



June 29, 2018

Elizabeth Hammond  
City Planner, City of Columbia Heights  
Community Development Department  
590 40<sup>th</sup> Avenue NE  
Columbia Heights, MN 55421

**RE: Revised Site Plan Submittal Narrative for Hy-Vee Gas**

Dear Ms. Hammond:

Hy-Vee, Inc. is proposing to develop the vacant property located at 4707 Central Avenue NE into a convenience store with gasoline sales. The 4,500 square foot convenience store will be considered to be a part of the Hy-Vee grocery store planned for 4300 Central Avenue. Six fuel dispensers will provide fueling positions for 12 vehicles at a time. Parking meets City requirements and is laid out to allow for safe and convenient vehicle circulation. Access to the site is proposed to be a three-quarter access off Central Avenue, and a full access from 47<sup>th</sup> Avenue NE. The site topography changes significantly from Central Avenue to Grand Avenue, and will require retaining walls to make the site work from a grading standpoint.

Hy-Vee Fast & Fresh is proposed to be a retail store providing convenient total meal solutions to busy customers who don't have time or want to shop a full sized grocery store. Services and products will vary according to our customers' preferences. The main items that will be offered are:

- Take-and-heat meal options.
- Meal kits.
- Limited fresh and frozen produce, dairy, and meat.
- Limited fresh bakery
- Essentials – pantry and refrigerator stock up items typically associated with a short trip to the grocery store: orange juice, milk, bread, water, peanut butter, and etcetera.
- A selection of grab-and-go items normally associated with a convenience store: Fountain soda, single serving beverages, snacks, coffee, and etcetera.
- Gasoline and diesel fuel, stored outside in underground storage tanks.
- Ice, stored outside in an ice merchandiser.
- Propane stored outside in a secure steel cabinet.

Hy-Vee, Inc.  
5820 Westown Parkway, West Des Moines, Iowa 50266  
Phone: (515) 267-2800



It is our understanding that this property is zoned correctly for the uses proposed, but needs to have the site plan reapproved. Please do not hesitate to contact me if you have any questions or need additional information for the review process.

Sincerely,

John Brehm  
Director, Site Planning

Cc: Hy-Vee, Inc.  
Shari Ahrens, Westwood

Hy-Vee, Inc.  
5820 Westown Parkway, West Des Moines, Iowa 50266  
Phone: (515) 267-2800

# SITE PLAN DRAWINGS FOR COLUMBIA HEIGHTS GAS

4707 CENTRAL AVENUE N.E.  
COLUMBIA HEIGHTS, MINNESOTA



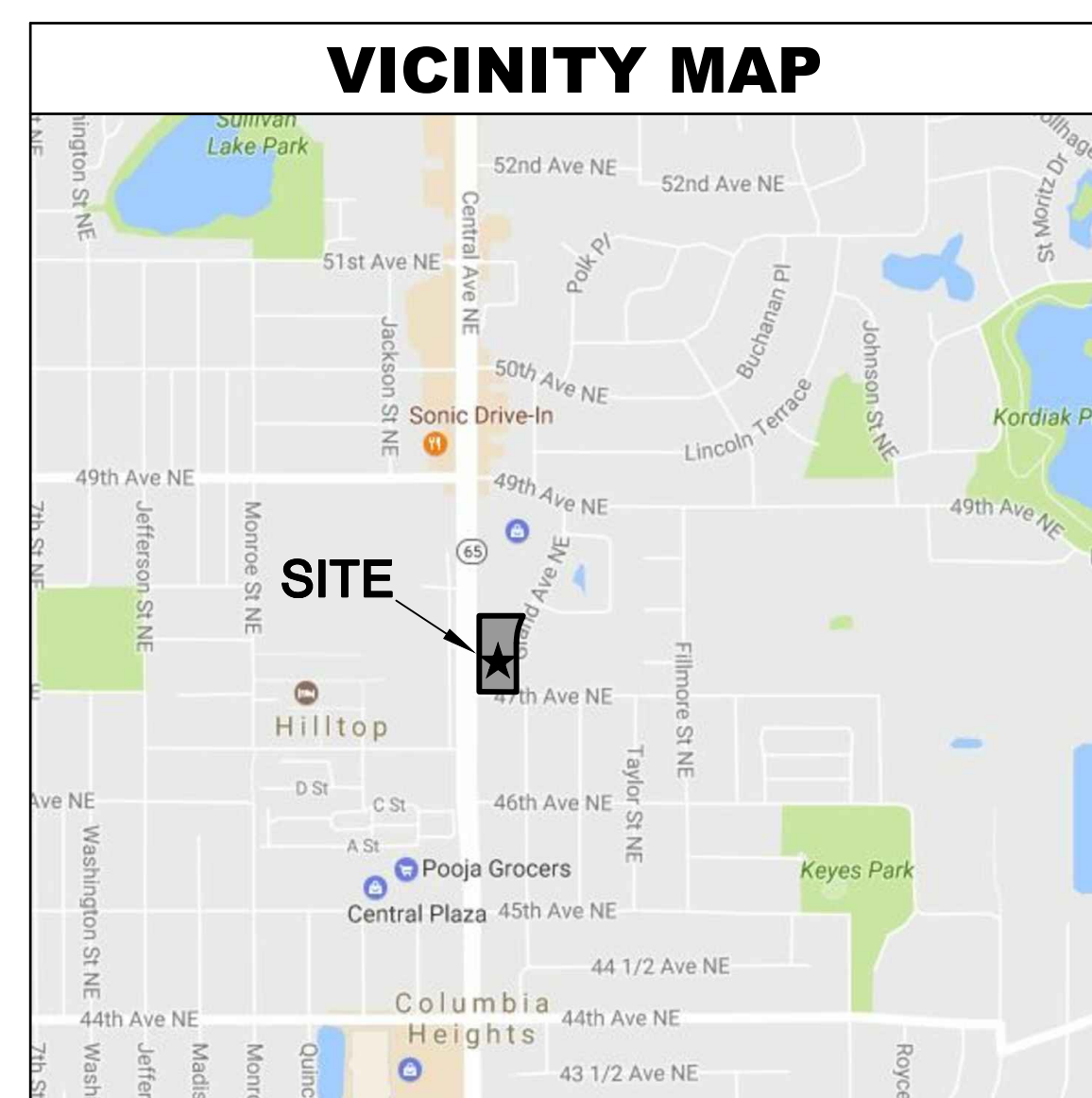
<b>CIVIL ENGINEER</b>
WESTWOOD PROFESSIONAL SERVICES, INC. 12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MINNESOTA (952) 937-5150
<b>GEOTECHNICAL ENGINEER</b>
BRAUN INTERTEC 1826 BUERKLE ROAD ST. PAUL, MINNESOTA (651) 487-7026
<b>LANDSCAPE ARCHITECT</b>
WESTWOOD PROFESSIONAL SERVICES, INC. 12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MINNESOTA (952) 937-5150
<b>LAND SURVEYOR</b>
WESTWOOD PROFESSIONAL SERVICES, INC. 12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MINNESOTA (952) 937-5150

<b>REGULATORY AGENCIES</b>
COMMUNITY DEVELOPMENT DIRECTOR: JOE HOGEBOOM (763) 706-3675
CITY ENGINEER/PUBLIC WORKS: KEVIN HANSEN (763) 706-3705
FIRE CHIEF: GARY GORMAN (763) 706-8152
POLICE CHIEF: LENNY AUSTIN (763) 706-8100

<b>UTILITY CONTACTS</b>
MINNESOTA ONE CALL: 811 OR CALL 811.COM
GAS: CENTERPOINT ENERGY (800) 778-9140
CITY OF COLUMBIA HEIGHTS (763) 706-3700
ELECTRIC: XCEL (800) 848-7558
TELEPHONE: CENTURY LINK (855) 742-6062
CABLE: COMCAST (612) 522-8141
WATER: PUBLIC WORKS (763) 706-3700

<b>INDEX OF SHEETS</b>
C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS
C2.0 SITE PLAN
C3.0 GRADING & DRAINAGE PLAN
C4.0 UTILITY PLAN
C5.0 LANDSCAPE PLAN
C6.0 LIGHTING PLAN

<b>OWNER / DEVELOPER</b>
HY-VEE, INC. 5820 WESTOWN PARKWAY WEST DES MOINES, IOWA (515) 267-2800

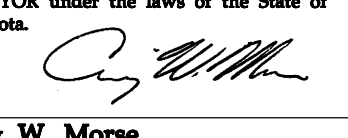


PRELIMINARY SITE PLAN DRAWINGS 01/05/17  
PRELIMINARY SITE PLAN DRAWINGS - RESUBMITTAL 02/02/17  
AMENDED SITE PLAN - RESUBMITTAL 06/04/18  
RESPOND TO COMMENTS - RESUBMITTAL 07/02/18

REVISION	DATE BY
06/04/18 Amended Site Plan	
07/03/18 Amended Site Plan - Resubmittal	

