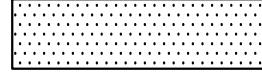





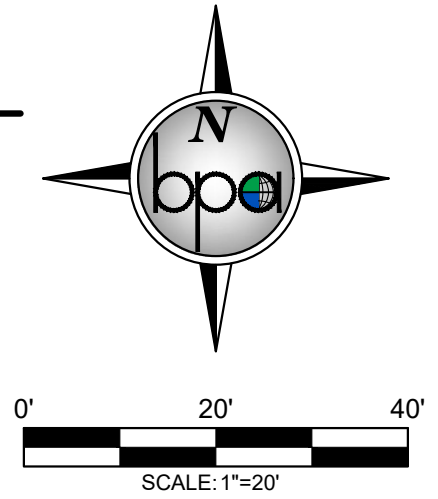


LEGEND:

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




DEMOLITION GENERAL NOTES:

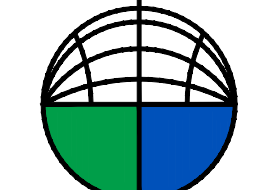
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REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

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

Signed:  Christopher J. Dahn
 Date: 06/04/2025 Lic. No. 58628

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

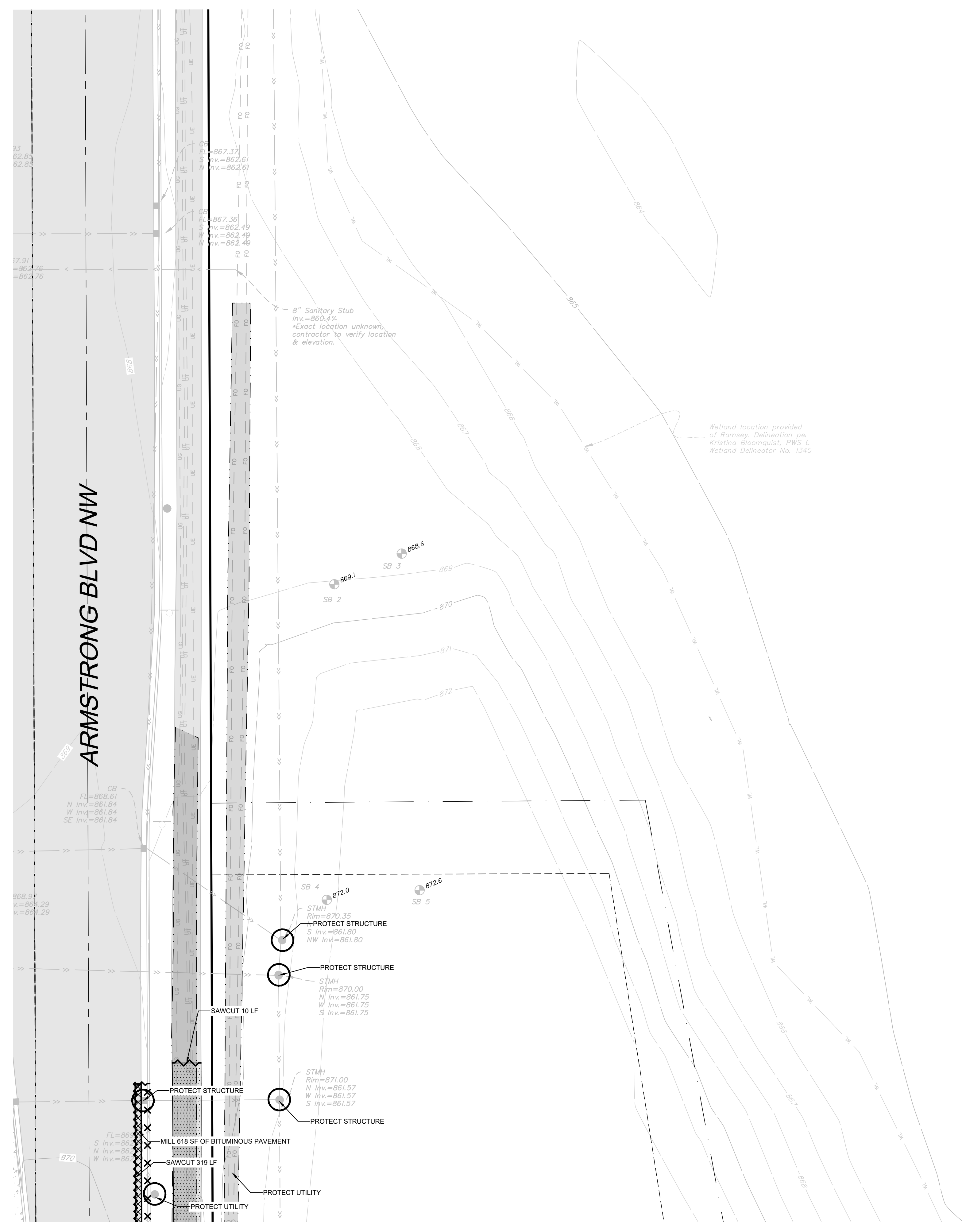


CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
DEMOLITION PLAN (SOUTH)

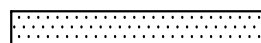





SHEET NO.
C1

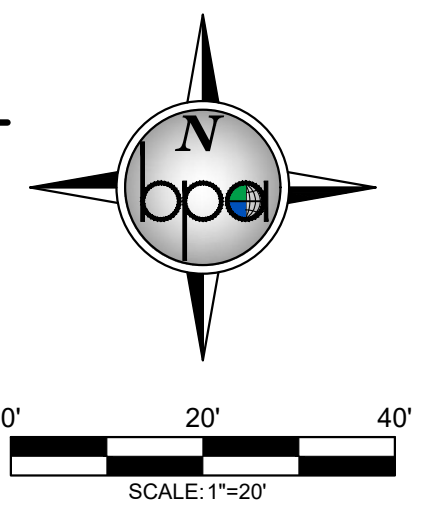
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166

6/4/2025 2:05 PM n:\projects\2025\030500_00_01\ramsey\engineering\final\chipotle_01\CHSE_Ramsey_Demo.dwg



LEGEND:

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-  MILL PAVEMENT (AS INDICATED)
-  REMOVE FEATURE (AS INDICATED)
-  SALVAGE (AS INDICATED)
-  SAW-CUT
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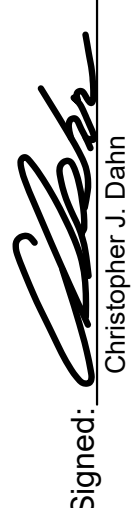
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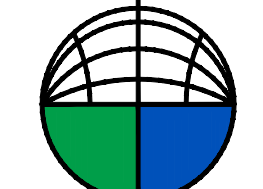
REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE:	06/04/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	DEMOLITION
FILE NO.:	25-0038.00

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Signed:  Christopher J. Dahn
 Date: 06/04/2025 Lic. No. 58628

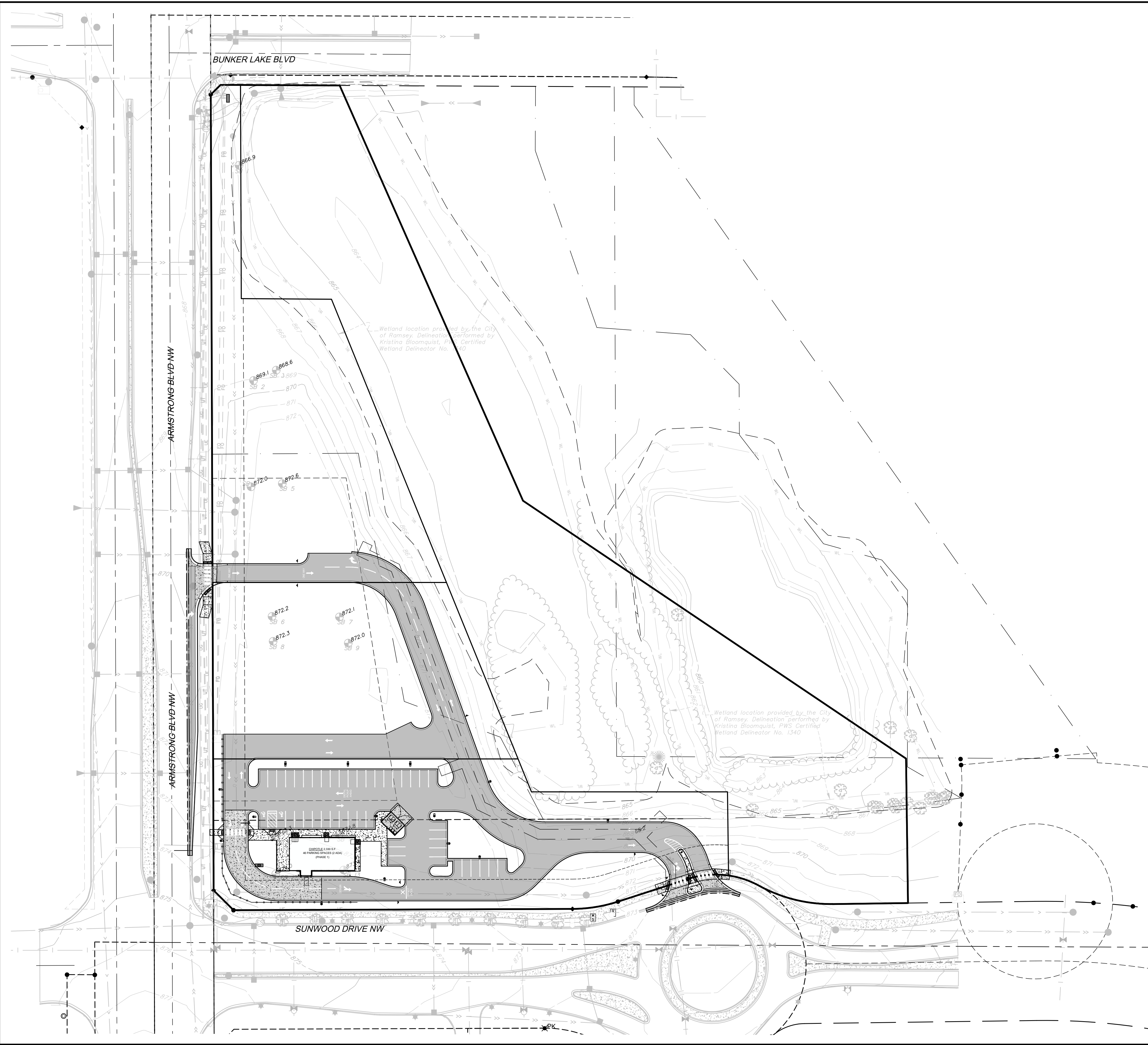
BOGART, PEDERSON & ASSOCIATES, INC.
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 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844





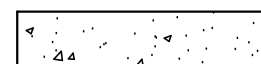

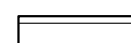


CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
DEMOLITION PLAN (NORTH)

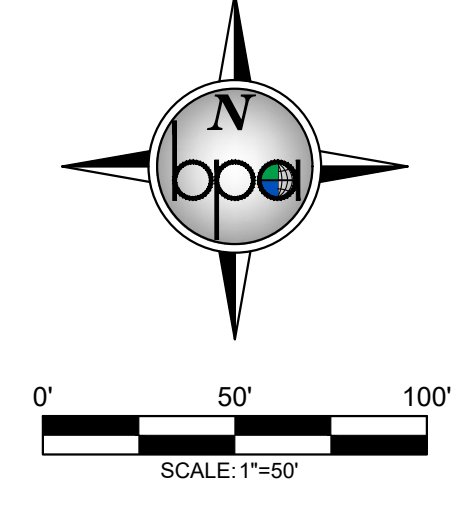
SHEET NO.
C2


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

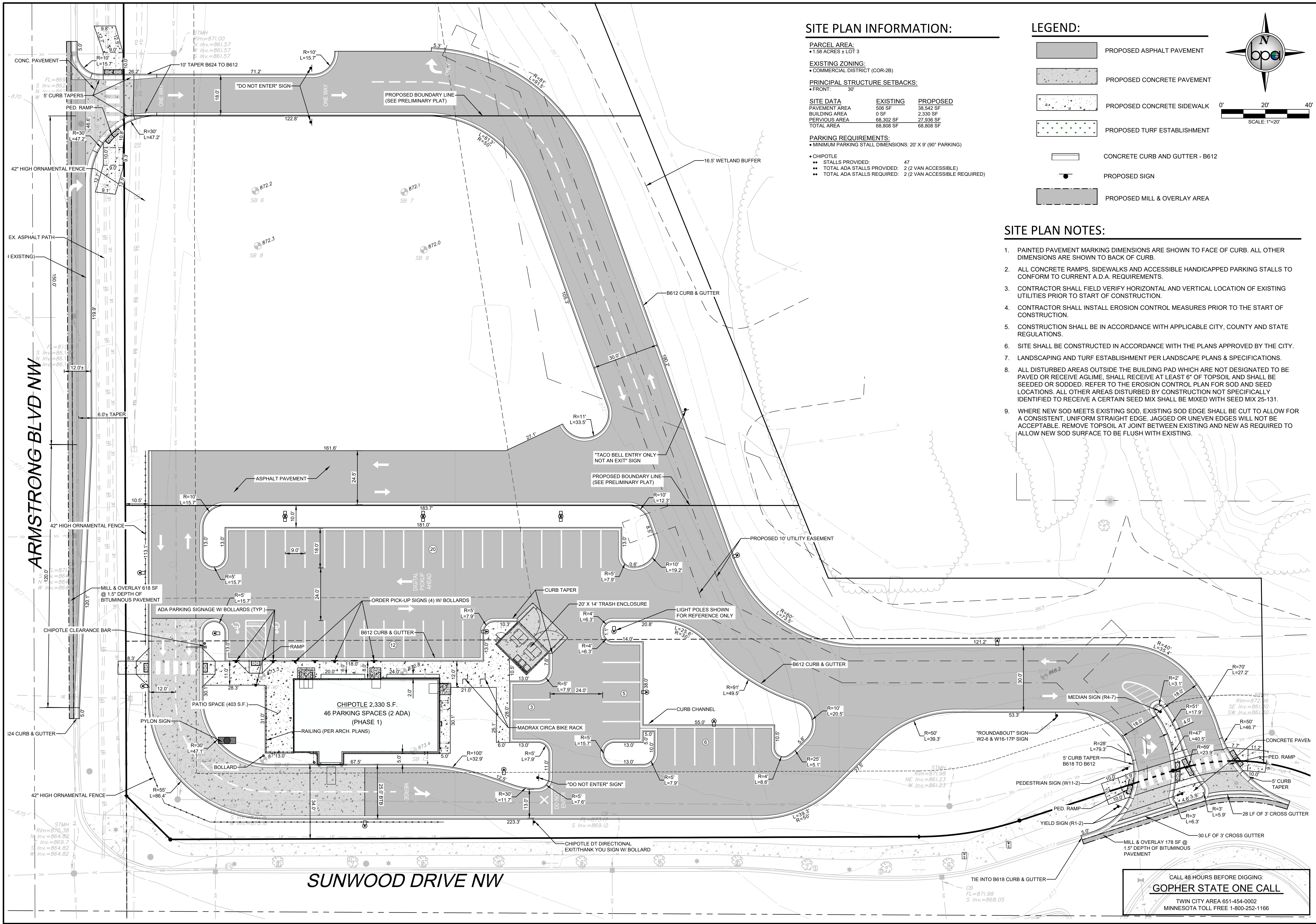


LEGEND:

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



<p>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.</p> <p>Signed:  Christopher J. Dahn Date: 06/04/2025 Lic. No. 58628</p>	
<p>DATE: 06/04/2025</p> <p>DESIGN BY: MJM</p> <p>DRAWN BY: MJM</p> <p>CHECKED BY: MJM, CJD</p> <p>DWG FILE: MJM_CJD</p> <p>FILE NO.: 25-0036.00</p>	<p>DESCRIPTION</p> <p>CHIPOTLE ONLY CIVIL SET</p> <p>REVISED PER CITY REVIEW</p>
<p>REV. NO. 1</p> <p>DATE 05/12/2025</p>	<p>REV. NO. 2</p> <p>DATE 06/04/2025</p>
<p>DATE: 06/04/2025</p> <p>DESIGN BY: MJM</p> <p>DRAWN BY: MJM</p> <p>CHECKED BY: MJM, CJD</p> <p>DWG FILE: MJM_CJD</p> <p>FILE NO.: 25-0036.00</p>	
<p>BOGART, PEDERSON & ASSOCIATES, INC.</p> <p>LAND SURVEYING ENVIRONMENTAL SERVICES</p> <p>13076 FIRST STREET, BECKER, MN 55309-9322 TEL: 763-262-8822 FAX: 763-262-8844</p>	
<p>CHIPOTLE</p> <p>BUNKER LAKE CROSSING</p> <p>CAPITAL REAL ESTATE</p> <p>City of Ramsey, Anoka County, MN</p> <p>TOTAL SITE PLAN</p>	
<p>CALL 48 HOURS BEFORE DIGGING:</p> <p>GOPHER STATE ONE CALL</p> <p>TWIN CITY AREA 651-454-0002 MINNESOTA TOLL FREE 1-800-252-1166</p>	
<p>SHEET NO.</p> <p>C3</p>	



SITE PLAN INFORMATION:

PARCEL AREA:
 • 1.58 ACRES ± LOT 3

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

PRINCIPAL STRUCTURE SETBACKS:
 • FRONT: 30'

SITE DATA

	EXISTING	PROPOSED
PAVEMENT AREA	506 SF	38,542 SF
BUILDING AREA	0 SF	2,330 SF
PERVIOUS AREA	88,302 SF	27,936 SF
TOTAL AREA	88,808 SF	68,808 SF

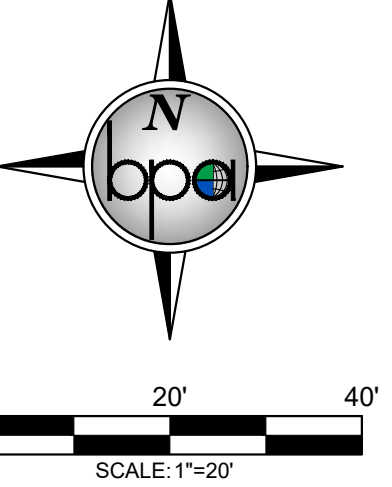
PARKING REQUIREMENTS:
 • MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)

CHIPOTLE

• STALLS PROVIDED:	47
• TOTAL ADA STALLS PROVIDED:	2 (2 VAN ACCESSIBLE)
• TOTAL ADA STALLS REQUIRED:	2 (2 VAN ACCESSIBLE REQUIRED)

LEGEND:

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



SITE PLAN NOTES:

- PAINTED PAVEMENT MARKING DIMENSIONS ARE SHOWN TO FACE OF CURB. ALL OTHER DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL CONCRETE RAMPS, SIDEWALKS AND ACCESSIBLE HANDICAPPED PARKING STALLS TO CONFORM TO CURRENT A.D.A. REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CITY, COUNTY AND STATE REGULATIONS.
- SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY THE CITY.
- LANDSCAPING AND TURF ESTABLISHMENT PER LANDSCAPE PLANS & SPECIFICATIONS.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGLIME, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE 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.
- 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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Signed: Christopher J. Dahm
 Date: 06/04/2025 Lic. No. 58628

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LAND SURVEYING
 ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-265-8822 FAX: 763-265-8844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

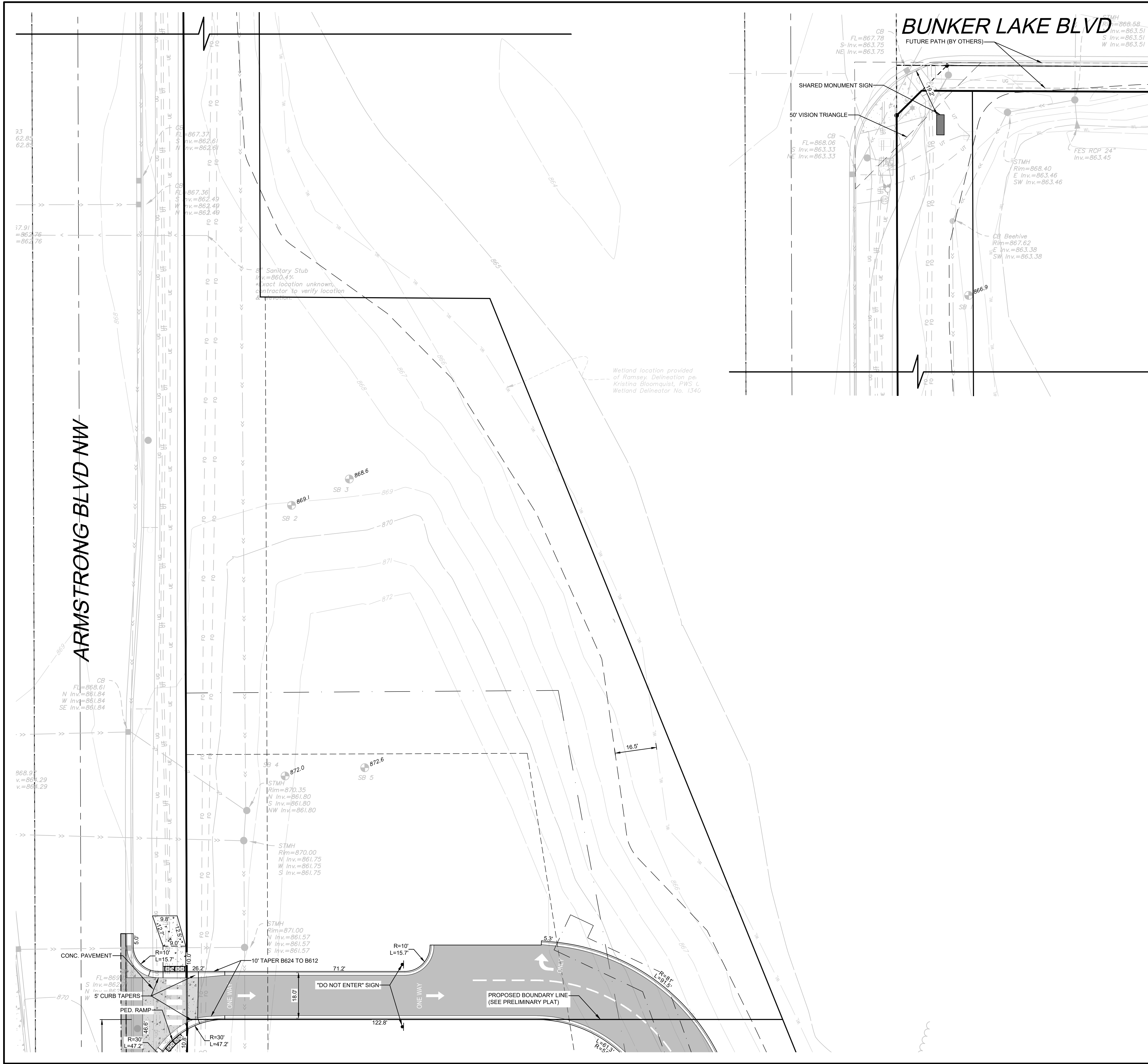
SITE PLAN (SOUTH)

SHEET NO.

