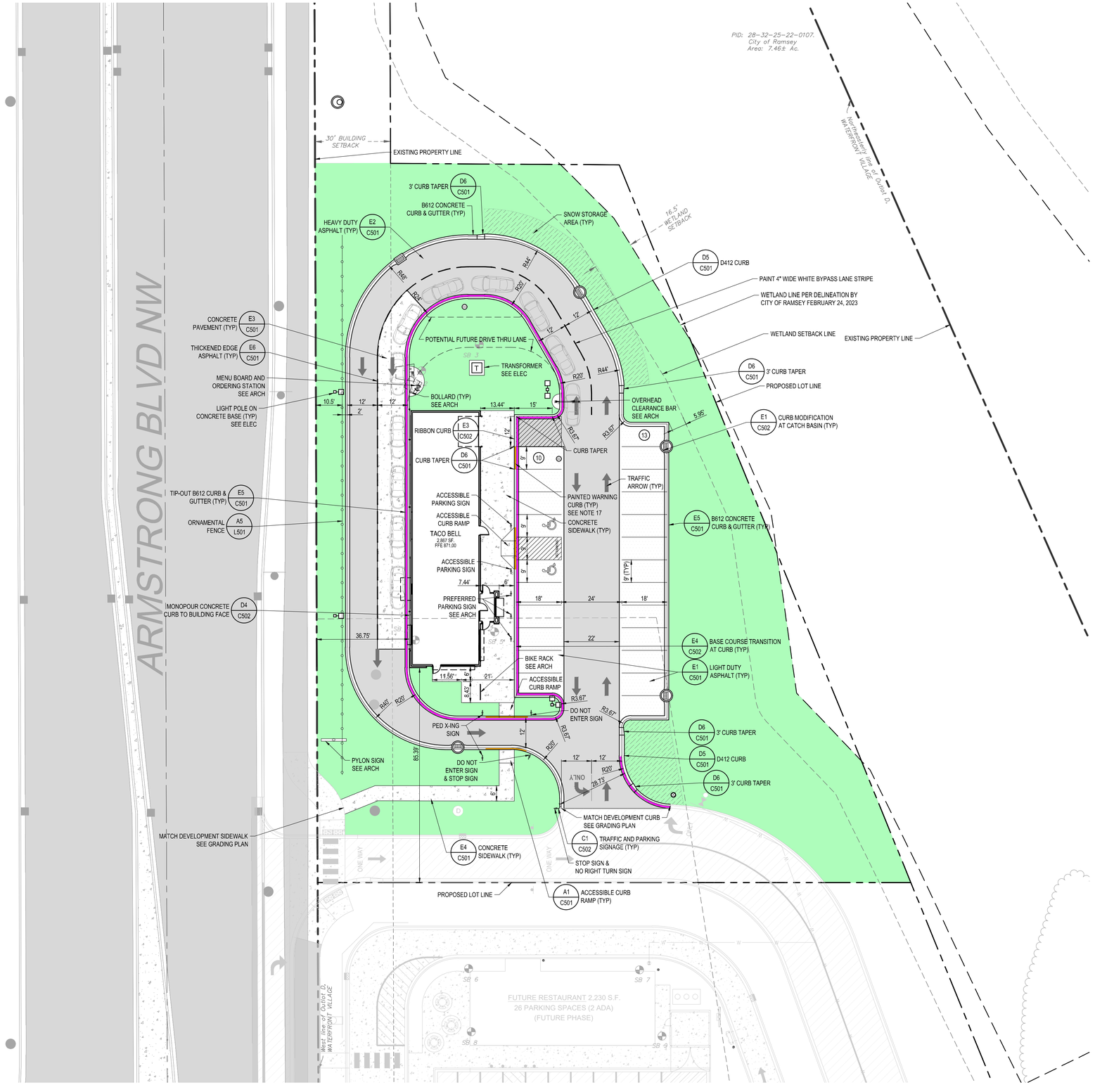

A1 SITE PLAN
1" = 20'

LEGEND

PROPOSED	BY OTHERS	
		LANDSCAPE AREA
		HEAVY DUTY ASPHALT PAVEMENT
		LIGHT DUTY ASPHALT PAVEMENT
		CONCRETE PAVEMENT AND SIDEWALK
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		YELLOW-PAINTED WARNING CURB
		LIGHT POLE ON CONCRETE BASE
		SIGN
		ORNAMENTAL FENCE
		BYPASS LANE STRIPING
		SNOW STORAGE AREA

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO THE PROPERTY LINE, EDGE OF PAVEMENT, FACE OF CURB AND BUILDING FACE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER EXCEPT WHERE OTHERWISE NOTED.
5. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
6. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPE. ACCESSIBLE ROUTES AND ACCESS AISLES TO BE PAINTED WITH A 6" WHITE PERIMETER BORDER AND 4" WIDE STRIPE, 18" ON CENTER, AND 45 DEGREES TO STALL.
7. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES.
8. PROVIDE PAINT SYMBOLS FOR DIRECTIONAL ARROWS.
9. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES AND FINISHED GRADES ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED. MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. TOOL CONTROL JOINTS AT EXISTING JOINT LOCATIONS.
10. CONTINUE CONCRETE PAVEMENT JOINTS THROUGH CURB.
11. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
12. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF STAIRS, BOLLARDS, COMPACTORS, MONUMENT SIGN, AND DIRECTIONAL SIGNAGE.
13. SEE ELECTRICAL SITE PLANS FOR LIGHTING LOCATIONS AND DETAILS.
14. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.
15. REFER TO OVERALL DEVELOPMENT SWPPP IN "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET FOR SWPPP AND SHEET C202 FOR EROSION CONTROL REQUIREMENTS.
16. PAINT CURB TOP AND FACE SAFETY YELLOW WHEREVER A CURB TAPER OCCURS ADJACENT TO A WALKING SURFACE.

PROJECT SUMMARY

COR 2b COMMERCIAL SUBDISTRICT

	REQUIRED
FRONT YARD SETBACK	30' BUILDING
SIDE YARD SETBACK	N/A
REAR YARD SETBACK	N/A

PARKING SUMMARY

MIN. PARKING RATIO	3 STALLS/1000 SF.	=	9 STALLS
MAX. PARKING RATIO	5 STALLS/1000 SF.	=	15 STALLS
PROPOSED PARKING			23 STALLS
* 2 ADA ACCESSIBLE			

AREA SUMMARY

PROPOSED LOT		57,318 SF. (1.32 AC.)
PROJECT AREA		39,122 SF. (0.90 AC.)
SURFACE COVER	EXISTING	PROPOSED
IMPERVIOUS	530 SF. (0.9%)	26,997 SF. (47.1%)
BUILDING COVERAGE	0 SF. (0.0%)	2,867 SF. (5.0%)
PARKING & WALK	530 SF. (0.9%)	24,130 SF. (42.1%)
PERVIOUS	56,788 SF. (99.1%)	30,321 SF. (52.9%)

SIGN SCHEDULE

SIGN TYPE	MnDOT DESIGNATION	DETAIL	QTY
STOP SIGN	R1-1	C1 / C502	2
NO RIGHT TURN	R3-1	-	1
DO NOT ENTER	R5-1	-	2
PED X-ING	R1-X1	-	2
ACCESSIBLE PARKING	R7-8M	C1 / C502	2
PREFERRED PARKING	-	SEE ARCH	3

811 Know what's below. Call before you dig.

20 60 SCALE IN FEET

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025

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CERTIFICATION

NOT FOR CONSTRUCTION

SHEET

SITE PLAN

C101

PROJECT NO.

BFO25001