CHIPOTLE, FUTURE RESTAURANT
CAPITAL REAL ESTATE
ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW
CITY OF RAMSEY, ANOKA COUNTY, MN
MAY 2025
CIVIL PLANS

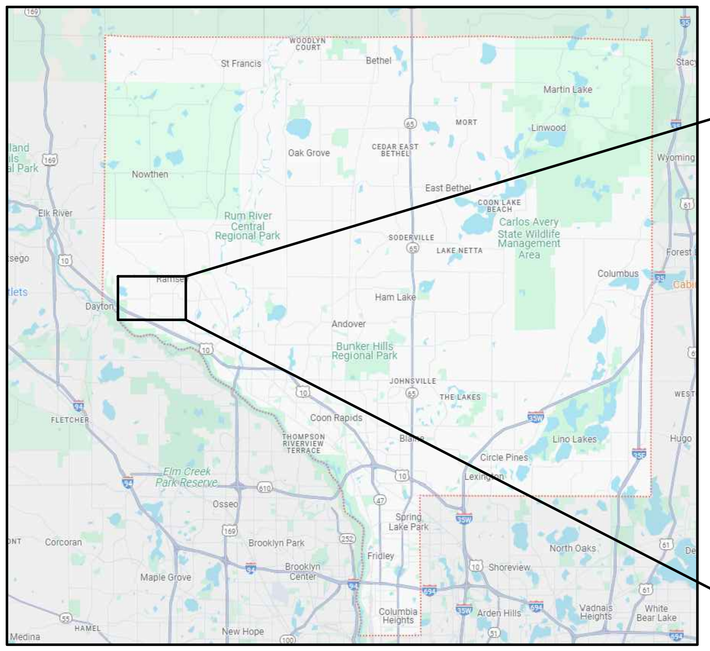
CIVIL & SURVEY PLANS PREPARED BY:

Bogart, Pederson & Associates, Inc.
CIVIL ENGINEERING
LAND SURVEYING
ENVIRONMENTAL SERVICES
Traditional Values · Creative Solutions

I hereby certify that this plan, specification, or report 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.

Signed: _____
Christopher J. Dahn
Date: 05/30/2025 Lic. No. 58628

Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan (South)
C2	Demolition Plan (North)
C3	Total Site Plan
C4	Site Plan (South)
C5	Site Plan (North)
C6	Grading Plan (South)
C7	Grading Plan (North)
C8	Utility Plan (South)
C9	Utility Plan (North)
C10	Erosion Control Plan (North)
C11	Erosion Control Plan (South
C12	SWPPP Narrative
C13	Details
C14	Details
C15	Details
C16	Details
C17	Details
C18	Details
C19	Details
C20	Details
C21	Landscape Plan (South)
C22	Landscape Plan (North)
C23	Vehicle Turning Exhibit



ANOKA COUNTY, MINNESOTA

PROJECT LOCATION

VICINITY MAP

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISED PER CITY REVIEW
2	05/30/2025	REVISED PER CITY REVIEW

PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D.
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

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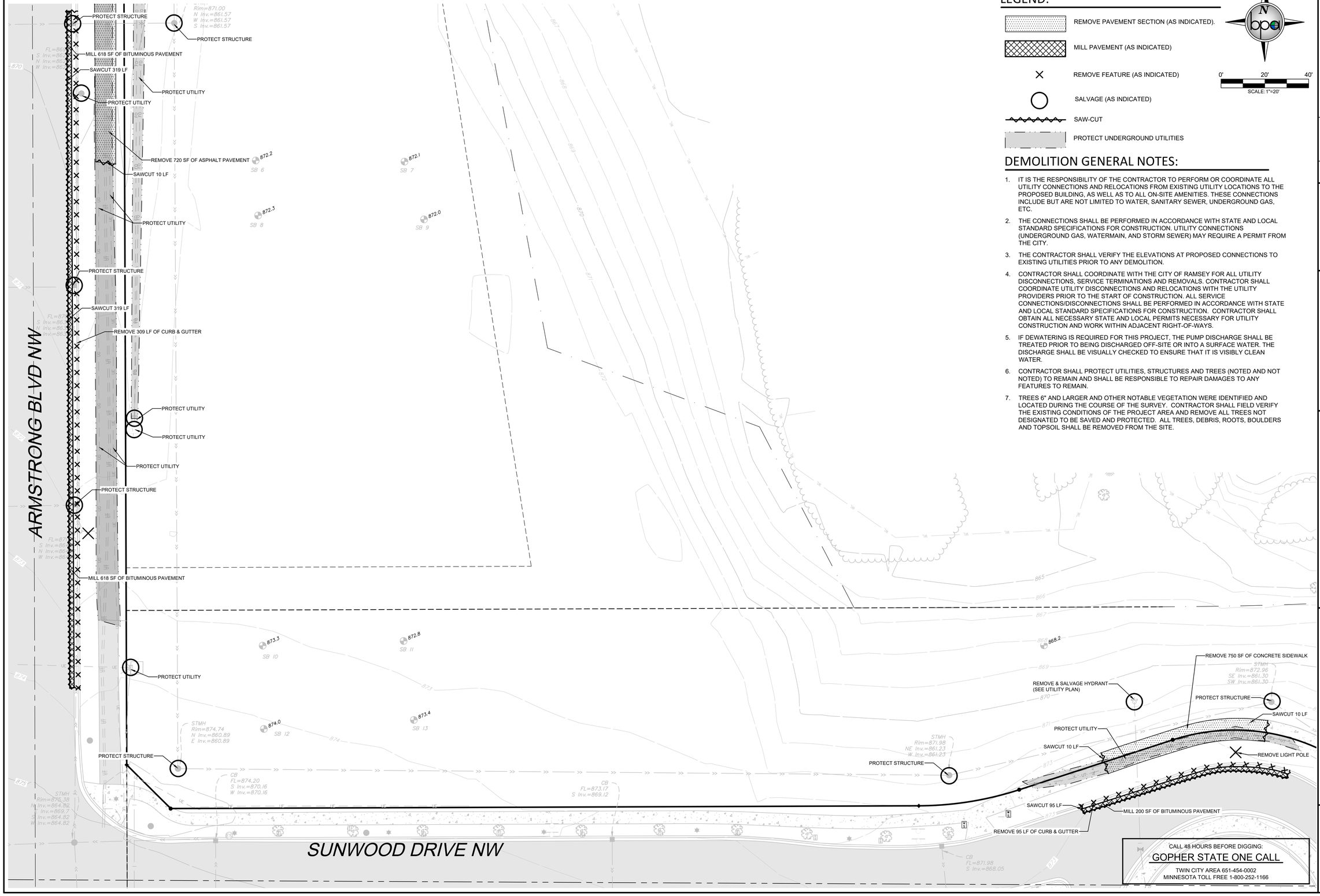

LEGEND:

- REMOVE PAVEMENT SECTION (AS INDICATED).
- MILL PAVEMENT (AS INDICATED)
- REMOVE FEATURE (AS INDICATED)
- SALVAGE (AS INDICATED)
- SAW-CUT
- PROTECT UNDERGROUND UTILITIES

SCALE: 1"=20'

DEMOLITION GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF RAMSEY FOR ALL UTILITY DISCONNECTIONS, SERVICE TERMINATIONS AND REMOVALS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS AND RELOCATIONS WITH THE UTILITY PROVIDERS PRIOR TO THE START OF CONSTRUCTION. ALL SERVICE CONNECTIONS/DISCONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS NECESSARY FOR UTILITY CONSTRUCTION AND WORK WITHIN ADJACENT RIGHT-OF-WAYS.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.
6. CONTRACTOR SHALL PROTECT UTILITIES, STRUCTURES AND TREES (NOTED AND NOT NOTED) TO REMAIN AND SHALL BE RESPONSIBLE TO REPAIR DAMAGES TO ANY FEATURES TO REMAIN.
7. TREES 6" AND LARGER AND OTHER NOTABLE VEGETATION WERE IDENTIFIED AND LOCATED DURING THE COURSE OF THE SURVEY. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS OF THE PROJECT AREA AND REMOVE ALL TREES NOT DESIGNATED TO BE SAVED AND PROTECTED. ALL TREES, DEBRIS, ROOTS, BOULDERS AND TOPSOIL SHALL BE REMOVED FROM THE SITE.

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DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DEMOLITION
FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm Lic. No. 58628
Date: 05/30/2025

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13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (SOUTH)

SHEET NO.
C1

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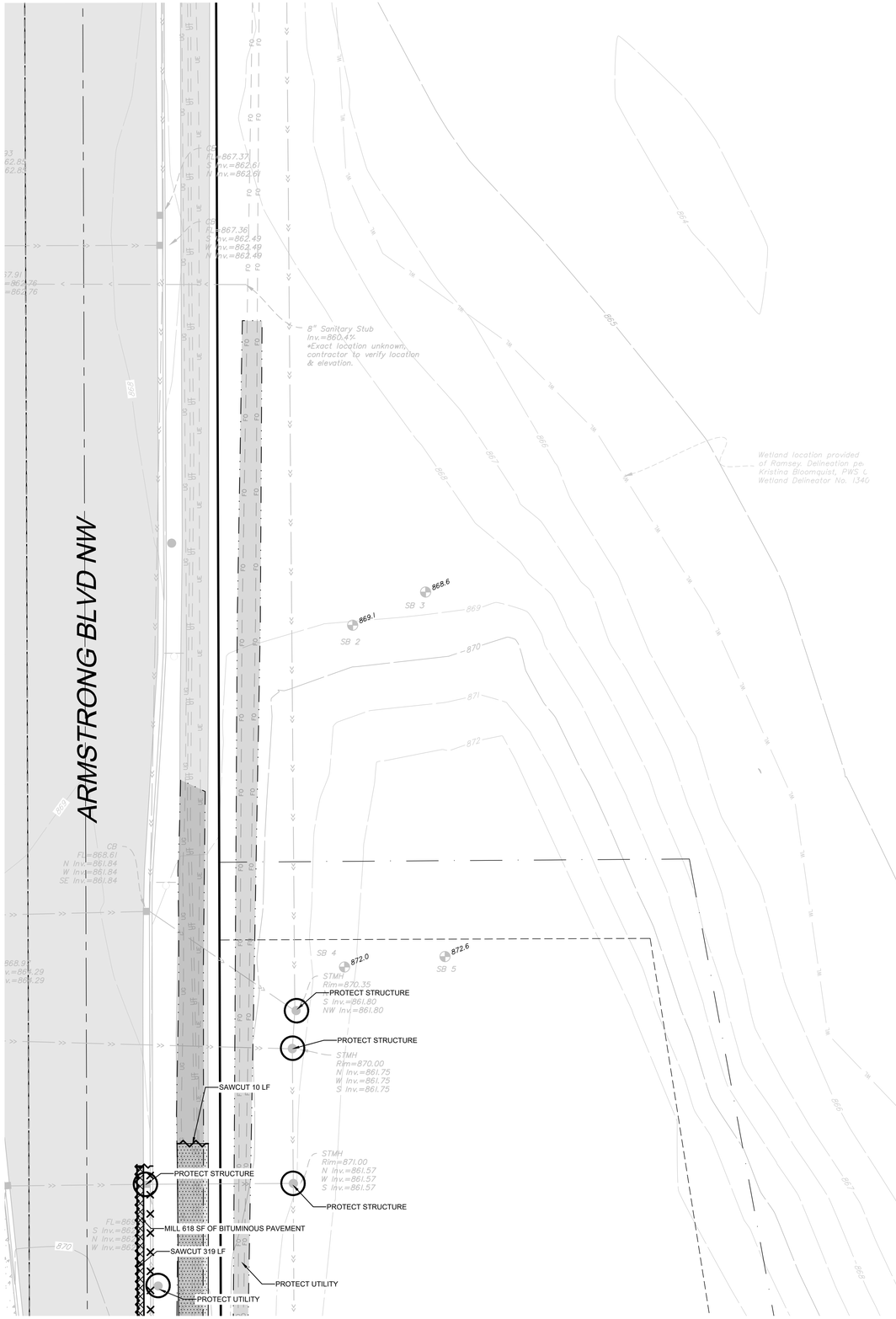

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0' 20' 40'
SCALE: 1"=20'

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CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

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CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DEMOLITION PLAN (NORTH)

SHEET NO.
C2

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BUNKER LAKE BLVD

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

FUTURE RESTAURANT 3,200 S.F.
36 PARKING SPACES (2 ADA)
(FUTURE PHASE)

CHIPOTLE 2,300 S.F.
48 PARKING SPACES (2 ADA)
(PHASE 1)

SBL

PK

Wetland location provided by the City of Ramsey. Delineation performed by Kristina Bloomquist, PWS Certified Wetland Delineator No. 1340

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF ESTABLISHMENT
- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN
- PROPOSED MILL & OVERLAY AREA

N

0' 50' 100'

SCALE: 1"=50'

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CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

TOTAL SITE PLAN

SHEET NO.
C3

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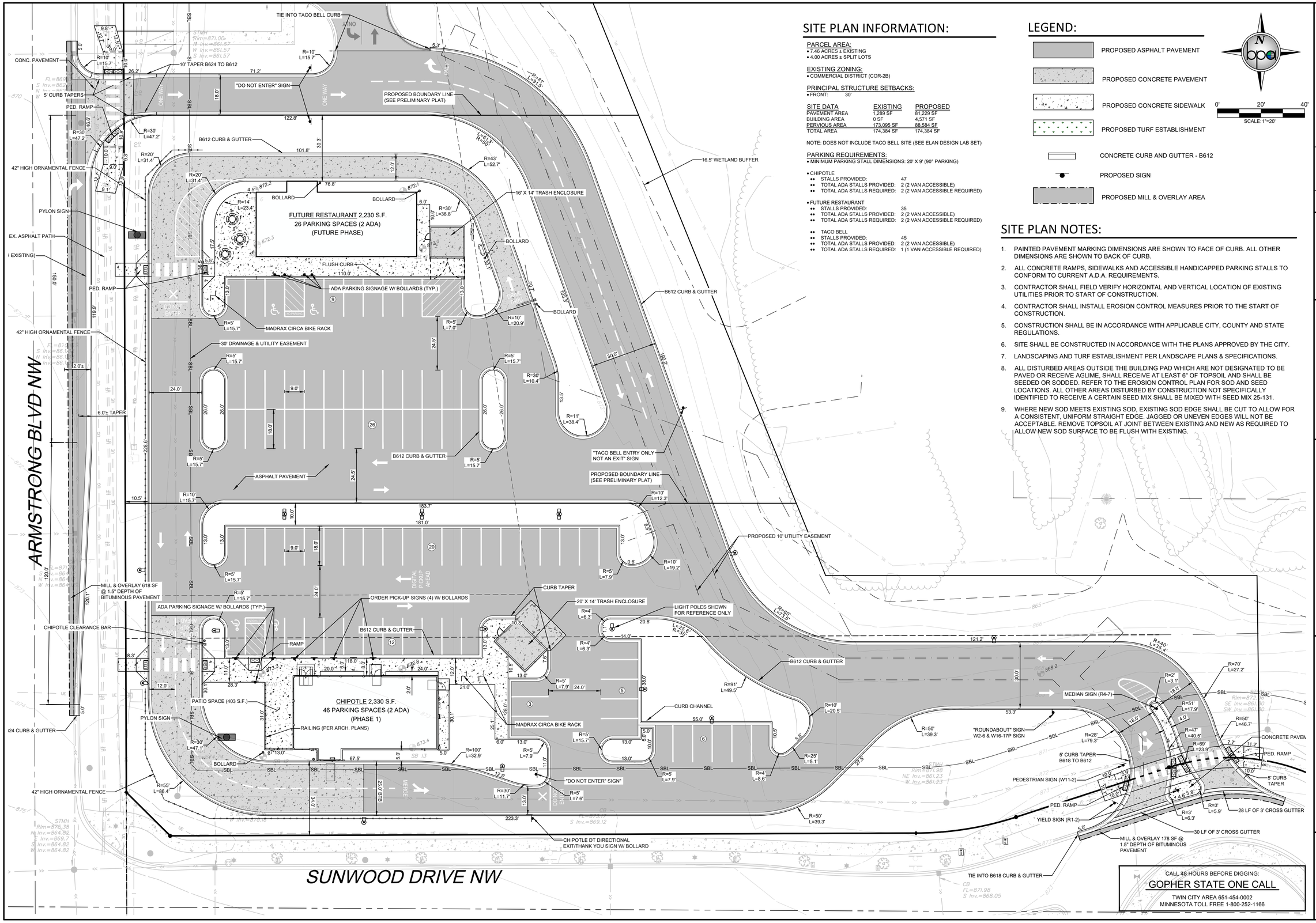

SITE PLAN INFORMATION:

PARCEL AREA:
- 7.46 ACRES ± EXISTING
- 4.00 ACRES ± SPLIT LOTS

EXISTING ZONING:
- COMMERCIAL DISTRICT (COR-2B)

PRINCIPAL STRUCTURE SETBACKS:
- FRONT: 30'

SITE DATA	EXISTING	PROPOSED
PAVEMENT AREA	1,289 SF	81,229 SF
BUILDING AREA	0 SF	4,571 SF
PERVIOUS AREA	173,095 SF	88,584 SF
TOTAL AREA	174,384 SF	174,384 SF

NOTE: DOES NOT INCLUDE TACO BELL SITE (SEE ELAN DESIGN LAB SET)

PARKING REQUIREMENTS:
- MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)

- CHIPOTLE
  - STALLS PROVIDED: 47
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 2 (2 VAN ACCESSIBLE REQUIRED)
- FUTURE RESTAURANT
  - STALLS PROVIDED: 35
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
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- TACO BELL
  - STALLS PROVIDED: 45
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LEGEND:

- PROPOSED ASPHALT PAVEMENT
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- CONCRETE CURB AND GUTTER - B612
- PROPOSED SIGN
- PROPOSED MILL & OVERLAY AREA

SCALE: 1"=20'

SITE PLAN NOTES:

1. PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
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3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
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5. CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
6. SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
7. LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
8. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SODDED. REFER TO THE EROSION CONTROL PLAN FOR SOD AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE MIXED WITH SEED MIX 25-131.
9. WHERE NEW SOD MEETS EXISTING SOD, EXISTING SOD EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.

