City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 22, 2025
7:00 pm
City Hall Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for April 24, 2025.

6. Public Hearing

1. PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 25-106); Case of Dean Strande

2. PUBLIC HEARING: In the Game MN LLC. - Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Blvd. NW, Suite 100

3. PUBLIC HEARING: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at 8040 Bunker Lake Boulevard NW.

4. PUBLIC HEARING: Rivenwick Village 4th Addition - Revised Site Plan Review

5. PUBLIC HEARING: Consider a Preliminary Plat for Bunker Lake Crossing at the northeast corner of Sunwood Drive and Armstrong Boulevard

6. PUBLIC HEARING: Consider a Conditional Use Permit, Site Plan, and Variance for a Drive-Through Lane in the Front Yard in the COR-2b Zoning District for Taco Bell at 14751 Armstrong Blvd NW

7. **Commission Business**

8. **Commission/Staff Input**

9. **Adjournment**

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Enhance City's communication through transparency and accountability.

Information

Title:

Approve the Planning Commission Meeting Minutes for April 24, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for April 24, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for April 24, 2025.

Attachments

2025 April PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:01 PM
Form Started By: Adam Martin		Started On: 05/12/2025 01:35 PM
Final Approval Date: 05/15/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 24, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson (via Zoom) Commissioner Randy Bauer (via Zoom) Commissioner Jeffrey Lubarski (via Zoom) Commissioner Debra Musgrove Commissioner Nichole Rudack Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Attorney Fritz Knaak Senior Planner Chris Anderson City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Chairperson Gengler noted that Item 8.1 will be postponed to a future meeting.

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to approve the agenda as amended.

A roll call vote was performed:

Commissioner VanScoy aye
Commissioner Rudack aye
Commissioner Musgrove aye
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner Bauer aye
Chairperson Gengler aye

Motion Carried.

5. ELECTION OF OFFICERS

5.1: Appoint Chairperson and Vice Chairperson of the Planning Commission

Planning Manager Larson commented that the City Council recently amended the policy to remove the term limits for the Chairperson.

Commissioner Musgrove commented that Chairperson Gengler has done a great job as Chairperson. She referenced the previous decision of the Council to enact a term limit on the Chairperson position, which provided an opportunity for new people to serve.

Chairperson Gengler commented that she has enjoyed serving as Chair and would be willing to continue, but would also be willing to step back if someone else wanted to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Musgrove, to appoint Cheri Gengler as Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner Bauer aye
Commissioner Anderson aye
Commissioner Lubarski aye
Commissioner Musgrove aye
Commissioner Rudack aye
Commissioner VanScoy aye
Chairperson Gengler aye

Motion Carried.

Chairperson Gengler noted that Commissioner Bauer has served as the Vice Chairperson and would be willing to continue to serve.

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

6. CONSENT AGENDA

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Commissioner Musgrove commented that she would like to abstain from Item 6.1 but would vote on Item 6.2.

Planning Manager Larson commented that if Commissioner Musgrove is not comfortable, she could simply abstain from the consent agenda vote, or they could be voted on separately.

Commissioner Musgrove asked that the items be separated.

6.01: Approve the March 27, 2025, Planning Commission Meeting Minutes

Motion by Commissioner VanScoy, seconded by Commissioner Rudack, to approve the March 27, 2025, Planning Commission meeting minutes as presented.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Rudack	aye
Commissioner Musgrove	abstain
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner Bauer	aye
Chairperson Gengler	aye

Motion Carried.

6.02: Adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition (Project No. 24-100); Case of Development Consulting Services, LLC

Motion by Commissioner Musgrove, seconded by Commissioner VanScoy, to adopt Resolution #25-077 Approving an Extension for Multiple Variances Associated with Pearson Place 2nd Addition.

A roll call vote was performed:

Commissioner Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner VanScoy	aye
Chairperson Gengler	aye

Motion Carried.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

8. COMMISSION BUSINESS

~~8.01: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at the Southeast Corner of Bunker Lake Boulevard and Ferret Street N.W.~~

Item postponed to a future meeting.

8.02: "Bunker Lake Crossing" – Sketch Plan for 3 Commercial Lots

Presentation

City Planner Martin presented the Staff Report stating that staff recommend advancing the Sketch Plan to the Preliminary Plat phase with any additional comments from the Planning Commission.

Commission Business

Commissioner VanScoy stated that his question was about access to the lots, but noted that seemed to be answered by the graphic in the presentation showing a shared access.

Commissioner Rudack referenced lot two and asked if there is a tentative or ideal tenant for that spot.

Rick Hauser, applicant, commented that they are working with several tenants for lot two, but because there is nothing signed, he cannot disclose the names. He commented that the space is

designed for a quick-service restaurant. He stated that the only unique thing they are working with staff on is the flag portion of the north lot for the shared sign.

Commissioner Musgrove referenced the shared sign and asked if it would be vertical or angled with two faces.

City Planner Martin replied that they are still working with the applicant on the sign design and should have more details at the time of preliminary plat. He noted that the City is in the process of amending the sign code to provide more flexibility.

Commissioner VanScoy asked if there is an intent to provide parking for those who want to eat inside or whether it would be solely drive-through service.

Mr. Hauser replied that he believes that there will be sufficient parking for the small interior spaces of each tenant.

City Planner Martin replied that the number of parking stalls and the layout would be identified with each site plan as they come forward. He noted that staff have been working with the applicant to ensure sufficient parking and stacking space.

Commissioner Anderson referenced the shared signage in the northern corner and stated that he would not want that sign to be lit due to the proximity of residential homes.

City Planner Martin identified the proposed location of the sign and confirmed that there are homes east. He stated that staff can work with the applicant to obtain more details as they move forward.

Commissioner Anderson stated that if the sign faces east/west all the Waterfront Village homes would be viewing the sign and would most likely not support lighting for the sign.

Chairperson Gengler stated that staff will bring back additional information on the sign in future considerations.

Mr. Hauser replied that they are still discussing the viability of that sign.

Commissioner Musgrove commented that she is excited to see this project move forward, as residents have been wanting more options for food service. She looked forward to seeing more as the process continues.

8.03: Planning Commission Training

Presentation

Chairperson Gengler welcomed the new members of the Commission.

City Attorney Knaak conducted a training with the Commission reviewing the staff report, the roles and responsibilities of the Commission, and legal requirements for various case types.

Chairperson Gengler thanked City Attorney Knaak for the thorough training.

Planning Manager Larson introduced himself, reviewing his educational and career experience, and welcomed any questions the Commission may have along the way.

City Planner Martin introduced himself and provided information on his career and educational experience.

Senior Planner Anderson introduced himself and reviewed his educational and career experience.

The new members of the Commission introduced themselves.

Councilmember Peters introduced himself.

Commission Business

9. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted items proposed to be included on the next meeting agenda.

Senior Planner Anderson reminded the Commission of the upcoming spring recycling event and business expo, both scheduled for May 3rd.

Councilmember Peters reminded the Commission of the upcoming Dine and Dash event and encouraged residents to register for the 5k on May 17th at Elmcrest Park.

Commissioner Musgrove thanked former Commissioner Hunt, recognizing his service of four years on the Commission. She also recognized Councilmember Peters and Mayor Heineman for their service on the Planning Commission.

Commissioner Anderson stated that he will be back to attend the May meeting in person.

10. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adjourn the meeting.

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner Bauer	aye
Commissioner Lubarski	aye
Commissioner Musgrove	aye
Commissioner Rudack	aye
Commissioner Musgrove	aye

Chairperson Gengler aye

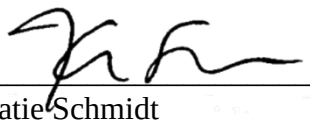
Motion Carried.

The regular meeting of the Planning Commission adjourned at 8:53 p.m.

Respectfully submitted,

_____
Todd Larson
Planning Manager

ATTEST:



_____
Katie Schmidt
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Create a positive image for residential neighborhoods, business districts and key corridors.

Information

Title:

PUBLIC HEARING: Consider a Variance Request Related to Accessory Structure Setback Regulations (Project 25-106); Case of Dean Strande

Purpose/Background:

The City has received an application from Dean Strande (the "Applicant") for a Variance to the required front yard setback for accessory structures on the property located at 6819 164th Lane NW (the "Subject Property").

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Variance request and the Public Hearing to be held by Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located at the northwest corner of 164th Lane and Nowthen Boulevard. The Subject Property is zoned RR, Rural Residential, and is guided for Rural Developing land uses. It is 0.66 acres in size. Surrounding properties are similar in size and are also zoned RR and guided for Rural Developing land uses. Based on Anoka County property tax records, the house on the Subject Property was built in 1964, ten years prior to the incorporation of the City of Ramsey. Historic aerial imagery from as early as 1965 shows the house, which faces Nowthen Boulevard and the driveway is connected to 164th Lane NW. Although the house faces Nowthen Boulevard, the property is addressed along 164th Lane NW due to the driveway connection. This makes the south side of the house the "front" yard, and the east side of the house the "street side" yard. The right-of-way of 164th Lane NW appears to have been obtained via a road easement, as none of the properties along that street have been platted. Similarly, the right-of-way of Nowthen Boulevard adjacent to the Subject Property appears to have been obtained in a similar manner, which reduced the area of the side yard east of the house. The Applicant purchased the property in 2012 and has been making improvements to the property, as time and finances allow, to comply with code requirements, improve the property's image, and improve the image of the neighborhood. One such improvement was repairing the existing septic system in 2012 to maintain the house's habitability, as sanitary sewer is not available for the Subject Property.

Summary

The Applicant is proposing to construct a fifty-foot by thirty-foot (50' x 30') detached garage on the Subject Property. The detached garage is proposed to be built closer to 164th Lane NW than the existing house, which creates the need for a variance. The Zoning Code requires accessory structures on RR-zoned property less than 2.5 acres to be no closer to the street right-of-way than the edge of the principal structure. The Applicant is proposing a front yard setback of 10 feet. This would reduce the need to extend the existing gravel portion of the driveway. The proposed garage meets the minimum 5-foot setback from the side and rear property lines and it meets all other applicable zoning requirements.

When reviewing Variances, it is the Applicant's responsibility to prove practical difficulty in meeting all standards

of the Zoning Code. Practical difficulties, as used in connection with the granting of a Variance, is defined in Section 106-220(c) of Ramsey City Code. The Applicant submitted a written description of the Variance request, providing the following justification of practical difficulty: the building cannot be placed on the west (back) side of the house because of the septic tank and drainfield.

The Applicant has provided an as-built survey, prepared by Kaleb Kadelbach of Apex Land Surveying, that shows the location of the house, driveway, existing shed on the north side of the house (to be removed), septic tank, drainfield, well, and the proposed detached garage. Based on the location and layout of the septic tank and drainfield, the proposed detached garage could not be placed fully behind the front (south) edge of the house and attached garage, thus proving the need for a Variance. Additionally, if the detached garage were to be shifted farther west, it would require the Applicant to increase the size and length of the driveway. The Applicant has a gravel loop adjacent to a paved driveway to allow for backing his boat into a dedicated parking spot. The boat would be stored inside the detached garage, along with other vehicles and personal items of the Applicant, and the existing driveway layout would allow the Applicant to continue the same traffic pattern for hauling his boat. The proposed location will maintain a minimum of 10 feet separation from the house and attached garage to limit any code requirements for fire separation. The proposed location also maintains a 21-foot setback from the edge of the septic tank, which exceeds the required minimum 10-foot setback.

To mitigate potential impacts to the neighborhood, Staff has worked with the Applicant to shift the detached garage farther back from the front property line than what was originally proposed. Additionally, the Applicant has agreed to use similar building materials (dark brown lap siding) on the detached garage to match the house; this is a code requirement for properties exceeding 2 acres in size that build detached accessory structures in front of the house.

With all of the above information, Staff find the practical difficulties listed to satisfy the following items within the definition of practical difficulties, as defined by City Code:

1. That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner;
3. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties.

Alternatives

1. Approve the Variance to the front yard setback for the accessory structure. Based on the unique layout of the house, septic system, and drainfield on the Subject Property, the Variance seems reasonable. Staff supports this alternative.
2. Approve the Variance with any reasonable conditions that mitigate any perceived impacts of the Variance to the neighborhood.
3. Deny the Variance. Without an approved Variance, and since there are no other suitable locations for the accessory structure without the homeowner incurring significantly higher costs to relocate the existing septic system and drainfield, the Applicant would not be able to build the accessory structure. The 10-foot front yard setback for the accessory structure does not impact any easement. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Variance.

Outcome/Action:

Motion to adopt Resolution #25-108, Granting a Variance to Accessory Structure Placement at 6819 164th Lane NW.

Note: The Planning Commission has approval authority on variances, though a decision may be appealed to the City Council at the next meeting.

Attachments

Resolution #25-108 Variance
Applicant's Narrative
Site Location Map
Site Plan/Lot Survey
Architectural Plans
Neighborhood Letter of Support

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:28 PM
Form Started By: Adam Martin		Started On: 04/17/2025 04:14 PM
Final Approval Date: 05/15/2025		

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-108

A RESOLUTION GRANTING A VARIANCE TO ACCESSORY STRUCTURE PLACEMENT AT 6819 164TH LANE NW AND DECLARING TERMS OF SAME

RECITALS

1. The City of Ramsey received an application from Dean Strande (the "**Permittee**") requesting a Variance to the minimum front yard setback requirements to construct a 1,500 square foot accessory structure setback on the property generally known as 6819 164th Lane NW and legally described as follows:

   The South 125.25 feet of the North 267 feet of the east 310 feet of the Northeast quarter of the Northwest quarter of Section 15, Township 32, Range 25, Excluding the Road, Subject to Easements of Record, Anoka County, Minnesota

   (the "**Subject Property**")

2. That City Code Section 106-450(C)(2) (Accessory Structures) specifies that accessory structures shall be no closer to the street than the edge of the principal structure.

3. That the **Accessory Structure** is proposed to be located within the front yard and is closer to the front lot line than the principal structure, with a proposed front yard setback of 10 feet.

4. That the **Subject Property** is approximately 0.66 acres in size, which is similar to other residential properties in the immediate surrounding neighborhood.

5. That the **Subject Property** was developed in 1964, according to Anoka County property tax records, which is prior to the adoption of the current Zoning Code, which requires a minimum lot area of 2.5 acres for newly-platted lots in the RR, Rural Residential District.

6. That the **Subject Property** is zoned RR, Rural Residential District as are all of the surrounding parcels.

7. That the **Subject Property** is guided as Rural Developing in the 2040 Comprehensive Plan.

8. That due to the location of the septic tank and drainfield on the **Subject Property**, the proposed **Accessory Structure** could not be placed in the back yard without encroaching on the required front yard setback along 164th Lane NW.

9. That the **Permittee** intends to use the **Accessory Structure** to store vehicles and personal items that are currently stored in the back yard.

10. That the **Accessory Structure** placement closer to the street than the front edge of the house is similar to existing accessory structures on some surrounding properties.

11. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on May 22, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **Accessory Structure** does not violate the intent and purpose of the Comprehensive Plan.

2. That the **Accessory Structure** will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.

3. That the **Accessory Structure**, other than the front yard setback, is in compliance with all applicable codes in Section 106 of the Ramsey City Code.

4. That the placement of a detached accessory building on the **Subject Property** is reasonable.

5. That the placement of the septic system and drain filed were not created by the **Permittee** and limits the placement of an accessory structure.

6. That the **Variance** will not alter the essential character of the locality as the property directly across 164th Lane NW to the south is a corner lot and has a detached accessory structure placed between the house and Nowthen Boulevard NW.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to deviate from the required **Accessory Structure** setback from the front property line to allow an **Accessory Structure** to be located with a ten-foot (10') front setback on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow a deviation to the **Accessory Structure** setback requirement on the **Subject Property**.

2. That this **Variance** shall allow a setback of ten feet (10') from the front property line to the front edge of the **Accessory Structure**.

3. That the **Accessory Structure** shall use architectural materials and finishes that are consistent with the exterior of the principal structure on the property.

4. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.

5. That the **Accessory Structure** shall not exceed one thousand five hundred (1,500) square feet in area.

6. That the **Permittee** shall remove the existing shed on the north side of the house to comply with the maximum accessory structure area allowed on the **Subject Property**.

7. That the **Permittee** shall remove the portion of the gravel driveway that encroaches into the right-of-way of 164th Lane between the two driveways serving the **Subject Property**.

8. That the **Permittee** shall not expand the **Accessory Structure** in any way unless in full compliance with City Code.

9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of May, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Adam Martin

From: Adam Martin
Sent: Tuesday, April 8, 2025 10:42 AM
To: 'dean strande'
Subject: RE: 6819 164th Ln NW

Hi Dean!

Thank you for submitting the explanation for your variance request. I will add this to our project folder.

Thanks!

Adam Martin | he/they
City Planner
763-433-9860 | Office
amartin@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

From: dean strande <deanstrande62@gmail.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Adam Martin <amartin@ci.ramsey.mn.us>
Subject: 6819 164th Ln NW

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

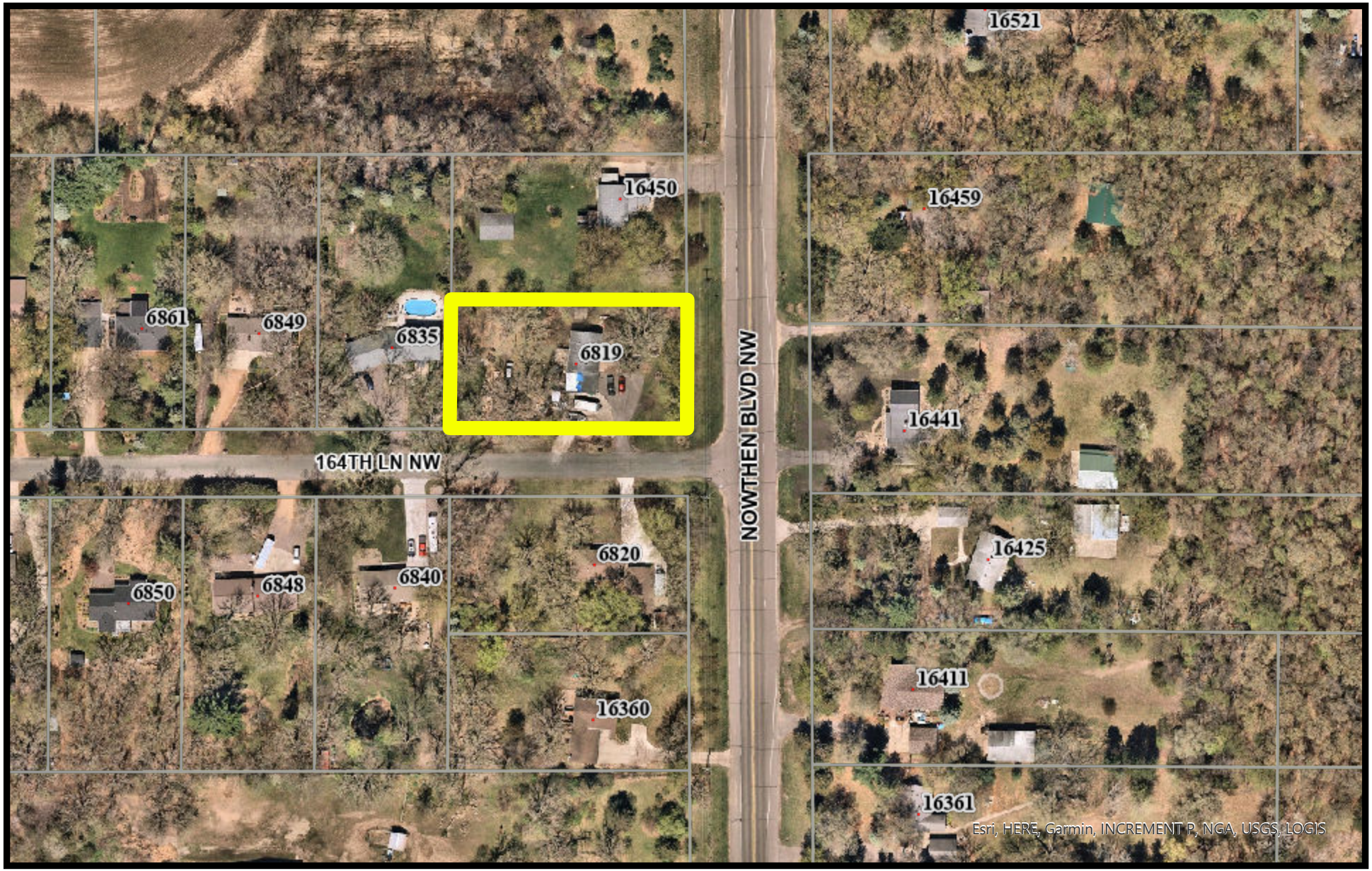
I cannot put the building on the west side of the house because of the septic tank and drainfield

15-32-25-21-0002

6819 164th Lane NW, Ramsey, MN 55303

Accessory Sturcture

Variance



Print Date: May 2, 2025

0 0.01 0.01 0.03 0.04 0.06
mi

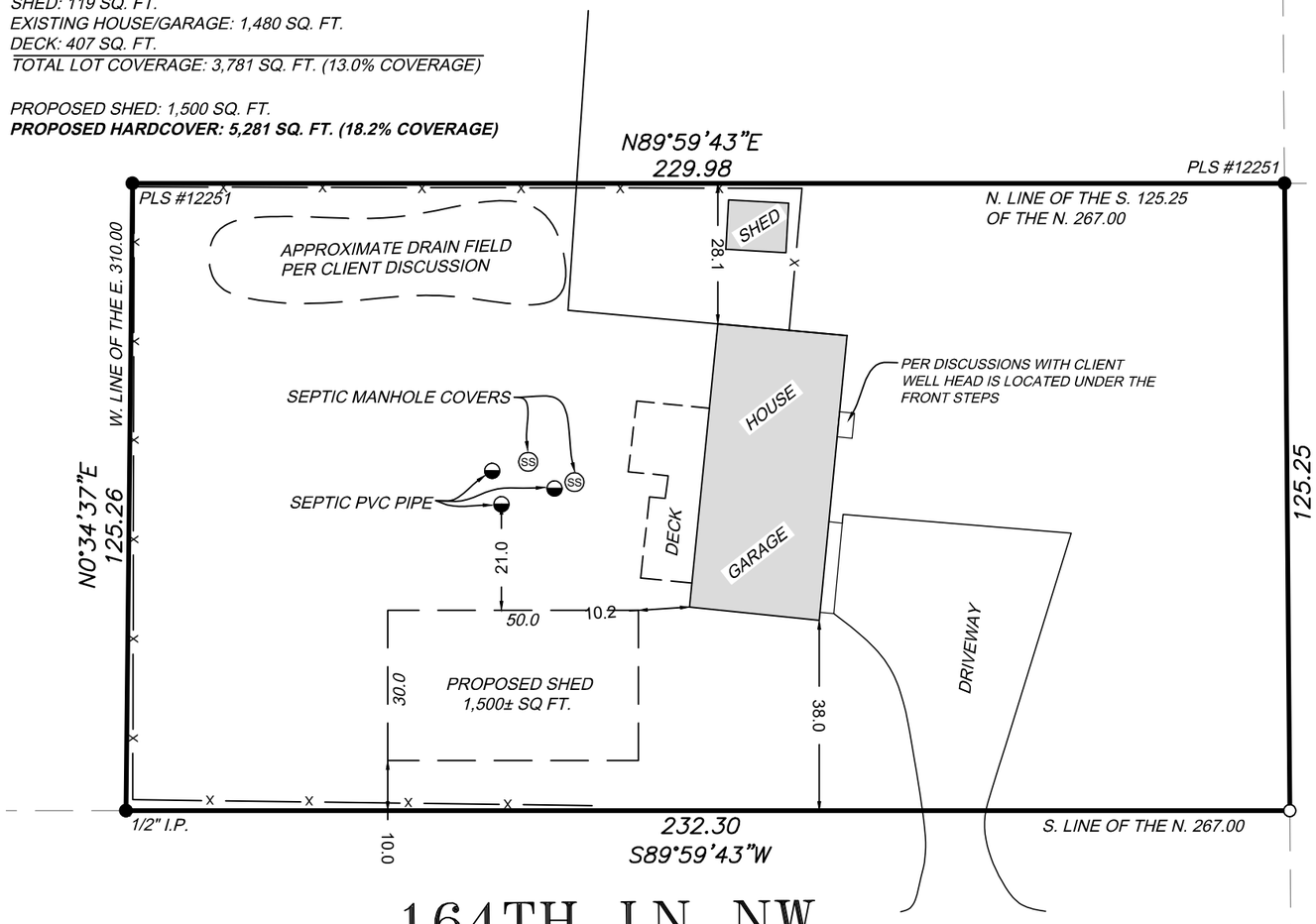
CERTIFICATE OF SURVEY

SECTION 15, TOWNSHIP 32N, RANGE 25W
ANOKA COUNTY, MINNESOTA

IMPERVIOUS SURFACE CALCS:
TOTAL LOT AREA: 28,950 SQ. FT. (0.66 ACRES)

DRIVEWAY: 1,775 SQ. FT.
SHED: 119 SQ. FT.
EXISTING HOUSE/GARAGE: 1,480 SQ. FT.
DECK: 407 SQ. FT.
TOTAL LOT COVERAGE: 3,781 SQ. FT. (13.0% COVERAGE)

PROPOSED SHED: 1,500 SQ. FT.
PROPOSED HARDCOVER: 5,281 SQ. FT. (18.2% COVERAGE)



164TH LN NW

LEGAL DESCRIPTION AS PROVIDED:

THE SOUTH 125.25 FEET OF THE NORTH 267.00 FEET OF THE EAST 310 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 25 WEST EXCEPT NOWTHEN BLVD NW, SUBJECT TO EASEMENTS OF RECORD

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

KALEB J. KADELBACH (LICENSE NO. 57070)

4/24/2025
DATE

SURVEYOR NOTES:

1. BEARING ARE BASED ON THE ANOKA COUNTY COORDINATE SYSTEM NAD83 2011 ADJUSTMENT

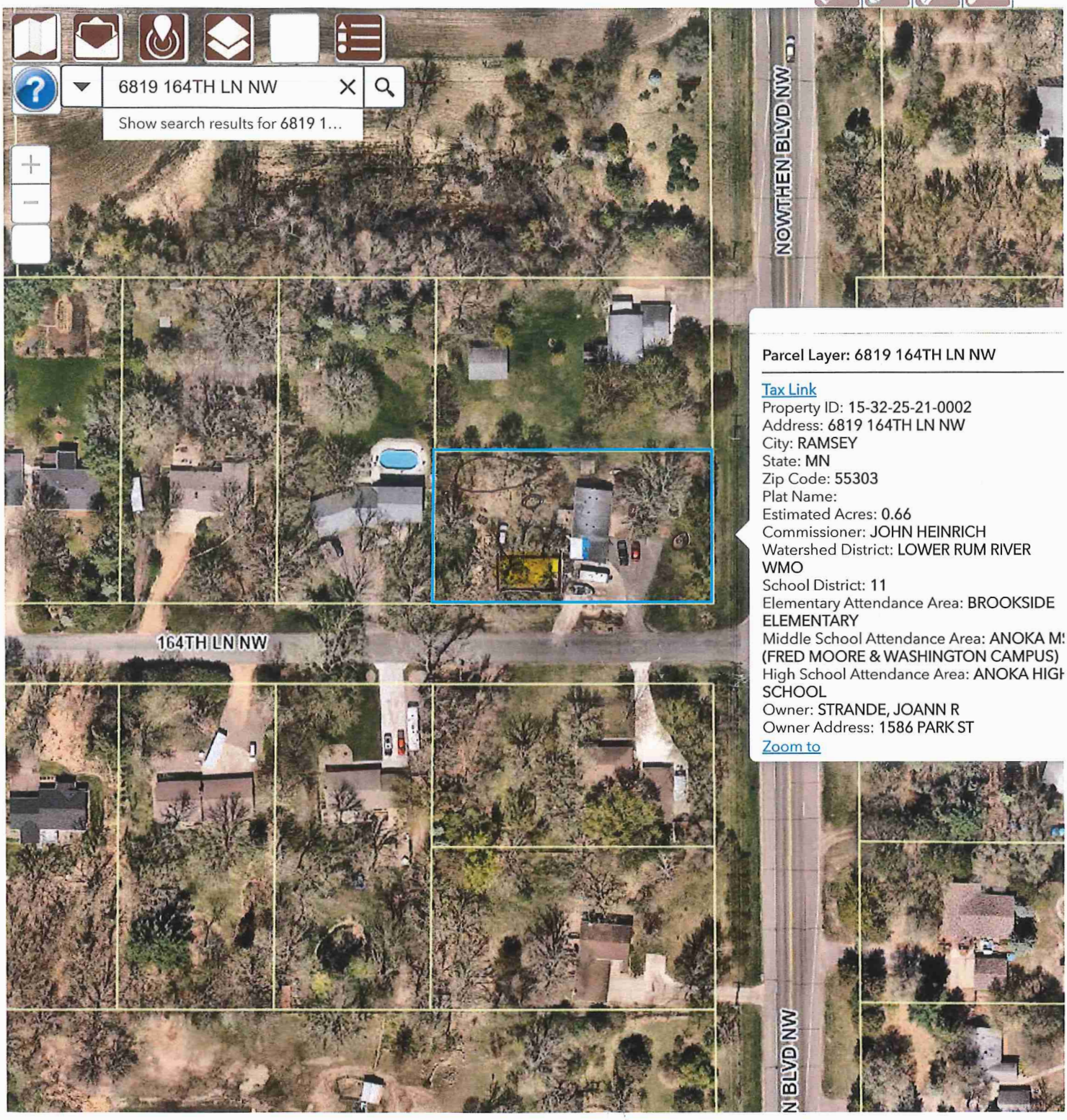
2. APEX LAND SURVEYING, LLC PREPARED THIS SURVEY WITHOUT THE BENEFIT OF CURRENT TITLE WORK. THE PROPERTY SHOWN IS BASED ON A LEGAL DESCRIPTION PROVIDED BY YOU THE CLIENT OR A GENERAL REQUEST AT THE APPROPRIATE COUNTY RECORDER'S OFFICE. EASEMENT, SITE RESTRICTION OR ADJOINING DEED CONFLICTS MAY EXIST WHICH AFFECT SUBJECT PROPERTY AND ARE NOT SHOWN BY THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THE SURVEY UPON RECEIPT OF A CURRENT TITLE COMMITMENT OR TITLE OPINION.

CLIENT INFORMATION:
Dean Strande
6819 164th Lane NW
Ramsey, MN 55303

FIELD DATE: 04/16/2025
APEX JOB NO. 25148

APEX
LAND SURVEYING
kaleb.kadelbach@apex-landsurveying.com *PH: (763) 388-0056*

Anoka County Parcel Viewer



Parcel Layer: 6819 164TH LN NW

Tax Link
Property ID: 15-32-25-21-0002
Address: 6819 164TH LN NW
City: RAMSEY
State: MN
Zip Code: 55303
Plat Name:
Estimated Acres: 0.66
Commissioner: JOHN HEINRICH
Watershed District: LOWER RUM RIVER WMO
School District: 11
Elementary Attendance Area: BROOKSIDE ELEMENTARY
Middle School Attendance Area: ANOKA M: (FRED MOORE & WASHINGTON CAMPUS)
High School Attendance Area: ANOKA HIGH SCHOOL
Owner: STRANDE, JOANN R
Owner Address: 1586 PARK ST
Zoom to

100ft
455,724.958 185,874.260 Feet

From: dean strande
To: Adam Martin
Subject: Fwd: Siding
Date: Friday, April 25, 2025 11:04:32 AM

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

---------- Forwarded message ---------
From: **Oz Tapias** <oz@redlinecontracting.com>
Date: Fri, Apr 25, 2025 at 8:21 AM
Subject: Re: Siding
To: <deanstrande62@gmail.com>

On Thu, Apr 24, 2025 at 7:50 PM Oz Tapias <oz@redlinecontracting.com> wrote:

> Here's the information you requested on siding.
>
> Exterior portfolio .046 color Carbon - DL4D
>
>
>

6819

Oz Tapias
Project manager
Mobile/Text 651-285-4615
1380 Hamel Rd.
Hamel, MN 55340
Oz@RedLineContracting.com

--

Oz Tapias
Project Manager & Drone Pilot
Mobile/Text 651-285-4615
1380 Hamel Rd.
Hamel, MN 55340
Oz@RedLineContracting.com

Date: 4/07/2025 - 1:23 PM
Design Name: Garage Design
Design ID: 302857385153
Estimated Price: $28,689.15
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design & Buy™
GARAGE

How to recall and purchase your design at home:

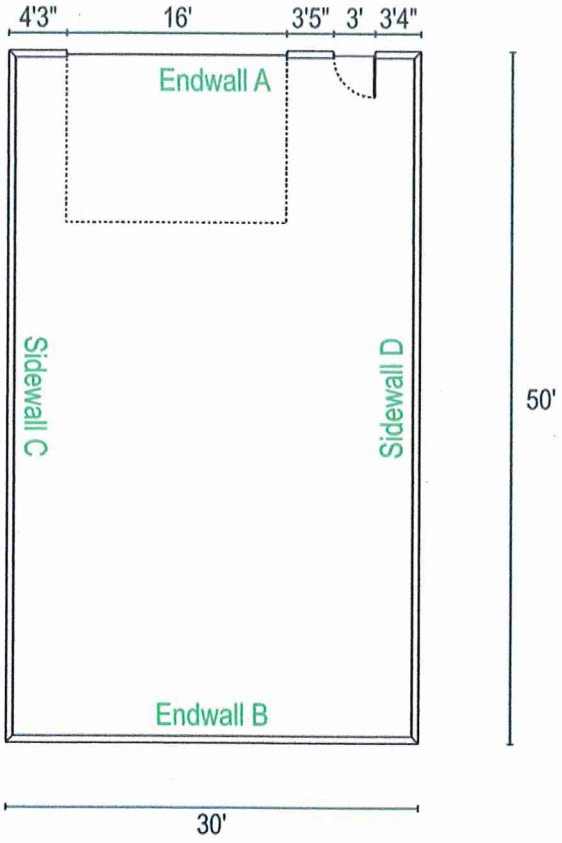
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 302857385153
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 302857385153 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



For other design systems search "Design & Buy" on Menards.com

Date: 4/07/2025 - 1:23 PM
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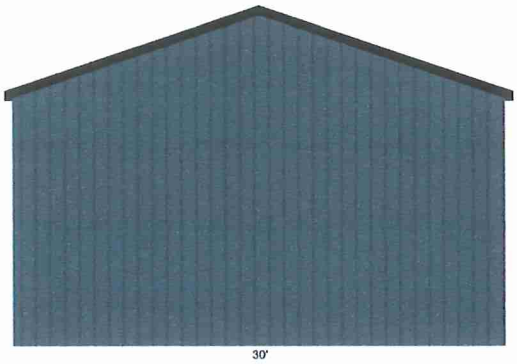
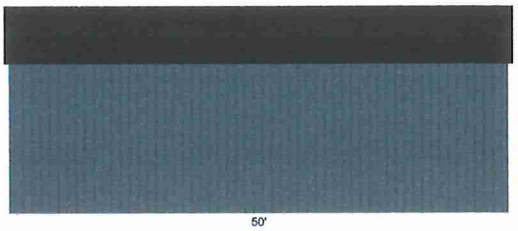
Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B



SIDEWALL D

Date: 4/07/2025 - 1:23 PM
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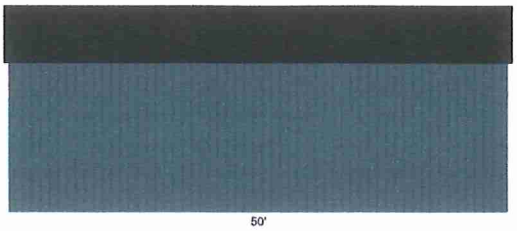
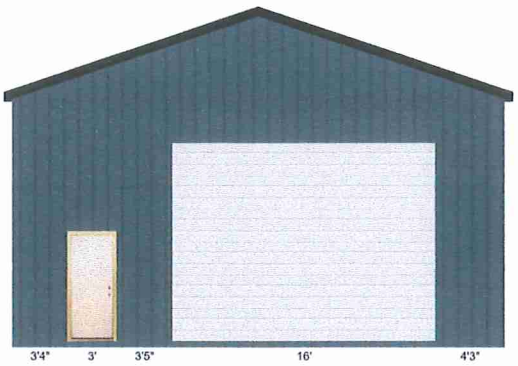


SIDEWALL C



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel
16X12 White Deep Ribbed Torsion Spring (R-Value 6.5)

Date: 4/07/2025 - 1:23 PM
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MENARDS® Design & Buy™ GARAGE

*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.

Materials

Building Type

Building Location Zip Code:	55303
Building Type:	Gable

Building Info

Building Width:	30'
Building Length:	50'
Building Height:	14'
Floor Type:	Concrete (Concrete not included)
Floor Thickness:	4"
Wall Posts:	Laminated columns
Roof Pitch:	4/12 Pitch
Eave Overhang:	6"
Gable Overhang:	6"
Girt Size:	2X6 Bookshelf Girt
Footing Size:	4" x 14"
Building Plan:	Yes I need a Building Plan

Wall Info

Siding Material Types:	Through Fastener Steel Panel (Pro-Rib)
Through Fastener Steel Siding:	Cut to Length Pro-Rib® Steel Panel, Color: Charcoal Gray
Steel Corner Trim Color:	Charcoal Black
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	None
Gradeboard:	2x8 Treated Gradeboard
Gable Vents:	None

Roof Info

Date: 4/07/2025 - 1:23 PM
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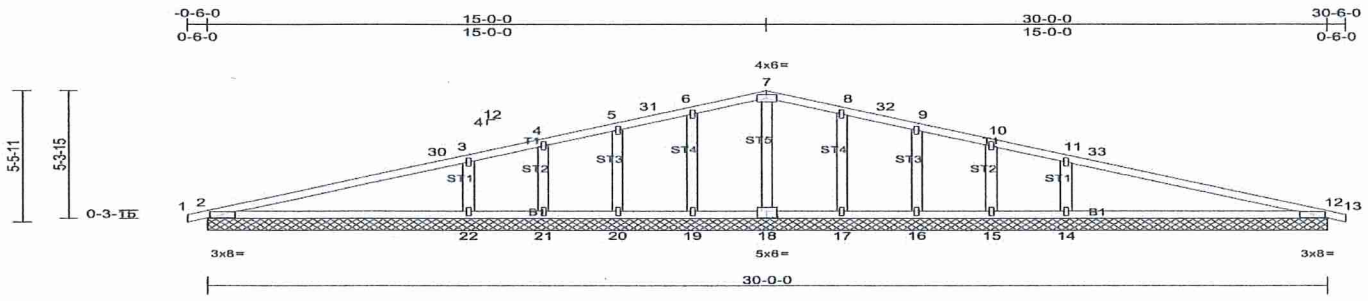
Job	Truss	Truss Type	Qty	Ply	
QTREC0777512	T1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.61 S Aug 11 2022 Print: 8.610 S Aug 11 2022 MiTek Industries, Inc. Mon Mar 27 14:41:09 Page: 1
ID:YfDcQjQ5XIH3sgfDnbO0NCzWiRA-YCGSZLqQXkZFxvFlmk?_INWv0XLpfBcQ9IHqiGzWlQe



Scale = 1:55.7

Plate Offsets (X, Y): [18:0-3-0,0-3-0]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.72	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.61	Vert(CT)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.18	Horz(CT)	0.00	27	n/a	n/a		
BCLL	0.0 *	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 105 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS All bearings 30-0-0.
(lb) - Max Horiz 2=-64 (LC 15), 23=-64 (LC 15)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 12, 14, 16, 17, 19, 20, 22, 23, 27 except 15=-181 (LC 35), 21=-181 (LC 34)
Max Grav All reactions 250 (lb) or less at joint(s) 15, 18, 21 except 2=403 (LC 2), 12=403 (LC 2), 14=1016 (LC 22), 16=426 (LC 22), 17=326 (LC 22), 19=326 (LC 21), 20=426 (LC 21), 22=1016 (LC 21), 23=403 (LC 2), 27=403 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 6-19=-297/80, 5-20=-344/58, 3-22=-740/138, 8-17=-297/80, 9-16=-344/58, 11-14=-740/138

JOINT STRESS INDEX
2 = 0.85, 3 = 0.51, 4 = 0.51, 5 = 0.51, 6 = 0.51, 7 = 0.26, 8 = 0.51, 9 = 0.51, 10 = 0.51, 11 = 0.51, 12 = 0.85, 14 = 0.51, 15 = 0.51, 16 = 0.51, 17 = 0.51, 18 = 0.22, 19 = 0.51, 20 = 0.51, 21 = 0.51 and 22 = 0.51

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Corner(3E) -0-6-0 to 2-6-0, Exterior(2N) 2-6-0 to 12-0-0, Corner(3R) 12-0-0 to 18-0-0, Exterior(2N) 18-0-0 to 27-6-0, Corner(3E) 27-6-0 to 30-6-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-16; Pr=42.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=60.0 psf; Ps=41.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
8) All plates are 1.5x4 MT20 unless otherwise indicated.
9) Gable requires continuous bottom chord bearing.
10) Gable studs spaced at 2-0-0 oc.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 12, 19, 20, 22, 17, 16, 14, 2, 12 except (jt=lb) 21=181, 15=181.

Continued on page 2

Date: 4/07/2025 - 1:23 PM
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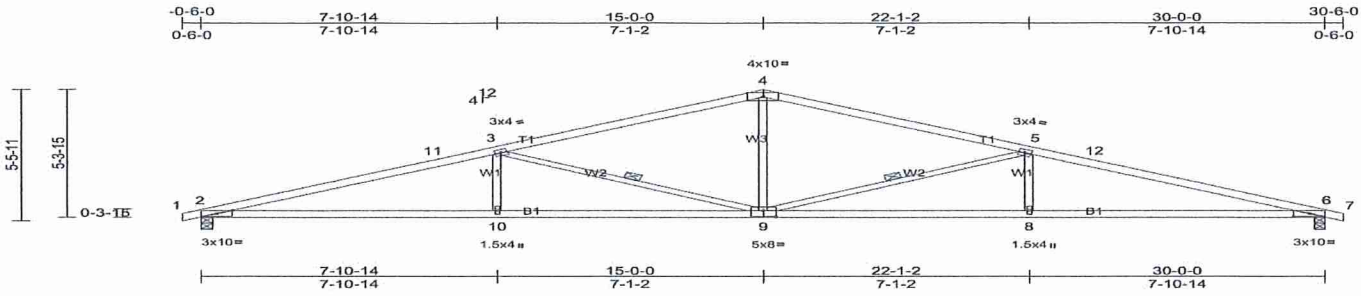
MENARDS® Design & Buy™ GARAGE

Job	Truss	Truss Type	Qty	Ply	
QTREC0643380	T1	COMMON	11	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.32 S Aug 28 2019 Print: 8.320 S Aug 28 2019 MiTek Industries, Inc. Mon Aug 10 10:03:08 Page: 1
ID:euUujwGZ0xnWoT7EWpcMKhypHZe-TJNaYoY b?hF3?OfM8XlmX?JEh9Xephr?HMYFsypHZH



Scale = 1:55.5

Plate Offsets (X, Y): [2:0-5-2,0-1-8], [6:0-5-2,0-1-8], [9:0-4-0,0-3-4]

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	42.0	Plate Grip DOL	1.15	TC	0.89	Vert(LL)	-0.32	9	>999	240	MT20	197/144
Snow (Ps/Pg)	41.6/60.0	Lumber DOL	1.15	BC	0.74	Vert(CT)	-0.47	2-10	>753	180		
TCDL	7.0	Rep Stress Incr	YES	WB	0.98	Horz(CT)	0.15	6	n/a	n/a		
BCLL	0.0 *	Code	IRC2018/TPI2014	Matrix-R								
BCDL	10.0										Weight: 91 lb	FT = 15%

LUMBER
TOP CHORD 2x4 SPF 2100F 1.8E
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x3 SPF Stud *Except* W2:2x3 SPF No.2

REACTIONS (lb/size) 2=1803/0-3-8, (min. 0-2-6), 6=1803/0-3-8, (min. 0-2-6)
Max Horiz 2=-64 (LC 19)
Max Uplift 2=-105 (LC 10), 6=-105 (LC 11)
Max Grav 2=1852 (LC 21), 6=1852 (LC 22)

BRACING
TOP CHORD Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS 1 Row at midpt 3-9, 5-9

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-11=-4474/188, 3-11=-4241/199, 3-4=-2933/139, 4-5=-2933/139, 5-12=-4241/199, 6-12=-4474/188
BOT CHORD 2-10=-184/4131, 9-10=-184/4131, 8-9=-136/4131, 6-8=-136/4131
WEBS 3-10=0/319, 4-9=0/1112, 5-8=0/319, 3-9=-1796/151, 5-9=-1796/152

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=42.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=60.0 psf; Ps=41.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 41.6 psf on overhangs non-concurrent with other live loads.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 105 lb uplift at joint 2 and 105 lb uplift at joint 6.
10) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Date: 4/07/2025 - 1:23 PM
Design Name: Garage Design
Design ID: 302857385153
Estimated Price: $28,689.15

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MENARDS® Design & Buy™ GARAGE

Job	Truss	Truss Type	Qty	Ply	
QTREC0777512	T1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI Run: 8.61 S Aug 11 2022 Print: 8.610 S Aug 11 2022 MiTek Industries, Inc. Mon Mar 27 14:41:09 Page: 2
ID:YfDcQjQ5XIH3sgfDnbO0NCzWiRA-YCGSZLqQXkZFxvFlmk? INWv0XLpfBcQ9IHqIGzWiQe

14) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

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MENARDS® Design & Buy™ GARAGE

Roof Sheathing:	1/2 x 4 x 8 OSB(Oriented Strand Board)
Roofing Material Type:	Through Fastener Steel Panel
Through Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel, Color: Charcoal Black
SnowBar Trim:	None
Roof Underlayment:	#30 Felt Roofing Underlayment 3' x 72' (216 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia, Color: Midnight Black
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel, Color: White
Gutter Material Type:	None

Openings

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	16X12 White Deep Ribbed Torsion Spring (R-Value 6.5)
Additional Information:	C4SS Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White

Additional Options

Ceiling Insulation:	Fiberglass batts
Ceiling Insulation R Value:	R13 Kraft Faced Roll
Wall Insulation:	R19 Kraft Faced Roll
Ceiling Finish:	White Dura-Panel
Wall Finish:	1/2 x 54 x 12 Super Wide Lightweight Drywall
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Sheathing Fasteners:	None
Truss Fastener:	MiTek® 5-1/4 x 1-9/16 Triple Zinc Rafter-to-Stud Hurricane/Seismic Anchor

RECEIVED
MAY 05 2025

This is Dean Strande asking the neighbors if they approve of a Pole Barn that will built on my property. It would be located on the South side of the property.

Linda Johnson 6835 - 164th Lane NW Ramsey MN
Jake Marrs 6840 - 164th Lane NW Ramsey, MN
Scott Kelly 6848 - 164th LN NW Ramsey, MN
Carter Petrich [redacted] 6849 164th LN NW Ramsey MN
MATTHEW KRUGER [redacted] 6905 164TH LN NW RAMSEY
Tina Tapias Mann [redacted] 6870 164th Lane NW Ramsey MN
David & Karen Henke [redacted] 6861 164TH Lane NW 55303
Mike & Tina Koyduba [redacted] 6820 164th LN NW Ramsey 55303

Dear.

6819 164th LN

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: In the Game MN LLC. - Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Blvd. NW, Suite 100

Purpose/Background:

Building In The Game MN Inc. has submitted a land use application for an indoor pickleball and golf simulator business at 8500 Bunker Lake Boulevard, Suite 100 (the building is also known as BLIP-5). This type of business is classified as "commercial indoor recreation" and is a conditional use in the I-1 zoning district. The business would occupy 15,580 square feet on the building's north end. It would feature five pickleball courts and three golf simulator bays.

The building shows an area labeled "lounge." It is not a restaurant/bar, but rather a place customers can wait before playing. The business will have vending machines and customers are welcome to bring in their own food.

Parking

The applicant has put together a parking justification report outlining the needed parking. There is no defined parking standard for this type of use in the Zoning Code, therefore a report is required. The applicant's analysis includes the people in play, people waiting, and staff. When the BLIP-5 building was constructed last year, it was designed with additional parking spaces on that side of the building and in the rear, though the spaces in the rear are unlikely to be needed for this use. Staff agrees with the applicant's analysis and that parking on site will be sufficient.

Occupancy

The space is being designed for the number of occupants that are reflected in the parking analysis. Should the applicant want to have larger spectator events or tournaments that would bring in more people, changes to the building, mainly more exits and restrooms, would need to be installed to be in conformance with the Building Code.

Future Expansion

The plans give a general indication of a future expansion, though courts and bays are not laid out. If the expansion is limited to the 5,500-sqft area "notched" in the floor plan, then staff will review the expansion administratively through building permits. It is likely that it would only accommodate one or two courts and have minimal site impacts. If the future expansion is larger, an amendment to the CUP will be required to make sure the increased use can be accommodated on the site.

Notification:

Staff sent mailed notices to property owners within 350 feet of the site. A legal notice was placed in the May 9 Anoka Union Hearld Newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Alternatives to consider:
1. Recommend approval of the CUP as recommended by staff.
2. Recommend approval of the CUP with additional or modified conditions.
3. Recommend denial of the CUP based on certain findings.

Funding Source:

All costs associated with this proposal are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend approval of a conditional use permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Attachments

Location Map
Plans
Parking Justification Report
BLIP-5 Civil Site Plan
Resolution #25-105

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:36 PM
Form Started By: Todd Larson		Started On: 04/28/2025 09:53 AM
Final Approval Date: 05/08/2025		

Case #25-110

In the Game Pickleball

8500 Bunker Lake Blvd. NW, Suite 100

Print Date: April 24, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: In The Game Pickle Ball And Golf
B. PROJECT LOCATION: Bunker Lake Industrial Park Building #5
Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE	2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Indoor Recreation – Group A-3
– Type of Construction – II-B
– Area – 15,580 s.f.
2. Mixed Occupancy (IBC 508)
– Group A-3 Is A Non-Separated Use From Adjacent Occupancies
3. Incidental Uses (IBC 509)
– None
B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 706)
– Not Required –
2. Fire Barriers (IBC 707)
– Not Required –
3. Fire Partitions (IBC 708)
– Not Required –
C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class B
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 63 Occupants (See Plan)
B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 250'
– Common Path of Egress (IBC 1006.2.1) = 75'
– Dead Ends (IBC 1020.4) = 20'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 12.6"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear 48" Max Nom
6. Doors
– Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"-1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 63 Occupants – Assembly Occupancy
– 31 Male Occupants
– 32 Female Occupants

Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	0.25	0.49	2	2	–
Urinals	–	–	–	–	–
Lavatories	0.16	0.16	2	2	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	0.13		2		
Service Sink	1		1		

B. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft
C. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\LEASEHOLDS\IN THE GAME PICKLEBALL AND GOLF\IN THE GAME PICKLEBALL AND GOLF-LH1

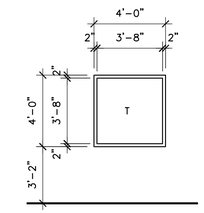
1 8" STEEL STUDS BUILD TO DECK
5/8" GYP BOARD
8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

2 3-5/8" STEEL STUDS BUILD TO 8'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

3 3-5/8" STEEL STUDS BUILD TO 12'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
BATT INSULATION FOR SOUND
5/8" GYP BOARD

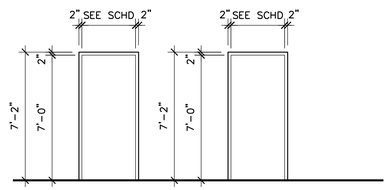
4 3-5/8" STEEL STUDS BUILD TO 4'-0" A.F.F.
5/8" GYP BOARD
3-5/8" STEEL STUDS
5/8" GYP BOARD

6 LH1 WALL TYPES
SCALE: 1" = 1'-0"



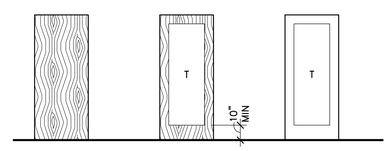
(W) PAINTED HOLLOW METAL CLEAR GLASS

5 LH1 WINDOW TYPES
SCALE: 1/4" = 1'-0"
T = TEMPERED GLASS



(F1) PAINTED HOLLOW METAL (F2) ANODIZED ALUMINUM

4 LH1 DOOR FRAME TYPES
SCALE: 1/4" = 1'-0"



(D1) SOLID CORE WOOD STAINED & SEALED (D2) SOLID CORE WOOD STAINED & SEALED (D3) ANODIZED ALUMINUM

3 LH1 DOOR TYPES
SCALE: 1/4" = 1'-0"
T = TEMPERED GLASS

DOOR & FRAME SCHEDULE

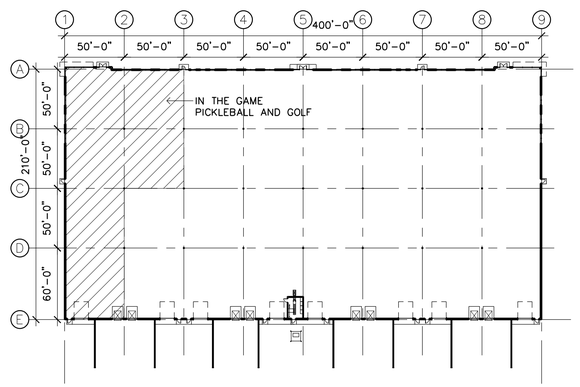
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100A	(2)3'-0"x7'-0"	1-3/4"	D3	F2	PUSH/PULL ONLY
100B	3'-0"x7'-0"	1-3/4"	D3	F2	PANIC HARDWARE
100C	3'-0"x7'-0"	1-3/4"	D3	F2	–
101	3'-0"x7'-0"	1-3/4"	D1	F1	–
102	3'-0"x4'-0"	1-3/4"	D1	–	–
106	3'-0"x7'-0"	1-3/4"	D1	F1	–
107	3'-0"x7'-0"	1-3/4"	D1	F1	–
108	3'-0"x7'-0"	1-3/4"	D1	F1	–
109	3'-0"x7'-0"	1-3/4"	D1	F1	–
110	3'-0"x7'-0"	1-3/4"	D2	F1	–
111	3'-0"x7'-0"	1-3/4"	D2	F1	–
112A	3'-0"x7'-0"	1-3/4"	D1	F1	–
112B	3'-0"x7'-0"	1-3/4"	D1	F1	–
113	3'-0"x7'-0"	1-3/4"	D1	F1	–

NOTES:
1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)

ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
100A	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	VINYL BASE ON PT/GYP ONLY
100B	VESTIBULE	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	VINYL BASE ON PT/GYP ONLY
101	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	PT/GYP	12'-0"	–
102	PLAY FLOOR	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PRECAST	OPEN	VARIES	SEE PLAN FOR COURT LOC.
103	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
104	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
105	GOLF SIM	TURF	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	–
106	MEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
107	MEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
108	WOMEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
109	WOMEN	C.T.	C.T.	CT/WST – SEE PLAN FOR LOC.				PT/GYP	8'-0"	–
110	LOUNGE	LVT	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
111	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
112	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	10'-0"	–
113	UTILITY	CONC	VINYL	PT/GYP	PT/GYP	PRECAST	PT/GYP	OPEN	VARIES	VINYL BASE ON PT/GYP ONLY

ABBREVIATIONS:
CONC = SEALED CONCRETE
C.T. = CERAMIC TILE
CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
PT/GYP = PAINTED GYPSUM BOARD
ACT = ACOUSTICAL CEILING TILE
LVT = LUXURY VINYL TILE

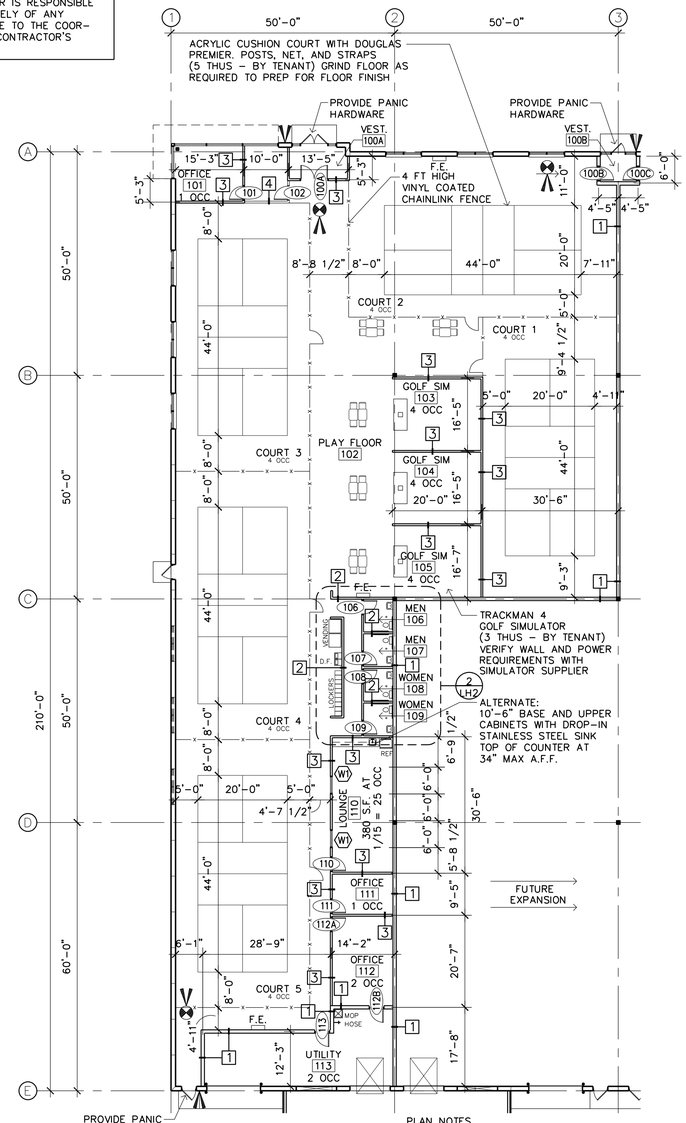


2 LH1 KEY PLAN
SCALE: 1" = 60'-0"

NORTH

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.



15,580 U.S.F. X 1.0029435 = 15,626 R.S.F.

1 LH1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

NORTH

PLAN NORTH

PLAN NOTES
1. ⟨•⟩ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. ⟨ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/10/25
DATE

IN THE GAME PICKLEBALL AND GOLF

Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

3/31/25	PRELIMINARY
4/10/25	ISSUE FOR PERMIT

CODE REVIEW
FLOOR PLAN
KEY PLAN

Sheet Number
LH1

Project No. 250304-4

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #5\LEASEHOLDS\IN THE GAME PICKLEBALL AND GOLF\IN THE GAME PICKLEBALL AND GOLF-LH2

GRAB BARS

GRAB BARS SHALL BE 1 1/4"–2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

ALL WALL–MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLIES WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20–25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES

FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE, TO 4 FEET A.F.F. (IBC 1209.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON–ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

SIGNAGE

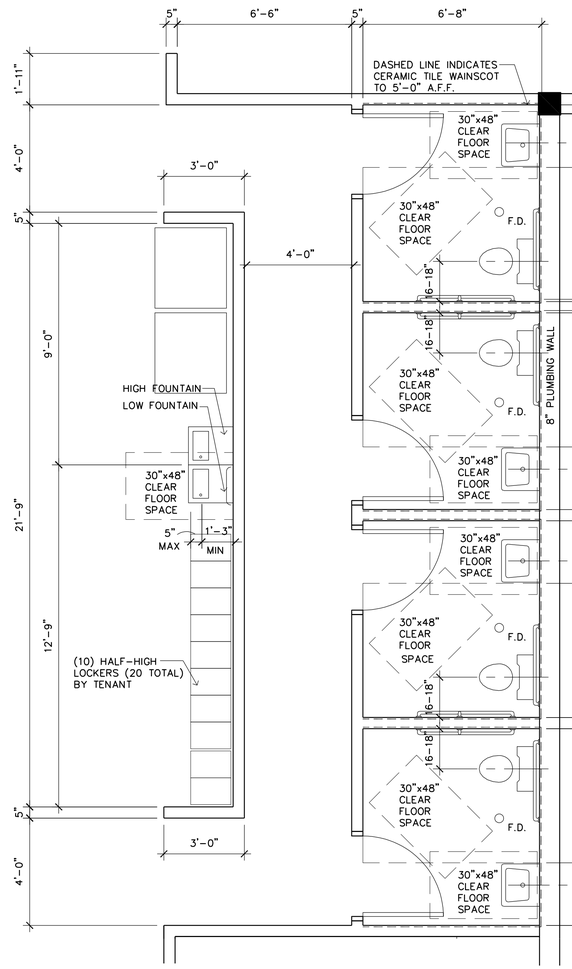
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS, THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"–60" ABOVE THE FIN. FLR. WITH AN 18"X18" CLEAR FLOOR SPACE CENTERED ON THE SIGN

GRAB BARS AND ACCESSIBLE WATER CLOSETS

LAVATORY CLEARANCES

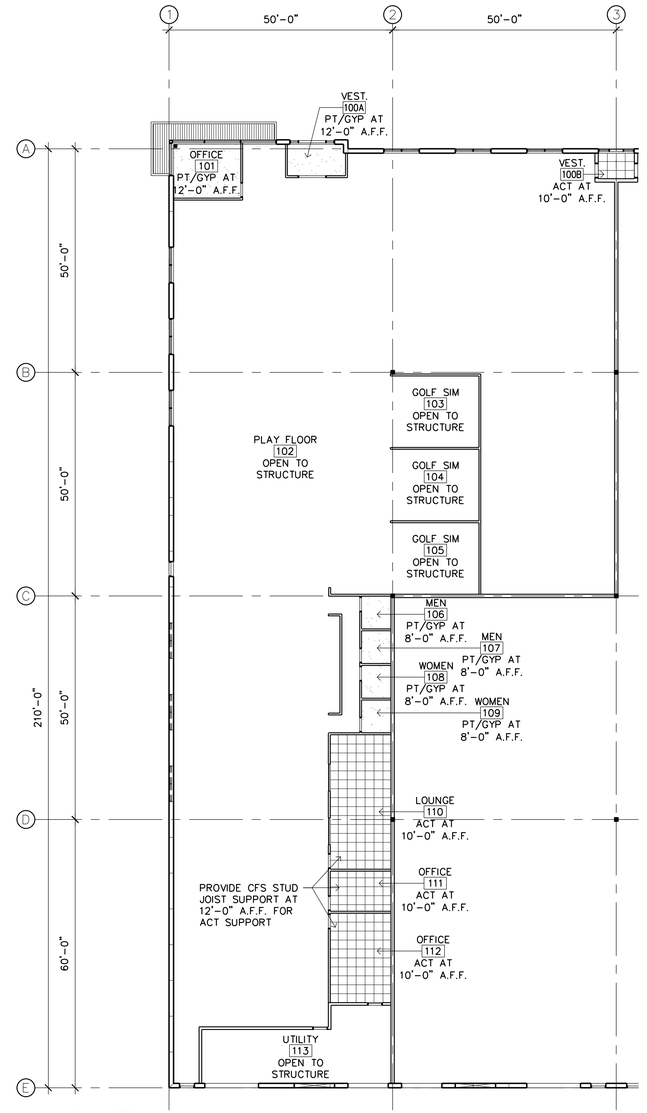
SPOUT HEIGHT, TOE/ KNEE SPACE

3 LH2 RESTROOM DETAILS AND NOTES
SCALE: 3/8" = 1'–0"



2 LH2 ENLARGED RESTROOM PLAN
SCALE: 3/8" = 1'–0"

NORTH



PLAN NOTES

1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR

1 LH2 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'–0"

PLAN NORTH

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
4/10/25
DATE

IN THE GAME PICKLEBALL AND GOLF

Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

4/10/25	ISSUE FOR PERMIT

REF. CLG PLAN
RESTROOM PLANS

Sheet Number

LH2

Project No. 250304–4

Parking spot availability and use breakdown for IN THE GAME MN, LLC
Located at 8500 Bunker Lake Blvd

Capicty breakdown
5 pickleball courts with a max total of 20 players
Up to 20 waiting pickleball players
3 Golf simulators with up to 12 players total
Up to 12 waiting SIM players
Add another 10 for good measure, and we are at 74

We will have leagues and small tournaments, but the number of spots allocated for the number of players who can play at the time, with one team of 4 waiting for the next match. In other words, we will only have 40 spots open for leagues and tournaments at any given time. And those waiting will be the ones who are welcome to use the lounge/meeting room and any other available seating in the main area. Leagues and tournaments are also spread out throughout the day, so no more than the allocated spots on each court are filled. We will not be having golf tournaments at the same time as pickleball, however, we will still have open play for the golfers, having no more than 12 playing and 12 waiting at a time. Maxing at 24.

2 Employees at the peak times of use
Totaling the max anticipated people of 74 people

Although these are max numbers anticipated, with the experience and working with many other similar indoor facilities, we are anticipating around 50 people at most during average peak times.

Parking
We have 62 spots allocated for us in the front and side of our bay.
There are also 36 more spots allocated in the rear of the building with a back door entrance for the players.
This adds up to 98 total spots for our use, obviously more than we need, but there nonetheless.
.

Please do not hesitate to call or email me with any questions concerning this form.

Prepared by Mike Lagmade
Owner/Partner In The Game MN
612-245-0750

Site Plan Approved

PROPERTY LINE
30.6'
20'
PROPERTY LINE
57.5'
24'
42'
24'
20'
212'
25'
74'
60'
180.7'
45'
PROPERTY LINE
120'
BUILDING 5
400'
FUTURE
PROPERTY LINE
40'
24'
99'
42'
26'
24'
FUTURE
PROPERTY LINE
PROPERTY LINE
98'
24'
PROPERTY LINE
BUNKER LAKE BOULEVARD

LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN/WATER SERVICE
- EXISTING STORM SEWER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- EXISTING APRON
- HYDRANT
- EXISTING WATERMAIN VALVE
- PROPOSED CURB AND GUTTER
- EXISTING UTILITY POLE
- SB-X SOIL BORING LOCATION
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- FUTURE STORM SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCHBASIN
- PROPOSED POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN
- PROPOSED APRON
- FUTURE STORM CATCHBASIN
- FUTURE POND OUTLET STRUCTURE/ MEDIAN DRAIN/CATCH BASIN

N

SCALE 50 0 50 100 IN FEET

DATE	REVISION

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.

SHANE M. NELSON, P.E.
Date 9/13/23 Lic. No. 43381

DESIGNED BY: SMN
DRAWN BY: SGJ
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

BLIP V DEVELOPMENT PLANS

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

2325.16

Sep 18, 2023 - 11:39am
K:\PRIVATE\2325.16\ENGINEERING\EXHIBITS\2325.16_SITE PLAN.dwg

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-105

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR COMMERCIAL INDOOR RECREATION AT 8500 BUNKER LAKE BOULEVARD NW, SUITE 100

WHEREAS, The City of Ramsey received an application from In the Game MN LLC (the "**Applicant**"), requesting a Conditional Use Permit for a commercial indoor recreation business for indoor pickleball courts and golf simulators on the property legally described as follows:

> *Lot 1, Block 1, Bunker Lake Industrial Park Fourth Addition, Anoka County, Minnesota*
>
> (the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned I-1, Light Industrial, and guided Business Park in the 2040 Comprehensive Plan; and

WHEREAS, Commercial Indoor Recreation uses are classified as conditional uses requiring review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on May 22, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and recommended _____ of it.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey City Council hereby grants approval of the Conditional Use Permit for commercial indoor recreation, specifically pickleball and golf simulators, on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

   a. Final legal form approved by the City Attorney.

   b. That separate building and sign permits are required.

   c. That the use of the space is for typical recreational play of pickleball and golf simulators. Tournaments or other spectator events are not permitted based on the Building Code occupancy classification and design.

   d. That a one-time expansion of 5,500 square feet will be allowed under this Conditional Use Permit, subject to obtaining building permits. Any expansion beyond 5,500 square feet will require an amendment to this permit.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at 8040 Bunker Lake Boulevard NW.

Purpose/Background:

Kwik Trip (the "Applicant") has submitted a Land Use Application for the development of the eastern portion of the 7.07-acre parcel at the southwest corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW, currently addressed as 14816 Armstrong Boulevard NW but to be re-addressed as 8040 Bunker Lake Boulevard NW (the "Subject Property"). The project will consist of a 9,126 square foot convenience store building, an attached 1,931 square foot single-lane car wash, 10 double-sided fuel pumps, 49 parking stalls, and driveways onto both Ferret Street NW and Bunker Lake Boulevard NW. To accommodate the Motor Fuel Station and Car Wash uses, the Applicant is requesting a Conditional Use Permit for a Motor Fuel Station and Car Wash in the B-2, Community Business Zoning District. A plat will subdivide the property that currently straddles Ferret Street to create a 3.35-acre lot for Kwik Trip.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing. A notice of the Public Hearing will be published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is bounded by Bunker Lake Boulevard to the north and Armstrong Boulevard to the east. Ferret Street was recently extended north to Bunker Lake Boulevard and forms the western boundary of the Subject Property. The Subject Property a is zoned B-2, Community Business District and is guided for Mixed Use in the City's 2040 Comprehensive Plan. Surrounding properties are also zoned B-2 and I-1 and are guided for similar land uses.

Site Plan

The proposed Site Plan includes a 9,126-square foot convenience store building, a 1,931-square-foot single-bay car wash attached to the east side of the convenience store, 10 double-sided fuel pumps, 20 parking stalls at service pumps under the fuel canopy, 49 parking stalls located along the perimeter of the site and adjacent to the convenience store building, and other site improvements. The proposed development has 7 percent building coverage and 48 percent impervious surfacing coverage (which includes the building and all paved surfaces).

The car wash is a single bay, attached to the east end of the convenience store. Traffic is designed to queue along the south side of the building, enter the car wash in the southeast corner of the building, travel north through the car wash tunnel, and exit out of the northeast corner of the building. The site plan appears to show adequate stacking space for car wash queuing without impacting other traffic patterns for customers using any of the fuel pumps or entering the convenience store.

Fuel tanks are located along the west side of the parking lot, with adequate space between the tanks and fuel

canopy to allow for customers to access the fuel pumps during a fuel delivery. There is a loading space for delivery trucks on the south side of the building. Kwik Trip's operations typically include a grocery delivery truck arriving daily at each store. The proposed loading space is designed to access the back-of-house for the convenience store without disrupting or blocking customer traffic.

Site Access

There will be two driveways to access Kwik Trip's parking lot: a full access from Ferret Street and a right-in/right-out access from eastbound Bunker Lake Boulevard. Bunker Lake Boulevard will be reconstructed in 2026 at the same time that the Applicant has noted the store will be constructed. The reconstruction will require an assessment by adjacent property owners, some of which have already paid a portion. The assessment amount should be determined in the upcoming weeks and included in the development agreement.

There are sidewalks proposed along the north and west sides of the property to allow customers to walk from the signalized intersection of Armstrong and Bunker Lake Boulevards. Future development south of the site will be required to extend the sidewalk along Ferret Street to allow for multimodal traffic through the area. The exact location of the proposed Bunker Lake Boulevard sidewalk, as noted on the site plan, may shift due to the design of the reconstructed roadway. The applicant will work with City Staff and the contracted engineering firm doing the design of the new Bunker Lake Boulevard to get the location set, especially close to the intersection with Armstrong Boulevard. A sidewalk easement may be required in the event it crosses onto private property.

Architecture and Building Elevations

The convenience store will be 24 feet in height, and the attached car wash will measure 14 feet in height. The fuel canopy on the west side of the property will have a maximum height of 15.5 feet. All proposed heights meet the bulk standards in Section 106-530 of Ramsey City Code. The building's facade will consist primarily of face brick, with a small amount of EIFS above each entrance. Both of the proposed building materials meet the business architectural design standards in Section 106-580 of Ramsey City Code. The building will have their signature green standing seam metal roof, which meets the roofing requirements in City Code. This is standard with Kwik Trip's "Gen 3" model that has been built in other cities over the past two years.

Landscape Plan

Per the Staff Report from the Environmental Policy Board (EPB) on April 21, 2025, the Landscape Plan includes a good mix of deciduous and evergreen trees and shrubs. All species and sizes are acceptable. The site will be sodded with Kentucky bluegrass, except for the two stormwater basins, where a stormwater seed mix will be used to establish vegetation.

Parking

Regarding the parking, Section 105-560 of Ramsey City Code requires convenience stores, with and without gas sales, to have a minimum of one parking space for each 250 square feet of floor space. Parking at each service pump qualifies as a parking space for calculation purposes. This means the total parking demand, based on the total retail square footage of the convenience store and car wash, results in a minimum parking requirement of 44 spaces and a maximum parking requirement of 53 parking stalls. The total provided on-site, including at the service bays, is 69 parking stalls. Though a detailed parking justification report has not been submitted, the Applicant has stated that the parking supply has been designed based on similar stores to align with anticipated customer traffic. Additionally, Kwik Trip has more staff on-duty at any given time than other gas station convenience store businesses. The layout of the parking lot wraps around the building with the parking on the west and north sides having easy access to either door. The parking spaces along the east side of the lot, east of the car wash, is more removed and should be used by staff during the busiest shifts.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. The lighting plan includes a mix of freestanding, wall-mounted, and canopy-mounted light fixtures to illuminate the site. All lighting will be downcast and shielded.

Utilities

The building will be connected to municipal water and sewer via stubs along Ferret Street. Stormwater pipes will connect each catch basin to the pond on the east side of the site, which will then connect to an existing stormwater pipe along Armstrong Boulevard.

Signs
The site will have two freestanding signs: one near the intersection of Ferret Street and Bunker Lake Boulevard and another along Armstrong Boulevard. Plans of the signs were not provided, though they must meet City Code requirements and obtain permits for construction. Various wall signs are shown on the architectural plans and appear to meet City Code requirements.

Subdivision
The approved plat of "Kwik Trip 1782" is considered a minor plat that subdivides an existing platted parcel into two new lots. It re-establishes the right-of-way for Ferret Street that was obtained via easement documents. This request went to City Council for approval on May 13th, alongside an Easement Vacation request from the Applicant. As noted above, upon recording of the Final Plat, Kwik Trip's new legal description will be "Lot 1, Block 2, Kwik Trip 1782, Anoka County, Minnesota".

Alternatives
Alternative 1: Recommend approval of the Conditional Use Permit, as recommended by Staff.
Alternative 2: Recommend approval of the Conditional Use Permit with modification, based on discussion and supporting findings of fact.
Alternative 3: Recommend denial of the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

Outcome/Action:

Motion to recommend the City Council approve Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW.

Attachments

Resolution #25-086 CUP
Location Map
Civil Plan Set
Architectural Plan Set
Landscaping Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:26 PM
Form Started By: Adam Martin		Started On: 04/24/2025 03:45 PM
Final Approval Date: 05/15/2025		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-086

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A MOTOR FUEL STATION AND CAR WASH AT THE SOUTHEAST CORNER OF FERRET STREET NW AND BUNKER LAKE BOULEVARD NW

RECITALS

1. Mr. Nate Byom of Kwik Trip, Inc., hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a motor fuel station and car wash on the property generally located at the southeast corner of Ferret Street and Bunker Lake Boulevard NW and legally described as:

   Lot 1, Block 2, KWIK TRIP 1782, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the Subject Property is zoned B-2, Community Business District, and the total area of the Subject Property is approximately 3.35 acres; and

3. That the parcels to the north (across Bunker Lake Boulevard) and south of the **Subject Property** are also zoned B-2, Community Business District, and properties to the west and southwest are zoned I-1, Light Industrial District; and

4. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan; and

5. That Motor Fuel Stations and Car Washes are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-2 Zoning District; and

6. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted; and

7. That the **Permittee** has submitted a Site Plan, designed by Kwik Trip and Carlson Engineering and dated April 8, 2025, depicting the location of the approximately 9,126 square foot convenience store building, the attached 1,931 square foot car wash, 10 double-sided fuel pumps, 49 parking stalls, and other site improvements; and

8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-515(10); and

9. That the Planning Commission reviewed the request at their meeting on April 24, 2025, and recommended _____; and

10. That the City Council reviewed the request at their meeting on May 13, 2025.

FINDINGS OF FACT

1. That the motor fuel station and car wash will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the motor fuel station and car wash will be designed in such a way that it will not change the essential character of the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of a motor fuel station and car wash on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

2. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.

3. That the site improvements be constructed in accordance with the approved plans.

4. Signs must meet City Code requirements and obtain the proper permits.

5. The site is subject to review and all conditions therein of the Lower Rum River WMO.

6. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies.

7. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

8. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of May, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

29-32-25-11-0013

14816 Armstrong Blvd NW, Ramsey, MN 55303

Kwik Trip

Conditional Use Permit, Easement Vacation, and Final Plat

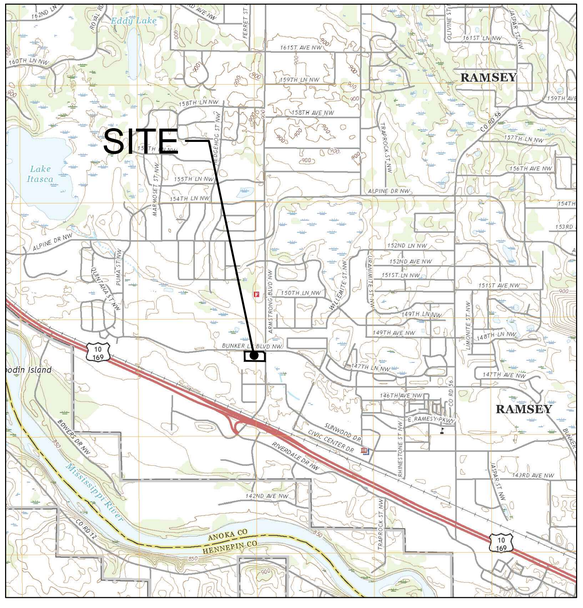
Print Date: April 9, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

KWIK TRIP STORE #1782

PERMIT SET

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA



SITE LOCATION MAP

AERIAL LOCATION MAP

DRAWING INDEX

C001	TITLE SHEET
C010	ALTA SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C201	GRADE PLAN (SPOT DETAIL)
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	TREE PRESERVATION PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

OWNER
KWIK TRIP, INC
NATE BYOM
1626 OAK STREET
LA CROSSE, WI 54602
PHONE: 608-791-7448
EMAIL: nbyom@kwiktrip.com

CIVIL ENGINEER
CARLSON MCCAIN, LLC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
CARLSON MCCAIN, LLC.
DANIEL WILKE
15650 36TH AVENUE N, #110
PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SURVEYOR
CARLSON ENGINEERING, INC.
THOMAS BALLUFF
3890 PHEASANT RIDGE DR NE, #100
BLAINE, MN 55449
PHONE: 763-489-7916
EMAIL: tballuff@carlsonmccain.com

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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1626 OAK STREET
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

COVER SHEET

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C001

ALTA/NSPS LAND TITLE SURVEY

of

LOT 2, BLOCK 1, HY-10 RAMSEY 2ND ADDITION, ANOKA COUNTY, MINNESOTA

for

KWIK TRIP, INC.

PROPERTY DESCRIPTION: *(Per Schedule A of Title Commitment No. 1663266, with a commitment date of September 17, 2024 at 8:00 A.M., prepared by First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty)*

Lot 2, Block 1, HY-10 RAMSEY 2ND ADDITION, except the North 70 feet thereof and also except Parcel 3, Anoka County Highway Right of Way Plat No. 74, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *Bearings shown hereon are based on the West line of Parcel 3, ANOKA COUNTY RIGHT OF WAY PLAT NO. 74, which is assumed to bear S00°12'14"E.*

2) *Monuments have been found or set at all major corners of the boundary and indicated on this survey.*

3) *Surveyed property address, per commitment: 14816 Armstrong Boulevard NW, Ramsey, MN 55303.*

4) *Per FEMA Flood Insurance Rate Map Number 27003C0280E with an effective date of 12/16/15, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.*

5) *Surveyed property contains ±324,946 sq. ft. (±7.46 acres).*

6) BENCHMARK: *Minnesota Department of Transportation Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD 88)*

7) *Per the zoning classification letter provided by Todd A. Larson, Planning Manager with the City of Ramsey and dated September 24, 2024, surveyed property is zoned B-3 Regional Business District (East of Ferret Street), and I-1 Light Industrial (West of Ferret Street).*

B-3 (Regional Business District)
Setback Requirements:
Front – 20 feet
Side (interior) – 10 feet
Side (to right of way) – 20 feet
Rear (interior) – 35 feet
Rear (to right of way) – 20 feet

Building Height – 50 feet building maximum

Floor space area requirements – None, though 40% max building footprint

Parking requirements – 1:250 sq. ft., parking at the pump qualifies.

Note – The setbacks listed above require and interpretation by the surveyor and are not graphically depicted.

8) *No buildings were observed on the surveyed property.*

9) *No identifiable parking spaces were observed on the surveyed property.*

10) *Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No's. 242762834 and 242762835, both dated 10/02/24 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.*

11) *Surveyor is not aware of changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.*

12) *Plottable offsite (i.e., appurtenant) easements or servitude's disclosed in documents provided to or obtained by the surveyor are shown hereon.*

13) *Per Schedule B, Part II Exceptions of the previously listed title commitment:*

Items 1–4, 6–8 – Not survey related and/or not plottable.

Item 5 – Easements or claims of easement not shown by the public records. *(Non known or provided.)*

(9) **Item 9** – Rights of the public and others entitled to the use of that portion of the land in Schedule "A" lying within the bounds of, including but not limited to: Any street, highway, road, and/or alley, as laid out, presently used, or dedicated. *(Roads and road easements are shown hereon.)*

Item 10 – An easement for right-of-way for electric transmission or distribution line or system and incidental purposes in the document recorded April 29, 1953 as Doc. No. 150135 and Amended by Doc. Nos. 186679 and 535217 of Official Records. *(Partial Release of Easement per Document No. 535217 recorded in 1979 confines this easement to a 10 foot strip lying contiguous with the westerly edge of road right of way of County Road No. 83. However, the westerly edge of road right of way in 1979 is unknown. In 1987, the plat of HY-10 Ramsey 2nd Addition was filed dedicating 60 feet of right of way for County Road No. 83. In 2009, Anoka County Highway Right-of-Way Plat No. 74 was filed and additional 10 feet was taken in fee for road right of way. Based on this, it appears the Electric Transmission and Distribution Easement would lie within the current right of way of County Road No. 83 and is not shown hereon.)*

Item 11 – The terms and provisions contained in the document entitled "Ordinance #86-11" recorded October 28, 1987 as Doc. No. 784944 of Official Records. *(Not survey related.)*

(12) **Item 12** – A document entitled "Anoka County Highway Right-Of-Way Plat No. 74" recorded September 10, 2009 as Doc. No. 2010105.001 of Official Records. *(As shown hereon. The Temporary Easement expired on 6/01/2011.)*

(13) **Item 13** – Condemnation of certain lands taken by the State of Minnesota for trunk highway and incidental purposes as contained in Final Certificate recorded September 27, 2010 as Doc. No. 2017718.003. *(Said document is the fee taking instrument for Parcel 3 of Anoka County Highway Right of Way Plat No. 74 and Parcel 3 is shown hereon.)*

(14) **Item 14** – An easement for street right of way and drainage and utility and incidental purposes in the document recorded June 9, 2023 as Doc. No. 2392316.002 of Official Records. *(As shown hereon.)*

(15) **Item 15** – Drainage and utility easement(s) as shown on the plat HY-10 RAMSEY 2ND ADDITION. *(as shown hereon)*

STATEMENT OF POSSIBLE ENCROACHMENTS:

(1) *1) Underground electric line, underground fiber optic line, and utility boxes, as shown hereon.*

(2) *2) Existing snow fence, as shown hereon.*

(3) *3) Existing mow line along the west line of the surveyed property, as shown.*

CERTIFICATION:

To: Kwik Trip, Inc., a Wisconsin Corporation; First American Title Insurance Company d.b.a. Tri County Abstract and Title Guaranty.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(a), 14, 17, 18, 20, 20(a), and 20(b) of Table A thereof. The field work was completed on October 15, 2024.

Date of Plat or Map: November 5, 2024

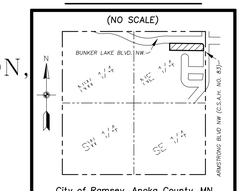
Signed: Carlson McCain, Inc.

By: Thomas R. Balluff

Thomas R. Balluff, L.S.
Minnesota License No. 40361
tballuff@carlsonmccain.com

VICINITY MAP

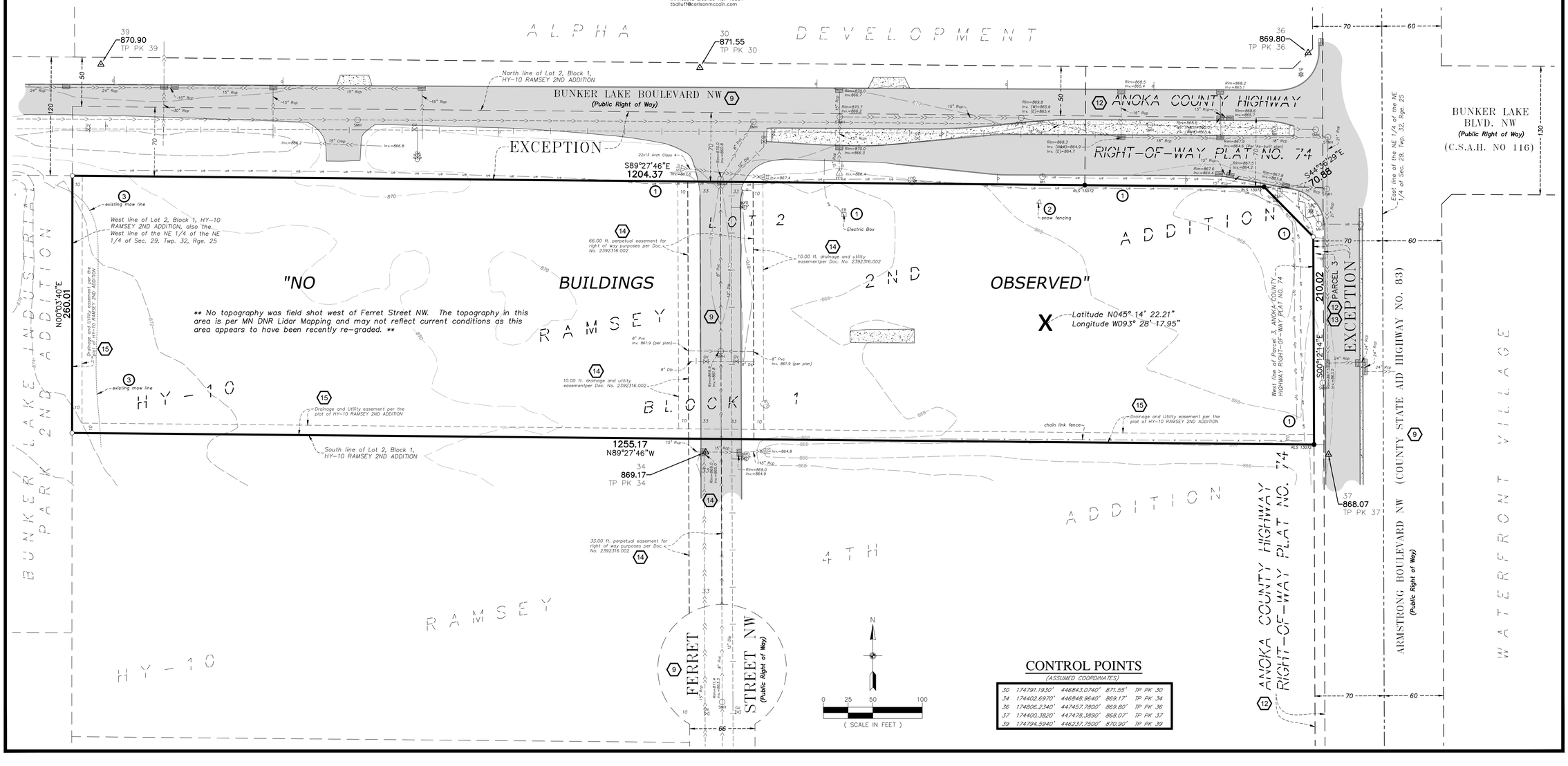
(NO SCALE)



City of Ramsey, Anoka County, MN
Section 29, Township 32 N, Range 25 W

LEGEND

- ● – Denotes Found Iron Monument
- ○ – Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- SP – Denotes Semaphore
- – Denotes Miscellaneous Sign
- SMH – Denotes Sanitary Manhole
- STMH – Denotes Storm Manhole
- MH – Denotes Miscellaneous Manhole
- CB or – Denotes Catch Basin
- FES – Denotes Flared End Section
- HYD – Denotes Fire Hydrant
- GV – Denotes Gate Valve
- EB – Denotes Electric Box
- HH – Denotes Hand Hole
- ue – Denotes Underground Electric
- u/o – Denotes Underground Fiber Optic
- – Denotes Watermain
- – Denotes Sanitary Sewer
- – Denotes Storm Sewer
- x – Denotes Existing Fence as noted
- – Denotes Concrete Surface
- – Denotes Bituminous Surface
- – Denotes Existing 2 Ft. Contour
- – Denotes Existing 10 Ft. Contour



CONTROL POINTS

(ASSUMED COORDINATES)

30	*174791.1930'*	*446843.0740'*	*871.55'*	*TP PK 30*
34	*174432.6970'*	*446848.9640'*	*869.17'*	*TP PK 34*
36	*174806.2340'*	*447457.7800'*	*869.80'*	*TP PK 36*
37	*174400.3820'*	*447478.3890'*	*868.07'*	*TP PK 37*
39	*174794.5940'*	*446237.7500'*	*870.90'*	*TP PK 39*

N

0 25 50 100

(SCALE IN FEET)

CARLSON McCAIN
ENGINEERING
SURVEYING
ENVIRONMENTAL
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7999 \ CARLSONMCCAIN.COM

ALTA/NSPS LAND TITLE SURVEY

PROPOSED
KWIK TRIP 1782
Ramsey, Minnesota

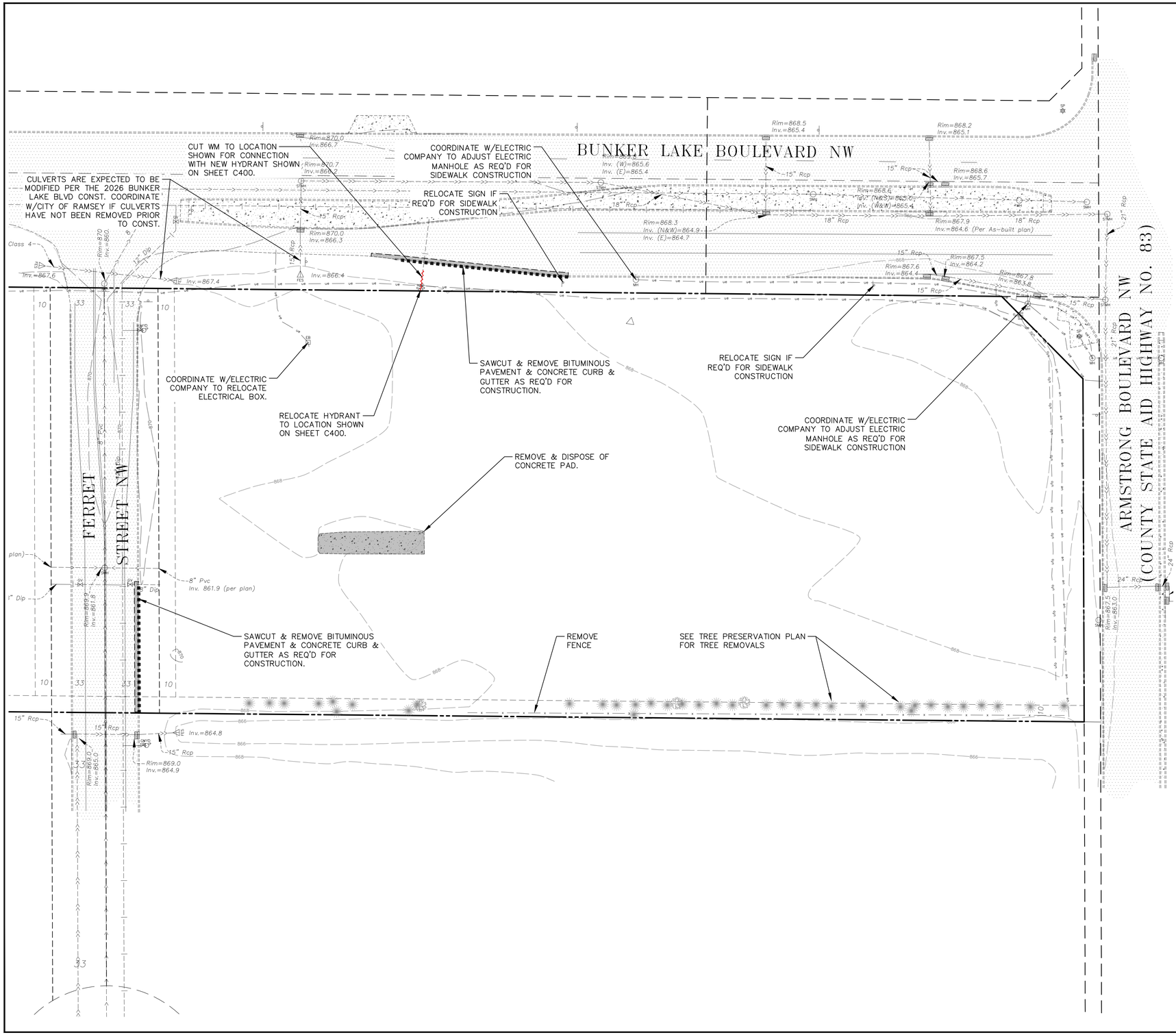
KWIK TRIP, INC.
1626 Oak Street
P.O. Box 2107
La Crosse, WI 54602

REVISIONS	
1. Sheet Number - 4/04/2025	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	11/05/24
FILE NO:	2836

THOMAS R. BALLUFF
REGISTERED LAND SURVEYOR
40361
STATE OF MINNESOTA

C010

Save Date: 04/04/2025 | 1258511221 - 1124011224 - kwik trip #1782 - ramsey\civil cad\survey\alta for sheet set 4-4-25.dwg



PLAN LEGEND

	EXISTING	REMOVAL
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	AS NOTED
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	UG	
UNDERGROUND FIBER OPTIC	UFO	
UNDERGROUND ELECTRIC	UE	
FENCE	X	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SPS	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HHE	
FLARED END SECTION	FES	

REMOVAL PLAN NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959
CARLSON-ENGINEERING.COM

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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

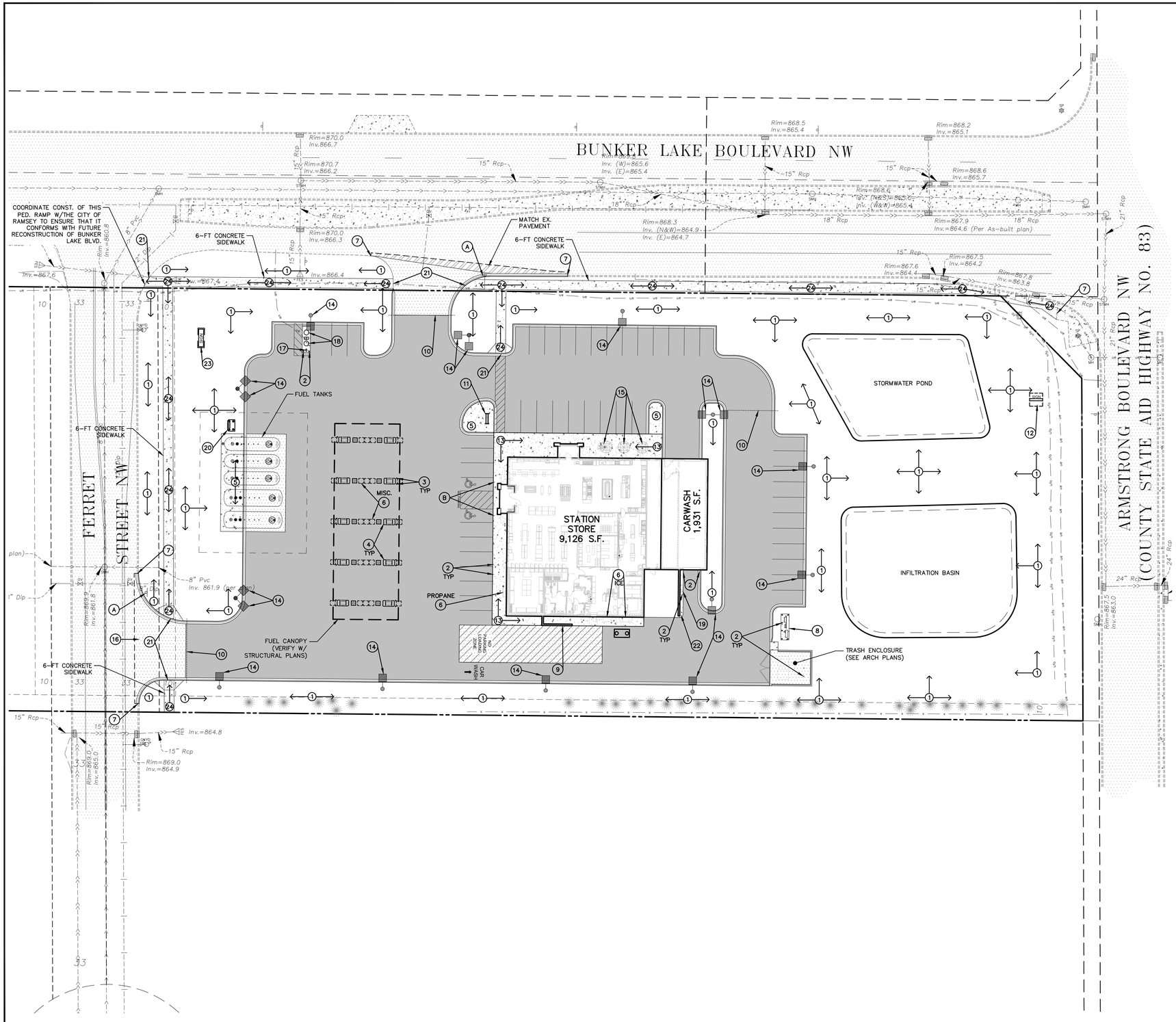
DEMO PLAN

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C020



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		HEAVY DUTY 6,616 SF; LIGHT DUTY 50,783 SF
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		

PLAN KEYNOTES

1. LANDSCAPE AREA. SEE SHEET L1.
2. 30" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 6/C500.
3. 36" HEIGHT, 6" DIAMETER CONCRETE FILLED PIPE BOLLARD. SEE DETAIL 7/C500.
4. CONCRETE ISLAND WITH 6" EXPOSURE WITH FUEL DISPENSER. DISPENSER PER OWNER.
5. 4" CONCRETE WALK.
6. OUTDOOR MERCHANDISING.
7. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
8. TRANSFORMER LOCATION.
9. TOTE SCREENING WALL. SEE ARCHITECTURAL PLANS.
10. PVC IRRIGATION SLEEVE UNDER PAVEMENT. VERIFY WITH IRRIGATION PLAN FOR EXACT SIZE AND LOCATION BEFORE INSTALLATION.
11. BIKE RACK PER OWNER.
12. PYLON SIGN.
13. 6" INTEGRAL CONCRETE WALK/CURB.
14. SITE AREA LIGHT WITH CONCRETE BASE PER DETAIL 5/C500.
15. PICNIC TABLE PER OWNER.
16. CONCRETE VALLEY GUTTER PER DETAIL 3/C501.
17. "FREE AIR" COMPRESSOR PER OWNER. PROVIDE SIGNAGE PER OWNER.
18. AUTO VACUUM PER OWNER ON CONCRETE ISLAND WITH 6" EXPOSURE. PROVIDE TRASH CONTAINER PER OWNER.
19. CARWASH KEYPAD PER OWNER. PROVIDE TRASH CONTAINER PER OWNER.
20. FUEL TANKS VENT STAND PER OWNER.
21. PEDESTRIAN RAMP.
22. 6" CONCRETE CURB ISLAND.
23. MONUMENT SIGN.
24. 6" CONCRETE SIDEWALK.

SIGN SCHEDULE (PER MMUTCD)

Ⓐ STOP SIGN: R1-1 (30"x30")

Ⓑ HANDICAP PVC BOLLARD SLEEVE PER OWNER. SEE DETAIL 9/C500.

