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: 2023-026

Considered at Board of Managers Meeting: October 4, 2023

Received complete: June 20, 2023 (the permit-review timeline was extended by RPBCWD for 60 days on August 9, 2023)

Applicant:	West Village Station LLC, Quinn Gadow
Consultant:	Westwood Professional Services, Joseph Schramm
Project:	Café Zupas – Construction of a 3,050 square foot building, drive thru, and parking located in Chanhassen, Minnesota. An underground stormwater management facility will provide rate control, volume control, and water quality.
Location:	The existing parking lot of the Lunds & Byerly's at West 78th Street and Kerber Boulevard, Chanhassen, MN
Reviewer:	Scott Sobiech, P.E., and Azeemuddin Ahmed, P.E., Barr Engineering

Board Action

Manager _____ moved and Manager _____ seconded adoption of the following resolution based on the permit report that follows and the presentation of the matter at the October 4, 2023 meeting of the managers:

Resolved that the application for Permit 2023-026 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 have been affirmatively resolved, the RPBCWD president or administrator is authorized and directed to sign and deliver Permit 2023-026 to the applicant on behalf of RPBCWD.

Upon roll call vote, the resolutions were adopted, _____.

Applicable Rule Conformance Summary

Rule	Issue		Conforms to RBPCWD Rules?	Comments
C	**Erosion Control Plan**		Yes	See rule-specific permit condition C1 related to name of individual responsible for on-site erosion control.
J	**Stormwater Management**	Rate	Yes	
		Volume	See Comment	See stipulation #5 related to infiltration testing durin construction.
		Water Quality	Yes	
		Low Floor Elev.	Yes	
		Maintenance	See comment	See rule-specific permit condition J1 related to recordation of stormwater facility maintenance declaration.
		Chloride Management	See comment	See stipulation #6 related to providing an executed chloride management plan prior to permit close-out.
		Wetland Protection	NA	
L	**Permit Fee Deposit**		Yes	$3,000 deposit fee received June 22, 2023. . As of September 28, 2023 the amount due is $6,708.
M	**Financial Assurance**		See Comment	The financial assurance is calculated at $200,077

Background

The proposed development will involve construction of the Café Zupas building (3,050 square feet), drive thru, parking, landscaping, and an underground stormwater management facility in Chanhassen, Minnesota. The underground stormwater management facility will provide stormwater quantity, volume, and quality control. The project site information is summarized in the table below:

Site Information

Project Site Information	Area (acres)
Total Site Area	12.99
Existing Site Impervious	9.37
Disturbed Site Impervious Area	0.62 acres (6.2% disturbance)
Proposed Site Impervious Area	9.29
Change in Site Impervious Area	-0.08 (3.5% decrease)
Exempt Sidewalk Area	0.01
Regulated Impervious Area	0.53
Total Disturbed Area	0.71

The following materials were reviewed in support of the permit request:

1. Permit Application received May 3, 2023 (Notified applicant on May 12, 2023 that submittal was incomplete; materials completing the application were received on June 20, 2023; permit-review timeline extension notice sent by RPBCWD on August 9, 2023).
2. Stormwater Management Report dated May 2, 2023 (revised June 19, 2023 and September 11, 2023)
3. Project Plan Set (10 sheets) dated May 3, 2022 (revised June 19, 2023 and September 11, 2023)
4. Electronic HydroCAD models received on May 3, 2023 (revised June 20, 2023 and September 11, 2023)
5. Electronic P8 models received on May 3, 2023
6. Electronic MIDS models received on May 3, 2023 (revised June 20, 2023 and September 11, 2023)
7. Geotechnical Exploration Program by Westwood dated April 2013
8. Engineer's Preliminary Estimate of Construction Costs dated June 19, 2023
9. Engineer's Response to Comments dated June 19, 2023
10. Engineer's Response to Comments dated September 11, 2023

Rule Specific Permit Conditions

Rule C: Erosion Prevention and Sediment Control

Because the applicant proposes to alter 0.71 acres of land-surface area, the project must conform to the requirements in the RPBCWD Erosion Prevention and Sediment Control rule (Rule C, Subsection 2.1).

The erosion and sediment control plans prepared by Westwood Professional Services, Inc. include installation of silt fence, rock construction entrance, erosion control blanket, inlet protection, placement of a minimum of 6 inches of topsoil (at 5% organic matter), construction sequencing, decompaction of pervious areas compacted during construction, and retention of native topsoil onsite. 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 responsible 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 applicant proposes to disturb 0.71 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 only runoff from the disturbed and reconstructed impervious areas on the project parcel because the impervious disturbance (6.2 percent) and imperviousness decrease (3.5 percent), do not amount to a disturbance of more than 50 percent of the impervious surface of the parcel nor will the imperviousness be increased by more than 50 percent (Rule J, Subsection 2.3).

The applicant is proposing construction of an underground stormwater management facility to provide the rate control, volume abstraction and water quality management for the disturbed and replaced impervious area. Pretreatment for runoff entering the underground stormwater management facility is being provided by sump manholes.

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 the table below. The proposed project conforms to RPBCWD Rule J, Subsection 3.1.a.

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
West	3.5	2.4	5.6	3.8	9.4	6.4	0.2	0.1
South	8.2	4.3	12.8	6.0	21.1	8.4	0.4	0.4

Volume Abstraction

Subsection 3.1.b of Rule J requires the abstraction onsite of 1.1 inches of runoff from the new and disturbed impervious surface of the parcel. An abstraction volume of 2,116 cubic feet is required from the 0.53 acres of new or reconstructed impervious area on the project for volume retention. Sump manholes will provide pretreatment for the underground stormwater management facility .

Soil borings performed by Westwood show that soils in the project area are primarily fill above sandy lean clay and show no groundwater to a boring depth of 14.5 feet (elevation 957.5 feet). Because the proposed bottom of the underground stormwater management facility is at elevation 965.0, 7.5 feet

above the bottom of the boring, groundwater is at least 3 feet below the bottom of the underground stormwater management facility, complying with Rule J, Subsection 3.1.b.ii.

Because the engineer concurs that the soil boring information and the Minnesota Pollution Control Agency's recommended design infiltration rates for the underlying soils support that the abstraction standard in Subsection 3.1 of Rule J cannot practicably be met, the site is considered a restricted site and stormwater runoff volume must be managed in accordance with Subsection 3.3 of Rule J. For restricted sites, Subsection 3.3 of Rule J requires rate control in accordance with Subsection 3.1a and that abstraction and water quality protection be provided in accordance with the following sequence: (a)Abstraction of 0.55 inches of runoff from site impervious surface determined in accordance with paragraphs 2.3, 3.1 or 3.2, as applicable, and treatment of all runoff to the standard in paragraph 3.1c; or (b) Abstraction of runoff onsite to the maximum extent practicable and treatment of all runoff to the standard in paragraph 3.1c; or (c) Off-site abstraction and treatment in the watershed to the standards in paragraph 3.1b and 3.1c. RPBCWD's engineer concurs with a design infiltration rate of 0.06 inches per hour based on the Minnesota Pollution Control Agency's recommended design infiltration rates for the underlying soils. The applicant incorporated storage below the draintile in the underground stormwater management facility to promote infiltration to conform to Rule J, subsection 3.3a.

The table below summarizes the volume abstraction for the site.

	Abstraction Depth (inches)	Abstraction Volume (cubic feet)
Requirement	1.1	2,116
Provided	0.56	1,072

The engineer finds that under the presumed design infiltration rate, the underground stormwater management facility will draw down within 48 hours (Rule J, subsection 3.1biii). The geotechnical report does not contain infiltration or hydraulic conductivity testing results at the infiltration stormwater management facilities as required by Rule J, subsection 3.1.b.ii.C. To confirm the design presumptions and ensure the applicant has incorporated abstraction in accordance with Rule J, subsection 3.1.b, supporting information in the form of infiltration or hydraulic conductivity testing at the proposed infiltration stormwater management facilities must be provided before the proposed BMPs are constructed. If infiltration capacity is less than needed to conform with the submitted volume-abstraction performance for the proposed underground stormwater management facility or there is less than three feet of separation to groundwater, design modifications to achieve compliance with RPBCWD requirements to maximize the abstraction will need to be submitted (in the form of an application for a permit modification or new permit).

With the conditions noted above, the engineer concurs with the submitted information and finds that the proposed project will conform with Rule J, Subsection 3.3.a.

Water Quality Management

Subsection 3.1.c of Rule J requires the Applicant provide for at 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.

The Applicant is proposing a underground stormwater management facility with elevated draintile to promote infiltration to achieve the required TP and TSS removals and submitted P8 and MIDS modeling to estimate the TP and TSS removals. The results of this modeling are summarized in tables below showing the annual TSS and TP removal requirements are achieved and that there is no net increase in TSS and TP leaving the site. The engineer concurs with the modeling and finds that the proposed project is in conformance with Rule J, Subsection 3.1.c.

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)	167	150 (90%)	355 (>100%)[1]
Total Phosphorus (TP)	0.9	0.54 (60%)	1.26 (>100%)[1]

[1]Becuase the stormwater facility treats runoff from the regulated disturbed area as well as unregulated areas of the site, the load reductions are larger than the regulated loading.

Summary of net change in TSS and TP leaving the site

Pollutant of Interest	Existing Site Loading (lbs/yr)	Proposed Site Load after Treatment (lbs/yr)	Change (lbs/yr)
Total Suspended Solids (TSS)	752	380	-372
Total Phosphorus (TP)	4.1	2.8	-1.3

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. In addition, a stormwater-management facility must be constructed at an elevation that ensures that no adjacent habitable building will be brought into noncompliance with this requirement according to Rule J, Subsection 3.6b.

The low floor elevation of the proposed building and the 100-year flood elevation in the underground stormwater management facility are summarized below. Because the low floor elevation is more than two feet above the proposed 100-year flood elevation, the proposed project is in conformance with Rule J, Subsection 3.6.

Location	Building Low Floor Elevation (ft)	Stormwater Facility	100-year Event Flood Elevation of Stormwater Facility (ft)	Freeboard to 100-year Event (ft)
Proposed Bldg.	973.0	Underground Stormwater Management Facility	968.62	4.38
Existing Building	972.0	Underground Stormwater Management Facility	968.62	3.38

Maintenance

Subsection 3.7 of Rule J requires the submission of a 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. The stormwater management facilities include the underground stormwater management facility. To conform to the RPBCWD Rule J the following revisions are needed:

J1. Permit applicant must provide a maintenance and inspection declaration as required by Rule J, Subsection 3.7. A draft declaration must be provided for District for review and approval prior to recordation as a condition of issuance of the permit.

