

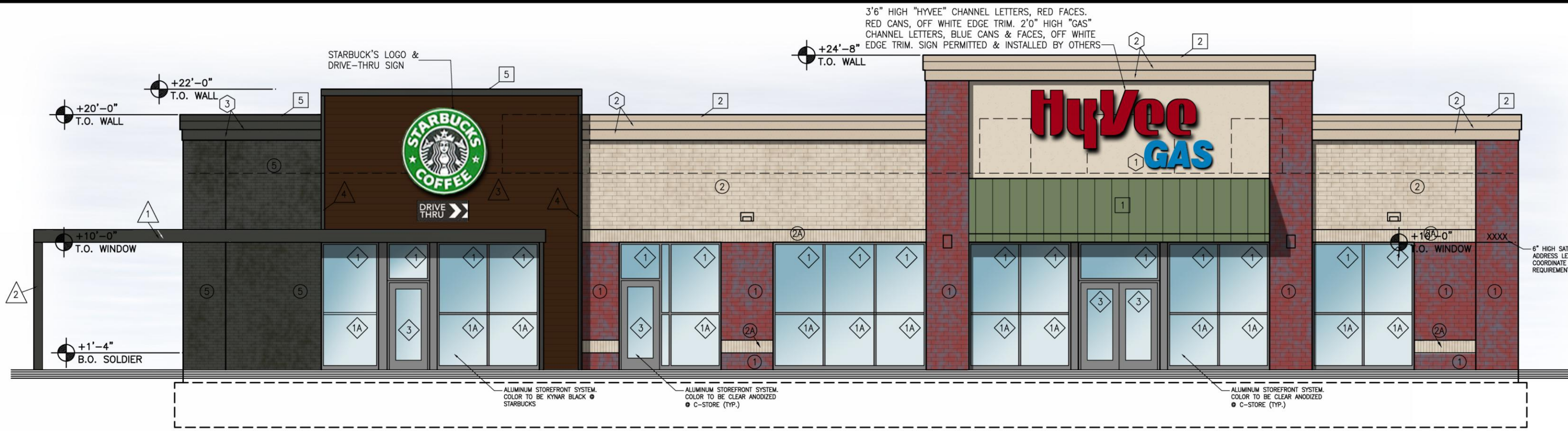
- MASONRY UNITS:**
- KANSAS BRICK & TILE: UTILITY SIZE #530 FLASH FACE SET THIN BRICK COURSING: 1/3 RUNNING BOND
 - CLOUD CERAMICS: UTILITY SIZE LIGHT IVORY THIN BRICK COURSING: 1/3 RUNNING BOND
 - CLOUD CERAMICS: UTILITY SIZE LIGHT IVORY THIN BRICK COURSING: SOLDIER
 - KANSAS BRICK & TILE: 4"x4"x12" UTILITY SIZE #530 FLASH FACE SET COURSING: 1/3 RUNNING BOND
 - CLOUD CERAMICS: 4"x4"x8" UTILITY SIZE LIGHT IVORY COURSING: SOLDIER
 - ENDICOTT: 4"x2-2/3"x8" MODULAR SIZE "MANGANESE IRONSPOT VELOUR" COURSING: 1/3 RUNNING BOND GROUT: SANDED 'WEB GRAY' EPOXY
- E.I.F.S. COLORS:**
- COLOR #1 LIGHT COLOR - SENERGY T-01-0806-421-1 PAREX USA = 55169
 - COLOR #2 DARK COLOR - SENERGY T-01-0709-421-2 PAREX USA = 55170
 - COLOR #3 GRAY - 'WEB GRAY' QUARTZPUTZ
- E.W.I.F.S. EXPANSION JOINTS: SAME LOCATION @ MASONRY JOINT or AS NOTED ON DRAWINGS

- GLASS & GLAZING:**
- VISION GLASS: 1" CLEAR ANNEALED INSULATED GLASS, LOW-E #2 SURFACE
 - VISION GLASS: 1" CLEAR TEMPERED INSULATED GLASS, LOW-E #2 SURFACE
 - SPANDREL GLASS: 1" ANNEALED INSULATED GLASS, SPANDREL PAINT #4 SURFACE - VERIFY COLOR W/ ARCHITECT
 - SPANDREL GLASS: 1" TEMPERED INSULATED GLASS, SPANDREL PAINT #4 SURFACE - VERIFY COLOR W/ ARCHITECT
 - VISION GLASS: 5/8" CLEAR TEMPERED INSULATED GLASS, LOW-E #2 SURFACE

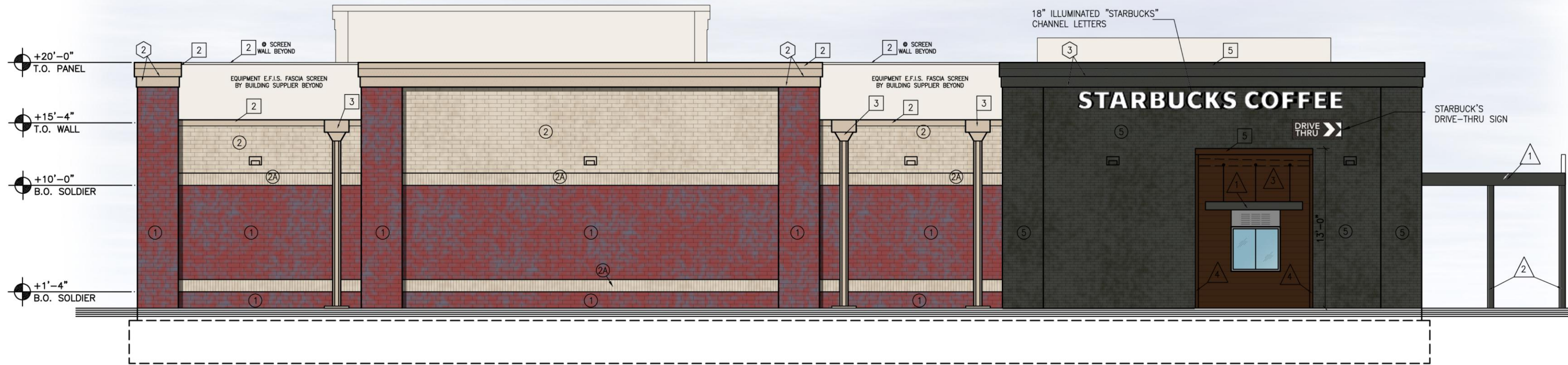
- METAL PANELS AND TRIM:**
- STANDING SEAM METAL ROOF WITH SNOW GUARDS COLOR: FIRESTONE "UNACLAD" SHERWOOD GREEN SR
 - PREFINISHED METAL CAP TO MATCH DARK EIFS COLOR: FIRESTONE "UNACLAD" SIERRA TAN SR
 - OPEN FACED DOWNSPOUTS TO BE PREFINISHED METAL TO MATCH DARK EIFS COLOR: FIRESTONE "UNACLAD" SIERRA TAN SR
 - (6) .040 ALUMINUM "FIRESTONE" ALMOND PANELS & (1) .040 ALUMINUM "WRISCO" RED PANEL.
 - PREFINISHED METAL CAP COLOR: FIRESTONE "UNACLAD" CHARCOAL GRAY

- CANOPY/ENTRY:**
- ALUMINUM CANOPY STRUCTURE BY 'DIVISION 8' COLOR: XXX
 - ALUMINUM CANOPY STRUCTURAL COLUMN BY 'DIVISION 8' COLOR: XXX
 - RESYSTA - "CP120612" HORIZONTAL CLADDING COLOR: 'SIAM'
 - RESYSTA - 3" CLADDING CORNER TRIM COLOR: 'SIAM'

