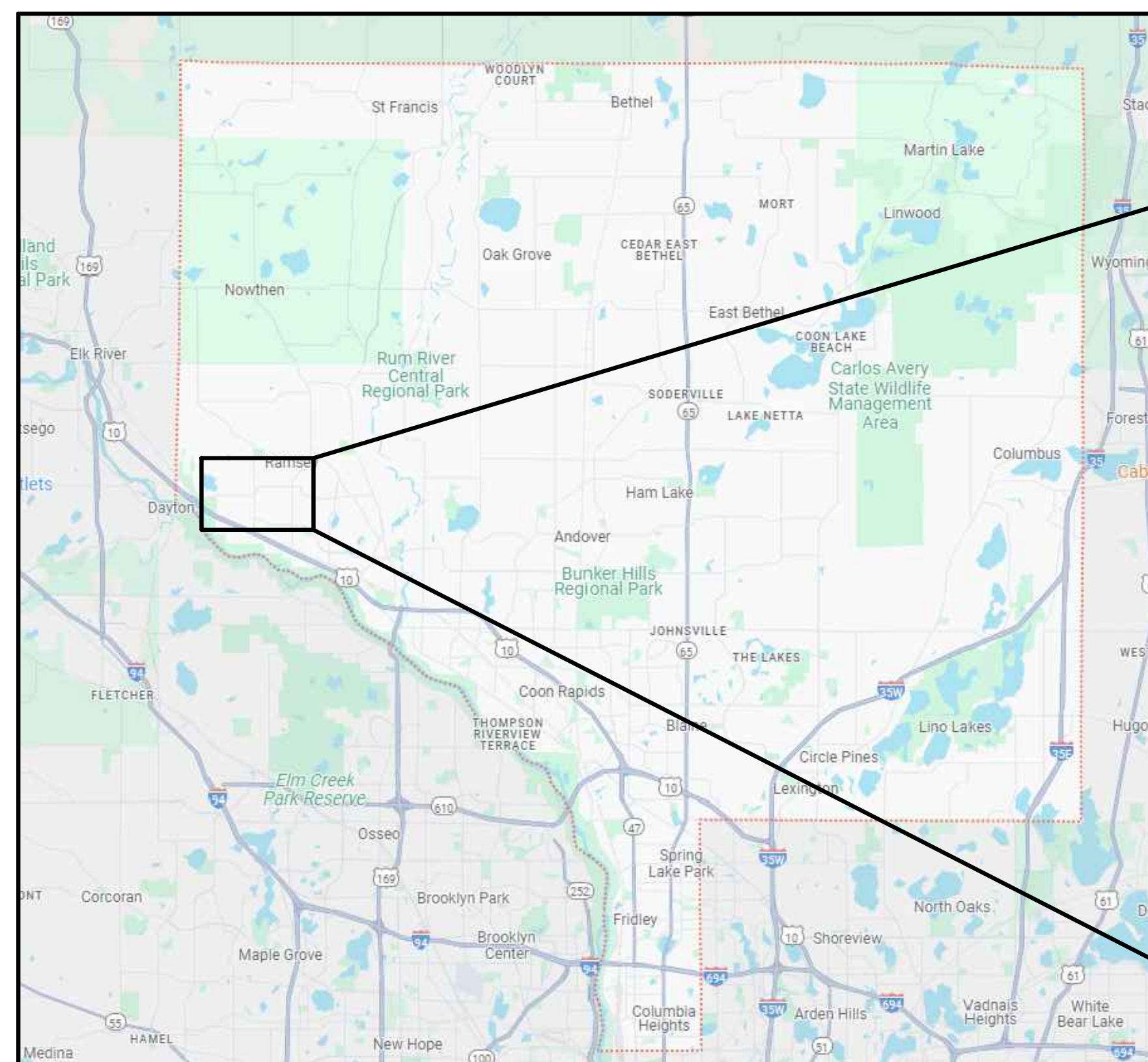


# CHIPOTLE, FUTURE RESTAURANT CAPITAL REAL ESTATE

ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW  
CITY OF RAMSEY, ANOKA COUNTY, MN

MAY 2025  
PRELIMINARY PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



**ANOKA COUNTY, MINNESOTA**

**PROJECT LOCATION**

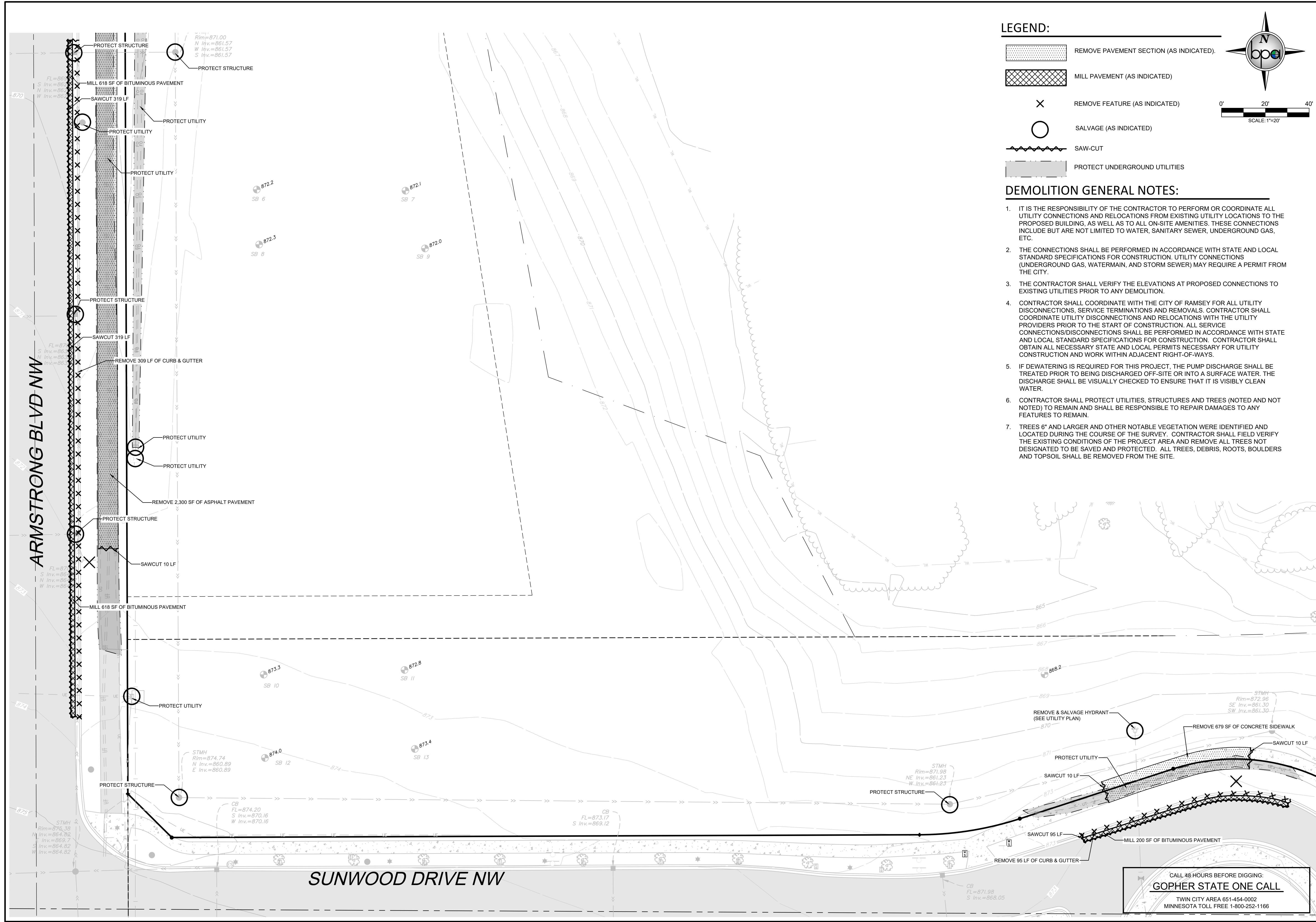


**VICINITY MAP**

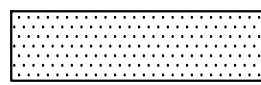





Civil Plans	
Sheet Number	Sheet Title
	Cover
C1	Demolition Plan (South)
C2	Demolition Plan (North)
C3	Total Site Plan
C4	Site Plan (South)
C5	Site Plan (North)
C6	Grading Plan (South)
C7	Grading Plan (North)
C8	Utility Plan (South)
C9	Utility Plan (North)
C10	Erosion Control Plan (North)
C11	Erosion 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

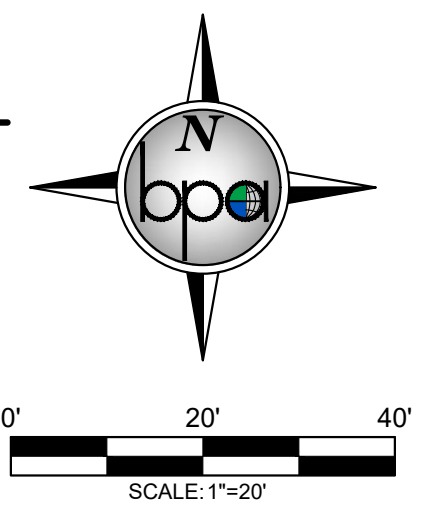
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PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D. QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC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



**LEGEND:**

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



**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.
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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.

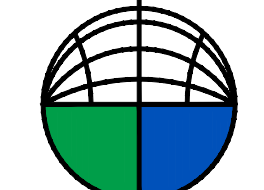
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DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	DEMOLITION
FILE NO.:	25-0038.00

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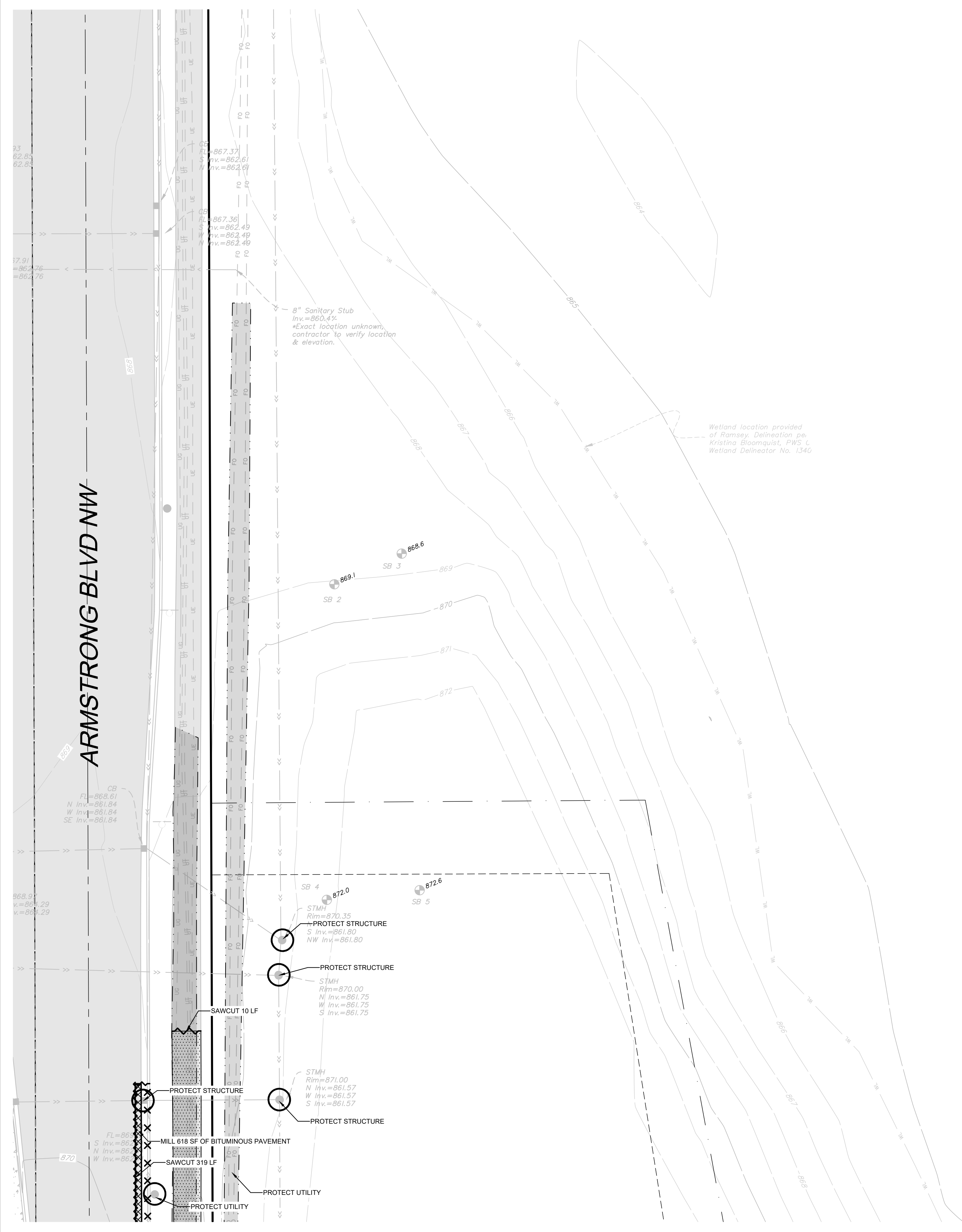
**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 13076 FIRST STREET, BECKER, MN 55508-9322  
 TEL: 763-262-8822 FAX: 763-262-8844



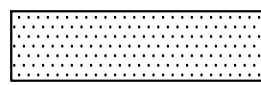





**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
**DEMOLITION PLAN (SOUTH)**

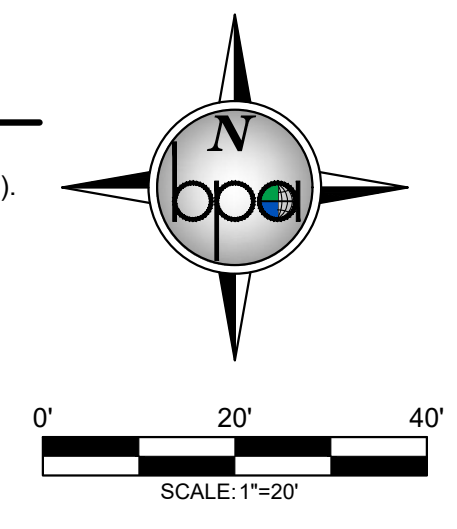
SHEET NO.  
**C1**

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



**LEGEND:**

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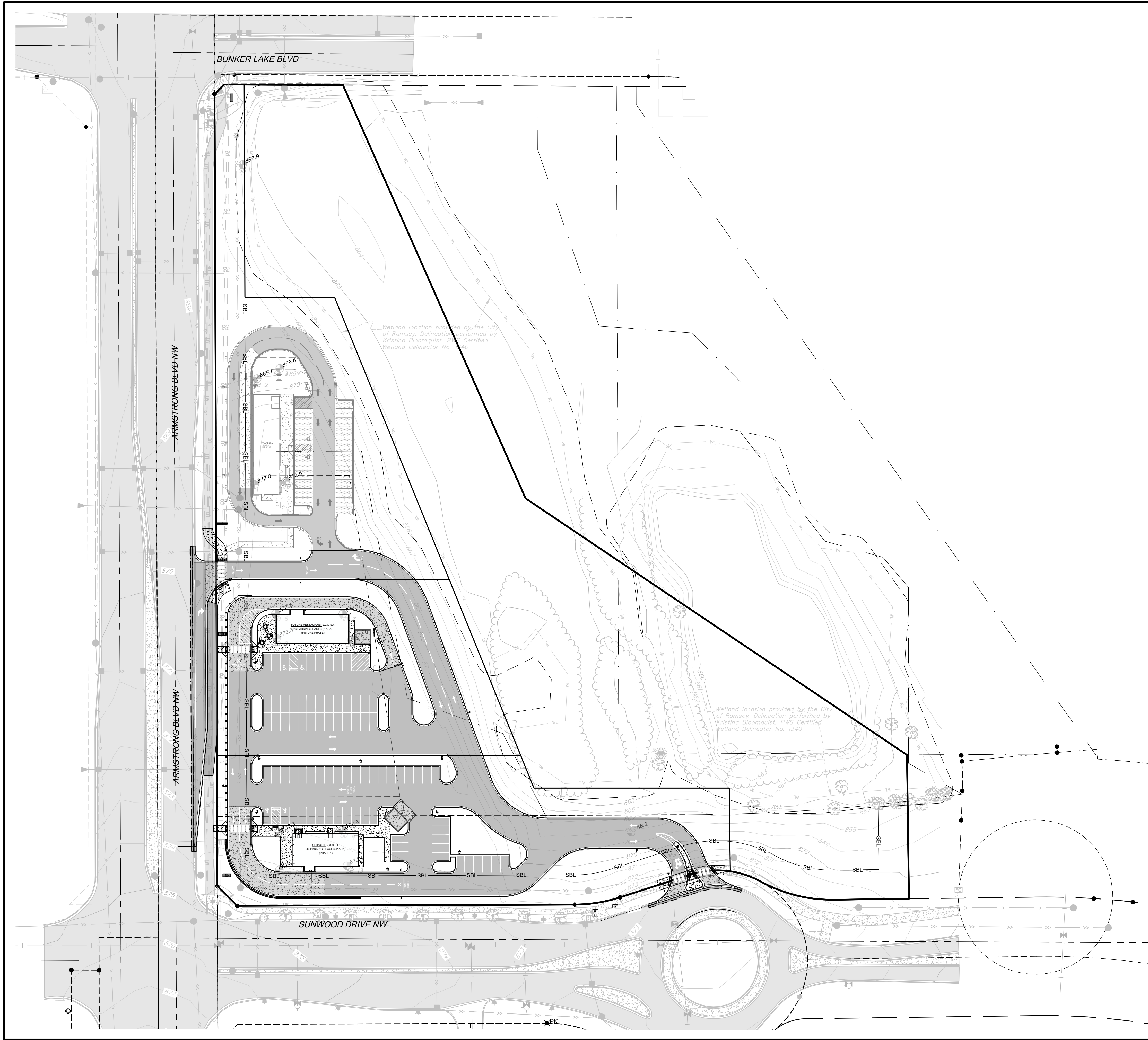
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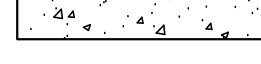
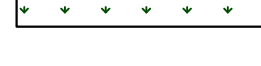



**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
**DEMOLITION PLAN (NORTH)**

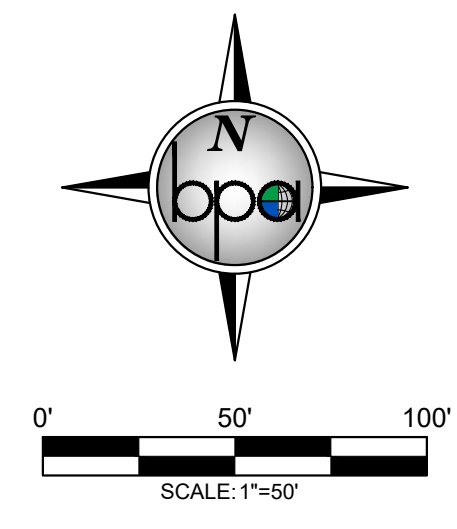
SHEET NO.  
C2

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



**LEGEND:**

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



REV NO.	DATE	DESCRIPTION
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DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	SITE BASE
FILE NO.:	25-0038.00

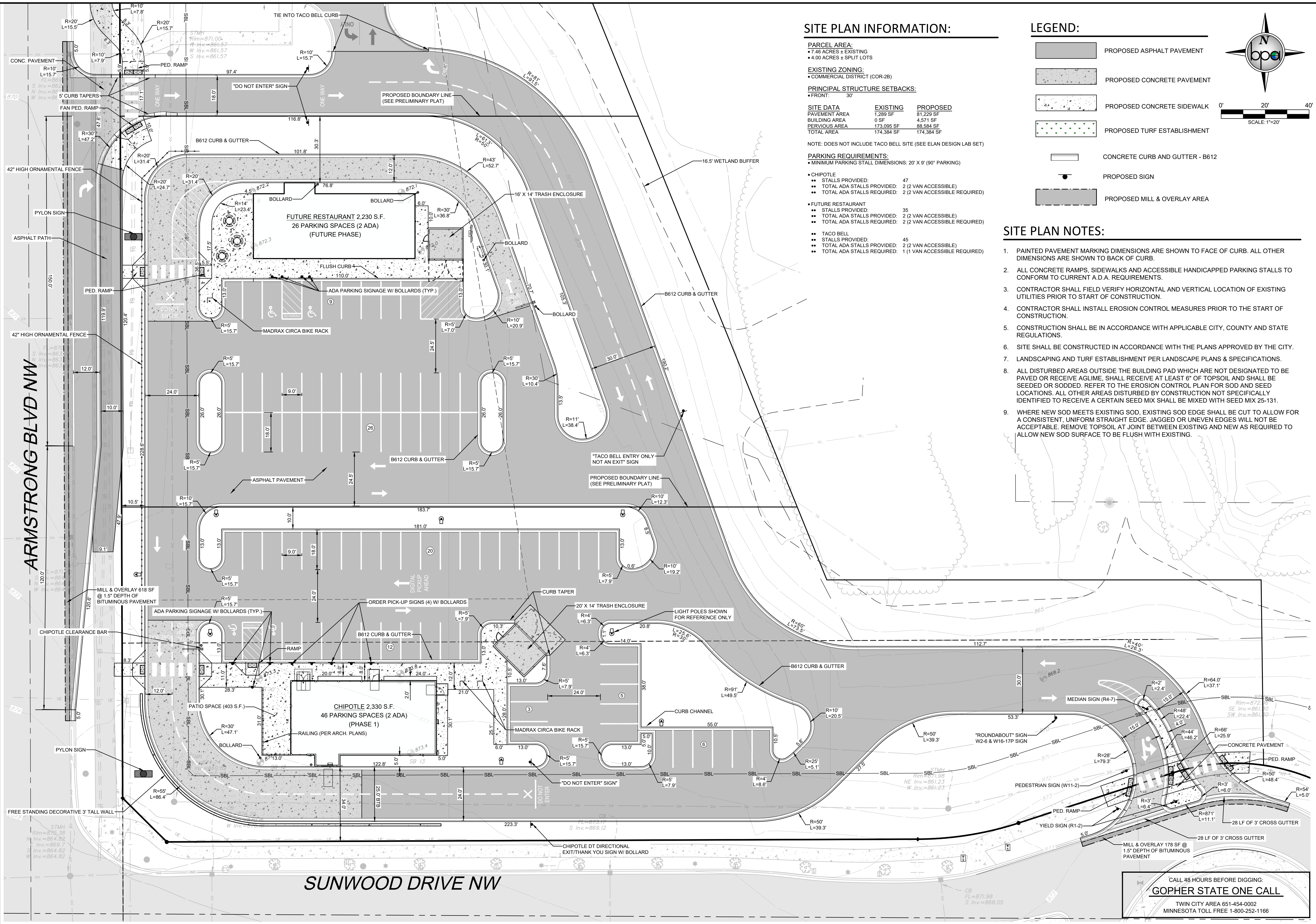
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**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
**TOTAL SITE PLAN**

SHEET NO.  
C3

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



**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	173,096 SF	83,694 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**

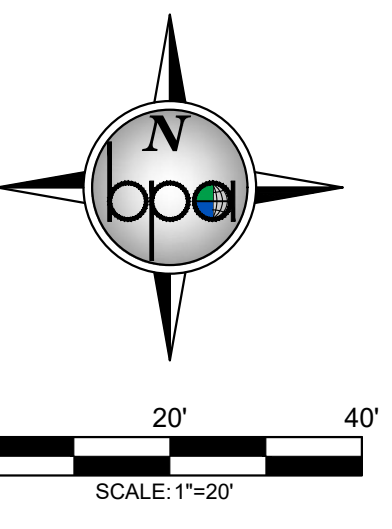
- STALLS PROVIDED: 35
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**TACO BELL**

- 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



**SITE PLAN NOTES:**

- PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
- LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
- 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 SEED 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.
- 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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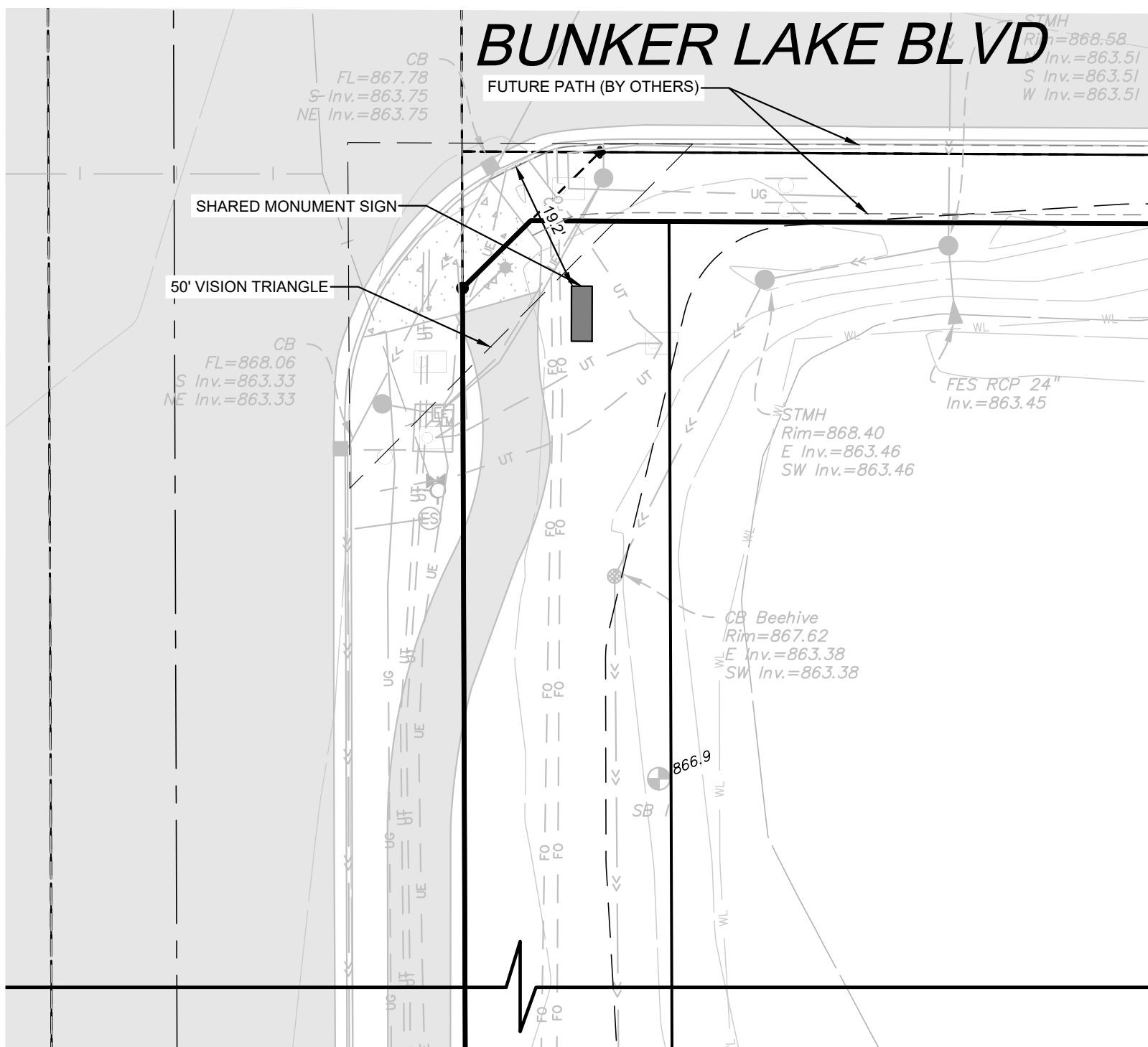
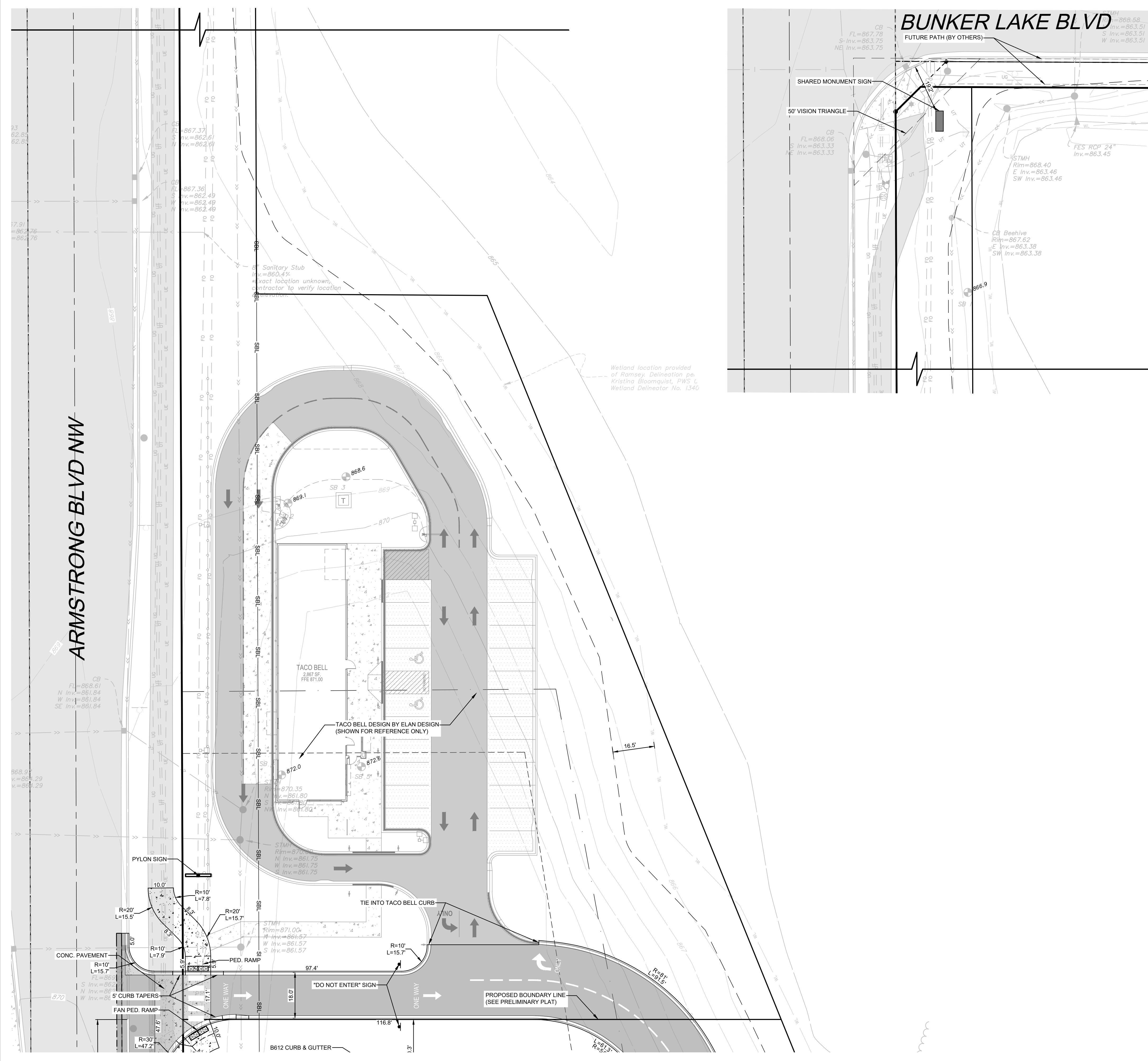
**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
 SITE PLAN (SOUTH)

SHEET NO.  
**C4**

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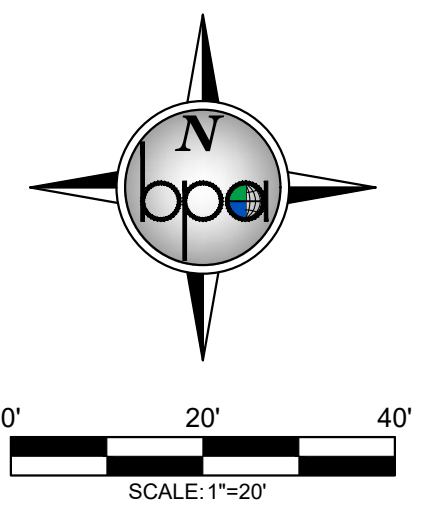
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**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
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- PROPOSED SIGN
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  - FUTURE RESTAURANT
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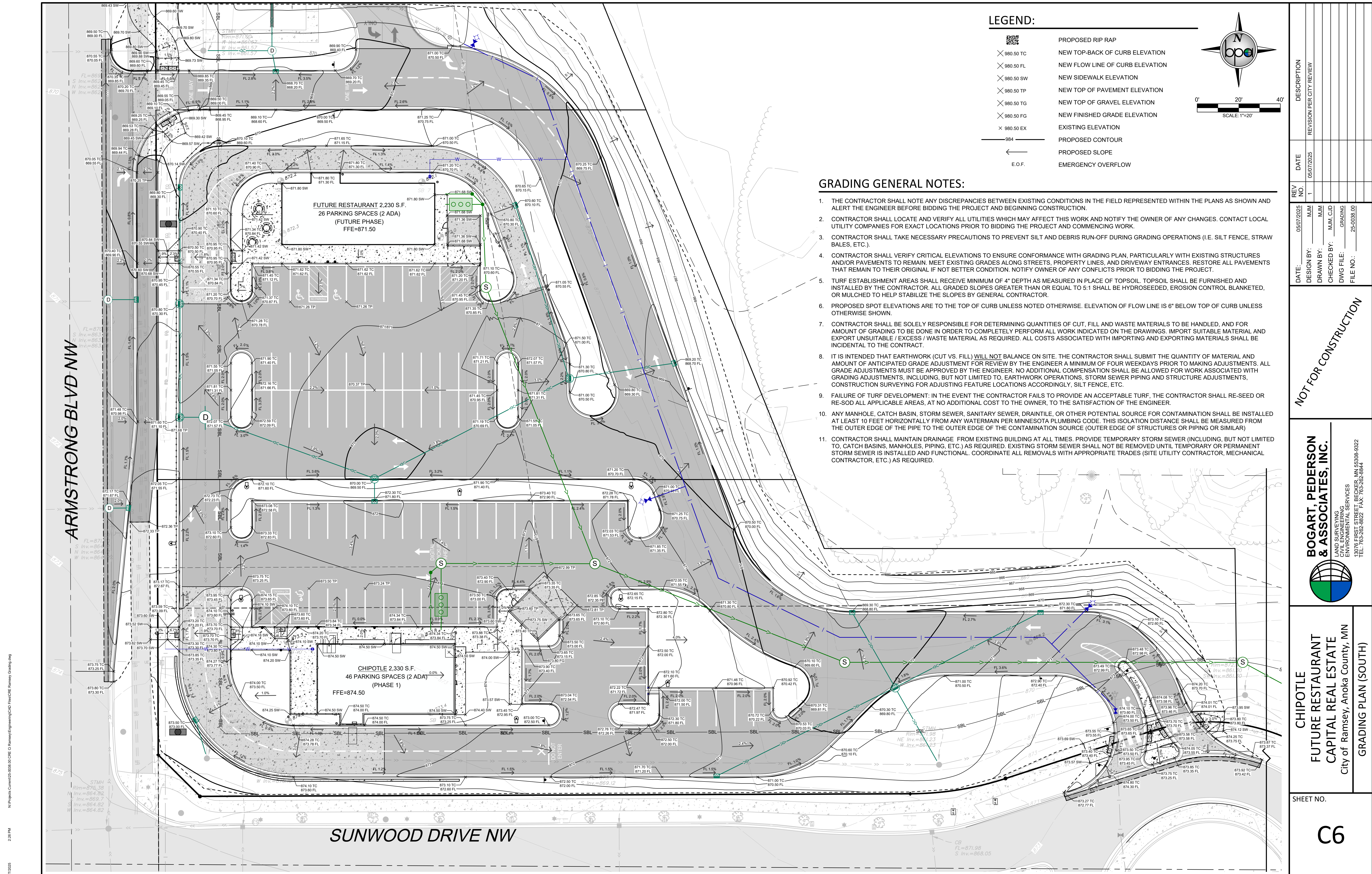
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**CHIPOTLE  
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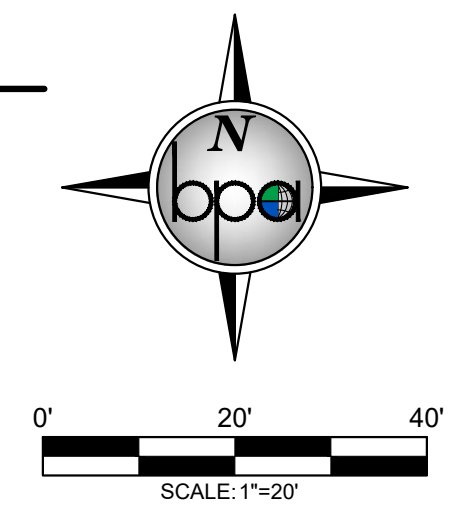
SHEET NO.  
**C5**

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



**LEGEND:**

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



**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 HYDROSEEDING, 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.