Wetland Protection

Because runoff from this site is not tributary to a wetland directly downstream, Rule J, subsection 3.10 does not impose requirements on the project.

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. Because the application has not provided the required chloride management plan associated with permit 2023-026, to close out this permit, permit 2023-026, 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.

Rule L: Permit Fee Deposit:

The RPBCWD permit fee schedule adopted in February 2020 requires permit applicants to deposit $3,000 to be held in escrow and applied to cover the $10 permit-processing fee and reimburse RPBCWD for permit review and inspection-related costs and 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 June 22, 2023. 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.

L1. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 28, 2023 the amount due is $6,708.

Rule M: Financial Assurance:

	Unit	Unit Cost	# of Units	Total
Rule C: Erosion Control				
Silt Fence or Bio-logs	LF	$2.50	325	$813
Inlet Protection	EA	$100	9	$900
Rock Entrance	EA	$250	1	$250
Restoration	AC	$2,500	0.71	$1,775
Rule J: Chloride Management	LS	$5,000	1	$5,000
Rule J: Stormwater Management UGSWMF: 125% of engineer's opinion of cost ($138,520)	EA	125% OPC	1	$173,150
Contingency (10%)		10%		$18,189
Total Financial Assurance				**$200,077**

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 does not relieve the permittee of any responsibility to obtain approval of any other regulatory body with authority.
5. The issuance of this permit does not convey any rights to either real or personal property, or any exclusive privileges, nor does 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 issue this permit 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, contingent upon:

1. Financial Assurance in the amount of $200,077.
2. Applicant providing the name and contact information of the individual responsible for erosion and sediment control at the site.
3. Receipt in recordation a maintenance declaration for the operation and maintenance all stormwater management facilities. Drafts of all documents to be recorded must be approved by the District prior to recordation and proof of recordation must be provided to RPBCWD.
4. The applicant must replenish the permit fee deposit to the original amount due before the permit will be issued. As of September 8 2023 the amount due is $6,708.

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, all the stormwater facility conform to design specifications and function 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;

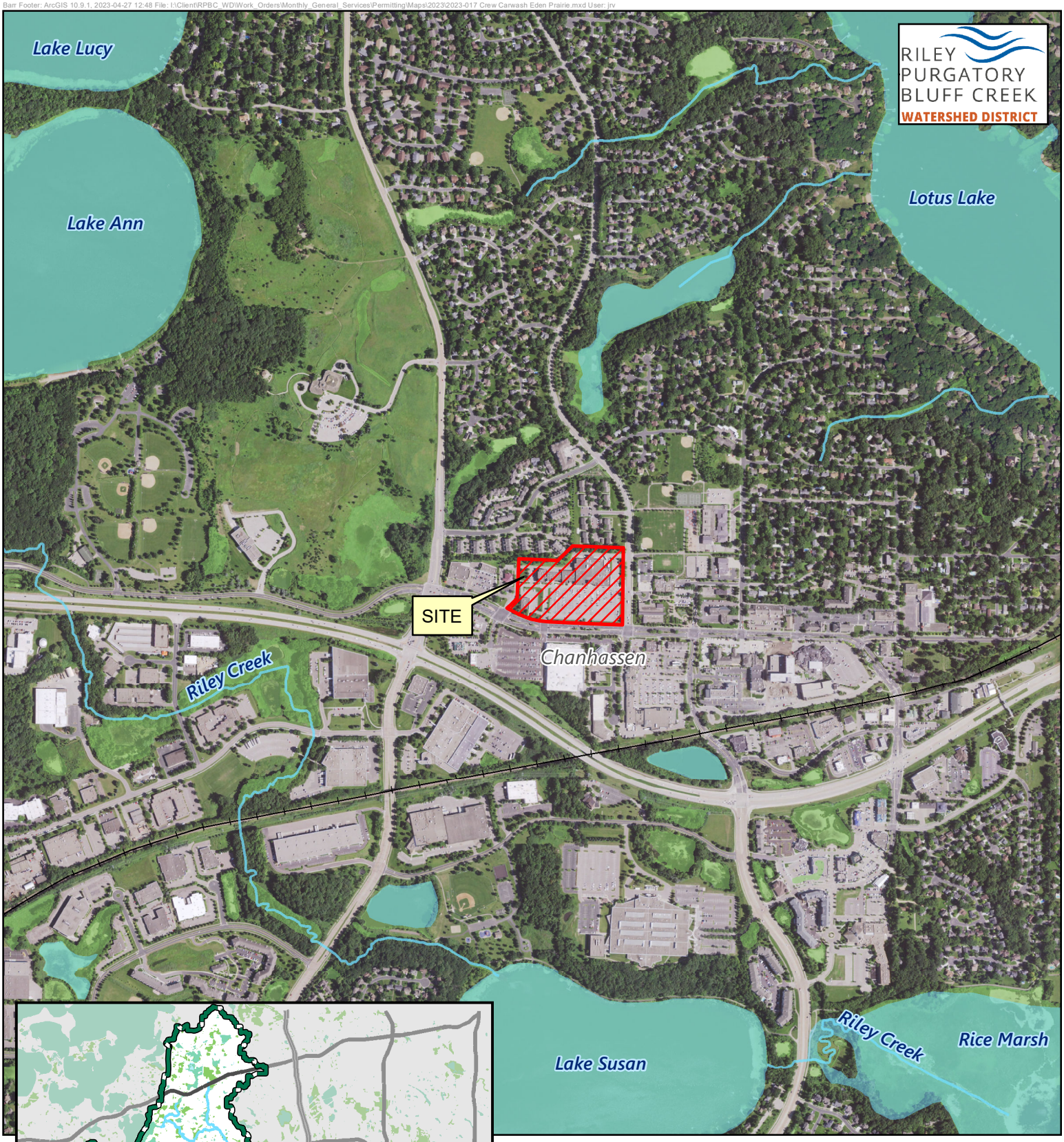
3. Providing the following additional close-out materials:

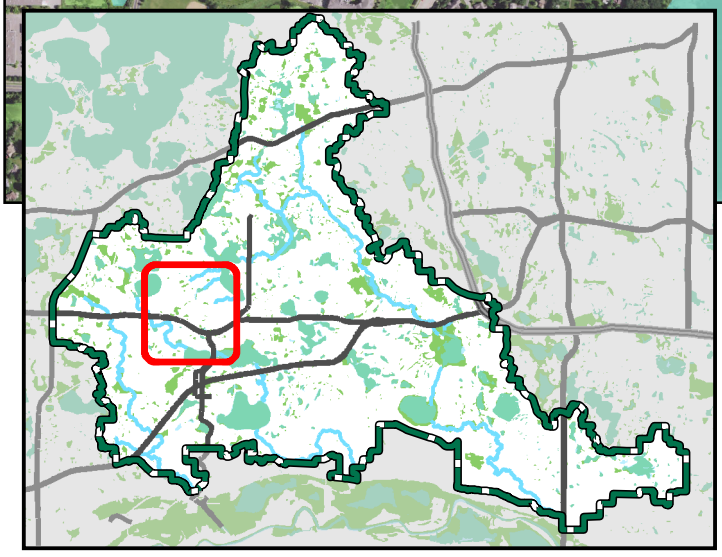
    a. Documentation that disturbed pervious areas remaining pervious have been decompacted per Rule C, subsection 3.2c criteria

4. The work on the Café Zupas construction project under the terms of permit 2023-026, if issued, must have an impervious surface area and configuration materially consistent with the approved plans. Design that differs materially from the approved plans (e.g., in terms of total impervious area) will need to be the subject of a request for a permit modification or new permit, which will be subject to review for compliance with all applicable regulatory requirements.

5. Per Rule J, Subsection 3.1.b.ii measured infiltration capacity of the soils at the bottom of the infiltration BMPs 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 3.3b 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).

6. To close out the permit and release the $5,000 in financial assurance held for the purpose, 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.





N

Feet

0 1,000

Permit Location Map

CAFE ZUPAS CHANHASSEN

Permit 2023-026

Riley Purgatory Bluff Creek Watershed District

PRELIMINARY SITE DEVELOPMENT PLANS

Vicinity Map
(NOT TO SCALE)

FOR

CAFE ZUPAS
CHANHASSEN, MN

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070
CONTACT: CHASE BAWDEN
PHONE: 801-835-0999
EMAIL: CBAWDEN@CAFEZUPAS.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: 0042319.00
CONTACT: JOSEPH SCHRAMM