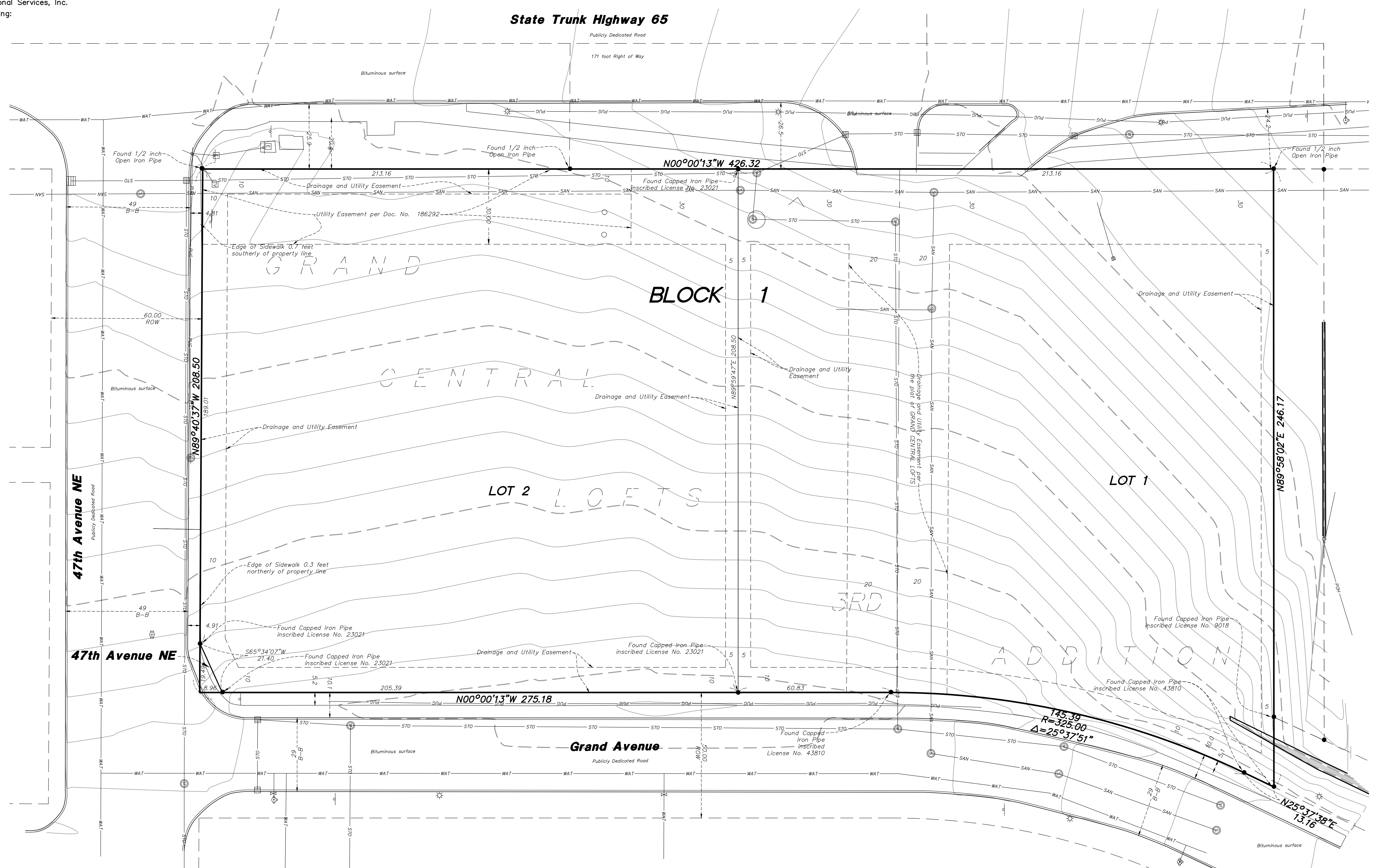
**Westwood**  
 Professional Services, Inc.  
 12701 Whitewater Drive, Suite #300  
 Minneapolis, MN 55443  
 Phone: (952) 937-5150  
 Fax: (952) 937-5822  
 Toll Free: (888) 937-5150  
 westwoodps.com

**Hy-Vee**  
 EMPLOYEE OWNED  
 LOCATION:  
 COLUMBIA HEIGHTS HY-VEE GAS  
 COLUMBIA HEIGHTS, MINNESOTA  
 HY-VEE, INC.  
 5820 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 267-2800  
 FAX: (515) 267-2935

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.  
  
 Craig W. Morse  
 Date: 06/01/18 License No. 23021

Existing Conditions

DRAWN: BTW	DATE: 01/05/17
SCALE: 1"=20'	REVISION DATE: 07/03/2018
SHEET: <b>C1.0</b>	



**Property Description**

Lot 1 and Lot 2 all in Block 1, GRAND CENTRAL LOFTS 3RD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

**Notes**

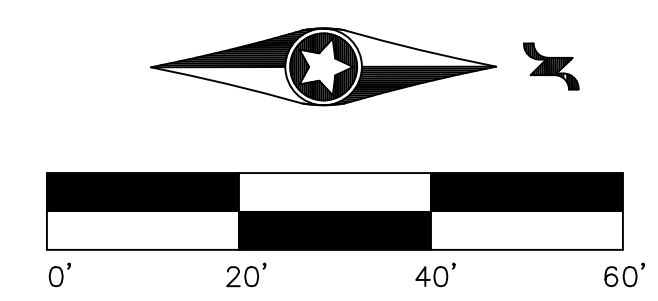
- The bearings shown on this survey are based on the Anoka County Coordinate System, N.A.D. 1983 (1996 adjustment), U.S. survey feet. The Vertical Datum is at N.A.V.D. 1988, using Minnesota Department of Transportation Benchmark "0207 M", elevation of 929.31 feet, not graphically shown.
- Lot Area
  - Lot 1, Block 1 area = 46,335 sq. ft. or 1.064 acres
  - Lot 2, Block 1 area = 44,480 sq. ft. or 1.021 acres
  - Right of Way of Grand Avenue area = 87 sq. ft. or 0.002 acres
  - Boundary area = 90,902 sq. ft. or 2.087 acres

**Legend**

BUSH/SHRUB	STORM MANHOLE	HANDICAPPED STALL	WATER METER	SANITARY MANHOLE	POWER UNDERGROUND
CONIFEROUS TREE	TELEPHONE BOX	PERC TEST	CURB STOP BOX	SEWER CLEANOUT	SANITARY SEWER
DECIDUOUS TREE	TELEPHONE MANHOLE	MONITORING WELL	WATER MANHOLE	BEEHIVE CATCH BASIN	STORM SEWER
WETLAND	TRAFFIC CONTROL BOX	CABLE TV BOX	WELL	CATCH BASIN	TELEPHONE OVERHEAD
STEEL/WOOD POST	HAND HOLE	GAS METER	ELECTRIC BOX	FLARED END SECTION	TELEPHONE UNDERGROUND
SIGN-TRAFFIC/OTHER	TRAFFIC LIGHT	STREET LITE	ELECTRIC METER	CULVERT	WATERMAIN
SIGN-TRAFFIC/OTHER	GATE VALVE	GUY WIRE	ELECTRIC MANHOLE	GAS LINE	FENCE LINE
MAIL BOX	HYDRANT	POWER POLE	ELECTRIC TOWER	POWER OVERHEAD	DECIDUOUS TREE LINE
				CONIFEROUS TREE LINE	CURB & GUTTER
					ACCESS CONTROL
					FIBER OPTIC LINE
					CABLE TV
					CONCRETE SURFACE

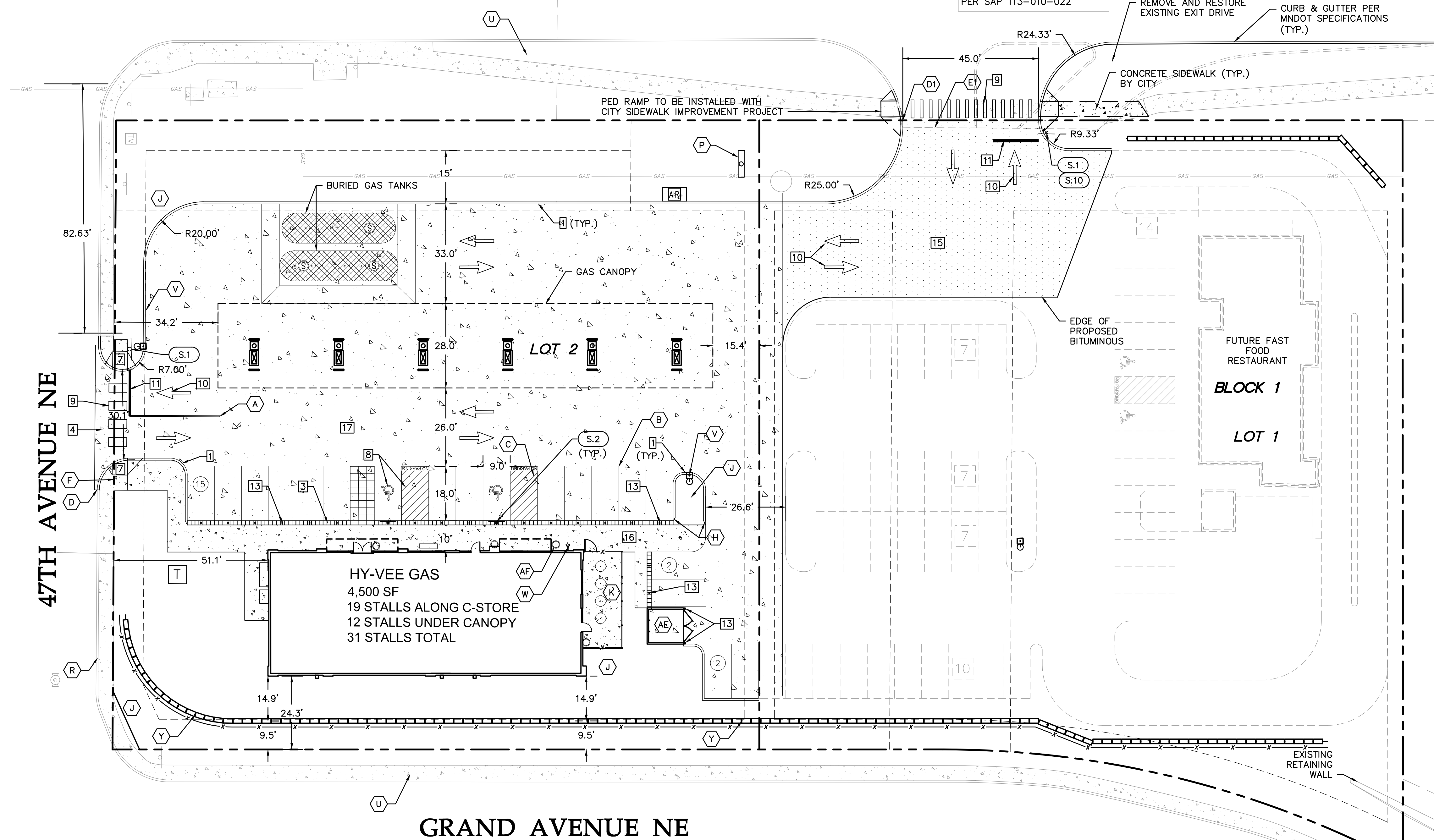
○ Denotes set 1/2"x14" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 23021, unless otherwise noted.  
 ● Denotes Iron Monument Found as noted.