FUTURE RESTAURANT 2,230 S.F.  
26 PARKING SPACES (2 ADA)  
(FUTURE PHASE)  
FFE=871.50

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

SUNWOOD DRIVE NW

ARMSTRONG BLVD NW

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

DATE:	05/07/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	GRADING
FILE NO.:	25-0038.00

**NOT FOR CONSTRUCTION**

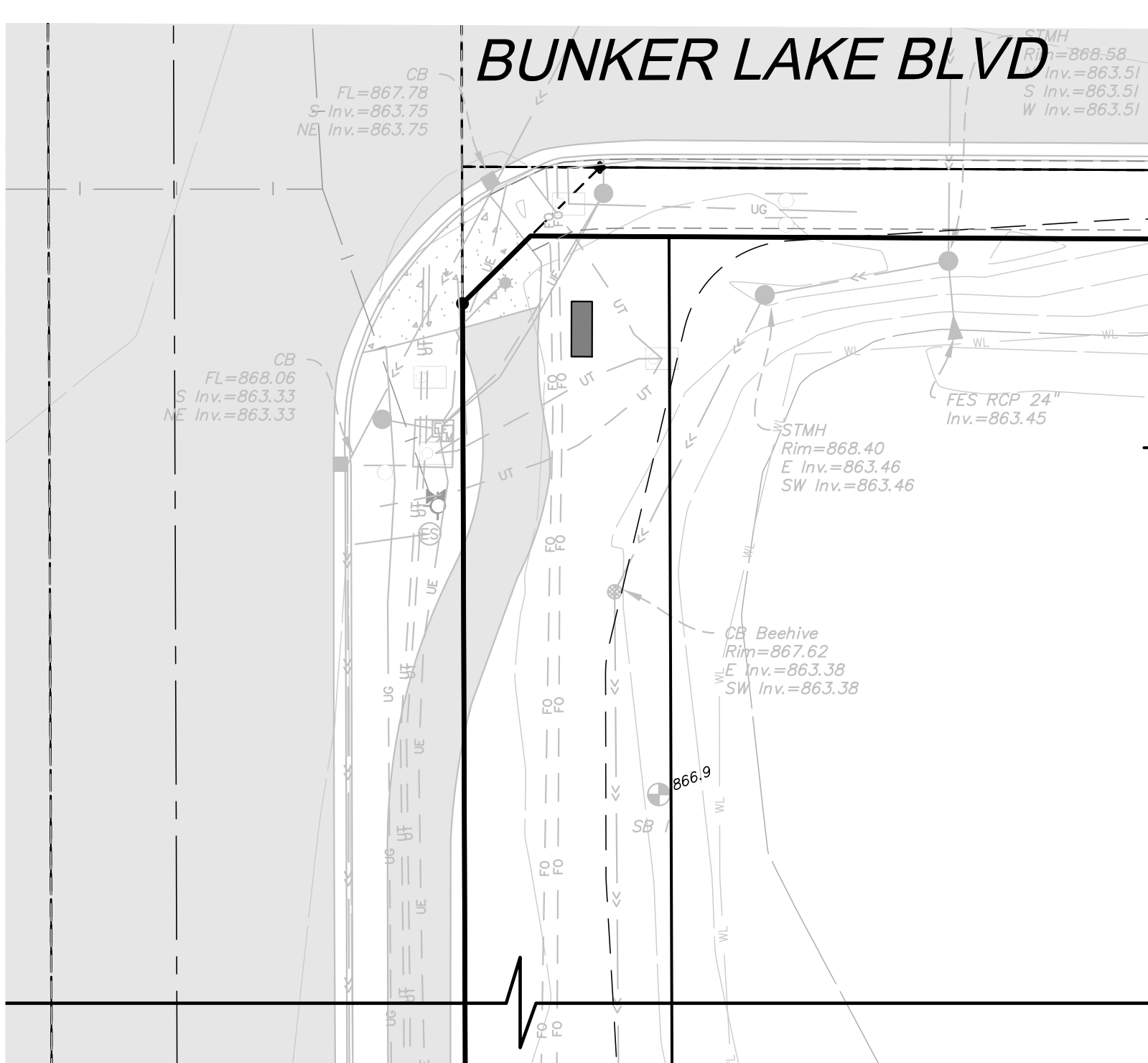
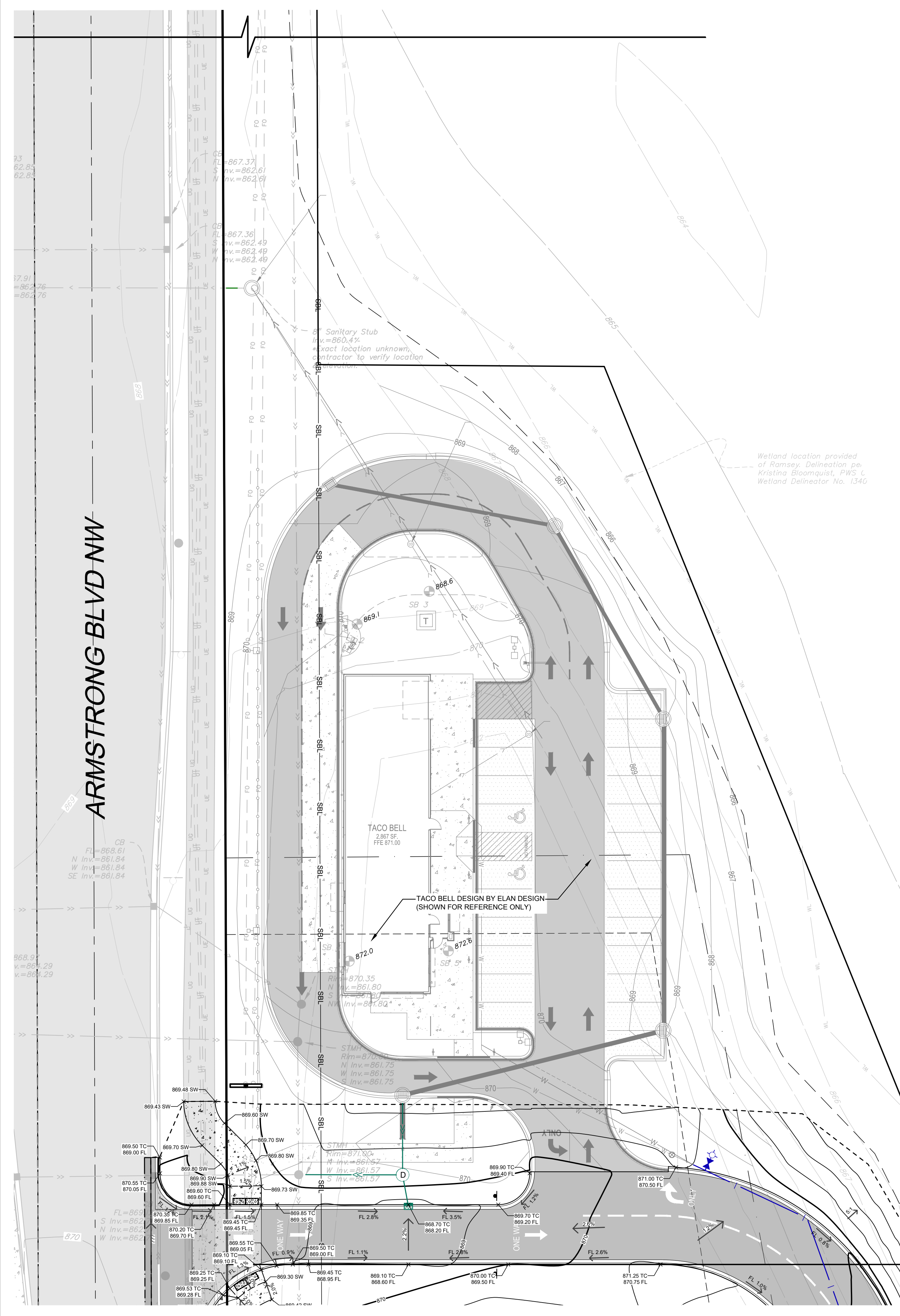
**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
13076 FIRST STREET, BECKER, MN 55508-9322  
TEL: 763-265-8822 FAX: 763-265-8844

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

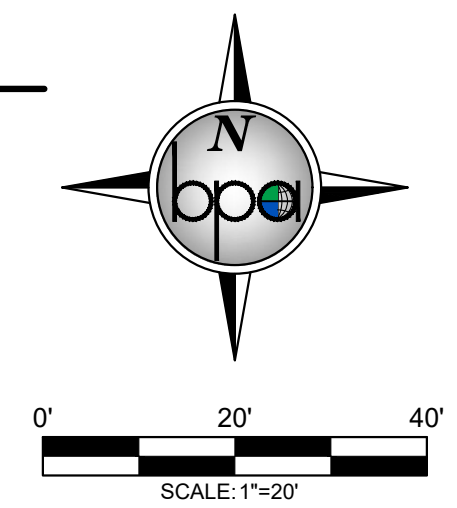
  

SHEET NO.  
**C6**



**LEGEND:**

- ▣ 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



**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 HYDROSEEDDED, 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.
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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.

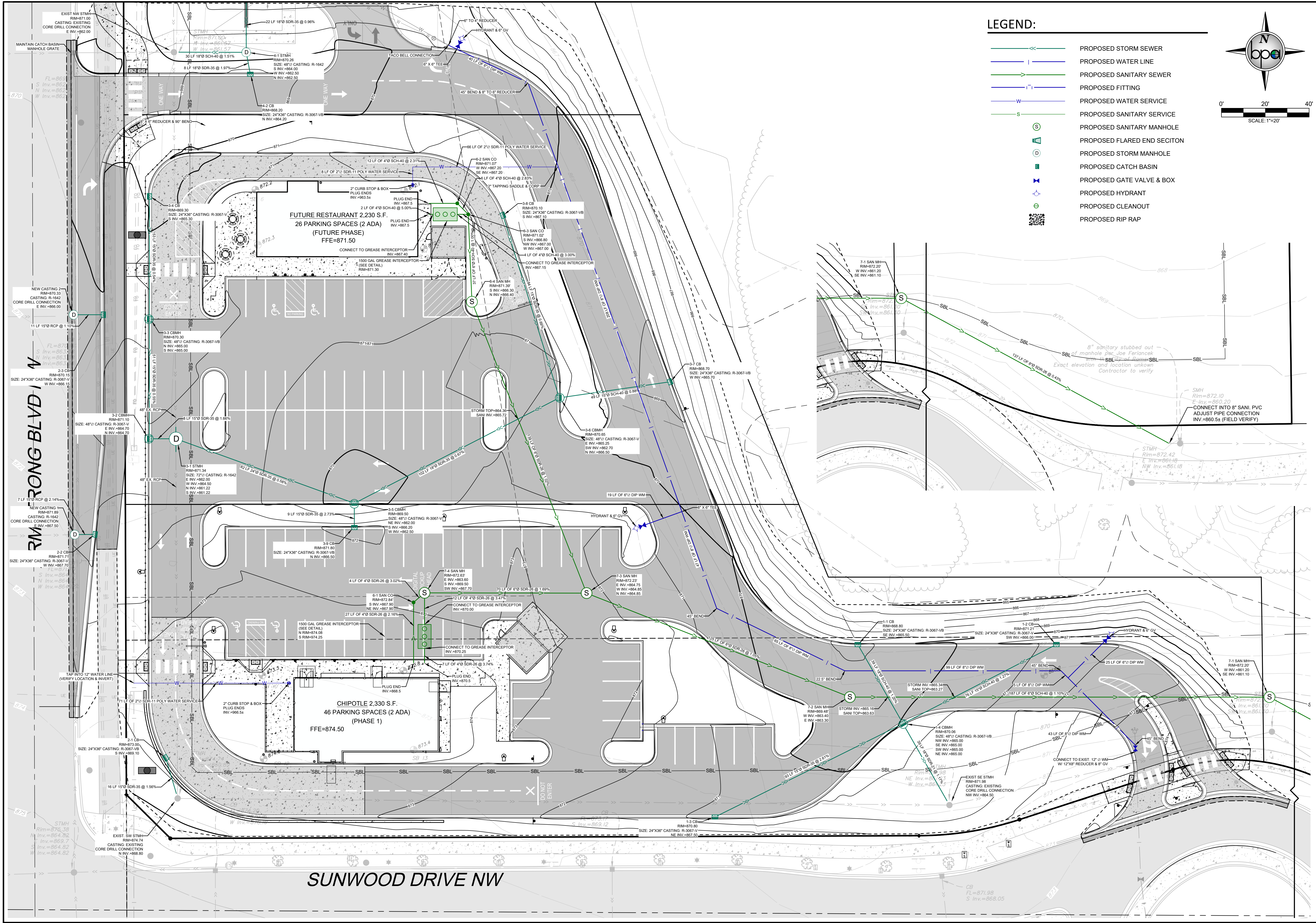
REV NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW

**NOT FOR CONSTRUCTION**

**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
13076 FIRST STREET, BECKER, MN 55508-9922  
TEL: 763-262-8822 FAX: 763-262-8844

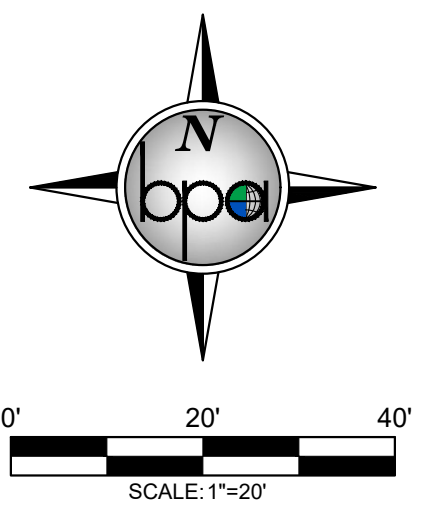
**CHIPOTLE  
FUTURE RESTAURANT  
CAPITAL REAL ESTATE**  
City of Ramsey, Anoka County, MN  
GRADING PLAN (NORTH)

SHEET NO.  
**C7**



**LEGEND:**

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



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

DATE: 05/07/2025  
 DESIGN BY: MJM  
 DRAWN BY: MJM, CJD  
 DWG FILE: UTILITY  
 FILE NO.: 25-0038.00

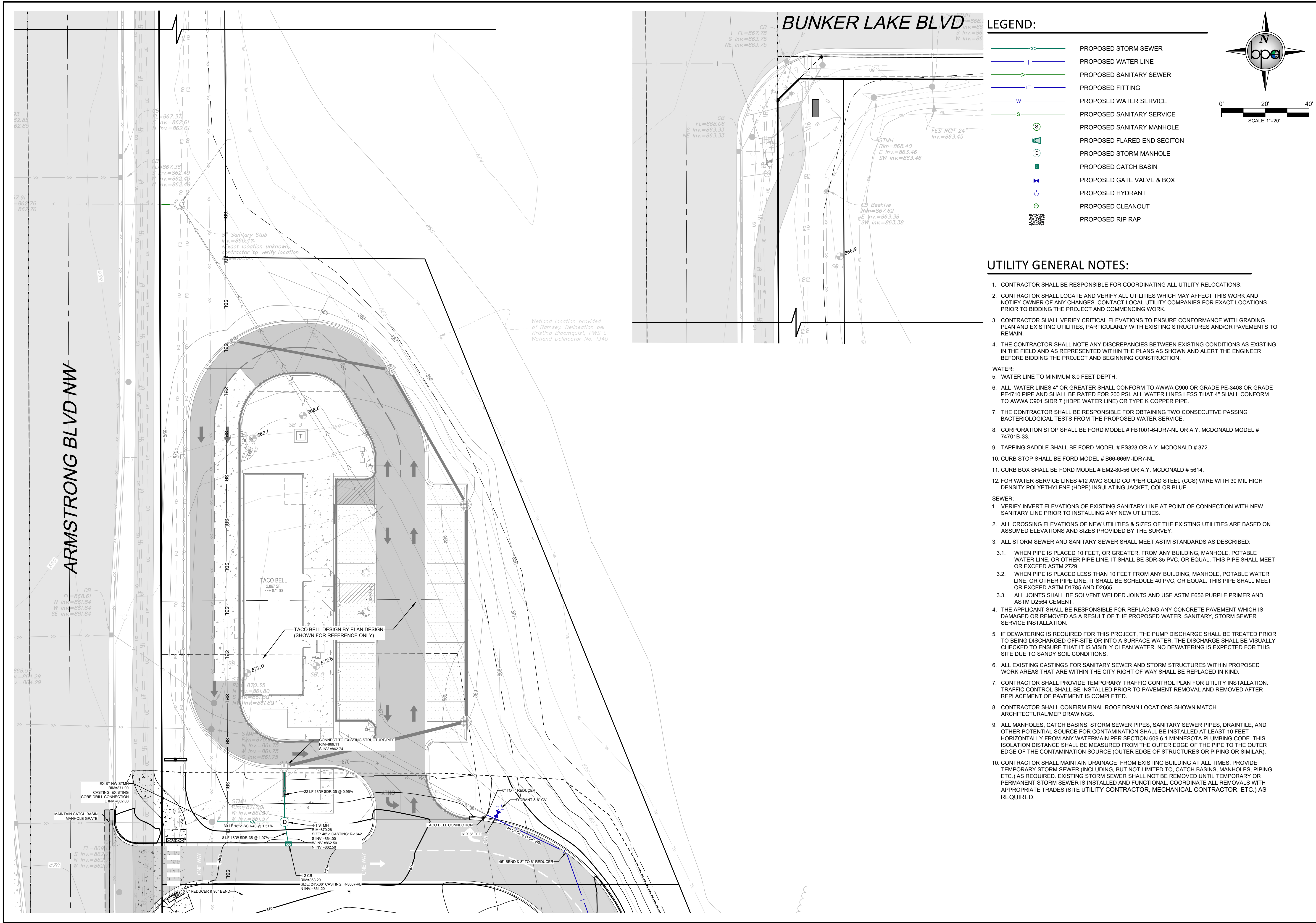
**NOT FOR CONSTRUCTION**

**BOGART, PEDERSON & ASSOCIATES, INC.**  
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**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
 UTILITY PLAN (SOUTH)

SHEET NO.  
**C8**

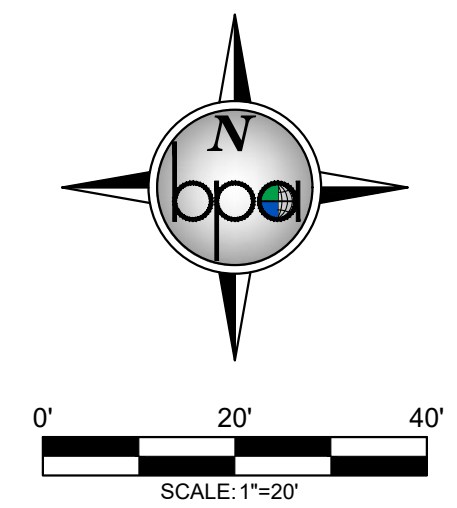
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### BUNKER LAKE BLVD

### LEGEND:

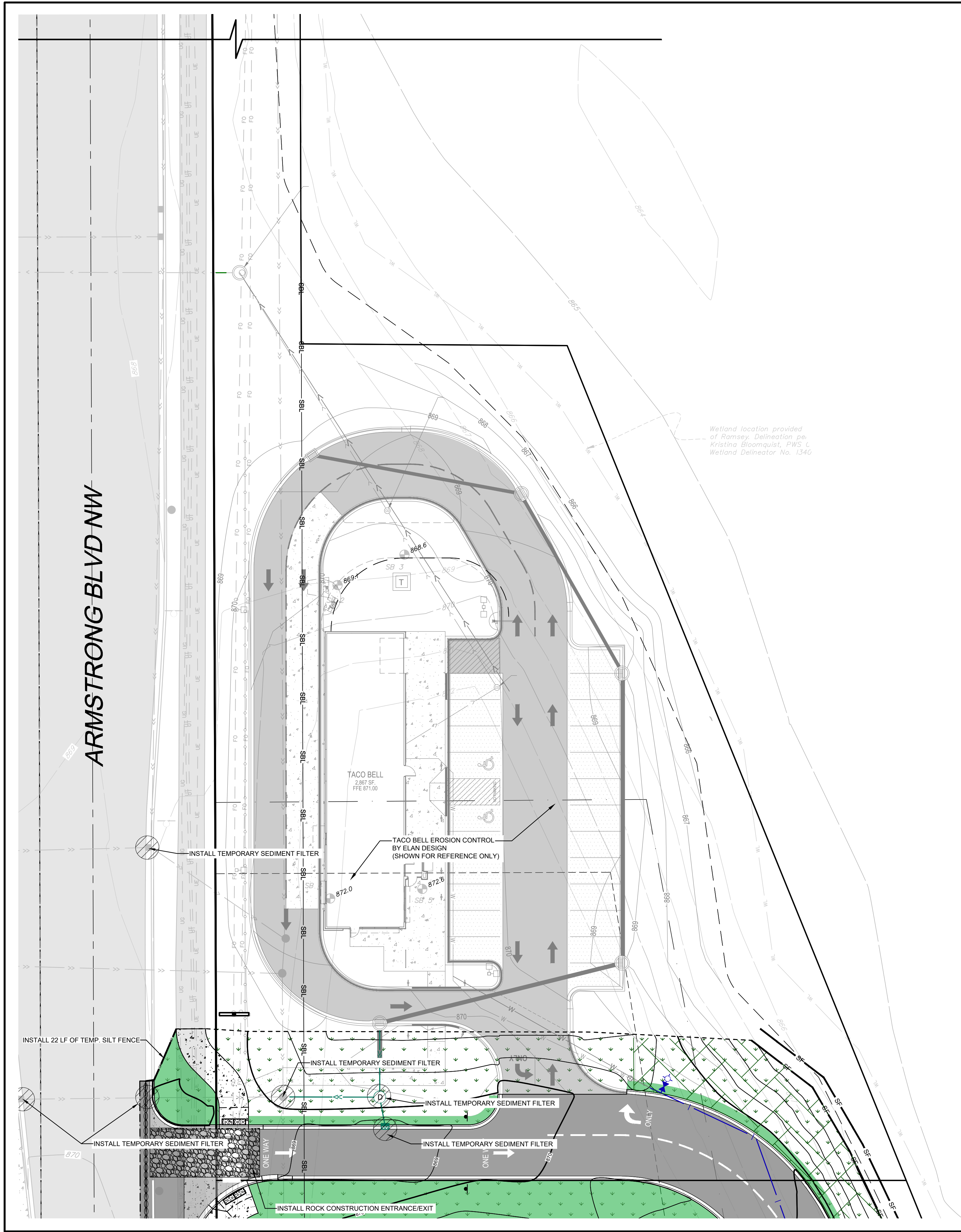
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED FITTING
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- S PROPOSED SANITARY MANHOLE
- D PROPOSED FLARED END SECTION
- CB PROPOSED STORM MANHOLE
- T PROPOSED CATCH BASIN
- G PROPOSED GATE VALVE & BOX
- H PROPOSED HYDRANT
- E PROPOSED CLEANOUT
- R PROPOSED RIP RAP



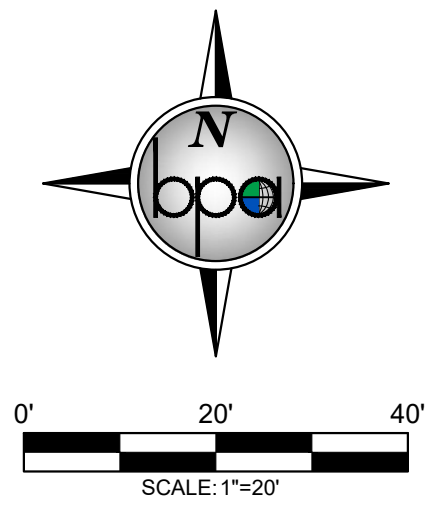
### UTILITY GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
  - 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.
  - CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
  - 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:**
- WATER LINE TO MINIMUM 8.0 FEET DEPTH.
  - 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 THAN 4" SHALL CONFORM TO AWWA C901 SDR 7 (HDPE WATER LINE) OR TYPE K COPPER PIPE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
  - CORPORATION STOP SHALL BE FORD MODEL # FB1001-6-IDR7-NL OR A.Y. MCDONALD MODEL # 74701B-33.
  - TAPPING SADDLE SHALL BE FORD MODEL # FS323 OR A.Y. MCDONALD # 372.
  - CURB STOP SHALL BE FORD MODEL # B66-666M-IDR7-NL.
  - CURB BOX SHALL BE FORD MODEL # EM2-80-56 OR A.Y. MCDONALD # 5614.
  - FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE.
- SEWER:**
- VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
  - ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
  - ALL STORM SEWER AND SANITARY SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED:
    - 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.
    - 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.
    - ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT.
  - 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.
  - 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.
  - 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.
  - 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.
  - CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL/MEP DRAWINGS.
  - 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).
  - 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.

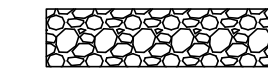
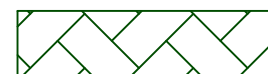

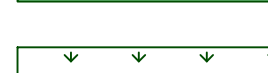
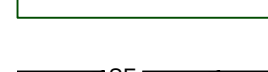
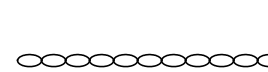
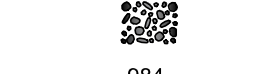



DATE: 05/07/2025 DESIGN BY: MJM DRAWN BY: MJM CHECKED BY: MJM, CJD DWG FILE: UTILITY FILE NO.: 25-0038.00	REV NO. 1 DATE 05/07/2025 DESCRIPTION REVISION PER CITY REVIEW	<h2 style="margin: 0;">NOT FOR CONSTRUCTION</h2>
<p><b>BOGART, PEDERSON &amp; ASSOCIATES, INC.</b>                  LAND SURVEYING                  ENVIRONMENTAL SERVICES                  13076 FIRST STREET, BECKER, MN 55508-9322                  TEL: 763-262-8822 FAX: 763-262-8844</p>		
<p><b>CHIPOTLE</b>  <b>FUTURE RESTAURANT</b>  <b>CAPITAL REAL ESTATE</b>                  City of Ramsey, Anoka County, MN  <b>UTILITY PLAN (NORTH)</b></p>		
SHEET NO. <span style="font-size: 2em; font-weight: bold;">C9</span>		



Wetland location provided of Ramsey Delineation per Kristina Bloomquist, PWS C, Wetland Delineator No. 1346



**LEGEND:**

-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  SOD GRASS
-  SEED MIX: 25-131 (TYP.)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBER-LOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  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 HOURS NOTICE FROM THE CITY.

**APPROXIMATE EROSION CONTROL DEVICES**

- SILT FENCE: 1,725 LF
- BIOLOG: 309 LF
- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 1,300 S.Y.

REV. NO.	DATE	DESCRIPTION
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 13076 FIRST STREET, BECKER, MN 55508-9322  
 TEL: 763-262-8822 FAX: 763-262-8844

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

SHEET NO.  
**C10**



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.

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 ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)

OWNER: DLANNES@BOGART-PEDERSON.COM

OWNER CONTACT: MIKE FRASER 60 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402

CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):

BUSINESS NAME \_\_\_\_\_ OWNER 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.

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: 0.09 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.

TEMPORARY SEDIMENT CONTROL PRACTICES

DOWN GRADIENT SILT FENCE AND SEDIMENT LOG INSTALLATIONS ARE TO BE IN PLACE 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 MINDOT 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 IS 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.

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.

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.

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 BMP'S 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

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

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.

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

Table with 3 columns: DESCRIPTION, TITLE, LOCATION. Includes rows for EROSION CONTROL DETAILS, EROSION CONTROL LOCATIONS, and 24 HOUR MPCA EMERGENCY NOTIFICATION.

ESTIMATED QUANTITIES:

THE FOLLOWING QUANTITIES IS AN ESTIMATED PRELIMINARY AMOUNT REQUIRED FOR SEDIMENT CONTROL BMP'S AT THE START OF THE PROJECT.

ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

Table with 3 columns: ITEM, UNIT, ESTIMATED FOLLOW UP QUANTITY. Lists items like Temporary Construction Entrance, Sediment Filter, Concrete Washout, Pump Sediment Control Device, Sediment Logs, Silt Fence, and Erosion Control Blanket.

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

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.

PART 2 PRODUCTS

2.01 MATERIALS

- A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS. B. TEMPORARY SEDIMENT LOGS: FILTER LOGS SHALL CONSIST OF TYPE WOOD FIBER BIROLLS AND THE REQUIREMENTS OF MINDOT SPEC. 3897.

2.02 PRODUCTS

- A. 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.

- 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.

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.

3.02 INSTALLATION

- 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.

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.

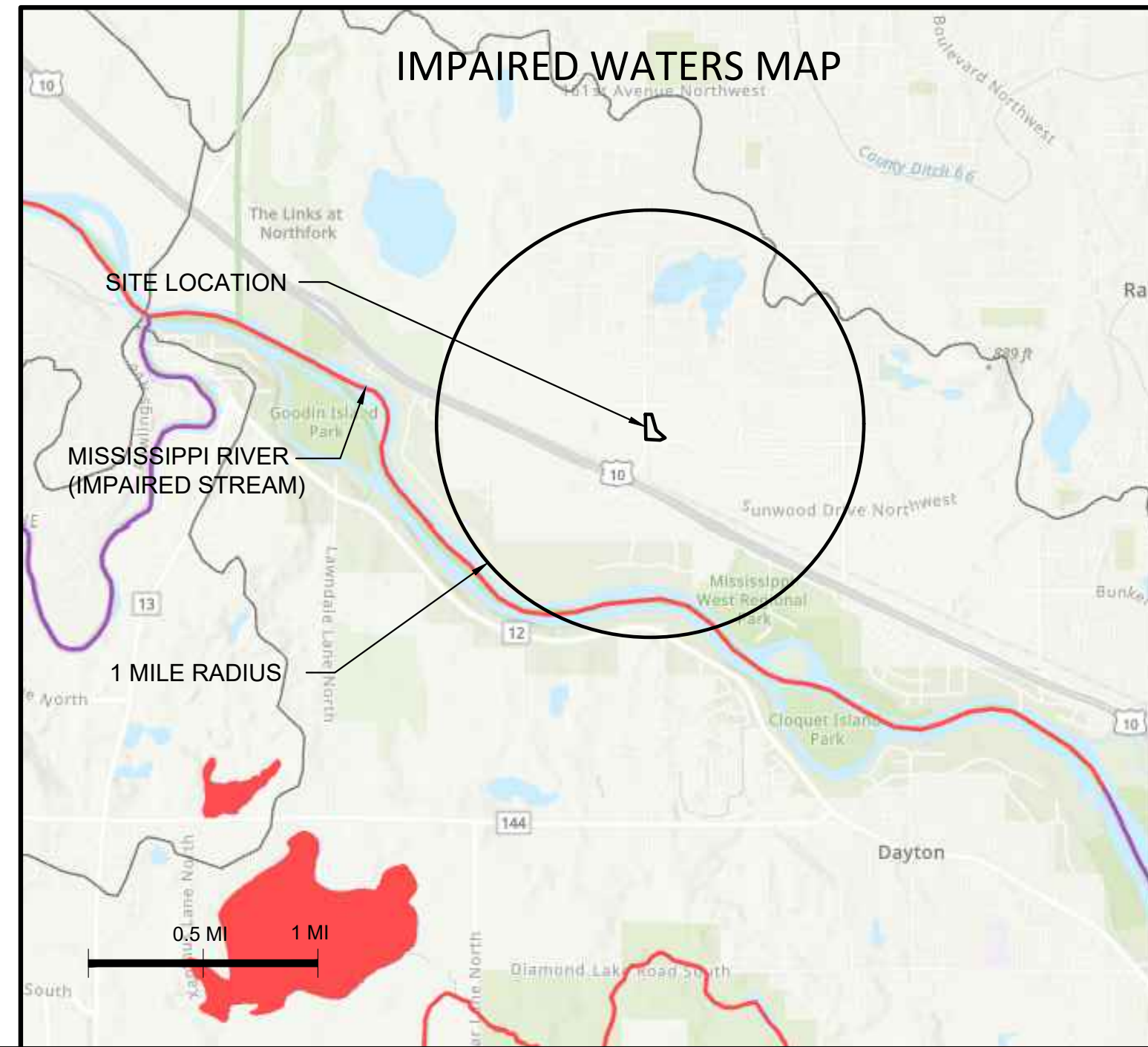


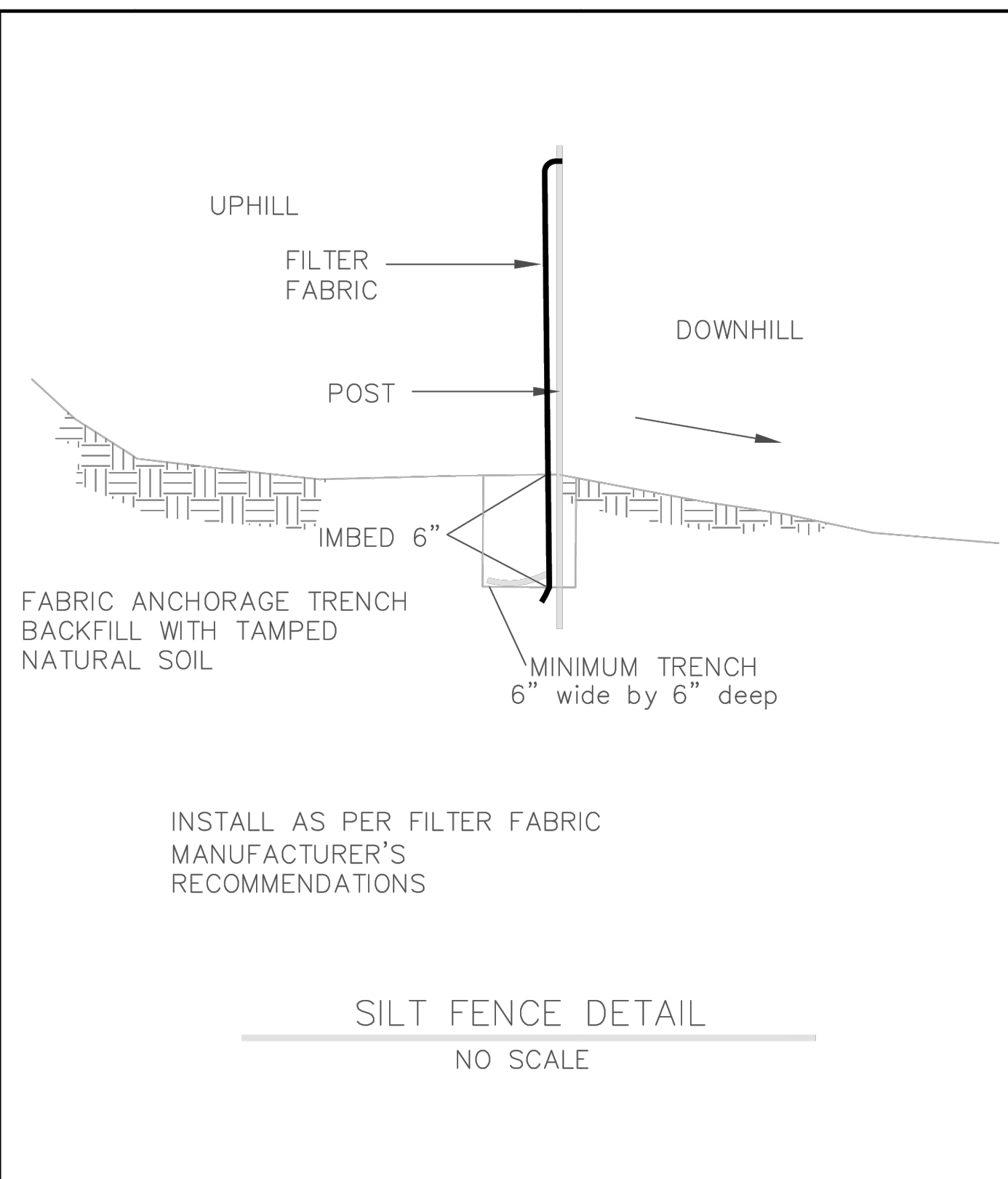
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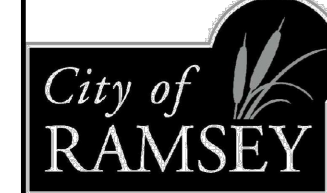
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55308-9322

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

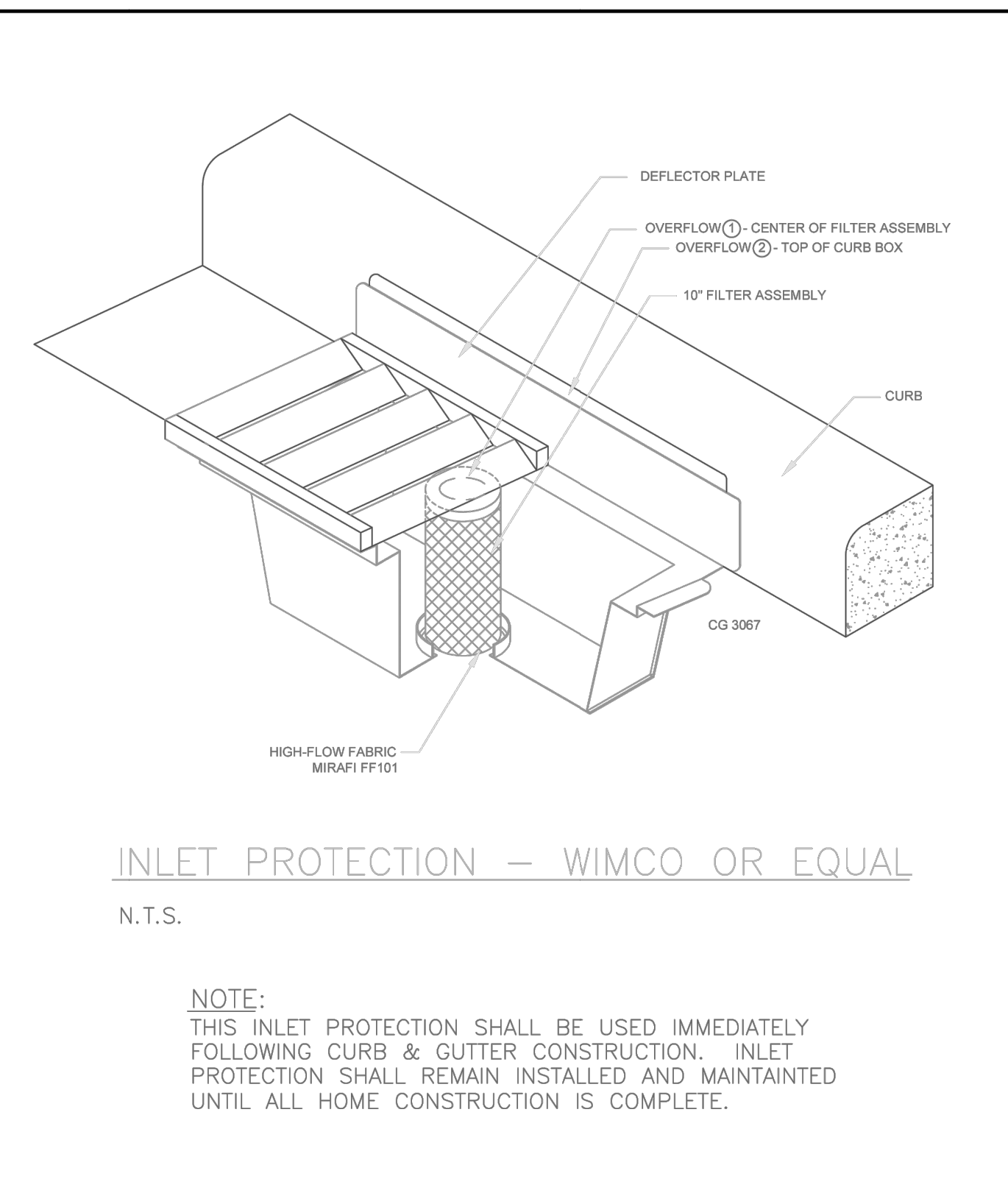
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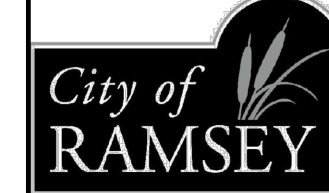
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1 - 2016