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CHIPOTLE
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SITE PLAN (SOUTH)

SHEET NO.
C4

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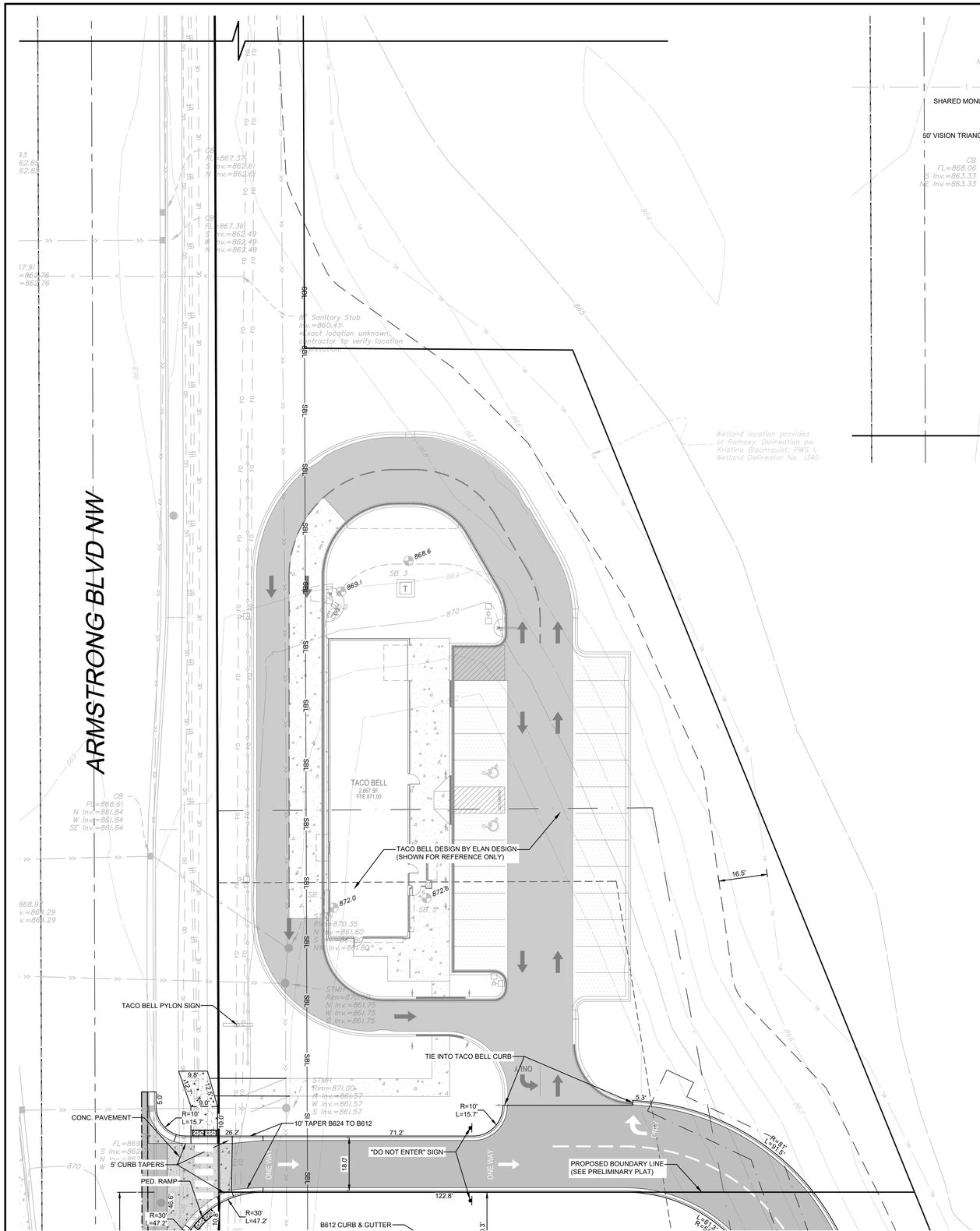

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SITE PLAN (NORTH)

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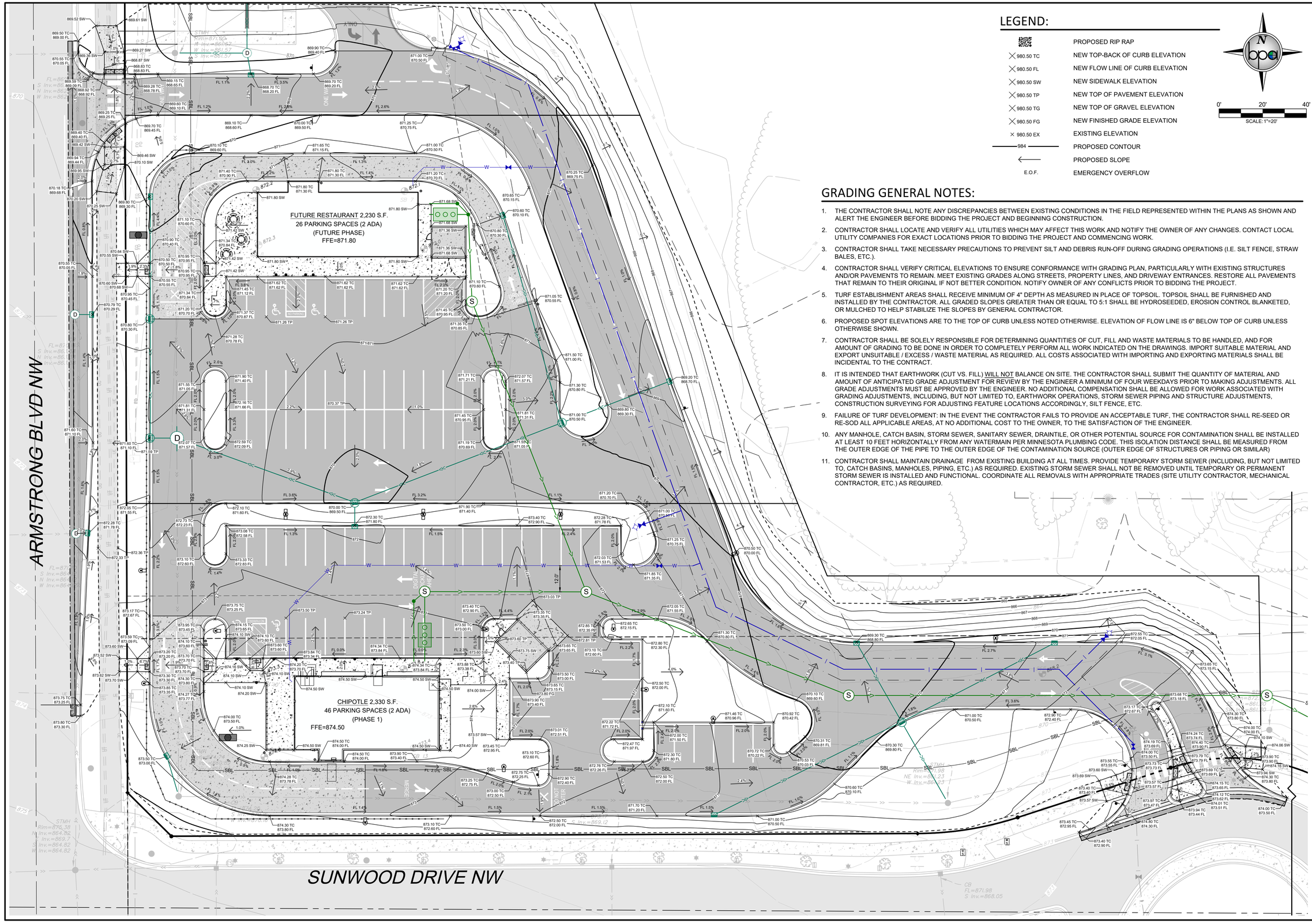

LEGEND:

	PROPOSED RIP RAP
X 980.50 TC	NEW TOP-BACK OF CURB ELEVATION
X 980.50 FL	NEW FLOW LINE OF CURB ELEVATION
X 980.50 SW	NEW SIDEWALK ELEVATION
X 980.50 TP	NEW TOP OF PAVEMENT ELEVATION
X 980.50 TG	NEW TOP OF GRAVEL ELEVATION
X 980.50 FG	NEW FINISHED GRADE ELEVATION
× 980.50 EX	EXISTING ELEVATION
984	PROPOSED CONTOUR
←	PROPOSED SLOPE
E.O.F.	EMERGENCY OVERFLOW

0' 20' 40'
SCALE: 1"=20'

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) WILL NOT BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
10. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINTILE, OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR)
11. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, ETC.) AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
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DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: GRADING
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
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CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9282 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
GRADING PLAN (SOUTH)

SHEET NO.
C6

5/30/2025 2:13 PM N:\Projects Current\25-0038.00 CRE Ramsey\Engineering\CAD Files\CRE Ramsey Grading.dwg

LEGEND:

(rip rap symbol)	PROPOSED RIP RAP
980.50 TC	NEW TOP-BACK OF CURB ELEVATION
980.50 FL	NEW FLOW LINE OF CURB ELEVATION
980.50 SW	NEW SIDEWALK ELEVATION
980.50 TP	NEW TOP OF PAVEMENT ELEVATION
980.50 TG	NEW TOP OF GRAVEL ELEVATION
980.50 FG	NEW FINISHED GRADE ELEVATION
980.50 EX	EXISTING ELEVATION
984	PROPOSED CONTOUR
←	PROPOSED SLOPE
E.O.F.	EMERGENCY OVERFLOW

N

0' 20' 40'
SCALE: 1"=20'

GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) WILL NOT BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
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City of Ramsey, Anoka County, MN

GRADING PLAN (NORTH)

SHEET NO.
C7

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LEGEND:

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED FLARED END SECITON
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RIP RAP

0' 20' 40'
SCALE: 1"=20'

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FILE NO.: 25-0038.00

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City of Ramsey, Anoka County, MN

UTILITY PLAN (SOUTH)

SHEET NO.
C8

SUNWOOD DRIVE NW

MAINTAIN CATCH BASIN MANHOLE GRATE

EXIST NW STMH RIM=871.00 CASTING: EXISTING CORE DRILL CONNECTION E INV.=862.00

25.0 LF 18"Ø SDR-35 @ 0.96%

STMH RIM=871.50 E Inv.=862.57 W Inv.=861.57

33.0 LF 18"Ø SCH-40 @ 1.51%

10.1 LF 18"Ø SDR-35 @ 1.97%

4-1 STMH RIM=870.26 SIZE: 48"Ø CASTING: R-1642 S INV.=864.00 W INV.=862.50 N INV.=862.50

TACO BELL CONNECTION

6" TO 4" REDUCER

6" GV

HYDRANT & 6" GV

6" X 6" TEE

42 LF OF 6"Ø DIP WM

45° BEND & 6" TO 6" REDUCER

4-2 CB RIM=868.20 SIZE: 24"X36" CASTING: R-3067-VB N INV.=864.20

59 LF OF 4"Ø DIP WATER SERVICE

6-2 SAN CO RIM=871.07' W INV.=867.20 SE INV.=867.20

4" GV

11.2° BEND

8" X 4" TEE

13.0 LF OF 4"Ø SCH-40 @ 2.31%

7 LF OF 4"Ø DIP WATER SERVICE

7.1 LF OF 4"Ø SCH-40 @ 2.83%

DOMESTIC WATER CONNECTION

PLUG END INV.=867.5

2.0 LF OF 4"Ø SCH-40 @ 5.00%

PLUG END INV.=867.5

FUTURE RESTAURANT 2,230 S.F.
26 PARKING SPACES (2 ADA)
(FUTURE PHASE)
FFE=871.80

CONNECT TO GREASE INTERCEPTOR INV.=867.40

1500 GAL GREASE INTERCEPTOR (SEE DETAIL) RIM=871.30

3-4 CB RIM=869.30 SIZE: 24"X36" CASTING: R-3067-V S INV.=865.30

3-8 CB RIM=870.10 SIZE: 24"X36" CASTING: R-3067-VB S INV.=867.10

5-3 SAN CO RIM=871.02' S INV.=866.80 NW INV.=867.00 W INV.=867.00

5.0 LF OF 4"Ø SCH-40 @ 3.00%

CONNECT TO GREASE INTERCEPTOR INV.=867.15

36.5 LF OF 6"Ø SCH-40 @ 5.00%

6-4 SAN MH RIM=871.39' S INV.=866.30 N INV.=866.40

NEW CASTING 2 RIM=870.34 CASTING: R-1642 CORE DRILL CONNECTION E INV.=866.00

7.7 LF 15"Ø RCP @ 1.95%

3-3 CBMH RIM=870.30 SIZE: 48"Ø CASTING: R-3067-VB N INV.=865.00 S INV.=865.00

54.6 LF 12"Ø SDR-35 @ 0.10%

2-3 CB RIM=870.29 24"X36" CASTING: R-3067-V W INV.=866.15

48" EX. RCP

3-2 CBMH RIM=871.10 SIZE: 48"Ø CASTING: R-3067-V E INV.=864.70 N INV.=864.70

12.1 LF 15"Ø SDR-35 @ 1.66%

3-1 STMH RIM=871.34 SIZE: 72"Ø CASTING: R-1642 E INV.=862.00 W INV.=864.50 N INV.=861.22 S INV.=861.22

86.8 LF 24"Ø SDR-35 @ 0.58%

5.4 LF 15"Ø RCP @ 3.68%

NEW CASTING RIM=871.89 CASTING: R-1642 CORE DRILL CONNECTION E INV.=867.50

2-2 CB RIM=871.78 24"X36" CASTING: R-3067-V W INV.=867.70

19.2 LF 15"Ø SDR-35 @ 1.56%

2-1 CB RIM=873.00 SIZE: 24"X36" CASTING: R-3067-VB S INV.=869.10

EXIST. SW STMH RIM=874.74 CASTING: EXISTING CORE DRILL CONNECTION N INV.=868.80

STORM TOP=864.25 SANI INV.=865.80

21.4 LF OF 8"Ø SCH-40 @ 1.40%

3-6 CBMH RIM=870.35 SIZE: 48"Ø CASTING: R-3067-V E INV.=862.75 W INV.=862.75 N INV.=866.50

191.4 LF 18"Ø SCH-40 @ 0.74%

3-5 CBMH RIM=869.50 SIZE: 48"Ø CASTING: R-3067-V E INV.=862.00 S INV.=866.20 W INV.=862.50

7.0 LF 15"Ø SDR-35 @ 2.73%

19 LF OF 6"Ø DIP WM

HYDRANT & 6" GV

6" X 6" TEE

4" GV

3-9 CB RIM=871.80 SIZE: 24"X36" CASTING: R-3067-VB N INV.=866.50

165 LF OF 4"Ø DIP WATER SERVICE

45° BEND

6.6 LF OF 4"Ø SDR-26 @ 3.02%

7-4 SAM MH RIM=872.63 E INV.=863.60 S INV.=869.60 SW INV.=867.70

7-3 SAN MH RIM=872.23' E INV.=864.75 W INV.=864.85 N INV.=864.85

11.2° BEND

45° BEND

28 LF OF 4"Ø DIP WATER SERVICE

73.9 LF OF 6"Ø SDR-26 @ 1.69%

6-1 SAN CO RIM=872.84 S INV.=867.90 NE INV.=867.90

14.4 LF OF 4"Ø SDR-26 @ 3.47%

CONNECT TO GREASE INTERCEPTOR INV.=870.00

27.8 LF OF 4"Ø SDR-26 @ 2.16%

1500 GAL GREASE INTERCEPTOR (SEE DETAIL) N RIM=874.08 S RIM=974.25

CONNECT TO GREASE INTERCEPTOR INV.=870.25

32 LF OF 4"Ø DIP WATER SERVICE

6.7 LF OF 4"Ø SDR-26 @ 3.74%

PLUG END INV.=868.5

PLUG END INV.=870.5

DOMESTIC WATER CONNECTION

CHIPOTLE 2,330 S.F.
46 PARKING SPACES (2 ADA)
(PHASE 1)
FFE=874.50

NO PARKING

DO NOT ENTER

MERGE

OLD HIGHWAY 10 NW

ARMSTRONG BLVD NW

7-1 SAN MH RIM=872.20' W INV.=861.20 SE INV.=861.10

8" sanitary stubbed out of manhole (per Joe Feriancek) Exact elevation and location unkown Contractor to verify

142.2 LF OF 8"Ø SDR-26 @ 0.40%

CONNECT INTO EXISTING MANHOLE REMOVE EX. STUB & ADJUST INV.=860.5± (FIELD VERIFY)

SMH RIM=872.10 E Inv.=862.90 W Inv.=862.80

STMH RIM=872.42 E Inv.=861.18 NW Inv.=861.18

1-1 CB RIM=868.80 SIZE: 24"X36" CASTING: R-3067-VB SE INV.=865.50

1-2 CB RIM=871.23 SIZE: 24"X36" CASTING: R-3067-V SW INV.=866.00

HYDRANT & 6" GV

99 LF OF 8"Ø DIP WM

45° BEND

25 LF OF 6"Ø DIP WM

22.5° BEND

STORM INV.=865.34 SANI TOP=863.27

5 LF OF 8"Ø DIP WM

78.8 LF 12"Ø SCH-40 @ 1.27%

191.4 LF OF 6"Ø SCH-40 @ 1.10%

7-2 SAN MH RIM=869.48 W INV.=863.40 E INV.=863.30

STORM INV.=865.16 SANI TOP=863.63

1-4 CBMH RIM=870.06 SIZE: 48"Ø CASTING: R-3067-VB NW INV.=865.00 SE INV.=865.00 SW INV.=865.00 NE INV.=865.00

43 LF OF 8"Ø DIP WM

45° BEND

12"X8" REDUCER & 8" GV

CONNECT TO EXIST. 12" Ø WM

EXIST SE STMH RIM=871.98 CASTING: EXISTING CORE DRILL CONNECTION NW INV.=864.50

96.8 LF 12"Ø SDR-35 @ 2.61%

STMH RIM=876.38 N Inv.=864.82 S Inv.=869.7 E Inv.=864.82 W Inv.=864.82

1-3 CB RIM=870.80 SIZE: 24"X36" CASTING: R-3067-V NE INV.=867.50

7-7 CB RIM=868.70 SIZE: 24"X36" CASTING: R-3067-VB W INV.=863.15

53.0 LF 18"Ø SCH-40 @ 0.74%

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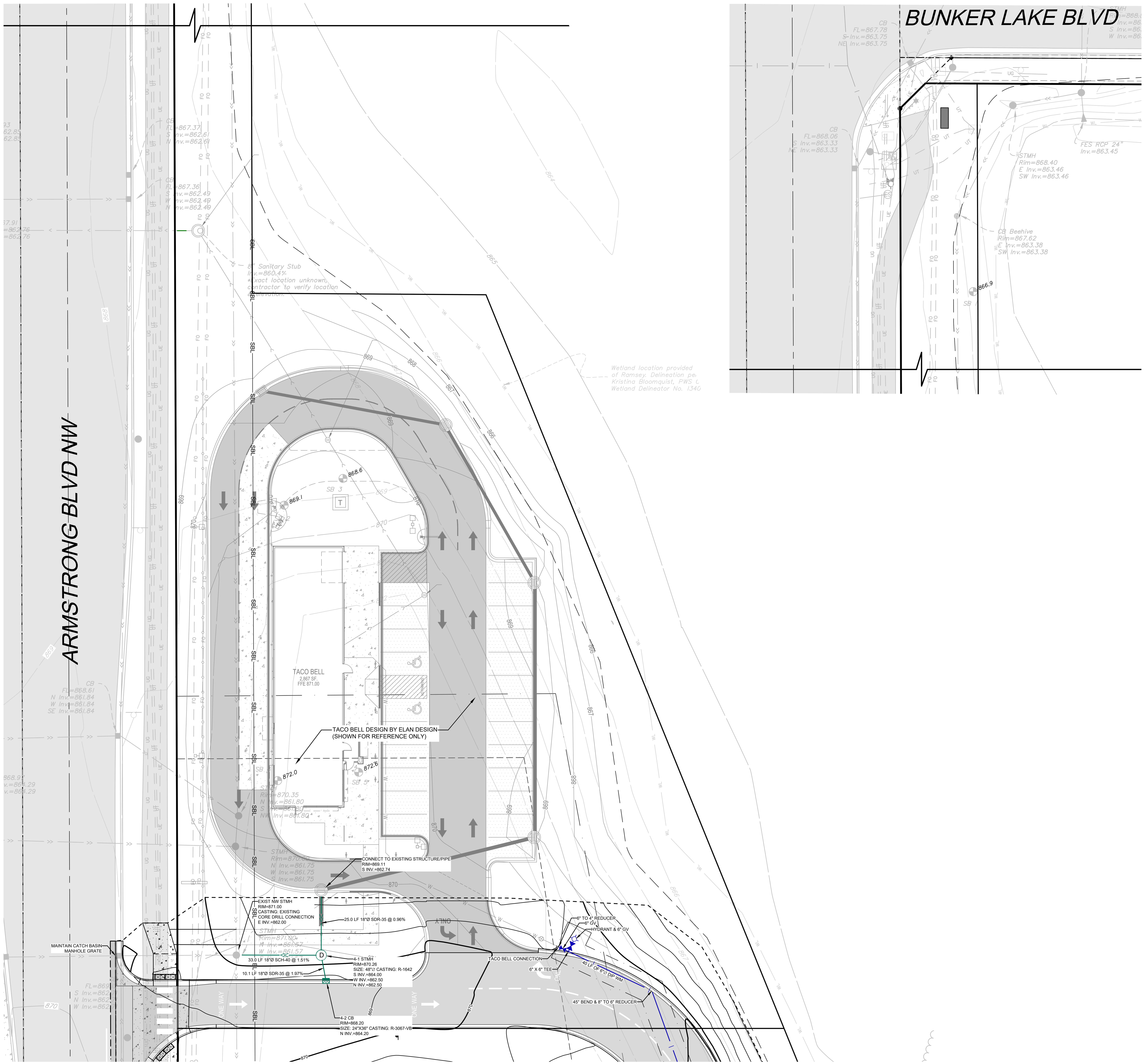

LEGEND:

PROPOSED STORM SEWER
PROPOSED WATER LINE
PROPOSED SANITARY SEWER
PROPOSED FITTING
PROPOSED WATER SERVICE
PROPOSED SANITARY SERVICE
PROPOSED SANITARY MANHOLE
PROPOSED FLARED END SECITON
PROPOSED STORM MANHOLE
PROPOSED CATCH BASIN
PROPOSED GATE VALVE & BOX
PROPOSED HYDRANT
PROPOSED CLEANOUT
PROPOSED RIP RAP

0' 20' 40'
SCALE: 1"=20'

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.