C4

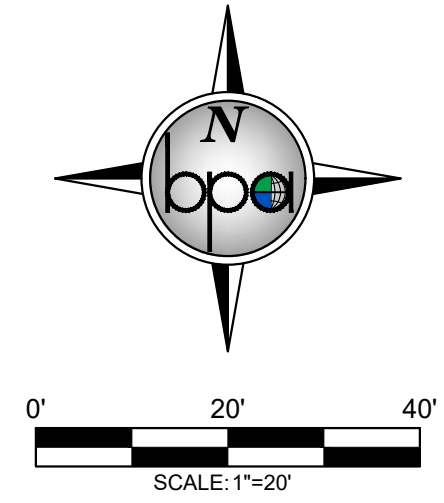
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GOPHER STATE ONE CALL
 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166

6/4/2025 2:08 PM n:\projects\ramsey05-2025000.asd\civil\ramsey\engineering\final\site\chipsite\only\CHIEE Ramsey Site B.dwg



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
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 • 1.58 ACRES ± LOT 3
- EXISTING ZONING:**
 • COMMERCIAL DISTRICT (COR-2B)
- PRINCIPAL STRUCTURE SETBACKS:**
 • FRONT: 30'
- | SITE DATA | EXISTING | PROPOSED |
|---------------|-----------|-----------|
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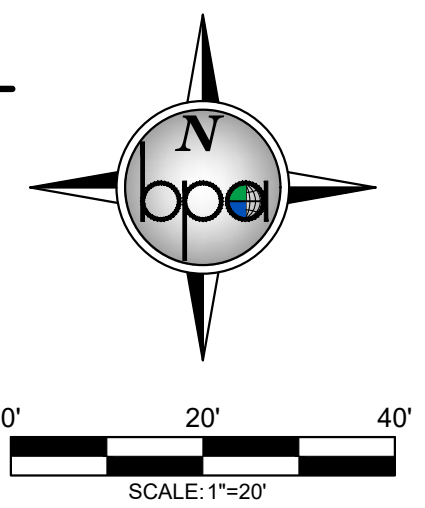
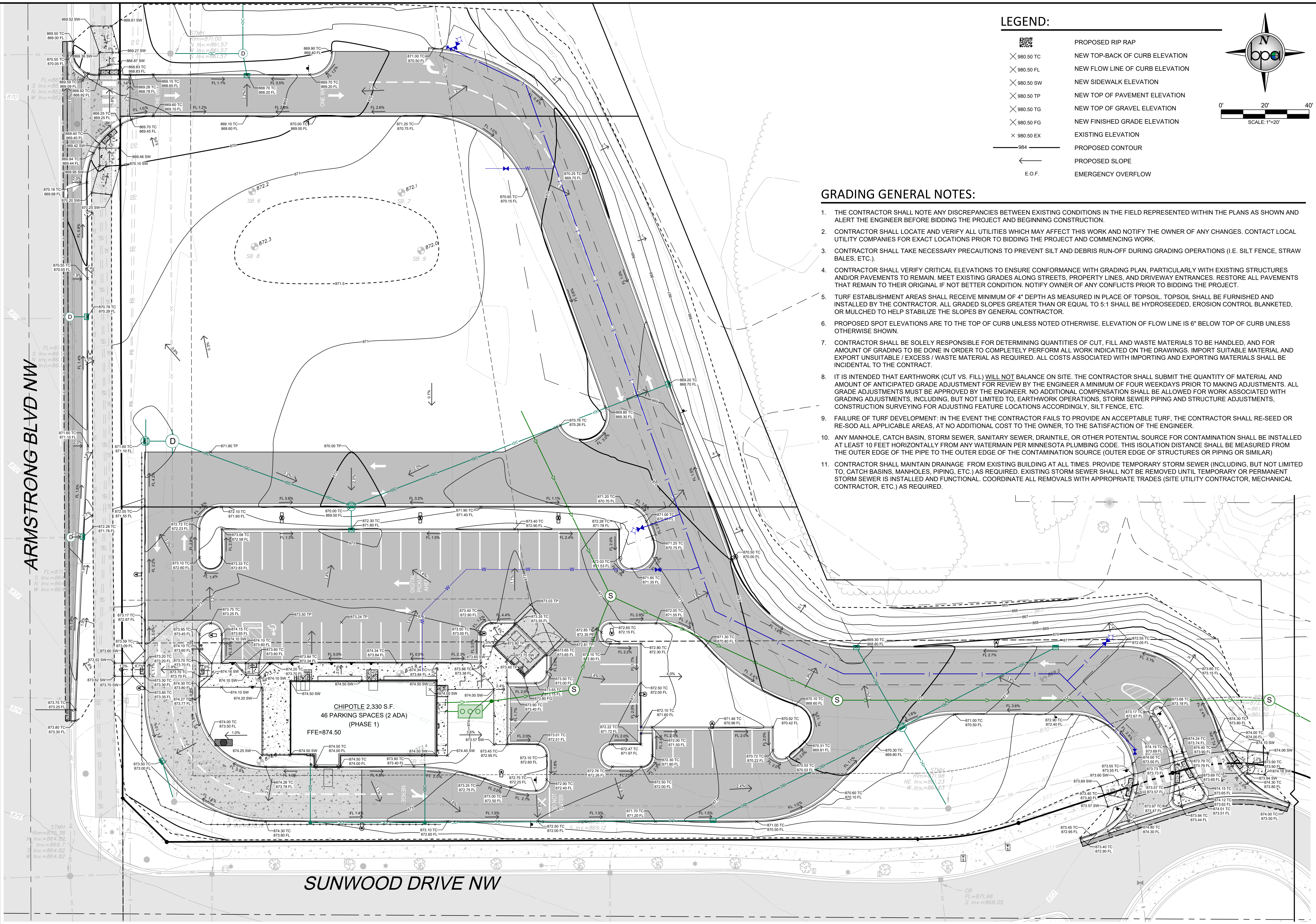
BOGART, PEDERSON & ASSOCIATES, INC.
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CHIPOTLE
 BUNKER LAKE CROSSING
 CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

SITE PLAN (NORTH)

SHEET NO.
C5

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



ARMSTRONG BLVD NW

SUNWOOD DRIVE NW

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

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

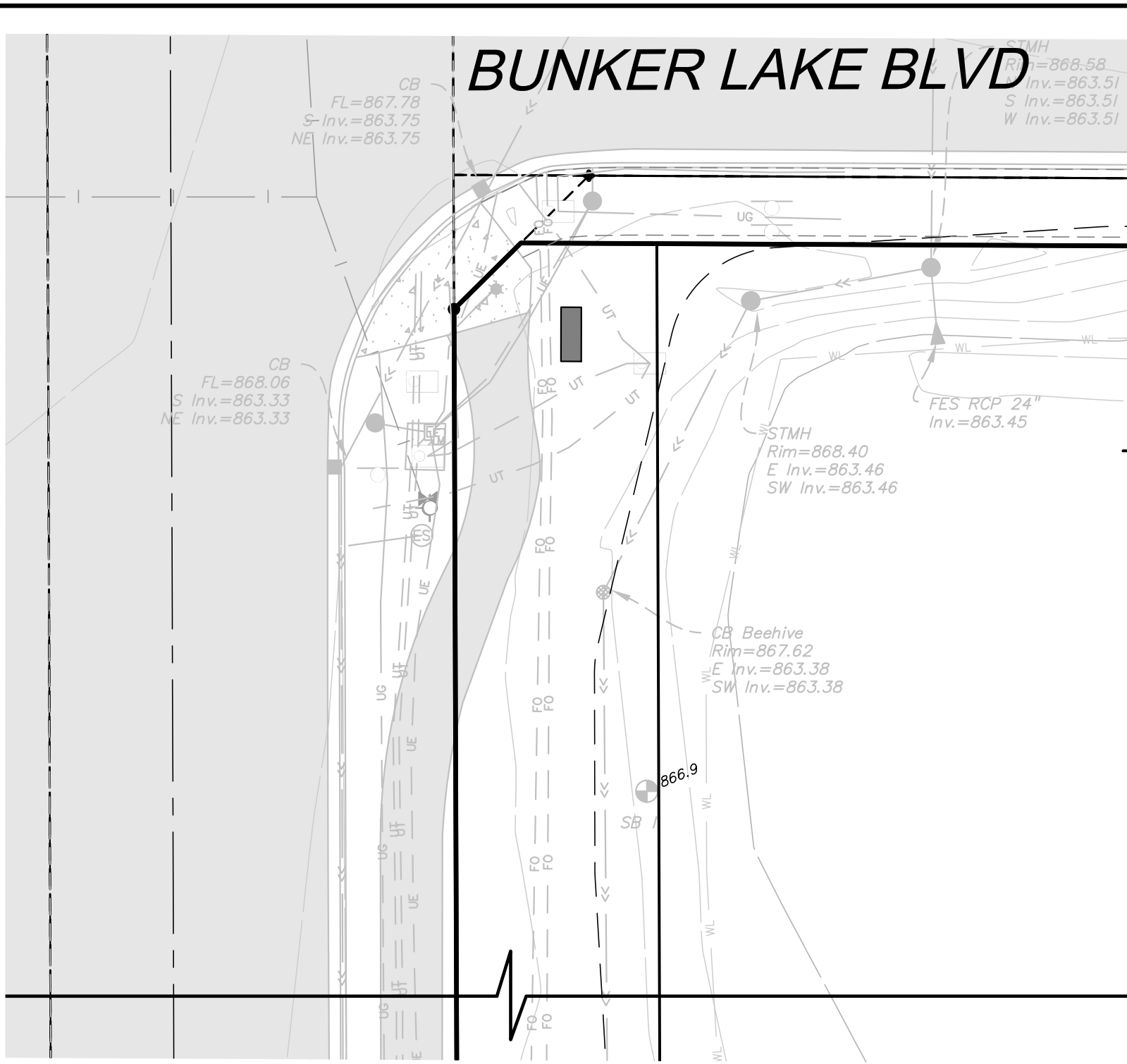
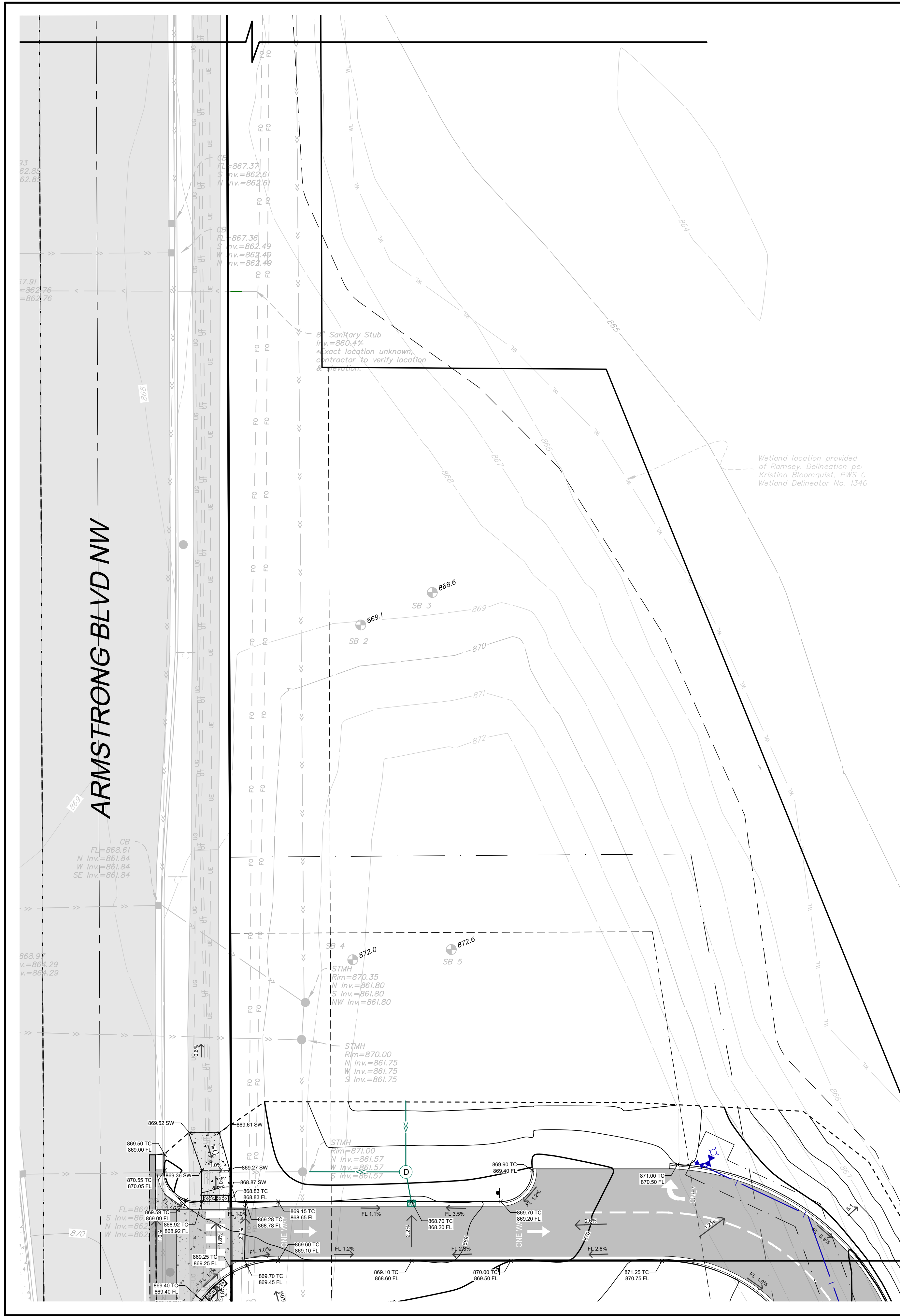
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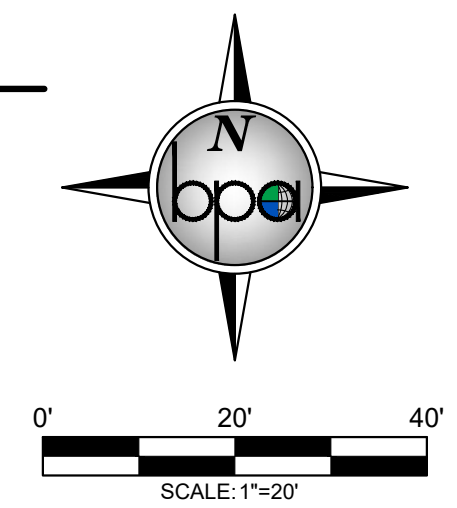
CHIPOTLE
 BUNKER LAKE CROSSING
 CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
 GRADING PLAN (SOUTH)

SHEET NO.
C6



LEGEND:

- ☒ 980.50 TC PROPOSED RIP RAP
- × 980.50 FL NEW TOP-BACK OF CURB ELEVATION
- × 980.50 SW NEW FLOW LINE OF CURB ELEVATION
- × 980.50 TP NEW SIDEWALK ELEVATION
- × 980.50 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 OVERTHROW



GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN. PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDDED, EROSION CONTROL BLANKETTED, 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.

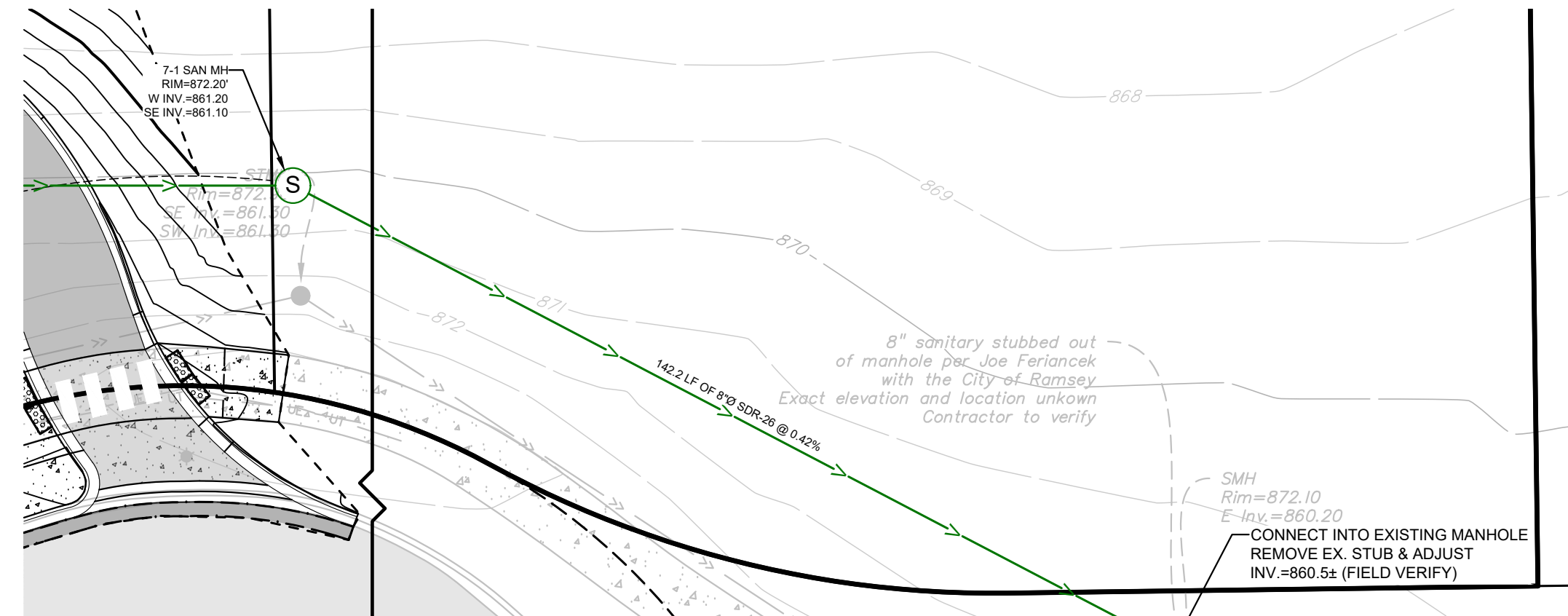
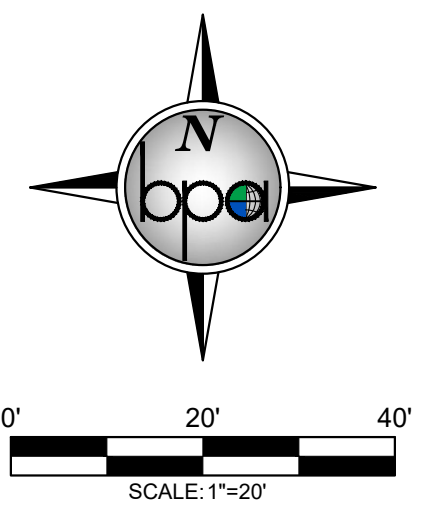
DATE:	06/04/2025	DESIGN BY:	MJM	CHECKED BY:	MJM, CJD	DATE:	06/04/2025
DESIGNED BY:	MJM	DRAWN BY:	MJM	DWG FILE:	GRADING	FILE NO.:	25-0038-00
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.							
Signed: Christopher J. Dahm							Lic. No. 58628
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55508-9322 TEL: 763-262-8822 FAX: 763-262-8844							
CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE City of Ramsey, Anoka County, MN GRADING PLAN (NORTH)							
SHEET NO.							
C7							

6/14/2025 2:08 PM n:\projects\2025\03\0300_00_01\ramsey\engineering\final\sheet\only\CHIE Utility Crossing.dwg



LEGEND:

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



REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

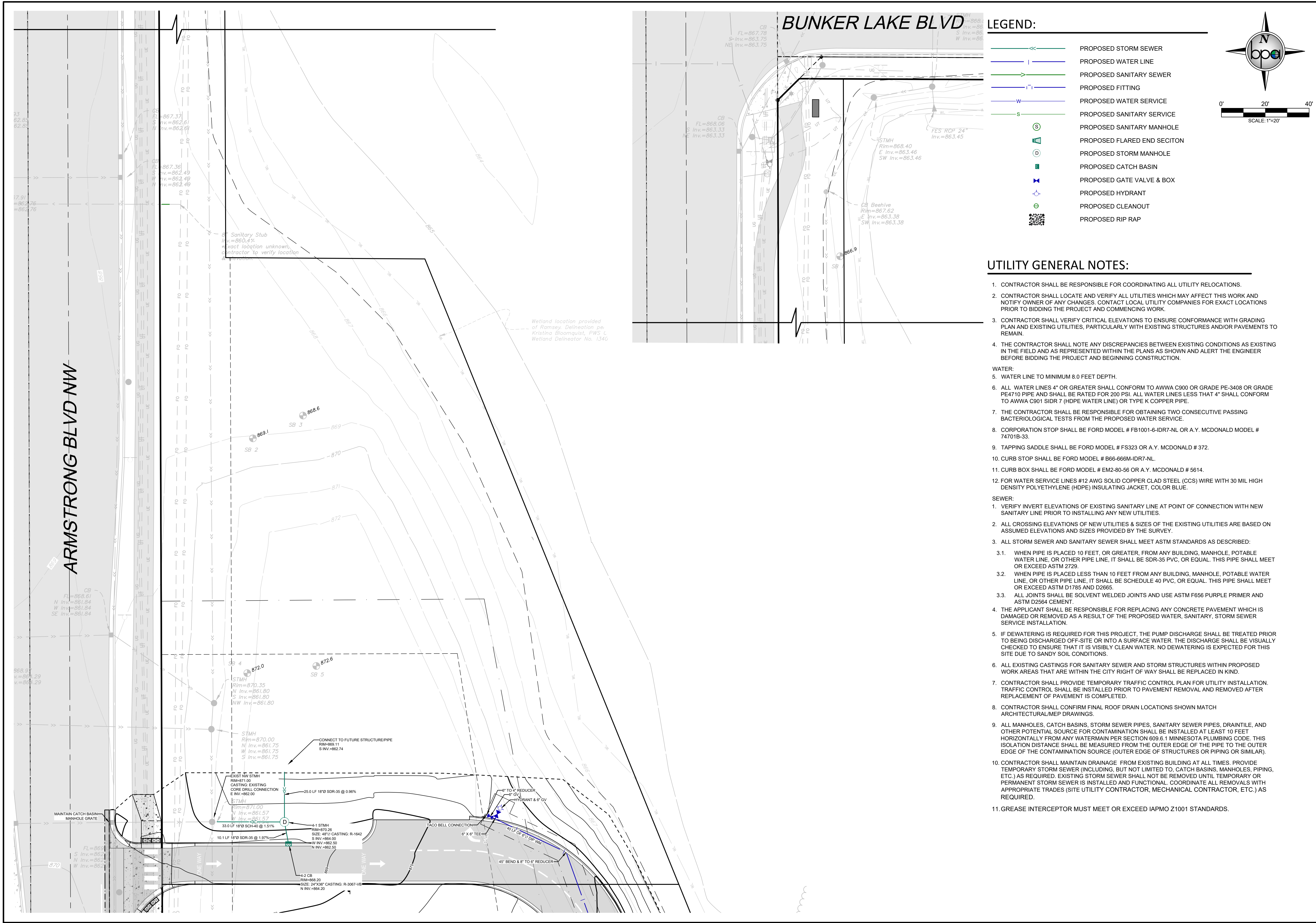
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Signed: Christopher J. Dahm
 Date: 06/04/2025 Lic. No. 58628

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 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8622 FAX: 763-262-8844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
 UTILITY PLAN (SOUTH)

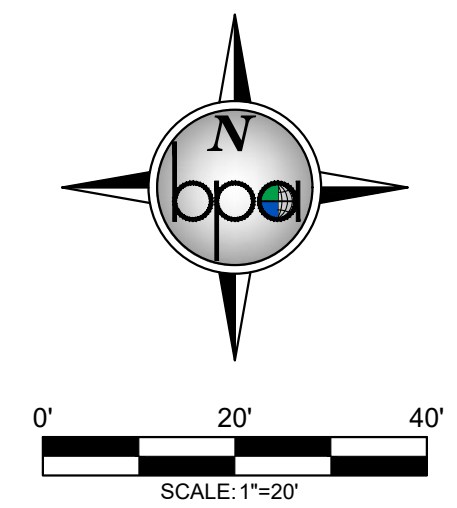
SHEET NO.
C8



BUNKER LAKE BLVD

LEGEND:

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

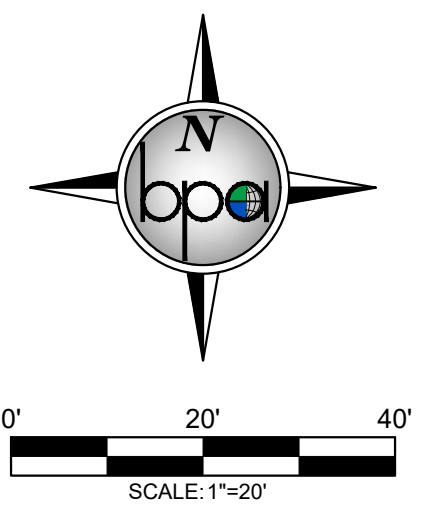


UTILITY GENERAL NOTES:


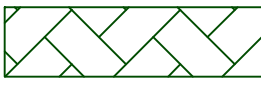
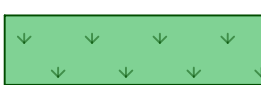
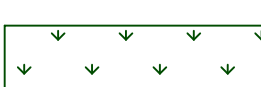



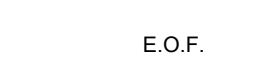


1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITY RELOCATIONS.
 2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
 3. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN AND EXISTING UTILITIES, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN.
 4. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AS EXISTING IN THE FIELD AND AS REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
- WATER:
1. WATER LINE TO MINIMUM 8.0 FEET DEPTH.
 2. ALL WATER LINES 4" OR GREATER SHALL CONFORM TO AWWA C900 OR GRADE PE-3408 OR GRADE PE4710 PIPE AND SHALL BE RATED FOR 200 PSI. ALL WATER LINES LESS THAN 4" SHALL CONFORM TO AWWA C901 SDR 7 (HDPE WATER LINE) OR TYPE K COPPER PIPE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO CONSECUTIVE PASSING BACTERIOLOGICAL TESTS FROM THE PROPOSED WATER SERVICE.
 4. CORPORATION STOP SHALL BE FORD MODEL # FB1001-6-IDR7-NL OR A.Y. MCDONALD MODEL # 74701B-33.
 5. TAPPING SADDLE SHALL BE FORD MODEL # FS323 OR A.Y. MCDONALD # 372.
 6. CURB STOP SHALL BE FORD MODEL # B66-666M-IDR7-NL.
 7. CURB BOX SHALL BE FORD MODEL # EM2-80-56 OR A.Y. MCDONALD # 5614.
 8. FOR WATER SERVICE LINES #12 AWG SOLID COPPER CLAD STEEL (CCS) WIRE WITH 30 MIL HIGH DENSITY POLYETHYLENE (HDPE) INSULATING JACKET, COLOR BLUE.
- SEWER:
1. VERIFY INVERT ELEVATIONS OF EXISTING SANITARY LINE AT POINT OF CONNECTION WITH NEW SANITARY LINE PRIOR TO INSTALLING ANY NEW UTILITIES.
 2. ALL CROSSING ELEVATIONS OF NEW UTILITIES & SIZES OF THE EXISTING UTILITIES ARE BASED ON ASSUMED ELEVATIONS AND SIZES PROVIDED BY THE SURVEY.
 3. ALL STORM SEWER AND SANITARY SEWER SHALL MEET ASTM STANDARDS AS DESCRIBED:
 - 3.1. WHEN PIPE IS PLACED 10 FEET OR GREATER FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SDR-35 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM 2729.
 - 3.2. WHEN PIPE IS PLACED LESS THAN 10 FEET FROM ANY BUILDING, MANHOLE, POTABLE WATER LINE, OR OTHER PIPE LINE, IT SHALL BE SCHEDULE 40 PVC, OR EQUAL. THIS PIPE SHALL MEET OR EXCEED ASTM D1785 AND D2665.
 - 3.3. ALL JOINTS SHALL BE SOLVENT WELDED JOINTS AND USE ASTM F656 PURPLE PRIMER AND ASTM D2564 CEMENT.
 4. THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING ANY CONCRETE PAVEMENT WHICH IS DAMAGED OR REMOVED AS A RESULT OF THE PROPOSED WATER, SANITARY, STORM SEWER SERVICE INSTALLATION.
 5. IF DEWATERING IS REQUIRED FOR THIS PROJECT, THE PUMP DISCHARGE SHALL BE TREATED PRIOR TO BEING DISCHARGED OFF-SITE OR INTO A SURFACE WATER. THE DISCHARGE SHALL BE VISUALLY CHECKED TO ENSURE THAT IT IS VISIBLY CLEAN WATER. NO DEWATERING IS EXPECTED FOR THIS SITE DUE TO SANDY SOIL CONDITIONS.
 6. ALL EXISTING CASTINGS FOR SANITARY SEWER AND STORM STRUCTURES WITHIN PROPOSED WORK AREAS THAT ARE WITHIN THE CITY RIGHT OF WAY SHALL BE REPLACED IN KIND.
 7. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL PLAN FOR UTILITY INSTALLATION. TRAFFIC CONTROL SHALL BE INSTALLED PRIOR TO PAVEMENT REMOVAL AND REMOVED AFTER REPLACEMENT OF PAVEMENT IS COMPLETED.
 8. CONTRACTOR SHALL CONFIRM FINAL ROOF DRAIN LOCATIONS SHOWN MATCH ARCHITECTURAL/MEP DRAWINGS.
 9. ALL MANHOLES, CATCH BASINS, STORM SEWER PIPES, SANITARY SEWER PIPES, DRAINTILE, AND OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER SECTION 609.6.1 MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR).
 10. 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.
 11. GREASE INTERCEPTOR MUST MEET OR EXCEED IAPMO Z1001 STANDARDS.

DATE: 06/04/2025 DESIGN BY: MJM DRAWN BY: MJM CHECKED BY: MJM, CJD DWG FILE: MJM, CJD FILE NO.: 25-0038.00	DESCRIPTION CHIPOTLE ONLY CIVIL SET REVISED PER CITY REVIEW	DATE 05/12/2025 06/04/2025	REV NO. 1 2	
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota. Signed: Christopher J. Dahm Lic. No. 58628 Date: 06/04/2025				
BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55508-9322 TEL: 763-262-8822 FAX: 763-262-8844				
CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE City of Ramsey, Anoka County, MN UTILITY PLAN (NORTH)				
SHEET NO. C9				

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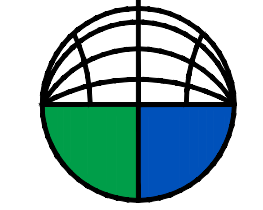
-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  SOD GRASS
-  SEED MIX: 25-131 (TYP.)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBER-LOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  EMERGENCY OVERFLOW
-  TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFINE CONSTRUCTION OPERATIONS TO THE CONSTRUCTION/GRADING LIMITS SHOWN.
2. ALL WORK SHALL CONFORM TO THE MINNESOTA POLLUTION CONTROL AGENCY'S STORM WATER PERMIT REQUIREMENTS. CONTRACTOR SHALL OBTAIN ALL PERMITS AND COMPLY WITH ALL PERMIT REQUIREMENTS.
3. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR GRADING OPERATIONS AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE PERMIT.
4. CONTRACTOR SHALL INSPECT TEMPORARY EROSION CONTROL MEASURES ON THE ENTIRE SITE AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY MEASURABLE RAINSTORM. DAMAGED SILT FENCE OR OTHER EROSION CONTROL DEVICES OR PRACTICES SHALL BE REPAIRED IMMEDIATELY. INSPECTION AND MAINTENANCE OF DEVICES SHALL CONTINUE UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO THE MPCA.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
6. THE SITE SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED TO CONFORM WITH THE STANDARDS SPECIFIED BY THE CITY OF RAMSEY AND THE MPCA.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF ANY AREAS AND MAINTAINED UNTIL ALL TRIBUTARY DISTURBED AREAS ARE RESTORED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE AND BALES, UPON ESTABLISHMENT OF PERMANENT VEGETATION IN SAID AREAS.
9. ALL SOILS TRACKED ONTO PAVEMENT OR ANY OTHER OFF-SITE AREA SHALL BE REMOVED DAILY.
10. THE SITE SEDIMENT CONTROL FACILITIES FOR THE PROJECT MUST BE INSTALLED PRIOR TO ANY GRADING OPERATION.
11. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
12. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, FERTILIZED & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 STANDARD SEED MIX 25-131: 220 LB/AC.
 INFILTRATION BASIN SEED MIX 33-261: 35 LB/AC.
 FERTILIZER 22-5-10: 350 LB/AC.
 MULCH TYPE 3: 2 TONS/AC.
13. CONTRACTOR SHALL INSTALL TEMPORARY SEDIMENT BMP'S SHOWN AND NOT SHOWN ON PLANS DURING PHASING ON PROJECT TO COMPLY WITH MPCA. CITY INSPECTOR AND DEVELOPER REQUEST. A STREET SWEEPER MUST BE AVAILABLE TO THE SITE WITHIN 3 HOURS NOTICE FROM THE CITY.

APPROXIMATE EROSION CONTROL DEVICES

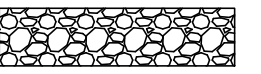


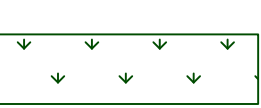


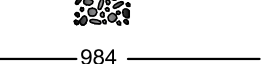



- SILT FENCE: 1,900 LF
- BIOLOG: 309 LF
- ROCK CONSTRUCTION: 2 EACH
- EROSION CONTROL BLANKET (CAT. 20): 1,300 S.Y.

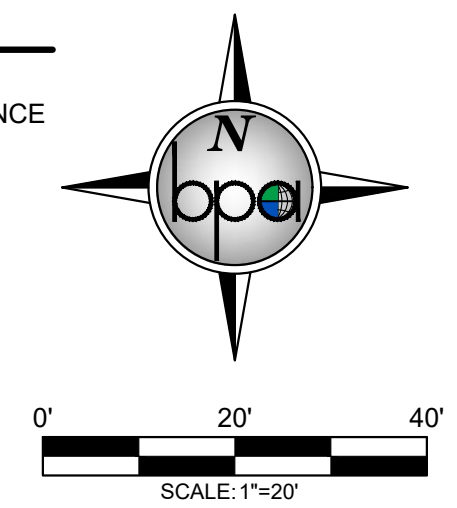
DATE: 06/04/2025	DESIGN BY: MJM	DATE: 05/12/2025	REVISION NO. 1	DESCRIPTION: CHIPOTLE ONLY CIVIL SET	DATE: 06/04/2025	REVISION NO. 2	DESCRIPTION: REVISED PER CITY REVIEW
DRAWN BY: MJM	CHECKED BY: MJM, CID	DWG FILE: MJM, CID	FILE NO.: 25-0038.00				
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CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE City of Ramsey, Anoka County, MN				EROSION CONTROL PLAN (NORTH)			
SHEET NO.							
C10							

APPROXIMATE EROSION CONTROL DEVICES

- SILT FENCE: 1,900 LF
- BIOLOG: 309 LF
- ROCK CONSTRUCTION: 2 EACH
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LEGEND:

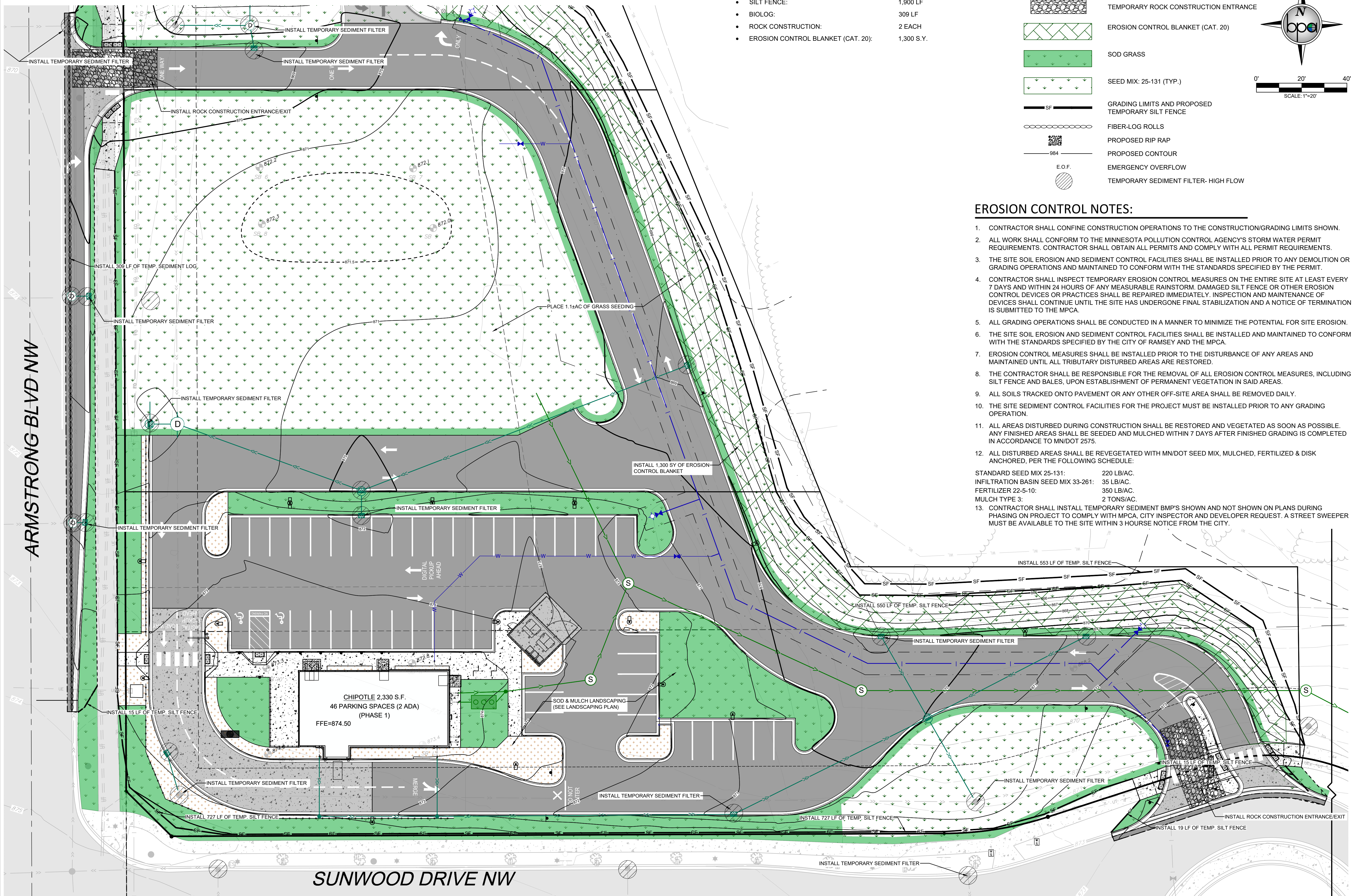
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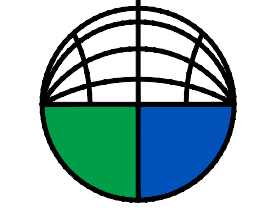


REV. NO.	DATE	DESCRIPTION
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2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025	DESIGN BY: MJM	DRAWN BY: MJM
DESIGNED BY: MJM	CHECKED BY: MJM, CJD	DWG FILE: EROSION
FILE NO.: 25-0038.00		

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

Signed:  Christopher J. Dahm
 Date: 06/04/2025 Lic. No. 58628



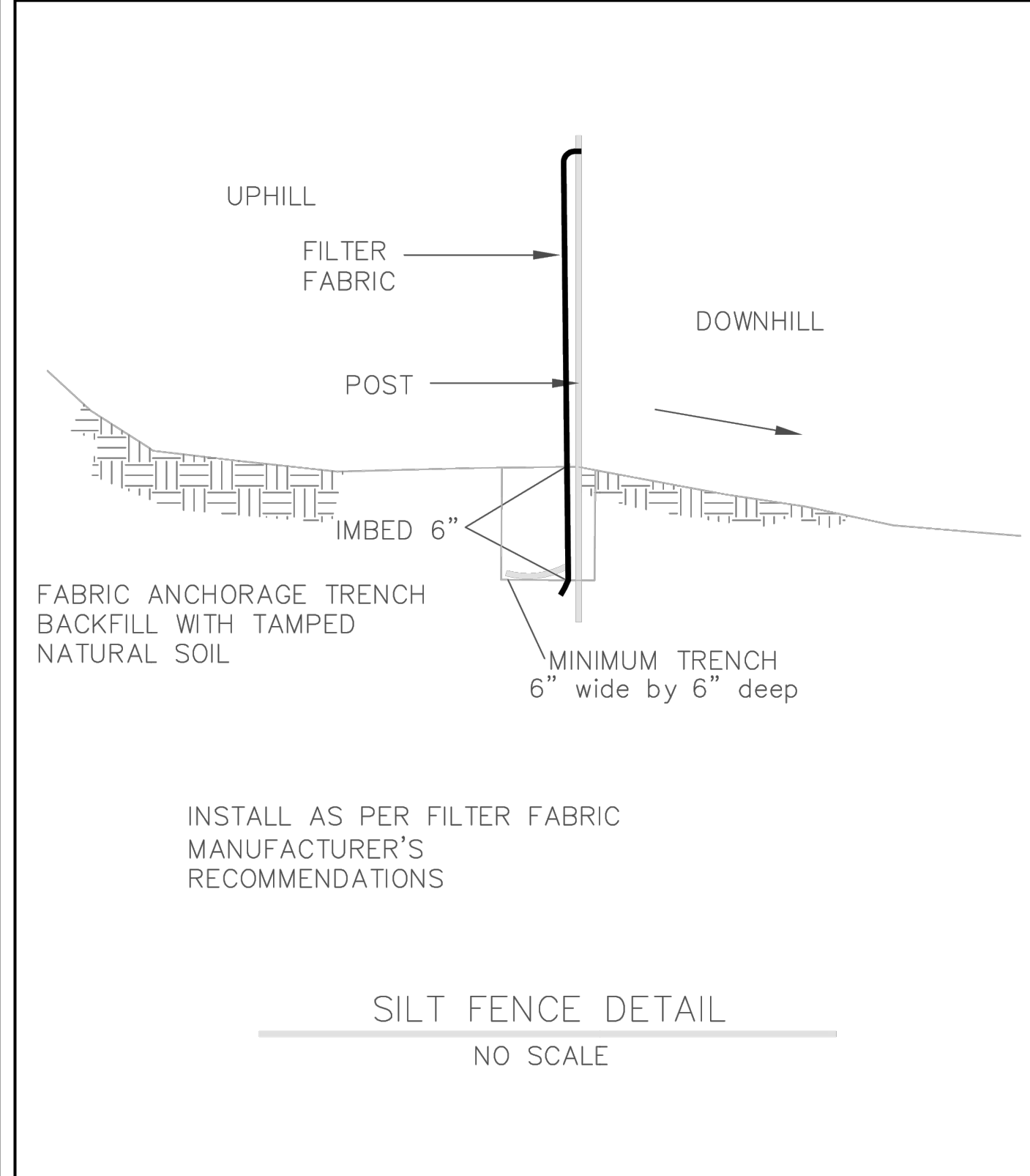
BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55308-9322
 TEL: 763-262-8822 FAX: 763-262-8844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

