in Minnetonka, Minnesota. The applicant proposes to use a subsurface stormwater infiltration/detention chamber facility, to provide water quality treatment, rate control, and volume abstraction.

While there are no on-site or adjacent Wetland Conservation Act-protected wetlands for which wetland buffers would be required, the treated runoff leaving the site from the subsurface infiltration/detention system is conveyed via storm sewer to a vegetated swale (Highway 7 ditch) prior to entering an off-site protected wetland.

The project site information is summarized in Table 1.

Table 1. Project site information

Site Information	Project Area
Total Site Area (acres)	0.65
Existing Site Impervious Area (acres)	0.47
Post Construction Site Impervious (acres)	0.39
New (increase) in Site Impervious Area (acres)	- 0.08
Percent decrease in Impervious Surface	21%
Disturbed Site Impervious Area (acres)	0.47
Percent Disturbance of Existing Impervious Surface	100%
Total Disturbed Area (acres)	0.55

Exhibits:

1. Permit application dated April 28, 2022 (Notified applicant on May 11, 2022 that submittal was incomplete, revised materials completing the application received June 6, 2022)
2. Project Plan set dated March 29, 2022 (revised June 3, 2022)
3. Stormwater Report memo dated April 26, 2022 (revised June 3, 2022)

4. Proposed HydroCAD Models received April 28, 2022 (revised June 6, 2022 and June 30, 2022)
5. Existing HydroCAD Models received April 28, 2022 (revised June 6, 2022 and June 30, 2022)
6. Review Responses dated June 3, 2022 (the applicant's responses to the May 11th incomplete notice/review comments)
7. Existing P8 Model received April 28, 2022 (revised June 6, 2022)
8. Proposed P8 Model received April 28, 2022 (revised June 6, 2022 and June 30, 2022)
9. Engineer's Estimate of Probable Construction Cost memo dated June 3, 2022
10. StormTech MC3500 Cost Estimate received June 17, 2022
11. City of Minnetonka Storm Sewer As-built Exhibit received June 30, 2022
12. Watershed Wetlands memo dated June 30, 2022
13. Proposed P8 Model results report received June 30, 2022
14. Existing and Proposed HydroCAD Model results report received June 30, 2022

Rule Specific Permit Conditions

Rule C: Erosion Prevention and Sediment Control

Because the project will involve the alteration of 0.55 acres of land-surface area or vegetation, the project must conform to the erosion prevention and sediment control requirements established in Rule C.

The erosion control plan prepared by Westwood Professional Services includes installation of perimeter control (silt fence or sediment control logs), a stabilized rock construction entrance, inlet protection, daily inspection, staging areas, placement of a minimum of 6 inches of topsoil (at 5% organic matter), decompaction of areas compacted during construction, and retention of native topsoil onsite to the greatest extent possible. To conform to RPBCWD Rule C requirements, the following revisions are needed:

C1. The Applicant must provide the name, address and phone number of the individual who will remain liable to the District for performance under this rule and maintenance of erosion and sediment-control measures from the time the permitted activities commence until vegetative cover is established.

Rule J: Stormwater Management

Because the project will disturb 0.55 acres of land-surface area, the project must meet the criteria of RPBCWD's Stormwater Management rule (Rule J, Subsection 2.1). The criteria listed in Subsection 3.1 will apply to the entire project site because the site activity will disturb more than 50 percent of the existing impervious surface on the parcel (Rule J, Subsection 2.3).

The applicant is proposing construction of a subsurface stormwater infiltration/detention chamber facility to provide the rate control, volume abstraction and water quality management for the disturbed and

replaced impervious area. Pretreatment for runoff entering the infiltration basin is being provided by a catch basin with a sump.

Rate Control

In order to meet the rate control criteria listed in Subsection 3.1.a, the 2-, 10-, and 100-year post development peak runoff rates must be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates for pre- and post-development conditions for the 2-, 10-, and 100-year frequency storm events using a nested rainfall distribution, and a 100-year frequency, 10-day snowmelt event. The existing and proposed 2-, 10-, and 100-year frequency discharges from the site are summarized in Table 2 below. The proposed project conforms to RPBCWD Rule J, Subsection 3.1.a.

Table 2. Existing and Proposed Peak Runoff Rates

Modeled Discharge Location	2-Year Discharge (cfs)		10-Year Discharge (cfs)		100-Year Discharge (cfs)		10-Day Snowmelt (cfs)	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
South to N Frontage Road	0.6	< 0.1	0.9	0.2	1.6	0.4	< 0.1	< 0.1
North to Highwood Drive	1.6	0.5	2.6	2.2	4.7	4.1	0.1	0.1

Volume Abstraction

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from the regulated impervious surface of the site. An abstraction volume of 1,595 cubic feet is required from the 0.39 acres (17,399 square feet) of regulated site impervious area on the project for volume retention. Pretreatment of runoff entering the infiltration basin is provided with a catch basin with a sump to conform to Rule J, Subsection 3.1.b.1.

The soil boring performed by American Engineering Testing, Inc. at the location of the proposed subsurface infiltration/detention system show that soils in the project area are primarily sand and silty sand. Groundwater was not observed at the soil boring (SB-4) under the proposed system. The subsurface investigation information summarized Table 3 shows that groundwater is at least 3 feet below the bottom of the proposed subsurface infiltration/detention system (Rule J, Subsection 3.1.b.2.a).

Table 3. Groundwater Separation Analysis

Proposed BMP	Nearest Subsurface Investigation	Boring is within footprint?	Groundwater Elevation (feet)	BMP Bottom Elevation (feet)	Separation (feet)
Subsurface infiltration/detention System	SB-4	Yes	No groundwater observed at boring bottom (approx. el 1016.8 ft)	1023.75	6.95

The engineer concurs with the applicant's design infiltration rates of 0.45 inches per hour for sand and silty sand based on the guidelines provided in the Mn Stormwater Manual. Based on the design infiltration rate, the engineer concurs that the basins will draw down within 48 hours (Rule J, subsection 3.1b.3). Because of the existing drive lane is at the location of proposed subsurface infiltration/detention, subsurface infiltration testing was not performed at that BMP location. Per Rule J, Subsection 3.1.b.2.c measured infiltration capacity of the soils at the bottom of the infiltration systems must be provided. The applicant must submit documentation verifying the infiltration capacity of the soils and that the volume control capacity is calculated using the measured infiltration rate. If infiltration capacity is less than needed to conform with the volume abstraction requirement in subsection 3.1b or there is inadequate separation to groundwater, design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit).

The table below summarizes the volume abstraction for the site based on the design infiltration capacity of the subsurface infiltration/detention system. With the stipulation noted above regarding verification of subsurface conditions, the engineer concurs with the submitted information and finds that the proposed project will conform with Rule J, Subsection 3.1.b.

Table 4. Volume Abstraction Summary

Required Abstraction Depth (inches)	Required Abstraction Volume (cubic feet)	Provided Abstraction Depth (inches)	Provided Abstraction Volume (cubic feet)
1.1	1,595	1.15	1,670

Water Quality Management

Subsection 3.1.c of Rule J requires the Applicant to provide volume abstraction in accordance with 3.1b or least 60 percent annual removal efficiency for total phosphorus (TP), and at least 90 percent annual removal efficiency for total suspended solids (TSS) from site runoff, and no net increase in TSS or TP loading leaving the site from existing conditions. Because the subsurface infiltration/detention system proposed by the applicant provides volume abstraction meeting the standard in 3.1b and the engineer concurs with the modeling, under paragraph 3.1c.i, the engineer finds that the proposed project provides the required stormwater-quality protection.

Low floor Elevation

All new buildings must be constructed such that the lowest floor is at least two feet above the 100-year high-water elevation or one foot above the emergency overflow of a stormwater-management facility according to Rule J, Subsection 3.6a. The lowest elevation of the nearest building and the 100-year event flood elevation in the proposed underground system is summarized below. The RPBCWD Engineer concurs that the proposed project is in conformance with Rule J, Subsection 3.6.

Location	Low Floor Elevation of Building (feet)	100-year Event Flood Elevation (feet)	Freeboard (feet)
Subsurface infiltration/detention system	1,032.50	1,027.44	5.06

Maintenance

Subsection 3.7 of Rule J requires the submission of maintenance plan. All stormwater management structures and facilities must be designed for maintenance access and properly maintained in perpetuity to assure that they continue to function as designed. While the applicant provided a draft post construction operation and maintenance plan for review, the following revisions are needed:

J1. Permit applicant must provide a maintenance and inspection declaration. A maintenance declaration template is available on the permits page of the RPBCWD website. (http://www.rpbcwd.org/permits/). A draft declaration must be provided for District review and approval prior to recording.

Chloride Management

Subsection 3.8 of Rule J requires the submission of chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan. To close out the permit and release the $5,000 in financial assurance held for the purpose of chloride management, the permit applicant must provide a chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.