**NOT FOR CONSTRUCTION**



# CENTRAL AVENUE NE

ADDITIONAL CENTRAL AVE. IMPROVEMENTS BY OTHERS PER SAP 113-010-022



# GRAND AVENUE NE

## Site Development Summary

- EXISTING ZONING: MIXED USE DISTRICT ZONING
- PROPOSED ZONING: MIXED USE DISTRICT ZONING
- PARKING SPACES/DRIVE AISLES:
  - TWO WAY AISLE: 24' (MIN.)
  - 90° PARKING STALLS: 9' WIDTH (TYP.); 20' LENGTH, 18' W/CURB (MIN.)
- CITY PARKING RATIO REQUIREMENT:
  - AUTOMOBILE CONVENIENCE FACILITY: 6 SPACES + 1 SPACE/300 SF. (3.3/1,000) (4,500 SF/300 = 15 SPACES)
- HY-VEE GAS:
  - TOTAL SPACES REQUIRED: 21 SPACES (4.67/1,000)
  - TOTAL SPACES PROVIDED: 21 SPACES
- PARKING PROVIDED:
  - HY-VEE GAS ALONG C-STORE: 19 SPACES (4.22/1000)
  - HY-VEE GAS UNDER CANOPY: 12 SPACES (2.67/1,000)
  - TOTAL SPACES PROVIDED: 31 SPACES (6.89/1,000)

## Site Notes

- A 4" DOUBLE YELLOW LANE STRIPE (TYP.)
- B 4" SINGLE WHITE LANE STRIPE
- C 4" YELLOW DIAGONAL STRIPE
- D MATCH EXISTING CURB & GUTTER
- E1 MATCH PAVEMENT PER CENTRAL AVE. IMPROVEMENT PROJECT
- E MATCH EXISTING PAVEMENT
- F MATCH EXISTING CONCRETE (WALK OR DRIVE)
- H CURB TRANSITION TO FLUSH
- J PLANTED AREA
- K PATIO WITH FENCE
- P MONUMENT SIGN
- Q LOADING DOCKS
- R EXISTING CONCRETE CURB
- S EXISTING CONCRETE PAVEMENT
- T EXISTING LIGHT
- U EXISTING SIDEWALK
- V LIGHT LOCATION
- W FDC LOCATION
- Y RETAINING WALL WITH FENCE
- AE TRASH ENCLOSURE
- AF TRASH/ASH RECEPTACLE

## Site Details

- B612 CURB & GUTTER
- INTEGRAL CURB & WALK
- FLUSH CONCRETE SIDEWALK & PAVEMENT
- CONCRETE DRIVEWAY APRON
- CONCRETE CROSS GUTTER
- PEDESTRIAN CURB RAMP
- ACCESSIBLE PEDESTRIAN RAMP (WITH TRUNCATED DOMES)
- ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- CROSS WALK STRIPING (PAINTED WHITE WITH SILICA)
- TRAFFIC ARROW
- PAINTED STOP BAR
- PAVEMENT MARKINGS
- PROTECTIVE BOLLARD (TYP.)
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE HEAVY DUTY PAVEMENT
- B624 CURB & GUTTER

## Hy-Vee Parking Lot Painting Specifications

- PAINT TRAFFIC DIRECTION ARROWS, PARKING STRIPES, AND HANDICAP SYMBOLS "TRAFFIC YELLOW".
- PAINT SHALL BE LEAD FREE WATERBORNE TRAFFIC AND HIGHWAY MARKING PAINT UC-3584 YELLOW AS MANUFACTURED BY DIAMOND VOGEL PAINTS OR EQUIVALENT.
- PROVIDE FOUNDRY GRADE SILICA SAND THAT MEETS A 50/60 GRADED SAND WHEN TESTED ACCORDING TO ASTM C-136.
- BEFORE APPLICATION OF PAINT, PAINTING SURFACE MUST BE DRY AND FREE FROM DIRT, GREASE, OIL, OR OTHER MATERIAL THAT WOULD REDUCE THE BOND BETWEEN THE PAVEMENT AND PAINT. CLEAN THE AREA TO BE PAINTED BY SWEEPING OR COMPRESSED AIR.
- APPLY PAINT AT LOCATIONS, DIMENSIONS, AND SPACING SHOWN ON THE PLANS.
- MIX PAINT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPLY AT THE RATE OF 115 SF/GALLON. THE ADDITION OF THINNER WILL NOT BE PERMITTED.
- APPLY SILICA SAND AT 4LBS/GALLON OF PAINT IMMEDIATELY AFTER THE APPLICATION OF PAINT. SILICA SAND SHALL ADHERE TO THE CURED PAINT PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
- PROTECT ALL MARKINGS FROM DAMAGE UNTIL PAINT IS DRY.

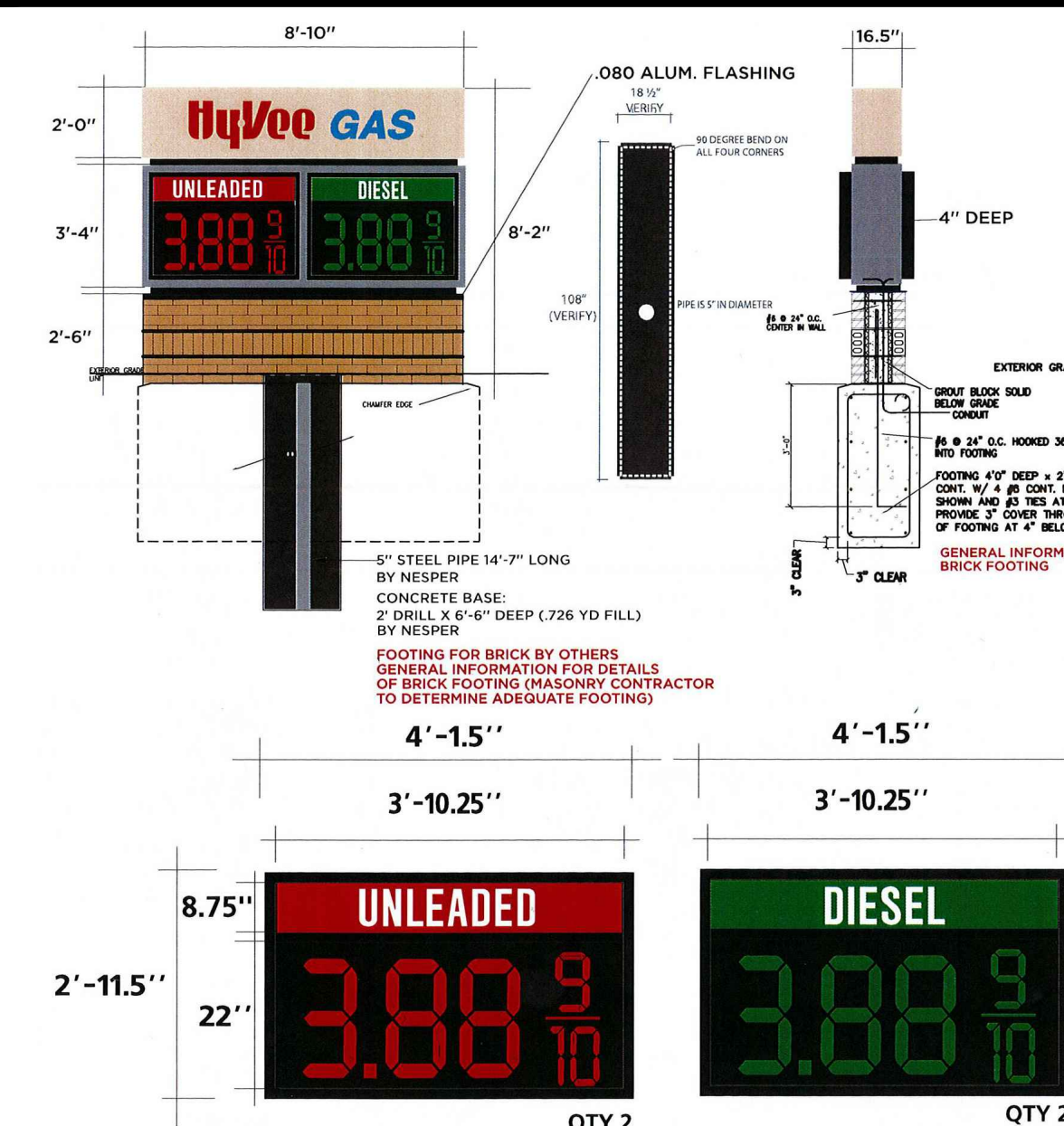
## Site Legend

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

## General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, INC., EDEN PRAIRIE, MINNESOTA.
- 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.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII SHALL BE 4.0 FEET (TO BACK OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- 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. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN TO HENNEPIN COUNTY.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

## Monument Sign



## Sign Legend

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE (MOUNTED ON PROTECTIVE BOLLARDS)	12" X 18"	R7-8M
S.3 NO PARKING	12" X 12"	R8-38
S.9 "ONE WAY - DO NOT ENTER"	30" X 30"	R5-1
S.10 "NO LEFT TURN"	24" X 24"	R3-2

REVISION	DATE BY
02/02/17 Site Plan Application-Resubmit	
06/04/18 Amended Site Plan	
07/03/18 Amended Site Plan - Resubmit	

**Westwood**  
 12701 Whitewater Drive, Suite #300  
 Minneapolis, MN 55443  
 Phone: (952) 837-5150  
 Fax: (952) 837-5822  
 Toll Free: (888) 837-5150  
 westwoodps.com  
 Westwood Professional Services, Inc.

**Hy-Vee**  
 EMPLOYEE OWNED  
 LOCATION:  
 COLUMBIA HEIGHTS HY-VEE GAS  
 COLUMBIA HEIGHTS, MINNESOTA  
 HY-VEE, INC.  
 5820 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 267-2800  
 FAX: (515) 267-2935

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.  
 Daniel M. Parks  
 Date: 07/03/2018 License No. 18919

Site Plan

DRAWN:	DATE:
NTM	01/05/17
SCALE:	REVISION DATE:
1"=20'	07/03/2018
SHEET:	C2.0

NOT FOR CONSTRUCTION

ADDITIONAL CENTRAL AVE.  
 IMPROVEMENTS BY OTHERS  
 PER SAP 113-010-022

# CENTRAL AVENUE NE

## Grading Legend

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		SILT FENCE
		BIOLOGS
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
		GRADING LIMITS
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		TURF REINFORCEMENT MAT
		SPOT ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		SOIL BORING LOCATION
		INLET PROTECTION
		TEMPORARY ROCK CHECK DAM

REVISION	DATE BY
02/02/17 Site Plan Application - Resubmittal	
03/03/18 Amended Site Plan	
07/03/18 Amended Site Plan - Resubmittal	

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 Phone: (952) 937-5150  
 Fax: (952) 937-5622  
 Toll Free: (888) 937-5150  
 westwoodps.com  
 Westwood Professional Services, Inc.