0 15 30 60
(IN FEET)

BENCHMARK

1. MnDot Geodetic GSD Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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FAX (608) 781-8960

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CARLSON-ENGINEERING.COM

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Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

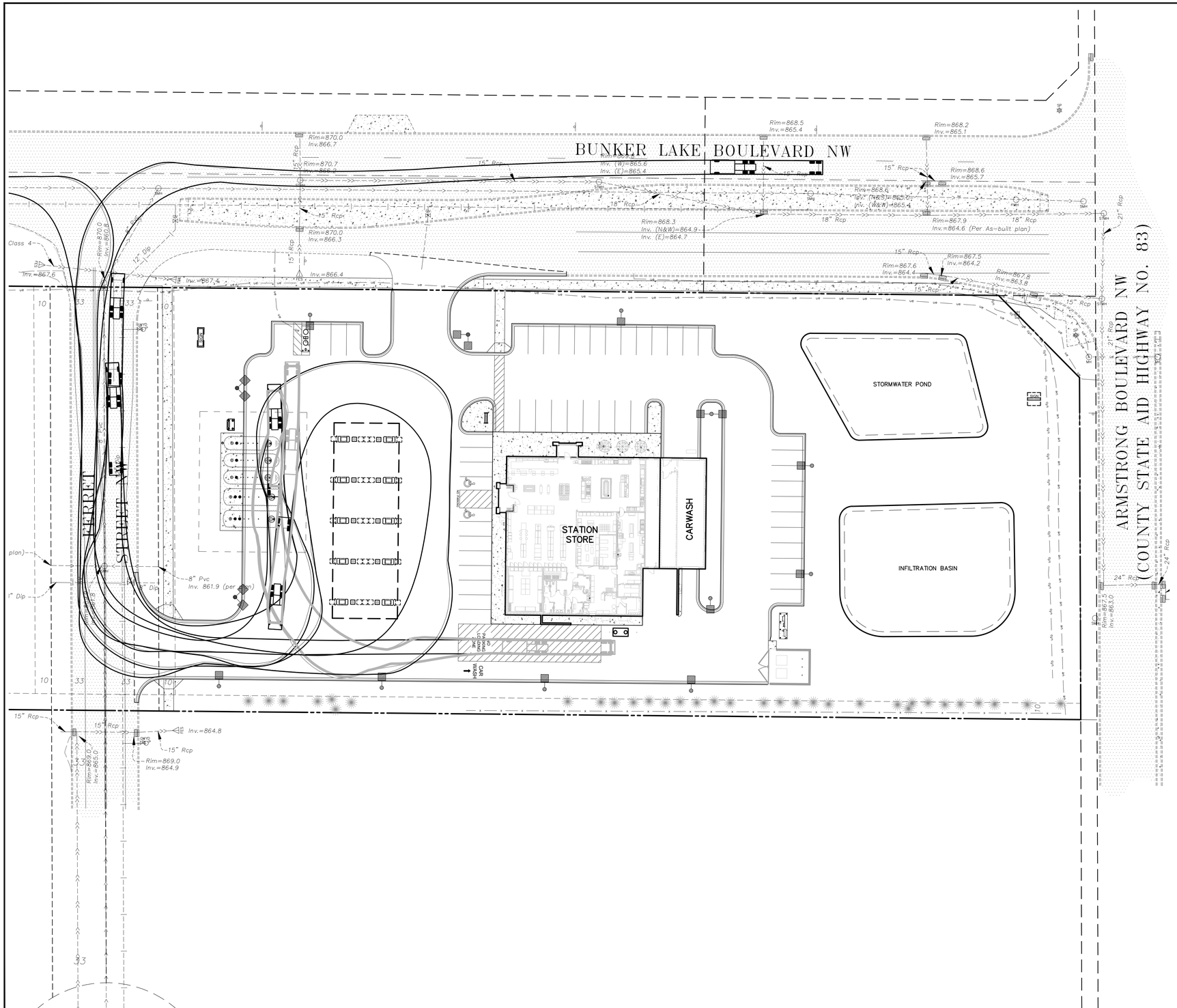
SITE KEYNOTE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C100



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	
UNDERGROUND FIBER OPTIC	ufo ufo	
UNDERGROUND ELECTRIC	ue ue	
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

0 15 30 60
(IN FEET)

BENCHMARK

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Signature: Dan Wilke
Date: 01/30/25 License #: 53182

SITE CIRCULATION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

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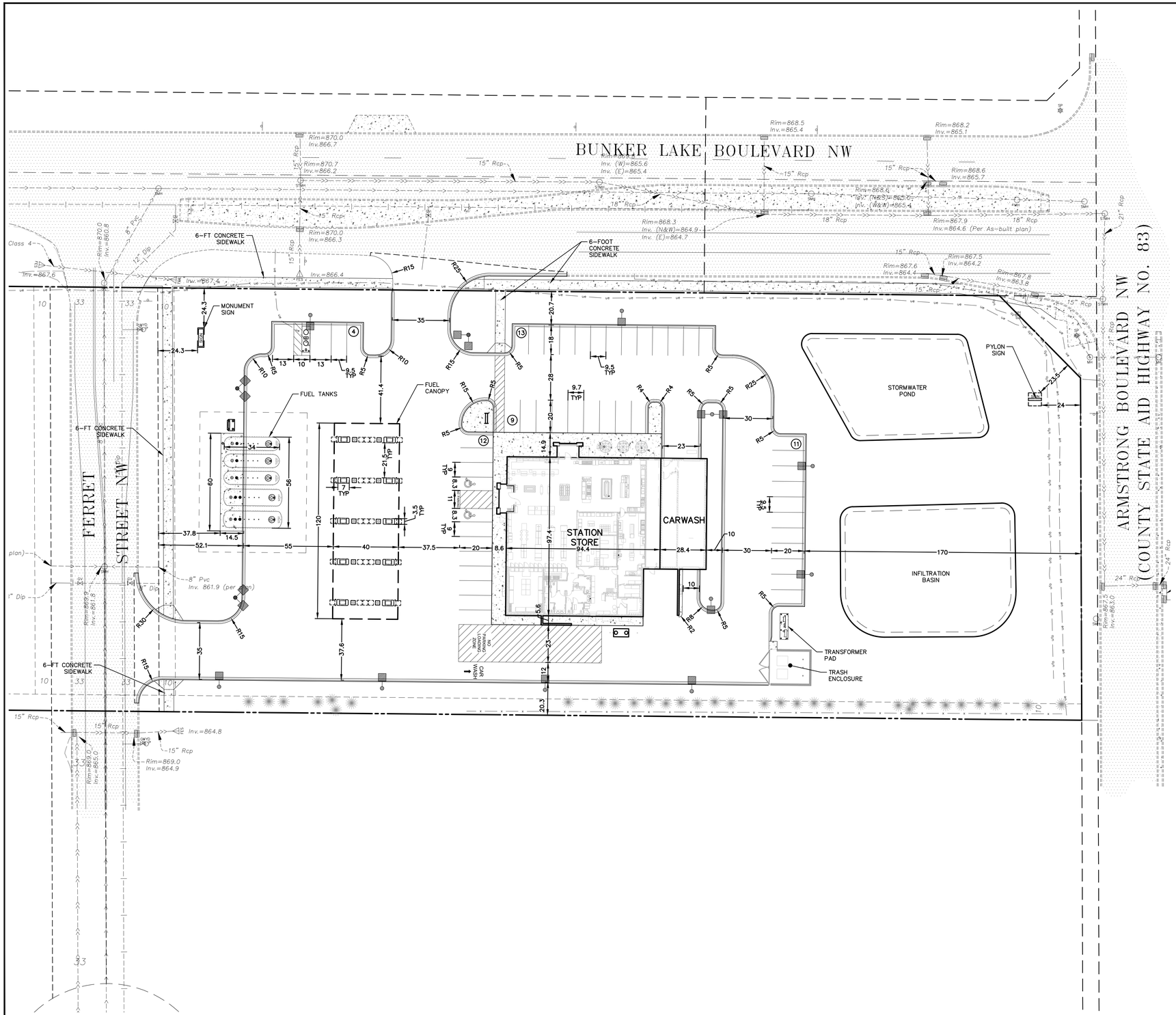
SHEET	1782 C180



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	
UNDERGROUND FIBER OPTIC	ufo	
UNDERGROUND ELECTRIC	ue	
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONCRETE CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
4. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINT AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS–8' O.C.
ALL OTHERS–10' O.C.

SAW CUT CONTROL JOINTS MINIMUM ¼ CONCRETE THICKNESS.

EXPANSION JOINT MAX. SPACING: WALKS–24' O.C.
*ALL OTHERS–40' O.C.

*ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS SHALL HAVE AN EXPANSION JOINT.

DOWELL ALL EXPANSION JOINTS: 24" O.C. MAX.

CONCRETE SEALER SHALL BE TK–26UV.

SITE DATA

ZONING:	B–2
PARCEL AREA:	145,932 SF
HARD SURFACE AREA:	
STATION STORE:	9,126 SF 6%
CARWASH:	1,931 SF 1%
PAVEMENT:	65,004 SF 45%
TOTAL:	76,061 SF 52%
PERVIOUS SURFACE AREA:	69,871 SF 48%
BUILDING HEIGHTS	
STATION STORE:	24.0 FT
CARWASH:	14.0 FT
FUEL CANOPY:	15.5 FT

PARKING SUMMARY

STANDARD STALLS	47
HANDICAP STALLS	2
FUEL CANOPY STALLS	20
TOTAL STALLS	69

0 15 30 60
(IN FEET)

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Signature:
Date: 01/30/25 License #: 53182

PRELIMINARY SITE DIMENSION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

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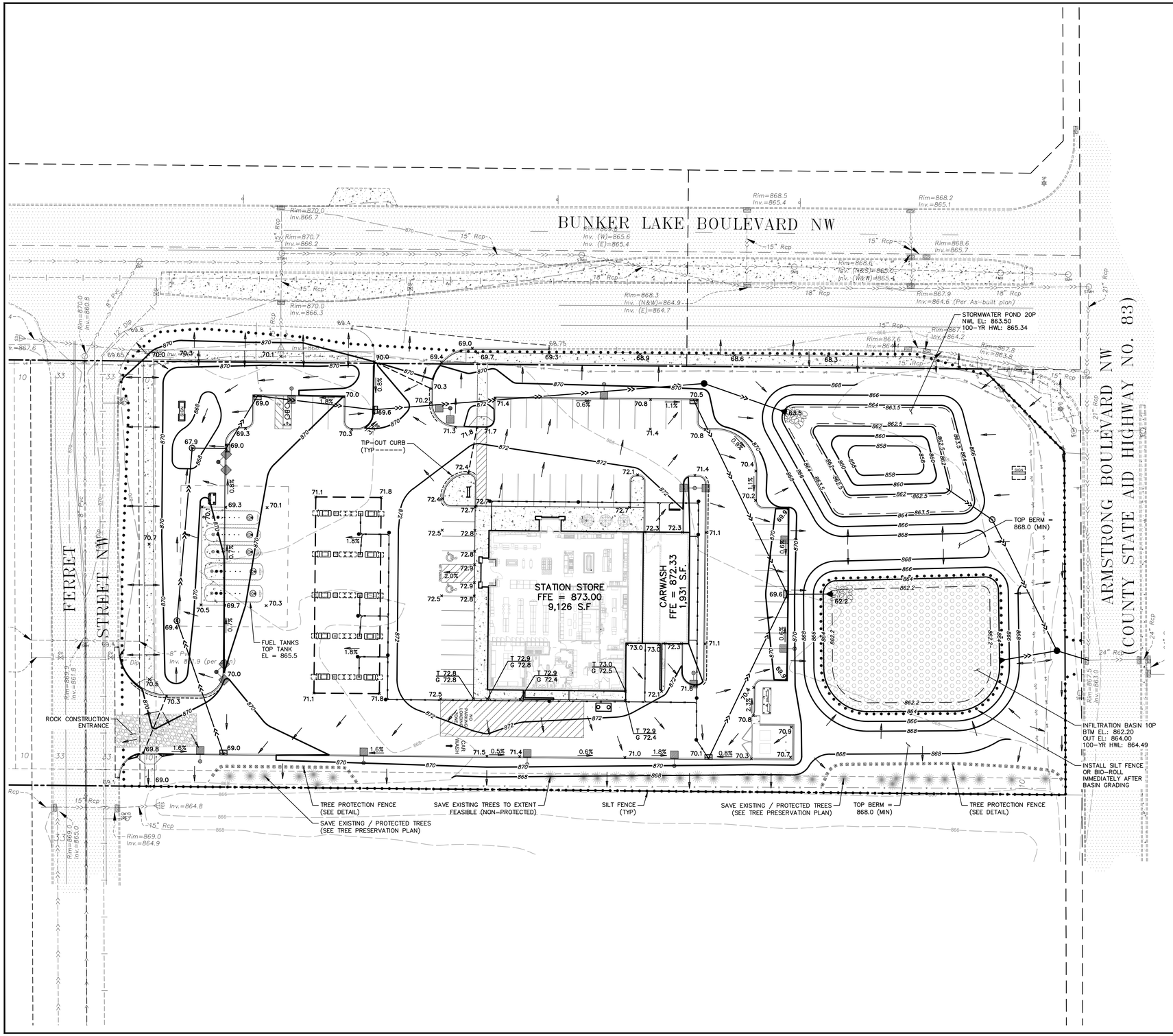
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C181



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
FENCE		
MISCELLANEOUS MANHOLE		
SEMAPHORE		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
GATE VALVE		
HYDRANT		
ELECTRIC BOX		
HAND HOLE		
FLARED END SECTION		
5' CONTOUR	905	905
1' CONTOUR	904	904
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	00.0	00.0
SILT FENCE		
TREE PROTECTION FENCE		

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF RAMSEY STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. SILT FENCE, TREE PROTECTION FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.

0 15 30 60
(IN FEET)

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Signature: Dan Wilke
Date: 01/30/25 License #: 53182

GRADE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
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PROJ. NO.	11224-00
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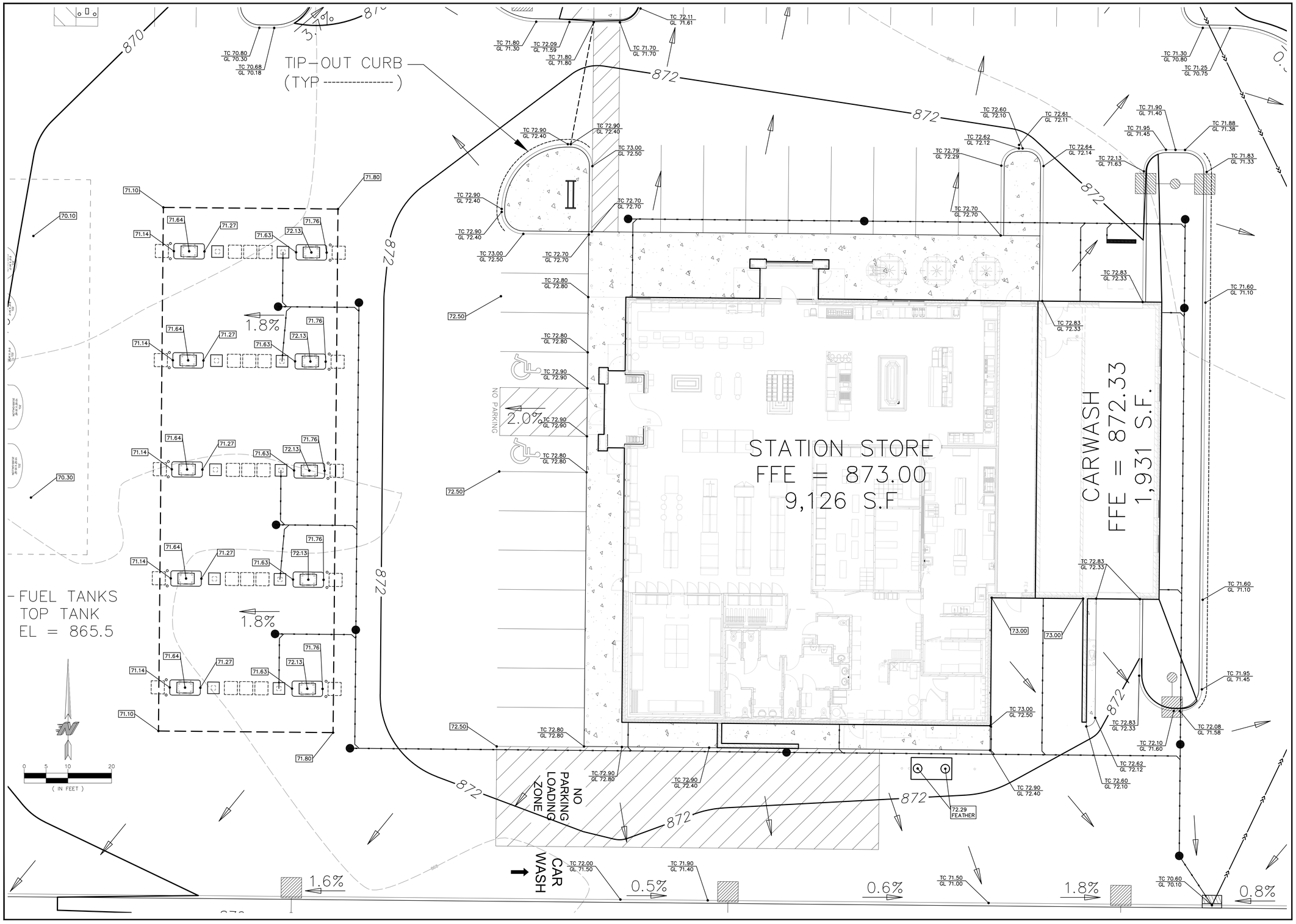
SHEET	1782 C200



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GRADE PLAN (SPOT DETAIL)

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

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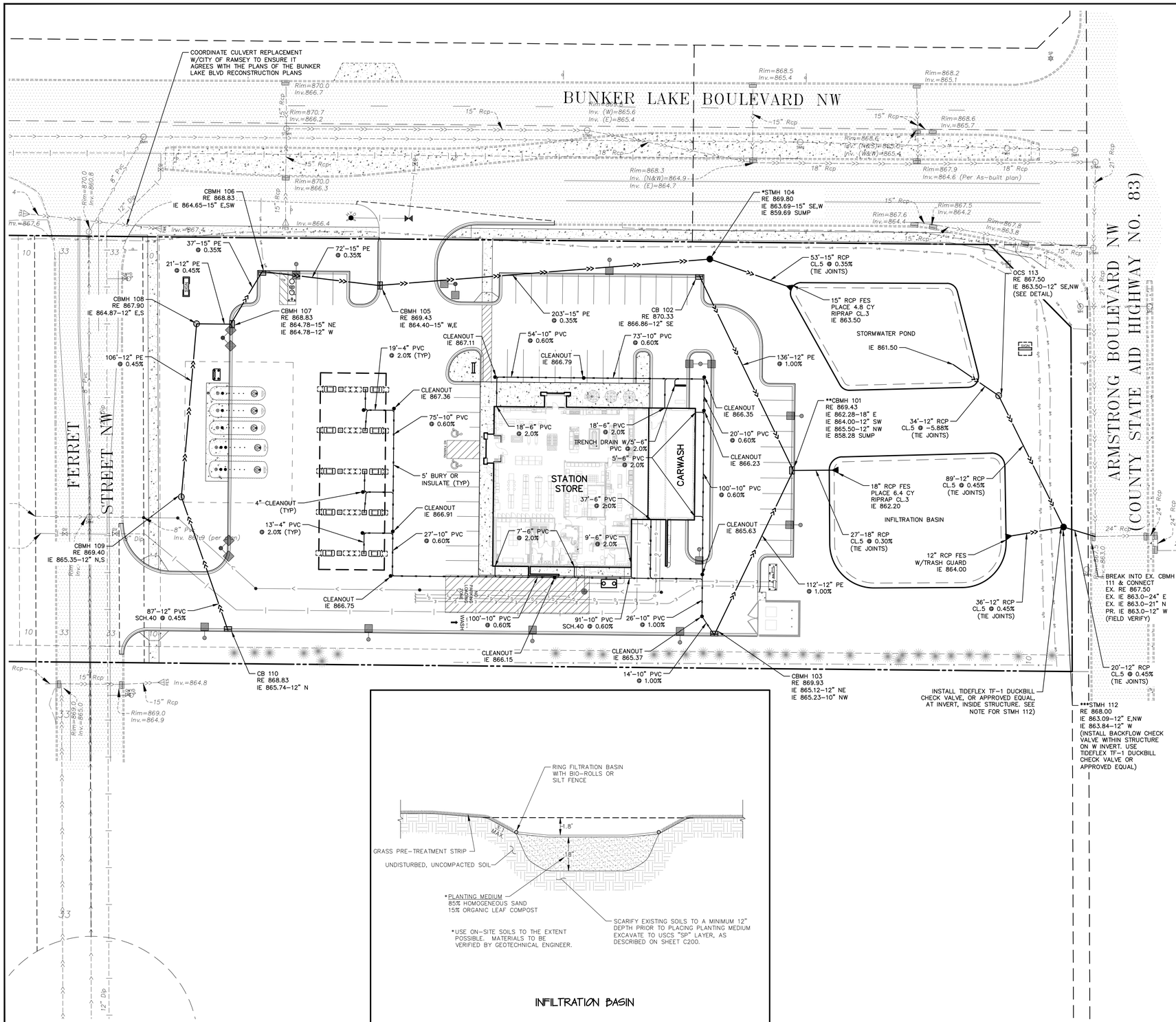
DATE	2025-01-30
SHEET	1782 C201



INFILTRATION BASIN

PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug	G
UNDERGROUND FIBER OPTIC	ufo	T
UNDERGROUND ELECTRIC	ue	E
FENCE	x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE	SP	
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX		
HAND HOLE	HH	
FLARED END SECTION	FES	

STORM SEWER SCHEDULE

STRUCTURE TYPE & No.	SIZE	NEENAH CASTING or EQUAL
OCS–113	48" DIA.	SEE DETAIL
***STMH–112	48" DIA.	R–1733
CBMH–111	EX.	EX.
CB–110	24"x 36"	R–3067–VB
CBMH–109	48" DIA.	R–4342
CBMH–108	48" DIA.	R–4342
CBMH–107	48" DIA.	R–3067–VB
CBMH–106	48" DIA.	R–3067–V
CBMH–105	48" DIA.	R–3067–VB
*STMH–104	48" DIA.	R–1733
CBMH–103	48" DIA.	R–3067–V
CB–102	24"x 36"	R–3067–V
**CBMH–101	48" DIA.	R–3067–VB

* INSTALL 18R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
** INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.
*** INSTALL BACKFLOW CHECK VALVE WITHIN STRUCTURE ON W INVERT. USE TIDEFLEX TF–1 DUCKBILL CHECK VALVE OR APPROVED EQUAL.

0 15 30 60
(IN FEET)

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STORM SEWER PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

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SHEET	1782 C300

STORM DRAINAGE:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes and catchbasins conforming to ASTM C478, furnished with water stop rubber gaskets and precast bases. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. Install catchbasin castings with specified rim elevation as shown.

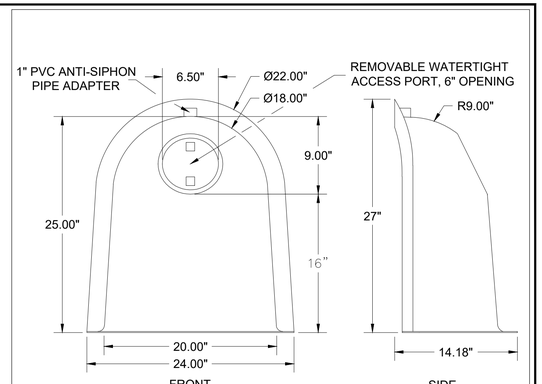
3. All joints and connections in the storm sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber seals or waterstop gaskets may be used in order to make watertight connections to manholes, catchbasins, and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints alone are not allowed unless making repairs or connections to existing lines having such joints.
4. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
5. The exterior storm water piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5), because proper pipe slope cannot be maintained on both of the lateral branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). When connecting any vertical drop to a horizontal run, use a wye and a 1/8 bend (45 deg), or a sanitary combo. A sanitary combo is a combination wye and a 1/8 bend combined in a single fitting. The reason is to form a long radius bend in order to insure that the waste is directed in the downstream direction as it enters the horizontal run. Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
6. PVC Pipe (Outside of the Building): Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC storm sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
7. Cleanouts: Install cleanouts on all roof drains. Cleanouts shall be installed at every wye, sweep, and bend. Install cleanouts on all storm sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts. Provide cleanouts at the base of the roof leader connections at the gas island pump stations.
8. Fittings: Provide directional fittings for the storm piping serving the gas island pump stations. All changes in direction of flow in drain piping shall be made by the appropriate use of 45 degree wyes, long or short sweep quarter bends, sixth, eighth, or sixteenth bends, or by a combination of these or other equivalent fittings.
9. RCP: Reinforced concrete pipe (RCP) and fittings shall conform to ASTM C76, Design C, with circular reinforcing for the class of pipe specified. Use Class IV RCP for pipes 21" and larger. Use Class V RCP for pipes 18" and smaller. Joints shall be made up of concrete surfaces with a groove on the spigot for an O-ring rubber gasket (also referred to as a confined O-ring type joint) in accordance with ASTM C361. These joints are normally used in gravity sewers where exceptional tightness is required. This type of joint provides excellent inherent water tightness in both the straight and deflected position and meets all the joint requirements of ASTM C443.
10. RC Aprons: Install a reinforced concrete apron on the free end of all daylighted RCP storm sewer pipes. Tie the last three sections (including apron) of all daylighted RCP storm sewer with a minimum of two tie bolt fasteners per joint. This requirement applies to both upstream and downstream pipe inlets and outlets. For concrete culverts, tie all joints. Ties to be used only to hold the pipe sections together, not for pulling the sections tight. Nuts and washers are not required on inside of 675 mm (27 inch) or less diameter pipes.
11. Grates on horizontal pipes: Install safety-trash grates on all horizontal inlets/outlets greater than 6 inches in diameter. The grates shall be placed so that the rods or bars are not more than 3 inches downstream of the inlet/outlet. Rods or bars shall be spaced so that the openings do not permit the passage of a 6-inch sphere.
12. Testing: Test all portions of storm sewer that are within 10 feet of buildings, within 10 feet of buried water, lines, within 50 feet of water wells, or that pass through soil or water identified as being contaminated in accordance with the Minnesota Rules part 4714.1109 and UPC part 1109.0. Test all flexible storm sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
13. Draintile: In accordance with Minnesota Rules part 4714.1102.5, use perforated polyvinyl chloride PVC (ASTM D2729) or corrugated polyethylene PE (ASTM F405) on all draintile 3-inches to 6-inches in diameter. **Install draintile with high permittivity circular knit polymeric filament filter sock per ASTM D6707-01. MnDot 3733 Type I sewn seam non-woven fabric shall not be used. Draintile pipe directly connected to the storm sewer is classified as storm sewer. Draintile inlet elevations to the catch basins must be above the storm sewer outlet elevations.**
14. Use Neenah R-3067-DR/DL casting with curb box, or approved equal, on CB #1, CB#2, CB#4 and CB #5. Casting shall include the "NO DUMPING DRAINS TO RIVER." environmental notice.
15. Use Zurn Z886 trench drain model 8606N with black acid resistant epoxy coated ductile grate – Class C for proposed trench drain.
16. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all storm sewer maintenance holes. Covers shall bear the "Storm Sewer" label.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Install anti-seepage diaphragms at the locations indicated on the plan in accordance with MNDOT Standard Specification 2501 and MNDOT Standard Plate No. 3146C.
20. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
21. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
22. Line ponds with 2' thick impervious clay liner per detail.
23. Clean sediment and debris from sewers, sumps and stormwater basins prior to final owner acceptance.
24. Televise all existing lines prior to connection.
25. Provide a final storm water management report that will serve to verify that the intent of the approved storm water management design has been met. The report shall include record drawings, measurements, and photographic evidence of the as-built storm water management system. The report shall substantiate that all aspects of the original design have been adequately provided for by the construction of the project.
26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

HDPE REQUIREMENTS:

1. Install dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe at locations indicated on the plan. High-density polyethylene (HDPE) storm sewers must meet ASTM F714 (see Minnesota Rules, Chapter 4714 and Installation Standard 1).
2. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of AASHTO M252 for pipe sizes 4-inch to 10-inch diameter. Dual-wall, smooth interior, corrugated high-density polyethylene (HDPE) pipe shall conform to the requirements of ASTM F2306 (virgin PE material) for pipe sizes 12-inch to 60-inch diameter.
3. All fittings must comply with ASTM Standard D3212.
4. Water-tight joints must be used at all connections (including structures) in conformance with ASTM F2510.
5. HDPE pipe connections into all concrete structures must be made with water tight materials utilizing Nyoplast "Manhole Adaptors" along with Press-Seal or Kor-N-Seal "Watertight Connector", Cast-in-Seal "Precast Watertight Connector", or approved equals. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Administrative Authority.
6. Lay all HDPE pipe on a continuous granular bed. Installation must comply with ASTM D2321. All sections of the corrugated HDPE pipe shall be coupled in order to provide water-tight joints.
7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.

INFILTRATION AREA CONSTRUCTION:

1. Protect the infiltration area from compaction and disturbance of existing soils.
2. Report any signs of high water table or compaction of the in place soils to the Engineer.
3. Schedule the construction so that excavation of the infiltration system to final grade occurs after the contributing drainage areas have been constructed and fully stabilized. Excavate the infiltration areas to within one foot of final grade initially. Delay final excavation of the basin floor until all disturbed areas tributary to the basin are stabilized. Utilize tracked excavation equipment that has relatively light bearing pressures. No heavy equipment is allowed on the infiltration areas before or after construction.
4. Delineate the location of infiltration areas (e.g. with flags, stakes, signs, silt fence, etc.) before work begins so that heavy construction equipment will not compact the soil in the proposed infiltration system.
5. Excavation of infiltration areas shall be completed using a backhoe with a toothed bucket.
6. The bottom excavations surface of infiltration areas shall be level without dips or swales.
7. Native soils in infiltration areas shall be de-compacted to a minimum depth of 18 inches prior to placing planting media or rock.
8. Planting media and rock shall remain uncontaminated (not mixed with other soil) before and during installation.
9. During construction, stormwater must be routed around infiltration areas until all construction activity has ceased and tributary surface are cleaned of sediment.
10. Installation of infiltration practices shall be done during periods of dry weather and completed before the rainfall event. Placement of planting media or rock shall be on dry native soil only.
11. Use rigorous erosion prevention and sediment controls (e.g. diversion berms) during the construction of the infiltration system in order to keep sediment and runoff completely away from the infiltration area.
12. Inspect all infiltration areas in order to ensure that no sediment from ongoing construction activity is reaching the infiltration areas and that these areas are protected from compaction due to construction equipment driving across the infiltration areas.
13. Prior to construction, provide dual-ring infiltrometer testing (ASTM D-3385) at the infiltration site in order to to verify infiltration rates used for the basin design. The tests shall be performed at the bottom elevation of the infiltration basin and shall be performed by a qualified geotechnical professional. Do not begin construction until soil type and infiltration rate verification has been made. Perform a minimum of 2 tests at each infiltration site (0.5-acre bottom area or less). Perform 2 additional tests for every additional 0.5-acre of bottom area. Verify the number of tests with the geotechnical professional and the governing authorities.
14. 2.5" of engineered soil is to be used as the surface layer of the infiltration basin. It shall consist of 40% by volume silica sand, topsoil (20% by volume if loam texture, 30% by volume if sandy loam or loamy sand texture), and 30%-40% by volume compost material.
15. Coarse filter aggregate shall be a free draining mineral product, excluding crushed carbonate quarry rock, limestone, crushed concrete, and salvaged bituminous mixture.
16. After final grading, till the floor of the infiltration area to a depth of at least 18 inches in order to provide a well aerated, porous surface texture. Till in 6 inches of compost material if the soils become compacted.
17. Place all excavated materials downstream and away from the infiltration area during and after excavation.
18. Stabilize the bottom and sideslopes of the infiltration area immediately following construction of the basin.
19. Use native MN state seed mixture 33-261. Apply seed mixture at a rate of 35 lbs per acre in accordance with MNDOT Standard Spec. 2575. Incorporate a Type 3 fertilizer (slow release type with 10 week residual) consisting of 22-5-10 (2N-P-K) into the soil at an application rate of 200 lbs per acre by disking prior to seeding. Prepare the soil in accordance with MNDOT Standard Spec. 2574.3
20. Establish native seed mix in accordance with MNDOT Standard Spec. 2575.3. Seed native mixes with a native seed drill, a drop type seeder, or a hydro seeder at the adjusted bulk application rate of each mixture. Use a drill capable of accurately metering the types of seed planted and capable of maintaining a uniform mixture of seeds during drilling. Use a drill with disk furrow openers and a packer assembly to compact the soil directly over the drill row. Seed native mixes in rows spaced no greater than 8 inches apart. Place seeds to a final planting depth from ¼ inch to ¼ inch. Perform drill seeding at a right angle to surface drainage. A drop type seeder equipped with a separate seed box for the fluffy seed and a soil packer assembly may be used in lieu of a drill with disc openers. Use a cyclone or spinner type seeder on areas no greater than 1 acre or on areas inaccessible to other equipment, as approved by the Engineer. Lightly harrow or rake the site following the seeding operation. Pack the site following harrowing in order to ensure a firm seed-bed.
21. Comply with the requirements of MNDOT Standard Spec. Table 2575-1 for season of planting native seed mixtures. The appropriate dates for spring seeding are from April 15 through July 20. Fall seeding dates are from September 20 to October 20. Dormant seeding dates are from October 20 to November 15. Dormant seeding will only be allowed if the maximum soil temperature at a depth of 1 inch does not exceed 40 degrees F in order to prevent germination. When the dates in the season of planting prohibit seeding of the permanent seed mixture, apply temporary seeding and mulch in order to comply with the requirements of the GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY and then apply permanent seeding at a later date.
22. Water and maintain seeded areas on a timely day-to-day basis. In the event of a seeding failure, reseed and remulch the areas where the original seed has failed to grow and perform additional watering as necessary at no additional cost to the Owner.
23. Maintenance of Areas Planted With Native Seeds: To reduce weed establishment, mow 2 to 3 times (30 days apart) during the first year with the mower deck about 6" – 8" off the ground. Mow one time during the 2nd year before weeds set their seeds. Mow once every 3 to 5 years following the initial 2 years of maintenance in order to remove dead plant material and stimulate new seed.



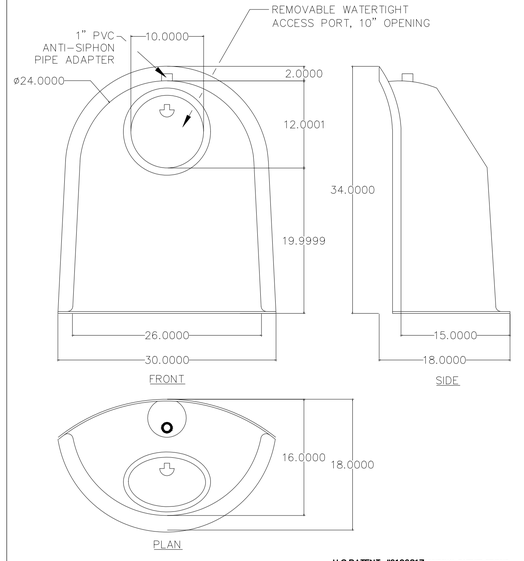
U.S. PATENT #6126817 ADDITIONAL PATENTS PENDING

DESIGNED TO FIT 48"-60" DIAM. STRUCTURES

RECOMMENDED SUMP DEPTH 2.5 TO 3X OUTLET PIPE I.D.

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
18R SNOUT OIL & DEBRIS STOP	09/06/99	NONE
	DRAWING NUMBER	18R



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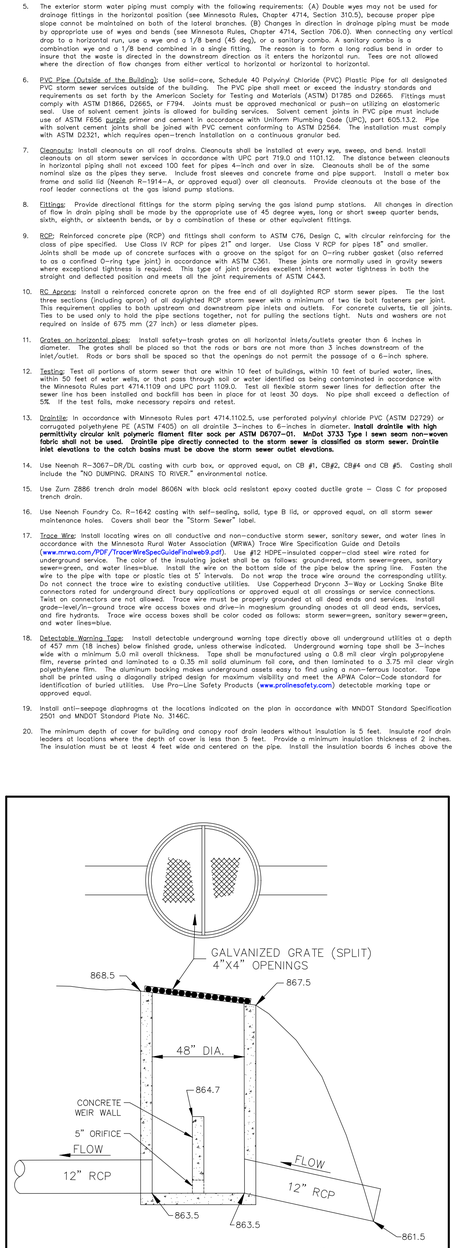
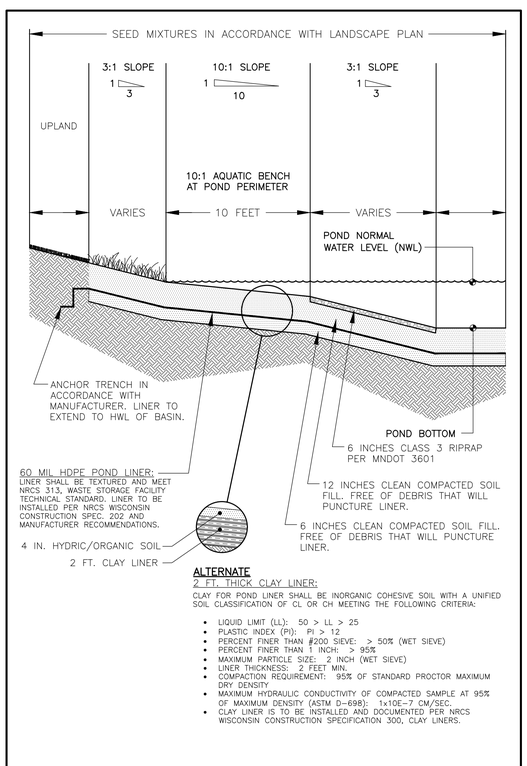
BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
	DRAWING NUMBER	24R



OUTLET CONTROL STRUCTURE #13



ALTERNATE
2 FT. THICK CLAY LINER:

CLAY FOR POND LINER SHALL BE INORGANIC COHESIVE SOIL WITH A UNIFIED SOIL CLASSIFICATION OF CL OR CH MEETING THE FOLLOWING CRITERIA:

- LIQUID LIMIT (LL): 50 > LL > 25
- PLASTIC INDEX (PI): PI > 12
- PERCENT FINER THAN #200 SIEVE: > 50% (WET SIEVE)
- PERCENT FINER THAN 1 INCH: > 95%
- MAXIMUM PARTICLE SIZE: 2 INCH (WET SIEVE)
- LINER THICKNESS: 2 FEET MIN.
- COMPACTION REQUIREMENT: 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY
- MAXIMUM HYDRAULIC CONDUCTIVITY OF COMPACTED SAMPLE AT 95% OF MAXIMUM DENSITY (ASTM D-698): 1x10E-7 CM/SEC.
- CLAY LINER IS TO BE INSTALLED AND DOCUMENTED PER NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.

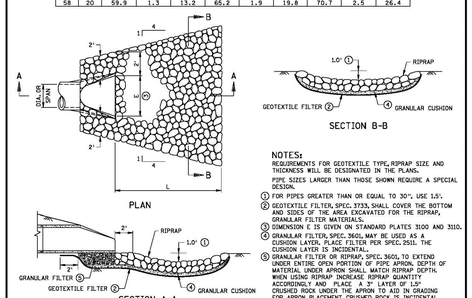
POND WITH LINER

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.4	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	28.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d50 = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d50 = 6" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS II d50 = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d50 = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d50 = 9" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS III d50 = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d50 = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d50 = 12" GRANUL FILTER UNDER APRON (CU.YD.)	CLASS IV d50 = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.3	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.3	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4



NOTES:
REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
1. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
2. GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
3. DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
4. GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION LAYER. PLACE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
5. GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 2" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

APPROVED DECEMBER 9, 2013 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION RIPRAP AT RCP OUTLETS	SPECIFICATION REFERENCE 3100 3110 3601 3733 2511	STANDARD PLATE NO. 3133D

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

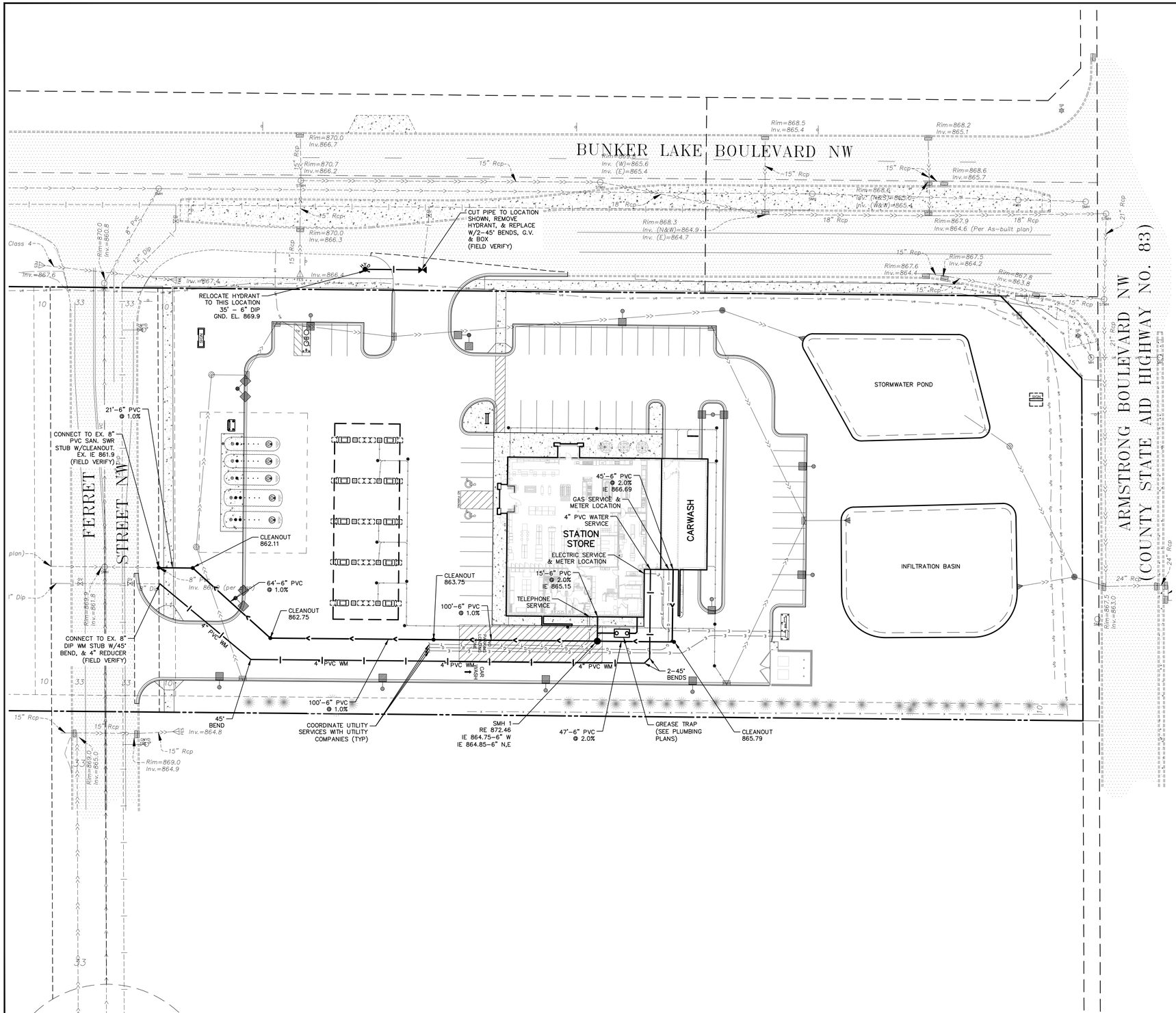
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

STORM SEWER NOTES & DETAILS
CONVENIENCE STORE #1782 WITH 1-BAY CARWASH
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C301



PLAN LEGEND

	EXISTING	PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER	STMH	
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS	ug ug	G G G
UNDERGROUND FIBER OPTIC	ufo ufo	T T T
UNDERGROUND ELECTRIC	ue ue	E E E
FENCE	x x	
MISCELLANEOUS MANHOLE	MH	
SEMAPHORE		
SANITARY MANHOLE	SMH	
LIGHT POLE		
SIGN		
GATE VALVE	GV	
HYDRANT	HYD	
ELECTRIC BOX	EB	
HAND HOLE	HH	
FLARED END SECTION	FES	

0 15 30 60

(IN FEET)

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MN07) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

UTILITY PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C400

GENERAL:

1. Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **E.G. Rud & Sons, Inc. dated 11/11/24.** The Engineer is not responsible for inaccuracies related to the survey information.
2. Perform all construction work in accordance with State and Local requirements.
3. Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
4. Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalls in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent Individual" in accordance with CFR 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
5. Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
6. The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
7. Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
8. Refer to the architectural plans for building and stoop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
9. A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and curbing prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter.
10. Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
11. Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible and detectable pedestrian facility, maintain accessibility and detectability along the alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
12. Connect to existing sanitary sewer MH's by coredrilling. Connect to existing storm sewer MH's by either sawcutting or coredrilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the tie connection. Reconstruct inverts after installation. Use water stop gaskets in order to provide watertight seals when penetrating a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
13. Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead ends of the pipe segment to be decommissioned with concrete. All other existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break two 4-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
14. Testing and Inspections: All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
15. Coordinate building utility connection locations at 2 ft. out from the proposed building with the interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
16. The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data" by the FHA.
17. The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including small water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
18. The Contractor is solely responsible for all utility locates. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact GOPHER STATE ONE CALL at (651) 454-0002 in the Minneapolis/St. Paul metro area, or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216D. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the ticket number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and lawn sprinkler lines.
19. Pothole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
20. Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
21. When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
22. Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, sheeting, bracing, anchorages, excavation support walls, directional boring, auger jacking, soil stabilization, and other methods of protecting existing improvements.
23. Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Waste material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the right to any waste disposal or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
24. Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
25. Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system. Tack and match all connections to existing bituminous pavement.
26. Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unused on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
27. All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or scrap shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
28. Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalk, or vegetative cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
29. Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
30. Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
31. Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage at all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
32. Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site areas disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
33. Protect sub grades from damage by surface water runoff.
34. Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
35. When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be tracked outside of the immediate work area or discharged into the sewer system.
36. Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin castings, cleanout covers, and similar items to finished grade in accordance with the requirements of each structure's owner. Structures being reset in paved areas must meet the owner's requirements for traffic loading.
37. 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
38. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
39. Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the NPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
40. Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
41. Obtain permits from the City for work in the public right-of-way.
42. Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
43. Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
44. The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam HI-40 plastic foam insulation.
45. Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
46. Construct sanitary sewer, watermain, and storm sewer utilities in accordance with the City Engineer's Association of Minnesota Standard Specifications sections 2600, 2611, and 2621 dated 2013, or the latest revised edition.
47. These plans, prepared by Carlson McCain, LLC., do not extend to or include systems pertaining to the safety of the construction contractor or its employees, agents, or representatives in the performance of the work. The seal of Carlson McCain's registered professional engineer hereon does not extend to any such safety systems that may nor or hereafter be incorporated into these plans. The construction contractor shall prepare or obtain the appropriate safety systems which may be required by U.S. Occupational Safety and Health Administration (OSHA) and/or local regulations.
48. Existing utilities shown on this plan are located as accurately as possible. However, the Engineer does not guarantee that all utilities are shown, or if shown are in the exact locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including municipal water and sewer lines and appurtenances) and to notify the owners of the utilities a minimum of 48 working hours before starting construction in a given area, requesting location in the field, as exact as possible, of all utilities which may be affected by the construction.
49. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
50. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
51. See architectural for building waterproofing and foundation drainage.
52. Place #3 rebar at 3' on center in all 6" thick concrete pavement locations. Place #4 rebar at 4' on center in all 8" thick concrete pavement locations.
53. Place #4 x 2'-0" tie bar at 3' on center in all concrete curb and gutter.
54. Record as-built information as construction progresses or at appropriate construction intervals. Secure and deliver to the Owner as-built information showing locations, top, and invert elevations of maintenance holes, catchbasins, cleanouts, inlet and outlet pipes, valves, hydrants, and related structures. Location ties shall be to permanent landmarks or buildings.
55. Test reports required for project close-out include, but are not limited to: density test reports, bacteriological tests on the water system, pressure tests on the water system, leak tests on the sewer system, and deflection tests on all HDPE pipe.
56. Removing Markings: Markings that are no longer applicable for roadway conditions or restrictions and that might cause confusion for the road user shall be removed or obliterated to be unidentifiable as a marking as soon as practical. Pavement marking obliteration shall remove the non-applicable pavement marking material, and the obliteration method shall minimize pavement scarring. Painting over existing pavement markings with black paint or spraying with asphalt shall not be accepted as a substitute for removal or obliteration.
57. Completely remove marking from locations shown on the plan in accordance with MnDOT Standard Specification Section 2102. Use one or a combination of air blasting, water blasting, and grinding. Provide a dust control system and remove accumulated sand or other materials. Collect, haul, and dispose of dust or residue from removals.

WATER DISTRIBUTION SYSTEM:

1. Bring all site utilities to 2' outside of the building line with the exception of the water service. Extend water service into the building and up to the interior water meter. Do not install PVC water service pipe under or within any building, structure, or part thereof.
2. CITY REQUIRES A MINIMUM OF 48 HOURS NOTICE PRIOR TO ANY WATER SHUTDOWN.
3. Separation of Water and Sewer: Construct sewer and water services in accordance with Minnesota Rules, part 4714.0721 and Uniform Plumbing Code (UPC) parts 720.0 and 721.0. Provide a minimum horizontal separation of 10 feet between all water and sewer lines, including manholes, catch basins, storm sewer, sanitary sewer, draintile, or other potential sources for contamination. Measure the separation distance from the outer edge of the pipe to the outer edge of the contamination source (outer edge of structures, piping, etc.) At water and sewer crossings, the bottom of the water pipe located within ten feet of the point of crossing must be at least 12-inches above the top of the sewer. When this is not feasible, the sewer pipe material must be approved for use inside of or within a building in accordance with the requirements of Minnesota Rules part 4714.0701 and UPC part 701.0. No joints or connections are allowed on the water line within 10-feet of the crossing.
4. Watermain Depth: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater depths in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
5. Disinfection: Disinfect all completed watermains in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 609.9. Do not use the tablet method on solvent-welded plastic or on screwed-joint steel pipe because of the danger of fire or explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. The free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
6. Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Notify the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC part 609.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) gauge pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a satisfactor manner. Do not add water to the watermain in order to maintain the required pressure during the water main pressure testing. Minnesota Department of Labor and Industry The test section of pipe shall withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
7. All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
8. Copper tube for water services must comply with ASTM B88 and shall have a weight not less than Type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0.)
9. Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C115/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants. The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-Bio Enhanced Polyethylene Encasement or approved equal.
10. Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
11. Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
12. Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" manufactured by EBAA Iron Inc., Eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
13. Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 2500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" shafts. Use Tyler 6860-G with No. 6 base, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stayput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
14. Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 2" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Orlseal No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
15. Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 8 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a tag stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
16. Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
17. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
18. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
19. Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must meet ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1052 backflow preventers or non-removable ASSE 1011 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
20. All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems that are designed to distribute water for potable use, are required to meet the Reduction of Lead in Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weighted average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (see Minnesota Rules, Chapter 4714, Section 605.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.11.
21. Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
22. Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.

SANITARY SEWER:

1. Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
2. All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.6. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Fernco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted only for repairs or connections to existing lines having such joints.
3. The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
4. The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 310.5). Proper pipe slope cannot be maintained on both of the offset branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
5. Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-on utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 605.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
6. Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neenah R-1914-A, or approved equal) over all cleanouts.
7. Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
8. Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimney from the cast iron frame down to the cone. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adapter Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_IEManholeSeal.pdf), Infi-Shield Uni-band one piece molded sealing system as manufactured bySealing Systems, Inc. (www.sealingsystems.com), or approved equal.
9. Use Neenah Foundry Co. R-1642 casting with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
10. Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TracerWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground=red, storm sewer=green, sanitary sewer=green, and water lines=blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copperhead Dryconn 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer=green, sanitary sewer=green, and water lines=blue.
11. Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
12. The minimum depth of cover for sanitary sewer without insulation is 5 feet. Insulate sanitary sewer services at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene Insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thk.
13. Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receiving groove end of the pipe pointing upgrade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
14. All saddle tee or wye fittings must provide an integrally molded pipe stop in the branch for positive protection against service pipe insertion beyond the inside of the sewer main pipe wall.
15. Terminate all new sewer stubs with a water-tight gasketed cap properly braced in order to withstand the infiltration-exfiltration test. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at the end of all stubs.
16. Televise all existing lines prior to connection.

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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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

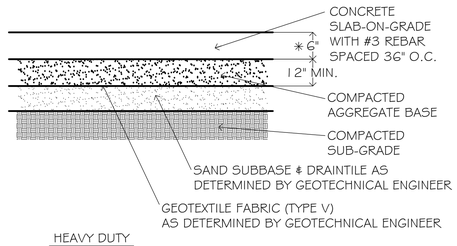
UTILITY NOTES

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

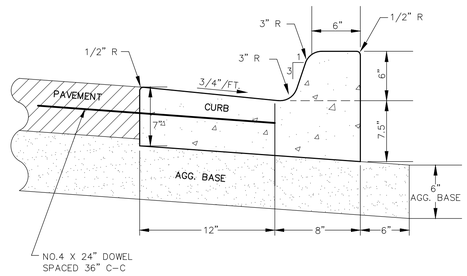
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C401



HEAVY DUTY
INCREASE TO 8" THICK W/ #4 REBAR SPACED 36" O.C. AS NOTED ON PLANS (I.E. OVER TANKS & AT ENTRANCES)

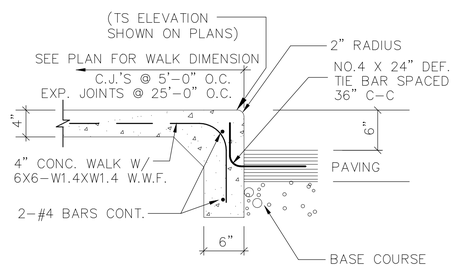
NOTE:
PAVEMENT SECTION TO BE VERIFIED W/ GEOTECHNICAL REPORT.

1 | C500 — 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
NO SCALE

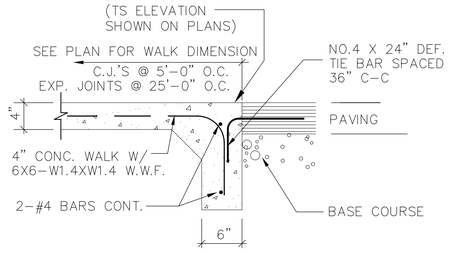


* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

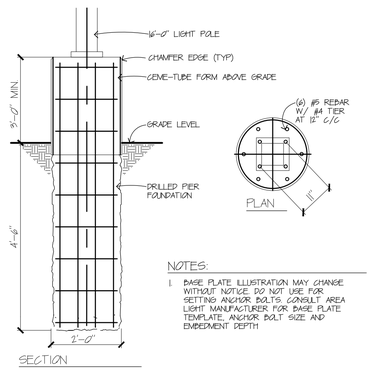
2 | C500 — B-612 CONCRETE CURB & GUTTER
NO SCALE



3 | C500 — SIDEWALK/ CURB DETAIL
NO SCALE

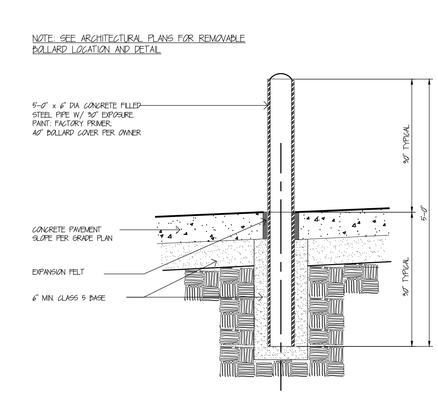


4 | C500 — SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)
NO SCALE

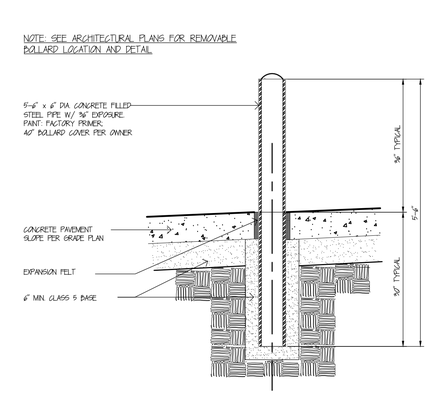


NOTES:
1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH

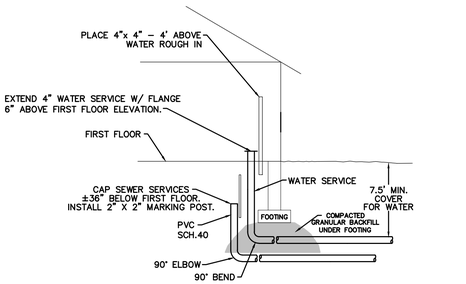
5 | C500 — ROUND AREALIGHT FOUNDATION
NO SCALE



6 | C500 — 6" PIPE BOLLARD - 5'
NO SCALE



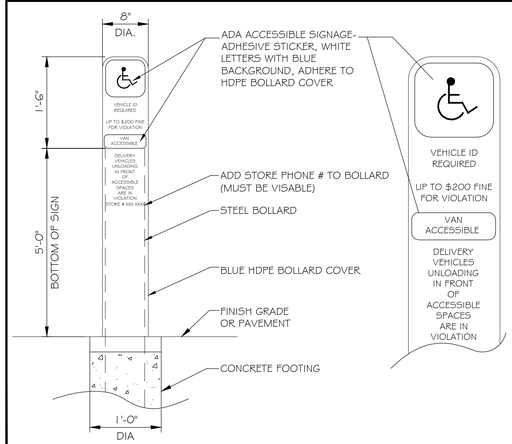
7 | C500 — 6" PIPE BOLLARD - 5'-6"
NO SCALE



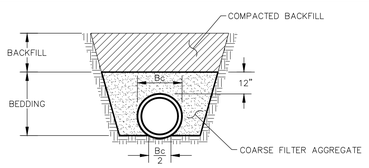
WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

8 | C500 — SANITARY & WATER SERVICE INSTALLATION
NO SCALE

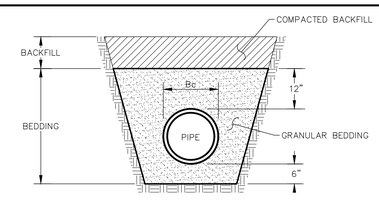


9 | C500 — ADA BOLLARD SIGNAGE
NO SCALE

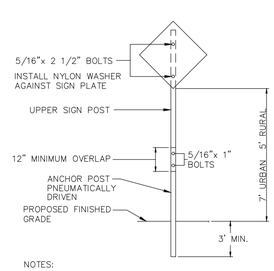


Bc = OUTSIDE DIAMETER OF PIPE

10 | C500 — DIP & RCP PIPE BEDDING
NO SCALE

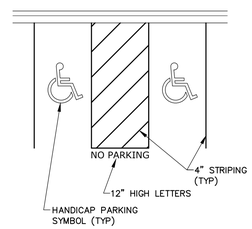


11 | C500 — PVC PIPE BEDDING
NO SCALE



NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
3. BOLTS SHALL BE TAMPER PROOF.
4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | C500 — TRAFFIC SIGN INSTALLATION
NO SCALE



13 | C500 — HANDICAP PARKING SPACE STRIPING
NO SCALE

KWIK TRIP
KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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Signature:
Date: 01/30/25 License #: 53182

DETAILS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
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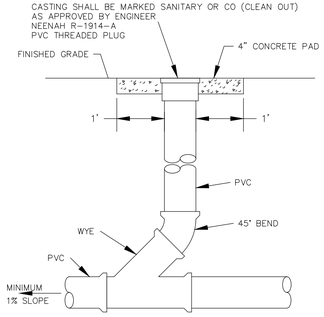
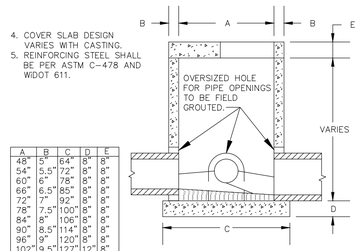
SHEET	1782 C500



NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
- ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

1 | SERVICE CLEAN OUT
C501 | NO SCALE

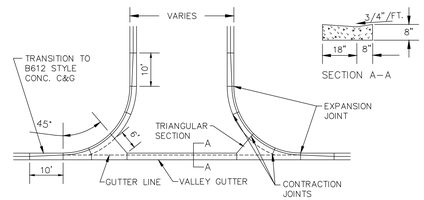
NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WDOT 611 WITH RUBBER GASKET JOINTS.
3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.
4. COVER SLAB DESIGN VARIES WITH CASTING.
5. REINFORCING STEEL SHALL BE PER ASTM C-478 AND WIDOT 611.



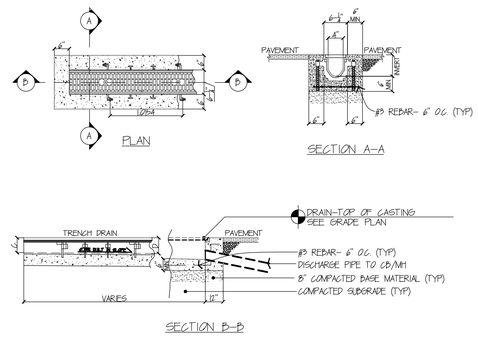
A	B	C	D	E
48"	5"	64"	8"	8"
54"	5.5"	72"	8"	8"
60"	6"	78"	8"	8"
66"	6.5"	85"	8"	8"
72"	7"	92"	8"	8"
78"	7.5"	100"	8"	8"
84"	8"	106"	8"	8"
90"	8.5"	114"	8"	8"
96"	9"	120"	8"	8"
102"	9.5"	127"	12"	8"
108"	10"	132"	12"	12"
120"	10"	146"	12"	12"

STANDARD STORM SEWER CATCH BASIN/MANHOLE & MANHOLE

2 | C501 | NO SCALE

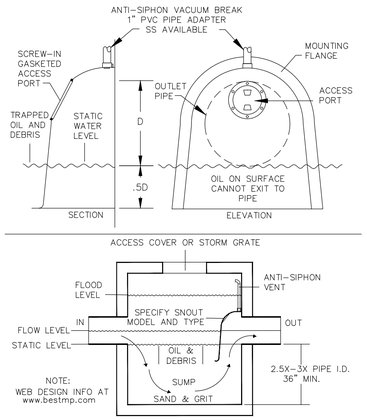


3 | CONCRETE VALLEY GUTTER
C501 | NO SCALE

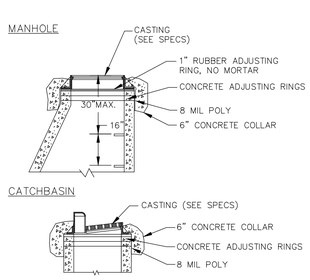


TRENCH SHALL BE "PERMA-TRENCH Z 886 SYSTEM- SERIES 8600N

4 | Z 886 TRENCH DRAIN DETAIL
C501 | NO SCALE

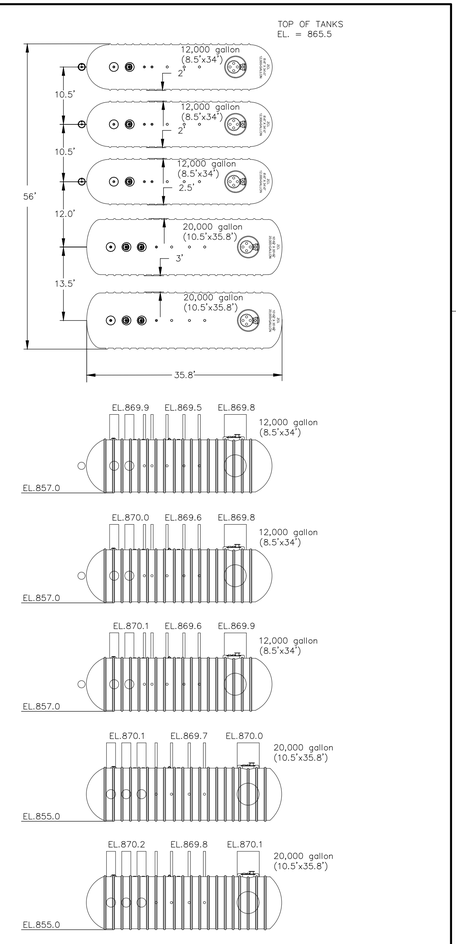


5 | "SNOUT" OIL-WATER-DEBRIS SEPARATOR
C501 | NO SCALE



NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS, ALL SET IN MORTAR.
2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

6 | ADJUSTING RINGS & STEPS
C501 | NO SCALE



7 | TANK COMPLEX DIAGRAMS AND ELEVATIONS
C501 | NO SCALE

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
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1626 OAK STREET
LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

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BUNKER LAKE BLVD & ARMSTRONG BLVD NW
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PROJ. NO.	11224-00
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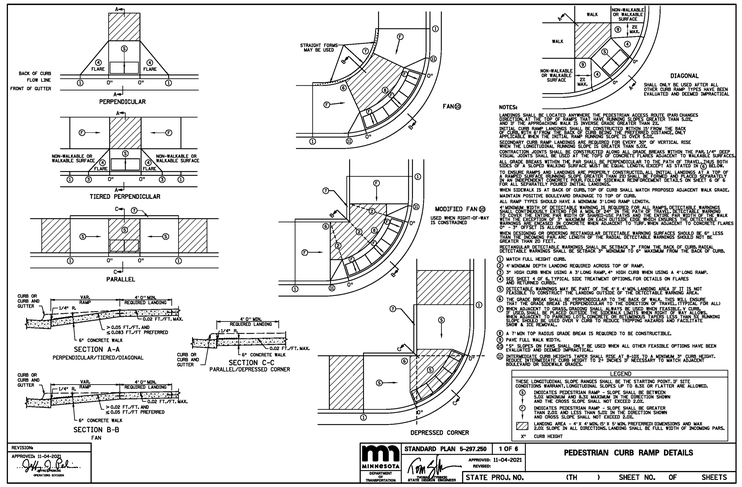
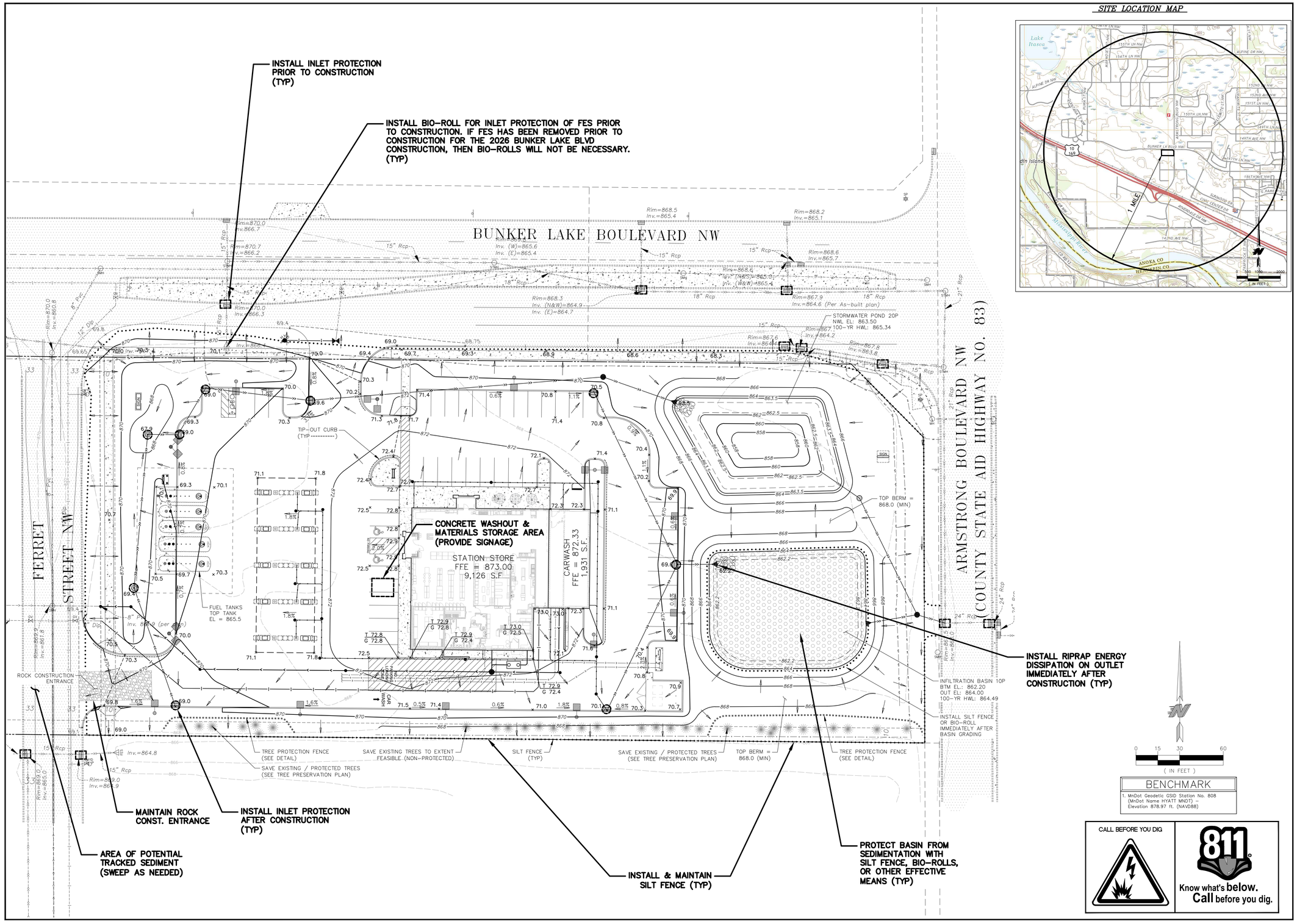
SHEET	1782 C501


PERPENDICULAR
TIERED PERPENDICULAR
PARALLEL
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL
SECTION B-B
FAN
SECTION C-C
PARALLEL/DEPRESSED CORNER
FAN
MODIFIED FAN
USED WHEN RIGHT-OF-WAY IS CONSTRAINED
DEPRESSED CORNER
DIAGONAL
SHALL ONLY BE USED AFTER ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL
NOTES:
LANDING SHALL BE LOCATED WHERE THE PEDESTRIAN ACCESS ROUTE YEARS CHANGES DIRECTION OR WHERE THE RUNNING SLOPE CHANGES. MINIMUM LANDING SIZES SHALL BE 5' LONG BY THE WIDTH OF THE RAMP, EXCLUDING FLARES.
WHERE THE RUNNING SLOPE OF A RAMP EXCEEDS 5.0%, THE MAXIMUM LANDING SLOPE SHALL BE 2.0%.
OPTIMAL CURB RAMP LANDING SIZES BY ORIENTATION SHOULD BE FROM THE BACK OF CURB TO THE BACK OF WALK BY 6' MINIMUM. THE MINIMUM LANDING SIZE SHALL BE LIMITED BY THE RAMP WIDTH AND FORWARD RUNNING SLOPE AS SHOWN IN TABLE 5-297.250-1.
SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE CONSTRUCTED UPSTREAM OF THE PRIMARY CURB RAMP.
CONSTRUCTION JOINTS SHALL BE CONSTRUCTED ALONG ALL CURVE BREAKS BETWEEN THE WALK/FLARE SURFACE AND THE ADJACENT WALKABLE SURFACE. ALL CURVE BREAKS WITHIN THE WALKABLE SURFACE SHALL BE CONSTRUCTED AS TOOLED JOINTS.
ALL CURB RAMPS WITHIN THE WALKABLE SURFACE SHALL BE FLUSH WITH THE FACE OF TRAVEL.
TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMP SURFACE SHALL BE FIELD STAKED BY THE ENGINEER OR CONTRACTOR TO ESTABLISH THE TOP OF RAMP ELEVATION AT THE BACK OF WALK. FOR ALL SEPARATELY POURED INITIAL LANDINGS, FORM ALL HORIZONTALLY 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'-0 LONG RAMP LENGTH.
A MINIMUM WIDTH OF DETECTABLE WARNINGS IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL BE CONSTRUCTED ACROSS THE FULL WIDTH OF THE RAMP, EXCLUDING FLARES. WHERE THE RAMP IS NOT FLANKED BY FLARES, THE DETECTABLE WARNING SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF THE RAMP. WHERE THE RAMP IS FLANKED BY FLARES, THE DETECTABLE WARNING SHALL EXTEND A MINIMUM OF 2' BEYOND THE EDGE OF THE RAMP, EXCLUDING FLARES. WHERE THE RAMP IS NOT



SITE LOCATION MAP

BENCHMARK

1. MnDot Geodetic GSID Station No. 808 (MnDot Name HYATT MNDT) – Elevation 878.97 ft. (NAVD88)

CALL BEFORE YOU DIG

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

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Signature:
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EROSION CONTROL PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

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RAMSEY, MINNESOTA

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SHEET	1782 C600

GENERAL INFORMATION

MINNESOTA'S CONSTRUCTION STORMWATER PERMIT IS AN EXTENSION OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STORMWATER PROGRAM, WHICH IS PART OF THE FEDERAL CLEAN WATER ACT. REGULATED PARTIES MUST DEVELOP A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP PROVIDES INFORMATION ON THE EXISTING AND PROPOSED SITE CONDITIONS, CONTROL MEASURES FOR STORMWATER POLLUTION PREVENTION BEFORE, DURING AND AFTER CONSTRUCTION, INSPECTION, MAINTENANCE AND INFORMATION RELATED TO THE PERMANENT STORMWATER MANAGEMENT SYSTEM. THE SWPPP SHALL BE KEPT ON SITE AT ALL TIMES DURING ACTIVE CONSTRUCTION.

PROJECT INFORMATION

PROJECT NAME: CONVENIENCE STORE 1782 WITH 1–BAY CARWASH
PROJECT LOCATION: RAMSEY, ANOKA COUNTY, MINNESOTA
PROJECT OWNER: KWIK TRIP, INC.

RESPONSIBLE PARTIES

THE OWNER MUST IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S.

SITE MANAGER: NATE BYOM – KWIK TRIP INC.

TRAINING DOCUMENTATION: CONSTRUCTION SITE MANAGEMENT (5/31/25 EXPIRATION) – UNIVERSITY OF MN

EXISTING SITE CONDITIONS

THE SITE IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BUNKER LAKE BOULEVARD AND ARMSTRONG BOULEVARD NW IN RAMSEY, ANOKA COUNTY, MINNESOTA. THE SITE IS BOUNDED ON THE NORTH BY BUNKER LAKE BOULEVARD, ON THE WEST BY FERRET STREET NW, ON THE SOUTH BY UNDEVELOPED GRASSLAND, AND ON THE EAST BY ARMSTRONG BOULEVARD NW. THE SITE IS CURRENTLY UNDEVELOPED GRASSLAND WITH TREES ALONG THE SOUTH PROPERTY LINE.

THE PROPOSED SITE BOUNDARY CONSISTS OF 3.350 ACRES. A DRAINAGE BOUNDARY OF 3.474 ACRES WILL BE CONSIDERED FOR THIS ANALYSIS, WHICH INCLUDES RUN–ON FROM THE RIGHT–OF–WAY. THE EXISTING DRAINAGE BOUNDARY CURRENTLY HAS 0.020 ACRES OF IMPERVIOUS SURFACE ONSITE.

THE SITE HAS A GENERALLY FLAT TOPOGRAPHY GENERALLY SLOPING TOWARDS THE NORTHWEST OR SOUTHEAST, WITH SLOPES GENERALLY RANGING FROM 0.5% TO 2% OVER THE DEVELOPED AREA. ELEVATIONS AT THE SITE RANGE FROM 870 IN THE CENTER OF THE WESTERN EDGE OF THE SITE, DOWN TO ABOUT 867 IN THE NORTHWEST AND SOUTHEAST CORNERS OF THE SITE. STORMWATER FROM THE SITE FLOWS TO THE CULVERT IN THE NORTHWEST CORNER OF THE SITE, OR TO A DITCH ALONG THE SOUTH SIDE OF THE SITE THAT FLOWS EAST. ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

PROPOSED SITE CONDITIONS

KWIK TRIP, INC. PLANS ON DEVELOPING THE SITE INTO A CONVENIENCE STORE WITH A SINGLE BAY CARWASH AND ASSOCIATED PARKING AND DRIVE AREAS. DURING CONSTRUCTION, APPROXIMATELY 3.3 ACRES WILL BE DISTURBED. AFTER THE SITE IS CONSTRUCTED, THE DRAINAGE BOUNDARY WILL CONTAIN APPROXIMATELY 1.832 ACRES OF IMPERVIOUS SURFACE, WHICH IS AN INCREASE OF 1.812 ACRES.

STORMWATER FROM THE AREA WEST OF THE WEST FRONT OF THE STATION STORE WILL BE COLLECTED IN STORM SEWER AND WILL BE DIRECTED TO A STORMWATER POND. THE POND WILL OUTLET TO THE CATCH BASIN LOCATED EAST OF THE SITE BASINS ON ARMSTRONG BOULEVARD NW. THIS CATCH BASIN FLOWS TO THE RAMSEY TRUNK SEWER SYSTEM. ALL OTHER DEVELOPED PORTIONS OF THE SITE, WILL BE COLLECTED IN STORM SEWER AND ROUTED TO AN INFILTRATION BASIN, LOCATED IN THE SOUTHEASTERN PORTION OF THE SITE. THE INFILTRATION BASIN WILL OUTLET TO THE SAME LOCATION AS THE STORMWATER POND. A ONE–WAY CHECK VALVE WILL BE PLACED ON THE OUTLET OF THE INFILTRATION BASIN TO PREVENT OUTFLOW FROM THE STORMWATER POND FROM FLOWING INTO THE INFILTRATION BASIN. THE USE OF SEPARATE BASINS FOR STORMWATER CONTROL IS NECESSARY DUE TO RESTRICTIONS ON INFILTRATING RUNOFF FROM FUELING AREAS. INFILTRATION IS THE PREFERRED METHOD FOR MANAGING WATER QUALITY AND VOLUME CONTROL, THEREFORE THE MAXIMUM PRACTICAL AMOUNT OF RUNOFF HAS BEEN DIRECTED TO THE INFILTRATION BASIN, WHILE RUNOFF THAT CANNOT BE INFILTRATED IS DIRECTED TO THE STORMWATER POND. WHILE A FILTRATION BASIN WOULD PROVIDE BETTER WATER QUALITY THAN A NURP POND, THE OUTLET ELEVATION FOR THE SITE OF 863.0' IS TOO HIGH TO ALLOW FOR THE OUTLETTING OF A FILTRATION BASIN DRAINTILE, SO A NURP POND WAS USED INSTEAD.

SOIL INFORMATION

IN OCTOBER OF 2024, BRAUN INTERTEC DRILLED TEN SOIL BORINGS TO APPROXIMATE NEAR SURFACE SOILS. THE BORINGS INDICATE THAT NEAR SURFACE SOILS CONSIST PRIMARILY OF POORLY GRADED SAND AND SILTY SAND. THESE SOILS GENERALLY FALL WITHIN THE HYDROLOGIC SOIL GROUP (HSG) "B".

GROUNDWATER WAS FOUND TO BE PRESENT IN ALL OF THE BORINGS, AND WAS GENERALLY AT AN ELEVATION OF 858 TO 860. AN INFILTRATION RATE OF 0.8 IN/HR WAS USED FOR THE INFILTRATION BASIN, WHICH IS CONSISTENT FOR POORLY GRADED SANDS. THE BASIN WILL BE EXCAVATED TO THE POORLY GRADED SAND HORIZON SHOWN ON BORING ST–1 IN APPENDIX D, AND REFILLED WITH POORLY GRADED SAND TO ASSURE AN INFILTRATION RATE OF 0.8 IN/HR.

WETLAND CONSIDERATIONS

THERE ARE NO KNOWN WETLANDS ONSITE.

STORMWATER RECEIVING WATERS

ANY STORMWATER LEAVING THE SITE ULTIMATELY FLOWS TO THE PROPERTY EAST OF THE SITE, ACROSS ARMSTRONG BOULEVARD.

SPECIAL/IMPAIRED WATER CONSIDERATIONS

THE MISSISSIPPI RIVER IS LOCATED APPROXIMATELY 0.9 MILES SOUTH OF THE SITE AND IS ALSO AN IMPAIRED WATER. ADDITIONAL BMPS INCLUDE: IMMEDIATE STABILIZATION OF EXPOSED SOIL AREAS, AND COMPLETE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES, AND TEMPORARY SEDIMENTATION BASINS FOR COMMON DRAINAGE AREAS OF FIVE (5) ACRES OR MORE.

STORMWATER MANAGEMENT PLAN

THE CITY OF RAMSEY REQUIRES SITES TO PROVIDE A VOLUME CONTROL OF 1–INCH OF RUNOFF FROM NEWLY CREATED IMPERVIOUS SURFACES. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE–FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE–FEET.

THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO) REQUIRES THAT A VOLUME EQUAL TO ONE INCH OF RUNOFF FROM ALL IMPERVIOUS SURFACES ON THE SITE SHALL BE INFILTRATED ON–SITE. THE PROPOSED SITE WILL CREATE APPROXIMATELY 1.812 ACRES OF IMPERVIOUS SURFACE. THE VOLUME CONTROL REQUIREMENT FOR THE IMPERVIOUS SURFACE AREA IS 0.151 ACRE–FEET. THE ONSITE INFILTRATION BASIN PROVIDES VOLUME CONTROL OF 0.309 ACRE–FEET.

THE CITY OF RAMSEY REQUIRES THAT NEW CONSTRUCTION SHALL HAVE A NO NET INCREASE IN TSS AND TP CONCENTRATIONS. A MIDS MODEL WAS PREPARED TO DETERMINE EXISTING AND PROPOSED TOTAL SUSPENDED SOLIDS (TSS) AND TOTAL PHOSPHORUS (TP) LOADING. THE EVENT MEAN CONCENTRATION (EMC) FOR TP IN THE EXISTING CONDITION IS 0.19 MG/L, WHICH IS THE VALUE FOR "OPEN SPACE" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE EMC FOR TP IN THE PROPOSED CONDITION IS 0.20 MG/L, WHICH IS THE VALUE FOR "COMMERCIAL" RECOMMENDED BY THE MINNESOTA STORMWATER MANUAL. THE MIDS MODEL PREDICTS THAT THE EXISTING CONDITIONS WILL PRODUCE TSS AND TP VALUES OF 238.3 LBS AND 0.831 LBS, RESPECTIVELY. THE MIDS MODEL PREDICTS THAT THE PROPOSED STORMWATER SYSTEM WILL PRODUCE TSS AND TP VALUES OF 114.8 LBS AND 0.775 LBS, RESPECTIVELY. TP AND TSS VALUES FOR THE PROPOSED SYSTEM MEETS AND EXCEEDS THE CITY OF RAMSEY REQUIREMENTS FOR TSS AND TP.

THE LRRWMO REQUIRES THAT STORMWATER TREATMENT FACILITIES SHALL PROVIDE AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 60% TP AND AT LEAST AN ANNUAL REMOVAL EFFICIENCY OF 90% TSS. A MIDS MODEL WAS PERFORMED FOR THE RUNOFF TO THE PROPOSED BASINS IN THE PROPOSED CONDITION. RUNOFF THAT BYPASSES THE BASINS WERE EXCLUDED, SINCE THOSE AREAS CANNOT BE DIRECTED TOWARDS THE BASINS AND THEREFORE SKEW THE REMOVAL EFFICIENCY OF THE BASINS. THE MIDS MODEL INDICATES THAT THE REMOVAL EFFICIENCY FOR THE BASINS IS 75% FOR TP AND 90% FOR TSS, WHICH MEETS OR EXCEEDS THE LRRWMO REQUIREMENT.

PRETREATMENT FOR THE STORMWATER TREATMENT FACILITIES WILL BE PROVIDED BY SUMP MANHOLES EQUIPPED WITH SNOUT OIL/WATER/DEBRIS SEPARATORS.

PRIOR TO START OF CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. SILT FENCE
   SILT FENCE SHALL BE INSTALLED AT THE LIMIT OF GRADING ON ANY FILL SLOPE. ADDITIONAL SILT FENCE MAY BE REQUIRED IN CUT SLOPE AREAS. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY INFILTRATION/FILTRATION PRACTICE.
2. ROCK CONSTRUCTION ENTRANCE
   ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE FIELD ENTRANCES TO THE SITE.
3. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.

DURING CONSTRUCTION

THE FOLLOWING STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED DURING CONSTRUCTION. REFER TO GRADING AND EROSION CONTROL PLANS FOR LOCATIONS.

1. PHASED GRADING
   TO THE EXTENT POSSIBLE, GRADING SHALL BE PHASED TO MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING SITE CONSTRUCTION.
2. TRACKED SEDIMENT
   ANY SEDIMENT TRACKED FROM THE SITE ONTO THE STREET SHALL BE REMOVED IMMEDIATELY UPON DETECTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND REPAIRED IF INUNDATED WITH SEDIMENT. SWEEPER MUST BE AVAILABLE ON–SITE WITHIN 3 HOURS NOTICE FROM THE CITY.
3. STOCKPILES
   STOCKPILES SHALL BE PLACED IN AN AREA THAT WILL MINIMIZE THE NEED FOR RELOCATION. IF A STOCKPILE WILL REMAIN IN PLACE FOR AN EXTENDED PERIOD OF TIME, STABILIZATION MEASURES SHALL BE IMPLEMENTED, INCLUDING BUT NOT LIMITED TO, SEEDING AND SILT FENCING. TEMPORARY STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, CONDUITS OR DITCHES.
4. TOPSOIL
   UPON GRADING COMPLETION, A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS, EXCLUDING PROPOSED STREETS AND PARKING AREAS.
5. RESTORATION
   ALL DISTURBED AREAS NOT ACTIVELY WORKED SHALL BE RESTORED WITH SEED AND MULCH, EROSION CONTROL BLANKET AND/OR SOD WITHIN 7 DAYS.
6. SLOPES
   IN ORDER TO MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER.
7. DRAINAGE DITCHES
   THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER. STABILIZATION MUST BE COMPLETED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
8. PIPE OUTLETS
   PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.
9. CATCH BASINS
   ALL CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION DEVICES APPROVED BY THE LOCAL GOVERNING UNIT. THESE SHALL INCLUDE, BUT ARE NOT LIMITED TO, WIMCO PROTECTION DEVICES, INFRASAFE PROTECTION DEVICES, FILTER FABRIC, BIO ROLLS AND STRAW BALES.
10. DUST
    CONSTRUCTION DUST SHALL BE CONTAINED TO THE EXTENT POSSIBLE. IF THE SITE BECOMES EXCESSIVELY DUSTY, APPROPRIATE MEASURES SHALL BE TAKEN TO REDUCE DUST BEING TRANSPORTED FROM THE SITE. DUST CONTROL MEASURES INCLUDE, BUT ARE NOT LIMITED TO, WATERING AND CALCIUM CHLORIDE APPLICATION.
11. DEWATERING
    DEWATERING ACTIVITIES SHALL BE CONDUCTED WITH AND APPROVED BY THE LOCAL GOVERNING UNIT. IF THERE WILL BE ANY DEWATERING OR BASIN DRAINING THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE, THE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. APPROPRIATE BMPS SHALL BE USED FOR EROSION AND SEDIMENT CONTROL AND ENERGY DISSIPATION.
12. CONSTRUCTION MATERIALS AND DEBRIS
    CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER AND IN AN AREA THAT WILL MINIMIZE CONFLICTS WITH OTHER CONSTRUCTION ACTIVITIES. CONSTRUCTION DEBRIS SHALL BE CONTAINED IN DUMPSTERS AND REMOVED FROM THE SITE AS NECESSARY.
13. CHEMICALS
    CHEMICALS SHALL BE STORED IN A SAFE AREA IN SEALED CONTAINERS WITH THE ORIGINAL LABELING AND MATERIAL SAFETY DATA SHEETS AVAILABLE.
14. SPILLS AND CONTAMINATION
    IF FUEL, OIL OR A HAZARDOUS CHEMICAL IS SPILLED OR DETECTED DURING CONSTRUCTION ACTIVITIES, ALL APPROPRIATE AGENCIES SHALL BE IMMEDIATELY NOTIFIED, INCLUDING, BUT NOT LIMITED TO, THE MINNESOTA DUTY OFFICER AT 800–422–0798.
15. CONCRETE WASHOUT AREA
    PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

POST CONSTRUCTION

WHEN THE SITE HAS BEEN COMPLETELY CONSTRUCTED, THE SITE MUST UNDERGO FINAL STABILIZATION. FINAL STABILIZATION OCCURS WHEN ALL OF THE GRADING, INFRASTRUCTURE AND BUILDING ACTIVITIES HAVE BEEN COMPLETED. TO ACHIEVE FINAL STABILIZATION, THE FOLLOWING MEASURES SHALL BE COMPLETED.

1. ALL DISTURBED AREAS WITHOUT PERMANENT IMPERVIOUS SURFACES SHALL BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER. AREAS NOT REQUIRING SOD OR EROSION CONTROL BLANKET SHALL BE SEEDED AND MULCHED.
2. SEDIMENT FROM CONVEYANCES AND TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS SHALL BE CLEANED OUT. SEDIMENTATION BASINS SHALL BE SUFFICIENTLY CLEANED OUT TO RETURN THE BASIN TO DESIGN CAPACITY. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN OR CONVEYANCES DISCHARGING OFF–SITE OR TO SURFACE WATERS.
3. WHEN STABILIZED VEGETATION HAS BEEN ESTABLISHED OVER 70 PERCENT OF THE PERVIOUS SURFACE AREA, ALL SYNTHETIC TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. THIS INCLUDES, BUT IS NOT LIMITED TO, SILT FENCE, TREE FENCE AND CATCH BASIN INLET PROTECTION DEVICES.

SWPPP DRAWING UPDATES

UPDATE SWPPP DRAWING FOR LOCATIONS OF CONSTRUCTION DUMPSTER, PORTABLE TOILET, EQUIPMENT STAGING AREA(S), FUELING AREA(S), ETC. WHEN THEIR RESPECTIVE LOCATIONS ARE KNOWN.

INSPECTIONS & RECORD KEEPING

STORMWATER POLLUTION PREVENTION INSPECTIONS SHALL OCCUR ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. INSPECTION REPORTS SHALL BE SENT TO THE CITY INSPECTOR FOLLOWING EVERY INSPECTION EVENT. INSPECTIONS MAY BE CEASED DURING FROZEN GROUND CONDITIONS. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE WITHIN 24 HOURS AFTER RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST. DURING THE COURSE OF CONSTRUCTION, IT MAY BE DETERMINED THAT ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES MAY BE NEEDED, OR CERTAIN MEASURES ARE NOT PRACTICAL TO INSTALL. IN THESE CASES, AN AMENDMENT TO THE SWPPP SHALL BE MADE, AND SUPPORTING REASONS SHALL BE DOCUMENTED IN THE SWPPP.

1. THE EXCAVATOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
2. RECORD NAME OF INSPECTOR AND DATE AND TIME OF INSPECTION.
3. RECORD RAINFALL AMOUNT SINCE MOST RECENT INPSECTION.
4. INSPECT ROCK CONSTRUCTION ENTRANCES FOR SEDIMENTATION. INSPECT ADJACENT STREETS FOR SEDIMENT TRACKING.
5. INSPECT SITE FOR EXCESSIVE EROSION AND SEDIMENT ACCUMULATION.
   A. INSPECT SILT FENCE AND OTHER TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES FOR EROSION, SEDIMENTATION AND MALFUNCTIONING.
   B. INSPECT FLARED END SECTIONS FOR EROSION AND SEDIMENTATION.
   C. INSPECT PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S FOR EROSION AND SEDIMENTATION.
   D. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS FOR EVIDENCE OF SEDIMENT BEING DEPOSITED BY EROSION.
6. INSPECT SITE AND ADJACENT PROPERTIES FOR CONSTRUCTION DEBRIS, TRASH AND SPILLS.
7. INSPECT STABILIZED AREAS FOR EROSION.
8. RECORD RECOMMENDED REPAIRS, MAINTENANCE AND/OR REPLACEMENTS REQUIRED TO ENSURE EROSION AND SEDIMENTATION CONTROL MEASURES ARE SUFFICIENT.
9. RECORD RECOMMENDED AMENDMENTS TO THE SWPPP.
10. RECORD REPAIRS, MAINTENANCE AND/OR REPLACEMENTS THAT WERE COMPLETED SINCE THE LAST INSPECTION.

NOTE: FOR AREAS THAT HAVE UNDERGONE FINAL STABILIZATION, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH.

MAINTENANCE

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, INSPECTION AND MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES FOR THE DURATION OF THE PROJECT. THE FOLLOWING GUIDELINES SHALL BE USED TO DETERMINE NECESSARY REPAIRS, MAINTENANCE AND/OR REPLACEMENT OF THE EROSION AND SEDIMENTATION CONTROL MEASURES.

1. ROCK CONSTRUCTION ENTRANCES SHALL BE REPAIRED OR REPLACED IF THE ROCK BECOMES INUNDATED WITH SEDIMENT AND/OR EXCESSIVE SEDIMENT IS BEING TRACKED FROM THE SITE. SEDIMENT TRACKED ONTO ADJACENT STREETS SHALL BE REMOVED. MEASURES SHALL BE TAKEN IMMEDIATELY UPON DISCOVERY.
2. SILT FENCE SHALL BE REPAIRED OR REPLACED WHEN SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE, THE SILT FENCE IS DAMAGED AND/OR THE SILT FENCE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 24 HOURS OF DISCOVERY.
3. CATCH BASIN INLET PROTECTION DEVICES SHALL BE CLEANED WHEN SEDIMENT REACHES ½ THE HEIGHT OF THE SEDIMENT TRAP AND/OR REPAIRED OR REPLACED IF THE DEVICE BECOMES NONFUNCTIONAL. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
4. FLARED END SECTIONS SHALL BE CLEANED IF DEBRIS IS RESTRICTING FLOW OR IF SEDIMENT HAS ACCUMULATED AT THE OUTLET. IF A FLARED END SECTION BECOMES NONFUNCTIONAL OR DAMAGED, IT SHALL BE REPAIRED OR REPLACED. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT IS OBSERVED OFF–SITE OR NEAR SURFACE WATERS, THE SOURCE OF SEDIMENT SHALL BE DETECTED AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED. THE PERMITTEE(S) SHALL COORDINATE SEDIMENT RETRIEVAL FROM SURFACE WATERS WITH ALL APPROPRIATE AGENCIES. MEASURES SHALL BE TAKEN WITHIN 7 DAYS OF DISCOVERY.
6. PONDS, INFILTRATION BASINS, TEMPORARY SEDIMENTATION BASINS AND ALL OTHER BMP'S SHALL BE CLEANED IF DEBRIS IS PRESENT AND/OR EXCESSIVE SEDIMENTATION HAS OCCURRED. TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND THE SEDIMENT REMOVED WHEN SEDIMENT HAS FILLED THE BASIN TO 1/2 THE STORAGE VOLUME. NO SEDIMENT SHALL BE ALLOWED TO ACCUMULATE IN INFILTRATION BASINS. MEASURES SHALL BE TAKEN WITHIN 72 HOURS OF DISCOVERY.

NOTICE OF TERMINATION

THE PERMITEE(S) MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITEE) HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION.

QUANTITIES

THE FOLLOWING TABLE PROVIDES ESTIMATED QUANTITIES FOR STORMWATER POLLUTION PREVENTION THROUGHOUT THE PROJECT.

ITEM	UNIT	ESTIMATED QUANTITY
ROCK ENTRANCE	EA.	1
SILT FENCE	L.F.	1,990
INLET PROTECTION	EA.	19
TURF ESTABLISHMENT	AC.	1.7

SWPPP DESIGN CERTIFICATION

I, Dan Wilke, hereby certify that I have completed desugner SWPP- Erosion and Stormwater Management Certification Program
My certification expires May 2026

SWPPP INSTALLER CERTIFICATION

I hereby certify that I have completed Installer SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

SWPPP INSPECTOR CERTIFICATION

I hereby certify that I have completed Inspector SWPP- Erosion and Stormwater Management Certification Program

signed
expiration

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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.

Name: Daniel J. Wilke, P.E.
Signature: Dan Wilke
Date: 01/30/25 License #: 53182

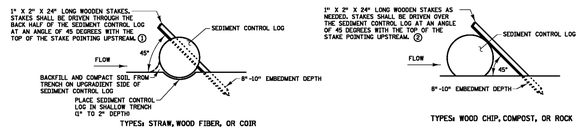
EROSION CONTROL NOTES

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

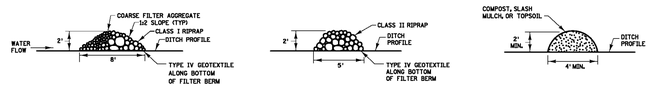
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

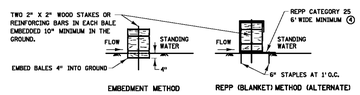
DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C601



SEDIMENT CONTROL LOGS



FILTER BERMS



BALE BARRIERS⑤

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.
① SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1'FOR DITCH CHECKS OR 2'FOR OTHER APPLICATIONS.
② PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
③ TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 6" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
④ INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC KAWORSKI
CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 2 OF 8
APPROVED: 1-8-2020
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 24-JAN-2020
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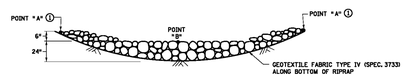
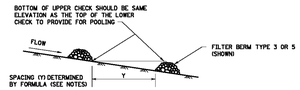
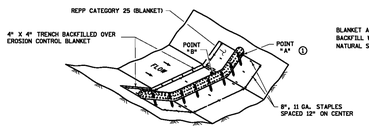
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_5a\New\405_2.dgn



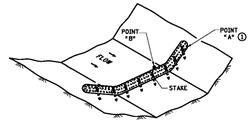
ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) ③
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE ②



DITCH CHECK SPACING
FOR ALL FILTER BERM TYPES



SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM ④



SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST ③
FOR USE ON ROUGH GRADED AREAS

NOTES:
REPP = ROLLED EROSION PREVENTION PRODUCT.
SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3885.
FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.
APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:
APPROXIMATE SPACING OF DITCH CHECKS (FT.) = Y = $\frac{\text{DITCH CHECK HEIGHT (FT.)}}{\text{X CHANNEL SLOPE}}$ X 100
① POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
② ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1:6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
③ DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
④ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
⑤ DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

REVISIONS
APPROVED: JANUARY 8, 2020
MARC KAWORSKI
CHIEF ENVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 3 OF 8
APPROVED: 1-8-2020
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
DITCH CHECK
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 24-JAN-2020
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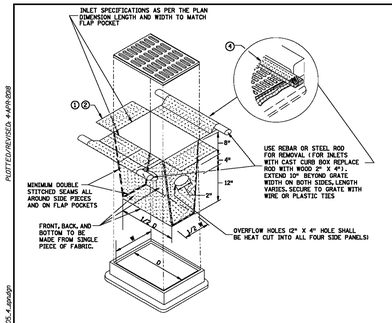
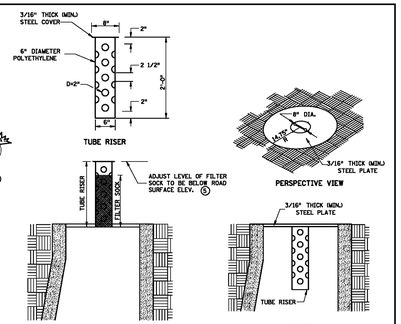
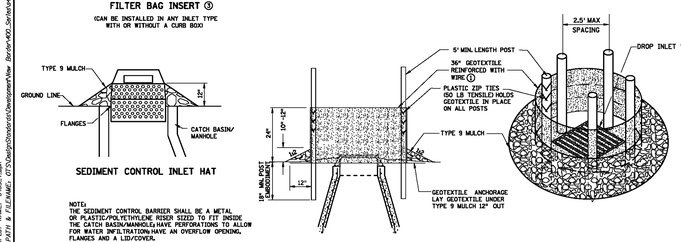


FILTER BAG INSERT ③
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX)



POP-UP HEAD



SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS

NOTES:
SEE SPECS. 2573, 3137, & 3886.
DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPEDE TRAFFIC FLOW.
① ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
② FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
③ INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE PLACED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG. MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
④ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
⑤ SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
⑥ GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1; CA-3 GRADATION.