WATER:
5. WATER LINE TO MINIMUM 8.0 FEET DEPTH.
6. ALL WATER LINES 4" OR GREATER SHALL CONFORM TO AWWA C900 OR GRADE PE-3408 OR GRADE PE4710 PIPE AND SHALL BE RATED FOR 200 PSI. ALL WATER LINES LESS THAT 4" SHALL CONFORM TO AWWA C901 SIDR 7 (HDPE WATER LINE) OR TYPE K COPPER PIPE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
8. CORPORATION STOP SHALL BE FORD MODEL # FB1001-6-IDR7-NL OR A.Y. MCDONALD MODEL # 74701B-33.
9. TAPPING SADDLE SHALL BE FORD MODEL # FS323 OR A.Y. MCDONALD # 372.
10. CURB STOP SHALL BE FORD MODEL # B66-666M-IDR7-NL.
11. CURB BOX SHALL BE FORD MODEL # EM2-80-56 OR A.Y. MCDONALD # 5614.
12. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE.

SEWER:
1. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
2. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
3. ALL STORM SEWER AND SANITARY SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED:
   - 3.1. WHEN PIPE IS PLACED 10 FEET, OR GREATER, FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SDR-35 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM 2729.
   - 3.2. WHEN PIPE IS PLACED LESS THAN 10 FEET FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SCHEDULE 40 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM D1785 AND D2665.
   - 3.3. ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
6. ALL EXISTING CASTINGS FOR SANITARY SEWER AND STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
7. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
8. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL/MEP DRAWINGS.
9. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, SANITARY SEWER PIPES, DRAINTILE, AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER SECTION 609.6.1 MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
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11. GREASE INTERCEPTOR MUST MEET OR EXCEED IAPMO Z1001 STANDARDS.

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City of Ramsey, Anoka County, MN

UTILITY PLAN (NORTH)

SHEET NO.
C9

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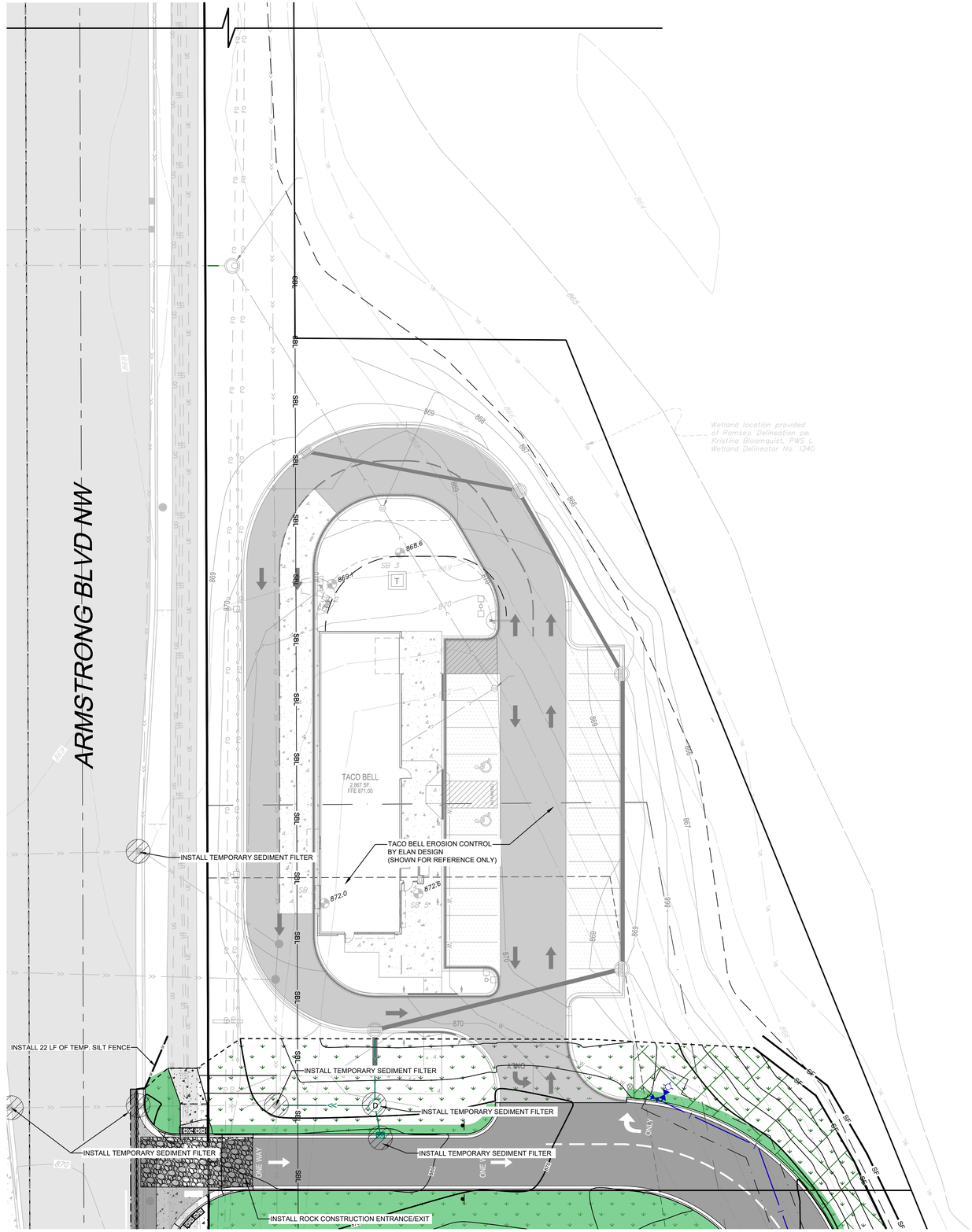

0' 20' 40'

SCALE: 1"=20'

LEGEND:

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- SF — GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- E.O.F. — EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF RAMSEY AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

STANDARD SEED MIX 25-131:	220 LB/AC.
INFILTRATION BASIN SEED MIX 33-261:	35 LB/AC.
FERTILIZER 22-5-10:	350 LB/AC.
MULCH TYPE 3:	2 TONS/AC.

13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA, CITY INSPECTOR AND DEVELOPER REQUEST. A STREET SWEEPER MUST BE AVAILABLE TO THE SITE WITHIN 3 HOURSE NOTICE FROM THE CITY.

APPROXIMATE EROSION CONTROL DEVICES

- SILT FENCE: 1,900 LF
- BIOLOG: 309 LF
- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 1,300 S.Y.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: EROSION
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Daim Lic. No. 58628

Date: 05/30/2025

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13179 FIRST STREET, BECKER, MN 55308-9322
TEL 763-262-9822 FAX 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (NORTH)

SHEET NO.

C10

5/30/2025 2:13 PM N:\Projects Current\25-0038.00 CRE G.Ramsey\Engineering\CAD Files\CRE Ramsey Ecosion.dwg

APPROXIMATE EROSION CONTROL DEVICES

- SILT FENCE: 1,900 LF
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- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 1,300 S.Y.

LEGEND:

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- SF — GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- 984 — PROPOSED CONTOUR
- E.O.F. — EMERGENCY OVERFLOW
- TEMPORARY SEDIMENT FILTER- HIGH FLOW

N

0' 20' 40'
SCALE: 1"=20'

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
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10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
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Date: 05/30/2025

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CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (SOUTH

SHEET NO.
C11

STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R1000001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
PROJECT NAME: CHIPOTLE AND FUTURE RESTAURANT
LOCATION: BUNKER LAKE BLVD & ARMSTRONG BLVD NW, RAMSEY, MN 55303
ANOKA COUNTY
LAT/LONG: 45.23837/-93.46962

DESCRIPTION OF CONSTRUCTION ACTIVITY:

DEVELOPMENT CONSISTS OF PAVING, GRADING, CONSTRUCTION OF 3 COMMERCIAL BUILDINGS, GRADING, UTILITY INSTALLATION, ASPHALT AND CONCRETE PAVEMENT PLACING, AND TURF ESTABLISHMENT.

PROJECT CONTACTS

CAPITAL REAL ESTATE AND THE CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION, AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S BEFORE AND DURING CONSTRUCTION.

SWPPP PREPARATION:
SWPPP PREPARER: DYLAN LANNES
-BOGART, PEDERSON & ASSOCIATES
TRAINING: ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)
ADDRESS: 13076 FIRST STREET
BECKER, MN 53308
TELEPHONE: 763-262-8822
EMAIL: DLANNES@BOGART-PEDERSON.COM
OWNER:
OWNER CONTACT: MIKE FRASER
ADDRESS: 60 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402
TELEPHONE: (612)-313-0122
EMAIL; MFRASER@CAPREI.COM

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):
BUSINESS NAME _____
OWNER NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____
CONTACT NAME _____
MAILING ADDRESS _____
CITY _____
TELEPHONE _____
EMAIL _____

ESTIMATED DATES OF CONSTRUCTION:

START DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)
COMPLETION DATE ___/___/___ (TO BE FILLED IN BY CONTRACTOR)

PERMANENT STORMWATER DESIGN CALCULATIONS:

STORMWATER REPORT NOT REQUIRED FOR THIS SITE. ALL WATER IS DIRECTED TO CITY STORM SEWER. THIS FLOWS TO THE REGIONAL POND BETWEEN ZEOLITE ST., CENTER ST., BUNKER LAKE BLVD., AND RAMSEY PARKWAY.
SOIL GROUP: A/D, A

DESCRIPTION OF EROSION CONTROL ACTIVITY:

EROSION CONTROL CONSISTS OF SILT FENCE PERIMETER CONTROL, TURF ESTABLISHMENT THROUGH SEEDING AND EROSION CONTROL BLANKET, AND ROCK CONSTRUCTION ENTRANCE PLACEMENT.

CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE:	3.65	ACRES
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.29	ACRES
POST CONSTRUCTION IMPERVIOUS AREA:	2.66	ACRES
NEW IMPERVIOUS AREA:	2.37	ACRES

RECEIVING WATERS:

STORM WATER FROM THIS SITE WILL BE DISCHARGED TO THE EXISTING CITY STORM SEWER. THIS FLOWS TO THE REGIONAL POND BETWEEN ZEOLITE ST, CENTER ST., BUNKER LAKE BLVD., AND RAMSEY PARKWAY.

PLANS AND SPECIFICATIONS

THE PLAN SHEETS OF THIS PLAN SET INDICATE THE FOLLOWING ITEMS:
- THE PROJECT LOCATION AND CONSTRUCTION LIMITS.
- LOCATIONS OF IMPERVIOUS SURFACES.
- LOCATIONS OF AREAS NOT TO BE DISTURBED (E.G., BUFFER ZONES, WETLANDS, ETC.).
- STEEP SLOPE LOCATIONS.
- LOCATIONS OF ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO BE INSTALLED ON THE PROJECT.
- THE DETAIL SHEETS INDICATE EROSION AND SEDIMENT CONTROL BMPS TO BE INSTALLED ON THE PROJECT.
- IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE INPLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK OPERATIONS.

TOPSOIL IS TO BE WINDROWED ALONG THE CONSTRUCTION LIMITS AND PLACED AS SLOPE DRESSING IMMEDIATELY FOLLOWING COMPLETION OF THE GRADING OPERATIONS, AS THE GRADING OPERATIONS PROCEED.

TOPSOIL PLACEMENT ALONG THE EMBANKMENT SLOPES THOUGH THE WETLANDS AREA IS TO BE SPREAD BY A LOW IMPACT CRAWLER TRACTOR OPERATING UP AND DOWN THE SLOPES SO AS TO PROVIDE TRACK PRINTS PARALLEL WITH THE CONTOURS.

INSTALLATION OF MN/DOT CATEGORY 3 EROSION CONTROL BLANKET ALONG THE EMBANKMENT SLOPES ADJACENT THE WETLANDS AREA.

ALL TEMPORARY SOILS STOCKPILES WILL REQUIRE AN EFFECTIVE MEANS OF SEDIMENT CONTROL SUCH AS AN EROSION CONTROL BLANKET COVERING OR SILT FENCE INSTALLATION ALONG THE TOE OF SLOPE.

ALL COMPLETED SWALES SLOPES AND BOTTOMS NOT DRAINING TOWARDS WETLAND AREAS ARE TO BE STABILIZED WITHIN 7 DAYS.

TEMPORARY STABILIZATION WILL BE REQUIRED IN AREAS WHERE GRADING OPERATIONS ARE SUSPENDED OR CEASED FOR A PERIOD OF 7 DAYS OR GREATER.

A ROCK CONSTRUCTION ENTRANCE FOR SEDIMENT CONTROL IS TO BE PROVIDED AT THE PROJECT ENTRANCE ON ARMSTRONG BLVD NW.

STREET SWEEPING OF THE PAVED SURFACES SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

TIMING OF EROSION CONTROL:

SILT FENCE AND SEDIMENT LOGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

RIPRAP AND FILTER BLANKET SHALL BE PLACED AT THE OUTLETS WITHIN 24 HOURS OF THE OUTLET PLACEMENT.

THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS IMMEDIATELY FOLLOWING CONSTRUCTION WHEREVER CONSTRUCTION SHALL NOT OCCUR FOR A PERIOD GREATER THAN OR EQUAL TO 7 DAYS.

STABILIZATION WORK MUST BE COMPLETE WITHIN 7 CALENDAR DAYS AFTER THE CONSTRUCTION WORK IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

AREAS THAT ARE WITHIN 200 FT OF A PUBLIC WATER MUST BE STABILIZED WITHIN 24 HOURS OF COMPLETING CONSTRUCTION DURING PERIODS OF "WORK IN WATER RESTRICTIONS" FOR TIME PERIODS DECLARED BY THE DNR.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE DISTURBED AREA UNTIL VEGETATION IN ESTABLISHED.

ONCE VEGETATION IS ESTABLISHED AND CONSTRUCTION IS COMPLETE, THE SILT FENCE AND ANY OTHER TEMPORARY EROSION CONTROL THAT IS NOT BIODEGRADABLE SHALL BE REMOVED.

STREET SWEEPING TO BE PROVIDED AS DIRECTED BY THE ENGINEER OR OWNER. THE CITY REQUIRES STREET SWEEPING TO OCCUR WITHIN 8 HOURS OF NOTICE FROM THE CITY.

APPLYING MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES IS NOT ACCEPTABLE STABILIZATION IN ANY PART OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE. BLANKETS OR OTHER APPROVED, BY THE ENGINEER, METHOD SHALL BE USED.

INSPECTION AND MAINTENANCE ACTIVITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING THE WORK OF ALL OPERATIONS, INCLUDING SUBCONTRACTORS AND UTILITY COMPANIES, SUCH THAT EROSION AND SEDIMENT CONTROL MEASURES ARE FULLY EXECUTED FOR EACH OPERATION AND IN A TIMELY MANNER OVER THE DURATION OF THE PROJECT. OPERATORS HAVE DAILY ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SWPPP IMPLEMENTATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND N.O.T HAS BEEN SUBMITTED TO THE MPCA.

THE CONTRACTOR IS TO PROVIDE A TRAINED INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL BMPS ON THE PROJECT. THAT INDIVIDUAL IS TO BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE AND LISTED IN THE MINUTES THEREOF.

THE APPOINTED INDIVIDUAL IS TO PERFORM A ROUTINE INSPECTION OF THE ENTIRE SITE AT LEAST ONCE EVERY SEVEN DAYS DURING CONSTRUCTION OPERATIONS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.

A INSPECTION FORM SHALL BE PROVIDED BY THE CONTRACTOR. ANY DEFICIENCIES IN THE EROSION AND SEDIMENT CONTROL BMPS ARE TO BE NOTED ON THE INSPECTION FORM AND CORRECTED BY THE END OF THE NEXT BUSINESS DAY.

PERIMETER CONTROL DEVICES ARE TO BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER EFFECTIVE OR WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE.

TRAINING DOCUMENTATION:
SWPPP IMPLEMENTATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)
NAME OF INDIVIDUAL
OVERSEEING & INSPECTING _____
DATE OF TRAINING _____
NAME OF INSTRUCTOR _____
ENTITY PROVIDING TRAINING _____
CONTENT OF TRAINING _____
TOTAL HOURS OF TRAINING _____

POLLUTION PREVENTION

FERTILIZERS ARE TO BE APPLIED ONLY IN THE AMOUNTS AS SPECIFIED AND WORKED INTO THE SOIL TO MINIMIZE EXPOSURE TO STORMWATER RUNOFF.