Wetland Protection

Because the proposed activities discharge to an offsite wetland, they must conform to RPBCWD wetland protection criteria (Rule J, subsection 3.10). In accordance with Rule J, subsection 3.10a, there is no proposed activity subject to Rule J that will alter the site in a manner that increases the bounce in water level, duration of inundation, or change the runout elevation in the subwatershed, for the wetland receiving runoff from the land disturbing activities. Rather than conduct a MNRAM for the offsite wetland, the applicant elected to demonstrate compliance with the criteria for discharging to an exceptional value wetland. Because the applicant's HydroCAD model results demonstrate, and the engineer concurs, that the

proposed flow rate and volumes flowing towards the wetland are less than the under existing conditions, the bounce and inundation will not increase, thus the project meets the Bounce and Inundation criterion.

Rule J, Subsection 3.10b requires that for exceptional value wetlands, the project must meet at least 75 percent annual removal efficiency for phosphorus and at least 90 percent annual removal efficiency for total suspended solids. The Applicant is proposing the construction of an underground infiltration system to provide volume abstraction and water quality treatment. The applicant used P8 to estimate the TP and TSS reduction provided by the underground infiltration system. The results of this modeling are summarized in Table 5 below showing the annual TSS and TP removal requirements are achieved prior to discharge entering the offsite wetland. The engineer concurs with the modeling and finds that the proposed project is in conformance with Rule J, Subsection 3.10b.

Table 5. Annual TSS and TP Removal Summary

Pollutant of Interest	Regulated Site Loading (lbs/yr)	Required Load Removal (lbs/yr)	Provided Load Reduction (lbs/yr)
Total Suspended Solids (TSS)	261	235 (90%)	252 (97%)
Total Phosphorus (TP)	0.82	0.62 (75%)	0.76 (93%)

Rule L: Permit Fee

The RPBCWD permit fee schedule requires permit applicants to submit a permit-fee deposit of $3,000 to be held in escrow and applied to reimburse RPBCWD for the permit-application processing fee and permit review and inspection-related costs. When a permit application is approved, the deposit must be replenished to the applicable deposit amount by the applicant before the permit will be issued to cover actual costs incurred to monitor compliance with permit conditions and the RPBCWD Rules. A permit fee deposit of $3,000 was received on behalf of Border Foods, Inc. on May 19, 2022. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. Subsequently, if the costs of review, administration, inspections and closeout-related or other regulatory activities exceed the fee deposit amount, the applicant will be required to replenish the deposit to the original amount or such lesser amount as the RPBCWD administrator deems sufficient within 30 days of receiving notice that such deposit is due. The administrator will close out the relevant application or permit and revoke prior approvals, if any, if the permit-fee deposit is not timely replenished.

The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is $2,785 as of July 6, 2022.

Rule M: Financial Assurance

	Unit	Unit Cost	# of Units	Total
Rules C: Silt fence:	LF	$2.50	600	$1,500
Inlet protection	EA	$100	5	$500

	Unit	Unit Cost	# of Units	Total
Rock Entrance	EA	$250	1	$250
Restoration	Ac	$2,500	0.55	$1,375
Rules J: Chloride Management	LS	$5,000	1	$5,000
Rules J: Stormwater Management: 125% of engineer's opinion of cost	EA	125% OPC	1	$45,000
Contingency (10%)		10%		$5,363
Total Financial Assurance				**$58,988**

Applicable General Requirements:

1. The RPBCWD Administrator and Engineer shall be notified at least three days prior to commencement of work.
2. Construction shall be consistent with the plans and specifications approved by the District as a part of the permitting process. The date of the approved plans and specifications is listed on the permit.
3. Construction must be consistent with the plans, specifications, and models that were submitted by the applicant that were the basis of permit approval. The date(s) of the approved plans, specifications, and modeling are listed on the permit. The grant of the permit does not in any way relieve the permittee, its engineer, or other professional consultants of responsibility for the permitted work.
4. The grant of the permit will not relieve the permittee of any responsibility to obtain approval of any other regulatory body with authority.
5. The issuance of this permit will not convey any rights to either real or personal property, or any exclusive privileges, nor will it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.
6. In all cases where the doing by the permittee of anything authorized by this permit involves the taking, using or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee, before proceeding therewith, must acquire all necessary property rights and interest.
7. RPBCWD's determination to approve the permit application was made in reliance on the information provided by the applicant. Any substantive change in the work affecting the nature and extent of applicability of RPBCWD regulatory requirements or substantive changes in the methods or means of compliance with RPBCWD regulatory requirements must be the subject of an application for a permit modification to the RPBCWD.
8. If the conditions herein are met and the permit is issued by RPBCWD, the applicant, by accepting the permit, grants access to the site of the work at all reasonable times during and after construction to authorized representatives of the RPBCWD for inspection of the work.

Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
2. The proposed project will conform to Rules C and J if the Rule Specific Permit Conditions listed above are met.

Recommendation:

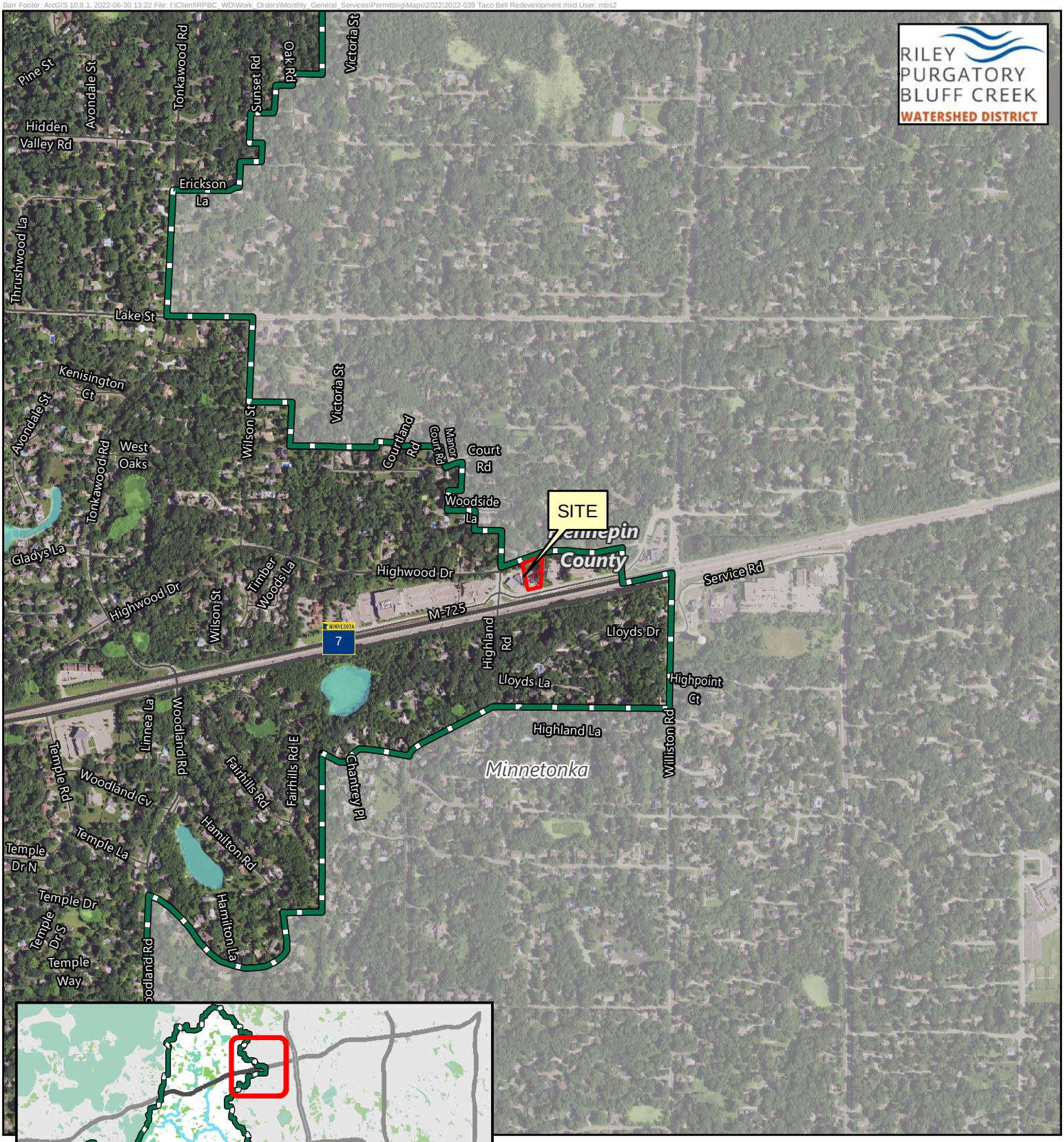
Approval of the permit contingent upon:

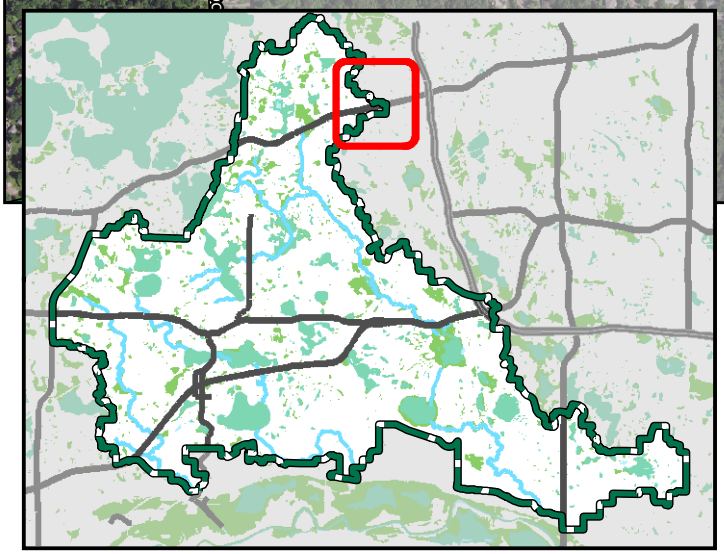
1. Financial Assurance in the amount of $58,988.
2. Permit applicant must provide the name and contact information of the general contractor responsible for the site. RPBCWD must be notified if the responsible party changes during the permit term.
3. Receipt by RPBCWD of documentation of recordation of a maintenance declaration for the stormwater management facilities. A draft must be reviewed and approved by the District prior to recordation.
4. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. The amount needed to replenish the permit fee deposit is $2,785 as of July 6, 2022.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Continued compliance with General Requirements.
2. Per Rule J Subsection 4.5, upon completion of the site work, the permittee must submit as-built drawings demonstrating that at the time of final stabilization the stormwater management facility conforms to design specifications and functions as intended and approved by the District. As-built/record drawings must be signed by a professional engineer licensed in Minnesota and include, but not limited to:
    a) the surveyed bottom elevations, water levels, and general topography of all facilities;
    b) the size, type, and surveyed invert elevations of all stormwater facility inlets and outlets;
    c) the surveyed elevations of all emergency overflows including stormwater facility, street, and other;
    d) other important features to show that the project was constructed as approved by the Managers and protects the public health, welfare, and safety.
3. Documentation that constructed infiltration facilities perform as designed. This may include infiltration testing, flood testing, or other with prior approval from RPBCWD.
4. To close out the permit and release the $5,000 in financial assurance held for the purpose of the chloride management, the permit applicant must provide an executed chloride management plan that designates the individual authorized to implement the chloride management plan and the MPCA-certified salt applicator engaged in implementing the plan at the site.
5. Per Rule J, Subsection 3.1.b.ii measured infiltration capacity of the soils at the bottom of the infiltration system must be provided. The applicant must submit documentation verifying the infiltration capacity of the soils and that the volume control capacity is calculated using the measured infiltration rate. In addition, subsurface soil investigation is needed to verify adequate

separation to groundwater (Rule J subsection 3.1.b.2). If infiltration capacity is less than needed to conform with the volume abstraction requirement in subsection 3.1b or there is inadequate separation to groundwater, design modifications to achieve compliance with RPBCWD requirements will need to be submitted (in the form of an application for a permit modification or new permit).





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Feet

0 1,000

Permit Location Map

TACO BELL REDEVELOPMENT

Permit 2022-039

Riley Purgatory Bluff Creek Watershed District

BID/PERMIT PLANS

FOR

TACO BELL HIGHWAY 7

MIINNETONKA, MN

Vicinity Map
(NOT TO SCALE)

PREPARED FOR:

BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428
CONTACT: BRIAN DAVIES
PHONE: 763-458-7161
EMAIL: BDAVIES@BORDERFOODS.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0033247.00
CONTACT: TYLER D. MAXSON

SHEET INDEX

NO.	DATE	REVISION	SHEETS

BID/PERMIT PLANS
FOR
TACO BELL HIGHWAY 7
MIINNETONKA, MN

INITIAL SUBMITTAL DATE: 06/03/22 SHEET: C000

PROJECT NUMBER: 0033247.00

TACO BELL HIGHWAY 7

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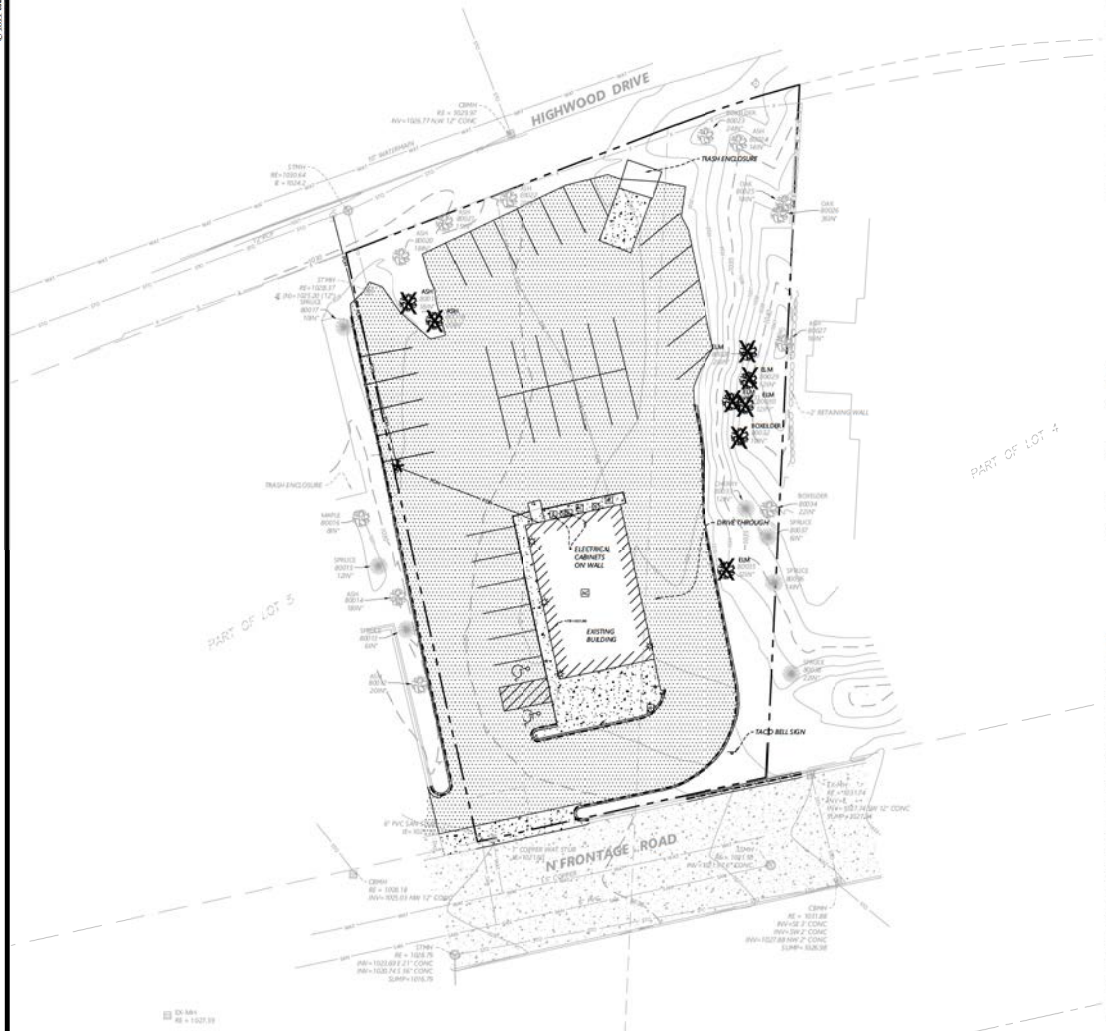


REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
		SANITARY SEWER
		WATER MAIN
		HYDRANT
		STORM SEWER
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
		SOIL BORING LOCATION

REMOVAL NOTES

1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPURTENANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