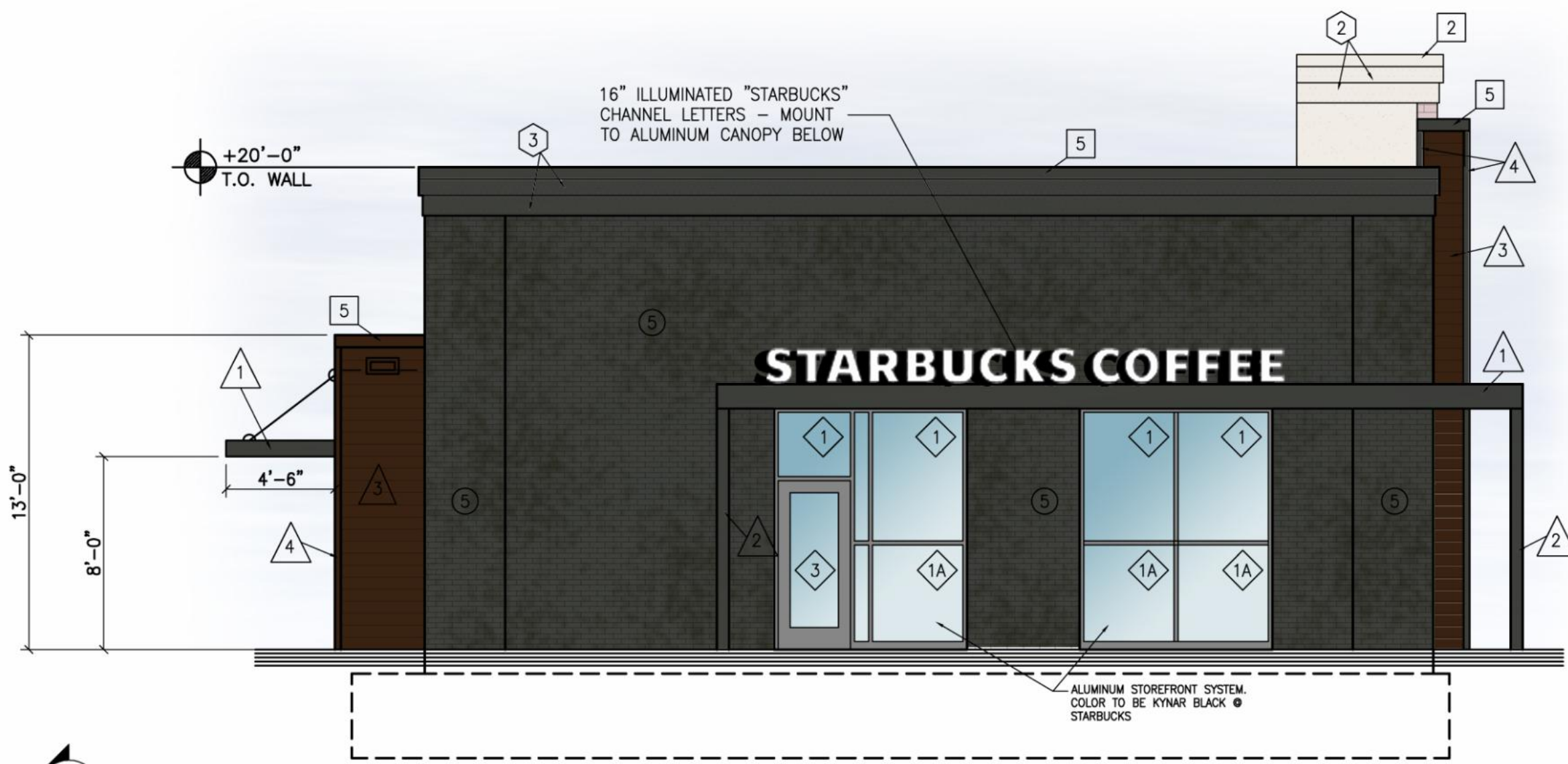
- GENERAL NOTES:**
- ALL GLASS TO BE LOW E, CLEAR AS STATED:
 - U-FACTOR = 0.29
 - SHGC = 0.36
 - SHADING COEFFICIENT = 0.42
 - VISIBLE LIGHT TRANSMITTANCE = 61%
 - PARKING STRIPING TO BE PARKING LOT YELLOW w/ GLASS BEADS.
 - PAINT GAS PIPING TO MATCH ADJACENT BUILDING WALL COLORS



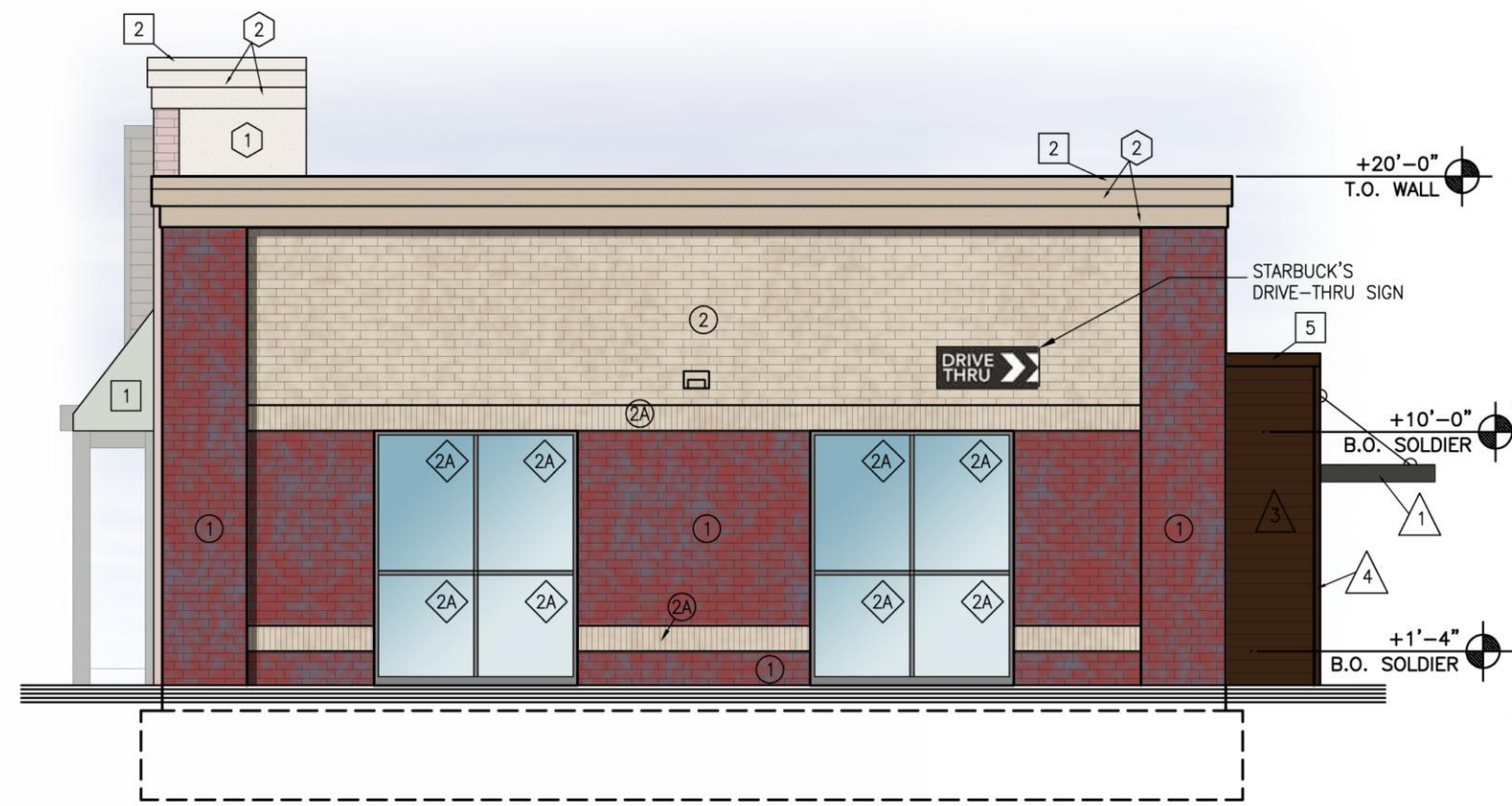
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