**Hy-vee**  
 EMPLOYEE OWNED  
 LOCATION:  
 COLUMBIA HEIGHTS HY-VEE GAS  
 COLUMBIA HEIGHTS, MINNESOTA  
 HY-VEE, INC.  
 5820 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 267-2800  
 FAX: (515) 267-2935

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.  
*Daniel M. Parks*  
**Daniel M. Parks**  
 Date: 07/03/2018 License No. 18919

**Grading & Drainage Plan**

DRAWN:	DATE:
SSA	01/05/17
SCALE:	REVISION DATE:
1"=20'	07/03/2018

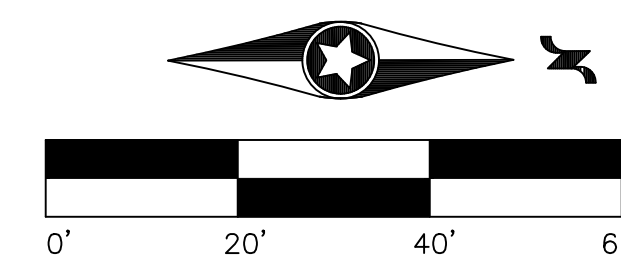
**C3.0**

47TH AVENUE NE

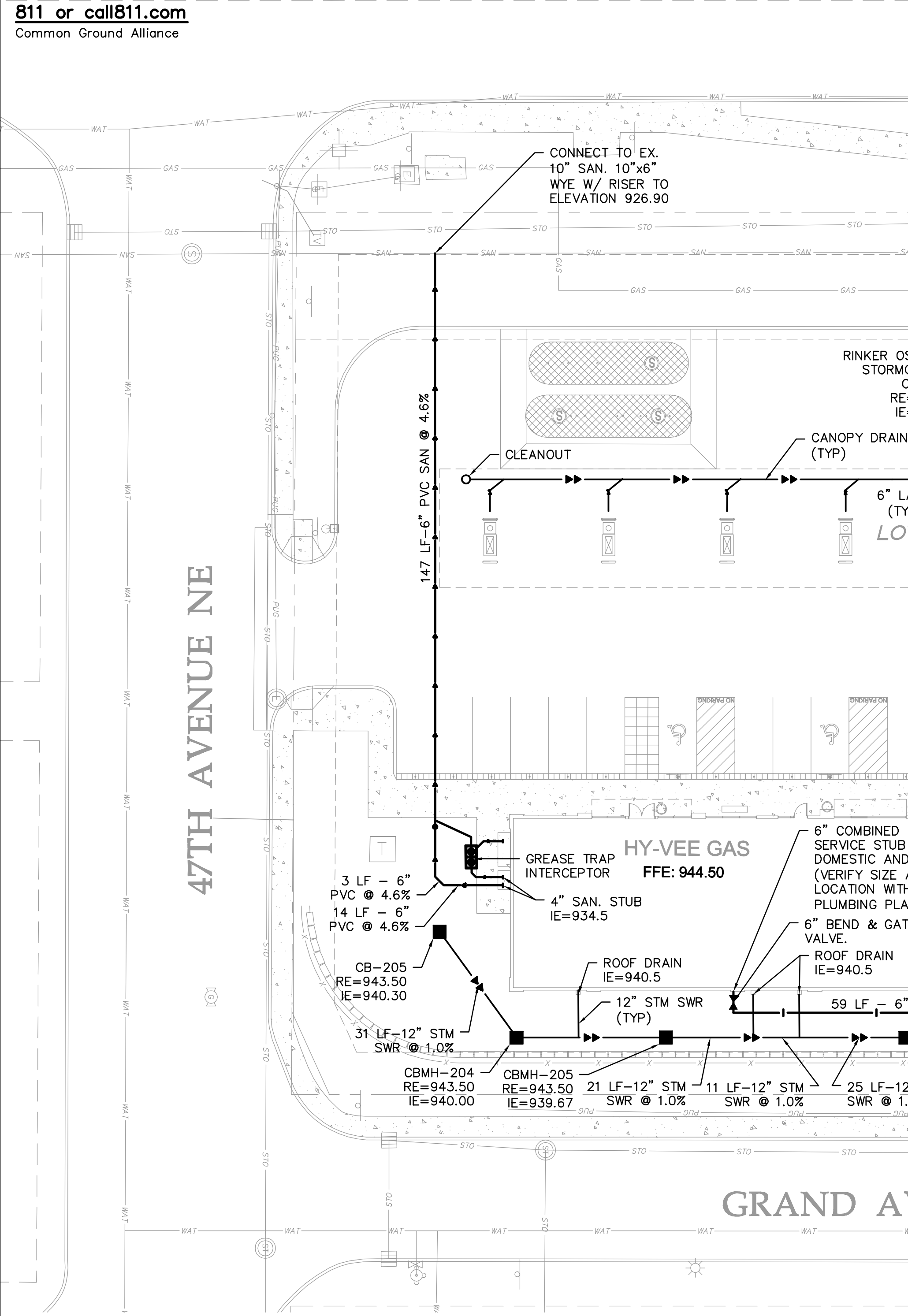
GRAND AVENUE NE

### Grading Notes

- 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.
- 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.
- 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.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR 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.
- 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.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- 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.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- 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.
- CONTRACTOR SHALL PROVIDED A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- 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 RECOMPACTED AS SPECIFIED HEREIN.
- 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.
- 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.
- 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.



NOT FOR CONSTRUCTION



### CENTRAL AVENUE NE

REPLACE CASTING WITH R-1642 EX. RIM=935.14 PR. RIM=935.14

CONSTRUCT CB MANHOLE OVER EXISTING LINE

REPLACE CASTING WITH R-1642 EX. RIM=932.96 PR. RIM=932.96

CONNECT TO EX. 10" W.M. WITH WET TAP AND GATE VALVE

### Utility Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SANITARY SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	LIGHT POLE
---	---	VERTICAL UTILITY SEPARATION

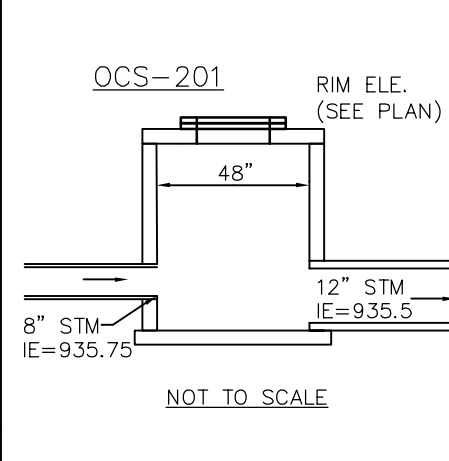
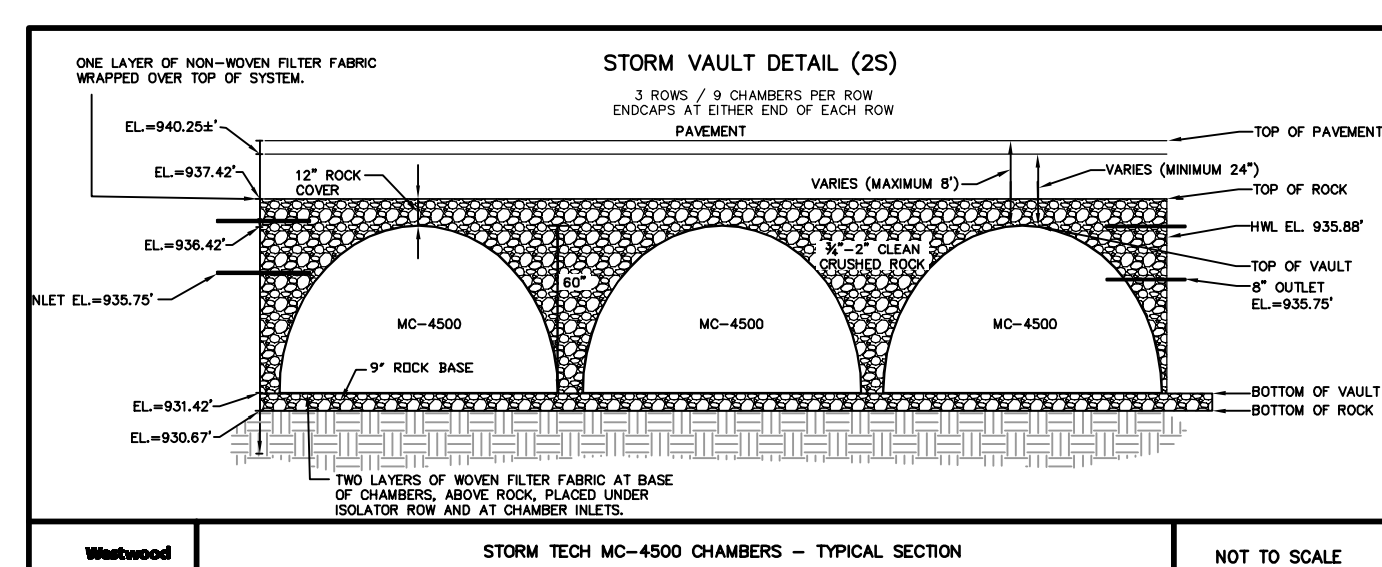
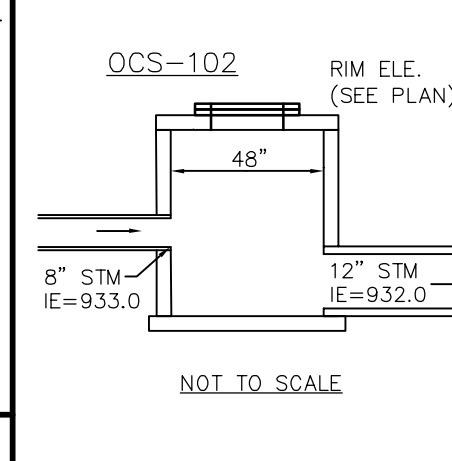
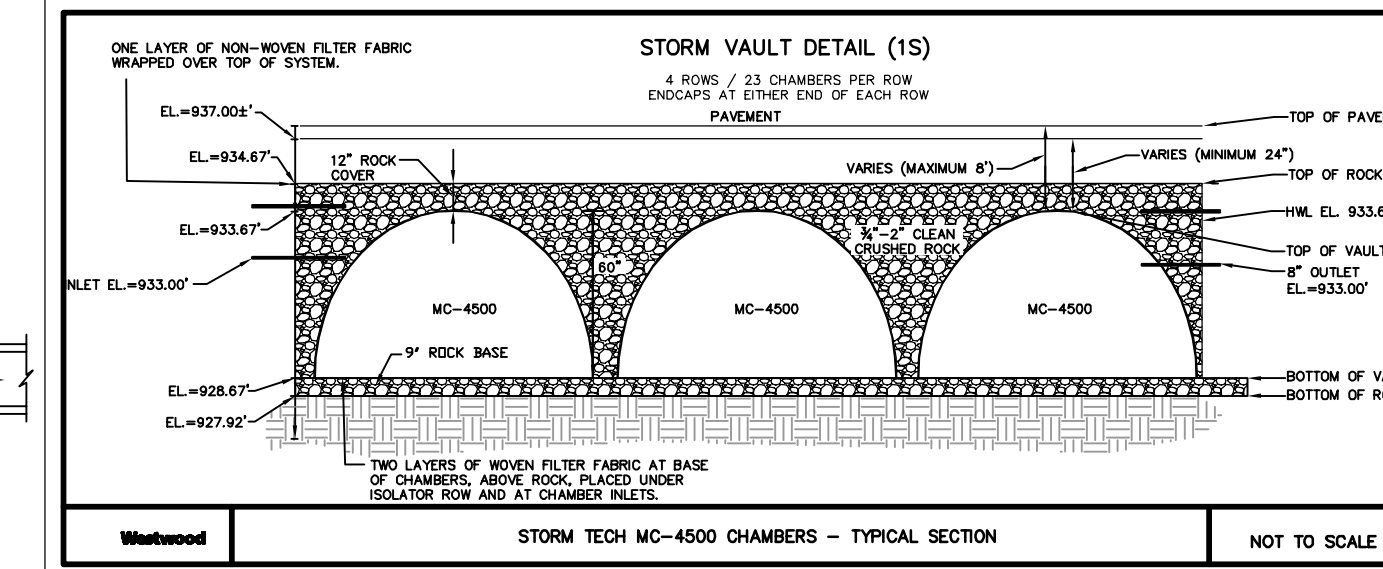
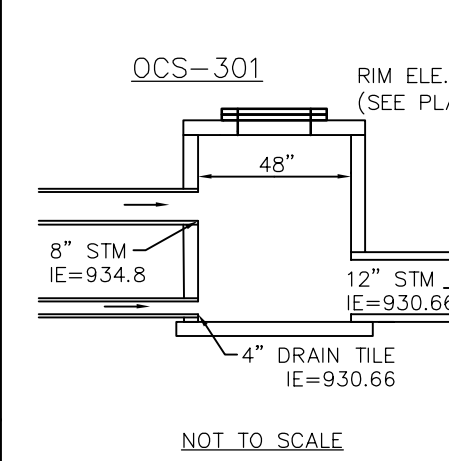
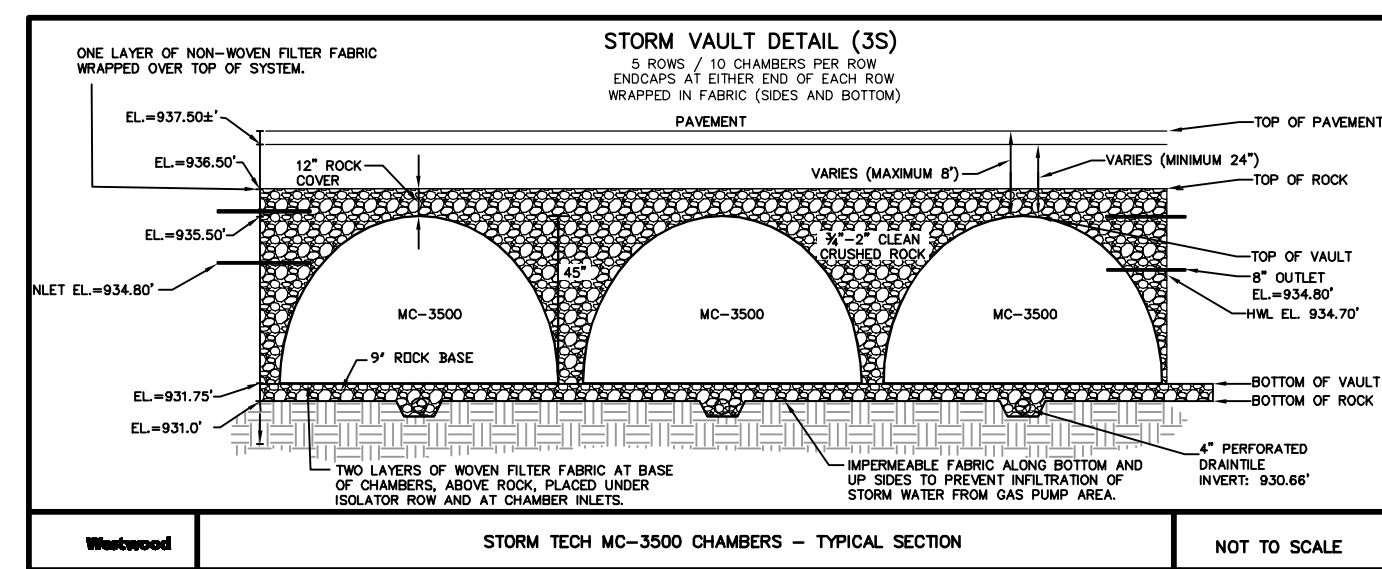
REVISION	DATE BY
02/05/17 Site Plan Application - Resubmit	
03/14/18 Amended Site Plan	
07/03/18 Amended Site Plan - Resubmit	