SHEET INDEX

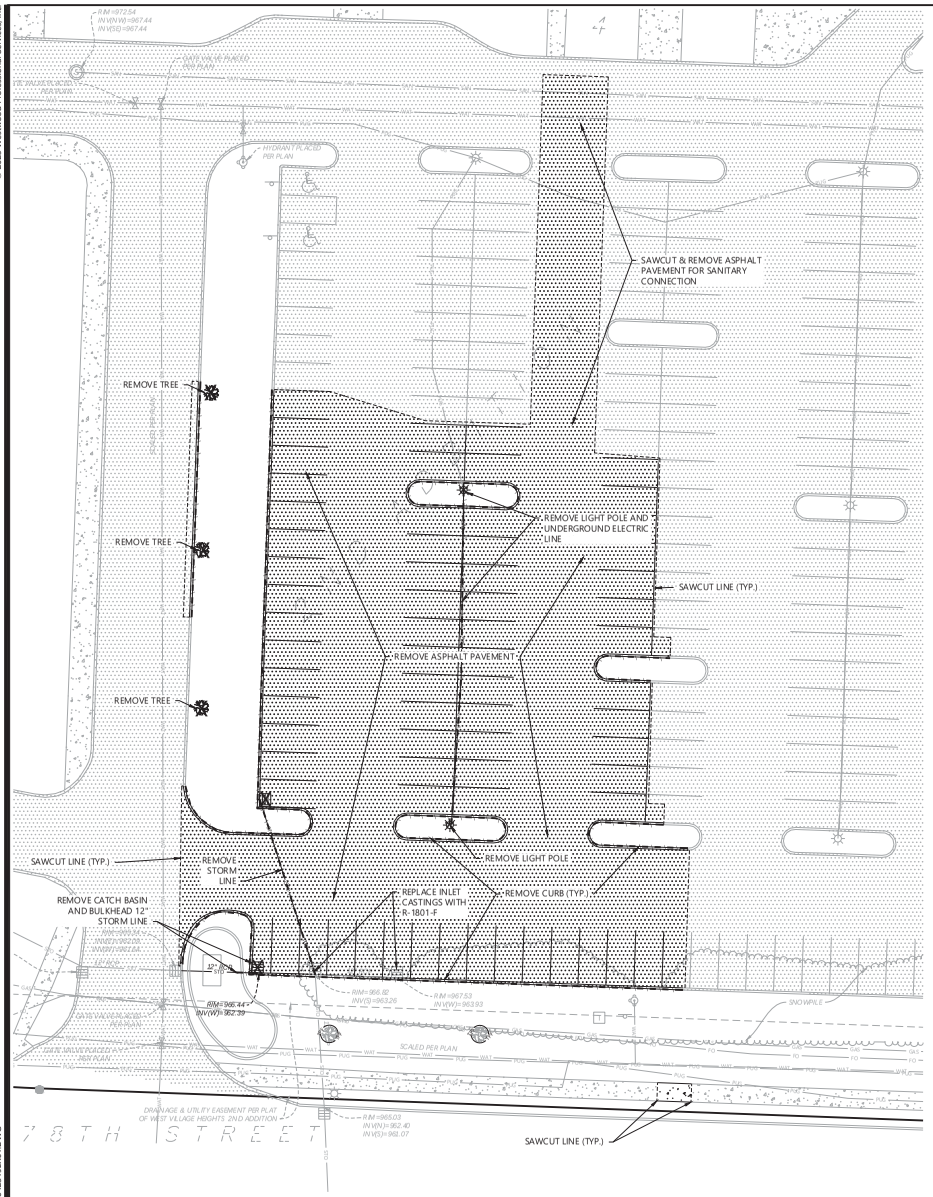
NO.	DATE	REVISION	SHEETS
1	06/19/2023	CITY RESUBMITTAL	ALL
2	09/11/2023	WATERSHED COMMENTS	C2.0,C3.0,C5.0,C5.1,C6.0

PRELIMINARY SITE DEVELOPMENT PLANS

FOR

CAFE ZUPAS
CHANHASSEN, MN

INITIAL SUBMITTAL DATE: 05/02/2023 SHEET: C0.1



REMOVAL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SAW CUT PAVEMENT
EXISTING	REMOVALS	
		CURB & GUTTER
SAN		SANITARY SEWER
WAT		WATER MAIN
HYD		HYDRANT
STO		STORM SEWER
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		RETAINING WALL
		FENCE
		CONCRETE
		BITUMINOUS
		BUILDING
		TREE
		LIGHT POLE
		TRAFFIC SIGN
		CONSTRUCTION BARRICADE
SB-39		SOIL BORING LOCATION
		TREE PROTECTION FENCE

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.

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

LEGEND

	SANITARY MANHOLE		STEEL/WOOD POST
	SEWER CLEANOUT		SIGN
	STORM MANHOLE		MAIL BOX
	BEEHIVE CATCH BASIN		FLAG POLE
	CATCH BASIN		HANDICAPPED STALL
	FLARED END SECTION		SOIL BORING
	CULVERT		PERC TEST
	CATCH BASIN MANHOLE		MONITORING WELL
	DOWNSPOUT		PIEZOMETER
	HYDRANT		CONIFEROUS TREE
	GATE VALVE		DECIDUOUS TREE
	WATER METER		FOUND MONUMENT (SEE LABEL)
	FIRE DEPT. CONNECTION		SET MONUMENT (SEE LABEL)
	CURB STOP BOX		
	WATER MANHOLE		
	ELECTRIC BOX		
	ELECTRIC METER		
	ELECTRIC MANHOLE		
	ELECTRIC TOWER		
	STREET LIGHT		
	POWER POLE WITH LIGHT		
	GUY WIRE		
	POWER POLE		
	TELEPHONE BOX		
	TELEPHONE MANHOLE		
	HAND HOLE/JUNCTION BOX		
	CABLE TV BOX		
	CABLE TV MANHOLE		
	FIBER OPTIC MANHOLE		
	FIBER OPTIC PEDESTAL		
	NATURAL GAS METER		
	NATURAL GAS VALVE		
	NATURAL GAS MANHOLE		
	NATURAL GAS RISER/SERVICE		
	NATURAL GAS VENT PIPE		

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

NOT FOR CONSTRUCTION

INITIAL ISSUE:	05/02/2023	
REVISIONS:		
1	05/19/2023	CITY RESUBMITTAL
2	09/11/2023	WATERSHED COMMENTS
3		
4		
5		

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

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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

JOSEPH SCHRAMM 09/11/2023 LICENSE NO. 56078

CAFE ZUPAS
CHANHASSEN, MN

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

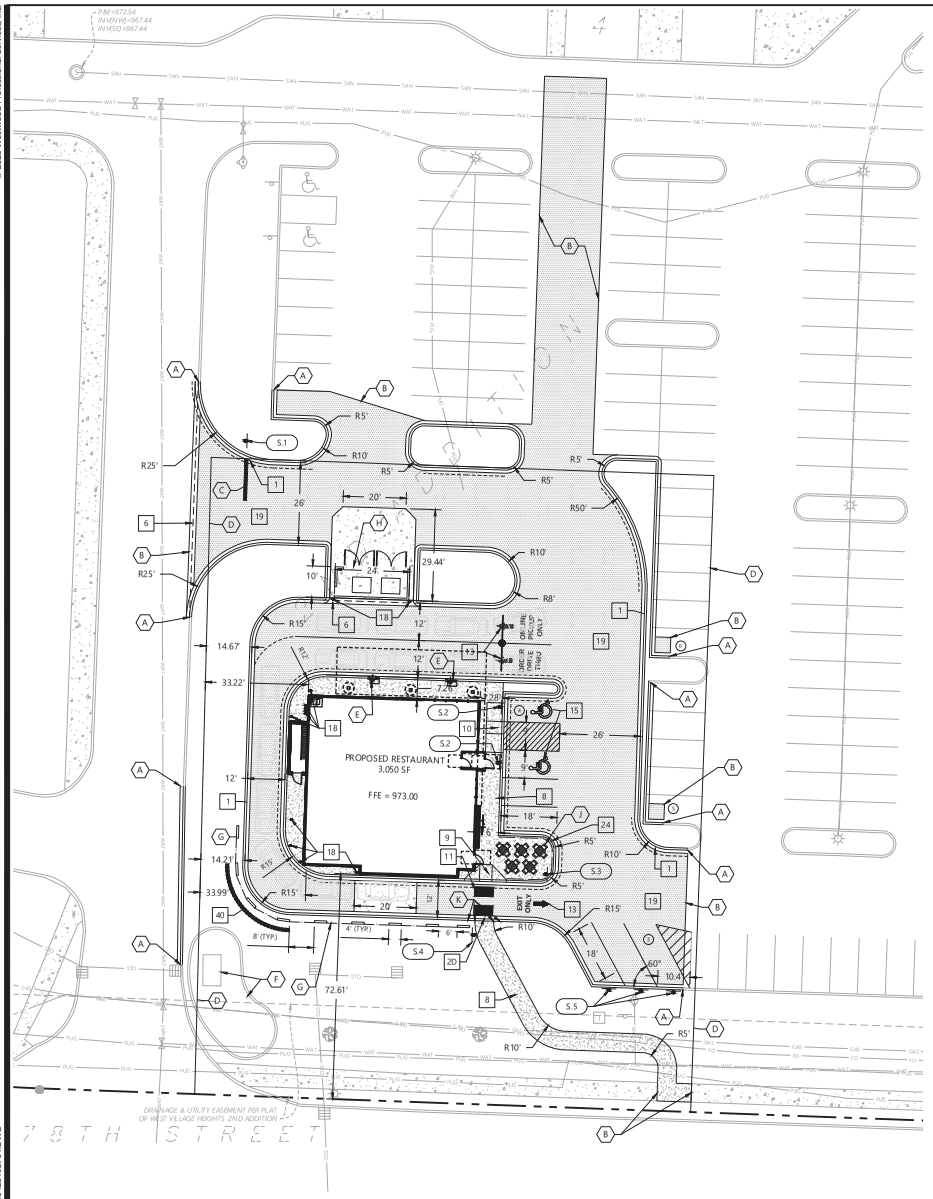
EXISTING CONDITIONS & REMOVALS PLAN

SHEET NUMBER:
C1.0

DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

CAFE ZUPAS



SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
x	x	FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL 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, 02/04/2022..
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.