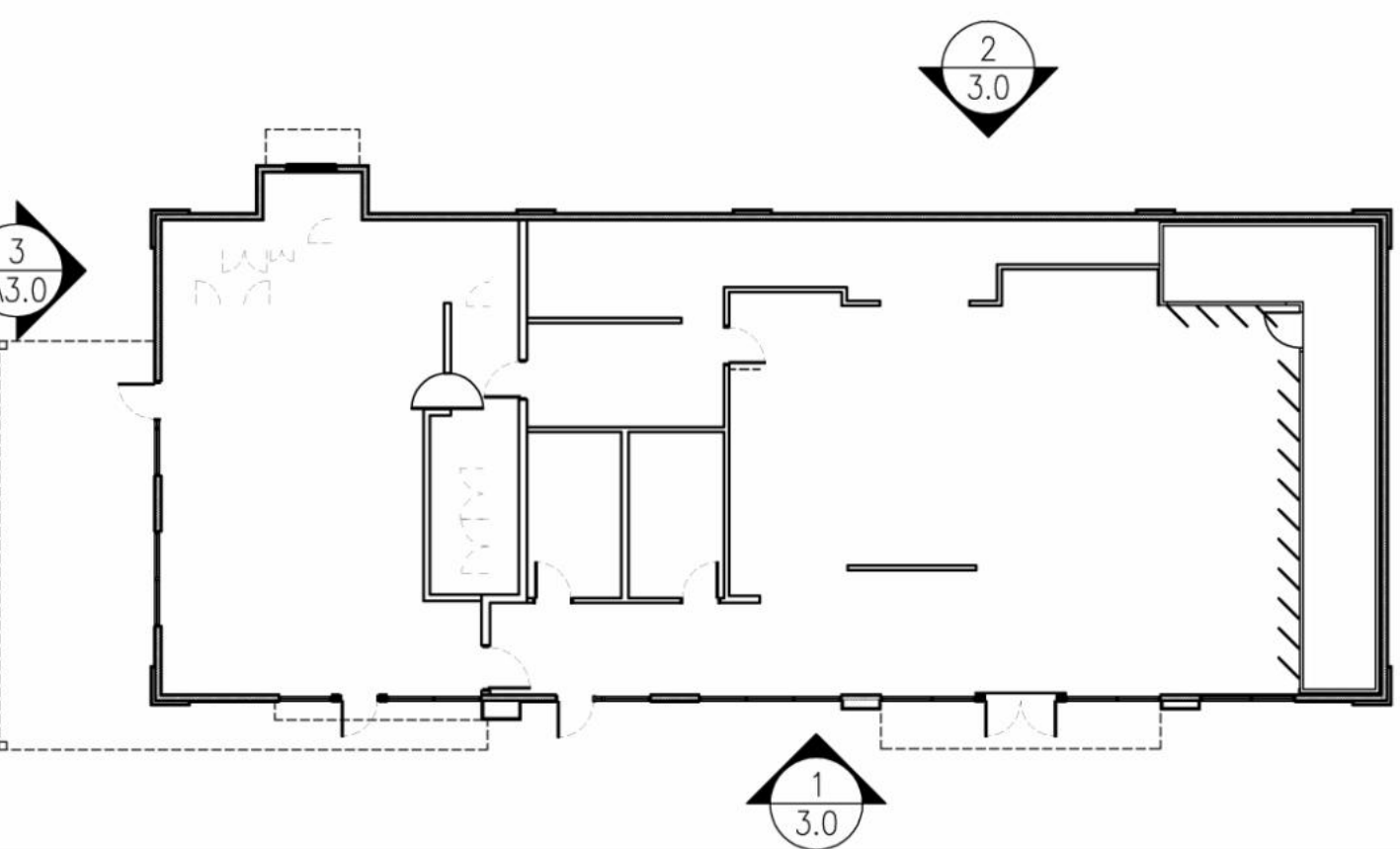
2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



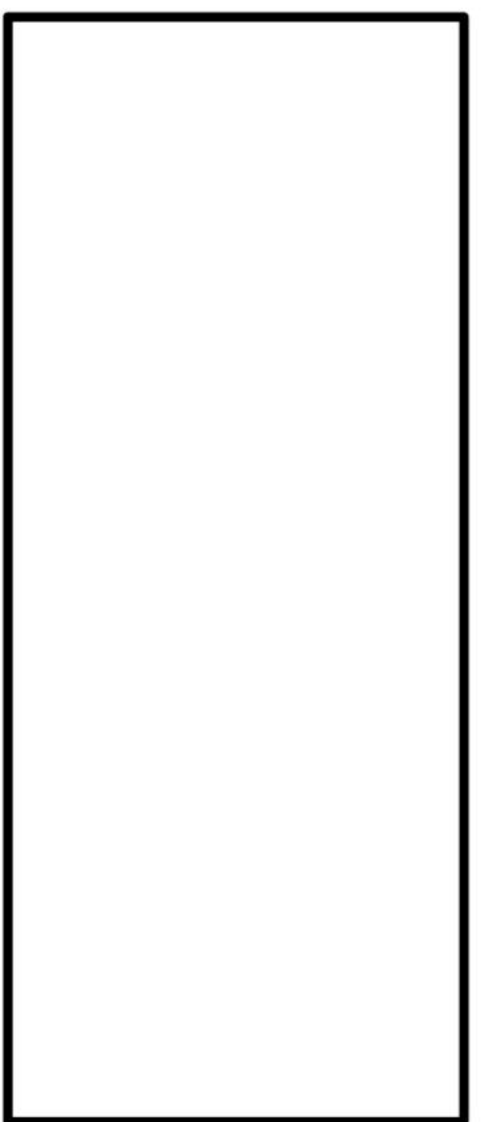
3 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



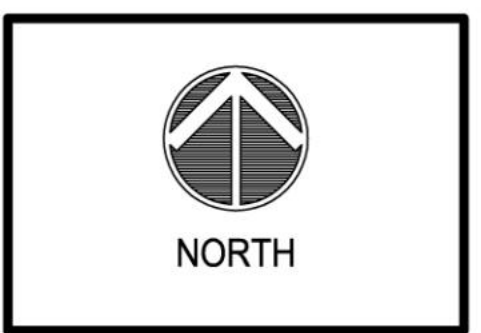
REVISION	DATE	BY



LOCATION: COLUMBIA HEIGHTS C-STORE

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

EMPLOYEE OWNED



EXTERIOR ELEVATIONS

DRAWN: bab	DATE: 5/01/2015
SCALE: 3/16"=1'-0"	JOB NUMBER:
SHEET:	

A3.0

PRELIMINARY SITE PLAN DRAWINGS FOR

COLUMBIA HEIGHTS GAS

4707 CENTRAL AVENUE N.E.
COLUMBIA HEIGHTS, MINNESOTA



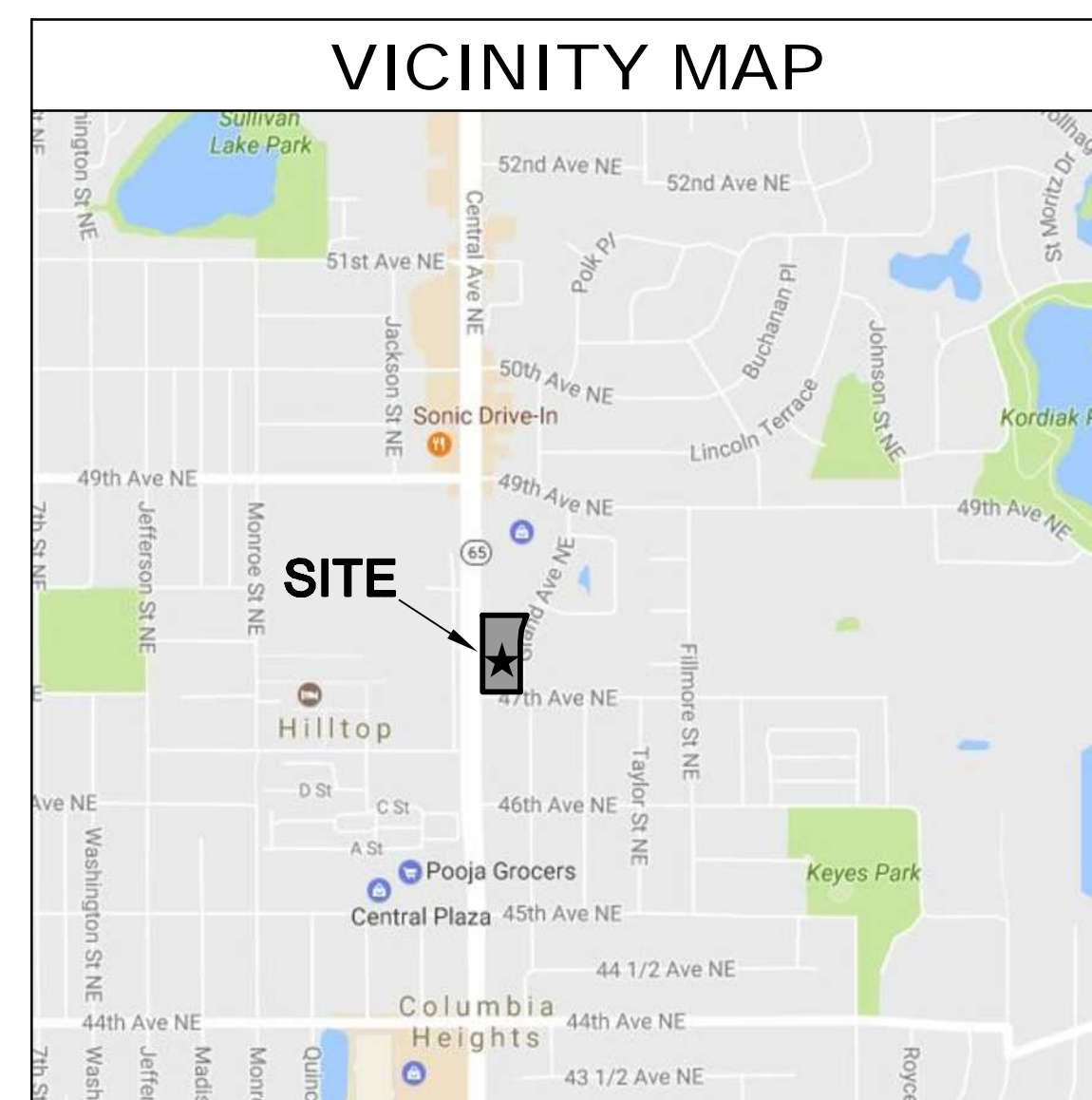
CIVIL ENGINEER
WESTWOOD PROFESSIONAL SERVICES, INC. 7699 ANAGRAM DRIVE EDEN PRAIRIE, MINNESOTA (952) 937-5150
GEOTECHNICAL ENGINEER
BRAUN INTERTEC 1826 BUERKLE ROAD ST. PAUL, MINNESOTA (651) 487-7026
LANDSCAPE ARCHITECT
WESTWOOD PROFESSIONAL SERVICES, INC. 7699 ANAGRAM DRIVE EDEN PRAIRIE, MINNESOTA (952) 937-5150
LAND SURVEYOR
WESTWOOD PROFESSIONAL SERVICES, INC. 7699 ANAGRAM DRIVE EDEN PRAIRIE, MINNESOTA (952) 937-5150