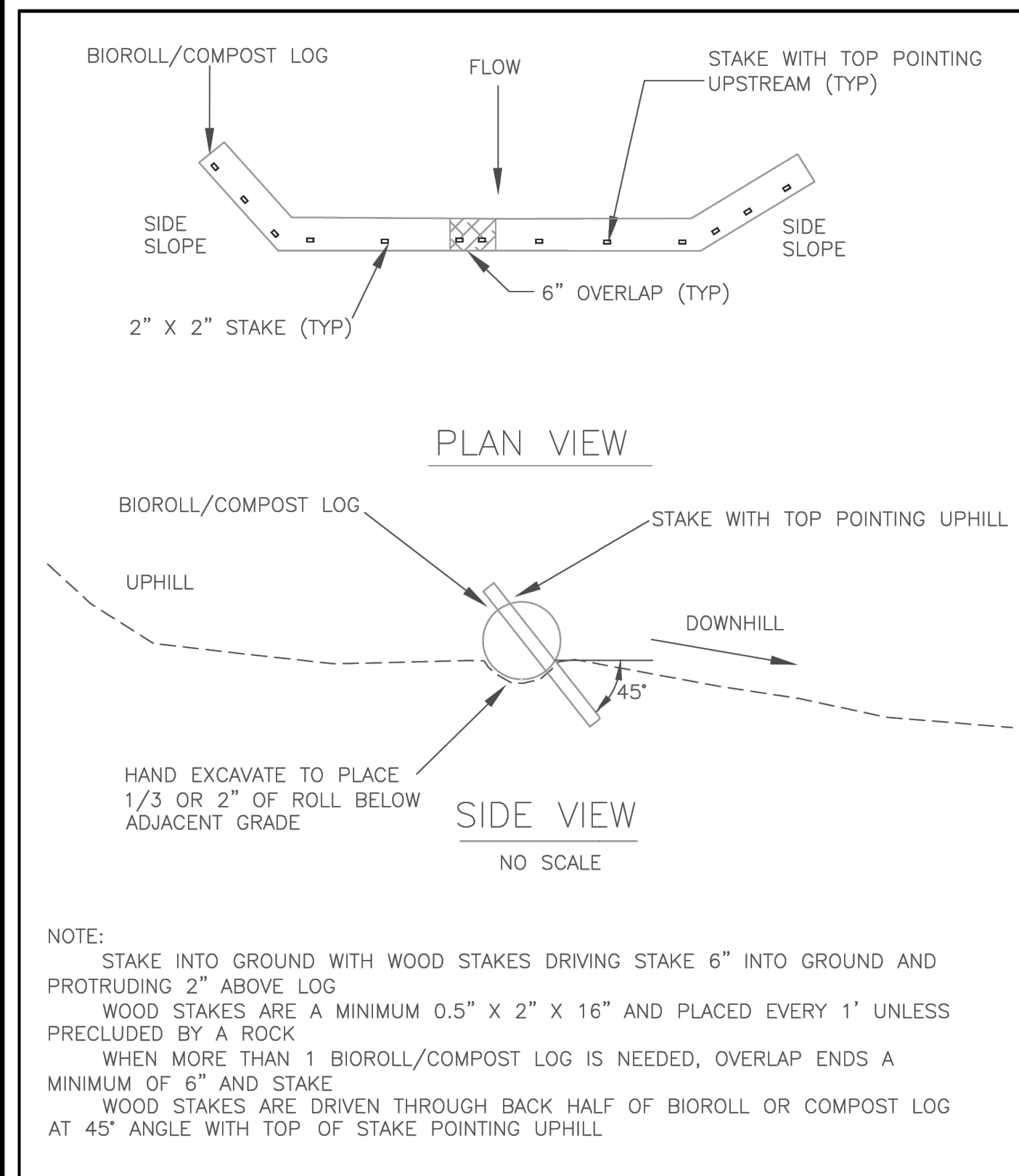
STANDARD DETAILS:  
SILT FENCE  
CITY PLATE No. ERO-1



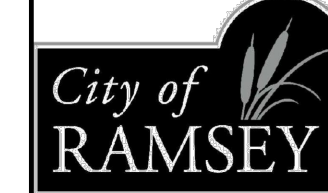
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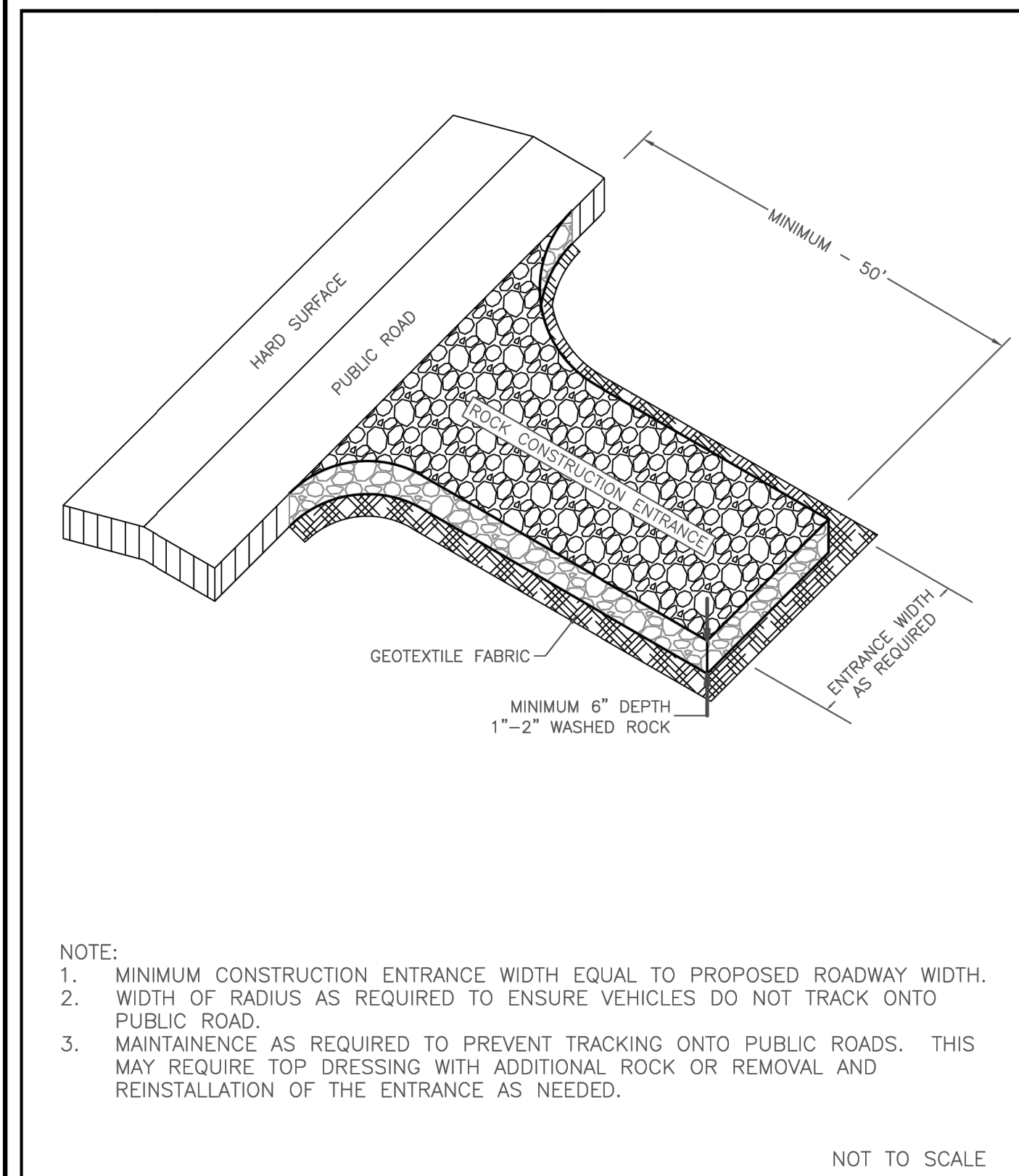
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INLET PROTECTION  
CITY PLATE No. ERO-2



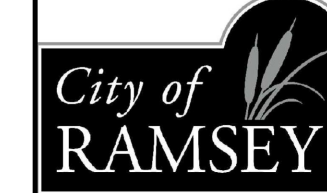
APPROVED:  
3 - 2016



STANDARD DETAILS:  
BIO ROLL (COMPOST LOG)  
CITY PLATE No. ERO-4



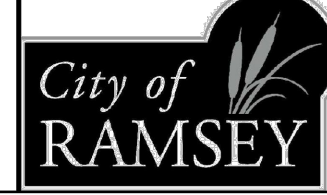
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1 - 2016



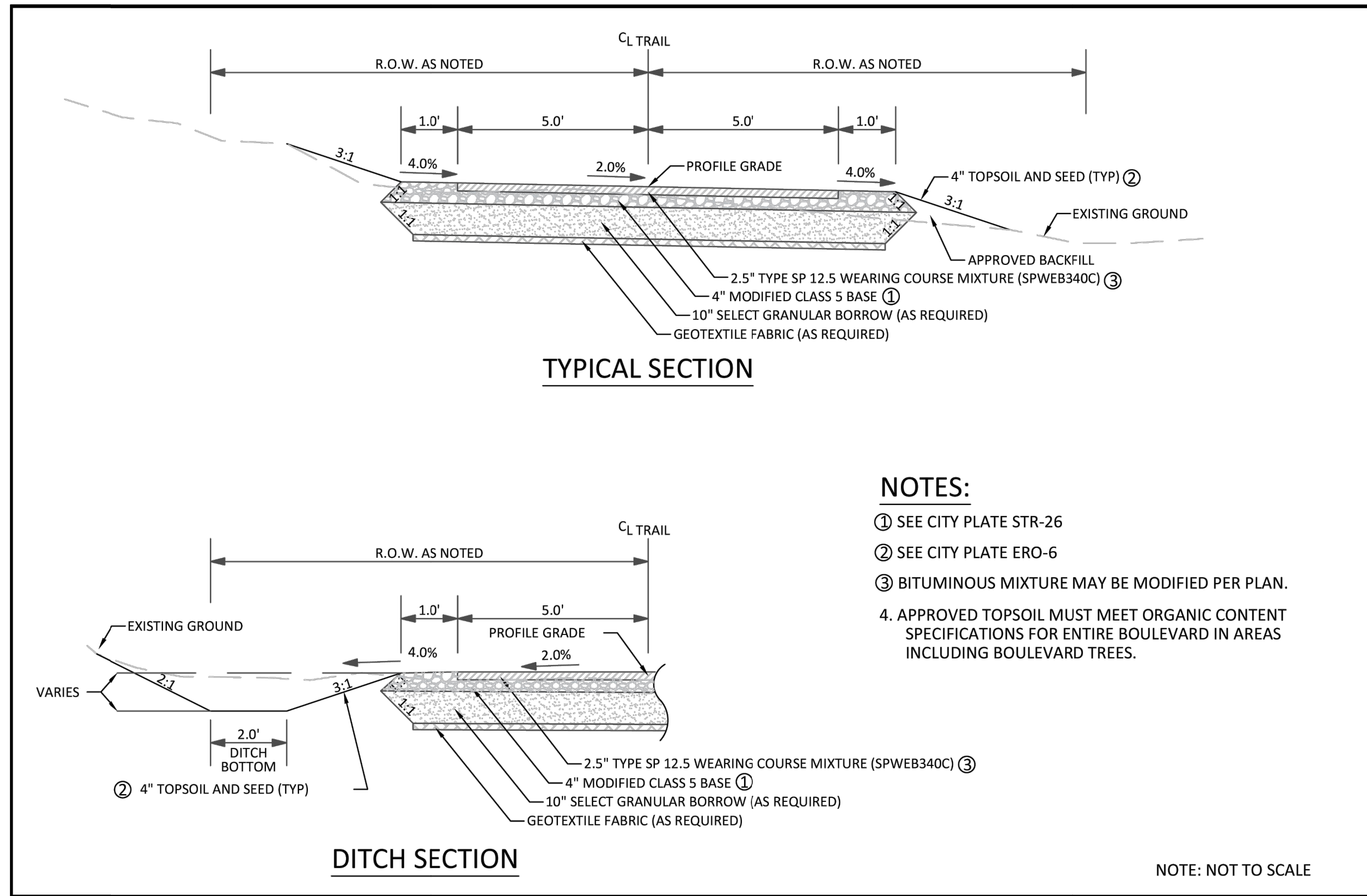
STANDARD DETAILS:  
ROCK CONSTRUCTION ENTRANCE  
CITY PLATE No. ERO-5

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.

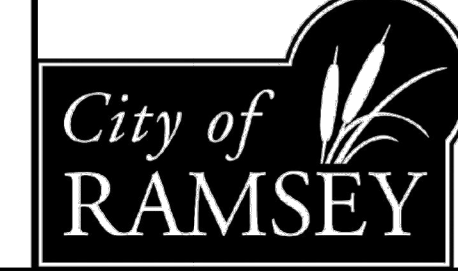
APPROVED:  
7 - 2019



STANDARD DETAILS:  
TOPSOIL REQUIREMENTS  
CITY PLATE No. ERO-6

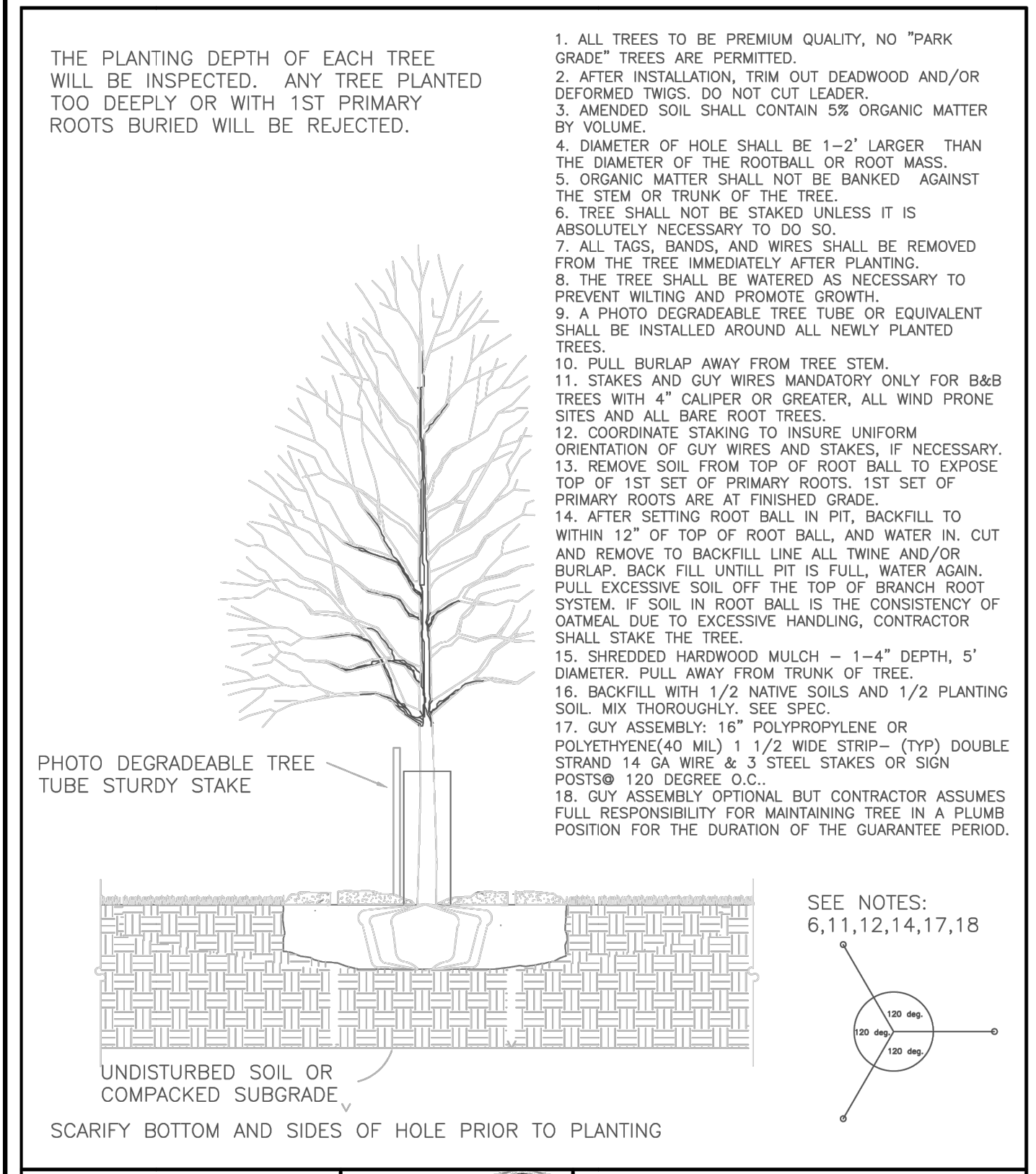


APPROVED:  
1 - 2024

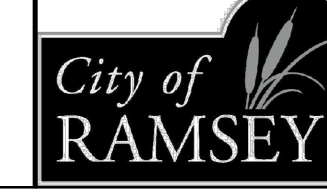


CITY PLATE No.  
PARK-1

STANDARD DETAILS:  
BITUMINOUS TRAIL



APPROVED:  
5 - 1997



STANDARD DETAILS:  
TREE PLANTING  
CITY PLATE No. PARK-2

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

DATE: 05/07/2025  
DESIGN BY: MJM  
DRAWN BY: MJM  
CHECKED BY: MJM, CJD  
DWG FILE: DETAILS  
FILE NO.: 25-0038.00

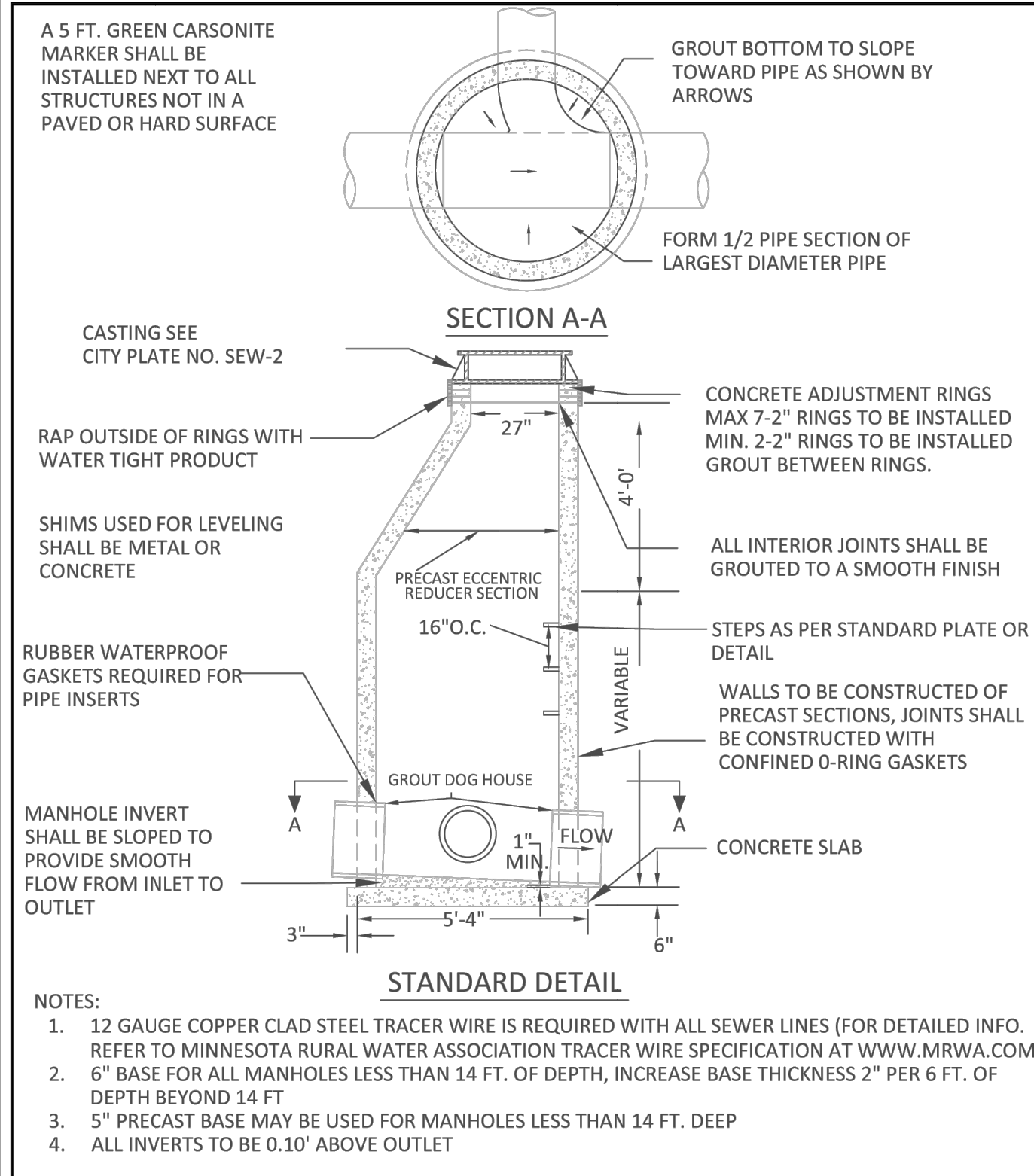
**NOT FOR CONSTRUCTION**

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ENVIRONMENTAL SERVICES  
13076 FIRST STREET, BECKER, MN 55508-9322  
TEL: 763-262-8822 FAX: 763-262-8844

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

**DETAILS**

SHEET NO.  
**C13**

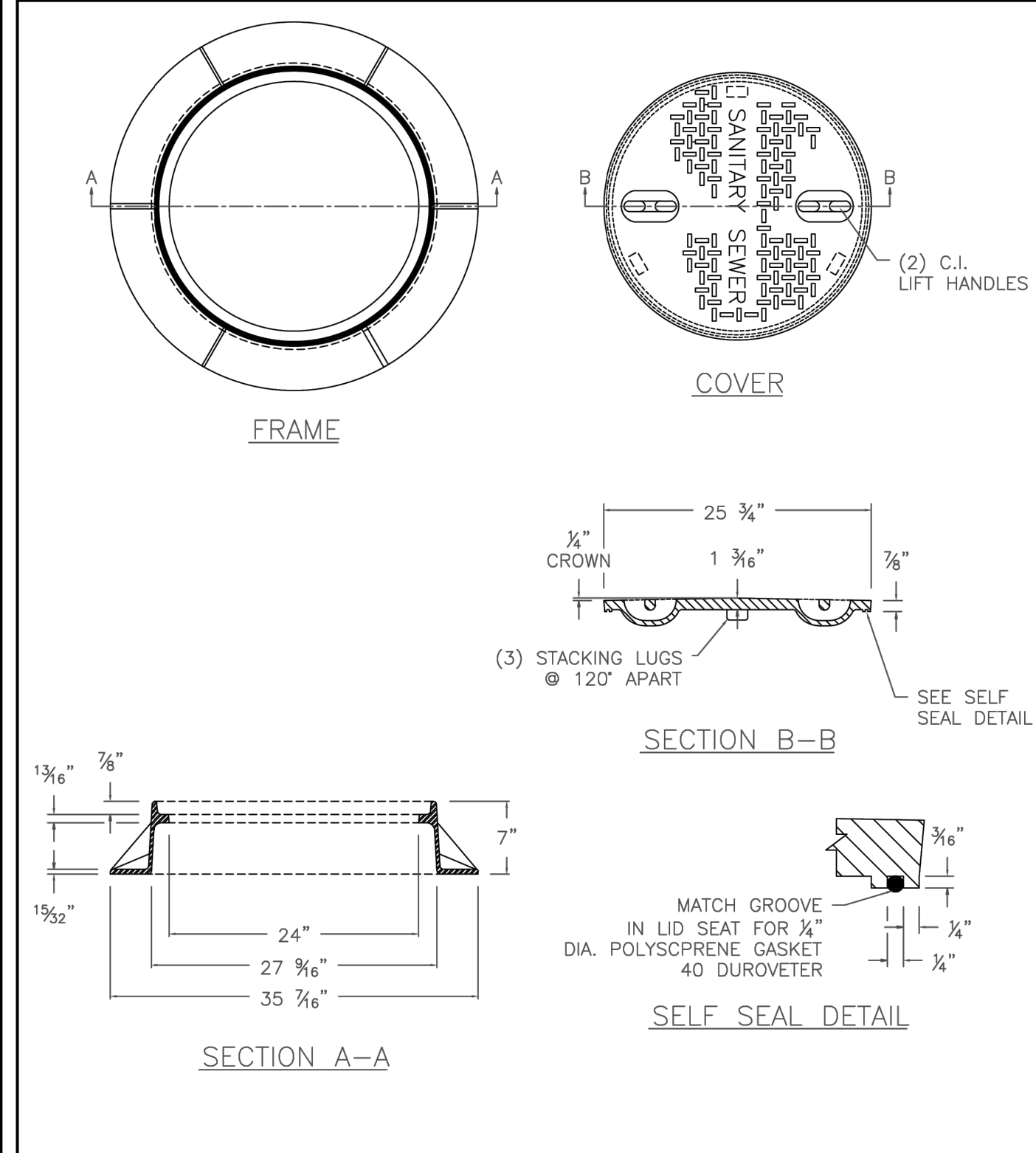


APPROVED: 1 - 2024

**City of RAMSEY**

STANDARD DETAILS: SANITARY MANHOLE

CITY PLATE NO. SEW-1

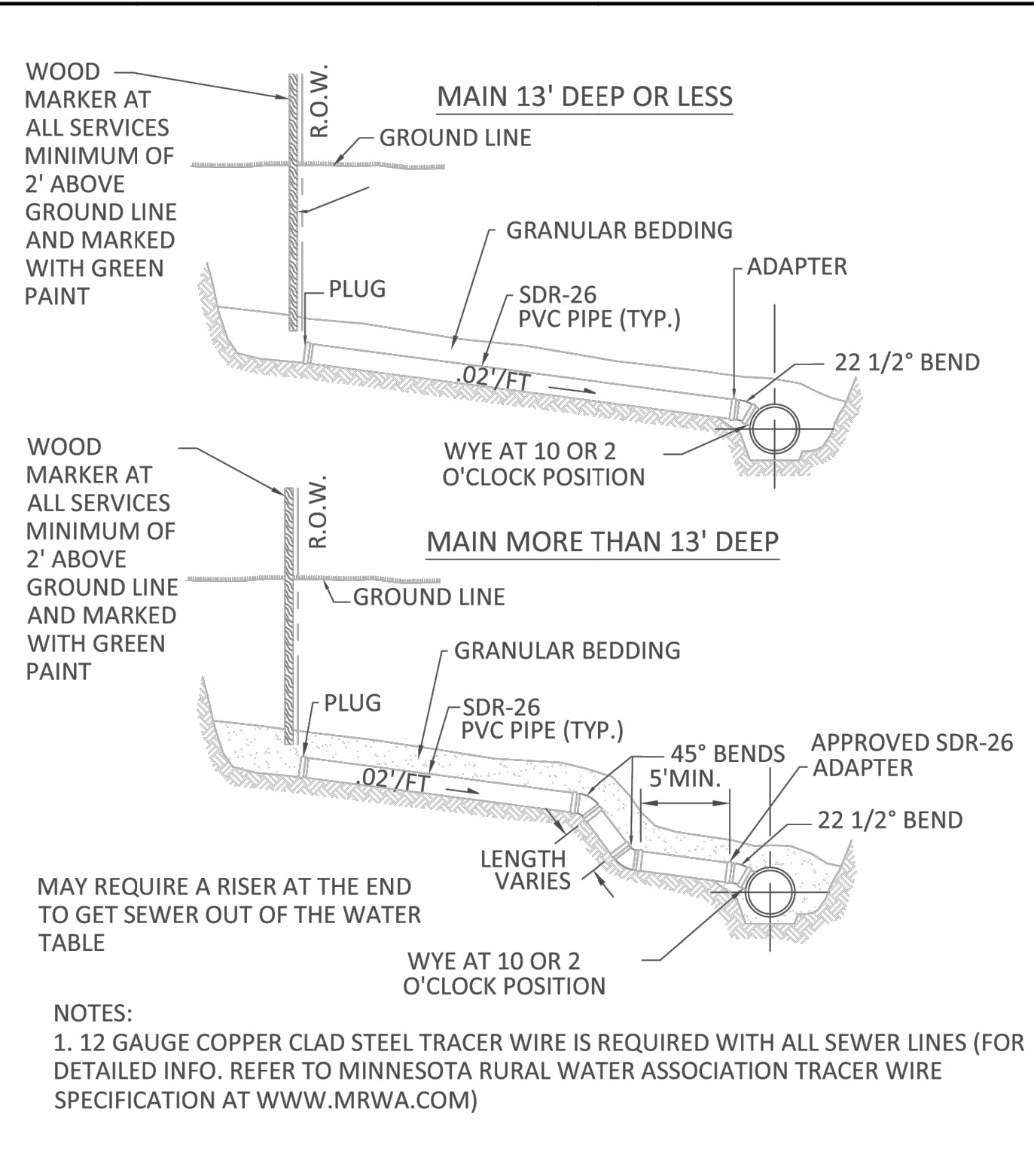


APPROVED: 11 - 2015

**City of RAMSEY**

STANDARD DETAILS: WATER TIGHT CASTING

CITY PLATE NO. SEW-2

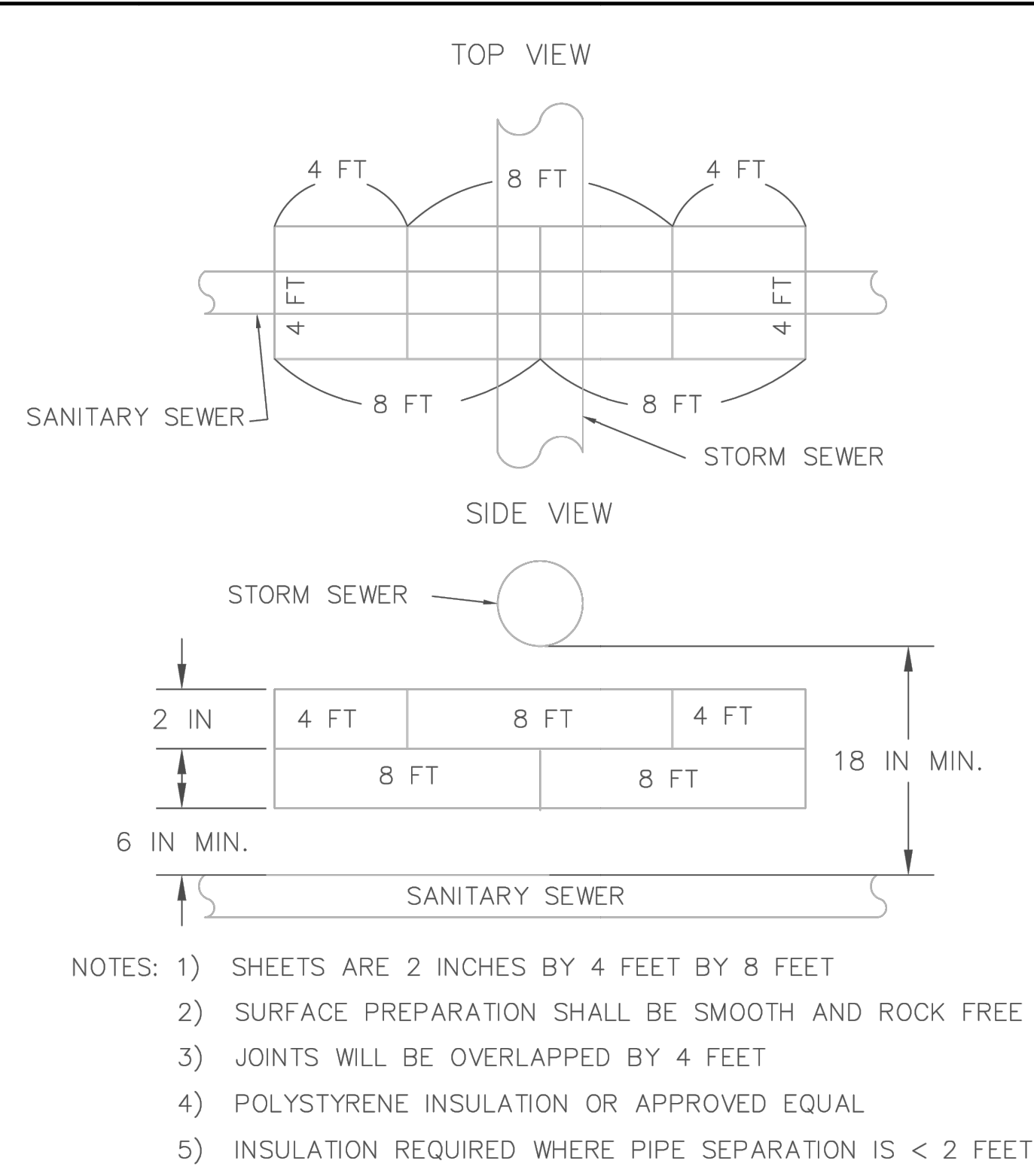


APPROVED: 1 - 2024

**City of RAMSEY**

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE NO. SEW-3



APPROVED: 3 - 2022

**City of RAMSEY**

STANDARD DETAILS: SANITARY SEWER INSULATION

CITY PLATE NO. SEW-6

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

DATE: 05/07/2025

DESIGN BY: MJM

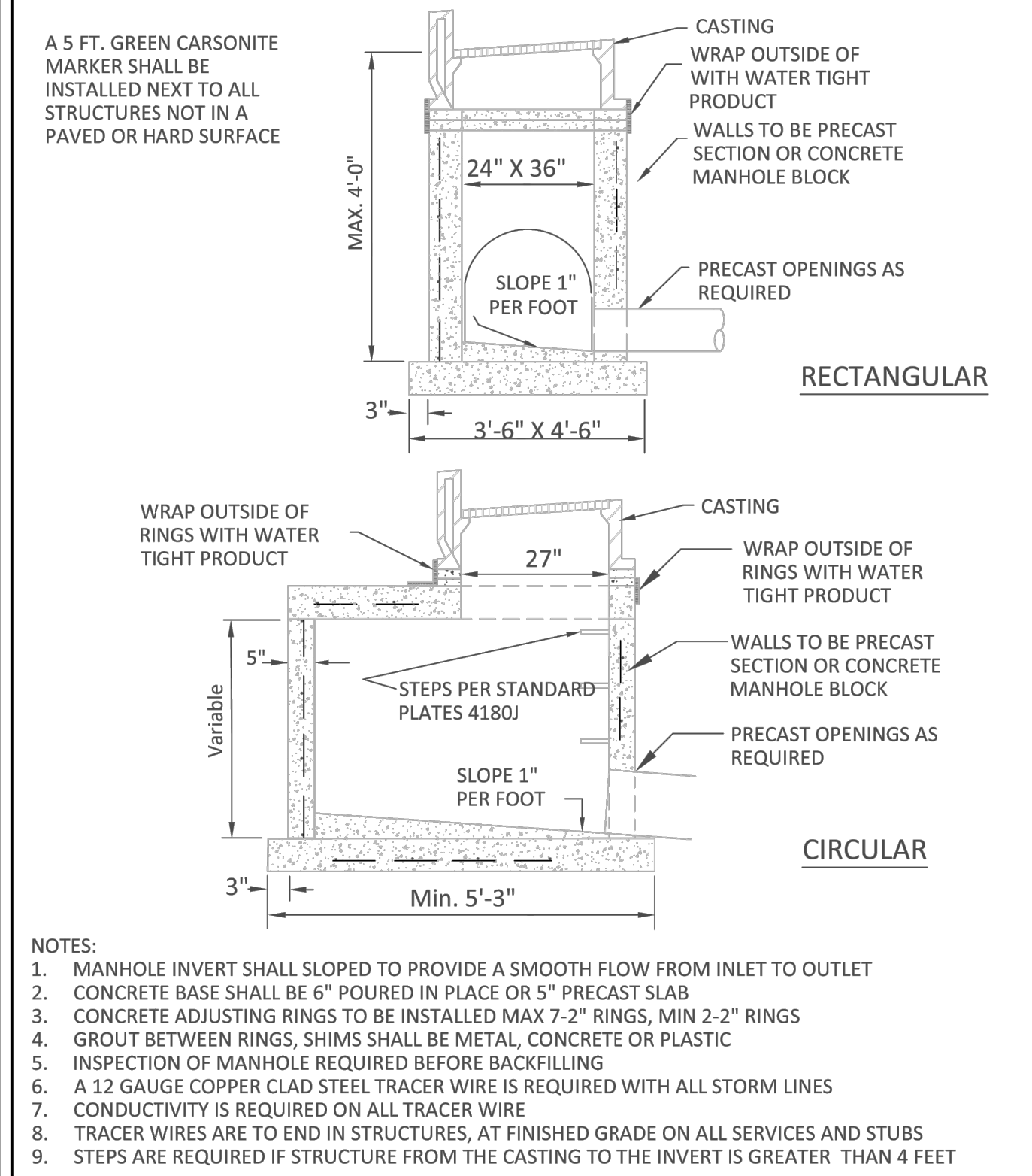
DRAWN BY: MJM

CHECKED BY: MJM

DWG FILE: DETAILS

FILE NO.: 25-0038.00

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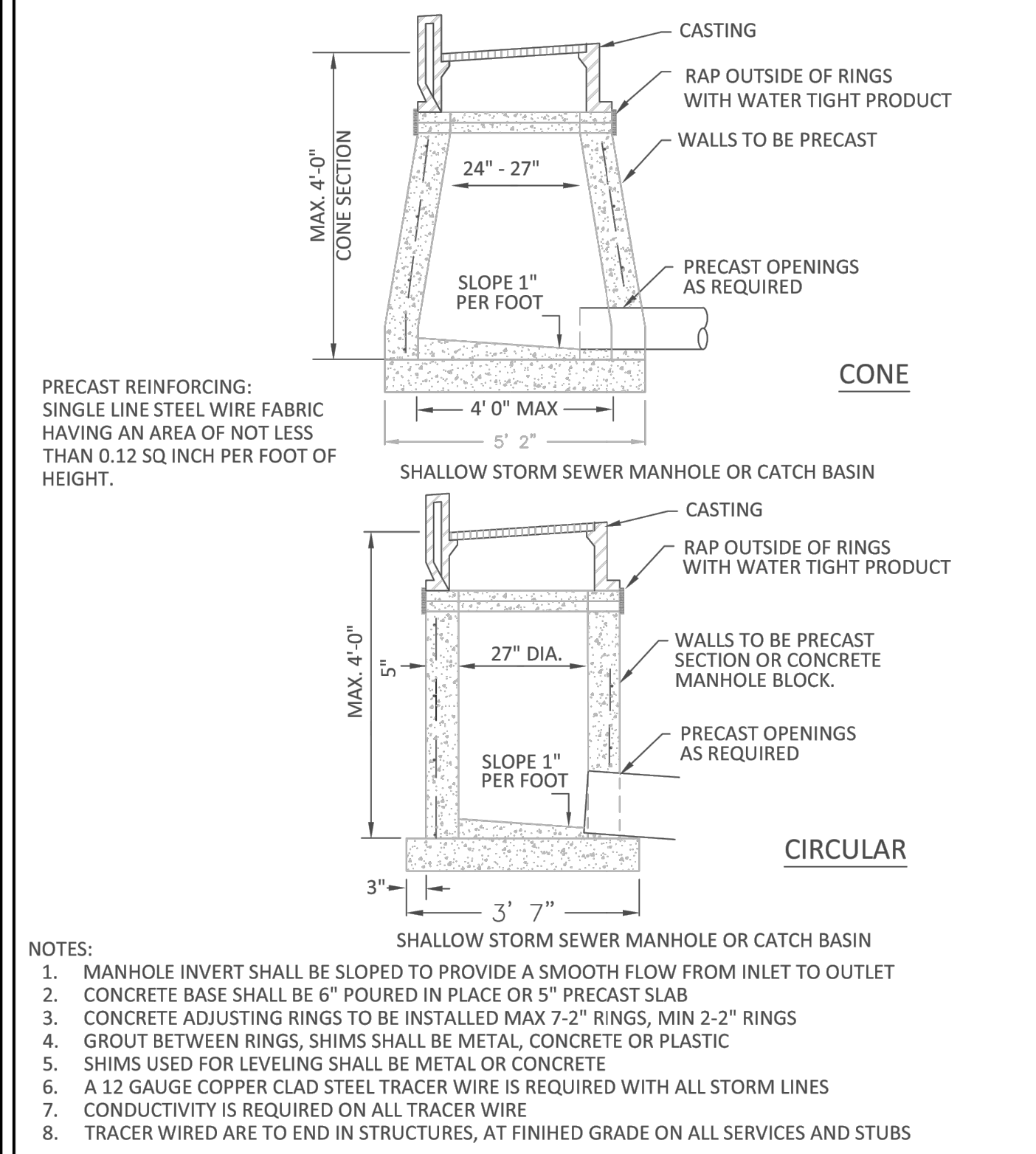