EROSION CONTROL PLAN (SOUTH)

SHEET NO.
C11

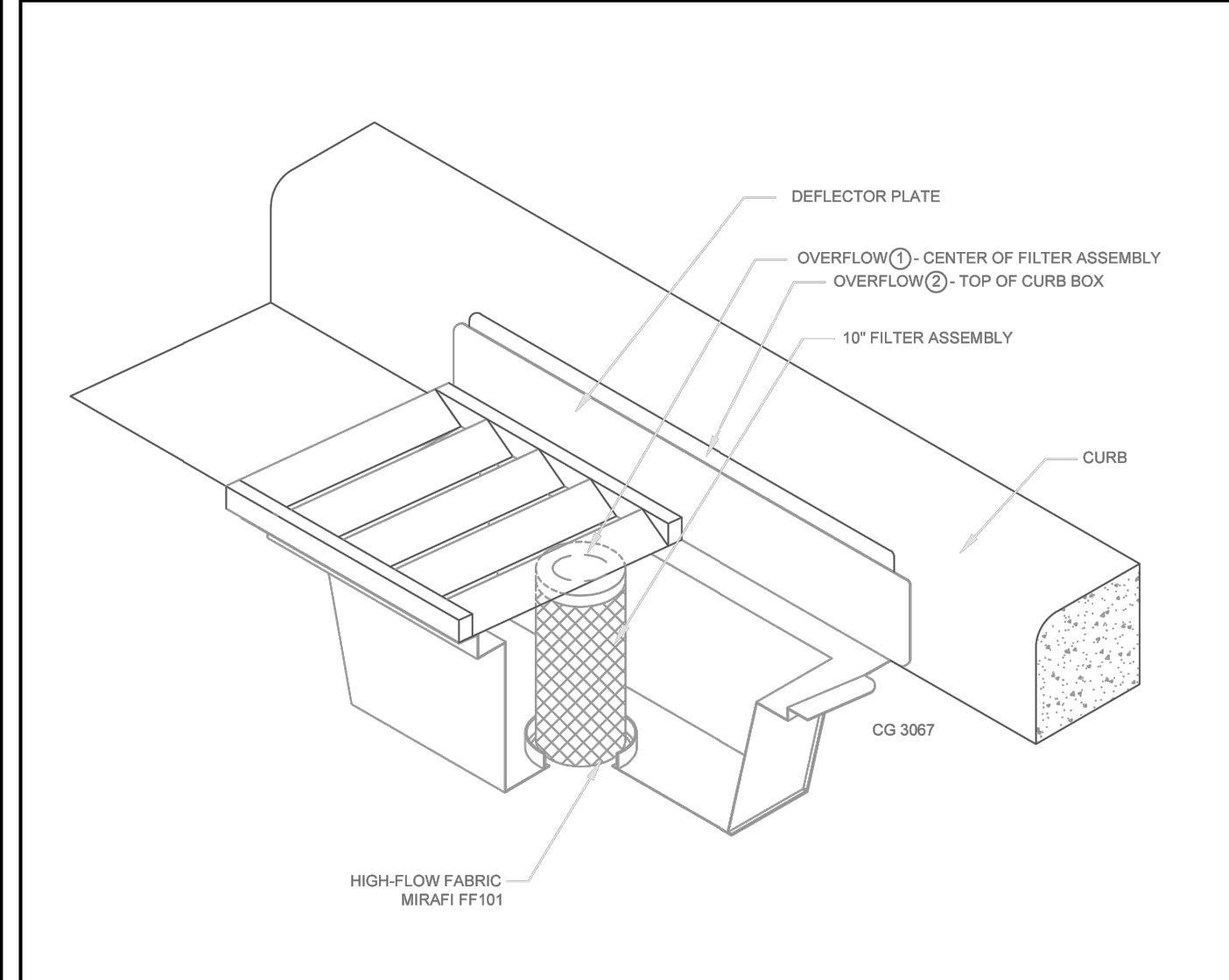
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APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-1

STANDARD DETAILS: SILT FENCE



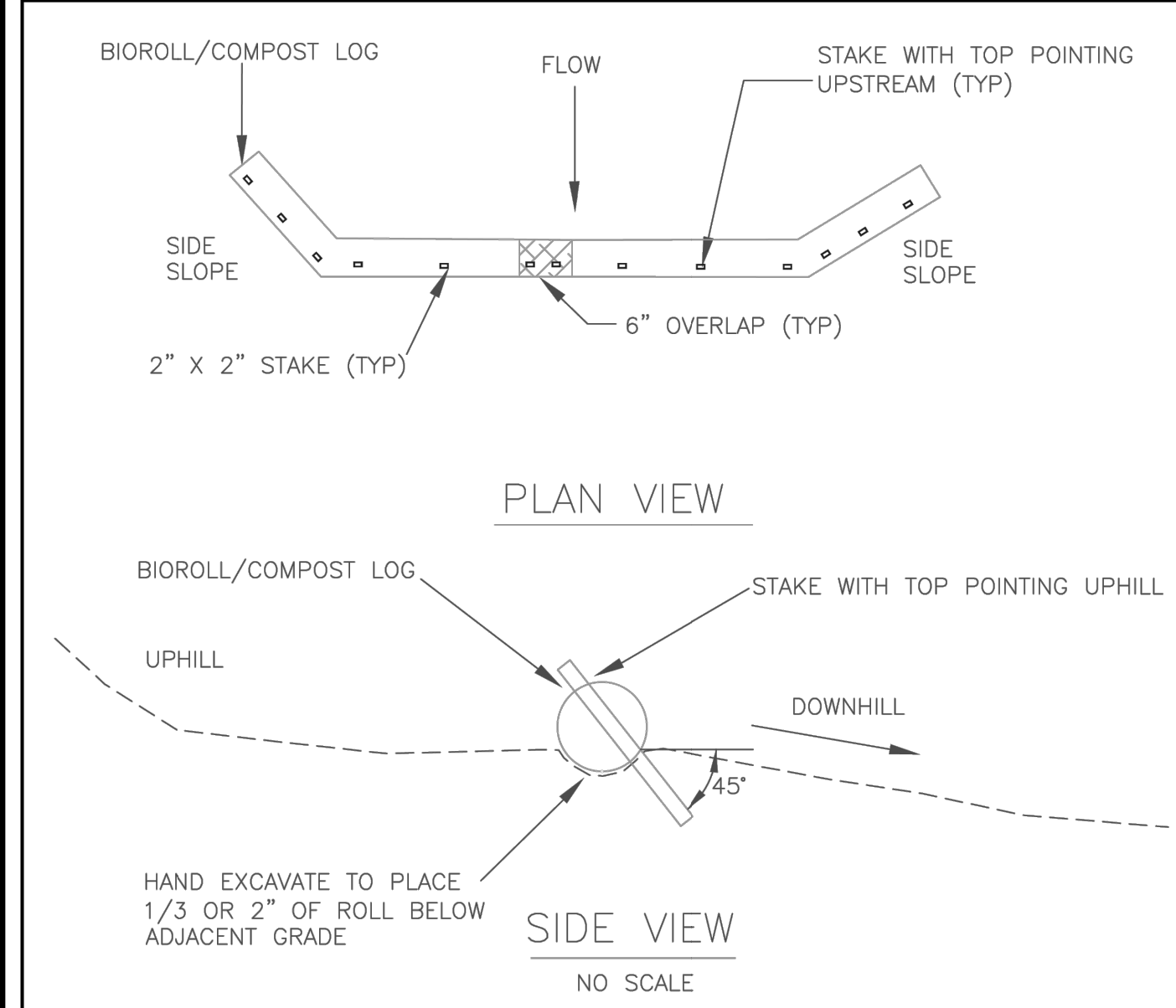
INLET PROTECTION - WIMCO OR EQUAL
N.T.S.

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

APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-2

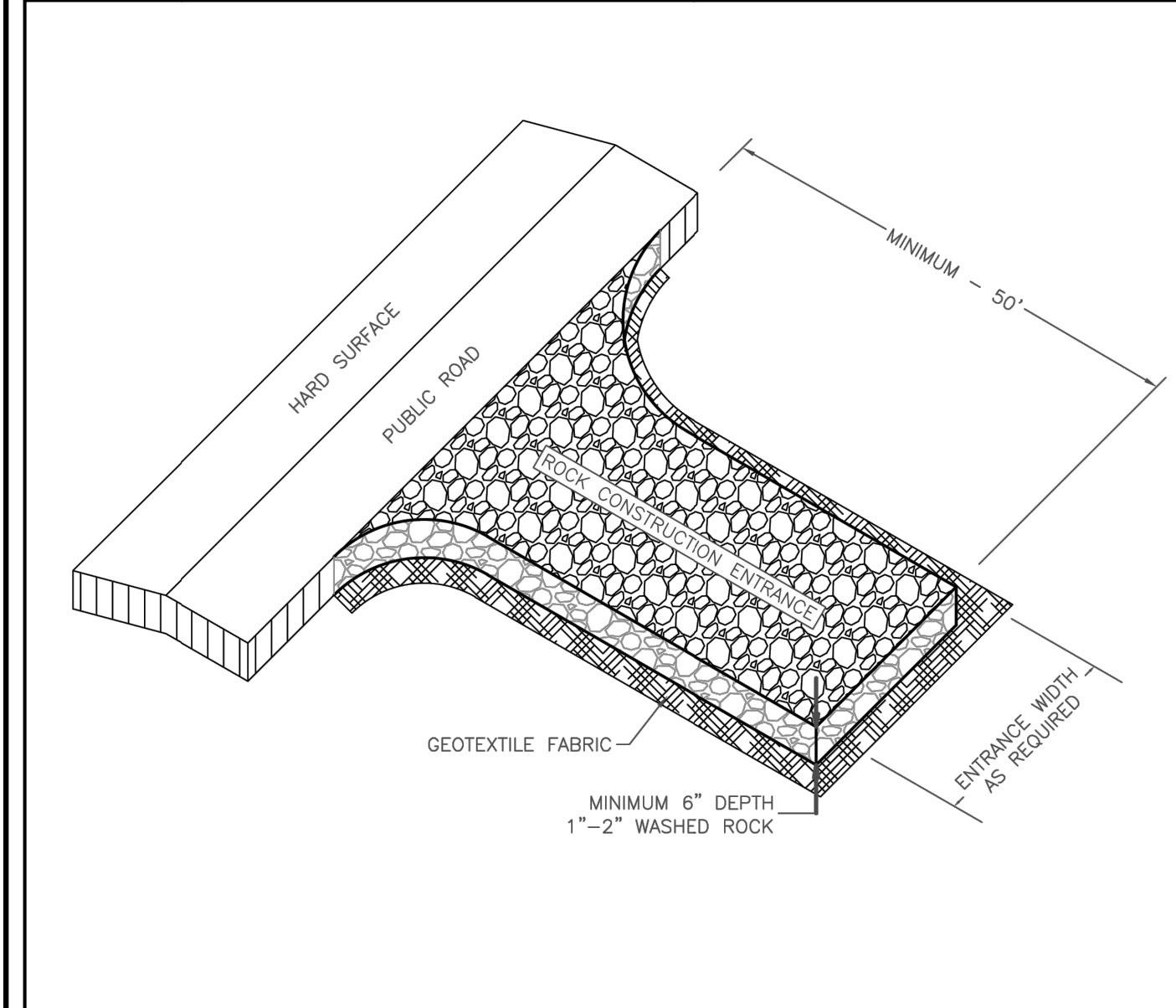
STANDARD DETAILS: INLET PROTECTION



APPROVED: 3 - 2016

City of RAMSEY
CITY PLATE No. ERO-4

STANDARD DETAILS: BIO ROLL (COMPOST LOG)



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-5

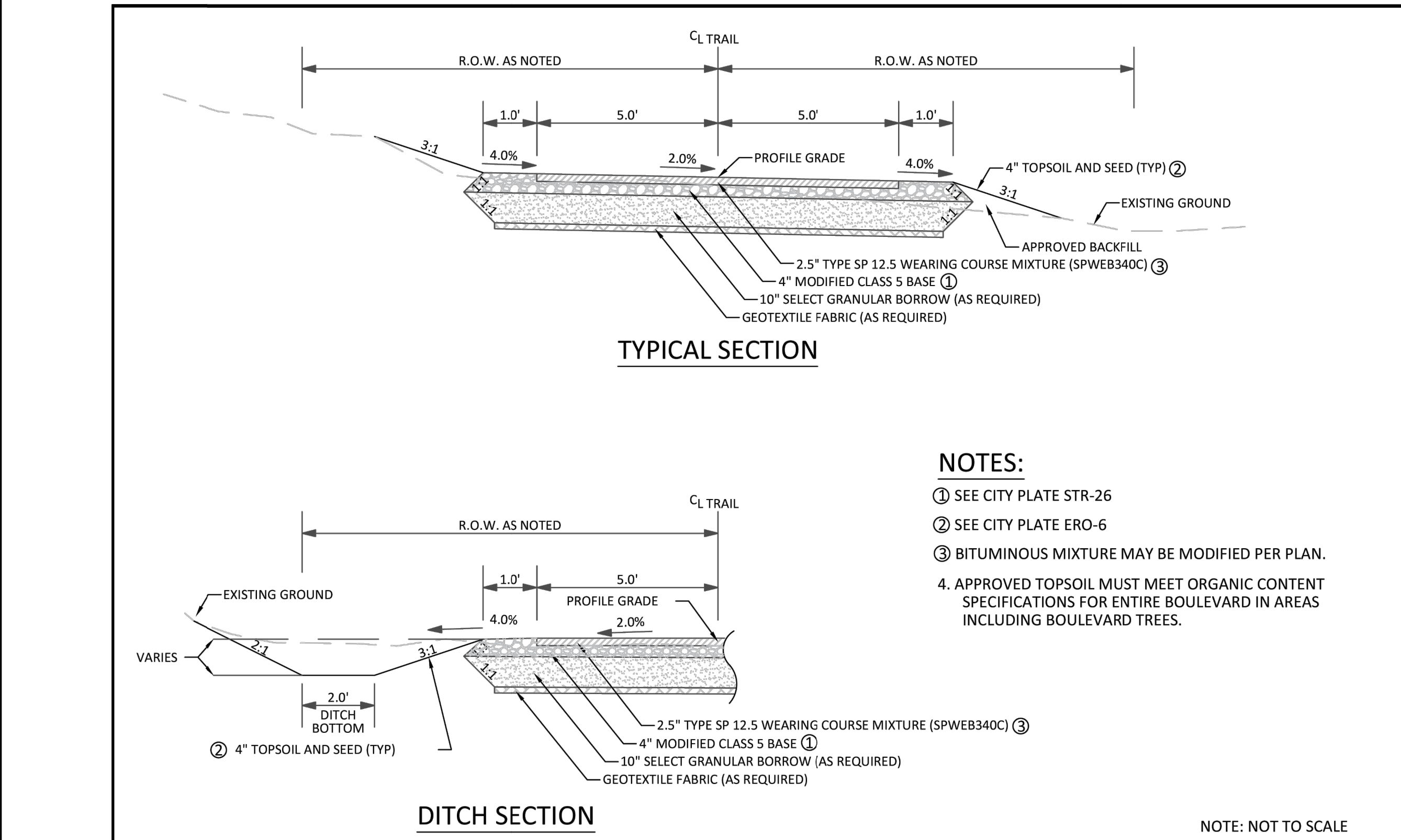
STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

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
CITY PLATE No. ERO-6

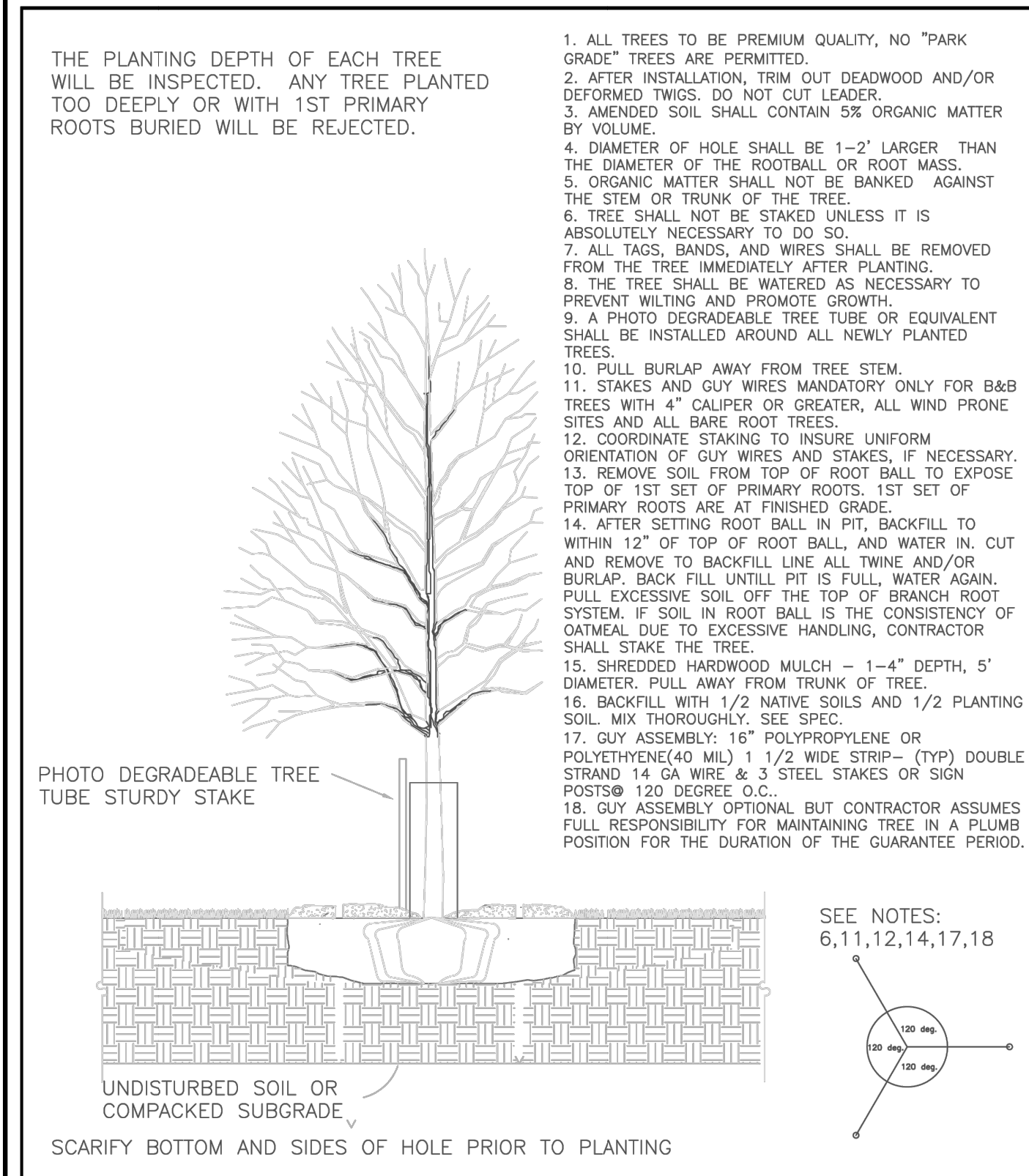
STANDARD DETAILS: TOPSOIL REQUIREMENTS



APPROVED: 1 - 2024

City of RAMSEY
CITY PLATE No. PARK-1

STANDARD DETAILS: BITUMINOUS TRAIL



APPROVED: 5 - 1997

City of RAMSEY
CITY PLATE No. PARK-2

STANDARD DETAILS: TREE PLANTING

REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025
DESIGN BY: MJM
DRAWN BY: MJM
CHECKED BY: MJM, CJD
DWG FILE: MJM_CJD
FILE NO.: 25-0038.00