REGULATORY AGENCIES
COMMUNITY DEVELOPMENT DIRECTOR: JOE HOGEBOOM (763) 706-3670
CITY ENGINEER/PUBLIC WORKS: KEVIN HANSEN (763) 706-3705
FIRE CHIEF: GARY GORMAN (763) 706-8152
POLICE CHIEF: SCOTT NADEAU (763) 706-8100

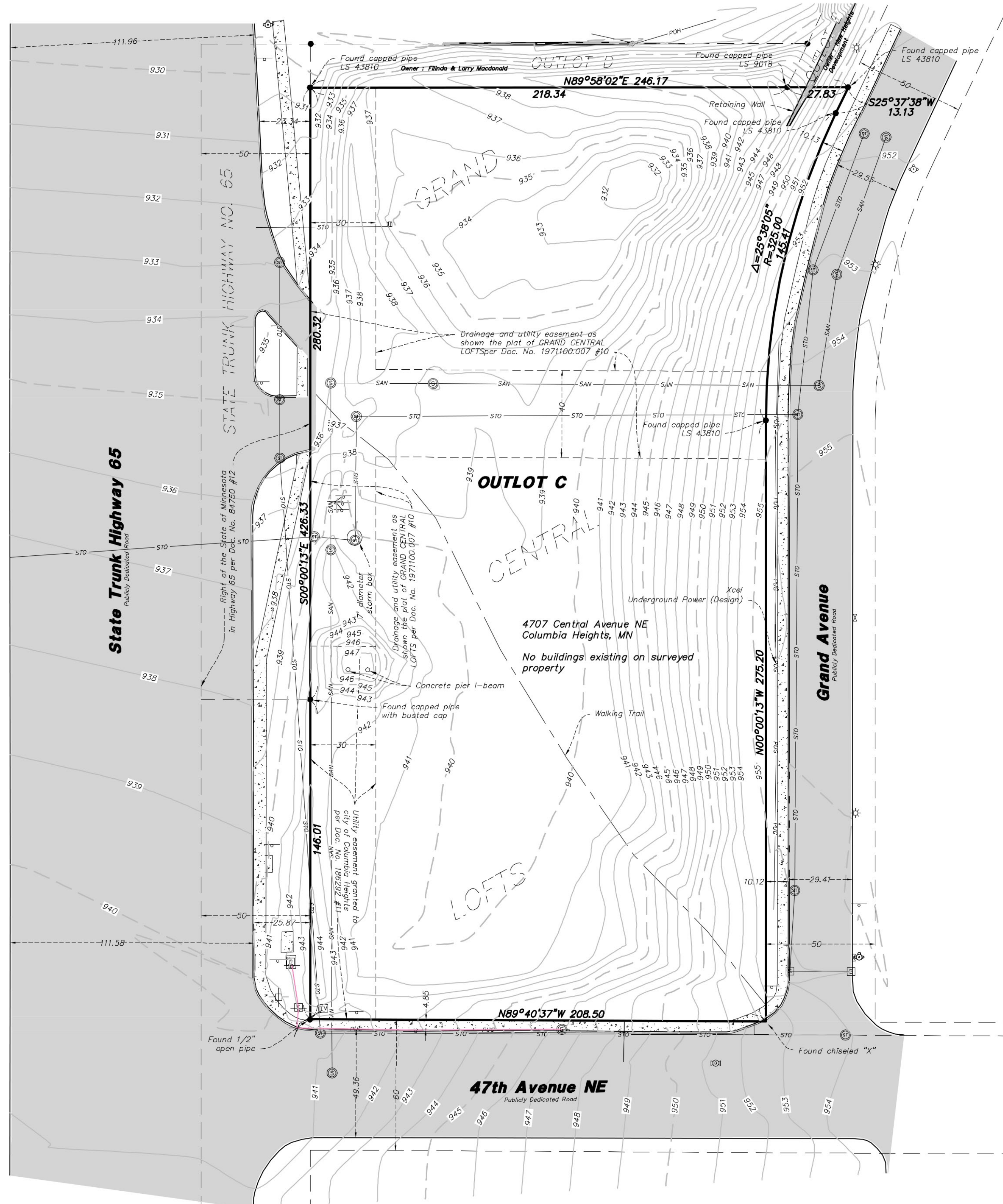
UTILITY CONTACTS
MINNESOTA ONE CALL: 811 OR CALL 811.COM
GAS: CENTERPOINT ENERGY (800) 778-9140
CITY OF COLUMBIA HEIGHTS (763) 706-3700
ELECTRIC: XCEL (800) 848-7558
TELEPHONE: CENTURY LINK (855) 742-6062
CABLE: COMCAST (612) 522-8141
WATER: PUBLIC WORKS (763) 706-3700

INDEX OF SHEETS
C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS SURVEY
C2.0 PRELIMINARY PLAT
C3.0 PRELIMINARY SITE PLAN
C4.0 PRELIMINARY GRADING & DRAINAGE PLAN
C5.0 PRELIMINARY UTILITY PLAN
C6.0 PRELIMINARY LANDSCAPE PLAN
C7.0 PRELIMINARY LIGHTING PLAN

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



PRELIMINARY SITE PLAN DRAWINGS 01/05/17



LEGAL DESCRIPTION

Outlot C, GRAND CENTRAL LOFTS, Anoka County, Minnesota
 Abstract Property

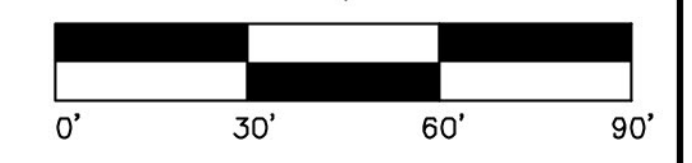
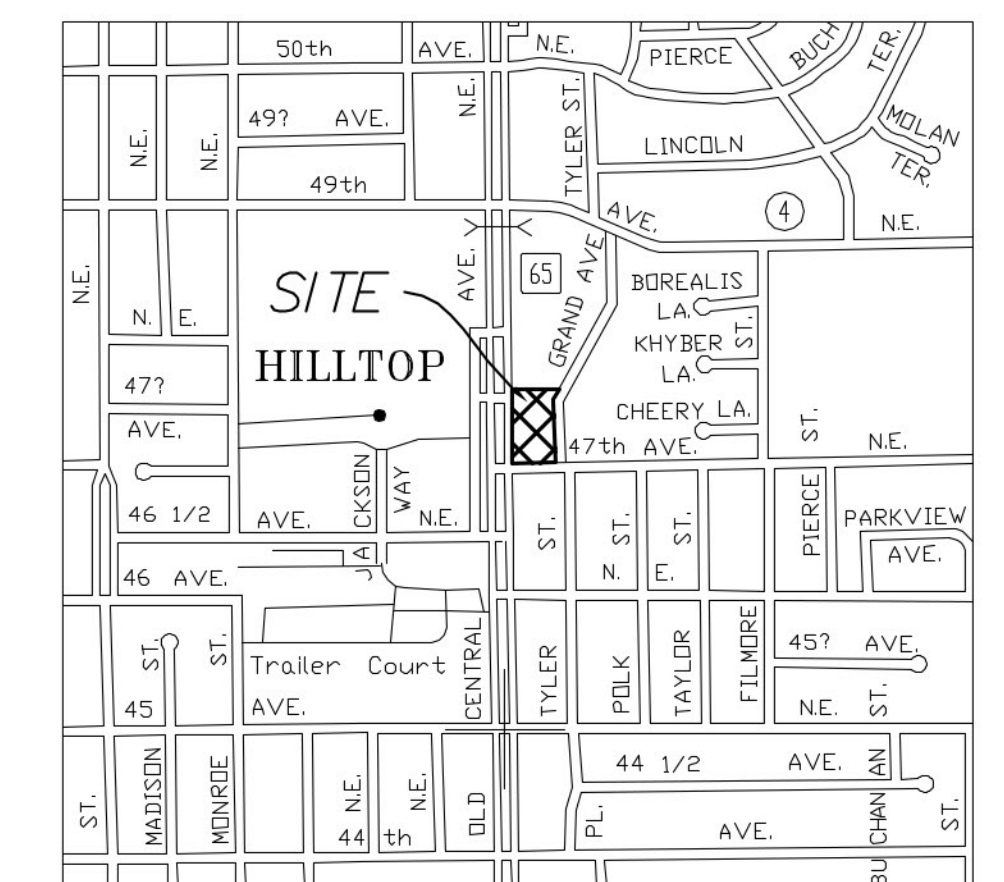
GENERAL NOTES