SITE DEVELOPMENT SUMMARY

• ZONING:	CBD, CENTRAL BUSINESS DISTRICT
• PARCEL DESCRIPTION:	LOT 2, BLOCK 1 WEST VILLAGE 4TH ADDITION
• PROPOSED LOT AREA:	32,982 SF (0.76 AC)
• TOTAL SITE AREA:	13.22 AC
• EXISTING SITE IMPERVIOUS:	9.34 AC
• POST CONSTRUCTION SITE IMPERVIOUS:	9.27 AC
• DECREASE IN SITE IMPERVIOUS:	0.07 AC (2.6%)
• DISTURBED IMPERVIOUS AREA	0.56 AC (6.0% OF EX. IMPERVIOUS)
• NEW/RECONSTRUCTED IMPERVIOUS	0.54 AC
• STORMWATER EXEMPT IMPERVIOUS AREA	0.01 AC
• REGULATORY IMPERVIOUS AREA	0.53 AC
• TOTAL DISTURBED AREA	0.71 AC
• BUILDING GROSS SIZE:	3,050 SF
• BUILDING SETBACK PER CODE:	0' FRONT/SIDE/REAR
• PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 26' AISLE
• PARKING RATIO REQUIREMENT FAST FOOD:	CITY OF CHANHASSEN 1 SPACE / 80 SF OF GFA
TOTAL SPACES REQUIRED (3,050/80):	38 SPACES
• PARKING PROVIDED:	18 SPACES *ADDITIONAL 20 SPACES TO BE SHARED WITH SHOPPING CENTER PER PARKING AGREEMENT
• DRIVE THRU STACKING PROVIDED:	10 VEHICLES

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
2D	FLUSH CURB AND GUTTER
6	CONCRETE CROSS GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
10	PRIVATE PARALLEL PEDESTRIAN CURB RAMP
11	CROSS WALK STRIPING
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
24	CONCRETE CURB AT SIDEWALK
40	MODULAR BLOCK RETAINING WALL

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A SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING PAVEMENT WITH SAWCUT
C	STOP BAR
D	PROPOSED LOT LINE
E	ORDER LOCATION
F	EXISTING LANDSCAPING & MONUMENT SIGN
G	SCREEN WALL (SEE ARCH. FOR DETAIL)
H	TRASH ENCLOSURE (SEE ARCH. FOR DETAIL
J	PATIO AREA WITH FENCE (SEE ARCH. FOR DETAIL)
K	2' CURB TRANSITION

S.XX SIGN LEGEND

REFERENCE		SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"	R1-1
S.2	HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3	DO NOT ENTER	30" X 30"	R5-1
S.4	PEDESTRIAN CROSSING	30" X 30"	W11-2
S.5	DRIVE-THRU PARKING	SEE ARCH.	N/A

N

1" = 20'

0' 20' 40' 60'

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INITIAL ISSUE:	05/02/2023
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1	06/19/2023 CITY RESUBMITTAL
2	09/11/2023 MASTERSHED COMMENTS
3	
4	
5	

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

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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.
JOSEPH SCHRAMM
09/11/2023
LICENSE NO. 56078

CAFE ZUPAS
CHANHASSEN, MN

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

SITE PLAN

SHEET NUMBER:
C2.0

DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

CAFE ZUPAS

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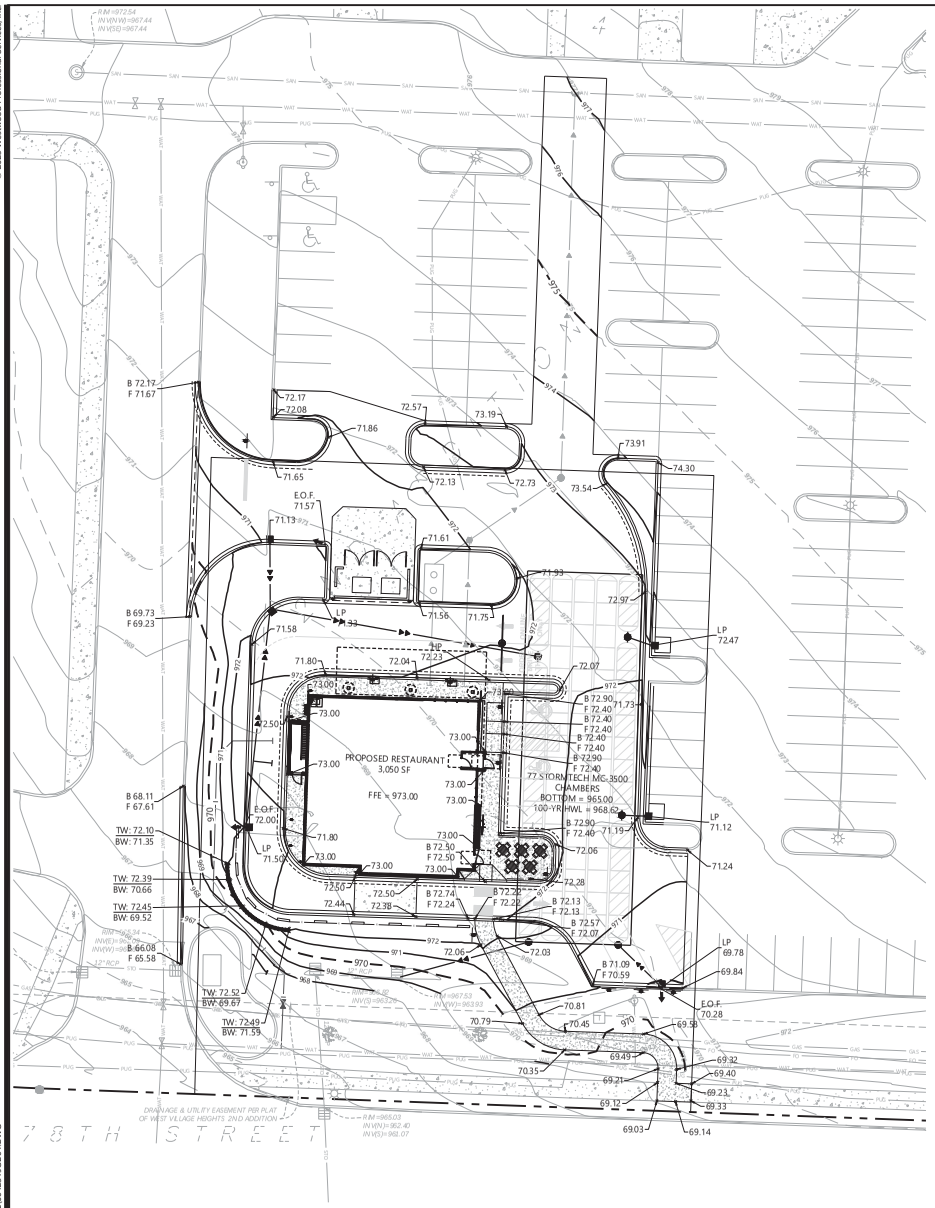

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
STO	STO	STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
WAT	WAT	WATER MAIN
SAN	SAN	SANITARY SEWER
		RETAINING WALL
		DRAIN TILE
		RIDGE LINE
	GL	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-39	SB-19	SOIL BORING LOCATION

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.

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PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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JOSEPH SCHRAMM 09/11/2023 LICENSE NO. 56078

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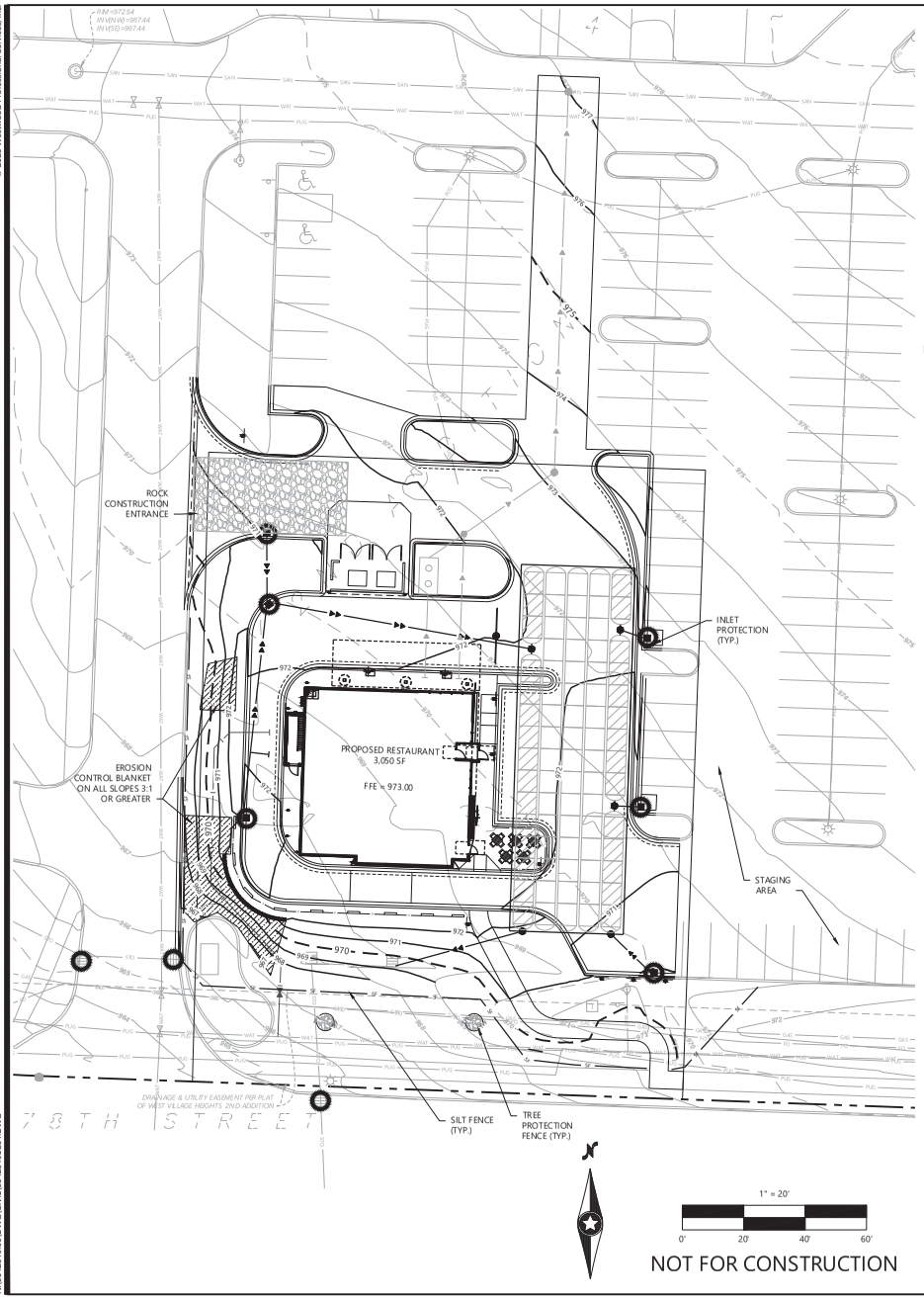
GRADING PLAN

SHEET NUMBER:
C3.0

DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

CAFE ZUPAS



EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
980	980	INDEX CONTOUR
982	982	INTERVAL CONTOUR
		CURB AND GUTTER
SF	SF	SILT FENCE
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
SAN	SAN	SANITARY SEWER
		DRAIN TILE
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
SB-19	SB-19	SOIL BORING LOCATION
		INLET PROTECTION
TPF	TPF	TREE PROTECTION FENCE

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. 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.
6. 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 CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
12. 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.
13. 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 MANNER THAT PREVENTS COMPACTION OF 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.
14. CONSTRUCTION SHOULD INCLUDE MINIMIZATION OF THE DISTURBANCE INTENSITY AND DURATION, INCLUDING PHASING OF DISTURBANCE TO MINIMIZE QUANTITY OF DISTURBED AREA AT ANY ONE TIME.