**Westwood**  
 12701 Whitewater Drive, Suite #300  
 Minneapolis, MN 55443  
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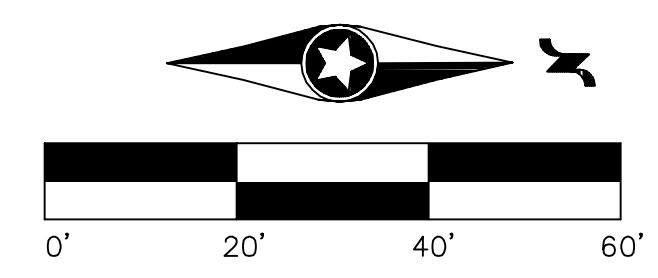
LOCATION:  
**COLUMBIA HEIGHTS HY-VEE GAS**  
**COLUMBIA HEIGHTS, MINNESOTA**  
 HY-VEE, INC.  
 5820 WESTOWN PARKWAY  
 WEST DES MOINES, IOWA 50266  
 TELEPHONE: (515) 267-2800  
 FAX: (515) 267-2936  
**Hy-vee**  
 EMPLOYEE OWNED

### General Utility Notes

- 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.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN INSTALLATIONS SHALL BE PER 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED 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.
- 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 RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
- PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER MAIN CROSSINGS WITH SANITARY SEWER OR STORM SEWER.
- UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
- ALL MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY.
- ALL WATER LINES SHALL BE DUCTILE IRON WRAPPED IN POLYETHYLENE, CLASS 52 WITH 7.5' MINIMUM COVER. PROVIDE MINIMUM SEPARATION OF 18" FROM SANITARY SEWER & STORM SEWER. INSULATE WATER MAIN IF LESS THAN 7.5' OF COVER.
- INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
- 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 BUILDING AND UNDER DOORWAYS, PIPE SHALL BE PVC SCHEDULE 40.
- STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED) WITH R-4 GASKETS, OR HDPE STORM SEWER PIPE IF ALLOWED BY THE CITY. HDPE STORM PIPE SHALL MEET REQUIREMENTS OF ASTM F2648. PIPE SHALL BE WATER TIGHT ACCORDING TO ASTM D3212 REQUIREMENTS. SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED. PVC STORM SEWER PIPE SHALL BE SCHEDULE 40 PIPE. FLARED END SECTIONS SHALL BE RCP WITH TRASH GUARDS & RIP-RAP.
- 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. PCV52 (OR EQUIVALENT).
- 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 OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.



SYSTEM 1S SHOWN FOR REFERENCE ONLY. TO BE DESIGNED AND CONSTRUCTED BY OTHERS WITH DEVELOPMENT OF LOT 1.



NOT FOR CONSTRUCTION

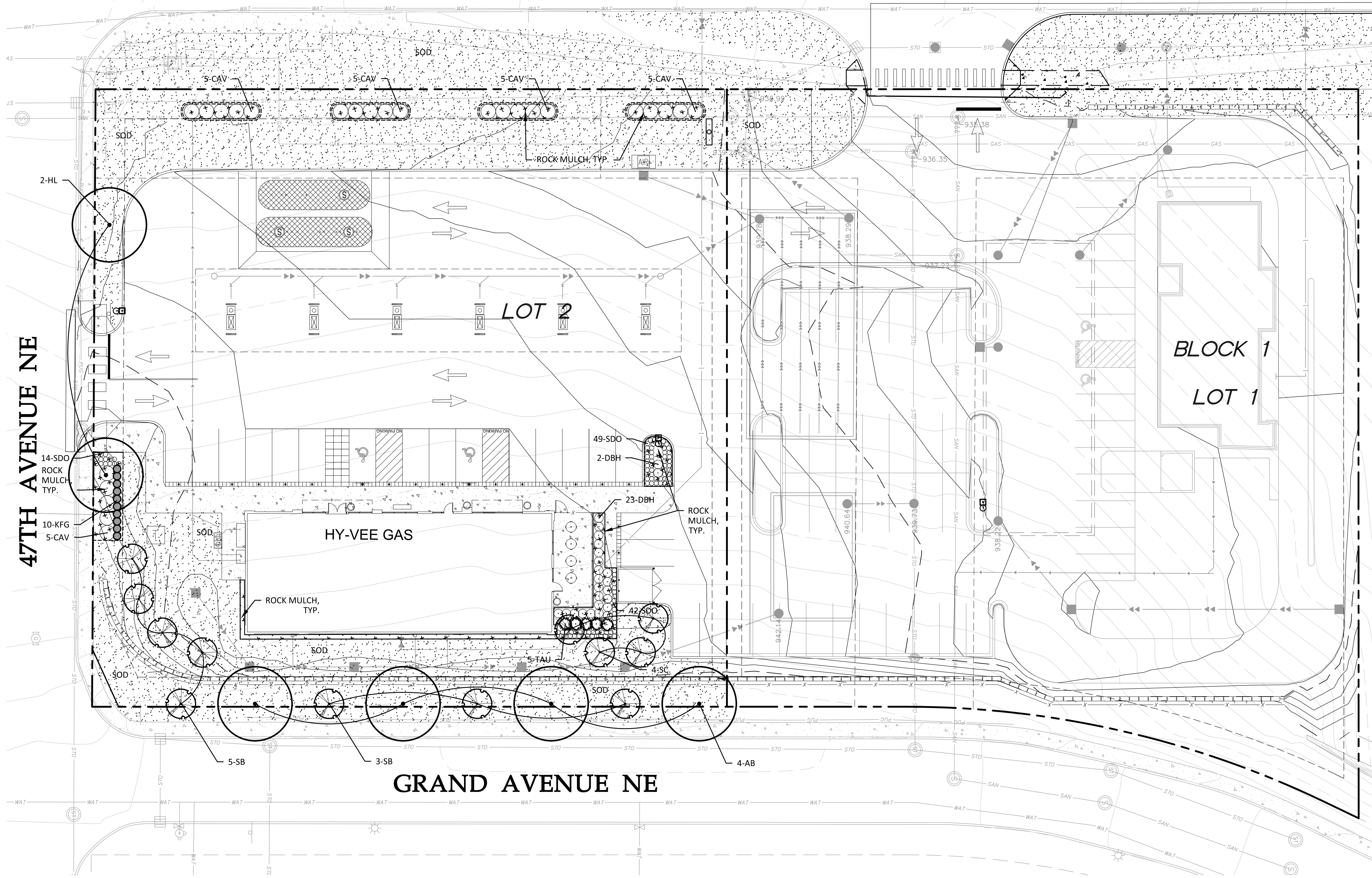
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.  
 Daniel M. Parks  
 Date: 07/03/2018 License No. 18919