TREE INVENTORY

CODE	SPECIES	DBH	CONDITION	STATUS	MITIGATION INCHES	LOCATION
80012	ASH	10		SAVED		OFF SITE
80013	SPRUCE	6		SAVED		OFF SITE
80014	ASH	18		SAVED		OFF SITE
80015	SPRUCE	12		SAVED		OFF SITE
80016	MAPLE	8		SAVED		OFF SITE
80017	SPRUCE	10		SAVED		OFF SITE
8018	ASH	10		REMOVED	0	ON SITE
80019	ASH	18		REMOVED	0	ON SITE
80020	ASH	18		SAVED		ON SITE
80021	ASH	15		SAVED		ON SITE
80022	ASH	10	POOR	SAVED		ON SITE
80023	BOXELDER	14		SAVED		ON SITE
80024	ASH	14		SAVED		ON SITE
80025	OAK	14		SAVED		ON SITE
80026	OAK	16		SAVED		ON SITE
80027	ASH	16		SAVED		ON SITE
80028	ELM	10		REMOVED	20'	ON SITE
80029	ELM	12		REMOVED	12'	ON SITE
80030	ELM	12		REMOVED	12'	ON SITE
80031	ELM	12		REMOVED	12'	ON SITE
80032	ELM	10	TOP DEAD	REMOVED	0 - DUE TO HEALTH	ON SITE
80033	CHERRY	12		SAVED		ON SITE
80034	BOXELDER	12		SAVED		ON SITE
80035	ELM	12		REMOVED	32'	ON SITE
80036	SPRUCE	14		SAVED		ON SITE
80037	SPRUCE	6		SAVED		ON SITE
	TOTAL MITIGATION REQUIRED			Dec.	88'	
				Con.	0	

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

SANITARY MANHOLE	STEEL/WOOD POST
SEWER CLEANOUT	SIGN
SEPTIC COVER	MAIL BOX
STORM MANHOLE	FLAG POLE
BEEHIVE CATCH BASIN	HANDICAPPED STALL
CATCH BASIN	BENCH
FLARED END SECTION	OIL MANHOLE
CULVERT	OIL PUMP JACK
CATCH BASIN MANHOLE	OIL WELL
DOWNSPOUT	MET TOWER
DRYWELL	WEATHER STATION
STORM INTERCEPTOR	TURBINE
HYDRANT	IRRIGATION MANHOLE
GATE VALVE	IRRIGATION SH
WATER METER	IRRIGATION SP
FIRE DEPARTMENT CONNECTION	IRRIGATION VALVE
CURB STOP BOX	SOIL BORING
WATER MANHOLE	PERC TEST
WELL	MONITORING WELL
POST INDICATOR VALVE	PIEZOMETER
DOUBLE DETECTOR CHECKVALVE	BUSH/SHRUB
FARM HYDRANT	CONIFEROUS TREE
REDUCE PRESSURE VALVE	DECIDUOUS TREE
STOCK TANK	SAGURA
WINDMILL	BOUNDARY LINE
ELECTRIC BOX	RIGHT-OF-WAY LINE
ELECTRIC METER	LOT LINE
ELECTRIC MANHOLE	EASEMENT LINE
ELECTRIC TOWER	SECTION LINE
STREET LIGHT	TREE LINE
POWER POLE WITH LIGHT	CABLE TELEVISION LINE
GUY WIRE	GAS LINE
POWER POLE	POWER OVERHEAD
MAST ARM	POWER UNDERGROUND
MAST ARM W/ LIGHT	SANITARY SEWER
TRAFFIC SIGNAL	STORM SEWER
TELEPHONE BOX	TELEPHONE OVERHEAD
TELEPHONE MANHOLE	TELEPHONE UNDERGROUND
HAND HOLE/JUNCTION BOX	WATERMAIN
CABLE TV BOX	FIBER OPTIC
CABLE TV MANHOLE	FENCE LINE
FIBER OPTIC MANHOLE	CONTROLLED ACCESS
FIBER OPTIC PEDESTAL	CURB & GUTTER
NATURAL GAS METER	CONCRETE SURFACE
NATURAL GAS VALVE	BITUMINOUS SURFACE
NATURAL GAS MANHOLE	GRAVEL SURFACE
NATURAL GAS RISER/SERVICE	WETLAND
NATURAL GAS VENT PIPE	FOUND MONUMENT (SEE LABEL)
NATURAL GAS WELL	SET MONUMENT (SEE LABEL)
AIR CONDITIONER	
UNKNOWN MANHOLE	
MISCELLANEOUS METER	
MISCELLANEOUS PEDESTAL	

1" = 20'
0' 20' 40' 60'

DESIGNED
CHECKED
DRAWN
HORIZONTAL SCALE: 1"=
VERTICAL SCALE:

INITIAL ISSUE: 06/03/22
REVISIONS:

PREPARED FOR:
BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428

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.
TYLER D. MAXSON
DATE: 06/03/22 LICENSE NO. 59234

TACO BELL
HIGHWAY 7
MINNETONKA, MN

Westwood
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
Westwood Professional Services, Inc.

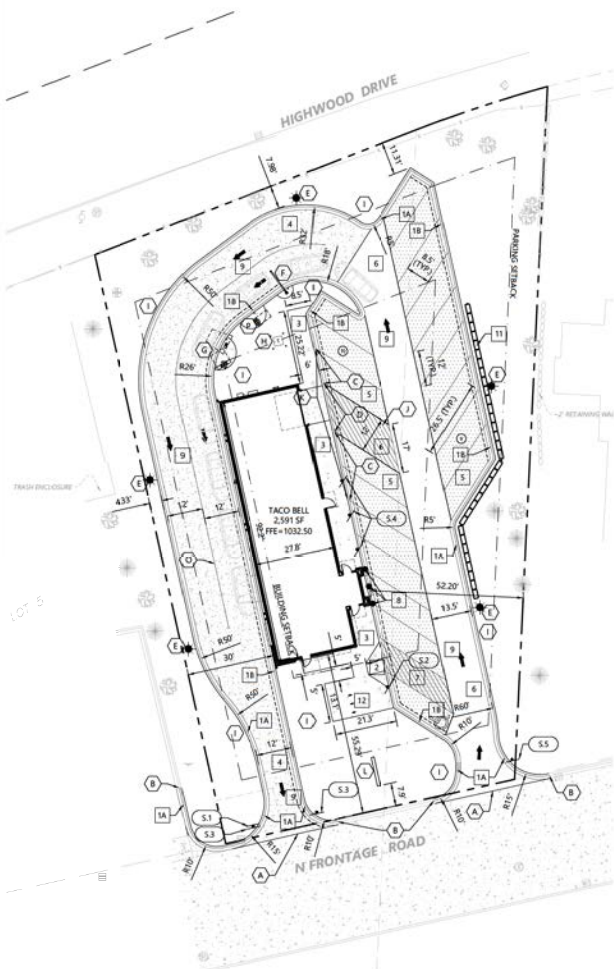
EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
C100

DATE: 06/03/22

PROJECT NUMBER: 0033247.00

TACO BELL HIGHWAY 7



S.1 SIGN LEGEND *ALL SIGNS TO BE MOUNTED ON BOLLARDS (SEE DETAIL)

REFERENCE		SIZE	MNDOT DESIGNATION
S.1	STOP SIGN	30"X30"	R1-1
S.2	HANDICAP PARKING	12"X18"	R7-8M
S.3	DO NOT ENTER	30"X30"	R5-1
S.4	CUSTOMER PICKUP SIGN	24"X24"	N/A
S.5	BEGIN ONE WAY	24"X30"	R6-6

(A) SITE NOTES

A MATCH EXISTING CONCRETE PAVEMENT
B MATCH EXISTING CURB & GUTTER
C RAISE GUTTER TO MEET SIDEWALK. RAMP BITUMINOUS (SEE GRADING PLAN)
D FLUSH CURB
E LIGHT POLE (SEE LIGHTING PLAN)
F OVERHEAD CLEARANCE BAR AND CONCRETE BASE (SEE ARCH.)
G MENU BOARD AND ORDERING STATION (SEE ARCH.)
H TRANSFORMER PAD W/ BOLLARDS
I LANDSCAPE AREA
J YELLOW DIAGONAL STRIPING
K YELLOW PAINTED CURB
L PROP. PYLON SIGN (SEE ARCH.)
M PAINT 24" WIDE SOLID STRIPE
N PAINT 24" HIGH LETTERS
O PAINT 4" WIDE WHITE STRIPE
P DIGITAL PREVIEW BOARD (SEE ARCH.)