APPROVED: 1 - 2024

**City of RAMSEY**

STANDARD DETAILS: CATCH BASIN

CITY PLATE NO. STO-1

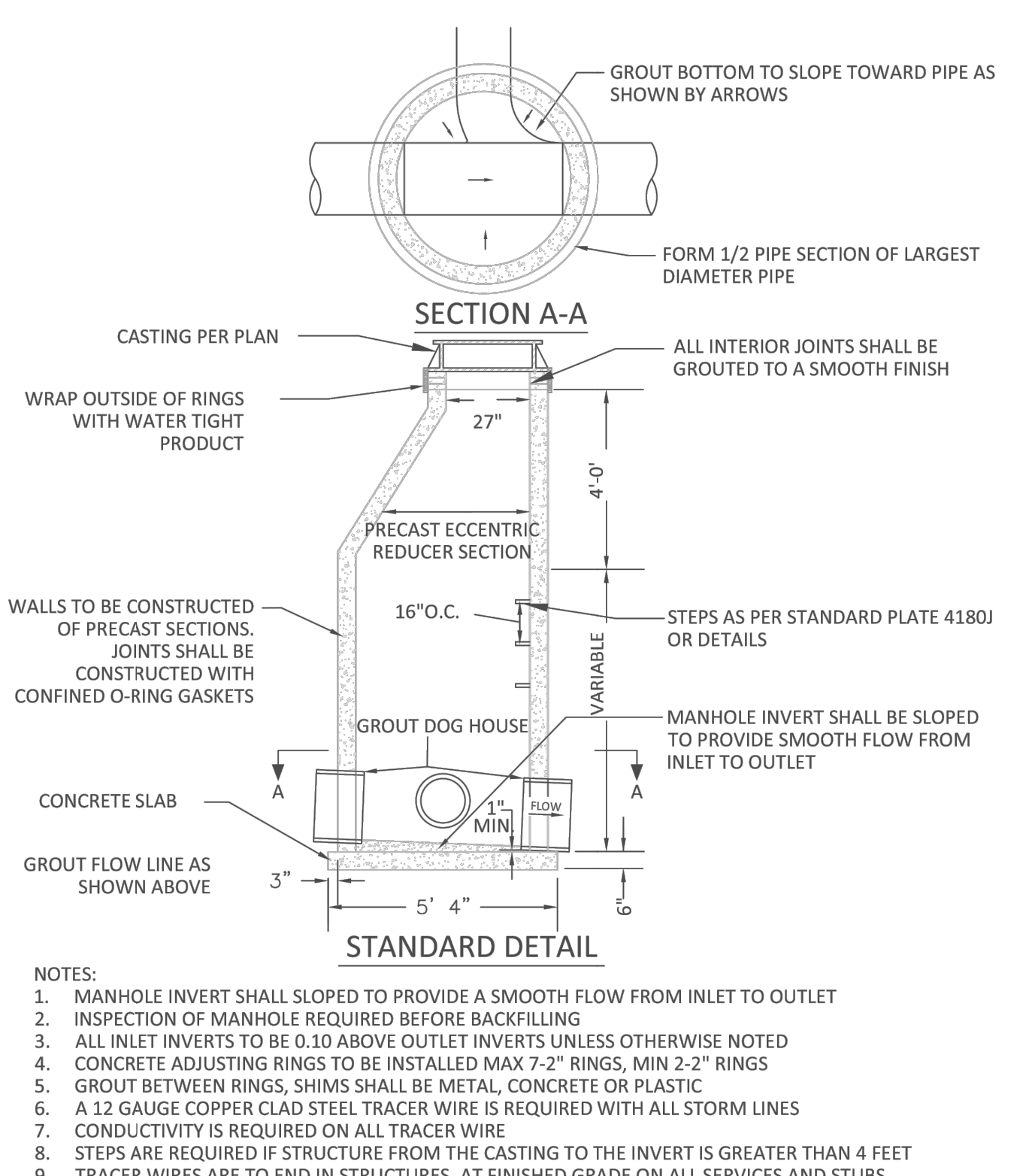


APPROVED: 1 - 2024

**City of RAMSEY**

STANDARD DETAILS: STORM AREA INLET

CITY PLATE NO. STO-2

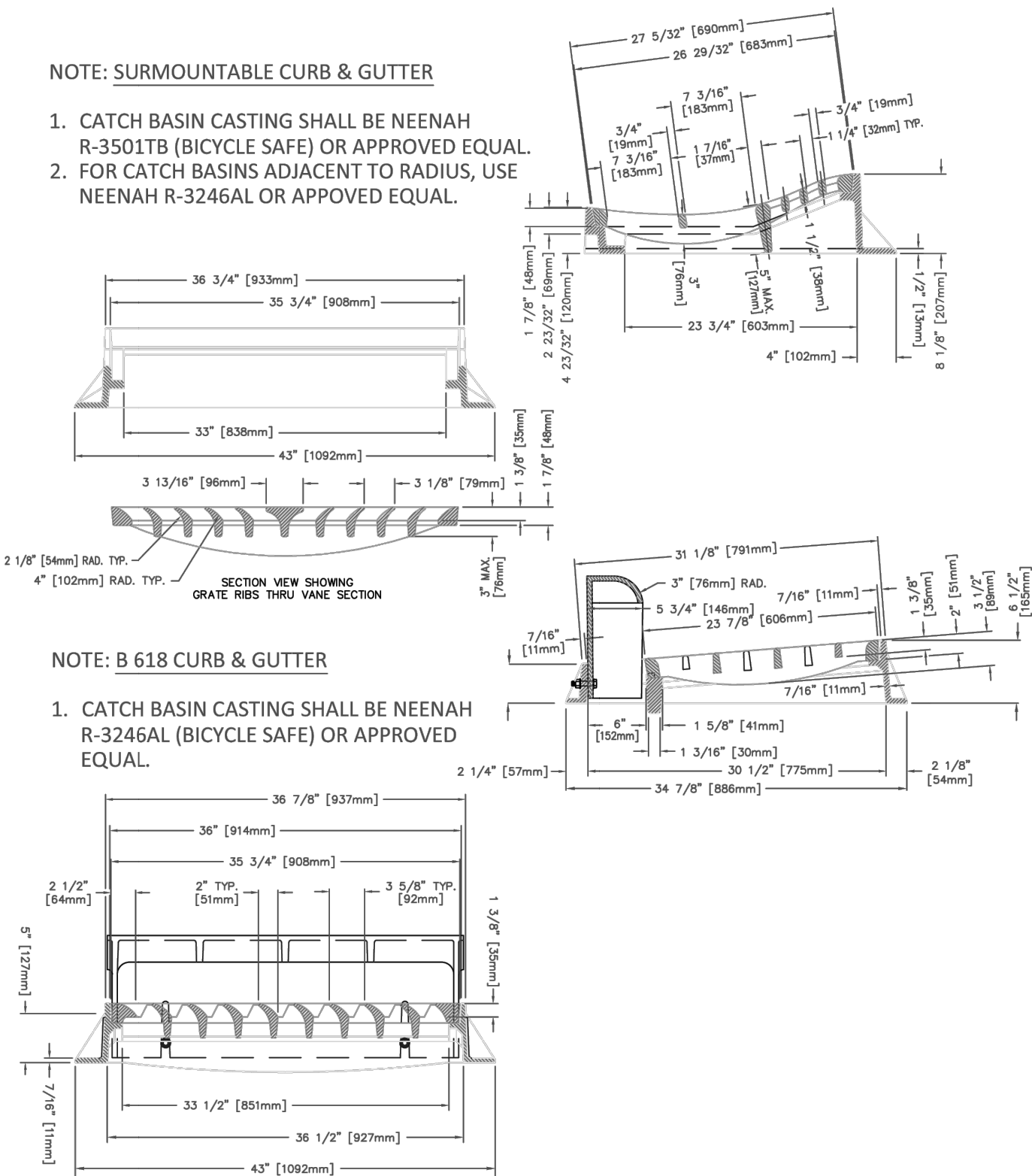


APPROVED: 1 - 2024

**City of RAMSEY**

STANDARD DETAILS: STORM MANHOLE

CITY PLATE NO. STO-3



APPROVED: 4 - 2024

**City of RAMSEY**

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE NO. STO-4

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**CHIPOTLE**

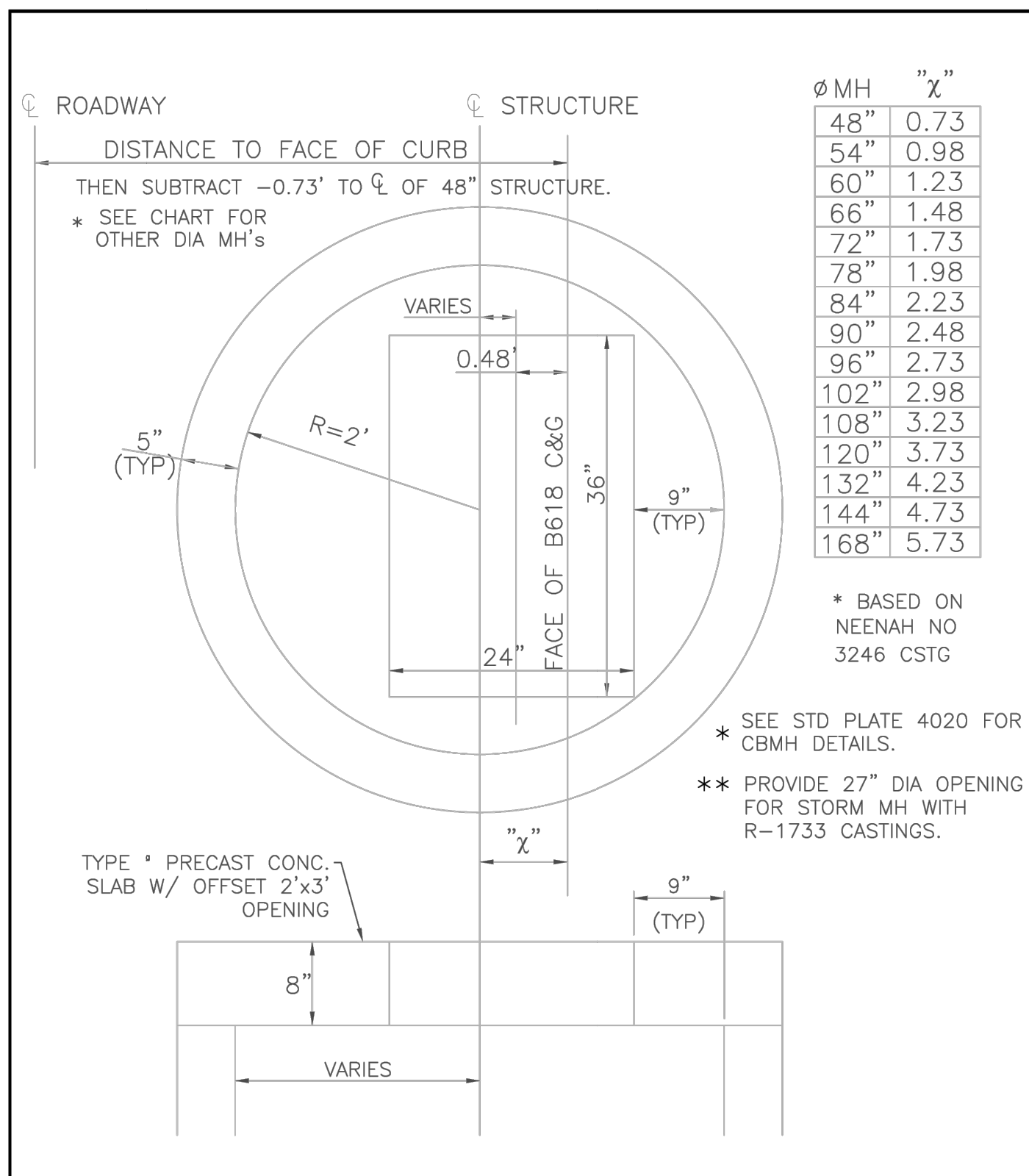
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**CAPITAL REAL ESTATE**

City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. **C14**

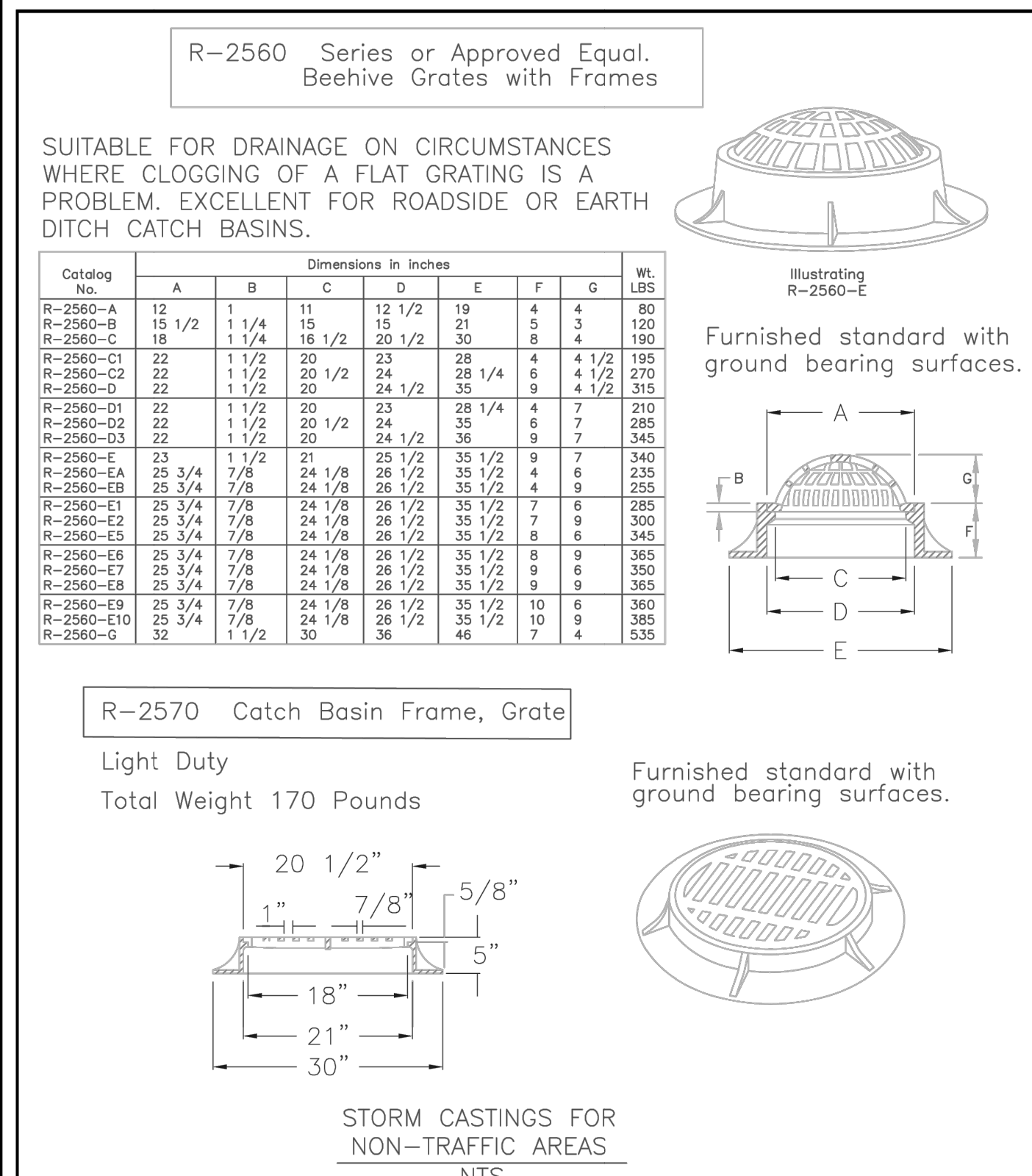


APPROVED: 4 - 2005

**City of RAMSEY**

STANDARD DETAILS:  
SLAB TOP MANHOLE COVER

CITY PLATE No. STO-5

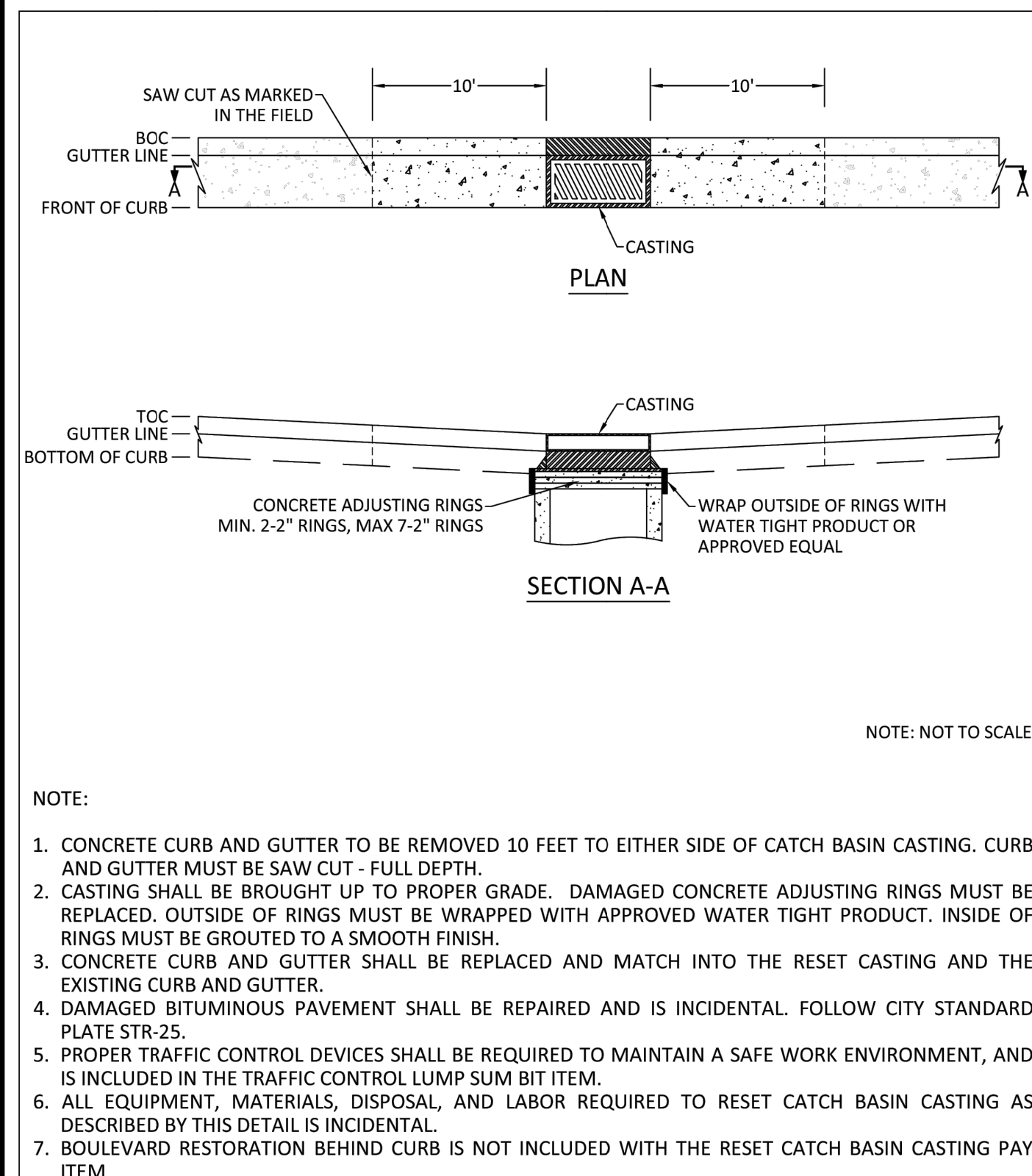


APPROVED: 9 - 2011

**City of RAMSEY**

STANDARD DETAILS:  
STORM CASTING - NON TRAFFIC AREAS

CITY PLATE No. STO-6

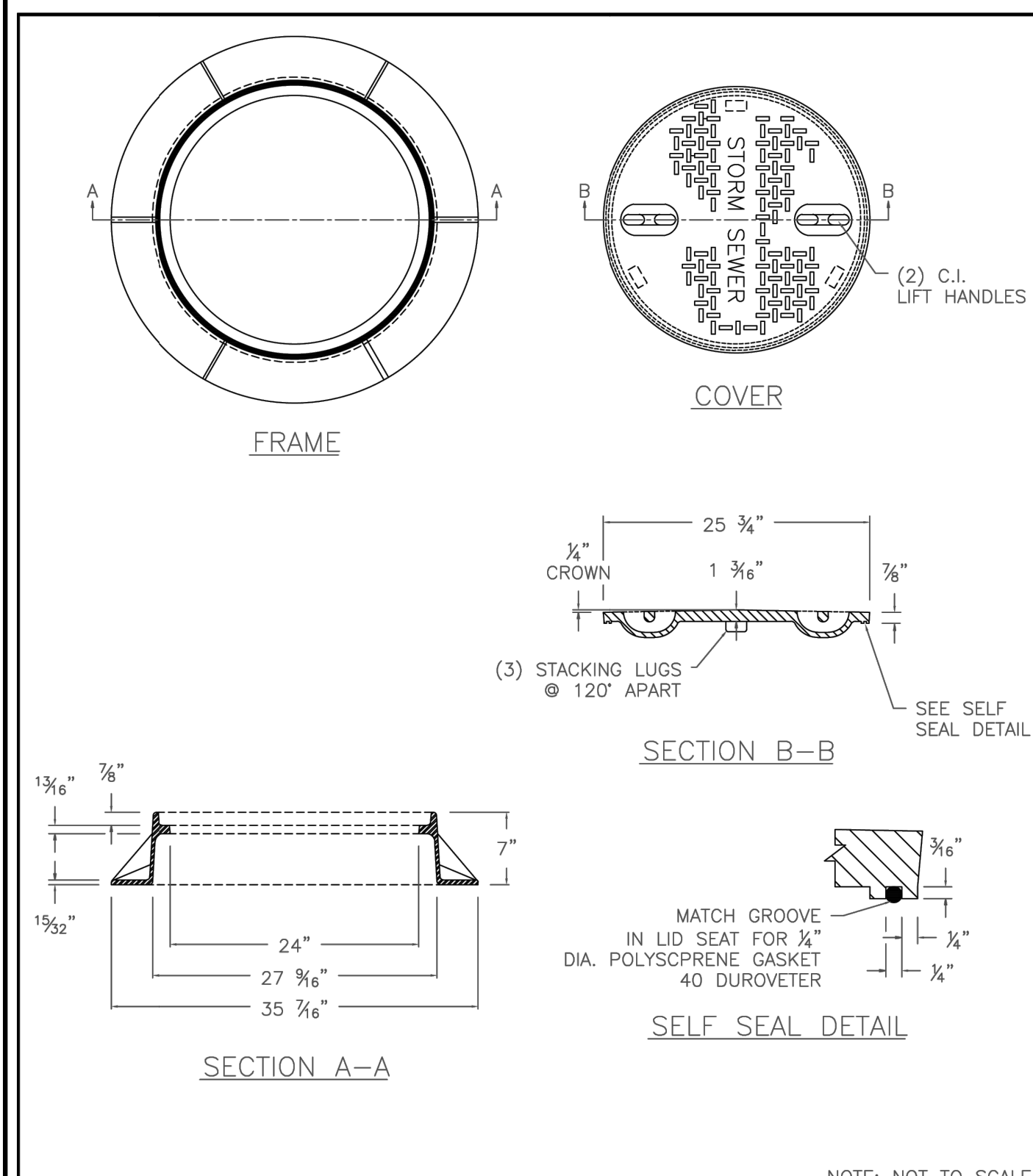


APPROVED: 3 - 2017

**City of RAMSEY**

STANDARD DETAILS:  
RESET CATCH BASIN CASTING

CITY PLATE No. STO-13

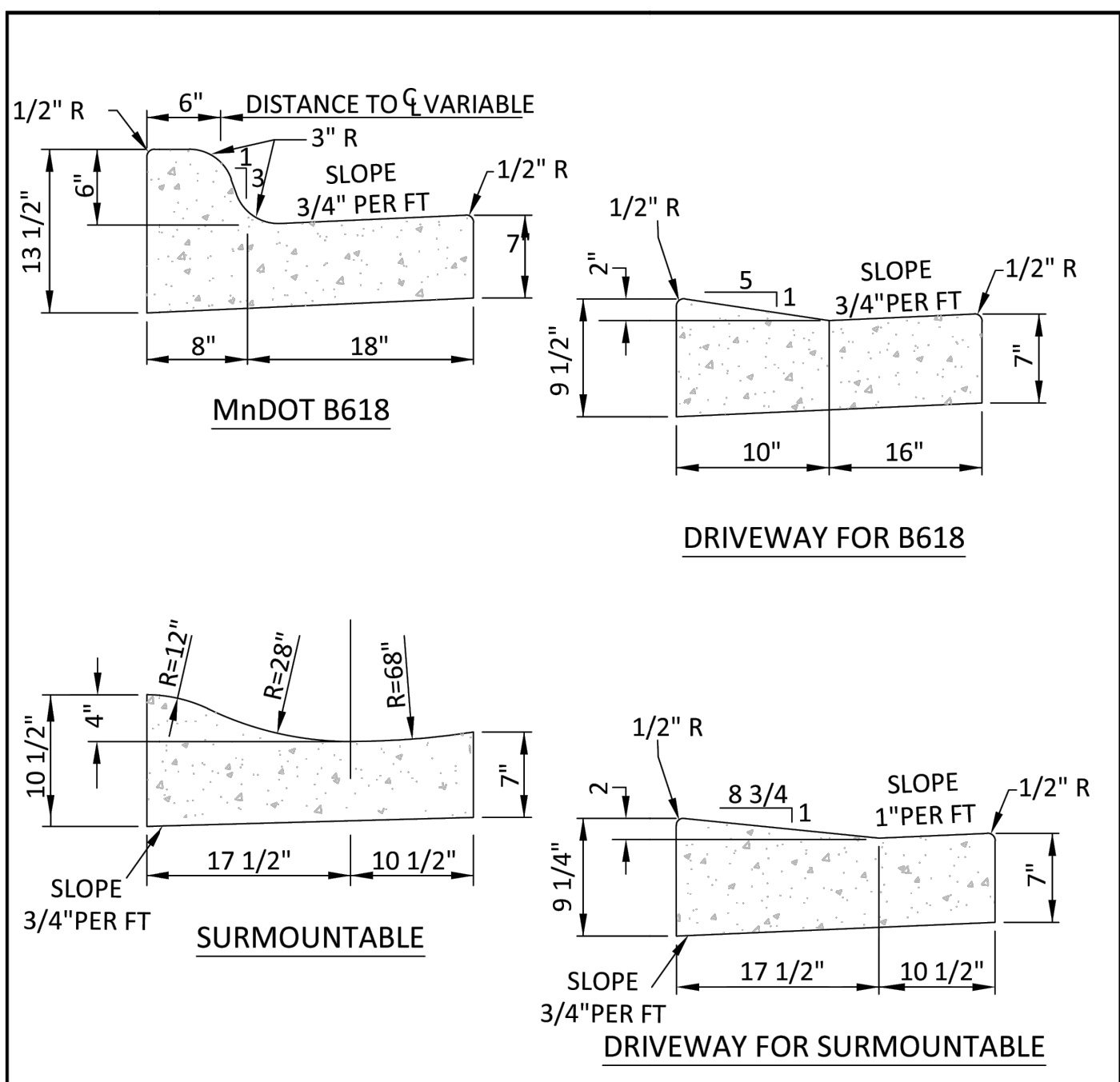


APPROVED: 2 - 2019

**City of RAMSEY**

STANDARD DETAILS:  
WATER TIGHT CASTING

CITY PLATE No. STO-14

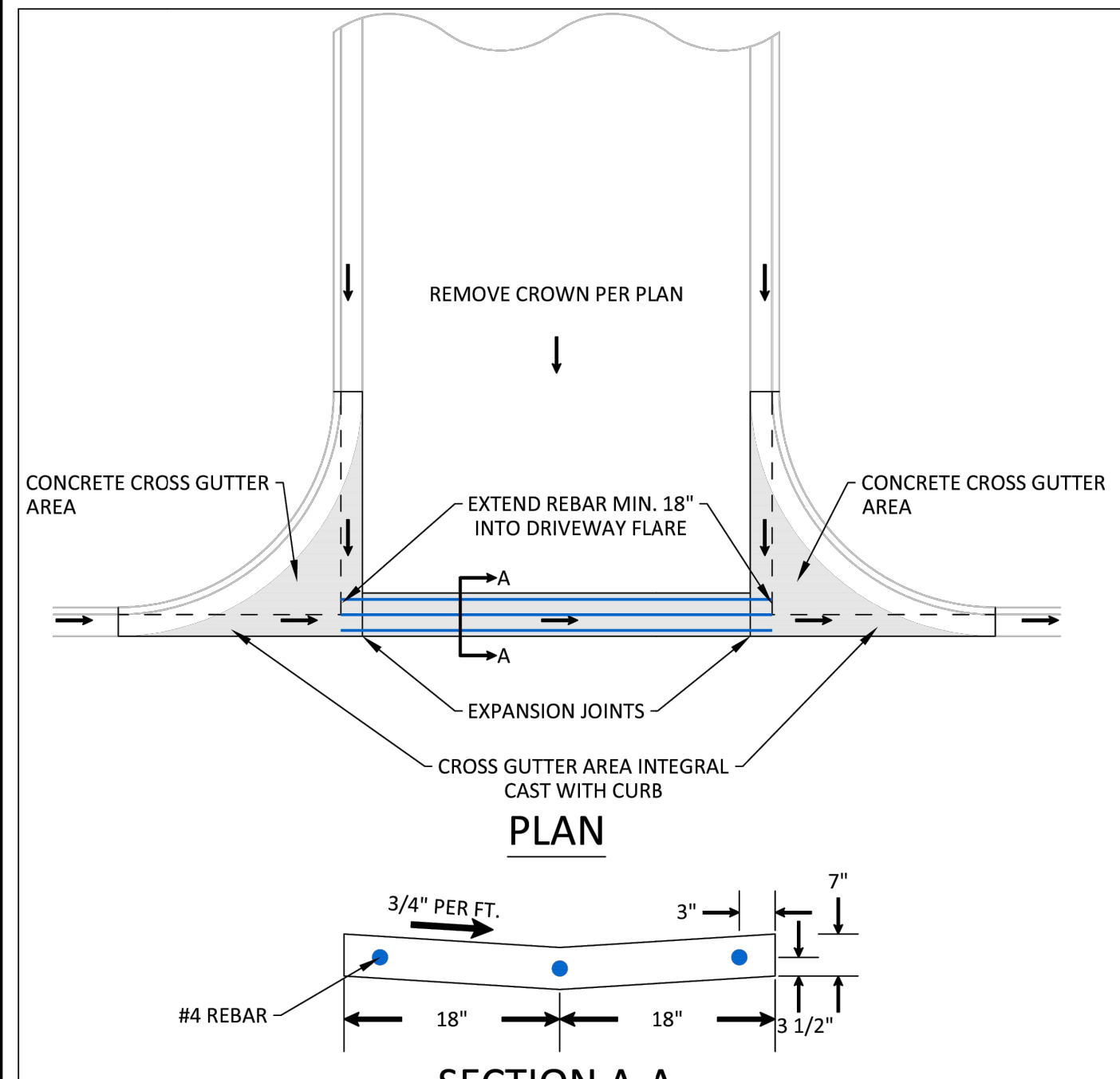


APPROVED: 10 - 2024

**City of RAMSEY**

STANDARD DETAILS:  
CURB AND GUTTER

CITY PLATE No. STR-1

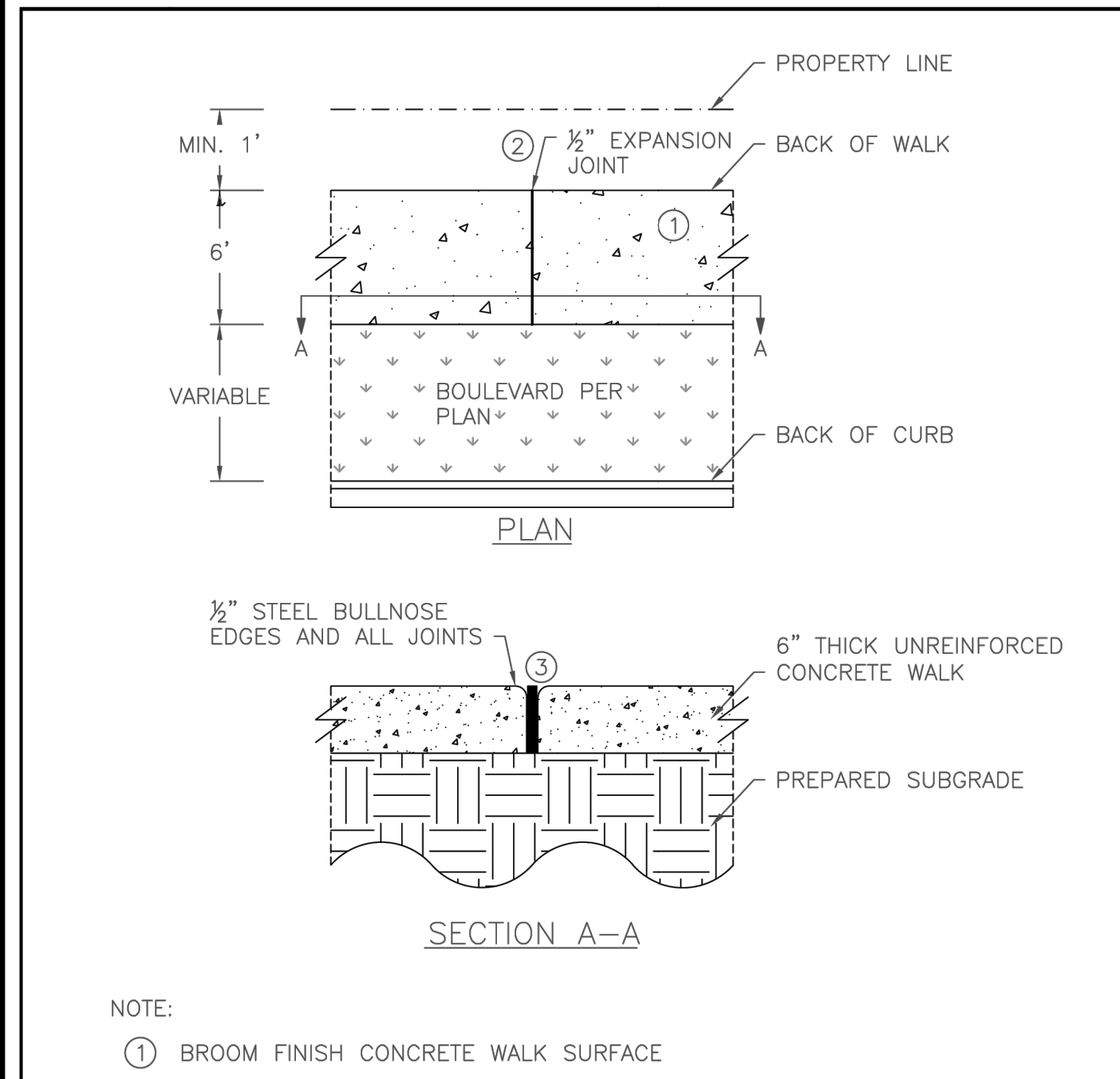


APPROVED: 3 - 2017

**City of RAMSEY**

STANDARD DETAILS:  
CROSS GUTTER

CITY PLATE No. STR-2



APPROVED: 10 - 2015

**City of RAMSEY**

STANDARD DETAILS:  
CONCRETE SIDEWALK

CITY PLATE No. STR-3

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

DATE: 05/07/2025

DESIGN BY: MJM

DRAWN BY: MJM

CHECKED BY: MJM, CJD

DWG FILE: DETAILS

FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

**BOGART, PEDERSON & ASSOCIATES, INC.**

LAND SURVEYING  
ENVIRONMENTAL SERVICES

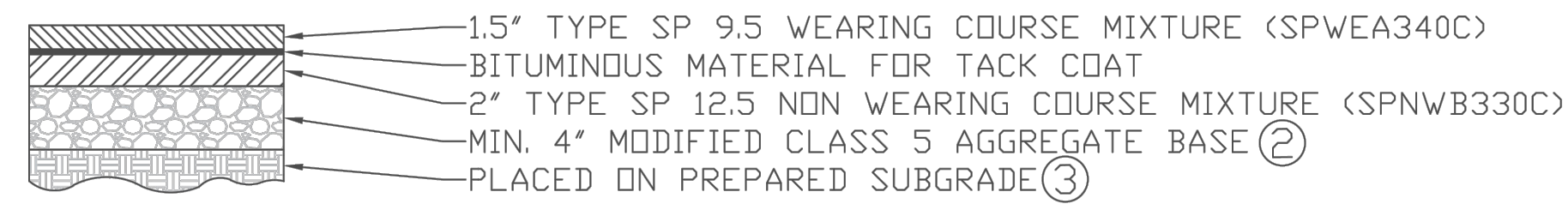
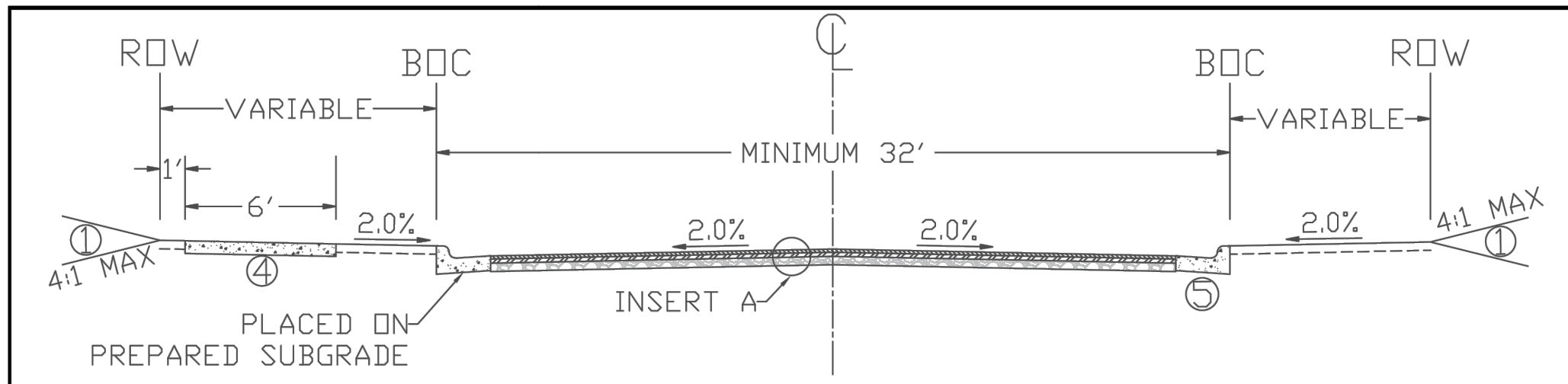
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**CHIPOTLE**  
FUTURE RESTAURANT  
CAPITAL REAL ESTATE