Utility Plan

DRAWN: SSA	DATE: 01/05/17
SCALE: 1"=20'	REVISION DATE: 07/03/2018

Sheet: **C4.0**

# CENTRAL AVENUE NE



## Planting Notes

### GENERAL:

- ALL PLANT MATERIAL INSTALLATION, INCLUDING SEED AND SOD, SHALL BE COMPLETED PRIOR TO GRAND OPENING.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL CONTACT EITHER COMMON GROUND ALLIANCE AT 811 OR CALL811.COM OR GOPHER STATE ONE CALL AT 651-681-7326 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) OR WEB AT [www.gopherstateonecall.org](http://www.gopherstateonecall.org). CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HY-VEE, INC. ALL SUBSTITUTIONS MUST BE APPROVED PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
- THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.
- CONTRACTOR SHALL PROVIDE GUARANTEE OF ALL PLANT MATERIALS FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1) YEAR. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

### SOIL PREPARATION:

- TOPSOIL SHALL BE LOCAL FERTILE AGRICULTURAL SOIL FREE OF SUBSOILS, ROCKS, CLAYS, PLANTS, WEEDS, ROOTS AND OTHER IMPURITIES. PH VALUE SHALL BE BETWEEN 5.4 AND 7.0.
- REMOVE DEBRIS AND WEEDS FROM SUBSOIL.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL PERFORM A SOIL TEST PRIOR TO INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- SPREAD TOPSOIL TO A MINIMUM DEPTH OF 6". TOPSOIL PLACEMENT SHALL TAKE PLACE DURING DRY WEATHER. PREPARE TOPSOIL SO THAT IT IS FREE OF DEBRIS AND GRADED TO DRAIN AS INDICATED ON GRADING PLANS.
- LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT AND PROHIBIT CONSTRUCTION TRAFFIC FROM AREAS WITH TOPSOIL.

### PLANTING:

- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
 ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
 ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
 ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
 ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
 CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS SHALL BE INSTALLED AS PER MNL A & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS. VERTICALLY SCORE ROOT BALLS PRIOR TO INSTALLATION.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- WOOD MULCH SHALL BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS, COLOR SHALL BE DARK BROWN. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 3" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. NO FABRIC UNDER WOOD MULCH.
- ROCK MULCH TO BE SLATE OR TRAP ROCK, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUIV. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE AND SHRUB BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

REVISION	DATE BY
02/02/17 Site Plan Application-Resubmit	
06/04/18 Amended Site Plan	
07/03/18 Amended Site Plan - Resubmit	

**Westwood**  
 12701 Whitewater Drive, Suite #800  
 Minneapolis, MN 55448  
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 Fax: (952) 837-5822  
 Toll Free: (888) 837-5150  
 Westwoodps.com  
 Westwood Professional Services, Inc.

LOCATION:  
**COLUMBIA HEIGHTS HY-VEE GAS**  
**COLUMBIA HEIGHTS, MINNESOTA**  
 HY-VEE, INC.  
 5820 WESTTOWN PARKWAY  
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**Hy-vee**  
 EMPLOYEE OWNED

## Plant Schedule

CANOPY TREE - 6								
QTY	ID	COMMON NAME	BOTANICAL NAME	SIZE	METHOD	HEIGHT	WIDTH	SPACING
4	AB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2.5" CAL		50'-60'	30'-50'	AS SHOWN
2	HL	Skyline Honeylocust	Gleditsia triacanthos var. inermis 'Skycole'	2.5" CAL	B&B	45'-50'	30'-35'	AS SHOWN
UNDERSTORY TREE - 12								
8	SB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" CAL	B&B	20'-25'	15'	AS SHOWN
4	SC	Spring Snow Crabapple	Malus 'Spring Snow'	1.5" CAL	B&B	20'-30'	15'-20'	AS SHOWN
DECIDUOUS SHRUBS - 44								
25	CAV	Compact American Viburnum	Viburnum trilobum 'Bailey Compact'	#5	CONT.	5'-6'	5'-6'	5'-0" O.C.
25	DBH	Dwarf Bush Honeysuckle	Diervilla lonicera			4'	3'-4'	3'-0" O.C.
EVERGREEN SHRUBS - 8								
5	TAU	Taunton Yew	Taxus x media 'Taunton'	#5	CONT.	3'	3'-5'	4'-0" O.C.
PERENNIALS & GRASSES - 89								
10	KFG	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	4'-6'	4'-6'	36" O.C.
105	SDO	Stella de Oro Daylily	Hemerocallis 'Stella de Oro'			1'-2'	1'-2'	18" O.C.

## Landscape Requirements

**TOTAL LANDSCAPE REQUIRED:** 17 TREES  
 13 TREES

- A MINIMUM OF ONE TREE SHALL BE PLANTED FOR EVERY 50 FEET OF STREET FRONTAGE OR FRACTION THEREOF. THE TREES SHALL BE PLANTED WITHIN THE FRONT YARD. (636' OF STREET FRONTAGE)
- A MINIMUM OF FOUR TREES SHALL BE PLANTED FOR EVERY ONE ACRE OF LOT AREA COVERED BY BUILDINGS, PARKING AREAS, LOADING AREAS, EXTERIOR STORAGE AREAS AND OTHER IMPERVIOUS SURFACES. (TOTAL SITE: 44,567 SF, IMPERVIOUS: 32,491 SF = 72.9% IMPERVIOUS)
- PARKING AREAS SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF LANDSCAPE AND ONE OVERSTORY TREE FOR EACH 20 SPACES OR, FRACTION THEREOF. THE REMAINDER OF LANDSCAPE AREA SHALL BE COVERED IN VARIOUS PERVIOUS GROUND COVERS. (17 PARKING SPOTS)

**TOTAL LANDSCAPE PROVIDED:** 18 TREES  
 6 TREES  
 12 TREES

—SHRUBS: 52 SHRUBS

## Groundcover Schedule

Sod	Hyland Salt Tolerant Sod
Mulch	1 1/2" to 3" Slate/Trap Rock Dark Brown Wood Mulch

## Tree Legend

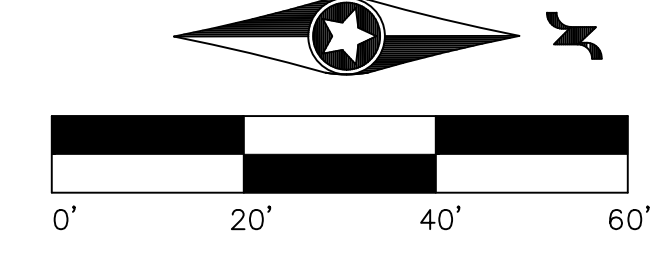


I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.  
 Jeffrey R. Westendorf  
 Date: 07/03/2018 License No. 46508

Landscape Plan

DRAWN:	DATE:
NTM	01/05/17
SCALE:	REVISION DATE:
1"=20'	07/03/2018

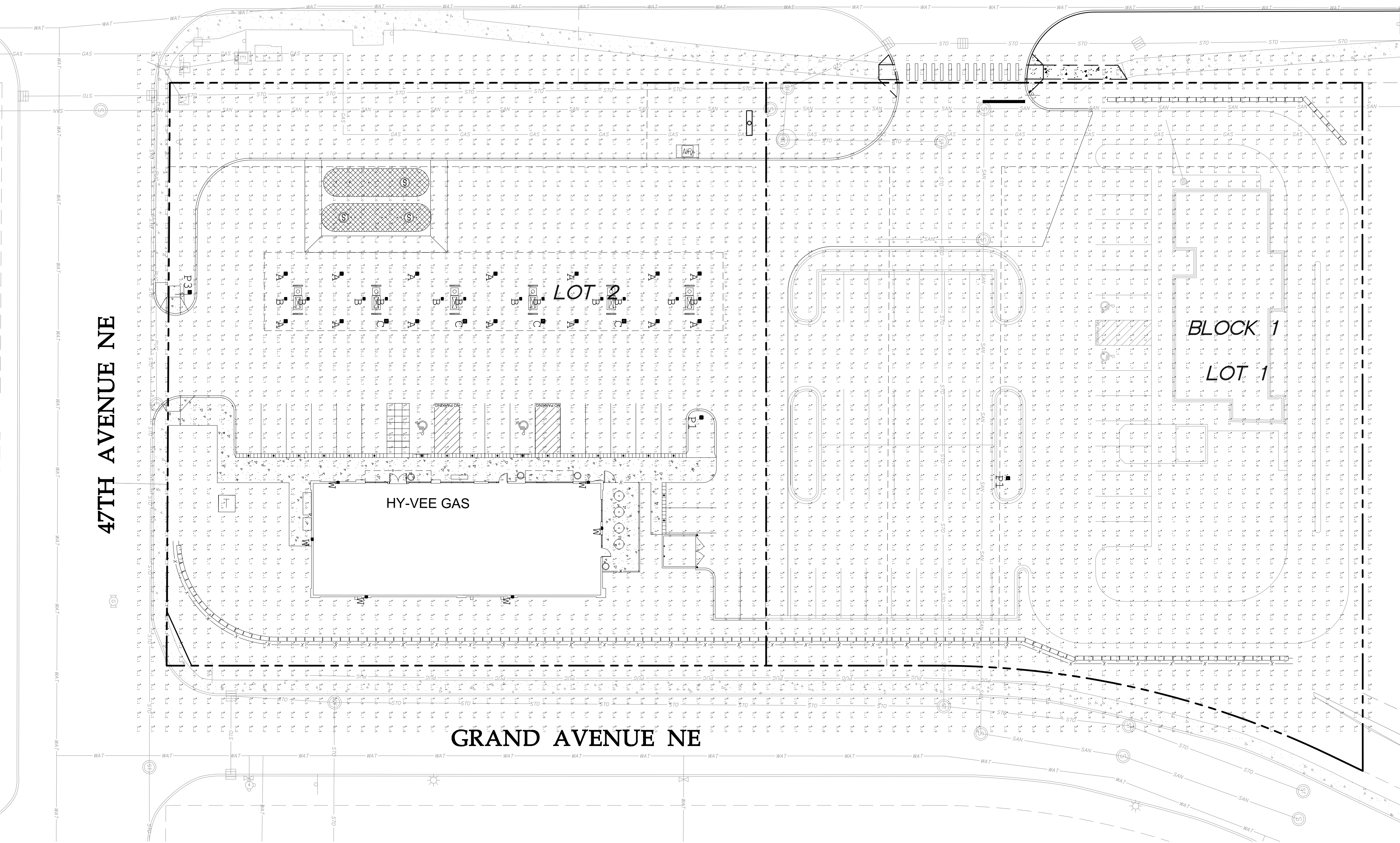
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NOT FOR CONSTRUCTION