REVISIONS
APPROVED: 2-28-2017
DEP CHIEMNVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 4 OF 8
APPROVED: 2-28-2017
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
STORM DRAIN INLET PROTECTION
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
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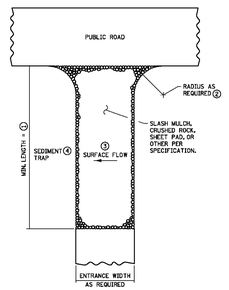
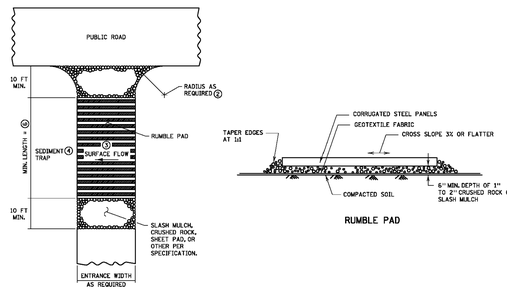
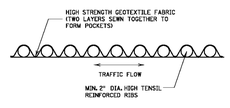


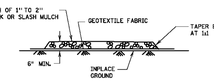
SLASH MULCH, CRUSHED ROCK, OR SHEET PAD CONSTRUCTION EXIT ⑤⑦



RUMBLE PAD CONSTRUCTION EXIT ⑤⑦
RUMBLE PAD



SHEET PAD



SLASH MULCH OR CRUSHED ROCK

NOTES:
SEE SPECS. 2573 & 3882.
① MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
② PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
③ IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CROWNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
④ IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
⑤ IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
⑥ MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
⑦ MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

REVISIONS
APPROVED: 2-28-2017
DEP CHIEMNVIRONMENTAL OFFICER

MINNESOTA DEPARTMENT OF TRANSPORTATION | STANDARD PLAN 5-297.405 | 5 OF 8
APPROVED: 2-28-2017
REVISED:
TOM STOLP, P.E. STATE DESIGN ENGINEER
TEMPORARY SEDIMENT CONTROL
STABILIZED CONSTRUCTION EXIT
STATE PROJ. NO. (T.H.) SHEET NO. OF SHEETS

PLOTTED/REVISED: 4-APR-2018
PLOT NAME: 405_5.dgn
PATH & FILENAME: G:\Design\Standards\Development\New Border\405_5a\New\405_5.dgn

KWIK TRIP

KWIK STAR

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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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

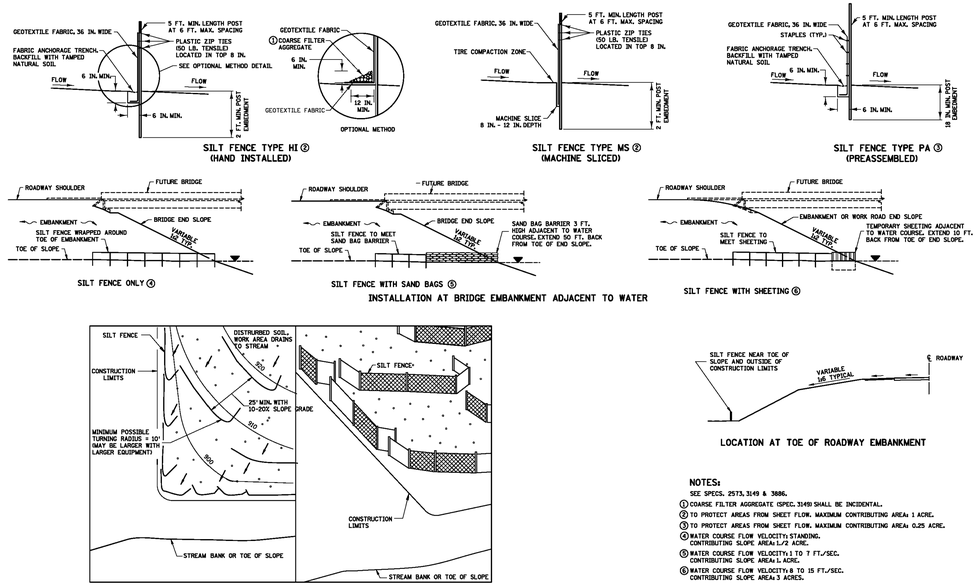
EROSION CONTROL DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C602

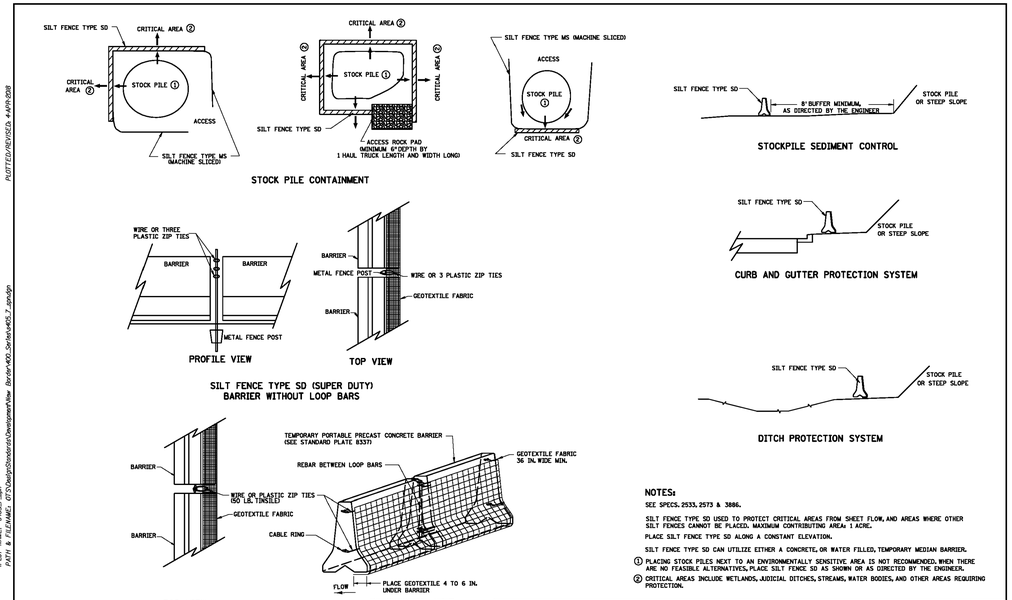


NOTES:

SEE SPECS. 2573, 3149 & 3886.

① COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.
② TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA= 1 ACRE.
③ TO PROTECT AREAS FROM SHEET FLOW, MAXIMUM CONTRIBUTING AREA= 0.25 ACRE.
④ WATER COURSE FLOW VELOCITY= STANDING. CONTRIBUTING SLOPE AREA= 1/2 ACRE.
⑤ WATER COURSE FLOW VELOCITY= 1 TO 7 FT./SEC. CONTRIBUTING SLOPE AREA= 1 ACRE.
⑥ WATER COURSE FLOW VELOCITY= 8 TO 15 FT./SEC. CONTRIBUTING SLOPE AREA= 3 ACRES.

REVISION#	STANDARD PLAN 5-297.405	6 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SILT FENCE
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

SEE SPECS. 2533, 2573 & 3886.

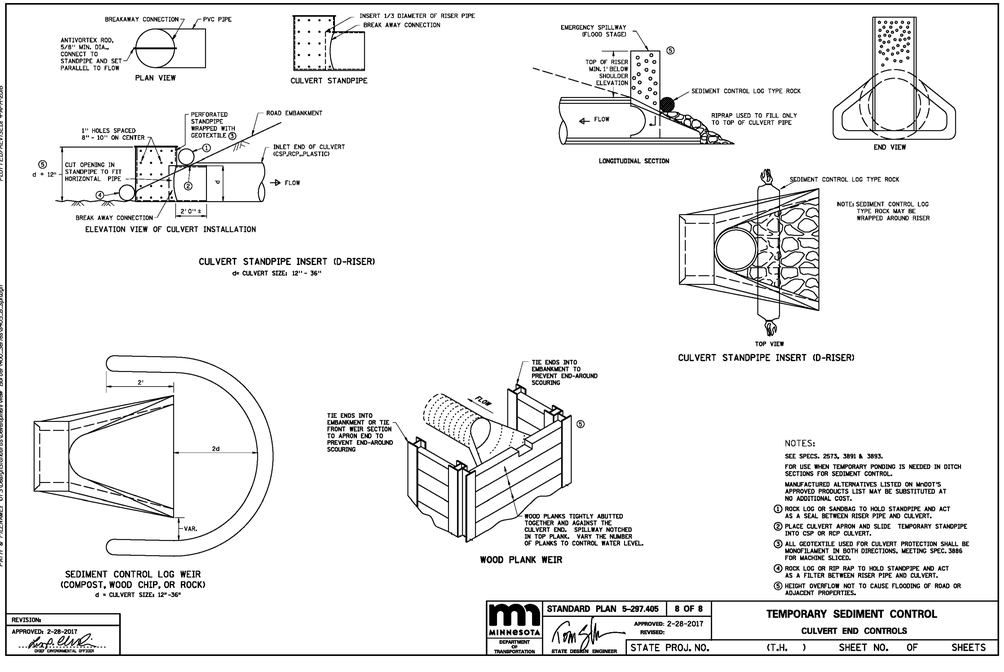
SILT FENCE TYPE SD USED TO PROTECT CRITICAL AREAS FROM SHEET FLOW, AND AREAS WHERE OTHER SILT FENCES CANNOT BE PLACED. MAXIMUM CONTRIBUTING AREA= 1 ACRE.

PLACE SILT FENCE TYPE SD ALONG A CONSTANT ELEVATION.

SILT FENCE TYPE SD CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

① PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, PLACE SILT FENCE SD AS SHOWN OR AS DIRECTED BY THE ENGINEER.
② CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

REVISION#	STANDARD PLAN 5-297.405	7 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		SUPER DUTY SILT FENCE
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



NOTES:

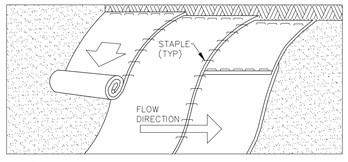
SEE SPECS. 2573, 3891 & 3893.

FOR USE WHEN TEMPORARY PONDING IS NEEDED IN DITCH SECTIONS FOR SEDIMENT CONTROL.

MANUFACTURED ALTERNATIVES LISTED ON MnDOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED AT NO ADDITIONAL COST.

① ROCK LOG OR SANDBAG TO HOLD STANDPIPE AND ACT AS A SEAL BETWEEN RISER PIPE AND CULVERT.
② PLACE CULVERT APRON AND SLIDE TEMPORARY STANDPIPE INTO CSP OR RCP CULVERT.
③ ALL GEOTEXTILE USED FOR CULVERT PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS. MEETING SPEC. 3886 FOR MACHINE SLICED.
④ ROCK LOG OR RIP RAP TO HOLD STANDPIPE AND ACT AS A FILTER BETWEEN RISER PIPE AND CULVERT.
⑤ HEIGHT OVERFLOW NOT TO CAUSE FLOODING OF ROAD OR ADJACENT PROPERTIES.

REVISION#	STANDARD PLAN 5-297.405	8 OF 8	TEMPORARY SEDIMENT CONTROL
APPROVED: 2-28-2017	APPROVED: 2-28-2017		CULVERT END CONTROLS
OSP ENVIRONMENTAL OFFICER	REVISED:		
	STATE PROJ. NO.	(T.H.)	SHEET NO. OF SHEETS



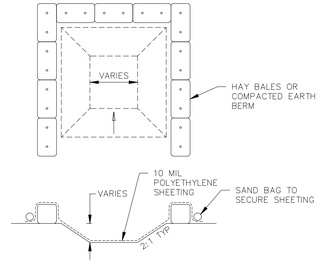
NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

1 EROSION CONTROL BLANKET
C603 NO SCALE

1. TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
2. TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
3. SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
4. DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.
5. MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
6. FERTILIZER: TYPE 10-10-10 AT 200 POUNDS PER ACRE.

3 TURF ESTABLISHMENT
C603 NO SCALE



NOTES:

1. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. LIQUID AND SOLID WASHOUT WASTE SHALL NOT CONTACT THE GROUND.
3. LIQUID AND SOLID WASHOUT WASTE SHALL BE DISPOSED OF IN COMPLIANCE WITH MPCA RULES.
4. A SIGN SHALL BE INSTALLED INDICATING THE LOCATION OF THE WASHOUT FACILITY.

2 CONCRETE WASHOUT
C603 NO SCALE

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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.

Name: Daniel J. Wilke, P.E.
Signature:
Date: 01/30/25 License #: 53182

EROSION CONTROL DETAILS

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments
3	04/22/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C603

PLOTTED/REVISED: 4-APR-2025
PLOT NAME: #405_6.dgn
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PLOTTED/REVISED: 4-APR-2025
PLOT NAME: #405_8.dgn
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GENERAL NOTES:

1. FOOTCANDLE LEVELS SHOWN ON THIS PLAN ARE CALCULATED AT GRADE LEVEL.
2. ALL POLES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM BACK OF CURB TO EDGE OF POLE BASE UNLESS NOTED.
3. POLE THAT ARE LOCATED AT CORNER OF ISLAND SHALL BE A MINIMUM OF 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE. POLES THAT MUST BE INSTALLED LESS THAN 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE SHALL HAVE PROTECTIVE BOLLARDS INSTALLED AROUND THE POLE BASE. COORDINATE WITH KWIK TRIP PRIOR TO INSTALLATION.

KEYED NOTES:

1. COORDINATE LOCATION AND MOUNTING HEIGHT OF SECURITY CAMERA WITH OWNER.
2. CONTRACTOR SHALL INSTALL POLE MOUNT FIXTURE 12'-0" FROM THE OVER DIG OF UNDERGROUND FUEL TANK TO EDGE OF POLE BASE.
3. CONTRACTOR SHALL ENSURE ALL LIGHT FIXTURES ARE 20'-0" FROM FUEL TANK VENT.
4. CONTRACTOR SHALL POLE MOUNT FIXTURE 6'-0" FROM BACK OF CURB TO EDGE OF POLE BASE.
5. ENSURE POLE BASE IS FULLY COORDINATED TO AVOID THE UNDERGROUND STORM SEWER PIPING.

CALCULATION STATISTICS

OVERALL SITE:
AVERAGE: 3.3
MAXIMUM: 54.6
MINIMUM: 0.0

FIXTURE QUANTITIES

D20 - 40
S7E - 6
CF - 11
C5 - 9
P13L - 4
P1F - 12
P1FL - 2

PROVIDE (13) 16' POLES.

FIXTURE SYMBOLS:

- LED LIGHT MOUNTED UNDER FUEL CANOPIES
- LED STRIP LIGHT MOUNTED IN GABLE
- RECESSED LED DOWNLIGHT
- POLE MOUNTED LED FIXTURE
- CAMERA

FIXTURE TYPES:

D20 - RECESSED LED DOWNLIGHT GOTHAM EVO-35/30-8AR-WD-120-TRW FIXTURES ARE SHOWN DIMMED DOWN TO 35%.

S7E - LED STRIP LIGHT MOUNTED IN GABLE LITHONIA TZL1N-L96-10000LM-FST-MVOLT

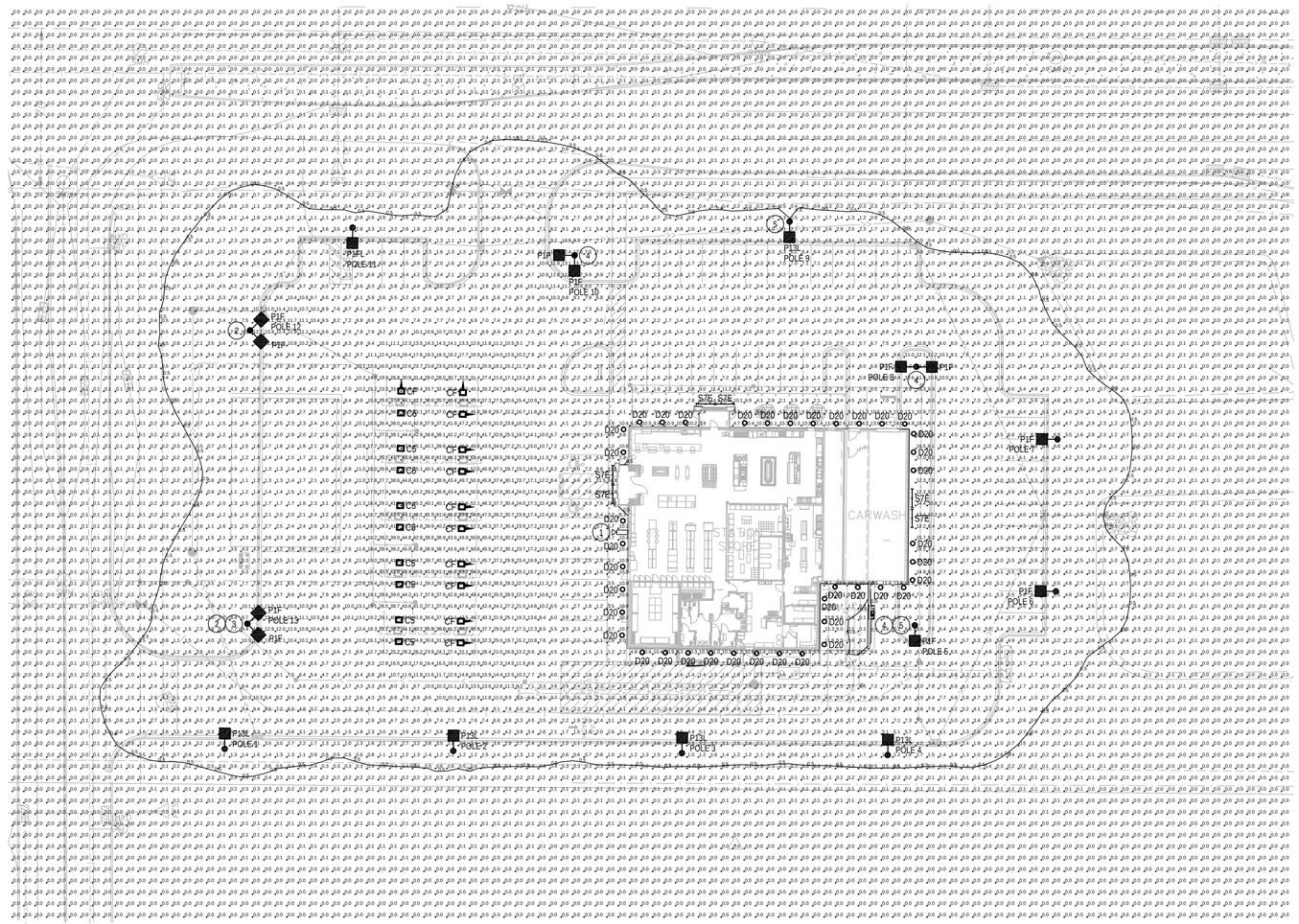
CF - LSI LIGHTING: SCV-LED-23L-SCFT-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY MOUNT FIXTURES WITH FORWARD THROW OPTIC AIMING IN DIRECTION OF ARROW.

C5 - LSI LIGHTING: SCV-LED-15L-SC-UNV-DIM-50-WHT MOUNTED UNDER GAS CANOPY

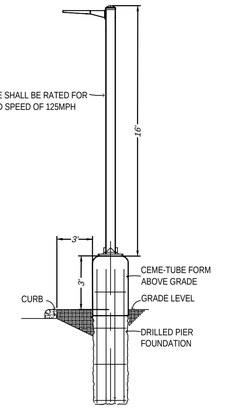
P13L - LSI LIGHTING: MRS-LED-18L-SIL-3-UNV-50-70CRI-WHT-IL

P1F - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT

P1FL - LSI LIGHTING: MRS-LED-18L-SIL-FT-UNV-50-70CRI-WHT-IL



PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'-0"



LOT LIGHT ELEVATION DETAIL
NOT TO SCALE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Alan Czarnecki Reg. No. 14540

Date: 01-08-25

2024-0195.46

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KWIK STAR

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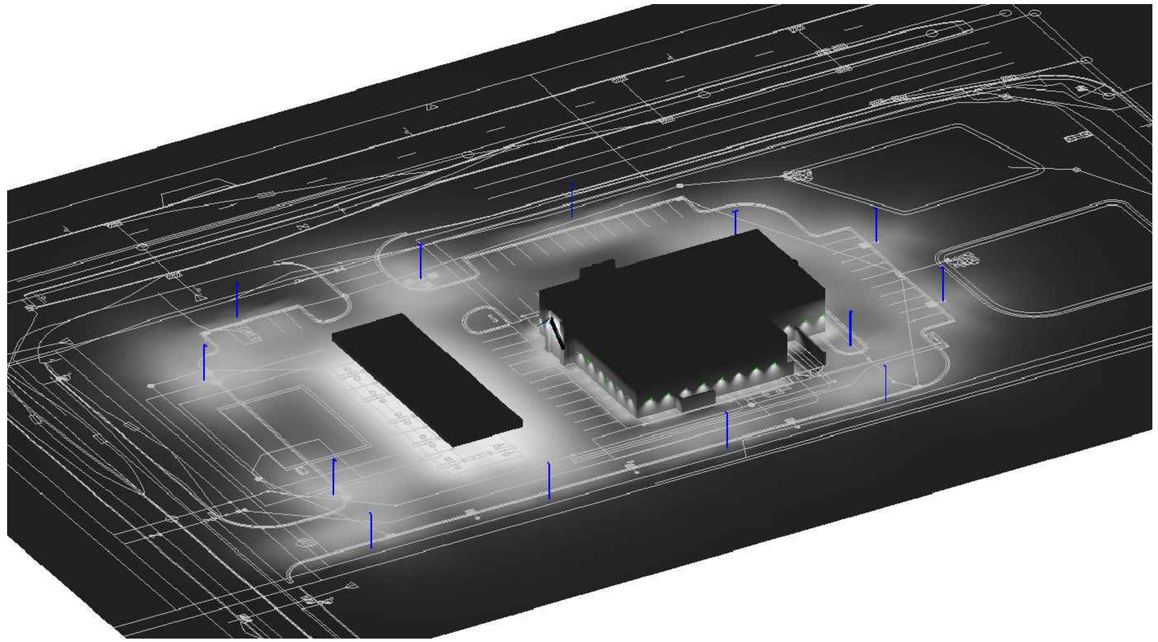
PHOTOMETRIC SITE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

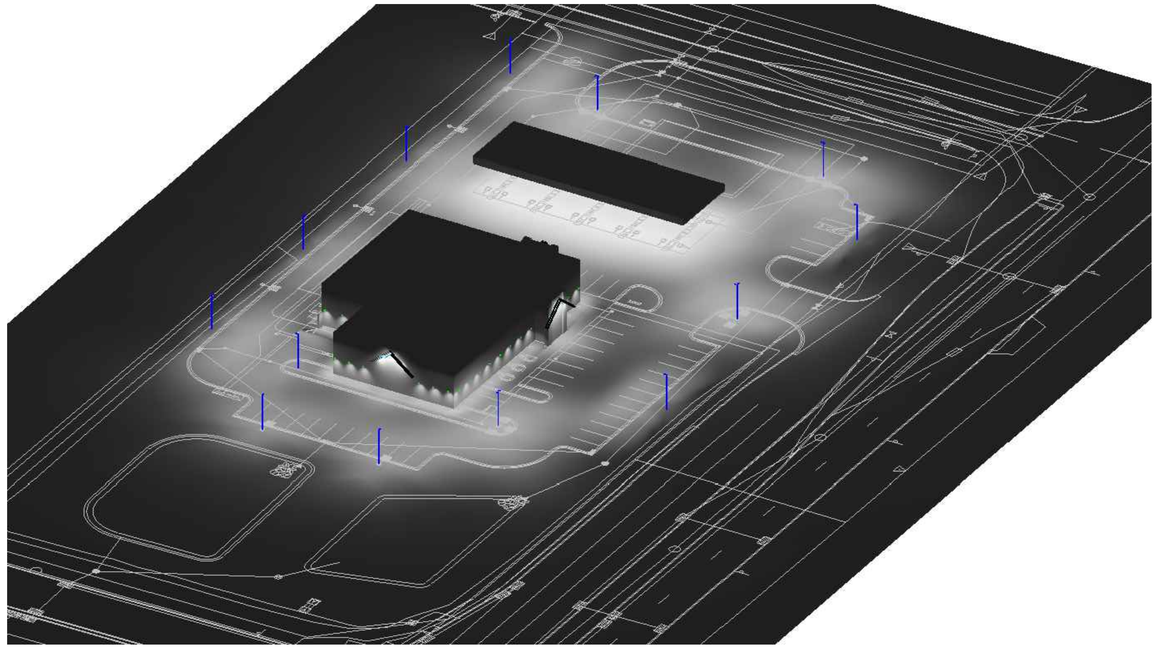
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	BAB / DLC
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C800



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE



PHOTOMETRIC RENDERING PLAN
NOT TO SCALE

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Alan Czarnecki Reg. No. 14540

Date: 01-08-25

2024-0195.46

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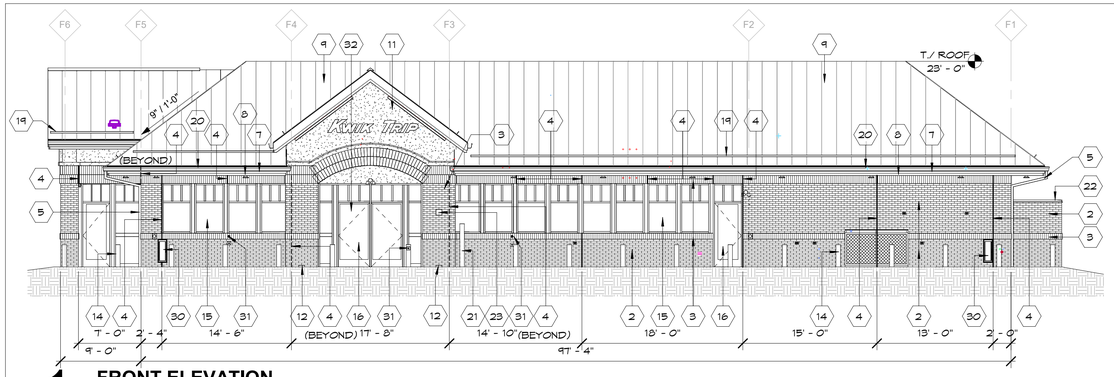
PHOTOMETRIC RENDERING PLANS

CONVENIENCE STORE #1782
WITH 1-BAY CARWASH

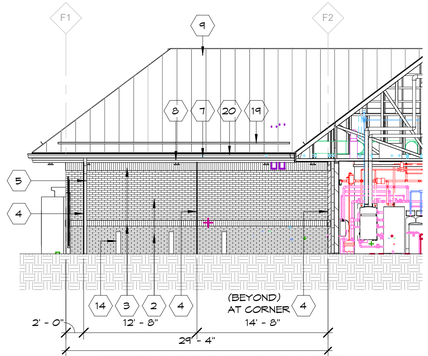
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION

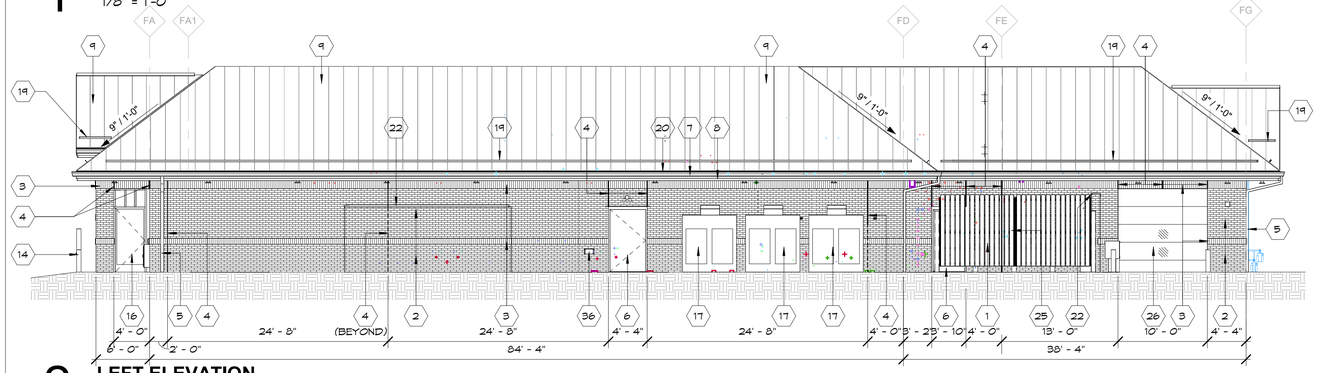
DRAWN BY	BAB / DLC
SCALE	AS SHOWN
PROJ. NO.	11224-00
DATE	2023-02-15
SHEET	C801



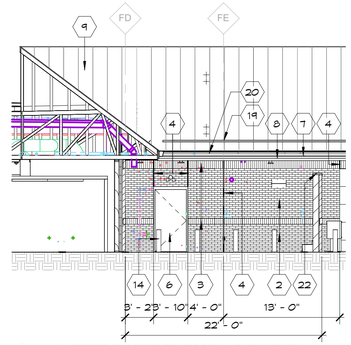
1 FRONT ELEVATION
1/8" = 1'-0"



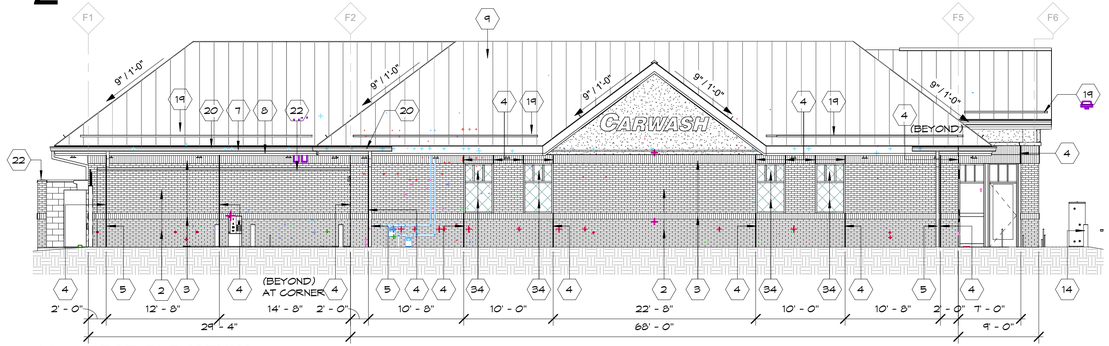
5 REAR INSIDE ENCLOSURE
1/8" = 1'-0"



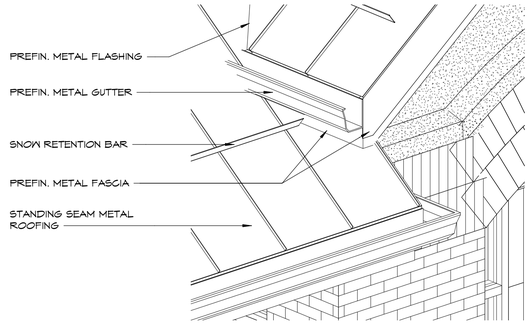
2 LEFT ELEVATION
1/8" = 1'-0"



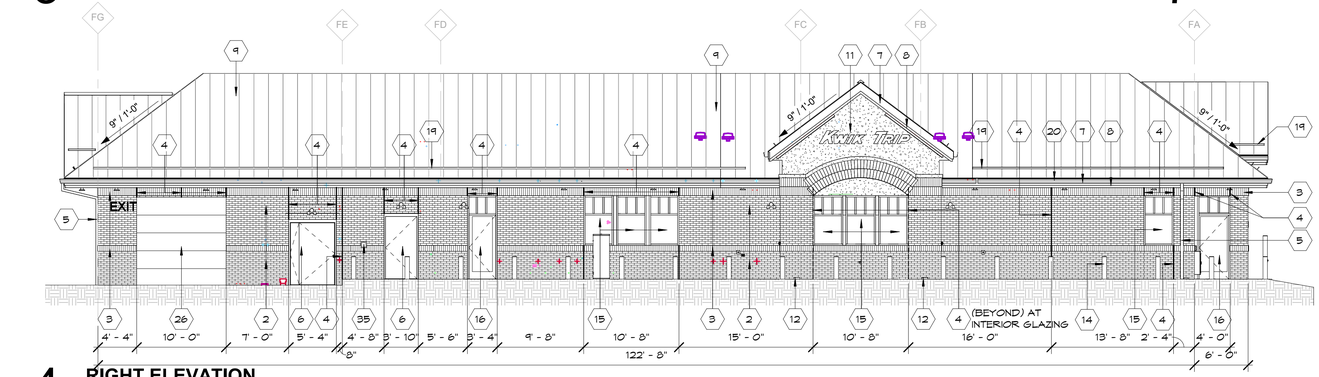
6 LEFT INSIDE ENCLOSURE
1/8" = 1'-0"



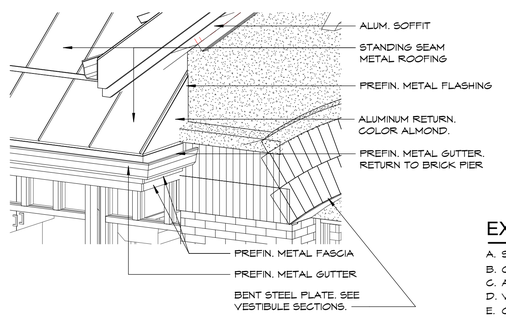
3 REAR ELEVATION
1/8" = 1'-0"



7 VESTIBULE EAVE TO ROOF FLASHING DETAIL



4 RIGHT ELEVATION
1/8" = 1'-0"



8 FRONT VESTIBULE METAL ROOF RETURN

EXTERIOR ELEVATION KEYNOTES

MARK	DESCRIPTION
1	TRASH ENCLOSURE.
2	MODULAR BRICK VENEER (RED).
3	BRICK SOLDIER COURSE (TAN). SEE SECTION FOR SIZE
4	BRICK CONTROL JOINT. SEALANT COLOR TO MATCH BRICK COLOR.
5	ALUMINUM DOWNSPOUT.
6	HOLLOW METAL DOOR & FRAME. PAINT. CAULK COLOR TO MATCH BRICK.
7	ALUMINUM FASCIA - ALMOND.
8	ALUMINUM FASCIA - RED.
9	PREFINISHED STANDING SEAM METAL ROOFING.
10	CT CABINET AND ELECTRICAL METER. RE: ELECT. PLANS.
11	EIFS. COLOR: TAN.
12	CAST ALUMINUM BRICK VENT - ACCEPTABLE OPTIONS: HOHMANN & BARNARD #C825, 8" X 2 1/4" OR EX 825.
13	EMERGENCY FUEL SHUT OFF. RECESS FLUSH W/ WALL.
14	6" BOLLARD W/ 40" PLASTIC SLEEVE. SEE SHEET A124.
15	ALUMINUM STOREFRONT FRAMING W/ INSULATED GLAZING. CAULK COLOR GRAY DYMONIC.
16	ALUMINUM STOREFRONT ENTRANCE. CAULK COLOR GRAY DYMONIC.
17	ICE MERCHANDISER
18	LP CAGE
19	SNOW RETENTION BAR
20	PREFINISHED METAL GUTTER
21	BLUE HDCP. BOLLARD. REFER TO SITE PLANS.
22	PREFINISHED METAL WALL CAP.
23	KNOX BOX LOCATION WHEN NEEDED. OWNER PROVIDED.
24	SPLASH BLOCK
25	PROVIDE LOCK BOLT FOR EACH LEAF
26	INSULATED POLYCARBONATE DOOR
27	12 X 12 GLASS BLOCK
28	6 X 6 GLASS BLOCK
29	SUPPLY FAN. SEE HVAC PLANS.
30	FIRE EXTINGUISHER CABINET
31	HANDICAP PUSH PLATE. SE EELECTRICAL SHEETS FOR MOUNTING HEIGHTS.
32	STREET ADDRESS NUMBERS TO BE LOCATED ON ENTRANCE DOOR. VERIFY WITH OWNER BEFORE APPLYING.
33	BRICK SOLDIER COURSE FIELD COLOR - (RED).
34	ALUMINUM STOREFRONT FRAMING W/ INSULATED SPANDREL GLAZING. CAULK COLOR GRAY DYMONIC.
35	CO2 FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.
36	RECESSED OIL FILL BOX. SEE FLOOR PLAN FOR MOUNTING HEIGHTS.

Exterior Door Color Code

BAC Blend-a-Color		02	32	64	120
W1	White	-	12	1	-
B1	Black	-	24	1	-
R2	Maroon	-	19	-	-
R3	Magenta	-	26	1	1

EXTERIOR COLOR SCHEDULE

MATERIAL	MANUFACURER	COLOR
BOLLARDS	--	BLACK, GLOSS
FASCIA	UNA-CLAD 24 GA.	REGAL RED ALMOND
GUTTERS & DOWNSPOUTS	--	ALMOND
SOFFIT	UNA-CLAD	ALMOND
METAL ROOF	UNA-CLAD	HEMLOCK GREEN
MORTAR	--	GREY
SEALANT		
RED BRICK	TREMCO DYMONIC	REDWOOD TAN
TAN BRICK	TREMCO DYMONIC	LIMESTONE
ROOF CAP CAR WASH	UNA-CLAD	HEMLOCK GREEN
TAN BRICK	LEGENDARY	CLEAR BUFF
RED BRICK	LEGENDARY	CABERNET BURGUNDY
EIFS	TOTAL WALL	DIRTY MARTINI SWIRL TEXTURE
TRASH ENCLOSURE CAP	UNA-CLAD	HEMLOCK GREEN
BRICK LINTEL PAINT	TOTAL WALL	MORNING MIST (OR EQUAL)

EXTERIOR ELEVATION NOTES

A. SEE FLOOR PLAN FOR WINDOW TYPE KEYS.
B. CONTROL JOINT SEALANT TO MACH VENEER COLOR.
C. ALL DOWNSPOUTS TO CONNECT W/ BELOW GRADE DRAIN.
D. VERIFY NUMBER OF GABLES AND LOCATION OF SIGNAGE WITH OWNER.
E. CAST ALUMINUM BRICK VENT SHALL APPLY TO ALL STORES WITH CANOPY BRICK COLUMNS. REFER TO A700/A701 IF STORE REQUIRES BRICK COLUMNS
F. CONTROL JOINTS LOCATED AT WINDOW AND DOOR LOCATIONS TO HAVE BACKER ROD AND SEALANT AT LOSSE LINTELS.

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SIGNATURE:
JERREL SCHOONOVER
DATE: 09/27/2024
REG. NO. 19710

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER, UNDER THE LAW OF THE STATE OF MINNESOTA.
SIGNATURE:
CARL N. FINK
DATE: 09/27/2024
REG. NO. 42440

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.

PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

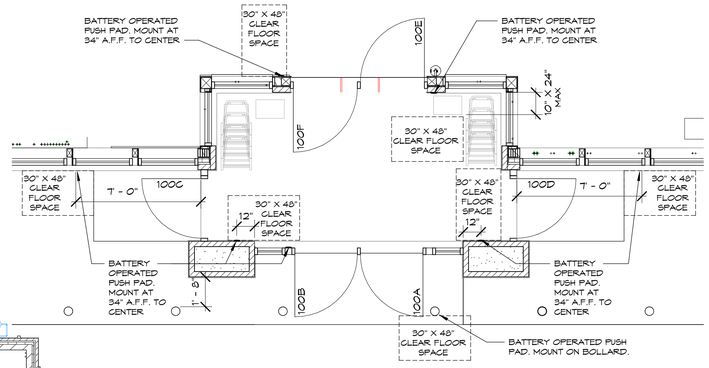
JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

NO.	DATE

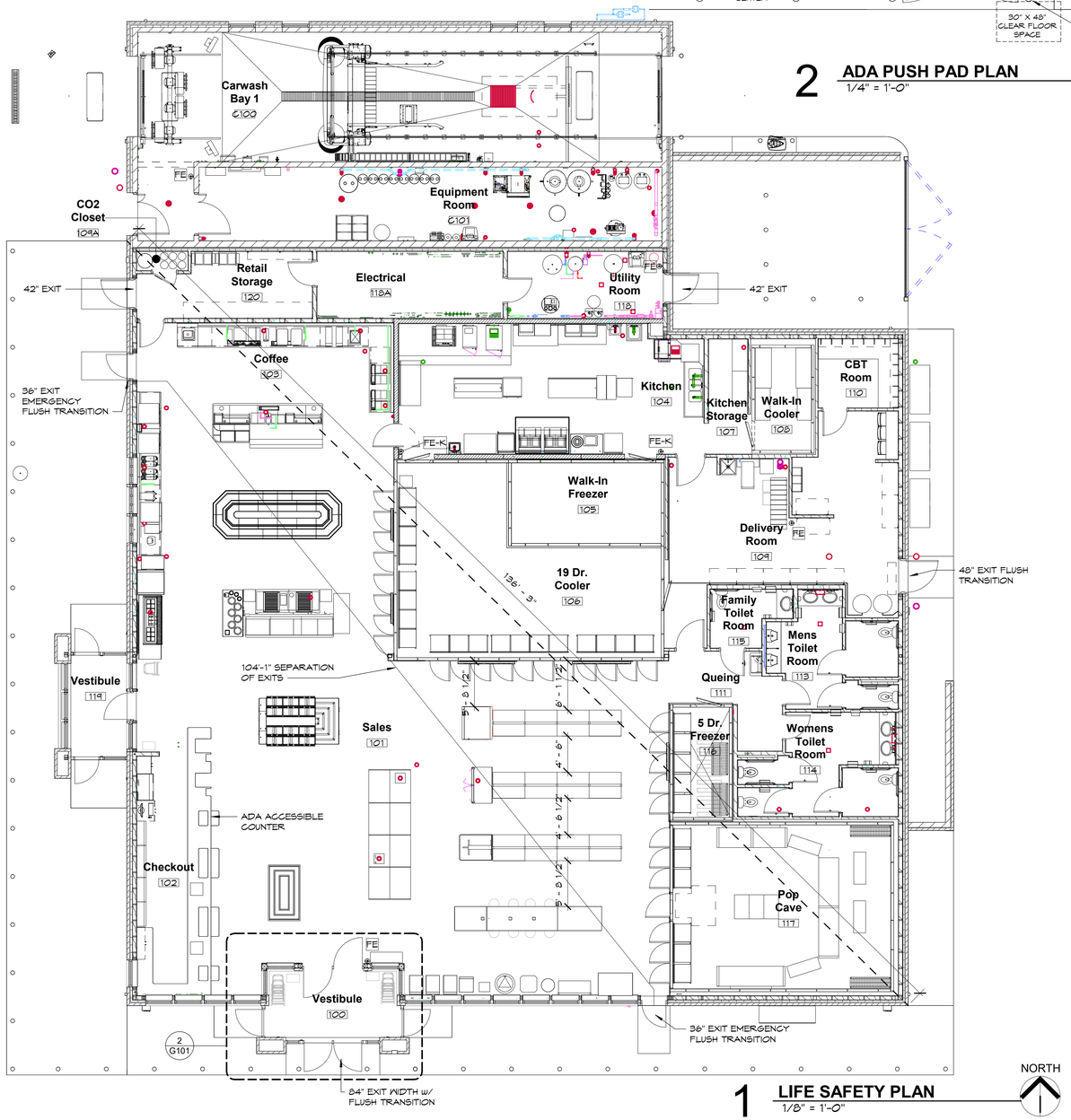
SHEET TITLE
Exterior Elevations

SHEET NO.
A200



2 ADA PUSH PAD PLAN

1/4" = 1'-0"



1 LIFE SAFETY PLAN

1/8" = 1'-0"

NORTH

BUILDING CODE SUMMARY MN

Applicable Codes:	2018 International Building Code with State Amendments/ Chapter 1305 (2020 MN Building Code) 2020 Minnesota State Building Code 2020 Minnesota Accessibility Code 2020 Minnesota State Fire Code (2018 IFC as amended by the State of Minnesota) 2023 National Electrical Code 2020 Minnesota Plumbing Code (Reference to 2018 Uniform Plumbing Code) Minimum Plumbing Fixtures/ 2018 IBC Chapter 29, as amended Minnesota Mechanical Code/ Chapter 1346/2018 IMC/2018 IFGC (2020 MN Mechanical and Fuel Gas Code) 2024 Minnesota Commerical Energy Code Snow Loads/ MSBC Rules 1303.1700 Frost Depth/ MSBC Rules 1303.1600 Wind Speed/ Minimum 90 MPH Recycling Space/MSBC 103.1500
Description of Work:	New Building
Building Occupancy:	Classification: Store: Mercantile Group M Carwash: Business Group B
Building Areas:	11,033 sq. ft. (9,000 sq. ft. allowable)
Number of Stories:	One (one allowable)
Type of Construction:	Store: Type 5B: Non-Sprinklered Carwash: Type 5B: Non-Sprinklered
Sprinkler Requirements:	Per 903.2.7 An automatic sprinkler system is not required for Group M fire areas less than 12,000 sq. ft.
Fire Alarm:	Per 907.2.7 Group M- Manual fire alarm boxes are not required in a Group M occupancy having an occupant load less than 500 persons
Area Modifications:	506.3 Frontage Increase (312/440-.25) 30/30 = 0.45 x 9,000 sq. ft. = 4,050 sq. ft. additional per floor
Building Separations, Fire Partitions: Rated Areas	Section 508.2.4 - no seperation is required between occupancy groups B & M.
Fire Resistive Rating for Exterior Walls	Table 602 Type V-B Construction, greater than 10 feet = 0 Rating
Attic Separation:	Per 718.4 Draft stopping shall be installed in attics such that any horizontal area does not exceed 3,000 sq. ft. provide access to each separated area.
Occupant Load:	
Per Table 1004.5 **Space**	
Mercantile	
Grade Floor @ 60 sq. ft.	5,500 sq. ft./60 sq. ft. = 91 persons
Stock Area @ 300 sq. ft.	3,610 sq. ft./300 sq. ft. = 12 persons
	Total occupant load = 103 persons
Exit Requirements:	
Table: 1005.3.2	"Required Exit Width" Based on occupant load - 103 x 0.2 = 20.6"
Section: 1006	***Number of Exits & Exit Access Doorways***
1006.2.1	Egress based on occupant load and common path of egress travel distance.
Tables: 1006.2.1 & 1006.3.2	Two exits required where more than 30 person occupant load and less than 500 persons
Table: 1006.2.1	Common path: Common path of egress travel shall not exceed 75ft.
Section: 1007	***Exit & Exit Access Doorway Configuration***
1007.1.1	Two exits shall be located a min. of 1/2 the diagonal distance of the building
Section: 1017	***Exit Access Travel Distance***
Table: 1017.2	Travel distance: 200 ft. Non-sprinklered
Section: 1018	***Aisles***
1018.2.2	Isle width shall not be less than 36" Min. aisle width per section 1005.3.1 = 103 Occupant x .2 = 20.6 inches required.
Section: 1020	***Corridors***
1020.2	Corridor Width & Capacity
Table: 1020.2	Minimum corridor width = 44"
1020.4	Dead end corridors shall not exceed 20'. There are no dead end corridors on this project.

ADA Accessibility:

- The project will provide access to all areas of the facility. All spaces in the project will comply with ADA requirements.

- The Restrooms have toilet compartments with toe clearance on two sides since the interior partitions continue to the floor.

Section 604.9.5.1 Exception 1 & 2 - Min size for floor mounted toilets 65" deep x 66" wide min.

Sanitary Fixtures:

Per Table 2902.1

Area	U or WC (M)	WC(F) Lav	Showers	D.F.	Other	
Mercantile	.14	.14	.19	---	.14	1 service sink
Business	.9	.9	1.1	---	.4	1 service sink
Required	2	2	2	---	2	1 service sink
Provided	4	4	4	---	See note below	1 service sink

Drinking Fountain Note:	Kwik Trip provides free cups of water from soda machine to all who enter.
Fire Extinguishers:	**906 per NFPA 10** **Required Areas** 906.1 - Required in groups B & M 906.1.2 - Required within 30 feet distance of travel from commerical cooking equipment. **Fire Hazard Classifications** 906.3.1 Class A Fire Hazards - Maximum distance of travel to extinguisher 75ft. - See floor plans for designated locations 906.4 Cooking equipment fires 906.4.2 Class K portable fire extinguisher to be included in hazard areas that contain deep fat fryers. See floor plan for location of all fire extinguishers (FE & FEK)
Foam Plastic Insulation:	2603.9 Special Approval - Cooler and freezer panels have passes UL1715 and conform to IBC 2603.9 for foam plastic insulation. See attached product data and Wisconsin Building Products Evaluation # 201305-I
Exhaust Hood:	1346.0507 Section 507 Commerical Kitchen Hoods 507.2.1 Type I Hood - Type I hood shall be installed where cooking appliances produce grease 507.2.2 Type II Hood - Type II hood shall be installed where cooking or dishwashing appliances produce heat, steam, or products of combustion and do not produce grease or smoke. See floor plan for locations of both type I & II hoods

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DATE: 09/27/2024 REG. NO. 19710

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SIGNATURE:
CARL N. FINK
DATE: 09/27/2024 REG. NO. 42440

PROJECT TITLE:
Store #1730 - G3-MN-LH-1CW-SV
Kwik Trip, Inc.

PROJECT LOCATION:
SW Intersection of 13th St SW & 6th Ave SW
Pine City, MN

JOB #:	1081.642
DATE:	09.27.2024
DRAWN BY:	Author
TYPE:	Permit Set

REVISIONS

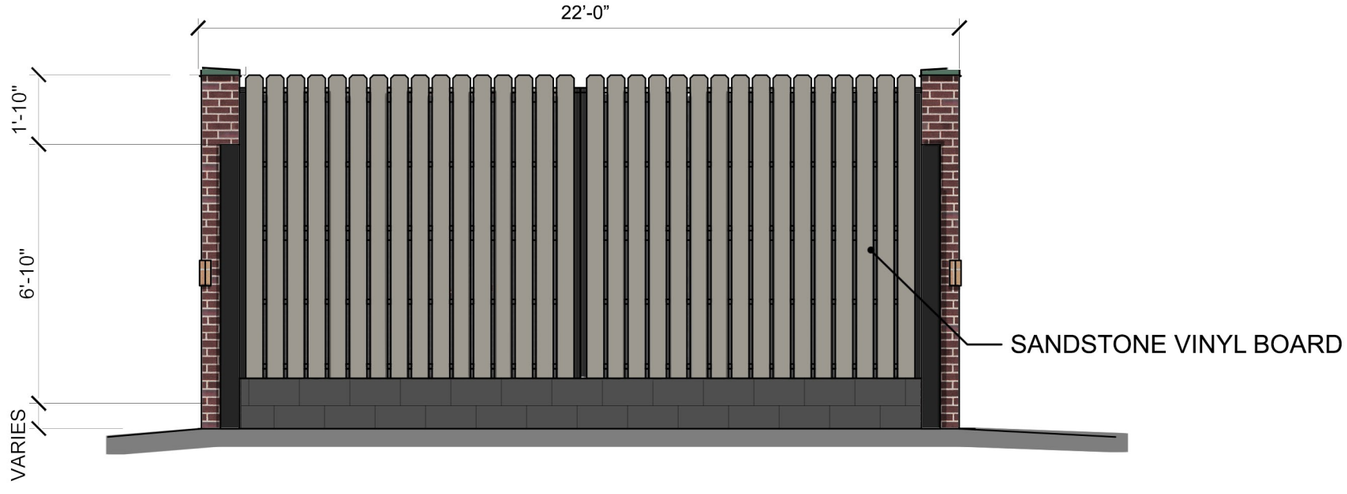
NO.	DATE

SHEET TITLE

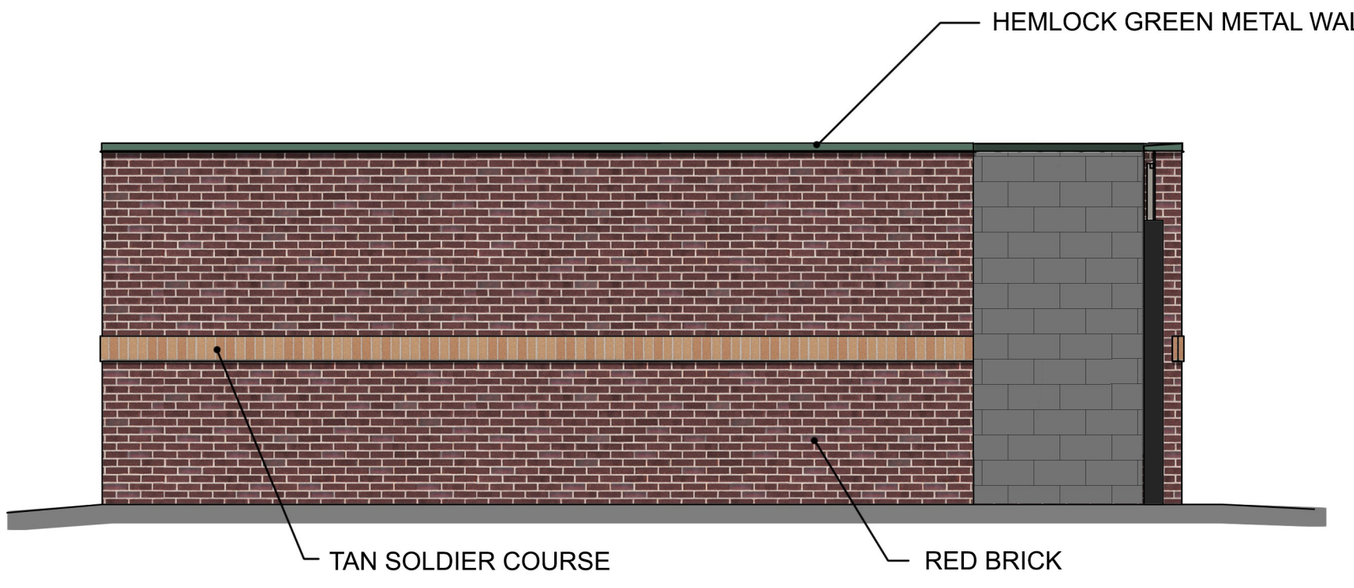
Life Safety Plan/ Code Compliance

SHEET NO.

G101



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION

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10 MPD

FRONT LEFT VIEW

FRONT RIGHT VIEW

REAR RIGHT VIEW

REAR LEFT VIEW

FRONT ELEVATION

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EXTERIOR ELEVATIONS
LEFT HAND GEN 3 with 1 BAY CARWASH

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

BUSINESS LANDSCAPING STANDARDS (SEC. 106-570)

THE MINIMUM NUMBER OF TREES REQUIRED ARE OUTLINED BELOW.THE COMPLEMENT OF TREES FULFILLING THE LANDSCAPING REQUIREMENTS SHALL NOT BE LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS. NOT MORE THAN 25 PERCENT OF THE REQUIRED PLANTINGS SHALL CONSIST OF ORNAMENTAL OR UNDERSTORY TREES.

1) DECIDUOUS / CONIFEROUS TREES. 1 TREE PER 50 LINEAL FEET OF SITE PERIMETER, OR 1 TREE PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT, WHICHEVER IS GREATER.

   TREES REQUIRED = 33 (1,624 LF SITE PERIMETER / 50 = 33, OR 11,056 SF BUILDING / 1,000 = 12)
   TREES PROVIDED = 49+ TOTAL (INCLUDES 18+ EXISTING TREES TO REMAIN)

REQUIRED TREE QUANTITIES	
11 OVERSTORY	(33%)
8 ORNAMENTAL	(24%)
14 CONIFEROUS	(43%)

2) SHRUBS. 1 SHRUB PER 30 LINEAL FEET OF SITE PERIMETER OR 1 SHRUB PER 300 SQUARE FEET OF BUILDING FOOTPRINT AREA, WHICHEVER IS GREATER.

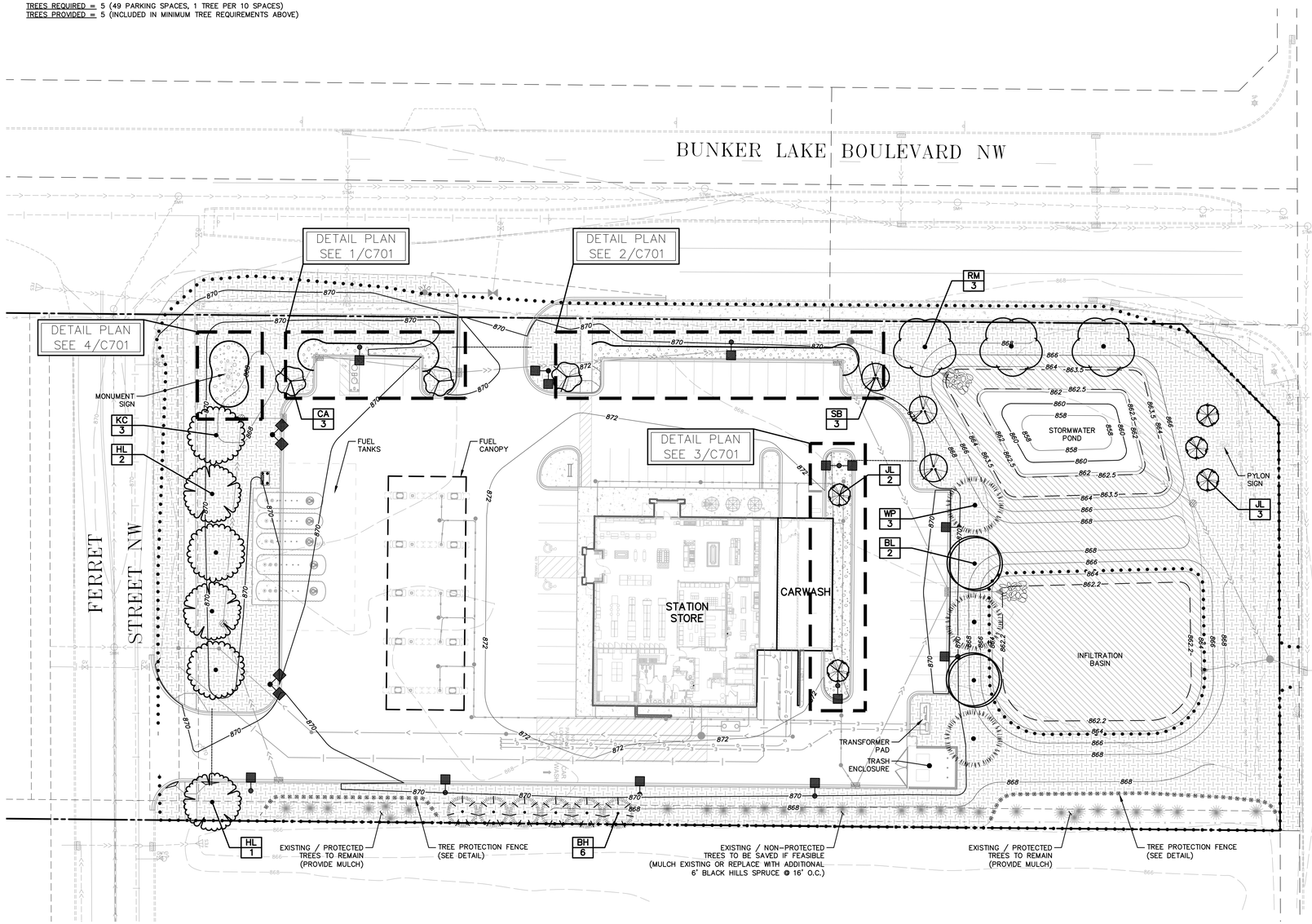
   SHRUBS REQUIRED = 55 (1,624 LF SITE PERIMETER / 30 = 55, OR 11,056 SF BUILDING / 300 = 37)
   SHRUBS PROVIDED = 166

3) PARKING LOT LANDSCAPING. ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS, WHICH ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT (SEE #1 ABOVE).

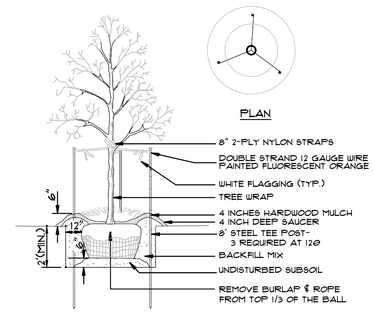
   TREES REQUIRED = 5 (49 PARKING SPACES, 1 TREE PER 10 SPACES)
   TREES PROVIDED = 5 (INCLUDED IN MINIMUM TREE REQUIREMENTS ABOVE)

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



1 C700 OVERALL LANDSCAPE PLAN



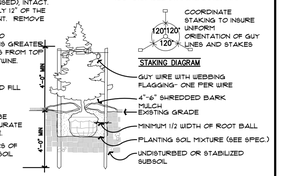
NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL. WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE

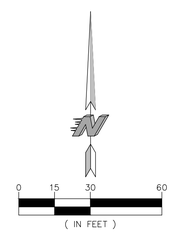
NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (60 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE



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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 Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

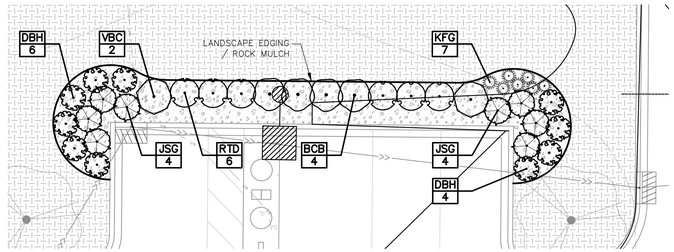
LANDSCAPE PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

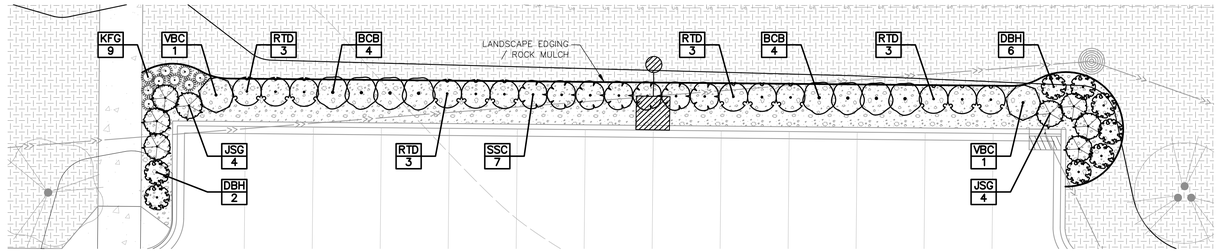
BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

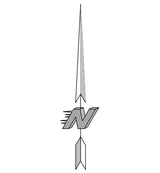
DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C700

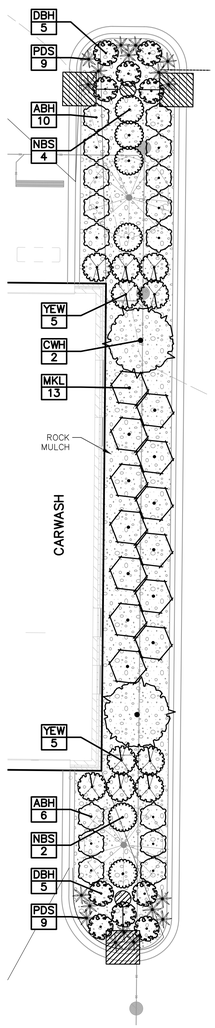


1 C701 LANDSCAPE PLAN ENLARGEMENT

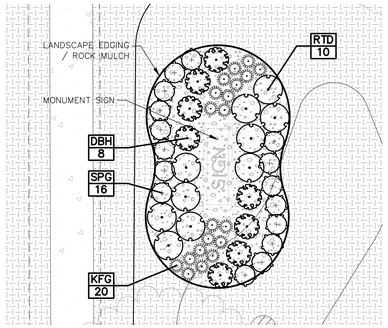


2 C701 LANDSCAPE PLAN ENLARGEMENT





3 C701 LANDSCAPE PLAN ENLARGEMENT



4 C701 PYLON SIGN LANDSCAPE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	3	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	HL	3	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	3	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	BL	2	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
CONIFEROUS TREES						
	BH	6	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WP	3	Pinus strobus	White Pine	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	3	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Prairifire`	Prairifire Crabapple	1.5" Cal.	B&B
	JL	5	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
SHRUBS						
	BCB	12	Aronia melanocarpa `Viking`	Viking Black Chokeberry	24" Ht.	#5 Cont.
	SSC	7	Clethra alnifolia `Hummingbird`	Summersweet	24" Ht.	#5 Cont.
	RTD	28	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	24" Ht.	#5 Cont.
	DBH	36	Diervilla lonicera	Dwarf Bush Honeysuckle	24" Ht.	#5 Cont.
	CWH	2	Hamamelis virginiana NATIVE	Common Witch Hazel	24" Ht.	#5 Cont.
	ABH	16	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	24" Ht.	#5 Cont.
	NBS	6	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	24" Ht.	#5 Cont.
	SPG	16	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	24" Ht.	#5 Cont.
	MKL	13	Syringa patula `Miss Kim`	Miss Kim Lilac	24" Ht.	#5 Cont.
	VBC	4	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	24" Ht.	#5 Cont.
EVERGREEN SHRUBS						
	JSG	16	Juniperus chinensis `Sea Green`	Sea Green Juniper	24" Ht.	#5 Cont.
	YEW	10	Taxus x media `Tauntonii`	Tauton Yew	24" Ht.	#5 Cont.
GRASSES						
	KFG	36	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#3 Cont.	
	PDS	18	Sporobolus heterolepis	Prairie Dropseed	#3 Cont.	
GROUND COVERS						
	ROCK	3,470 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	51,681 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TII	17,814 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	

LANDSCAPE QUANTITIES

±360 LF POLY EDGING – BLACK

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPS, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR INFILTRATION BASIN SOIL REQUIREMENTS. A TOPSOIL INSPECTION BY THE RAMSEY ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO SEEDING OR SOD.
6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER.
14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED. REFER TO MNDOT SEEDING MANUAL FOR ADDITIONAL INFORMATION ON PLANTING, ESTABLISHING AND MAINTAINING NATIVE SEED MIXES.
17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

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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 Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

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BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
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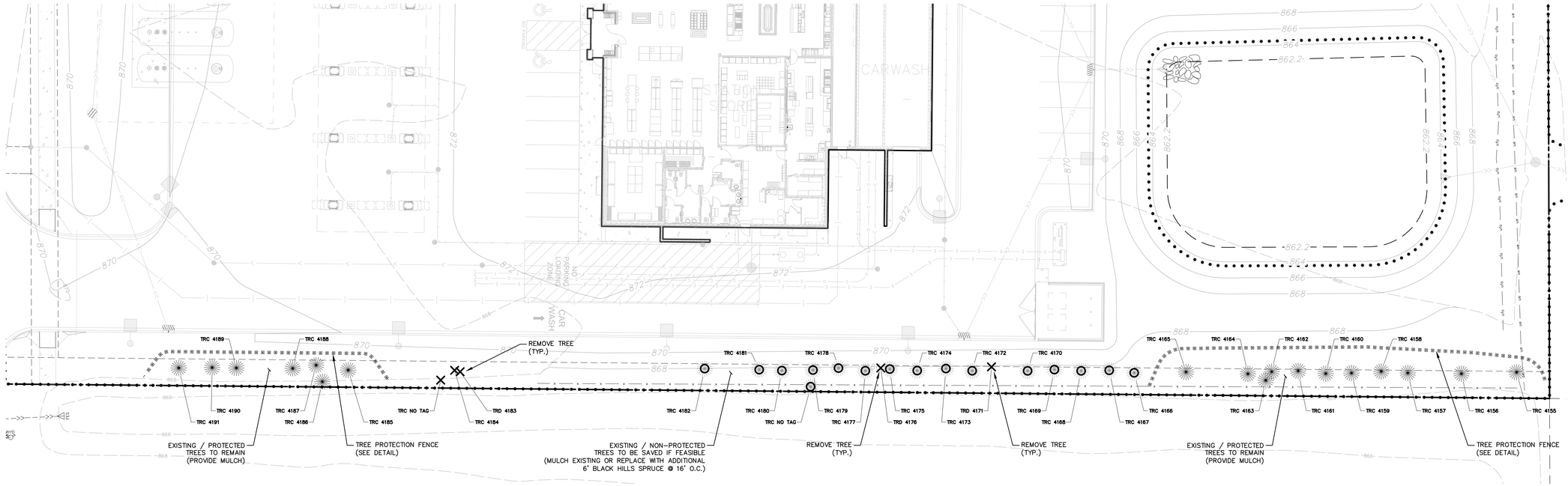


1 C702 OVERALL TREE PRESERVATION PLAN

TREE PRESERVATION NOTES

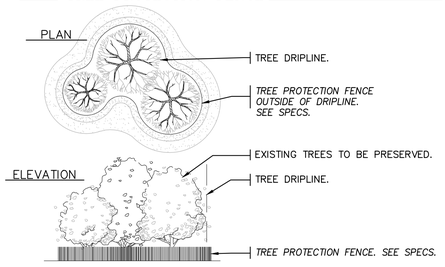
1. TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 02/05/25.
2. TREES 4155–4165 AND 4185–4191 ARE TO BE SAVED AND PROTECTED WITH TREE PROTECTION FENCING PRIOR TO CONSTRUCTION START.
3. UNLESS NOTED AS SAVED OR REMOVED (DENOTED BY X), ALL OTHER TREES (DENOTED BY O) ARE CONSIDERED OPTIONAL REMOVALS AND HAVE BEEN COUNTED AS REMOVED IN THE TREE INVENTORY CALCULATIONS. THESE TREES ARE INTENDED TO BE SAVED IF GRADING ALLOWS, BUT MAY BE REMOVED IF NEEDED WITHOUT MITIGATION.
4. ANY OPTIONAL REMOVAL TREES AS NOTED ABOVE THAT ARE REMOVED, SHALL BE REPLACED WITH ADDITIONAL 6' BLACK HILL SPRUCE TREES AT 16' ON CENTER TO MAINTAIN SCREENING.

TREE INVENTORY

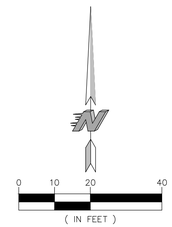
Tag #	Tree Size (DBH)	Species (Common Name)	Condition (0-3)	Protection Category	Notes	Designation
4155	9	Spruce	3	Significant		SAVE
4156	13	Spruce	3	Significant		SAVE
4157	11	Spruce	3	Significant		SAVE
4158	11	Spruce	3	Significant		SAVE
4159	12	Spruce	3	Significant		SAVE
4160	10	Spruce	3	Significant		SAVE
4161	13	Spruce	3	Significant		SAVE
4162	7	Spruce	3	Significant		SAVE
4163	10	Jack Pine	3	Significant		SAVE
4164	12	Spruce	3	Significant		SAVE
4165	16	Spruce	3	Significant		SAVE
4166	13	Spruce	3	Significant		REMOVE
4167	9	Spruce	3	Significant		REMOVE
4168	13	Spruce	3	Significant		REMOVE
4169	15	Spruce	3	Significant		REMOVE
4170	12	Spruce	3	Significant		REMOVE
4171	*12*	*Ash*	*3*	*NA - species*	*2-Stem*	*Remove (Exempt)*
4172	7	Spruce	3	Significant		REMOVE
4173	13	Spruce	3	Significant		REMOVE
4174	13	Spruce	3	Significant		REMOVE
4175	9	Spruce	3	Significant		REMOVE
4176	*21*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4177	8	Spruce	3	Significant		REMOVE
4178	10	Spruce	3	Significant		REMOVE
4179	10	Spruce	2	Significant		REMOVE
4180	13	Spruce	3	Significant		REMOVE
4181	15	Spruce	3	Significant		REMOVE
4182	17	Spruce	3	Significant		REMOVE
4183	*12*	*Ash*	*3*	*NA - species*	*3-Stem*	*Remove (Exempt)*
4184	6	Spruce	2	Significant		REMOVE
4185	9	Spruce	3	Significant	3-Stem	SAVE
4186	6	Red Cedar	3	Significant		SAVE
4187	8	Spruce	3	Significant		SAVE
4188	12	Spruce	3	Significant		SAVE
4189	6	Spruce	3	Significant		SAVE
4190	10	Spruce	3	Significant		SAVE
4191	11	Spruce	3	Significant		SAVE

SUMMARY	DBH (Inches)
Significant Trees Saved	186
Significant Trees Removed	183 (49.6%)
Significant Trees Total	369
Allowable Tree Removal (70%)	258
Mitigation Required	0

TREE PROTECTION FENCE



ERECT TREE PROTECTION FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN PROTECTIVE AREA. REMOVE THE TREE PROTECTION FENCE ONLY AFTER CONSTRUCTION OPERATIONS ARE COMPLETED.



CALL BEFORE YOU DIG

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

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON ENGINEERING
3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/30/25 License #: 56346

TREE PRESERVATION PLAN

CONVENIENCE STORE #1782 WITH 1-BAY CARWASH

BUNKER LAKE BLVD & ARMSTRONG BLVD NW
RAMSEY, MINNESOTA

#	DATE	DESCRIPTION
1	03/10/25	Per Owner Comments
2	04/08/25	Per City Comments

DRAWN BY	RJR
SCALE	GRAPHIC
PROJ. NO.	11224-00
DATE	2025-01-30
SHEET	1782 C702

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative:

Information

Title:

PUBLIC HEARING: Rivenwick Village 4th Addition - Revised Site Plan Review

Purpose/Background:

Rivenwick Village 4th Addition is a 27-unit townhome development that was approved in 2022. It is located in a triangle bounded by Riverdale Drive, 139th Lane, and Jasper Street NW. The site was graded and the streets and utilities were installed in the summer of 2023. Since then, no units have been constructed. The townhomes that were approved are a row-style multi-level split. The applicant, LGI Homes, has been receiving feedback from their other locations that a standard two-story design would be more desirable. To accomplish this change in design, the site would need to have the grading revised to raise the rears of the units. Townhome unit designs and site improvements are approved through a Site Plan Review application. The proposed changes in the grading plan and unit design are deviations from the 2022 approvals and an amendment is required.

A short (1-3 foot) retaining wall will be installed to create a flat, usable backyard with patios. The retaining wall and regrading are not anticipated to alter the approved landscape plan.

The proposed front and rear exteriors of the townhome units look very similar to the design that was approved in 2022. The individual unit widths are the same so replatting of the property is not necessary.

Notification:

Mailed notices were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the site. A legal notice was placed in the May 9 Anoka Union Hearld Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the amended site plan review as recommended by staff.
2. Recommend approval of the amended site plan with modifications.
3. Recommend denial of the amended site plan based on certain findings, keeping the existing approvals in place.

Funding Source:

All costs associated with this amendment are the responsibility of the applicant.

Recommendation:

Staff recommends approval of the amended site plan review.

Outcome/Action:

Motion to recommend approval of the amended site plan review for Rivenwick Village 4th Addition.

Attachments

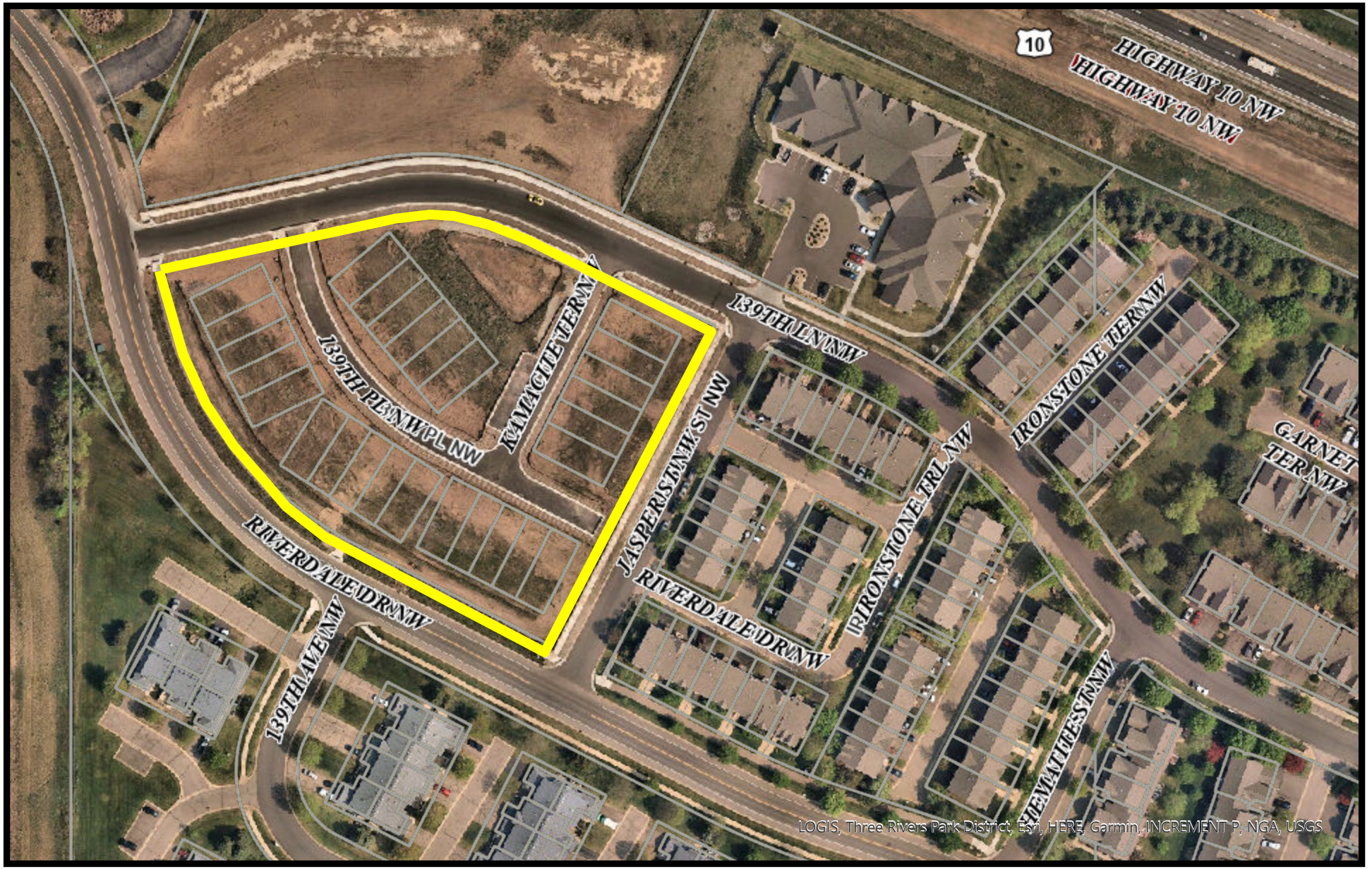
Location Map
Grading/Site Plan
Landscape Plan
5-Plex Buildings
6-Plex Buildings
Resolution #25-106

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/08/2025 02:33 PM
Form Started By: Todd Larson		Started On: 04/17/2025 03:06 PM
Final Approval Date: 05/08/2025		

Rivenwick Village 4th Addition

Location Map: 139th Lane NW & Riverdale Drive NW



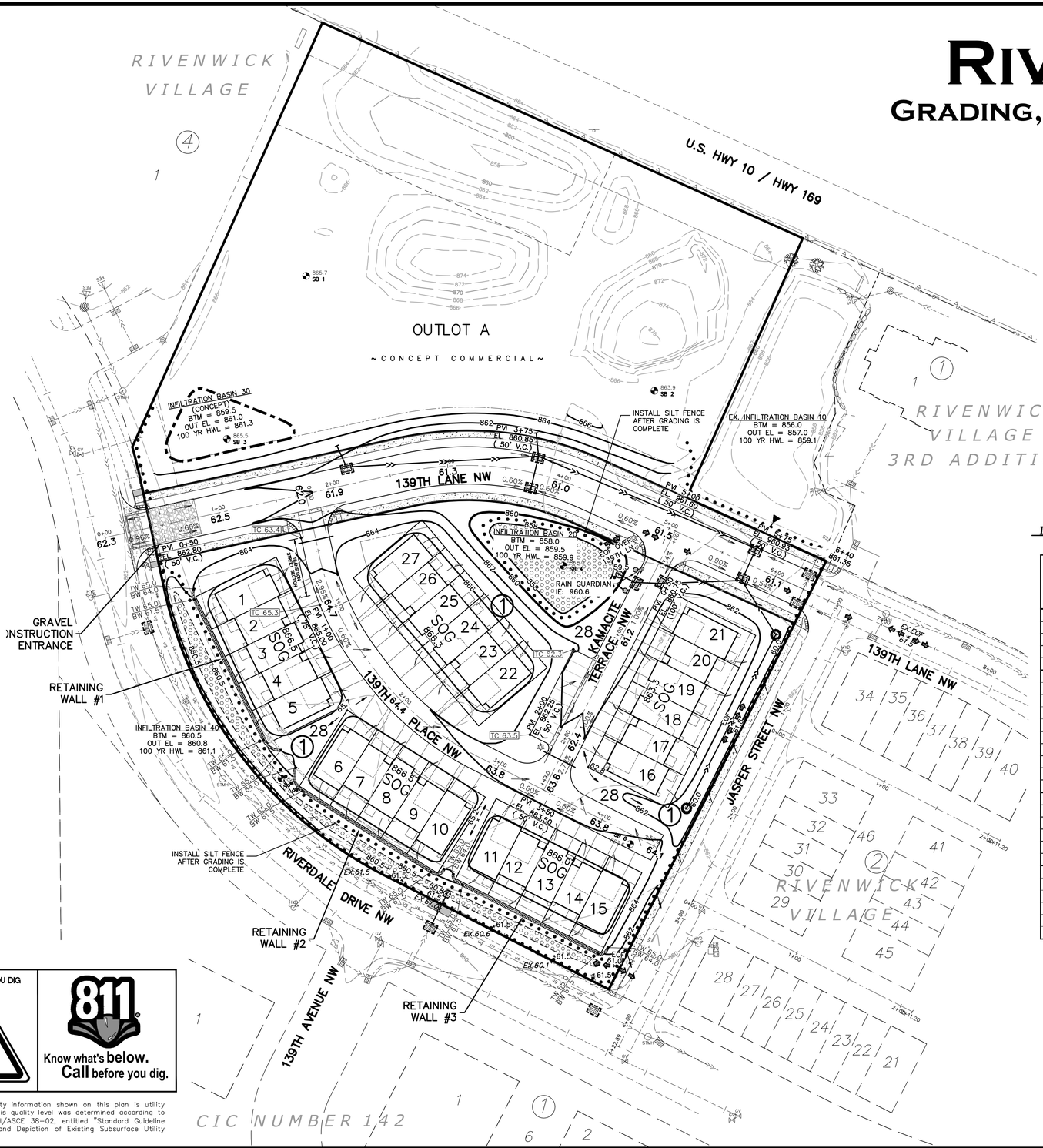
Print Date: April 14, 2025

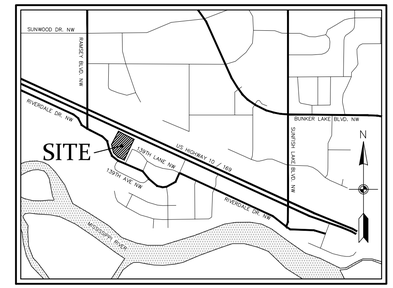
0 0.01 0.01 0.03 0.04 0.06
mi

RIVENWICK VILLAGE

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

RAMSEY, MINNESOTA





VICINITY MAP

NOT TO SCALE

LOT TABULATION

Block	Lot	House Type	Garage Floor Elevation	Proposed Lowest Floor Elevation	Lowest opening Elevation	EOF	100 Year	Water Table	Controling Elevation		Method
									LF	LO	
1	1	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	2	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	3	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	4	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	5	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	6	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	7	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	8	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	9	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	10	SOG	866.5	866.5	866.5	861.0	861.1	853.0	863.1	-	100-YR
1	11	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	12	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	13	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	14	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	15	SOG	866.0	866.0	866.0	861.0	861.1	853.0	863.1	-	100-YR
1	16	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	17	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	18	SOG	863.3	863.3	863.3	861.8	-	853.0	-	862.8	EOF
1	19	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	20	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	21	SOG	863.3	863.3	863.3	861.5	-	853.0	-	862.5	EOF
1	22	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	23	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	24	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	25	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	26	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF
1	27	SOG	866.3	866.3	866.3	861.5	859.9	853.0	-	862.5	EOF

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
MAINTENANCE ACCESS		
INFILTRATION BASIN		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
SPECIFIED CONTOUR		
FEMA FLOODWAY	FW	
FEMA FLOODPLAIN	FP	
100' BUFFER	buffer	
WETLAND LINE		
SPOT ELEVATION		00.0 / E.O.F. / 000.0
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		

DENOTES INLET PROTECTION

WETLAND FILL SUMMARY

THERE ARE NO DELINEATED WETLAND ONSITE

SHEET INDEX

1. GRADING DEVELOPMENT & EROSION CONTROL PLAN
2–3. DETAILS

N

0 25 50 100

BENCHMARK

1. Minnesota Department of Transportation Geodetic GSD Station No. 781 (MnDot Name F 257) – Elevation 864.76 ft.
2. Minnesota Department of Transportation Geodetic GSD Station No. 93781 (MnDot Name 0202 B) – Elevation 865.02 ft.

CALL BEFORE YOU DIG

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The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING — ENGINEERING SURVEYING PLANNING

3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/6/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 12/6/22

Revisions:
1. 3/27/24 Revise to SOG per Owner
2. 4/29/25 Revise Building Plan per Owner

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

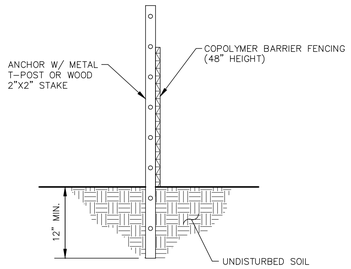
RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Save Date: 04/29/25 F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_grade.dwg

7835-02

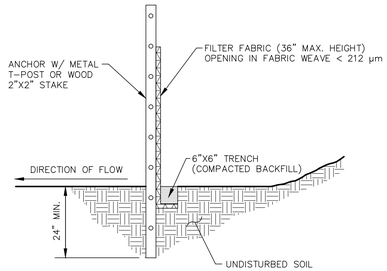
TREE FENCE



NOTES:

1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
4. SEE MNDOT SPECIFICATION 2572.

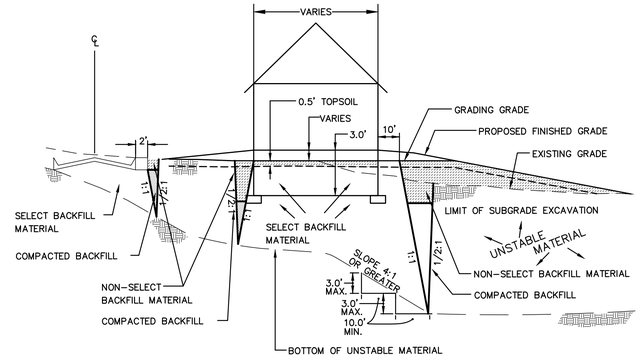
SILT FENCE



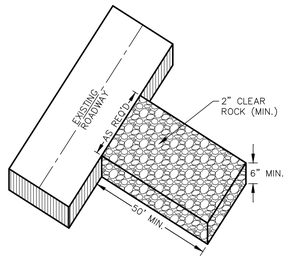
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"X6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

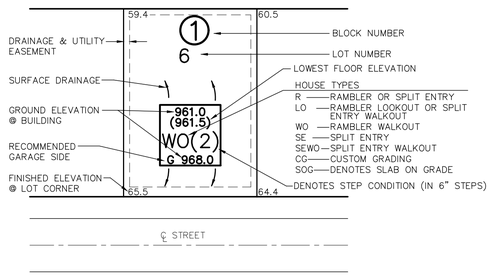
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

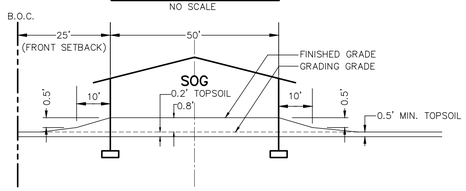


GRADING PLAN LOT KEY



SLAB ON GRADE

NO SCALE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

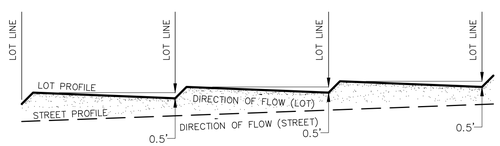
SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

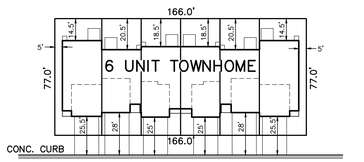
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

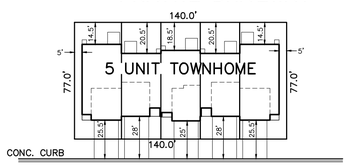
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL







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BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/6/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 12/6/22

Revisions:
1. 3/27/24 Revise to SOG per Owner
2. 4/29/25 Revise Building Plan per Owner

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

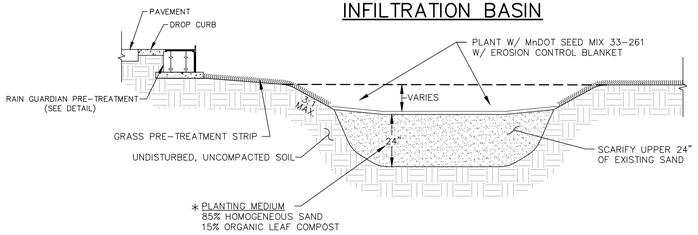
DETAILS

2 of 4

Save Date: 04/29/25 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_detail.dwg

7835-02

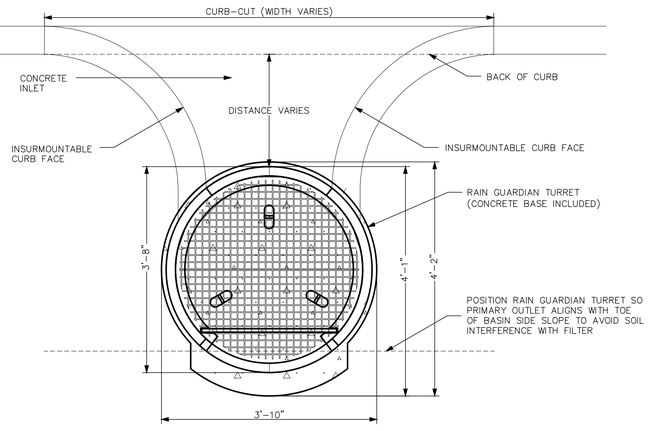
INFILTRATION BASIN



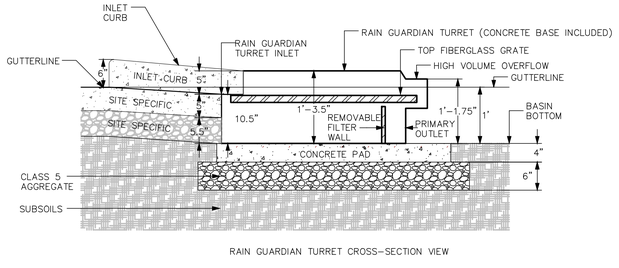
* ONSITE SOILS TO BE UTILIZED TO THE EXTENT POSSIBLE. VERIFY W/ GEOTECHNICAL ENGINEER.

RAIN GUARDIAN DETAIL

RAIN GUARDIAN TURRET
U.S. PATENT 8,501,016

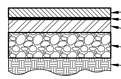


RAIN GUARDIAN TURRET PLAN VIEW



RAIN GUARDIAN TURRET CROSS-SECTION VIEW

INSERT A:



REFERENCE NOTES:

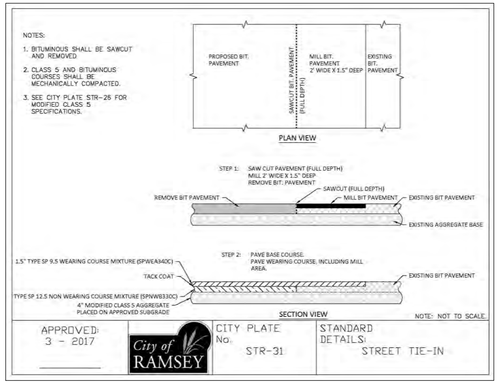
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY 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.

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.

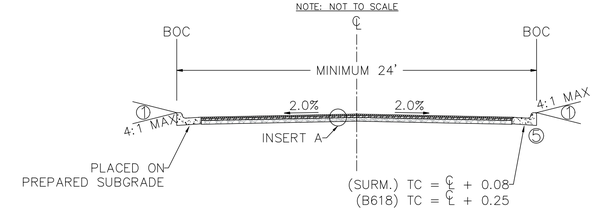
APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



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

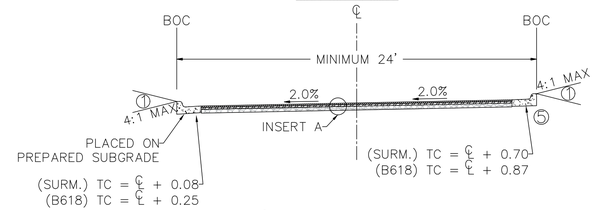
24' – PRIVATE STREET

(STREET C)
NOTE: NOT TO SCALE



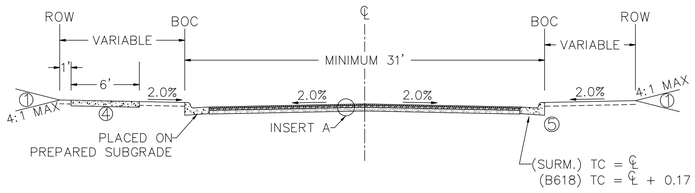
24' – PRIVATE STREET

(STREET B)
NOTE: NOT TO SCALE



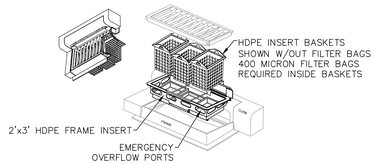
32' – URBAN STREET

NOTE: NOT TO SCALE



INFRASAFE – 2'x3' DEBRIS COLLECTION DEVICE

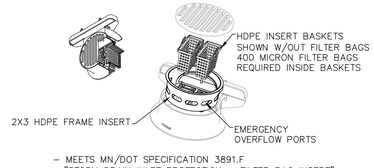
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3067 OR R-3290 SERIES

INFRASAFE – 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F "STORM DRAIN INLET PROTECTION – FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 12/6/22 License #: 25063

Drawn: ADB
Designed: BJK
Date: 12/6/22

Revisions:
1. 3/27/24 Revise to SOG per Owner
2. 4/29/25 Revise Building Plan per Owner

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

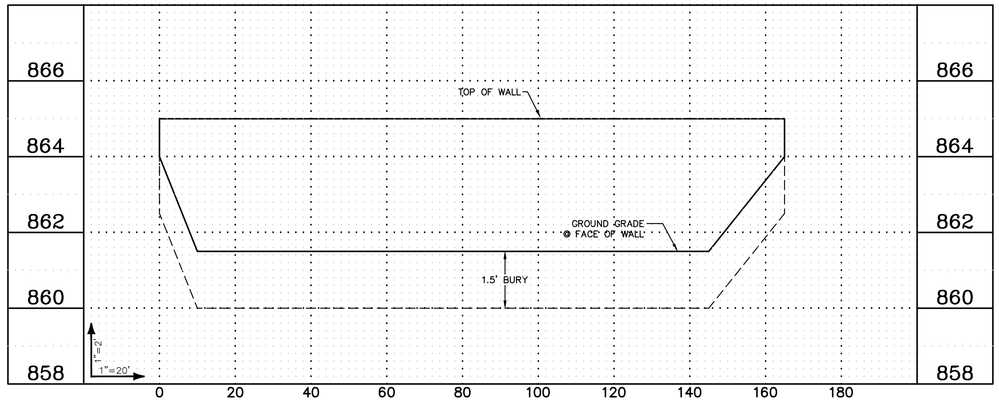
RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

DETAILS

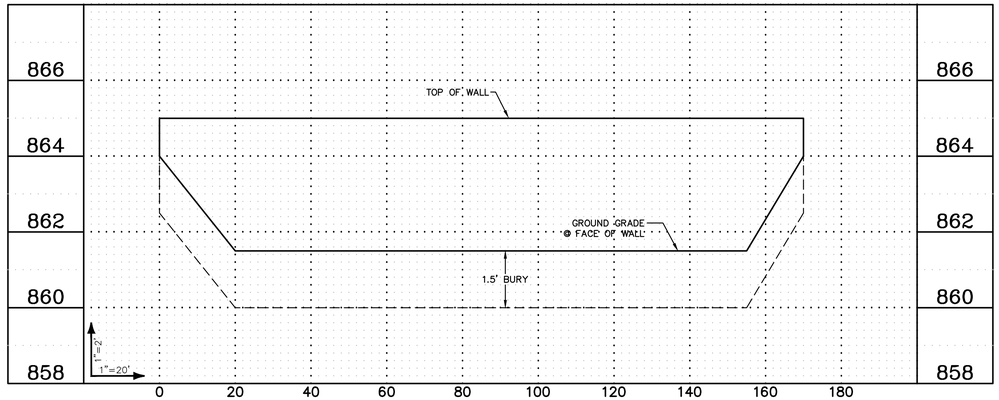
Save Date: 04/29/25 | f:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\engineering\final plans\grading\7835-02_detail.dwg

7835-02

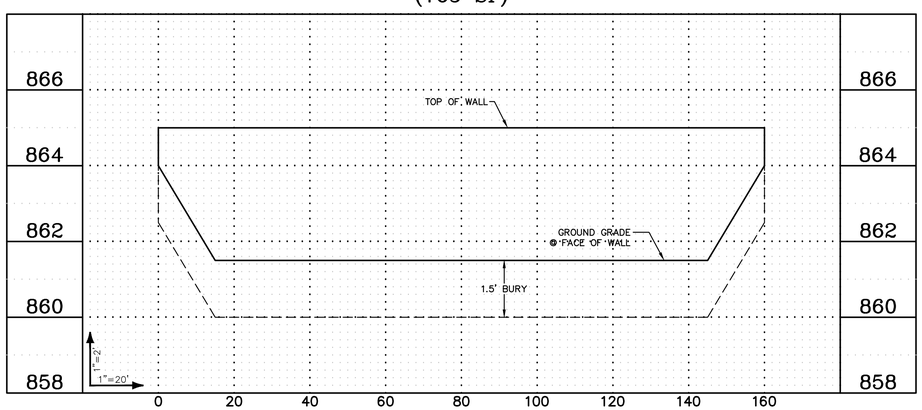
MODULAR RETAINING WALL #1
(790 SF)



MODULAR RETAINING WALL #2
(810 SF)



MODULAR RETAINING WALL #3
(765 SF)



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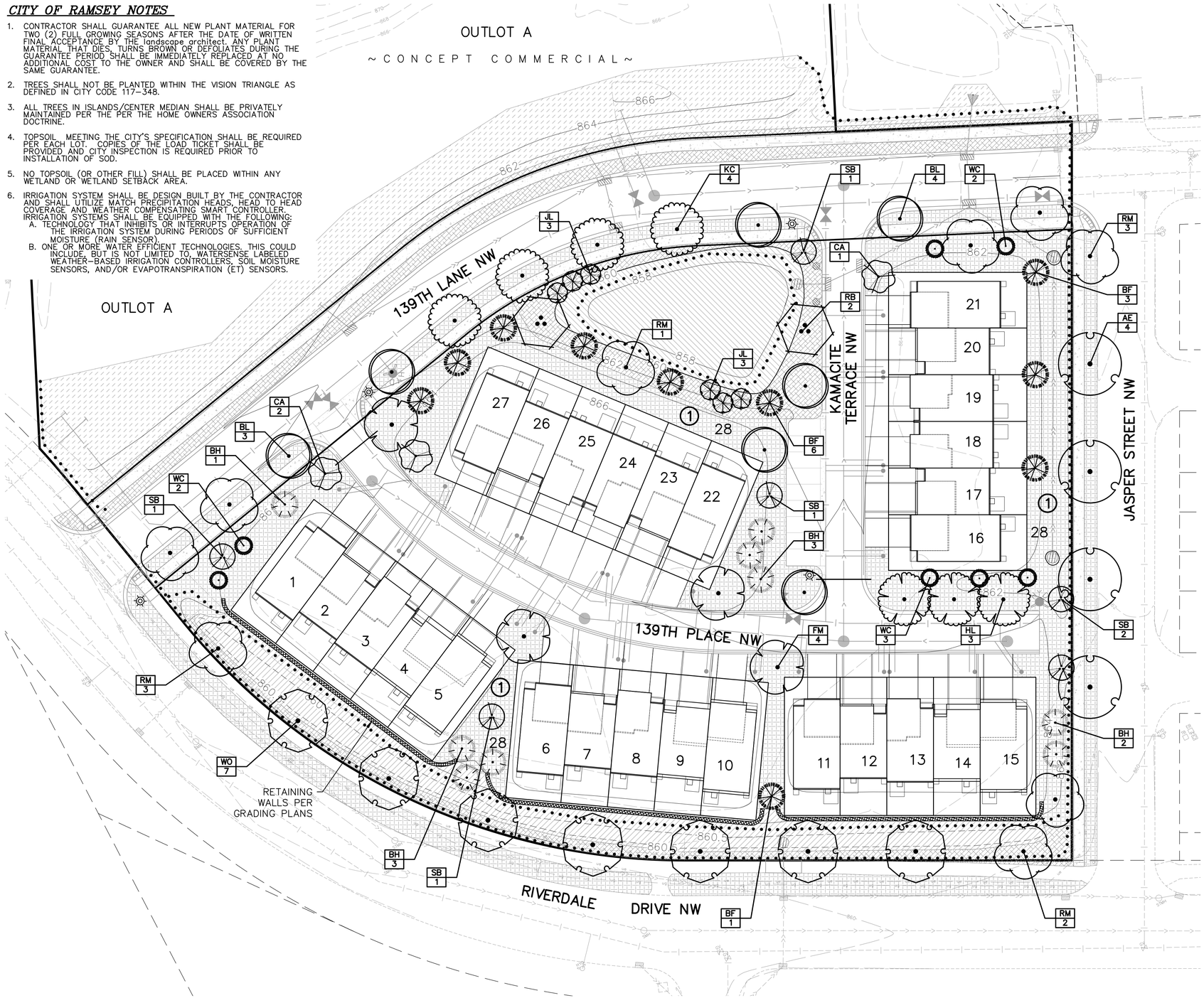
7835-02

CITY OF RAMSEY NOTES

1. CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR TWO (2) FULL GROWING SEASONS AFTER THE DATE OF WRITTEN FINAL ACCEPTANCE BY THE landscape architect. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES DURING THE GUARANTEE PERIOD SHALL BE IMMEDIATELY REPLACED AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE COVERED BY THE SAME GUARANTEE.
2. TREES SHALL NOT BE PLANTED WITHIN THE VISION TRIANGLE AS DEFINED IN CITY CODE 117-348.
3. ALL TREES IN ISLANDS/CENTER MEDIAN SHALL BE PRIVATELY MAINTAINED PER THE PER THE HOME OWNERS ASSOCIATION DOCTRINE.
4. TOPSOIL MEETING THE CITY'S SPECIFICATION SHALL BE REQUIRED PER EACH LOT. COPIES OF THE LOAD TICKET SHALL BE PROVIDED AND CITY INSPECTION IS REQUIRED PRIOR TO INSTALLATION OF SOD.
5. NO TOPSOIL (OR OTHER FILL) SHALL BE PLACED WITHIN ANY WETLAND OR WETLAND SETBACK AREA.
6. IRRIGATION SYSTEM SHALL BE DESIGN BUILT BY THE CONTRACTOR AND SHALL UTILIZE MATCH PRECIPITATION HEADS, HEAD TO HEAD COVERAGE AND WEATHER COMPENSATING SMART CONTROLLER. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH THE FOLLOWING:
   A. TECHNOLOGY THAT INHIBITS OR INTERRUPTS OPERATION OF THE IRRIGATION SYSTEM DURING PERIODS OF SUFFICIENT MOISTURE (RAIN SENSOR).
   B. ONE OR MORE WATER EFFICIENT TECHNOLOGIES. THIS COULD INCLUDE, BUT IS NOT LIMITED TO, WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPOTRANSPIRATION (ET) SENSORS.