1 SITE DETAILS

1A B612 CURB AND GUTTER
1B B612 TIPOUT CURB AND GUTTER
2 PRIVATE PEDESTRIAN CURB RAMP
3 STANDARD DUTY CONCRETE (SEE GEOTECH. FOR PAVEMENT SECTION & ARCH. FOR SCORING)
4 HEAVY DUTY CONCRETE (SEE GEOTECH.)
5 STANDARD DUTY BITUMINOUS PAVEMENT
6 HEAVY DUTY BITUMINOUS PAVEMENT
7 HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
8 BOLLARD (TYP.)
9 PAVEMENT ARROW
10 PEDESTRIAN CROSSWALK
11 GRAVITY WALL
12 BIKE RACK

SITE DEVELOPMENT SUMMARY

- ZONING: B-2, LIMITED BUSINESS
- PARCEL DESCRIPTION: SEE ALTA NSPS LAND TITLE SURVEY
- PROPERTY AREA: 28,309 SF (0.65 AC)
- PERVIOUS SURFACE: 11,232 SF (39.7%)
- IMPERVIOUS SURFACE(RATIO): 17,077 SF (60.3%)
- BUILDING GROSS SIZE: 2,591 SF
- BUILDING SETBACK PER CODE: 50'=FRONT; 35'=SIDE / REAR
- PARKING SETBACK: 20'=FRONT AND ROW; 10'=SIDE AND REAR
- PARKING RATIO REQUIREMENT FAST FOOD: CITY OF MINNETONKA; 1 SPACE / 60 SF OF GFA
  TOTAL SPACES REQUIRED: 43 SPACES
- PARKING PROVIDED: 19 STALLS

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811 or call811.com
Common Ground Alliance

SITE LEGEND

EXISTING / PROPOSED

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

GENERAL SITE NOTES

1. BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 03/18/2022.
2. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
3. REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
6. ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
7. ALL CURB AND GUTTER SHALL BE ***B612*** UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
9. BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
11. SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

1" = 20'
0' 20' 40' 60'

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'
VERTICAL SCALE:

INITIAL ISSUE: 06/03/22
REVISIONS:

PREPARED FOR:
BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428

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
TYLER D. MAXSON
DATE: 06/03/22 LICENSE NO. 59234

TACO BELL HIGHWAY 7
MIINNETONKA, MN

Westwood
Phone (952) 937-5150 · Fax (952) 937-5822 · Toll Free (888) 937-5150
12701 Whitewater Drive, Suite #300 Minnetonka, MN 55343 westwoodps.com
Westwood Professional Services, Inc.

CIVIL SITE PLAN

SHEET NUMBER:
C200
DATE: 06/03/22
PROJECT NUMBER: 0033247.00
TACO BELL HIGHWAY 7

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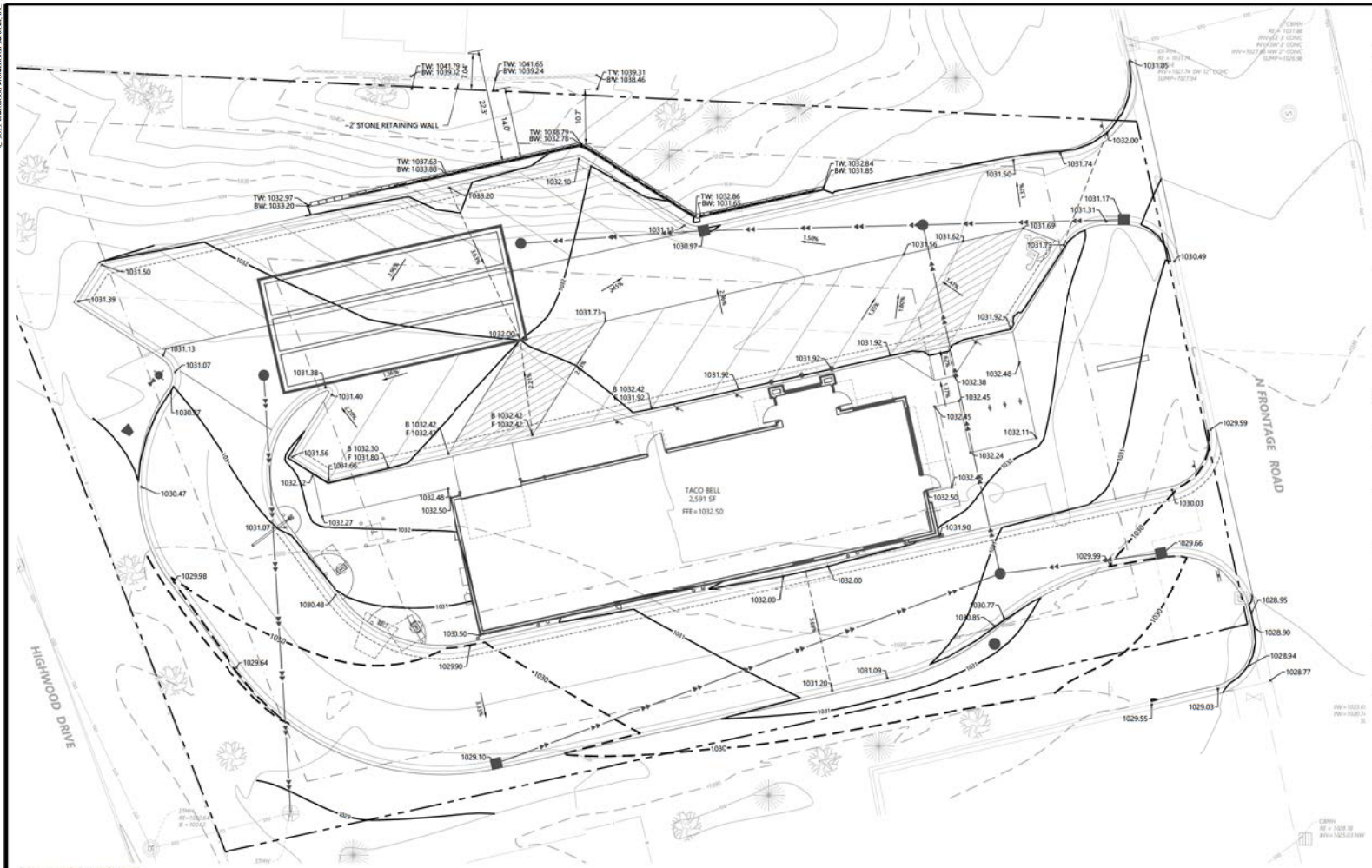

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
× 900.00	× 900.00	SPOT ELEVATION
	0.00%	FLOW DIRECTION
	TW=XXX.XX BW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
	E.O.F.	EMERGENCY OVERFLOW
SB-19	SB-19	SOIL BORING LOCATION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING NOTES

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

1" = 10'
0' 10' 20' 30'

DESIGNED	
CHECKED	
DRAWN	
HORIZONTAL SCALE: 1"	
VERTICAL SCALE:	
INITIAL ISSUE:	06/03/22
REVISIONS:	

PREPARED FOR:
BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428

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Phone 952.937.5150
Fax 952.937.5822
Toll Free 800.992.4444
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343
www.wwpi.com

GRADING PLAN

SHEET NUMBER:
C300
DATE: 06/03/22

PROJECT NUMBER: 0033247.00

TACO BELL HIGHWAY 7

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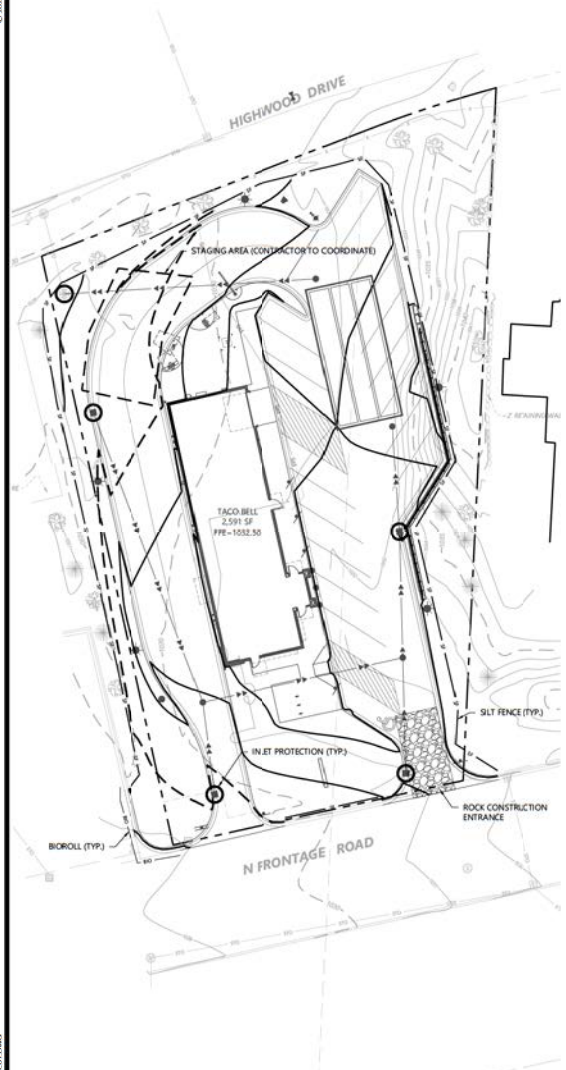

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
4. ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
   A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 30.5-POUNDS PER ACRE.
   B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
   C. INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
   D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
   E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25- 151 AT 70-POUNDS PER ACRE.
   F. MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED
10. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.
14. PUBLIC STREETS USED FOR HAULING SHALL BE KEPT FREE OF SOIL AND DEBRIS. STREET SWEEPING SHALL BE CONCURRENT WITH SITE WORK.