- This survey was prepared using Commercial Partners Title, LLC as Agents for Chicago Title Insurance Company File Number 50648 First Supplemental having an effective date of November 3, 2015 at 8:00 A.M.
 - Subject property appears to be classified as Zone C, area of minimal flooding, when scaled from Flood Insurance Rate Map Community - Panel Number 270010 0005 B dated September 29, 1978. (Table A Item 3)
 - Subject property contains 90,904.32 Sq.Ft. or 2.09 acres. (Table A Item 4)
 - Vertical Datum is at 1988NAVD in US Survey Feet, checked into MNDOT Station 027M. (Table A Item 5)
 - Zoning information was not provided by the title insurance company. (Table A Item 6)
 - Subject property contains 0 total parking stalls. (Table A Item 9)
 - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities (Table A Item 11)
 - As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
 - The Surveyor is not qualified to make a determination regarding the existence of wetlands. The surveyor is not aware of any recent wetland delineations taking place on the subject property. A wetland delineation was not part of the scope of services for this survey and a wetland was not located during field survey. (Table A Item 18)
 - Westwood has not been provided adjoining deeds.
 - The North line of Outlot C is assumed to have a bearing of North 89 degrees 58 minutes 02 seconds East.
- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.
- Drainage and Utility easements as shown on the plat of Grand Central Lofts, filed December 3, 2004, as Document No. 1971100.007, AS SHOWN ON SURVEY.
 - Utility easements granted in Quit Claim Deed to the City of Columbia Heights dated April 1, 1957, filed December 26, 1957, as Document No. 186292, AS SHOWN ON SURVEY.
 - Rights of the State of Minnesota in Highway 65, obtained in Final Certificate dated June 2, 1933, filed June 5, 1933, in Book 140 page 446, as Document No. 84750, AS SHOWN ON SURVEY.

LEGEND

⊙	SANITARY MANHOLE	☐	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊙	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊙	CABLE TV BOX
⊙	CATCH BASIN	⊙	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊙	HAND HOLE
⊙	FLARED END SECTION	⊙	TRAFFIC LIGHT
⊙	POWER POLE	⊙	STREET LITE
⊙	GUY WIRE	⊙	BUSH/SHRUB
⊙	ELECTRIC BOX	⊙	CONIFEROUS TREE
⊙	ELECTRIC METER	⊙	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊙	WETLAND
⊙	ELECTRIC TOWER	⊙	TREE LINE
⊙	GATE VALVE	⊙	CABLE TV
⊙	HYDRANT	⊙	GAS LINE
⊙	WATER METER	⊙	POWER OVERHEAD
⊙	CURB STOP BOX	⊙	POWER UNDERGROUND
⊙	WATER MANHOLE	⊙	SANITARY SEWER
⊙	WELL	⊙	STORM SEWER
⊙	GAS METER	⊙	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊙	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊙	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊙	FIBER OPTIC
⊙	MAIL BOX	⊙	FENCE LINE
⊙	HANDICAPPED STALL	⊙	CURB & GUTTER
⊙	PERC TEST	⊙	ACCESS CONTROL
⊙	MONITORING WELL	⊙	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊙	CONCRETE SURFACE
⊙	CULVERT	⊙	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊙	GRAVEL SURFACE
⊙	SOIL BORING	○	Denotes Set Iron Monument
		●	Denotes Found Iron Monument as noted on survey

VICINITY MAP



CERTIFICATION

To: Anchor Bank, National Association; Venture Pass Partners, LLC; Commercial Partners Title, LLC and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 8, 11, 16 and 18 of Table A thereof. The field work was completed on December 6, 2016.

Craig Morse
 Craig Morse
 Minnesota License No. 23021
 craig.morse@westwoodps.com
 12/7/16
 Date

Westwood

Phone (952) 937-5150 7899 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

Revisions:	Client:	CFL
	Checked:	MRS
	Drawn:	DCW
	Record Drawing by/Date:	

Prepared for:

Hy-Vee, Inc.

5820 Westown Parkway
 West Des Moines, Iowa 50266

Hy-Vee Columbia Heights C-Store

Columbia Heights, Minnesota

Date: 12/7/16 Sheet: 1 OF 1

ALTA/NSPS
 Land Title Survey

C1.0

0010993ATF01.dwg

HY VEE COLUMBIA HEIGHTS ADDITION

REVISION DATE BY

Property Description

Property description per Commercial Partners Title, LLC
 as Agents for Chicago Title Insurance Company
 File Number 50648 First Supplemental

Outlot C, GRAND CENTRAL LOFTS, Anoka County, Minnesota

Abstract Property

Notes

1) Lot Area

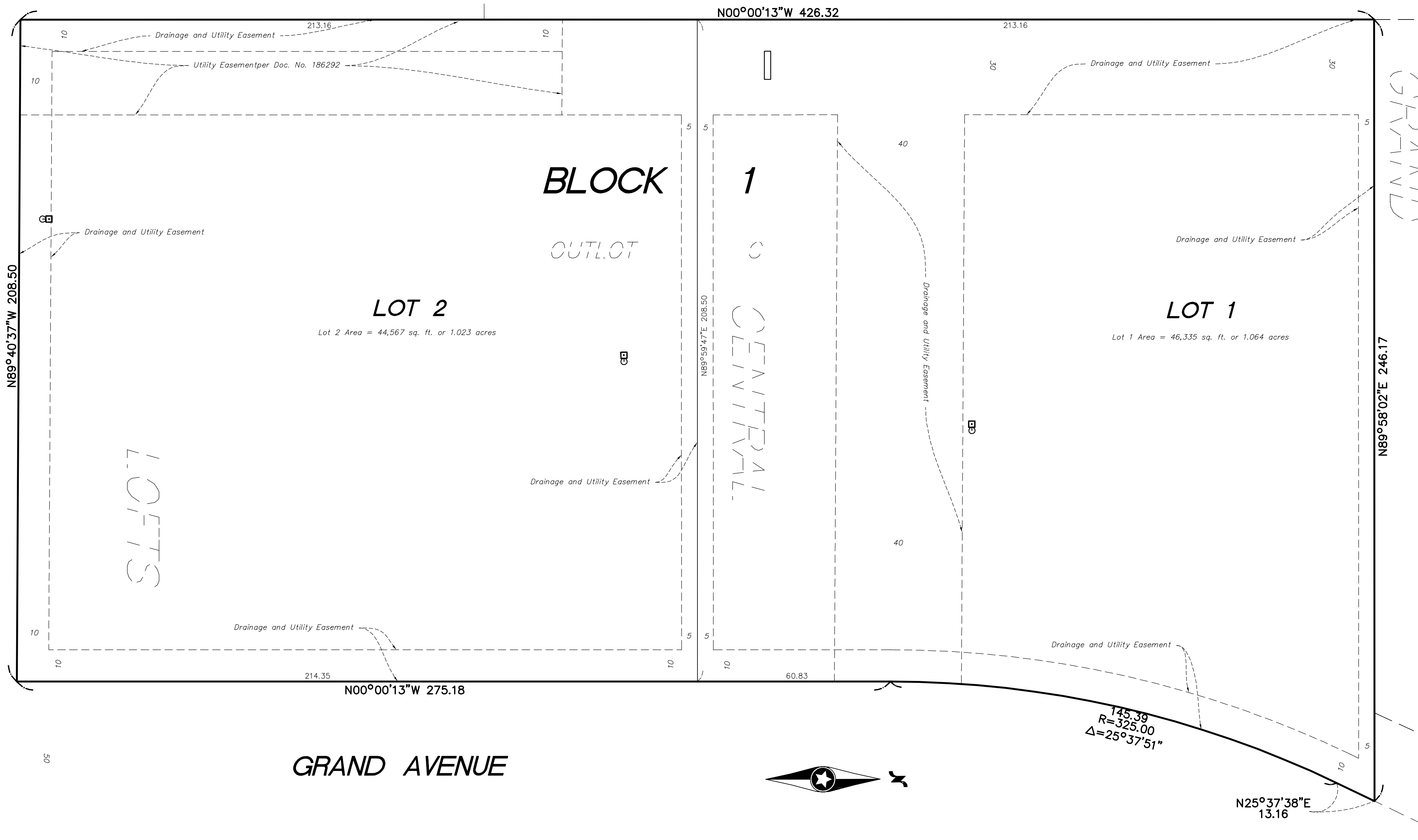
Lot 1, Block 1 area = 46,335 sq. ft. or 1.064 acres
 Lot 2, Block 1 area = 44,567 sq. ft. or 1.023 acres
 Boundary area = 90,902 sq. ft. or 2.087 acres

STATE TRUNK HIGHWAY NO. 65

CENTRAL AVENUE NE

47TH AVENUE NE

GRAND AVENUE



Westwood
 Phone (852) 937-5150
 Fax (852) 937-5150
 Toll Free (888) 937-5150
 7689 Anagram Drive
 Eden Prairie, MN 55344
 westwoodps.com
 Westwood Professional Services, Inc.