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

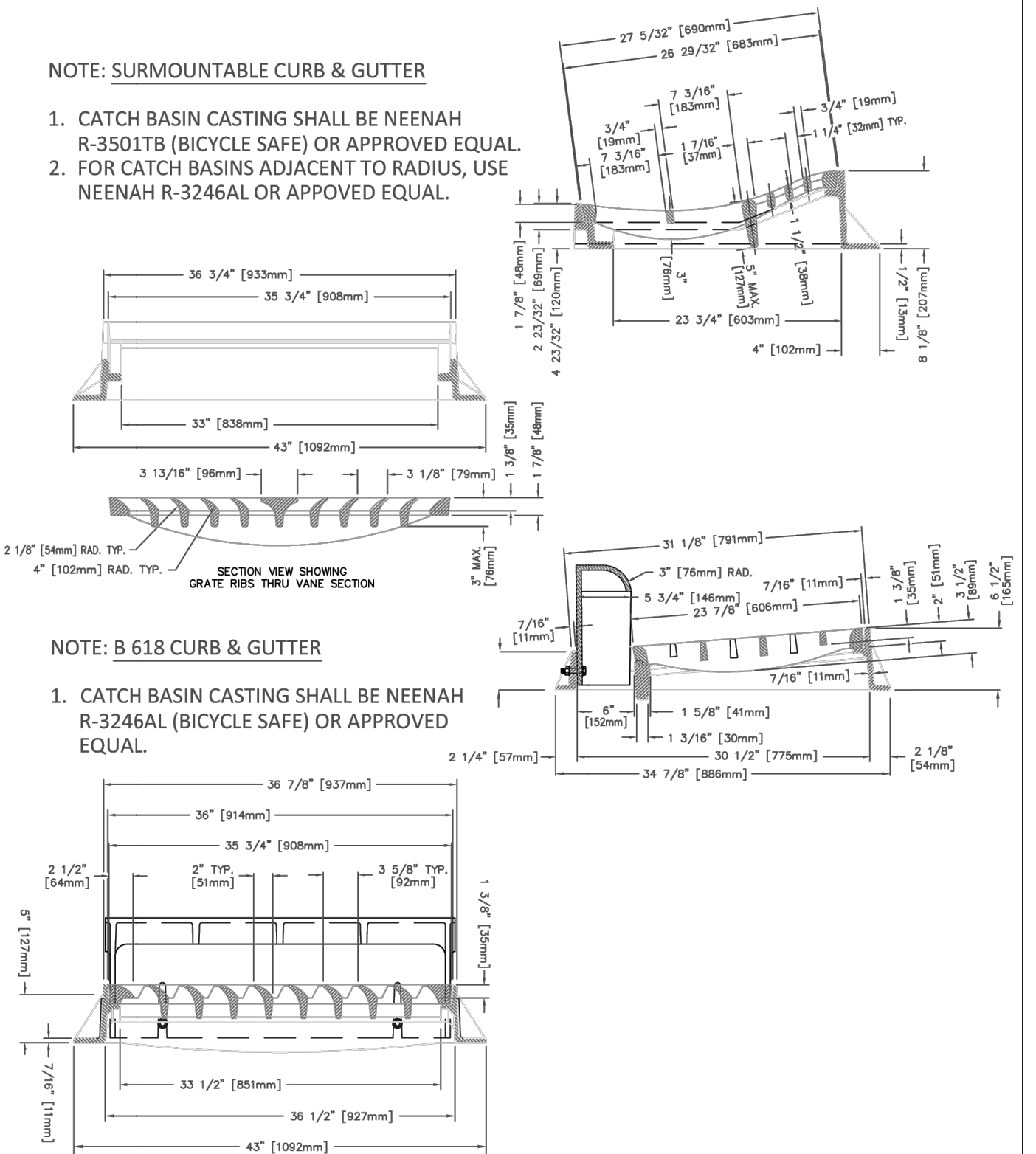
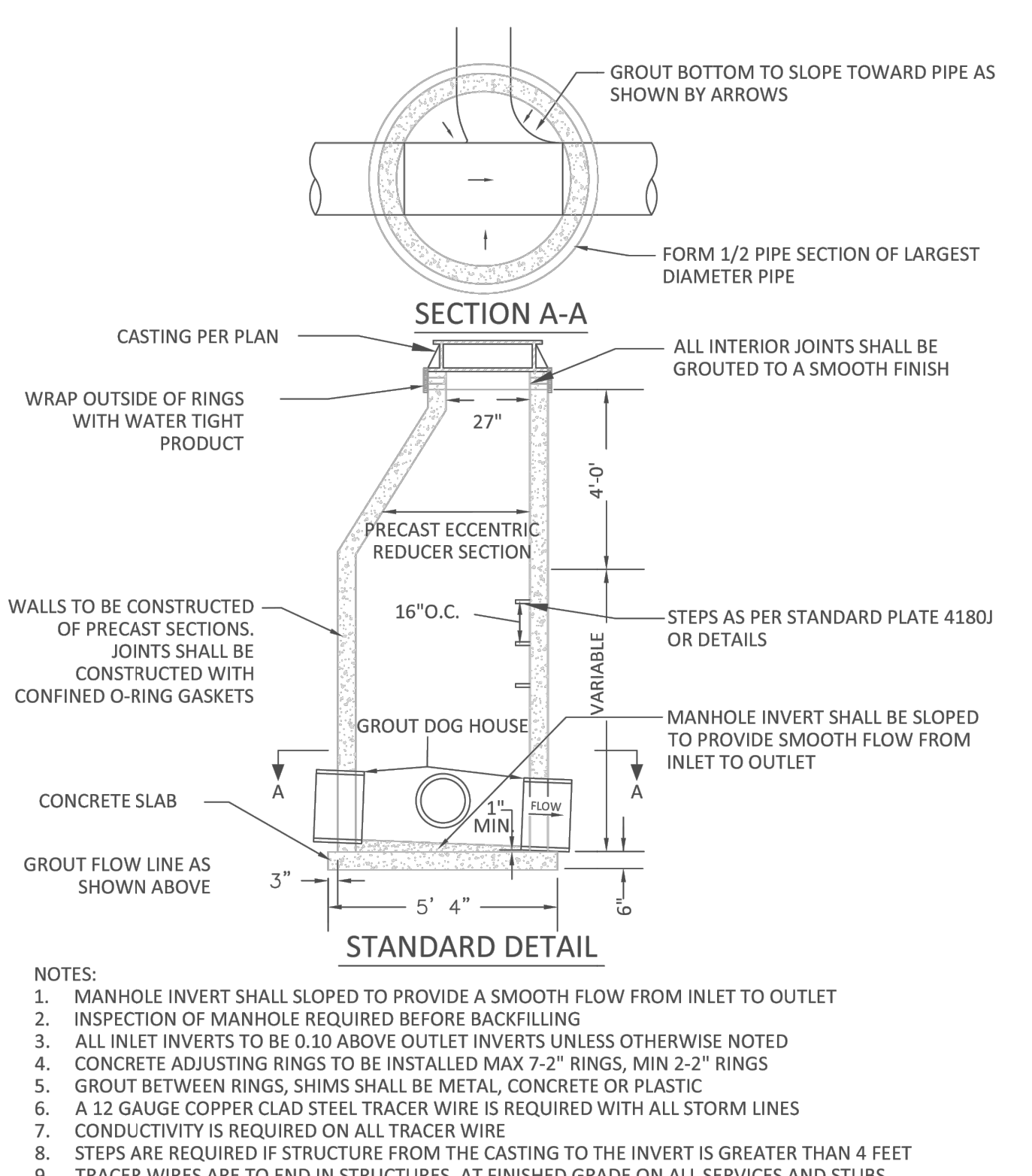
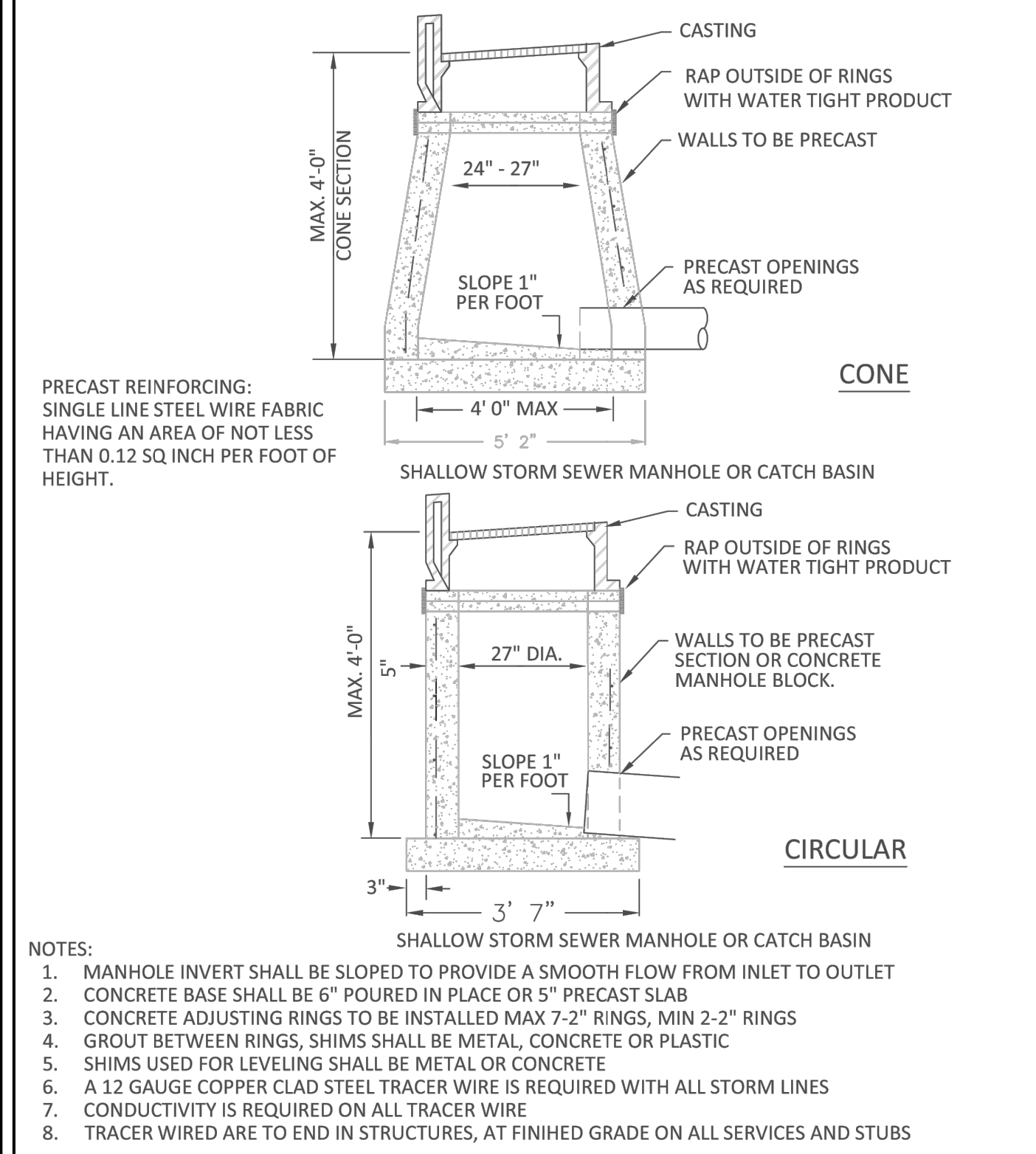
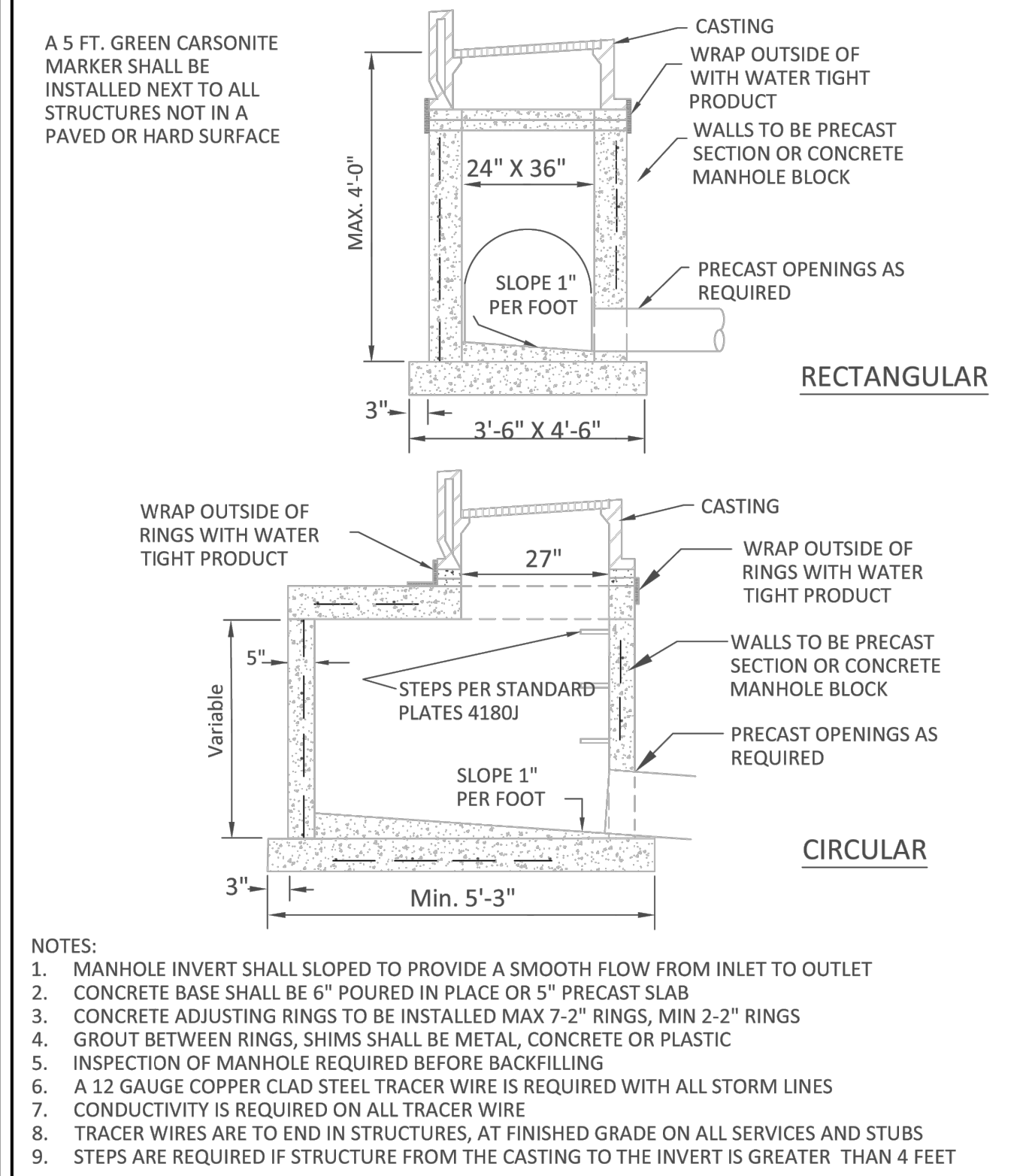
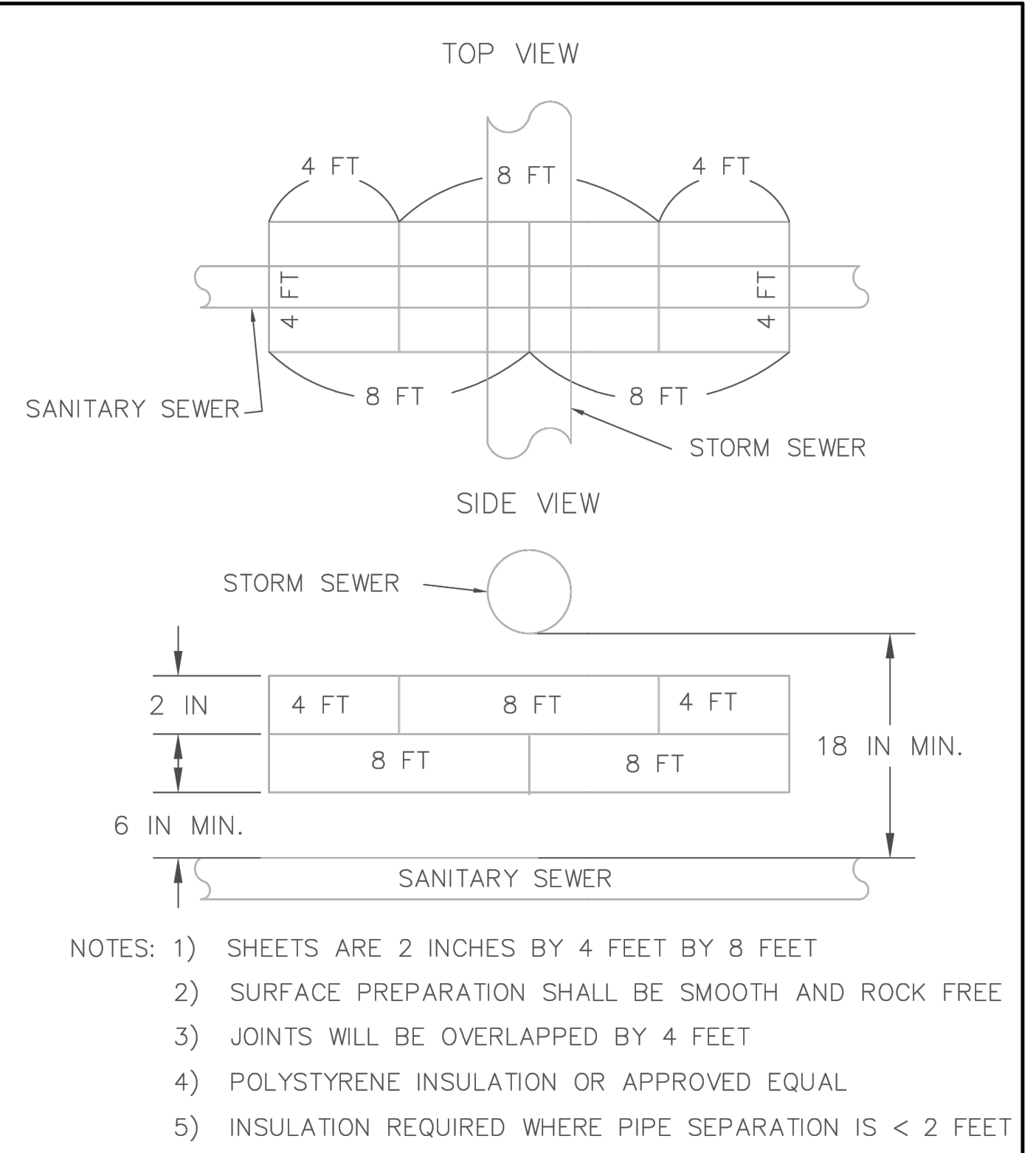
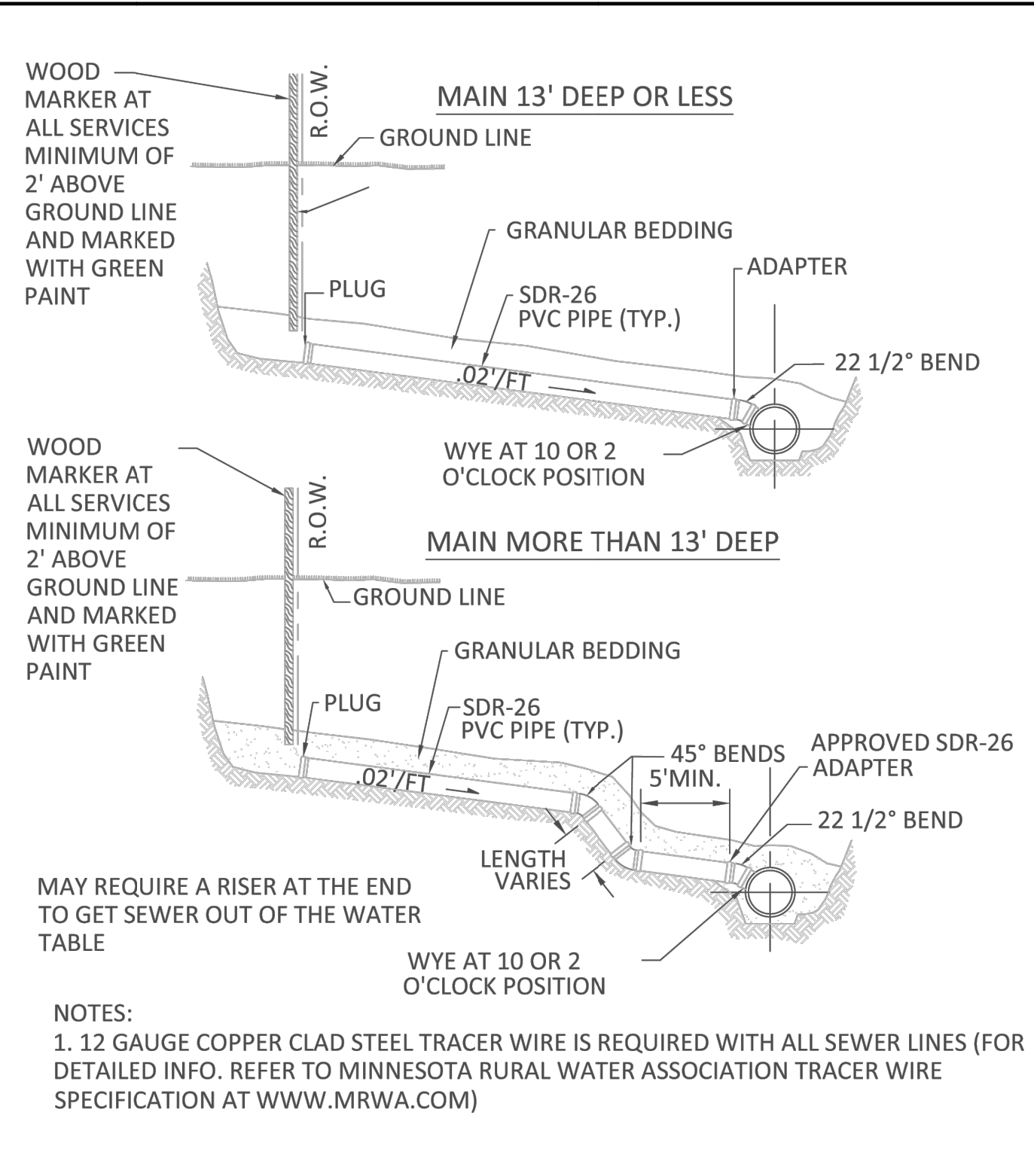
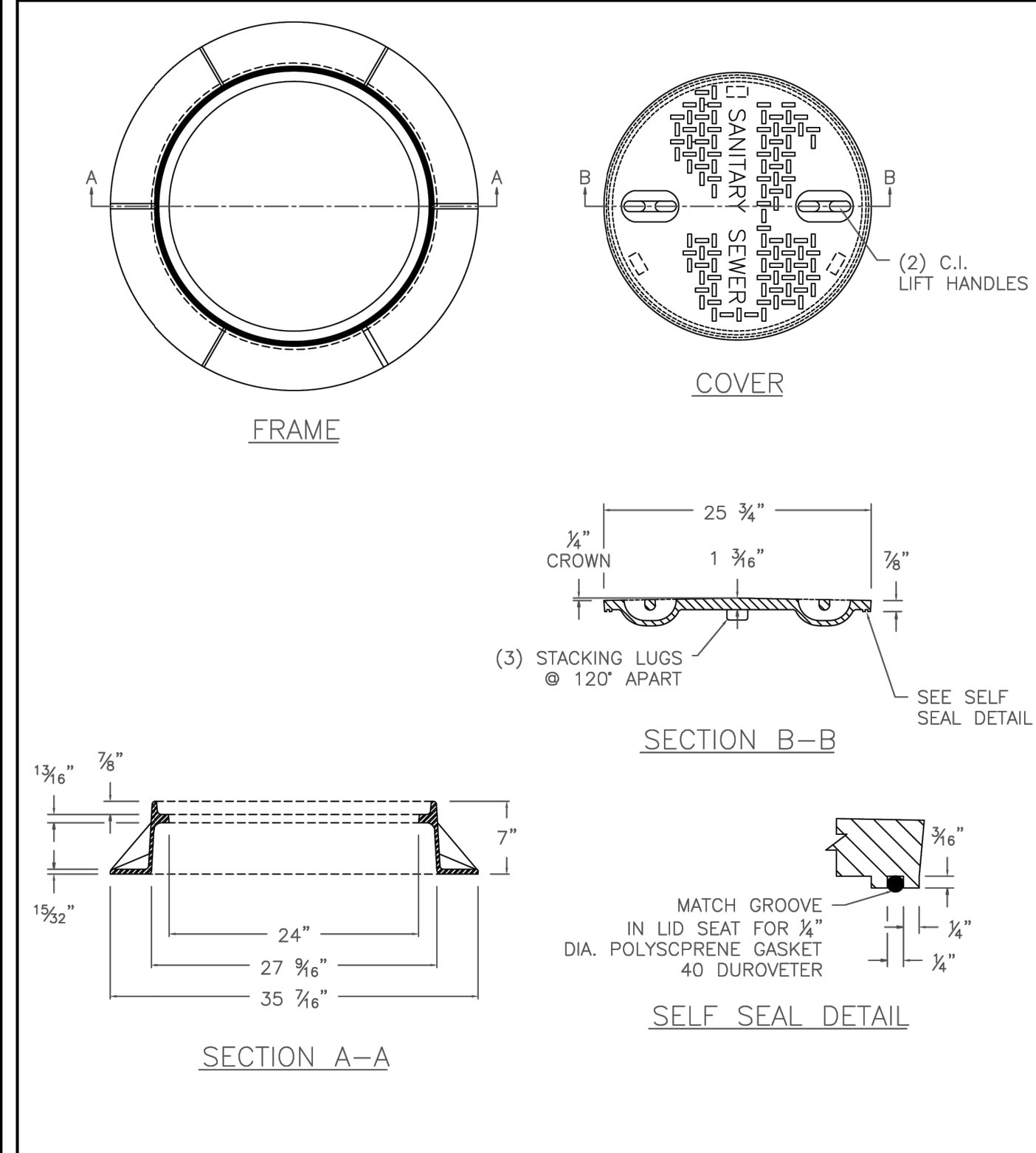
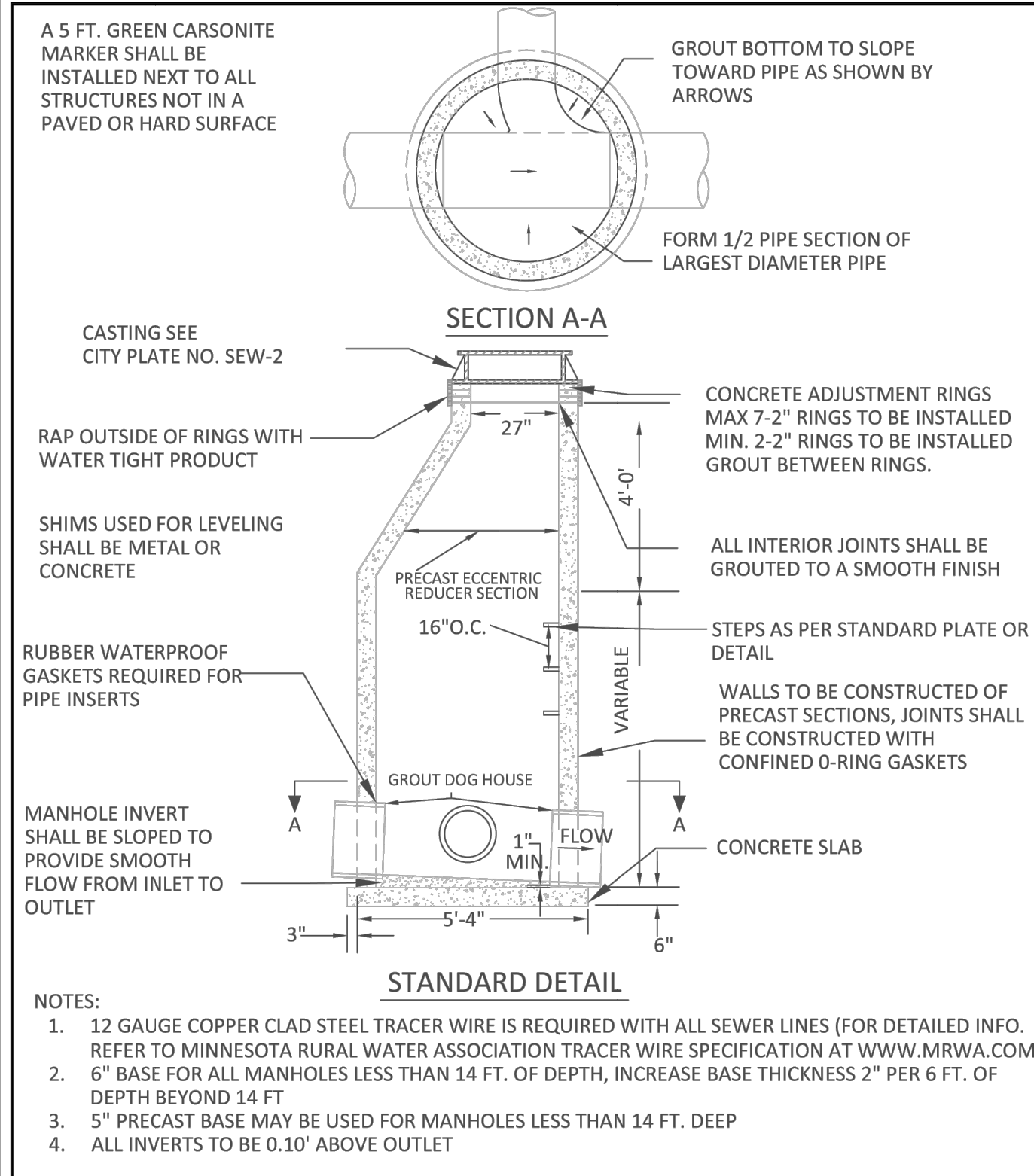
Signed: Christopher J. Dahm
Date: 06/04/2025 Lic. No. 58628