1 L1 OVERALL LANDSCAPE PLAN

CITY OF RAMSEY LANDSCAPE REQUIREMENTS

1. R2/R3 RESIDENTIAL DISTRICTS (SEC. 117-364.C6) – MINIMUM CANOPY COVERAGE FOR ATTACHED UNITS.

CANOPY COVERAGE REQUIRED (.482 X 72,088 SF) = 34,746 SF

IMPERVIOUS COVER = 67,141 SF (48.2%)
PERVIOUS COVER = 72,088 SF
TOTAL SITE AREA = 139,229

CANOPY COVERAGE PROVIDED = 34,912 SF

PREFERRED TREES	CANOPY	QTY	SUBTOTAL
AUTUMN BRILLIANCE SERVICEBERRY	115	6	690
SWAMP WHITE OAK	718	7	5,026
NORTHERN WHITE CEDAR	626	7	4,382
BALSAM FIR	319	10	3,190
BLACK HILLS SPRUCE	386	9	3,474
		TOTAL	16,762

ACCEPTABLE TREES	CANOPY	QTY	SUBTOTAL
KENTUCKY COFFEE TREE	629	4	2,516
CRABAPPLE	157	3	471
PRINCETON ELM	552	4	2,208
NORTHERN ACCLAIM HONEYLOCUST	481	3	1,443
IVORY SILK LILAC	120	6	720
BOULEVARD LINDEN	354	7	2,478
SIENNA GLEN MAPLE	629	4	2,516
NORTHWOODS RED MAPLE	552	9	4,968
RIVER BIRCH	415	2	830
		TOTAL	18,150

2. TREE PRESERVATION – THE SITE WAS CLEAR CUT DURING RIVENWICK VILLAGE 3RD ADDITION AND AN AFTER THE FACT INVENTORY OF TREE STUMPS WAS COMPLETED. APPROXIMATELY 302 SIGNIFICANT TREE INCHES WERE REMOVED FROM THIS AREA, AT LEAST 40% OF WHICH NEEDED TO BE PRESERVED (121 INCHES). FOR EACH INCH BEYOND THAT THRESHOLD, 1.25 INCHES NEED TO BE REPLACED. PROPOSED LANDSCAPING CAN COUNT TOWARD THIS REQUIREMENT.

TREE REPLACEMENT REQUIRED = 151 (121 INCHES X 1.25)
TREE REPLACEMENT PROVIDED = 154.5

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

N

0 15 30 60
(IN FEET)

FOUNDATION PLANTING NOTE

REQUIRED FOUNDATION PLANTINGS AROUND BUILDINGS TBD AND WILL BE INCLUDED WITH FUTURE BUILDING PERMIT SUBMITTALS BY OTHERS.

CALL BEFORE YOU DIG

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

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SUITE 100
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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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/06/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/06/22

Revisions:
1. 12/20/22 - Per City Comments
2. 03/27/24 - Revise to SOG per Owner
3. 04/29/25 - Per City Comments

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L1 of 2

Save Date: 03/27/24 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\landscape\7835-02_landscape.dwg

7835-02

LANDSCAPE SPECIFICATIONS

1. TREE PROTECTION. ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.

2. EROSION CONTROL. REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMP'S, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPS MUST BE IMPLEMENTED WITHIN 7 DAYS USING.

3. CLEARING AND GRUBBING. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.

4. SOIL PREPARATION. REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.

5. TOPSOIL MATERIAL. ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.

6. SEEDING AND TURF ESTABLISHMENT. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING.. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.

7. SODDING. CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.

8. PLANT MATERIAL. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

9. PLANT MATERIAL SUBSTITUTIONS. ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.

10. PLANT INSTALLATION AND ESTABLISHMENT. REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

11. MULCH MATERIAL. DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.

12. LANDSCAPE EDGING. INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.

13. IRRIGATION. DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.

14. MAINTENANCE. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.

15. WATERING. UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.

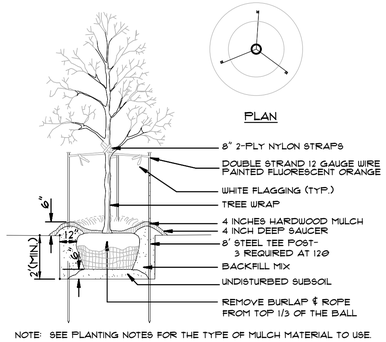
16. NATIVE PLANT ESTABLISHMENT. THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.

17. FINAL ACCEPTANCE. UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.

18. WARRANTY. ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	RM	9	Acer rubrum `Northwood`	Northwoods Red Maple	2" Cal.	B&B
	FM	4	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B
	RB	2	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8` Ht.	B&B
	HL	3	Gleditsia triacanthos inermis `Harve`	Northern Acclaim Thornless Honey Locust	2" Cal.	B&B
	KC	4	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2" Cal.	B&B
	WO	7	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	BL	7	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B
	AE	4	Ulmus americana `Princeton`	American Elm	2" Cal.	B&B
CONIFEROUS TREES						
	BF	10	Abies balsamea	Balsam Fir	6` Ht.	B&B
	BH	9	Picea glauca densata	Black Hills Spruce	6` Ht.	B&B
	WC	7	Thuja occidentalis	White Cedar	6` Ht.	B&B
ORNAMENTAL TREES						
	SB	6	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7` Ht.	B&B
	CA	3	Malus x `Adirondack` White Flowers	Adirondack Crabapple	1.5" Cal.	B&B
	JL	6	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B
GROUND COVERS						
	SOD	41,789 sf	Bluegrass Sod Irrigated Turfgrass	Kentucky Bluegrass	sod	
	TI	16,517 sf	Type I - Infiltration Basin Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	
	TII	15,357 sf	Type II - No-Mow Lawn Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 300.0 lb/ac	Prairie Nursery No-Mow Lawn Seed Mix	seed	
	TIII	18,265 sf	Type III - Native Construction Seed Mix Install with mass grading. Refer to notes for acceptable seeding methods. Seeding Rate 57.0 lb/ac	MnDOT Seed Mix 32-241	seed	

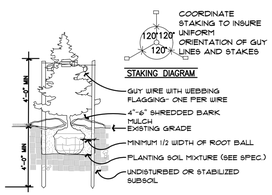


NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD

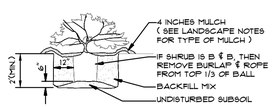
GUY ASSEMBLY- 16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-T" ROLLED STEEL POSTS (MNDOT 3401) @ 180° O.C. (SEE STAKING DIAGRAM)



B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

PLANTING STEPS FOR DECIDUOUS AND CONIFEROUS TREES

1. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
2. TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT. BACKFILL WITHIN APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
5. PLUMB AND BACKFILL WITH BACKFILL SOIL.
6. WATER TO SETTLE PLANTS AND FILL VOIDS.
7. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
8. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.



C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 12/06/22 License #: 56346

Drawn: RJR
Designed: RJR
Date: 12/06/22

Revisions:
1. 12/20/22 - Per City Comments
2. 03/27/24 - Revise to SOG per Owner
3. 04/29/25 - Per City Comments

LGI HOMES - MINNESOTA, LLC
2850 Cutters Grove Ave., Suite 207
Anoka, Minnesota 55303

RIVENWICK VILLAGE 4TH ADDITION
Ramsey, Minnesota

LANDSCAPE PLAN

L2 of 2

Save Date: 03/27/24 | F:\jobs\7821 - 7840\7835-02 rivenwick 4th addition\cad c3d\landscape\7835-02_landscape.dwg

7835-02

GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY CONFLICTS OR MISSING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDER AND/OR DESIGNER.

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 MINNESOTA RESIDENTIAL CODE, 2020 MINNESOTA ENERGY CODE AND 2020 MEC

RE: STRUCTURAL FOR ALL LOADS AND HEADER SIZES

INTERIOR CONSTRUCTION

WALLS:
ALL ANGLED WALLS ARE 45°U.N.O.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL USABLE AREAS UNDERNEATH STAIRS

BARTOP TOP PLATE TO BE @ 34 1/2" A.F.F.

CEILINGS:
CATHEDRAL CEILING BEAM TO BE FURRED OUT TO 6" WIDE

DOORS:
ALL SHEETROCK ARCHES (SRA) AS FOLLOWS:
BOT OF ARCH @ 82" A.F.F. WITH TOP OF ARCH @ 92" A.F.F.
INTERIOR DOORS TO BE TWO PANEL COLONIAL INTERIOR PASSAGE DOORS
HEADER HEIGHT FOR GARAGE OHD TO BE @ 85 1/4"
HEADER HEIGHT FOR GARAGE ENTRY DOOR TO BE 81 1/2"
DOOR CONNECTING GARAGE AND HOUSE TO BE SELF CLOSING 1 3/8" THICK STEEL, INSULATED, 20 MINUTE FIRE RATED, GASKET AND SEALED PER LOCAL CODES

SRO (SHEET ROCK OPENINGS) AND SRA (SHEETROCK ARCHES):
REFER TO FLOOR PLANS FOR ALL SRO AND SRA WIDTHS
ALL SRO AND SRA HEIGHTS TO BE 12" BELOW SPECIFIED CEILING

WINDOWS: R1C310
PROVIDE 1/2" ADDITIONAL ROUGH OPENING HEIGHT AT ALL WINDOWS
DEFINITION OF WINDOW TAG EXAMPLED: 3050 SH DL @ 6'-8" HEADER HEIGHT= 36" X 60" SINGLE HUNG DIVIDED LITE @ 6'-8" A.F.F.

LIGHTING:
VANITY FIXTURES TO BE MOUNTED @ 87" A.F.F. TO THE CENTERLINE
COACH LIGHTS TO BE MOUNTED 5'-10" A.F.F. TO THE CENTERLINE

CABINETS:
KITCHEN AND UTILITY CABINETS: COUNTERTOP @ 36"
BATHROOM CABINETS: COUNTERTOP @ 34"
PROVIDE CROWN MOULDING AS SPECIFIED @ KITCHEN WALL CABINETS

GARAGE:
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CEILING.
SLOPE FLOOR, FULL WIDTH, 1% FROM REAR WALL TO OHD, U.N.O.

STAIRS: IRC311.5
STAIR WIDTH SHALL BE NO LESS THAN 36"
ALL RISERS TO BE 7 3/4" MAX AND MAY NOT VARY MORE THAN 3/8" IN HEIGHT
ALL TREADS TO BE NO LESS THAN 10"
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AT NO LESS THAN 34" OR MORE THAN 38" A.F.F.

EXTERIOR CONSTRUCTION

STONE VENEER:
THIN SET STONE VENEER OR PANELIZED REPLICA STONE, STACK NATURALLY AND CONFORM WITH ALL STANDARD INDUSTRY PRACTICES AND ALL APPLICABLE IRC CODES

WALLS:
ALL EXTERIOR WALLS TO BE 2X6 STUDS, UNLESS NOTED OTHERWISE

PORCHES:
ALL PORCHES AND PATIO SOFFITS TO BE VINYL AND MATCH SOFFIT MATERIAL AT EAVES

ROOFS:
TERMINATION OF FASCIA AT GABLES WILL BE HELD 1 INCH OFF THE SHINGLES

EXIT DOORS:
INSTALL "Z" FLASHING OVER ALL EXPOSED EXTERIOR DOORS

ADDRESS BLOCK:
SHALL BE MOUNTED IN STONE WAINSCOT WITH TOP OF 36" A.F.F.

EXTEIOR TRIM:
ALL WINDOW AND DOOR TRIM TO BE 45 DEGREE MITER

SOFFITS:
SOFFITS AT ALL GABLES TO BE 12" VINYL
SOFFITS AT ALL HIPS TO BE 12" VINYL

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3, U (garage)
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA ENERGY CODE
2020 NEC

CONSULTANTS

DESIGNER

NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER

HANSON GROUP
3407 KILMER LANE N. SUITE #4
PLYMOUTH, MN 55441
PHONE: (612) 708-3572

LGI HOMES®

AFTON PLAN

FLOOR AREAS	
MAIN	636
UPPER	860
TOTAL	1496
GARAGE	403
COVERED PORCH	40

CAMDEN PLAN

FLOOR AREAS	
MAIN	748
UPPER	1001
TOTAL	1749
GARAGE	404
COVERED PORCH	22

HAYES PLAN

FLOOR AREAS	
MAIN	883
UPPER	1189
TOTAL	2072
GARAGE	401
COVERED PORCH	24

SHEET INDEX

C - COVER SHEET
A1 - SLAB FOUNDATION (2)
A2 - MAIN FLOOR PLAN (2)
A3 - UPPER FLOOR PLAN (2)
A4 - FRONT AND REAR ELEVATION (2)
A5 - SIDE ELEVATIONS
A6 - ROOF PLAN
A7 - BUILDING SECTION
A8 - PARTY WALL DETAIL
A9 - ELECTRICAL PLAN (MAIN)
A10 - ELECTRICAL PLAN (UPPER)

5 UNIT BUILDING (CHP)

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www.nash-architects.com

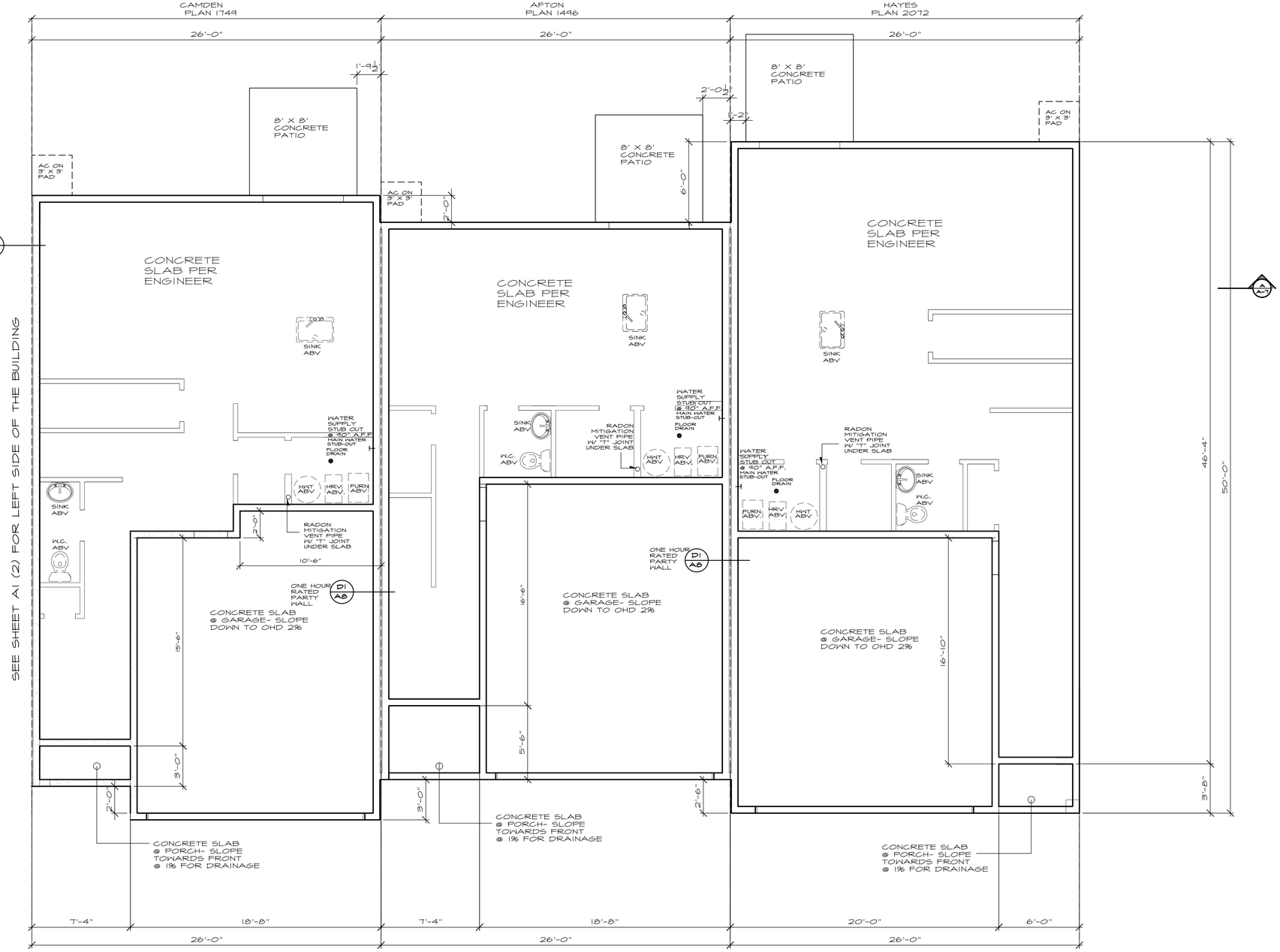
RIVENWICK VILLAGE
5 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:
03-06-24
04-30-24
04-23-25

drawn by: MWJ
checked by:

SHEET
C

Written dimensions on this drawing shall have precedence over scaled dimensions. Contactor shall verify all dimensions, conditions, etc., pertaining to the work before proceeding. The Owner must be notified of any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work, or the Contractor shall accept full responsibility for the cost to rectify same.



SLAB FOUNDATION

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

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A1

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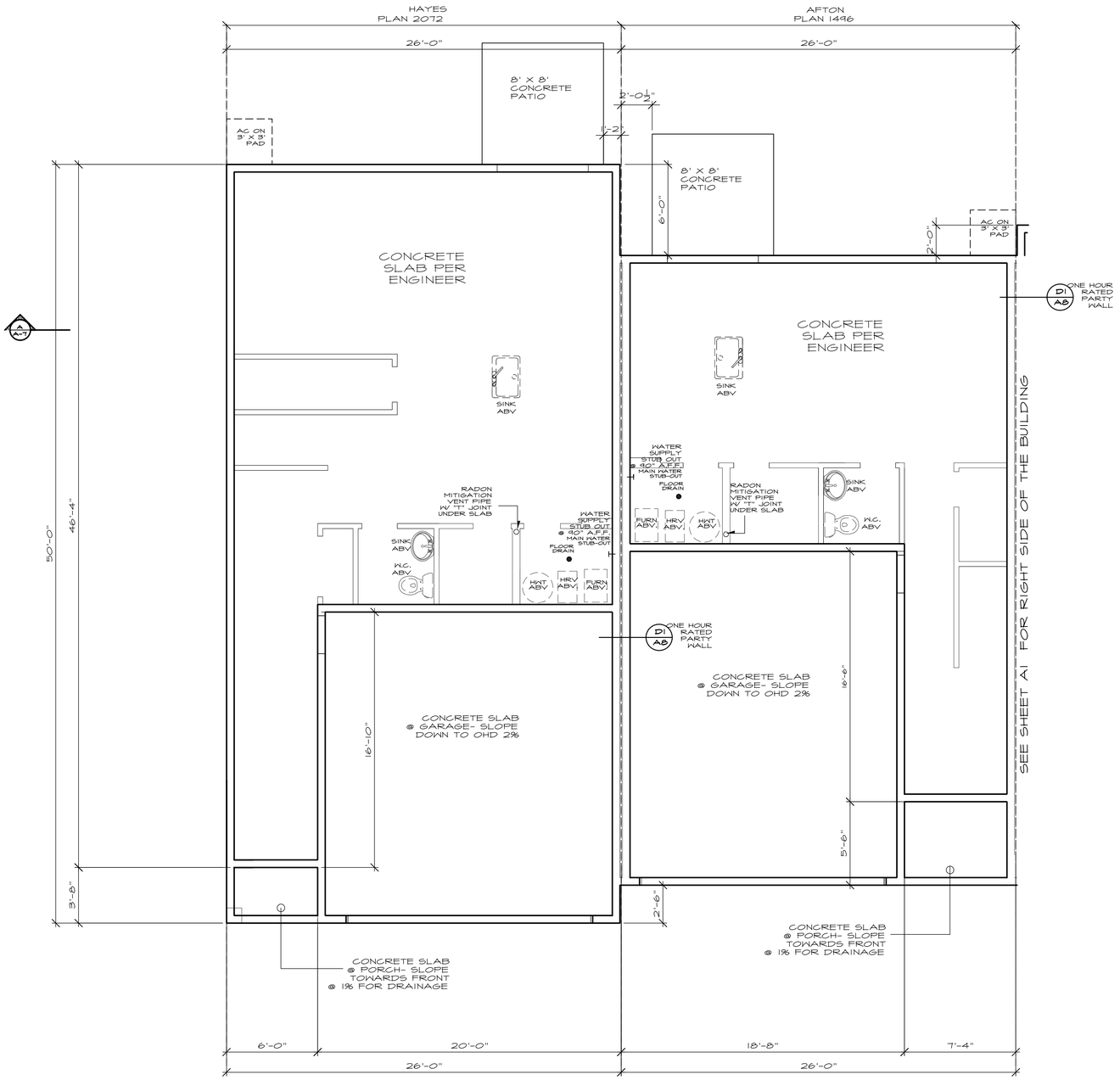

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checked by:

SHEET
A1
(2)

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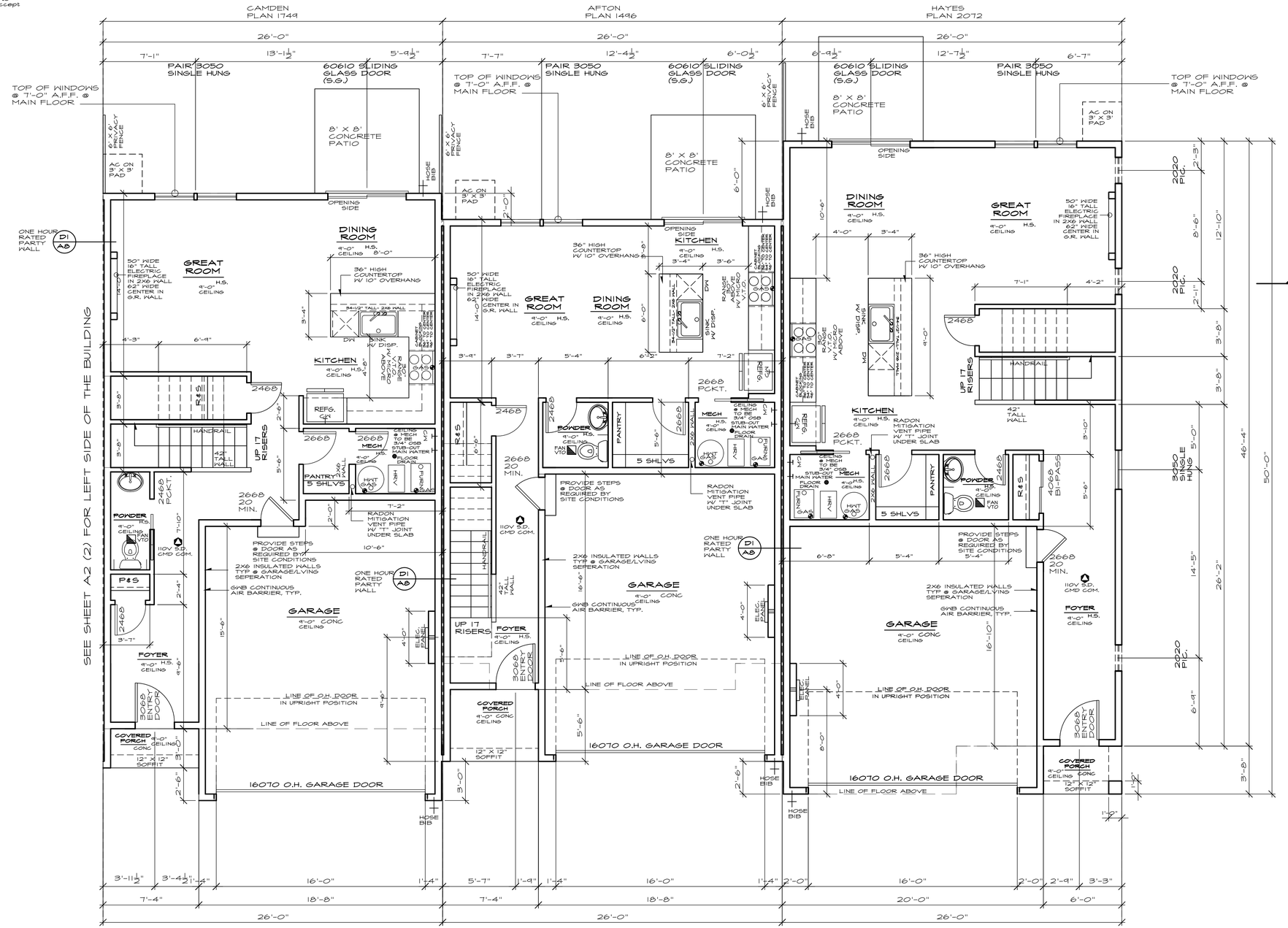

MAIN FLOOR PLAN

SEE GENERAL NOTES

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date: 01-04-24
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revisions:

drawn by: MAJ
checked by:

SHEET
A2

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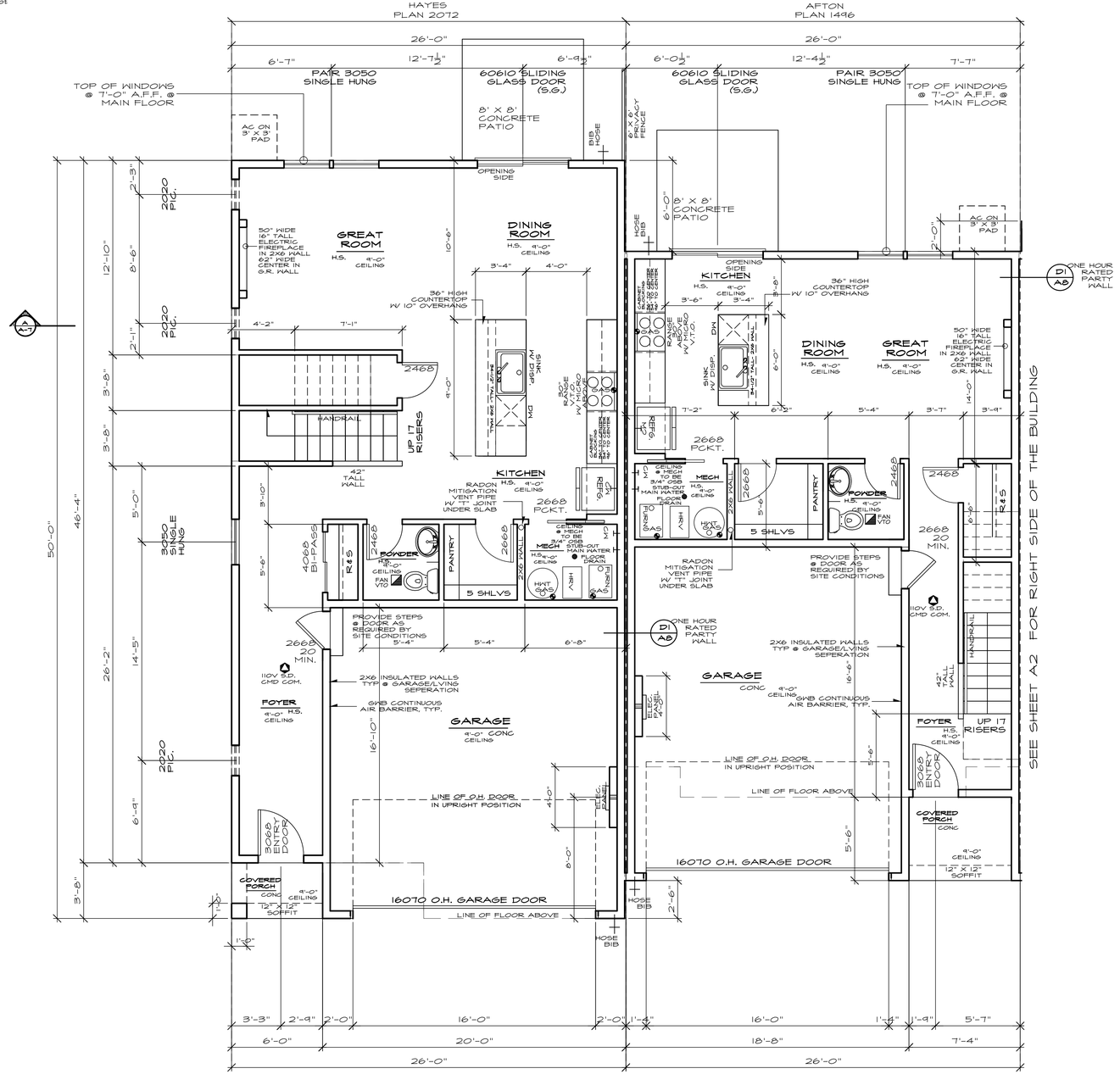

MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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revisions:

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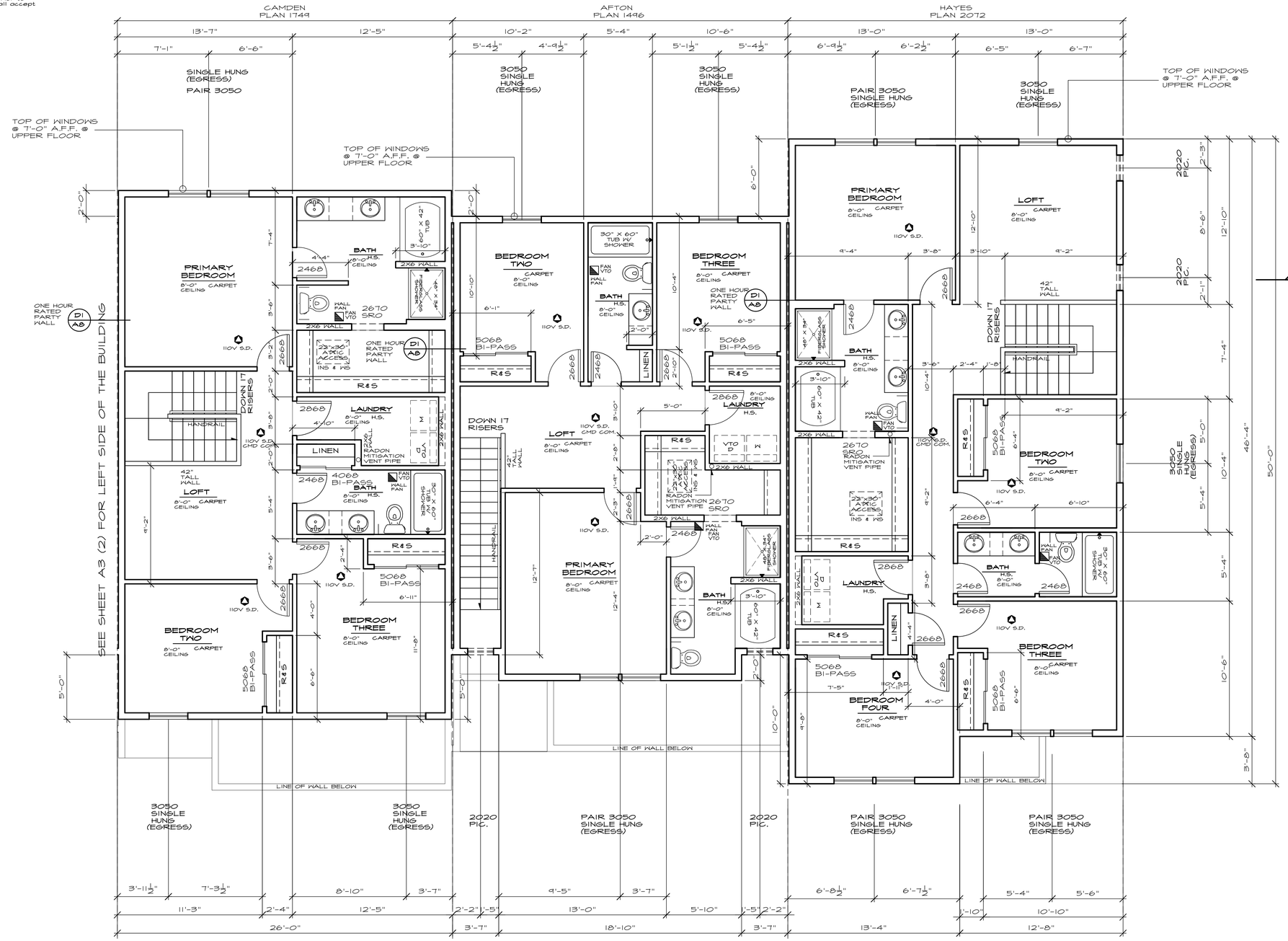

UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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A3

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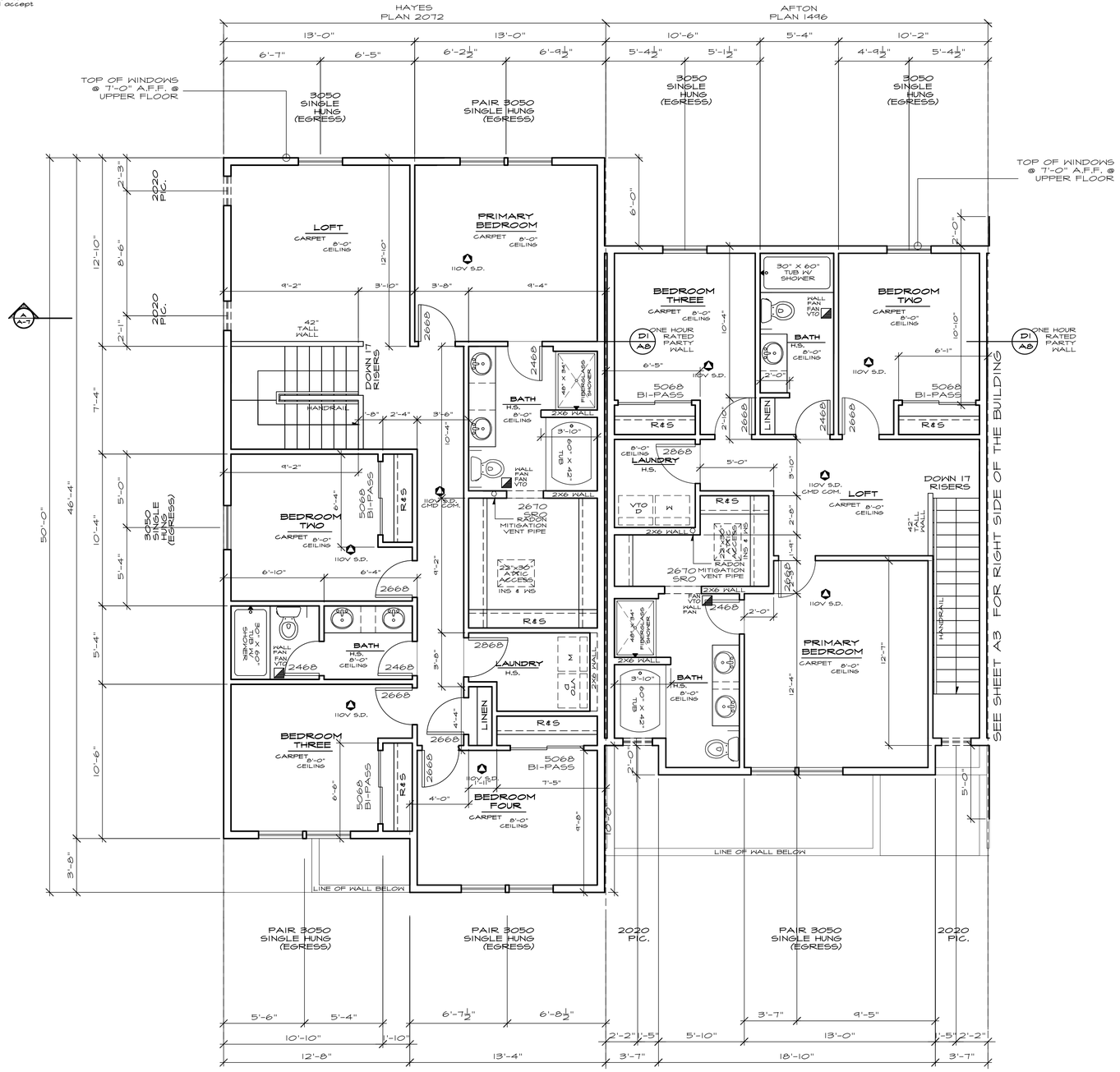

UPPER FLOOR PLAN

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A3 (2)

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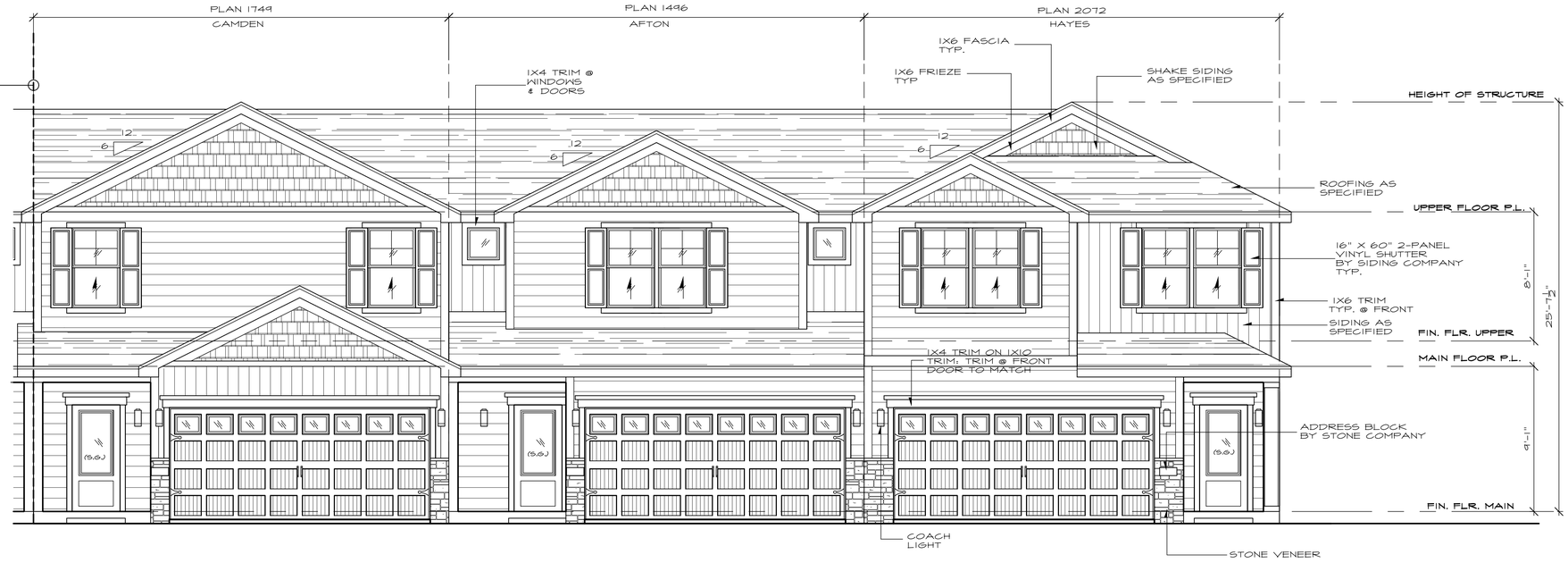
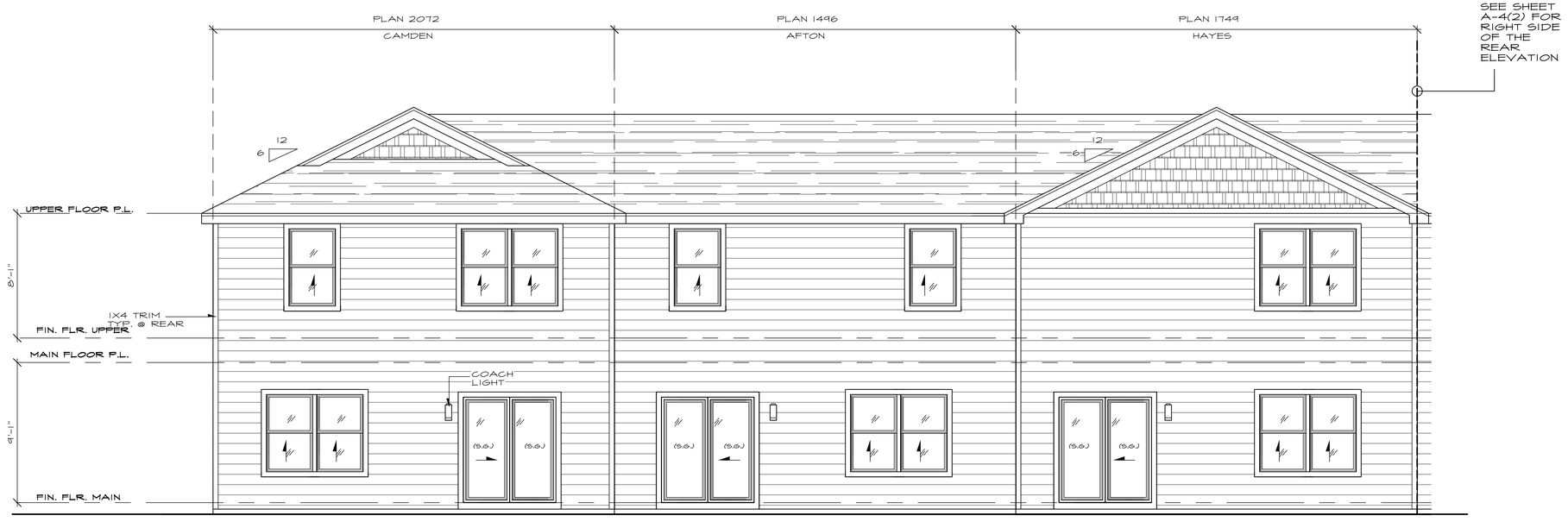
SEE SHEET A-4(2) FOR LEFT SIDE OF THE FRONT ELEVATION



FRONT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

SEE SHEET A-4(2) FOR RIGHT SIDE OF THE REAR ELEVATION



REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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RIVENWICK VILLAGE
5 UNIT BUILDINGS
RAMSEY, MINNESOTA

date: 01-04-24
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checked by:

SHEET
A4

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FRONT ELEVATION

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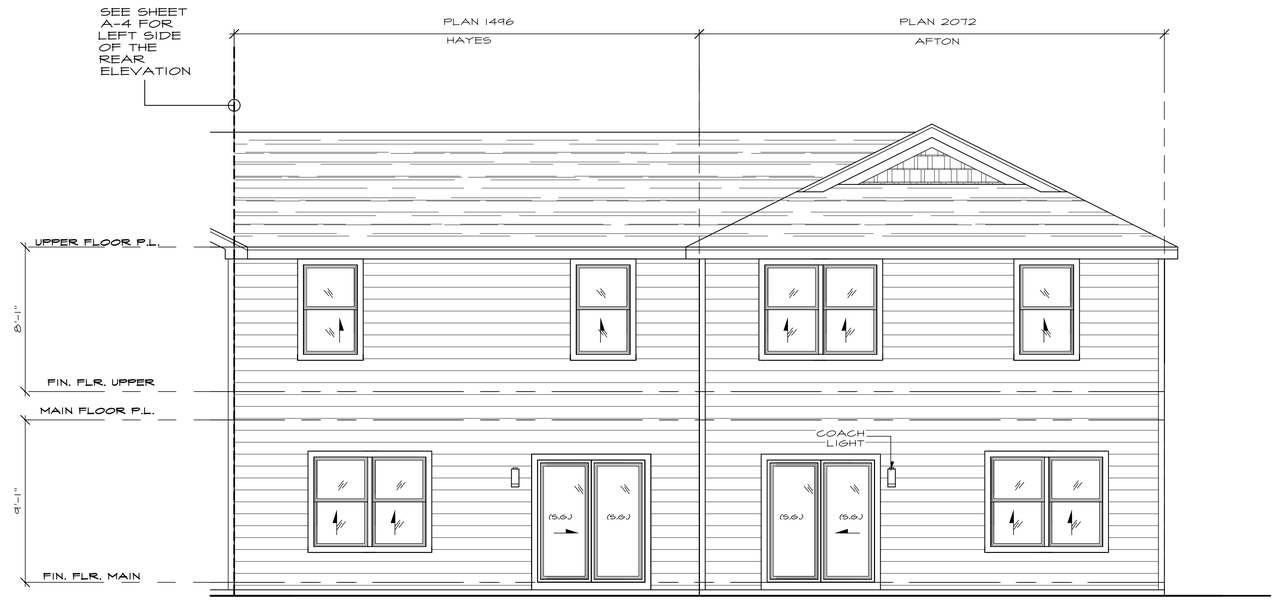

REAR ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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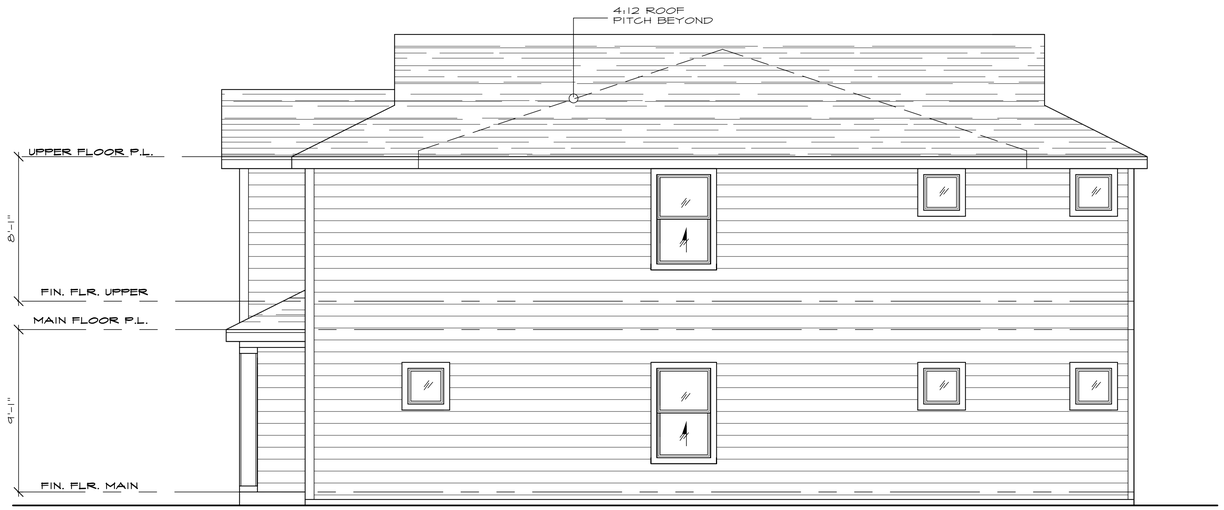
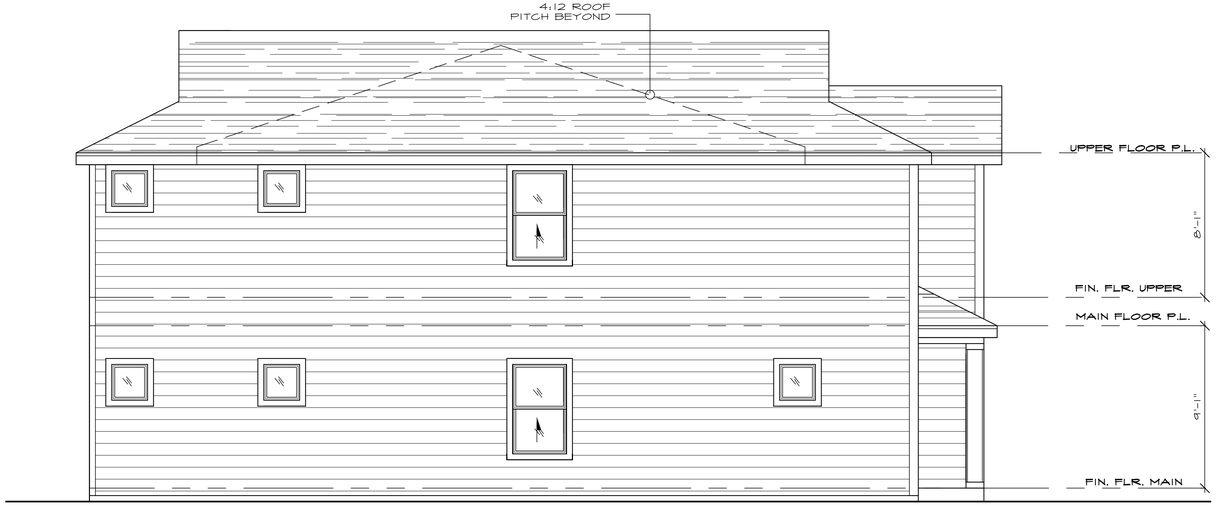


RIGHT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"

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RIVENWICK VILLAGE
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RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MKJ
checked by:

SHEET
A5

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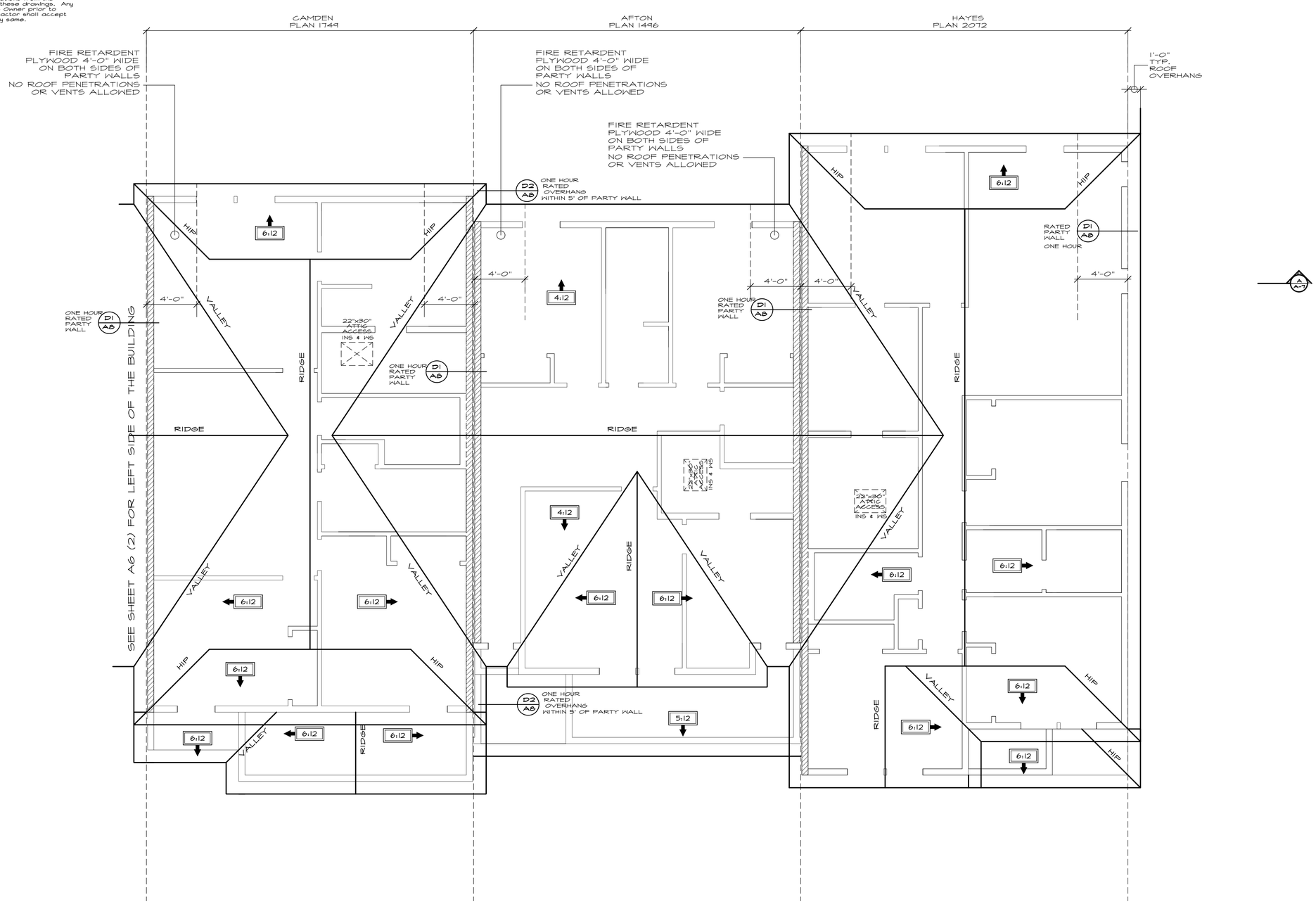

ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

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RIVENWICK VILLAGE
5 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A6

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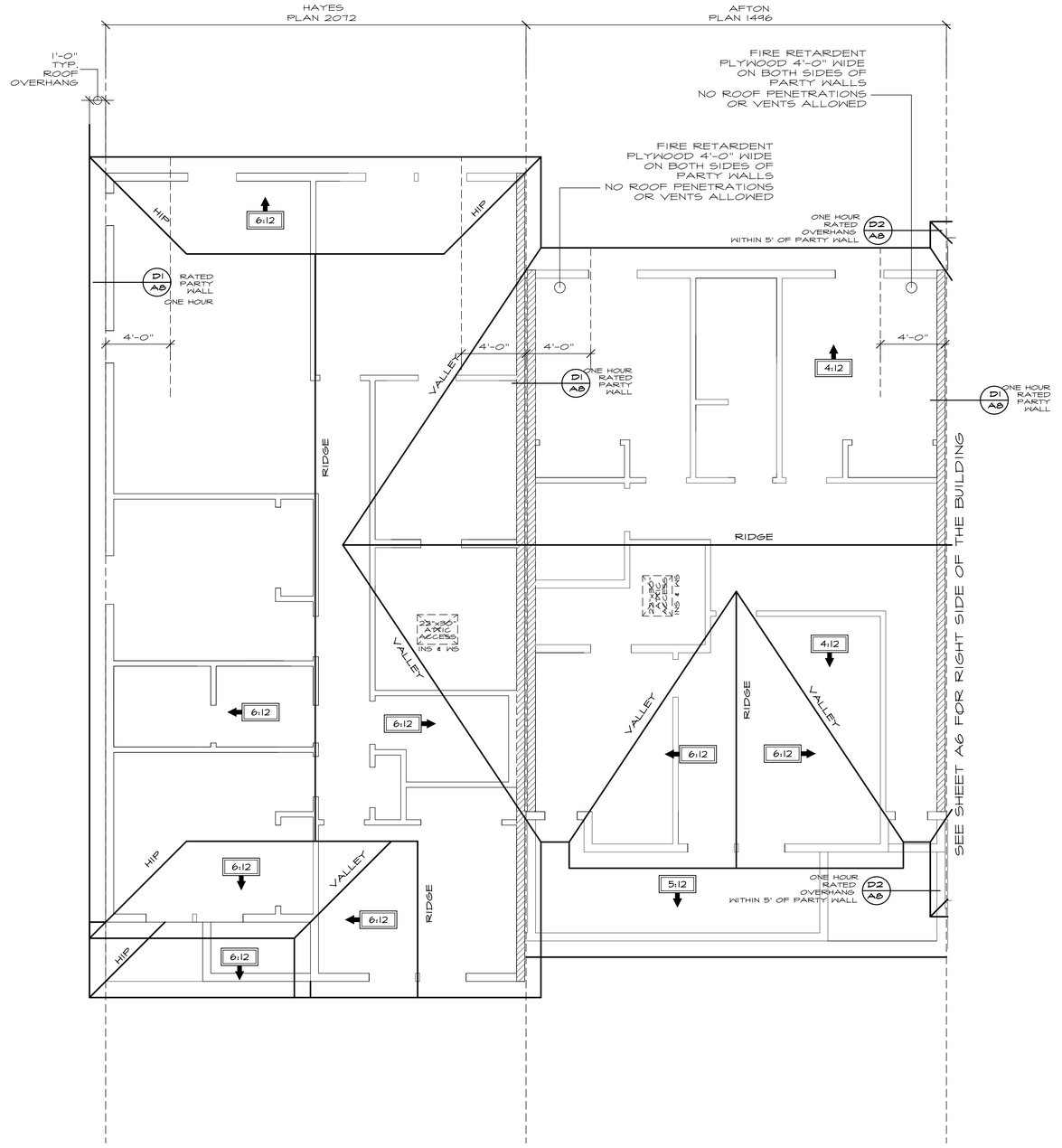

ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

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(2)

TYPICAL SECTION NOTES:

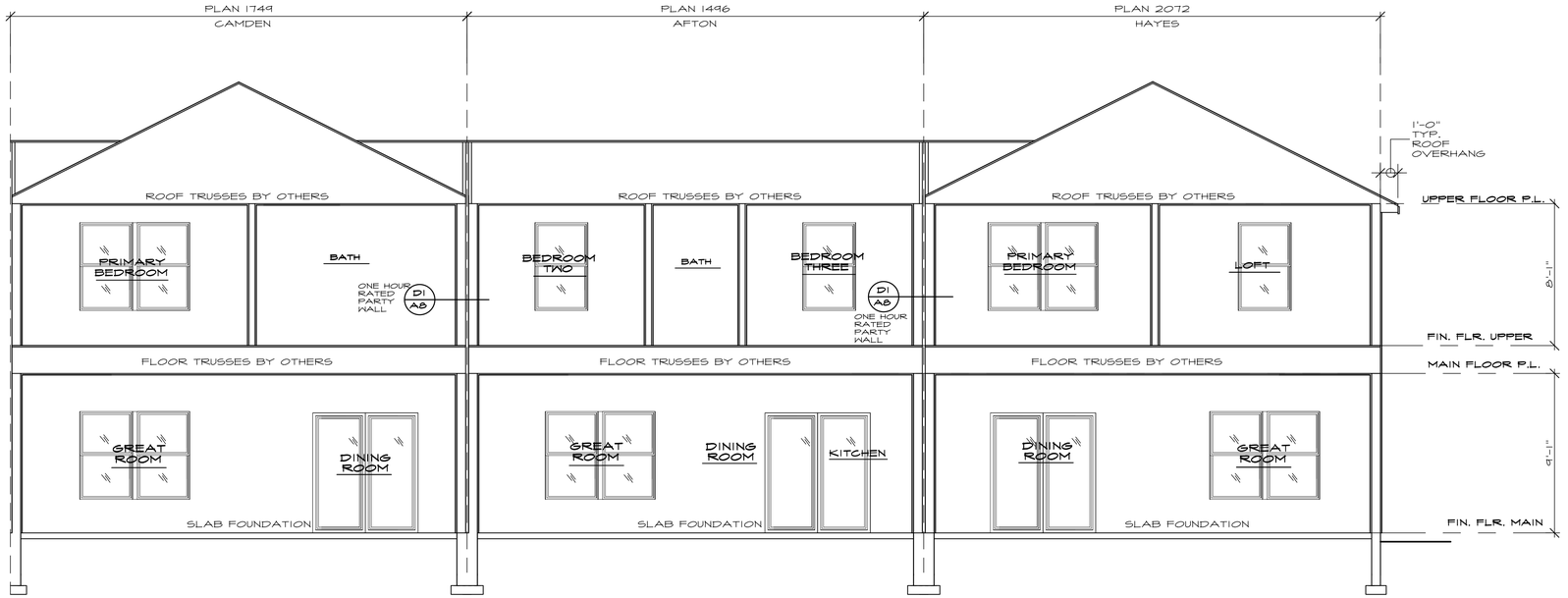
ROOF CONSTRUCTION:
1. PRE-MANUFACTURERED ROOF TRUSSES WITH 6" ENERGY HEEL, ENGINEERED BY OTHERS
2. 1/150 ROOF VENT AT SOFFITS
3. AIR CHUTE AT EACH TRUSS SPACE
4. 7/16" OSB SHEATHING
5. ICE AND WATER MEMBRANE APPLIED AT 24" PAST EXTERIOR WALL
6. ROOFING AS SPECIFIED

SOFFIT/FASCIA:
1. 2X6 SUB-FASCIA
2. VINYL FASCIA
3. VINYL VENTED SOFFITS

WALL CONSTRUCTION:
1. HOUSE WRAP
2. 2X6 STUDS @ 16" O.C. UNO
3. WINDOWS AS SPECIFIED
4. MIN R-15 FIBERGLASS BATT INSULATION
5. 4 MIL POLY VAPOR BARRIER
6. 1/2" GYPSUM WALL BOARD
7. HOLD SILL PLATE OF EXTERIOR WALLS IN, SO THAT THE FACE OF SHEATHING ALIGNS WITH FACE OF THE FOUNDATION WALLS

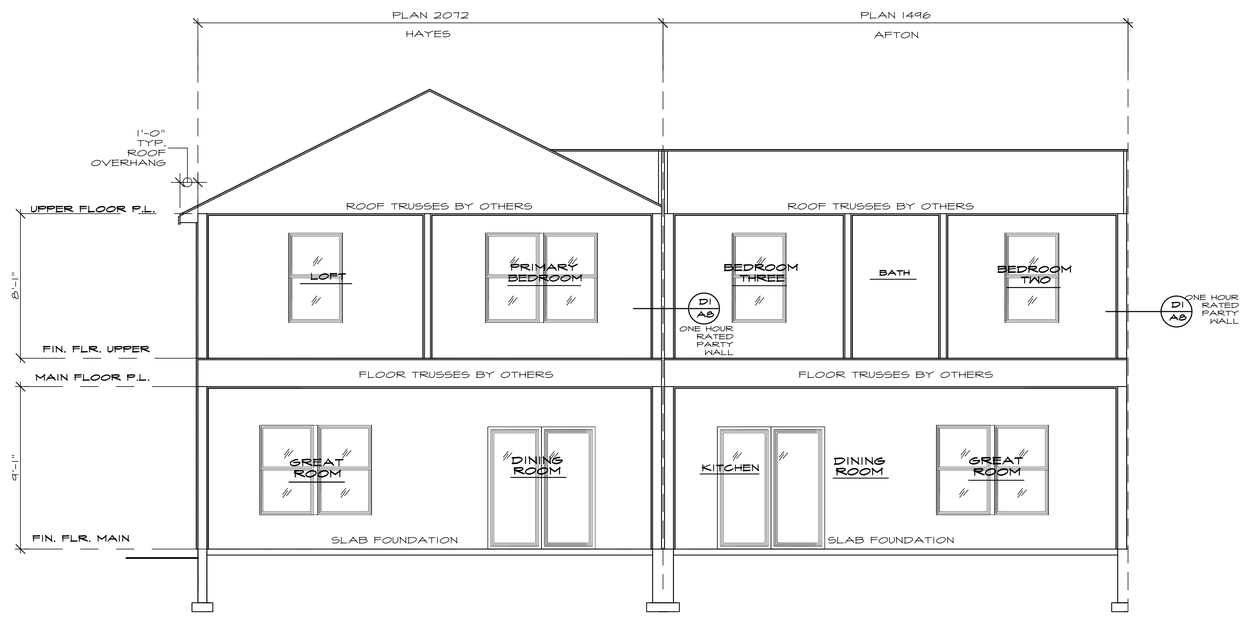
CEILING CONSTRUCTION:
1. R49 BLOWN IN INSULATION
2. 1/2" SAG-RESISTANT GYPSUM WALL BOARD WITH VAPOR BARRIER

SILL CONSTRUCTION:
1. INSTALL SILL SEAL FLUSH @ ALL EXTERIOR WALLS
2. 2X TREATED SILL PLATE AND SEALER
3. 1/2" ANCHOR BOLTS @ 72" O.C.



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A-A

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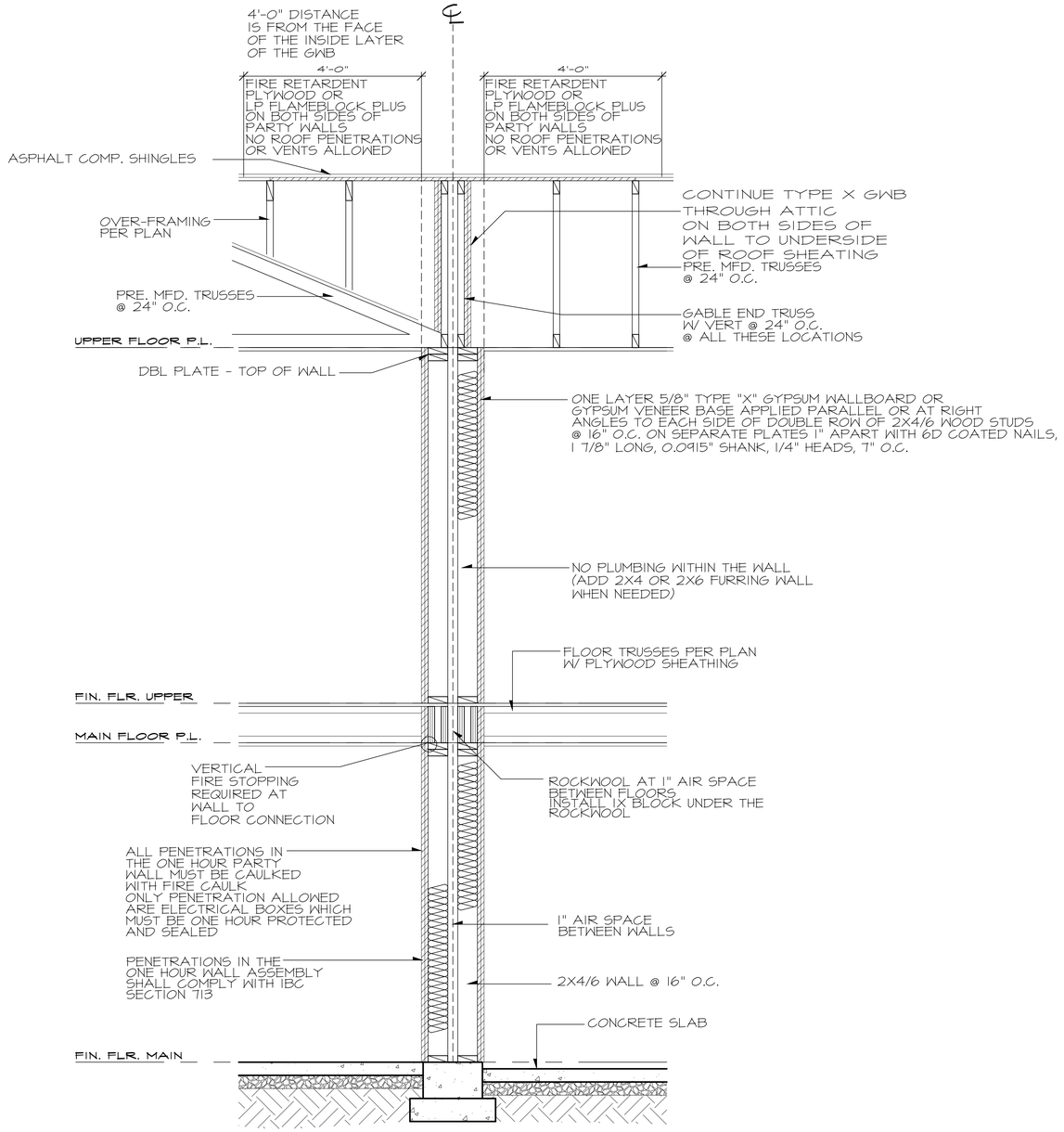


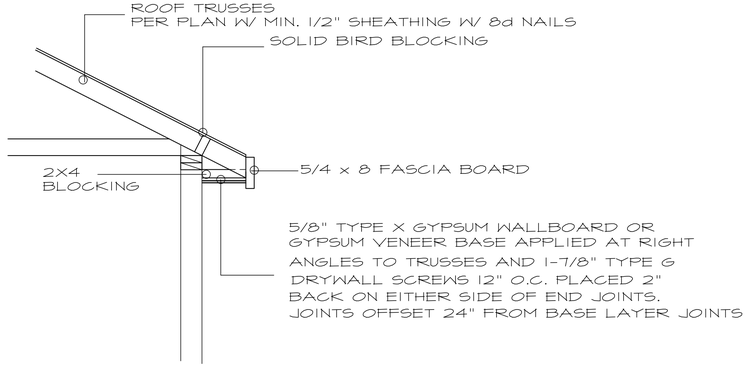
D1 / A8

TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES — NO SCALE

GA FILE NO. WP 3370
1 HOUR FIRE/45 TO 49 STC SOUND

FIRE TEST:	SEE WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL DESIGN U305; ULC DESIGN W301); UL R4024, 10-31-68
SOUND TEST:	NRCC TL-93-261, IRC-IR-761, 3/98



D2 / A8

ONE HOUR RATED ROOF/CEILING/ OVERHANG

SEE GENERAL NOTES — NO SCALE

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ELECTRICAL NOTES:

1. ALL DIMENSIONS FROM STUD FACE TO CENTER OF FIXTURE
2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
3. EXTERIOR PLUGS TO BE 24" FROM BOTTOM OF SIDING
4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
5. CENTER ALL LIGHT STRIPS 92" A.F.F. UNO
6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
9. ALL BATH VANITY OUTLETS TO BE 8" AND 10" FROM BACK WALL AND MATCHED
10. PROVIDE KEYLESS PULL CHAIN LIGHT IN ATTIC AND 110V OUTLET FOR FUTURE RADON MITIGATION SYSTEM
11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
12. BLOCK ALL SECONDARY BEDROOMS FOR CEILING FANS
13. PROVIDE AFCI PROTECTION ON ALL BRANCH CIRCUITS AS REQUIRED PER APPLICABLE CODES.
14. GFCI PROTECTION TO INCLUDE THE 240 VOLT RECEPTACLES FOR RANGES THAT ARE WITHIN 6' FROM THE EDGE OF SINKS AND FOR 240 VOLT RECEPTACLES LOCATED IN LAUNDRY ROOMS
15. GFCI PROTECTION FOR ALL INDOOR WET OR DAMP LOCATIONS. THE AHJ SHALL DETERMINE WHAT DAMP OR WET LOCATIONS ARE.
16. GFCI PROTECTION FOR ALL EXTERIOR RECEPTACLES FOR 125 VOLT THROUGH 250 VOLT INCLUDING HVAC EQUIPMENT WHEN HARD WIRED.
17. ALL NEW DWELLINGS WIL REQUIRE A SURGE PROTECTOR DEVICE
18. PROVIDE AN EMERGENCY DISCONNECT AT A READILY ACCESSIBLE OUTDOOR LOCATION FOR OUTDOOR UNITS.
19. PROVIDE TAMPER RESISTANT OUTLETS IN GARAGES

ELECTRICAL LEGEND:

- 110 VOLT WALL CONVENIENCE OUTLET
- G.F.I. — 110 VOLT WALL CONVEINIENCE OUTLET WITH GROUND FAULT INNTERUPTOR
- 220 VOLT WALL CONVENIENCE OUTLET
- W.P. — 110 VOLT WEATHERPROOF OUTLET WITH CAP
- 110 VOLT SPLIT WIRED CONVENIENCE OUTLET
- USB — 110 VOLT WALL CONVENIENCE OUTLET W/ USB PORTS
- 110 OR 220 VOLT SPECIAL PURPOSE OUTLET
- LED PUCK LIGHT
- PEND. — PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
- CEILING FAN
- LIGHT BAR FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED STRIP FIXTURE
- SINGLE POLE SWITCH
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- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
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- CA — CABLE OUTLET
- COMPUTER CIRCUIT
- C — TELEPHONE, & T.V. CABLE
- TELEPHONE OUTLET
- FAN VTO — C.F.M. FAN (VENT TO OUTSIDE)
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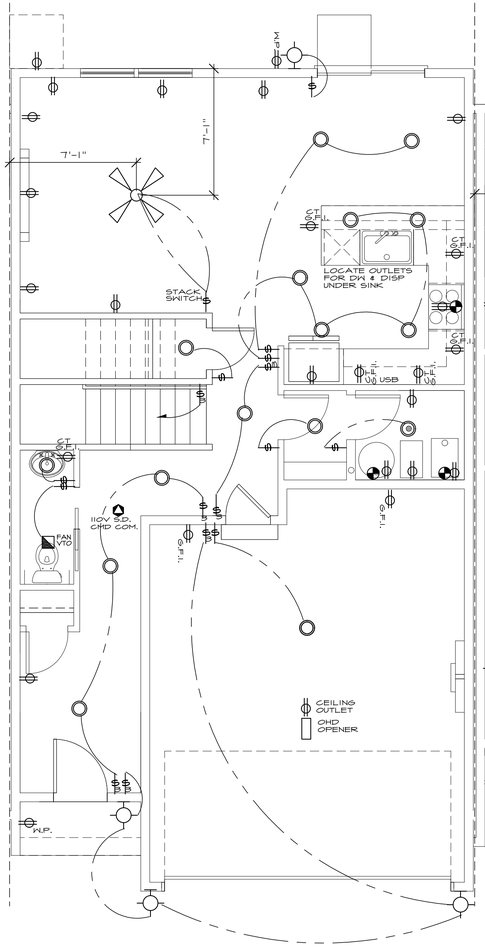
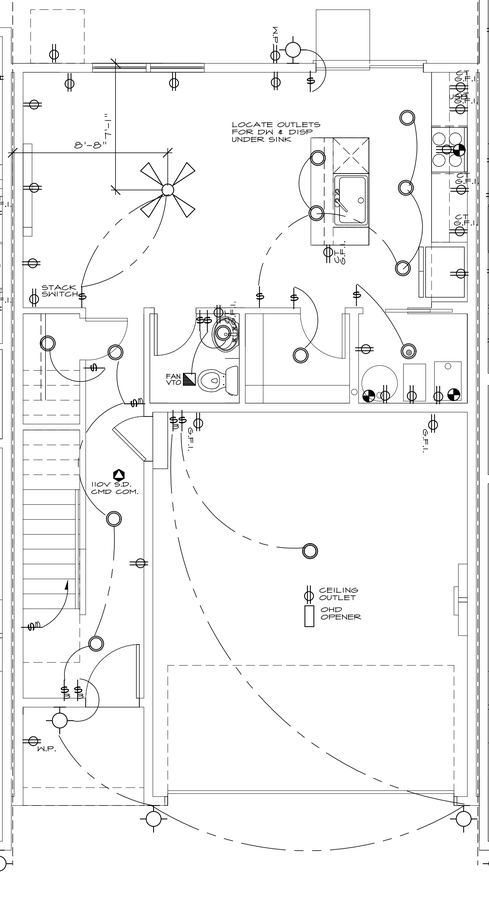
- THERMOSTAT
- FLOOD LIGHT
- GAS OUTLET
- HEAT DETECTOR

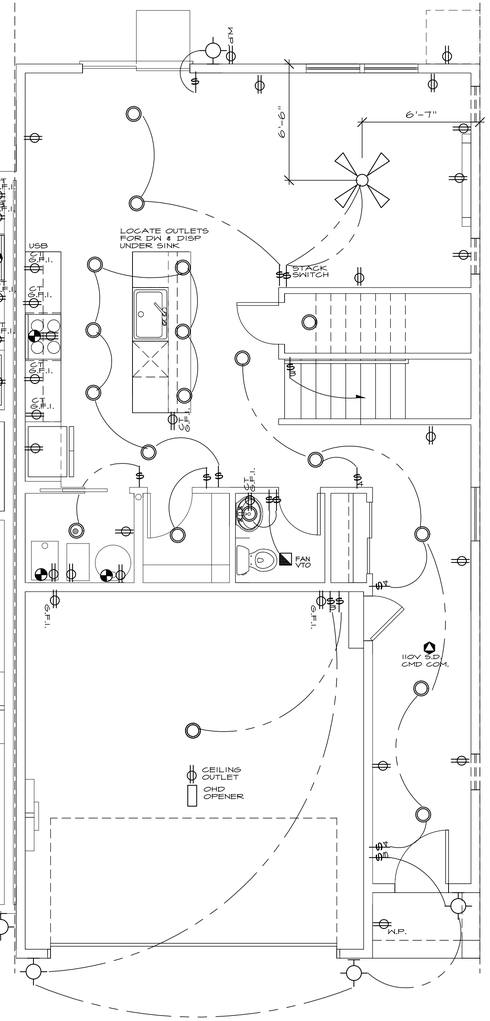
PLAN 1749
CAMDEN



PLAN 1496
AFTON



PLAN 2072
HAYES



ELECTRICAL MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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checked by:

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A9

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PLAN 1749
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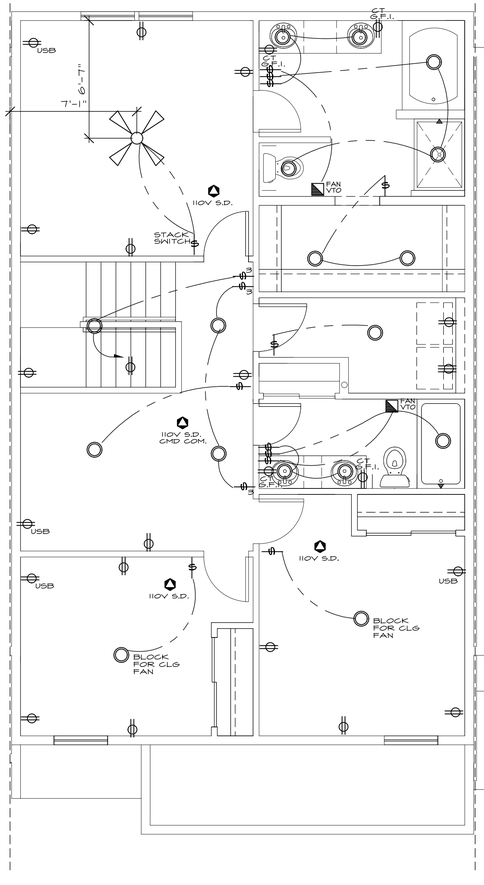
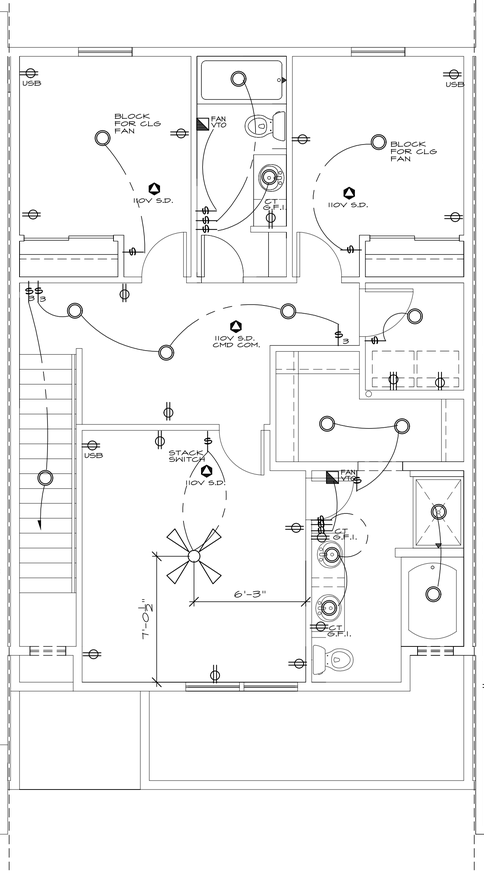
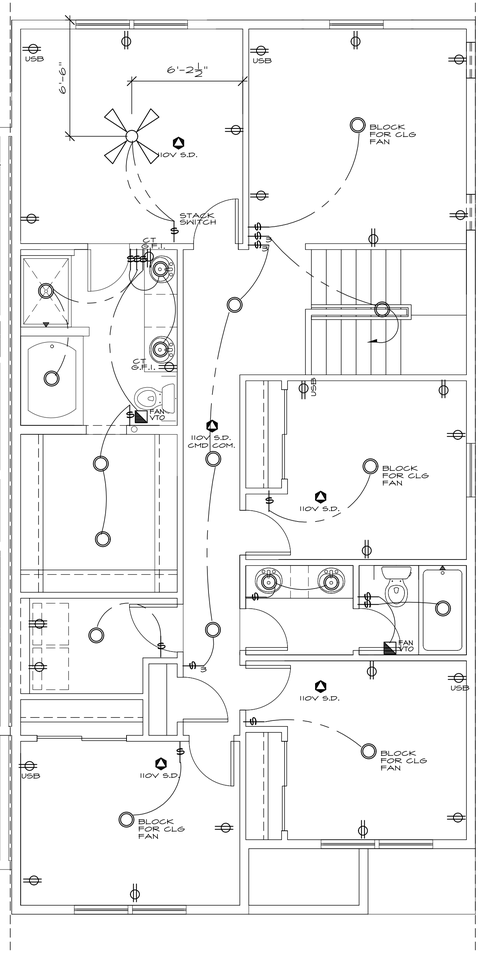


PLAN 1496
AFTON



PLAN 2072
HAYES



ELECTRICAL UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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revisions:

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checked by:

SHEET
A|0

GENERAL NOTES

DO NOT SCALE DRAWINGS. ANY CONFLICTS OR MISSING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDER AND/OR DESIGNER.

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE 2020 MINNESOTA RESIDENTIAL CODE, 2020 MINNESOTA ENERGY CODE AND 2020 MEC

RE: STRUCTURAL FOR ALL LOADS AND HEADER SIZES

INTERIOR CONSTRUCTION

WALLS:
ALL ANGLED WALLS ARE 45°U.N.O.
PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ALL USABLE AREAS UNDERNEATH STAIRS

BARTOP TOP PLATE TO BE @ 34 1/2" A.F.F.

CEILINGS:
CATHEDRAL CEILING BEAM TO BE FURRED OUT TO 6" WIDE

DOORS:
ALL SHEETROCK ARCHES (SRA) AS FOLLOWS:
BOT OF ARCH @ 82" A.F.F. WITH TOP OF ARCH @ 92" A.F.F.

INTERIOR DOORS TO BE TWO PANEL COLONIAL INTERIOR PASSAGE DOORS
HEADER HEIGHT FOR GARAGE OHD TO BE @ 85 1/4"
HEADER HEIGHT FOR GARAGE ENTRY DOOR TO BE 81 1/2"
DOOR CONNECTING GARAGE AND HOUSE TO BE SELF CLOSING 1 3/8" THICK STEEL, INSULATED, 20 MINUTE FIRE RATED, GASKET AND SEALED PER LOCAL CODES

SRO (SHEET ROCK OPENINGS) AND SRA (SHEETROCK ARCHES):
REFER TO FLOOR PLANS FOR ALL SRO AND SRA WIDTHS
ALL SRO AND SRA HEIGHTS TO BE 12" BELOW SPECIFIED CEILING

WINDOWS: R1C310
PROVIDE 1/2" ADDITIONAL ROUGH OPENING HEIGHT AT ALL WINDOWS
DEFINITION OF WINDOW TAG EXAMPLED: 3050 SH DL @ 6'-8" HEADER HEIGHT= 36" X 60" SINGLE HUNG DIVIDED LITE @ 6'-8" A.F.F.

LIGHTING:
VANITY FIXTURES TO BE MOUNTED @ 87" A.F.F. TO THE CENTERLINE
COACH LIGHTS TO BE MOUNTED 5'-10" A.F.F. TO THE CENTERLINE

CABINETS:
KITCHEN AND UTILITY CABINETS: COUNTERTOP @ 36"
BATHROOM CABINETS: COUNTERTOP @ 34"
PROVIDE CROWN MOULDING AS SPECIFIED @ KITCHEN WALL CABINETS

GARAGE:
PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON ALL WALLS AND CEILING.
SLOPE FLOOR, FULL WIDTH, 1% FROM REAR WALL TO OHD, U.N.O.

STAIRS: IRC311.5
STAIR WIDTH SHALL BE NO LESS THAN 36"
ALL RISERS TO BE 7 3/4" MAX AND MAY NOT VARY MORE THAN 3/8" IN HEIGHT
ALL TREADS TO BE NO LESS THAN 10"
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS AT NO LESS THAN 34" OR MORE THAN 38" A.F.F.

EXTERIOR CONSTRUCTION

STONE VENEER:
THIN SET STONE VENEER OR PANELIZED REPLICA STONE, STACK NATURALLY AND CONFORM WITH ALL STANDARD INDUSTRY PRACTICES AND ALL APPLICABLE IRC CODES

WALLS:
ALL EXTERIOR WALLS TO BE 2X6 STUDS, UNLESS NOTED OTHERWISE

PORCHES:
ALL PORCHES AND PATIO SOFFITS TO BE VINYL AND MATCH SOFFIT MATERIAL AT EAVES

ROOFS:
TERMINATION OF FASCIA AT GABLES WILL BE HELD 1 INCH OFF THE SHINGLES

EXIT DOORS:
INSTALL "Z" FLASHING OVER ALL EXPOSED EXTERIOR DOORS

ADDRESS BLOCK:
SHALL BE MOUNTED IN STONE WAINSCOT WITH TOP OF 36" A.F.F.