ONSITE REFUELING OPERATIONS ARE TO BE CONDUCTED WITH CARE. ANY INADVERTENT SPILLAGE OF FUEL OR CHEMICALS IS TO BE IMMEDIATELY CLEANED UP, REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE TO STATE AND LOCAL REGULATIONS. MAJOR SPILLS ARE TO BE REPORTED TO THE MPCA 24 HOUR NOTIFICATION NETWORK AT 800 422 0798. ALL VEHICLES ON-SITE ARE TO BE MONITORED FOR LEAKS AND SUBJECT TO ROUTINE PREVENTIVE MAINTENANCE EFFORTS TO REDUCE THE LIKELIHOOD OF LEAKAGE AND OR SPILLS.

PORTABLE SANITARY WASTE FACILITIES ARE TO BE PROVIDED ONSITE AND EMPTIED ON A BI-WEEKLY BASIS.

CONCRETE BATCH TRUCKS SHALL NOT BE ALLOWED TO DISCHARGE DRUM AND CHUTE WASHOUT DIRECTLY ON THE GROUND. A PORTABLE WASHOUT RECEPTACLE IS TO BE PROVIDED BY THE CONTRACTOR AT THE LOCATION AS PROVIDED BY THE OWNER.

FINAL STABILIZATION

FINAL STABILIZATION OCCURS WHEN 70 PERCENT OF THE PERVIOUS AREA IS COVERED WITH UNIFORM, PERMANENT VEGETATION.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL FEATURES ARE TO BE REMOVED AND THE NPDES NOTICE OF TERMINATION IS TO BE PREPARED AND SUBMITTED TO THE MPCA.

LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

DESCRIPTION	TITLE	LOCATION
EROSION CONTROL DETAILS	DETAILS	C13
EROSION CONTROL LOCATIONS	EROSION CONTROL PLAN	C10-C11

24 HOUR MPCA EMERGENCY NOTIFICATION:
TELEPHONE NUMBERS: 651-649-5451
800-422-0798

ESTIMATED QUANTITIES:

THE FOLLOWING QUANITITES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT. THIS ESTIMATE IS PROVIDED AS REQUIRED BY THE MINNESOTA POLLUTION CONTROL AGENCY GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY. ANY ADDITIONAL AND/OR REPLACEMENT BMP'S QUANTITIES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	2
TEMPORARY SEDIMENT FILTER	EA	30±
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	-
TEMPORARY SEDIMENT LOGS	LF	309
TEMPORARY SILT FENCE	LF	1,900
EROSION CONTROL BLANKET (3N)	SY	1,300

TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. PREVENTION OF SEDIMENTATION OF WATERWAYS, OPEN DRAINAGE WAYS, AND STORM AND SANITARY SEWERS DUE TO CONSTRUCTION ACTIVITIES.

1.02 REFERENCE STANDARDS

A. GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. MINNESOTA PERMIT NO: MN R100001.

1.03 PERFORMANCE REQUIREMENTS

A. COMPLY WITH ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY FOR EROSION AND SEDIMENT CONTROL.

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED; FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.
1. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

C. TIMING: PUT PREVENTIVE MEASURES IN PLACE PRIOR TO DISTURBANCE OF SURFACE COVER AND BEFORE PRECIPITATION OCCURS.

D. EROSION OFF SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
1. PREVENT TRACKING OF MUD ONTO PUBLIC ROADS OUTSIDE SITE.
2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.
1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER; REMOVE DEPOSITED SEDIMENTS; COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

F. MAINTENANCE: MAINTAIN TEMPORARY PREVENTIVE MEASURES UNTIL PERMANENT MEASURES HAVE BEEN ESTABLISHED.

PART 2 PRODUCTS

2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:
1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.
2. PERMITTIVITY: 0.05 SEC^-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.
3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D4355/D4355M AFTER 500 HOURS EXPOSURE.
4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.
6. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4533.
7. COLOR: MANUFACTURER'S STANDARD, WITH EMBEDMENT AND FASTENER LINES PREPRINTED.
8. SILT FENCE POSTS: ONE OF THE FOLLOWING, MINIMUM 5 FEET LONG:
a. STEEL U- OR T-SECTION, WITH MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.
b. SOFTWOOD, 4 BY 4 INCHES IN CROSS SECTION.
c. HARDWOOD, 2 BY 2 INCHES IN CROSS SECTION.

B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC. 3897.
1. SHALL BE ONE OF THE FOLLOWING.
a. SHALL BE SILTSOXX PERIMETER CONTROL BY FILTREXX, INC., OR EQUAL.

C. TEMPORARY SEDIMENT FILTER.
1. SHALL BE ONE OF THE FOLLOWING.
a. DROP-IN SEDIMENT FILTER UNIT THAT INSERTS INTO THE INLET.
1) SHALL BE FLEXSTORM PURE: PERMANENT INLET FILTER BY ADS, INC., OR EQUAL.
(a)PROVIDE CURB OPENING PROTECTION FOR EXISTING INLETS WITH CURB OPENINGS.

D. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. ROCK SHALL BE CLEAN 1 TO 2 INCH WASHED ROCK.

E. TEMPORARY SLOPE EROSION PROTECTION.
1. SHALL BE ONE OF THE FOLLOWING.
a. EROSION CONTROL BLANKET.
1) SHALL CONSIST OF A UNIFORM WEB OF INTERLOCKING STRAW OR WOOD FIBERS SANDWICHED BETWEEN AN ATTACHED TOP AND BOTTOM LAYER OF NET BACKING.
2) THE NETTING SHALL BE BIODEGRADABLE CONTAINING SUFFICIENT UV STABILIZATION FOR BREAKDOWN TO OCCUR WITHIN A NORMAL GROWING SEASON.
3) STAPLES USED TO ANCHOR THE BLANKETS SHALL BE U-SHAPED, 11 GAUGE OR HEAVIER STEEL WIRE HAVING A SPAN WIDTH OF 1 INCH AND A LENGTH OF 8 INCHES OR MORE FROM TOP TO BOTTOM AFTER BENDING.
4) THE EROSION CONTROL BLANKETS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE:
(a)GEO-SYNTHETICS, INC., - LANDLOK 52.
(b)NORTH AMERICAN GREEN - S150.
(c)OR EQUAL.
b. BONDED FIBER MATRIX.
1) THE FIBERS SHALL BE COMPOSED OF 100% WOOD OR WOOD BY-PRODUCTS. A MINIMUM OF 25% OF THE FIBERS SHALL AVERAGE 10.16 MM (0.4 INCHES) IN LENGTH AND 50% OR MORE SHALL BE RETAINED ON A CLARK FIBER CLASSIFIER 24 MESH SCREEN. FIBERS SHALL BE COLORED WITH A WATER SOLUBLE, NON-TOXIC DYE, TO AID IN UNIFORM APPLICATION OVER THE SITE.
2) THE BINDER SHALL BE A HYDRO COLLOID BASED (GUAR GUM) WITH ADDED SLOW-RELEASE AND AGRICULTURAL BASED FERTILIZERS. THE BINDER SHALL NOT DISSOLVE OR DISPERSE UPON REWETTING.
3) THE BFM SLURRY SHALL DRY TO FORM A CRUST APPROXIMATELY 3-6 MM (1/8 TO 1/4 INCHES) THICK ADHERING TO THE SOIL SURFACE.
4) THE MOISTURE CONTENT OF THE MATRIX SHALL BE 12% +/- 3% BY WEIGHT.
5) THE MATRIX SHALL CONSIST OF MATERIALS THAT ARE 100% BIODEGRADABLE AND 100% BENEFICIAL TO PLANT LIFE.
6) THE MATRIX SHALL PROVIDE 100% CONTINUOUS COVERAGE AND SHALL HAVE NO HOLES GREATER THAN 1MM IN SIZE.
7) THE HYDRATED MIXTURE DENSITY SHALL BE APPROXIMATED BY A SLUMP TEST PRIOR TO APPLICATION.
8) THE BFM MULCH: WATER RATIO SHALL BE AS MANUFACTURER RECOMMENDATIONS. THE MINIMUM BFM MULCH TO WATER RATIO IS 50LBS BFM MULCH AND 100 GALLONS WATER. THE WATER RATE SHALL VARY BETWEEN 100 GALLONS AND 125 GALLONS PER 50LBS, DEPENDING ON WHICH OF THE PRODUCTS IS USED.
9) THE BONDED FIBER MATRIX MULCH PRODUCTS ACCEPTABLE FOR USE ON THIS PROJECT INCLUDE.
(a)ECOAEGIS - MANUFACTURED BY CANFOR.
(b)SOIL GUARD - MANUFACTURED BY MAT, INC.
(c)CONWED 3000 - MANUFACTURED BY CONWED FIBERS, INC.

F. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. NON-WOVEN GEOTEXTILE FABRIC SEWN INTO A BAG USING A DOUBLE NEEDLE MACHINE AND HIGH STRENGTH THREAD.
a. SEAMS SHALL HAVE AN AVERAGE WIDTH STRENGTH OF 60LB/INCH AS PER ASTM D4883 AND MEET OR EXCEED THE FOLLOWING.
1) GRAB TENSILE OF 205 LBS AS PER ASTM D 4632.
2) PUNCTURE OF 110 LBS AS PER ASTM D 4833.
3) FLOW RATE OF 95 GAL/MIN/SF AS PER ASTM D 4491.
4) PERMITTIVITY OF 1.5 SEC-1 AS PER ASTM D 4491.
5) MULLEN BURST STRENGTH OF 350 PSI AS PER ASTM D 3786.
6) AOS% OF 80% US SIEVE AS PER ASTM D 4751.
2. SPOUT LARGE ENOUGH TO ACCOMMODATE A 4 INCH DISCHARGE HOSE WITH STRAP TO TIE UNIT CLOSED.
3. SHALL BE ONE OF THE FOLLOWING.
a. DIRTBAG.
1) ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VIRGINIA 23234, 800-448-3636.
b. DANDY DEWATERING BAG.
1) DANDY PRODUCTS, INC., P.O. BOX 1980, WESTERVILLE, OHIO 43086, 800-591-2284.
c. OR EQUAL.

PART 3 EXECUTION

3.01 PREPARATION

A. SCHEDULE WORK SO THAT SOIL SURFACES ARE LEFT EXPOSED FOR THE MINIMUM AMOUNT OF TIME.

B. THE CONSTRUCTION SITE OPERATOR SHALL FOLLOW ALL REQUIREMENTS OF THE MINNESOTA STORMWATER PERMIT NO. MN R100001.

C. THE CONTRACTOR SHALL COMPLETE AND SIGN THE NOTICE OF INTENT, OBTAIN THE OWNER'S SIGNATURE, AND SUBMIT TO THE MPCA.
1. PROVIDE A SIGNED COPY TO THE OWNER.

3.03 INSTALLATION

A. TEMPORARY ROCK CONSTRUCTION ENTRANCE.
1. THE ROCK AREA SHALL BE A MINIMUM OF 6 INCHES DEEP, EXTEND THE FULL WIDTH OF THE EGRESS AREA AND SHALL BE AT LEAST 50FT LONG, HOWEVER, LONGER ENTRANCES MAY BE REQUIRED TO ADEQUATELY CLEAN THE TIRES.
2. GEOTEXTILE FABRIC MAY BE USED TO PREVENT MIGRATION OF MUD FROM THE UNDERLYING SOIL INTO THE ROCK.

B. TEMPORARY SILT FENCES:
1. STORE AND HANDLE FABRIC IN ACCORDANCE WITH ASTM D4873.
2. USE NOMINAL 30 INCH HIGH BARRIERS, MINIMUM 60 INCH LONG POSTS SPACED AT 6 FEET MAXIMUM SPACING.
3. EMBED BOTTOM OF FABRIC IN A TRENCH ON THE UPSLOPE SIDE OF FENCE, WITH 6 INCHES OF FABRIC LAID FLAT ON BOTTOM OF TRENCH FACING UPSLOPE; BACKFILL TRENCH AND COMPACT.
4. MINIMUM POST EMBEDMENT.
a. STEEL POST = 24 INCHES, MINIMUM.
b. WOOD POST = 18 INCHES, MINIMUM.
5. DO NOT SPLICE FABRIC WIDTH; MINIMIZE SPLICES IN FABRIC LENGTH; SPLICE AT POST ONLY, OVERLAPPING AT LEAST 18 INCHES, WITH EXTRA POST.
6. FASTEN FABRIC TO WOOD POSTS USING ONE OF THE FOLLOWING:
a. FOUR NAILS PER POST WITH 3/4 INCH DIAMETER FLAT OR BUTTON HEAD, 1 INCH LONG, AND 14 GAGE, 0.083 INCH SHANK DIAMETER.
b. FIVE STAPLES PER POST WITH AT LEAST 17 GAGE, 0.0453 INCH WIRE, 3/4 INCH CROWN WIDTH AND 1/2 INCH LONG LEGS.
7. FASTEN FABRIC TO STEEL POSTS USING WIRE, NYLON CORD, OR INTEGRAL POCKETS.

C. TEMPORARY SEDIMENT LOGS:
1. PERIMETER CONTROL SHOULD BE INSTALLED PARALLEL TO THE BASE OF THE SLOPE OR OTHER DISTURBED AREA.
2. STAKES SHOULD BE INSTALLED THROUGH THE MIDDLE OF THE PERIMETER CONTROL ON 10 FT CENTERS, USING 2 IN BY 2 IN BY 3 FT WOODEN STAKES. IN THE EVENT STAKING IS NOT POSSIBLE, I.E., WHEN PERIMETER CONTROL IS USED ON PAVEMENT, HEAVY CONCRETE BLOCKS SHALL BE USED BEHIND THE PERIMETER CONTROL TO HELP STABILIZE DURING RAIN EVENTS.

D. TEMPORARY SEDIMENT FILTERS.
1. DROP-IN SEDIMENT TRAP.
a. PLACE AS RECOMMENDED BY THE MANUFACTURER.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

F. TEMPORARY SLOPE EROSION PROTECTION.
1. PLACE AT ANY AND ALL FINISH SLOPES THAT ARE STEEPER THAN 10H:1V.
2. SEED AND FERTILIZE PER SPECIFICATION 32 9219 PRIOR TO INSTALLING TEMPORARY SLOPE EROSION PROTECTION.
3. BONDED FIBER MATRIX.
a. INSTALL THE BFM AS PER THE MANUFACTURER'S INSTRUCTIONS WITH THE FOLLOWING MINIMUM GUIDELINES.
1) THE BFM SHALL BE APPLIED WITH HYDRAULIC SPRAY EQUIPMENT BY A MANUFACTURER'S CERTIFIED APPLICATOR.
2) APPLICATION SHALL BE DONE AT LEAST 24 HOURS IN ADVANCE OF PROJECTED RAINFALL TO ALLOW THE BFM MULCH ADEQUATE TIME TO DRY.
3) THE BFM MULCH SHALL BE APPLIED IN TWO STAGES (ONE-HALF RATE) WITH AMPLE TIME TO DEWATER THE FIRST APPLICATION.
4) THE BFM MULCH SHALL BE APPLIED FROM AT LEAST TWO ALTERNATE DIRECTIONS, PREFERABLY 90 DEGREES APART, IF POSSIBLE, TO ENSURE ALL SOIL FACES ARE COVERED.
5) THE INSTALLATION RATE OF THE BFM MULCH SHALL BE 3500 LBS PER ACRE, MINIMUM AND 100% COVERAGE.
4. EROSION CONTROL BLANKET.
a. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.

3.04 MAINTENANCE

A. INSPECT PREVENTIVE MEASURES WEEKLY, WITHIN 24 HOURS AFTER THE END OF ANY STORM THAT PRODUCES 0.5 INCHES OR MORE RAINFALL AT THE PROJECT SITE, AND DAILY DURING PROLONGED RAINFALL.

B. REPAIR DEFICIENCIES IMMEDIATELY.

C. TEMPORARY SILT FENCES:
1. PROMPTLY REPLACE FABRIC THAT DETERIORATES UNLESS NEED FOR FENCE HAS PASSED.
2. REMOVE SILT DEPOSITS THAT EXCEED ONE-THIRD OF THE HEIGHT OF THE FENCE.
3. REPAIR FENCES THAT ARE UNDERCUT BY RUNOFF OR OTHERWISE DAMAGED, WHETHER BY RUNOFF OR OTHER CAUSES.

D. TEMPORARY CONSTRUCTION EXIT.
1. PERIODIC ADDITION OF ROCK, OR REMOVAL AND REPLACEMENT OF PAD SHALL BE PROVIDED AS VOIDS BECOME FILLED WITH SOIL.

E. TEMPORARY PUMPED SEDIMENT CONTROL DEVICE.
1. REPLACE THE UNIT WHEN 1/2 FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE.

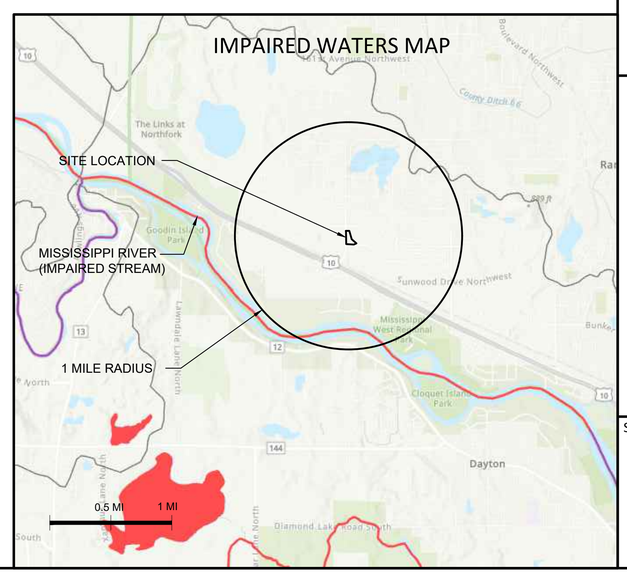
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

3.05 CLEAN UP

A. REMOVE TEMPORARY MEASURE AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

B. WHERE REMOVAL OF TEMPORARY MEASURES WOULD LEAVE EXPOSED SOIL, SHAPE SURFACE TO AN ACCEPTABLE GRADE AND FINISH TO MATCH ADJACENT GROUND SURFACES.