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

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. **C13**



REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025

DESIGN BY: M.J.M.

DRAWN BY: M.J.M.

CHECKED BY: M.J.M., C.J.D.

DWG FILE: DETAILS

FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm

Date: 06/04/2025 Lic. No. 58828

BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING
ENVIRONMENTAL SERVICES

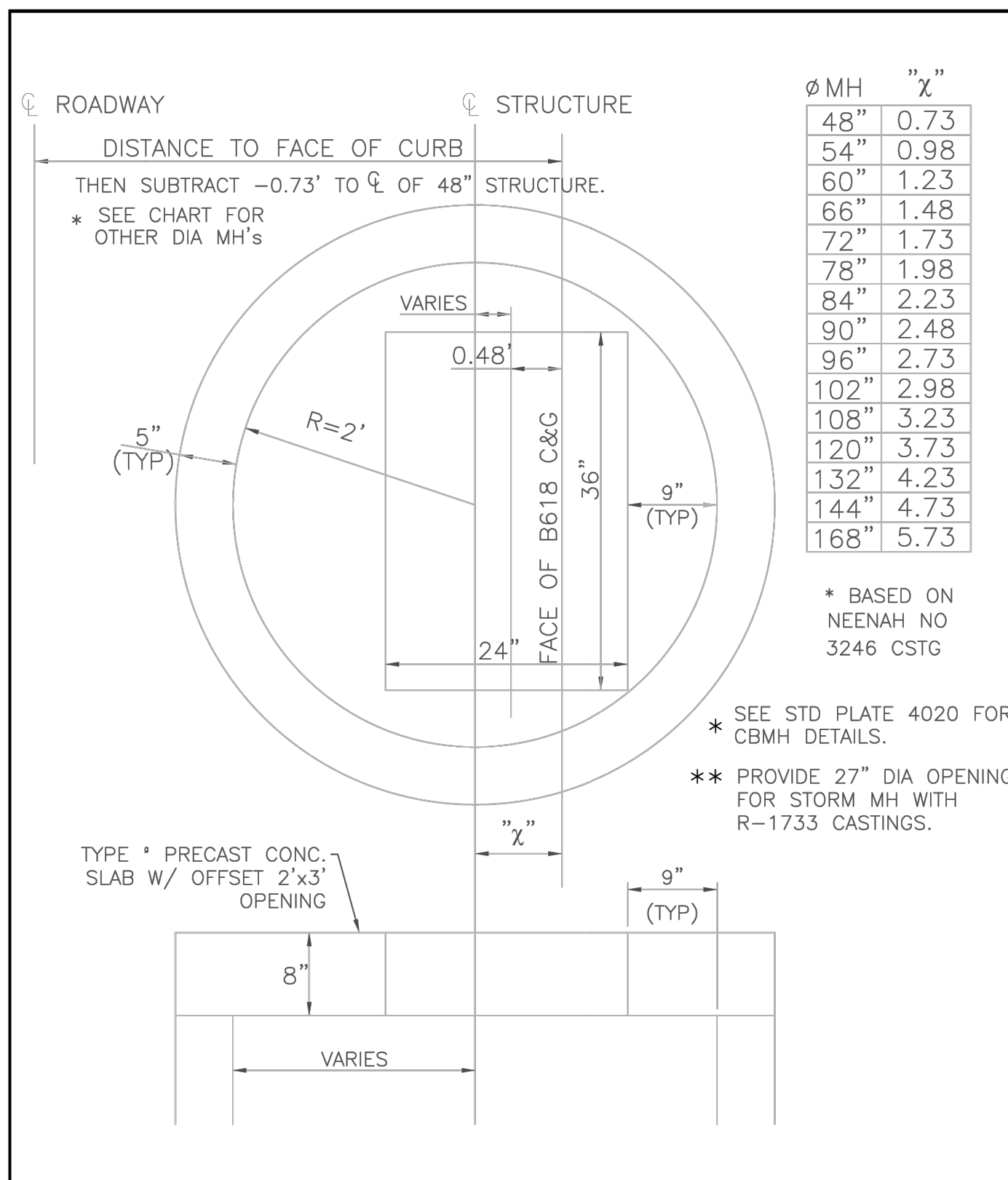
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE

City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. **C14**

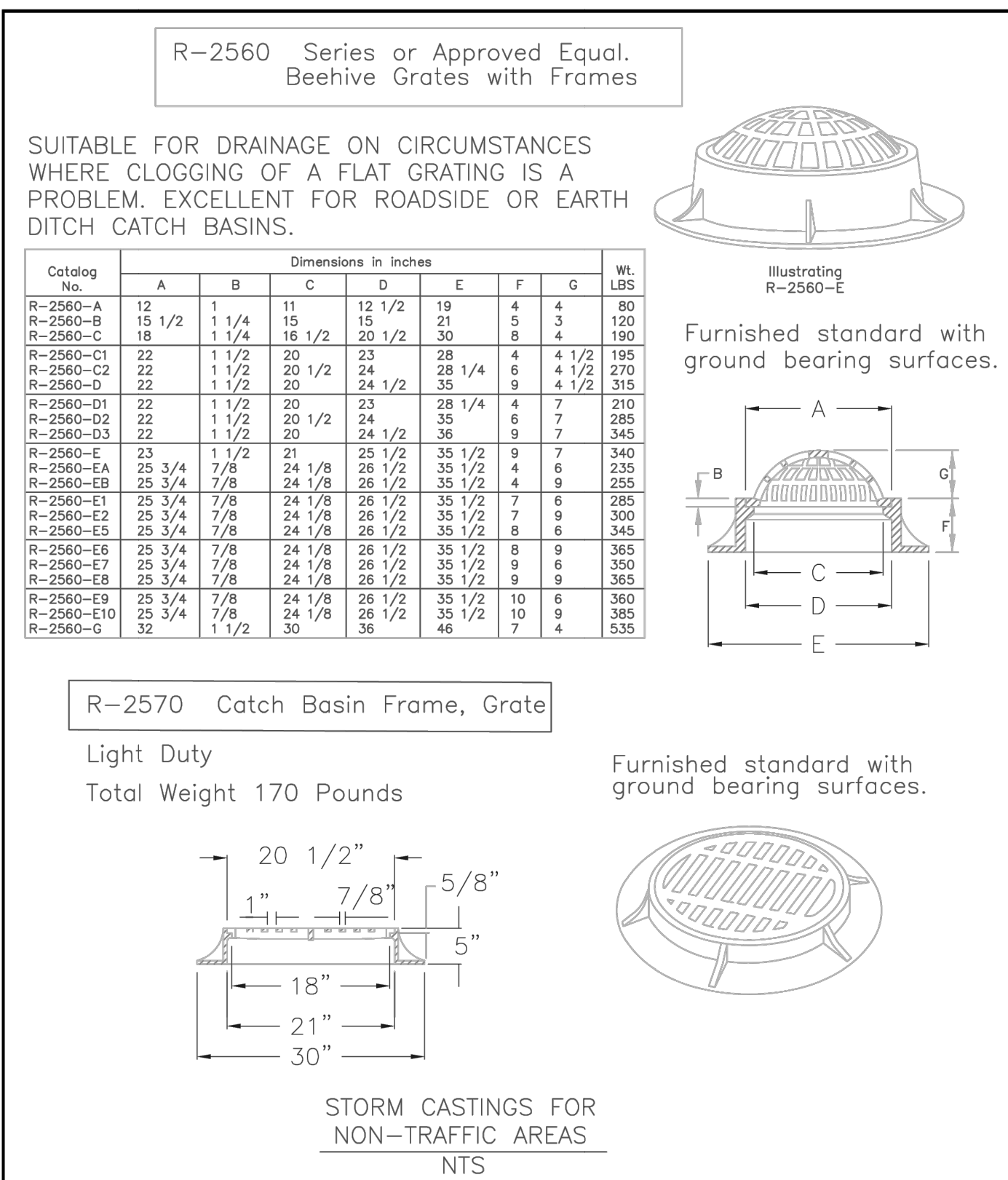


APPROVED: 4 - 2005

City of RAMSEY

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. ST0-5

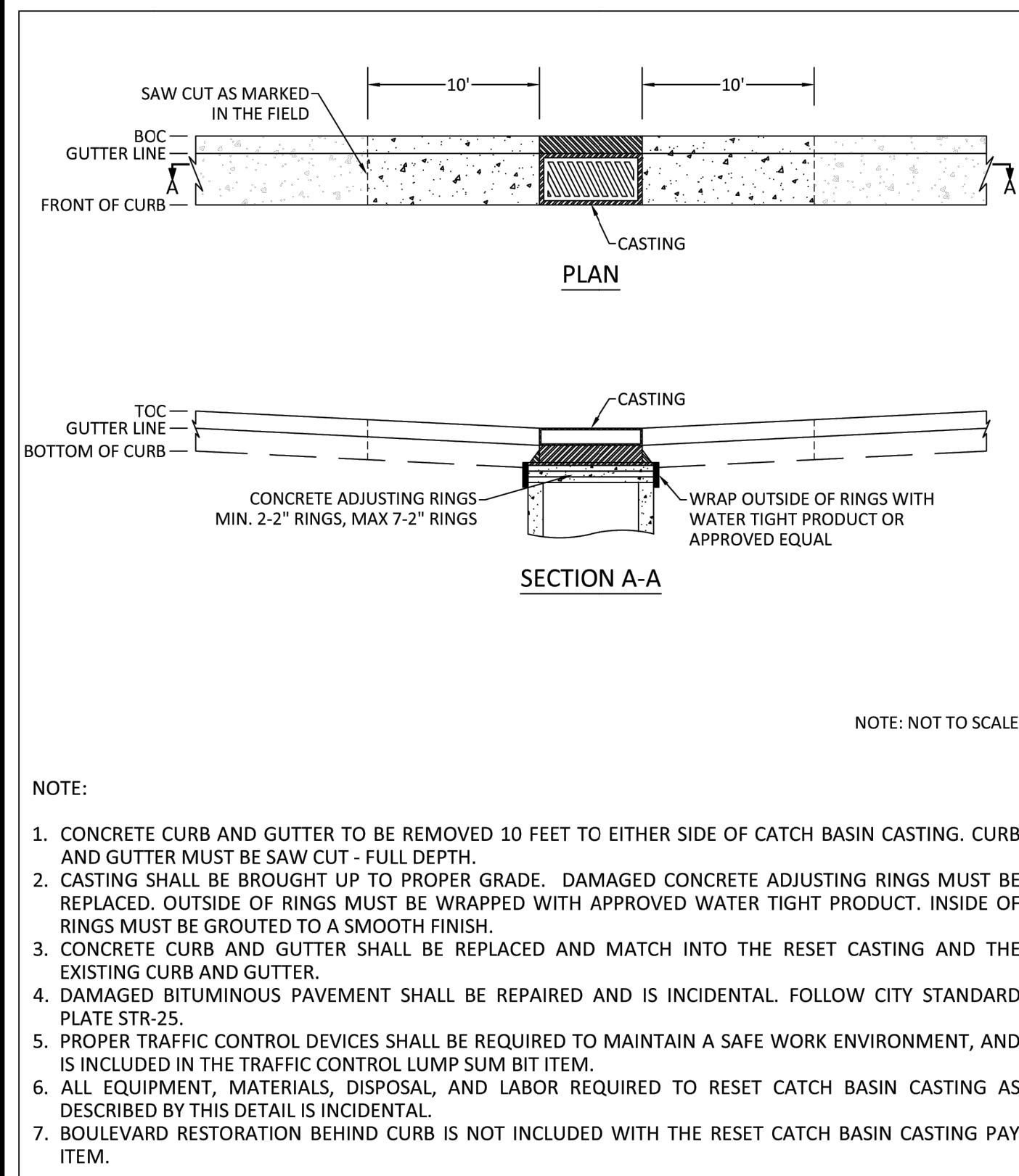


APPROVED: 9 - 2011

City of RAMSEY

STANDARD DETAILS: STORM CASTING - NON TRAFFIC AREAS

CITY PLATE No. ST0-6

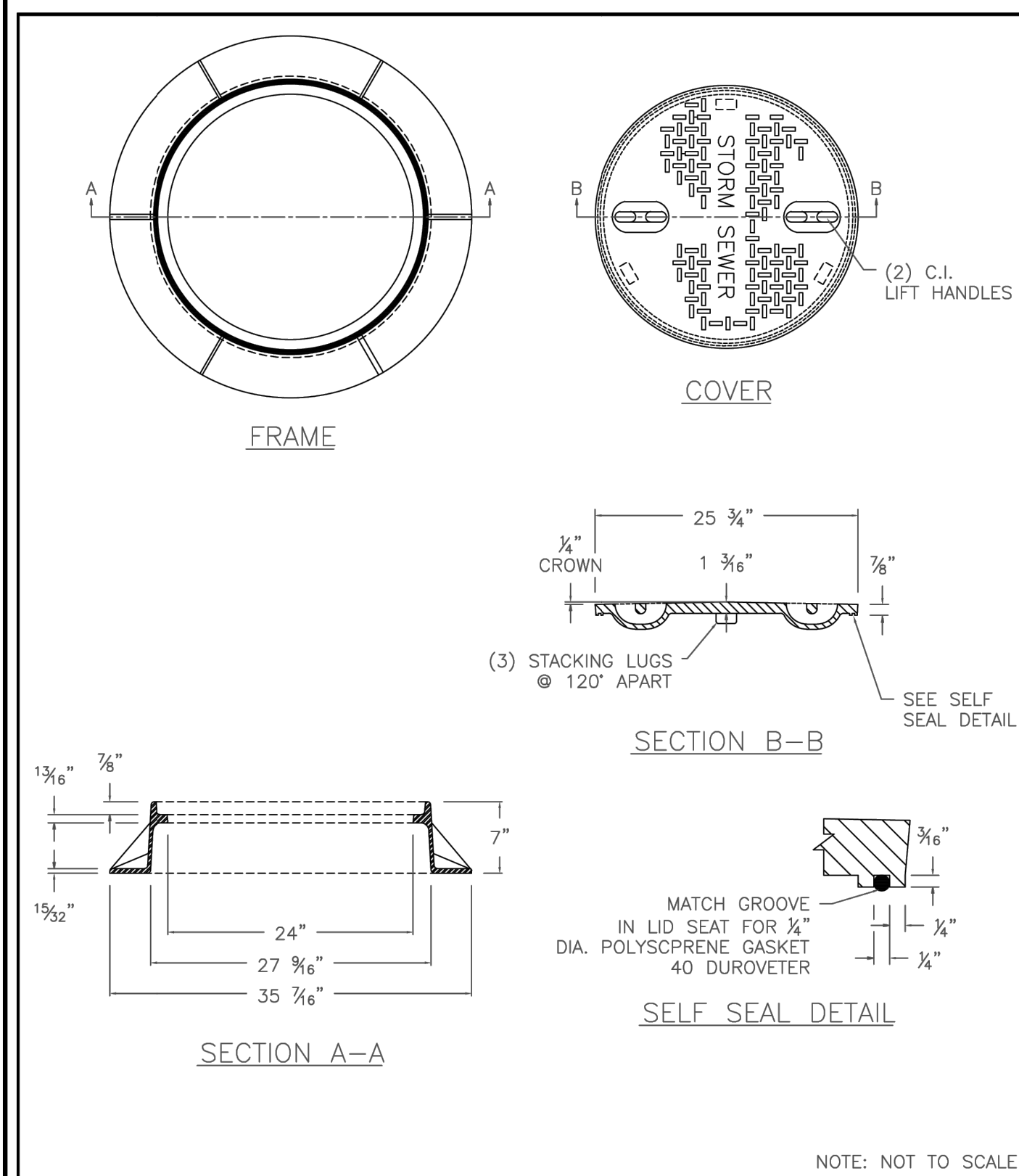


APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: RESET CATCH BASIN CASTING