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) 267-2835

HyVee
 EMPLOYEE OWNED

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

Craig W. Morse
 Date: 01/05/17 License No. 23021

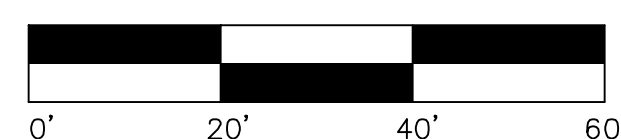
Preliminary Plat

DRAWN:	DATE:
BTW	01/05/17
SCALE:	REVISION DATE:
1"=20'	01/05/17

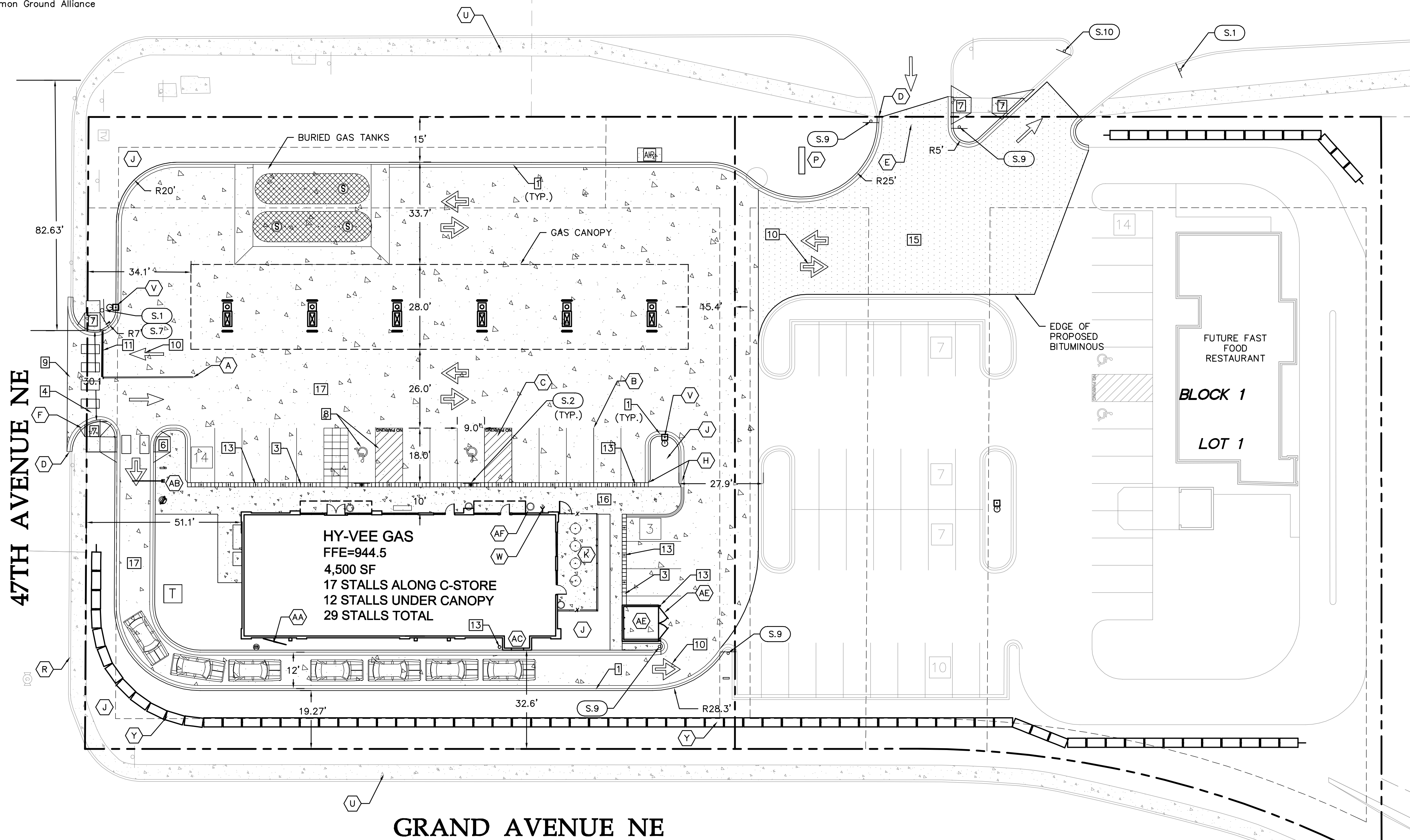
SHEET:

C2.0

NOT FOR CONSTRUCTION



CENTRAL AVENUE NE



Site Development Summary

- EXISTING ZONING: CB (GENERAL BUSINESS DISTRICT)
- PROPOSED ZONING: CB (GENERAL BUSINESS DISTRICT)
- 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 (4.6/1,000)
 - TOTAL SPACES PROVIDED: 29 SPACES (6.4/1,000)
- PARKING PROVIDED:
 - HY-VEE GAS ALONG C-STORE: 17 SPCAES (3.8/1000)
 - HY-VEE GAS UNDER CANOPY: 12 SPCAES (2.4/1,000)
 - TOTAL SPACES PROVIDED: 29 SPACES (6.4/1,000)

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
- E MATCH EXISTING PAVEMENT
- F MATCH EXISTING CONCRETE (WALK OR DRIVE)
- H CURB TRANSITION TO FLUSH
- J PLANTED AREA
- K PATIO
- 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
- AA ORDER BOARD
- AB CLEARANCE BAR
- AC DRIVE THRU WINDOW
- AD BOLLARD LIGHTS
- AE TRASH ENCLOSURE (BY OWNER)
- AF TRASH/ASH RECEPTACLE (BY OWNER)

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
- 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