END OF SECTION



REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: SWPPP
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

SWPPP NARRATIVE

SHEET NO.
C12

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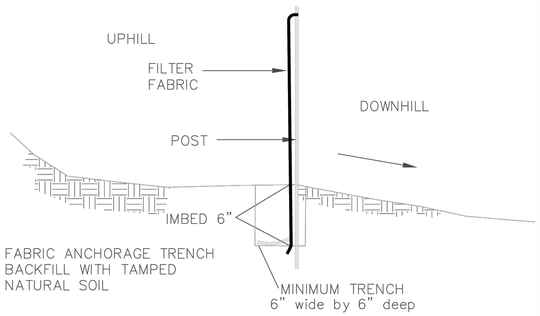


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

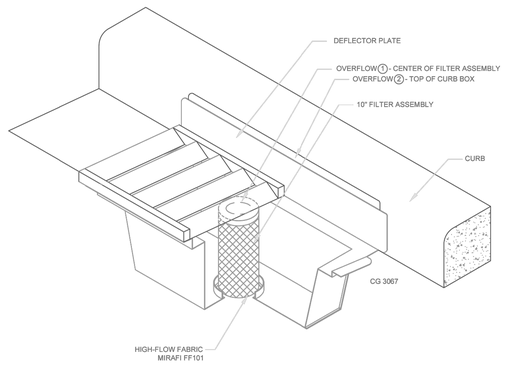
NO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

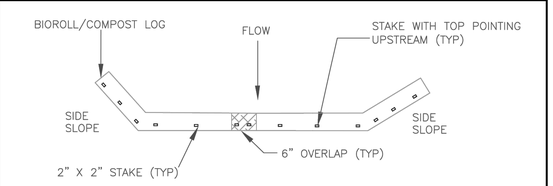
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016

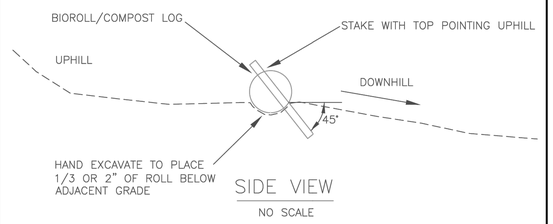
City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2



PLAN VIEW



SIDE VIEW

NO SCALE

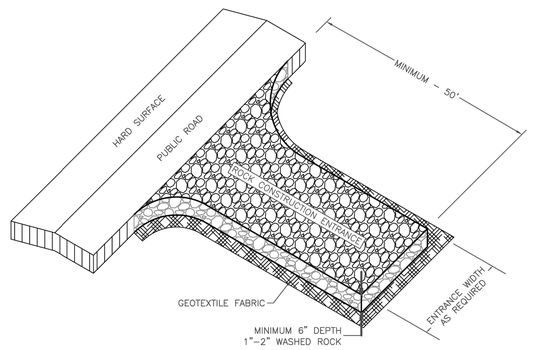
NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016

City of RAMSEY

STANDARD DETAILS: BIO ROLL (COMPOST LOG)

CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016

City of RAMSEY

STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

CITY PLATE No. ERO–5

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

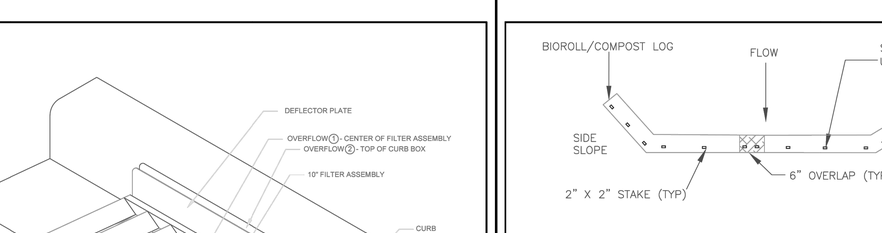
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019

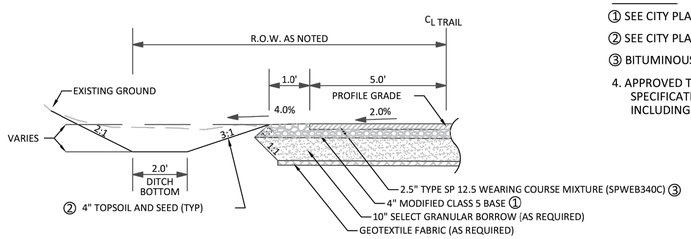
City of RAMSEY

STANDARD DETAILS: TOPSOIL REQUIREMENTS

CITY PLATE No. ERO–6



TYPICAL SECTION



DITCH SECTION

NOTE: NOT TO SCALE

NOTES:
① SEE CITY PLATE STR-26
② SEE CITY PLATE ERO-6
③ BITUMINOUS MIXTURE MAY BE MODIFIED PER PLAN.
4. APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES.

APPROVED: 1 - 2024

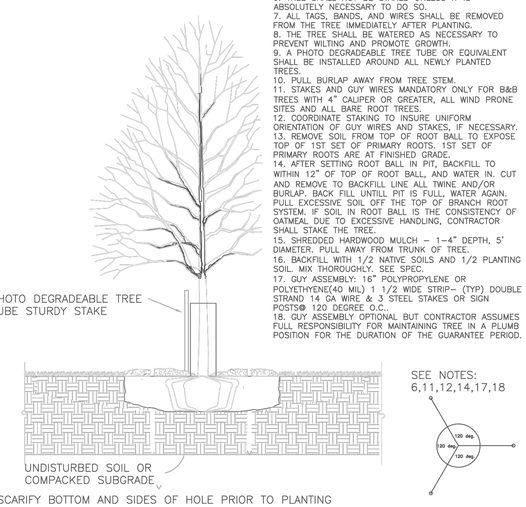
City of RAMSEY

CITY PLATE No. PARK-1

STANDARD DETAILS: BITUMINOUS TRAIL

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH 1ST PRIMARY ROOTS BURIED WILL BE REJECTED.

1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2' LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C.
18. GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.



APPROVED: 5 – 1997

City of RAMSEY

STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13879 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

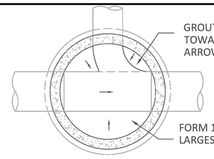
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

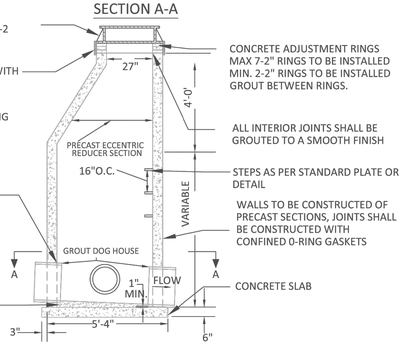
SHEET NO.
C13

5/30/2025 2:13 PM N:\Projects\Current\25-0038.00 CRE Cr Ramsey\Engineering\CAD Files\CRE Cover\SWPPP\details.dwg

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



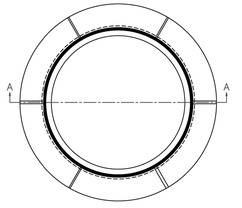
SECTION A-A



STANDARD DETAIL

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



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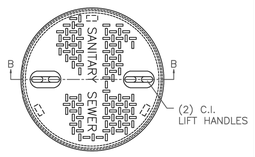
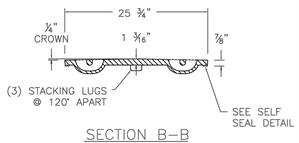
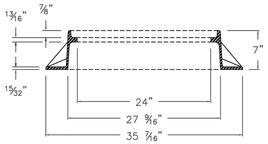


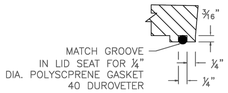
COVER



SECTION B-B



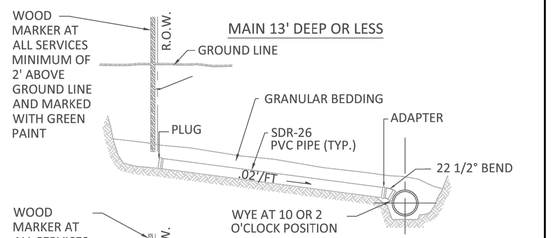
SECTION A-A



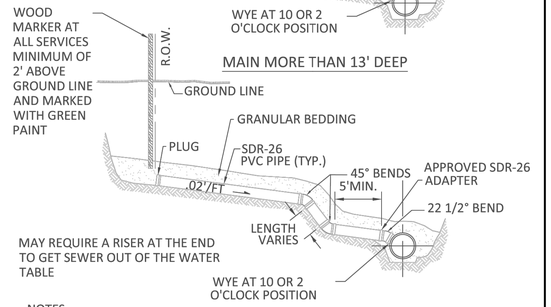
SELF SEAL DETAIL

NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 - 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW-2



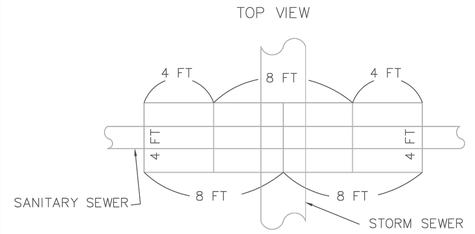
MAIN 13' DEEP OR LESS

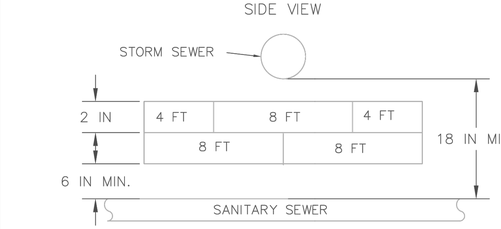


MAIN MORE THAN 13' DEEP

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3





NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	SANITARY SEWER INSULATION
		CITY PLATE No. SEW-6

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

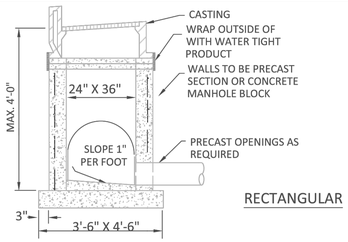
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-4822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

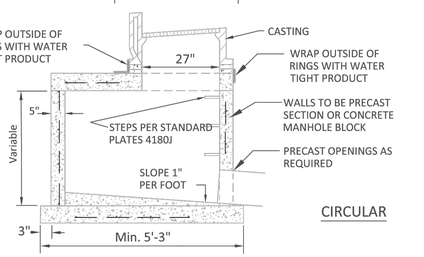
DETAILS

SHEET NO.
C14

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



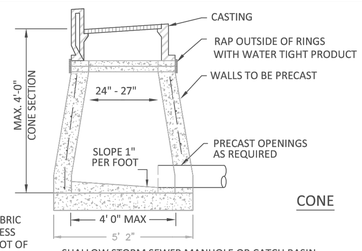
RECTANGULAR



CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

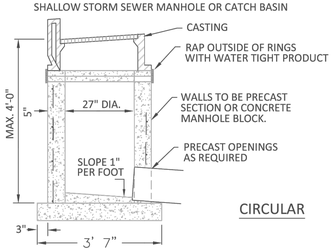
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



CONE

PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

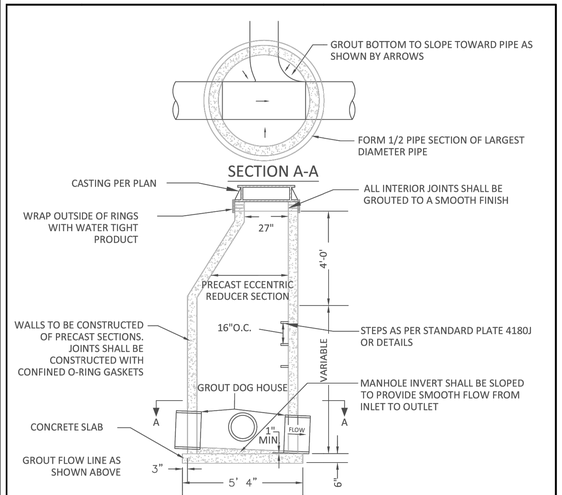


CIRCULAR

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2



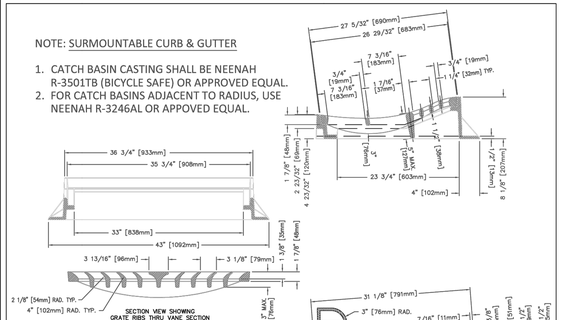
STANDARD DETAIL

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
5. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	STORM MANHOLE
		CITY PLATE No. STO-3

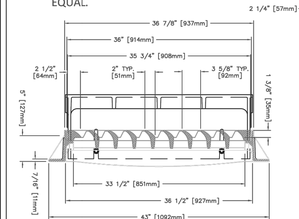
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.



APPROVED:		STANDARD DETAILS:
4 - 2024	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4

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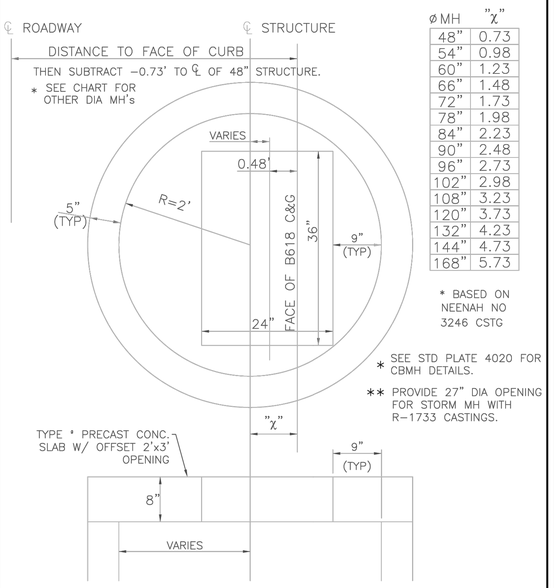


Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

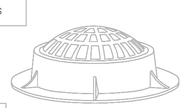
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED:		STANDARD DETAILS:
4 – 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO–5

R–2560 Series or Approved Equal. Beehive Grates with Frames

SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.

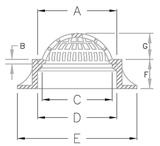


Illustrating R–2560–E

Furnished standard with ground bearing surfaces.

Catalog No.	Dimensions in Inches A	B	C	D	E	F	G	Wt. LBS
R–2560–A	12	1	11	12 1/2	19	4	4	80
R–2560–B	15 1/2	1 1/4	15	15	21	5	3	120
R–2560–C	18	1 1/4	16 1/2	20 1/2	30	8	4	190
R–2560–C1	22	1 1/2	20	23	28	4	4 1/2	195
R–2560–C2	22	1 1/2	20 1/2	24	28 1/4	6	4 1/2	270
R–2560–D	22	1 1/2	20	24 1/2	35	9	4 1/2	315
R–2560–D1	22	1 1/2	20	23	28 1/4	4	7	210
R–2560–D2	22	1 1/2	20 1/2	24	35	6	7	285
R–2560–D3	22	1 1/2	20	24 1/2	36	9	7	345
R–2560–E	23	1 1/2	21	25 1/2	35 1/2	9	7	340
R–2560–EA	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	6	235
R–2560–EB	25 3/4	7/8	24 1/8	26 1/2	35 1/2	4	9	255
R–2560–E1	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	6	285
R–2560–E2	25 3/4	7/8	24 1/8	26 1/2	35 1/2	7	9	300
R–2560–E3	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	6	345
R–2560–E6	25 3/4	7/8	24 1/8	26 1/2	35 1/2	8	9	365
R–2560–E7	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	6	350
R–2560–E8	25 3/4	7/8	24 1/8	26 1/2	35 1/2	9	9	365
R–2560–E9	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	6	360
R–2560–E10	25 3/4	7/8	24 1/8	26 1/2	35 1/2	10	9	385
R–2560–G	32	1 1/2	30	36	46	7	4	535

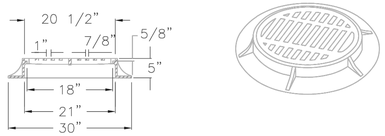
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

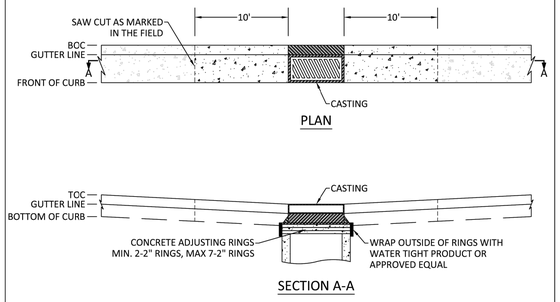


Furnished standard with ground bearing surfaces.

STORM CASTINGS FOR NON–TRAFFIC AREAS

NTS

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	STORM CASTING – NON TRAFFIC AREAS
		CITY PLATE No. STO–6

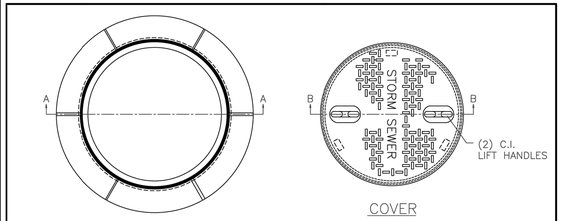


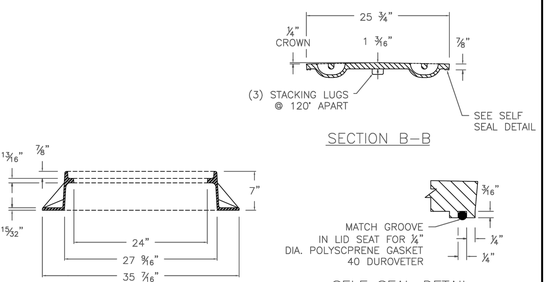
NOTE: NOT TO SCALE

NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

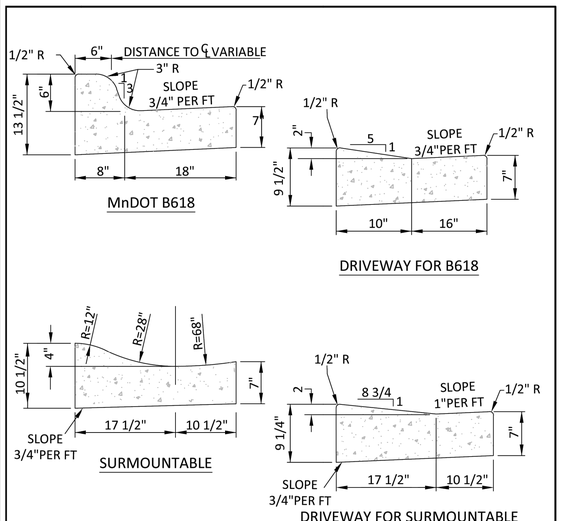
APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	RESET CATCH BASIN CASTING
		CITY PLATE No. STO–13





NOTE: NOT TO SCALE

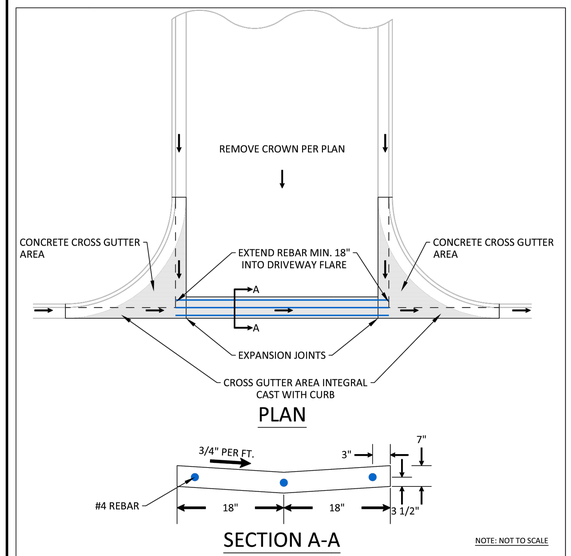
APPROVED:		STANDARD DETAILS:
2 – 2019	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. STO–14



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED:		STANDARD DETAILS:
10 - 2024	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1

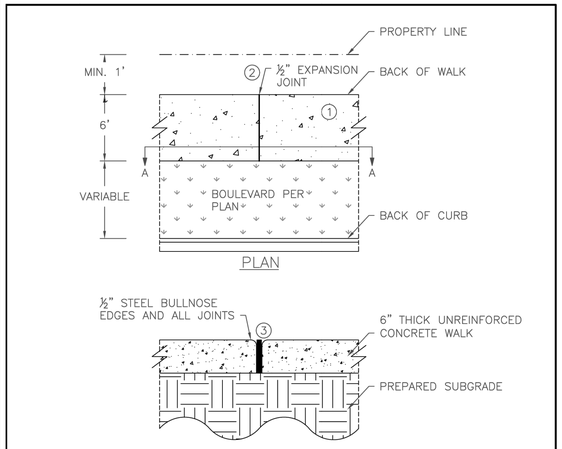


NOTE: NOT TO SCALE

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED:		STANDARD DETAILS:
3 – 2017	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR–2



NOTE:

① BROOM FINISH CONCRETE WALK SURFACE

② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS

③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 – 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR–3

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025
Lic. No. 58628

BOGART, PEDERSON & ASSOCIATES, INC.
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TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.