CITY PLATE No. ST0-13

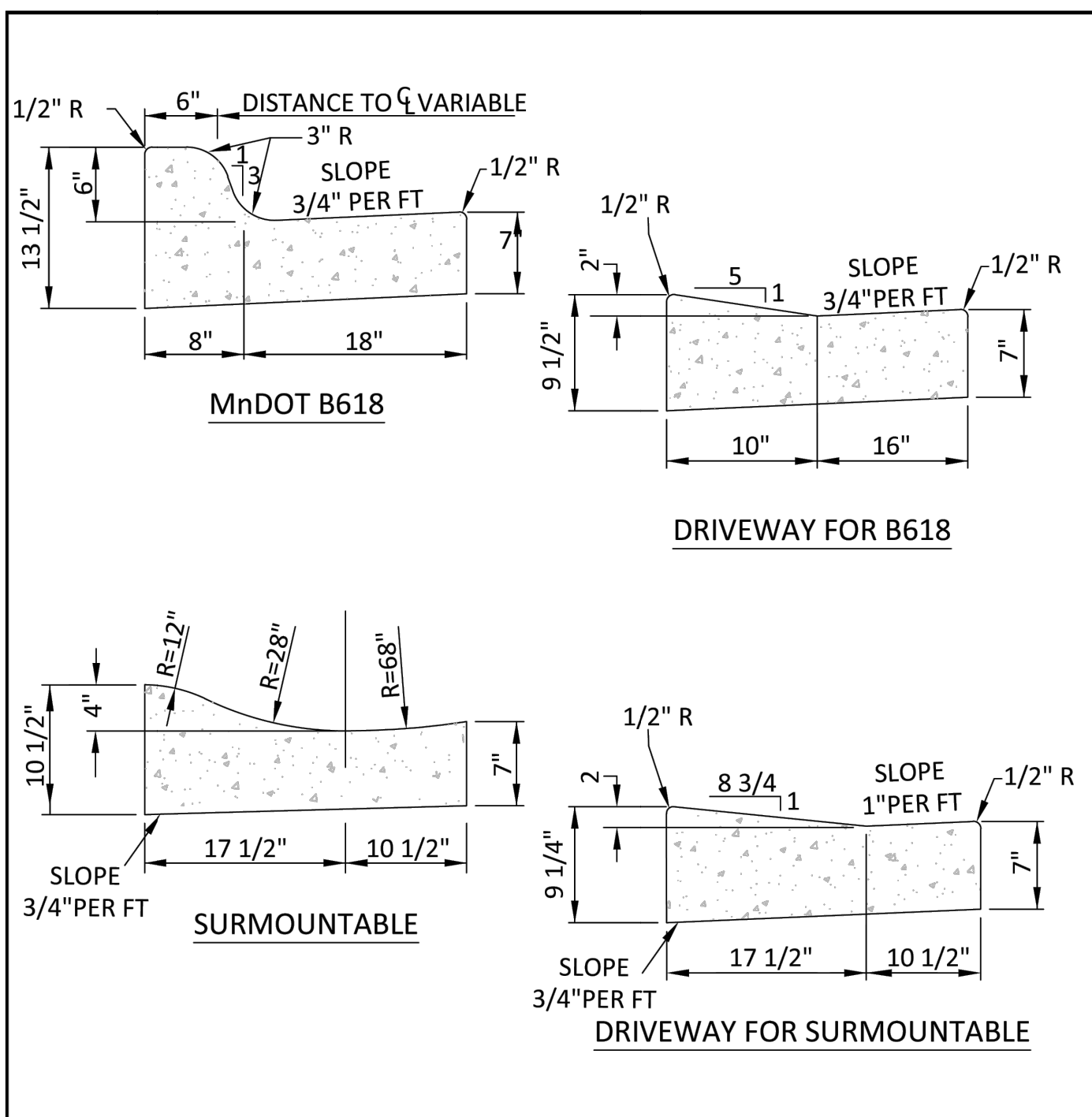


APPROVED: 2 - 2019

City of RAMSEY

STANDARD DETAILS: WATER TIGHT CASTING

CITY PLATE No. ST0-14

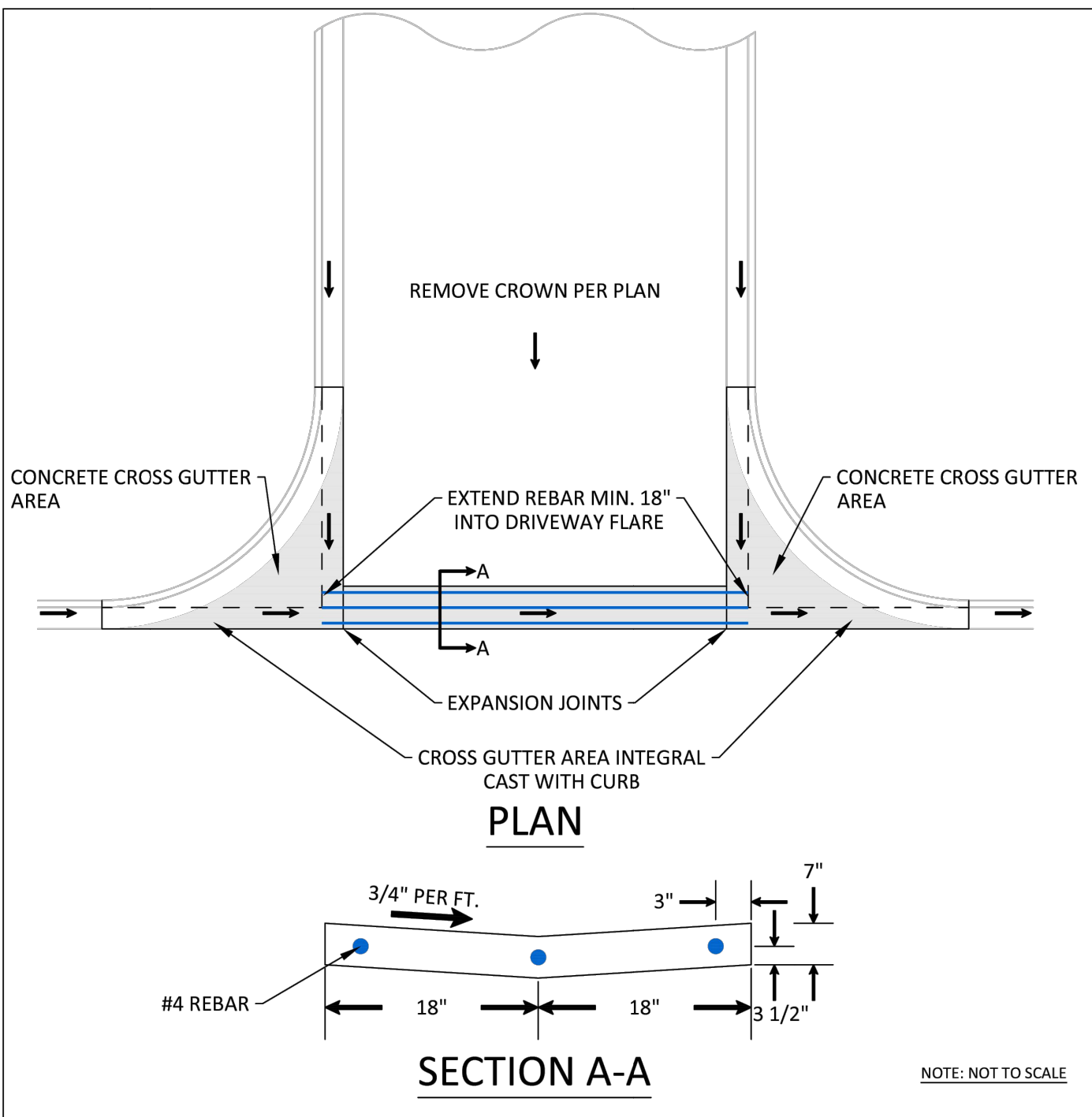


APPROVED: 10 - 2024

City of RAMSEY

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE No. STR-1

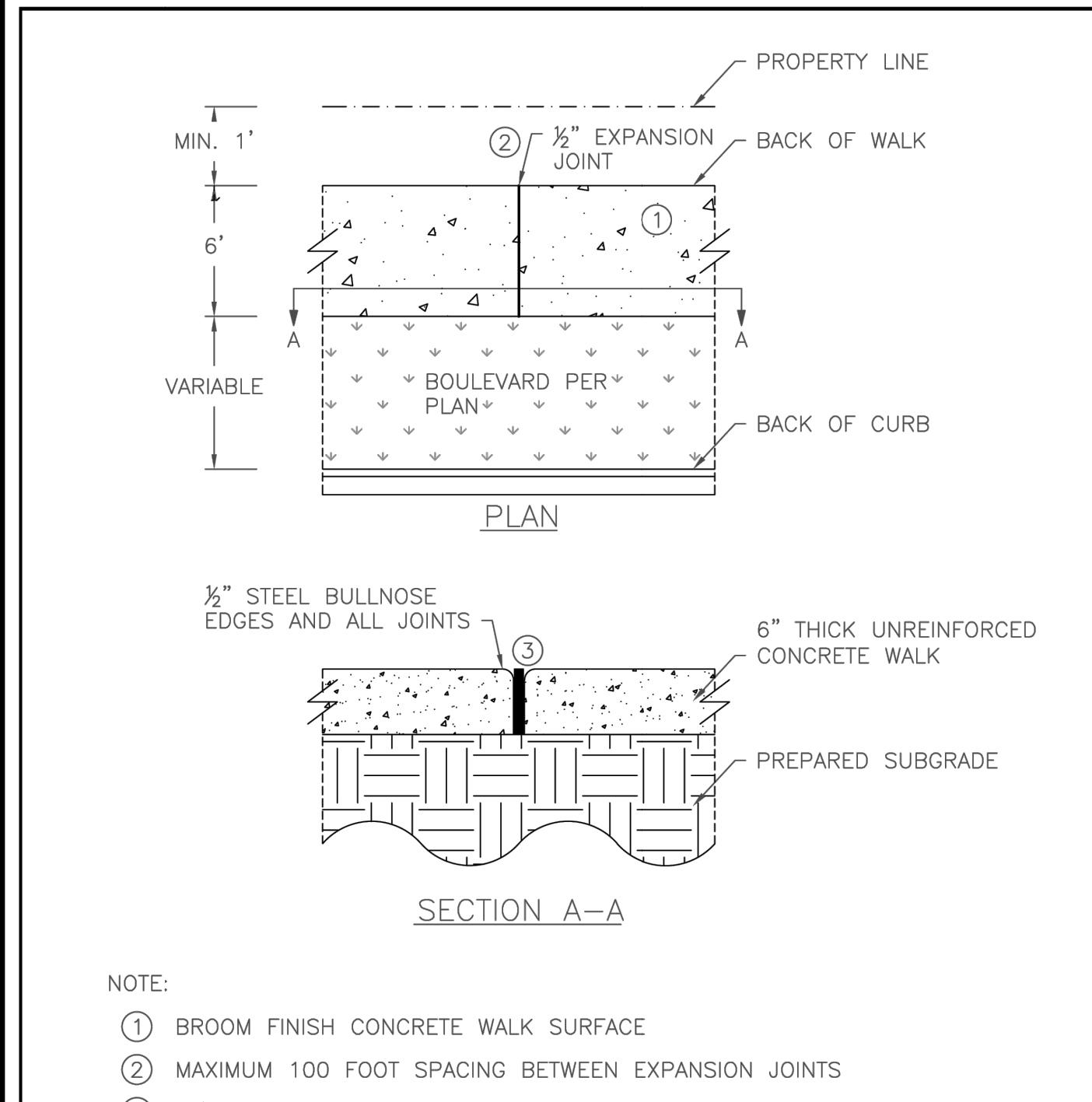


APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: CROSS GUTTER

CITY PLATE No. STR-2



APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. STR-3

IRON WORLD
Residential, Commercial & Industrial Fencing Solutions

9300 Davis Avenue
Howard County, MD 20723
Phone: (301) 776-7448
Fax: (301) 776-7477
Toll Free: (866) 510-2747
www.ironworldfencing.com

1 3/8" X 1 1/2" U-Channel Rail

Sq. Picket D

Sq. Post C

1/4" Aluminum Aircraft Rivet

3 13/16"

3 15/16"

2"

Not to Scale

NOM HEIGHT (A)	POST OPTION (C)	PICKET OPTION (D)
3'-0"	2" SQ X 1/4 GA	3/4" SQ - 14 GA
3'-6"	2 1/2" SQ X 12 OR 14 GA	OR 1" SQ - 16 GA
4'-0"	3" SQ X 12 GA	1" SQ - 18 GA
5'-0"	4" SQ X 11 GA	
6'-0"	6" SQ X 3/16" WALL	
7'-0"	U CHANNEL RAIL 11GA	
8'-0"		

42" NOM HEIGHT

B 1/2" NOM SECTION LENGTH

C 2 1/2" POST SIZE - 14 GAUGE

D 3/4" PICKET SIZE - 18 GAUGE

E 6 1/2" POST LENGTH

F 8 1/2" FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
- FOOTING WIDTH TO BE (4) X POST WIDTH.
- FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION. FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
- 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:

- PYRAMID WROUGHT IRON POST TOP
- COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.

42" HIGH ORNAMENTAL FENCE N.T.S.

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DATE: 06/04/2025

DESIGN BY: MJM

DRAWN BY: MJM, CJD

CHECKED BY: MJM, CJD

DWG FILE: DETAILS

FILE NO.: 25-0038.00

REV NO. 1

DATE 05/12/2025

DESCRIPTION CHIPOTLE ONLY CIVIL SET

REVISED PER CITY REVIEW

06/04/2025

Signed: Christopher J. Dahm

Date: 06/04/2025

Lic. No. 58828

BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING ENVIRONMENTAL SERVICES

13076 FIRST STREET, BECKER, MN 55508-9322

TEL: 763-262-8822 FAX: 763-262-8844

CHIPOTLE

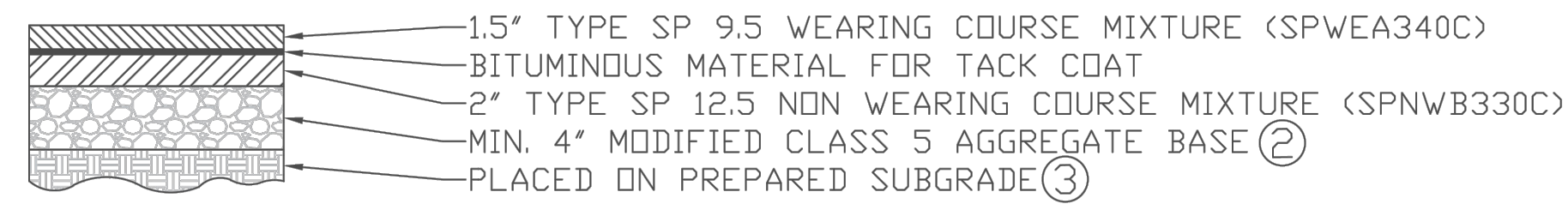
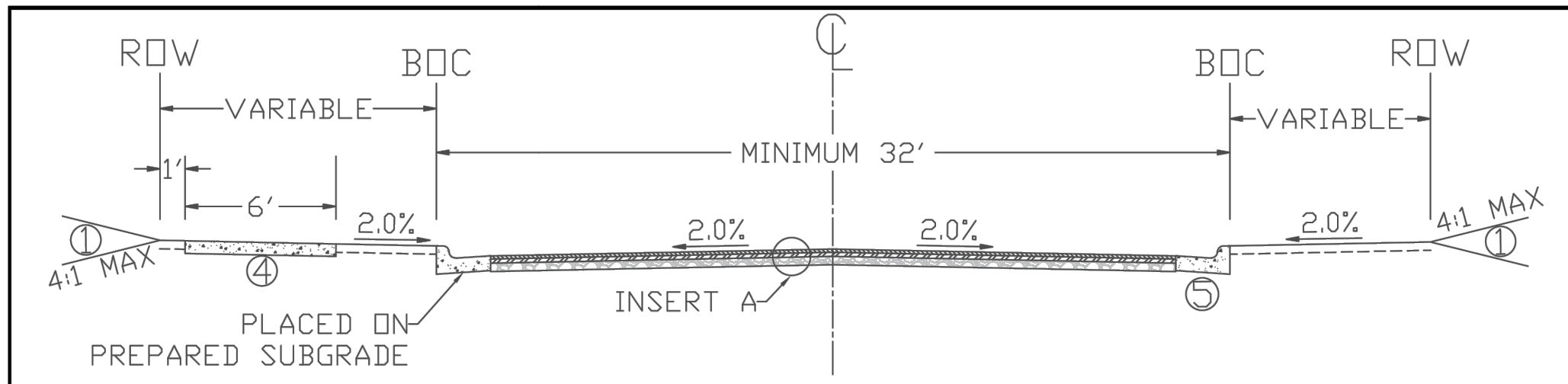
BUNKER LAKE CROSSING

CAPITAL REAL ESTATE

City of Ramsey, Anoka County, MN

DETAILS

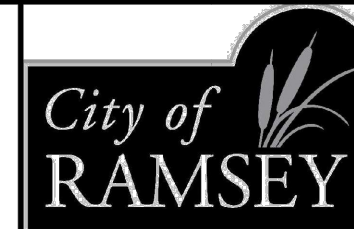
SHEET NO. C15



- REFERENCE NOTES:**
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4' COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6
 - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
 - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
 - ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
 - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

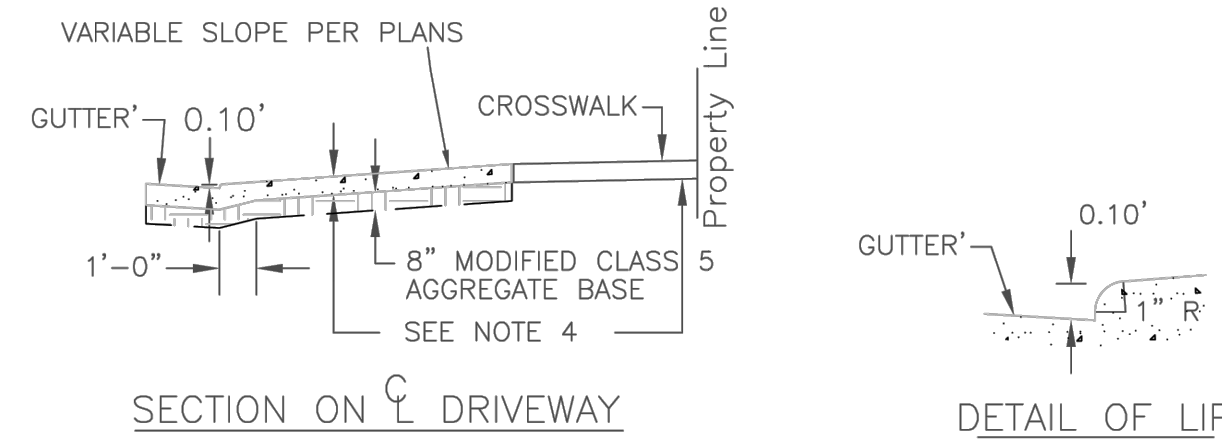
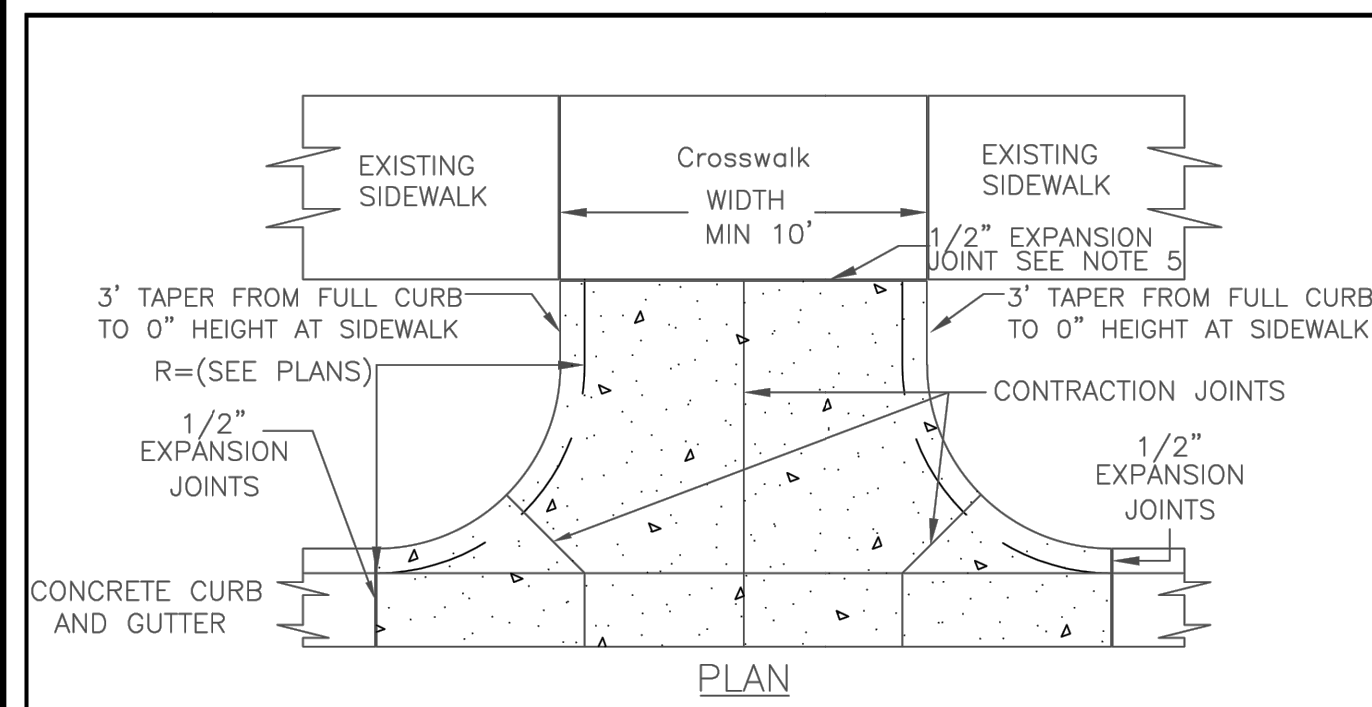
NOTE: NOT TO SCALE