City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. **C15**



- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4\"/>
  - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
  - 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.
  - ALL SIDEWALKS SHALL BE 6\"/>
  - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

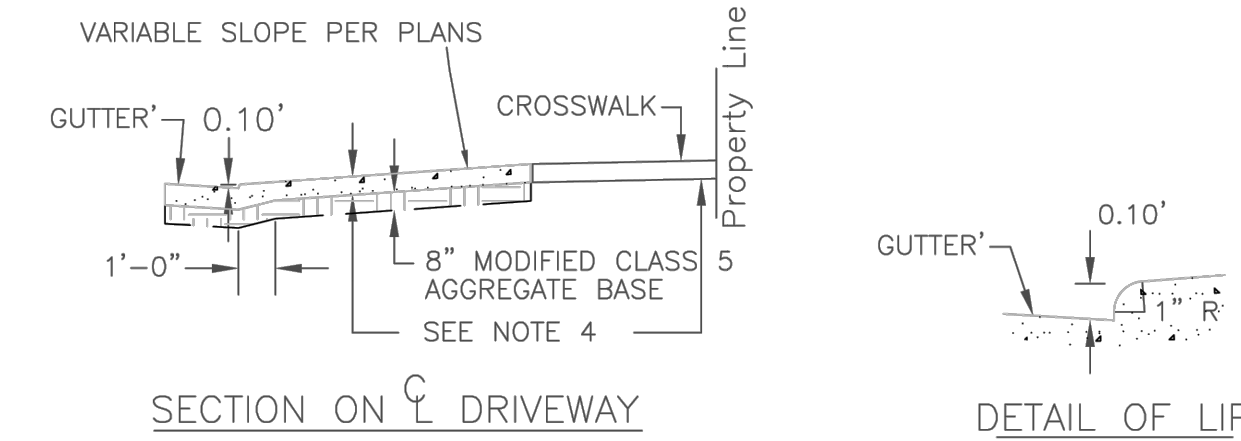
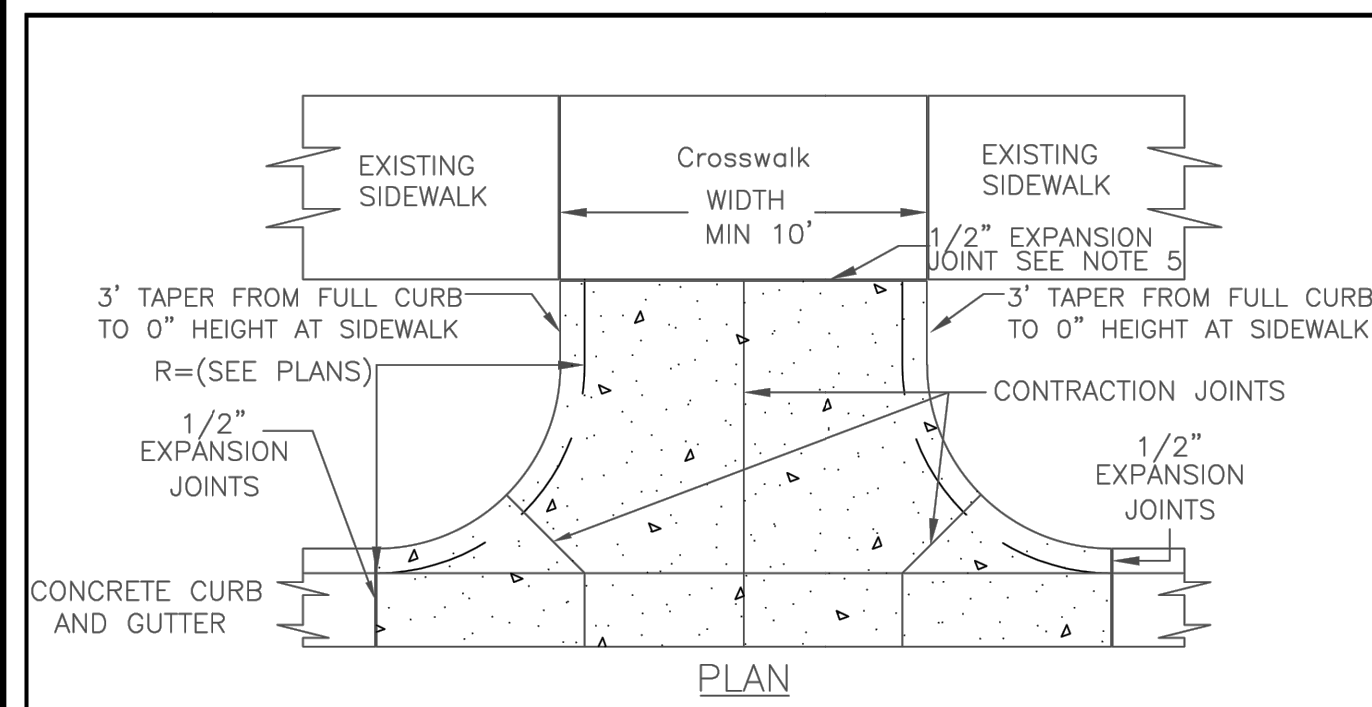
NOTE: NOT TO SCALE

APPROVED:  
3 - 2022



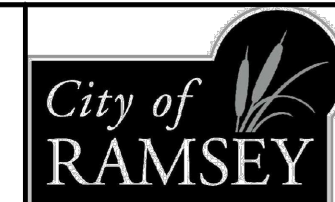
CITY PLATE  
No. STR-5

STANDARD  
DETAILS:  
32' - URBAN STREET

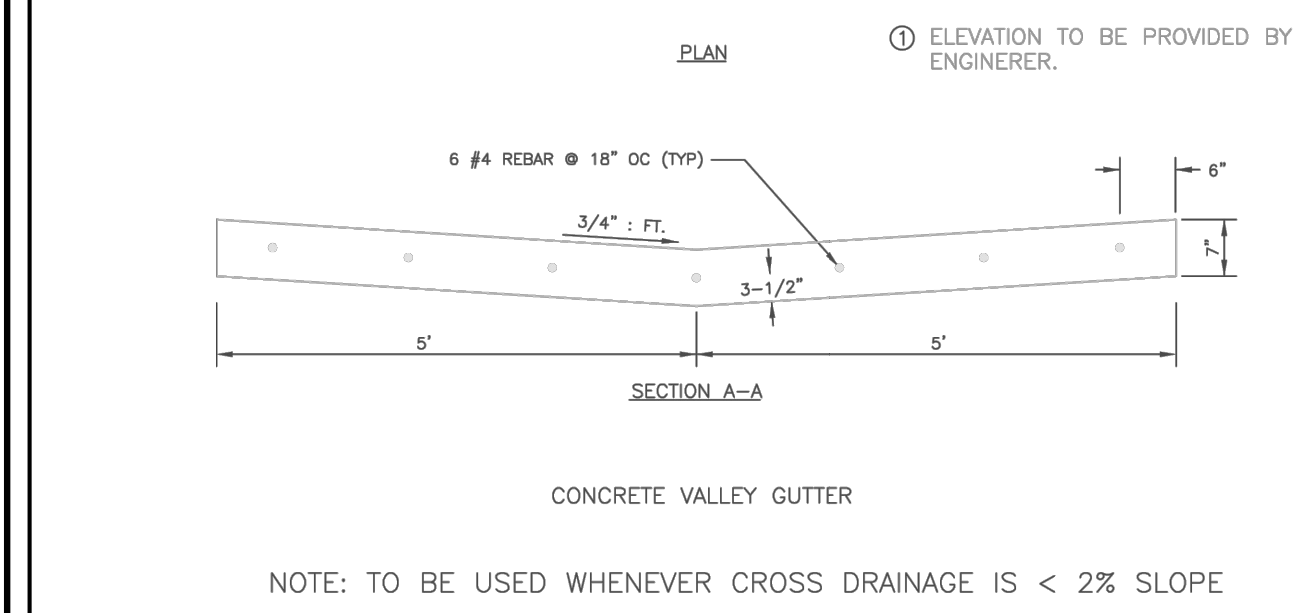
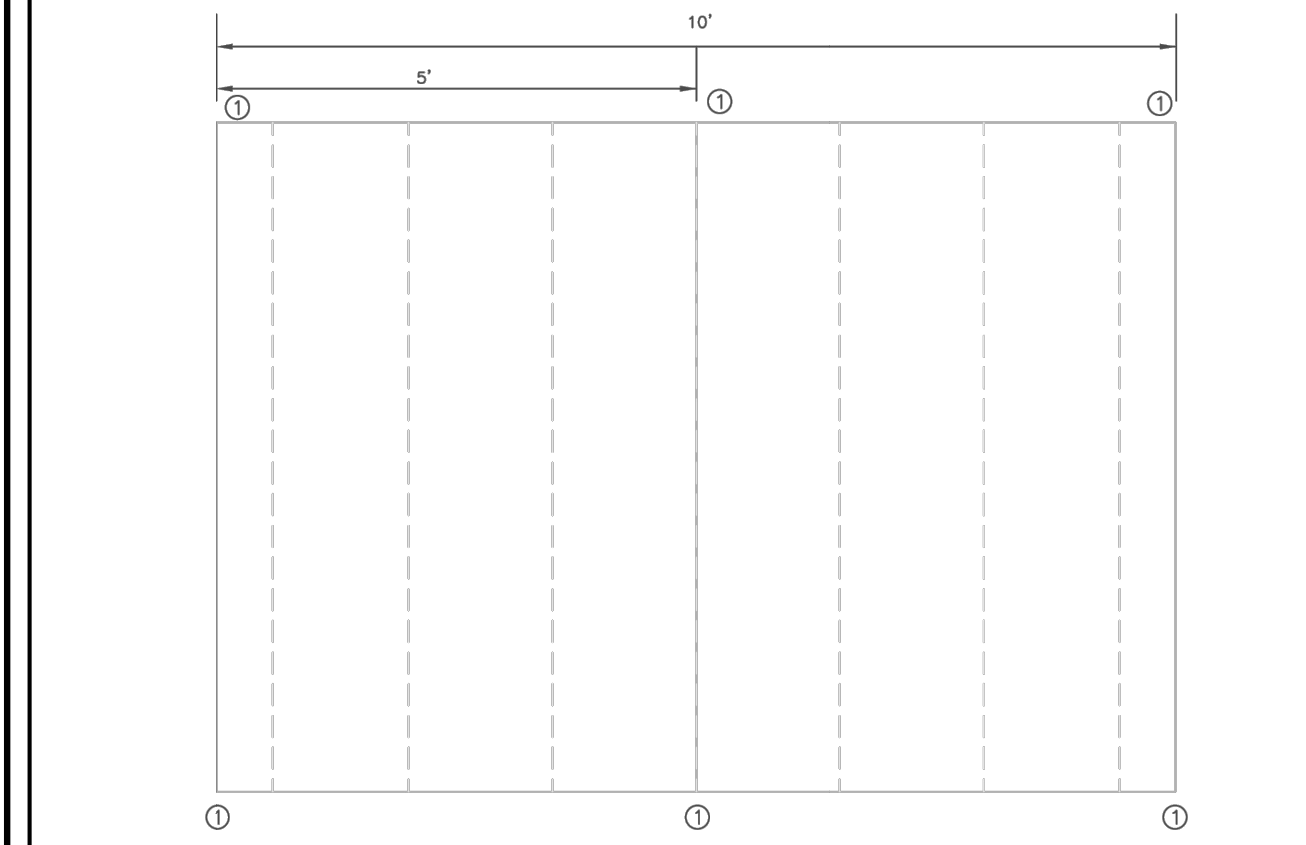


- NOTES:**
- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
  - DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
  - GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
  - 8\"/>
  - 1/2\"/>

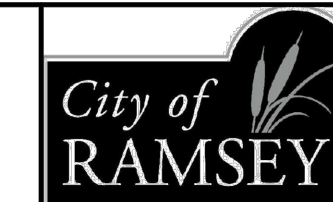
APPROVED:  
4 - 2016



STANDARD DETAILS:  
COMMERCIAL DRIVEWAY  
CURB/CUT  
CITY PLATE No. STR-14



APPROVED:  
9 - 2011



STANDARD DETAILS:  
10' CROSS GUTTER -  
OVERLAYS  
CITY PLATE No. STR-20

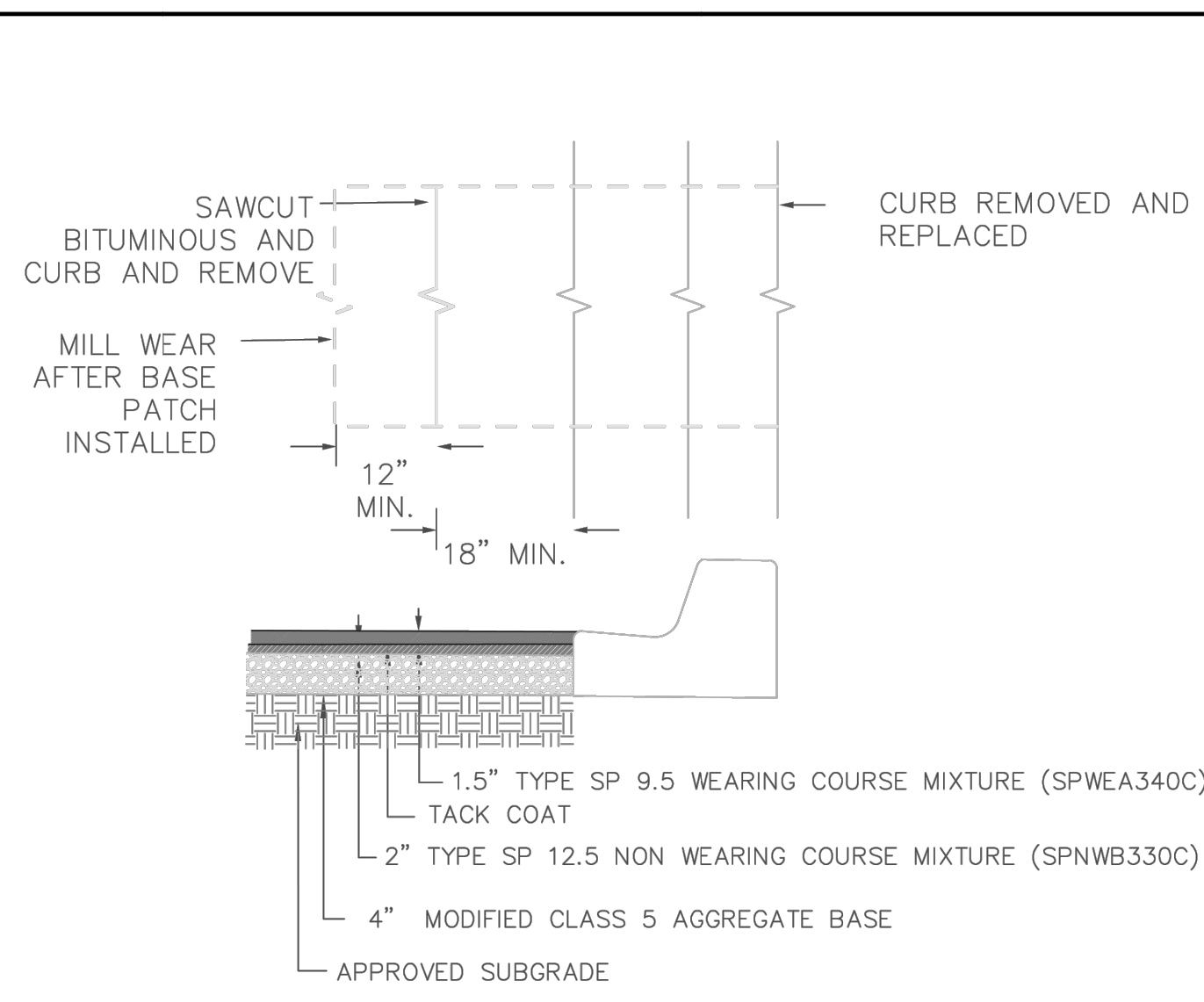
REV. NO.	DATE	DESCRIPTION
1	05/07/2025	REVISION PER CITY REVIEW

NOT FOR CONSTRUCTION

**BOGART, PEDERSON & ASSOCIATES, INC.**  
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City of Ramsey, Anoka County, MN

SHEET NO.  
**C16**



- NOTES:**
- BITUMINOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
  - CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
  - SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:  
3 - 2022

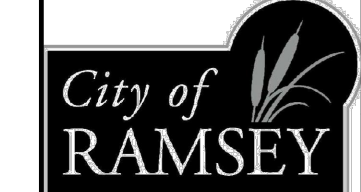


STANDARD DETAILS:  
STREET PATCHING STANDARDS  
CITY PLATE No. STR-25

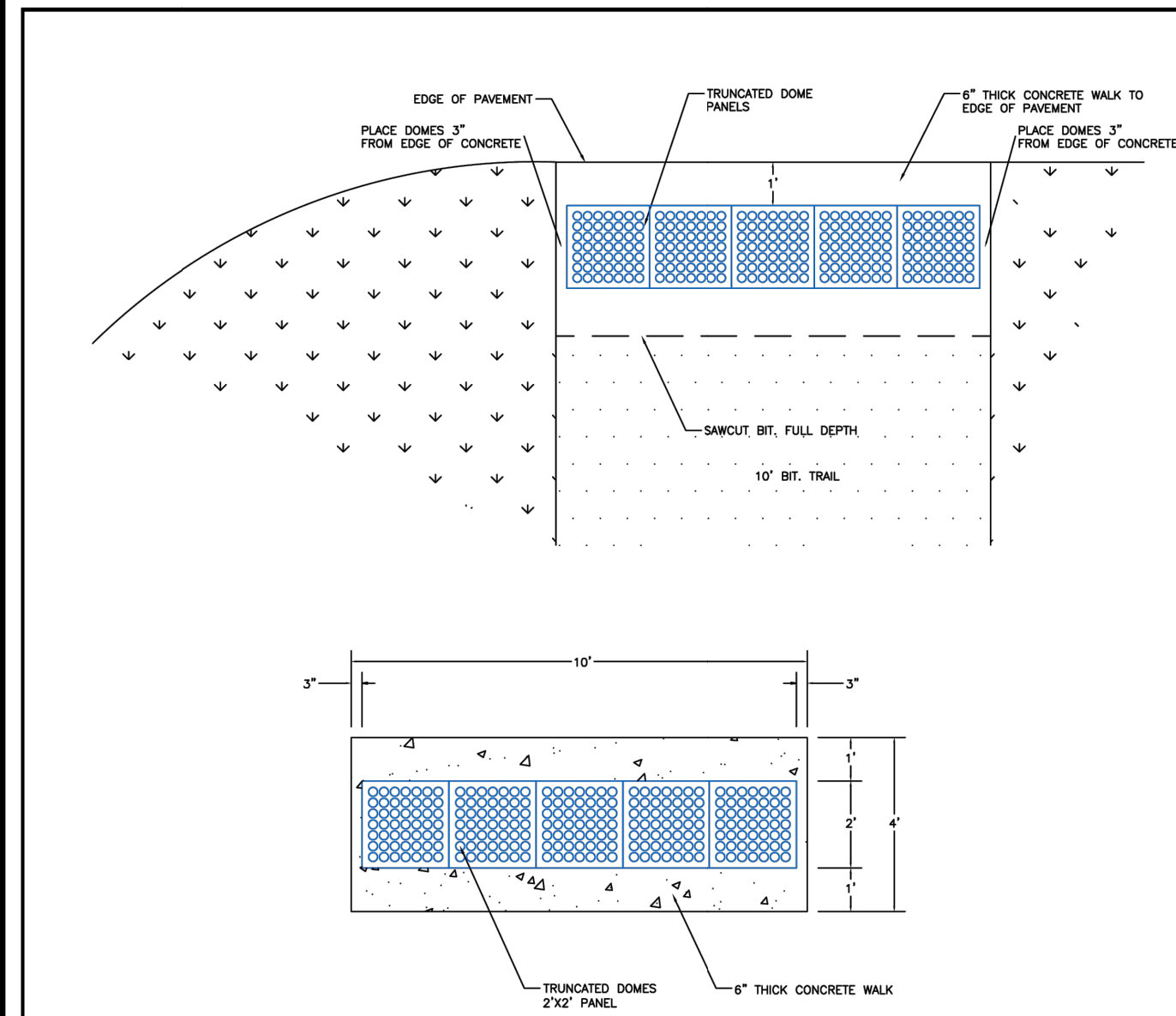
TABLE A MODIFIED CLASS 5 SPECIFICATIONS	
% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No. 4	35 - 70
No. 10	20 - 60
No. 40	10 - 35
No. 200	5 - 10

- NOTES:**
- THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
  - 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.
  - IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:  
2 - 2003



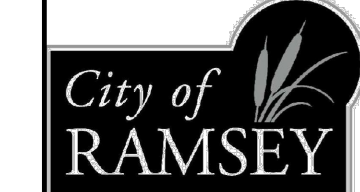
STANDARD DETAILS:  
MODIFIED CLASS 5  
SPECIFICATIONS  
CITY PLATE No. STR-26



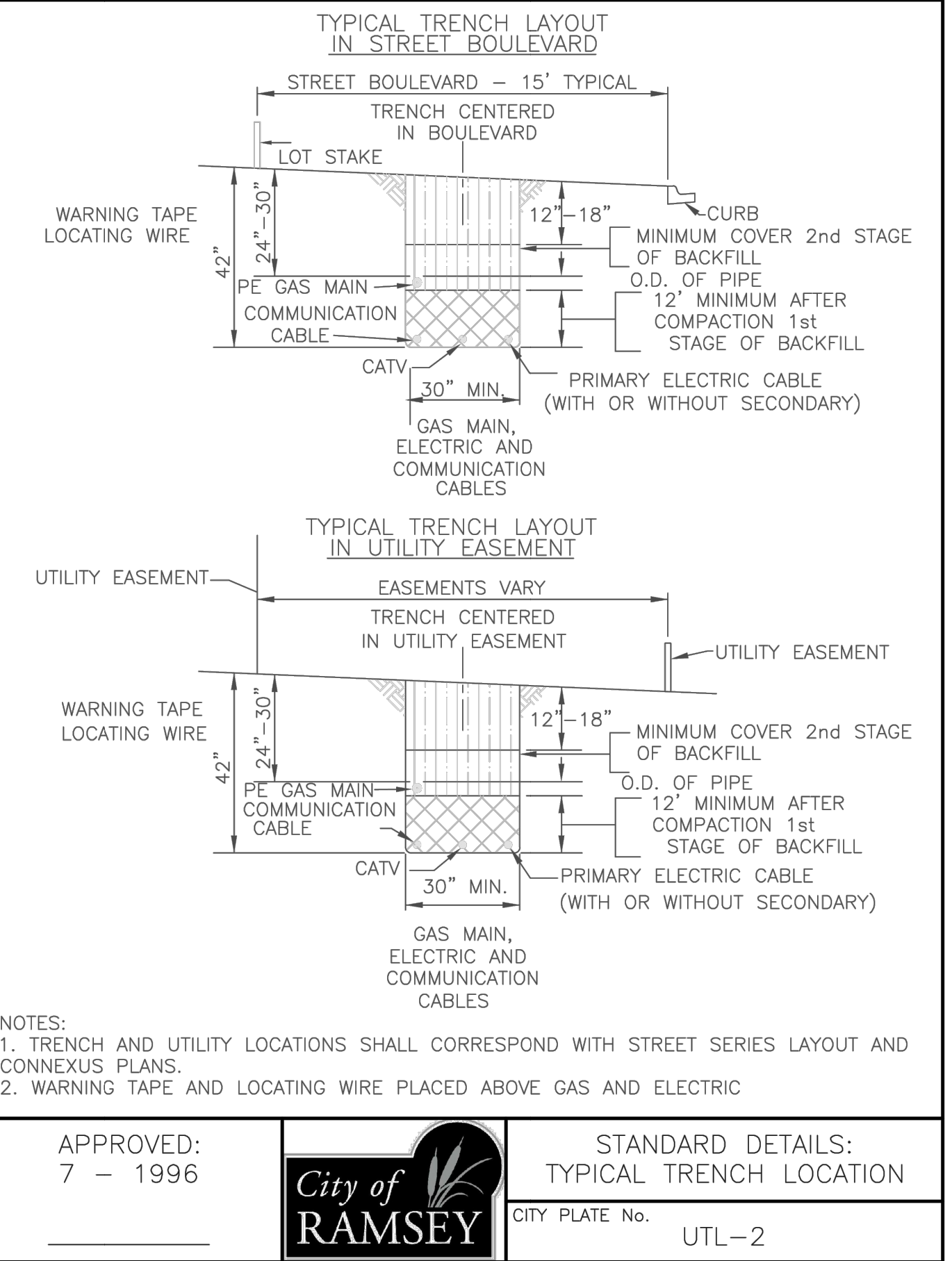
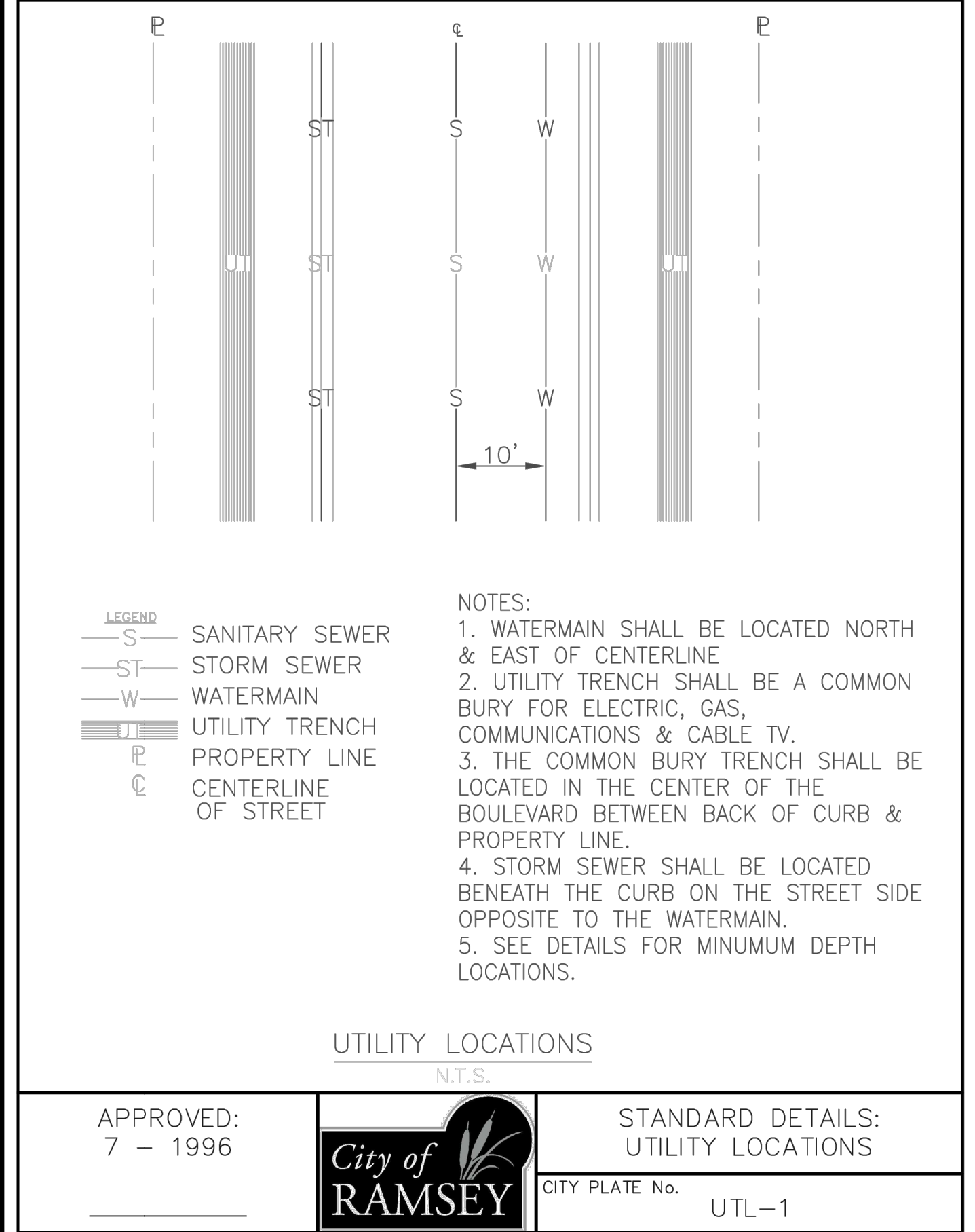
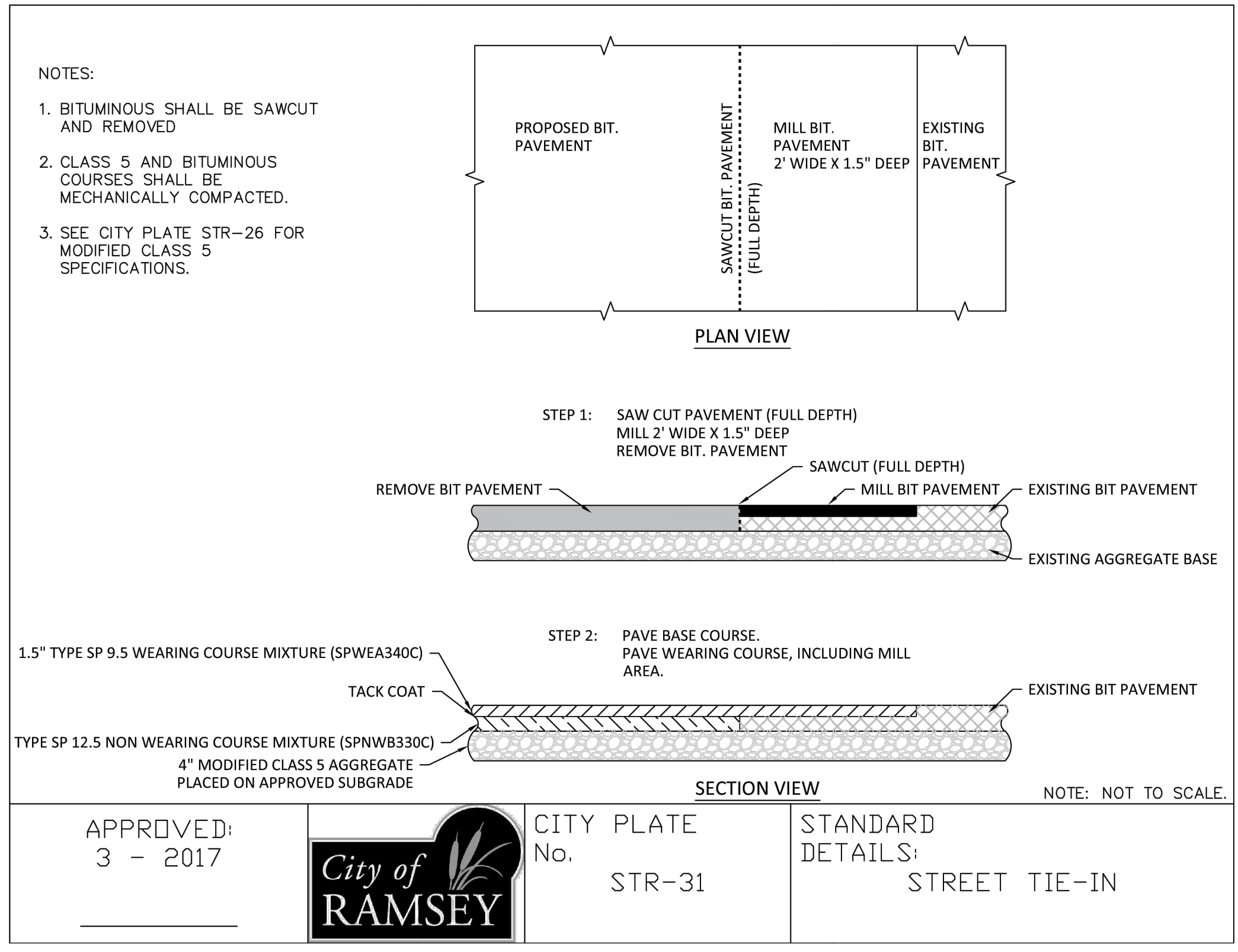
- NOTE:**
- SAWCUT BIT, FULL DEPTH / REMOVE BIT.
  - PLACE 6\"/>
  - MEDIUM BROOM FINISH ON CONCRETE
  - MAINTAIN 3\"/>
  - IT MAY BE NECESSARY TO TRIM TRUNCATED DOME PANELS.