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

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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. ADDITIONAL MEASURES, SUCH AS HYDRAULIC MULCHING AND OTHER PRACTICES AS SPECIFIED BY THE DISTRICT MUST BE USED ON SLOPES OF 3:1 (H:V) OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
3. FINAL SITE STABILIZATION MEASURES MUST SPECIFY THAT AT LEAST SIX INCHES OF TOPSOIL (WITH A MINIMUM OF 5% ORGANIC MATTER) BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
4. CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE MUST BE PROPERLY MANAGED.
5. 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.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPS MUST BE REMOVED UPON FINAL STABILIZATION.
7. 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.
8. 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.
9. 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.

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3		VERTICAL SCALE: 4' or 2'	
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PREPARED FOR:
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460 UNIVERSAL CIRCLE
SANDY, UT 84070

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JOSEPH SCHRAMM
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EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

CAFE ZUPAS

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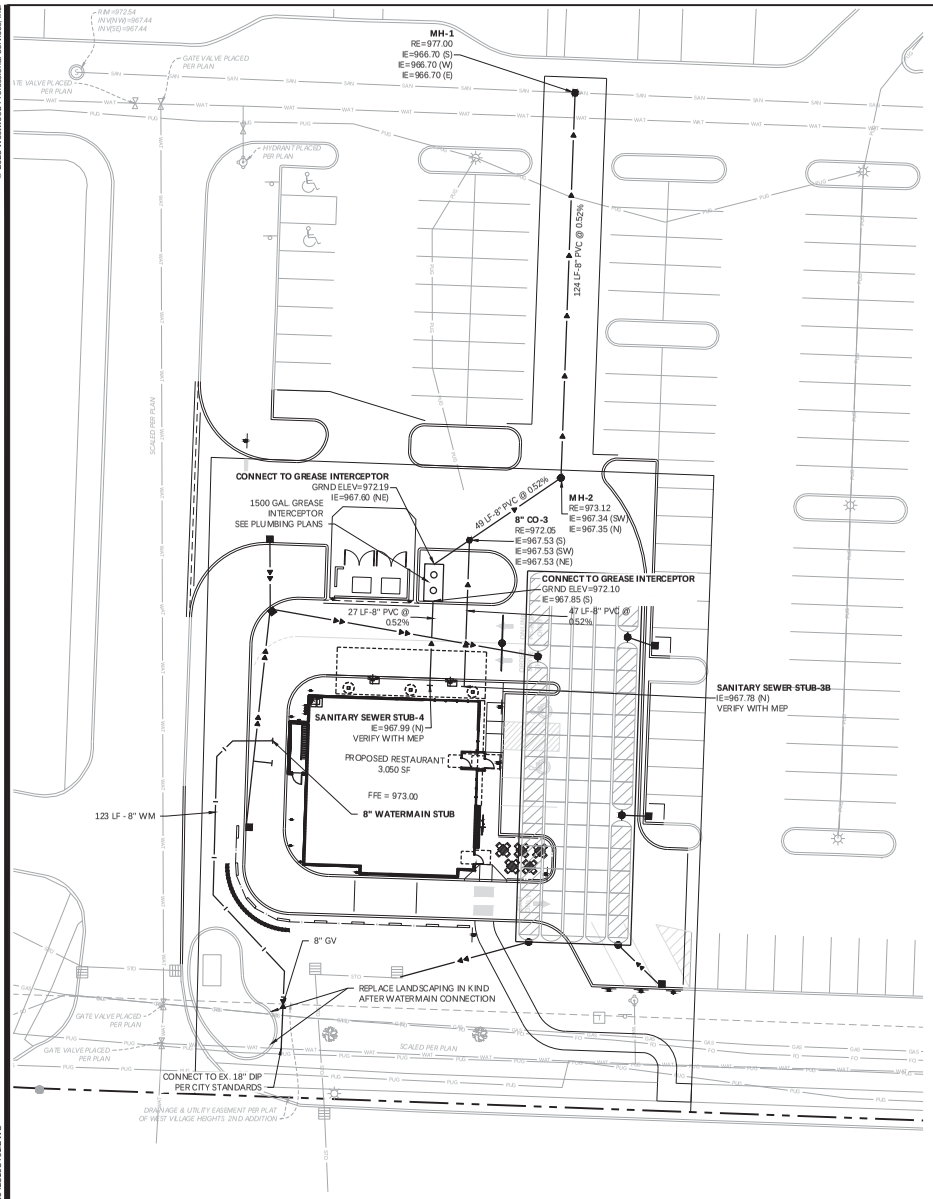

SANITARY SEWER AND WATERMAIN LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN		SANITARY SEWER
STO		STORM SEWER
WAT		WATER MAIN
WAT		HYDRANT
GAS		GAS
PUE		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUE		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

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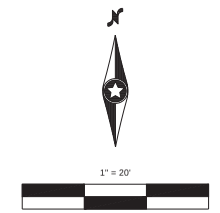
GENERAL WATERMAIN & SANITARY SEWER NOTES

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 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 RECOMMENDED BY 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'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 BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.
14. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
15. 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.
16. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.



NOT FOR CONSTRUCTION

INITIAL ISSUE:	05/02/2023
REVISIONS:	
1	06/19/2023 CITY RESUBMITTAL
2	08/11/2023 MAYER/HOA COMMENTS
3	
4	
5	

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

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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.
JOSEPH SCHRAMM
09/11/2023
LICENSE NO. 56078

CAFE ZUPAS
CHANHASSEN, MN

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

SANITARY SEWER & WATERMAIN PLAN

SHEET NUMBER:
C5.0
DATE: 09/11/2023
PROJECT NUMBER: 0042319.00

CAFE ZUPAS

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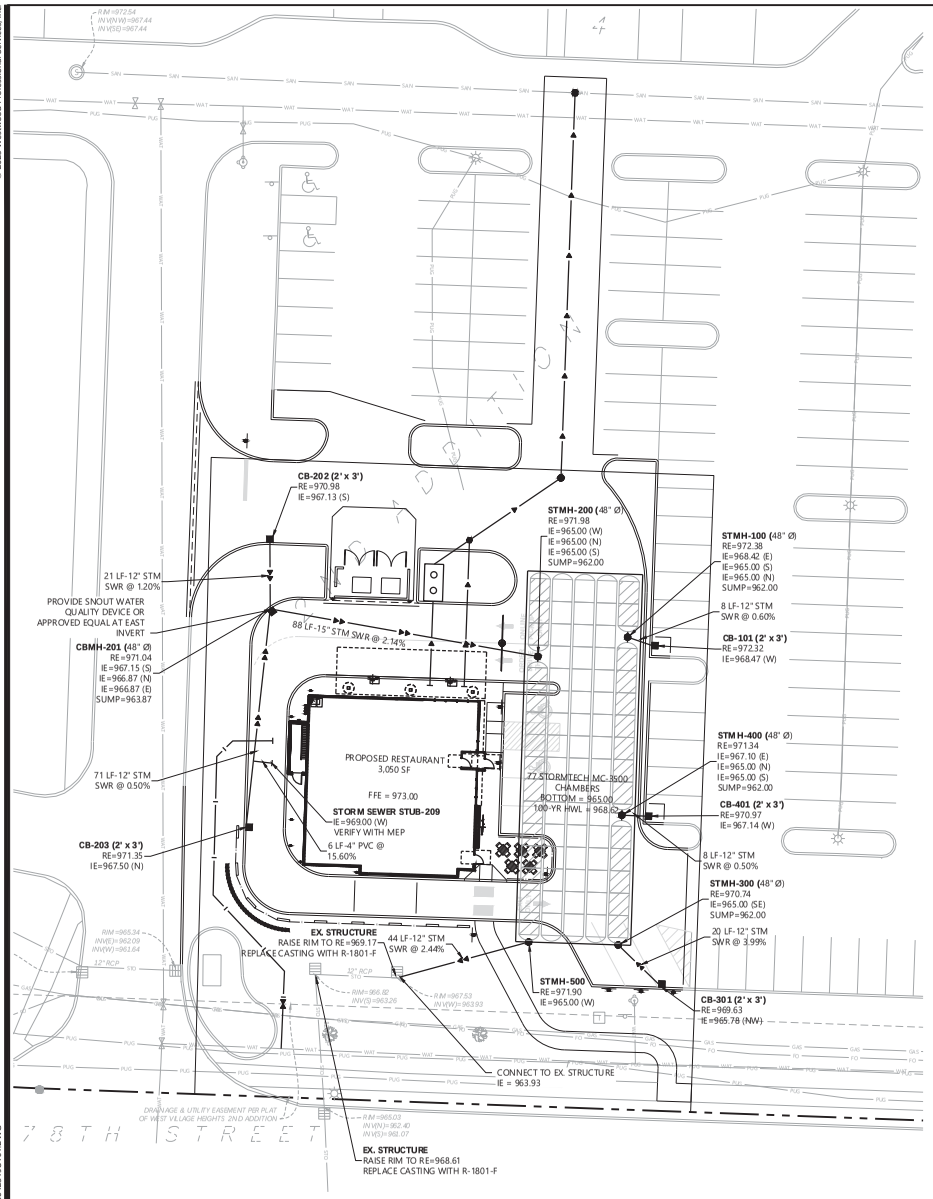


STORM SEWER LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
SAN	SAN	SANITARY SEWER
STO	STO	STORM SEWER
WAT	WAT	WATER MAIN
WAT	WAT	HYDRANT
GAS	GAS	GAS
PUE	PUE	UNDERGROUND ELECTRIC
POH	POH	OVERHEAD ELECTRIC
TUE	TUE	UNDERGROUND TELEPHONE
TOH	TOH	OVERHEAD TELEPHONE
FO	FO	TELEPHONE FIBER OPTIC
CTV	CTV	CABLE TELEVISION
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

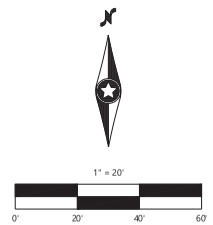
GENERAL STORM SEWER NOTES

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 STORM SEWER 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. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10-FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
8. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
9. 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 GASKETS PER ASTM C443.
   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. 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.
10. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE, PART 604.9.
11. 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.
12. 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.