C15

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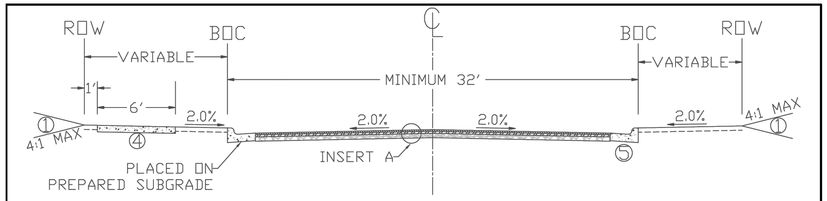

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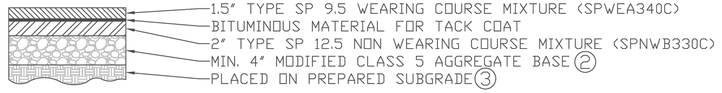


REFERENCE NOTES:

① GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6

② CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26

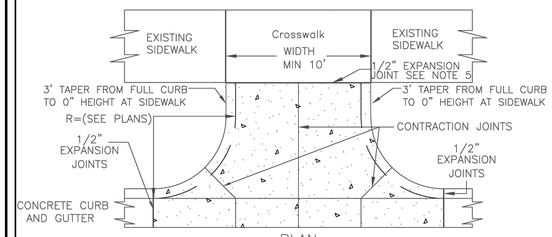
③ CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

④ ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.

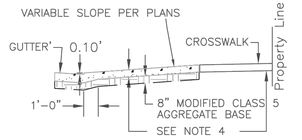
⑤ CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

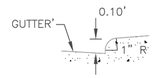
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



PLAN



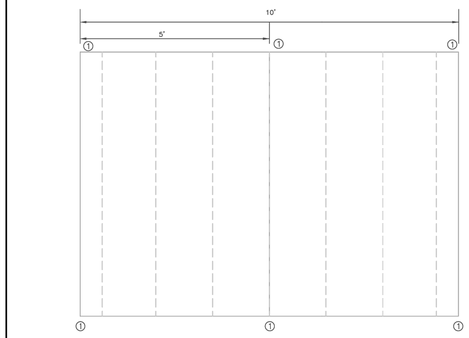
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

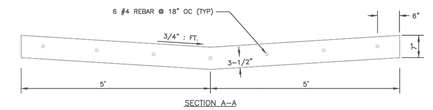
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 - 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT CITY PLATE No. STR-14



PLAN

① ELEVATION TO BE PROVIDED BY ENGINERER.



SECTION A-A

CONCRETE VALLEY GUTTER

NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: 10' CROSS GUTTER - OVERLAYS CITY PLATE No. STR-20

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

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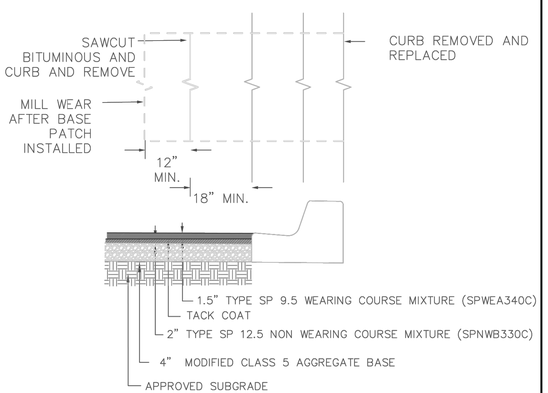
DETAILS

SHEET NO.
C16



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

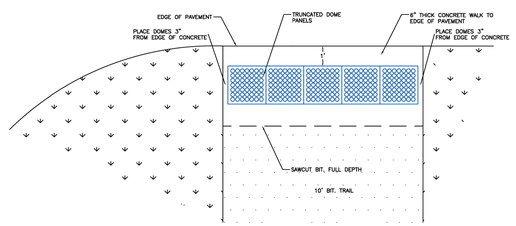
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS CITY PLATE No. STR-25

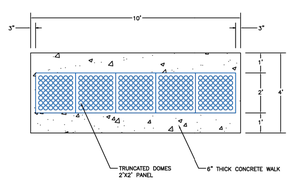
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS CITY PLATE No. STR-26





NOTE:
1. SAWCUT BIT. FULL DEPTH / REMOVE BIT.
2. PLACE 6" THICK CONCRETE FOR TRUNCATED DOMES UP TO EDGE OF PAVEMENT.
3. MEDIUM BROOM FINISH ON CONCRETE
4. MAINTAIN 3" FROM EDGE OF TRUNCATED DOMES AND CONCRETE EDGE.
5. IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED: 7 - 2015	City of RAMSEY	STANDARD DETAILS: TRUNCATED DOME PLACEMENT - BITUMINOUS TRAIL NO CURB CITY PLATE No. STR-28

IRON WORLD™
Residential, Commercial & Industrial Fencing Solutions

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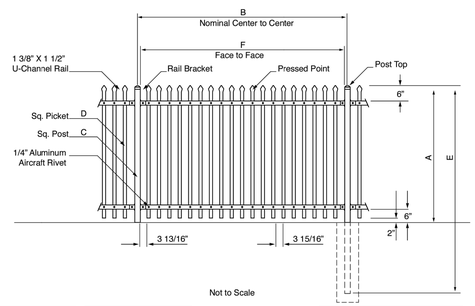

Not to Scale

NOM HEIGHT (A)
3'-0"
3'-6"
4'-0"
5'-0"
6'-0"
7'-0"
8'-0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2"SQX14 GA
2 1/2"SQ X 12 OR 14 GA
3"SQ X 12 GA
4"SQ X 11 GA
6" SQ X 3/16" WALL U CHANNEL RAIL 11GA

PICKET OPTION (D)	
3/4"SQ OR 1"SQ	14 GA 16 GA 18 GA

A	"NOM HEIGHT
B	"NOM SECTION LENGTH
C	"POST SIZE GAUGE
D	"PICKET SIZE GAUGE
E	"POST LENGTH
F	"FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ I (INDUSTRIAL)
Barcelona 2 Rail Traditional Bottom

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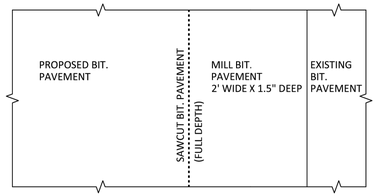
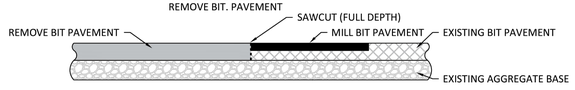
NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

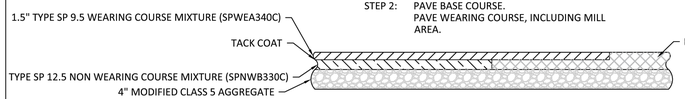


PLAN VIEW

STEP 1: SAW CUT PAVEMENT (FULL DEPTH)
MILL 2' WIDE X 1.5" DEEP
REMOVE BIT. PAVEMENT



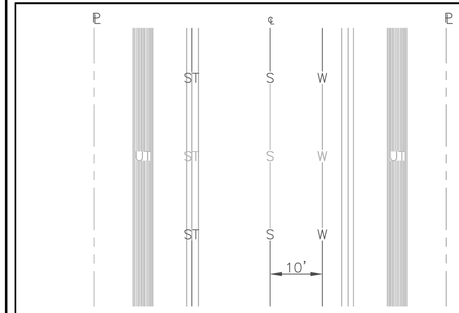
STEP 2: PAVE BASE COURSE.
PAVE WEARING COURSE, INCLUDING MILL AREA.



SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN



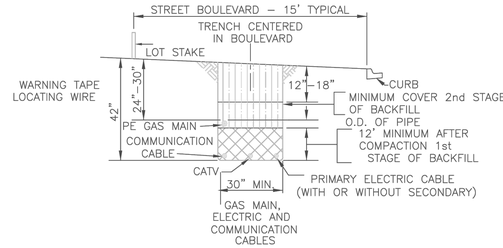
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

NOTES:
1. WATERMAIN SHALL BE LOCATED NORTH & EAST OF CENTERLINE
2. UTILITY TRENCH SHALL BE A COMMON BURY FOR ELECTRIC, GAS, COMMUNICATIONS & CABLE TV.
3. THE COMMON BURY TRENCH SHALL BE LOCATED IN THE CENTER OF THE BOULEVARD BETWEEN BACK OF CURB & PROPERTY LINE.
4. STORM SEWER SHALL BE LOCATED BENEATH THE CURB ON THE STREET SIDE OPPOSITE TO THE WATERMAIN.
5. SEE DETAILS FOR MINUMUM DEPTH LOCATIONS.

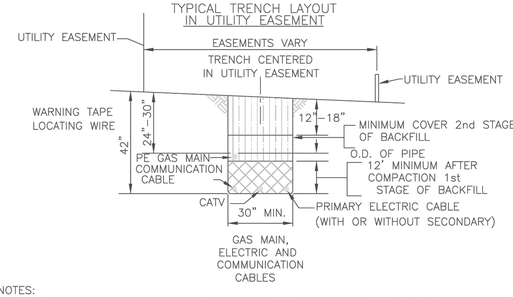
UTILITY LOCATIONS
N.T.S.

APPROVED: 7 - 1996	City of RAMSEY	STANDARD DETAILS: UTILITY LOCATIONS
		CITY PLATE No. UTL-1

TYPICAL TRENCH LAYOUT
IN STREET BOULEVARD



TYPICAL TRENCH LAYOUT
IN UTILITY EASEMENT



NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

APPROVED: 7 - 1996	City of RAMSEY	STANDARD DETAILS: TYPICAL TRENCH LOCATION
		CITY PLATE No. UTL-2

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
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DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025
Lic. No. 58628

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SHEET NO.
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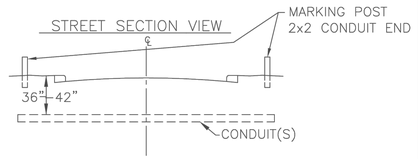
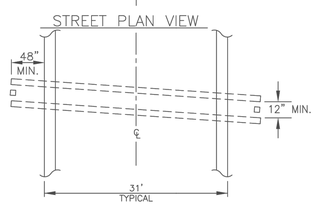
CONDUIT INSTALLATION GUIDE

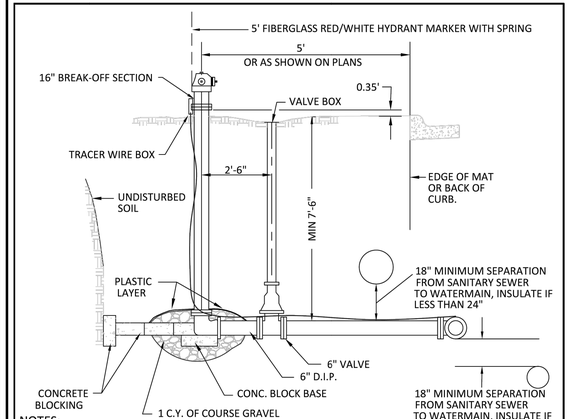
REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET INTERSECTIONS, INSTALL THE CONDUIT(S) IN LINE WITH UTILITY TRENCH LINE WHICH IS 7' FROM LOT LINE.





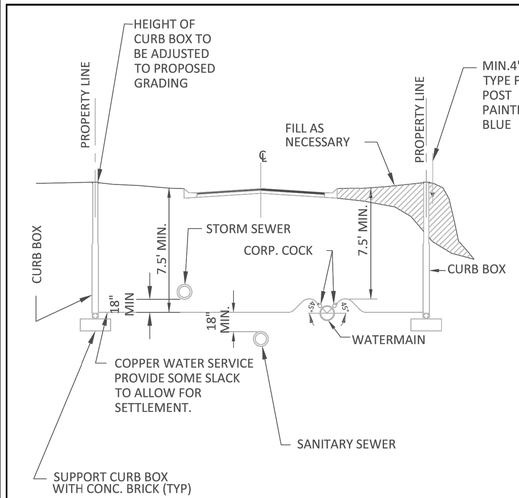
CONDUIT INSTALLATION
N.T.S.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CONDUIT INSTALLATION
		CITY PLATE No. UTL-3



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

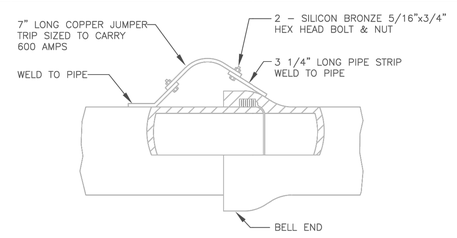
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT
		CITY PLATE No. WAT-1



WATER SERVICE
NTS

NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

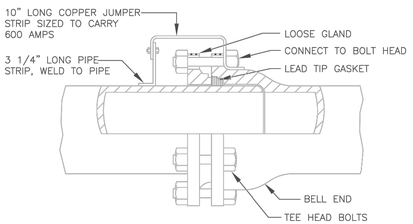
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE
		CITY PLATE No. WAT-2



PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: JOINT CONNECTION
		CITY PLATE No. WAT-4

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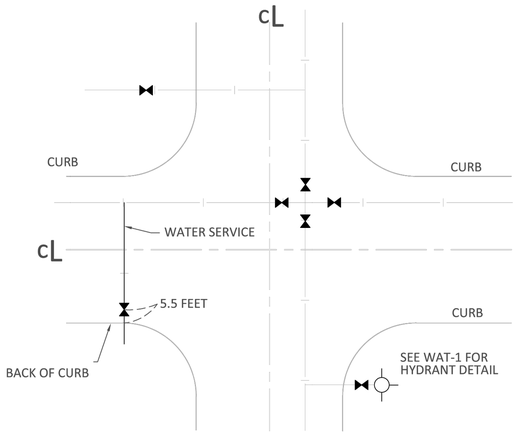
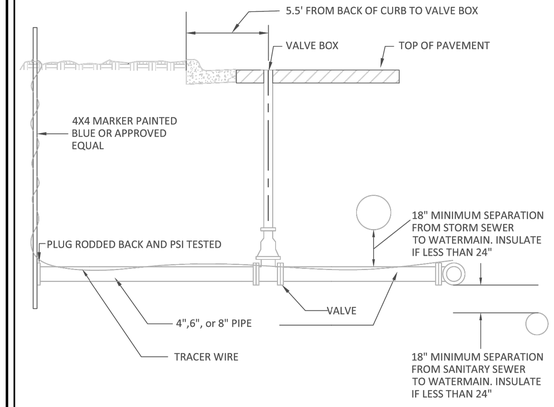


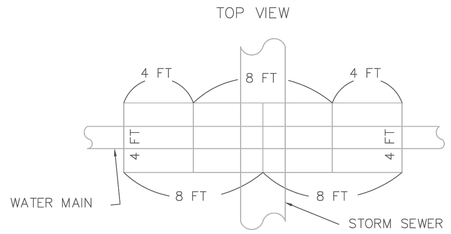
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER.

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATERMAIN VALVE LOCATION
		CITY PLATE No. WAT-3



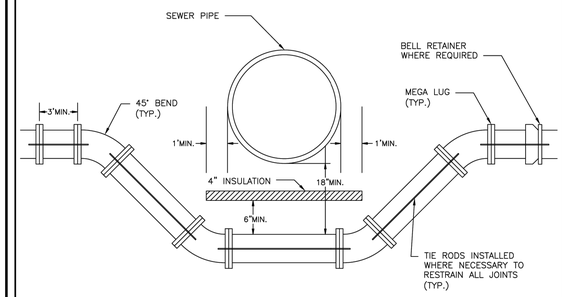
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: WATER MAIN INSULATION
		CITY PLATE No. WAT-6



NOTE:

1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT–6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 – 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT–7

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

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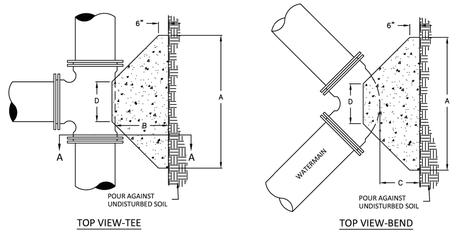
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

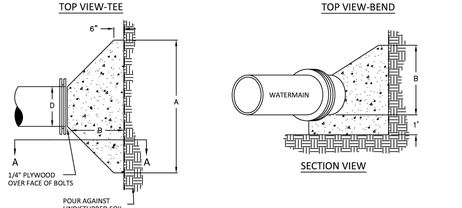
DETAILS

SHEET NO.
C18



TOP VIEW-TEE

TOP VIEW-BEND



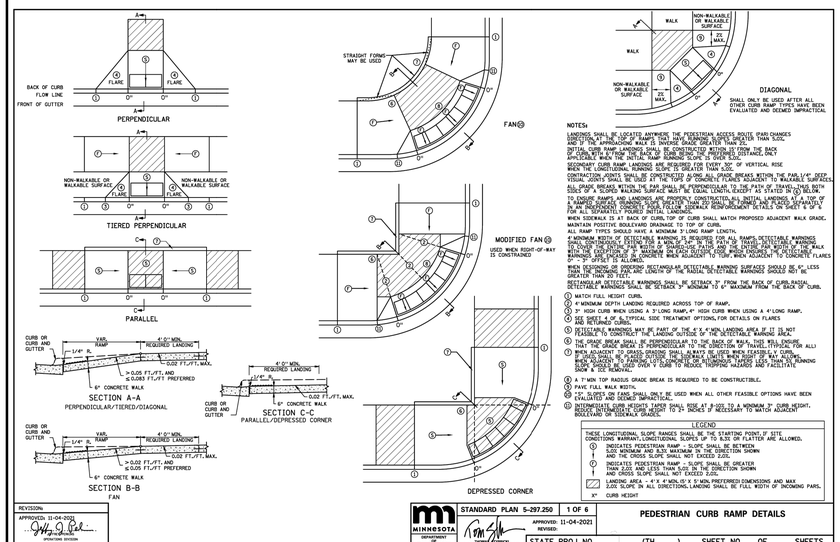
TOP VIEW-PLUG

SECTION VIEW

PIPE SIZE	22 ½° BEND			45° BEND			90° BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.
NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