NOTE: NOT TO SCALE

APPROVED:  
7 - 2015



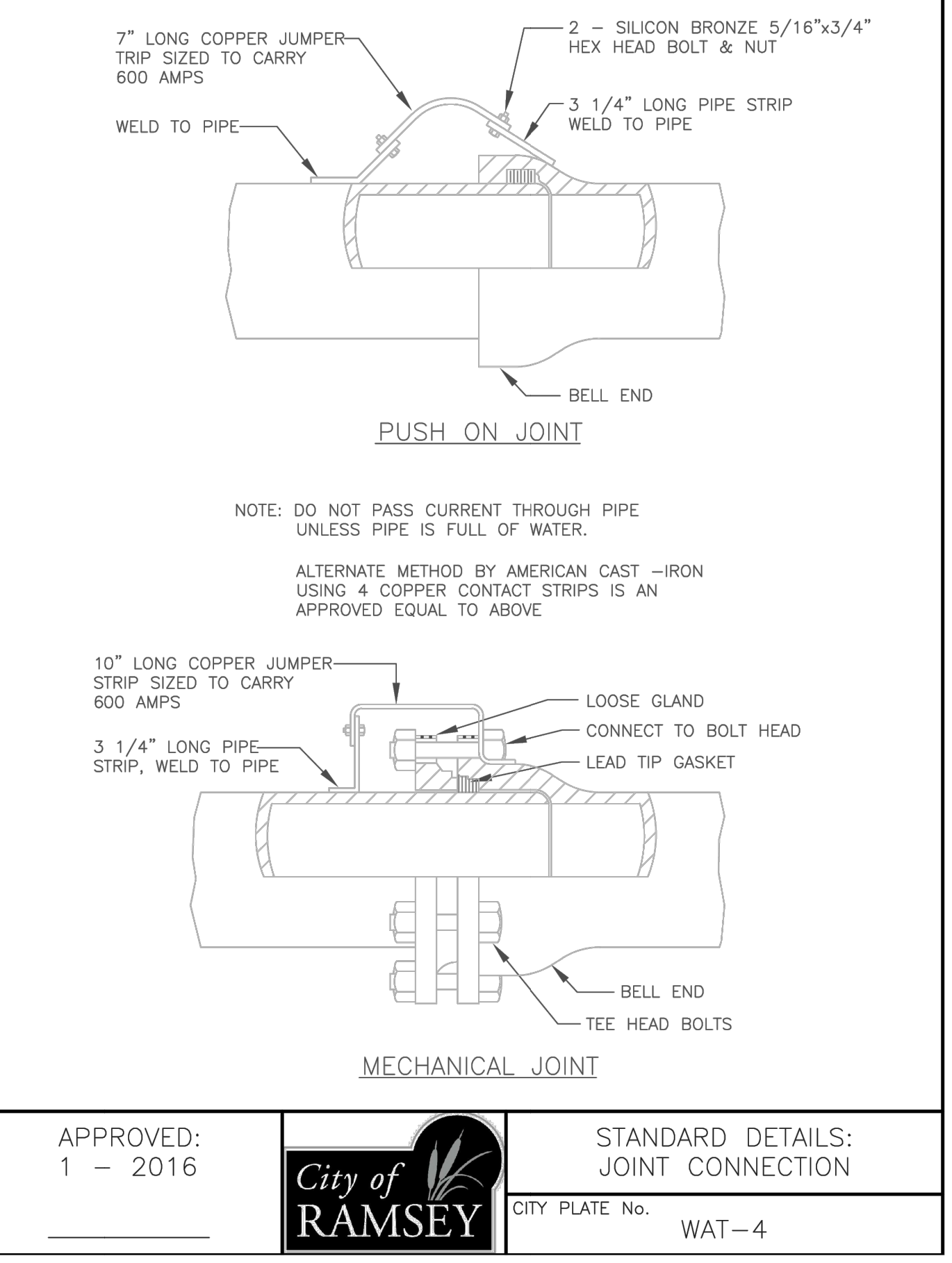
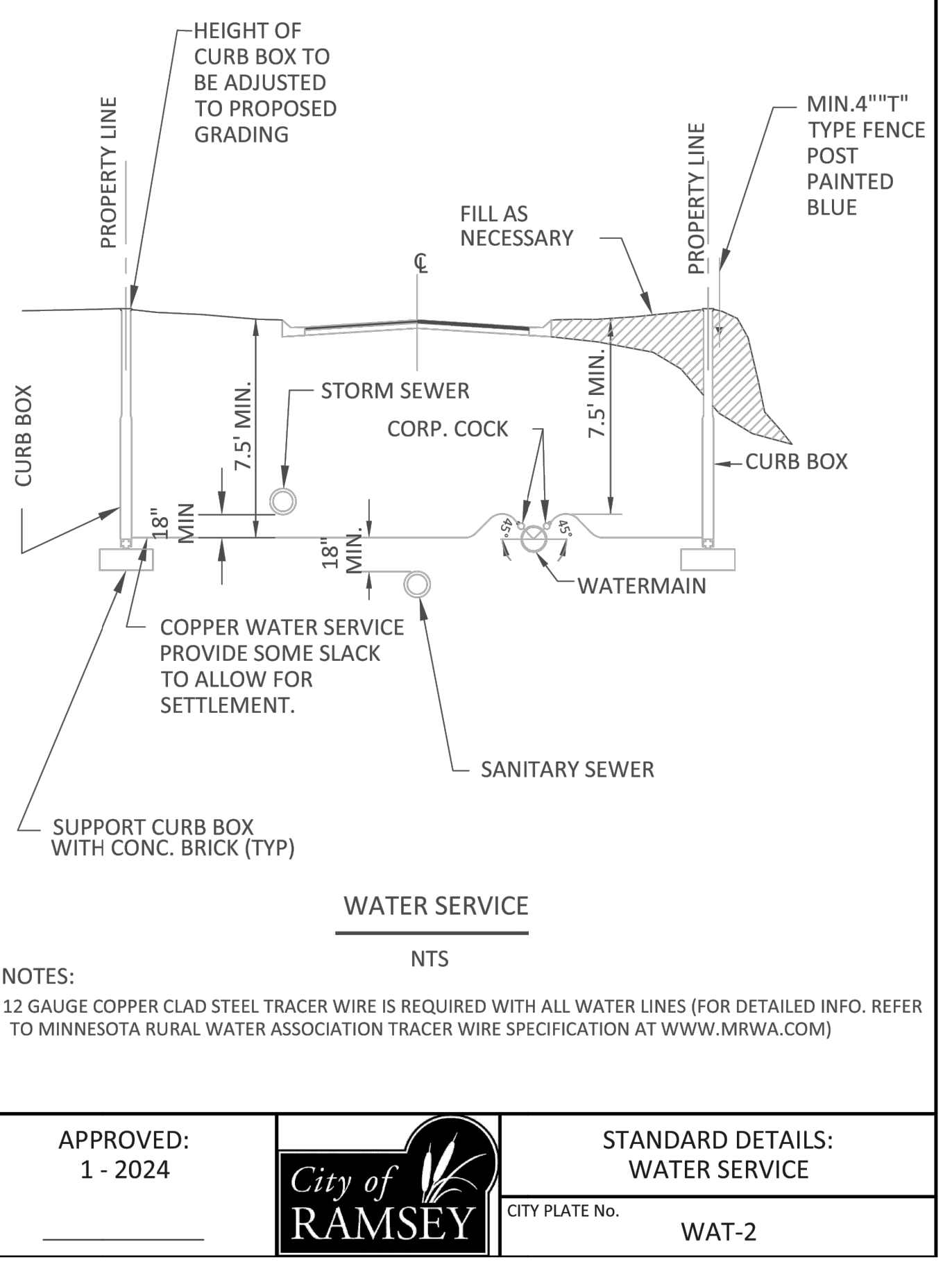
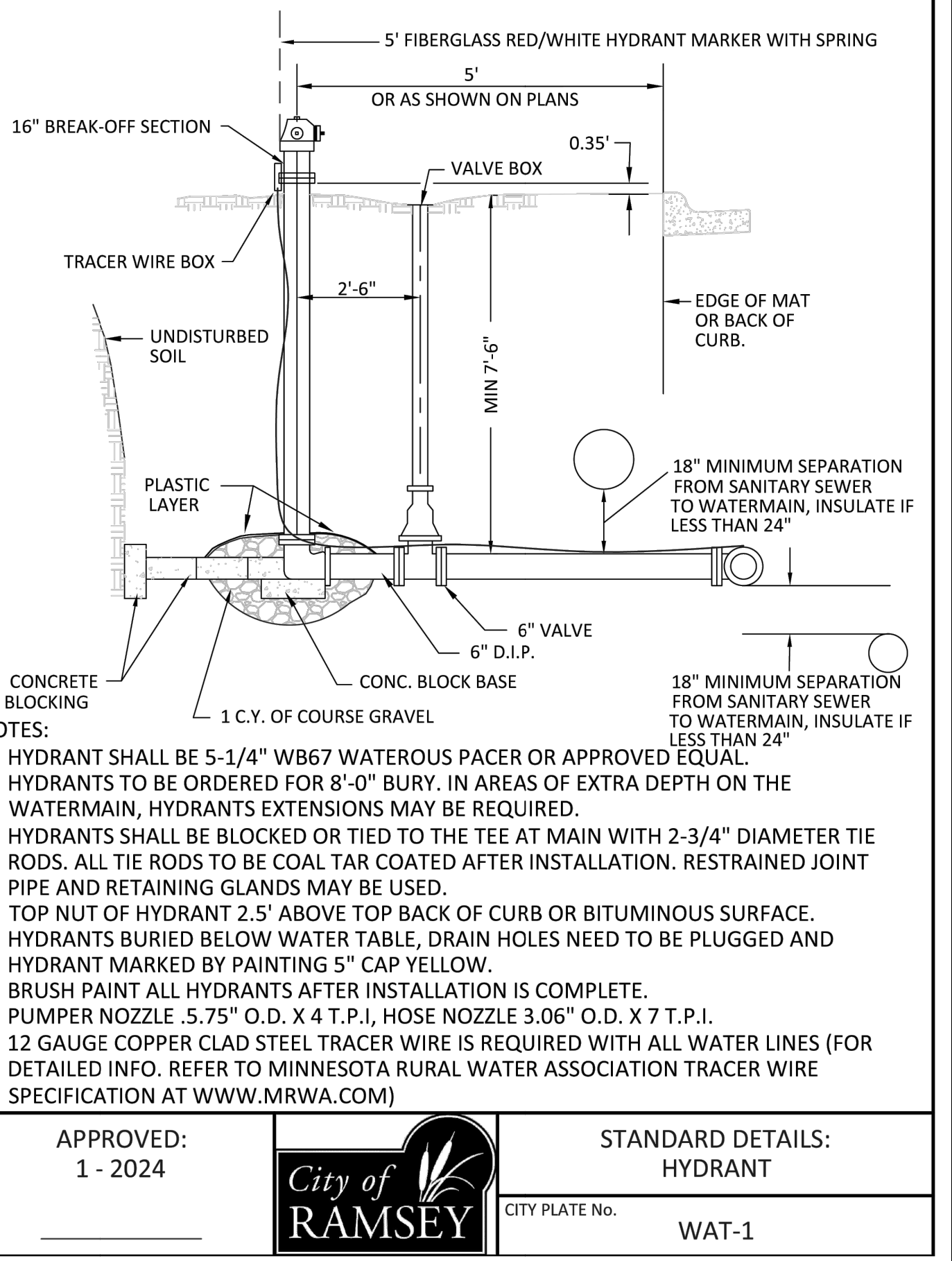
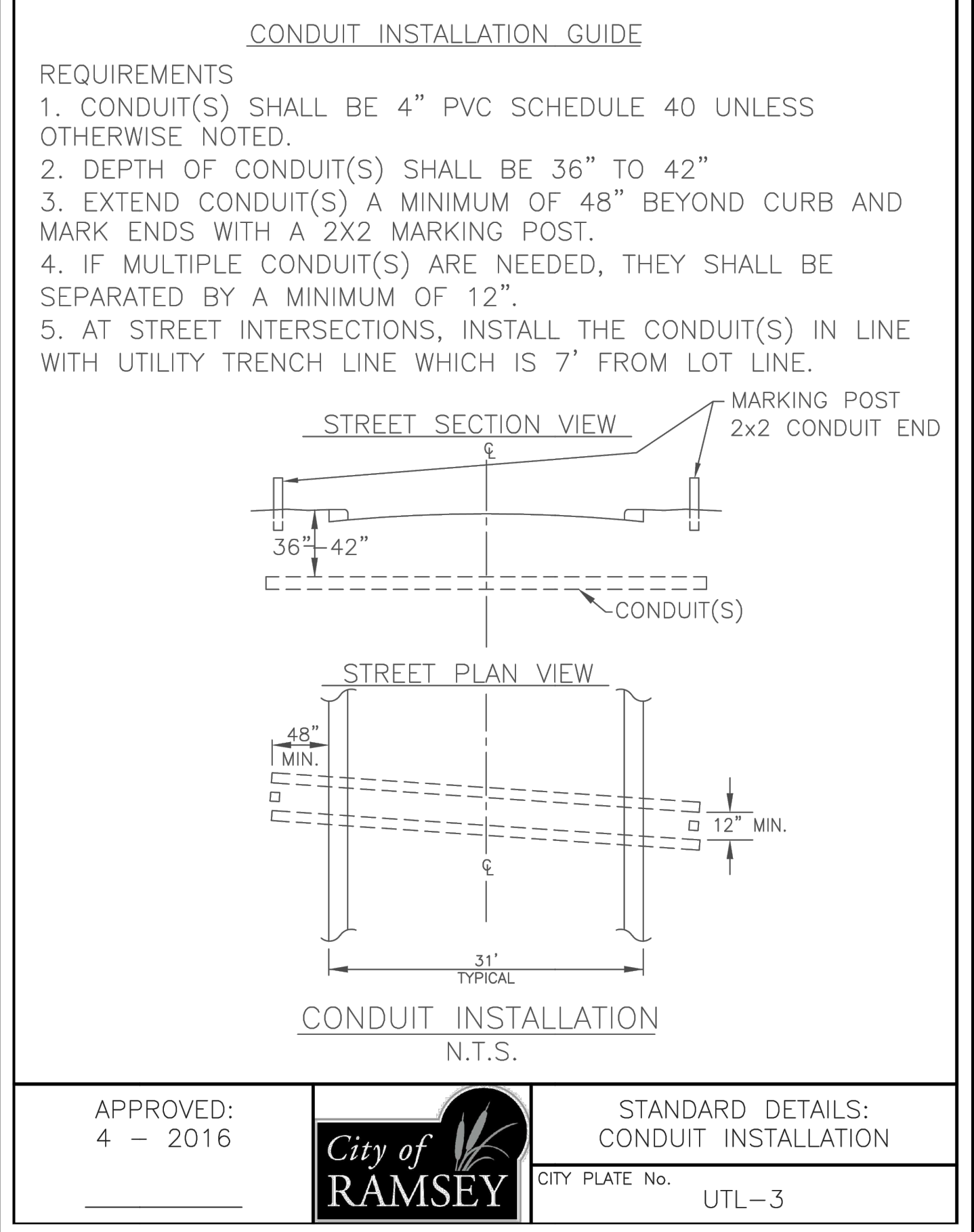
STANDARD DETAILS:  
TRUNCATED DOME PLACEMENT -  
BITUMINOUS TRAIL NO CURB  
CITY PLATE No. STR-28



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

DATE: 05/07/2025  
 DESIGN BY: M.J.M.  
 DRAWN BY: M.J.M.  
 CHECKED BY: M.J.M.  
 DWG FILE: DETAILS  
 FILE NO.: 25-0038.00

**NOT FOR CONSTRUCTION**

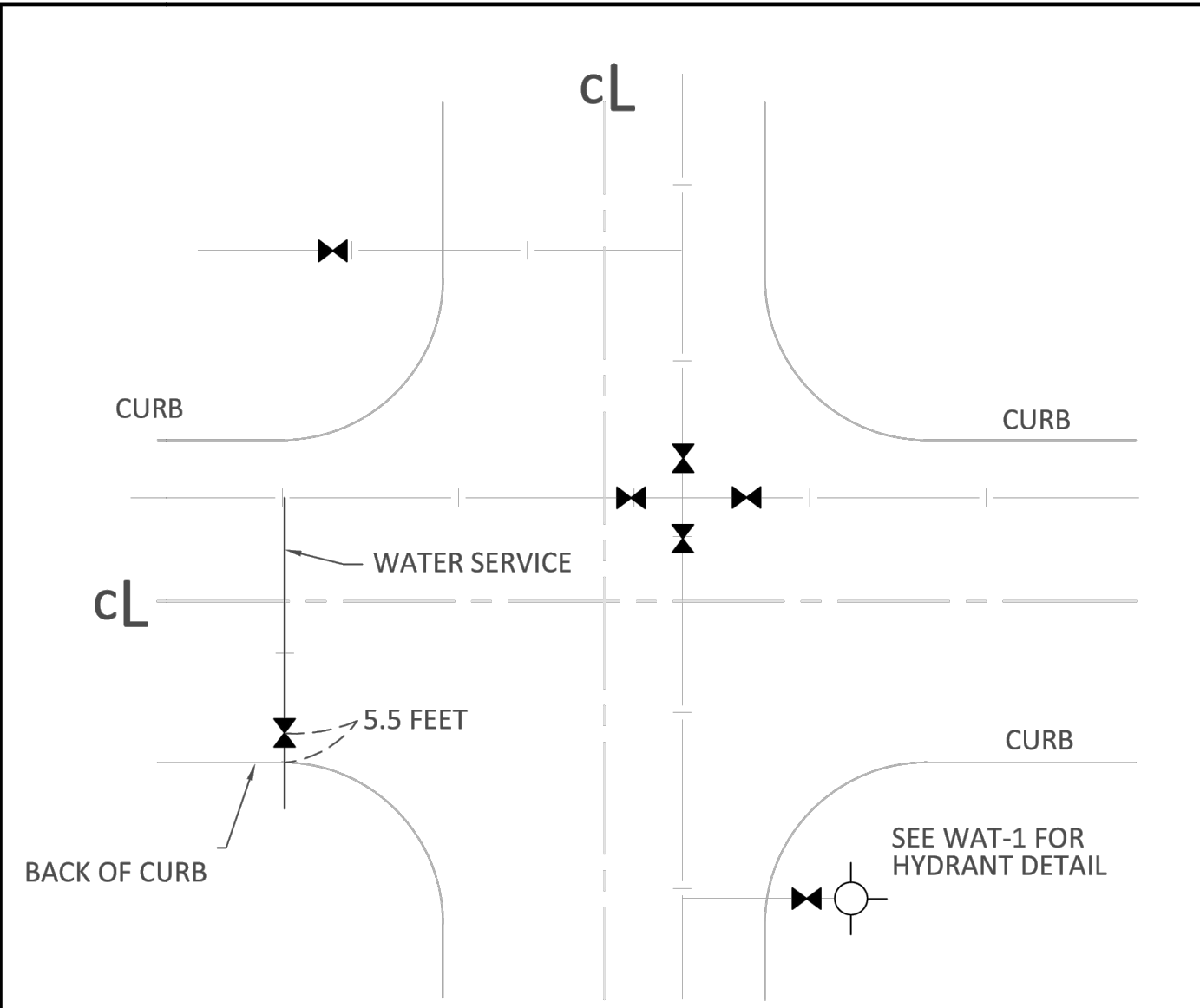


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**DETAILS**

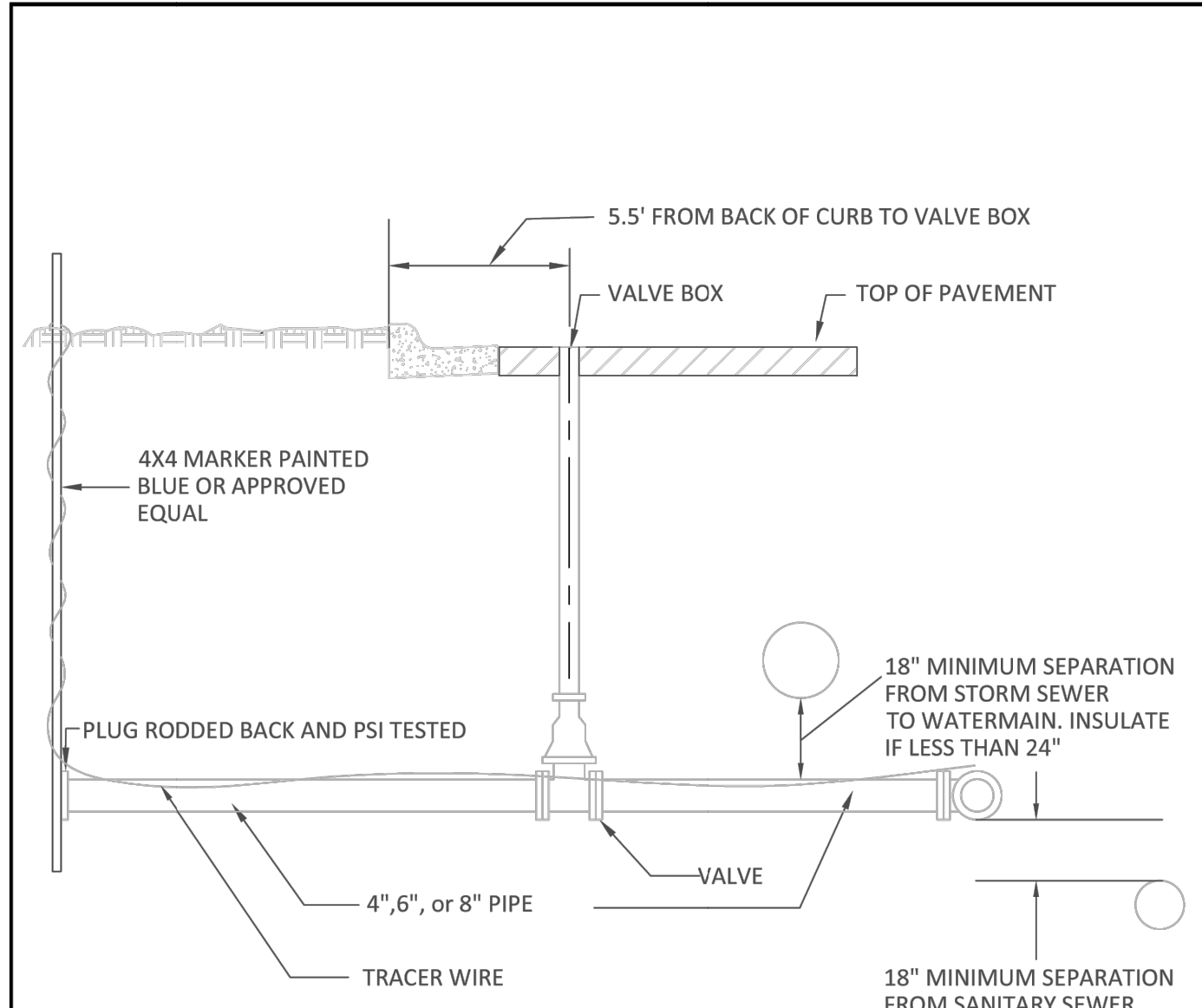
SHEET NO. **C17**



- 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

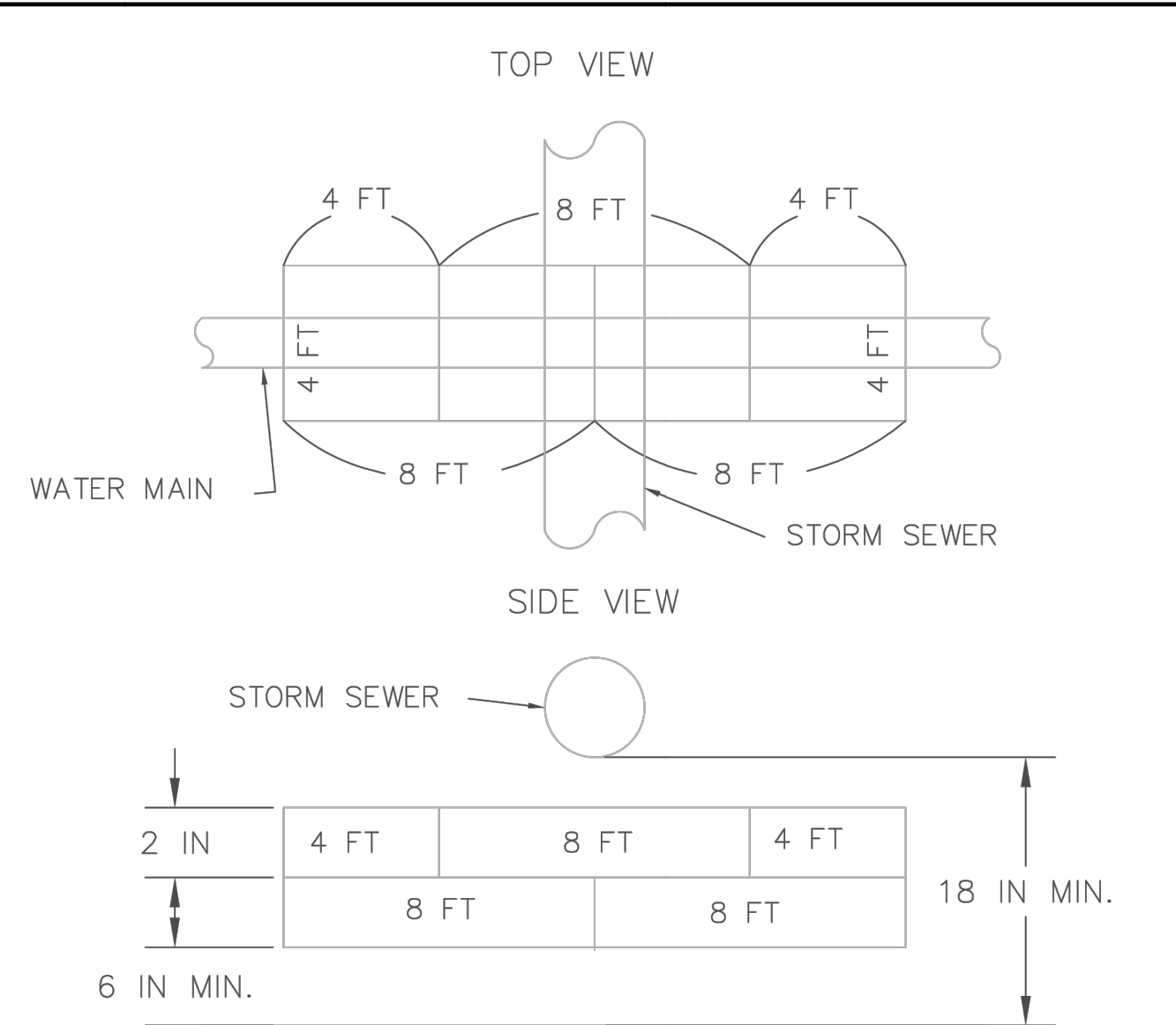
STANDARD DETAILS: WATERMAIN VALVE LOCATION  
CITY PLATE No. WAT-3



- 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.MRWAA.COM)

APPROVED: 1 - 2024

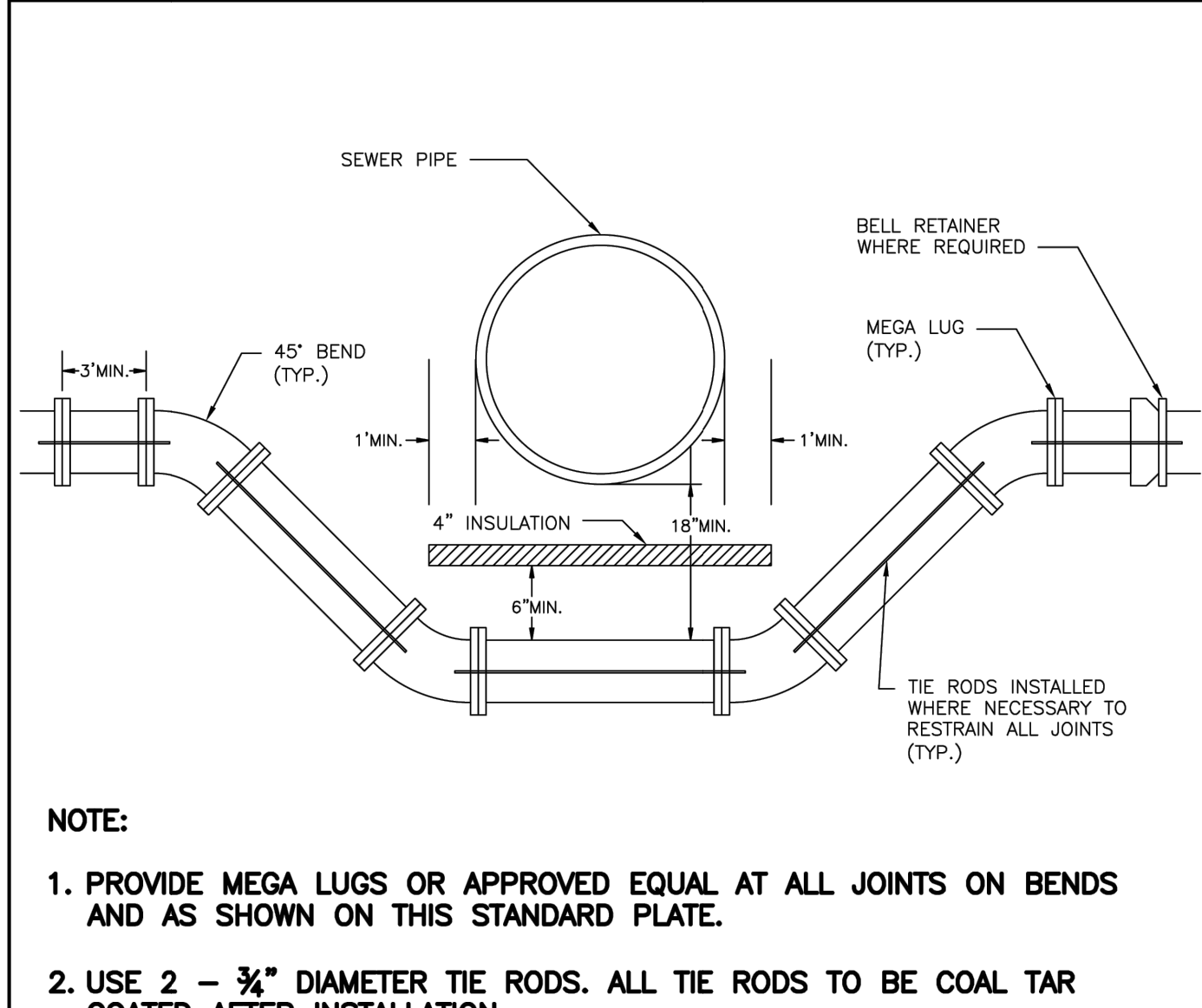
STANDARD DETAILS: COMMERCIAL SERVICE  
CITY PLATE No. WAT-5



- 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

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 - 3/8" 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.

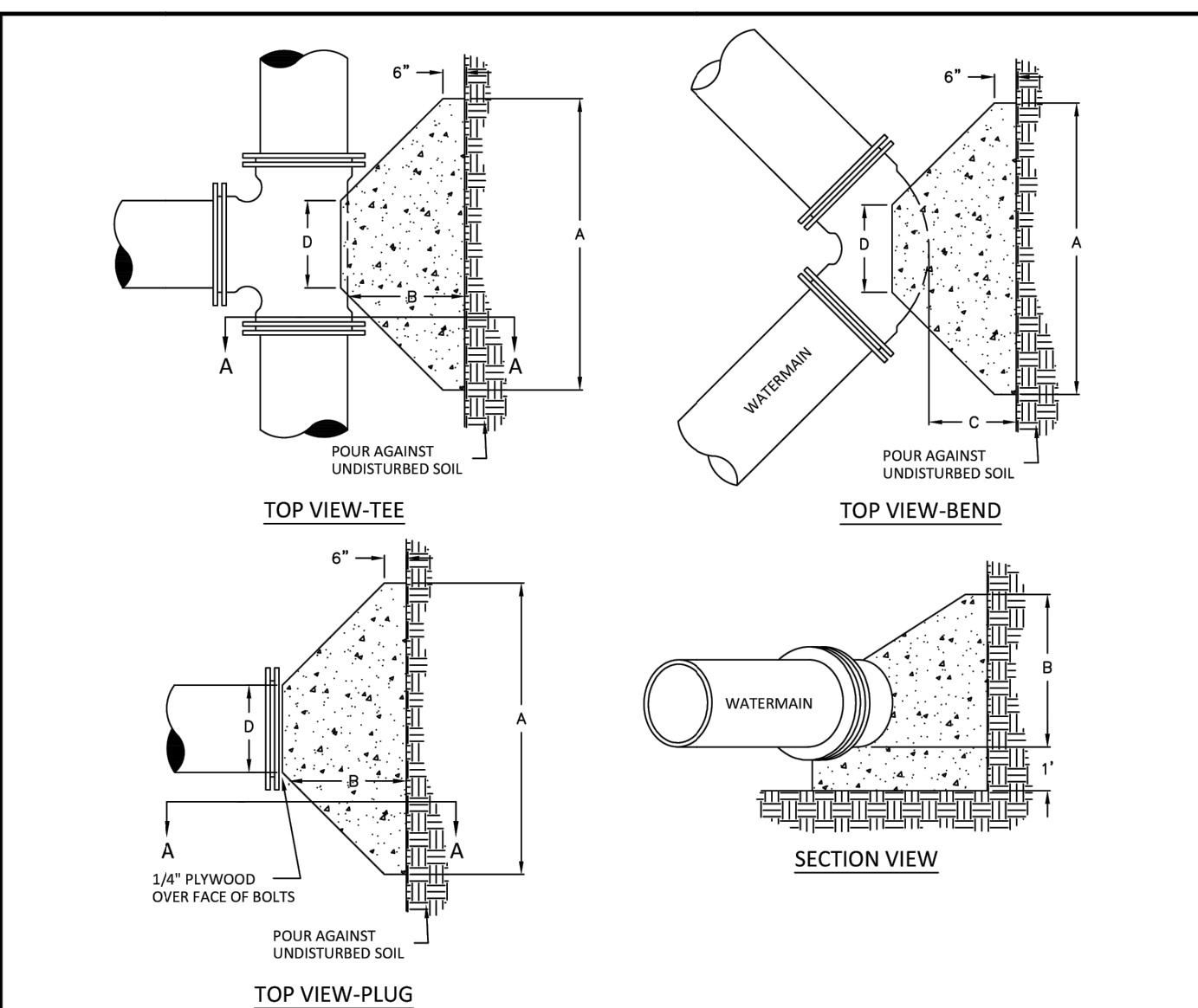
APPROVED: 6 - 2015

STANDARD DETAILS: WATERMAIN LOWERING  
CITY PLATE No. WAT-7

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

DATE: 05/07/2025  
DESIGN BY: MJM  
DRAWN BY: MJM  
CHECKED BY: MJM, CJD  
DWG FILE: DETAILS  
FILE NO.: 25-00390.00

NOT FOR CONSTRUCTION

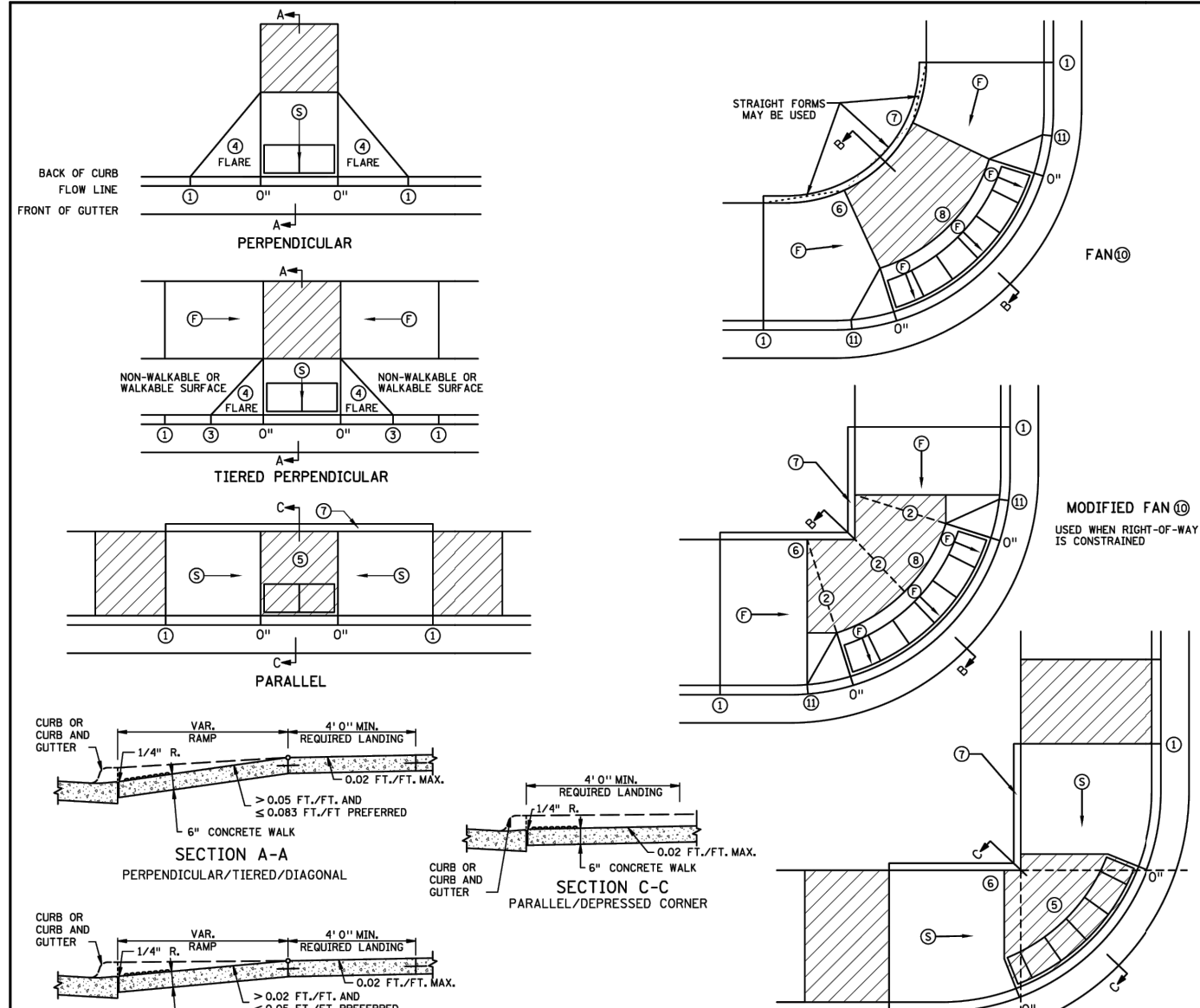


PIPE SIZE	22 1/2° BEND			45° BEND			90° BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	3'-10"	3'-0"	2'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	3'-6"
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	3'-6"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

- DIAMENSION 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 ACCORIES.

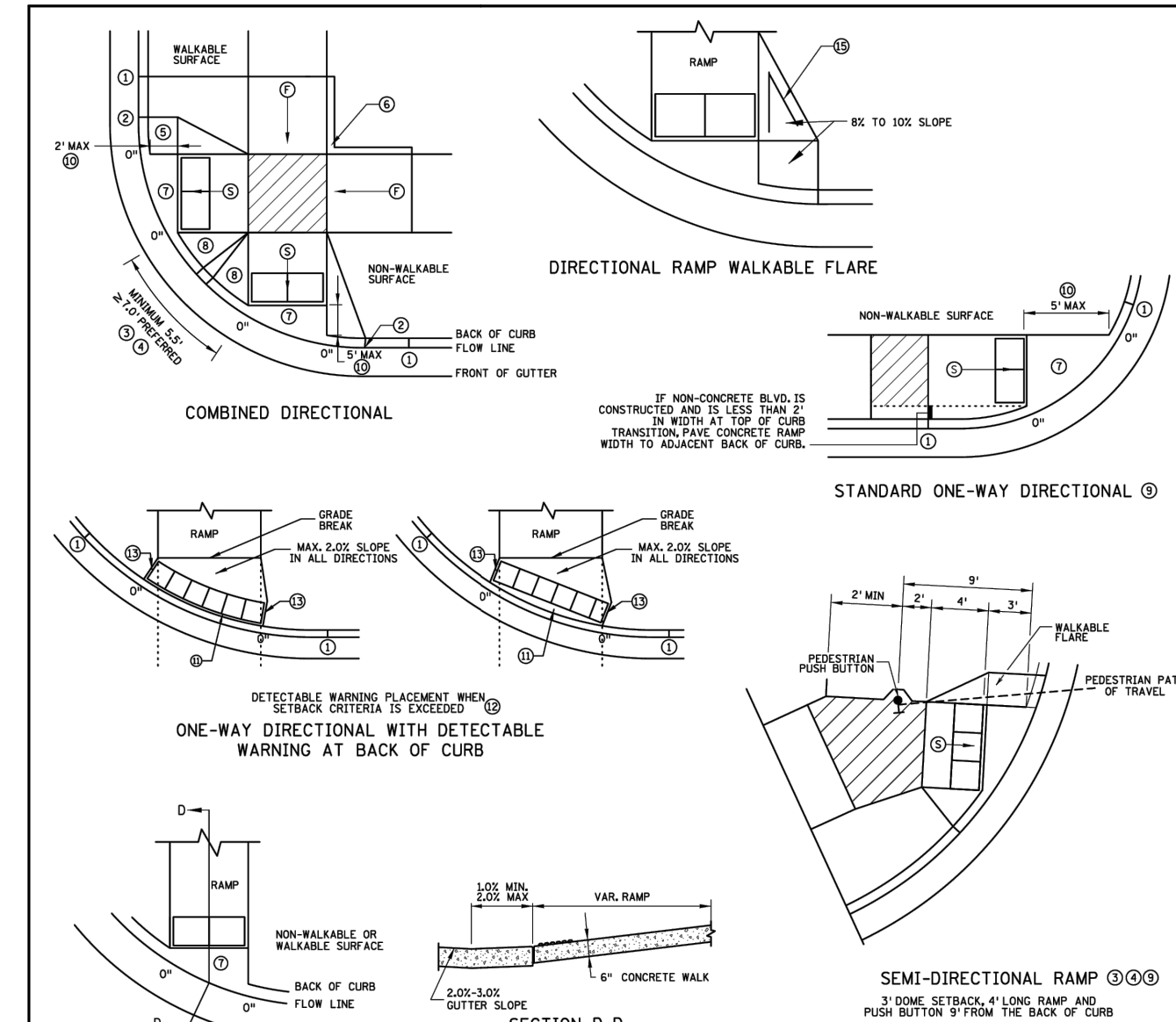
APPROVED: 1 - 2024

STANDARD DETAILS: THRUST BLOCKS  
CITY PLATE No. WAT-8



- NOTES:
1. LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE TRANSITIONS FROM THE APPROACHING WALK TO THE RAMP OR FROM THE RAMP TO THE WALK.
  2. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 24" FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5%.
  3. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE 1/4" DEPTH LANDING AREA. JOINTS SHALL BE LOCATED AT THE TOP OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
  4. MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMP DETECTABLE WARNINGS TO CONTACT THE WALKING SURFACE OF THE WALK. THE DETECTABLE WARNING SHALL BE LOCATED WITHIN THE 1/4" DEPTH OF THE WALK. THE DETECTABLE WARNING SHALL BE LOCATED WITHIN THE 1/4" DEPTH OF THE WALK. THE DETECTABLE WARNING SHALL BE LOCATED WITHIN THE 1/4" DEPTH OF THE WALK.