EXTEIOR TRIM:
ALL WINDOW AND DOOR TRIM TO BE 45 DEGREE MITER

SOFFITS:
SOFFITS AT ALL GABLES TO BE 12" VINYL
SOFFITS AT ALL HIPS TO BE 12" VINYL

CODE INFORMATION

CONSTRUCTION TYPE: 5B
OCCUPANCY: R3, U (garage)
2020 MINNESOTA RESIDENTIAL CODE
2020 MINNESOTA ENERGY CODE
2020 NEC

CONSULTANTS

DESIGNER
NASH AND ASSOCIATES ARCHITECTS
8003 118th AVE NE
KIRKLAND, WA 98033
PHONE: (425) 242-7490

STRUCTURAL ENGINEER
HANSON GROUP
3407 KILMER LANE N. SUITE #4
PLYMOUTH, MN 55441
PHONE: (612) 708-3572

LGI HOMES®

AFTON PLAN

FLOOR AREAS	
MAIN	636
UPPER	860
TOTAL	1496
GARAGE	403
COVERED PORCH	40

CAMDEN PLAN

FLOOR AREAS	
MAIN	748
UPPER	1001
TOTAL	1749
GARAGE	404
COVERED PORCH	22

HAYES PLAN

FLOOR AREAS	
MAIN	883
UPPER	1189
TOTAL	2072
GARAGE	401
COVERED PORCH	24

SHEET INDEX

C - COVER SHEET
A1 - SLAB FOUNDATION (2)
A2 - MAIN FLOOR PLAN (2)
A3 - UPPER FLOOR PLAN (2)
A4 - FRONT AND REAR ELEVATION (2)
A5 - SIDE ELEVATIONS
A6 - ROOF PLAN
A7 - BUILDING SECTION
A8 - PARTY WALL DETAIL
A9 - ELECTRICAL PLAN (MAIN)
A10 - ELECTRICAL PLAN (UPPER)

6 UNIT BUILDING (CHP)

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04-23-25

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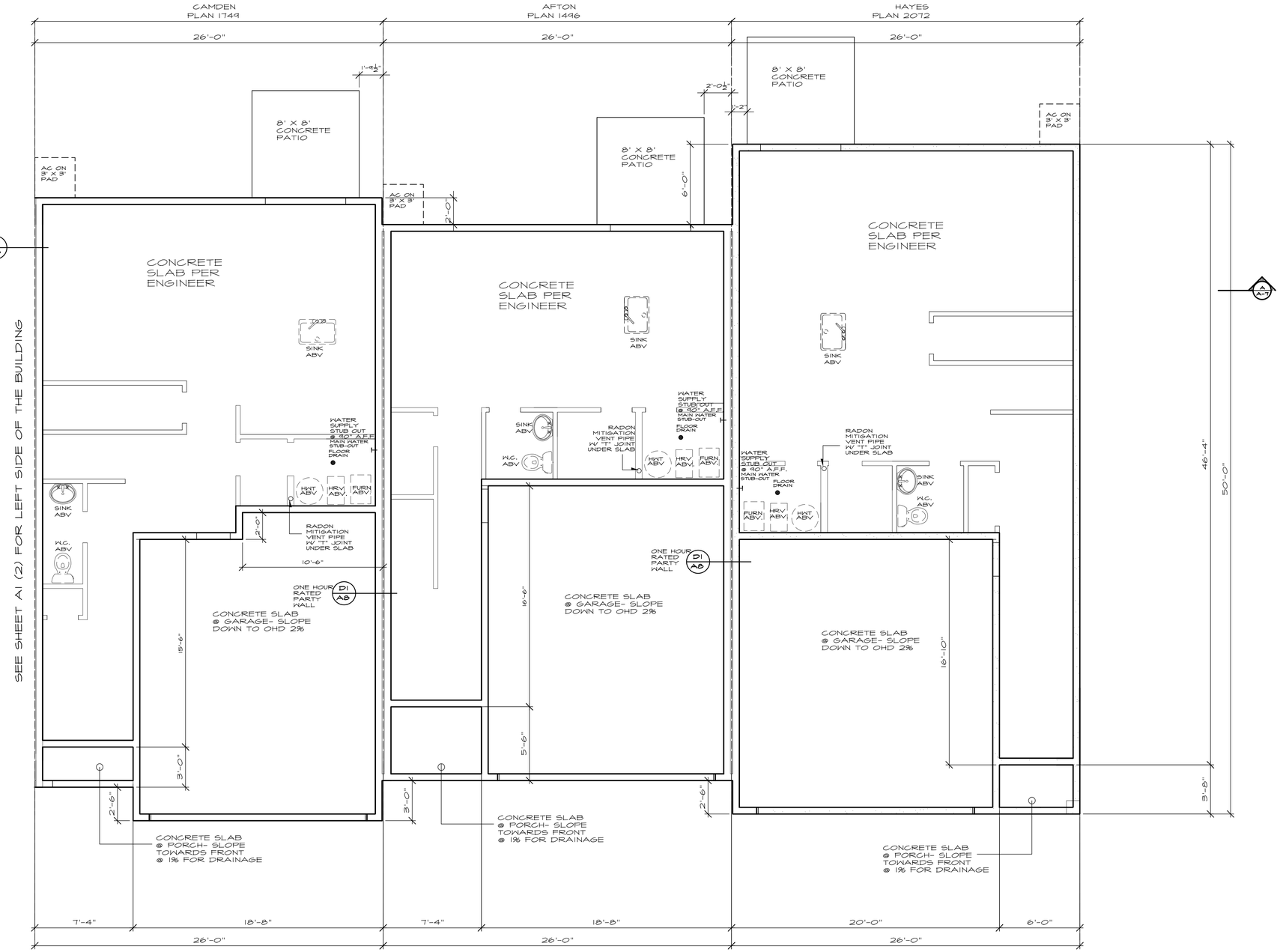

SLAB FOUNDATION

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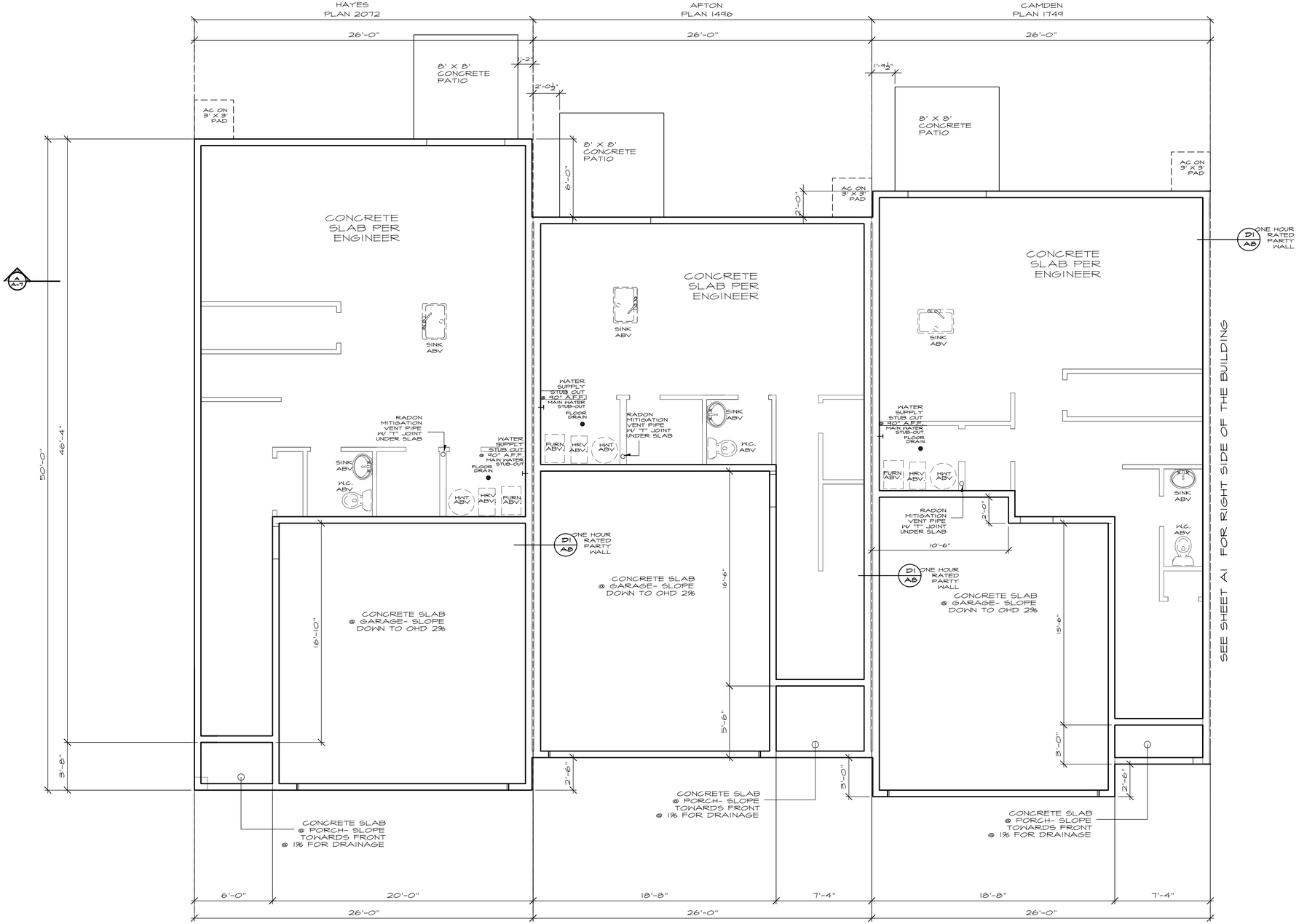

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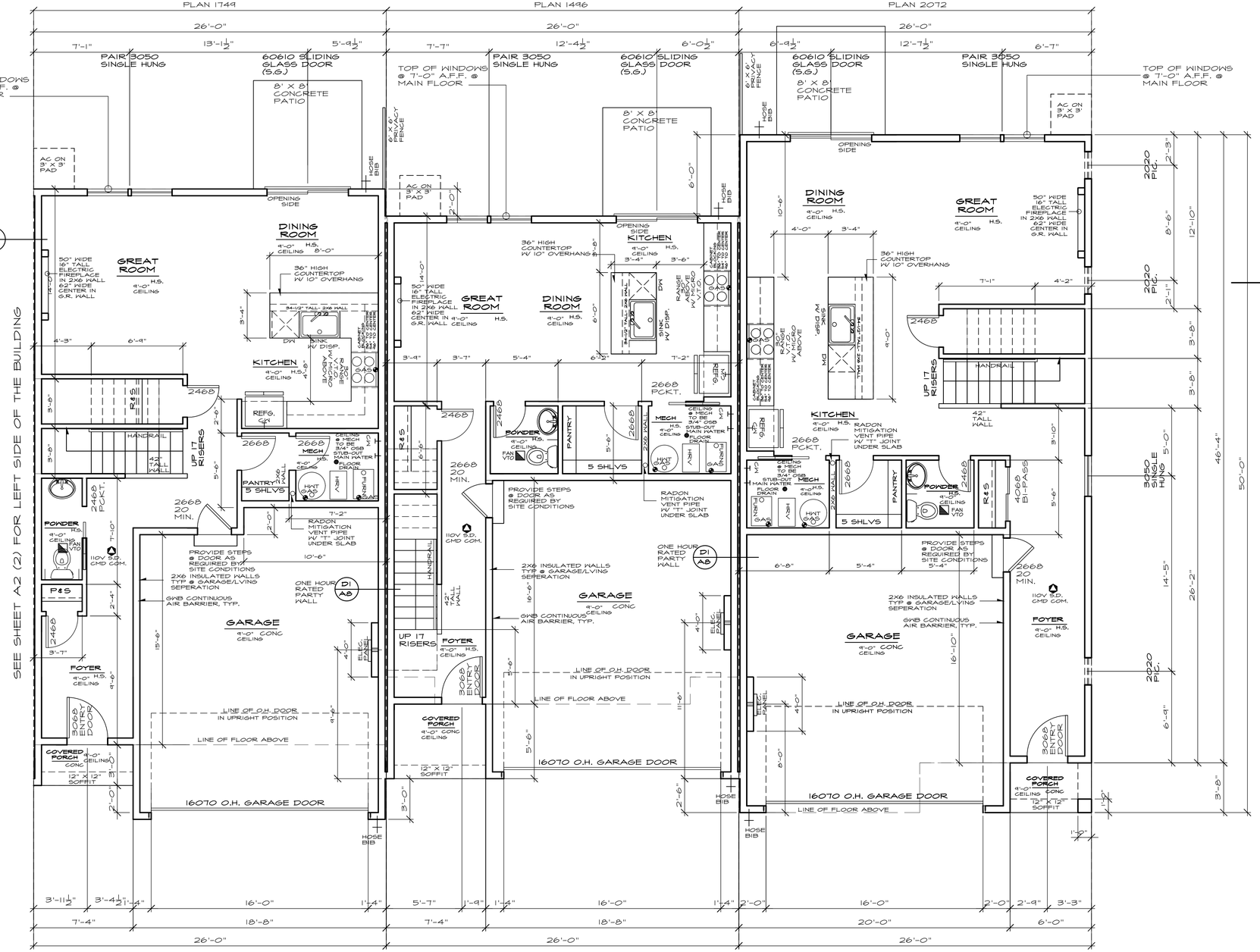

SEE SHEET A2 (2) FOR LEFT SIDE OF THE BUILDING

MAIN FLOOR PLAN

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

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www.nash-architects.com

RIVENWICK VILLAGE
6 UNIT BUILDING
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A2

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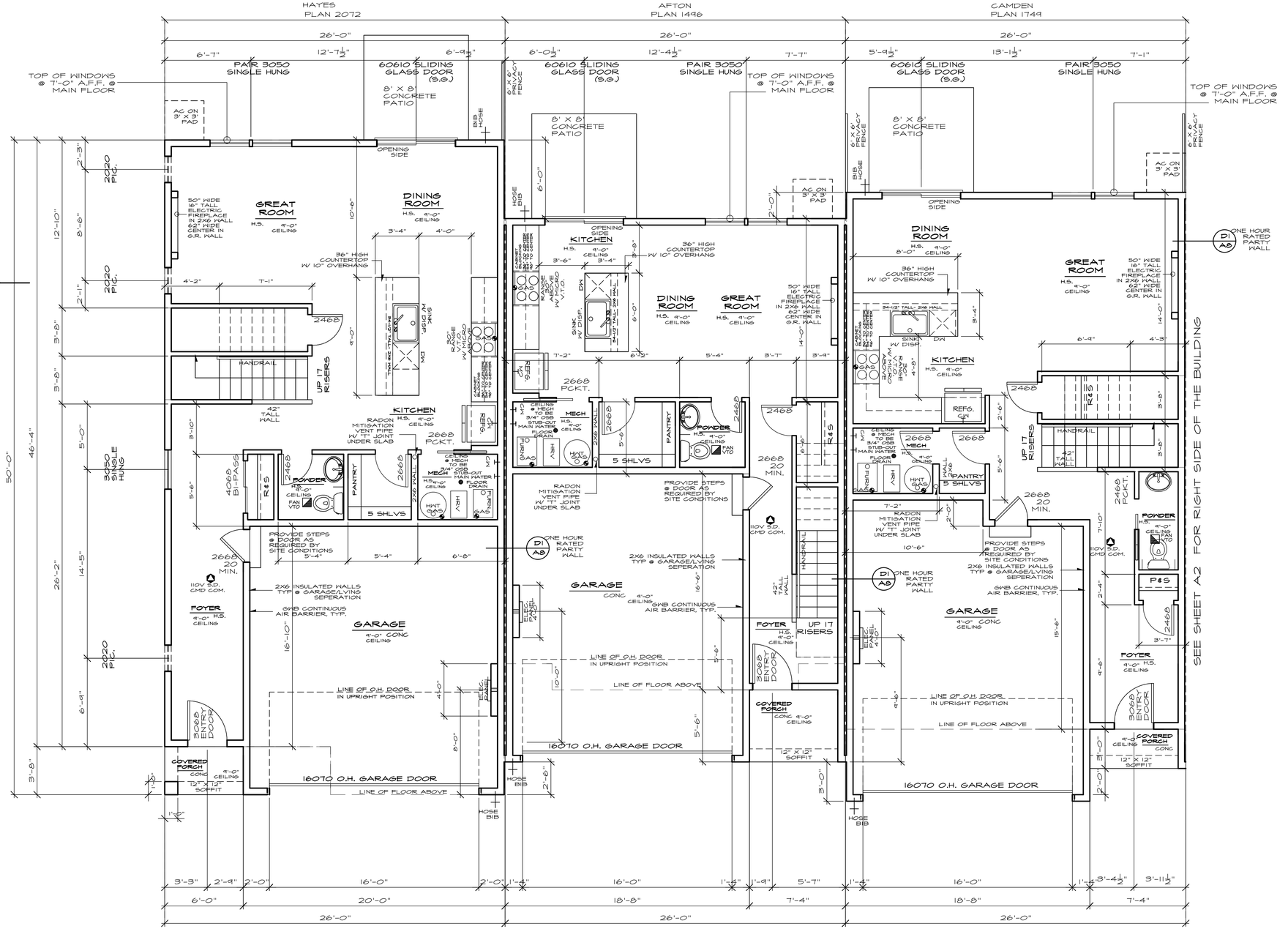

MAIN FLOOR PLAN

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checked by:

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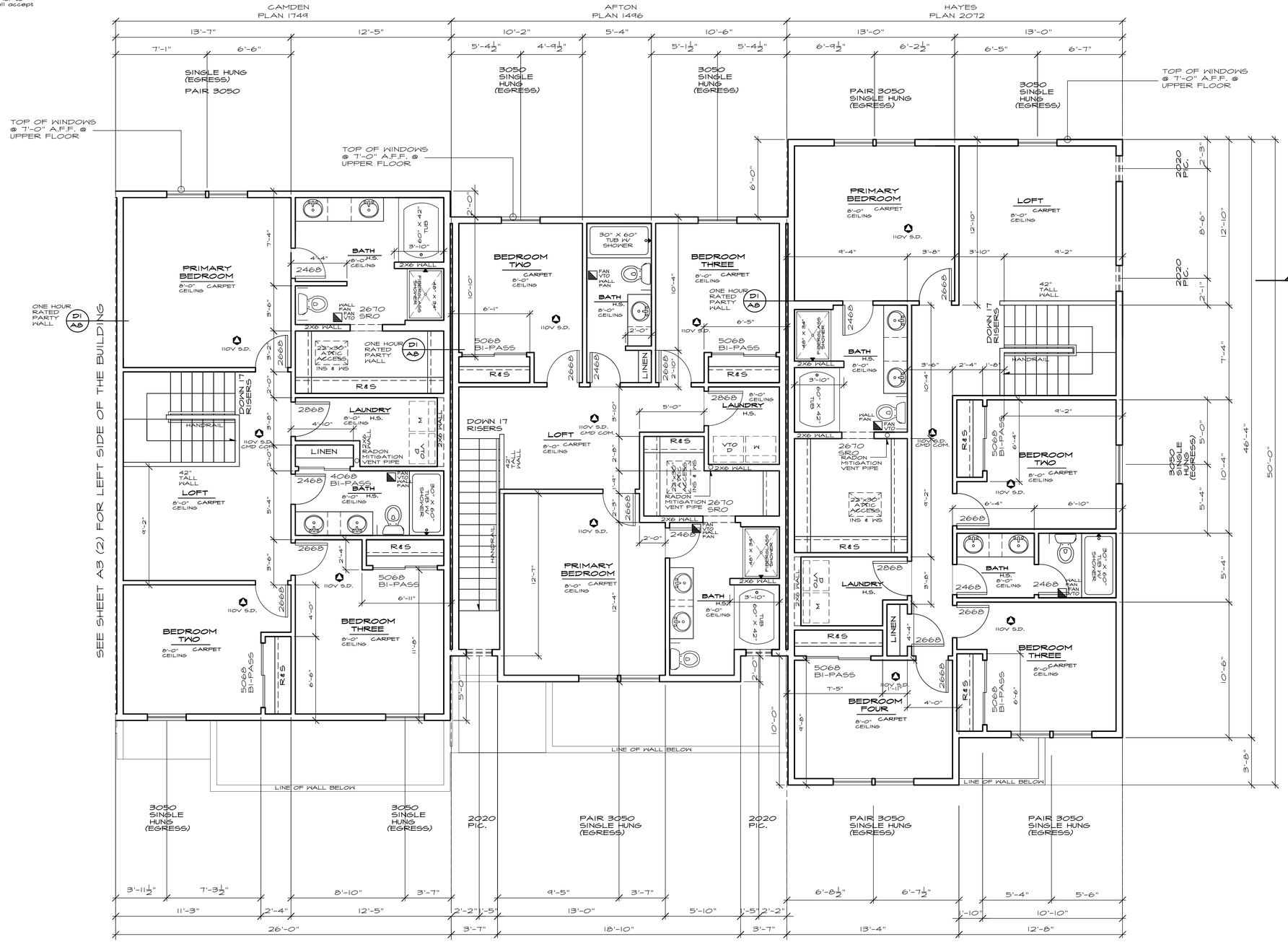

UPPER FLOOR PLAN

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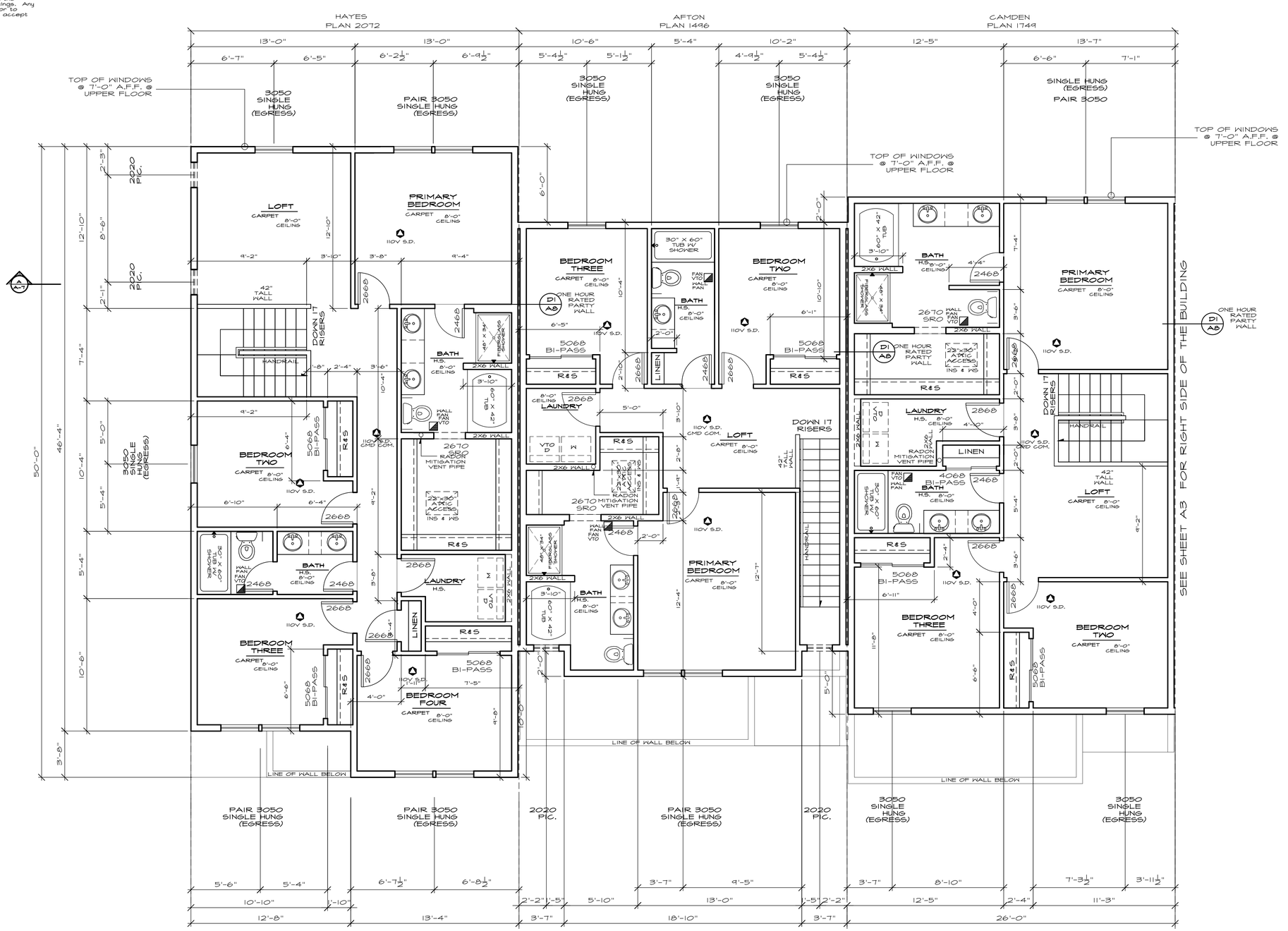

UPPER FLOOR PLAN

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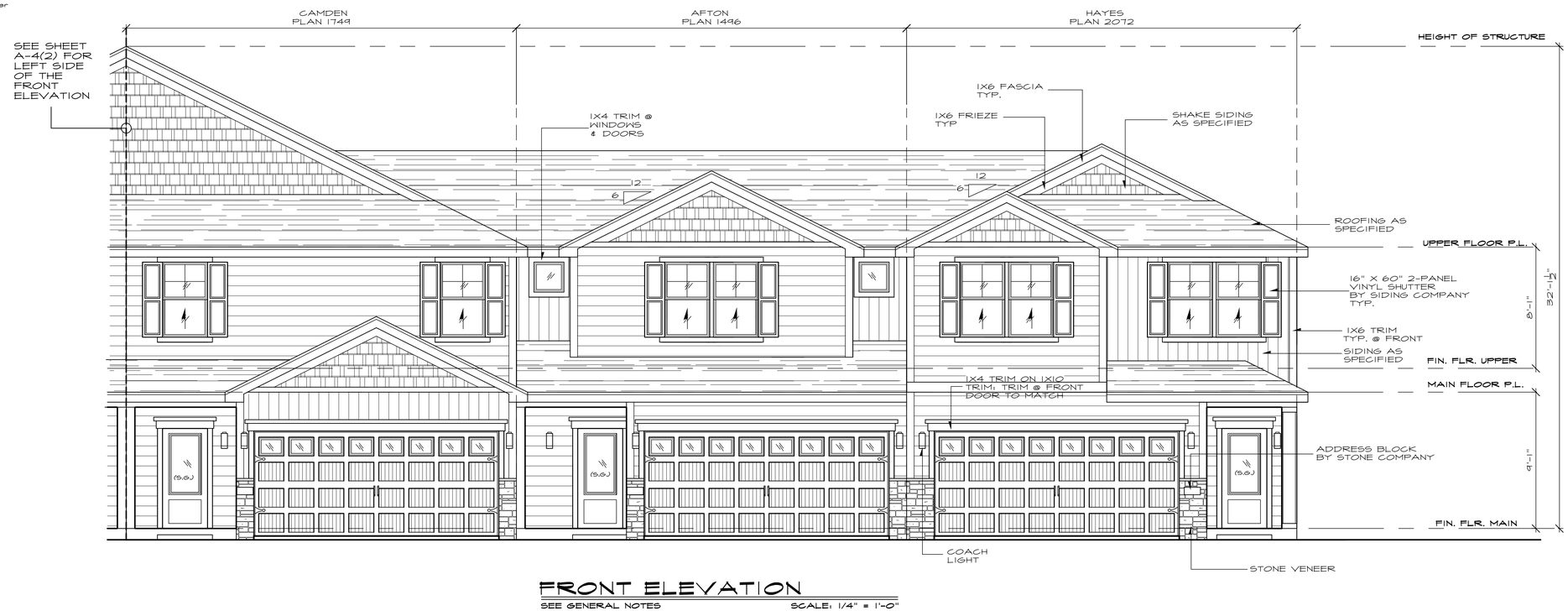

FRONT ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

REAR ELEVATION

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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checked by:

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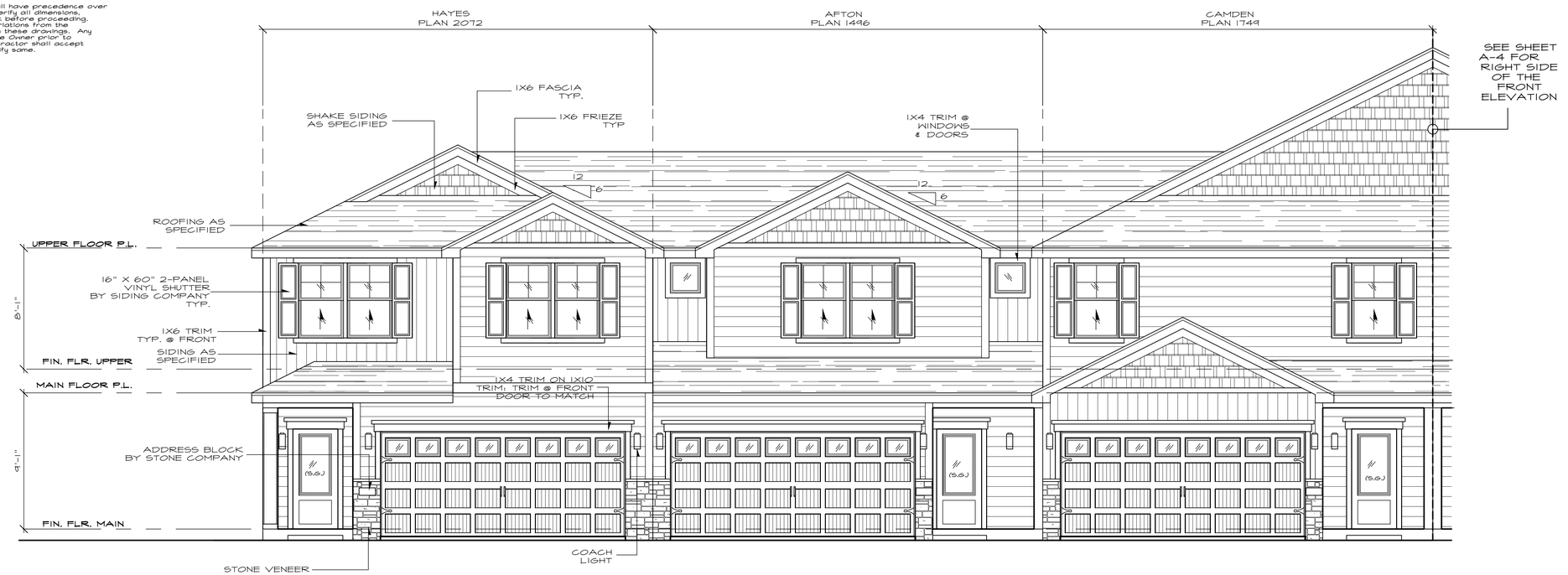

FRONT ELEVATION

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REAR ELEVATION

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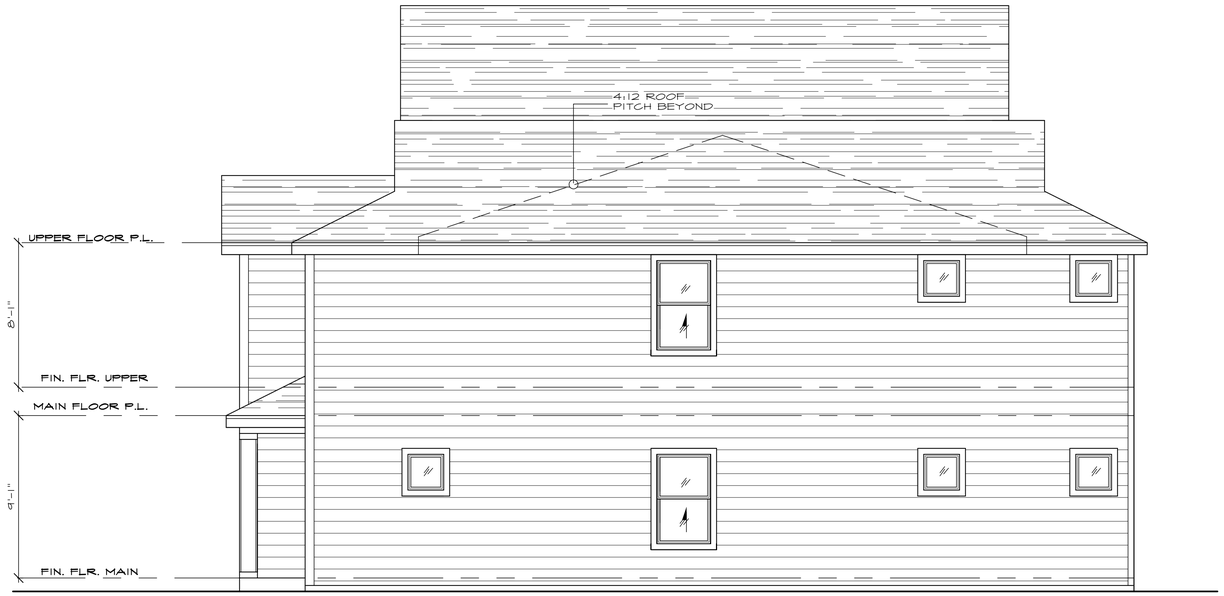
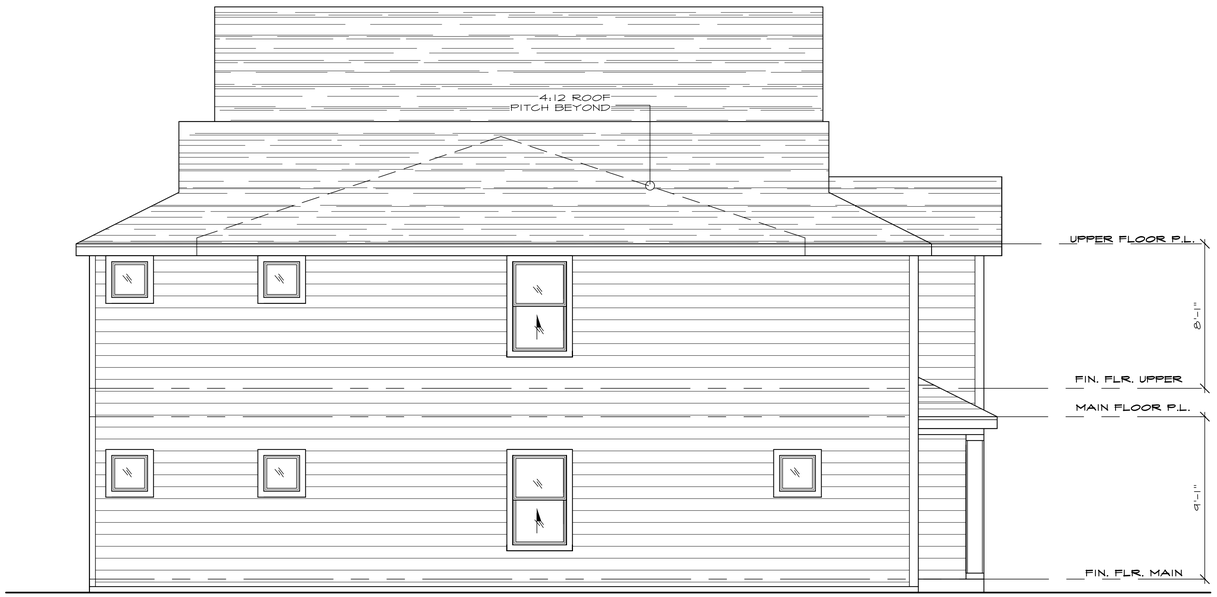


RIGHT ELEVATION

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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checked by:

SHEET
A5

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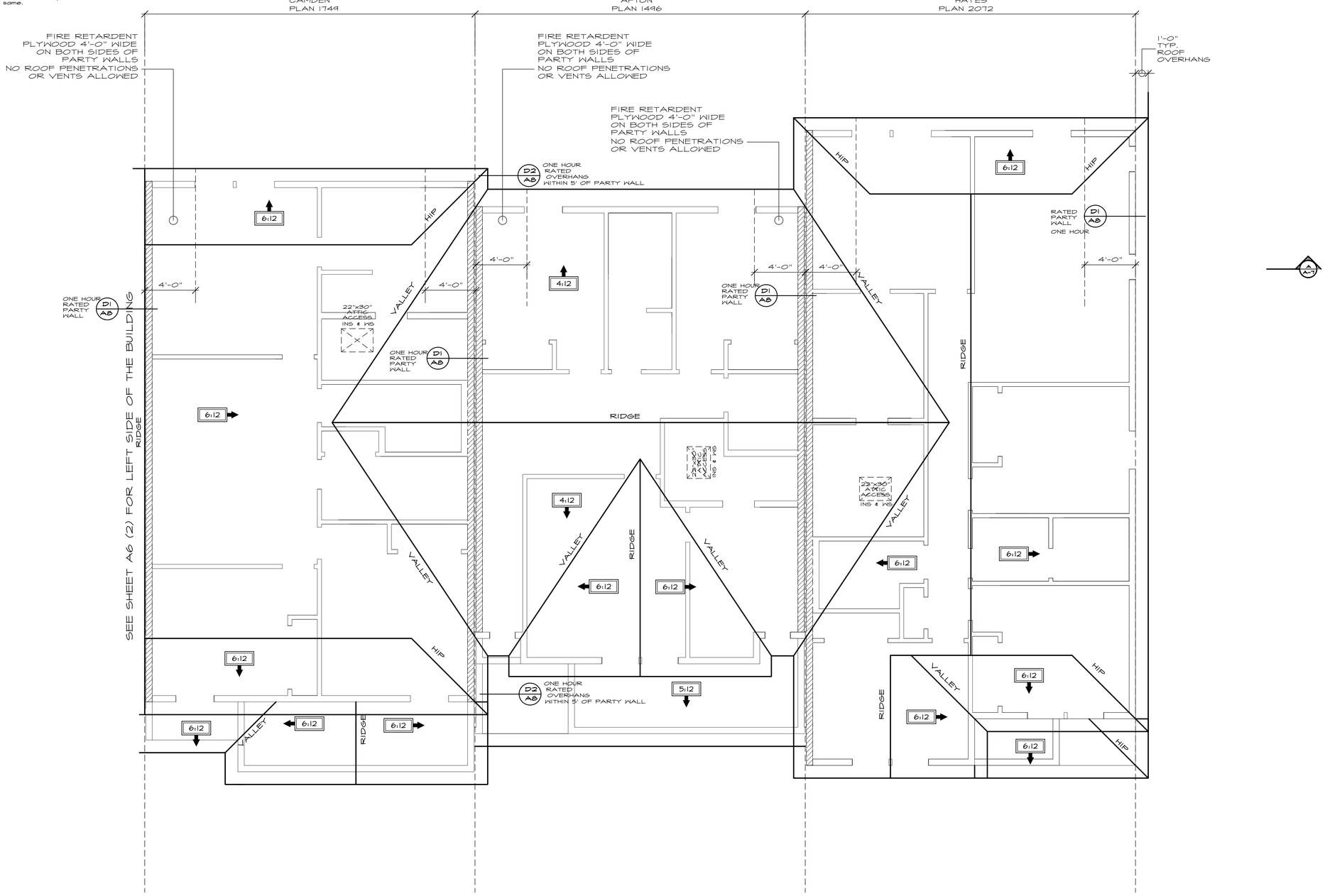

ROOF FRAMING NOTES

CONNECTORS SHALL BE ENGINEERED BY TRUSS MANUFACTURER

ROOF PITCH SHALL BE 6:12 TYPICAL UNLESS NOTED OTHERWISE

ROOF OVERHANG SHALL BE 12" U.N.O. TRUSSES

PLAN 1496
ROOF VENTING CALCULATION

922 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 1749
ROOF VENTING CALCULATION

1066 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

PLAN 2072
ROOF VENTING CALCULATION

1254 SQFT OF ATTIC
1/150 MUST BE AT SOFFITS

ROOF PLAN

SEE GENERAL NOTES

SCALE: 1/4" = 1'-0"

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SHEET
A6

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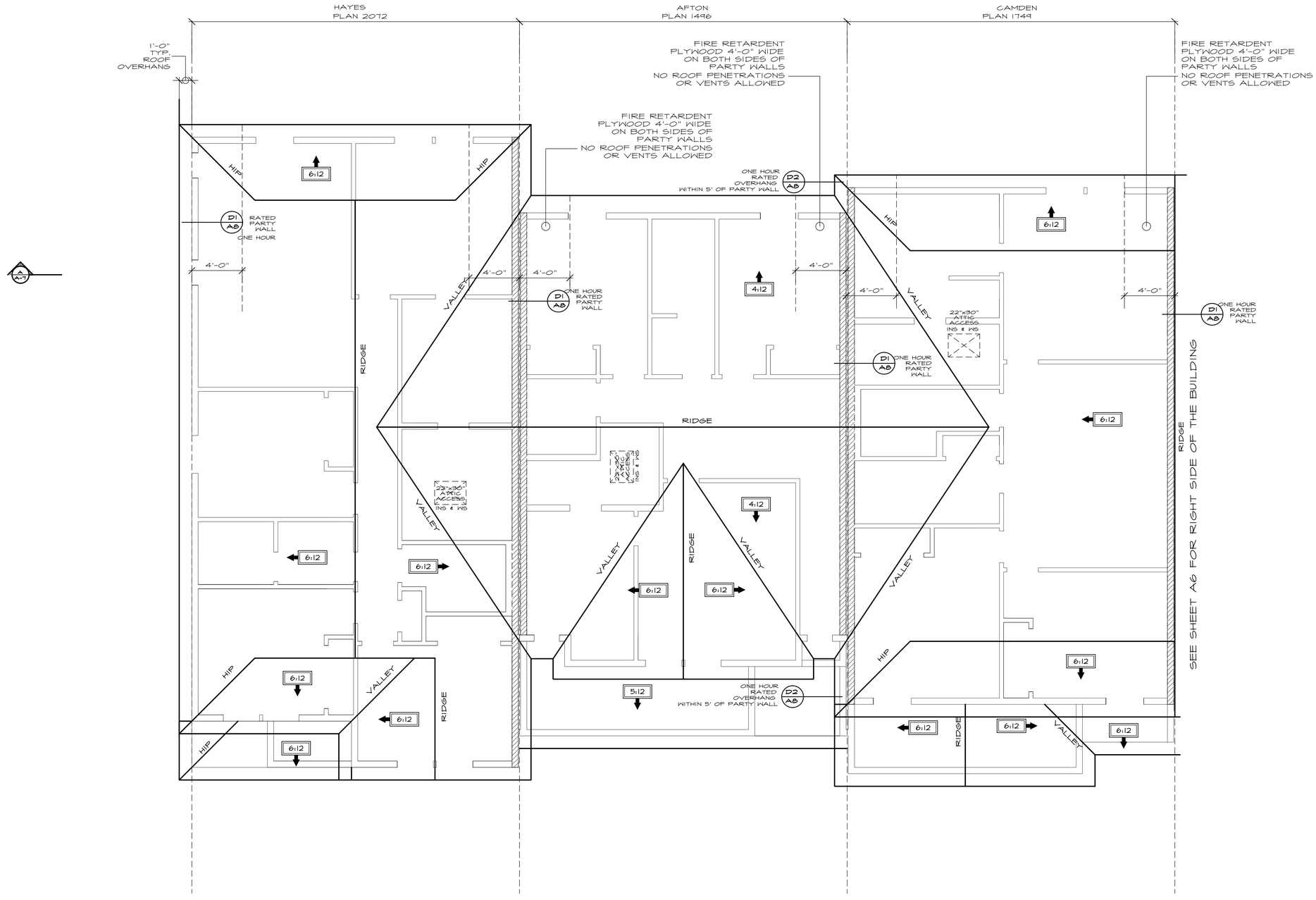

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ROOF PLAN

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checked by:

SHEET
A6
(2)

TYPICAL SECTION NOTES:

ROOF CONSTRUCTION:

1. PRE-MANUFACTURERED ROOF TRUSSES WITH 6" ENERGY HEEL, ENGINEERED BY OTHERS
2. 1/150 ROOF VENT AT SOFFITS
3. AIR CHUTE AT EACH TRUSS SPACE
4. 7/16" OSB SHEATHING
5. ICE AND WATER MEMBRANE APPLIED AT 24" PAST EXTERIOR WALL
6. ROOFING AS SPECIFIED

SOFFIT/FASCIA:

1. 2X6 SUB-FASCIA
2. VINYL FASCIA
3. VINYL VENTED SOFFITS

WALL CONSTRUCTION:

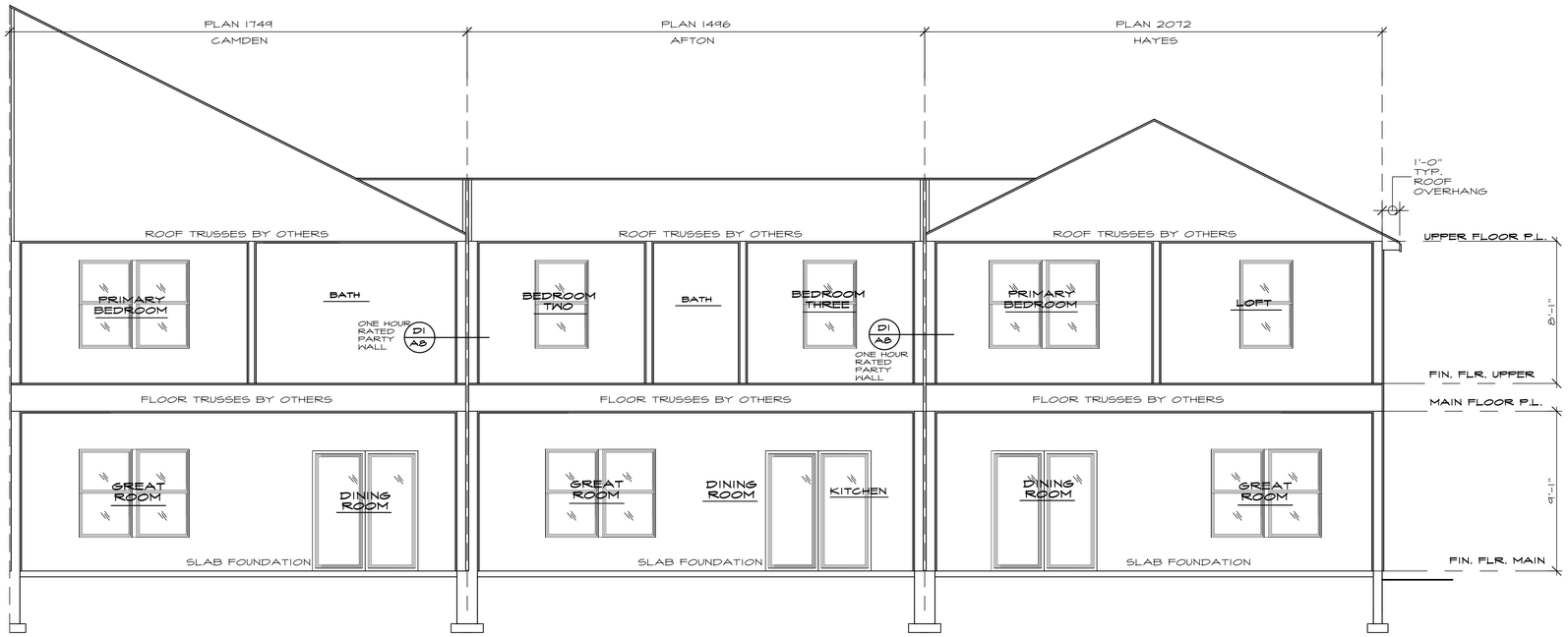
1. HOUSE WRAP
2. 2X6 STUDS @ 16" O.C. UNO
3. WINDOWS AS SPECIFIED
4. MIN R-15 FIBERGLASS BATT INSULATION
5. 4 MIL POLY VAPOR BARRIER
6. 1/2" GYPSUM WALL BOARD
7. HOLD SILL PLATE OF EXTERIOR WALLS IN, SO THAT THE FACE OF SHEATHING ALIGNS WITH FACE OF THE FOUNDATION WALLS

CEILING CONSTRUCTION:

1. R49 BLOWN IN INSULATION
2. 1/2" SAG-RESISTANT GYPSUM WALL BOARD WITH VAPOR BARRIER

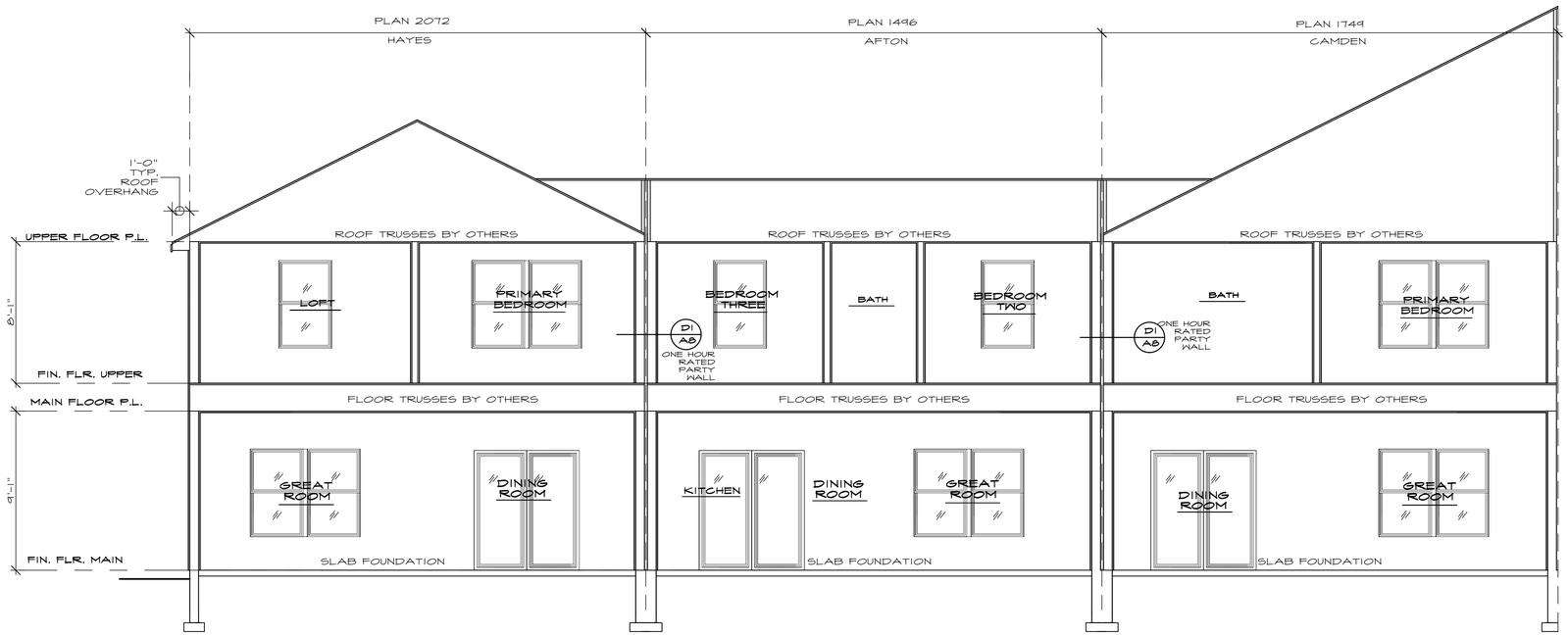
SILL CONSTRUCTION:

1. INSTALL SILL SEAL FLUSH @ ALL EXTERIOR WALLS
2. 2X TREATED SILL PLATE AND SEALER
3. 1/2" ANCHOR BOLTS @ 72" O.C.



SECTION A-A

SEE GENERAL NOTES SCALE: 1/4" = 1'-0"



SECTION A-A

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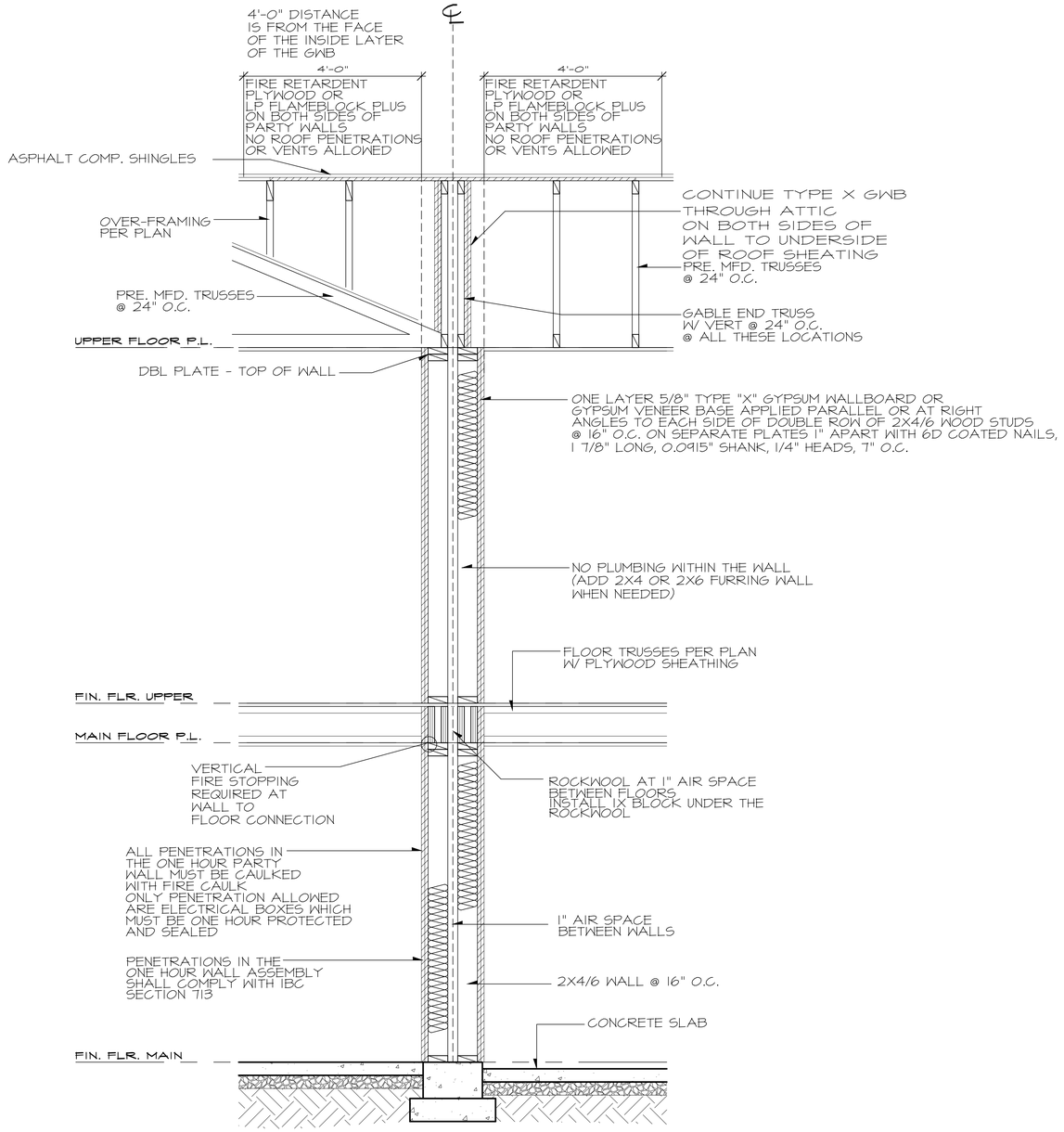


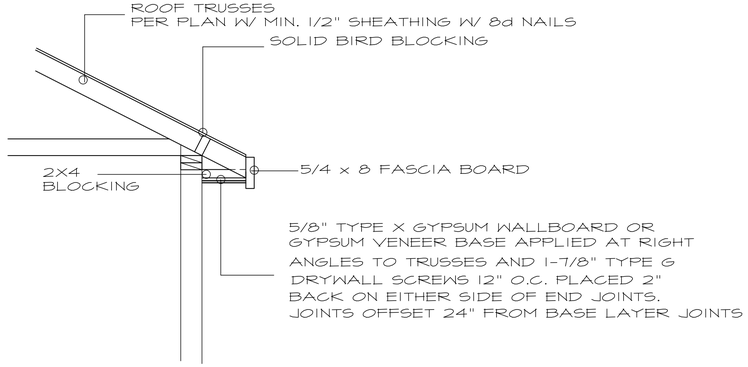
D1 / A8

TYPICAL ONE HOUR PARTY WALLS/BUILDING SECTION

SEE GENERAL NOTES — NO SCALE

GA FILE NO. WP 3370
1 HOUR FIRE/45 TO 49 STC SOUND

FIRE TEST:	SEE WP 3605 (UL R1319-4, 6, 6-17-52; UL R2717-39, 1-20-66; UL R3501-52, 3-15-66; UL DESIGN U305; ULC DESIGN W301); UL R4024, 10-31-68
SOUND TEST:	NRCC TL-93-261, IRC-IR-761, 3/98



D2 / A8

ONE HOUR RATED ROOF/CEILING/ OVERHANG

SEE GENERAL NOTES — NO SCALE

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revisions:

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checked by:

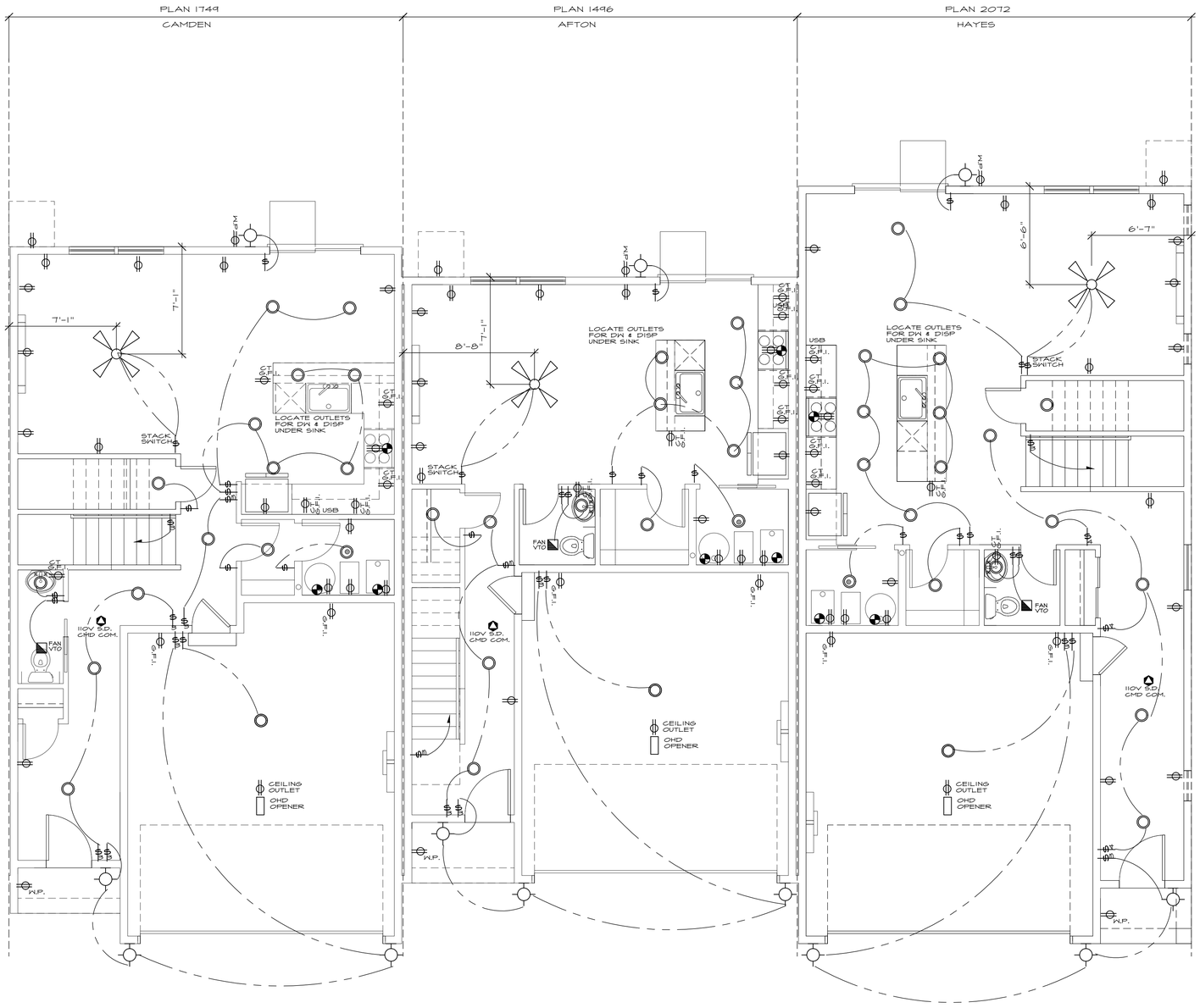
SHEET
A8

ELECTRICAL NOTES:

1. ALL DIMENSIONS FROM STUD FACE TO CENTER OF FIXTURE
2. CENTER OF ATTIC LIGHT SWITH TOBE 6'-6" A.F.F. UNO
3. EXTERIOR PLUGS TO BE 24" FROM BOTTOM OF SIDING
4. ALL CLOSET LIGHTS TO BE 30" FROM WALL WITH SHELF
5. CENTER ALL LIGHT STRIPS 92" A.F.F. UNO
6. CENTER ALL RECEPTACLES 14" A.F.F. UNO
7. CENTER ALL SWITCHES 54" A.F.F. UNO
8. MOUNT T-STAT @ 60" A.F.F.
9. ALL BATH VANITY OUTLETS TO BE 8" AND 10" FROM BACK WALL AND MATCHED
10. PROVIDE KEYLESS PULL CHAIN LIGHT IN ATTIC AND 110V OUTLET FOR FUTURE RADON MITIGATION SYSTEM
11. ALL SMOKE DETECTORS TO BE INSTALLED A MINIMUM OF 36" FROM ANY SUPPLY OR RETURN AIR GRILLE
12. BLOCK ALL SECONDARY BEDROOMS FOR CEILING FANS
13. PROVIDE AFCI PROTECTION ON ALL BRANCH CIRCUITS AS REQUIRED PER APPLICABLE CODES.
14. GFCI PROTECTION TO INCLUDE THE 240 VOLT RECEPTACLES FOR RANGES THAT ARE WITHIN 6' FROM THE EDGE OF SINKS AND FOR 240 VOLT RECEPTACLES LOCATED IN LAUNDRY ROOMS
15. GFCI PROTECTION FOR ALL INDOOR WET OR DAMP LOCATIONS. THE AHJ SHALL DETERMINE WHAT DAMP OR WET LOCATIONS ARE.
16. GFCI PROTECTION FOR ALL EXTERIOR RECEPTACLES FOR 125 VOLT THROUGH 250 VOLT INCLUDING HVAC EQUIPMENT WHEN HARD WIRED.
17. ALL NEW DWELLINGS WIL REQUIRE A SURGE PROTECTOR DEVICE
18. PROVIDE AN EMERGENCY DISCONNECT AT A READILY ACCESSIBLE OUTDOOR LOCATION FOR OUTDOOR UNITS.
19. PROVIDE TAMPER RESISTANT OUTLETS IN GARAGES

ELECTRICAL LEGEND:

- 110 VOLT WALL CONVENIENCE OUTLET
- G.F.I. — 110 VOLT WALL CONVEINIENCE OUTLET WITH GROUND FAULT INNTERUPTOR
- 220 VOLT WALL CONVENIENCE OUTLET
- W.P. — 110 VOLT WEATHERPROOF OUTLET WITH CAP
- 110 VOLT SPLIT WIRED CONVENIENCE OUTLET
- USB — 110 VOLT WALL CONVENIENCE OUTLET W/ USB PORTS
- 110 OR 220 VOLT SPECIAL PURPOSE OUTLET
- LED PUCK LIGHT
- PEND. — PENDANT LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (OR SCONCE)
- CEILING FAN
- LIGHT BAR FIXTURE
- RECESSED LIGHT FIXTURE
- SURFACE MOUNTED STRIP FIXTURE
- SINGLE POLE SWITCH
- DIM. — SINGLE POLE SWITCH WITH DIMMER DEVICE
- 3 — THREE WAY SWITCH
- 4 — FOUR WAY SWITCH
- 110 VOLT SMOKE DETECTOR INTERCONNECTED
- CA — CABLE OUTLET
- COMPUTER CIRCUIT
- C — TELEPHONE, & T.V. CABLE
- TELEPHONE OUTLET
- FAN VTO — C.F.M. FAN (VENT TO OUTSIDE)
- CHIMES
- DOORBELL
- THERMOSTAT
- FLOOD LIGHT
- GAS OUTLET
- HEAT DETECTOR



ELECTRICAL MAIN FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

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SHEET
A9

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8. MOUNT T-STAT @ 60" A.F.F.
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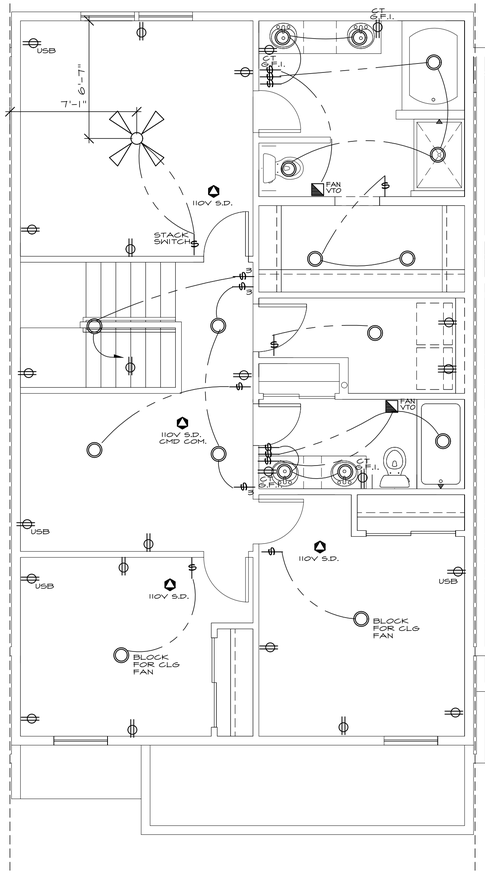
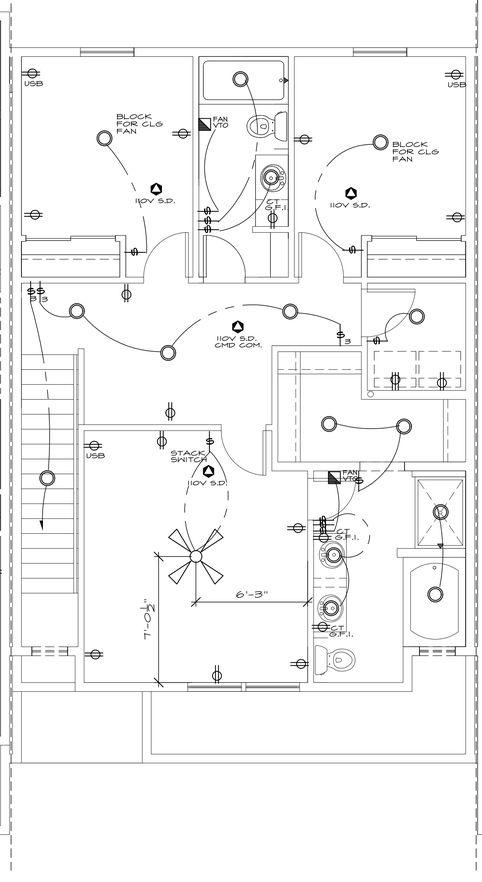
- GAS OUTLET
- HEAT DETECTOR

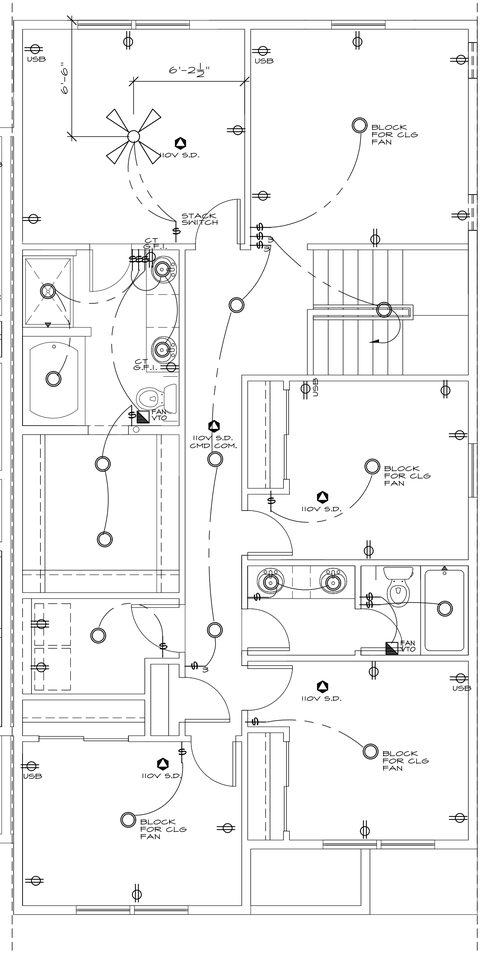
PLAN 1749
CAMDEN



PLAN 1496
AFTON



PLAN 2072
HAYES



ELECTRICAL UPPER FLOOR PLAN

SEE GENERAL NOTES — SCALE: 1/4" = 1'-0"

LGI HOMES®
2850 CUTTERS GROVE AVE, #207
ANOKA, MN 55303

NASH & ASSOCIATES
8003 118TH AVE NE • KIRKLAND, WA • 98033 •
425-828-4117
www.nash-architects.com

RIVENWICK VILLAGE
6 UNIT BUILDINGS
RAMSEY, MINNESOTA

date: 01-04-24
permit:
revisions:

drawn by: MWJ
checked by:

SHEET
A|0

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-106

A RESOLUTION APPROVING AMENDED SITE PLAN REVIEW FOR RIVENWICK VILLAGE 4TH ADDITION

WHEREAS, Mr. Jay Roos representing LGI Homes – Minnesota, LLC, hereinafter referred to as the "Applicant", has properly applied for an amended Site Plan Review for modifications to the Wickford Village 4th Addition townhomes legally described as follows:

> Lots 1-28, Block 1, RIVENWICK VILLAGE 4th ADDITION, Anoka County, Minnesota
>
> ("Subject Property")

WHEREAS, the preliminary plat and site plan were approved by the City Council on April 26, 2022, through Resolution #22-102; and

WHEREAS, many of the site improvements including grading, public and private utilities, and roadways were installed in 2023; and

WHEREAS, the Applicant has requested modifications to the approved plans and to those site improvements which have been constructed to date, specifically modified townhome architecture and a modified grading plan; and

WHEREAS, an amendment to the approved Site Plan Review per City Code Section 106-225 is required to accomplish the requested modifications; and

WHEREAS, the Planning Commission reviewed the Site Plan Review on May 22, 2025, and recommended approval.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, that the Ramsey City Council hereby grants approval of the amended Site Plan Review for Rivenwick Village 4th Addition, contingent upon the following:

1. Per Grading, Development, and Erosion Control Plan prepared by Carlson Engineering dated 12/6/2022 as revised 4/29/2025 as approved by the City Engineer and, if applicable, the Lower Rum River WMO.

2. Per building plans for 5- and 6-unit buildings prepared by Nash & Associated with a revised date of 04/25/2025, subject to obtaining building permits.

3. All other provisions of the Development Agreement approved on January 10, 2023, remain in effect.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 8th day of April, 2025.

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Preliminary Plat for Bunker Lake Crossing at the northeast corner of Sunwood Drive and Armstrong Boulevard

Purpose/Background:

The City of Ramsey received an application from Capital Real Estate, Inc. (the "Applicant") requesting Preliminary Plat approval for a three-lot subdivision on the property generally located on the east side of Armstrong Boulevard, between Bunker Lake Bouelvard and Sunwood Drive, and legally described as Outlot D, Waterfront Village, Anoka County, Minnesota (the "Subject Property").

Notification:

Staff attempted to notify property owners within 700 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is a 7.46-acre outlot that was last platted as part of the Waterfront Village development. It is generally located along the east side of Armstrong Boulevard, between Bunker Lake Boulevard and Sunwood Drive. The Subject Property is zoned COR-2b, Commercial Subdistrict. Properties to the east (in the Waterfront Village neighborhood) are zoned COR-4b, Neighborhood Subdistrict. Properties to the west (across Armstrong Bouelvard) are zoned B-2, Community Business District. Properties to the south (across Sunwood Drive) are also zoned COR-2b. The Subject Property and all surrounding properties are guided for Mixed Use in the City's 2040 Comprehensive Plan.

Preliminary Plat

The proposed Preliminary Plat consists of three buildable lots oriented along Armstrong Boulevard and one outlot for an existing wetland. The Preliminary Plat depicts several easements on the property, including the following:

- A 30-foot-wide drainage and utility easement along Armstrong Boulevard on the west side of the plat and along Sunwood Drive on the south side of the plat;
- A 10-foot-wide drainage and utility easement to follow the private access road along the east side of the three buildable lots, co-located with proposed water and sewer lines to serve all three lots.
- An existing right-of-access easement along Armstrong Boulevard, of which a 40-foot-wide section is proposed to be vacated by Anoka County to allow for a right-in-only access off of northbound Armstrong Boulevard, straddling the lot line between Lots 1 and 2;
- An existing drainage, utility, sloping, sidewalk, trail, snow storage and signing easement (to be vacated by Anoka County).

Lot 1 (the northernmost lot) will be for Taco Bell (which is being reviewed in a separate case at tonight's meeting) will be approximately 1.32 acres and features a long 30-foot-wide extension up to Bunker Lake Boulevard to accommodate a shared multi-tenant sign for the overall development. This sign will be reviewed administratively in alignment with the newly-adopted sign code regulations and would require an encroachment agreement. Lot 2

(the middle lot) will be approximately 1.11 acres. Lot 3 (the southernmost lot) will be for Chipotle (scheduled for the June Planning Commission meeting) is approximately 1.58 acres and stretches along Sunwood Drive to include the private road's full access to the roundabout at Sunwood Drive and Ramsey Parkway. Outlot A will be approximately 3.46 acres and will stretch across the northeast part of the Preliminary Plat to cover the existing wetland on the Subject Property.

Utilities and Site Access

As noted above, the Applicant is proposing a drainage and utility easement along the east side of the lots to cover a water line serving all three lots. This water line will be located under a shared private road providing vehicular access to all three lots. Sanitary sewer lines will also connect to all three lots, though Lots 2 and 3 will tie into a service line parallel to the water line along the east sides of each parking lot, and Lot 1 will tie into a service line at the northwest corner of that building pad.

The internal access road will connect to the north side of the roundabout at Sunwood Drive and Ramsey Parkway. A secondary vehicular entrance will be built along northbound Armstrong Boulevard, functioning as a right-in-only access for northbound traffic. The Applicant is working with Anoka County to construct a right-turn lane and shift the existing trail to the east to accommodate safe access to this secondary entrance. All traffic exiting the development will have to use the roundabout at Sunwood and Ramsey Parkway. All three lots will have pedestrian connections to the existing trail along Armstrong Boulevard, as required by the COR Design Framework.

Additional Considerations

The City retained ownership of the Subject Property after the Waterfront Village plat was recorded, with the intent of selling the land to a developer to bring commercial users to the COR. The EDA has reviewed and recommended approval of a purchase agreement with the Applicant for a proposed three-lot commercial development. Ramsey's Economic Development staff have collaborated with Planning staff and the Applicant to bring this project through the Planning Commission and City Council process for entitlement requests.

Additionally, as the Commission may be aware, the Subject Property is also the location of two upcoming Site Plan Reviews: Taco Bell on Lot 1, and Chipotle on Lot 3. The future tenant for Lot 2 is yet to be determined, but it will be subject to a formal Site Plan Review and other potential entitlements once a tenant is selected. This phase of the request is solely focused on the Preliminary Plat, though the Applicant has provided construction details and site plans of what the development will look like once completed.

Alternatives

1. Recommend approval of the Preliminary Plat as recommended by Staff.
2. Recommend approval of the Preliminary Plat with modifications based on discussion.
3. Recommend denial of the Preliminary Plat based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the Preliminary Plat.

Outcome/Action:

Motion to recommend the City Council adopt Resolution #25-107, Approving a Preliminary Plat for "Bunker Lake Crossing".

Attachments

Resolution #25-107 Preliminary Plat

Site Location Map
Preliminary Plat
Civil Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:25 PM
Form Started By: Adam Martin		Started On: 04/17/2025 04:12 PM
Final Approval Date: 05/15/2025		

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-107

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR "BUNKER LAKE CROSSING"

WHEREAS, The City of Ramsey received an application from Capital Real Estate, Inc. (the "Applicant") requesting Preliminary Plat approval on the property legally described as follows:

Outlot D, Waterfront Village, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned COR-2b, Commercial Subdistrict, which is a mixed-use zoning designation, and guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the Applicant is platting a 7.46-acre outlot into three buildable lots and one outlot, consistent with the COR-2b bulk standards; and

WHEREAS, the Applicant appeared before the Planning Commission for a public hearing on May 22, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Preliminary Plat at their regular meeting on May 22, 2025 and recommended _____ of the request; and

WHEREAS, the City Council considered the Preliminary Plat request on June 10, 2025.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of the Preliminary Plat of "Bunker Lake Crossing" on the Subject Property in accordance with relevant City Codes, subject to the following conditions:

1) Approval by the City Attorney and City Engineer.

2) That the Applicant shall comply with all Staff comments as noted in ProjectDox.

3) Securing all other necessary approvals from Anoka County, including a partial vacation of the right-of-access easement along Armstrong Boulevard for a right-in-only access to the Subject Property, and vacation of a storm water easement, prior to Final Plat review.

4) That City Staff shall review all cross-access easements and approval documents from Anoka County.

5) A Development Agreement outlining platting fees shall be prepared and reviewed at the time of Final Plat review.

Bunker Lake Crossing

28-32-25-22-0107

14701-14751 Armstrong Blvd NW, Ramsey, MN 55303

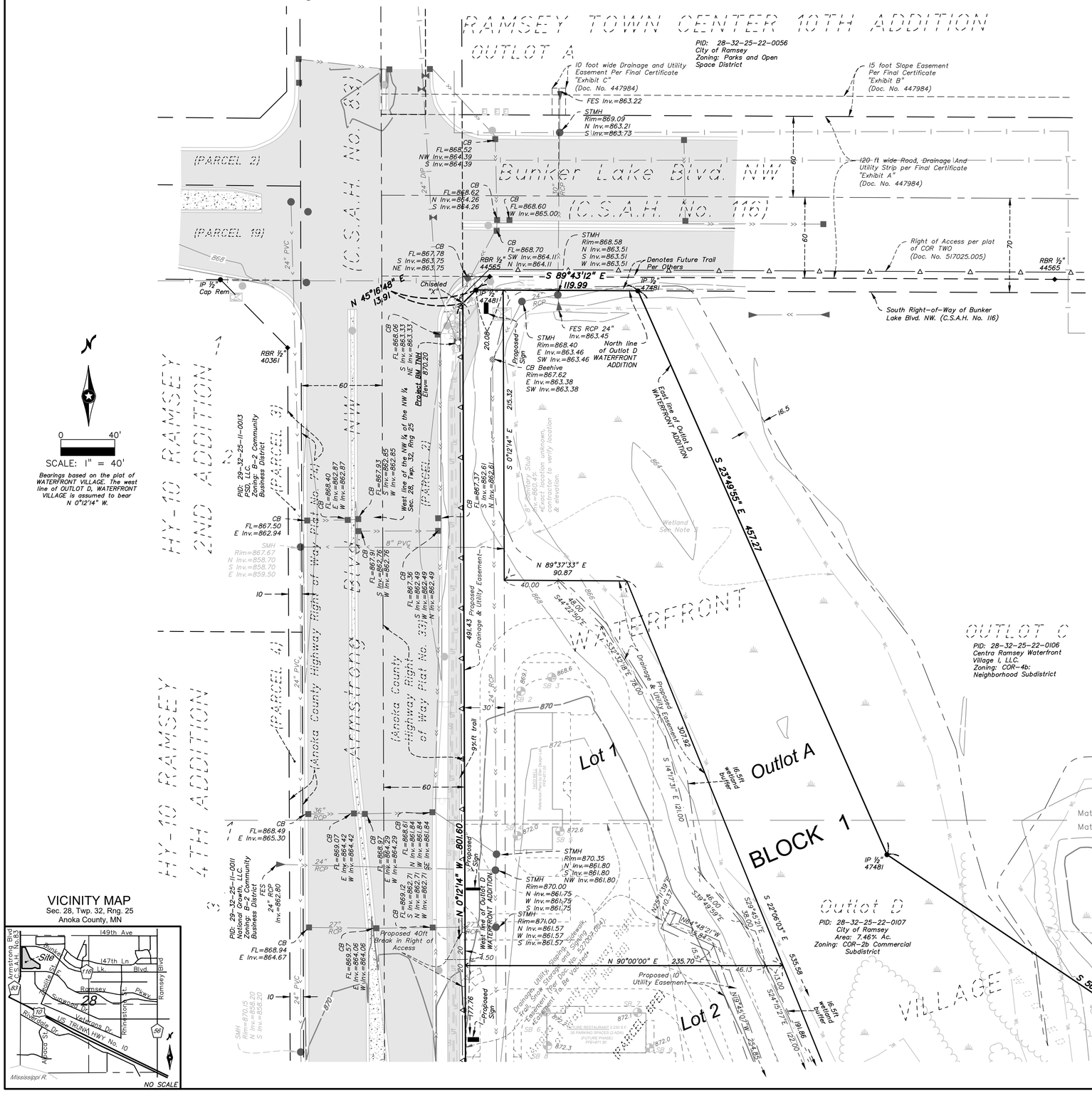
Preliminary Plat

Print Date: May 2, 2025

0 0.02 0.04 0.07 0.11 0.14 mi

Preliminary Plat of BUNKER LAKE CROSSING

CITY OF RAMSEY
ANOKA COUNTY, MN

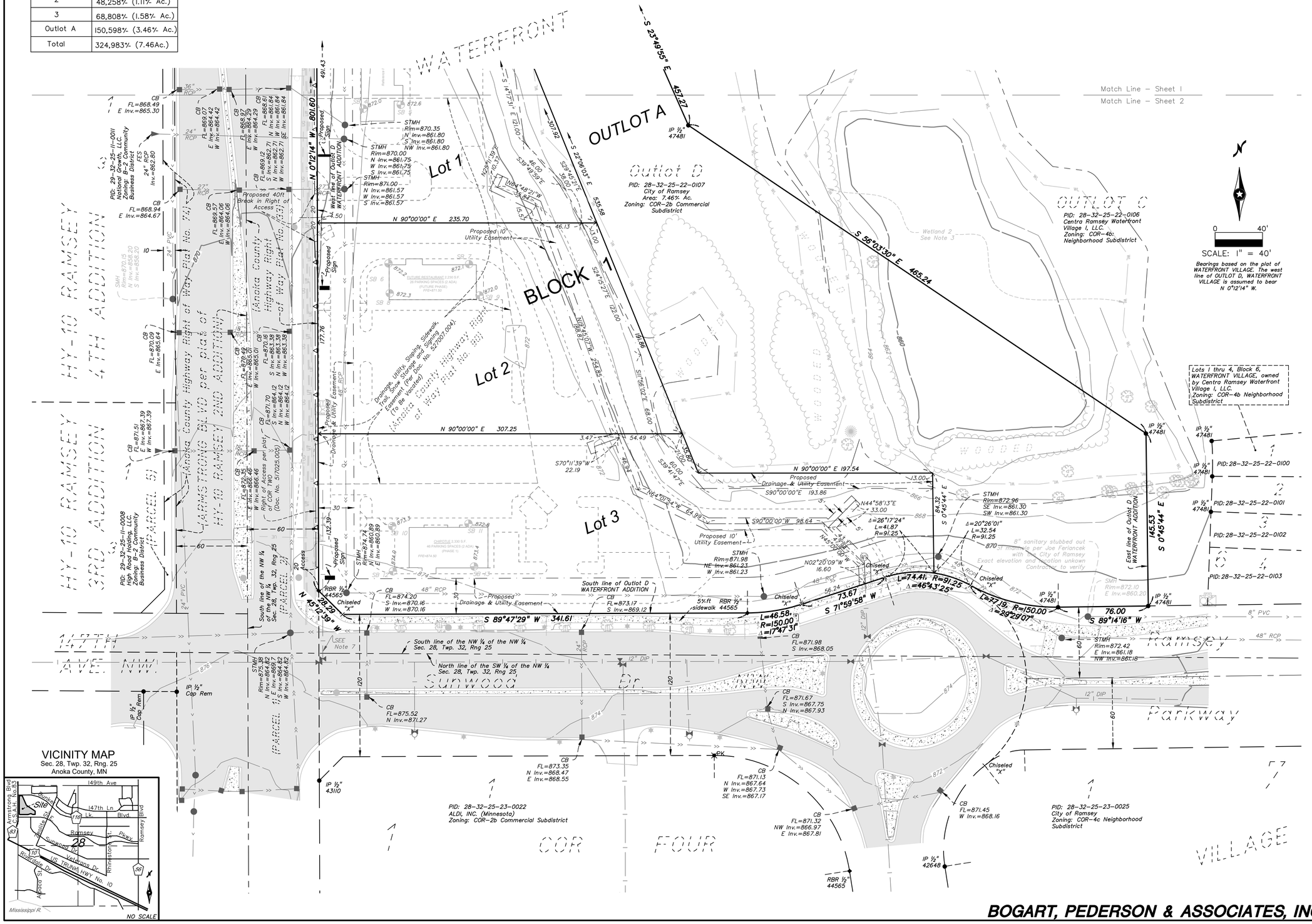

RAMSEY TOWN CENTER NORTH ADDITION
OUTLOT A
PID: 28-32-25-22-0056
City of Ramsey
Zoning: Parks and Open Space District
10 foot wide Drainage and Utility Easement Per Final Certificate "Exhibit C" (Doc. No. 447984)
15 foot Slope Easement Per Final Certificate "Exhibit B" (Doc. No. 447984)
120 ft wide Road, Drainage And Utility Strip per Final Certificate "Exhibit A" (Doc. No. 447984)
BUNKER LAKE BLVD. NW
(C.S.A.H. NO. 116)
(PARCEL 2)
(PARCEL 19)
(PARCEL 3)
(PARCEL 4)
(PARCEL 5)
(PARCEL 6)
Anoka County Highway Right of Way Plat No. 33
Right of Access per plat of COR TWO (Doc. No. 517025.005)
Denotes Future Trail Per Others
South Right-of-Way of Bunker Lake Blvd. NW. (C.S.A.H. No. 116)
IP ½" Cap Rem
Chiseled "X"
IP ½" 47481
RBR ½" 44565
RBR ½" 40361
N 45°16'48" E 13.91
S 89°43'12" E 119.99
STMH Rim=869.09 N Inv.=863.21 S Inv.=863.73
CB FL=868.52 NW Inv.=864.39 S Inv.=864.39
CB FL=868.62 N Inv.=864.26 S Inv.=864.26
CB FL=868.60 W Inv.=865.00
CB FL=868.70 SW Inv.=864.11 N Inv.=864.11
STMH Rim=868.58 N Inv.=863.51 S Inv.=863.51 W Inv.=863.51
CB FL=867.78 S Inv.=863.75 NE Inv.=863.75
CB FL=868.03 S Inv.=863.33 NE Inv.=863.33
Project BM TNH Elev= 870.20
FES RCP 24" Inv.=863.45
STMH Rim=868.40 E Inv.=863.46 SW Inv.=863.46
CB Beehive Rim=867.62 E Inv.=863.38 SW Inv.=863.38
Proposed Sign
North line of Outlot D WATERFRONT ADDITION
East line of Outlot D WATERFRONT ADDITION
S 23°49'55" E 457.27
S 0°12'14" E 215.32
20.08
16.5
60
70
N 89°37'33" E 90.87
40.00
45.00
S44°22'30"E
S32°32'18"E 78.00
Drainage & Utility Proposed Easement
301.92
S 14°17'31" E 121.00
16.5ft wetland buffer
Outlot A
Lot 1
BLOCK 1
Lot 2
IP ½" 47481
S 58°03'30" E 465.24
N 0°12'14" W 801.60
Proposed 10' Utility Easement
N 90°00'00" E 235.70
46.13
S 22°06'03" E 535.58
S29°45'27"E 38.00
N29°41'55"E 70.35
S39°49'29"E 46.00
WD4°48'21"W 19.85
S24°15'27"E 13.00
N32°35'07"W 29.25
19.86
122.00
16.5ft wetland buffer
OUTLOT C
PID: 28-32-25-22-0106
Centra Ramsey Waterfront Village I, LLC.
Zoning: COR-4b: Neighborhood Subdistrict
OUTLOT D
PID: 28-32-25-22-0107
City of Ramsey
Area: 7.46± Ac.
Zoning: COR-2b Commercial Subdistrict
Match Line - Sheet 1
Match Line - Sheet 2
Wetland See Note 3
Wetland 2 See Note 3
Proposed 40ft Break in Right of Access
Proposed 10' Drainage, Utility, Roadway, Storm Sewer Easement Over Public Sidewalk To be Maintained by Owner
Proposed Sign
Proposed 30ft Drainage & Utility Easement
Proposed 24ft trail
Proposed 16.5ft wetland buffer
Proposed 27" RCP
Proposed 36" RCP
Proposed 24" RCP
Proposed 24" PVC
Proposed 8" PVC
Proposed 10
Proposed 20
Proposed 30
Proposed 60
Proposed 870
Proposed 872
Proposed 868
Proposed 866
Proposed 864
Proposed 862
Proposed 24" DIP
Proposed 18" RCP
Proposed 15" RCP
PID: 29-32-25-11-0013
PSD, LLC & Ramsey 6-2 Community Business District
PID: 29-32-25-11-0011
National Growth, LLC.
Zoning: 6-2 Community Business District
CB FL=867.50 E Inv.=862.94
CB FL=867.91 S Inv.=862.76 W Inv.=862.76
CB FL=867.93 S Inv.=862.85 W Inv.=862.85
CB FL=868.40 S Inv.=862.87 W Inv.=862.87
CB FL=867.37 E Inv.=862.61 N Inv.=862.61
CB FL=867.36 S Inv.=862.49 W Inv.=862.49 N Inv.=862.49
CB FL=868.49 E Inv.=865.30
CB FL=868.94 E Inv.=864.67
CB FL=869.57 E Inv.=864.08 W Inv.=864.08
CB FL=868.97 E Inv.=864.29 W Inv.=864.29
CB FL=869.07 E Inv.=864.42 W Inv.=864.42
CB FL=869.12 S Inv.=862.71 N Inv.=862.71 W Inv.=862.71
CB FL=867.84 N Inv.=861.84 W Inv.=861.84 SE Inv.=861.84
STMH Rim=870.35 N Inv.=861.80 S Inv.=861.80 NW Inv.=861.80
STMH Rim=870.00 N Inv.=861.75 W Inv.=861.75 S Inv.=861.75
STMH Rim=871.00 N Inv.=861.57 W Inv.=861.57 S Inv.=861.57
SMH Rim=867.67 N Inv.=858.70 S Inv.=858.70 E Inv.=859.50
SMH Rim=870.15 N Inv.=858.20 S Inv.=858.20
Existing Sanitary Stub (Exact location unknown, contractor to verify location & elevation.
Wetland See Note 5
HOUSE RESTAURANT 7,230 S.F. 26 PARKING SPACES (2 ADA) (FUTURE PHASE) FFE=871.50
SB 1
SB 2
SB 3
SB 4
SB 5
SB 6
SB 7
SB 8
SB 9
SB 10
SB 11
SB 12
SB 13
SB 14
SB 15
SB 16
SB 17
SB 18
SB 19
SB 20
SB

Preliminary Plat of BUNKER LAKE CROSSING

CITY OF RAMSEY
ANOKA COUNTY, MN

Proposed Lot List

Lot	Square Feet/Acres
1	57,319+/- (1.32+/- Ac.)
2	48,258+/- (1.11+/- Ac.)
3	68,808+/- (1.58+/- Ac.)
Outlot A	150,598+/- (3.46+/- Ac.)
Total	324,983+/- (7.46Ac.)


WATERFRONT
OUTLOT A
Outlot D
PID: 28-32-25-22-0107
City of Ramsey
Area: 7.46+/- Ac.
Zoning: COR-2b Commercial Subdistrict
OUTLOT C
PID: 28-32-25-22-0106
Centra Ramsey Waterfront Village I, LLC.
Zoning: COR-4b: Neighborhood Subdistrict
Lot 1
Lot 2
Lot 3
BLOCK 1
Match Line - Sheet 1
Match Line - Sheet 2
Wetland 2 See Note 3
WOODED
Lots 1 thru 4, Block 6, WATERFRONT VILLAGE, owned by Centra Ramsey Waterfront Village I, LLC. Zoning: COR-4b Neighborhood Subdistrict
PID: 28-32-25-22-0100
PID: 28-32-25-22-0101
PID: 28-32-25-22-0102
PID: 28-32-25-22-0103
PID: 28-32-25-22-0025
City of Ramsey
Zoning: COR-4c Neighborhood Subdistrict
PID: 28-32-25-22-0022
ALDI, INC. (Minnesota)
Zoning: COR-2b Commercial Subdistrict
PID: 28-32-25-11-0008
Highway 169 Holding, LLC
Zoning: B-2 Community Business District
Anoka County Highway Right of Way Plat No. 84
Anoka County Highway Right of Way Plat No. 80
Anoka County Highway Right of Way Plat No. 87
HWY 10 FRONTAGE ROAD
PARCEL 51
PARCEL 22
PARCEL 21
PARCEL 20
PARCEL 19
PARCEL 18
PARCEL 17
PARCEL 16
PARCEL 15
PARCEL 14
PARCEL 13
PARCEL 12
PARCEL 11
PARCEL 10
PARCEL 9
PARCEL 8
PARCEL 7
PARCEL 6
PARCEL 5
PARCEL 4
PARCEL 3
PARCEL 2
PARCEL 1
Sunwood Drive
Sunwood Lane
Sunwood Cir.
Sunwood Ln.
Sunwood Dr.
Sunwood Ct.
Sunwood Pl.
Sunwood Cove
Sunwood Trail
Sunwood Pkwy
Sunwood Blvd
Sunwood Ave
Sunwood Way
Sunwood Loop
Sunwood Court
Sunwood Circle
Sunwood Terrace
Sunwood Crossing
Sunwood Parkway
Sunwood Boulevard
Sunwood Commons
Sunwood Meadows
Sunwood Village
Sunwood Estates
Sunwood Addition
Sunwood Business Park
Sunwood Industrial Park
Sunwood Commercial Park
Sunwood Corporate Park
Sunwood Professional Park
Sunwood Technology Park
Sunwood Research Park
Sunwood Development Park
Sunwood Office Park
Sunwood Retail Park
Sunwood Mixed Use Park
Sunwood Residential Park
Sunwood Recreational Park
Sunwood Sports Park
Sunwood Entertainment Park
Sunwood Cultural Park
Sunwood Historic Park
Sunwood Nature Park
Sunwood Wildlife Park
Sunwood Forest Park
Sunwood Lake Park
Sunwood River Park
Sunwood Creek Park
Sunwood Pond Park
Sunwood Wetland Park
Sunwood Prairie Park
Sunwood Meadow Park
Sunwood Woodland Park
Sunwood Garden Park
Sunwood Arboretum Park
Sunwood Botanical Park
Sunwood Zoological Park
Sunwood Aquarium Park
Sunwood Museum Park
Sunwood Library Park
Sunwood School Park
Sunwood College Park
Sunwood University Park
Sunwood Hospital Park
Sunwood Medical Park
Sunwood Dental Park
Sunwood Veterinary Park
Sunwood Pharmacy Park
Sunwood Grocery Park
Sunwood Bakery Park
Sunwood Cafe Park
Sunwood Restaurant Park
Sunwood Bar Park
Sunwood Hotel Park
Sunwood Motel Park
Sunwood Inn Park
Sunwood Lodge Park
Sunwood Resort Park
Sunwood Spa Park
Sunwood Gym Park
Sunwood Fitness Park
Sunwood Yoga Park
Sunwood Dance Park
Sunwood Theater Park
Sunwood Cinema Park
Sunwood Gallery Park
Sunwood Art Park
Sunwood Music Park
Sunwood Concert Park
Sunwood Festival Park
Sunwood Event Park
Sunwood Wedding Park
Sunwood Conference Park
Sunwood Meeting Park
Sunwood Seminar Park
Sunwood Workshop Park
Sunwood Training Park
Sunwood Education Park
Sunwood Learning Park
Sunwood Knowledge Park
Sunwood Wisdom Park
Sunwood Peace Park
Sunwood Love Park
Sunwood Joy Park
Sunwood Happiness Park
Sunwood Laughter Park
Sunwood Smile Park
Sunwood Hope Park
Sunwood Faith Park
Sunwood Charity Park
Sunwood Kindness Park
Sunwood Generosity Park
Sunwood Volunteer Park
Sunwood Community Park
Sunwood Neighborhood Park
Sunwood Family Park
Sunwood Friendship Park
Sunwood Unity Park
Sunwood Diversity Park
Sunwood Inclusion Park
Sunwood Equality Park
Sunwood Justice Park
Sunwood Freedom Park
Sunwood Democracy Park
Sunwood Liberty Park
Sunwood Independence Park
Sunwood Patriotism Park
Sunwood Nationalism Park
Sunwood Internationalism Park
Sunwood Globalism Park
Sunwood Universalism Park
Sunwood Humanism Park
Sunwood Secularism Park
Sunwood Atheism Park
Sunwood Agnosticism Park
Sunwood Deism Park
Sunwood Pantheism Park
Sunwood Panentheism Park
Sunwood Monism Park
Sunwood Dualism Park
Sunwood Pluralism Park
Sunwood Relativism Park
Sunwood Absolutism Park
Sunwood Objectivism Park
Sunwood Subjectivism Park
Sunwood Realism Park
Sunwood Idealism Park
Sunwood Materialism Park
Sunwood Empiricism Park
Sunwood Rationalism Park
Sunwood Skepticism Park
Sunwood Dogmatism Park
Sunwood Fundamentalism Park
Sunwood Liberalism Park
Sunwood Conservatism Park
Sunwood Progressivism Park
Sunwood Traditionalism Park
Sunwood Modernism Park
Sunwood Postmodernism Park
Sunwood Structuralism Park
Sunwood Post-structuralism Park
Sunwood Deconstructionism Park
Sunwood Constructivism Park
Sunwood Reconstructionism Park
Sunwood Neo-constructivism Park
Sunwood Neo-reconstructionism Park
Sunwood Neo-deconstructionism Park
Sunwood Neo-post-structuralism Park
Sunwood Neo-structuralism Park
Sunwood Neo-modernism Park
Sunwood Neo-traditionalism Park
Sunwood Neo-conservatism Park
Sunwood Neo-liberalism Park
Sunwood Neo-fundamentalism Park
Sunwood Neo-dogmatism Park
Sunwood Neo-skepticism Park
Sunwood Neo-agnosticism Park
Sunwood Neo-atheism Park
Sunwood Neo-secularism Park
Sunwood Neo-humanism Park
Sunwood Neo-universalism Park
Sunwood Neo-globalism Park
Sunwood Neo-internationalism Park
Sunwood Neo-nationalism Park
Sunwood Neo-patriotism Park
Sunwood Neo-democracy Park
Sunwood Neo-liberty Park
Sunwood Neo-independence Park
Sunwood Neo-freedom Park
Sunwood Neo-justice Park
Sunwood Neo-equality Park
Sunwood Neo-diversity Park
Sunwood Neo-inclusion Park
Sunwood Neo-unity Park
Sunwood Neo-friendship Park
Sunwood Neo-family Park
Sunwood Neo-neighborhood Park
Sunwood Neo-community Park
Sunwood Neo-volunteer Park
Sunwood Neo-generosity Park
Sunwood Neo-kindness Park
Sunwood Neo-charity Park
Sunwood Neo-faith Park
Sunwood Neo-hope Park
Sunwood Neo-happiness Park
Sunwood Neo-laughter Park
Sunwood Neo-smile Park
Sunwood Neo-joy Park
Sunwood Neo-love Park
Sunwood Neo-peace Park
Sunwood Neo-wisdom Park
Sunwood Neo-knowledge Park
Sunwood Neo-learning Park
Sunwood Neo-education Park
Sunwood Neo-training Park
Sunwood Neo-workshop Park
Sunwood Neo-seminar Park
Sunwood Neo-meeting Park
Sunwood Neo-conference Park
Sunwood Neo-wedding Park
Sunwood Neo-event Park
Sunwood Neo-festival Park
Sunwood Neo-concert Park
Sunwood Neo-music Park
Sunwood Neo-art Park
Sunwood Neo-gallery Park
Sunwood Neo-cinema Park
Sunwood Neo-theater Park
Sunwood Neo-dance Park
Sunwood Neo-yoga Park
Sunwood Neo-fitness Park
Sunwood Neo-gym Park
Sunwood Neo-spa Park
Sunwood Neo-resort Park
Sunwood Neo-lodge Park
Sunwood Neo-inn Park
Sunwood Neo-motel Park
Sunwood Neo-hotel Park
Sunwood Neo-bar Park
Sunwood Neo-restaurant Park
Sunwood Neo-cafe Park
Sunwood Neo-bakery Park
Sunwood Neo-grocery Park
Sunwood Neo-pharmacy Park
Sunwood Neo-veterinary Park
Sunwood Neo-dental Park
Sunwood Neo-medical Park
Sunwood Neo-hospital Park
Sunwood Neo-university Park
Sunwood Neo-college Park
Sunwood Neo-school Park
Sunwood Neo-library Park
Sunwood Neo-museum Park
Sunwood Neo-aquarium Park
Sunwood Neo-zoological Park
Sunwood Neo-botanical Park
Sunwood Neo-arboretum Park
Sunwood Neo-meadow Park
Sunwood Neo-garden Park
Sunwood Neo-woodland Park
Sunwood Neo-prairie Park
Sunwood Neo-wetland Park
Sunwood Neo-pond Park
Sunwood Neo-creek Park
Sunwood Neo-river Park
Sunwood Neo-lake Park
Sunwood Neo-forest Park
Sunwood Neo-wildlife Park
Sunwood Neo-zoological Park
Sunwood Neo-aquarium Park
Sunwood Neo-museum Park
Sunwood Neo-library Park
Sunwood Neo-school Park
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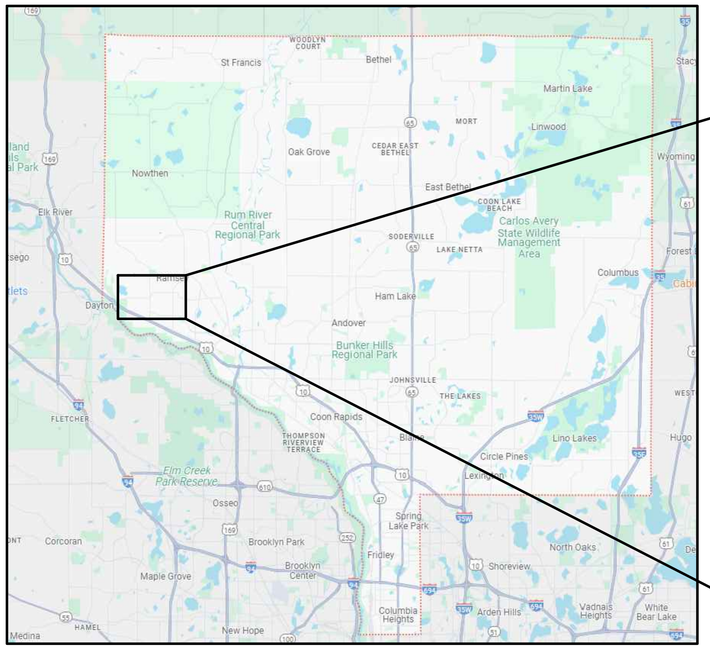
CHIPOTLE, FUTURE RESTAURANT
CAPITAL REAL ESTATE
ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW
CITY OF RAMSEY, ANOKA COUNTY, MN
MAY 2025
PRELIMINARY PLANS

CIVIL & SURVEY PLANS PREPARED BY:

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

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

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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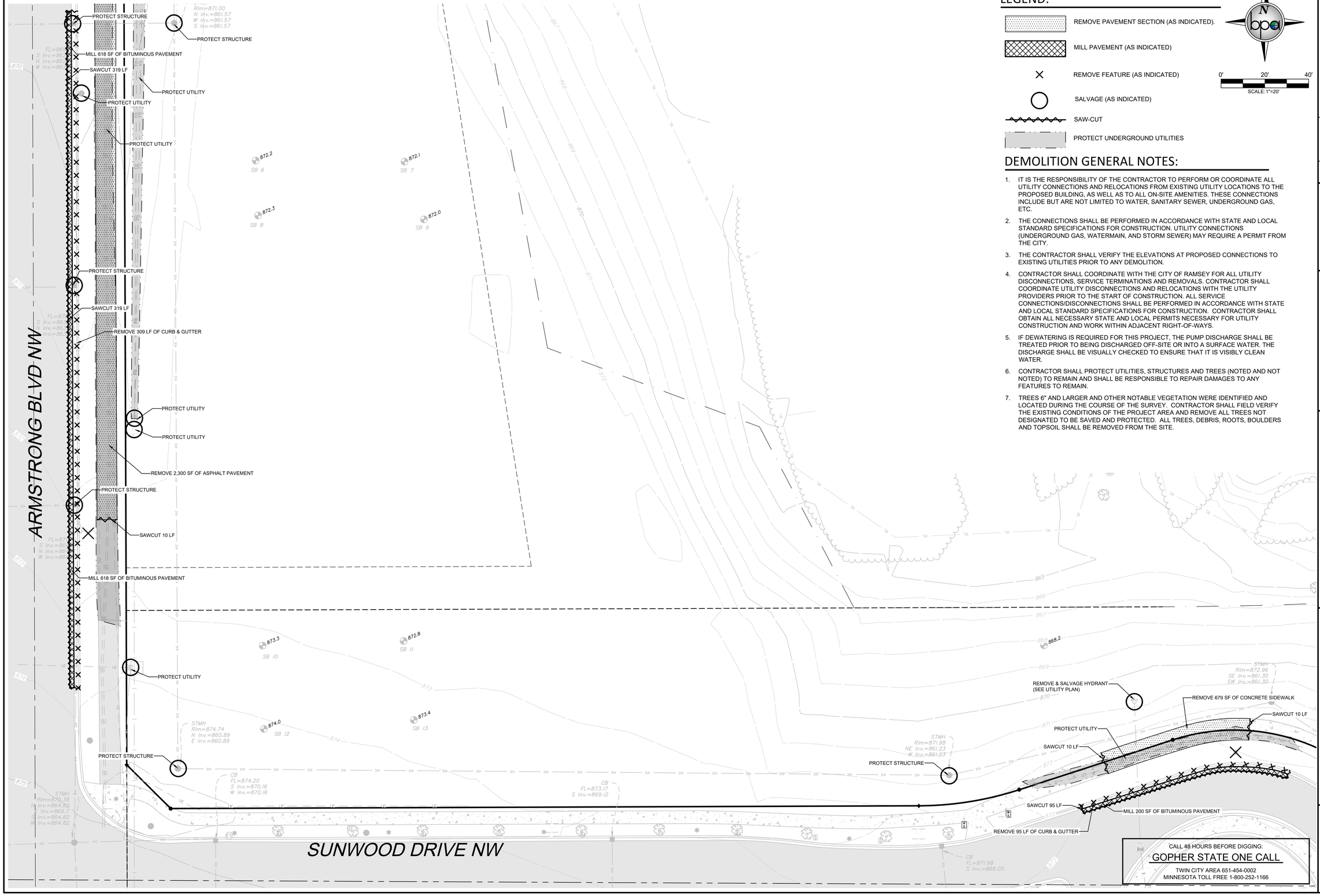
5/7/2025



LEGEND:

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

0' 20' 40'
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.

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: DEMOLITION
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-3672 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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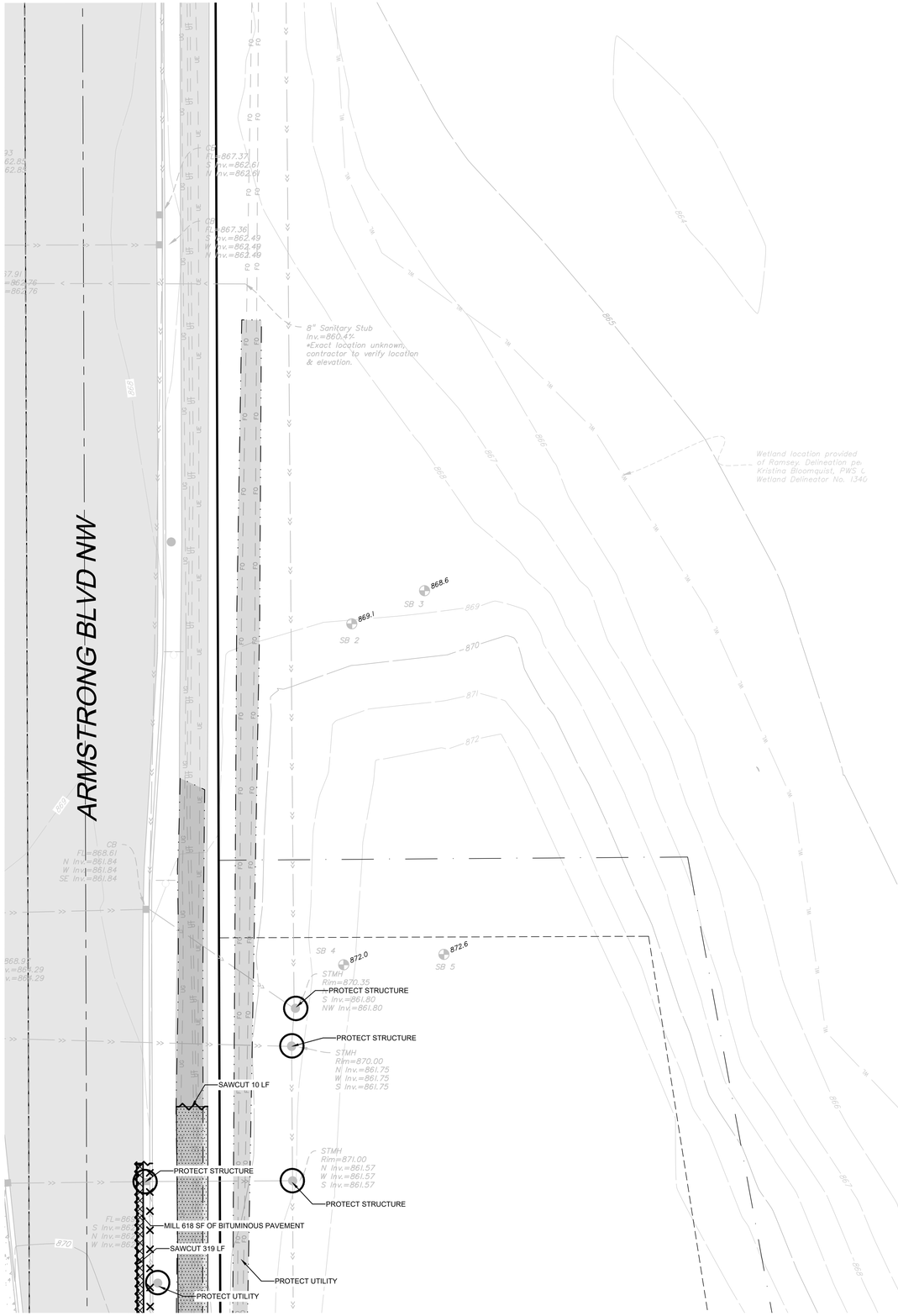

LEGEND:

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

N

0' 20' 40'
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.
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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.
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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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CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13079 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 (NORTH)

SHEET NO.
C2

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BUNKER LAKE BLVD

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

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

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

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'

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

NOT FOR CONSTRUCTION

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LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
1307B 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

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

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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)
  - TOTAL ADA STALLS REQUIRED: 2 (2 VAN ACCESSIBLE REQUIRED)
- TACO BELL
  - STALLS PROVIDED: 45
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 1 (1 VAN ACCESSIBLE REQUIRED)

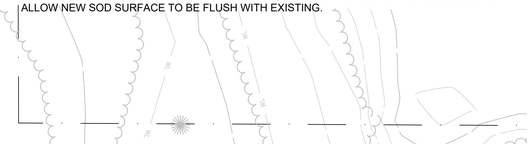
LEGEND:

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

0' 20' 40'
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.
2. ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
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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CHECKED BY: MJM, CJD
DWG FILE: SITE BASE
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

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
SITE PLAN (SOUTH)

SHEET NO.
C4

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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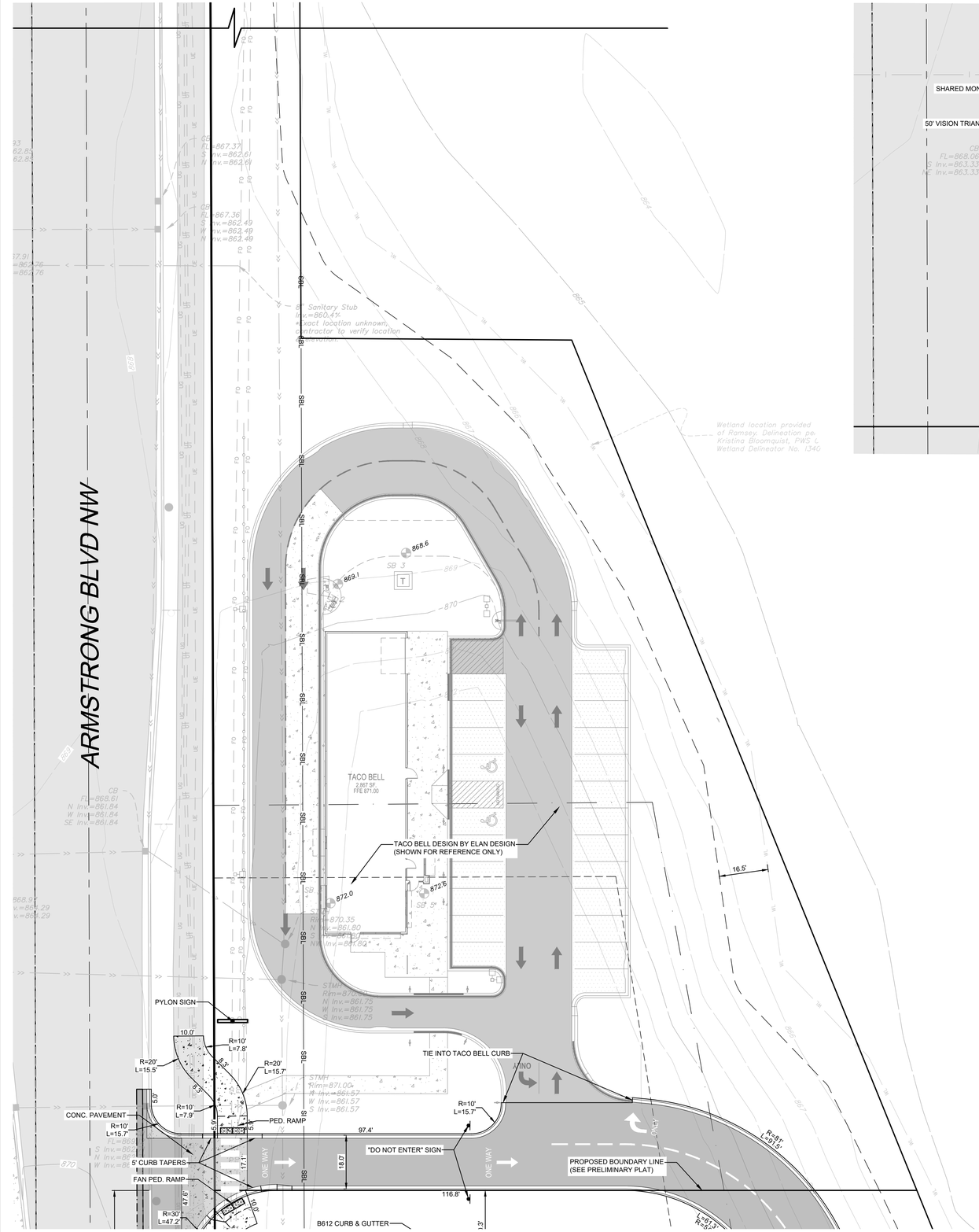

LEGEND:

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

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

SITE PLAN NOTES:

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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)
  - TOTAL ADA STALLS REQUIRED: 2 (2 VAN ACCESSIBLE REQUIRED)
- TACO BELL
  - STALLS PROVIDED: 45
  - TOTAL ADA STALLS PROVIDED: 2 (2 VAN ACCESSIBLE)
  - TOTAL ADA STALLS REQUIRED: 1 (1 VAN ACCESSIBLE REQUIRED)

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GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

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DWG FILE: SITE BASE
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13276 FIRST STREET, BECKER, MN 55308-9322
TEL 763-262-3822 FAX 763-262-3844

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

SITE PLAN (NORTH)

SHEET NO.
C5

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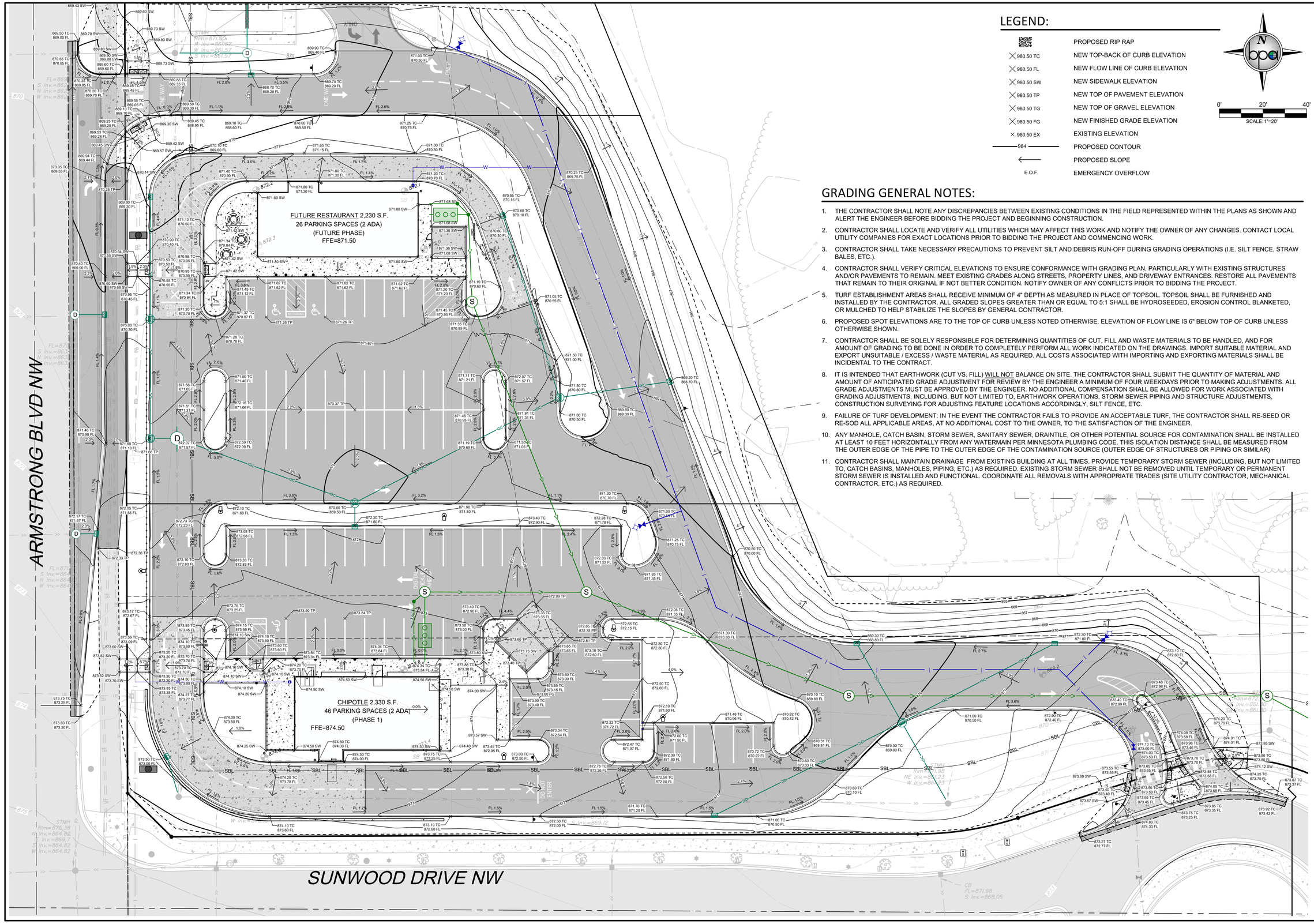

LEGEND:

	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

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.