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

STRUCTURE LOCATION	CASTING TYPE
CURB & GUTTER	R-3067-L
CURB & GUTTER @ LOW POINT	R-3067-VB
SURMOUNTABLE CURB & GUTTER AT DRIVEWAY LOCATION	R-3501-R
STMH IN PAVEMENT OR GREEN SPACE	R-1642 STAMPED "STORM SEWER"
CBMH IN PAVEMENT	R-2535
CBMH IN GREEN SPACE	R-4342
CBMH IN VALLEY GUTTER	R-3362-L

Westwood | STORM SEWER CASTING SCHEDULE | LAST REVISED: 08/11/17 | ST16



NOT FOR CONSTRUCTION

INITIAL ISSUE:	05/02/2023	
REVISIONS:	1 06/19/2023	CITY RESUBMITTAL
	2 08/11/2023	MASTERSHED COMMENTS
	3	
	4	
	5	

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

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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JOSEPH SCHRAMM
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Minnetonka, MN 55343
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STORM SEWER PLAN

SHEET NUMBER:
C5.1
DATE: 09/11/2023
PROJECT NUMBER: 0042319.00
CAFE ZUPAS

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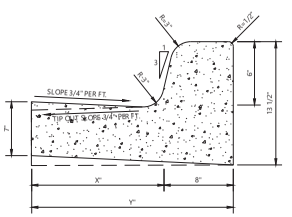
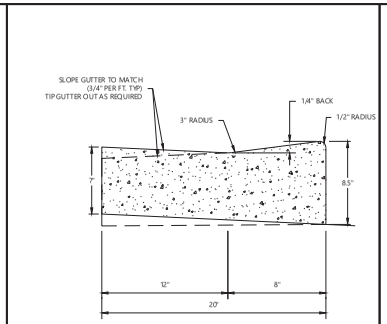


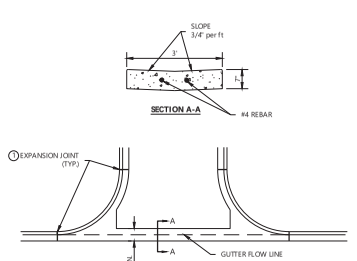
Curb Type	X	Y
B612	12"	20"
B618	18"	26"
B634	24"	32"

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: 01/09/20 | SI01

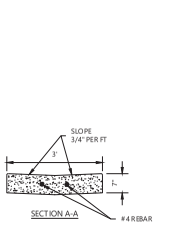


Westwood | FLUSH CURB AND GUTTER | LAST REVISED: 11/09/16 | SI02-D



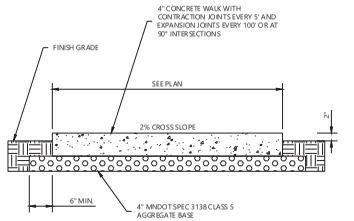
NOTES:
1. 1/2" PREFORMED JOINT FILLER MATERIAL - AASHTO M213
2. CONCRETE GUTTER SHALL BE PER MnDOT SPEC 2531

Westwood | CONCRETE CROSS GUTTER | LAST REVISED: 09/15/17 | SI06



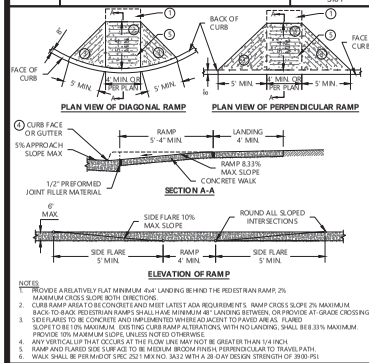
NOTE:
1. CONCRETE GUTTER SHALL BE PER MnDOT SPEC 2531

Westwood | CONCRETE VALLEY GUTTER | LAST REVISED: 09/15/17 | SI52



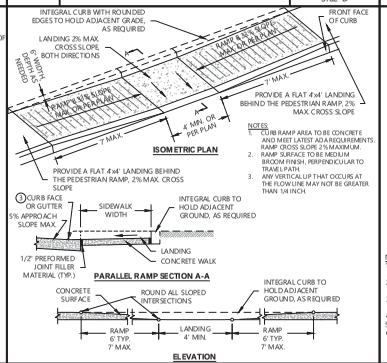
NOTES:
1. SEE ARCHITECTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.
2. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI

Westwood | PRIVATE CONCRETE SIDEWALK | LAST REVISED: 09/15/17 | SI08



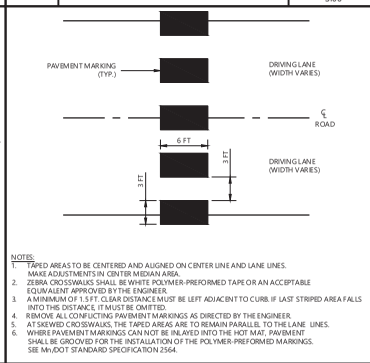
NOTES
1. PROVIDE A RELATIVELY FLAT MINIMUM 4'x4' LANDING BEHIND THE PEDESTRIAN RAMP, 2% MAXIMUM CROSS SLOPE BOTH DIRECTIONS.
2. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
3. BACK-TO-BACK PEDESTRIAN RAMPS SHALL HAVE MINIMUM 48" LANDING BETWEEN, OR PROVIDE AT-GRADE CROSSING.
4. SIDEFLARES TO BE CONCRETE AND IMPLEMENTED WHERE ADJACENT TO PAVED AREAS. FLARED SLOPE TO BE 10% MAXIMUM. EXISTING CURB RAMP ALTERATIONS, WITH NO LANDING, SHALL BE 8.33% MAXIMUM. PROVIDE 10% MAXIMUM SLOPE, UNLESS NOTED OTHERWISE.
5. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.
6. RAMP AND FLARED SIDE SURFACES TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
7. WALK SHALL BE PER MnDOT SPEC 2521 MIX NO. 3A32 WITH A 28-DAY DESIGN STRENGTH OF 3900-PSI.

Westwood | PRIVATE PEDESTRIAN CURB RAMP | LAST REVISED: 09/15/17 | SI09



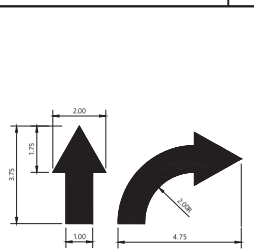
NOTES:
1. CURB RAMP AREA TO BE CONCRETE AND MEET LATEST ADA REQUIREMENTS. RAMP CROSS SLOPE 2% MAXIMUM.
2. RAMP SURFACE TO BE MEDIUM BROOM FINISH, PERPENDICULAR TO TRAVEL PATH.
3. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

Westwood | PRIVATE PARALLEL PEDESTRIAN CURB RAMP | LAST REVISED: 09/15/17 | SI10



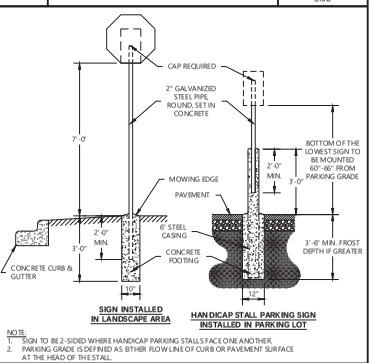
NOTES:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUIVALENT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE MnDOT STANDARD SPECIFICATION 2564.

Westwood | CROSS WALK STRIPING | LAST REVISED: 09/15/17 | SI11



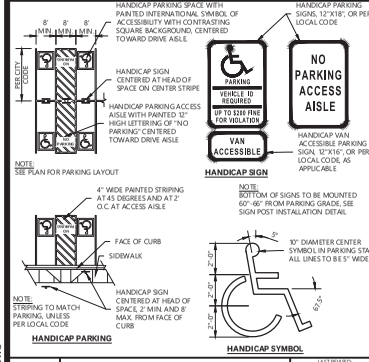
NOTE
1. ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS ABOVE

Westwood | TRAFFIC ARROW | LAST REVISED: 09/15/17 | SI13

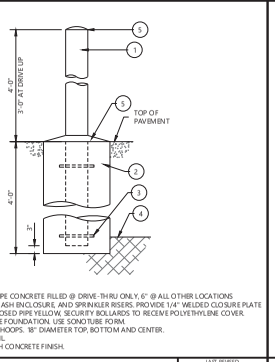


NOTE:
1. SIGN TO BE 2-SIDED WHERE HANDICAP PARKING STALLS FACE ONE ANOTHER.
2. PARKING GRADE IS DEFINED AS EITHER FLOW LINE OF CURB OR PAVEMENT SURFACE AT THE HEAD OF THE STALL.

Westwood | SIGN POST INSTALLATION | LAST REVISED: 09/15/19 | SI14

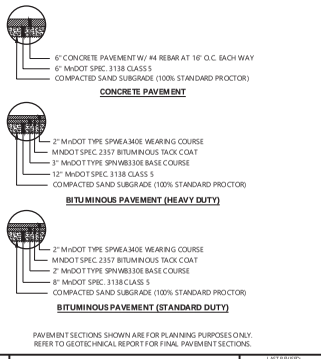


Westwood | HANDICAP ACCESSIBLE SIGNAGE AND STRIPING | LAST REVISED: 08/15/17 | SI15



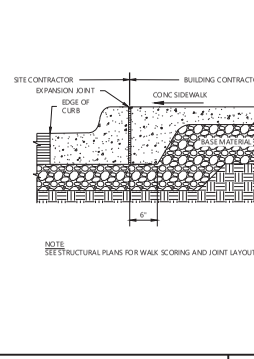
NOTES:
1. 4" DIAMETER STD. STL. PIPE CONCRETE FILLED @ DRIVE-THRU ONLY, 6" @ ALL OTHER LOCATIONS INCLUDING UTILITIES, TRASH ENCLOSURE, AND SPRINKLER RISERS. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. PAINT EXPOSED PIPE YELLOW, SECURITY BOLLARDS TO RECEIVE POLYETHYLENE COVER.
2. 24" DIAMETER CONCRETE 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: 08/15/17 | SI18



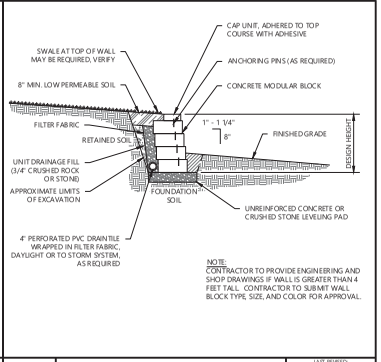
PAVEMENT SECTIONS SHOWN ARE FOR PLANNING PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT SECTIONS.