EROSION CONTROL LEGEND

EXISTING / PROPOSED

- PROPERTY LINE
- INDEX CONTOUR
- INTERVAL CONTOUR
- CURB AND GUTTER
- SILT FENCE
- BIOROLL
- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- RETAINING WALL
- DRAIN TILE
- GRADING LIMITS
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- E.O.F. — EMERGENCY OVERFLOW
- SB-19 — SOIL BORING LOCATION
- INLET PROTECTION

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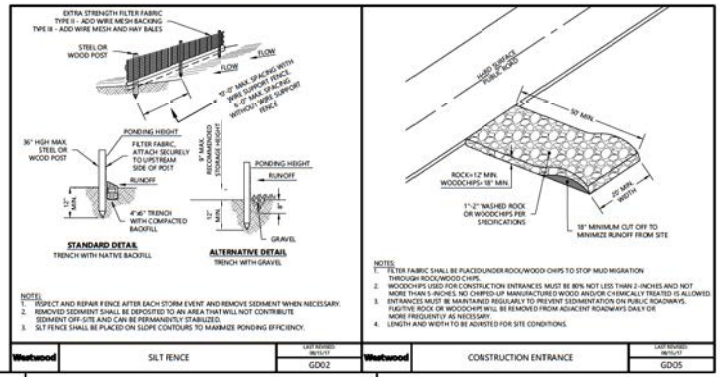
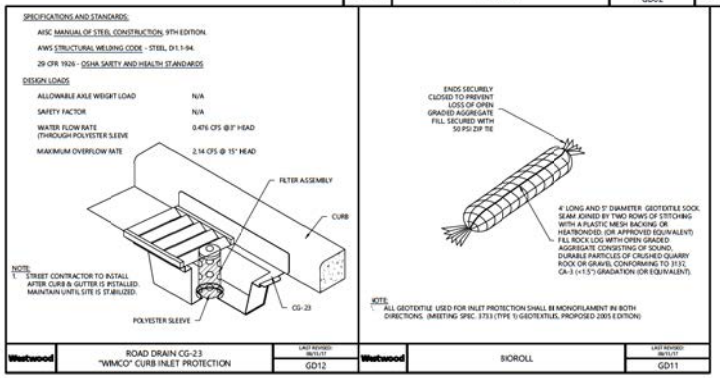
RPBCWD STANDARD EROSION CONTROL NOTES

1. NATURAL TOPOGRAPHY AND SOIL CONDITIONS MUST BE PROTECTED, INCLUDING RETENTION ONSITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE.
2. FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND VEGETATION IS ESTABLISHED SUFFICIENTLY TO ENSURE STABILITY OF THE SITE, AS DETERMINED BY THE DISTRICT.
4. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED UPON FINAL STABILIZATION.
5. SOIL SURFACES COMPACTED DURING CONSTRUCTION AND REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE A SOIL COMPACTION TESTING PRESSURE OF LESS THAN 1,400 KILOPASCALS OR 200 POUNDS PER SQUARE INCH IN THE UPPER 12 INCHES OF THE SOIL PROFILE WHILE TAKING CARE TO PROTECT UTILITIES, TREE ROOTS AND OTHER EXISTING VEGETATION.
6. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS ELSEWHERE.
7. THE PERMITTEE MUST, AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE PERMITTEE MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.
8. TOPSOIL TO BE INSTALLED AS PART OF THE SITE RESTORATION SHALL CONTAIN AT LEAST 5% ORGANIC CONTENT CONSISTENT WITH THE WATERSHED DISTRICT'S TOPSOIL DEFINITION.
9. CONSTRUCTION SHOULD INCLUDE MINIMIZATION OF THE DISTURBANCE INTENSITY AND DURATION, INCLUDING PHASING OF DISTURBANCE TO MINIMIZE QUANTITY OF DISTURBED AREA AT ANY ONE TIME.
10. STAKING OFF AND MARKING OF PROPOSED INFILTRATION FACILITIES TO PREVENT SOIL COMPACTION BY HEAVY EQUIPMENT, STOCKPILING OF MATERIALS, AND TRAFFIC. IF INFILTRATION FACILITIES ARE IN PLACE DURING CONSTRUCTION ACTIVITIES, BEST PRACTICES MUST BE DEPLOYED TO PREVENT SEDIMENT AND OTHER MATERIAL FROM ENTERING THE PRACTICE(S). INFILTRATION FACILITIES MUST NOT BE EXCAVATED TO WITHIN 3 FEET FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. ANY ACCUMULATED SEDIMENT IN AN INFILTRATION FACILITY MUST BE REMOVED IN A MANNER THAT PREVENTS COMPACTION TO THE FACILITY BOTTOM. TO PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE, THE SOILS BELOW AN INFILTRATION PRACTICE MUST BE LOOSENED TO A MINIMUM DEPTH OF 18 INCHES PRIOR TO INSTALLATION OR PLANTING.



Westwood | SILT FENCE | LAST REVISED: 08/15/17 | GD02

Westwood | CONSTRUCTION ENTRANCE | LAST REVISED: 08/15/17 | GD05



Westwood | ROAD DRAIN CG-23 "WIMCO" CURB INLET PROTECTION | LAST REVISED: 08/15/17 | GD12

Westwood | BIOROLL | LAST REVISED: 08/15/17 | GD11

Westwood
Phone 952.937.5150
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Westwood Professional Services, Inc.
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DATE: 06/03/22 LICENSE NO. 59234

TACO BELL
HIGHWAY 7
MINNETONKA, MN

EROSION CONTROL PLAN

SHEET NUMBER:
C400
DATE: 06/03/22

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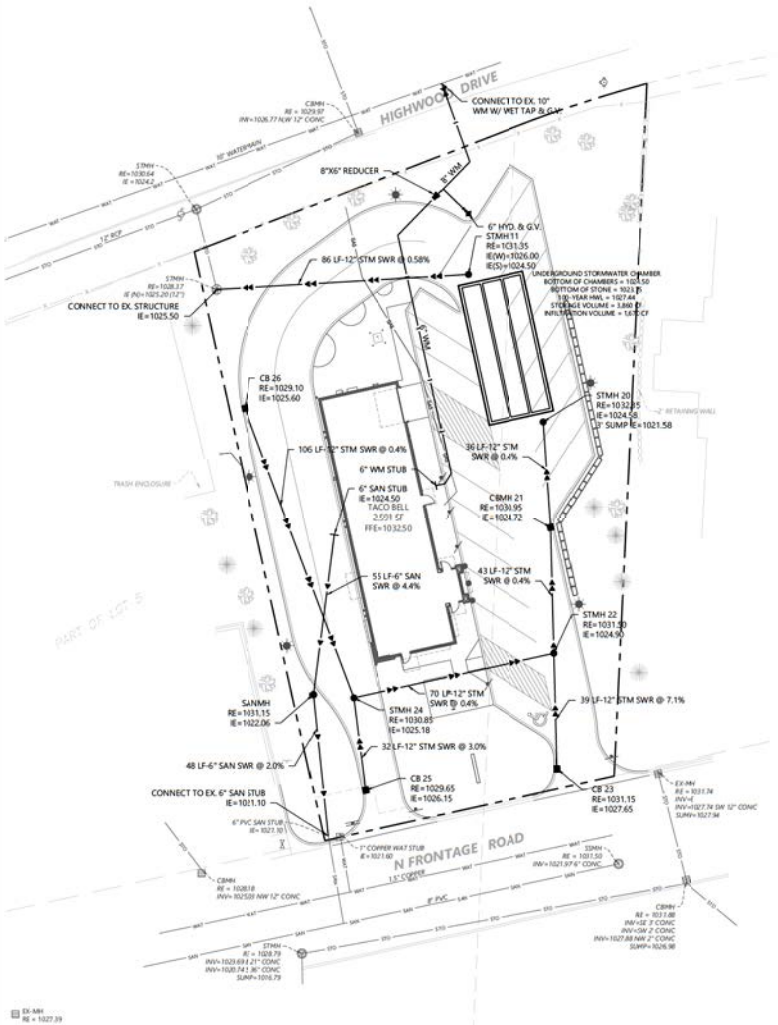