MINNESOTA STANDARD PLAN 5-297.250 1 OF 6  
PEDESTRIAN CURB RAMP DETAILS  
STATE PROJ. NO. ( ) SHEET NO. OF SHEETS



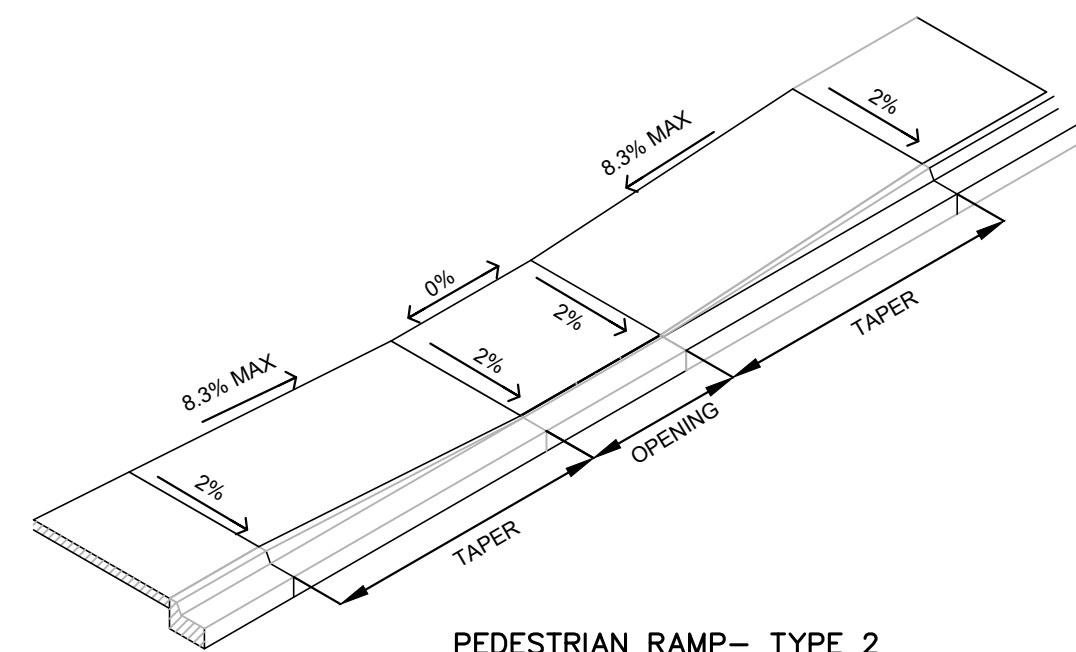
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MINNESOTA STANDARD PLAN 5-297.250 2 OF 6  
PEDESTRIAN CURB RAMP DETAILS  
STATE PROJ. NO. ( ) SHEET NO. OF SHEETS

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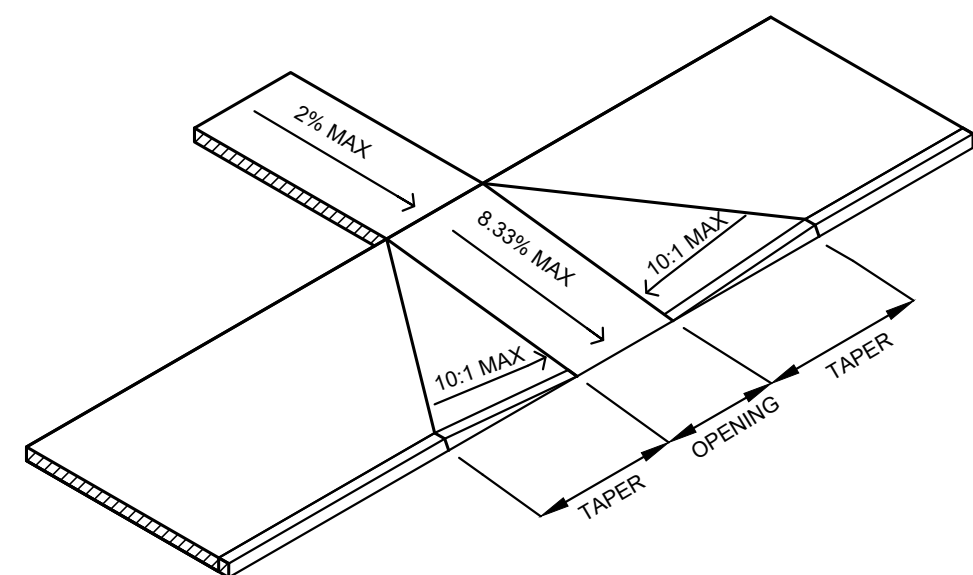
SHEET NO. **C18**



PEDESTRIAN RAMP- TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

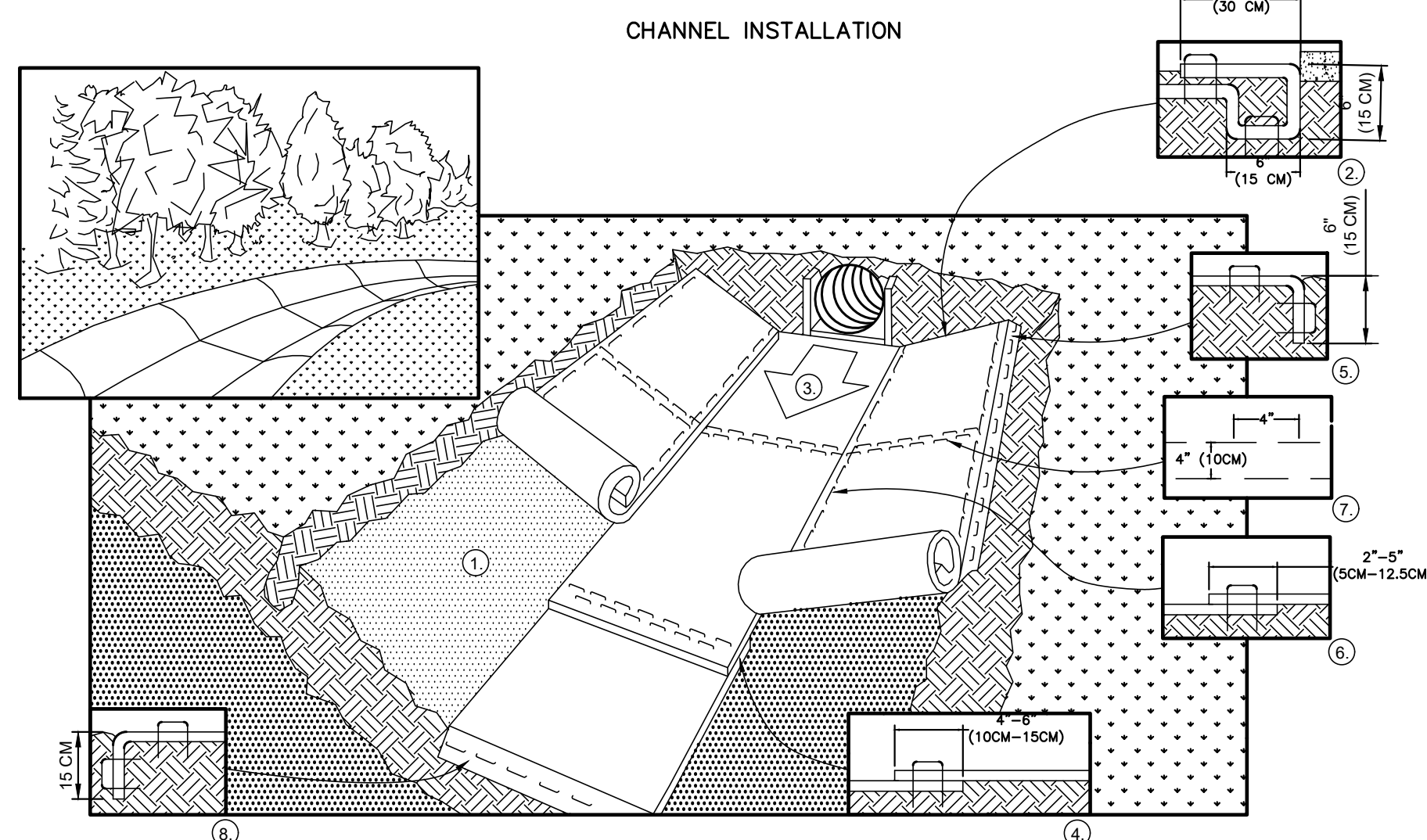
PEDESTRIAN RAMP - TYPE 2  
N.T.S.



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.™

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.

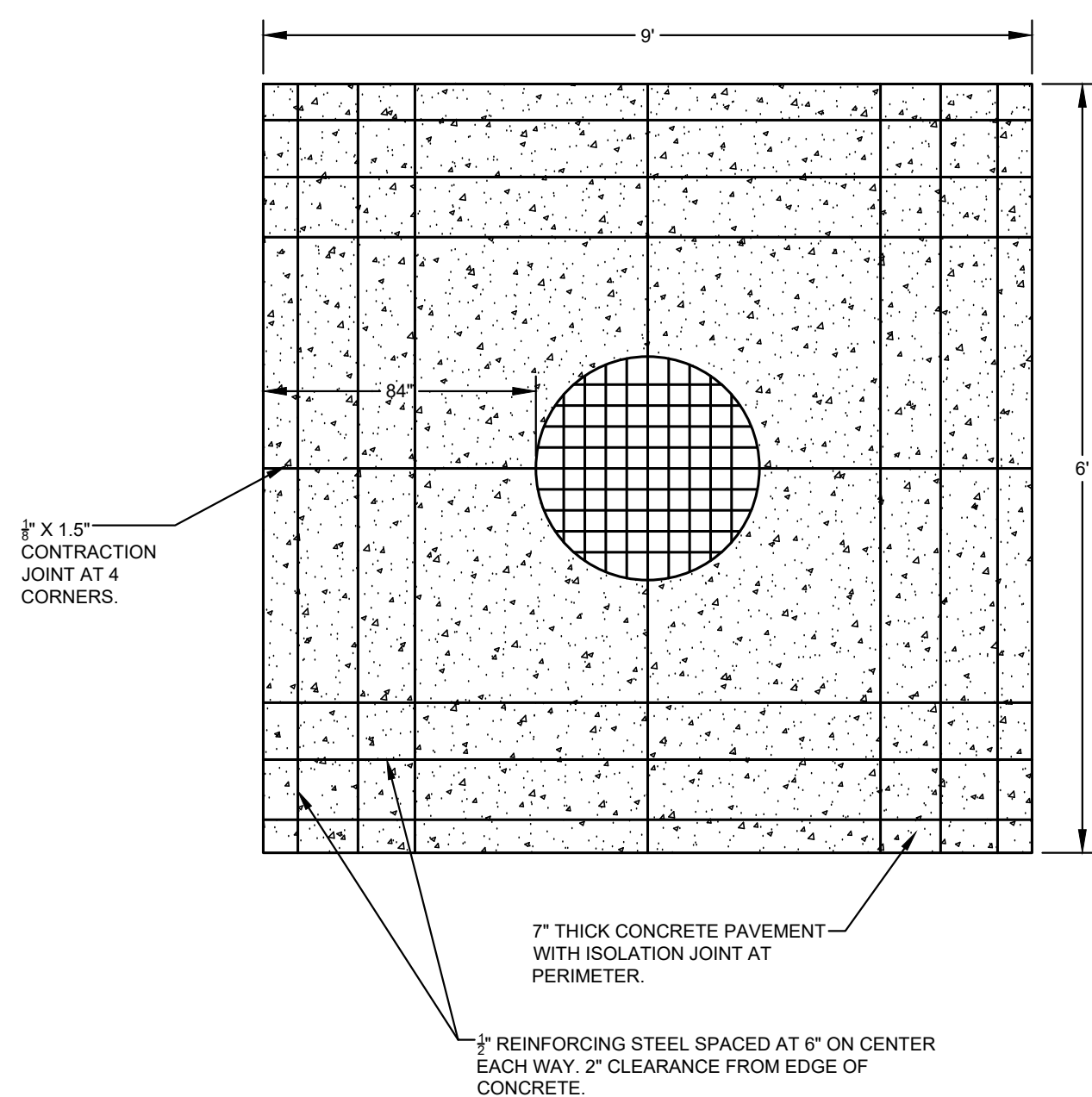
NOTE:

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

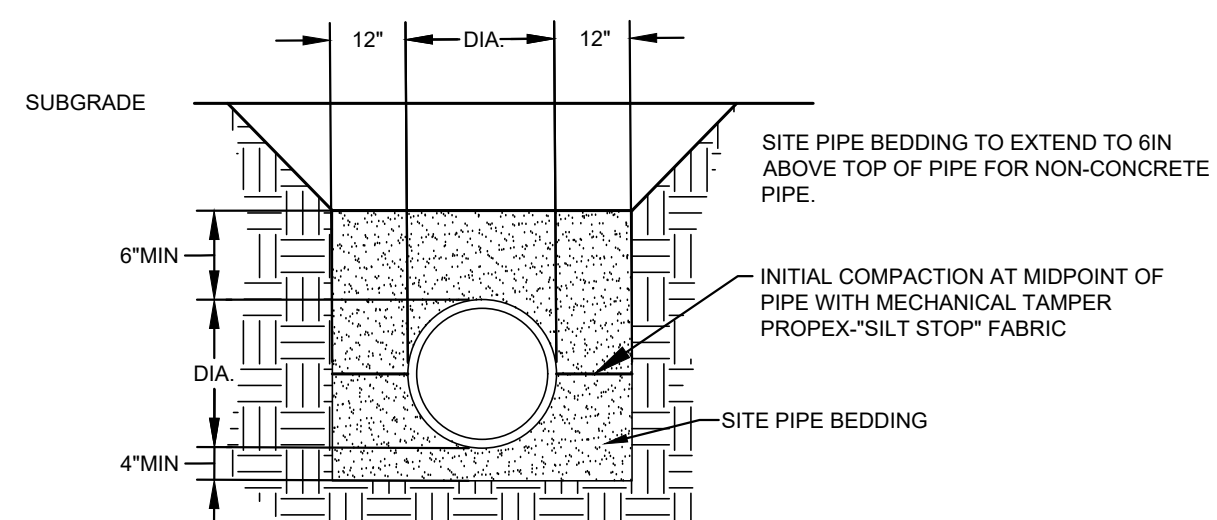
\*\* IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING  
N.T.S.

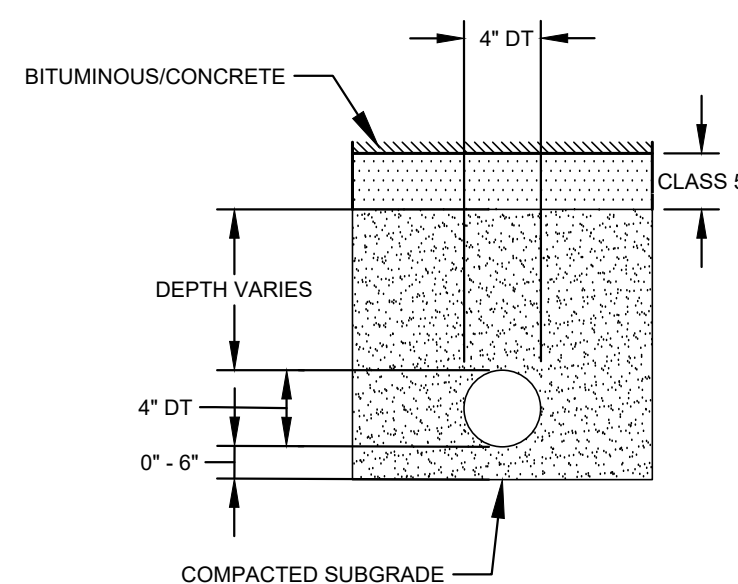
MINIMUM SHOWN FOR 24" CASTING. MAINTAIN 18" MINIMUM BETWEEN CORNER OF CASTING AND EDGE OF CONCRETE.



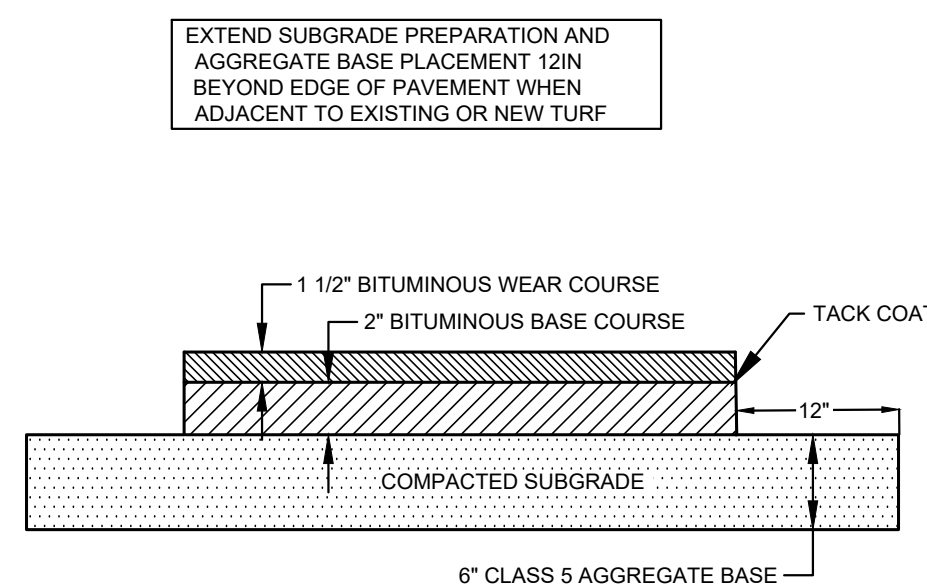
CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.



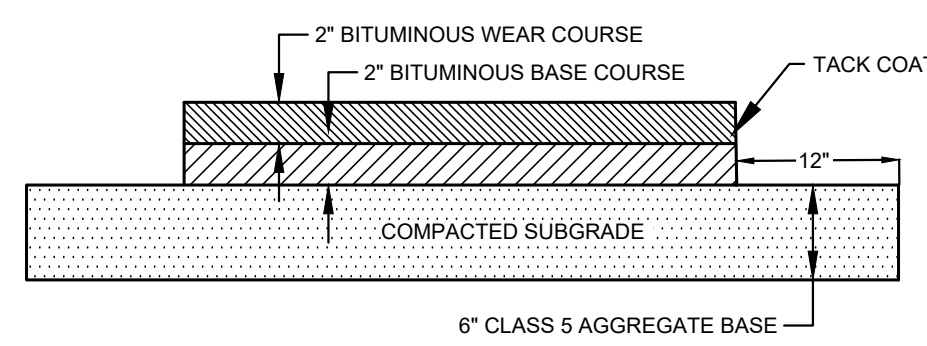
SITE PIPE BEDDING  
N.T.S.



DRAINTILE CROSS SECTION  
N.T.S.

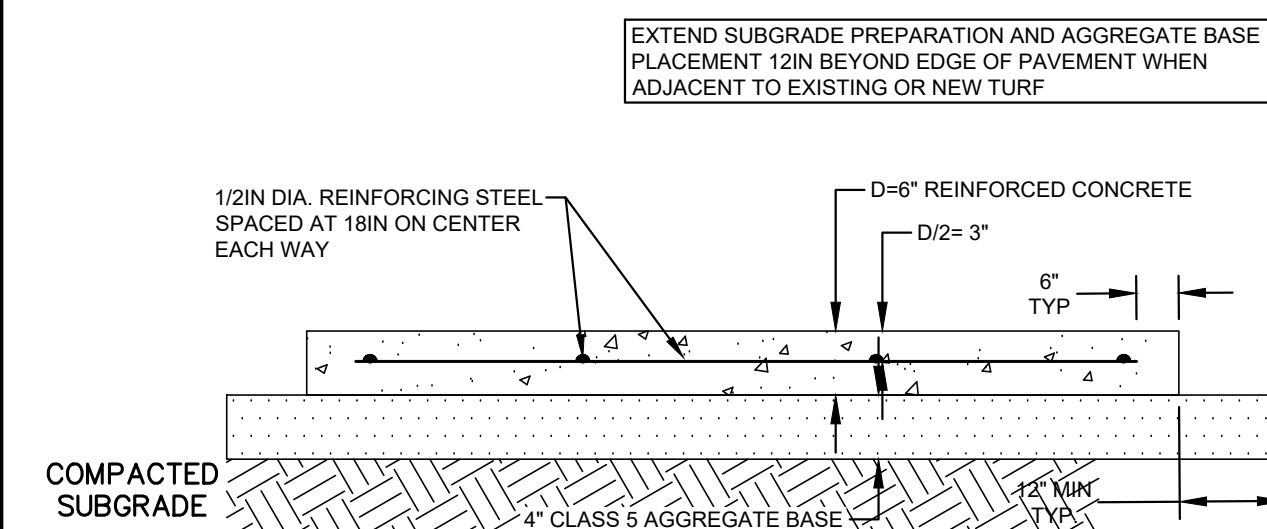


LIGHT DUTY PAVEMENT SECTION

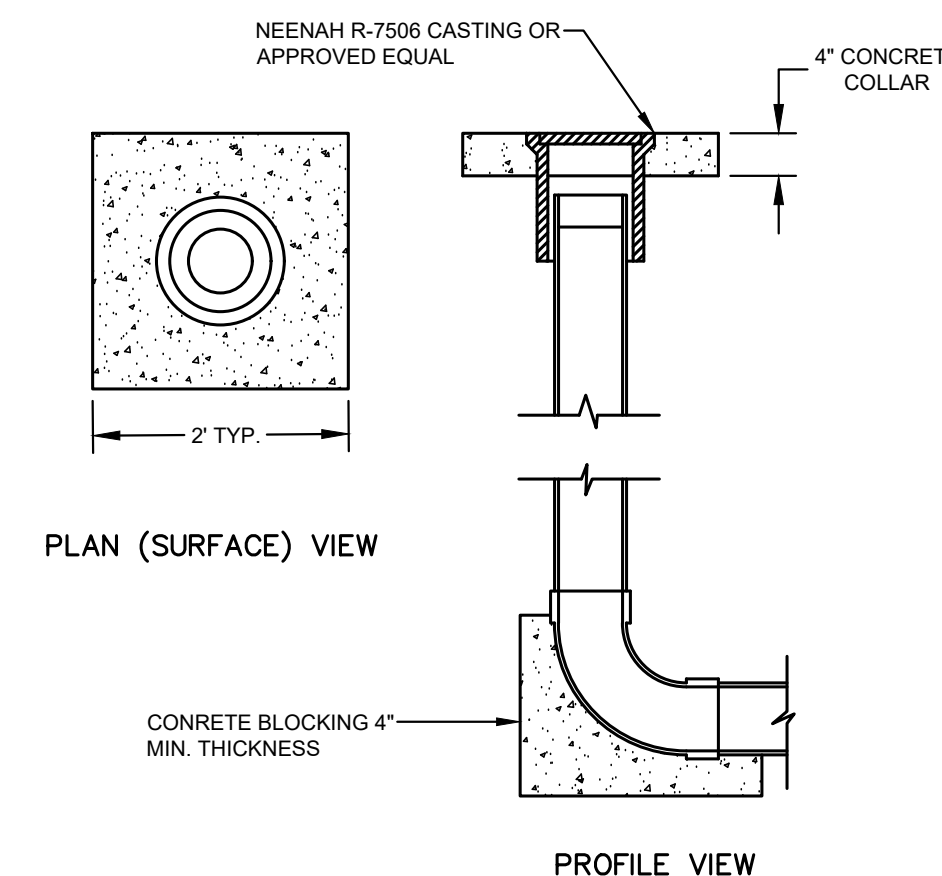


HEAVY DUTY PAVEMENT SECTION

ASPHALT PAVEMENT SECTIONS  
N.T.S.



CONCRETE PAVEMENT SECTION  
N.T.S.



SANITARY SEWER CLEANOUT  
N.T.S.

NOT FOR CONSTRUCTION

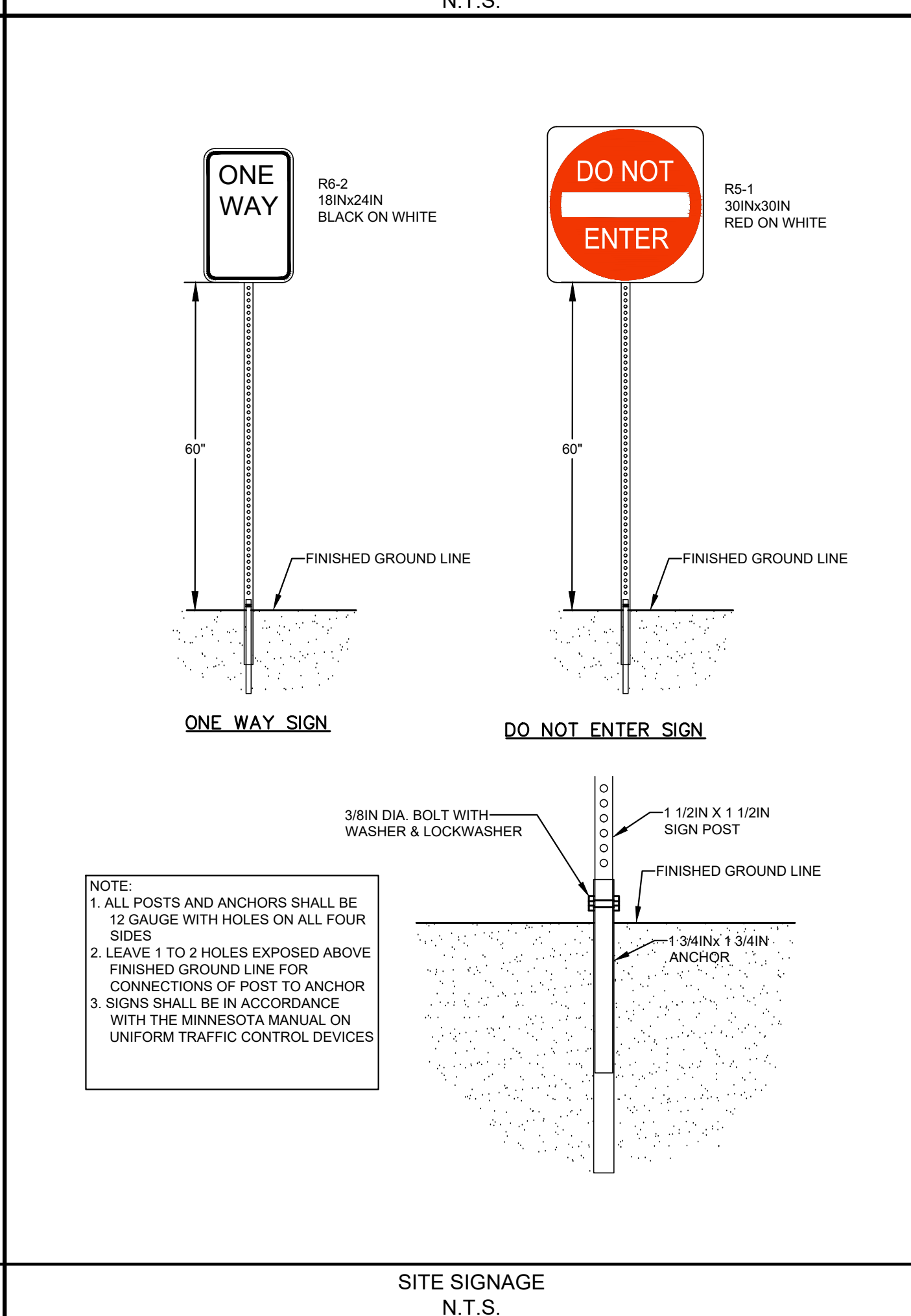
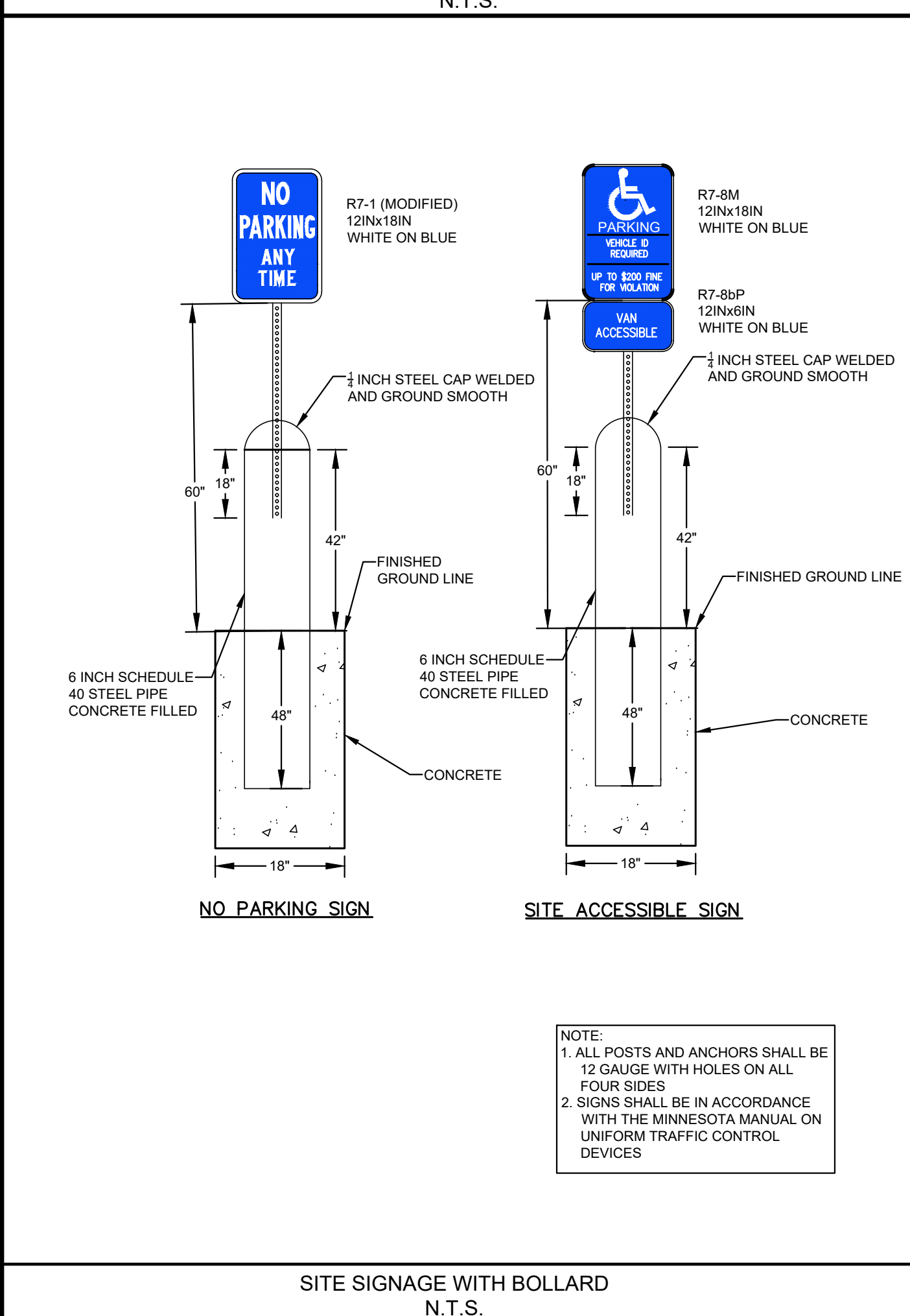
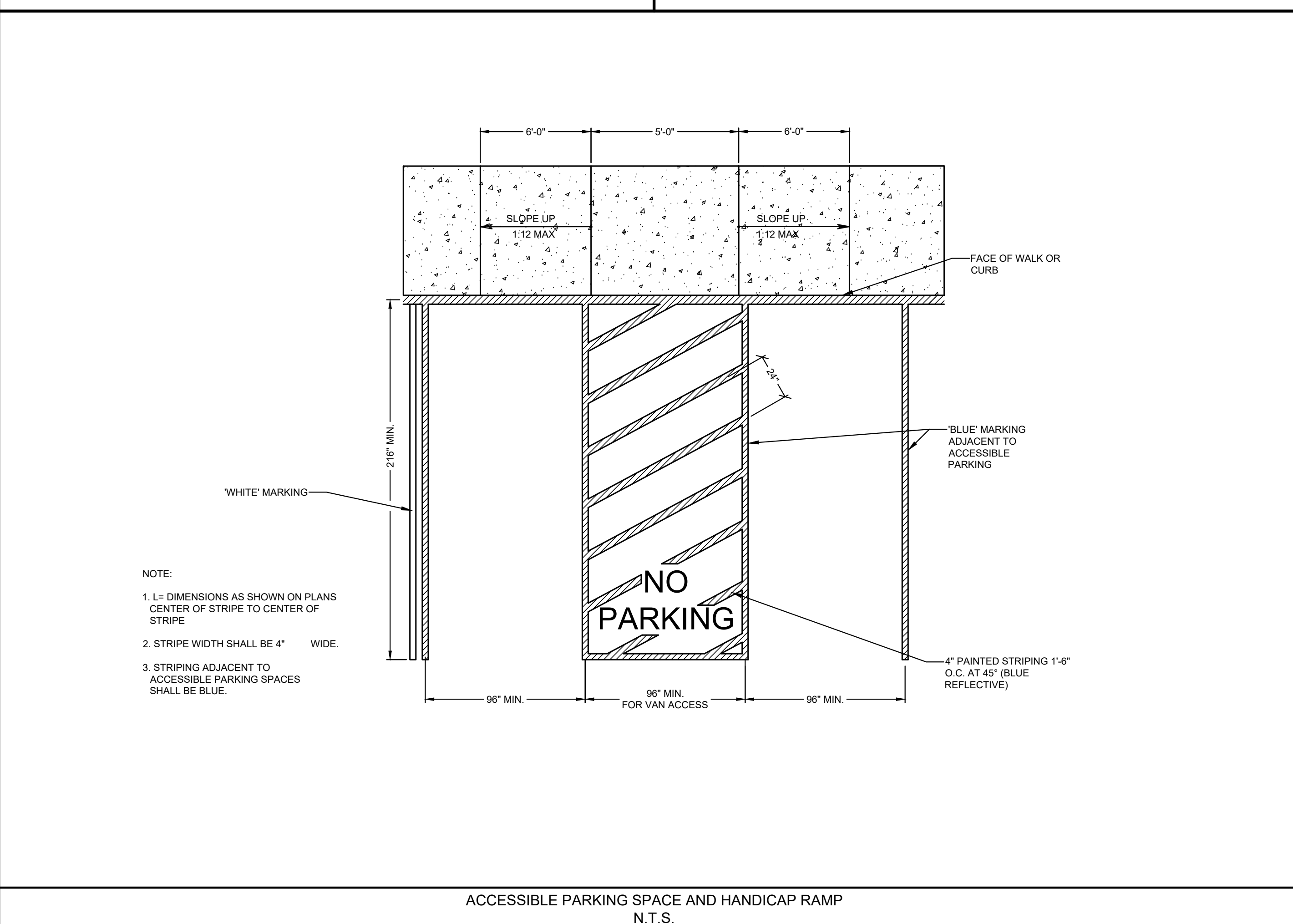
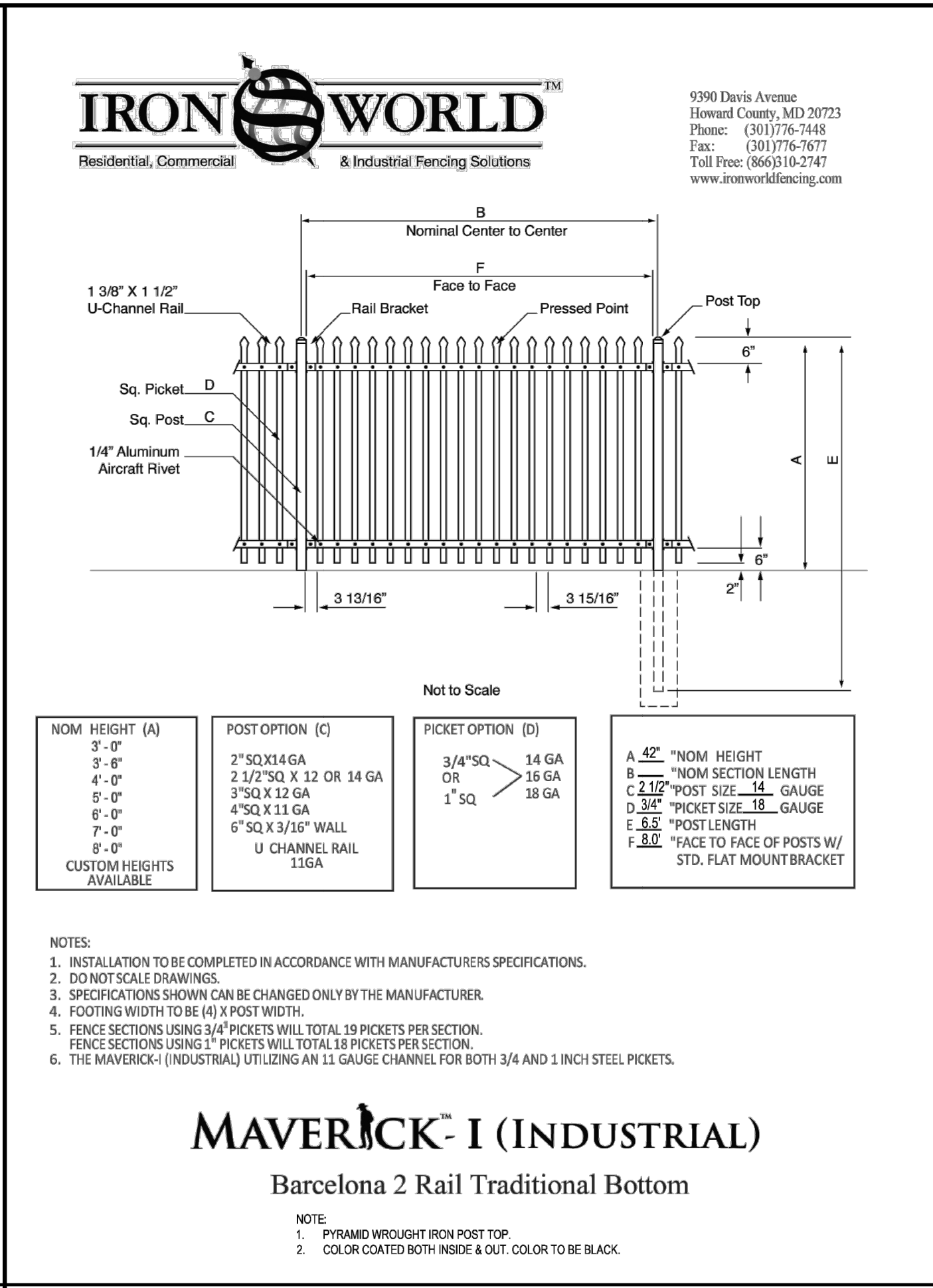
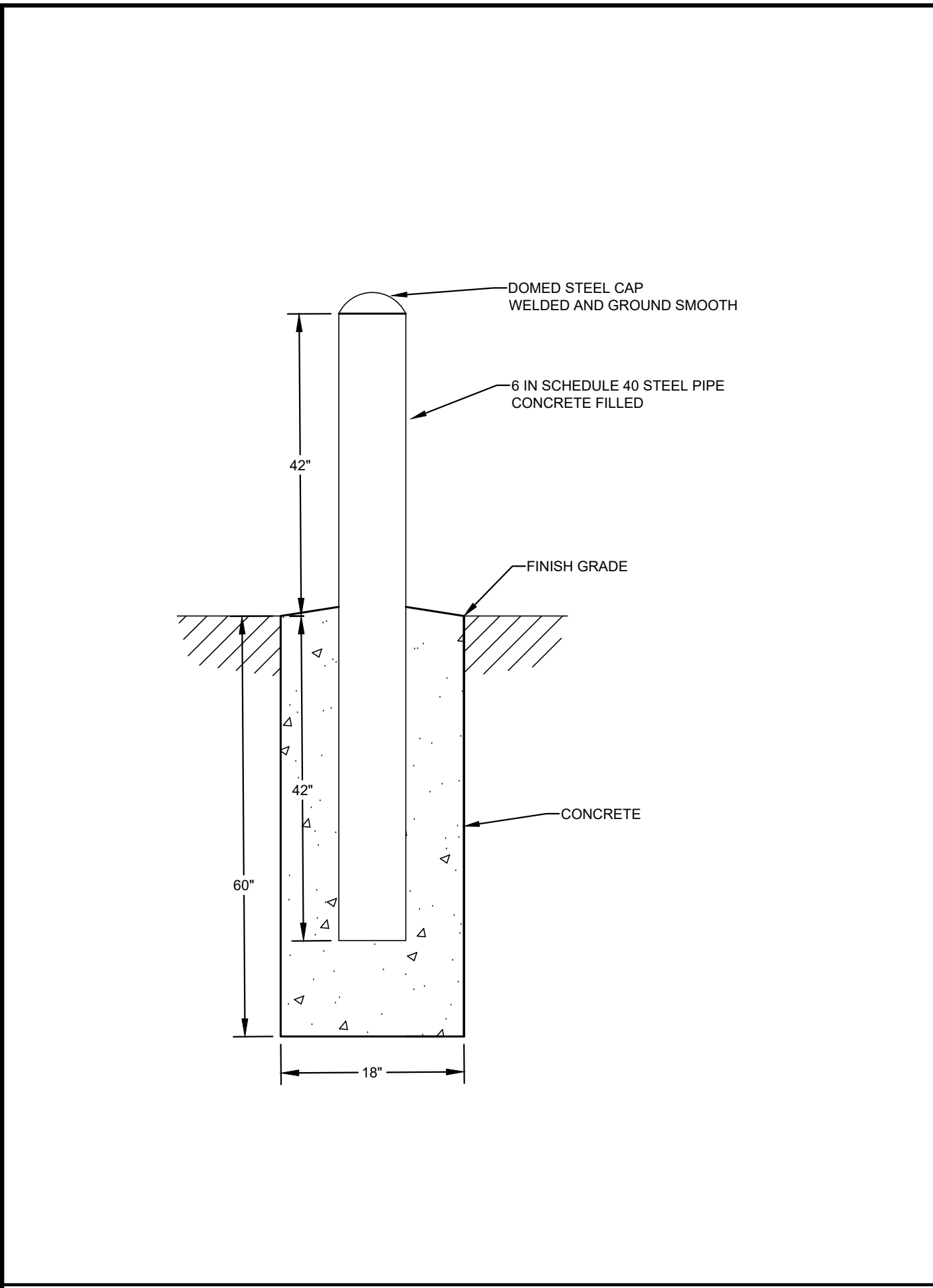
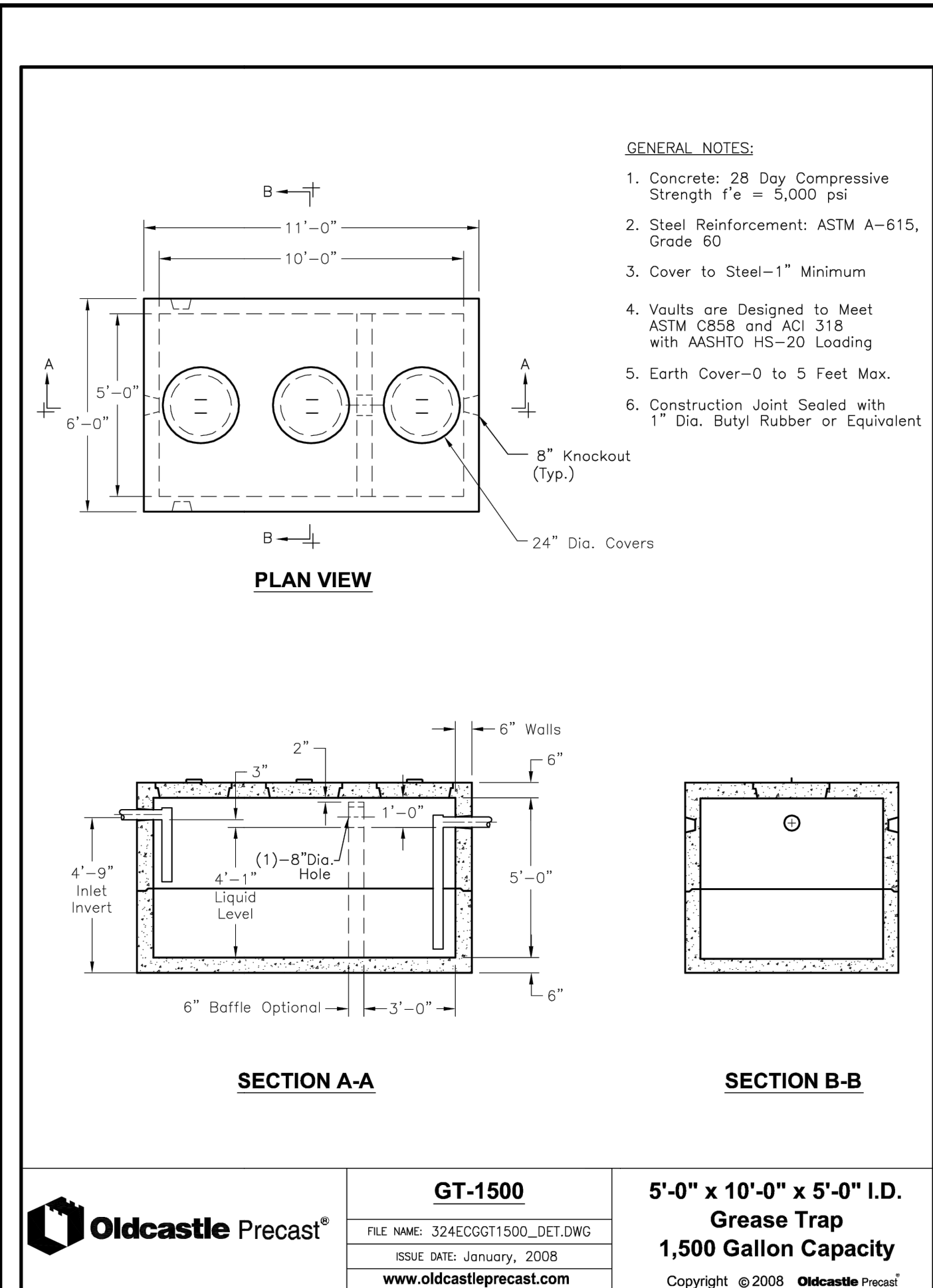
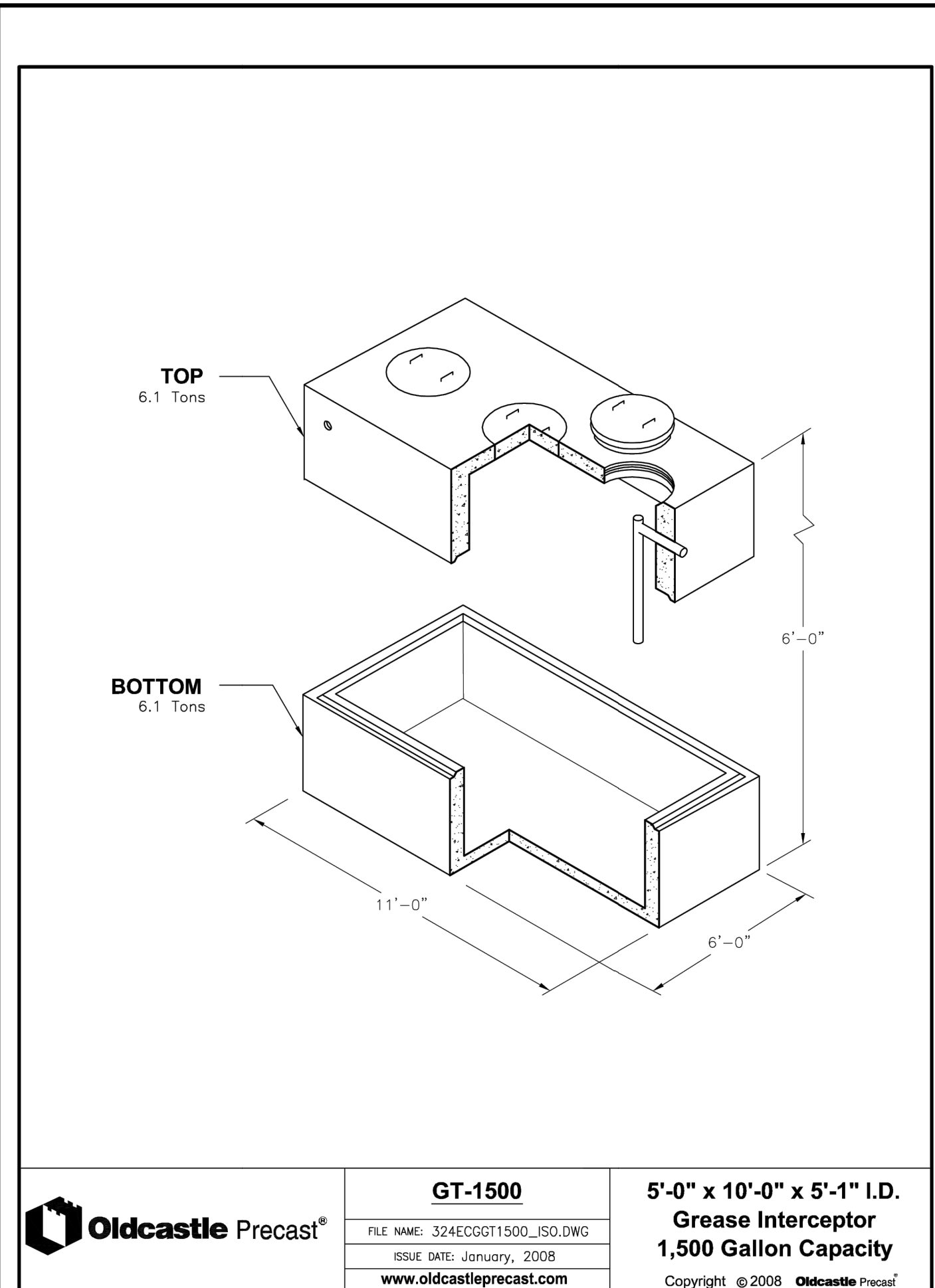
**BOGART, PEDERSON & ASSOCIATES, INC.**  
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CAPITAL REAL ESTATE  
City of Ramsey, Anoka County, MN