Westwood | PAVEMENT SECTIONS | LAST REVISED: 09/15/17 | SI19



NOTE
SEE STRUCTURAL PLANS FOR WALK SCORING AND JOINT LAYOUT.

Westwood | CONCRETE CURB AT SIDEWALK | LAST REVISED: 08/15/17 | SI24



NOTE:
CONTRACTOR TO PROVIDE ENGINEERING AND SHOP DRAWINGS IF WALL IS GREATER THAN 4 FEET TALL. CONTRACTOR TO SUBMIT WALL BLOCK TYPE, SIZE, AND COLOR FOR APPROVAL.

Westwood | MODULAR BLOCK RETAINING WALL | LAST REVISED: 08/15/17 | SI40

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

NOT FOR CONSTRUCTION

INITIAL ISSUE:	05/02/2023
REVISIONS:	
05/19/2023	CITY RESUBMITTAL
09/11/2023	MnDOT COMMENTS
DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	AXW
HORIZONTAL SCALE:	##
VERTICAL SCALE:	##

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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.
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09/11/2023
LICENSE NO. 56078

CAFE ZUPAS
CHANHASSEN, MN

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Professional Services
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Fax (952) 937-5822
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #200
Minnetonka, MN 55343
www.westwoodps.com

DETAILS

SHEET NUMBER:
C6.0
DATE: 09/11/2023
PROJECT NUMBER: 0042319.00
CAFE ZUPAS

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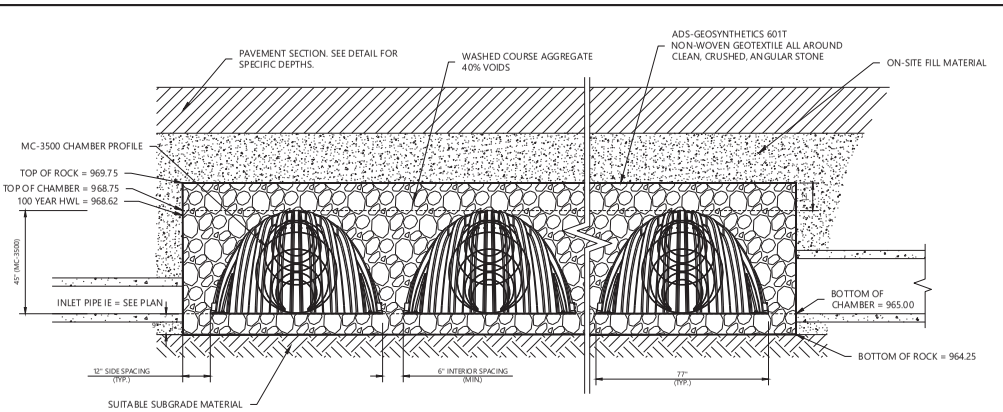
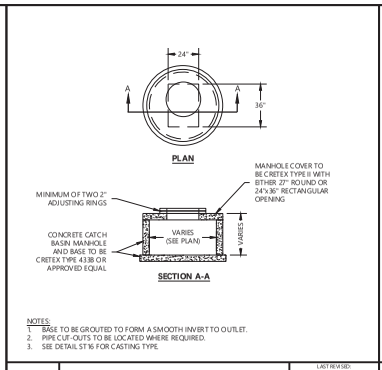
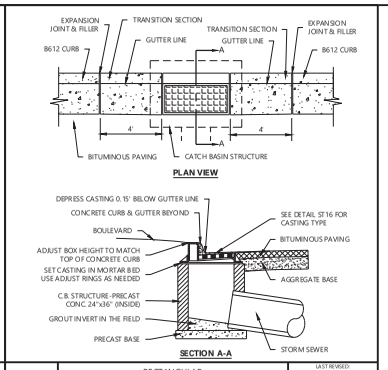


DETAIL IS SCHEMATIC FOR HYDRAULIC MODELING AND PERMITTING ONLY. SEE FINAL PLANS AND DETAILS BY STORMWATER VENDOR FOR CONSTRUCTION. N.T.S.

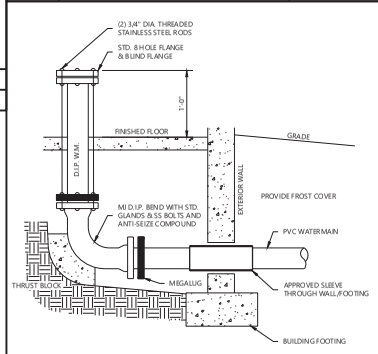
Westwood | UNDERGROUND STORMWATER STORAGE | LAST REVISED: 09/01/2023



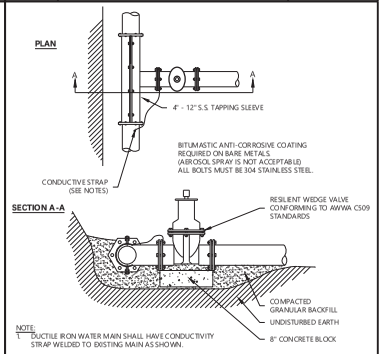
Westwood | STANDARD MANHOLE | LAST REVISED: 08/10/17 | ST03



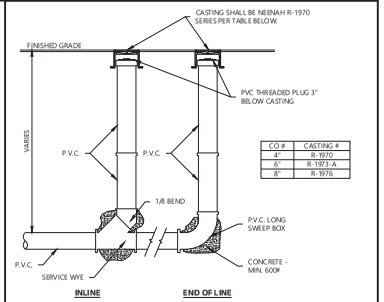
Westwood | RECTANGULAR CATCH BASIN | LAST REVISED: 05/17/17 | ST01



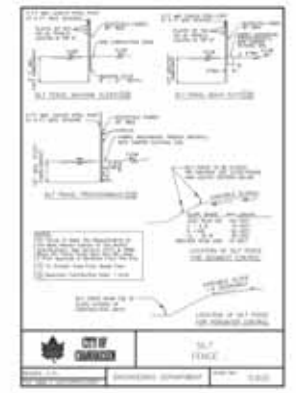
Westwood | COMMERCIAL WATER SERVICE DETAIL | LAST REVISED: 08/08/17 | WM13

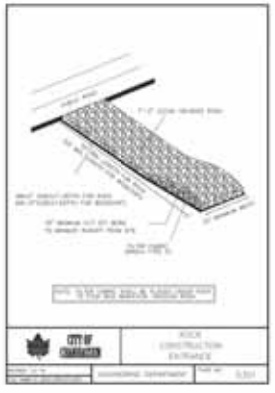


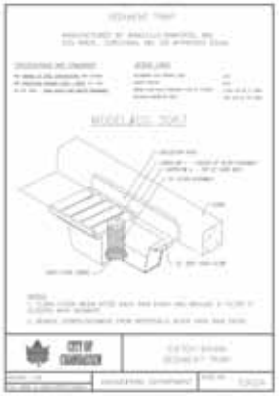
Westwood | WATERMAIN WET TAP | LAST REVISED: 05/09/17 | WM15

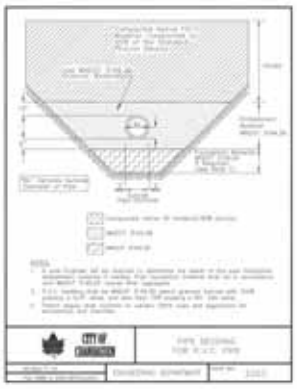


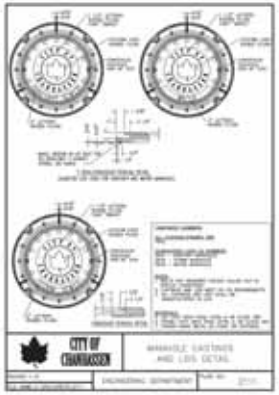
Westwood | SANITARY SEWER SERVICE CLEANOUT | LAST REVISED: 08/15/17 | SS06A

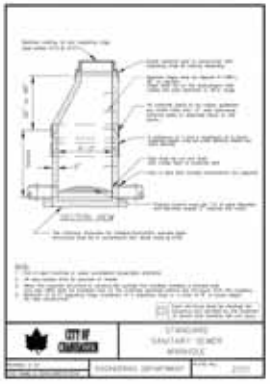


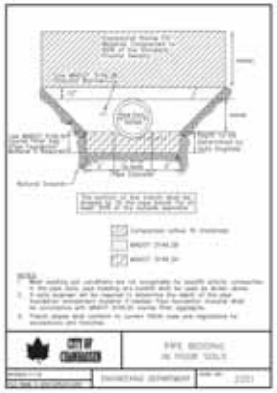












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811 or call811.com
Common Ground Alliance

NOT FOR CONSTRUCTION

DESIGNED:	JAS
CHECKED:	JAS
DRAWN:	ANW
HORIZONTAL SCALE:	as shown
VERTICAL SCALE:	as shown

INITIAL ISSUE:	05/02/2023
REVISIONS:	
1	06/19/2023 CITY RESUBMITTAL
2	09/11/2023 WATERSHED COMMENTS
3	
4	
5	

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

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.
JOSEPH SCHRAMM
09/11/2023
LICENSE NO. 56078