GENERAL UTILITY NOTES

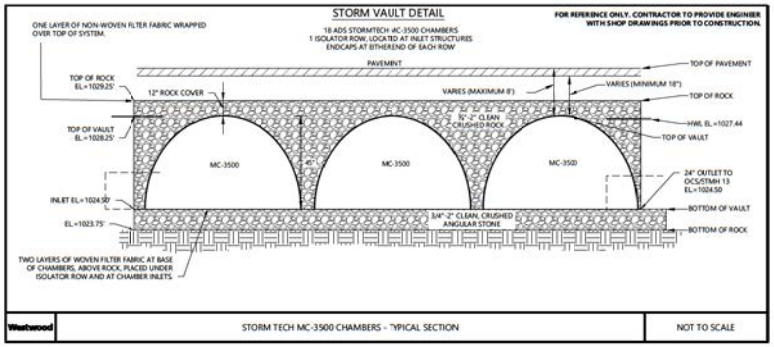
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDEDBY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.
12. ALL WATER LINES SHALL HAVE <<7.5' OR 8'>> MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8' OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BETESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. STORM SEWER PIPE:
    A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY.
    B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
    C. HDPE STORM PIPE 4- TO 10-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF AASHTO M252. HDPE STORM PIPE 12- TO 60-INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM F2306. FITTINGS SHALL BE PER ASTM D3212 AND INSTALLED PER ASTM D2321.
    D. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2665 AND INSTALLED PER ASTM D2321.
    E. CORRUGATED METAL PIPE (CMP) FOR SIZES 18- TO 120-INCH AND MUST MEET ASTM A760 OR ASTM A796 AND BE INSTALLED PER ASTM A798. CMP MAY NOT BE INSTALLED WITHIN 10-FEET OF A WATERMAIN, WATER SERVICE, OR A BUILDING.
    F. ALL STORM SEWER JOINTS AND STRUCTURE CONNECTIONS SHALL BE GASTIGHT OR WATERTIGHT AS REQUIRED BY MINNESOTA PLUMBING CODE, PART 707.3. STORM SEWER LOCATED WITHIN 10-FEET OF A BUILDING AND/OR WATER LINE SHALL BE TESTED PER MINNESOTA PLUMBING CODE, PART 712.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE ("RACER") WIRE PER MINNESOTA RULES, PART 7560.0150.
16. POST INDICATOR VALVES SHALL BE CLOW F-5750 (OR EQUIVALENT) MEETING AWWA STANDARD C509 AND CITY STANDARDS. VALVE TO BE MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. POST TO BE ADJUSTABLE FOR 8 FEET WATER MAIN DEPTH. THE ELECTRICAL ALARM SWITCH SHALL BE PART NO. PCVS2 (OR EQUIVALENT).
17. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OF CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.
18. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.
19. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

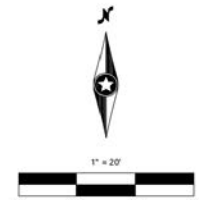
UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
WM	WM	WATER MAIN
HYD	HYD	HYDRANT
GAS	GAS	GAS
UGE	UGE	UNDERGROUND ELECTRIC
OHE	OHE	OVERHEAD ELECTRIC
UTH	UTH	UNDERGROUND TELEPHONE
OHT	OHT	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
DT	DT	DRAIN TILE
		GATE VALVE
		LIGHT POLE

STORM SEWER CASTING SCHEDULE

STRUCTURE			CASTING TYPE
NUMBER	TYPE	SIZE	
11	STMH	48"	NEENAH R-1642 STAMPED "STORM SEWER"
20	STMH	48"	NEENAH R-1642 STAMPED "STORM SEWER"
21	CBMH	48"	NEENAH R-3067
22	STMH	48"	NEENAH R-1642 STAMPED "STORM SEWER"
23	CB	2'X3'	NEENAH R-3067
24	STMH	48"	NEENAH R-1642 STAMPED "STORM SEWER"
25	CB	2'X3'	NEENAH R-3067
26	CB	2'X3'	NEENAH R-3067





DESIGNED
CHECKED
DRAWN
HORIZONTAL SCALE: 20'
VERTICAL SCALE:
INITIAL ISSUE: 06/03/22
REVISIONS:

PREPARED FOR:
BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428

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.
TYLER D. MAXSON
DATE: 06/03/22 LICENSE NO. 59234

TACO BELL
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Westwood
Phone 952.937.5150
Fax 952.937.5822
Minneapolis, MN 55343
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300

UTILITY PLAN

SHEET NUMBER:
C500
DATE: 06/03/22

PROJECT NUMBER: 0033247.00

TACO BELL HIGHWAY 7

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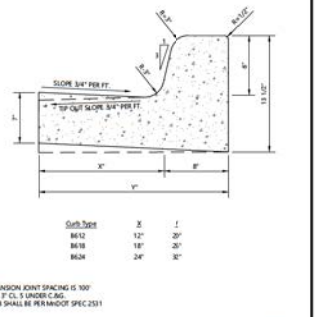
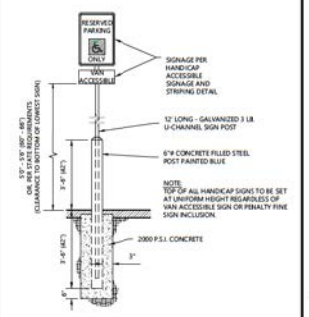
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

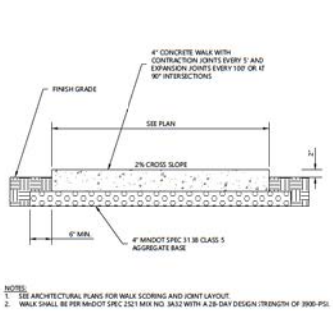


NOTES:
1. EXPANSION JOINT SPACING IS 100'
2. MIN. 3" CL. 5 UNDER C.&G.
3. CURB SHALL BE PER MnDOT SPEC 2531

Westwood | B6 STYLE CURB AND GUTTER | LAST REVISED: 05/09/20 | SI01

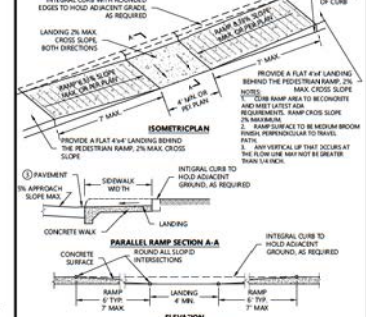


Westwood | SIGN POST WITH BOLLARD | LAST REVISED: 08/15/07 | SI36

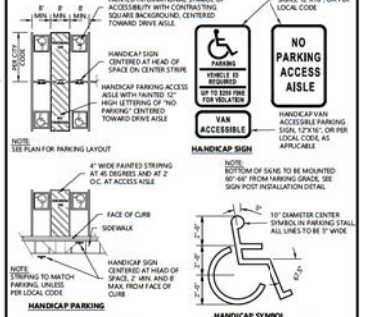


NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

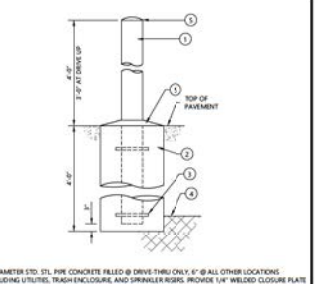
Westwood | PRIVATE CONCRETE SIDEWALK | LAST REVISED: 08/15/07 | SI08



Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 08/15/07 | SI10B

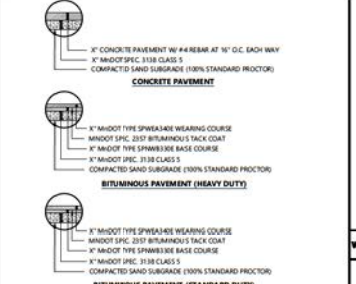


Westwood | HANDICAP ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 08/15/07 | SI15



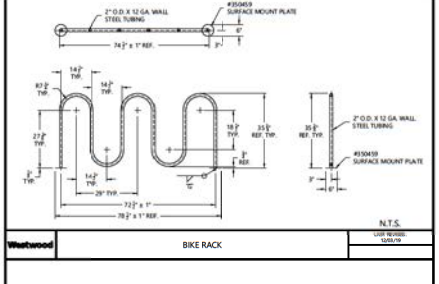
NOTES:
1. 4" DIAMETER STD. ST1, PIPE CONCRETE FILLED @ DRIVE-THRU ONLY, 6" @ ALL OTHER LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW, SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE FOUNDATION. USE SONOTUBE FORM.
3. 3/8" DIAMETER WELDED HOOPS. 18" DIAMETER TOP, BOTTOM AND CENTER.
4. SOLID UNDISTURBED SOIL.
5. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

Westwood | BOLLARD | LAST REVISED: 09/13/17 | SI18

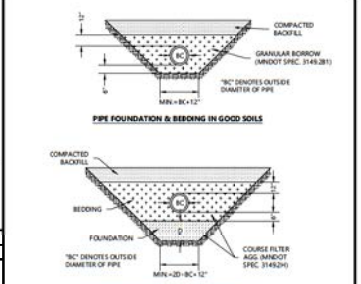


PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

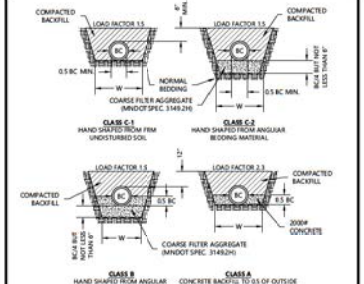
Westwood | PAVEMENT SECTIONS | LAST REVISED: 09/13/17 | SI19



Westwood | BIKE RACK | LAST REVISED: 12/05/19

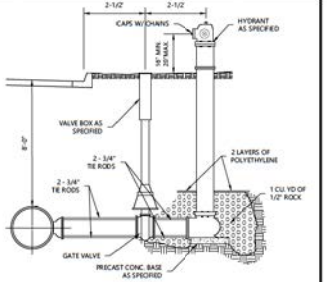


Westwood | PIPE BEDDING DETAILS FOR PVC & HDPE | LAST REVISED: 08/15/07 | SS10



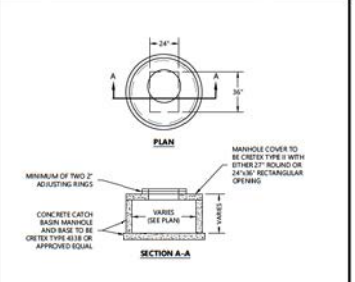
NOTES:
1. "BC" DENOTES OUTSIDE DIAMETER OF RPE
2. "W" BC+12" MIN.