# CENTRAL AVENUE NE



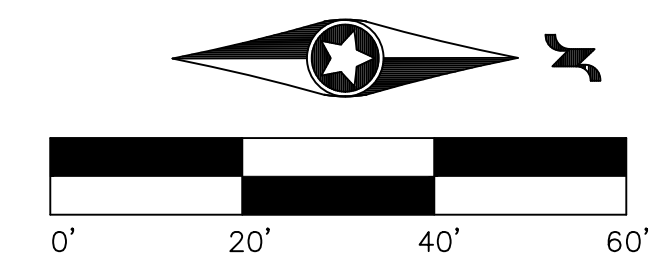
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	2	PFAS-230L-700-NW-G1-5W	SINGLE	N.A.	1.000	PFAS-230L-700-NW-G1-5W
□	1	PFAS-92L-700-NW-G1-3	SINGLE	N.A.	1.000	PFAS-92L-700-NW-G1-3
□	14	CRO3-ES-LED-84-450-CW-UE IES	SINGLE	N.A.	1.000	CRO3-ES-LED-84-450-CW-UE
□	12	CRO3-FO-LED-30-SS-CW-UE	SINGLE	N.A.	1.000	CRO3-FO-LED-30-SS-CW-UE
□	4	CRS-AC-LED-128-HO-CW-UE	SINGLE	N.A.	1.000	CRS-AC-LED-128-HO-CW-UE
□	6	LPW32-7	SINGLE	N.A.	1.000	LPW32-7

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**Hy-vee**  
 EMPLOYEE OWNED

Lighting Plan



NOT FOR CONSTRUCTION

DRAWN:	DATE:
SCALE:	REVISION DATE:
1"=20'	07/03/2018
SHEET:	
<b>C6.0</b>	

**EXTERIOR MATERIALS LEGEND**

**MASONRY UNITS:**

- ① BRICK: KANSAS BRICK & TILE  
COLOR: 500 MAHOGANY  
SIZE: MODULAR  
BOND: RUNNING  
MORTAR: TBD
- ② BRICK: ENDICOTT CLAY PRODUCTS  
COLOR: MANGANESE IRONSPOT VELOUR  
SIZE: MODULAR  
BOND: RUNNING  
MORTAR: SANDED "WEB GRAY" EPOXY

**GLASS & GLAZING:**

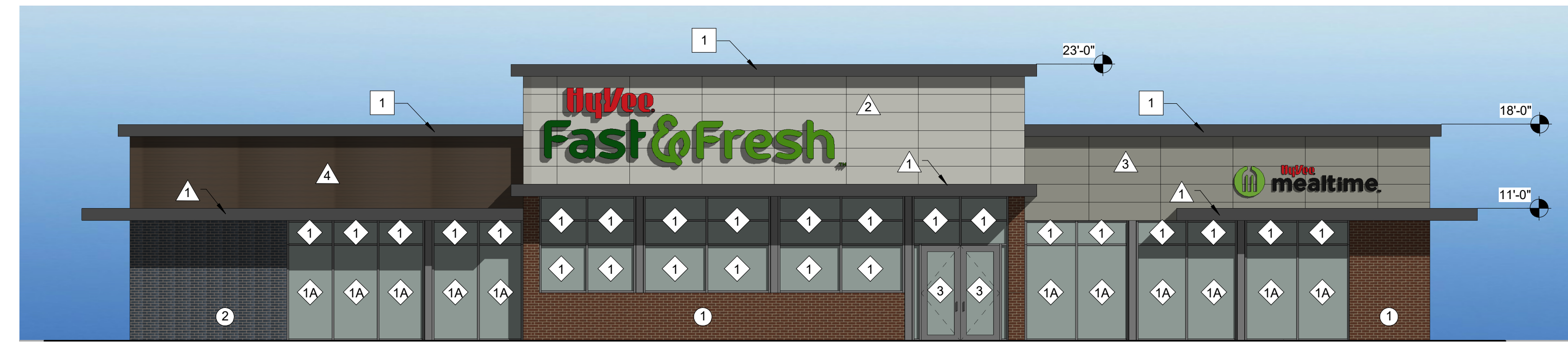
- ① VISION GLASS: 1" CLEAR ANNEALED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ①A VISION GLASS: 1" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE
- ③ VISION GLASS: 5/8" CLEAR TEMPERED INSULATING GLAZING UNIT, LOW-E #2 SURFACE

**CLADDING & CANOPIES:**

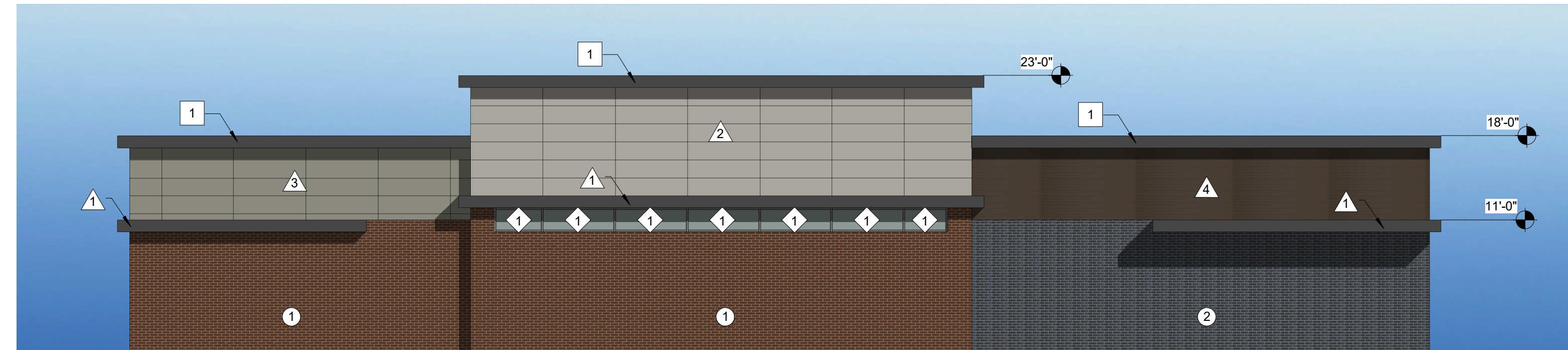
- ① ALUMINUM CANOPY STRUCTURE BY DIVISION 8  
COLOR: MATCH FIRESTONE UNA-CLAD "CHARCOAL GRAY"
- ② HORIZONTAL CLADDING: ILLUMINATION BY NICHHA  
COLOR: MATCH SHERWIN-WILLIAMS "CONSERVATIVE GRAY"
- ③ HORIZONTAL CLADDING: ILLUMINATION BY NICHHA  
COLOR: MATCH SHERWIN-WILLIAMS "ESCAPE GRAY"
- ④ HORIZONTAL CLADDING: TRUGRAIN BY WESTECH  
COLOR: "C14 - SIAM"

**METAL TRIM COLORS:**

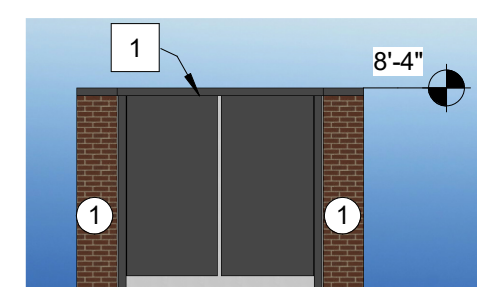
- ① PREFINISHED METAL WALL CAP  
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- ② PREFINISHED 0.40 ALUMINUM PANELS  
COLOR: MATCH SHERWIN-WILLIAMS "CONSERVATIVE GRAY"



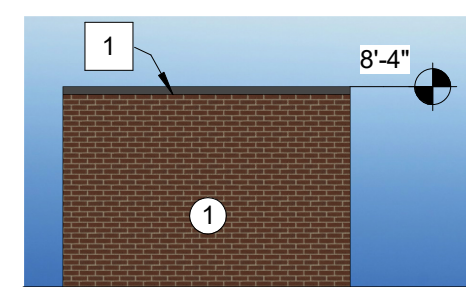
**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



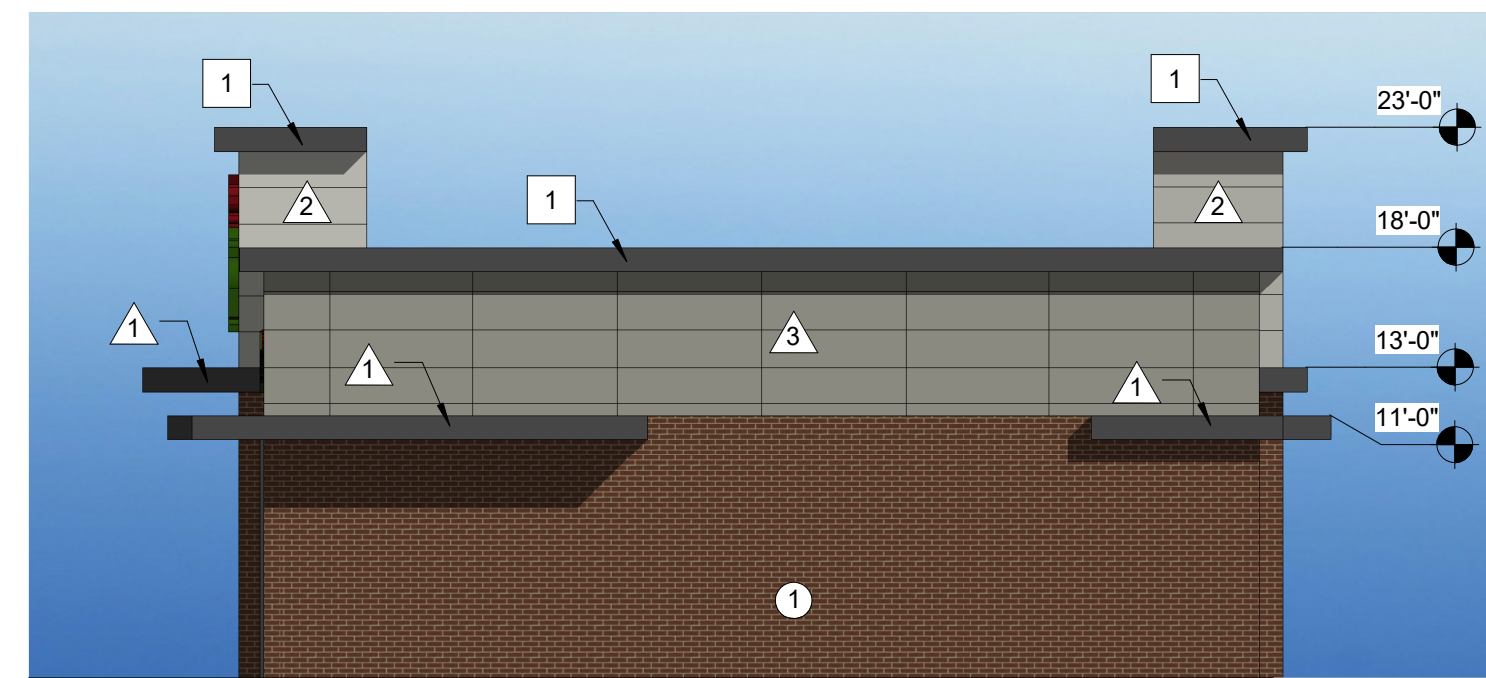
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SCALE: 1/8" = 1'-0"