SHEET NO.

**C19**

DETAILS



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

DATE: 05/07/2025  
 DESIGN BY: MJM  
 DRAWN BY: MJM  
 CHECKED BY: MJM, CJD  
 DWG FILE: DETAILS  
 FILE NO.: 25-0038.00

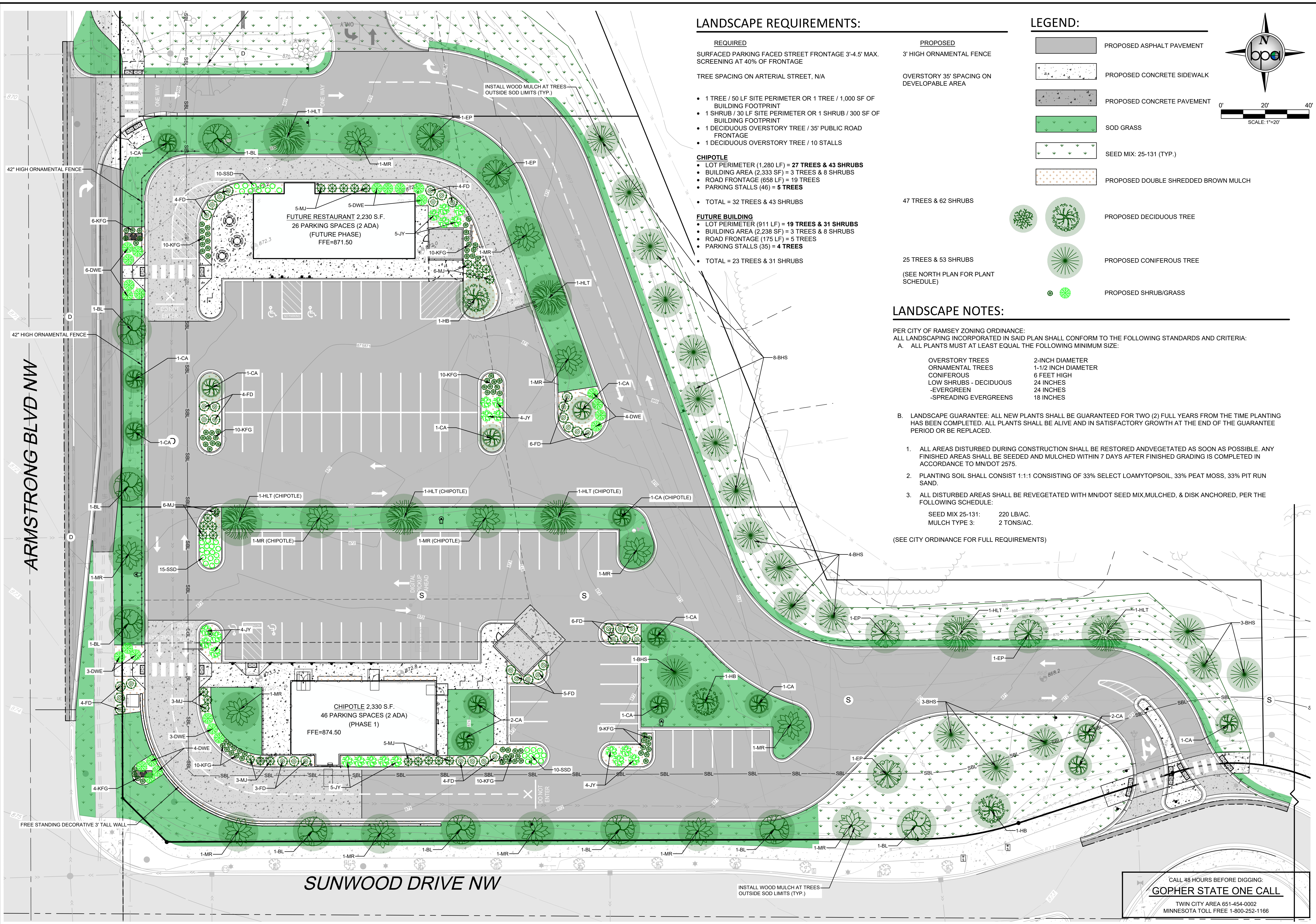
**NOT FOR CONSTRUCTION**

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**FUTURE RESTAURANT**  
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**DETAILS**

SHEET NO.  
**C20**

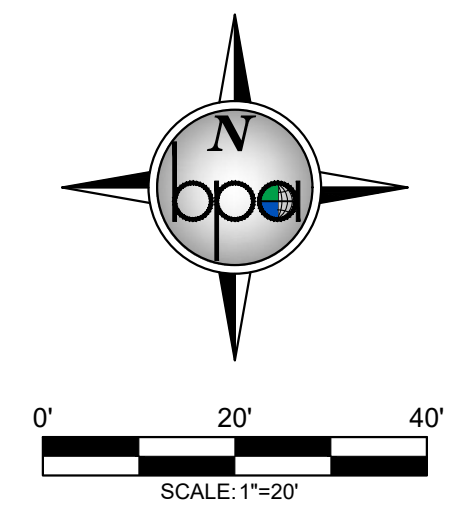


**LANDSCAPE REQUIREMENTS:**

- |   |  |
|---|--|
| <b>REQUIRED</b>   | <b>PROPOSED</b>  |
| 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                                  |
| <ul style="list-style-type: none"> <li>1 TREE / 50 LF SITE PERIMETER OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT</li> <li>1 SHRUB / 30 LF SITE PERIMETER OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT</li> <li>1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE</li> <li>1 DECIDUOUS OVERSTORY TREE / 10 STALLS</li> </ul> | <ul style="list-style-type: none"> <li>47 TREES &amp; 62 SHRUBS</li> </ul> |
| <b>CHIPOTLE</b>   |  |
| <ul style="list-style-type: none"> <li>LOT PERIMETER (1,280 LF) = 27 TREES &amp; 43 SHRUBS</li> <li>BUILDING AREA (2,333 SF) = 3 TREES &amp; 8 SHRUBS</li> <li>ROAD FRONTAGE (658 LF) = 19 TREES</li> <li>PARKING STALLS (46) = 5 TREES</li> </ul>  | <ul style="list-style-type: none"> <li>25 TREES &amp; 53 SHRUBS</li> </ul> |
| <b>FUTURE BUILDING</b>  |  |
| <ul style="list-style-type: none"> <li>LOT PERIMETER (911 LF) = 19 TREES &amp; 31 SHRUBS</li> <li>BUILDING AREA (2,238 SF) = 3 TREES &amp; 8 SHRUBS</li> <li>ROAD FRONTAGE (175 LF) = 5 TREES</li> <li>PARKING STALLS (35) = 4 TREES</li> </ul>   | (SEE NORTH PLAN FOR PLANT SCHEDULE)  |
| <b>TOTAL = 32 TREES &amp; 43 SHRUBS</b>   |  |
| <b>TOTAL = 23 TREES &amp; 31 SHRUBS</b>   |  |

**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



**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     |
| ORNAMENTAL TREES       | 1-1/2 INCH DIAMETER |
| CONIFEROUS             | 6 FEET HIGH         |
| LOW SHRUBS - DECIDUOUS | 24 INCHES           |
| -EVERGREEN             | 24 INCHES           |
| -SPREADING EVERGREENS  | 18 INCHES           |
- 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.
- 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.
  - PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
  - ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 

SEED MIX 25-131:	220 LB./AC.
MULCH TYPE 3:	2 TONS/AC.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

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

DATE: 05/07/2025  
 DESIGN BY: MJM  
 DRAWN BY: MJM, CJD  
 CHECKED BY: MJM, CJD  
 DWG FILE: LANDSCAPE  
 FILE NO.: 25-0038.00

**NOT FOR CONSTRUCTION**

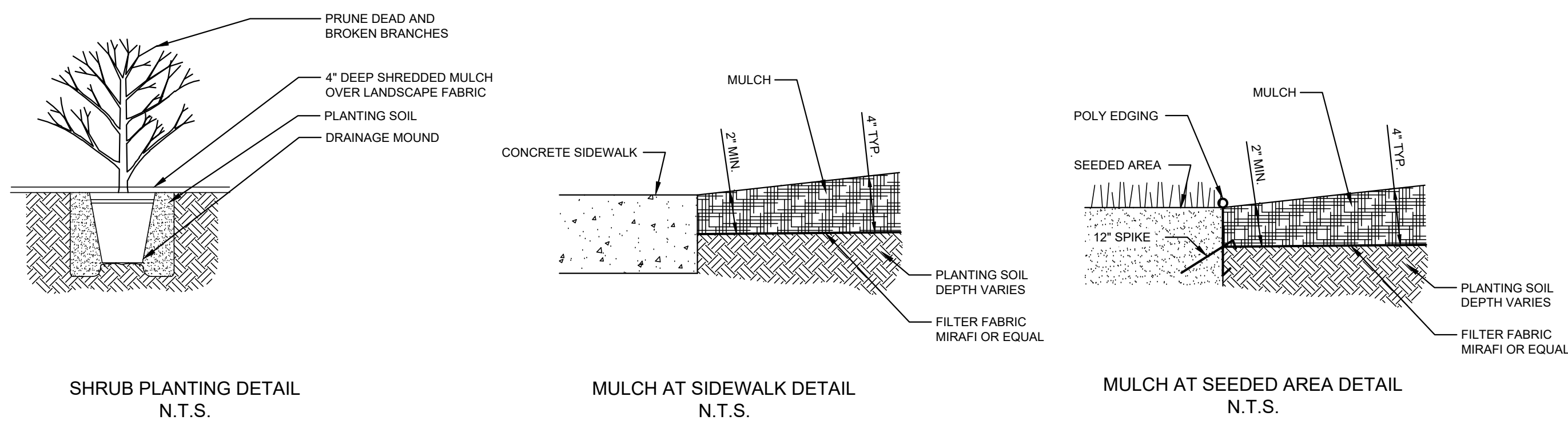
**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 13076 FIRST STREET, BECKER, MN 55508-9322  
 TEL: 763-262-8822 FAX: 763-262-8844

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

SHEET NO.  
**C21**

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

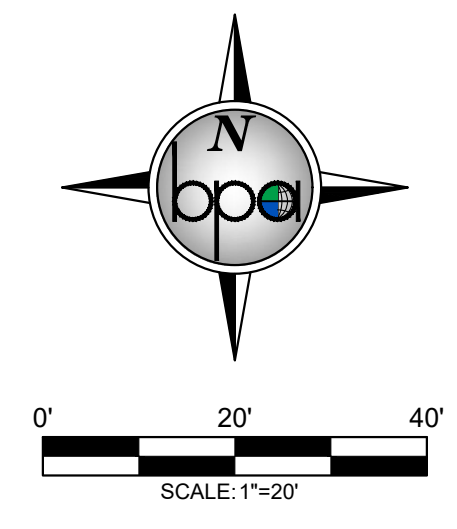
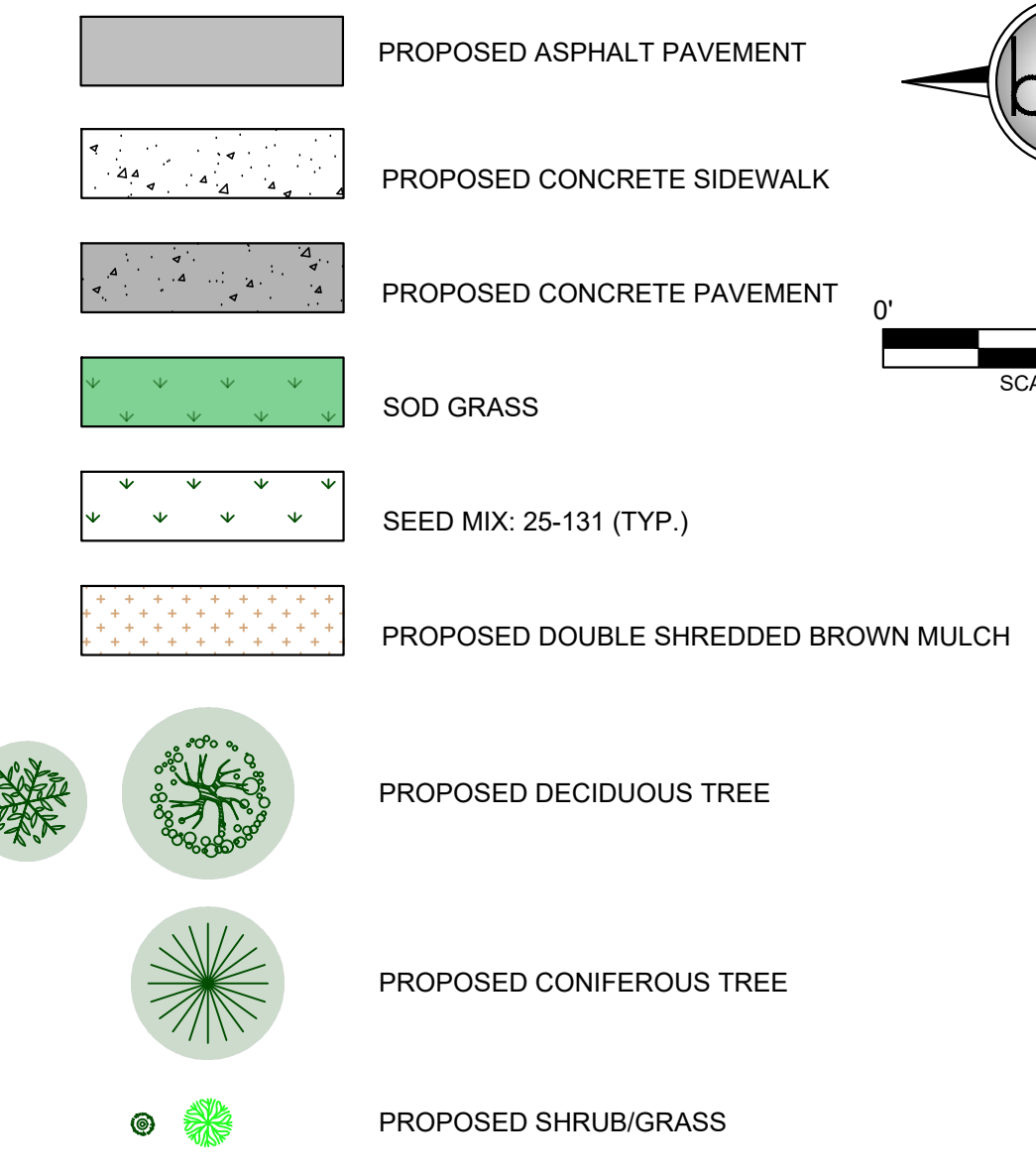
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**LANDSCAPE REQUIREMENTS:**

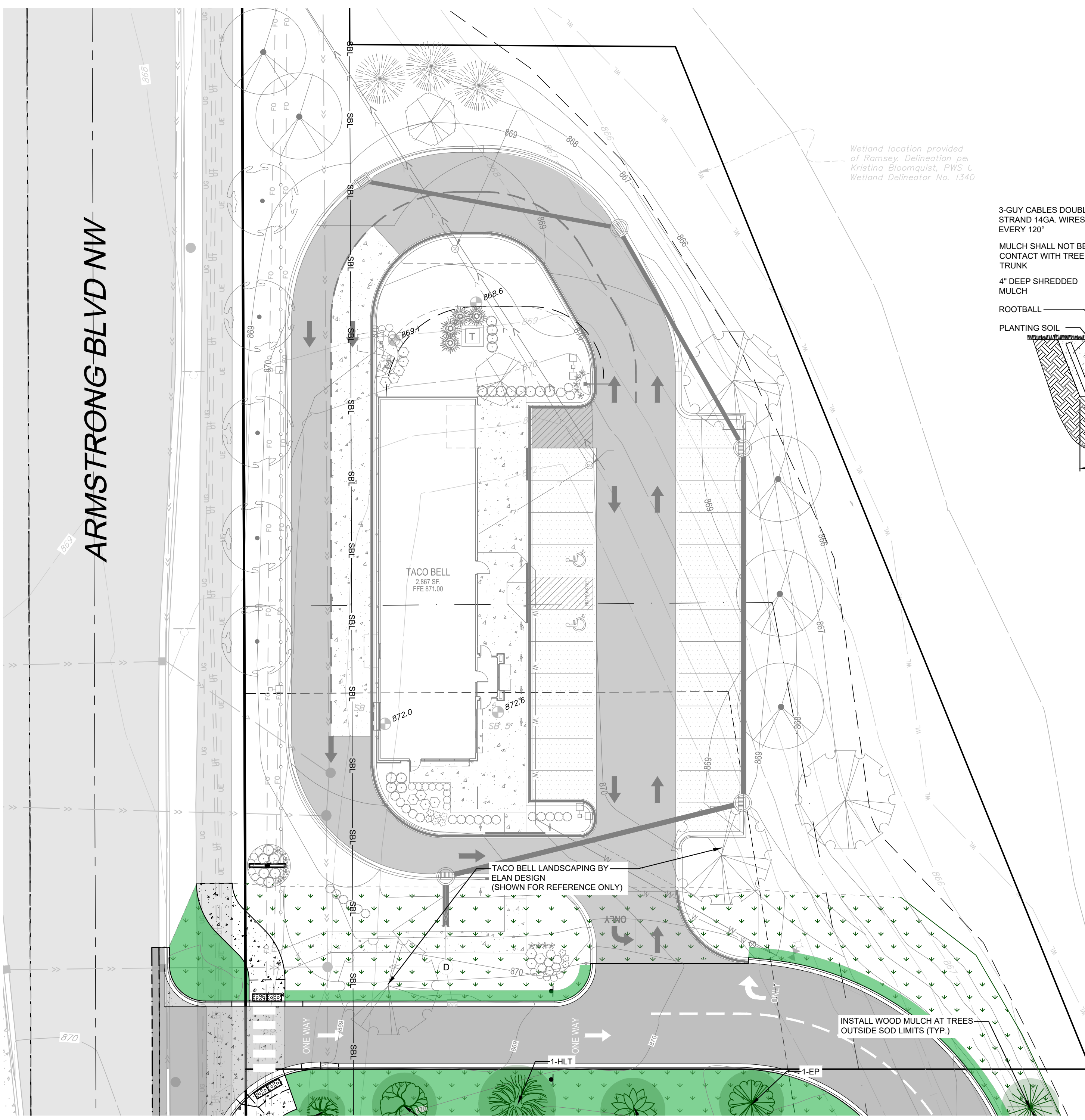
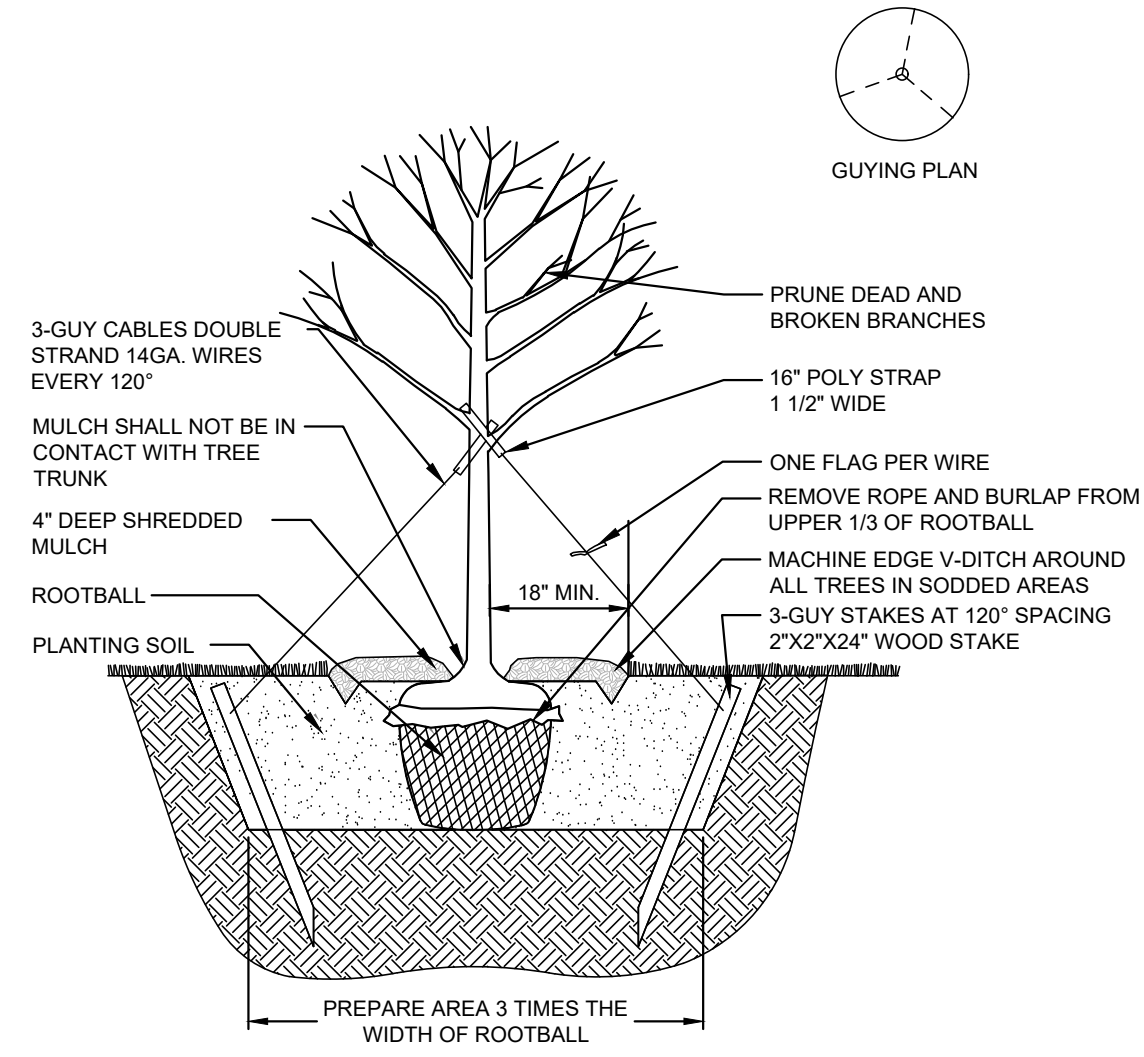
- |   |   |
|---|---|
| <b>REQUIRED</b>   | <b>PROPOSED</b>                           |
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| <b>TOTAL</b>  |   |
| 32 TREES & 43 SHRUBS  | 47 TREES & 62 SHRUBS                      |
| 23 TREES & 31 SHRUBS  | 25 TREES & 53 SHRUBS                      |

**LEGEND:**



**LANDSCAPE NOTES:**

- PER CITY OF RAMSEY ZONING ORDINANCE:  
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:  
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SEED MIX 25-131: 220 LB./AC.  
MULCH TYPE 3: 2 TONS/AC.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)



QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	AVG. HEIGHT (UMN)	NOTES
<b>DECIDUOUS TREES</b>						
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					
<b>CONIFEROUS TREES</b>						
19	BHS	BLACK HILLS SPRUCE	PICEA GLAUCA VAR. DENSATA	6' HIGH	40'+	
19	TOTAL					
<b>SHRUBS</b>						
25	DWE	DWARF-WINGED EUONYMUS	EUONYMUS ALATUS "COMPACTUS"	24"	8'	
40	FD	FIREDANCE DOGWOOD	CORNUS SERICEA 'BAILADELINE'	24"	3'	
22	JY	JAPANESE YEW	TAXUS CUSPIDATA	24"	6'	
28	MJ	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS	24"	6'	
115	TOTAL					
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>						
81	KFG	KARL FOERSTER FEATHER REED GRASS	CORNUS SERICEA 'BAILADELINE'	1 GAL. CONT.	5'	
35	SSD	STELLA SUPREME DAYLILY	HEMEROCALLIS 'STELLA SUPREME'	1 GAL. CONT.	12"	
116	TOTAL					

REV NO.	DATE	DESCRIPTION
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DATE: 05/07/2025  
DESIGN BY: MJM  
DRAWN BY: MJM  
CHECKED BY: MJM, CJD  
DWG FILE: LANDSCAPE  
FILE NO.: 25-0038.00

**NOT FOR CONSTRUCTION**

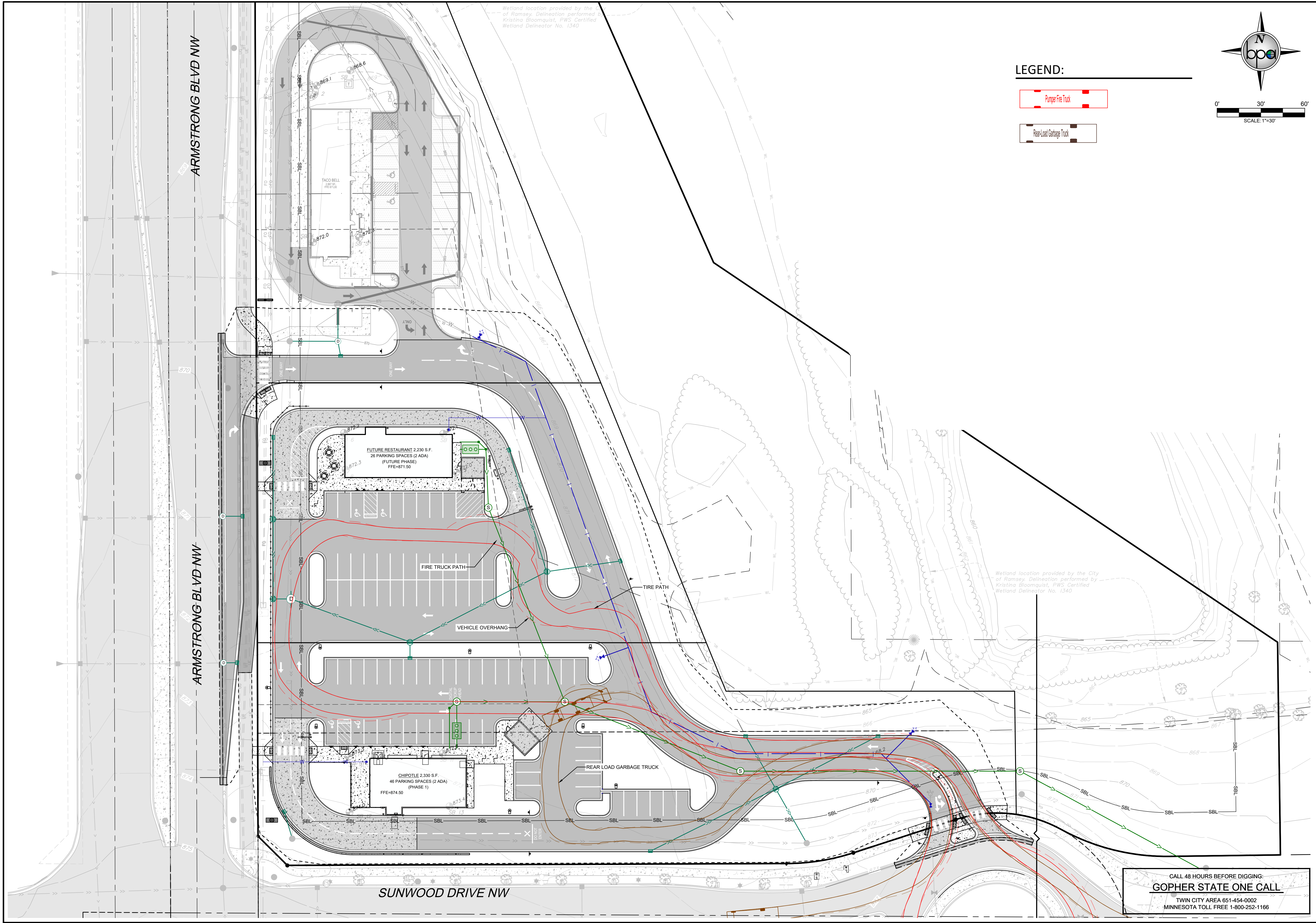
**BOGART, PEDERSON & ASSOCIATES, INC.**  
LAND SURVEYING  
ENVIRONMENTAL SERVICES  
13076 FIRST STREET, BECKER, MN 55508-9322  
TEL: 763-262-8822 FAX: 763-262-8844

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


SHEET NO.  
**C22**

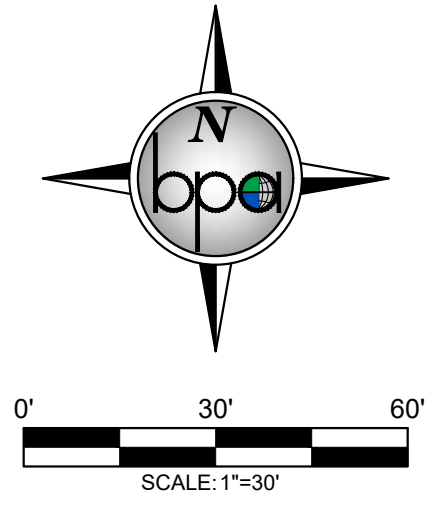
CALL 48 HOURS BEFORE DIGGING:  
**GOPHER STATE ONE CALL**  
TWIN CITY AREA 651-454-0002  
MINNESOTA TOLL FREE 1-800-252-1166

5/7/2025 2:28 PM N:\Projects\Comm\25-0038.00 CRE C1 Ramsey\Engineering\CAD Files\CRE Landscape.dwg



**LEGEND:**

-  Pumper Fire Truck
-  Rear-Load Garbage Truck



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

DATE:	05/07/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	VEHICLE TURN
FILE NO.:	25-0038.00

**NOT FOR CONSTRUCTION**

**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 ENVIRONMENTAL SERVICES  
 13076 FIRST STREET, BECKER, MN 55309-9322  
 TEL: 763-262-8822 FAX: 763-262-8844

**CHIPOTLE  
 FUTURE RESTAURANT  
 CAPITAL REAL ESTATE**  
 City of Ramsey, Anoka County, MN  
 VEHICLE TURNING EXHIBIT

SHEET NO.  
**C23**

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