CAFE ZUPAS
CHANHASSEN, MN

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

DETAILS

SHEET NUMBER:
C6.1
DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

CAFE ZUPAS

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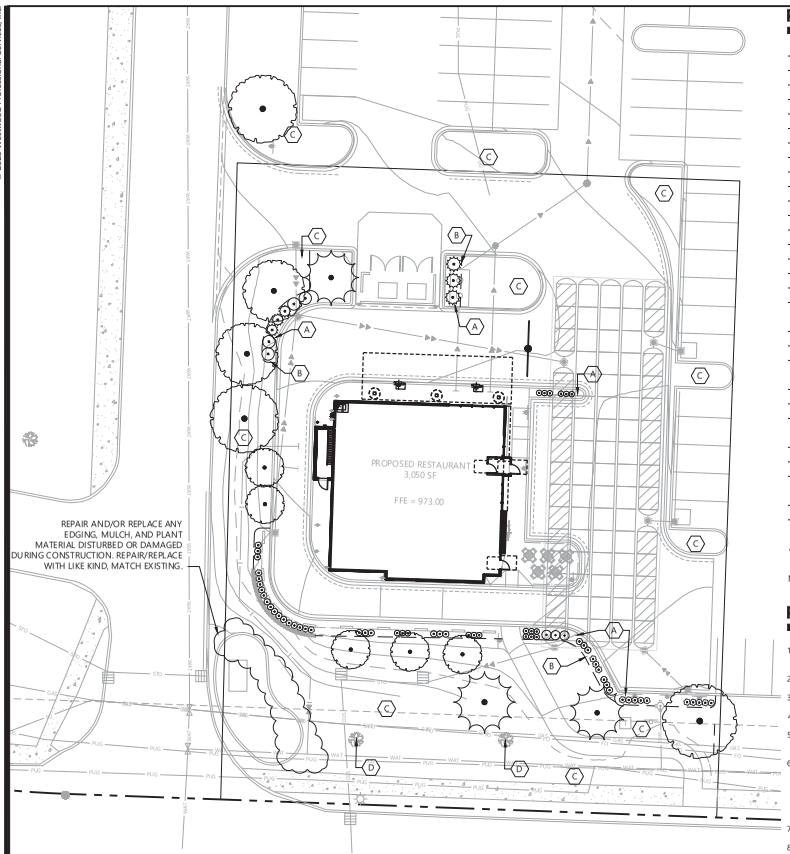

LANDSCAPE LEGEND

OVERSTORY DECIDUOUS TREE

ORNAMENTAL TREE

CONIFEROUS TREE

SHRUBS

PERENNIALS

EDGER

LANDSCAPE KEYNOTES

A SHREDDED HARDWOOD MULCH (TYP.)
B EDGER (TYP.)
C SOD (TYP.)
D EXISTING TREE TO REMAIN

1" = 20'

0' 20' 40' 60'

NOT FOR CONSTRUCTION

LANDSCAPE SUMMARY

CANOPY/ EVERGREEN TREE REQUIREMENT
PROPOSED COMMERCIAL DEVELOPMENT ADJOINING EXISTING COMMERCIAL DEVELOPMENT REQUIRES A BUFFERYARD "A".

BUFFERYARD "A" REQUIRED PLANT UNITS PER 100 FT:
1 CANOPY TREE
2 ORNAMENTAL TREES
3 SHRUBS

LINEAR FEET OF SITE PERIMETER REQUIRING A BUFFERYARD= 320 FT
REQUIRED PLANT MATERIAL
CANOPY= 4
ORNAMENTAL= 8
SHRUBS= 12

A MINIMUM 20' BUFFERYARD TO BE PROVIDED. BUFFERYARD "A" REQUIRED PLANT UNIT MULTIPLIER FOR A 20' BUFFERYARD= .6
REQUIRED PLANT MATERIAL WITH MULTIPLIER: CANOPY = 3
ORNAMENTAL=5
SHRUBS= 8

PARKING LOT LANDSCAPE- FOR EACH 100 SF, OR FRACTION THEREOF, OF VEHICULAR USE AREA, 8 SF OF LANDSCAPED AREA SHALL BE PROVIDED. A MINIMUM OF ONE TREE SHALL BE REQUIRED FOR EACH 250 SF OR FRACTION THEREOF, OF REQUIRED LANDSCAPE AREA.
VEHICULAR USE AREA = 16,270 SF
REQUIRED LANDSCAPE AREA= 1302 SF (16270/100 =162.7*8 =1301.6)
PARKING LOT TREE REQUIREMENT = 6 TREES (1301.6/250=5.21)

*CANOPY TREES MAY BE SUBSTITUTED WITH ORNAMENTAL TREES: TREES HAVING AN AVERAGE MATURE SPREAD OF CROWN LESS THAN 15 FT MAY BE SUBSTITUTED BY GROUPING OF THE SAME SO AS TO CREATE THE EQUIVALENT OF A 15 FT CROWN SPREAD.
*COMPLIMENT OF TREES- NO MORE THAN 10% OF THE TREES MAY BE FROM ANY ONE TREE SPECIES, NO MORE THAN 20% OF THE TREES MAY BE FROM ANY ONE GENUS, AND NO MORE THAN 30% OF TREES FROM ANY ONE FAMILY.
*1 TREE PER 30 LF OF SITE PERIMETER ABUTTING A PUBLIC RIGHT OF WAY (160/30=5.33 6 TREES)

TREES REQUIRED = 14 (3 BUFFERYARD CANOPY + 5 BUFFERYARD ORNAMENTAL + 6 PARKING LOT)

TREES PROVIDED = 15
2 EXISTING DECIDUOUS TREES
3 PROPOSED CONIFEROUS TREES
5 PROPOSED DECIDUOUS TREES
5 PROPOSED ORNAMENTAL TREES

DRIVE THRU STACKING REQUIRES SCREENING. TRASH ENCLOSURE REQUIRES SCREENING.

PLANT SCHEDULE

CONIFEROUS TREES	QTY 3	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
ERC	1	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	6` HT B&B	AS SHOWN
NWS	1	NORWAY SPRUCE / PICEA ABIES	8` HT B&B	AS SHOWN
SCP	1	SCOTCH PINE / PINUS SYLVESTRIS	6` HT B&B	AS SHOWN

DECIDUOUS TREES	QTY 5	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
COH	1	COMMON HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL	AS SHOWN
AGG	1	AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL	AS SHOWN
IMH	1	IMPERIAL® HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	2.5" CAL	AS SHOWN
NPO	1	NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL	AS SHOWN
PRE	1	PRAIRIE EXPEDITION® AMERICAN ELM / ULMUS AMERICANA 'LEWIS & CLARK'	2.5" CAL	AS SHOWN

ORNAMENTAL TREES	QTY 5	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
ABS	1	AUTUMN BRILLIANCE SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1.5" CAL	AS SHOWN
TCH	1	THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	1.5" CAL	AS SHOWN
SSC	1	SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	1.5" CAL	AS SHOWN
IRW	1	IRONWOOD / OSTRYA VIRGINIANA	1.5" CAL	AS SHOWN
JTL	1	SNOWCAP™ JAPANESE TREE LILAC / SYRINGA RETICULATA 'ELLIOTT'	1.5" CAL	AS SHOWN

CONIFEROUS SHRUBS	QTY 6	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
BNS	3	BIRD'S NEST NORWAY SPRUCE / PICEA ABIES 'NIDIFORMIS'	#5 CONT.	4'-0" O.C.
HMA	3	HOLMSTRUP ARBORVITAE / THUJA OCCIDENTALIS 'HOLMSTRUP'	#5 CONT.	5'-0" O.C.

DECIDUOUS SHRUB	QTY 7	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
DBH	3	DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	#5 CONT.	3'-0" O.C.
GCF	4	GOLD CLUSTER™ FORSYTHIA / FORSYTHIA X INTERMEDIA 'COURTANEUR'	#5 CONT.	4'-0" O.C.

PERENNIALS	QTY 38	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
BRA	18	BURGUNDY RED ASTILBE / ASTILBE X ARENDSII 'BURGUNDERROT'	#1 CONT.	18" O.C.
BJD	20	BAJA DAYLILY / HEMEROCALLIS X 'BAJA'	#1 CONT.	24" O.C.

GRASSES	QTY 23	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.
KFG	10	KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	24" O.C.
PDS	13	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" 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.

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. 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.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. 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.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/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 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. 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 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. 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, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING START UP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. 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.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

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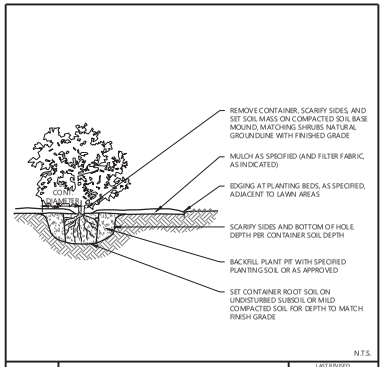
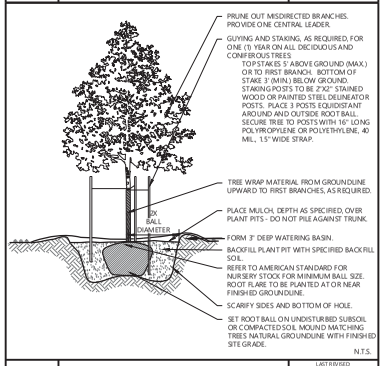
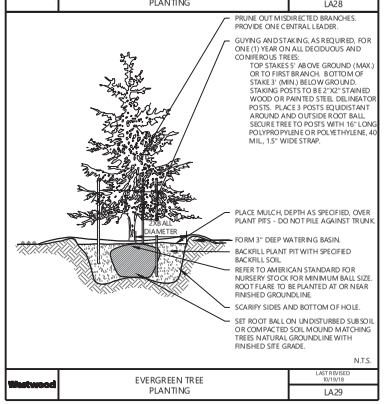
Common Ground Alliance



Westwood | SHRUB & PERENNIAL CONTAINER PLANTING | LAST REVISED 10/23/18 | LA27-C



Westwood | DECIDUOUS TREE PLANTING | LAST REVISED 10/19/18 | LA28



Westwood | EVERGREEN TREE PLANTING | LAST REVISED 10/19/18 | LA29

INITIAL ISSUE:	05/02/2023	DESIGNED:	JAS
REVISIONS:		CHECKED:	JAS
1	06/19/2023 CITY RESUBMITTAL	DRAWN:	ANW
2	09/11/2023 MN/DESIGNED COMMENTS	HORIZONTAL SCALE: 20'	
3		VERTICAL SCALE: 4' or 2'	
4			
5			

PREPARED FOR:
CAFE ZUPAS
460 UNIVERSAL CIRCLE
SANDY, UT 84070

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
JEFF R. WESTENDORF 09/11/2023 LICENSE NO. 44018

CAFE ZUPAS
CHANHASSEN, MN

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Minnetonka, MN 55343
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
L1.0

DATE: 09/11/2023

PROJECT NUMBER: 0042319.00

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