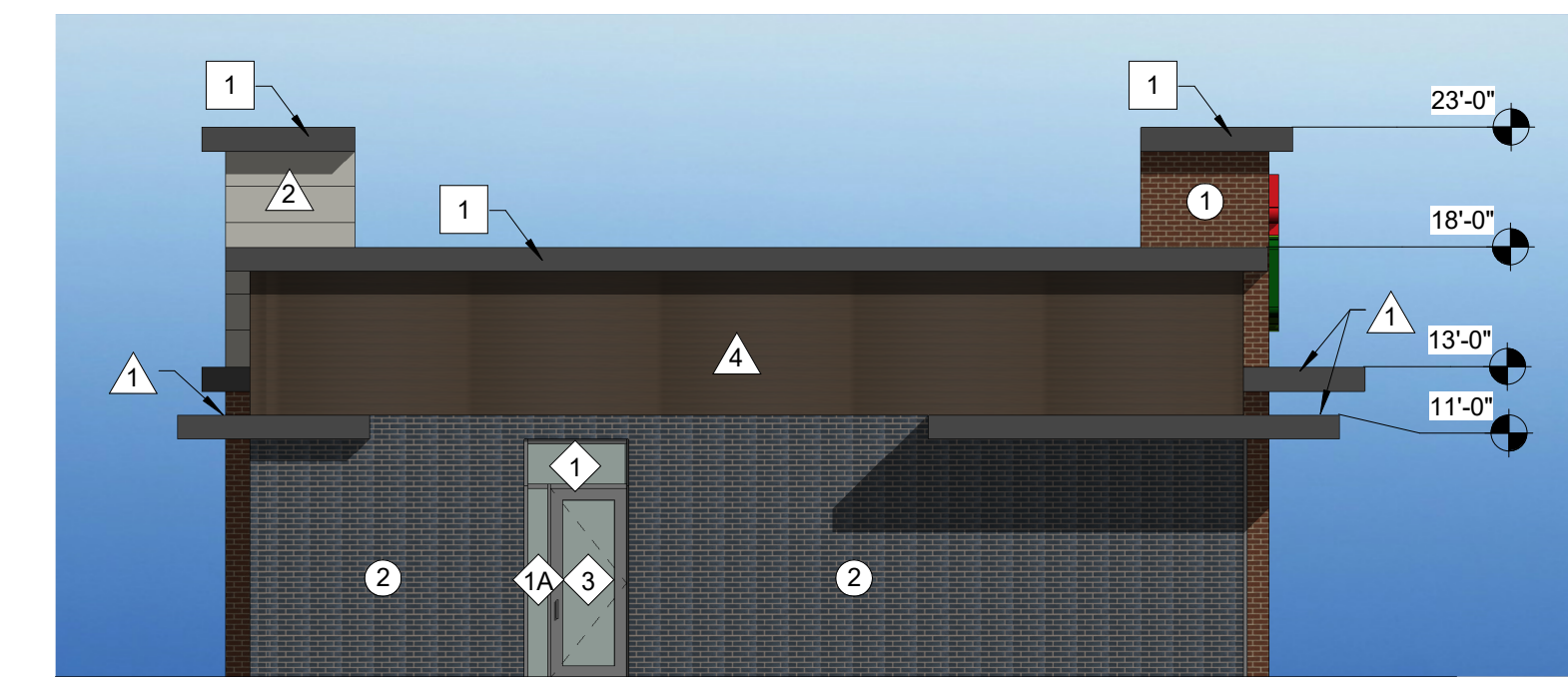
**3 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



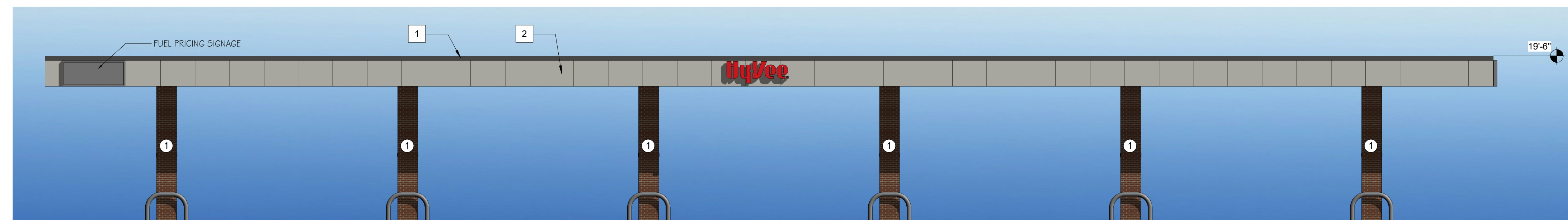
**4 TRASH ENCLOSURE REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



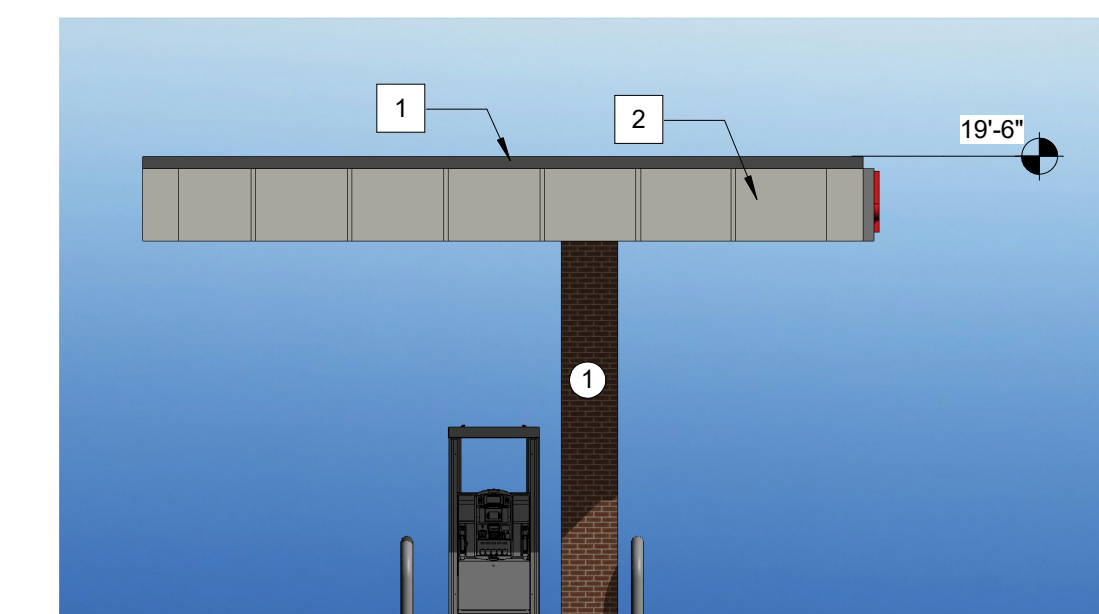
**5 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

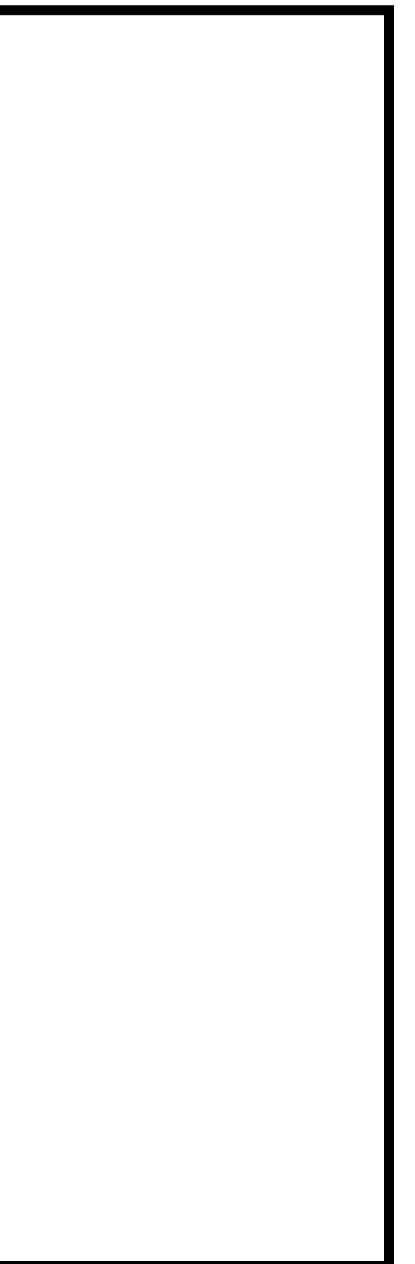


**7 CANOPY ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"



**8 CANOPY ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

REVISION	DATE	BY



LOCATION  
Columbia Heights Fast & Fresh  
Express Concept  
HY-VEE, INC.  
5820 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266  
TELEPHONE: (515) 267-2800  
FAX: (515) 267-2935  
**HyVee**  
EMPLOYEE OWNED



EXTERIOR  
ELEVATIONS

DRAWN:	DATE:
As indicated	JULY 2018
SHEET:	JOB NUMBER:

**A6.0**