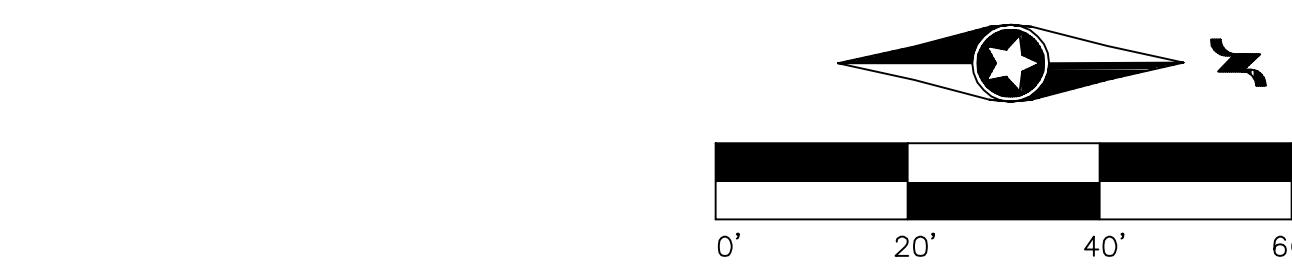
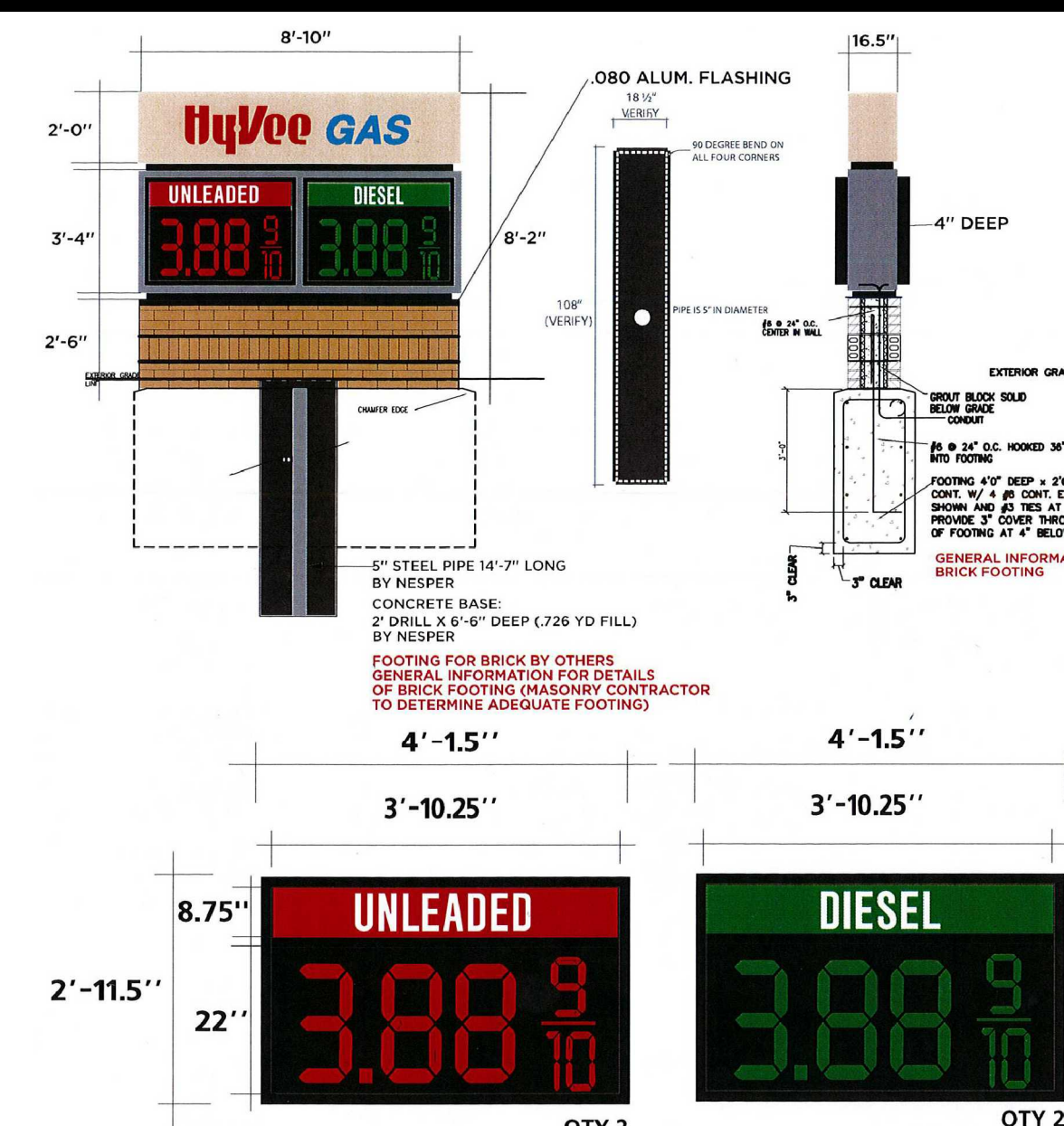
Sign Legend

REFERENCE	SIZE	MnDOT DESIGNATION
S.1	30" X 30"	R1-1
S.2	12" X 18"	R7-8M
S.3	12" X 12"	R8-38
S.9	30" X 30"	R5-1
S.10	24" X 24"	R3-2

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



NOT FOR CONSTRUCTION

REVISION	DATE BY

Westwood
 (952) 937-5150 7689 Ansgar Drive
 (952) 937-8922 Eden Prairie, MN 55344
 (888) 937-5150 westwoodps.com
 Phone
 Fax
 Toll Free
 Westwood Professional Services, Inc.

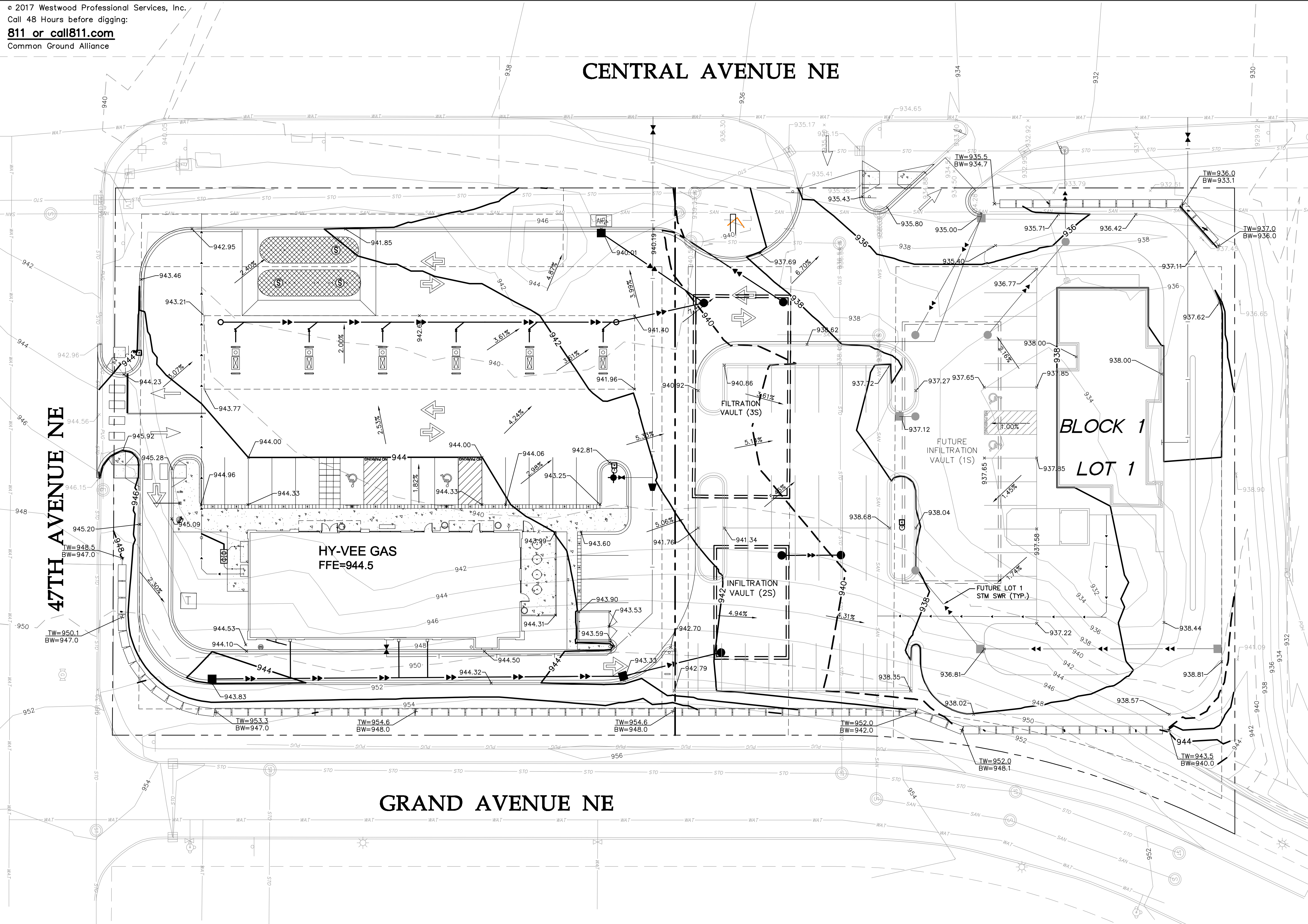
LOCATION:
COLUMBIA HEIGHTS HY-VEE GAS
COLUMBIA HEIGHTS, MINNESOTA
 HY-VEE, INC.
 5820 WESTOWN PARKWAY
 WEST DES MOINES, IOWA 50266
 TELEPHONE: (515) 267-2800
 FAX: (515) 267-2835
Hy-Vee
 EMPLOYEE OWNED

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: 01/05/17 License No. 189919

Preliminary Site Plan

DRAWN:	DATE:
NTM	01/05/17
SCALE:	REVISION DATE:
1"=20'	01/05/17
SHEET:	C3.0

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

REVISION	DATE	BY

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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
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Hy-vee
 EMPLOYEE OWNED

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: **01/05/17** License No. **18919**