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DWG FILE: GRADING
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

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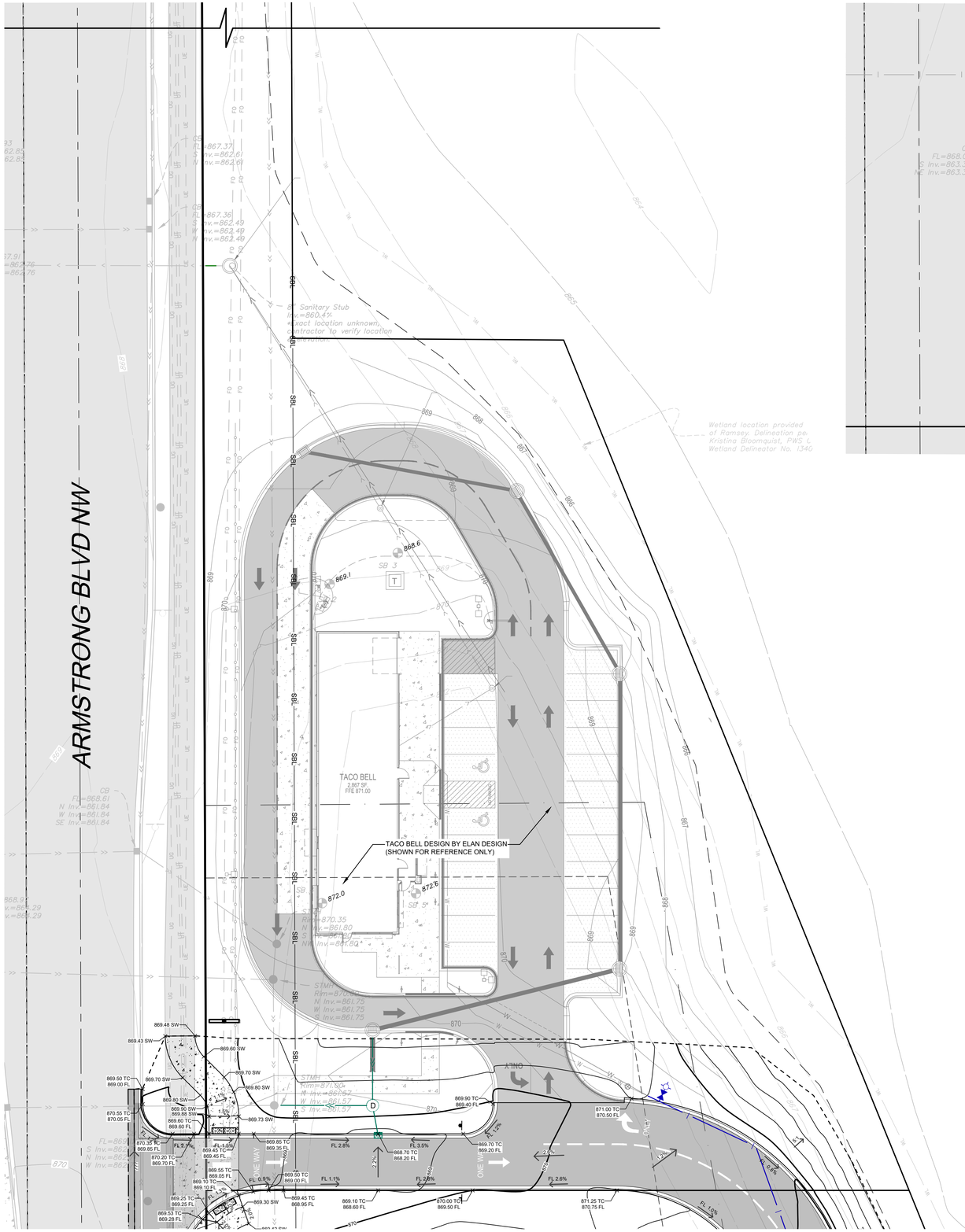
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

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

SHEET NO.
C6

5/7/2025 2:26 PM N:\Projects Current\25-0038.00\CIVIL D Ramsey\Engineering\CAD Files\CIVIL Ramsey Grading.dwg



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

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

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
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13078 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9622 FAX: 763-262-9844

CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
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'

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
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DWG FILE: UTILITY
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

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LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9082 FAX: 763-262-9844

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

SHEET NO.
C8

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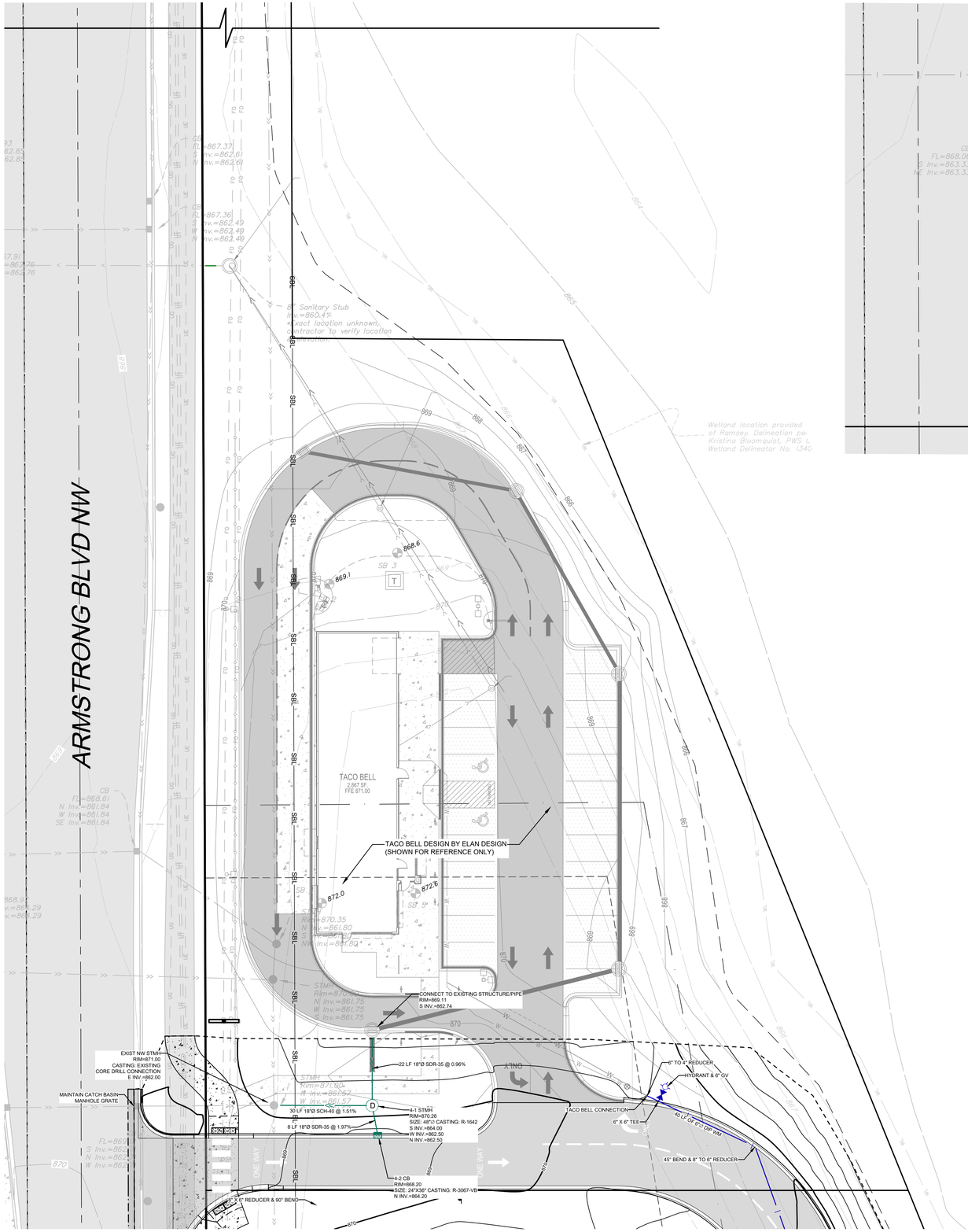
ARMSTRONG BLVD NW
BUNKER LAKE BLVD
Wetland location provided
of Ramsey Delineation pe
Kristina Bloomquist, PWS L
Wetland Delineator No. 1340
CB
FL=867.78
S Inv.=863.75
NE Inv.=863.75
CB
FL=868.06
S Inv.=863.33
NE Inv.=863.33
FES RCP 24"
Inv.=863.45
STMH
Rim=868.40
E Inv.=863.46
SW Inv.=863.46
CB Beehive
Rim=867.62
E Inv.=863.38
SW Inv.=863.38
866.9
SB
SBI Sanitary Stub
Inv.=860.47
Exact location unknown,
Contractor to verify location
prior to connect
TACO BELL
2,807 SF
FFE 871.00
TACO BELL DESIGN BY ELAN DESIGN
(SHOWN FOR REFERENCE ONLY)
872.0
872.5
CB
FL=868.61
N Inv.=861.84
W Inv.=861.84
SE Inv.=861.84
STMH
Rim=870.35
N Inv.=861.80
S Inv.=861.80
W Inv.=861.84
STMH
Rim=870.26
N Inv.=861.75
W Inv.=861.75
S Inv.=861.75
CONNECT TO EXISTING STRUCTURE:PIPE
RIM=869.11
S INV.=862.74
EXIST NW STMH
RIM=871.00
CASTING: EXISTING
CORE DRILL CONNECTION
E INV.=862.00
MAINTAIN CATCH BASIN
MANHOLE GRATE
22 LF 18"Ø SDR-35 @ 0.96%
STMH
Rim=870.50
W Inv.=861.57
S Inv.=861.52
30 LF 18"Ø SCH-40 @ 1.51%
8 LF 18"Ø SDR-35 @ 1.97%
4-1 STMH
RIM=870.26
SIZE: 48"Ø CASTING: R-1642
S INV.=864.06
W INV.=862.50
N INV.=862.50
4-2 CB
RIM=868.20
SIZE: 24"X36" CASTING: R-3067-VB
N INV.=864.20
6" TO 4" REDUCER
HYDRANT & 6" GV
TACO BELL CONNECTION
6" X 6" TEE
40 LF 6" PVC DIP HM
45° BEND & 8" TO 6" REDUCER
8" X 6" REDUCER & 90° BEND
ONE WAY
ONE WAY
A1NG
SB 3
SB 4
SB 5
SB 6
SB 7
SB 8
SB 9
SB 10
SB 11
SB 12
SB 13
SB 14
SB 15
SB 16
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SB 18
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SB 20
SB 21
SB 22
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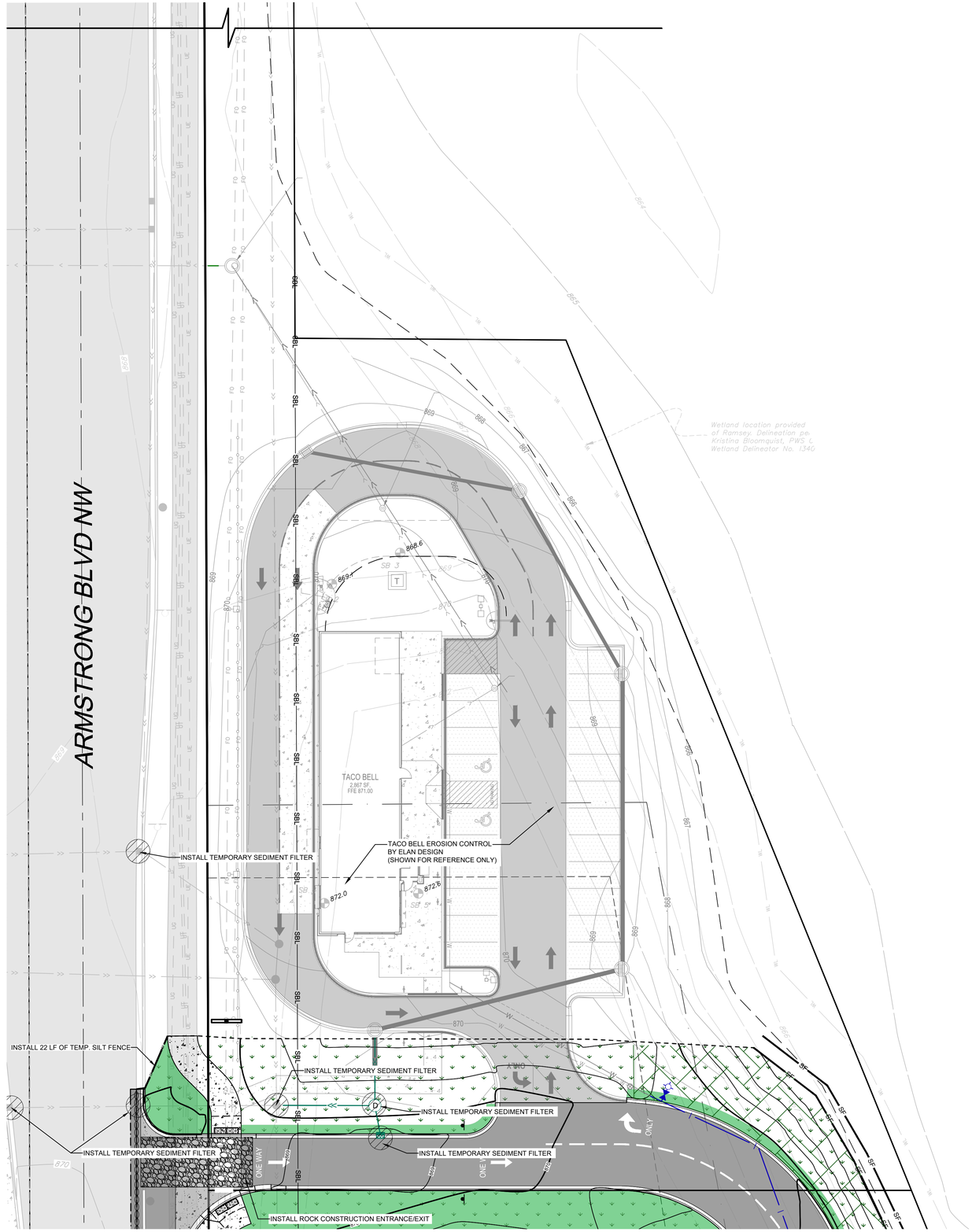

LEGEND:

- 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: 1,725 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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DWG FILE: EROSION
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NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13079 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

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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.

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

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.
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:

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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.

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DWG FILE: EROSION
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET | BECKER, MN 55308-9322
TEL: 763-262-9022 | FAX: 763-262-9044

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

EROSION CONTROL PLAN (SOUTH

SHEET NO.
C11

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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:	0.09	ACRES
POST CONSTRUCTION IMPERVIOUS AREA:	2.52	ACRES
NEW IMPERVIOUS AREA:	2.43	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	2,725
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.

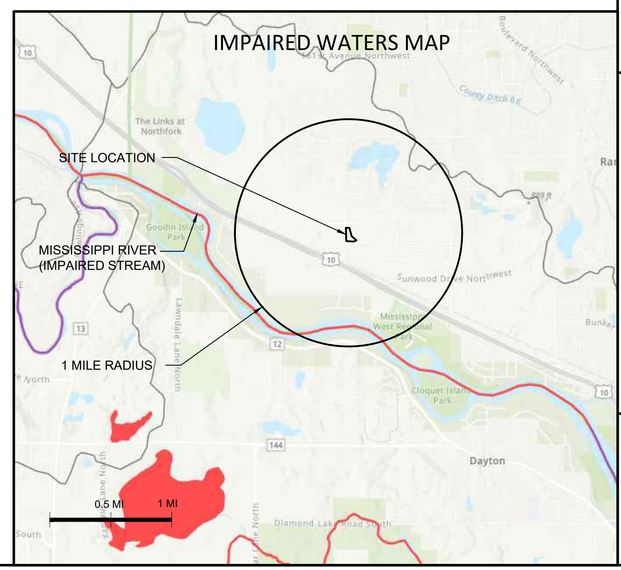
F. PLACE SEDIMENT IN APPROPRIATE LOCATIONS ON SITE; DO NOT REMOVE FROM SITE.

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

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

NOT FOR CONSTRUCTION

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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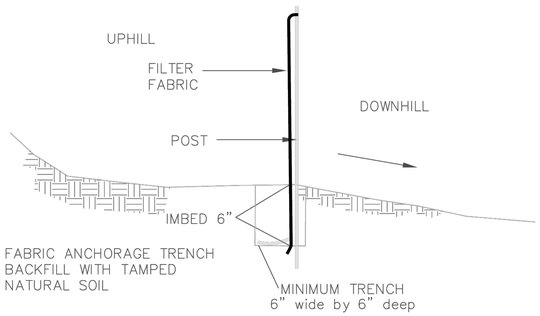
5/7/2025

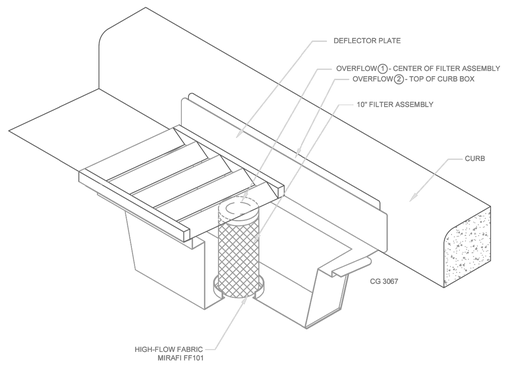


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

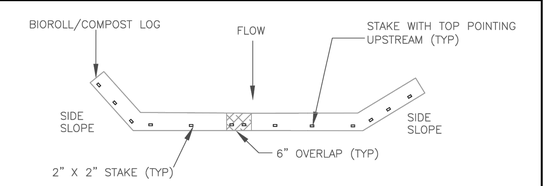


INLET PROTECTION – WIMCO OR EQUAL

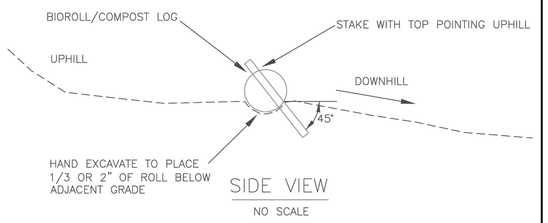
N.T.S.

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

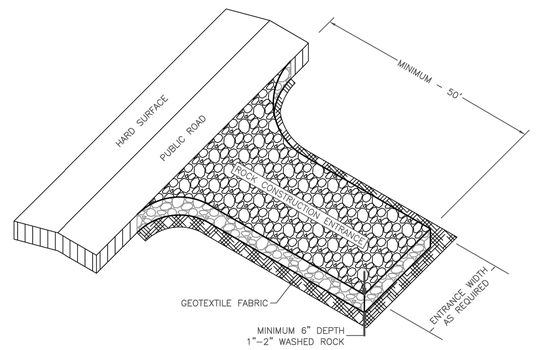


SIDE VIEW

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.
2. 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

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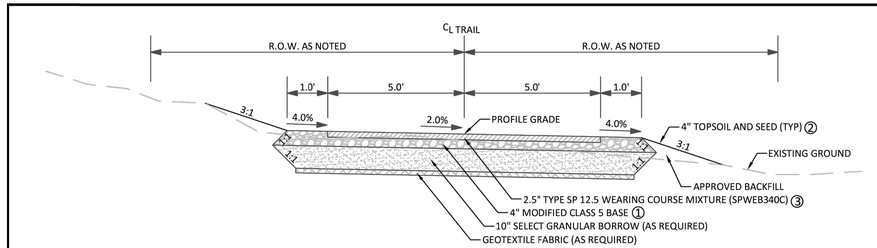
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
DETAILS

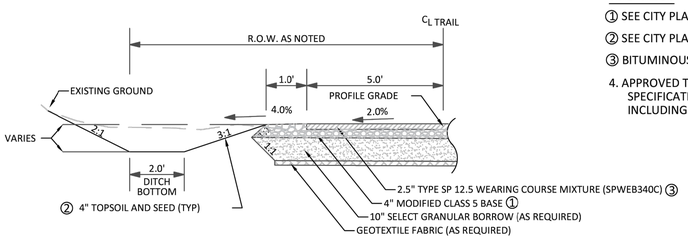
SHEET NO.
C13

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

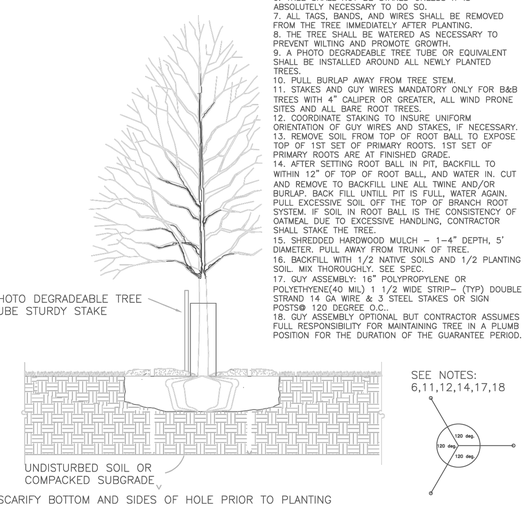
NOTE: NOT TO SCALE

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

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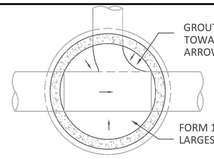
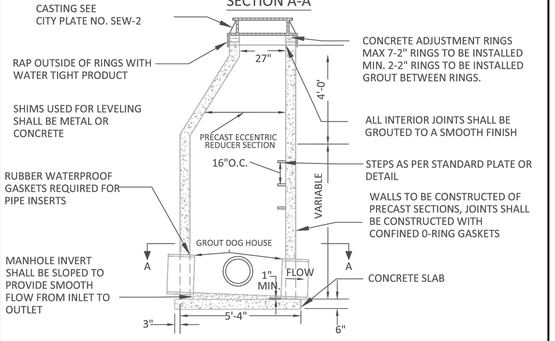
A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



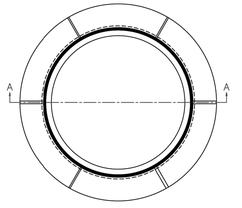
SECTION A-A



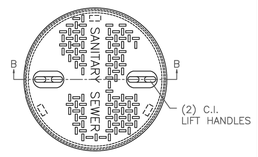
STANDARD DETAIL

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

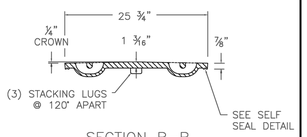
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



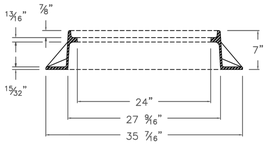
FRAME



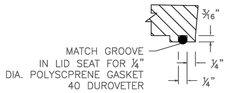
COVER



SECTION B–B



SECTION A–A

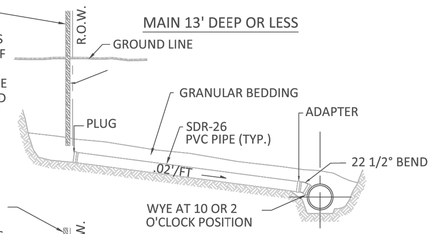


SELF SEAL DETAIL

NOTE: NOT TO SCALE

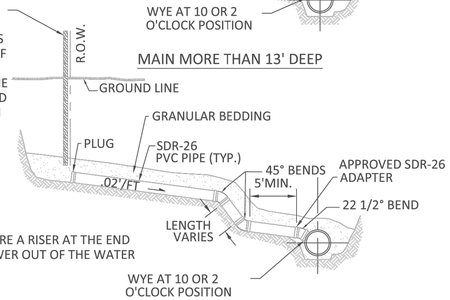
APPROVED:		STANDARD DETAILS:
11 – 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW–2

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT



MAIN 13' DEEP OR LESS

WOOD MARKER AT ALL SERVICES MINIMUM OF 2' ABOVE GROUND LINE AND MARKED WITH GREEN PAINT

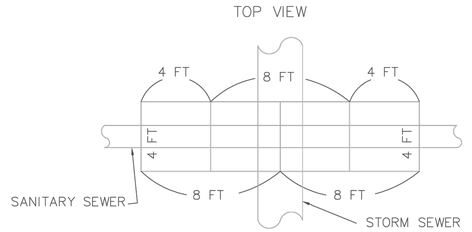


MAIN MORE THAN 13' DEEP

MAY REQUIRE A RISER AT THE END TO GET SEWER OUT OF THE WATER TABLE

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)

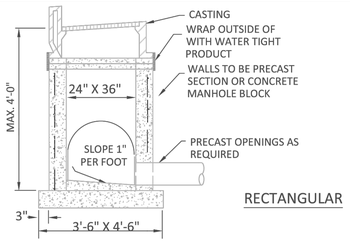
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



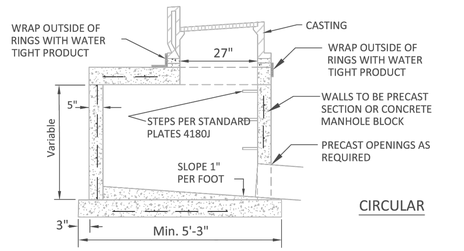
NOTES:
1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL
5) INSULATION REQUIRED WHERE PIPE SEPARATION IS < 2 FEET

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

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



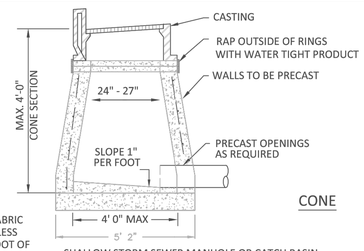
RECTANGULAR



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

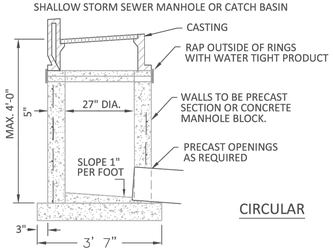
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1



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

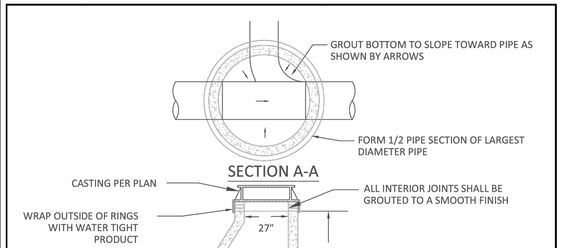


CIRCULAR

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



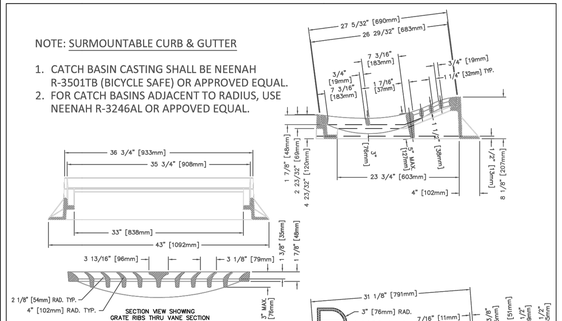
STANDARD DETAIL

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

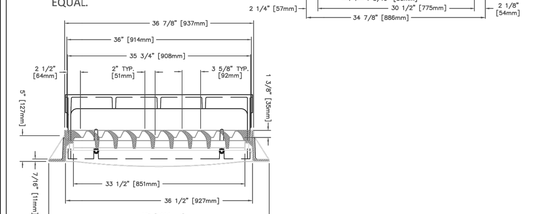
NOTE: SURMOUNTABLE CURB & GUTTER

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

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
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
1307B FIRST STREET, BECKER, MN 55308-9322
TEL: 763-261-3822 FAX: 763-262-9844

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

DETAILS

SHEET NO.
C14

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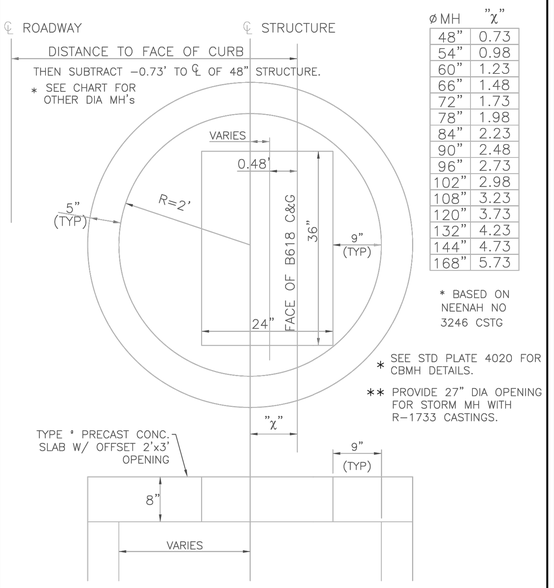
5/7/2025



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

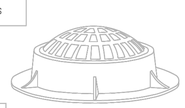
* SEE STD PLATE 4020 FOR CBMH DETAILS.

** 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

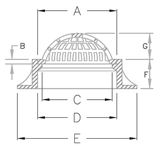
SUITABLE FOR DRAINAGE ON CIRCUMSTANCES WHERE CLOGGING OF A FLAT GRATING IS A PROBLEM. EXCELLENT FOR ROADSIDE OR EARTH DITCH CATCH BASINS.



Illustrating R–2560–E

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

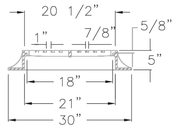
Furnished standard with ground bearing surfaces.



R–2570 Catch Basin Frame, Grate

Light Duty

Total Weight 170 Pounds

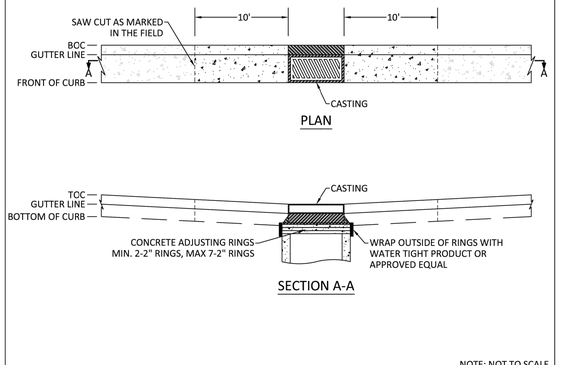


Furnished standard with ground bearing surfaces.

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

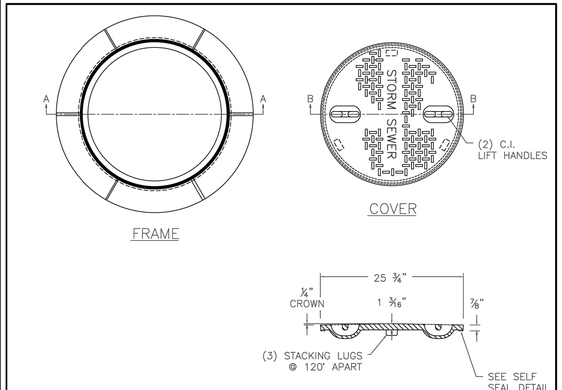


NOTE: NOT TO SCALE

NOTE:

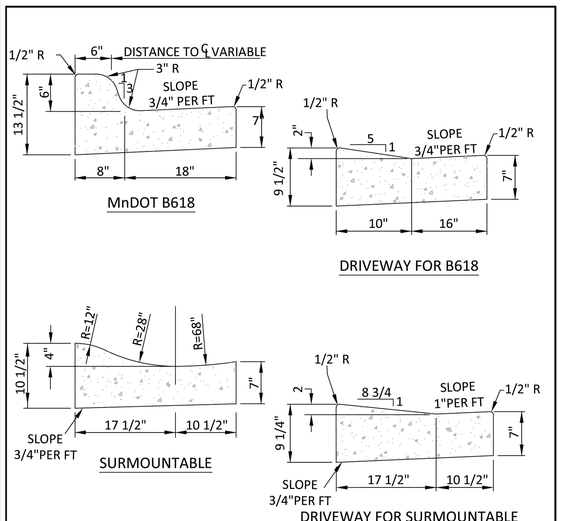
1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. 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

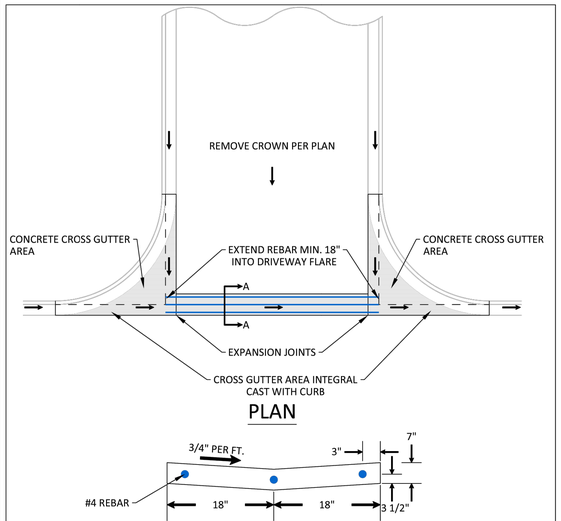
APPROVED:		STANDARD DETAILS:
2 – 2019	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. STO–14



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

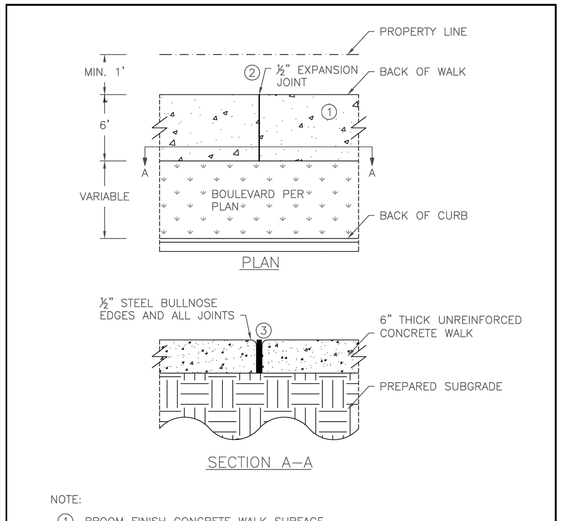


NOTE: NOT TO SCALE

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

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

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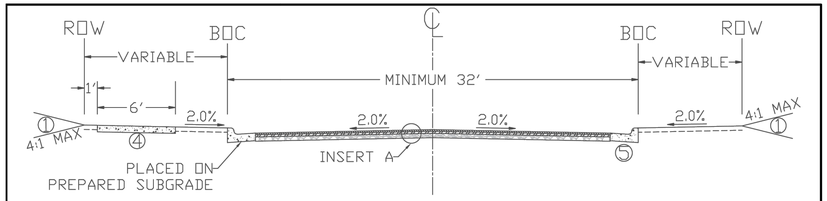

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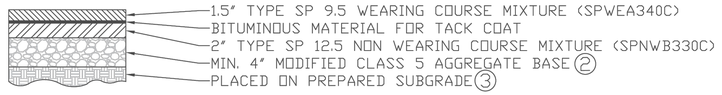
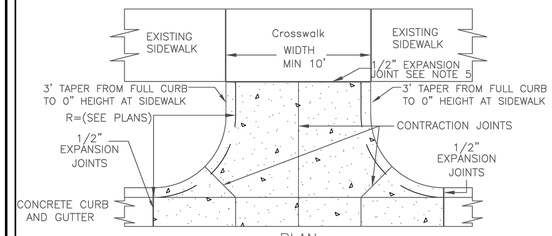


REFERENCE NOTES:

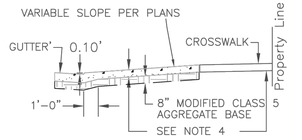
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY 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

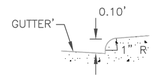
APPROVED: 3 - 2022	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



PLAN



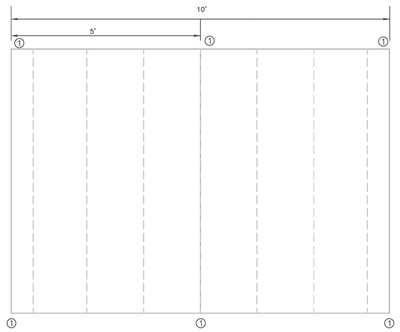
SECTION ON ℄ DRIVEWAY



DETAIL OF LIP

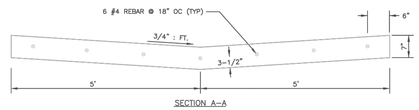
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED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

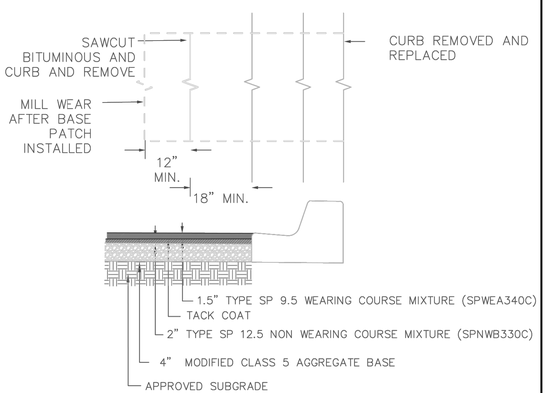


SECTION A-A

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



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.

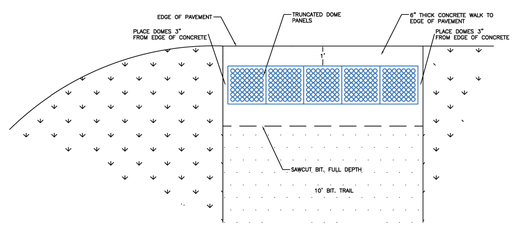
APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS	CITY PLATE No. STR-25

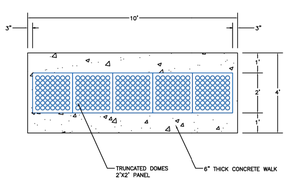
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

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

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

DATE: 05/07/2025
DESIGN BY: MJM
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CHECKED BY: MJM, CJD
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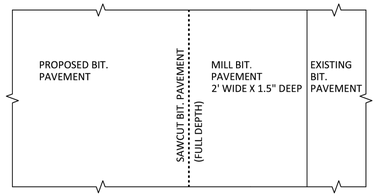
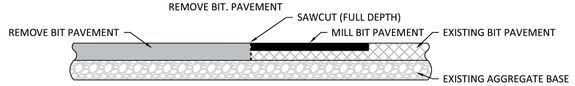
NOTES:

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.

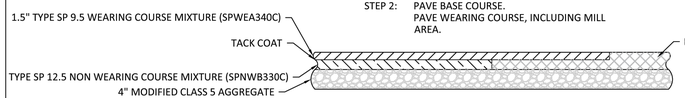


PLAN VIEW

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



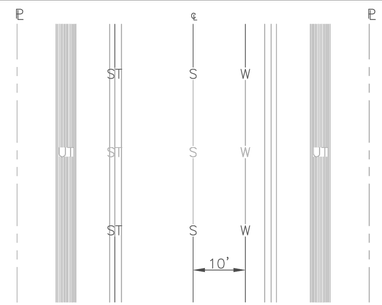
STEP 2: PAVE BASE COURSE.
PAVE WEARING COURSE, INCLUDING MILL AREA.



SECTION VIEW

NOTE: NOT TO SCALE.

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



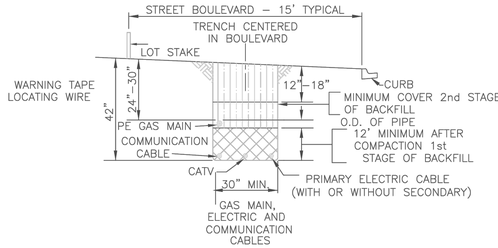
LEGEND
- S — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- UT — UTILITY TRENCH
- ℄ — PROPERTY LINE
- ℄ — CENTERLINE OF STREET

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.

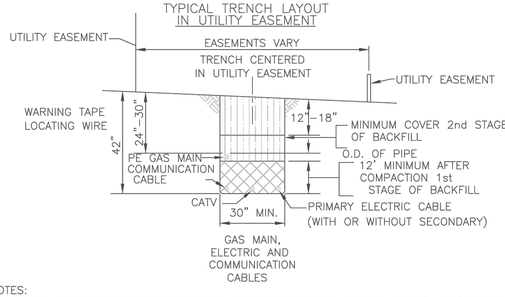
UTILITY LOCATIONS
N.T.S.

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

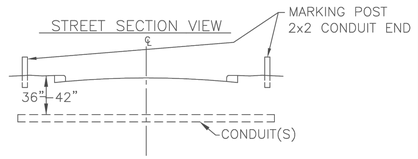


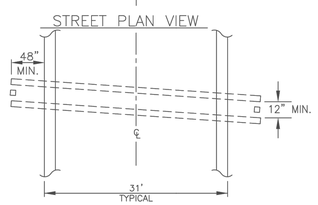
NOTES:
1. TRENCH AND UTILITY LOCATIONS SHALL CORRESPOND WITH STREET SERIES LAYOUT AND CONNEXUS PLANS.
2. WARNING TAPE AND LOCATING WIRE PLACED ABOVE GAS AND ELECTRIC

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

CONDUIT INSTALLATION GUIDE

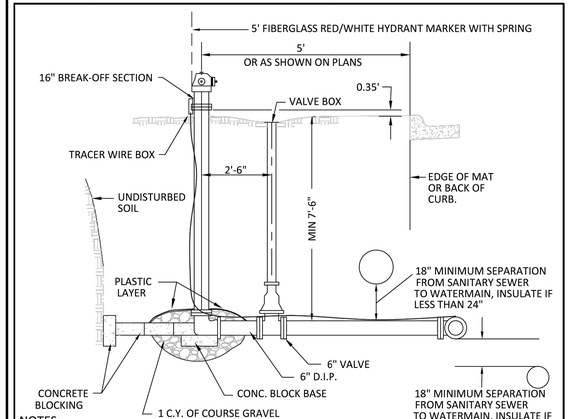
REQUIREMENTS
1. CONDUIT(S) SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED.
2. DEPTH OF CONDUIT(S) SHALL BE 36" TO 42"
3. EXTEND CONDUIT(S) A MINIMUM OF 48" BEYOND CURB AND MARK ENDS WITH A 2X2 MARKING POST.
4. IF MULTIPLE CONDUIT(S) ARE NEEDED, THEY SHALL BE SEPARATED BY A MINIMUM OF 12".
5. AT STREET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





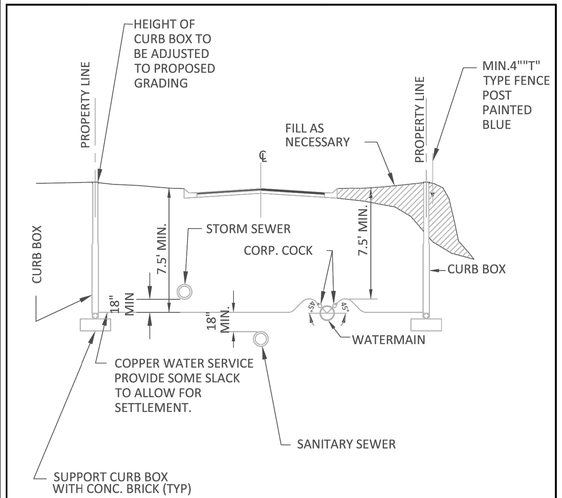
CONDUIT INSTALLATION
N.T.S.

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)

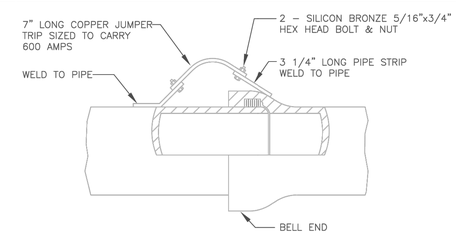
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: HYDRANT CITY PLATE No. WAT-1



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)

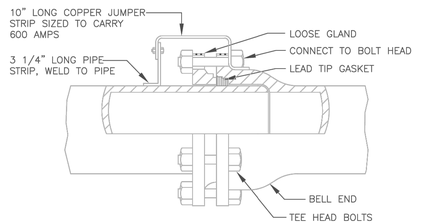
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: WATER SERVICE CITY PLATE No. WAT-2



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

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

DATE: 05/07/2025
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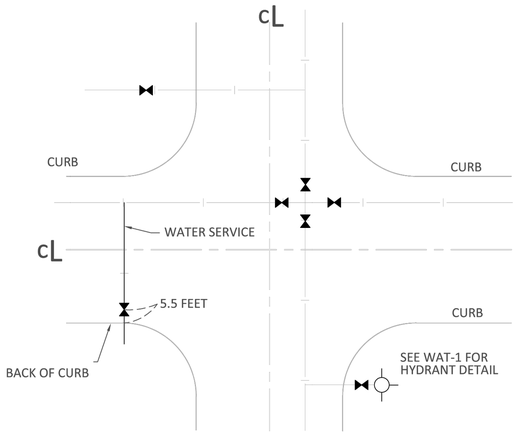
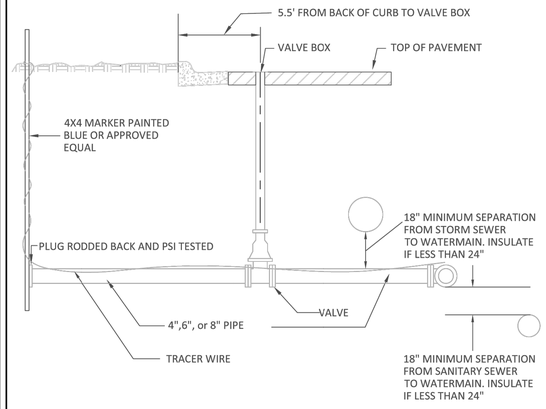


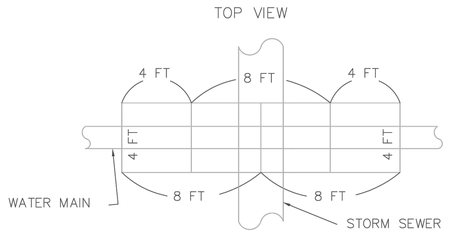
NOTES:
1. VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTINGS.
2. WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE.
3. ALL SERVICE VALVES IN ROAD WAY SHALL BE 5.5 FEET FROM BACK OF CONCRETE CURB.
4. ALL VALVES NOT IN BITUMINOUS PAVEMENT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



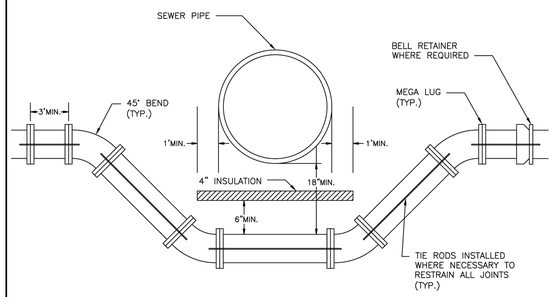
NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA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

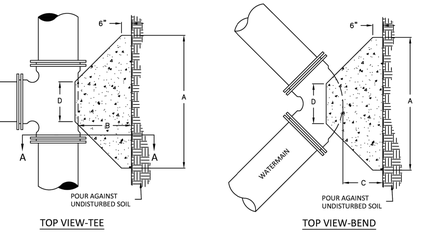
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.

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.

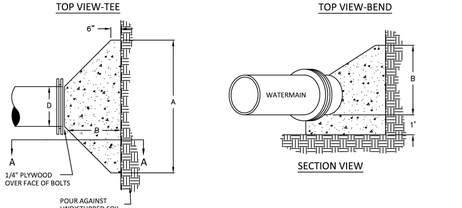
NOTE: SEE STANDARD PLATE WAT–6 FOR UTILITY INSULATION REQUIREMENTS.

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



TOP VIEW-TEE

TOP VIEW-BEND



TOP VIEW-PLUG

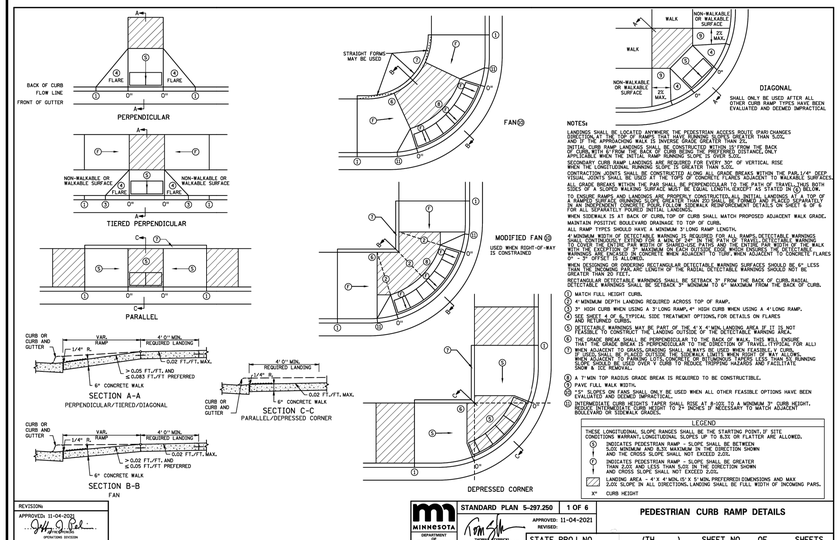
SECTION VIEW

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.

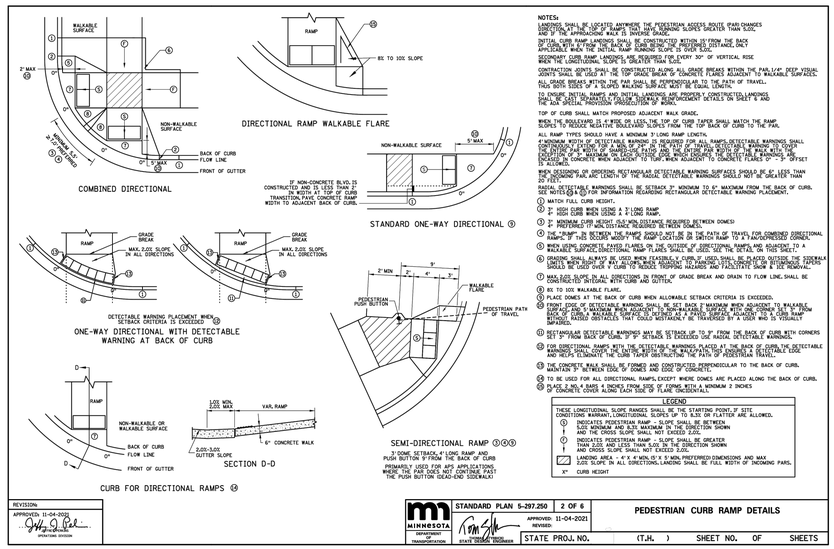
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: THRUST BLOCKS
		CITY PLATE No. WAT-8



NOTES:
LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP AND BOTTOM OF RAMPS EXCEEDING SLOPES GREATER THAN 5.0%, AND AT THE APPROACHING WALK IS SHEDDED GRADE.
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' (ESSENTIAL ONLY WHEN CURB RAMP RUNS INTO INITIAL RAMP LANDING).
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 PAVED SURFACES.
ALL CURB RAMPS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
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 BE LOCATED SO THAT THE EDGE NEAREST THE STREET IS WITHIN 6" OF THE BACK OF CURB.
TO COVER THE ENTIRE FLARE WIDTH OF ROUNDED-SIDE RAMPS AND THE ENTIRE RUN WIDTH OF THE WALK, WITH NO SEPARATION OF DETECTABLE WARNING SURFACE FROM THE BACK OF CURB. A MINIMUM DISTANCE OF 24" BETWEEN DETECTABLE WARNING SURFACES ON ADJACENT CONCRETE FLARES OF 0" OFFSET IS ALLOWED.
WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 4', LESS THAN THE BEARING LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 24" IN VIEW.
RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB.RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
1) MATCH FULL HEIGHT CURB.
2) 4'MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
3) 3" HIGH CURB WHEN USING A 3'LONG RAMP, 4" HIGH CURB WHEN USING A 4'LONG RAMP.
4) SEE SHEET 4 OF 6 FOR TYPICAL SIDE TREATMENT OPTIONS,FOR DETAILS ON FLARES AND RETURNED CURBS.
5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4'MIN.LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF RAMP& THAT WILL ENSURE POSITIVE DRAINAGE. SEE SHEET 4 OF 6 FOR TYPICAL GRADE BREAK TREATMENTS FOR ALL
7) WHEN ADJACENT TO GRASS,GRADING SHALL ALWAYS BE USED WHEN FEASIBLE,IF CURB, IT SHOULD SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN POINT OF WAY ALLOW.
8) A 1'WIDE TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
9) PAVE FULL WALK WIDTH.
10) "D" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
11) INTERMEDIATE CURB HEIGHTS (NOT SHOWN) RISE AT 2.00% TO A MINIMUM 3" CURB HEIGHT. CURB HEIGHT MAY BE INCREASED TO 6" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADE.
12) DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

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 AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
② INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 8.3% AND LESS THAN 10% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
LANDING AREA – 4'-5' X 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: APPROVED: 11-04-2021	MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	1 OF 6	PEDESTRIAN CURB RAMP DETAILS
		APPROVED: 11-04-2021 REVISED:		
		STATE TRAFFIC ENGINEER	STATE PROJ. NO. (TH)	SHEET NO. OF SHEETS



NOTES:
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ALL CURB RAMPS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
THAN BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.
TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPER PROTECTED LANDINGS SHALL BE LAST SEQUENTIALLY FOLLOW SIDEWALK IMPROVEMENT DETAILS ON SHEET 6 AND THE ADA TRANSITION PROVISION OPPOSITE OF WORK.
TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.
WHEN THE BOULEVARD IS 8'WIDE OR LESS,THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.
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 BE LOCATED SO THAT THE EDGE NEAREST THE STREET IS WITHIN 6" OF THE BACK OF CURB.
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RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑫ & ⑬ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.
① MATCH FULL CURB HEIGHT.
② 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
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⑪ INTERMEDIATE CURB HEIGHTS (NOT SHOWN) RISE AT 2.00% TO A MINIMUM 3" CURB HEIGHT. CURB HEIGHT MAY BE INCREASED TO 6" INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADE.
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X" CURB HEIGHT

REVISIONs: APPROVED: 11-04-2021	MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250	2 OF 6	PEDESTRIAN CURB RAMP DETAILS
		APPROVED: 11-04-2021 REVISED:		
		STATE TRAFFIC ENGINEER	STATE PROJ. NO. (TJH,)	SHEET NO. OF SHEETS

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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LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13070 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.
C18

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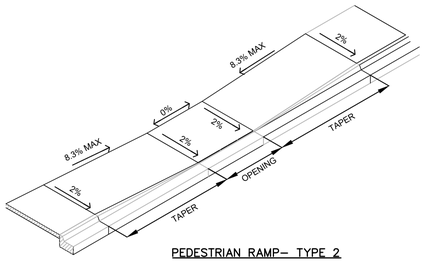
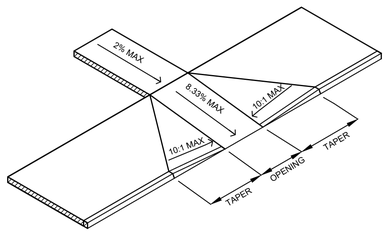


PEDESTRIAN RAMP– TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 2
N.T.S.

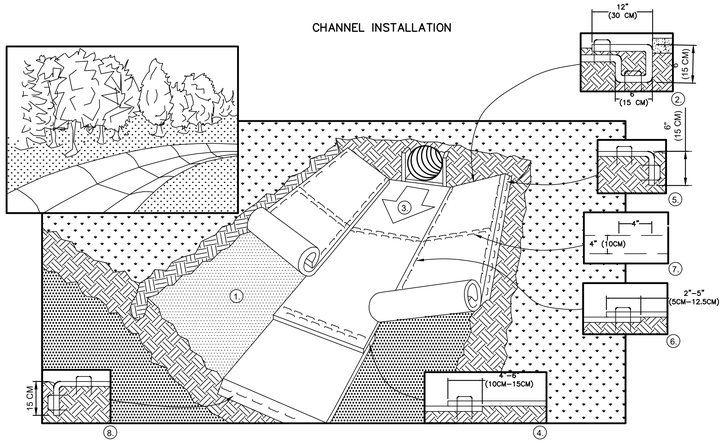


PEDESTRIAN RAMP– TYPE 1

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. ™

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.

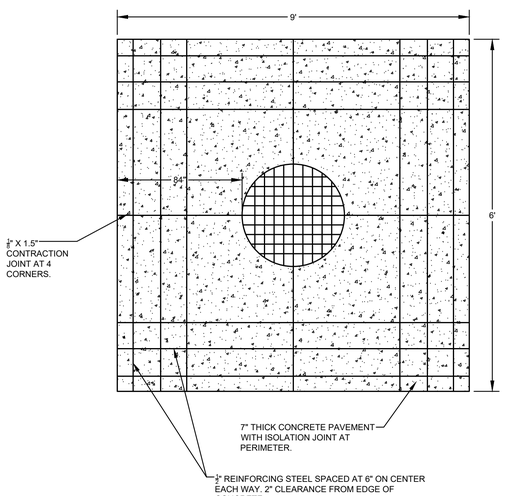
EROSION CONTROL MATTING
N.T.S.

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

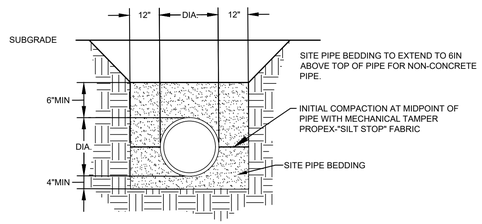
DATE: 05/07/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: DETAILS
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

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



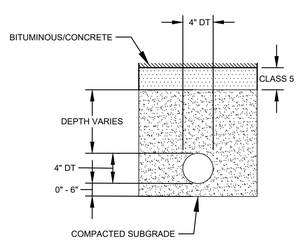
CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.



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

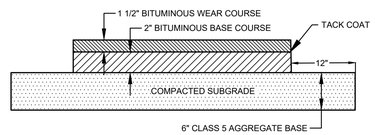
*COMPACTED TO 95% STANDARD PROCTOR DENSITY

SITE PIPE BEDDING
N.T.S.

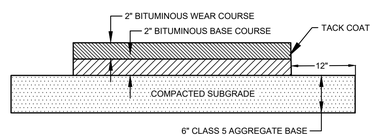


DRAINTILE CROSS SECTION
N.T.S.

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



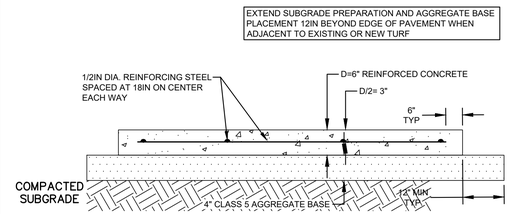
LIGHT DUTY PAVEMENT SECTION



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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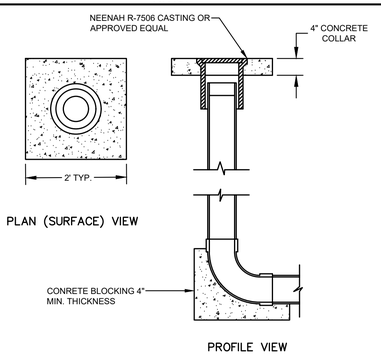

SANITARY SEWER CLEANOUT
N.T.S.

BOGART, PEDERSON & ASSOCIATES, INC.
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13076 FIRST STREET, BECKER, MN 55308-9322
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CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C19

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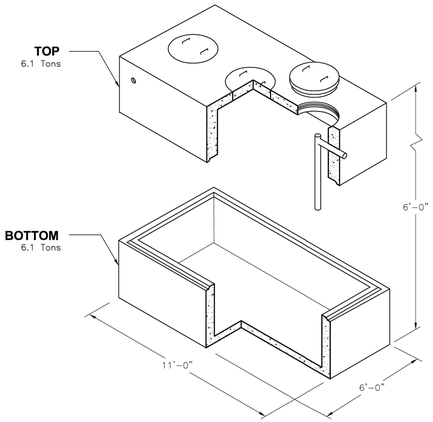
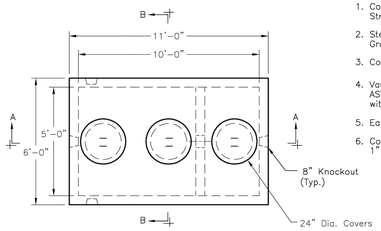


Oldcastle Precast®

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

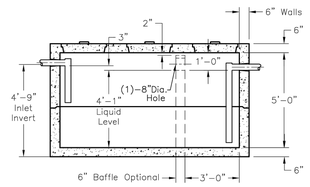
Copyright ©2008 Oldcastle Precast



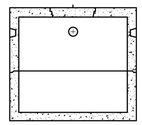
PLAN VIEW

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



SECTION A-A



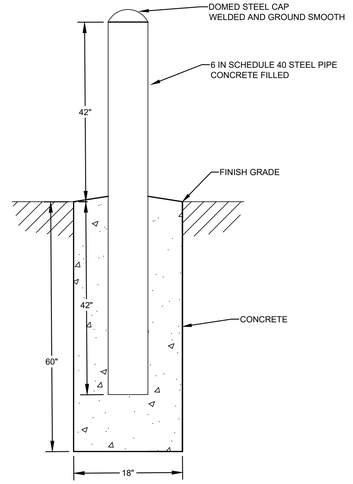
SECTION B-B

Oldcastle Precast®

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

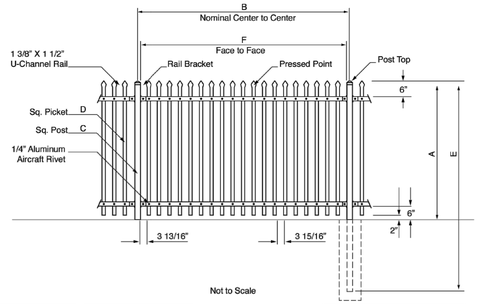
Copyright ©2008 Oldcastle Precast



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	14 GA
OR	16 GA
1"SQ	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

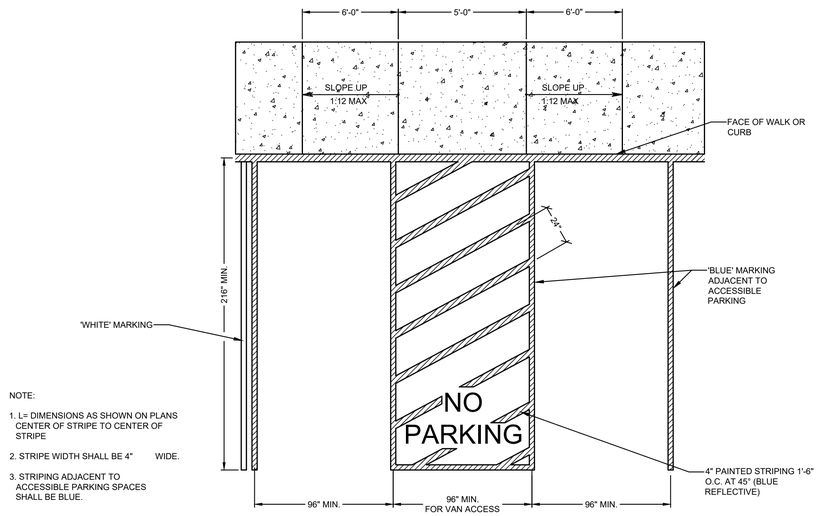
NOTE:
1. PYRAMID WROUGHT IRON POST TOP.
2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

42" HIGH ORNAMENTAL FENCE
N.T.S.

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

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

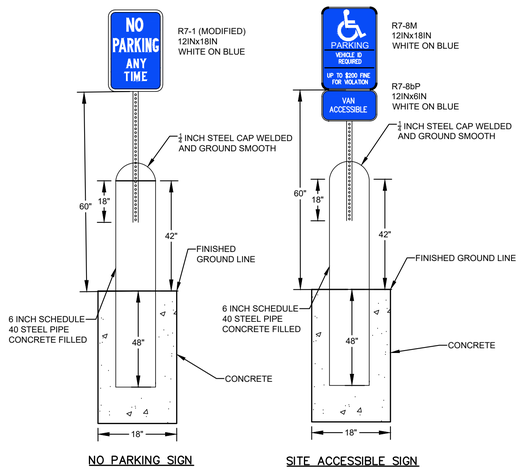
NOT FOR CONSTRUCTION



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.

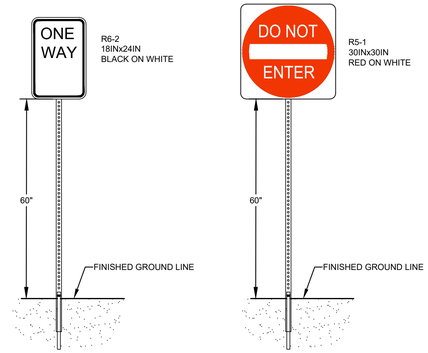


NO PARKING SIGN

SITE ACCESSIBLE SIGN

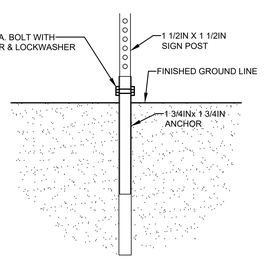
NOTE:
1. ALL POSTS AND ANCHORS SHALL BE 12 GAUGE WITH HOLES ON ALL FOUR SIDES
2. SIGNS SHALL BE IN ACCORDANCE WITH THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

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.

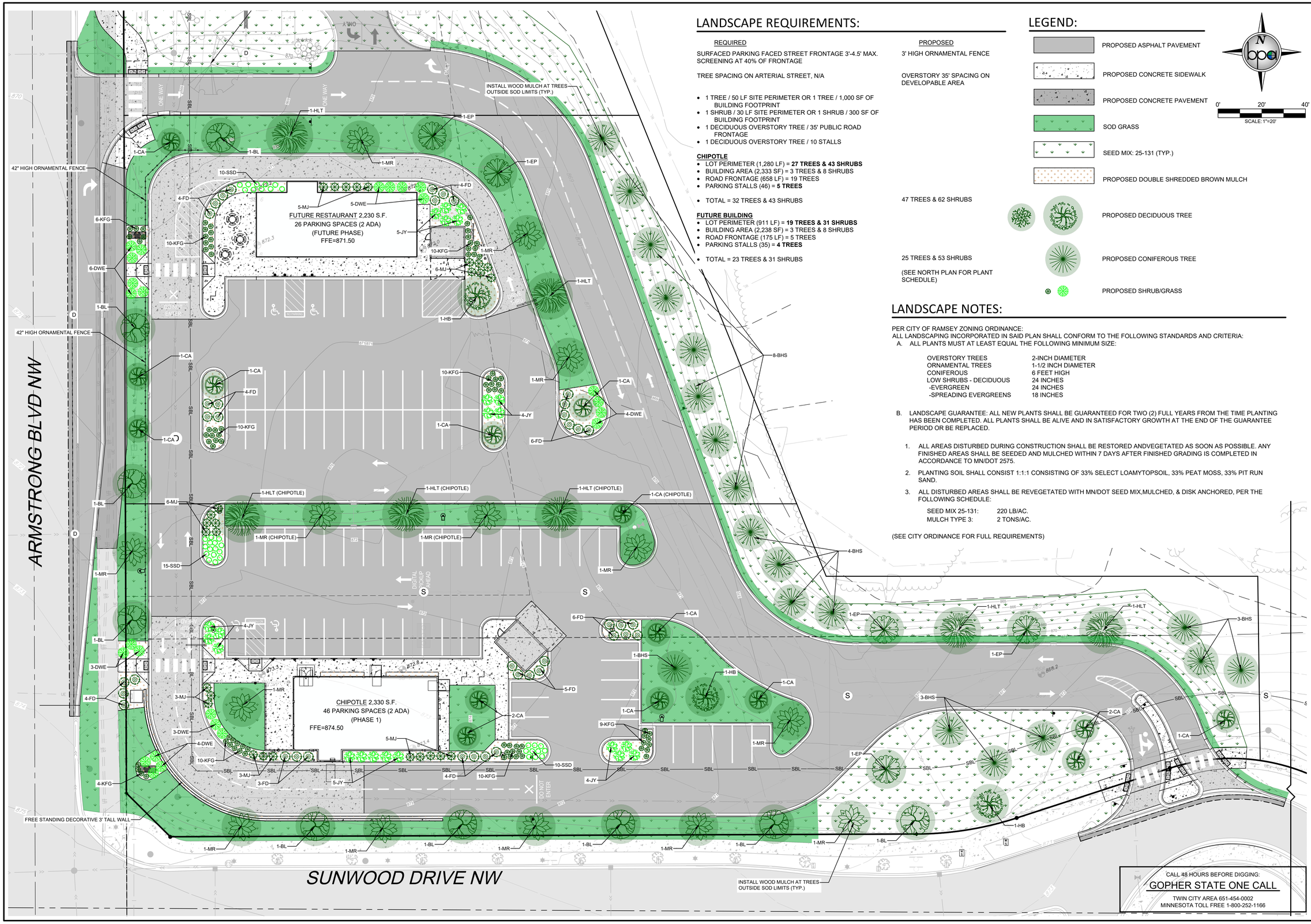
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9822 FAX: 763-262-9844

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

DETAILS

SHEET NO.
C20

5/7/2025 2:28 PM N:\Projects Current\25-0038.00 CRE (C.Ramsey)\Engineering\CAD Files\CRE Cover\SWPPP\Details.dwg



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 & 62 SHRUBS

FUTURE BUILDING
- LOT PERIMETER (911 LF) = **19 TREES & 31 SHRUBS**
- BUILDING AREA (2,238 SF) = 3 TREES & 8 SHRUBS
- ROAD FRONTAGE (175 LF) = 5 TREES
- PARKING STALLS (35) = **4 TREES**

• TOTAL = 23 TREES & 31 SHRUBS	25 TREES & 53 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
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.

1. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED ANDVEGETATED 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.
2. PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMYTOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
3. 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)

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

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: LANDSCAPE
FILE NO.: 25-0038.00

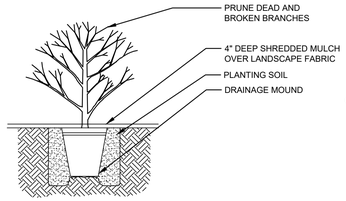
NOT FOR CONSTRUCTION

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-9062 FAX: 763-262-9044

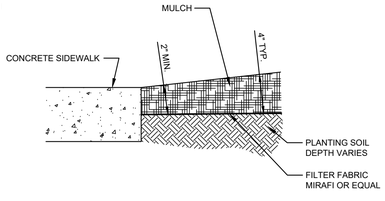
CHIPOTLE
FUTURE RESTAURANT
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

LANDSCAPE PLAN (SOUTH)

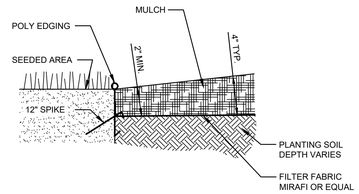
SHEET NO.
C21



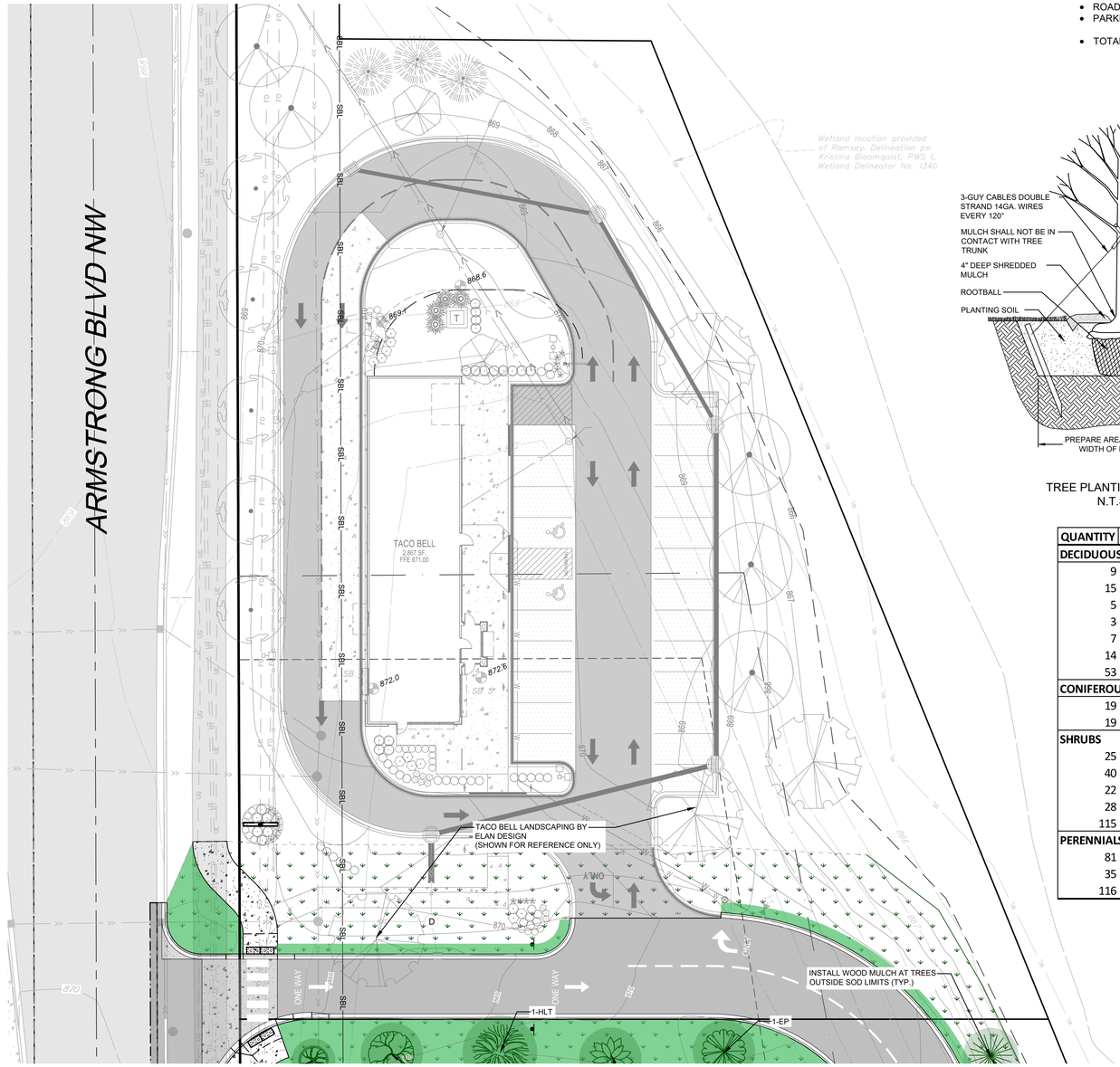
SHRUB PLANTING DETAIL
N.T.S.



MULCH AT SIDEWALK DETAIL
N.T.S.



MULCH AT SEEDED AREA DETAIL
N.T.S.



LANDSCAPE REQUIREMENTS:

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX. SCREENING AT 40% OF FRONTAGE	3' HIGH ORNAMENTAL FENCE
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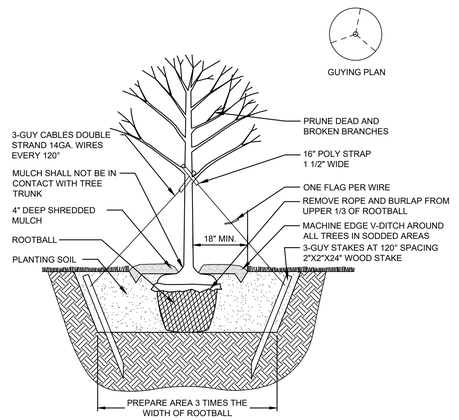

TREE PLANTING DETAIL
N.T.S.

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

N
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:

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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
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						
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**					
PERENNIALS & ORNAMENTAL GRASSES						
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**					

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

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: LANDSCAPE
FILE NO.: 25-0038.00

NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN (NORTH)

SHEET NO.
C22

5/7/2025 2:28 PM N:\Projects Current\25-0038.00 CRE (C.Ramsey)\Engineering\CAD Files\CRE Landscape.dwg

ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

TACO BELL
2,867 SF
FFE 871.00

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

FIRE TRUCK PATH

TIRE PATH

VEHICLE OVERHANG

REAR LOAD GARBAGE TRUCK

ONE WAY

ONLY

SBL

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

LEGEND:

Pumper Fire Truck

Rear-Load Garbage Truck

0' 30' 60'
SCALE: 1"=30'

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

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
CIVIL ENGINEERING
ENVIRONMENTAL SERVICES
13078 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

VEHICLE TURNING EXHIBIT

SHEET NO.
C23

5/7/2025 2:29 PM N:\Projects Current\25-0038.00 CRE (J Ramsey)\Engineering\CAD Files\CRE Ramsey Vehicle.dwg

Regular Planning Commission

Meeting Date: 05/22/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Conditional Use Permit, Site Plan, and Variance for a Drive-Through Lane in the Front Yard in the COR-2b Zoning District for Taco Bell at 14751 Armstrong Blvd NW

Purpose/Background:

Border Foods (the "Applicant"), doing business as Taco Bell, has submitted a Land Use Application for the development of 1.32-acre lot described as Lot 1, Block 1, Bunker Lake Crossing, which will be addressed as 14751 Armstrong Blvd NW (the "Subject Property"). The project will consist of a 2,867 square foot quick-service restaurant building for Taco Bell, 23 parking stalls, and a drive-through lane that wraps around the north, west, and south sides of the building. To accommodate the drive-through lane in the COR-2b zoning district, the Applicant is seeking a Conditional Use Permit, which by default includes a formal Site Plan Review, as required for all development in the COR. Additionally, due to the location of the drive-through lane in the front yard of the Subject Property, the Applicant is seeking a Variance to Drive-Through Placement.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing. A notice of the Public Hearing will be published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is the northernmost lot within the Bunker Lake Crossing development, measuring approximately 1.32 acres in area. The Subject Property is bounded by Armstrong Boulevard to the west, Bunker Lake Boulevard to the north (via a small strip of land to access a multi-tenant development sign proposed with the Bunker Lake Crossing preliminary plat), the Waterfront Village residential development and wetland to the east, and the proposed private access road for Bunker Lake Crossing to the south. The Subject Property is zoned COR-2b, Commercial Subdistrict, which is the same zoning designation of other parcels on the west side of the COR, including Aldi, Take 5, and Home2 Suites. As is the case with all non-park properties in the COR, the Subject Property is guided Mixed Use in the City's 2040 Comprehensive Plan.

Site Plan

The proposed building has a footprint of 2,867 square feet, and is rectangular-shaped with the longer end stretching north-to-south, paralleling Armstrong Boulevard. Due to the lot dimensions, drive-through placement, and location of existing utilities, the building is set back 36.75 feet from the west (front) property line. The COR Design Framework typically requires a front yard build-to line of 30 feet along arterial streets, with at least 40 percent of the front facade within the build-to area. However, there is a footnote stating that "the City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building." With the proposed setback of 36.75 feet, 100 percent of the building facade is within the 60-foot build-to area along Armstrong Boulevard, which satisfies the 40 percent requirement as stated in the COR Framework. To further reinforce the physical build-to line, the Applicant is proposing a 3.5-foot-tall ornamental wrought iron fence along the length of the paved area, providing a buffer between the drive-through lane and the trail along Armstrong

Boulevard. The proposed development has 5 percent building coverage and 42.1 percent hard surfacing coverage (including the parking lot, drive-through lane, and sidewalks) on the lot, resulting in 47.1 percent impervious surfacing coverage on the lot. This impervious surfacing percentage is lower than typical developments in the COR, aligning more similarly to a suburban development pattern, due to the unique dimensions and location of the lot, as well as the proximity of wetlands to the east and north of the building site.

The building is designed to have the main entrance along the east side, facing the parking lot. A sidewalk will connect the front entrance to the parking lot and to Armstrong Boulevard near the southwest corner of the lot, providing multi-modal access to the building. The Applicant is also proposing to install a bike rack at the southeast corner of the building for folks looking to bike to the site. Vehicular access to the site will come from a driveway at the south end of the site, tying into a private access road to serve the entire Bunker Lake Crossing development. This access road will allow vehicles to access Taco Bell from two directions: a right-in-only access along northbound Armstrong Boulevard, and a full access along the roundabout at Sunwood Drive and Ramsey Parkway. Traffic exiting Taco Bell will have to turn left (southeast) onto the full access road and exit the development via the roundabout. For example, the vehicular traffic pattern is similar to that of the Taco Bell located near the intersection of Bunker Lake Boulevard and Anoka County Road 7 (7th Avenue) in Andover, which was also recently developed by the Applicant. The drive-through lane is oriented counter-clockwise around the building to allow at least 11 stacking spaces for vehicles, as measured from the pick-up window along the west side of the building. This drive-through lane includes a bypass lane for most of its length, as is required by Section 106-525(6) of Ramsey City Code, with a taper down to one lane beyond the pick-up window to allow for a safer pedestrian crossing with traffic exiting the drive-through lane. More information on the Variance for the drive-through placement can be found below.

For future enhancements to the site, the Applicant has sketched a potential future second lane for ordering, as has been incorporated into the designs of other nearby locations, in case of future demand. This second lane would allow drive-through traffic to diverge, place orders, and re-merge along the north side of the building, thus allowing for quicker service. The Applicant has also sketched a potential pay window ahead of the pick-up window, as has been built at nearby locations, in the event that Taco Bell transitions a two-stop service model.

Minimum parking requirements for the building are one stall per three seats of design capacity, as stated in Section 106-560 of Ramsey City Code. Maximum parking requirements shall not exceed 20 percent of the required minimum, without submission of a parking justification report. The code sheet submitted by the Applicant states a maximum occupancy in the dining room and customer areas of 51 occupants, resulting in a minimum parking requirement of 17 parking stalls and a maximum of 20.4 parking stalls. The Applicant is supplying 23 parking stalls, 2 of which are ADA accessible, as is standard for their other locations in the north metro and across the region. Staff is supportive of this small over-supply of parking because it will limit the number of vehicles attempting to park along the private access road and/or along Armstrong Boulevard, both of which do not allow on-street parking.

Architecture and Building Materials

The building will be 19 feet tall, as measured from the finished grade to the top of the parapet cap. An entry tower above the main entrance will extend up to 21 feet (2 feet taller than the parapet), and a corner tower at the southwest corner of the building will extend up to 23 feet (4 feet taller than the parapet). Both towers provide visual interest to the building's most visible areas while providing screening of the rooftop equipment. The building materials will consist of Hardie plank lap siding and trim, Nichiha panels, and Western State architectural metal panels, on all four sides of the building. Additionally, there will be storefront glazing along the south and east sides of the building to highlight the dining area, with black awnings and "eyebrow" metal trim. The west and east sides of the building will also have "expression panels", which essentially function as semi-permanent banners to accent the building's color scheme. The plans also show a garage door near the northeast corner of the building to provide access to the indoor dumpster enclosure. A dedicated loading space is marked in the parking lot to ensure vehicles do not block access to this garage door. The north side of the building will have a service ladder to access the roof, and a co-location of utility services mounted to the wall. The ladder and service panel are designed to blend in with the building materials, and the drive-through stacking and menu board will provide visual screening of this back-of-house area from Armstrong and Bunker Lake Boulevards. The Applicant is also proposing to install bollards along the drive-through lane to insulate any potential impact

between vehicles and the building; this is standard practice for drive-through restaurants.

Signage

The Applicant is proposing three wall signs, each with the "Taco Bell" text and bell logo. One of these wall signs will be on the east side of the building, attached to the entry tower above the main entrance vestibule. The other two wall signs will be attached to the southwest corner tower, with one facing west and the other facing south. In addition to the wall signs, two freestanding signs are proposed on the Subject Property. A single-tenant pylon sign will be placed at the southwest corner of the lot to direct traffic along Armstrong Boulevard to Taco Bell's location. Additionally, as noted in the Staff Report for Bunker Lake Crossing's Preliminary Plat, a multi-tenant pylon sign will be placed at the northwest corner of the lot to direct traffic along Bunker Lake Boulevard to the overall development, with sign panels representing Taco Bell, Chipotle, and a future third tenant. Staff is working with the Applicant to properly locate all freestanding signage to avoid conflicts with easements and utilities. All signage has been reviewed in accordance with the newly-created Chapter 108 of Ramsey City Code. The Applicant is aware of the need for separate sign permits that are reviewed and approved administratively.

Landscape Plan

Per the Staff Report from the Environmental Policy Board's (EPB) meeting on May 19th, the Landscape Plan includes a combination of evergreen and deciduous trees, along with some ornamental trees, shrubs, and perennials. All proposed species and sizes are acceptable. There is sufficient diversity among the proposed species. A combination of sod and seeding is proposed to establish permanent ground cover. Sod will be installed along Armstrong Boulevard and wrapping around the southern portion of the property. Sod will also be installed along the back of curb adjacent to the parking stalls and along the drive-thru lane with seeding beyond that. An ornamental wrought-iron fence is proposed behind the curb of the drive-thru lane on the west side of the building. Staff will continue to work with the lots to the south to try and ensure a consistent style of fence across all three lots being created by the Bunker Lake Crossing plat. The Landscape Plan does comply with the minimum requirements.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. All lighting must be downcast and shielded. Staff is working with the Applicant to ensure all photometric regulations are met.

Utilities

The site will be served by municipal water and sanitary sewer. The water main connection will come from a shared main near the southeast corner of the parking lot, adjacent to the driveway to the private access road. The sanitary sewer connection will come from a line northwest of the building, which then connects under Armstrong Boulevard to a sewer main on the west side of the street.

Stormwater Management

The site's stormwater will be collected and directed to the large pond in Waterfront Park, roughly a quarter-mile east-southeast of the site. The Applicant has designed the parking lot and drive-through lane to drain into five interconnected catch basins, which then feed into a storm sewer main at the southwest corner of the site.

Variance

As noted above, the Applicant is proposing to construct a drive-through lane that wraps counter-clockwise around the Taco Bell building. This results in a significant portion of the drive-through lane being placed in the front yard of the property along Armstrong Boulevard. Section 106-625(5) of Ramsey City Code states that "drive-through lanes are not permitted in the front yard or within the front build-to line." The Applicant has stated the need for a Variance to this standard because of the lot dimensions and wetland constraints.

City Code Section 106-220 discusses the practical difficulties that are allowed to be used for justifying variances (below *in italics*). Among them, the Applicant has identified the following practical difficulties and associated justifications for the variance:

- *That the property owner proposes to use the property in a reasonable manner not permitted by the zoning*

code. The Applicant requests a variance to allow a drive-through in the front yard to allow for maximum stacking space on the property, limiting the potential for overflow traffic backing up into the private access road and/or Armstrong Boulevard. Additionally, by placing the drive-through in the front yard, it will reduce the number of conflicts between vehicular and pedestrian traffic. Without a variance, the Applicant would need to shift the drive-through lane to the east side of the building, thus creating a sharper U-turn pattern for vehicles using the drive-through and also forcing dine-in customers to walk across the drive-through lane to enter the building.

- *The plight of the landowner is due to circumstances unique to the property not created by the landowner.* At the time of writing this case, the Subject Property is City-owned. It should be noted that the Centra Homes team, which platted and is currently developing the Waterfront Village neighborhood east of the Subject Property, had to design their Preliminary Plat to account for the wetland as it abuts the west edge of their development. Centra Homes platted the Subject Property as Outlot D, Waterfront Village, in coordination with the City of Ramsey to facilitate commercial development by another entity in the future. Capital Real Estate, the entity purchasing Outlot D for the Bunker Lake Crossing development, is selling the Subject Property (Lot 1, Block 1, Bunker Lake Crossing) to Border Foods for the development. In working with the folks at both Centra Homes and Capital Real Estate, Staff have attempted to find a solution that allows for commercial development oriented along Armstrong Boulevard that lessens or eliminates impact to the existing wetland. This includes limiting the overall width of the Taco Bell site to fit within the buildable area along Armstrong Boulevard. By looping the drive-through lane around the building, the Applicant has achieved a more compact and efficient site plan that minimizes impervious surfacing, avoids the wetland area, and allows for a wider wetland buffer.
- *The variance, if granted, will not alter the essential character of the locality.* As noted previously, the site plan has a layout and impervious surfacing percentage that is more typical of a suburban commercial development than that of a downtown mixed-use area. It should be noted that the COR-2b zoning district was created to focus on "a contemporary and innovative strategy that responds to overall objectives for the COR" while accommodating more auto-oriented suburban land uses. The proposed site plan allows for a blend of urban and suburban design elements to foster economic development by bringing another highly-requested restaurant to Ramsey while maintaining multi-modal connectivity, an urban streetscape, and a higher design standard.

Alternatives

1. Approve the Variance and recommend approval of the Conditional Use Permit and Site Plan as presented.
2. Approve the Variance and recommend approval of the Conditional Use Permit and Site Plan with modifications, based on discussion and supporting findings of fact.
3. Deny the Variance and recommend denial of the Conditional Use Permit and Site Plan, based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsbility.

Recommendation:

Staff recommends approval of the Conditional Use Permit, Site Plan, and Variance.

Outcome/Action:

2 motions:
Motion to approve Resolution #25-110, Granting a Variance for a Drive-Through Lane in the Front Yard for Taco Bell at 14751 Armstrong Blvd NW.
- and -
Motion to recommend the City Council approve Resolution #25-109, Approving a Conditional Use Permit for a Drive-Through Lane, and a Site Plan Review for Taco Bell at 14751 Armstrong Blvd NW.

Attachments

Resolution #25-110 Variance
Resolution #25-109 CUP and Site Plan
Site Location Map
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/15/2025 01:24 PM
Form Started By: Adam Martin		Started On: 04/17/2025 04:06 PM
Final Approval Date: 05/15/2025		

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-110

A RESOLUTION GRANTING A VARIANCE FOR A DRIVE-THROUGH LANE IN THE FRONT YARD AT 14751 ARMSTRONG BLVD NW

RECITALS

1. The City of Ramsey received an application from Shannon Marcus of Border Foods, LLC (the "**Permittee**") requesting a **Variance** to the drive-through placement standards in Section 106-625 of Ramsey City Code on property legally described as follows:

   Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the **Applicant** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (**Variances**) of the Ramsey City Code on May 22, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the **Subject Property** is approximately 1.32 acres in size, which is similar to other commercial properties in the immediate surrounding neighborhood.

4. That the **Subject Property** is zoned COR-2b, Commercial Subdistrict.

5. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and

6. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan.

7. That City Code Section 106-625 (**Performance Standards**) states that drive-through lanes are not permitted in the front yard or within the front build-to line.

8. That due to the presence and location of wetlands and utilities on the **Subject Property**, and that due to the lot dimensions of the **Subject Property**, the **Permittee** has significant constraints for development.

9. That the **Permittee** is proposing to construct a restaurant with a drive-through lane in the front yard to reduce the impervious surfacing footprint and efficiently use the buildable area of the **Subject Property** in accordance with all other standards of Ramsey City Code.

FINDINGS OF FACT

1. That the **Variance** will be in accordance with the objectives of the intent of Section 106-220 (**Variances**) of the Ramsey City Code.

2. That the **Variance** will allow the property owner to use the property in a reasonable manner not otherwise permitted by the zoning code, which includes placing the drive-through in the front yard between the building and the right-of-way to maximize stacking space on the property, limit the

potential for vehicular traffic to back up into the private access road or Armstrong Boulevard, and reducing the number of conflicts between vehicular and pedestrian traffic.

3. That the **Variance** is necessary because the plight of the landowner is due to circumstances unique to the property not created by the landowner, as the **Subject Property** is encumbered by wetlands and existing utility infrastructure that limit the size and shape of the buildable area.

4. That the **Variance** will not alter the essential character of the locality, as the **Applicant** has designed the site plan to allow for a blend of urban and suburban design elements to foster economic development while maintaining multi-modal connectivity, an urban streetscape, and a higher design standard.

5. That the **Variance** is not intended to solely satisfy economic considerations.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to deviate from the prohibition of drive-through lanes in the front yard of COR-2b-zoned properties as set forth in Section 106-625, to allow a drive-through lane to be located 12.5 feet from the west property line on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this variance is based off of plans dated May 7, 2025, designed by Elan Design Lab.

2. That the **Applicant** shall comply with all other regulations in Chapter 106 of City Code.

3. That the **Applicant** shall not expand the drive-through lane beyond the 12.5-foot setback of the on the **Subject Property** in any way unless in full compliance with City Code.

4. That the **Applicant** shall install a decorative fence along the drive-through lane as a mitigating feature.

5. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

6. That this resolution shall be recorded against the property with the Anoka County Recorder's Office prior to receiving a building permit.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 22nd day of May, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #25-109

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH IN THE COR-2B ZONING DISTRICT, AND A SITE PLAN REVIEW FOR A RESTAURANT AT 14751 ARMSTRONG BLVD NW

RECITALS

1. Shannon Marcus of Border Foods, LLC, hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit and Site Plan Review per City Code Section 106-230 to construct and operate a drive-through use in conjunction with a restaurant on the property addressed as 14751 Armstrong Boulevard NW, which is generally located at the southeast corner of Armstrong Boulevard NW and Bunker Lake Boulevard NW and legally described as:

   Lot 1, Block 1, Bunker Lake Crossing, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the Subject Property is zoned COR-2b, Commercial Subdistrict, and the total area of the Subject Property is approximately 1.32 acres; and

3. That the parcels to the north and south of the **Subject Property** are also COR-2b, Commercial Subdistrict, and properties to the east are zoned COR-4b, Neighborhood Subdistrict, and properties to the west (across Armstrong Boulevard) are zoned B-2, Community Business District; and

4. That the **Subject Property** is guided as Mixed Use in the 2040 Comprehensive Plan; and

5. That Drive-Throughs are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the B-2 Zoning District; and

6. That the **Subject Property** is also located within a Drinking Water Supply Management Area (DWSMA) and thus, on-site stormwater infiltration is not permitted; and

7. That the **Permittee** has submitted a Site Plan, designed by Elan Design Lab and dated May 7, 2025, depicting the location of the approximately 2,867 square foot building for a restaurant, 23 parking stalls, a drive-through lane, and other site improvements; and

8. That the Site Plan is in conformance with all applicable City Code regulations, including performance standards found in Section 106-525(6) and Section 106-625(5), aside from drive-through placement in the front yard, for which the **Permittee** is seeking a Variance; and

9. That the Planning Commission reviewed the request at their meeting on May 22, 2025, and recommended _____; and

10. That the City Council reviewed the request at their meeting on June 10, 2025.

FINDINGS OF FACT

1. That the drive-through lane will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the drive-through will be designed in such a way that it will not change the essential character of the area; and

3. That all stacking space for vehicles will be off-street and will remain on the **Subject Property**; and

4. That the drive-through, menu board, ordering equipment, and stacking queues will be screened from view and not audible from abutting residential districts; and

5. That ordering equipment shall not be audible from adjacent properties or right-of-way; and

6. That a bypass lane has been provided; and

7. That the **Permittee** has properly applied for a Variance for a drive-through lane in the front yard, as detailed in Resolution #25-110.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit and Site Plan Review (the "**Permit**") for the construction and operation of a drive-through restaurant on the Subject Property contingent upon the following conditions:

CONDITIONS

1. Final legal form approved by the City Attorney.

2. That the **Permittee** shall enter into a Development Agreement with the City of Ramsey.

3. That the site improvements be constructed in accordance with the approved plans.

4. Signs must meet City Code requirements and obtain the proper permits.

5. The site is subject to review and all conditions therein of the Lower Rum River WMO.

6. That when the **Permittee** chooses to install the second ordering lane, Staff can administratively review and approve that change to the site.

7. That the **Permittee** shall enter into a maintenance agreement with all other property owners within the Bunker Lake Crossing development to share maintenance responsibilities of the shared private road, and that the **Permittee** must also adhere to conditions therein.

8. That the **Permittee** shall apply for and obtain a building permit and all other necessary permits in accordance with City Staff's review comments, from the City of Ramsey and any other applicable agencies.

9. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

10. That this Permit shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

11. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of June, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

28-32-25-22-0107

14751 Armstrong Blvd NW, Ramsey, MN 55303

Taco Bell

CUP, Variance, and Site Plan Review

Print Date: May 2, 2025

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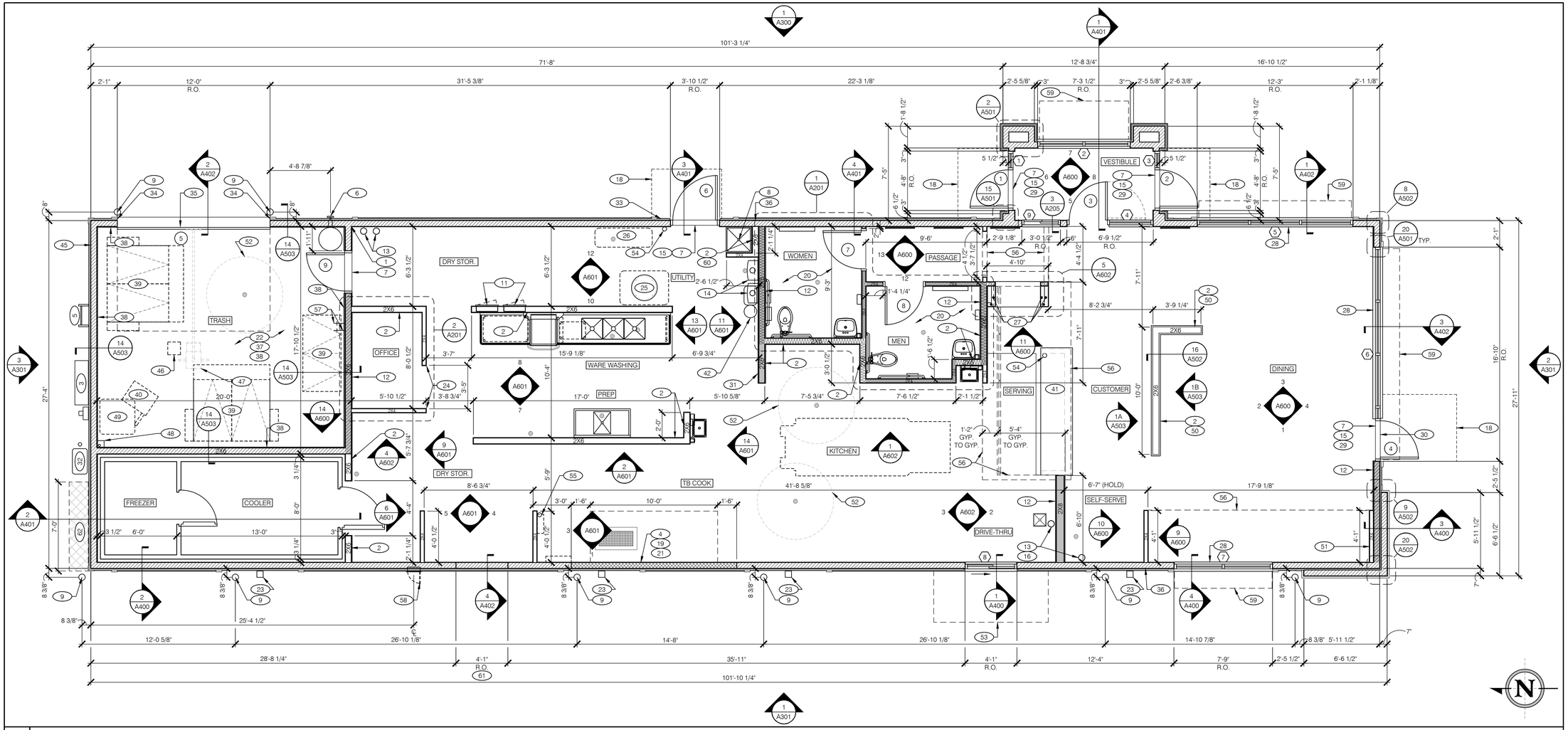

1 1/4"=1'-0" **FLOOR PLAN**

TYPICAL EXTERIOR WALL: 2X6 WD. STUDS AT 16" O.C. WITH SHEATHING AS SCHEDULED (SEE STRUCTURAL DRAWINGS) AND R-21 FIBERGLASS BATT INSULATION U.N.O. FULLERTON SHALL PROVIDE EXTERIOR AIR BARRIER.

TYPICAL INTERIOR WALL: 2X4 WD. STUDS AT 16" O.C. (2X6 OR 2X8 WHERE NOTED).

INTERIOR SOUND-RATED WALL: TYPICAL INTERIOR WALL WITH 3 1/2" OR 5 1/2", UNFACED FIBERGLASS BATT INSULATION.

HOOD WALL: TYPICAL EXTERIOR WALL WITH METAL STUDS, 1/2" CEMENT WALL BOARD AND 20 GA. S.S. PANEL BEHIND HOOD.

SHEAR WALL: (SHOWN SHADED- VERIFY LOCATIONS WITH FULLERTON PLANS) PLYWOOD SHEAR WALL SHEATHING FROM SILL PLATE TO TOP PLATE PER FULLERTON PLANS. INSTALL SECOND LAYER OF SHEATHING PER WALL SUBSTRATE OUTLINE BELOW AS REQUIRED TO ACCOMMODATE FINISHES SCHEDULED. (WHERE WALL FACE EXTENDS BEYOND SHEAR WALL- EXTEND SECOND LAYER OF SHEATHING SO FINISHES RUN CONTINUOUS.

WALL SUBSTRATES: SEE FULLERTON DRAWINGS FOR ADDITIONAL INFORMATION

- DINING ROOM:
1/2" GYPSUM WALLBOARD FROM TOP OF SLAB TO 6" ABOVE CEILING HEIGHT U.N.O. SEE 17 & 19/A503. (NOTE: 1/2" CEMENT BOARD IS TO BE SUBSTITUTED FOR GYPSUM WALLBOARD FOR THE FIRST 5' A.F.F. FOR BASE TILE APPLICATION. (SEE ELEVATION DRAWING SHEET A600 FOR LOCATIONS)
- KITCHEN, OFFICE & WALK-IN COOLER/FREEZER WALLS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO 12" A.F.F., SEE 20/A503. 1/2" CDX PLYWOOD WITH F.R.P. SURFACE FINISH FROM 12" A.F.F. TO 6" ABOVE CEILING HEIGHT U.N.O. 1/2" CEMENT WALLBOARD FULL HEIGHT ON METAL STUD WALLS AT HOOD WITH STAINLESS STEEL WALL PANEL LOCATIONS. SEE HOOD WALL LEGEND ABOVE.
- RESTROOM WALLS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO TOP OF CERAMIC WALL TILE FINISH, WITH 1/2" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. (SEE SHEET A201 FOR HEIGHTS AND LOCATIONS) NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. SEE 18/A503.
- TRASH ROOM WALLS:
WALLS TO RECEIVE 1/2" PLYWOOD FROM FINISHED FLOOR TO 6'-0" A.F.F. THEN 1/2" GYPSUM WALLBOARD FROM PLYWOOD TO CEILING. ALL WALLS TO RECEIVE WHITE F.R.P. FROM FINISHED FLOOR TO 3'-0" A.F.F. WITH HORIZONTAL F.R.P. TRIM CAP. (SEE KEY NOTE #38) (SEE 14/A503)
- ALL OTHER FRAME WALL CONDITIONS:
1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO HEIGHT OF CERAMIC TILE FINISH, WITH 1/2" GYPSUM WALLBOARD FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. FINISH AS SCHEDULED.

***** NO SUBSTITUTIONS PERMITTED FOR CEMENT WALLBOARD *****

WALL LEGEND

DIMENSIONS:
1. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O. REFER TO FOUNDATION PLAN FOR FACE OF CONCRETE DIMENSIONS.
2. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MINIMUM REQUIRED NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES WITH VENDOR PRIOR TO INTERIOR WALL FRAMING.

WINDOWS / DOORS:
1. SEE SHEET A000 FOR WINDOW TYPES AND DOOR SCHEDULE.
2. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENINGS.

FINISH SUBSTRATES:
1. PROVIDE 1/2" THICK CEMENT WALL BOARD. FROM FLOOR SLAB TO 5' OR 12" A.F.F. MINIMUM (SEE WALL LEGEND) IN LIEU OF FINISHES SHEATHING AT WALLS EXCEPT SHEAR WALL SURFACES, U.N.O. (SHEAR WALL SHEATHING T.O. SLAB TO B.O. DECK)
2. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
3. ALL BACK OF HOUSE, OFFICE, AND WALK-IN COOLER/FREEZER WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.N.O.

DECOR:
1. SEE A203 FOR FLOOR FINISHES.
2. SEE A204 FOR CEILING FINISHES.
3. SEE A205 FOR SEATING PLAN AND DETAILS.
4. SEE A600, A601 AND A602 FOR WALL FINISHES.

GENERAL:
1. FULLERTON BUILDING SYSTEMS TO ENSURE THAT ALL NAIL / SCREW FASTENING POINTS ARE CLIPPED OFF / REMOVED WITHIN WALL CAVITY PRIOR TO INSTALL OF WALL INSUL. AND VAPOR BARRIER. G.C. TO COORDINATE.
2. FULLERTON BUILDING SYSTEMS TO ENSURE ALL "L" ROOF TRUSS CLIPS AND FASTENERS ARE INSTALLED CORRECTLY WITHIN THEIR RESPECTIVE CLIP SLOTS. G.C. TO COORDINATE.
3. G.C. TO PROVIDE UNFACED FIBERGLASS BATT INSULATION R-21 WITH POLY VAPOR BARRIER AT EXTERIOR WALL STUD CAVITY. TAPE AND SEAL ALL VAPOR BARRIER SEAMS.
4. OWNER TO PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 LB. ABC AND (1) K CLASS - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
5. THESE DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
6. ALL ATTACHMENTS MADE THROUGH WALLS SHALL BE SLEEVED OR GROMMET SET IN SEALANT TO PREVENT DAMAGE TO THE FINISH.
7. ALL PENETRATIONS THROUGH WALLS & CEILINGS SHALL BE SEALED USING MFR'S. APPROVED METHOD.
8. ALL WALL AND CEILING PENETRATIONS IN TRASH ROOM TO BE SEALED WITH A FIRE RATED SEALANT.
9. PAINT ALL EXTERIOR EXPOSED PIPING TO MATCH ADJACENT WALL.
10. PROVIDE 4" RIGID INSULATION R-20 WITH 1/2" BILDRITE PROTECTION BOARD ON EXTERIOR FACE OF RIGID INSULATION ON THE FOUNDATION, FROM TOP OF FOOTING TO TOP OF FOUNDATION CONTINUOUSLY AROUND PERIMETER OF FOUNDATION.

FLOOR PLAN NOTES

1. STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXTERIOR WALL STUDS).
2. 6" STUD INTERIOR WALL, FINISHED PER WALL LEGEND.
3. ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECTRICAL DRAWINGS.
4. HOOD WALL, SEE WALL LEGEND.
5. ALUMINUM ROOF LADDER AND SECURITY GATE. SEE DETAILS 9, 19 AND 20/A500.
6. INSTALL OWNER SUPPLIED CO2 FILL BOX. SEE EXTERIOR ELEVATIONS 1/A300 AND DETAIL 4/A502. COORDINATE LOCATION WITH OWNER.
7. ALUMINUM THRESHOLD, SEE DETAIL 1 AND 8/A501.
8. MOP SINK. REFER TO SHEET A002 AND A205.
9. PROVIDE STEEL PIPE BOLLARD AND INSTALL OWNER SUPPLIED YELLOW PROTECTIVE COVER. SEE CIVIL DRAWINGS. SEE DETAILS 4/A101.
10. NOT USED.
11. ELECTRICAL PANELS RECESSED IN WALL. SEE ELECTRICAL DRAWINGS.
12. SHEAR WALL LOCATION. SEE DETAILS 7 & 8/A503.
13. SYRUP BUNDLE THRU CEILING. CUT CEILING TILE TIGHT AROUND SYRUP BUNDLE. INSTALL SEALANT SO NO GAPS OR OPENINGS. (VERIFY LOCATION W/ OWNER.)
14. INSTALL OWNER SUPPLIED WALL MOUNTED WATER HEATER. CONTRACTOR TO PROVIDE REQUIRED FLUE VENTING.
15. PROVIDE DOOR SWEEPS AT ALL EXTERIOR DOORS. SEE SHEET A000.
16. KEEP CLEAR FOR UTILITIES AND SYRUP LINES. SEE DETAIL 3/A504.
17. NOT USED.
18. DASHED LINE INDICATES CONCRETE STOOP. SEE STRUCTURAL DRAWINGS.
19. WALL / BASE DETAIL AT HOOD WALL. SEE 9/A503.
20. WALL / BASE DETAIL AT TOILET ROOM WALLS. SEE 18/A503.
21. METAL STUDS AT WIDTH OF KITCHEN HOOD - EXTEND 1'-6" MIN. BEYOND EDGE OF HOOD.
22. INSULATE TRASH ROOM WALLS AND CEILING.
23. THRU WALL ROOF SCUPPER AND DOWNSPOUT.
24. 3'-4"X7'-0" FINISHED OPENING. G.C. TO INSTALL OWNER SUPPLIED STAINLESS STEEL WRAP AT JAMBS AND HEAD.
25. PROVIDE GREASE INTERCEPTOR. COVER PLATE TO BE FLUSH WITH FLOOR FINISH. SEE CIVIL AND PLUMBING DRAWINGS.
26. WATER METER AND FIRE SPRINKLER RISER LOCATION. TO BE LOCATED AS TIGHT AS POSSIBLE TO EXTERIOR WALL.
27. PARTIAL HEIGHT WALLS. SEE 5/A602 AND ELEVATIONS ON A600 FOR HEIGHT. PROVIDE 1/2" SHEATHING AS SCHEDULED AT ALL SURFACES AT CUBBY FIXTURE OPENING. FINAL COORDINATE FINISHED OPENING WITH DECOR VENDOR.
28. INSTALL OWNER SUPPLIED WINDOW SHADES AT LOCATIONS AND QUANTITIES VERIFIED THROUGH OWNER. WINDOW SHADES TO BE: MANUFACTURER: ROLL-A-SHADE. PHONE: 1.888.245.5077. MODEL: LEGACY SYSTEMS, MANUAL OPERATION. MATERIAL: MERMET KOOL BLACK, 5% OPENESS. COLOR: T.B.D. (BY OWNER). BRACKETS AND BOTTOM RAIL TO BE POWDERED COATED BLACK. CLUTCHES TO BE BLACK WITH STAINLESS STEEL CHAIN AND BLACK CHILD SAFETY TENSION DEVICE. VERIFY WINDOW DIMENSIONS.
29. PROVIDE NO SMOKING SIGNAGE ON ENTRY DOORS.
30. PROVIDE 8" H. WHITE VINYL ADDRESS NUMBERS ON WINDOW AT TOP. SEE 2/A301.
31. PULL STATION FOR HOOD FIRE SUPPRESSION SYSTEM.
32. GAS METER.
33. G.C. TO PROVIDE FIRE DEPARTMENT KNOX LOCK BOX. COORDINATE FINAL LOCATION WITH L.A.H.J.
34. PROVIDE STEEL PLATE JAMBS AND HEAD AT OVERHEAD DOOR. EPOXY PAINT. SEE 2/A402.
35. O.H. DOOR AS SCHEDULED.
36. HOT AND COLD WATER HOSE BIB. SEE PLUMBING DRAWINGS.
37. PROVIDE 1/2" PLYWOOD AND WHITE FRP WALL FINISH WITH TRIM FROM FINISHED FLOOR TO PLYWOOD BUMP RAIL. PAINT WALL AND BUMP RAILS ABOVE. SEE 14/A600.
38. PROVIDE TREATED 3/4" PLYWOOD BUMP RAIL. SEE 14/A600
39. RECYCLE AND TRASH CONTAINERS PROVIDED BY OWNER.
40. PROVIDE OVERHEAD CEILING MOUNTED GAS FIRED UNIT HEATER. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
41. SERVICE COUNTER PROVIDED BY OWNER'S DECOR VENDOR.
42. WATER CONDITIONING SYSTEM. SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. SEE EQUIPMENT PLAN AND SCHEDULE.
43. NOT USED.
44. NOT USED.
45. PROVIDE THRU WALL FRESH AIR IN-TAKE LOUVER AND SCREEN WITH BACK DRAFT DAMPER. SEE ELECTRICAL AND MECHANICAL DRAWINGS.
46. PROVIDE THRU CEILING / ROOF EXHAUST FAN. FAN CONTROLLED BY TIME CLOCK. SEE ROOF, REFLECTED CEILING, ELEC. AND MECH. DWG'S. COORDINATE LOCATION.
47. AUTOMATIC GARAGE DOOR OPENER MOUNTED TO CEILING AS SCHEDULED. SEE ALSO ELECTRICAL DRAWINGS.
48. IF GAS SHUT OFF REQUIRED BY LOCAL INSPECTOR TO BE INTERIOR OF BUILDING (VERIFY): PROVIDE PROTECTIVE PIPE GUARD OR SHEET ROCK ENCLOSURE WITH ACCESS PANEL TO GAS SHUT OFF FROM B.O. GAS PIPE TO CEILING AS REQUIRED.
49. GREASE COLLECTION SYSTEM TANK. PROVIDED AND INSTALLED BY OWNER.
50. PARTIAL HEIGHT WALL. SEE DETAILS FOR ADDITIONAL INFORMATION.
51. INSTALL VAPOR BARRIER ON FACE OF EXTERIOR 2X6 WALL STUDS TYP. FULL HEIGHT. INSTALL INTERIOR 2X4 WALL OVER VAPOR BARRIER TO BOTTOM OF SOFFIT FRAMING.
52. 6'-0" DIAMETER SLOPED FLOOR TO DRAIN. SEE A203 FLOOR FINISH PLAN.
53. DASHED LINE DENOTES METAL CANOPY ABOVE WITH LIGHTS.
54. PROPOSED LOCATION OF 'ABC' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.
55. PROPOSED LOCATION OF 'K' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.
56. DASHED LINES DENOTE GYPSUM BOARD CEILING OR BULKHEAD ABOVE. SEE REFLECTED CEILING PLAN A204.
57. OWNER SUPPLIED EASIWASH EQUIPMENT. INSTALL BY G.C.
58. INSTALL OWNER SUPPLIED EASIWASH (EQUIP. #B-500) REMOTE VALVE & CONTROL STAINLESS STEEL ENCLOSURE. SEAL WALL PENETRATION AIR & WEATHER TIGHT. FINAL COORDINATE LOCATION WITH OWNER. G.C. TO PROVIDE PVC SLEEVE EXPOSED AT INTERIOR SIDE OF EXTERIOR WALL TIGHT IN CORNER OF WALLS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
59. DASHED LINE DENOTES METAL CANOPY ABOVE.
60. PLUMBING WALL AT SHEAR WALL. NOTE: INSTALL SHEAR WALL WITH REQUIRED SHEATHING EACH SIDE FIRST. THEN INSTALL PLUMBING WALL STUDS AND SHEATHING PER WALL LEGEND ON A200 AFTER SHEAR WALL SHEATHING INSPECTION.
61. PROVIDE FRAMING AND STRUCTURE AS REQUIRED FOR FUTURE DRIVE-THRU WINDOW R.O. AND BLOCKING FOR FUTURE CANOPY. SEE SECTIONS FOR ADDITIONAL INFORMATION.
62. AREA TO BE KEPT CLEAR OF UTILITIES TO ENSURE INSTALLATION OF DRIVE-THRU EQUIPMENT CAN BE INSTALLED PER PLAN.

FLOOR PLAN KEY NOTES

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TACO BELL.

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Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD

ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
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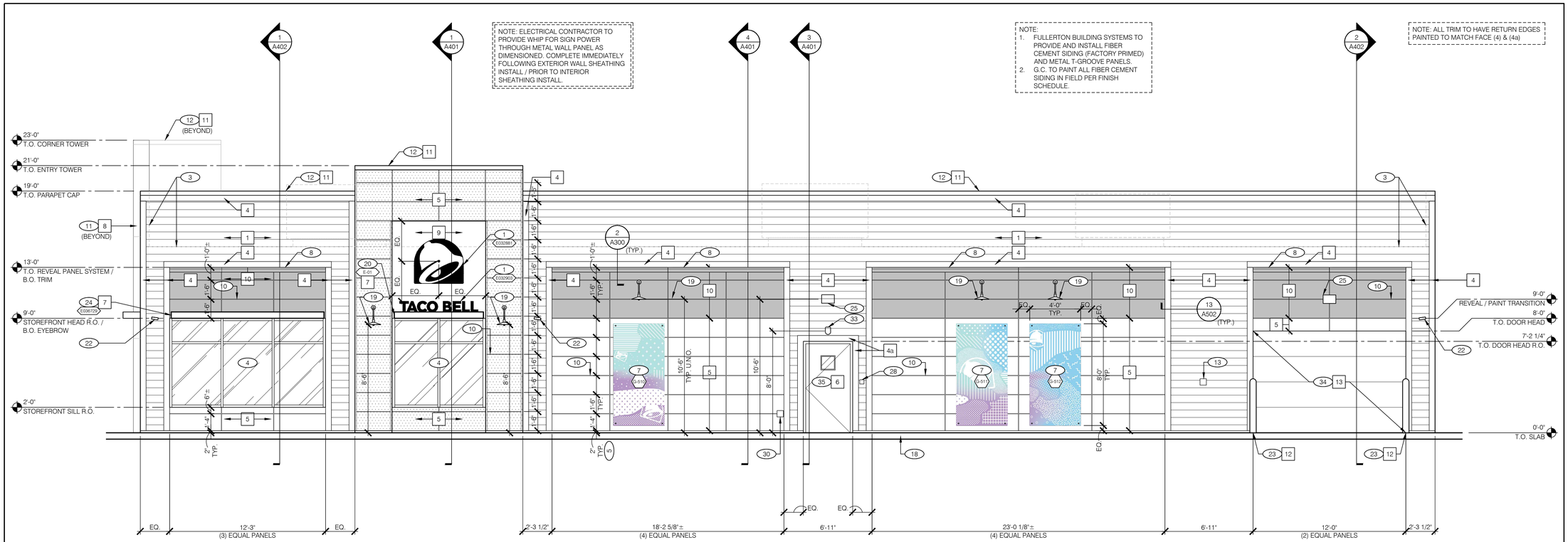
PRELIMINARY - NOT FOR CONSTRUCTION

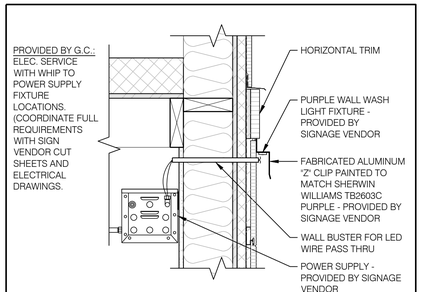
FLOOR PLAN

A200

TACO BELL - RAMSEY, MN



1 1/4"=1'-0" **EAST ELEVATION**



2 1 1/2"=1'-0" **LED WALL WASHER DETAIL**

X	QTY.	ITEM (ART FAMILY "B")
5-510	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
5-511	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
5-512	2	CAMO PATTERN - PURPLE - EXPRESSION PANEL

NOTE: TYPICAL SIZE 4'-0" X 8'-0" (32 S.F.)

EXTERIOR ARTWORK SCHEDULE

MISCELLANEOUS:
1. SEE SHEET A000 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECIFICATIONS):
1. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
2. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.
3. APPLY NEOPRENE GASKET (CONTINUOUS) BETWEEN BUILDING AND CANOPY.

"CRITICAL" DIMENSIONS:
1. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE / BUILDING ELEMENTS DIMENSIONS.

PAINTING:
1. APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
   PRIMER: 1 COAT SW A24W8300
   FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE. A-100 EXTERIOR LATEX SATIN.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

V-XXX	QTY	ITEM DESCRIPTION	ELEC.
E035643	1	DRIVE-THRU AWNING 9'-0" X 4'-0" BLACK	X
E036682	1	FRONT EYEBROW (WINDOW) 16'-7"L. X 6"H. X 1'-4"D. BLACK	X
E036683	1	D.T. EYEBROW (WINDOW) 7'-8"L. X 6"H. X 1'-4"D. BLACK	
E036729	1	SIDE EYEBROW (WINDOW) 12'-0"L. X 6"H. X 1'-4"D. BLACK	
E-01	1	VESTIBULE AWNING 7'-0"L. X 6"H. X 3'-0"D. BLACK (CUSTOM)	
8	10	PURPLE ACCENT WALL WASH LIGHT FIXTURE. LENGTH AS REQUIRED AT PURPLE ACCENT WALLS. PROVIDED AND INSTALLED BY SIGN VENDOR.	X

CANOPY AND BUILDING ACCENT SCHEDULE

V-XXX	QTY	ITEM DESCRIPTION	ELEC.
V-01.100	1	TACO BELL 'PYLON / DRIVE-THRU' SIGN 7'-11"W X 13'-4"H SIGN FACE - T.O. SIGN AT 25'-0" ABOVE GRADE (100 S.F.)	X
E032881	3	42" SWINGING BELL PURPLE LOGO. 3'-6"H. X 3'-10 1/2"W. (13.53 S.F.)	X
E032903	1	10" WHITE CHANNEL LETTERS - AWNING MOUNTED (5.01 S.F.)	X
E033072	2	14" WHITE CHANNEL LETTERS - WALL MOUNTED - STACKED (9.9 S.F.)	X

NOTE: SIGNAGE UNDER SEPARATE PERMIT

SIGN SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	JAMES HARDIE PLANK LAP SIDING - PRIMED FOR PAINT COLLECTION; 144"L. X 8.25"W. - 7" EXPOSURE. PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	-
2	SCUPPERS	-	PREFINISHED - BLACK, SEMI-GLOSS	-
3	DOWNSPOUTS	-	PREFINISHED - BLACK, SEMI-GLOSS	-
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" X 5.5" - PAINT CYBERSPACE (SW7076) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
4a	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"X5.5" - PAINT WORLDLY GRAY (SW 7043) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
5	HARDIE REVEAL PANEL	NICHIHA	NICHIHA ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT CYBERSPACE (SW7076) SEMI-GLOSS	-
6	HOLLOW METAL DOOR / ELECTRICAL EQUIPMENT	-	PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	-
7	AWNINGS	SIGNAGE VENDOR	BLACK BY SIGNAGE VENDOR	-
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
10	HARDIE REVEAL PANEL	NICHIHA	NICHIHA ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT SW PURPLE TB2603C SEMI-GLOSS	-
11	METAL PARAPET CAP	-	24 GA. GALVANIZED - CYBERSPACE (SW7076) KYNAR 500 COATING	-
12	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL	COVER PROVIDED BY OWNER, INSTALLED BY G.C.
13	OVERHEAD DOOR	-	PRE-FINISHED (COLOR TO MATCH CYBERSPACE (SW7076)) PROVIDE COLOR SAMPLE TO ARCHITECT FOR APPROVAL	-

EXTERIOR FINISH SCHEDULE

1. BUILDING SIGN, BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
2. DRIVE-THRU WINDOW. SEE SHEET A000 AND A200.
3. DASHED LINE INDICATES ROOF BEYOND.
4. STOREFRONT, TYPICAL.
5. HOLD FIBER CEMENT FINISH ABOVE FINISHED GRADE PER MANUFACTURER'S RECOMMENDATIONS. (2" MIN. AT CONCRETE / BITUMINOUS; 6" MIN. AT SOIL / TURF / LANDSCAPING).
6. SWITCH GEAR. PAINT TO MATCH WALL.
7. EXPRESSION PANEL. SUPPLIED BY OWNER, INSTALLED BY G.C.
8. PURPLE LED WALL WASH LIGHT FIXTURE FULL WIDTH BETWEEN TRIM BOARDS, AS SHOWN, PROVIDED AND INSTALLED BY SIGNAGE VENDOR.
9. ASSUME DRIVE-THRU LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING AND SITE PLAN.
10. TYPICAL REVEAL LOCATION AS DIMENSIONED. SEE 12/A502.
11. TOWER WITH METAL PANEL FINISH PROVIDED BY FULLERTON.
12. PREFINISH PARAPET COPING.
13. CO2 FILLER VALVE AND COVER. SEE DETAIL 4/A502 SIMILAR.
14. EASIWASH EXTERIOR ACCESS PANEL. SEAL AIR & WEATHER TIGHT TO WALL WITH SEALANT TO MATCH ADJACENT EXTERIOR WALL FINISH.
15. GAS SERVICE. DO NOT PAINT.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
17. SCUPPER, COLLECTOR, AND OPEN FACE DOWNSPOUT. PROVIDE WITH FACTORY POWDER COAT OR KYNAR 500 PAINT FINISH - COLOR AS SCHEDULED. (BOTTOM OF DOWNSPOUT TO BE 6"-8" ABOVE GRADE)
18. CONCRETE CURB.
19. SCONCE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
20. METAL AWNING OVER VESTIBULE WINDOW PROVIDED AND INSTALLED BY SIGN VENDOR.
21. PANEL SPLICE / TRANSITION TRIM LOCATION.
22. EXTERIOR SECURITY CAMERA MOUNTED AT 9'-0" A.F.F. SEE ELEC. DRAWINGS FOR ADDITIONAL INFORMATION.
23. BOLLARD, SEE DETAIL 4/A101.
24. METAL EYEBROW OVER WINDOWS PROVIDED AND INSTALLED BY SIGN VENDOR.
25. WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
26. NOT USED.
27. ADDRESS SIGN. 8" HIGH WHITE VINYL LETTERS APPLIED TO GLASS SURFACE.
28. FIRE DEPARTMENT KNOX BOX.
29. STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
30. HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 19/A502.
31. NOT USED.
32. DRIVE-THRU CANOPY BY VENDOR.
33. EMERGENCY LIGHT FIXTURE WITH BATTERY BACK UP, SEE ELECTRICAL DRAWINGS.
34. O.H. DOOR AS SCHEDULED.
35. INSULATED HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH WALL.
36. ALUMINUM ROOF ACCESS LADDER AND DOOR. (DO NOT PAINT) SEE DETAILS 9, 19 AND 20/A500.
37. 12"X12" FRESH AIR INTAKE METAL GRILL, PAINT TO MATCH WALL AND SEAL AIR AND WEATHER TIGHT. VERIFY LOCATION. PAINT TO MATCH WALL.
38. OVERFLOW SCUPPER. PROVIDE WITH FACTORY POWDER COAT OR KYNAR 500 PAINT FINISH - COLOR AS SCHEDULED. FULLERTON TO PROVIDE OPENING SIZED PER STATE PLUMBING CODE AT HEIGHT NOT TO EXCEED MAXIMUM PONDING WATER FOR WHICH THE ROOF STRUCTURE WAS DESIGNED FOR BY CODE.
39. PROVIDE FRAMING AND STRUCTURE AS REQUIRED FOR FUTURE DRIVE-THRU WINDOW AND BLOCKING FOR FUTURE CANOPY. SEE SECTIONS FOR ADDITIONAL INFORMATION.

EXTERIOR ELEVATION KEY NOTES

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Applicant/Owner:
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5425 BOONE AVE. N
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Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
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Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

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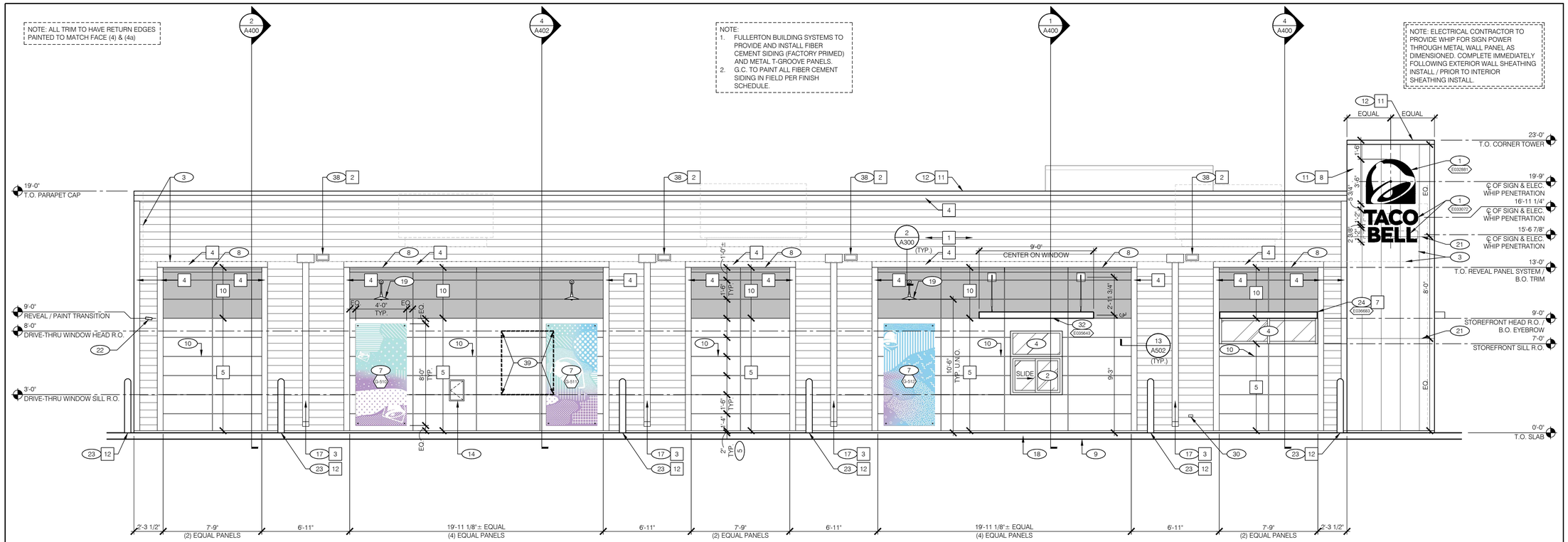
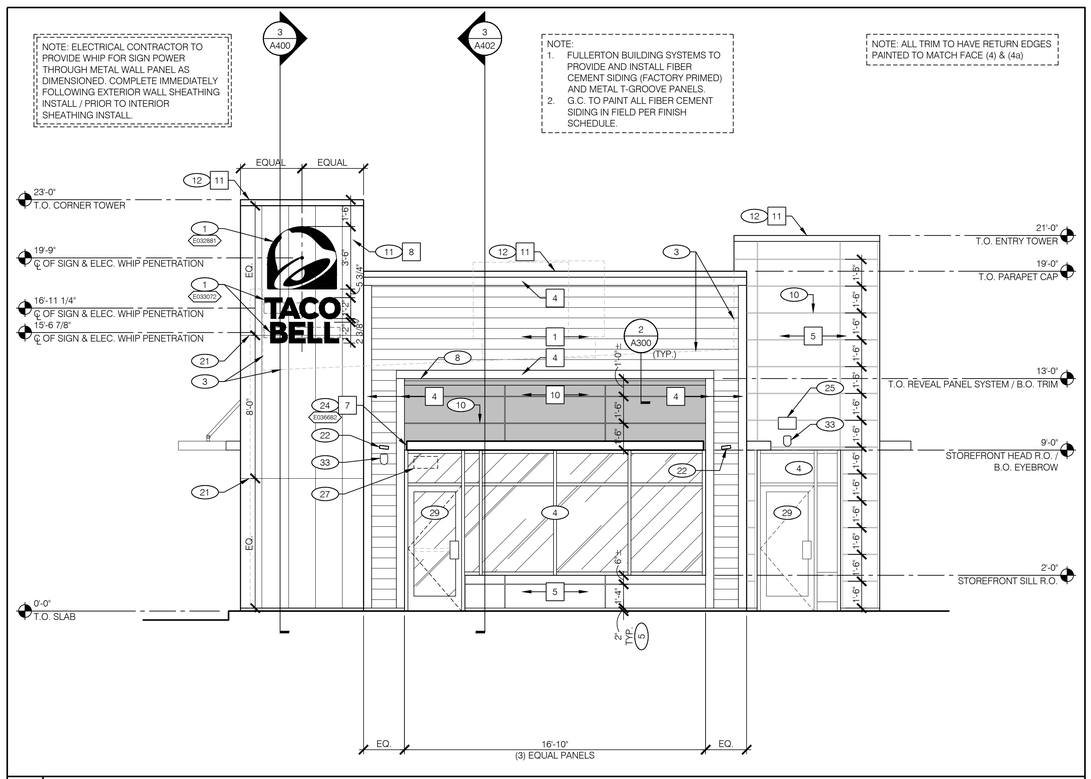
EXTERIOR ELEVATIONS

A300

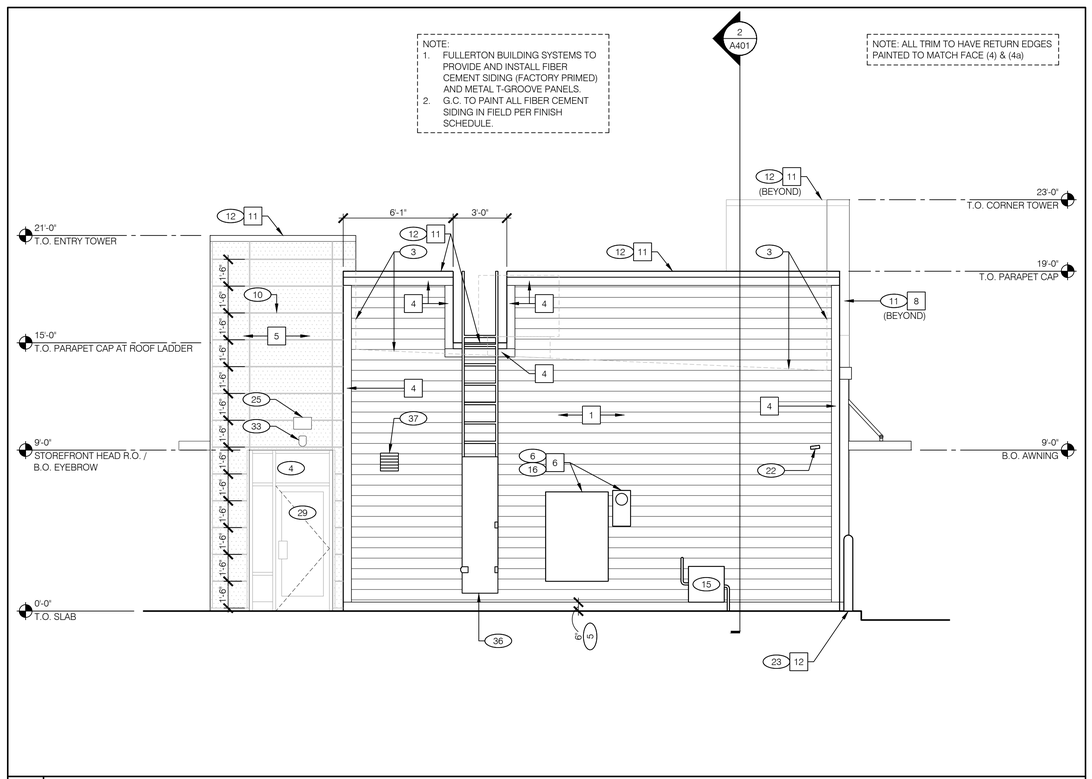
TACO BELL - RAMSEY, MN



1 1/4"=1'-0" **WEST ELEVATION**



2 1/4"=1'-0" **SOUTH ELEVATION**



3 1/4"=1'-0" **NORTH ELEVATION**

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Tenant:
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Contact: Zach Zelickson
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ENDEAVOR
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PRELIMINARY - NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A301

TACO BELL - RAMSEY, MN

OVERHEAD CANOPY NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED BY SIGN COMPANY AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET PERPENDICULAR TO THE CURB

SPEAKER BOX NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET PERPENDICULAR TO THE CURB

MENU BOARD NOTE:

ANCHOR BOLTS, NUTS, AND WASHERS SUPPLIED AND INSTALLED BY G.C.

ANCHOR BOLTS ARE SET AT AN ANGLE TO THE CURB

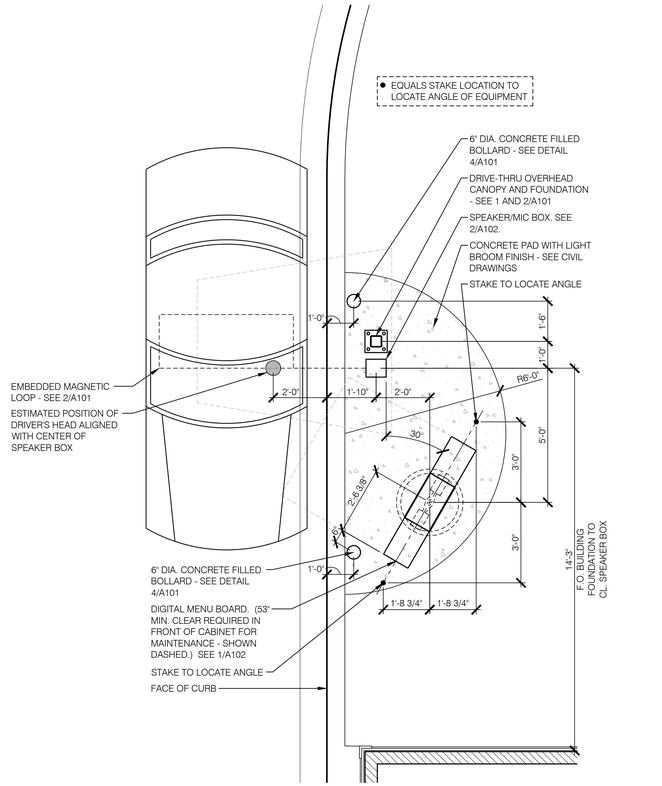
NOTE:
PROVIDE 1/2" EXPANSION JOINT MATERIAL & VULKEM SEALANT 1/2" DEEP AROUND ALL CONCRETE EQUIPMENT BASES AND EDGE OF CURB, PRIOR TO POURING SLAB.

NOTE:
VERIFY AND COORDINATE FINAL DRIVE-THRU EQUIPMENT LOCATIONS WITH OWNER'S SITE REPRESENTATIVE.

NOTE:
PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN UNIFORM PATTERN.

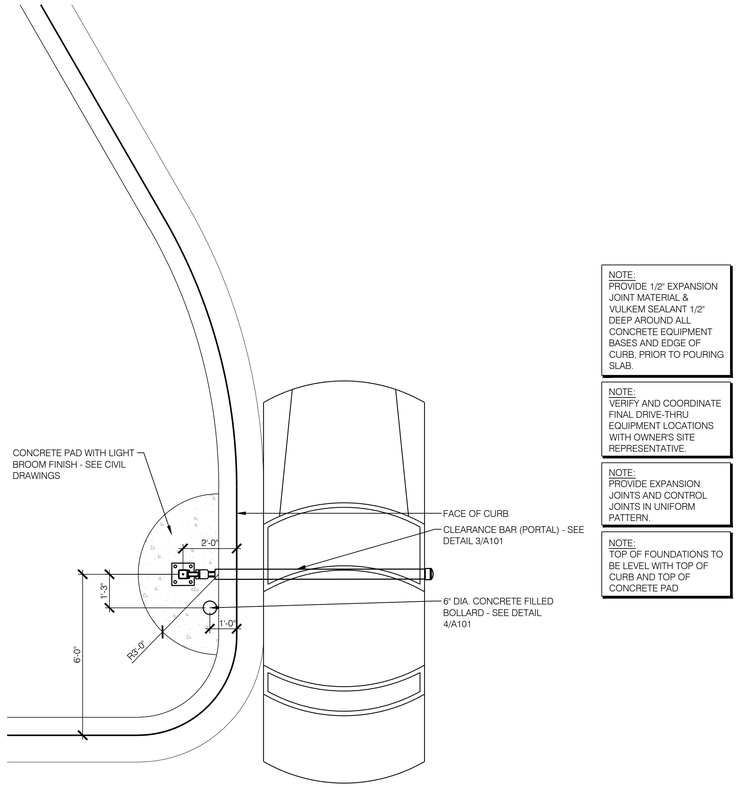
NOTE:
SEE 2/A101 & ELECTRICAL DRAWINGS FOR ROUTING OF CONDUITS AND POWER

NOTE:
TOP OF FOUNDATIONS TO BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD



RECOMMEND TO CREATE A PLYWOOD TEMPLATE TO LAY OUT DRIVE-THRU ORDER AREA EQUIPMENT (EQUIPMENT AND DIMENSIONS INDICATED ABOVE).

1 3/8"=1'-0" **SPEAKER BOX, CANOPY & MENU BOARD ENLARGED PLAN**



NOTE:
PROVIDE 1/2" EXPANSION JOINT MATERIAL & VULKEM SEALANT 1/2" DEEP AROUND ALL CONCRETE EQUIPMENT BASES AND EDGE OF CURB, PRIOR TO POURING SLAB.

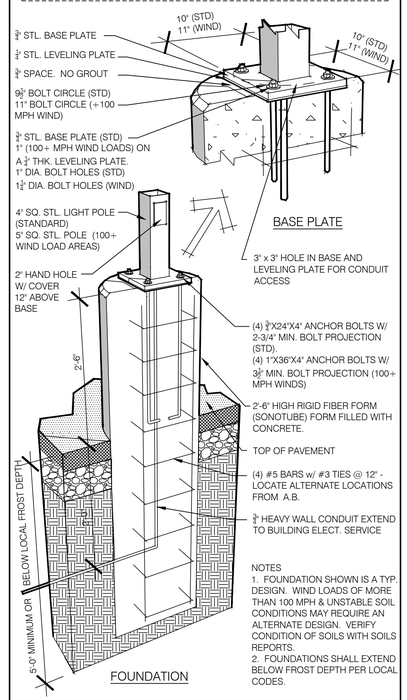
NOTE:
VERIFY AND COORDINATE FINAL DRIVE-THRU EQUIPMENT LOCATIONS WITH OWNER'S SITE REPRESENTATIVE.

NOTE:
PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN UNIFORM PATTERN.

NOTE:
TOP OF FOUNDATIONS TO BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD

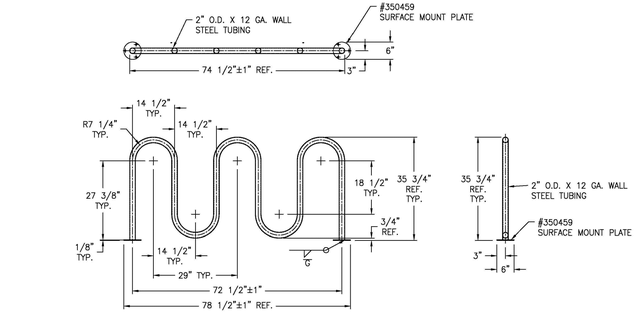
2 3/8"=1'-0" **CLEARANCE BAR ENLARGED PLAN**

LOCAL INSTALLER TO FINAL DETERMINE DESIGN / SPEC'S BASED ON SITE SPECIFIC POLE HEIGHT AND LOCAL CODE REQUIREMENTS



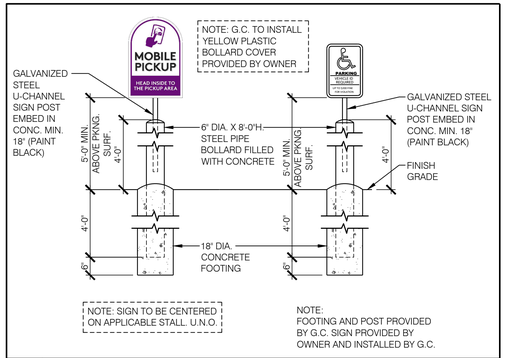
NOTES
1. FOUNDATION SHOWN IS A TYP. DESIGN. WIND LOADS OF MORE THAN 100 MPH & UNSTABLE SOIL CONDITIONS MAY REQUIRE AN ALTERNATE DESIGN. VERIFY CONDITION OF SOILS WITH SOILS REPORTS.
2. FOUNDATIONS SHALL EXTEND BELOW FROST DEPTH PER LOCAL CODES.

3 N.T.S. **LIGHT POLE FOUNDATION DETAIL**



4 N.T.S. **BIKE RACK**

5 **NOT USED**



6 N.T.S. **PARKING STALL SIGN BOLLARD DETAIL**

DESCRIPTION:
Pylon Sign 100 SF with Drive-Thru

Area: 100 SF

7 N.T.S. **PYLON SIGN**

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD

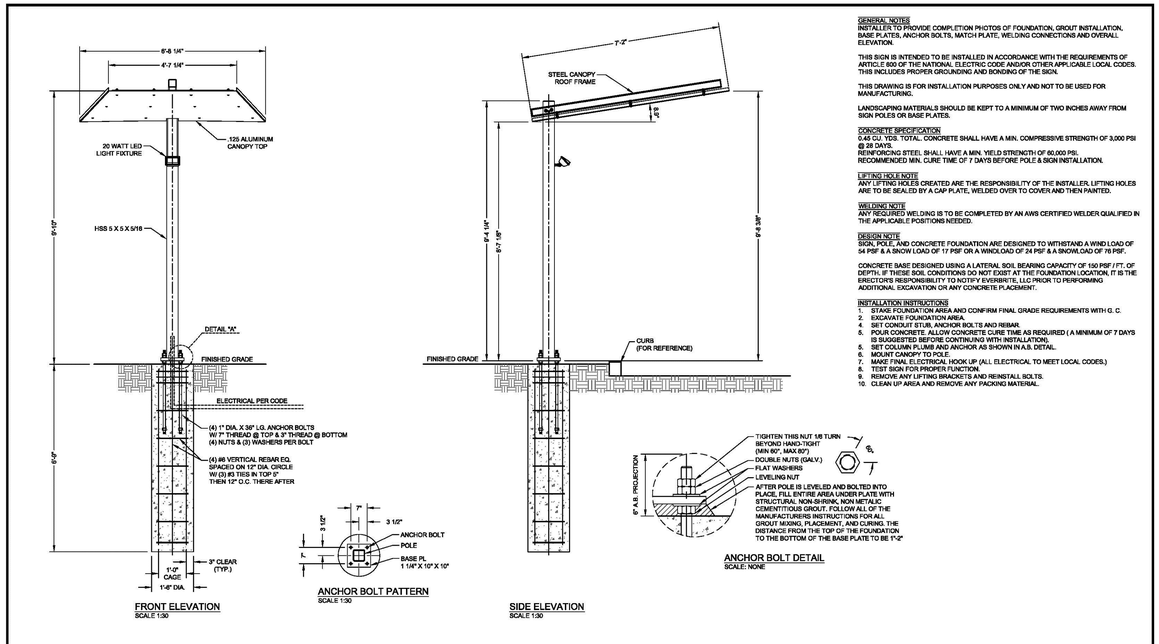
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A100

TACO BELL - RAMSEY, MN



FRONT ELEVATION
SCALE 1/30

ANCHOR BOLT PATTERN
SCALE 1/30

SIDE ELEVATION
SCALE 1/30

ANCHOR BOLT DETAIL
SCALE: NONE

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF FOUNDATION, GROUT INSTALLATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WELDING CONNECTIONS AND OVERALL ELEVATION.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

LANDSCAPING MATERIALS SHOULD BE KEPT TO A MINIMUM OF TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

CONCRETE SPECIFICATION
0.45 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI.
RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE POLE & SIGN INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 54 PSF & A SNOW LOAD OF 1' PSF OR A WINDLOAD OF 24 PSF & A SNOWLOAD OF 76 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
4. SET CONDUIT STUB, ANCHOR BOLTS AND REBAR.
5. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED (A MINIMUM OF 7 DAYS IS SUGGESTED BEFORE CONTINUING WITH INSTALLATION).
5. SET COLUMN PLUMB AND ANCHOR AS SHOWN IN A.B. DETAIL.
6. MOUNT CANOPY TO POLE.
7. MAKE FINAL ELECTRICAL HOOK UP (ALL ELECTRICAL TO MEET LOCAL CODES.)
8. TEST SIGN FOR PROPER FUNCTION
9. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
10. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL.

Everbrite 4949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-529-3500	INSTALLATION DRAWING		DRAWN BY	SAJ	SITE	STANDARD DRAWING	TITLE	TACO BELL VE DRIVE THRU CANOPY w/o SHROUD @ 10'-0" OAH	
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.			DATE	10-27-16			PROJECT NO.	DRAWING NO.	REV
			CHECKED BY	RHB			352776	IN352776P	A
			DATE	10-27-16	SCALE	AS SHOWN	REF		

REV	DATE	BY	CHK	DESCRIPTION
A	10-27-16	SAJ	RHB	RELEASED FOR INSTALLATION

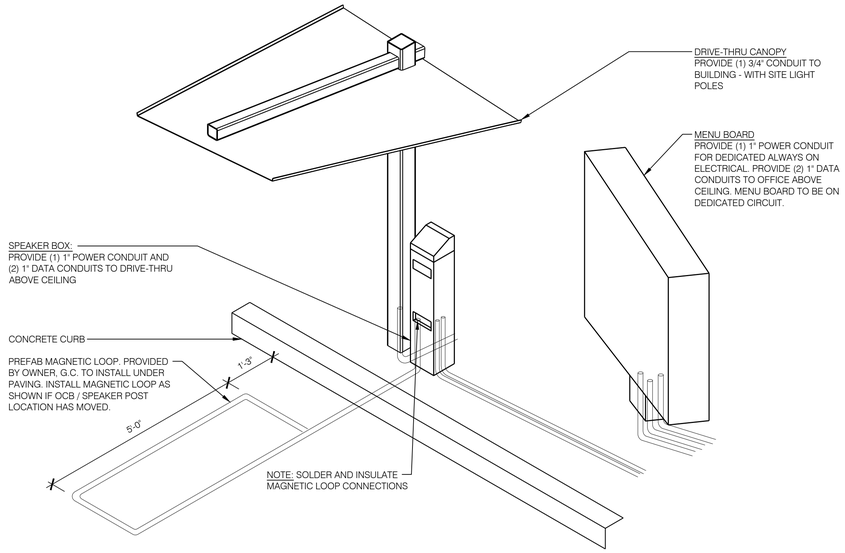
1 N.T.S. **DRIVE-THRU CANOPY**

NOTE:
MENU BOARD, SPEAKER BOX AND DRIVE-THRU CANOPY SUPPLIED BY OWNER. INSTALLED BY OWNER'S SIGN VENDOR. CONTRACTOR TO PROVIDE FOUNDATIONS AND ELECTRICAL COORDINATE ANCHOR BOLT AND BASE PLATE LOCATIONS WITH OWNER AND SIGN VENDOR

NOTE:
TOP OF FOUNDATIONS SHALL BE LEVEL WITH TOP OF CURB AND TOP OF CONCRETE PAD.

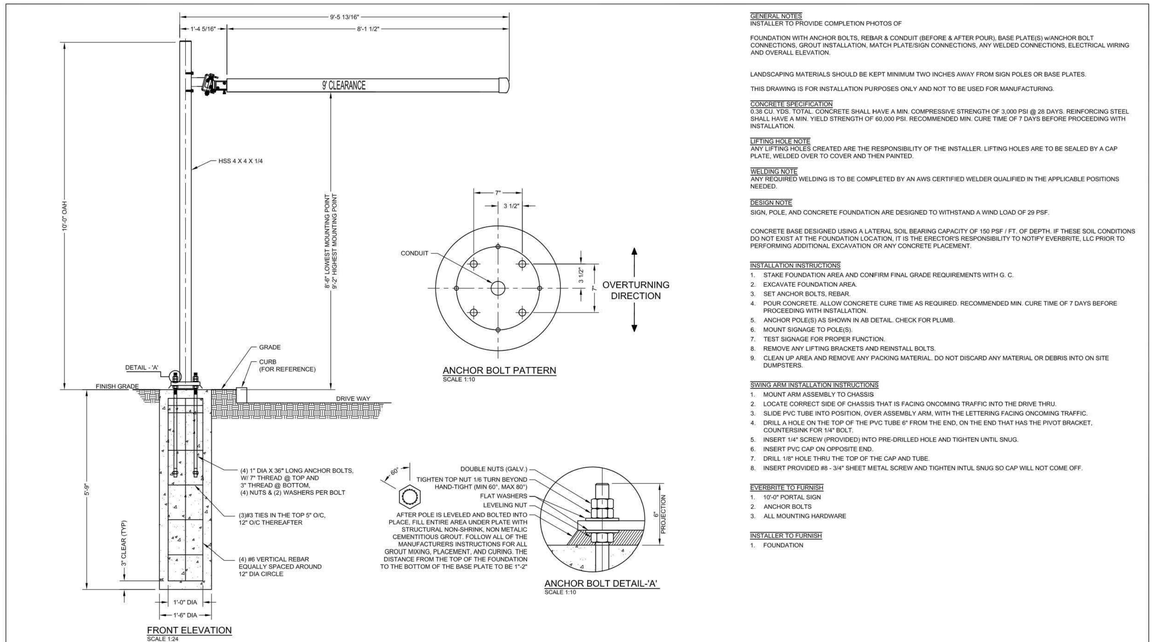
NOTE:
ALL CONDUIT TO BE CENTERLINE OF FOUNDATION, 90 DEGREE VERTICAL AND EXTEND 6" MIN. ABOVE FOUNDATION

NOTE:
SEE 1/A100 FOR CORRECT ORIENTATION OF EQUIPMENT. THIS ISOMETRIC FOR GRAPHIC REPRESENTATION ONLY.



NOTE:
SEE ALSO ELECTRICAL DRAWINGS FOR POWER AND P.O.S. LOW VOLTAGE AND COORDINATE

2 N.T.S. **DRIVE-THRU COMMUNICATIONS ISOMETRIC**



FRONT ELEVATION
SCALE 1/24

ANCHOR BOLT PATTERN
SCALE 1:10

ANCHOR BOLT DETAIL-'A'
SCALE 1:10

GENERAL NOTES
INSTALLER TO PROVIDE COMPLETION PHOTOS OF

FOUNDATION WITH ANCHOR BOLTS, REBAR & CONDUIT (BEFORE & AFTER POUR), BASE PLATE(S) w/ANCHOR BOLT CONNECTIONS, GROUT INSTALLATION, MATCH PLATE/SIGN CONNECTIONS, ANY WELDED CONNECTIONS, ELECTRICAL WIRING AND OVERALL ELEVATION.

LANDSCAPING MATERIALS SHOULD BE KEPT MINIMUM TWO INCHES AWAY FROM SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION
0.38 CU. YDS. TOTAL. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE
ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED.

DESIGN NOTE
SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 29 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

INSTALLATION INSTRUCTIONS
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET ANCHOR BOLTS, REBAR.
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. ANCHOR POLE(S) AS SHOWN IN AB DETAIL. CHECK FOR PLUMB.
6. MOUNT SIGNAGE TO POLE(S).
7. TEST SIGNAGE FOR PROPER FUNCTION.
8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

SWING ARM INSTALLATION INSTRUCTIONS
1. MOUNT ARM ASSEMBLY TO CHASSIS
2. LOCATE CORRECT SIDE OF CHASSIS THAT IS FACING ONCOMING TRAFFIC INTO THE DRIVE THRU.
3. SLIDE PVC TUBE INTO POSITION, OVER ASSEMBLY ARM, WITH THE LETTERING FACING ONCOMING TRAFFIC.
4. DRILL A HOLE ON THE TOP OF THE PVC TUBE 6" FROM THE END, ON THE END THAT HAS THE PIVOT BRACKET, COUNTERSINK FOR 1/4" BOLT.
5. INSERT 1/4" SCREW (PROVIDED) INTO PRE-DRILLED HOLE AND TIGHTEN UNTIL SNUG.
6. INSERT PVC CAP ON OPPOSITE END.
7. DRILL 1/8" HOLE THRU THE TOP OF THE CAP AND TUBE.
8. INSERT PROVIDED #8 - 3/4" SHEET METAL SCREW AND TIGHTEN INTUL SNUG SO CAP WILL NOT COME OFF.

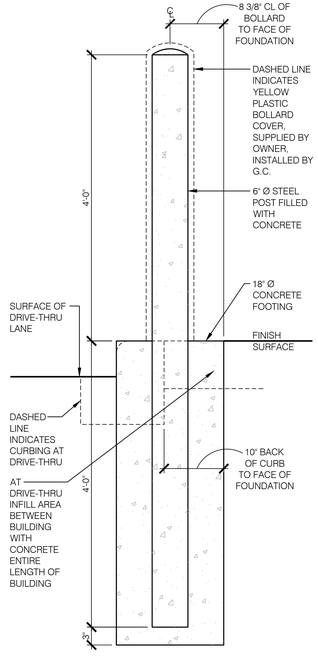
EVERBRITE TO FURNISH
1. 10'-0" PORTAL SIGN
2. ANCHOR BOLTS
3. ALL MOUNTING HARDWARE

INSTALLER TO FURNISH
1. FOUNDATION

Everbrite 4949 SO. 110TH ST. P.O. BOX 20020 GREENFIELD, WI 53220 414-529-3500	INSTALLATION DRAWING		DRAWN BY	IMPACT-TDT	SITE	STANDARD DRAWING	TITLE	TACO BELL 10' PORTAL @ 10'-0" OAH	
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, INC. IS PROHIBITED.			DATE	03/24/17			PROJECT NO.	DRAWING NO.	REV
			CHECKED BY	RHB			360665	IN360665B	A
			DATE	03/27/17	SCALE	AS SHOWN	REF		

REV	DATE	BY	CHK	DESCRIPTION
A	03/27/17	MICS	RHB	RELEASED FOR INSTALLATION

3 N.T.S. **CLEARANCE BAR (PORTAL)**



4 1"=1'-0" **BOLLARD DETAIL**

5 **NOT USED**

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL
14751 ARMSTRONG BLVD NW
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Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A101

TACO BELL - RAMSEY, MN

GENERAL NOTES:

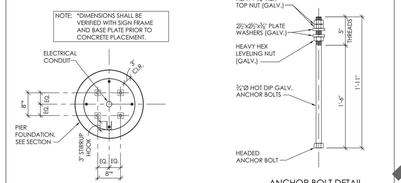
1. THE FOLLOWING CODES WERE USED IN DESIGN:
   ~~XXXXXXX UNIFORM BUILDING CODE, IBC 20XX AND ASCE 7 (20YR).~~ 2020 MINNESOTA STATE BUILDING CODE
2. STRUCTURAL LOADINGS:
   WIND:
   WIND (3 SECOND GUST).....V_{ULT} = 115 MPH
   V_{ASD} = 90 MPH
   EXPOSURE.....C
   RISK CATEGORY.....II
   WIND BASE SHEAR.....V_S = 400 LBS (PRE-SELL BOARD)
   V_S = 700 LBS (MENU BOARD)
   SEISMIC:
   SEISMIC IMPORTANCE FACTOR (Ie).....1.0
   MAPPED SPECTRAL RESPONSE ACCELERATIONS..S_S.....0.XXXg
   S_1.....0.XXXg
   DESIGN SPECTRAL RESPONSE ACCELERATIONS S_{DS}.....0.XXXg
   S_{D1}.....0.XXXg
   SITE CLASS.....D
   SEISMIC DESIGN CATEGORY.....B
   SEISMIC RESPONSE COEFFICIENT (C_s).....0.XXX
   COMPONENT RESPONSE MODIFICATION FACTOR (R_p)..3.5
   SEISMIC DESIGN FORCE (F_p).....0.XX KIPS (PRE-SELL BOARD)
   0.XX KIPS (MENU BOARD)
   FROST DEPTH.....X'-X"
3. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. PRESUMPTIVE MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE (S_p) OF 150 PSF. CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO CONFIRM AN ALLOWABLE BEARING PRESSURE (S_p) OF 1500 PSF AND SHALL SUBMIT GEOTECHNICAL REPORT TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
5. FOUNDATION SHALL NOT BE PLACED ON OR AT THE TOP OF A SLOPE EXCEEDING 3:1 WITHOUT EVALUATION BY A PROFESSIONAL LICENSED IN THAT STATE. DO NOT PLACE FOUNDATION IN FILL MATERIAL.
6. DEPTH OF PIER FOUNDATIONS MAY BE LOWERED IF NEEDED TO OBTAIN LOCAL FROST DEPTH ELEVATIONS OR IF REQUIRED DUE TO POOR SOIL CONDITIONS. VERIFY FROST DEPTH ELEVATIONS WITH LOCAL CODE OFFICIAL.
7. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS AND CONTRACTOR (INSTALLER) SHALL COORDINATE PLACEMENT TO MAINTAIN 2" CLEAR TO ANCHOR BOLTS.
8. COORDINATE LOCATIONS OF SIGNS AND FOUNDATIONS WITH SITE PLAN.
9. CONTRACTOR SHALL CUT EXCESS SONOTUBE FROM AROUND THE PERIMETER OF THE PIER FOUNDATION AFTER PLACEMENT OF BOARD (PRIOR TO LEAVING SITE).
10. CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DRAWING WITHOUT PRIOR WRITTEN CONSENT AND INSTRUCTIONS REGARDING ANY CHANGE TO THE CONTRACT DRAWINGS. ANY DEVIATION FROM THIS DESIGN OR FROM ANY PART OF THIS DRAWING WITHOUT PRIOR WRITTEN CONSENT OF THIS ENGINEER SHALL VOID ALL LIABILITY ASSOCIATED WITH THIS WORK.
11. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THESE SIGN FOUNDATIONS.

CONCRETE NOTES:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. A LICENSED GEOTECHNICAL ENGINEER SHALL CONFIRM SOIL CAPACITY PRIOR TO CONCRETE PLACEMENT.
2. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION. VERIFY WITH LOCAL BUILDING OFFICIAL.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
5. ALL CAST-IN-PLACE CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH (f_c) OF 3000 PSI AT AN AGE OF 28 DAYS UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
8. ALL CAST-IN-PLACE CONCRETE SHALL BE AIR-ENTRAINED TO 6% (±1½%). WATER/CEMENT RATIO SHALL NOT EXCEED 0.48.
9. THE MINIMUM CONCRETE COVER FOR THE PROTECTION OF REINFORCEMENT SHALL BE AS NOTED.
10. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE. NO "WET SETTING" IS ALLOWED.
11. AGGREGATES IN NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (HARDROCK).
12. PORTLAND CEMENT SHALL BE TYPE II FOR ALL CONCRETE CONFORMING TO ASTM C150, LOW ALKALI.
13. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS N OR F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 25% TOTAL CEMENTITIOUS MATERIALS BE WEIGHT IF THE MIX DESIGN IS PROPORTIONED PER ACI318, SECTION 5.3. CONTRACTOR SHALL FORWARD DESIGN MIX TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
14. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C94.
15. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.

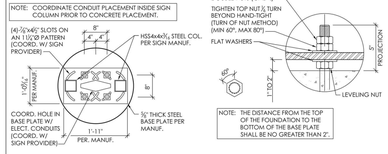
ANCHOR BOLT, NUT AND WASHER NOTES:

1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE ON TOP OF FOUNDATION.
2. USE F1554 GRADE 36 BOLTS MINIMUM.
3. USE HOT-DIP GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A-123.
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE.
5. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF FRAME.



TYPICAL ANCHOR BOLT PATTERN
1" = 1'-0"

ANCHOR BOLT DETAIL
NOT TO SCALE



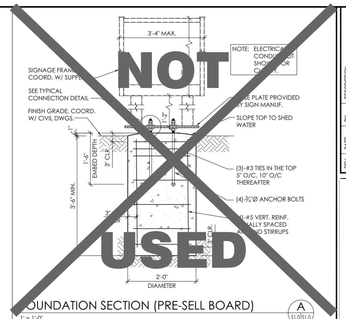
TYPICAL BASE PLATE DETAIL
NOT TO SCALE

TYPICAL CONNECTION DETAIL
NOT TO SCALE

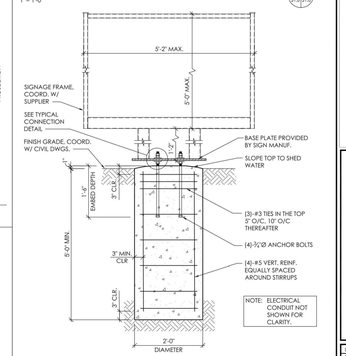
STEEL NOTES:

1. REINFORCEMENT: GRADE 60.
2. ALL HARDWARE SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123 UNLESS OTHERWISE NOTED.
3. ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER. COORDINATE WITH MANUFACTURER.
   A. ANCHOR BOLTS: ASTM F1554, GRADE 36
   B. WASHERS: ASTM F-436
   C. NUTS: A563DH OR A194-2H
4. FIELD HEATING TO BEND STEEL SHALL NOT BE ALLOWED.
5. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
6. CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
7. STRUCTURAL SIGN FRAME AND BASE PLATE DETAILS ARE PROVIDED BY SIGN MANUFACTURER. COORDINATE ALL ATTACHMENTS OF SIGN WITH MANUFACTURER. REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION.

~~NOT USED~~



FOUNDATION SECTION (PRE-SELL BOARD) A S1.01/2
1" = 1'-0"



FOUNDATION SECTION (MENU BOARD) B S1.01/2
1" = 1'-0"

REV	DATE	BY	DESCRIPTION

NOT SITE SPECIFIC
- FINAL COORDINATE WITH STRATACACHE -

TACO BELL.
KEN XXXXXX
SITE ADDRESS: STREET ADDRESS
CITY, STATE, ZIP

DATE	XX/XX/X
PROJECT	19459.03
DESIGNED	XXX
DRAWN	XXX
CHECKED	XXX

PRE-SELL / MENU BOARD FOUNDATIONS

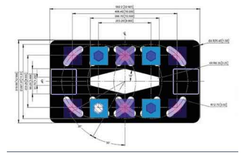
S1.0

1" = 1'-0" 0" 1" 2"

CONTRARY TO NOTE #5 (DWG S1.0) - G.C. TO PROVIDE ANCHOR BOLTS, NUTS AND WASHERS.

INFORMATION THIS DETAIL FOR REFERENCE ONLY.

G.C. TO OBTAIN FINAL SPECIFICATIONS AND DETAILS FROM VENDOR/SUPPLIER PRIOR TO PROCEEDING WITH ANY CONSEQUENTIAL WORK.



1 N.T.S. MENU BOARD

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL.
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Concrete Foundation For SPP2 Speaker Post

INSTALLATION INSTRUCTIONS

The SPP2 Speaker Post requires a concrete foundation with four anchor bolts and one or more conduits embedded in it. One conduit must be installed for the audio cable. Additional conduit(s) may be required for a vehicle detection cable and/or for an AC electrical cable. These instructions are for installation of the SPP2 concrete foundation at new drive-thru sites.

CAUTION: All electrical connections must be made by a licensed electrical contractor.

If you have any questions regarding this installation, call HME Customer Support at 1-800-848-4468.

Equipment Provided

1 ea Template
4 ea Anchor bolt with 2 hexagonal nuts

Material Required

Concrete, 6 cubic feet

Procedure

1. Position the foundation so that water will drain away from the base of the speaker post. The top surface of the foundation must be six to ten inches above the surface of the drive-thru lane. The side of the foundation must be 2 feet or less from the side of the drive-thru lane, and parallel to the lane as shown in Figure 2.

   Build a 24 x 24 inch form with its top six to ten inches above the surface of the drive-thru lane. Dig a hole in the ground to a depth 18 inches below the top of the form for pouring the concrete foundation shown in Figure 1.

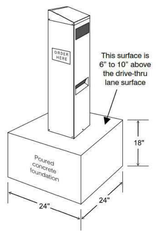


Figure 1. SPP2 Speaker Post on concrete foundation

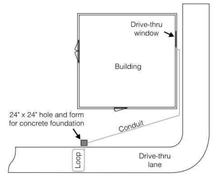


Figure 2. Typical site for concrete foundation

NOTE: In environments where permafrost is a problem, such as in northern Canada or Alaska, different concrete foundation measurements may be required than those shown in Figures 1 and 2. The foundation must be set below the frost line, which varies, depending on location. A fibre form can be used for pouring the concrete to the desired shape and size.

2. Remove one of the two hexagonal nuts from each of the anchor bolts.

   Be certain the second nut is all the way down to the bottom of the threaded area on the anchor bolt as shown in Figure 3.

   Put the threaded end of each anchor bolt through one of the ½ inch holes in the template, and replace the nut on the anchor bolt until it holds the template snugly between the two nuts.
   Position the "L" ends of the anchor bolts outward, away from each other. Place the anchor bolts into the hole in the ground with the template ¼" to ½" above the top of the form, as level as possible. Be certain to comply with the note on the template to place one edge of the template "TOWARD DRIVE-THRU LANE."

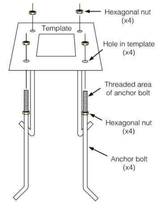


Figure 3. Assembly of anchor bolts with template

3. Route the conduit (one or more) so it/they will extend through the center of the hole, and upward approximately 6 inches through the center of the template as shown in Figure 4.

   NOTE: If a loop-type vehicle detector will be used, a separate conduit must be dedicated for the loop cable.

4. Hold the template steady, and fill the hole with concrete to the bottom of the template. Smooth the concrete, sloping it away from the template toward the form for proper drainage, and allow it to dry.

   After the concrete has dried, remove the upper nuts and template from the anchor bolts.

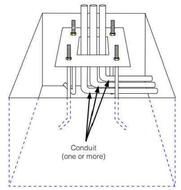
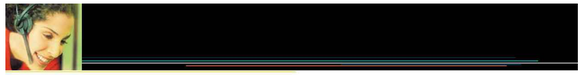


Figure 4. template, anchor bolt and conduit positions in hole

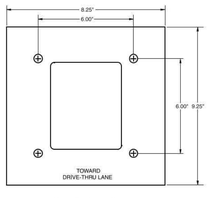
In the event of an electrical power outage —
Such as from a lightning storm or power generator failure, if you experience problems with your HME equipment after the electricity comes on again, unplug the AC power adapters from their electrical outlets, then plug them back in.

HM ELECTRONICS, INC. 14110 Stowe Drive, Poway, CA 92064 USA • Phone: 1-800-848-4468 Fax: (858) 552-0172

HME# 40002052
Rev D 8/8/06



SPP2 Speaker Post for Clear Drive-Thru Communication



Mounting Template Diagram

Specifications

Components:

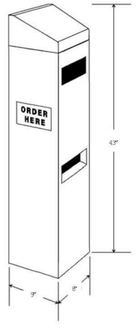
> Zinc-Plated Speaker Post and Speaker
> Mounting Kit*
> Lighting Kit**
> Microphone**

*Sold Separately
**Optional

Mechanical Dimensions:

> Height:	43"	(1.09 M)
> Width:	8"	(203 mm)
> Depth:	9"	(229 mm)

SPP2 Speaker Post Dimensions



Call toll-free (800) 848-4468 or your authorized HME dealer for more information.

About HME
HM Electronics, Inc. (HME) is the leading provider of customer-focused solutions for quick service restaurants. Our wireless communication systems, drive-thru timers, security systems, and service programs have helped businesses worldwide improve operations and increase profits. Incorporated in 1971, HME develops, manufactures, markets and services a comprehensive line of drive-thru solutions in over 70 countries worldwide.

HME
Customer Driven

HM Electronics, Inc. 14110 Stowe Drive, Poway, CA 92064 | USA | www.hme.com | TEL: (800) 848.4468 or (858) 535.6060 | FAX: (858) 552.0139

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L703-08

Border Foods Digital Menu Board Checklist

Timeline-
DMB should be scheduled to be installed at least 3 business days before hand-off of restaurant to Ops team/Border Foods. This requires all prep work for completed 2 business days prior to install. (See below in SOW.) Example: If a store is being handed off on Friday the 28th the DMB install should be installed no later than Tuesday EOD the 25th. This would been prep work would need to be completed on Friday the 21st. (See below under SOW for details.)

Starting 4 weeks prior to DMB install we need weekly update from Project Manager/Contractor verifying site will be ready per scheduled dates and timeline. If not, we need to have updated schedule, so we can adjust installer's dates. Technology Dept. will coordinate with Stratacache and Technology installers to verify Network will be up day prior. (Please see Technology SOW so building is ready for Technology install in office day before DMB install.)

SOW-
****INSTALL CANCELLATION/RESCHEDULE/REVISIT FEE - Notification of install cancellation or reschedule is required no later than 4PM EST 2 business days before scheduled install date to avoid a $400 Cancellation Penalty. If the DMB install team arrives on site and the site is not ready or does not meet the DMB Installation Requirements on the day of your install, a $400 Revisit Penalty will be applied****

Stratacache requires a response to each item below no later than 4pm EST 2 business days prior to scheduled install. The contractor is responsible for verify all items are ready for Stratacache install team.

Outside DMB Requirements:
Here are the additional Requirement for Outside DMB.

1. **PHOTOS:** Have you emailed your Footers Job Prep Photos showing the outside Footers with Conduit runs set up per spec.? (these photos are required prior to the install team arriving onsite)? These should be emailed to idmbtacobell@stratacache.com and cc DMB@borderfoods.com .
2. **FOOTER PREP:** Are all footers and anchor bolts in place per plan?
3. **POWER:** Does the site have Permanent Power to the building and to the menu board? Must be dedicated always on circuit NOT shared with lot lights.
4. **CAT6:** (3) Cat6 cables run in continuous lines from network switch to and through conduit and sealed so they are not damaged before install.
5. **NETWORK:** Network will be up and installed no later than day before install.
6. **REVIEW:** Review the attached Site Readiness Requirements document to ensure the site is ready for your install.

INFORMATION THIS DETAIL FOR REFERENCE ONLY.

G.C. TO OBTAIN FINAL SPECIFICATIONS AND DETAILS FROM VENDOR/SUPPLIER PRIOR TO PROCEEDING WITH ANY CONSEQUENTIAL WORK.

PRELIMINARY FOOTING SIZE: 24"x24"x60"

OBTAIN FINAL REQUIREMENTS FROM SUPPLIER AND COORDINATE WITH LOCAL FROST DEPTH REQUIREMENTS

2 N.T.S. SPEAKER BOX DETAIL

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

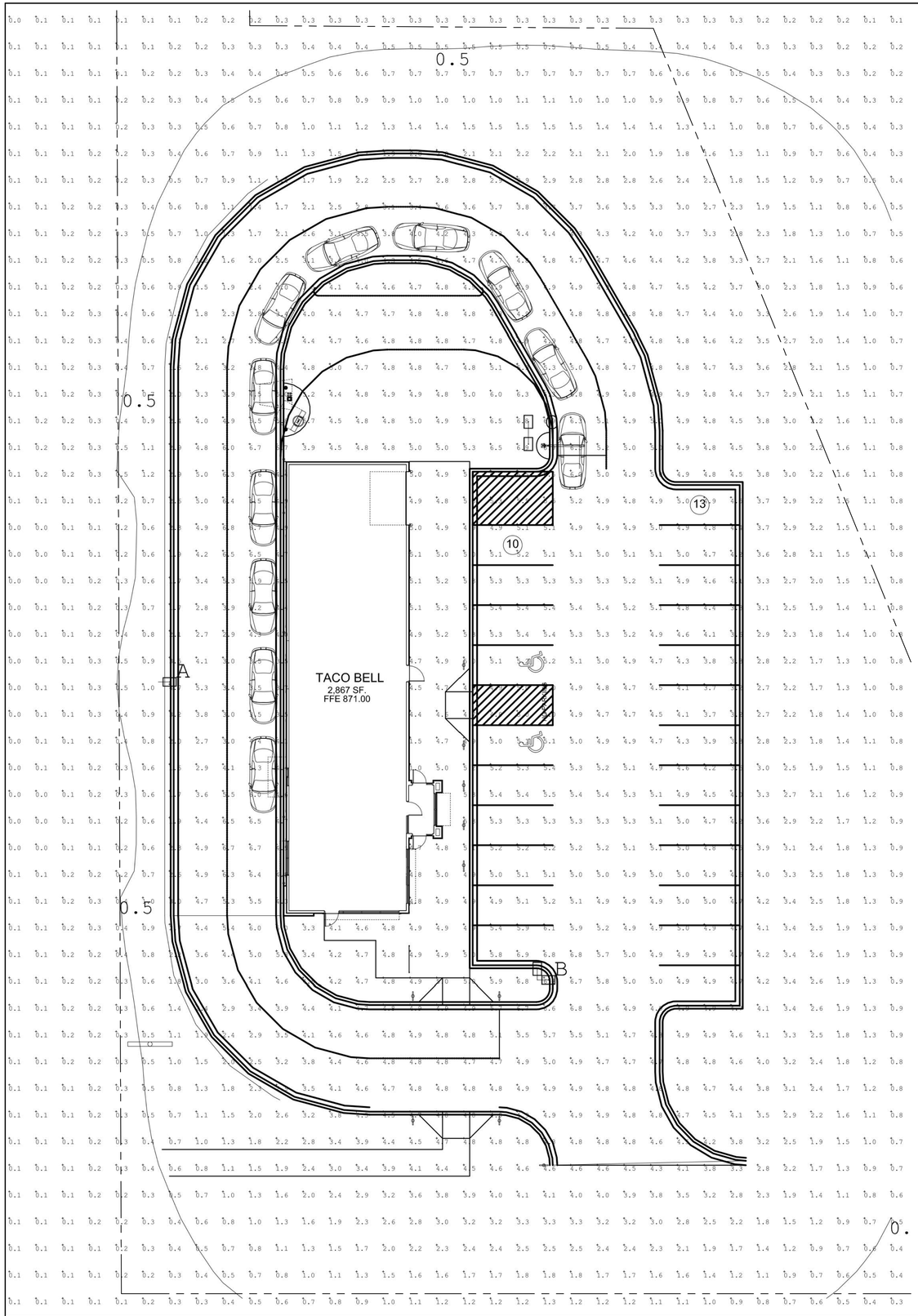
PROJECT NO.:	TB25-02
DRAWN BY:	KDT
CHECKED BY:	GGD
ISSUES AND REVISIONS:	
C.U.P./SITE PLAN REVIEW:	04.11.2025
CITY COMMENTS:	05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE DETAILS

A102

TACO BELL - RAMSEY, MN



TACO BELL
14751 ARMSTRONG BLVD NW
RAMSEY, MN
MAY 13, 2025

ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: TESSA PARISE
tparise@accu-serv.com

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	2.63	6.9	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	4.63	6.9	1.5	3.09	4.60

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	A	SINGLE	25019	0.900	4000K	321	27.5	VP-2-320L-315-4K7-2-UNV-A-DBT-BC / SES-25-40-01-F-B4-DBT
	1	B	2 @ 90 degrees	43479	0.900	4000K	321	27.5	(2) VP-2-320L-315-4K7-5QW-UNV-A-DBT / SES-25-40-01-F-B4-DBT
	1	C	Back-Back	43479	0.900	4000K	321	27.5	(2) VP-2-320L-315-4K7-5QW-UNV-A-DBT / SES-25-40-01-F-B4-DBT

POLES ARE 25'-0" ON 2'-6" BASES

1 N.T.S. **SITE LIGHTING PHOTOMETRIC**

FINN DANIELS
ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL.
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zolickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

SITE LIGHTING PHOTOMETRIC

A103

TACO BELL - RAMSEY, MN

Taco Bell
ENDEAVOR MEDIUM 40

TACO BELL™

14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

1. SEE STRUCTURAL DRAWINGS HOLD DOWN SCHEDULE. GENERAL CONTRACTOR (G.C.) TO PROVIDE AND PAY FOR ALL SPECIAL INSPECTIONS REQUIRED.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA BUILDING CODE, INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF RAMSEY, MN.
3. ALL ELEMENTS NECESSARY TO CREATE A LEGALLY OCCUPIABLE BUILDING SHALL BE PROVIDED.
4. G.C. TO PROVIDE AS-BUILT DOCUMENTS TO TENANT PRIOR TO PROJECT CLOSE OUT.
5. ALL MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR ALL MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS PER CODE.
6. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
7. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.
8. GENERAL CONTRACTOR AND ALL APPLICABLE SUBCONTRACTORS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY EXISTING STRUCTURES, SITE CONDITIONS, ETC. FOUND ON SITE AND TO COORDINATE WITH ALL LOCAL AUTHORITIES HAVING JURISDICTION FOR THE PROPER REMOVAL AND DISPOSAL OF EXISTING STRUCTURES, SITE CONDITIONS, ETC. SEE ALSO CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
9. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
10. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY BORDER FOODS, IN WRITING, PRIOR TO INSTALLATION.
11. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
12. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
13. IT IS THE G.C.'S RESPONSIBILITY TO CONFIRM THE AVAILABLE "RESIDUAL" WATER PRESSURE, PRIOR TO THE START OF ANY WORK, AND NOTIFY THE TENANT IF THE AVAILABLE PRESSURE IS NOT ADEQUATE TO SERVICE THE ANSUL SYSTEM OR OTHER PRESSURE SENSITIVE EQUIPMENT.
14. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTIONS OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTORS RESPONSIBILITY IN THIS MATTER. SEE ALSO STRUCTURAL DRAWINGS.
15. G.C. SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED.
16. SCOPE OF WORK AND SPECIFICATIONS DOCUMENTS ARE INCLUDED AS CONTRACT DOCUMENTS FOR THIS PROJECT. IF THEY HAVE NOT BEEN PROVIDED TO YOU FOR THIS PROJECT, PLEASE ASK TENANT FOR A COPY OF APPLICABLE SECTION.
17. G.C. SHALL PROVIDE WARRANTY DOCUMENTATION FOR ANY ROOFING MEMBRANE AND FIBER CEMENT SIDING WORK PERFORMED AT THE CONCLUSION OF THE PROJECT.
18. G.C. SHALL FINAL CLEAN RESTAURANT AFTER EQUIPMENT INSTALL IS COMPLETE AND PRIOR TO TURNOVER TO OWNER.

PROJECT GENERAL NOTES

NAME — ROOM NAME

X / AXXX / X — SHEET NUMBER; ELEVATION NUMBER

X'-X" — CEILING HEIGHT

X / AXXX — SECTION NUMBER; DIRECTION OF DETAIL; SECTION SHEET

X / AXXX — DETAIL NUMBER; DETAIL SHEET

X — REVISION NUMBER

X / AXXX — ELEV. LETTER; ELEV. SHEET

X — DOOR NUMBER

X — WINDOW NUMBER / DECOR ITEM NUMBER

X — EXTERIOR WALL FINISH NUMBER

X — KEY NOTE NUMBER

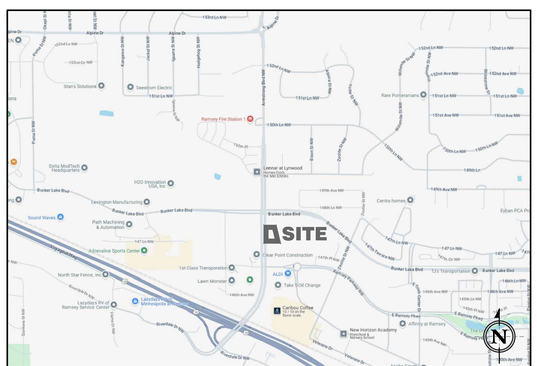
X-XXX — EQUIPMENT NUMBER

XX-X — ROOM FINISH NUMBER

X'-XX" ELEV. — BLDG. HEIGHT REFERENCE POINT

REFER TO CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS



VICINITY MAP

1. RECOMMENDED TO INSTALL PIPE BOLLARDS ADJACENT TO BUILDING AFTER FOUNDATION WORK COMPLETED, BUT PRIOR TO EXTERIOR BUILDING WALL PANEL INSTALLATION (TO AVOID DAMAGING EXTERIOR FINISH OF WALL PANELS).
2. RECOMMENDED TO INSTALL ELECTRICAL WHIPS FOR EXTERIOR SIGNS ON TOWER ELEMENT IMMEDIATELY FOLLOWING WALL PANEL INSTALL - PRIOR TO GYP. BD. INSTALL AT INTERIOR (VERY DIFFICULT ACCESS TO WALL CAVITY AFTER GYP. BD. INSTALL).
3. RECOMMENDED TO CREATE A PLYWOOD TEMPLATE TO LAY OUT DRIVE-THRU ORDER AREA EQUIPMENT (EQUIPMENT AND DIMENSIONS INDICATED ON SHEET A100).
4. NOTE: ALL FLOOR DRAINS, FLOOR CLEAN OUTS, FLOOR SINKS, TRENCH DRAINS, ETC. TO BE LOCATED PER PLAN. NO VARIATIONS WILL BE ALLOWED WITHOUT APPROVAL BY ARCHITECT AND PLUMBING ENGINEER.

CONSTRUCTION TIPS

C.U.P./SITE PLAN REV.: 04.11.2025	CITY COMMENTS: 05.07.2025						
							☐ ISSUED FOR CITY PLANNING REVIEW
							◪ ISSUED FOR CITY PLANNING REV. WITH REVISED INFO
							○ ISSUED FOR PRELIMINARY REVIEW
							● ISSUED FOR BID / PERMIT / CONSTRUCTION
							◪ ISSUED FOR CONSTRUCTION WITH REVISED INFO
							GENERAL PROJECT INFORMATION
☐	◪						G000 TITLE SHEET
☐	◪						G001 CODE DATA / PLAN SHEET
							CIVIL
☐	◪						C000 COVER
☐	◪						C010 DEMOLITION PLAN
☐	◪						C101 SITE PLAN
☐	◪						C201 GRADING PLAN
☐	◪						C202 EROSION & SEDIMENT CONTROL PLAN
☐	◪						C301 UTILITY PLAN
☐	◪						C501 DETAILS
☐	◪						C502 DETAILS
☐	◪						C503 DETAILS
☐	◪						L100 OVERALL LANDSCAPE PLAN
☐	◪						L101 LANDSCAPE PLAN
☐	◪						L501 LANDSCAPE DETAILS
							ARCHITECTURAL
☐	◪						A100 SITE DETAILS
☐	◪						A101 SITE DETAILS
☐	◪						A102 SITE DETAILS
☐	◪						A103 SITE LIGHTING PHOTOMETRIC
☐	◪						A200 FLOOR PLAN
☐	◪						A300 EXTERIOR ELEVATIONS
☐	◪						A301 EXTERIOR ELEVATIONS

SHEET INDEX

NOT USED

OWNER
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
CONTACT: ZACH ZELICKSON
PHONE: 763.489.2968

ARCHITECT
FINN DANIELS ARCHITECTS
1440 NORTHLAND DRIVE, SUITE 250
MENDOTA HEIGHTS, MN 55120
CONTACT: GREG DAHLING
PHONE: 651.888.6884

TENANT
BORDER FOODS, LLC.
5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
CONTACT: ZACH ZELICKSON
PHONE: 763.489.2968

CIVIL ENGINEER
ELAN DESIGN LAB
310 4TH AVE S, SUITE 1006
MINNEAPOLIS, MN 55415
CONTACT: ADAM WANGSNESS
PHONE: 612.260.7991

STRUCTURAL ENGINEER
ALIGN STRUCTURAL, INC.
241 CLEVELAND AVE. SOUTH, SUITE B7
ST. PAUL, MN 55105
CONTACT: RICK JOHNSON
PHONE: 651.698.0164 (EXT. 16)

LANDSCAPE ARCHITECT
ELAN DESIGN LAB
310 4TH AVE S, SUITE 1006
MINNEAPOLIS, MN 55415
CONTACT: PILAR SARAITHONG
PHONE: 612.260.7980

PANELIZED BUILDING SYS.
FULLERTON BUILDING SYSTEMS INC.
34620 250TH STREET
WORTHINGTON, MN 56187
CONTACT: JARED JOHNSON
PHONE: 612.964.8437

MECH. / ELEC. ENGINEER
STEEN ENGINEERING, INC.
5430 DOUGLAS DRIVE NORTH
CRYSTAL, MN 55429
CONTACT: RICHARD BECKER (PLUMB.) 763.235.4802
SCOTT DAVIS (MECH.) 763.235.4791
MATT PETERSON (ELEC.) 763.235.XXXX

PROJECT DIRECTORY

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL.
14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

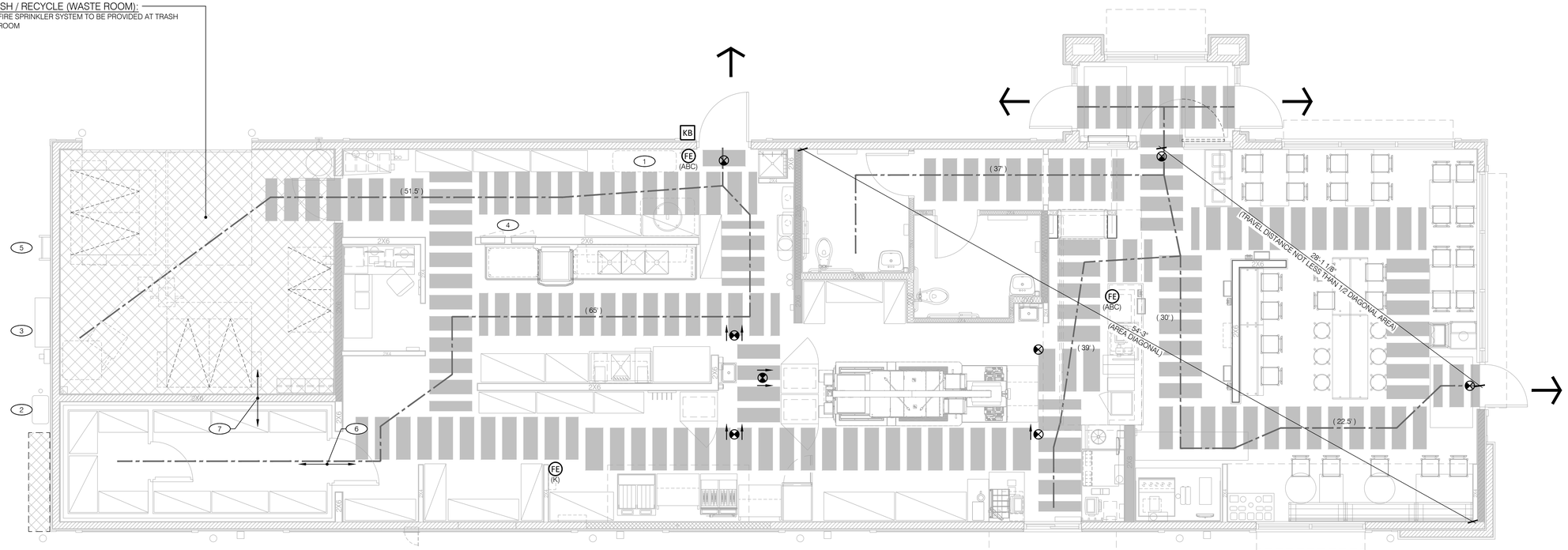
TITLE SHEET

G000

TACO BELL - RAMSEY, MN

TRASH / RECYCLE (WASTE ROOM):

- FIRE SPRINKLER SYSTEM TO BE PROVIDED AT TRASH ROOM



1 CODE PLAN

1/4"=1'-0"

EXIT

INDICATES AREA TO BE FIRE SPRINKLED

COMMON PATH OF EGRESS (DISTANCE)

EXIT PATH (MINIMUM 36" CLEAR WIDTH)

EXIT SIGN LOCATION (DIRECTIONAL INDICATED WITH ARROWS)

FE — PROPOSED FIRE EXTINGUISHER LOCATIONS WITH IDENTIFYING SIGNAGE. (FINAL COORDINATE QUANTITY, TYPE, AND LOCATIONS WITH LOCATION AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)

KB — KNOX BOX LOCATION. (FINAL COORDINATE TYPE AND LOCATION WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)

2 CODE PLAN LEGEND

1. WATER SERVICE / METER LOCATION.
2. GAS METER.
3. MAIN ELECTRICAL SWITCHGEAR / SERVICE.
4. ELECTRICAL PANELS.
5. ROOF ACCESS LADDER (EXTERIOR).
6. ACCESS TO ABOVE WALK-IN COOLER / FREEZER VIA FRAMED OPENING IN WALL ABOVE FINISHED CEILING.
7. ACCESS TO ABOVE TRASH / RECYCLE CEILING VIA SPACES BETWEEN STUD WALL FRAMING FROM ABOVE WALK-IN COOLER / FREEZER.

3 CODE PLAN KEY NOTES

DESCRIPTION OF PROJECT:

A NEW TACO BELL TO BE CONSTRUCTED ON A NEW SITE. THE INTERIOR DINING AREA WILL HAVE 40 SEATS.

BUILDING WILL HAVE A DRIVE-THRU WINDOW.

LEGAL JURISDICTION: CITY OF RAMSEY, MN

BUILDING CODE:
- 2020 MINNESOTA STATE BUILDING CODE
- 2020 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS
- 2020 MINNESOTA PLUMBING CODE
- 2020 MINNESOTA MECHANICAL AND FUEL GAS CODES
- 2023 NATIONAL ELECTRIC CODE
- 2020 MINNESOTA FIRE CODE
- 2020 MINNESOTA ACCESSIBILITY CODE
- 2024 MINNESOTA ENERGY CODE

BUILDING AREA: 2,867 S.F. SEATING: 40

OCCUPANCY: A-2

TYPE CONSTRUCTION: V-B

FIRE SPRINKLER:
- BUILDING: NOT REQUIRED PER 903.2.1.2 (FIRE SPRINKLER NOT REQUIRED - LESS THAN 5,000 SQ. FT. / LESS THAN 100 OCCUPANTS)
- TRASH ROOM: PROVIDED PER MSFC 304.3.3
- KITCHEN HOOD: PROTECTED BY ANSUL SYSTEM

FIRE SEPARATIONS REQUIRED: WASTE ROOMS OVER 100 S.F.	1 HOUR (TABLE 509)
NUMBER OF EXITS REQUIRED - DINING ROOM (TABLE 1006.2.1):	2
NUMBER OF PUBLIC ACCESSIBLE ENTRANCES / EXITS (1009.1):	2
REQUIRED ASSEMBLY AISLE WIDTH (1029.9.1 (4) (EX.1)):	36"
REQUIRED AISLE ACCESS WAY (1029.13.1.1 - LESS THAN 12 FEET LENGTH):	12"

BUILDING AREA AND OCCUPANT LOAD (TABLE 1004.5):

TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC - DINING ROOM	467 N.S.F.	1:15 SF	31
PUBLIC - CUSTOMER AREA	136 N.S.F.	1:7 SF	20
KITCHEN - COMMERCIAL	759 G.S.F.	1:200 SF	4
STORAGE	471 G.S.F.	1:300 SF	2
OFFICE	47 G.S.F.	1:150 SF	1
VESTIBULE / PASSAGE	140 N.S.F.	0	0
COOLER / FREEZER	172 G.S.F.	0	0
RESTROOMS	139 G.S.F.	0	0
TRASH	347 G.S.F.	0	0
MISC.	189 G.S.F.	0	0
TOTAL	2,867 G.S.F.		58

TRAVEL DISTANCE MAXIMUMS

- EXIT ACCESS (TABLE 1017.2):	= 200' WITHOUT SPRINKLER SYSTEM ('A' OCCUP.)
- COMMON PATH OF EGRESS (TABLE 1006.2.1):	= 75' WITHOUT SPRINKLER SYSTEM ('A' OCCUP.)
- EXIT ARRANGEMENT (1007.1.1):	= NOT LESS THAN ONE-HALF LENGTH OF AREA DIAGONAL

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (TABLE 803.13 - A-2 OCCUPANCY)

- NONSPRINKLERED
  - INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: N/A
  - CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: N/A
  - ROOMS AND ENCLOSED SPACES: C *
    * TABLE 803.11 - FOOTNOTE 'e' - OCCUPANT LOAD LESS THAN 300

PLUMBING FIXTURE REQUIREMENTS PER IBC TABLE 2902.1

TOTAL OCCUPANTS = 58 (29 WOMEN / 29 MEN)
CLASSIFICATION: ASSEMBLY (A-2)

	REQUIRED		PROVIDED	
	WOMEN	MEN	WOMEN	MEN
WATER CLOSETS (1:75)	0.387	0.387	1	1
LAVATORIES (1:200)	0.145	0.145	1	1
SERVICE SINK	1		1	
DRINKING FOUNTAIN	NOT REQUIRED			

ACCESSIBLE PARKING SPACES PROVIDED: 2 (23 TOTAL SPACES PROVIDED)

ENERGY CODE:
1. 2024 MINNESOTA ENERGY CODE
2. CLIMATE ZONE: 6A (RAMSEY COUNTY) (5.1.4)
3. OPAQUE THERMAL ENVELOPE REQUIREMENTS (TABLE 5.5-6)
   - ROOF INSULATION ENTIRELY ABOVE DECK: R-30 CI
   - WALL ABOVE GRADE (WOOD FRAMED): R-13 + R-7.5 CI (U=0.051) OR R-19 + R5 CI - MINIMUM REQUIRED R-21 + R-5 CI (U=0.038) - PROVIDED
   - SLAB ON GRADE FLOORS (UNHEATED): R-20 FOR 24" BELOW
   - OPAQUE DOORS (SWINGING): U-0.37
   - OPAQUE DOORS (NONSWINGING): U-0.31
4. FENESTRATION REQUIREMENTS (TABLE 5.5-6)
   - MAXIMUM AREA: 40% OF WALL AREA - (SOUTH ELEVATION = 24%)
     * FIXED: MAX. U-0.34 / MAX. SHGC-0.38
     * OPERABLE: MAX. U-0.42 / MAX. SHGC-0.34
     * ENTRANCE DOORS: MAX. U-0.63 / MAX. SHGC-0.34

SIGNAGE PROPOSED:

FREESTANDING SIGN:

	ALLOWED:	PROPOSED:
AREA:	100 SQ. FT.	100 SQ. FT.
HEIGHT:	25'-0"	25'-0"

(FREESTANDING SIGN LOCATION INDICATED ON SHEET C101 AND SIGN DETAILS INDICATED ON SHEET A100)

WALL SIGNS:

NORTH ELEVATION:	0 S.F.
EAST ELEVATION:	114.54 S.F. (SIGNS & EXPRESSION PANELS) 5.8% OF WALL (1,958 S.F.)
SOUTH ELEVATION:	23.43 S.F. 3.2% OF WALL (723 S.F.)
WEST ELEVATION:	119.43 S.F. (SIGNS & EXPRESSION PANELS) 6.1% OF WALL (1,970 S.F.)
TOTAL:	257.4 S.F.