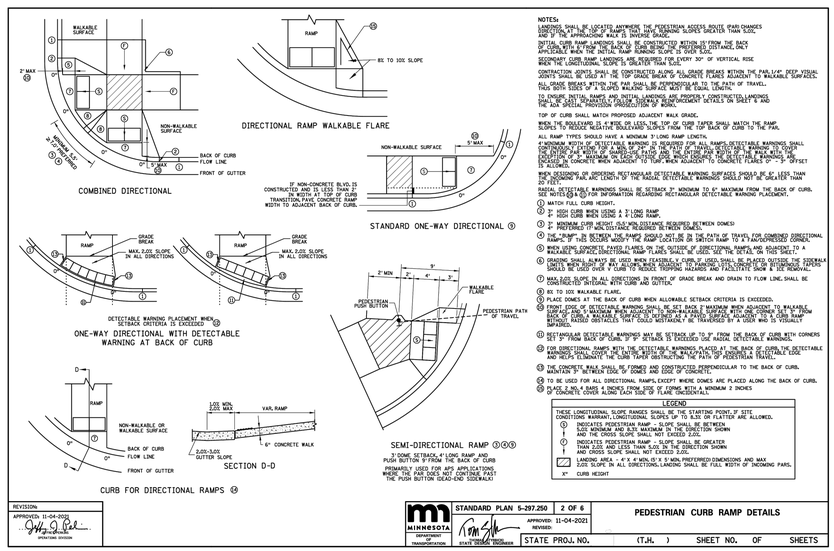
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION. LANDINGS SHALL BE PROVIDED WHERE THE APPROACHING WALK IS SHEDDED GRADE GREATER THAN 5.0%.
INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 10 FROM THE BACK OF CURB, WITH A MINIMUM DEPTH OF 4' AND A MINIMUM WIDTH OF 5' (PERPENDICULAR ONLY SPECIFICALLY ALLOWED FOR INITIAL RAMP LANDINGS). 5' IS THE PREFERRED WIDTH.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR; 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CURB RAMPS ADJACENT TO NON-WALKABLE SURFACES.
ALL CURB RAMPS, WITH 5.0% OR LESS RUNNING GRADE, TO HAVE A CROSS SLOPE OF 2.0% OR LESS. BOTH RUNNING AND CROSS SLOPES SHALL BE MEASURED PERPENDICULAR TO CURB RAMP FLARE.
TO ENSURE RAMPS AND LANDINGS ARE BUILDABLE, CONSTRUCTED INITIAL LANDINGS AT TOP OF A RAMP SHOULD RUNNING SLOPE GREATER THAN 2% SHALL BE FORMED AND PLACED SEPARATELY FROM THE RAMP. SEE STANDARD PLATE CURB RAMP CONCRETE REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE, MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
ALL RAMP TYPES SHOULD HAVE A MINIMUM 3'LONG RAMP LENGTH.
4"MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES) AND THE ENTIRE FROM WIDTH OF THE WALK, WITH ALL EXCEPTIONS OF 2" MINIMUM AND 8" MAXIMUM FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE CONSTRUCTED OF TRUNCATED DOMES AND SHALL BE INSTALLED ON CONCRETE FLARES OF 3" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 4', LESS THAN THE RUNNING LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 24" IN VIEW.
RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES 4 & 10 FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
1) MATCH FULL CURB HEIGHT.
2) 3" HIGH CURB WHEN USING A 3'LONG RAMP.
3) 7" HIGH CURB WHEN USING A 4'LONG RAMP.
4) 3" MINIMUM CURB HEIGHT FOR NON-DETERMINE REQUIRED BETWEEN DOMES!
5) 2" PREFERRED 7" MAX DISTANCE REQUIRED BETWEEN DOMES!
6) THE 2' MIN. BE BETWEEN THE RAMPS DOWN CURB MUST BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. THE 2' MIN. BETWEEN THE RAMPS DOWN CURB MUST BE IN THE PATH OF TRAVEL FOR 2-WAY DIRECTIONAL RAMPS.
7) GRADING SHALL ALWAYS BE USED WHEN FEASIBLY.4' CURB IF USED SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WITHIN RIGHT OF WAY OR WITHIN ROADWAY EASEMENT TO PREVENT SNOW PLOWING OR STORAGE FROM BLOCKING RAMPS. GRADING SHOULD BE USED OVER 4 CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
7) MAX SLOPE IN ALL DIRECTIONS FOR FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE.SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
8) 8% TO 10% WALKABLE FLARE.
9) PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
10) FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 3" MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE AND 6" MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE DOME'S CLEAR SPACE FROM THE BACK OF CURB. DETECTABLE WARNINGS SHALL BE CONSTRUCTED TO PROVIDE A CLEAR SPACE FROM WITHOUT RAISED OBSTACLES THAT COULD NOT EASILY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
11) DETECTABLE WARNINGS SHALL BE SETBACK UP TO 3" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. 9" TO 10" SETBACK EXCEEDS CRITERIA FOR RADIAL DETECTABLE WARNINGS.
12) FOR DIRECTIONAL RAMPS WITH TWO DETECTABLE WARNINGS PLACED AT THE BACK OF CURB,THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH,THUS ENSURING A DETECTABLE EDGE WHICH HELPS DELINEATE THE CURB FROM OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
13) THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB, MAINTAIN 2% SLOPE BETWEEN DOMES AND EDGE OF CONCRETE.
14) TO BE USED FOR ALL DIRECTIONAL RAMPS,EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB, 2 TO 2.5% SLOPE ACROSS FRONT EDGE OF DOMES WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF DETECTABLE WARNINGS.

LEGEND
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT,LONGITUDINAL SLOPES UP TO 8.3% ON FLATTER ARE ALLOWED.
① INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 7.1% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 8.3% AND LESS THAN 9.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4'-5' 4'MIN.=5' X 5' MIN.PREFERRED=DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
X" CURB HEIGHT

REVISIONS	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
	REVISED:		
	STATE PROJ. NO. (TH)	SHEET NO. OF	SHEETS



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X" CURB HEIGHT

REVISIONS	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
APPROVED: 11-04-2021	APPROVED: 11-04-2021		
	REVISED:		
	STATE PROJ. NO. (TH,)	SHEET NO. OF	SHEETS

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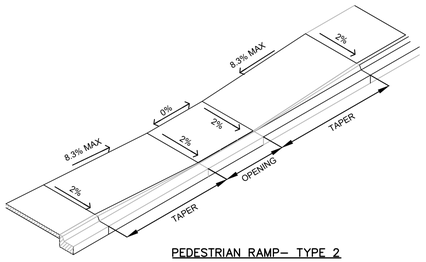
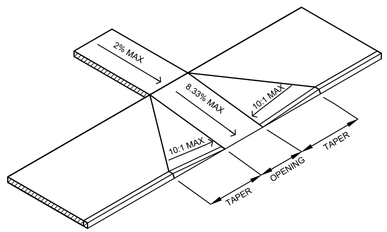


PEDESTRIAN RAMP– TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 2
N.T.S.

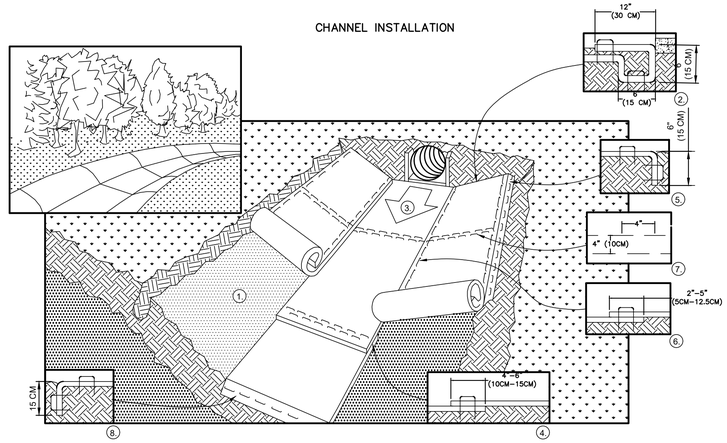


PEDESTRIAN RAMP– TYPE 1

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 1
N.T.S.

CHANNEL INSTALLATION



WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS. [TM]

12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.

A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.

IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE:

* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
N.T.S.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628

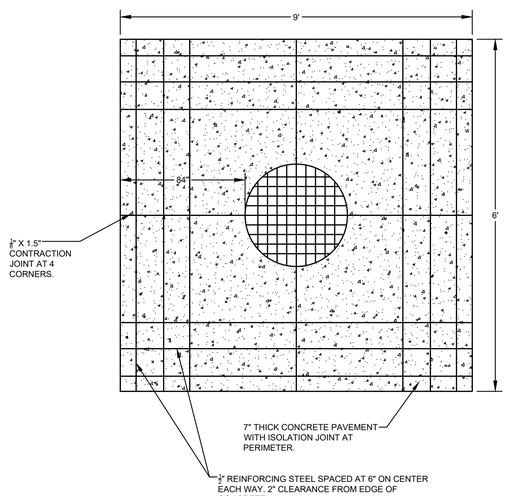
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

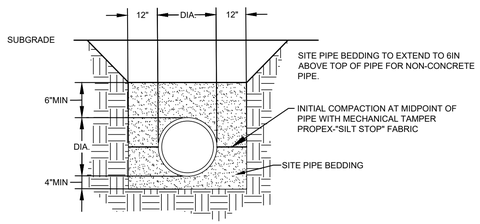
DETAILS

SHEET NO.
C19

MINIMUM SHOWN FOR 24" CASTING. MAINTAIN 18" MINIMUM BETWEEN CORNER OF CASTING AND EDGE OF CONCRETE.



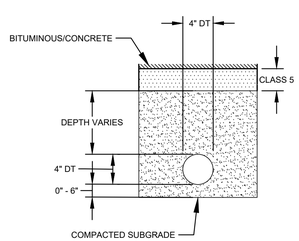
CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.



SITE PIPE BEDDING GRADATION:
SIEVE SIZE % PASSING
1IN 100%
NO. 200 0% - 11%

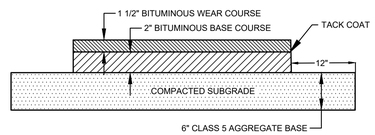
*COMPACTED TO 95% STANDARD PROCTOR DENSITY

SITE PIPE BEDDING
N.T.S.

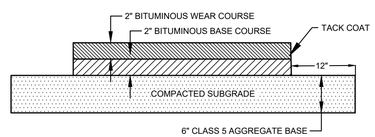


DRAINTILE CROSS SECTION
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



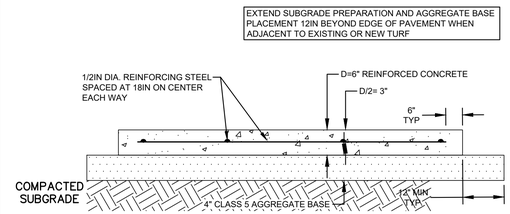
LIGHT DUTY PAVEMENT SECTION



HEAVY DUTY PAVEMENT SECTION

ASPHALT PAVEMENT SECTIONS
N.T.S.

EXTEND SUBGRADE PREPARATION AND AGGREGATE BASE PLACEMENT 12IN BEYOND EDGE OF PAVEMENT WHEN ADJACENT TO EXISTING OR NEW TURF



CONCRETE PAVEMENT SECTION
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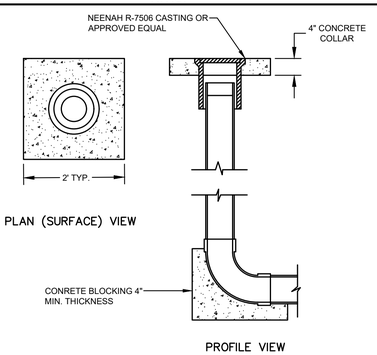

SANITARY SEWER CLEANOUT
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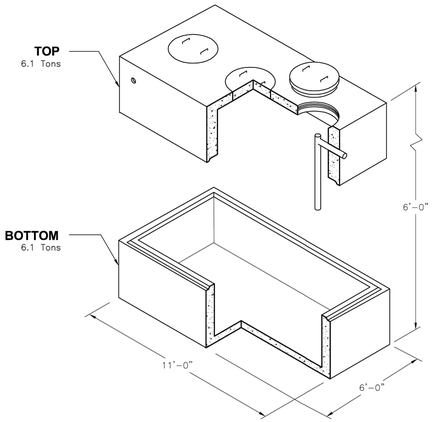

GT-1500

FILE NAME: 324ECGGT1500_ISO.DWG

ISSUE DATE: January, 2008

www.oldcastleprecast.com

5'-0" x 10'-0" x 5'-1" I.D.
Grease Interceptor
1,500 Gallon Capacity

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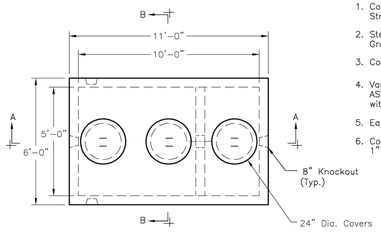
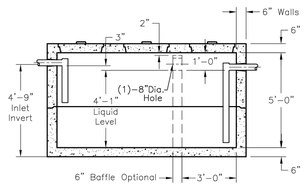
GENERAL NOTES:

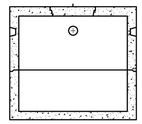
1. Concrete: 28 Day Compressive Strength f'c = 5,000 psi
2. Steel Reinforcement: ASTM A-615, Grade 60
3. Cover to Steel-1" Minimum
4. Vaults are Designed to Meet ASTM C858 and ACI 318 with AASHTO HS-20 Loading
5. Earth Cover-0 to 5 Feet Max.
6. Construction Joint Sealed with 1" Dia. Butyl Rubber or Equivalent



PLAN VIEW



SECTION A-A



SECTION B-B

GT-1500

FILE NAME: 324ECGGT1500_DET.DWG

ISSUE DATE: January, 2008

www.oldcastleprecast.com

5'-0" x 10'-0" x 5'-0" I.D.
Grease Trap
1,500 Gallon Capacity

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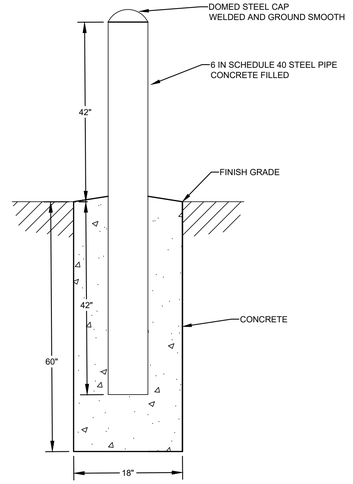
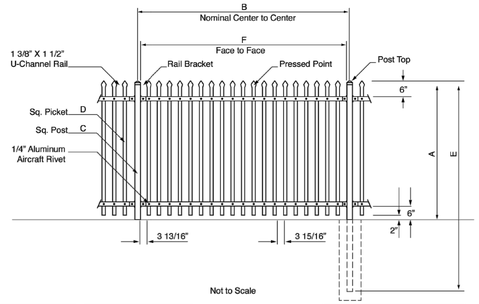


6" STEEL BOLLARD POST
N.T.S.

IRON WORLD™
Residential, Commercial & Industrial Fencing Solutions

9390 Davis Avenue
Howard County, MD 20723
Phone: (301)776-7448
Fax: (301)776-7677
Toll Free: (866)310-2747
www.ironworldfencing.com



Not to Scale

NOM HEIGHT (A)
3'-0"
3'-6"
4'-0"
5'-0"
6'-0"
7'-0"
8'-0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2"SQX14GA
2 1/2"SQ X 12 OR 14 GA
3"SQ X 12 GA
4"SQ X 11 GA
6"SQ X 3/16" WALL
U CHANNEL RAIL 11GA

PICKET OPTION (D)	
3/4"SQ OR 1"SQ	14 GA 16 GA 18 GA

A	42"	"NOM HEIGHT
B		"NOM SECTION LENGTH
C	2 1/2"	"POST SIZE 14 GAUGE
D	3/4"	"PICKET SIZE 18 GAUGE
E	6.5'	"POST LENGTH
F	8.0'	"FACE TO FACE OF POSTS W/ STD. FLAT MOUNTBRACKET

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. THE MAVERICK-I (INDUSTRIAL) UTILIZING AN 11 GAUGE CHANNEL FOR BOTH 3/4 AND 1 INCH STEEL PICKETS.

MAVERICK™ I (INDUSTRIAL)

Barcelona 2 Rail Traditional Bottom

NOTE:
1. PYRAMID WROUGHT IRON POST TOP.
2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

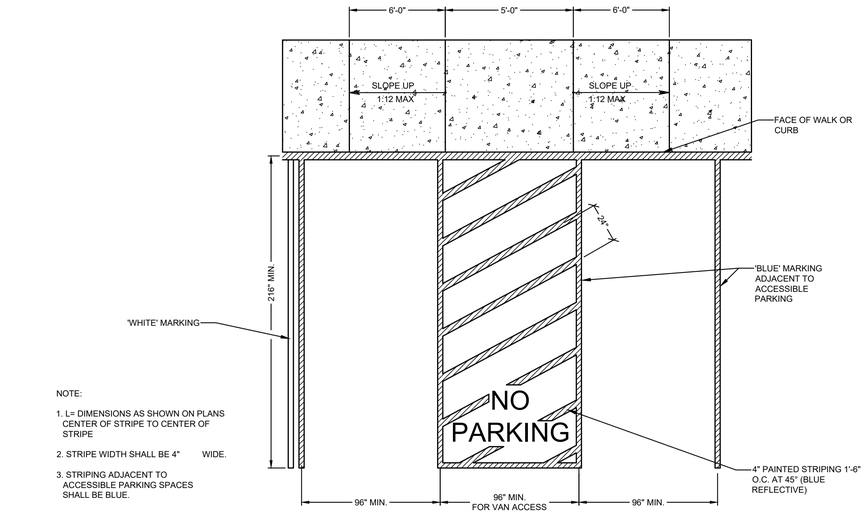
42" HIGH ORNAMENTAL FENCE
N.T.S.

REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW
2	05/30/2025	REVISION PER CITY REVIEW

DATE: 05/30/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

I hereby certify that this plan, specification, or report 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.

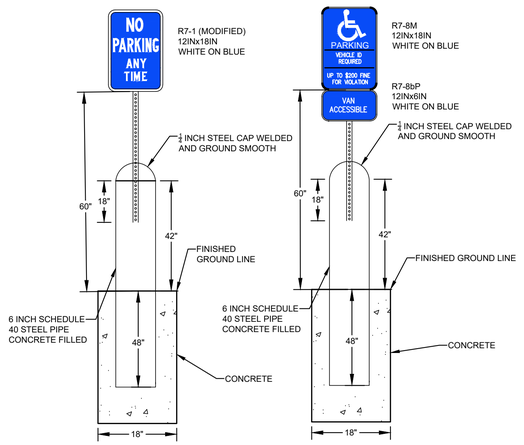
Signed: Christopher J. Dahm
Date: 05/30/2025 Lic. No. 58628



NOTE:

1. L= DIMENSIONS AS SHOWN ON PLANS CENTER OF STRIPE TO CENTER OF STRIPE
2. STRIPE WIDTH SHALL BE 4" WIDE.
3. STRIPING ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE BLUE.