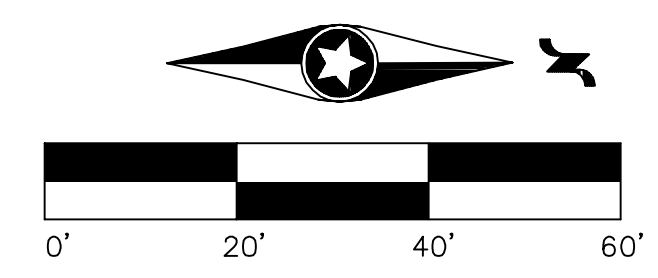
Preliminary
 Grading &
 Drainage Plan

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

Sheet: **C4.0**

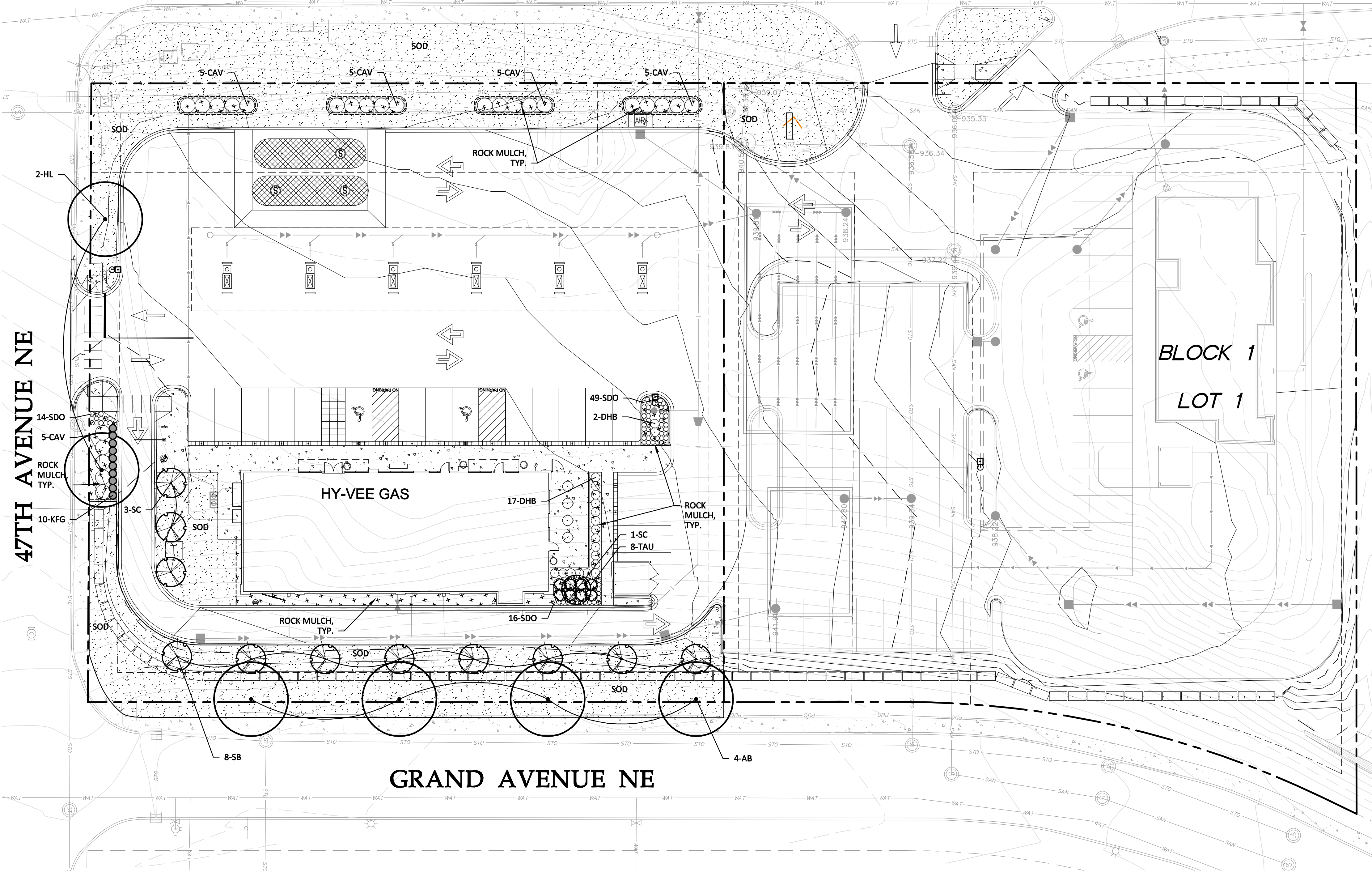
Grading Notes

- 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



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. 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 DEFOOLIATES (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 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 TO 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 M/N/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE 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 EQUAL. 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).

SEEDING/SODDING:

- HIGHLAND SOD SHALL BE NURSERY GROWN GRADE, CULTIVATED GRASS SOD WITH STRONG FIBROUS ROOT SYSTEM FREE OF STONES, BURNED OR BARE SPOTS CONTAINING NO MORE THAN 5 WEEDS PER 1000 SF. SOD SHALL BE GROWN IN MINERAL SOILS. SOD GROWN IN PEAT SOILS WILL BE REJECTED.
- SOD MIXTURE SHALL BE 40% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS, 30% FINE FESCUES.
- FERTILIZER FOR SODDED AREAS SHALL BE NITROGEN 10%, PHOSPHORIC ACID 10%, SOLUBLE POTASH 10%.
- APPLY FERTILIZER AT APPLICATION RATE OF 1LB/1000 SF TO TOPSOIL PRIOR TO PLACING SOD.
- ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE PROPER SOIL CONTACT. MOISTEN PREPARED SOIL IMMEDIATELY PRIOR TO LAYING SOD. LAY SOD IMMEDIATELY UPON DELIVERY TO THE SITE, LEAVING NO OPEN JOINTS OR OVERLAPPING JOINTS. DO NOT STRETCH SOD. DO NOT LAY SOD IF TEMPERATURE IS BELOW FREEZING.
- ROLL SOD WITH 1/3 FULL ROLLER AFTER SOD AND SOIL HAVE DRIED. ROLL BEFORE THE FIRST WATERING.
- SEED AS SPECIFIED ON PLANS AND PER M/N/DOT 2014 SEEDING MANUAL SPECIFICATIONS.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

REVISION

NO.	DATE	BY

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Hy-vee
 EMPLOYEE OWNED

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.

Chad E. Feigson, PLA
 Date: 01/05/17 License No. 46508

Preliminary
 Landscape
 Plan

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

SHEET: **C6.0**

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.
19	DBH	Dwarf Bush Honeysuckle	Diervilla lonicera			4'	3'-4"	3'-0" O.C.
EVERGREEN SHRUBS - 8								
8	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.
79	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)

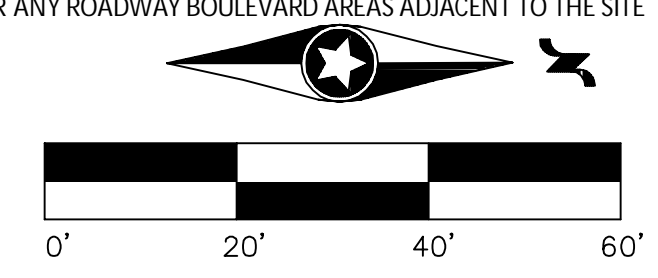
* PARKING AREAS SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF LANDSCAPE AND ONE OVERSTORY TREE FOR EACH 20 SPACES OR FRACTION THEREOF. THE REMAINDER OF LANDSCAPE AREA SHALL BE COVERED IN VARIOUS PERVIOUS GROUND COVERS.
 (17 PARKING SPOTS)

TOTAL LANDSCAPE PROVIDED: 18 TREES
 6 TREES
 12 TREES
 -OVERSTORY TREES:
 -UNDERSTORY 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



NOT FOR CONSTRUCTION

CENTRAL AVENUE NE

47TH AVENUE NE

GRAND AVENUE NE

HY-VEE GAS
 FFE=944.5
 4,500 SF
 17 STALLS ALONG C-STORE
 12 STALLS UNDER CANOPY
 29 STALLS TOTAL

BLOCK 1
LOT 1

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

REVISION	DATE BY

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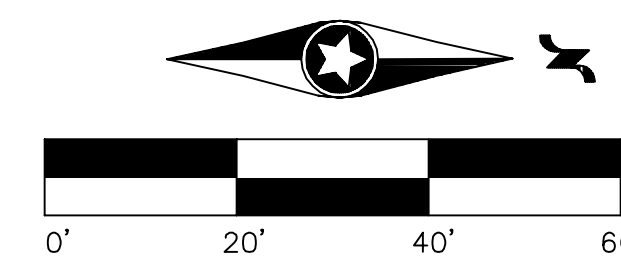
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HY-VEE
 EMPLOYEE OWNED

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: 01/05/17 License No. 18919

Preliminary
 Lighting Plan



NOT FOR CONSTRUCTION

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SHEET: **C7.0**