Westwood | PIPE BEDDING DETAILS FOR RCP & DIP | LAST REVISED: 08/15/07 | SS11



NOTE:
1. MEGA-LUGS MAY BE USED IN LIEU OF TIE RODS

Westwood | FIRE HYDRANT | LAST REVISED: 08/15/07 | WM01



NOTES:
1. BASE TO BE GROUTED TO FORM A SMOOTH INVERT TO OUTLET.
2. PIPE CUT-OUTS TO BE LOCATED WHERE REQUIRED.
3. SEE DETAIL ST16 FOR CASTING TYPE.

Westwood | STANDARD MANHOLE | LAST REVISED: 08/15/07 | SI03

DESIGNED: TPM
CHECKED: SAS
DRAWN: TPM
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE: 06/03/22
REVISIONS:

PREPARED FOR:
BORDER FOODS, INC.
5425 BOONE AVENUE N
NEW HOPE, MN 55428

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.
TYLER D. MAXSON
DATE: 06/03/22 LICENSE NO. 59234

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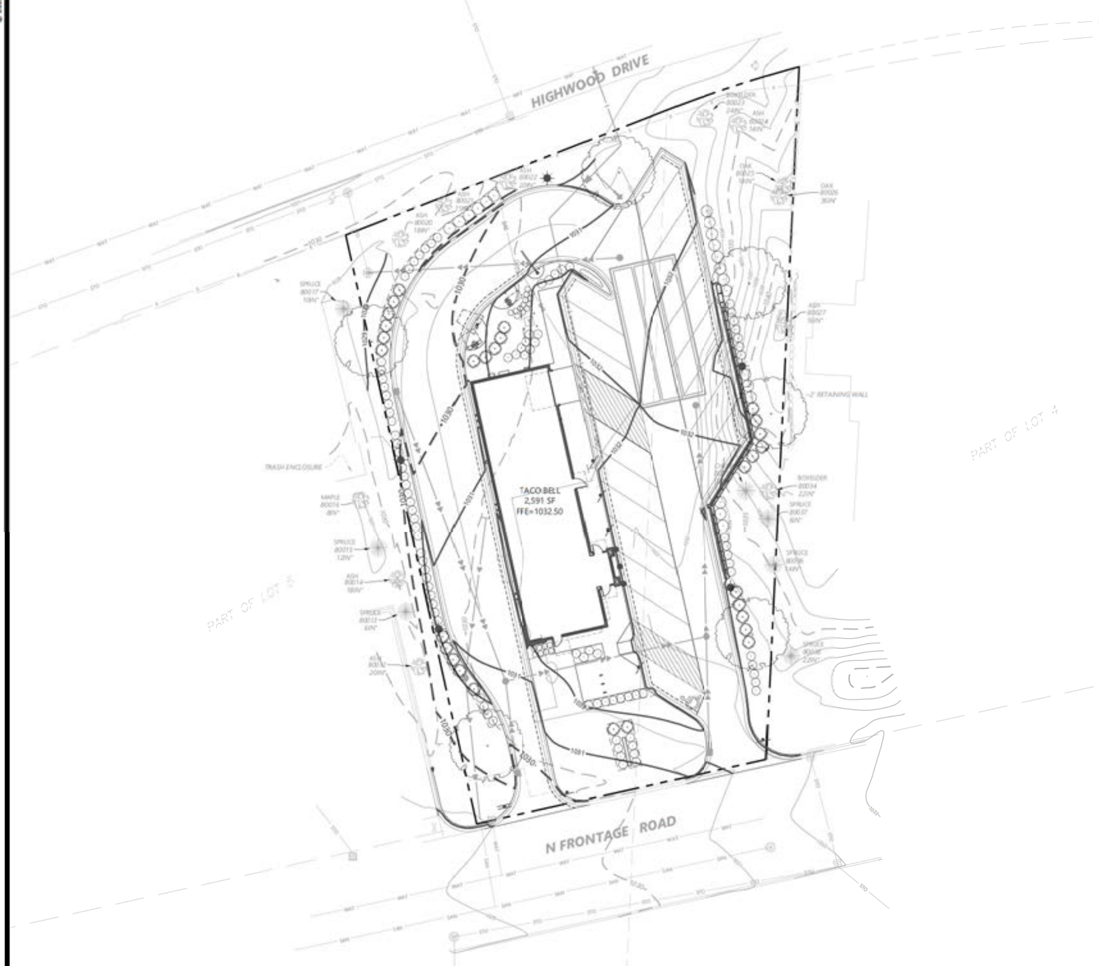
Fax 952.937.5822
Web www.westwoodps.com
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343

DETAILS

SHEET NUMBER:
C600
DATE: 06/03/22

PROJECT NUMBER: 0033247.00

TACO BELL HIGHWAY 7



LANDSCAPE LEGEND

- OVERSTORY DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS
- PERENNIALS
- EDGER

LANDSCAPE KEYNOTES (A)

A ROCK MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D SHRUB HEDGE - 4' MIN HEIGHT

LANDSCAPE SUMMARY

TREE REPLACEMENTS	REQUIRED	PROVIDED
CONIFERS		
NO CONIFERS REMOVED	-	-
DECEDUIOUS		
5 ELM TREES REMOVED THAT ARE OVER 10" CAL. EACH WITH TOTAL OF 88". CODE REQUIRES 1" PROPOSED PER 1" REMOVED WITH LIKE SPECIES	88 CALIPER INCHES	88 CALIPER INCHES
TOTAL CALIPER INCHES	88 CALIPER INCHES	88 CALIPER INCHES

CALIPER INCHES PROPOSED	QUANTITY	MULTIPIER	TOTAL CAL INCHES
TREES (2" MAX CREDIT P(R TREE)	6	2	12
SHRUBS (ONE SHRUB = .5 CAL. INCHES)	140	.5	70
PERENNIALS (ONE PERENNIAL = .25 CAL INCHES	27	.25	6.75
	TOTAL CALIPER INCHES PROPOSED		88.75 CALIPER INCHES

PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING
OVERSTORY TREE	**6**					
CHB	-	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.0" CAL	B&B	AS SHOWN
SWO	-	SWAMP WHITE OAK	QUERCUS ALBA	2.0" CAL	B&B	AS SHOWN
IMH	-	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	2.0" CAL	B&B	AS SHOWN
DECIDUOUS SHRUB	**111**					
BCB	-	BLACK CHOKEBERRY	ARONIA MELANOCARPA ELATA	#5	CONT.	4'-0" O.C.
DBH	-	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-0" O.C.
CPV	-	COMPACT VIBURNUM	VIBURNUM TRILOBUM 'BAILEY COMPACT'	#5	CONT.	5'-0" O.C.
CONIFEROUS SHRUB	**29**					
HSA	-	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS 'HOLMSTRUP'	#5	CONT.	4'-0" O.C.
BNS	-	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5	CONT.	4'-0" O.C.
PERENNIALS	**27**					
KFG	-	KARL FOERSTER GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.
AJS	-	AUTUMN JOY SEDUM	SEDUM X 'AUTUMN JOY'	#1	CONT.	18" O.C.
PMD	-	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'	#1	CONT.	18" O.C.

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. =MINIMUM O.C. = ON CENTER SP. = SPREAD
QTY .= QUANTITY CONT. = CONTAINER NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

1" = 20'
0' 20' 40' 60'

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED
CHECKED
DRAWN
HORIZONTAL SCALE: 20'
VERTICAL SCALE: 4' or 2'

INITIAL ISSUE: 06/03/22
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PREPARED FOR:
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JEFFERY R. WESTENDORF
DATE: 06/03/22 LICENSE NO. 44018

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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L100

DATE: 06/03/22
PROJECT NUMBER: 0033247.00
TACO BELL HIGHWAY 7

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