(WALL SIGN LOCATIONS AND DETAILS INDICATED ON SHEET A300 & A301)

4 CODE DATA

FINN DANIELS ARCHITECTS
1440 Northland Drive, Suite 250
Mendota Heights, MN 55120
651.690.5525 // www.finn-daniels.com

TACO BELL

14751 ARMSTRONG BLVD NW
RAMSEY, MN 55303

Applicant/Owner:
MARVIN DEVELOPMENT VII, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,867 S.F.

PROJECT NO.: TB25-02
DRAWN BY: KDT
CHECKED BY: GGD
ISSUES AND REVISIONS:
C.U.P./SITE PLAN REVIEW: 04.11.2025
CITY COMMENTS: 05.07.2025

PRELIMINARY - NOT FOR CONSTRUCTION

CODE DATA / PLAN SHEET

G001

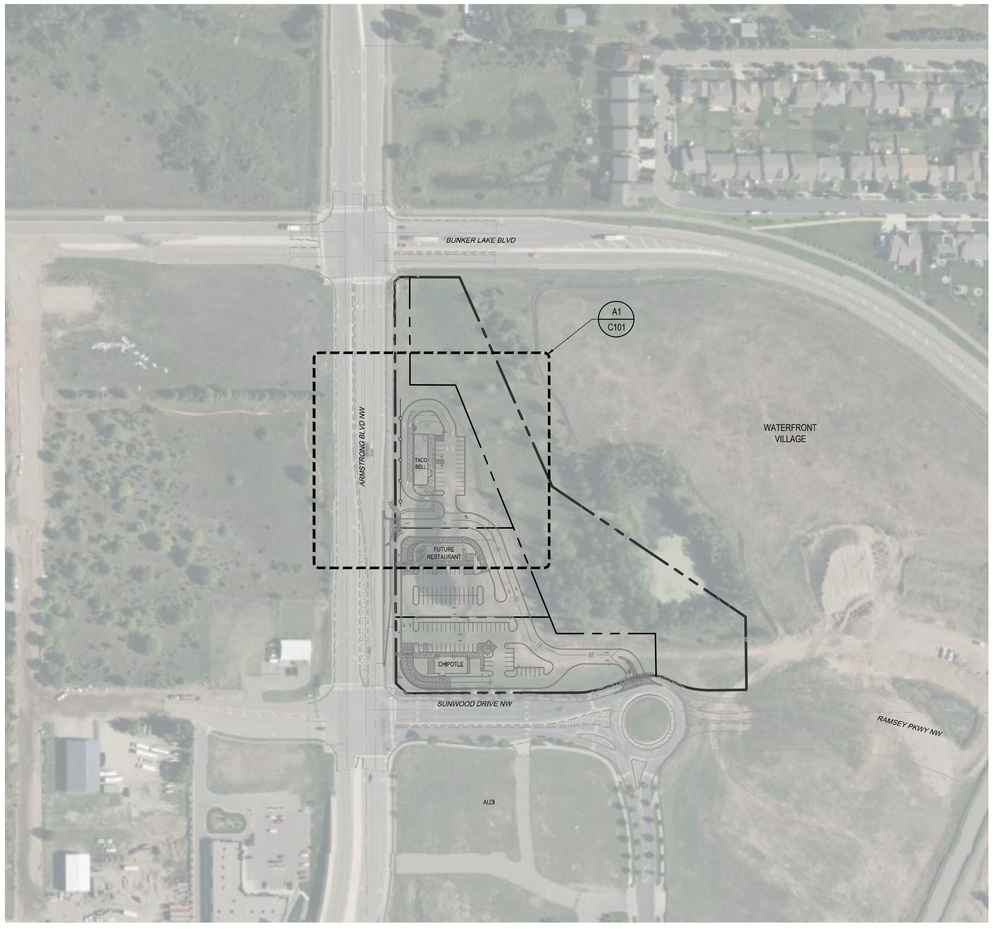
TACO BELL - RAMSEY, MN

TACO BELL

RAMSEY, MINNESOTA

SITE PLAN REVIEW SUBMITTAL

APRIL 11, 2025



NOT TO SCALE

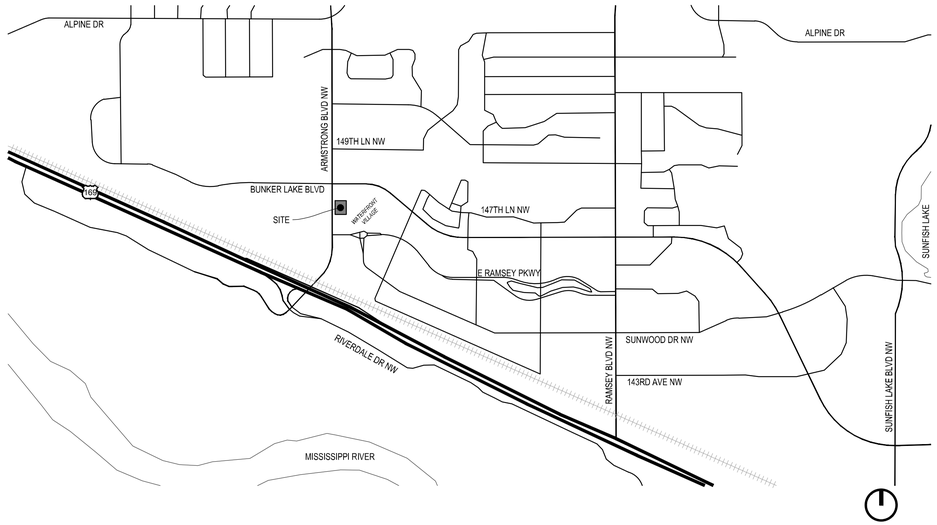
VICINITY MAP

PROJECT CONTACTS

DEVELOPER	BORDER FOODS 5425 BOONE AVENUE NORTH NEW HOPE, MN 55428	SHANNON MARCUS DEVELOPMENT MANAGER T 763.489.2932
ARCHITECT	FINN DANIELS ARCHITECTS 1440 NORTHLAND DR. SUITE 250 MENDOTA HEIGHTS, MN 55120	GREG DAHLING ARCHITECT T 651.690.5525
CIVIL ENGINEER LANDSCAPE ARCHITECT	ELAN DESIGN LAB, INC. 301 4TH AVENUE S SUITE 1006 MINNEAPOLIS, MN 55415	ADAM WANGSNESS, PE CIVIL ENGINEER T 612.260.7991 PILAR SARAITHONG, RLA LANDSCAPE ARCHITECT T 612.260.7980
LAND SURVEYOR	BOGART, PEDERSON & ASSOCIATES, INC. 13076 FIRST STREET BECKER, MN 55308	RICHARD THOMPSON T 763.262.8822
CITY PLANNER	CITY OF RAMSEY 7550 SUNWOOD DRIVE NW RAMSEY, MN 55303	ADAM MILLER T 763.433.9860
CITY ENGINEER	CITY OF RAMSEY 7550 SUNWOOD DRIVE NW RAMSEY, MN 55303	BRUCE WESBY T 763.433.9825

SHEET INDEX

C000	COVER
C010	DEMOLITION PLAN
C101	SITE PLAN
C201	GRADING PLAN
C202	EROSION & SEDIMENT CONTROL PLAN
C301	UTILITY PLAN
C501	DETAILS
C502	DETAILS
C503	DETAILS
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L501	LANDSCAPE DETAILS



NOT TO SCALE

LOCATION MAP

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD
NW, RAMSEY,
MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
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p 612.260.7980 | www.elanlab.com
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CERTIFICATION

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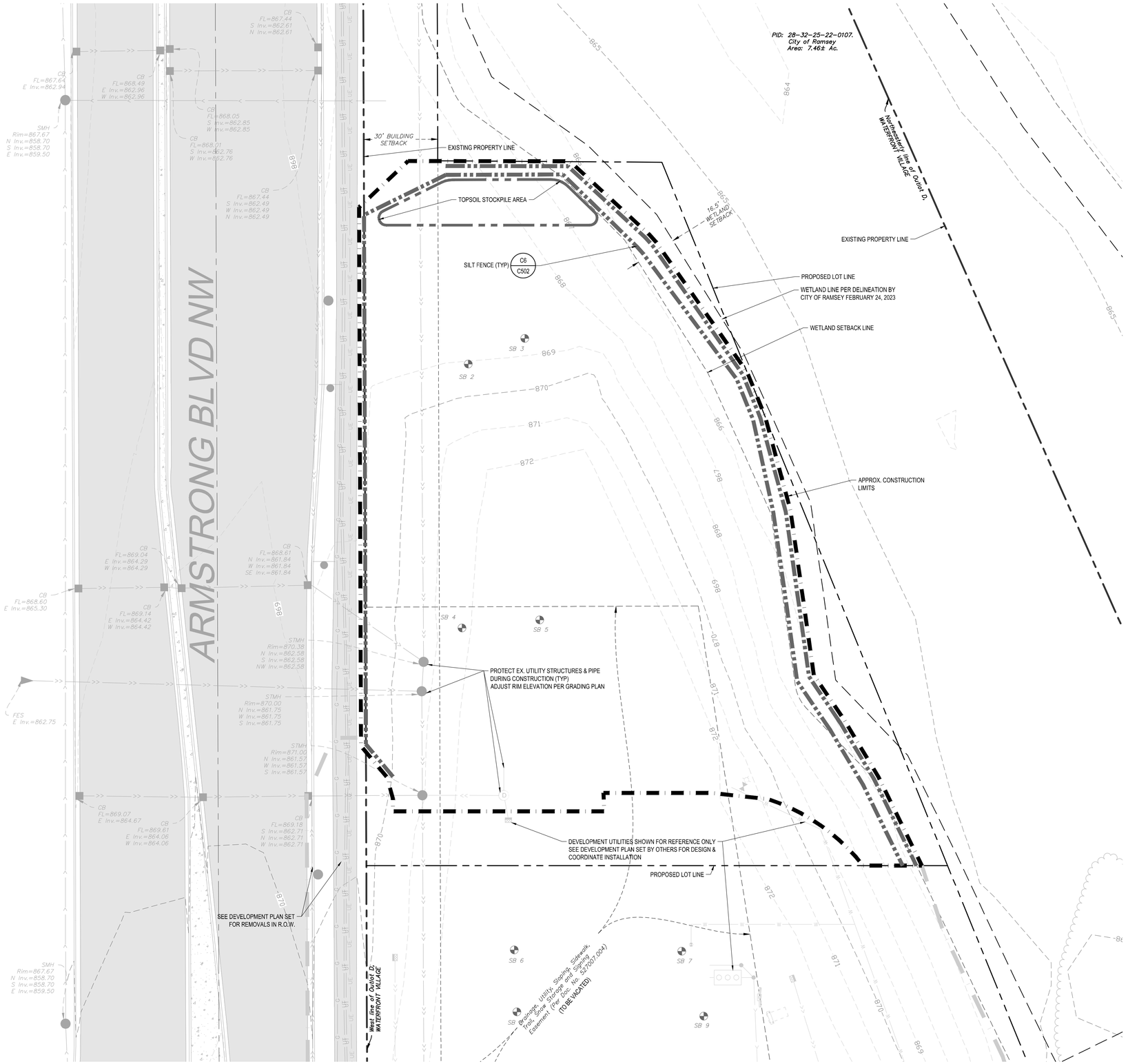
SHEET

COVER

C000

PROJECT NO.

BFO25001



A1 DEMOLITION PLAN
1" = 20'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- SECTION LINE
- WETLAND DELINEATION LINE
- WETLAND SETBACK LINE
- 870 EXISTING MAJOR CONTOUR
- 871 EXISTING MINOR CONTOUR
- CONSTRUCTION LIMITS
- DEVELOPMENT CONSTRUCTION LIMITS
- SB 11 SOIL BORING LOCATION
- SILT FENCE

DEMOLITION NOTES

1. BACKGROUND INFORMATION AND TOPOGRAPHIC SURVEY TAKEN FROM SURVEY PERFORMED BY BOGART, PEDERSON & ASSOCIATES, MINNESOTA ON JANUARY 31, 2025 EXPRESSLY FOR THIS PROJECT. ELAN DESIGN LAB CANNOT GUARANTY THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. CONTRACTOR SHALL BRING ANY CHANGED OR UNFORESEEN CONDITIONS THAT COULD RESULT IN ADDITIONAL COST TO THE ATTENTION OF THE OWNER AND ENGINEER AS SOON AS THEY ARE DISCOVERED SO THAT THEY CAN BE PROPERLY DOCUMENTED. FAILURE TO NOTIFY OR COVERING UN-WITNESSED WORK SHALL RESULT IN REJECTION OF CLAIMS FOR ADDITIONAL COMPENSATION.
3. INGRESS AND EGRESS TO THE SITE SHALL AT ALL TIMES BE LIMITED TO THE CONSTRUCTION ENTRANCE(S) SEE C202 FOR LOCATIONS.
4. PROTECT ALL STRUCTURES AND LANDSCAPE NOT LABELED FOR DEMOLITION FROM DAMAGE DURING CONSTRUCTION. ANY ON-SITE OR OFF-SITE AREAS DISTURBED DIRECTLY OR INDIRECTLY DUE TO CONSTRUCTION SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY CIVIL PENALTIES RESULTING FROM THEIR WORK UNDER THIS CONTRACT.
5. NO DEMOLITION MATERIALS SHALL BE DISPOSED OF ON-SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A DISPOSAL AREA APPROVED BY APPROPRIATE GOVERNMENTAL AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS. WORK SITE SHALL BE LEFT IN A CONDITION THAT MINIMIZES EROSION POTENTIAL ON A NIGHTLY BASIS.
6. LIMIT CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN ON THE PLAN. IF WORK NEEDS TO EXTEND TO PUBLIC STREETS IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR ALL PERMITS, PREPARE ALL DRAWINGS AND PAY ALL FEES AND COSTS. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOCAL ORDINANCES.
7. CONSTRUCTION ENTRANCE AND FIBER LOGS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS. SEE SHEET C202 FOR ALL EROSION CONTROL MEASURES AND OVERALL DEVELOPMENT SWPPP IN "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET FOR APPROPRIATE STAGING.
8. PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.

Know what's below. Call before you dig.

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER FOODS

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

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04/11/2025

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CERTIFICATION

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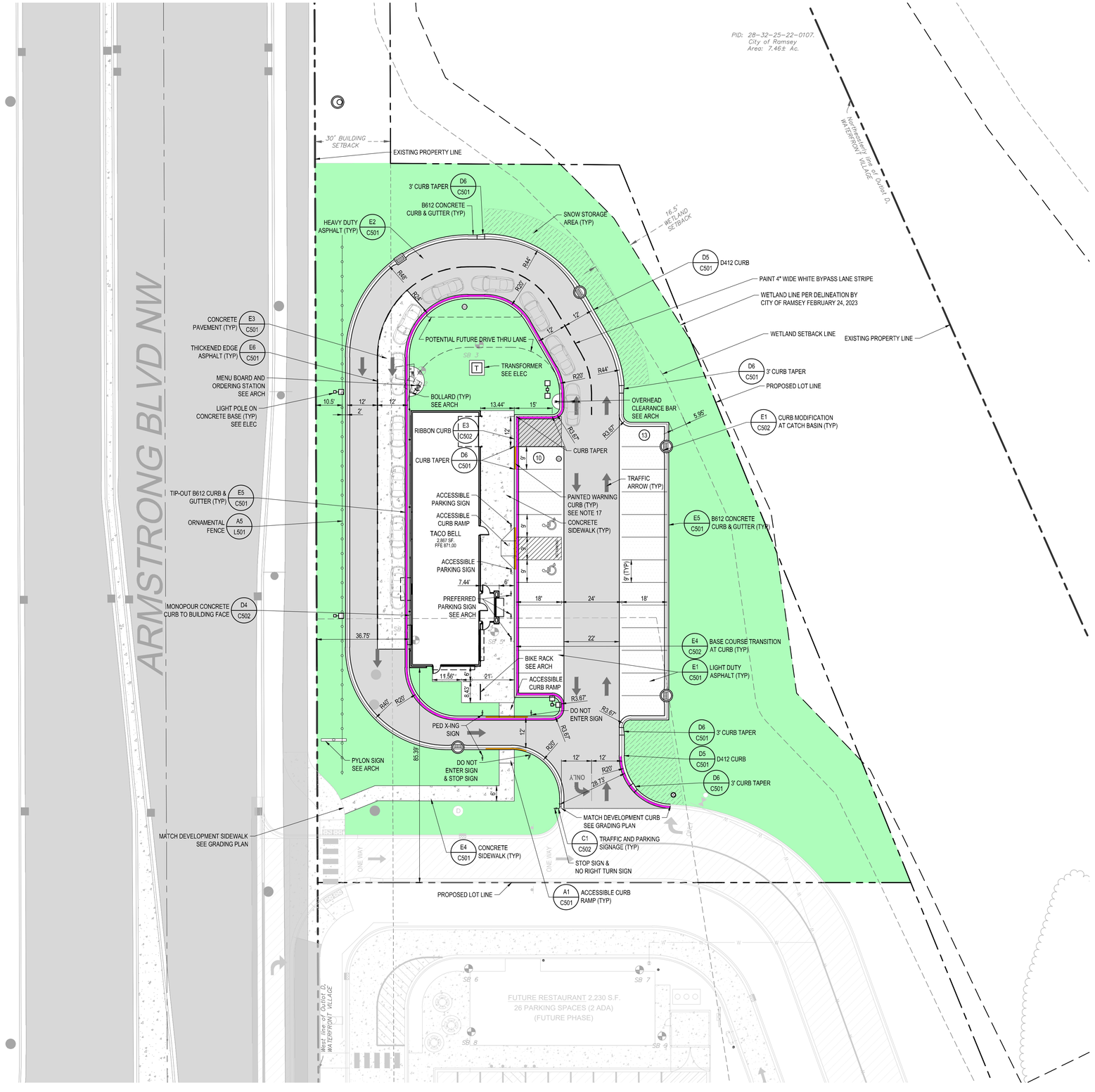
SHEET

DEMOLITION PLAN

C010

PROJECT NO.
BFO25001



A1 SITE PLAN
1" = 20'

LEGEND

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

SITE PLAN NOTES

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

PROJECT SUMMARY

COR 2b COMMERCIAL SUBDISTRICT

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

PARKING SUMMARY

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

AREA SUMMARY

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

SIGN SCHEDULE

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

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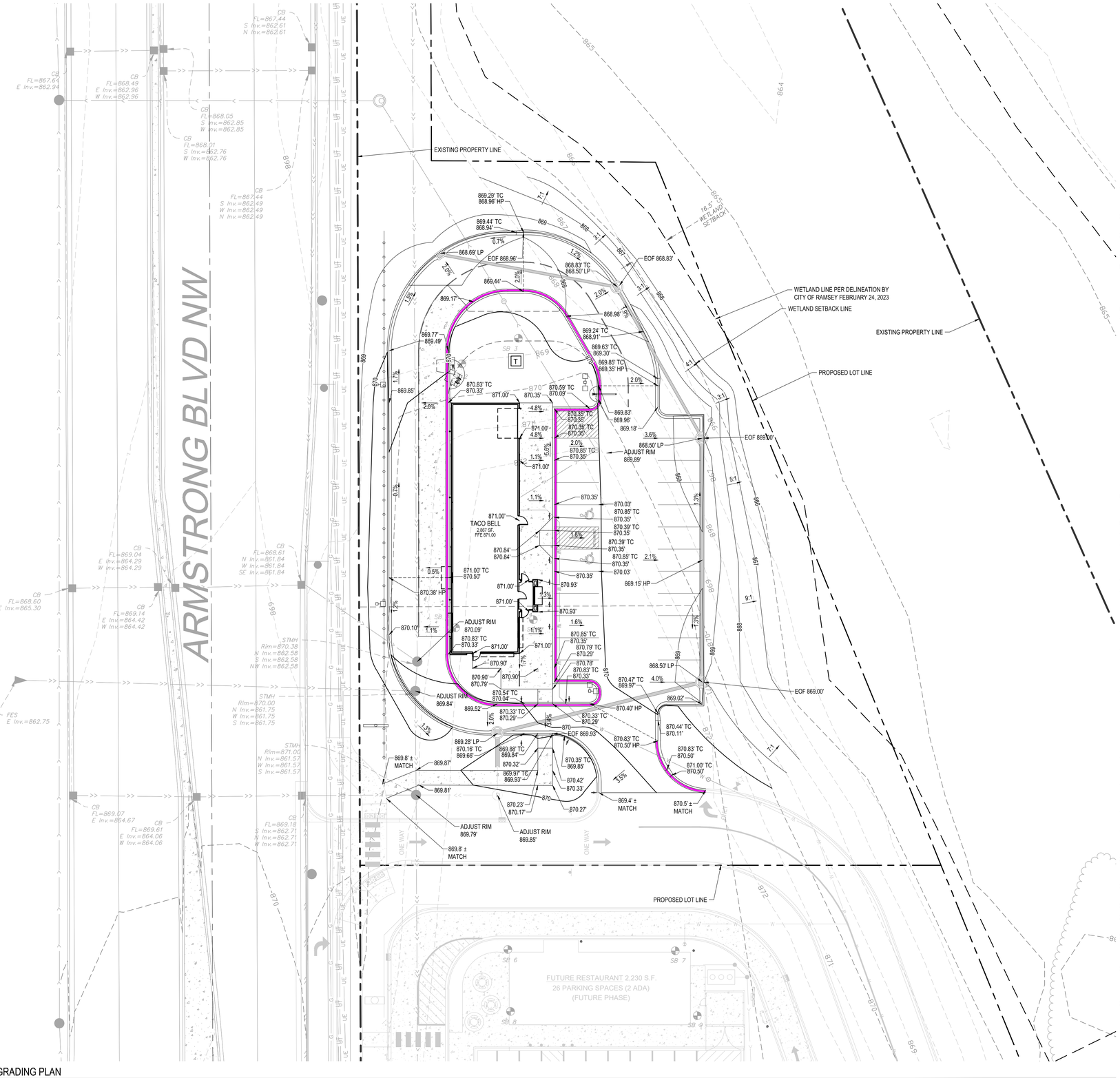
SHEET

SITE PLAN

C101

PROJECT NO.

BFO25001



A1 GRADING PLAN
1" = 20'

LEGEND

871	EXISTING MINOR PROPOSED CONTOUR		
870	EXISTING MAJOR PROPOSED CONTOUR		
871	MINOR PROPOSED CONTOUR		
870	MAJOR PROPOSED CONTOUR		
	GRADE BREAK		
	TIP-OUT CURB AND GUTTER		
958.00'	SPOT ELEVATION	966.35' TC	TOP OF CURB
958.00' HP	HIGH POINT	966.3' ± MATCH	MATCH EXISTING
966.35' LP	HIGH POINT	966.35' EOF	EMERGENCY OVERFLOW

GRADING NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. THE EARTHWORK MAY OR MAY NOT BALANCE. CONTRACTOR IS RESPONSIBLE FOR COMPLETING THEIR OWN TAKE OFF AND PROVIDING OR REMOVING SOIL AS NEEDED TO CONSTRUCT THE PROJECT AS SHOWN IN THE APPROVED DOCUMENTS.
3. ALL WORK TO COMPLY WITH CURRENT MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS NOTED.
4. FOLLOW ALL RECOMMENDATIONS PRESENTED IN GEOTECHNICAL EVALUATION REPORT PREPARED BY AET, MARCH 27, 2025.
5. NON-GRANULAR SOILS, AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING PAD. A GEOTECHNICAL ENGINEER OR THEIR DESIGNATED REPRESENTATIVE SHALL OBSERVE THE PROJECT EXCAVATIONS TO VERIFY THAT UNSUITABLE MATERIALS HAVE BEEN PROPERLY REMOVED FROM PROPOSED STRUCTURAL AREAS. THAT ADEQUATE BEARING SUPPORT IS PROVIDED BY THE EXPOSED SOILS AND THAT STRUCTURAL FILL IS PLACED APPROPRIATELY. THE EXPOSED SOIL AT THE BASE OF FOOTINGS OR THICKENED SLAB SHALL BE COMPACTED TO 98 PERCENT PROCTOR DRY DENSITY (ASTM D698).
6. SUFFICIENT HIGH QUALITY TOPSOIL SHALL BE PRESERVED TO INSTALL 6 INCHES OVER ALL DISTURBED GREENSPACES OF THE SITE.
7. ON-SITE GRANULAR SOIL IS GENERALLY SUITABLE FOR STRUCTURAL FILL. SILTY OR ORGANIC SOILS SHALL NOT BE USED FOR STRUCTURAL FILL. PLACEMENT OF STRUCTURAL FILL SHALL BE OBSERVED AND TESTED BY AN EXPERIENCED TECHNICIAN OR ENGINEER TO VERIFY THAT PROPER COMPACTION HAS BEEN ACHIEVED. STRUCTURAL FILL SHALL BE MOISTURE CONDITIONED (DRIED OR WETTED) AS APPROPRIATE PRIOR TO PLACEMENT. MOISTURE CONDITIONED ENGINEERED FILL SHALL BE PLACED AND COMPACTED IN LOOSE LIFTS OF 8 INCHES OR LESS. EACH LIFT OF FILL SHOULD BE COMPACTED BY LARGE VIBRATORY EQUIPMENT UNTIL THE IN-PLACE SOIL DENSITY IS EQUAL TO OR GREATER THAN THE CRITERIA ESTABLISHED WITHIN THE FOLLOWING TABULATION.

TYPE OF CONSTRUCTION	COMPACTION CRITERIA (%)	MOISTURE CONTENT VARIANCE FROM OPTIMUM (% RESPECTIVE PROCTOR)
NON-ENGINEERED FILL (GREEN SPACE)	95	-2 TO +2% FOR SAND AND GRAVEL SOILS -2% FOR CLAY SOILS
ENGINEERED FILL BELOW FOUNDATIONS	98	-2 TO +2% FOR SAND AND GRAVEL SOILS -2% FOR CLAY SOILS
ENGINEERED FILL BELOW FLOOR SLABS	95	-2 TO +2% FOR SAND AND GRAVEL SOILS -2% FOR CLAY SOILS
ENGINEERED FILL PLACED AS PAVEMENT AGGREGATE BASE	100	-2 TO +2% FOR SAND AND GRAVEL SOILS (CLAY NOT ACCEPTABLE)
ENGINEERED FILL PLACED MORE THAN 3 FEET BELOW PAVEMENT AGGREGATE BASE	95	-2 TO +2% FOR SAND AND GRAVEL SOILS -2% FOR CLAY SOILS
ENGINEERED FILL PLACED IN UPPER 3 FEET BELOW PAVEMENT AGGREGATE BASE	100	-2 TO +2% FOR SAND AND GRAVEL SOILS -2% FOR CLAY SOILS

8. SIDEWALLS SHALL BE RETAINED BENCHED OR SLOPED TO PROVIDE SAFE WORKING CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ASSESSING THE STABILITY OF AND EXECUTING PROJECT EXCAVATIONS USING SAFE METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR NAMING THE "COMPETENT INDIVIDUAL" AS PER SUBPART P OF 29 CFR 1926.6 (FEDERAL REGISTER - OSHA).
9. THE TOP OF ALL EXCAVATIONS LEFT OPEN OVERNIGHT SHALL BE MARKED WITH ORANGE SAFETY FENCE.
10. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF SOIL, UTILITY AND BUILDING RETENTION SYSTEMS.
11. CONCRETE MIX NO. 3F52 (MNDOT 2461) SHALL BE USED FOR HAND PLACED FORMED CURB AND GUTTER, MEDIANS, DRIVEWAYS, CROSS GUTTERS, SIDEWALKS, PEDESTRIAN RAMPS AND MEDIANS. CONCRETE MIX NO. 3F32, MNDOT SPECIFICATION 2461) SHALL BE USED FOR AN EXTRUSION MACHINE PLACEMENT OF CONCRETE. IN THE PRODUCTION OF CONCRETE, AN AIR ENTRAINING AGENT SHALL BE ADDED TO THE MIX ACCORDING TO MNDOT 2461.4.
12. FORM COATING MATERIAL SHALL MEET MNDOT 3902. CONCRETE INSTALLATION SHALL CONFORM WITH MNDOT 2531.
13. SITE CONCRETE FINISHING - CONCRETE SHALL BE STRUCK TRUE TO CROSS SECTION AS SHOWN ON THE PLANS. NO ADDITIONAL WATER MAY BE ADDED TO AID IN THE FINISHING PROCESS. A LIGHT BROOM FINISH WILL BE REQUIRED AT RIGHT ANGLES TO THE CENTER LINE ON ALL CONCRETE WORK UNLESS DIRECTED OTHERWISE. ALL EXPOSED EDGES AND JOINTS IN CURB,GUTTER, SIDEWALK AND STEPS SHALL BE ROUNDED WITH A SUITABLE EDGING TOOL. BEFORE FINAL FINISHING, THE CONTRACTOR SHALL CHECK THE CONCRETE WITH A TEN (10) FOOT STEEL STRAIGHT EDGE TO ENSURE THERE IS NO VARIATION GREATER THAN 3/16"FROM THE STRAIGHT EDGE ON TANGENT LINES OR GRADES. IF DEVIATIONS GREATER THAN 3/16" ARE FOUND THE WORK WILL BE CONSIDERED AS UNACCEPTABLE AND WILL BE REQUIRED TO BE REMOVED AND REPLACED AT NO EXPENSE TO THE OWNER.
14. CONCRETE CURING SHALL BE PERFORMED BY APPLYING A MEMBRANE CURING COMPOUND (TYPE 2, WHITE PIGMENTED, MNDOT 3754) TO THE EXPOSED SURFACE OF THE CONCRETE WITHIN ONE (1)HOUR AFTER FINISHING THE CONCRETE SURFACES. WHEN THE FORMS ARE REMOVED IN LESS THAN 72 HOURS AFTER PLACING THE CONCRETE. THE CURING COMPOUND SHALL BE APPLIED IMMEDIATELY TO THE EXPOSED SURFACES. THE RATE OF APPLICATION OF CURING COMPOUND SHALL BE 150 SQUARE FEET PER GALLON. THE COMPOUND SHALL APPEAR AS WHITE AS A SHEET OF PAPER AFTER APPLICATION ON THE CONCRETE SURFACE.
15. PREFORMED EXPANSION JOINTS SHALL MEET MNDOT 3702, AND SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: AT THE BEGINNING AND END OF ALL CURB AND GUTTER RADII. WHERE NEW CONCRETE SURROUNDS, ADJOINS, OR ABUTS ANY EXISTING FIXED OBJECTS SUCH AS FIRE HYDRANTS, BUILDING FOUNDATIONS, CONCRETE DRIVEWAYS, SIDEWALKS, AND OTHER RIGID STRUCTURES. AFTER EACH LOAD OF CONCRETE WHEN PLACING CURB AND EVERY 100 FEET WHEN PLACING SIDEWALK. CONTROL JOINTS WILL NOT BE SEALED BUT WILL BE REQUIRED AT A SPACING OF 10 FEET ON CURB AND GUTTER AND ON SIDEWALK CONSTRUCTION AS SHOWN ON DETAIL D1/C501. CONTROL JOINTS WILL BE CUT TO A DEPTH PER DETAIL. CONTROL JOINTS SHALL BE PLACED SO THAT NO SLAB IS LARGER THAN 100 SQUARE FEET IN AREA. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING CONTROL JOINTS THAT PREVENT CONCRETE FROM CRACKING AT OTHER LOCATIONS.
16. CONCRETE TESTING INCLUDING SLUMP, AIR ENTRAINMENT, TEMPERATURE AND COMPRESSIVE STRENGTH SHALL BE PERFORMED ON THE FIRST LOAD OF THE DAY FOR ALL CONCRETE POURS OF AT LEAST 4 CUBIC YARDS. AN ADDITIONAL TEST SHALL BE PERFORMED FOR EACH 100 CUBIC YARDS OR PORTION THEREOF.
17. AGGREGATE BASE FINAL SHAPING AND COMPACTION OF THE AGGREGATE BASE SHALL BE DONE JUST PRIOR TO CONSTRUCTION OF THE CONCRETE OR BITUMINOUS SURFACE. THE FINISHED SURFACE OF THE BASE SHALL SHOW NO VARIATION GREATER THAN 1/2 INCH FROM A TEN (10) FOOT STRAIGHT EDGE.
18. PLANT MIXED BITUMINOUS MIXTURE SHALL BE SPREAD WITHOUT SEGREGATION, AT THE SPECIFIED RATE TO THE CROSS SECTION SHOWN IN THE PLANS AND PER MNDOT 3151.
19. ADJUST ALL SURFACE COURSES TO NOT GREATER THAN 3/16 INCH ABOVE ADJACENT CURB AND VALLEY GUTTERS WHERE WATER FLOWS TO CURB OR VALLEY, AND FLUSH WHERE WATER FLOWS AWAY FROM CURB, OR 1/2 INCH ABOVE MANHOLE FRAMES, VALVE BOXES OR OTHER FIXED STRUCTURES.
20. PAVEMENT: SEE SHEET C501 FOR BITUMINOUS AND CONCRETE PAVEMENT SECTION. THE THICKNESS OF EACH BITUMINOUS COURSE SHALL BE WITHIN 1/4 INCH OF THE THICKNESS AS SHOWN ON THE PLANS. THE TOTAL THICKNESS OF ALL BITUMINOUS COURSES SHALL BE WITHIN 1/2 INCH.
21. PRIOR TO CONSTRUCTING THE BITUMINOUS BINDER AND/OR WEARING COURSES, THE CONTRACTOR SHALL SWEEP ROADWAY. THE SWEEPER SHALL BE A SELF-PROPELLED PICK-UP (WITH WATER) SWEEPER. A SIDE-THROW SWEEPER WILL NOT BE ALLOWED.
22. TACK COAT SHALL CONFORM TO MNDOT 2357.2.A.
23. BITUMINOUS PAVEMENTS SHALL BE COMPACTED TO 92% OF THE MAXIMUM THEORETICAL DENSITY. THE OWNER MAY AT THEIR OPTION PERFORM AGGREGATE AND BITUMINOUS TESTING. THE COST OF ALL FAILING TESTS MAY BE BACK-CHARGED TO THE CONTRACTOR.
24. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
    - ASPHALT PAVEMENT - 1.5% MINIMUM, 5% MAXIMUM
    - CONCRETE PAVEMENT - 0.5% MINIMUM, 5% MAXIMUM
25. SEE SHEET C202 FOR EROSION CONTROL REQUIREMENTS. SEE OVERALL DEVELOPMENT SWPPP IN "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET FOR SWPPP REQUIREMENTS. CONTRACTOR, SUB-CONTRACTORS, SUPERVISORY PERSONNEL AND OPERATORS ARE RESPONSIBLE FOR FOLLOWING ALL INFORMATION AND CRITERIA THAT EFFECT GRADING AND DRAINAGE CONSTRUCTION. SEE LANDSCAPE PLANS FOR REVEGETATION REQUIREMENTS.
26. UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE AS SHOWN.

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

20 60 SCALE IN FEET

BORDER FOODS, LLC

BORDER FOODS

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
T 763.489.2932

PROJECT

TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE

SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
p 612.260.7980 | www.elanlab.com
f 612.260.7990

CERTIFICATION

NOT FOR CONSTRUCTION

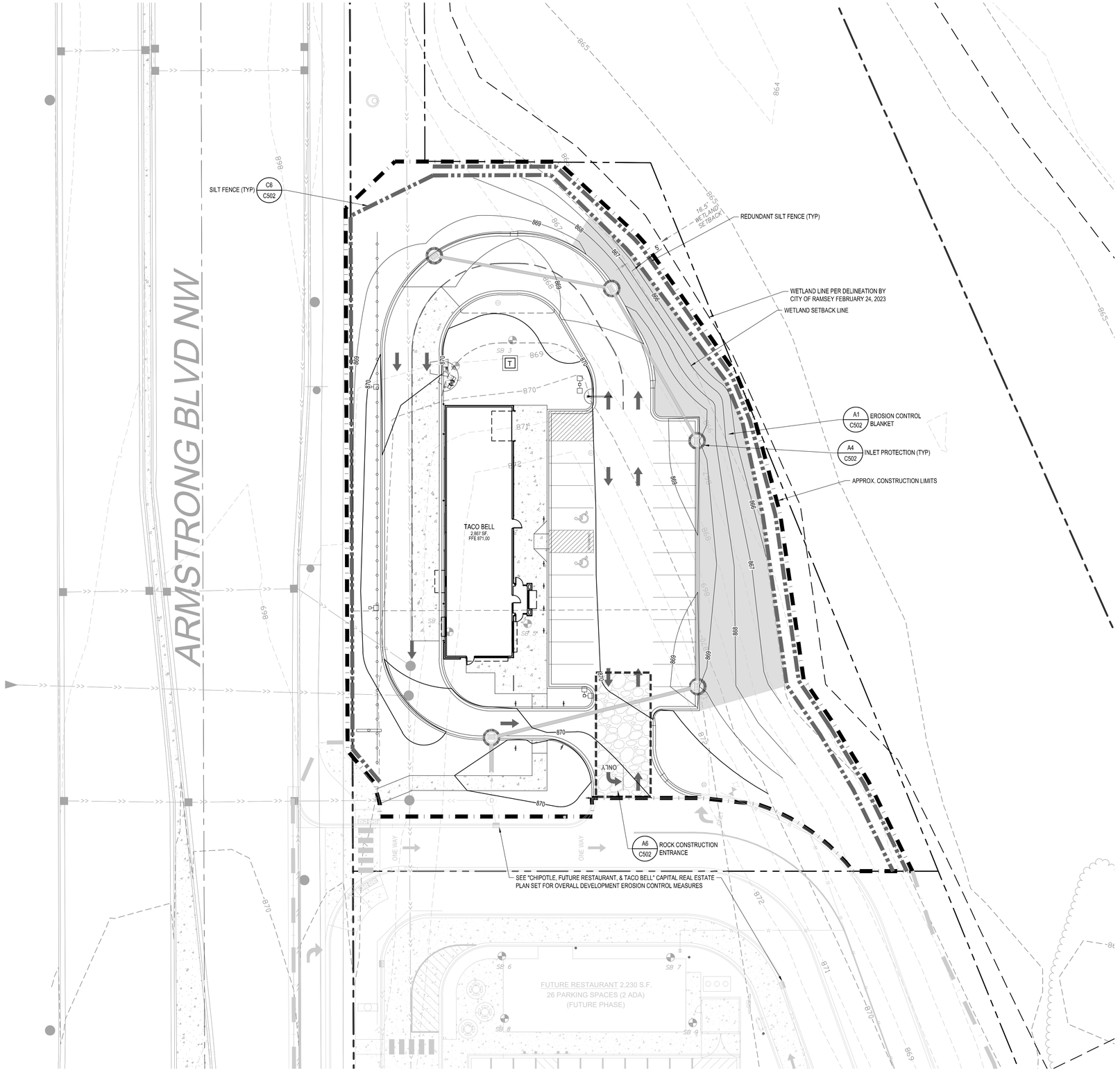
SHEET

GRADING PLAN

C201

PROJECT NO.

BFO25001



A1 EROSION & SEDIMENT CONTROL PLAN
1" = 20'

LEGEND

- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- FIBER BLANKET MnDOT CATEGORY 2O (ALL SEEDED SLOPE >4:1)
- DEVELOPMENT CONSTRUCTION LIMITS

EROSION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS OVERALL DEVELOPMENT PROJECT IN THE "CHIPOTLE, FUTURE RESTAURANT, & TACO BELL" CAPITAL REAL ESTATE PLAN SET, WHICH INCLUDES THE MPCA NPDES GENERAL PERMIT NO. MNR100001. CONTRACTOR SHALL POST SITE NOTICE AS OUTLINED IN THE NPDES GENERAL PERMIT. CONTRACTOR TO OBTAIN AND BEAR COSTS OF SEPARATE MPCA CONSTRUCTION STORMWATER PERMIT IF NECESSARY.
2. REMOVE SILT FENCE AND CHECK DAMS AFTER 75% PERENNIAL VEGETATION IS ESTABLISHED. BIO-DEGRADABLE FILTER LOG DOES NOT NEED TO BE REMOVED.
3. RESTORE ALL DISTURBED NON-PAVED AREAS WITH TOPSOIL AND SEED OR SOD AS INDICATED ON SHEET L101 WITHIN 72 HOURS OF COMPLETION OF GRADING ACTIVITY.
4. REFER TO SHEET L101 FOR REVEGETATION REQUIREMENTS.
5. EROSION CONTROL MEASURES SHOWN SHOULD BE CONSIDERED THE MINIMUM. THE CONTRACTOR MAY NEED TO ADD ADDITIONAL EROSION CONTROL BMPS OR REPLACE EROSION CONTROL MEASURES DURING CONSTRUCTION TO PROTECT THE SITE AND MAINTAIN COMPLIANCE WITH THE SWPPP.

Know what's below. Call before you dig.

SCALE IN FEET: 20 60

BORDER FOODS, LLC

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CERTIFICATION

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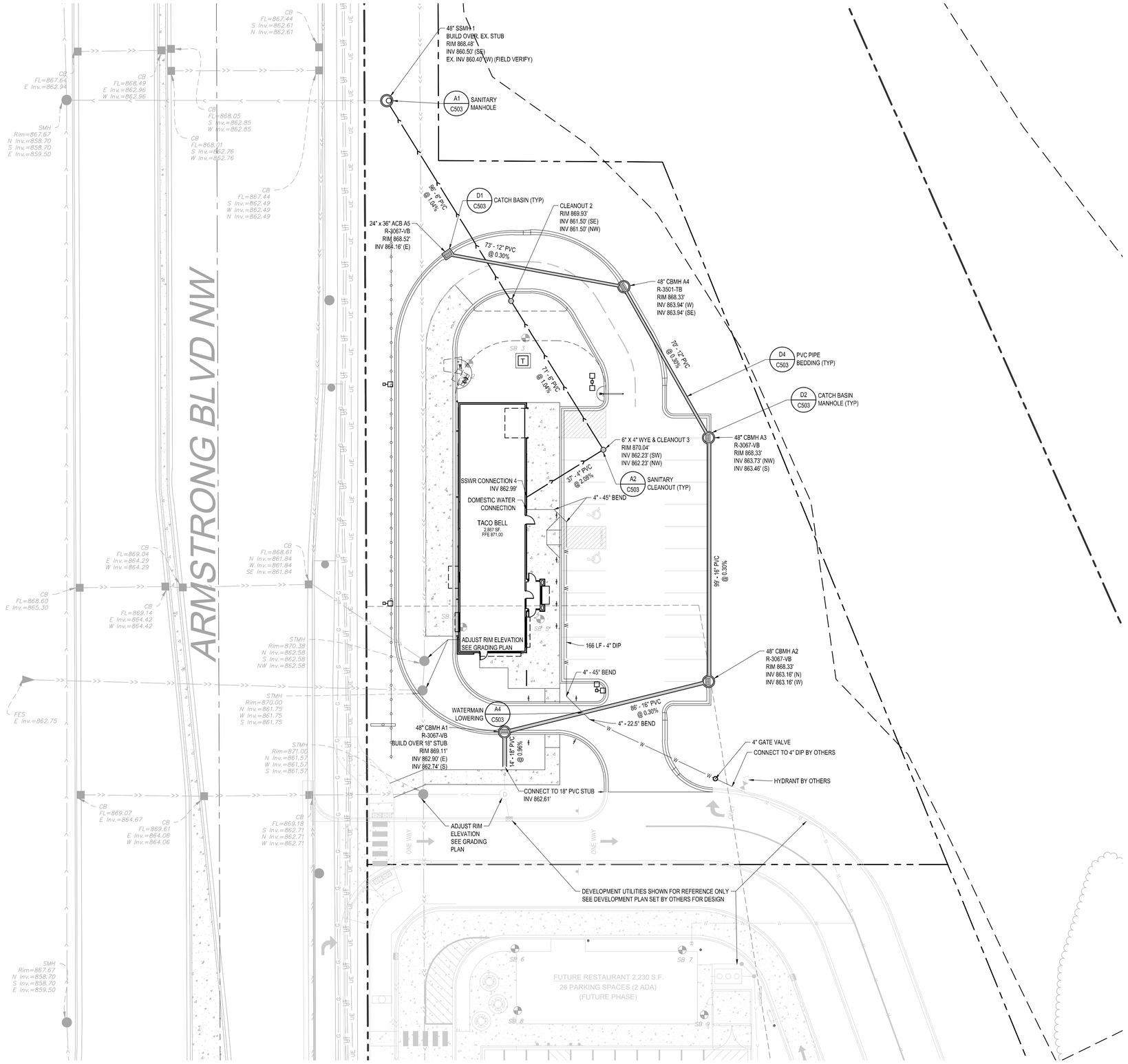
SHEET

EROSION & SEDIMENT CONTROL PLAN

C202

PROJECT NO.

BFO25001



A1 UTILITY PLAN
1" = 20'

LEGEND

- SANITARY SEWER
- DOMESTIC WATER SERVICE
- STORM SEWER
- CATCH BASIN (CB)
- CATCH BASIN MANHOLE (CBMH)
- WATER VALVE

UTILITY NOTES

1. VERIFY ALL CONNECTIONS TO EXISTING UTILITY SERVICES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN LOCATED UTILITIES AND THE EXISTING CONDITIONS PLAN SHOULD BE NOTED AND FORWARDED TO THE ENGINEER.
2. ALL CONNECTIONS TO PUBLIC UTILITIES TO BE IN ACCORDANCE WITH THE CITY OF RAMSEY DESIGN STANDARDS, LATEST EDITION.
3. CONTRACTOR TO PROVIDE ADEQUATE MEANS AND METHODS TO ASSURE ADJACENT PROPERTY IS NOT DAMAGED DURING UTILITY INSTALLATION.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
5. VERIFY BUILDING SERVICE LOCATIONS AND INVERTS WITH THE MECHANICAL PLANS PRIOR TO COMMENCING UTILITY CONSTRUCTION.
6. PIPE MATERIALS:

STORM SEWER	<= 16" SCH 40 PVC > 16" HDPE OR SCH 40 PVC
WATER	DIP
SANITARY	SDR 26 PVC

7. ALL UTILITY CONSTRUCTION TO CONFORM WITH STATE PLUMBING CODE, CITY ENGINEER'S ASSOCIATION OF MINNESOTA (CEAM) SPECIFICATIONS, AND CITY OF RAMSEY STANDARD SPECIFICATIONS, WHICHEVER IS MOST RESTRICTIVE.
8. ADJUST ALL STRUCTURES, PUBLIC AND PRIVATE, TO PROPOSED GRADES WHERE DISTURBED. COMPLY WITH ALL REQUIREMENTS OF UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS TO MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
9. WATER AND FIRE LINES SHALL HAVE A MINIMUM 7.5' TO A MAXIMUM 10' OF COVER.
10. PROVIDE THRUST RESTRAINT AT ALL WATER LINE BENDS, TEES, HYDRANTS, ETC.
11. PROVIDE INSULATION WHERE WATERMAIN CLEARANCE BELOW STORM SEWER IS LESS THAN 24" SEE DETAIL D5/C503.
12. COORDINATE LOCATIONS OF CONDUITS NEEDED FOR SITE LIGHTING AND IRRIGATION WITH ELECTRICAL AND LANDSCAPE CONTRACTORS. SEE ELECTRICAL SITE PLAN FOR ADDITIONAL SITE ELECTRICAL INFORMATION.
13. THE PRIMARY ELECTRIC, TRANSFORMER, AND METER PROVIDED AND INSTALLED BY POWER COMPANY.
14. COORDINATE INSTALLATION AND DESIGN OF GAS MAIN, VALVE AND METERS WITH GAS COMPANY. CONTRACTOR TO TRENCH AND BACKFILL. GAS MAIN TO HAVE MINIMUM 24" OF COVER.
15. COORDINATE INSPECTION AND TESTING FOR ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES.
16. SEE DETAIL D4/C503 FOR PIPE BEDDING.

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

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER FOODS™

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CERTIFICATION

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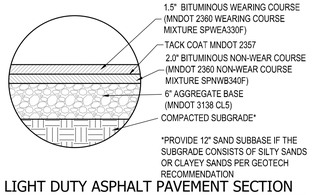
SHEET

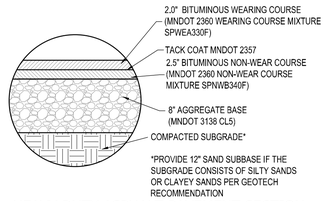
UTILITY PLAN

C301

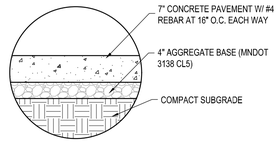
PROJECT NO.
BFO25001



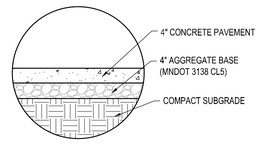
E1 LIGHT DUTY ASPHALT PAVEMENT SECTION — NO SCALE



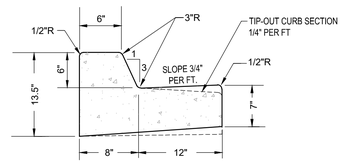
E2 HEAVY DUTY ASPHALT PAVEMENT SECTION — NO SCALE



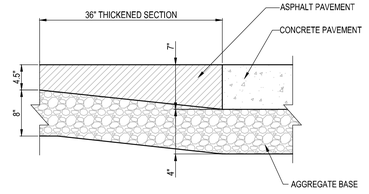
E3 CONCRETE PAVEMENT SECTION — NO SCALE



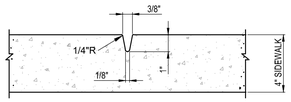
E4 CONCRETE SIDEWALK SECTION — NO SCALE



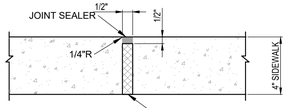
E5 B612 CONCRETE CURB & GUTTER — NO SCALE



E6 THICKENED EDGE ASPHALT — NO SCALE

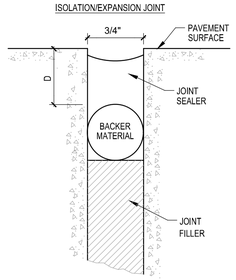


TOOLED CONTROL JOINT
SPACING: 4' WALK - 4' C/C

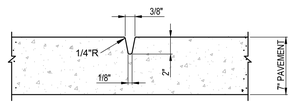


EXPANSION JOINT
MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

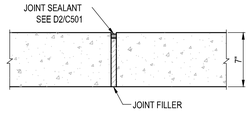
D1 SIDEWALK JOINT — NO SCALE



D2 JOINT SEALANT — NO SCALE



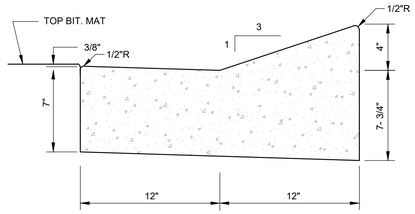
TOOLED CONTROL JOINT
SPACING: 12' MAX



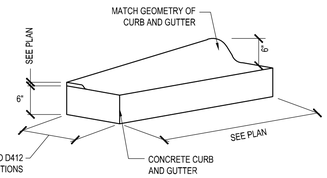
EXPANSION JOINT

NOTES:
1. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ON IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
2. REFER TO DETAIL D2/C501 FOR JOINT SEALANT.

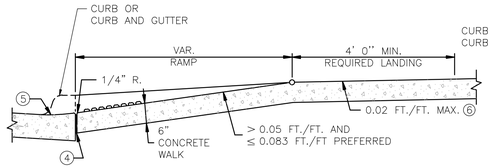
D3 CONCRETE PAVEMENT JOINT — NO SCALE



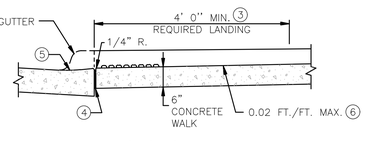
D5 D412 CONCRETE CURB & GUTTER — NO SCALE



D6 CURB TAPER — NO SCALE

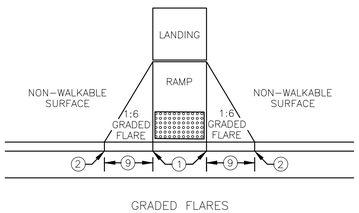


SECTION A-A
PERPENDICULAR/TIERED

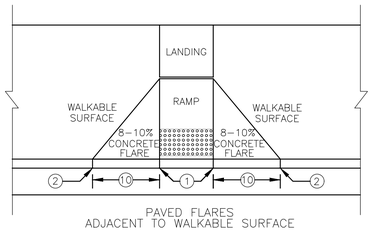


SECTION B-B
PARALLEL

RAMP CROSS SECTIONS

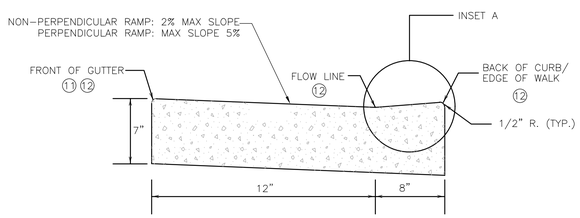


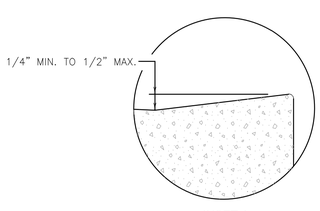
GRADED FLARES



PAVED FLARES
ADJACENT TO WALKABLE SURFACE

RAMP SIDE TREATMENTS





INSET A

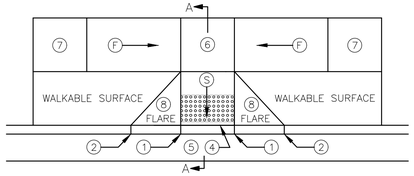
PEDESTRIAN ACCESS ROUTE (PAR) AND CURB DETAIL

LEGEND

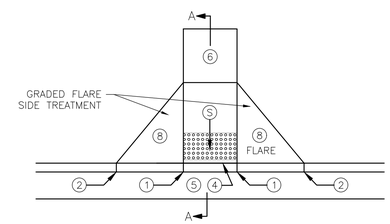
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

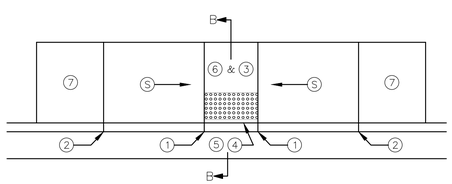
(F) INDICATES PEDESTRIAN RAMP – SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%



TYPE A - TIERED PERPENDICULAR



TYPE B - PERPENDICULAR



TYPE C - PARALLEL

RAMP TYPES

NOTES

1. LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.
2. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.
3. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.
4. CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.
5. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.
6. TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS MAY BE CAST SEPARATELY.
7. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY. ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.
8. TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS.
9. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL.
10. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.
11. SEE MnDOT STANDARD PLATE 7038 FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
12. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
13. POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
14. NO PONDING SHALL BE PRESENT IN THE PAR.
15. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
16. WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

KEYNOTES

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
5. SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS.
6. 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS. IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN.
7. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.
8. SEE SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
9. 3' FLARE, UNLESS OTHERWISE NOTED.
10. 6' FLARE, UNLESS OTHERWISE NOTED.
11. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
12. TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. PAR GUTTER SHALL NOT BE OVERLAID.
13. MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
14. PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

A1 ACCESSIBLE CURB RAMP — NO SCALE

BORDER FOODS, LLC

5425 BOONE AVENUE NORTH
NEW HOPE, MN 55428
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PROJECT
TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
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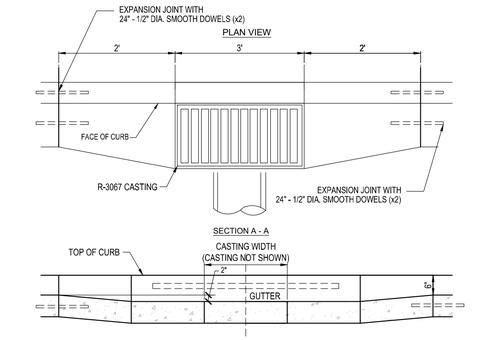
CERTIFICATION
NOT FOR CONSTRUCTION

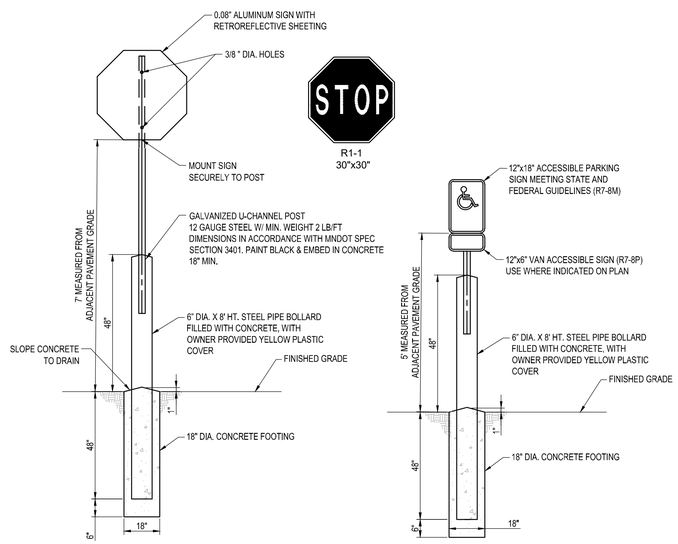
SHEET
DETAILS
C501

PROJECT NO.
BFO25001



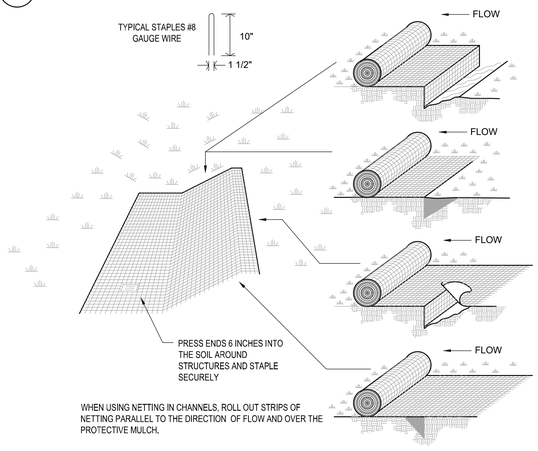
E1 CURB MODIFICATION AT CATCH BASIN

NO SCALE



C1 TRAFFIC AND PARKING SIGNAGE

NO SCALE



A. BURY THE TOP END OF THE MATTING STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 10 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.

C. OVERLAP - BURY UPPER END OF LOWER STRIP AS IN "A" AND "B". OVERLAP END OF TOP STRIP 18 INCHES AND STAPLE.

D. EROSION STOP - FOLD OF MATTING BURIED IN SLIT TRENCH AND TAMPED DOUBLE ROW OF STAPLES.

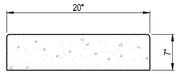
1. APPLY LIME, FERTILIZER AND SEED BEFORE LAYING THE NET OR MAT.
2. START LAYING THE NET FROM THE TOP OF THE CHANNEL OR SLOPE AND UNROLL IT DOWN THE GRADE. ALLOW NETTING TO LAY LOOSELY ON THE SOIL BUT WITHOUT WRINKLES - DO NOT STRETCH. MAT OR BLANKET - TYPE PRODUCT SHOULD PROVIDE AT LEAST 30% COVERAGE OF THE SURFACE WHERE IT IS APPLIED.
3. TO SECURE THE NET, BURY THE UPSLOPE END IN A SLOT OR TRENCH NO LESS THAN 6 INCHES DEEP, COVER WITH SOIL, AND TAMP FIRMLY AS SHOWN. STAPLE THE NET EVERY 12 INCHES ACROSS THE TOP END AND EVERY 3 FOOT AROUND THE EDGES AND BOTTOM. WHERE 2 STRIPS OF NET ARE LAID SIDE BY SIDE, THE ADJACENT EDGES SHOULD BE OVERLAPPED 3 INCHES AND STAPLED TOGETHER. EACH STRIP OF NETTING SHOULD ALSO BE STAPLED DOWN THE CENTER, EVERY 3 FOOT. DO NOT STRETCH THE NET WHEN APPLYING STAPLES.
4. TO JOIN TWO STRIPS, CUT A TRENCH AND ANCHOR THE END OF THE NEW NET. OVERLAP THE END OF THE PREVIOUS ROLL 18 INCHES, AS SHOWN, AND STAPLE EVERY 12 INCHES JUST BELOW THE ANCHOR SLOT

MAINTENANCE: INSPECT ALL MULCHES PERIODICALLY, AFTER RAINSTORMS TO CHECK FOR RILL EROSION, DISLOCATION, OR FAILURE. WHEN EROSION IS OBSERVED, APPLY ADDITIONAL MULCH. IF WASHOUT OCCURS, REPAIR THE SLOPE GRADE, RESEED, AND REINSTALL MULCH. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

A1 EROSION CONTROL BLANKET

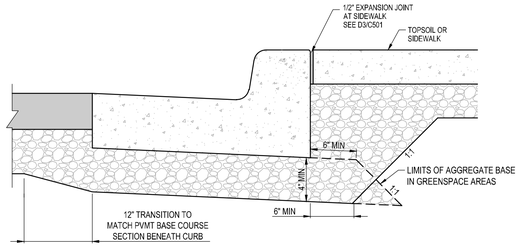
NO SCALE

CONTROL JOINTS SHALL EXTEND TO BOTH THE FRONT AND BACKS OF THE CURB AND BE 2" DEEP AT 10' MAX SPACING.



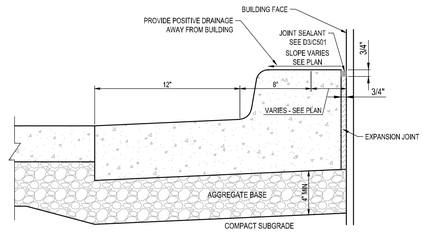
E3 RIBBON CURB

NO SCALE



E4 BASE COURSE TRANSITION AT CURB

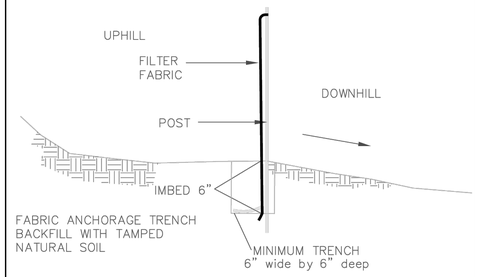
NO SCALE



NOTE: SEE STRUCTURAL PLANS FOR DOWELING TO FOUNDATION

D4 MONOPOUR CONCRETE CURB AT BUILDING FACE

NO SCALE



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016

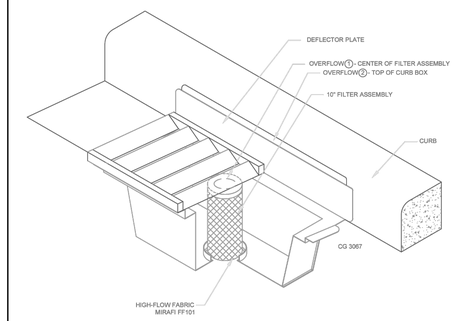
City of RAMSEY

STANDARD DETAILS: SILT FENCE

CITY PLATE No. ERO–1

C6 SILT FENCE

NO SCALE



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

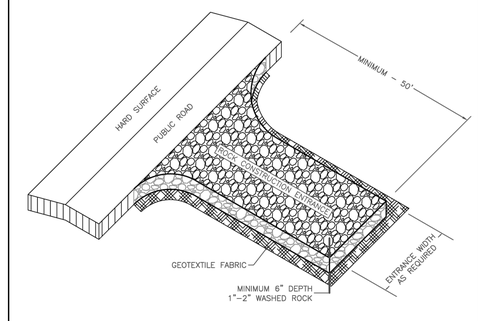
City of RAMSEY

STANDARD DETAILS: INLET PROTECTION

CITY PLATE No. ERO–2

A4 INLET PROTECTION

NO SCALE



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. 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

A6 ROCK CONSTRUCTION ENTRANCE

NO SCALE

BORDER FOODS, LLC

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DETAILS

C502

PROJECT NO.

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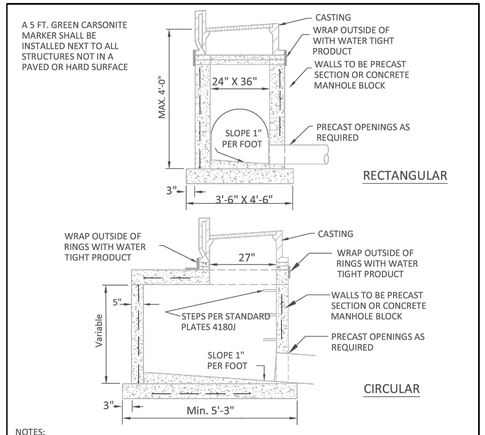
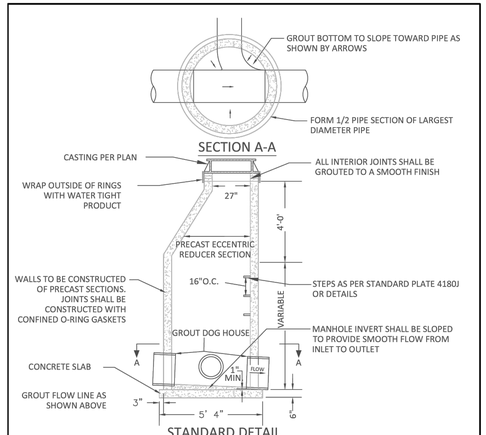


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION 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: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1

D1 CATCH BASIN — NO SCALE



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

D2 STORM MANHOLE — NO SCALE

GENERAL NOTES:
ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT.

WHERE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, LATEST EDITION

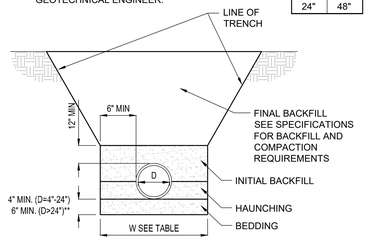
HAUNCHING AND INITIAL BACKFILL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

MINIMUM COVER = 12" TO FINISH GRADE SURFACE MOUND AND COMPACT TO 48" COVER DURING CONSTRUCTION

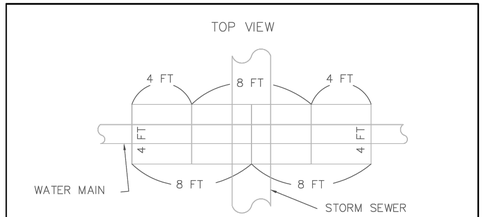
**IF SOFT OR UNSTABLE CONDITIONS ARE PRESENT, BEDDING THICKNESS SHOULD BE INCREASED BY AN ADDITIONAL 6 TO 12 INCHES OF BEDDING MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

DESIGNER NOTE: CONFIRM WITH MANUFACTURER

D	W
4"	21"
6"	23"
8"	26"
10"	28"
12"	31"
15"	34"
18"	39"
24"	48"



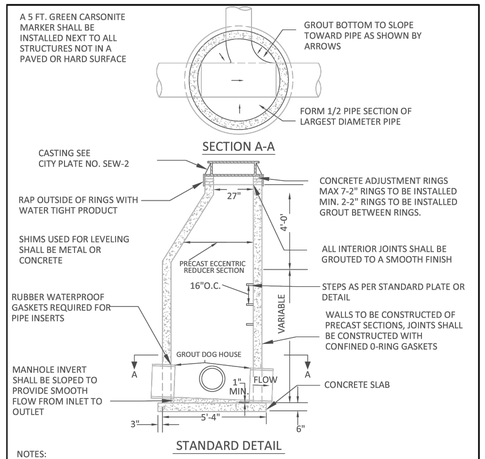
D4 PVC PIPE BEDDING — NO SCALE



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

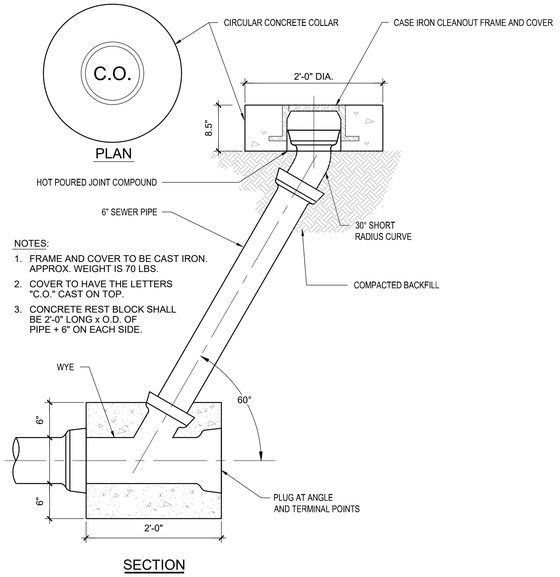
D5 WATERMAIN INSULATION — NO SCALE



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

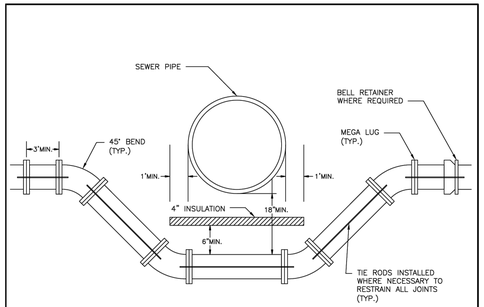
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE
		CITY PLATE No. SEW-1

A1 SANITARY MANHOLE — NO SCALE



NOTES:
1. FRAME AND COVER TO BE CAST IRON. APPROX. WEIGHT IS 70 LBS.
2. COVER TO HAVE THE LETTERS "C.O." CAST ON TOP.
3. CONCRETE REST BLOCK SHALL BE 2'-0" LONG x O.D. OF PIPE + 6" ON EACH SIDE.

A2 SANITARY SEWER CLEANOUT — NO SCALE



NOTE:

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

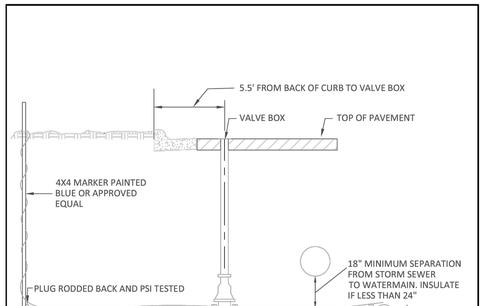
2. USE 2 – ¾" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.

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

A4 WATERMAIN LOWERING — NO SCALE



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

A5 COMMERCIAL WATER SERVICE — NO SCALE

BORDER FOODS, LLC

BORDER FOODS

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DETAILS

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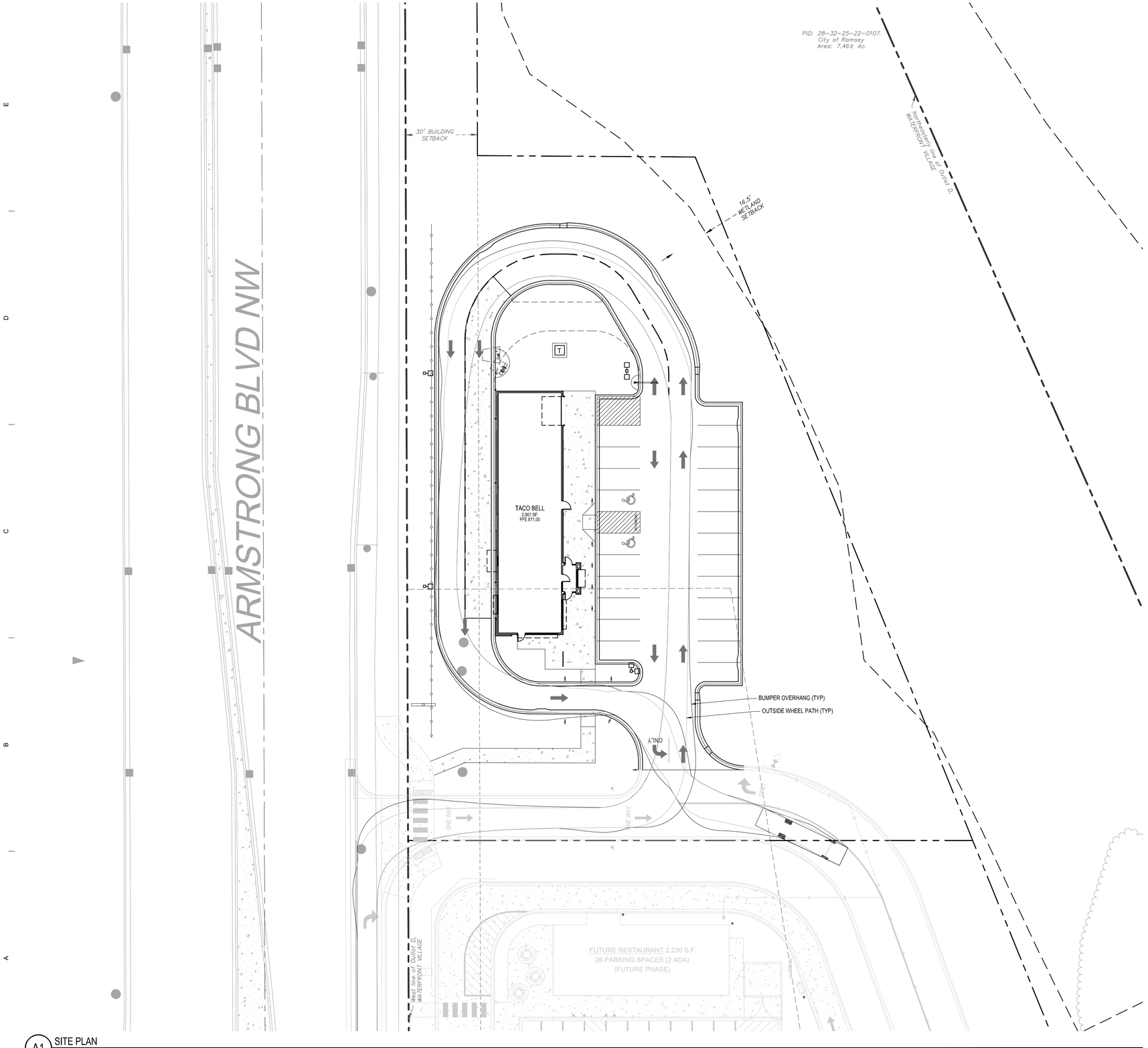
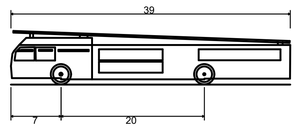
PROJECT NO.

BFO25001



A1 SITE PLAN
1" = 20'



Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Know what's below. Call before you dig.

20 60
SCALE IN FEET

BORDER FOODS, LLC

BORDER™ FOODS

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SHEET

FIRE TRUCK TURNING EXIHBIT

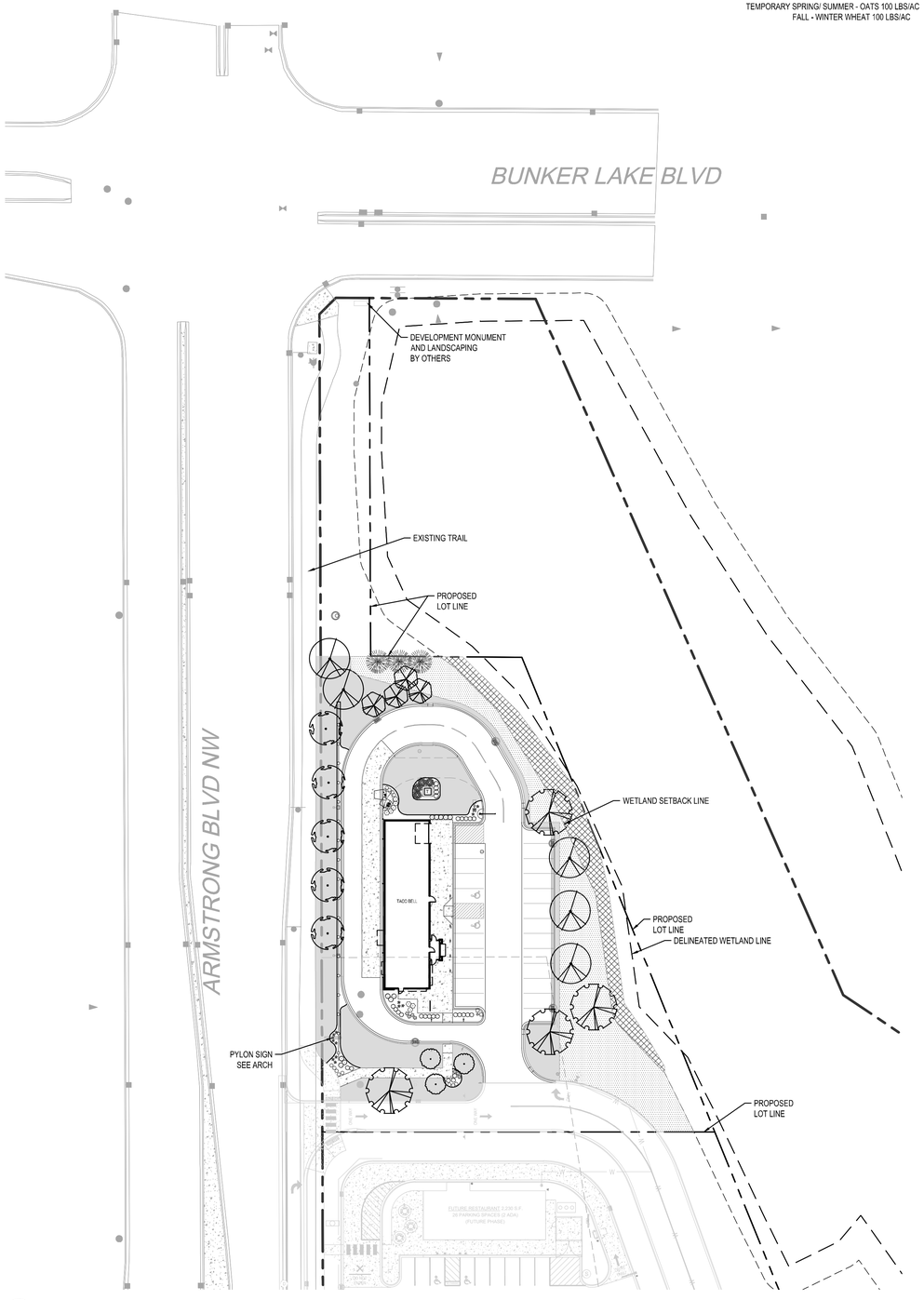
TM001

PROJECT NO.

BFO25001

LEGEND

- SOD
- NO-MOW SHORT GRASS
  SEED MIX (HARD FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE, CREPING RED FESCUE
  RATE 5 LBS/1000 SF.
  PRAIRIE NURSERY 800-476-9453
- MNDOT STR - SOUTHERN TALLGRASS ROADSIDE
  RATE 26 LBS/AC
  TEMPORARY SPRING/ SUMMER - OATS 100 LBS/AC
  FALL - WINTER WHEAT 100 LBS/AC



A1 OVERALL LANDSCAPE PLAN
1" = 40'

PLANT SCHEDULE

KEY	QUANT.	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND.	MATURE SIZE
DECIDUOUS TREES						
	4	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2.0" CAL.	B&B	45'H X 35'W
	5	SWAMP WHITE OAK	QUERCUS BICOLOR	2.0" CAL.	B&B	50'H X 40'W
	5	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	2.0" CAL.	B&B	55'H X 25'W
CONIFEROUS TREES						
	4	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS 'PYRAMIDALIS'	6' HT.	B&B	25'H X 6'W
	3	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' HT.	B&B	40'H X 20'W
ORNAMENTAL TREES						
	4	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B&B	20'H X 15'W
	3	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	1.5" CAL.	B&B	25'H X 12'W
SHRUBS						
	15	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	24" HT.	POT	3'H X 3'W
	8	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	24" HT.	POT	3'H X 3'W
	24	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	24" HT.	POT	2.5'H X 2.5'W
PERENNIALS						
	13	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL	POT	3'H X 2'W
	12	STELLA D' ORO DAYLILY	HEMEROCALLIS 'STELLA D' ORO'	1 GAL	POT	1.5'H X 1.5'W
	7	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'HERBSTFREUDE'	1 GAL	POT	2'H X 2'W

SUBSTITUTIONS: ANY SUBSTITUTION TO THE PLANT SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO INSTALLATION. MAXIMUM 20% OF THE TOTAL TREE PLANTING CAN BE ONE GENUS.

LANDSCAPE SUMMARY

ZONED: COR-2b COMMERCIAL SUBDISTRICT

REQUIRED	PROPOSED
SURFACED PARKING FACED STREET FRONTAGE 3' MIN. - 4.5' MAX. SCREENING AT 40% OF FRONTAGE	3.5' HIGH ORNAMENTAL FENCE
TREE SPACING ON ARTERIAL STREET, N/A	OVERSTORY TREES ON DEVELOPABLE AREA

SEC 106-570 BUSINESS LANDSCAPING

REQUIRED	PROPOSED
1 TREE / 50 LF SITE PERIMETER = 1,396 LF = 28 TREES OR 1 TREE / 1,000 SF OF BUILDING FOOTPRINT = 2,867 SF = 3 TREES	4 OVERSTORY TREES + 7 CONIFEROUS TREES + 7 ORNAMENTAL TREES + 10 OVERSTORY TREES (CREDITED OF FRONTAGE & PARKING LOT PLANTING)
1 SHRUB / 30 LF SITE PERIMETER = 1,396 LF = 47 SHRUBS OR 1 SHRUB / 300 SF OF BUILDING FOOTPRINT = 2,867 SF = 10 SHRUBS	47 SHRUBS
ROAD FRONTAGE PLANTING 1 DECIDUOUS OVERSTORY TREE / 35' PUBLIC ROAD FRONTAGE = 500 LF ARMSTRONG BLVD FRONTAGE = 14 TREES = 294 LF WITHIN DEVELOPABLE FRONTAGE = 8 TREES	8 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT)
PARKING LOT LANDSCAPING 1 DECIDUOUS OVERSTORY TREE / 10 STALLS = 23 STALLS = 2 TREES 162 SF PLANTING / 1 TREE	2 OVERSTORY TREES (CREDITED TOWARD DISTRICT REQUIREMENT) 162 SF (MIN.)

TOTAL PROVIDED EQUIVALENT 28 TREES

14 DECIDUOUS OVERSTORY TREES (50%) (REQ. 25% MIN.)
7 CONIFEROUS TREES (25%) (REQ. 25% MIN.)
7 ORNAMENTAL TREES (25%) (REQ. 25% MAX.)

LANDSCAPE NOTES

1. ALL PLANT MATERIALS ARE TO CONFORM WITH STATE & LOCAL CONSTRUCTION STANDARDS AND THE CURRENT ADDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIALS ARE TO BE HEALTHY, HARDY STOCK, AND FREE FROM ANY DISEASES, DAMAGE, AND DISFIGURATION.
2. QUANTITIES OF PLANTS LISTED ON THE PLAN ARE TO GOVERN ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANT SCHEDULE AND PLAN. PLACE PLANTS IN PROPER SPACING FOLLOWING LAYOUT FIGURES.
3. TOPSOIL TO BE MNDOT 3877.2B LOAM TOPSOIL BORROW FOR LANDSCAPED AREAS AND PLANTING BEDS. PROVIDE ROOTING TOPSOIL BORROW MNDOT 3877.2E FOR PLANT RESTORATION, WATER QUALITY AND INFILTRATION PLANTING. SPREAD TOPSOIL AT MINIMUM SIX (6) INCHES ON ALL AREAS DISTURBED BY CONSTRUCTION.
4. PLANTING SOIL TO BE CONSISTED OF 50% SELECT TOPSOIL BORROW (MNDOT 3877) AND 50% GRADE 2 COMPOST (MNDOT 3890). PLANTING SOIL TO HAVE A PH BETWEEN 6.5-7.5, BE FREE OF CHEMICAL CONTAMINANTS, DEBRIS, LARGE ROCKS GREATER THAN 1/ 2" DIAMETER, AND FRAGMENTS OF WOOD. SUBSOIL SHALL BE SCARIFIED TO A DEPTH OF 4" BEFORE PLANTING SOIL IS SPREAD.
5. SPREAD PLANTING SOIL AT MINIMUM EIGHTEEN (18) INCH DEEP IN ALL PLANTING BEDS PRIOR TO PLANTING. THOROUGHLY WATER TWICE TO FACILITATE CONSOLIDATION PRIOR TO PLANTING. DO NOT OVERLY COMPACT SOIL.
6. SOD SHOWN ON LANDSCAPE PLAN TO BE INSTALLED BY LANDSCAPE CONTRACTOR. SOD TO BE MNDOT 3878.2A, DENSE, AND OF UNIFORM TEXTURE, FREE OF WEEDS AND DISEASE. APPLY MINIMUM SIX (6) INCHES OF SELECT TOPSOIL BORROW AND THOROUGHLY APPLY FERTILIZER TO TOP TWO (2) INCHES BEFORE LAYING SOD. LANDSCAPE CONTRACTOR TO MAINTAIN SODDED AREAS IN HEALTHY CONDITION UNTIL FIRMLY ROOTED.
7. APPLY FOUR (4) INCH DEPTH OF SHREDDED HARDWOOD MULCH IN FOUR (4) FOOT DIAMETER RING IN AROUND TREES OUTSIDE PLANTING BEDS.
8. WOOD MULCH TO BE SHREDDED HARDWOOD BARK MULCH (MNDOT 3882 TYPE 6), CONSISTED OF RAW WOOD MATERIAL FROM TIMBER AND BE A PRODUCT OF A MECHANICAL CHIPPER, HAMMER MILL, OR TUB GRINDER. THE MATERIAL SHALL BE SUBSTANTIALLY FREE OF MOLD, DIRT, SAWDUST, AND FOREIGN MATERIAL AND SHALL NOT BE IN AN ADVANCED STATE OF DECOMPOSITION. THE MATERIAL SHALL NOT CONTAIN CHIPPED UP MANUFACTURED BOARDS OR CHEMICALLY TREATED WOOD, INCLUDING, BUT NOT LIMITED TO, WATER BOARD, PARTICLE BOARD, AND CHROMATED COPPER ARSENATE (CCA) OR PENTA TREATED WOOD. THE MATERIAL SHALL BE TWICE-GROUND/ SHREDDED, SUCH THAT, NO INDIVIDUAL PIECE SHALL EXCEED 2 INCHES IN ANY DIMENSION.
9. EDGE ALL SHRUB BEDS WITH 3/ 16" X 5.5" MILL FINISHED ALUMINUM EDGING WITH STAKES. ALL EDGING TO BE COMMERCIAL GRADE.
10. APPLY FOUR (4) INCH DEPTH OF 1 - 1 1/2 INCH BUFF LIMESTONE MULCH OVER WEED BARRIER FABRIC IN PLANTING BEDS AND AREAS INDICATED ON PLAN.
11. WEED BARRIER FABRIC TO BE BLACK POLYPROPYLENE SHEET 5 OZ/SQ.YD. TENSILE STRENGTH PER ASTM D-4632, PRODUCT BY DEWITT COMPANY OR APPROVED EQUAL.
12. FERTILIZER TO BE A COMMERCIAL FORMULA AND APPLIED PER MANUFACTURER'S RECOMMENDATION. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN 1 POUND OF ACTUAL NITROGEN PER 1,000 SQ.FT. OF LAWN AND 10 PERCENT OF POTASSIUM. NITROGEN MUST BE IN A FORM AVAILABLE TO LAWN DURING THE INITIAL ESTABLISHMENT. PROVIDE SLOW RELEASE FERTILIZER 20-10-5 FOR TREES AND SHRUBS.
13. ALL TREES, PLANTING BEDS AND TURF AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM. NO WATER IS ALLOWED ON ANY PAVEMENT, PARKING, WALKWAY, AND BUILDING. THE IRRIGATION CONTRACTOR IS TO DESIGN AND SUBMIT SHOP DRAWING OF IRRIGATION DESIGN AND CALCULATIONS TO LANDSCAPE ARCHITECT FOR REVIEW 5 DAYS PRIOR TO PURCHASING AND INSTALLATION. IRRIGATION DESIGN IS TO MEET ALL CITY AND STATE PLUMBING CODES AND REQUIREMENTS.
14. IRRIGATION CONTROLLERS SHALL BE WATERSENSE-LABLED WEATHER-BASED (WBIC).
15. FOLLOW LANDSCAPE DETAILS FOR ALL INSTALLATION, UNLESS OTHERWISE NOTED.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTS IN HEALTHY CONDITION THROUGHOUT WARRANTY PERIOD. THE WARRANTY PERIOD IS ONE FULL YEAR FROM DATE OF PROVISIONAL ACCEPTANCE UNTIL FINAL ACCEPTANCE. WARRANTY PERIOD FOR PLANT MATERIAL INSTALLED AFTER JUNE 1ST SHALL COMMENCE THE FOLLOWING YEAR.

Know what's below. Call before you dig.

40 120
SCALE IN FEET

BORDER FOODS, LLC

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NEW HOPE, MN 55428
T 763.489.2932

PROJECT
TACO BELL

14751 ARMSTRONG BLVD NW, RAMSEY, MINNESOTA 55303

ISSUE
SITE PLAN REVIEW SUBMITTAL
04/11/2025

REVISION	DATE
CITY COMMENTS	05/07/2025

Élan DESIGN LAB
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
310 4TH AVE SOUTH, SUITE 1006
MINNEAPOLIS, MN 55415
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f 612.260.7990

CERTIFICATION
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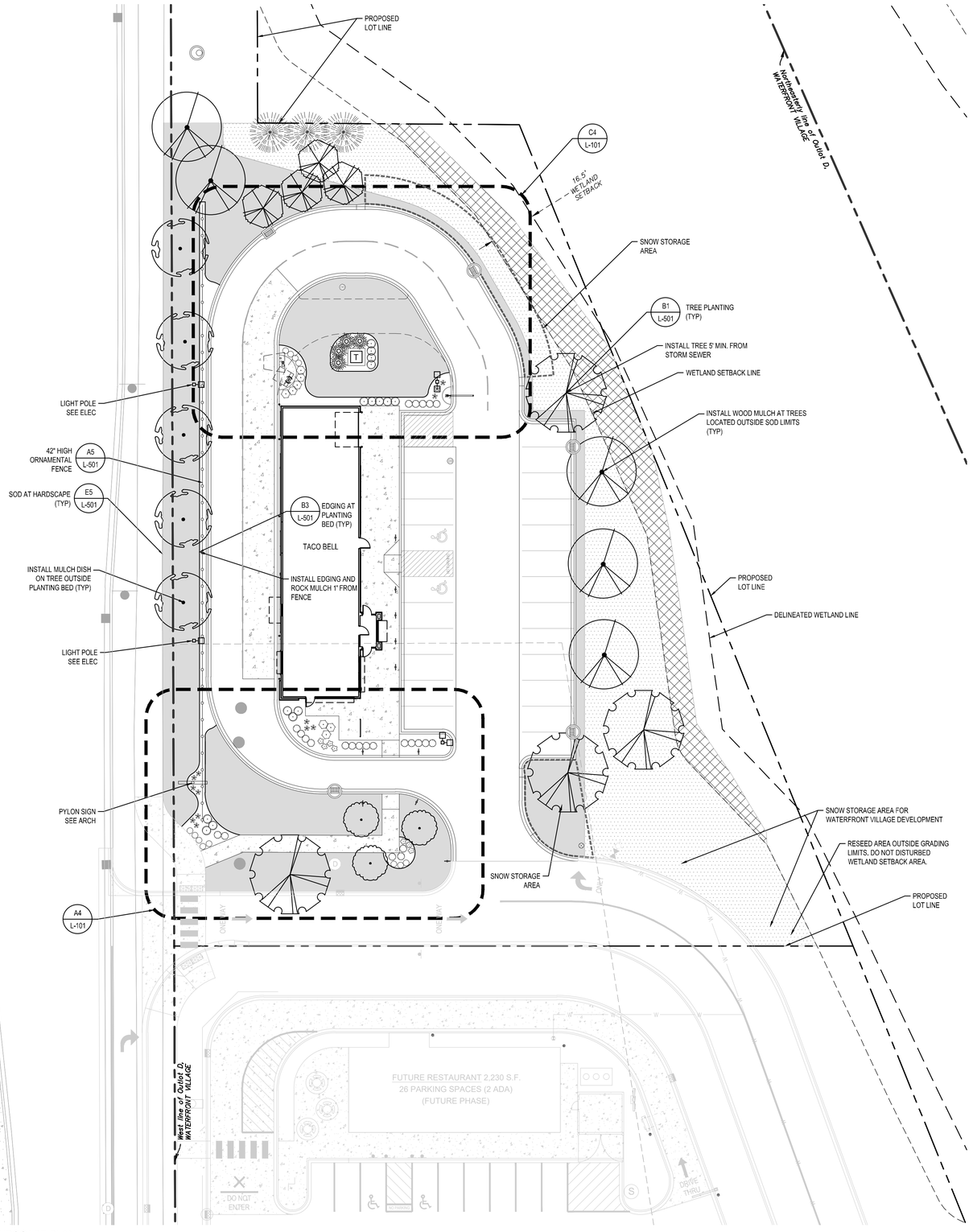
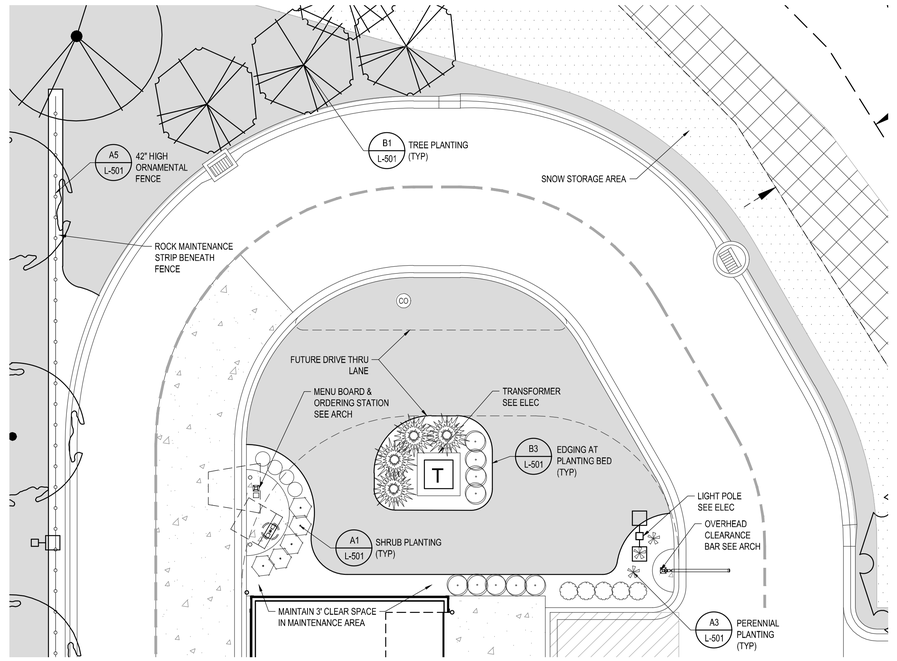
SHEET
OVERALL LANDSCAPE PLAN
L100

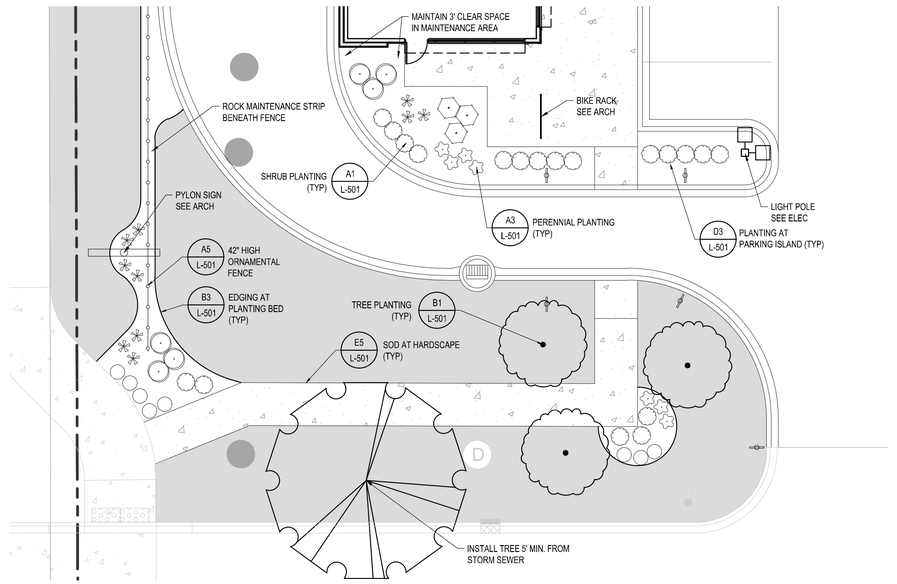
PROJECT NO.
BFO25001



A1 LANDSCAPE PLAN
1" = 20'



C4 ENLARGED LANDSCAPE PLAN
1" = 10'



A4 ENLARGED LANDSCAPE PLAN
1" = 10'

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SHEET

LANDSCAPE PLAN

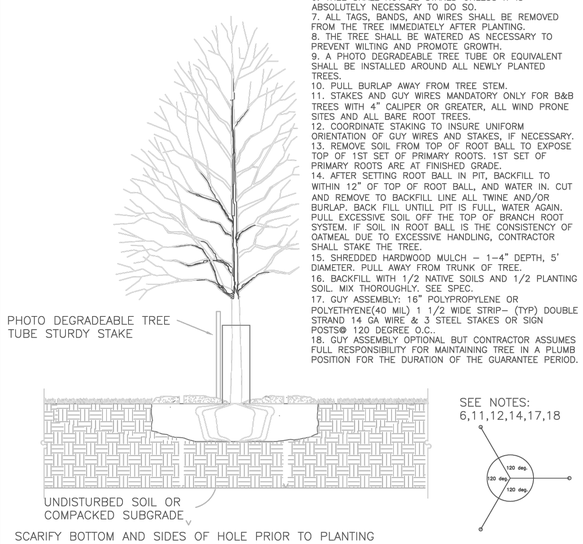
L101

PROJECT NO.

BFO25001

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.



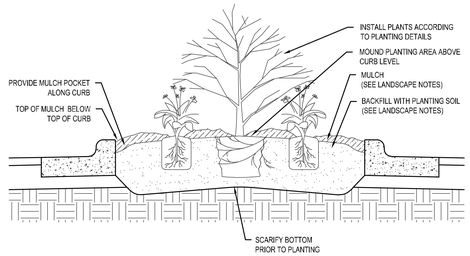
APPROVED: 5 – 1997

City of RAMSEY

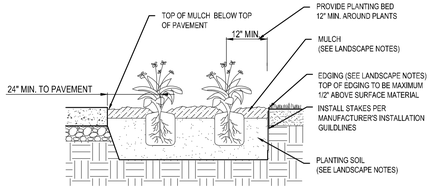
STANDARD DETAILS: TREE PLANTING

CITY PLATE No. PARK–2

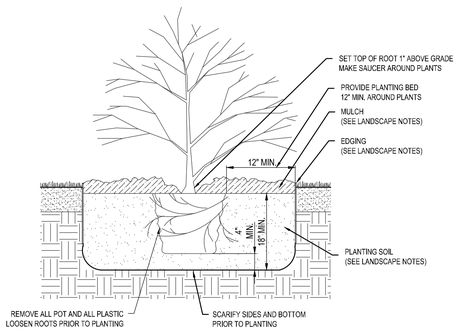
B1 DECIDUOUS TREE PLANTING — NO SCALE



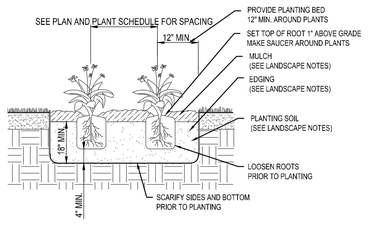
D3 PLANTING AT PARKING ISLAND — NO SCALE



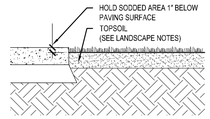
B3 EDGING AT PLANTING BED — NO SCALE



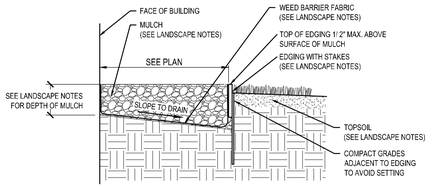
A1 SHRUB PLANTING — NO SCALE



A3 PERENNIAL PLANTING — NO SCALE



E5 SOD AT HARDSCAPE EDGE — NO SCALE



D5 MAINTENANCE STRIP — NO SCALE

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Residential, Commercial & Industrial Fencing Solutions

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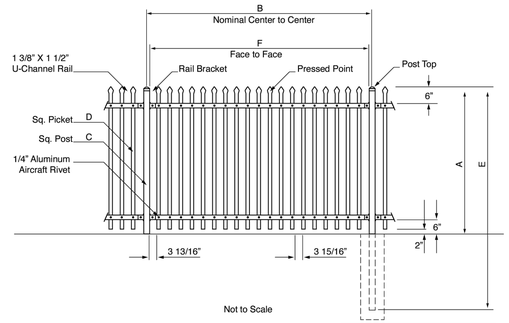

NOM HEIGHT (A)
3' - 0"
3' - 6"
4' - 0"
5' - 0"
6' - 0"
7' - 0"
8' - 0"
CUSTOM HEIGHTS AVAILABLE

POST OPTION (C)
2" SQ.X14 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 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 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

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

A5 42" HIGH WROUGHT IRON FENCE — NO SCALE

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BORDER™ FOODS

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LANDSCAPE DETAILS

L501

PROJECT NO.

BFO25001