ACCESSIBLE PARKING SPACE AND HANDICAP RAMP
N.T.S.

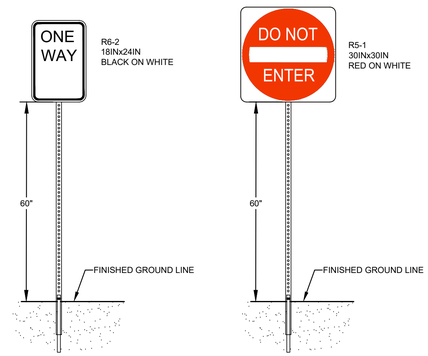


NO PARKING SIGN

SITE ACCESSIBLE SIGN

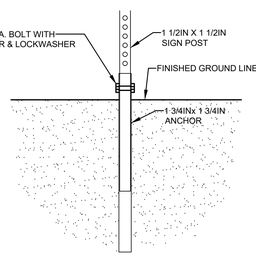
NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE WITH BOLLARD
N.T.S.



ONE WAY SIGN

DO NOT ENTER SIGN



NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. LEAVE 1 TO 2 HOLES EXPOSED ABOVE FINISHED GROUND LINE FOR CONNECTIONS OF POST TO ANCHOR
3. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

SITE SIGNAGE
N.T.S.

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.

C20

N:\Projects Current\25-0038.00 CRE (I Ramsey)\Engineering\CAD Files\CRE Cover\SWPPP\Details.dwg
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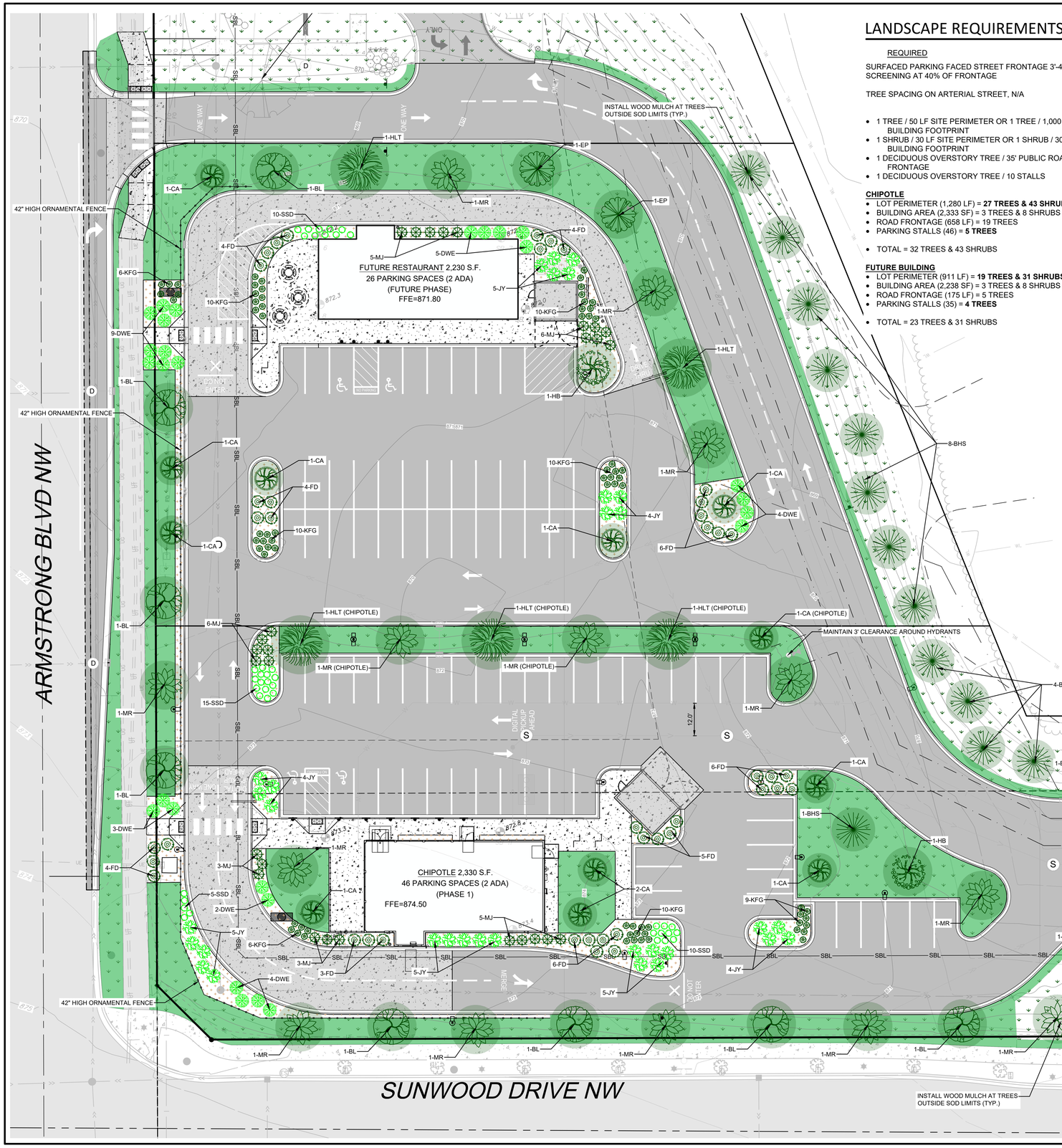

LANDSCAPE REQUIREMENTS:

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX. SCREENING AT 40% OF FRONTAGE	3' HIGH ORNAMENTAL FENCE
TREE SPACING ON ARTERIAL STREET, N/A	OVERSTORY 35' SPACING ON DEVELOPABLE AREA
• 1 TREE / 50 LF SITE PERIMETER OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT • 1 SHRUB / 30 LF SITE PERIMETER OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT • 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE • 1 DECIDUOUS OVERSTORY TREE / 10 STALLS	

CHIPOTLE
- LOT PERIMETER (1,280 LF) = **27 TREES & 43 SHRUBS**
- BUILDING AREA (2,333 SF) = 3 TREES & 8 SHRUBS
- ROAD FRONTAGE (658 LF) = 19 TREES
- PARKING STALLS (46) = **5 TREES**

• TOTAL = 32 TREES & 43 SHRUBS	47 TREES & 64 SHRUBS

FUTURE BUILDING
- LOT PERIMETER (911 LF) = **19 TREES & 31 SHRUBS**
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- ROAD FRONTAGE (175 LF) = 5 TREES
- PARKING STALLS (35) = **4 TREES**

• TOTAL = 23 TREES & 31 SHRUBS	25 TREES & 56 SHRUBS
	(SEE NORTH PLAN FOR PLANT SCHEDULE)

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- PROPOSED DOUBLE SHREDDED BROWN MULCH
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUB/GRASS

0' 20' 40'
SCALE: 1"=20'

LANDSCAPE NOTES:

PER CITY OF RAMSEY ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:

A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:

OVERSTORY TREES	2-INCH DIAMETER
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B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.

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(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

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FILE NO.: 25-0038.00

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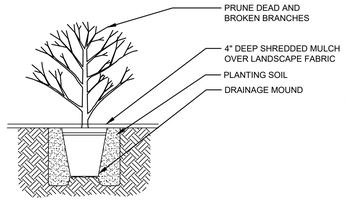
TEL: 763-262-9062 FAX: 763-262-9044

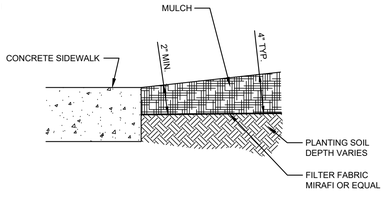
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

LANDSCAPE PLAN (SOUTH)

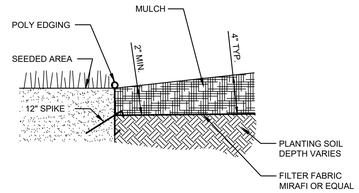
SHEET NO.
C21



SHRUB PLANTING DETAIL
N.T.S.



MULCH AT SIDEWALK DETAIL
N.T.S.



MULCH AT SEEDED AREA DETAIL
N.T.S.

LANDSCAPE REQUIREMENTS:

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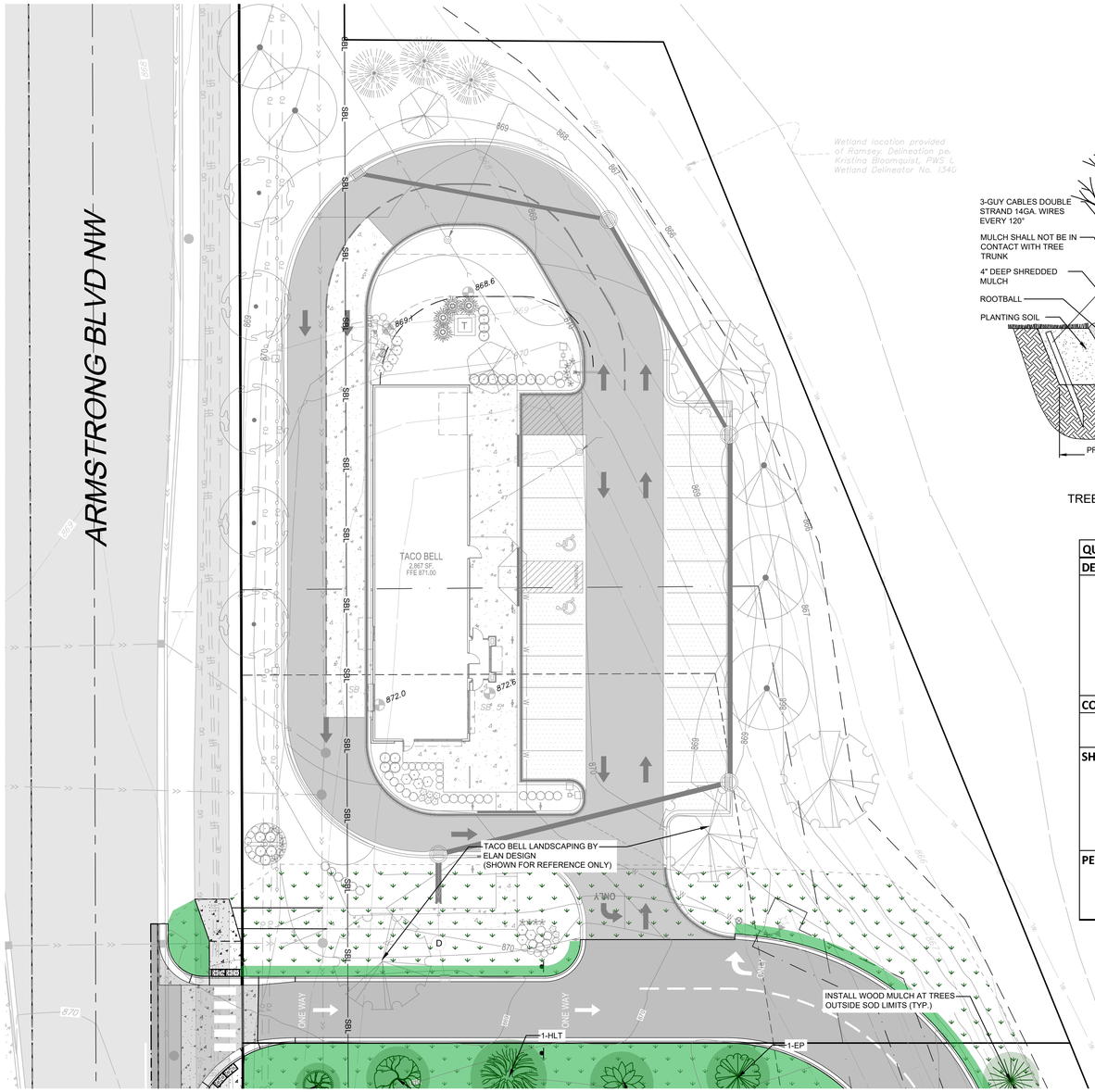
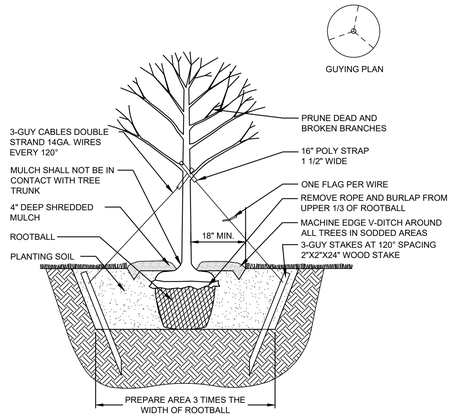
- PROPOSED SHRUB/GRASS

N

0' 20' 40'
SCALE: 1"=20'





TREE PLANTING DETAIL
N.T.S.

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(SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
DECIDUOUS TREES						
9	**BL**	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2" DIAMETER	50'+	STRAIGHT TRUNK, NO V-CROTCH
15	**CA**	CRABAPPLE	MALUS	1.5" DIAMETER	10'+	STRAIGHT TRUNK, NO V-CROTCH
5	**EP**	ELM, PATRIOT	ULMUS WILSONIANA HYBRID	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
3	**HB**	HACKBERRY	CELTIS OCCIDENTALIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
7	**HLT**	HONEYLOCUST, THORNLESS	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
14	**MR**	MAPLE, RED	ACER RUBRUM	2" DIAMETER	40'+	STRAIGHT TRUNK, NO V-CROTCH
53	**TOTAL**					
CONIFEROUS TREES						
19	**BHS**	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
19	**TOTAL**					
SHRUBS						
27	**DWE**	DWARF-WINGED EUONYMUS	EUONYMUS ALATUS "COMPACTUS"	24"	8'	
42	**FD**	FIREDANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24"	3'	
32	**JY**	JAPANESE YEW	TAXUS CUSPIDATA	24"	6'	
28	**MJ**	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	24"	6'	
129	**TOTAL**					
PERENNIALS & ORNAMENTAL GRASSES						
73	**KFG**	KARL FOERSTER FEATHER REED GRASS	CORNUS SERICEA 'BAILADELINE'	1 GAL. CONT.	5'	
40	**SSD**	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL. CONT.	12"	
113	**TOTAL**					

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GOPHER STATE ONE CALL
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MINNESOTA TOLL FREE 1-800-252-1166

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CHECKED BY: MJM, CJD
DWG FILE: LANDSCAPE
FILE NO.: 25-0038.00

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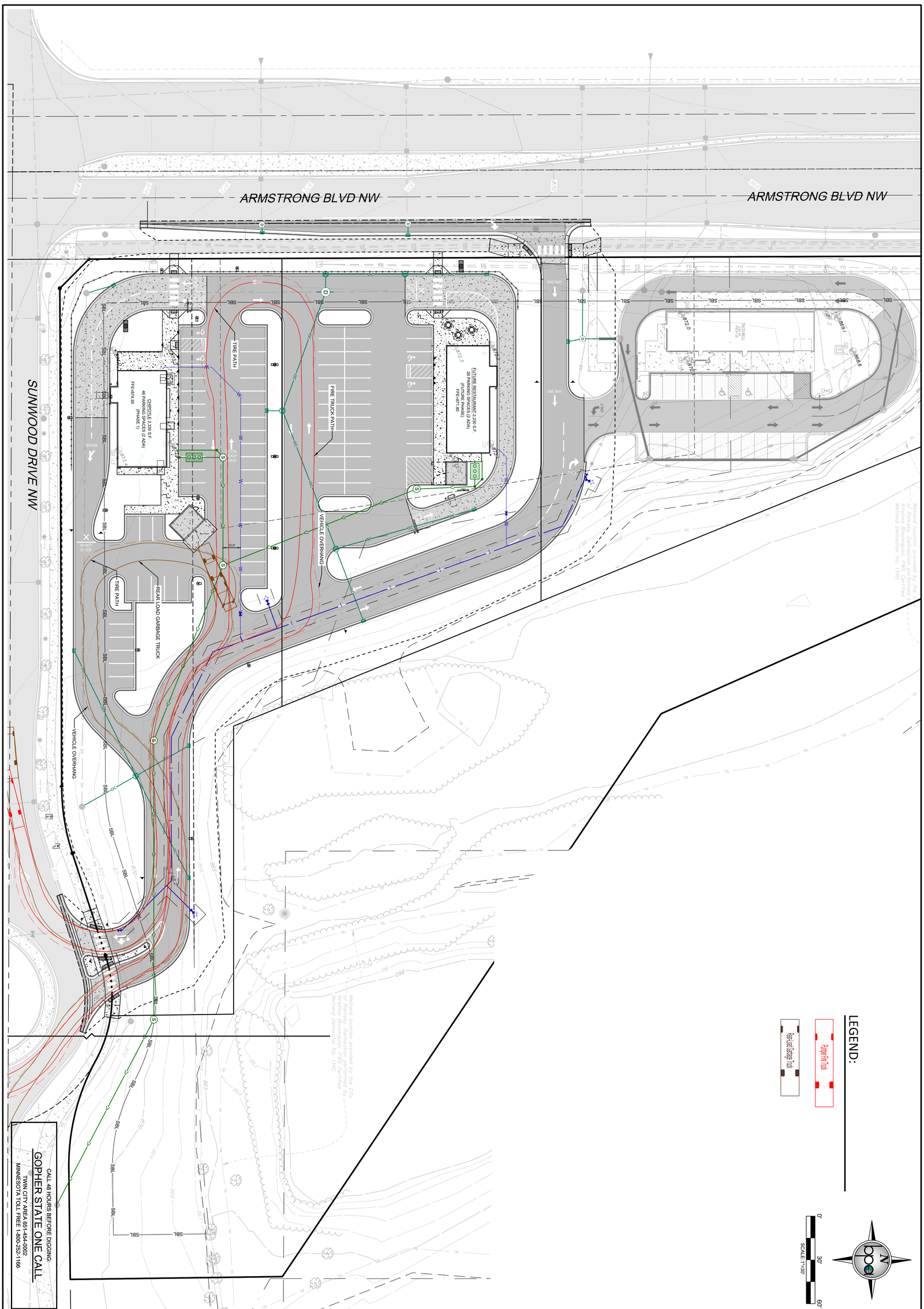
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (NORTH)

SHEET NO.
C22

5/30/2025 2:14 PM N:\Projects Current\25-0038.00 CRE (Ramsey)\Engineering\CAD Files\CRE Landscape.dwg

5/30/2025 2:14 PM N:\Projects Current\25-0038.00 CRE CI Ramsey\Engineering\CAD Files\CRE Ramsey Vehicle.dwg



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SHEET NO.
C23

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

VEHICLE TURNING EXHIBIT

BOGART, PEDERSON & ASSOCIATES, INC.
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Date: 05/30/2025 Lic. No. 58628

DATE:	05/30/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	VEHICLE TURN
FILE NO.:	25-0038.00

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