APPROVED:
3 - 2022



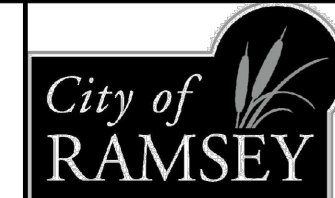
CITY PLATE
No. STR-5

STANDARD
DETAILS:
32' - URBAN STREET

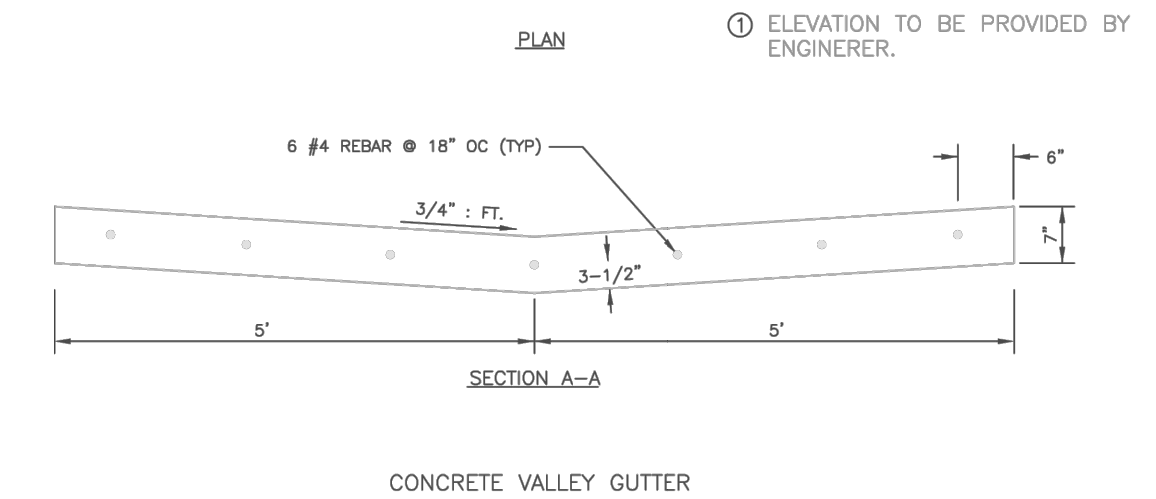
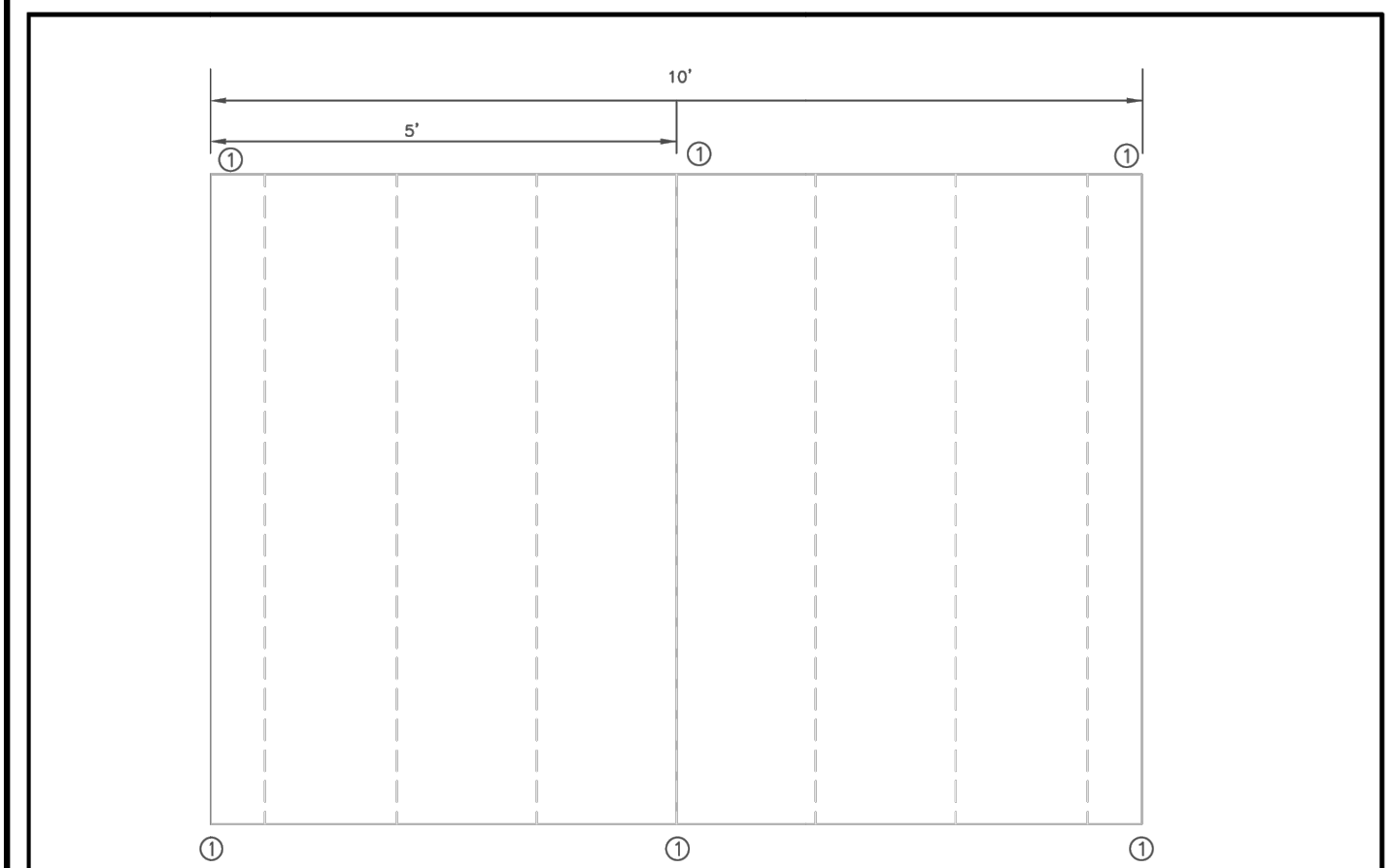


- NOTES:**
- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
 - DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
 - GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
 - 8" THICK FOR COMMERCIAL DRIVEWAYS.
 - 1/2" EXPANSION JOINT, 1/2" PREFORMED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

APPROVED:
4 - 2016

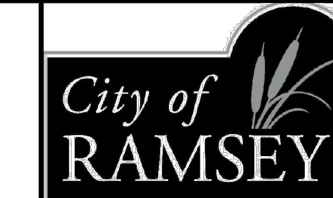


STANDARD DETAILS:
COMMERCIAL DRIVEWAY
CURB/CUT
CITY PLATE No. STR-14



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

APPROVED:
9 - 2011

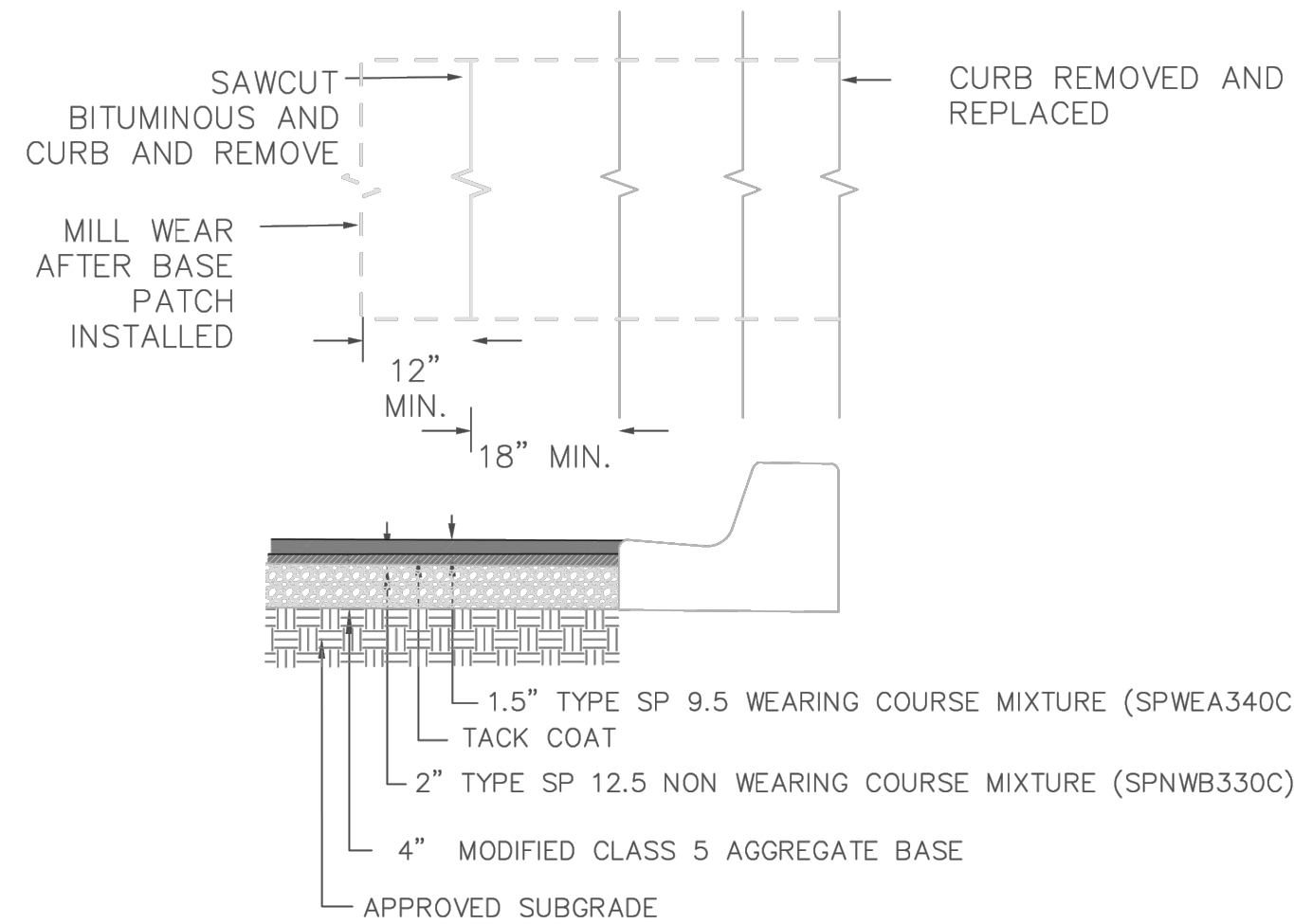


STANDARD DETAILS:
10' CROSS GUTTER -
OVERLAYS
CITY PLATE No. STR-20

REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

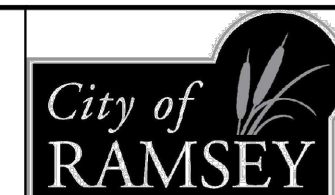
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Signed: Christopher J. Dahm
Date: 06/04/2025 Lic. No. 58628



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

APPROVED:
3 - 2022



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

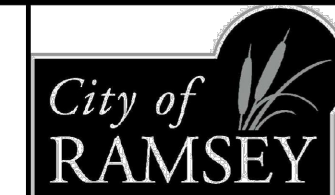
TABLE A MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

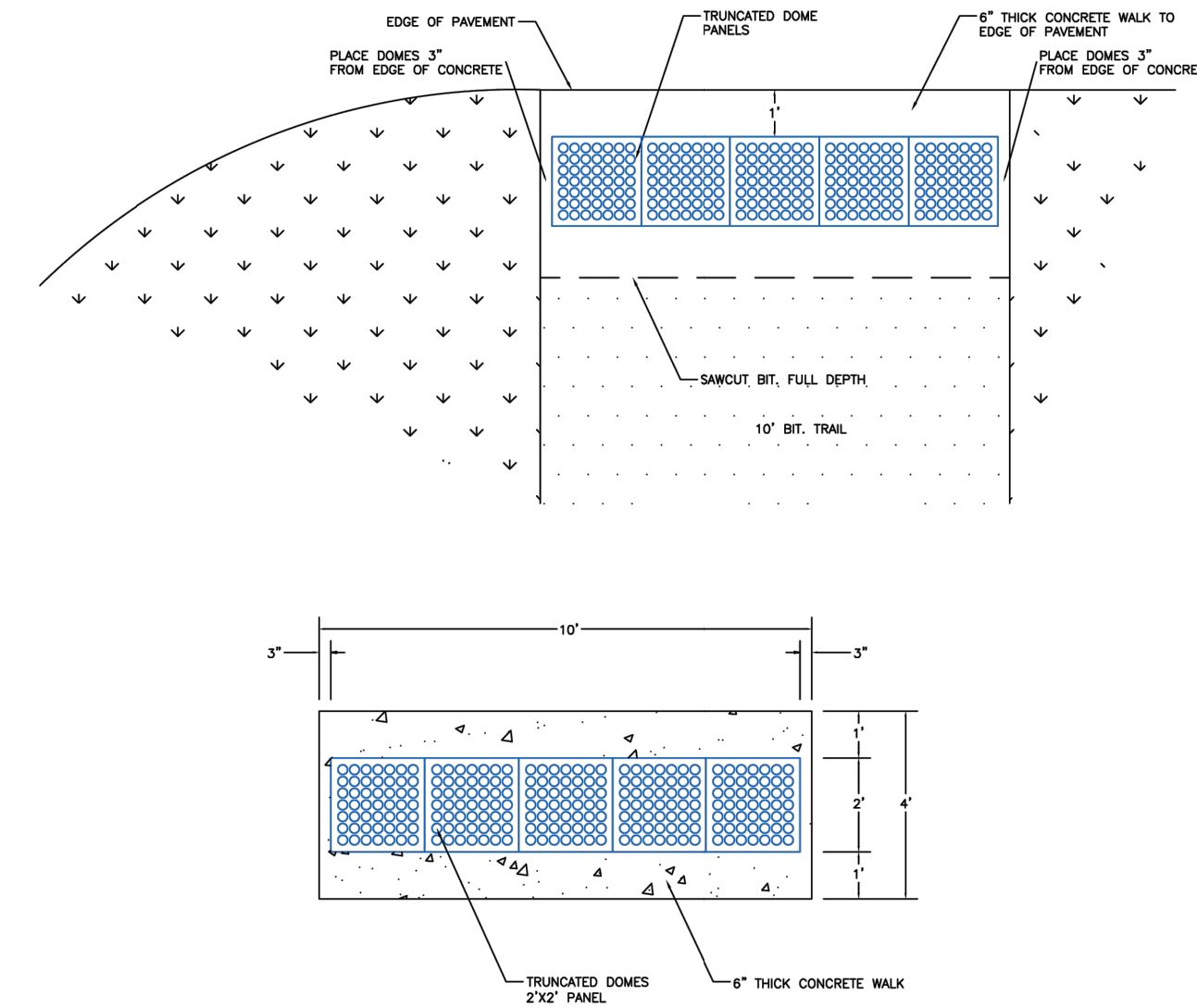
1"	100
3/4"	90 - 100
3/8"	50 - 80
No. 4	35 - 70
No. 10	20 - 60
No. 40	10 - 35
No. 200	5 - 10

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

APPROVED:
2 - 2003



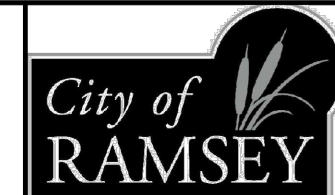
STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS
CITY PLATE No. STR-26



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

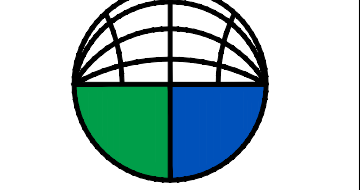
NOTE: NOT TO SCALE

APPROVED:
7 - 2015



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

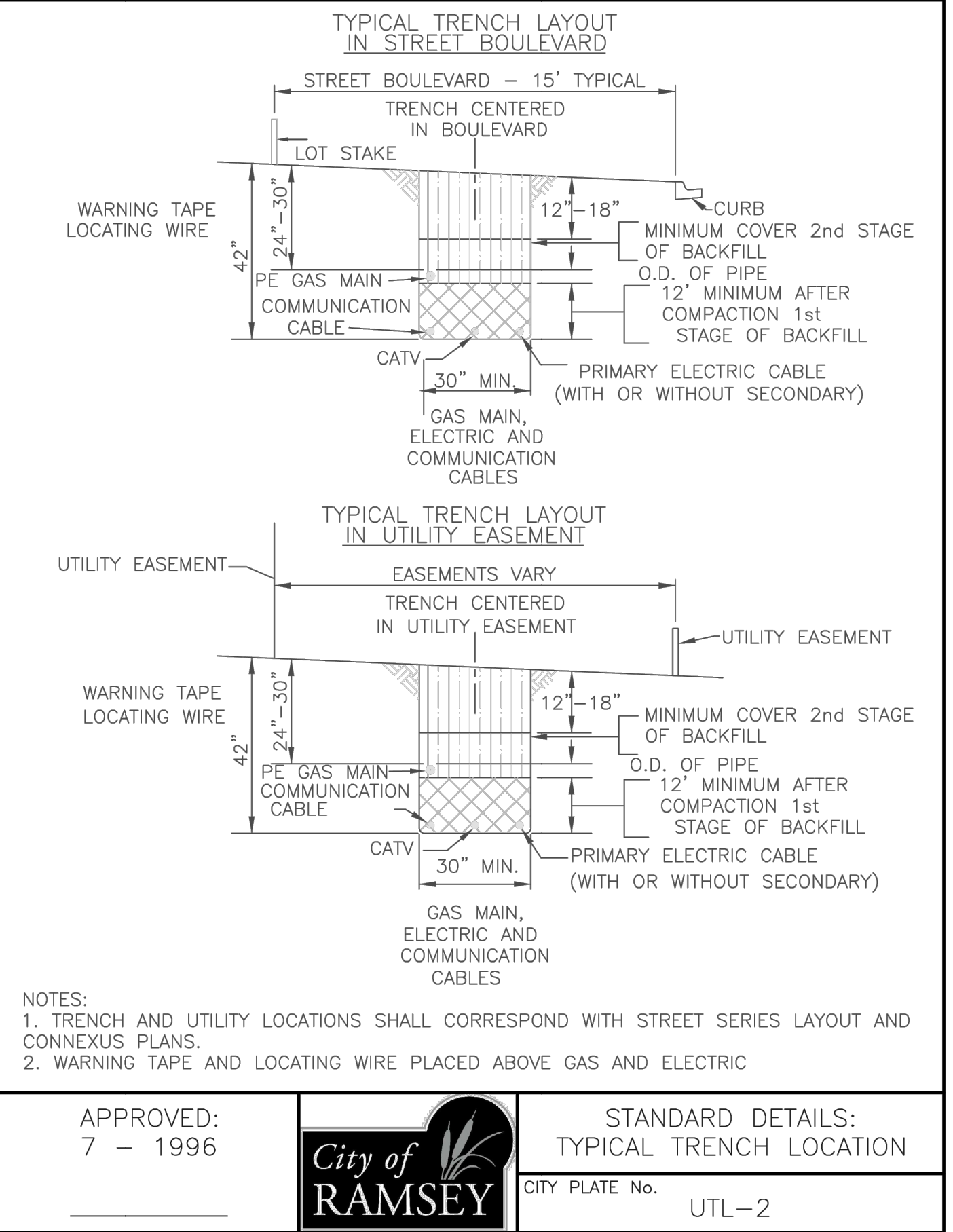
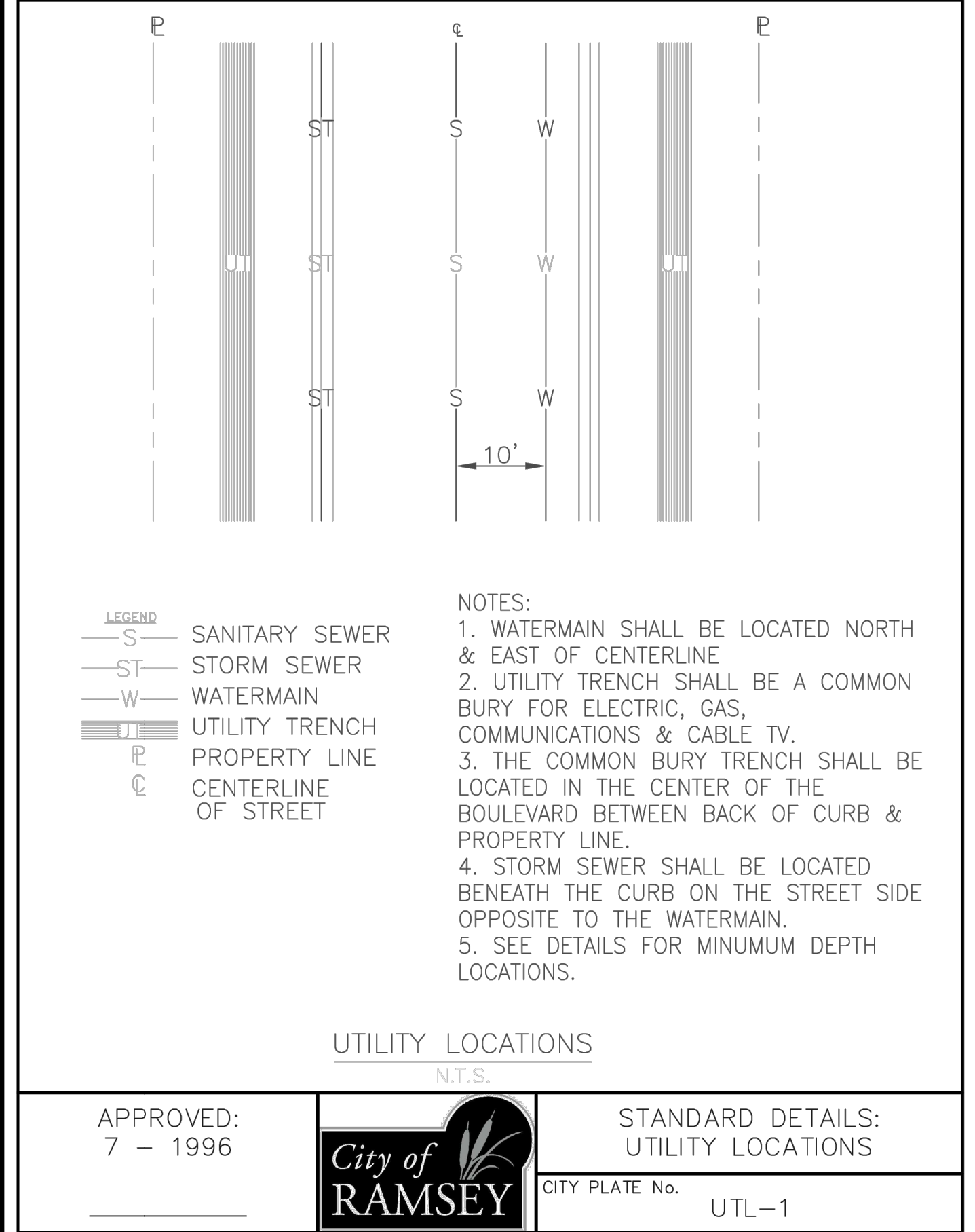
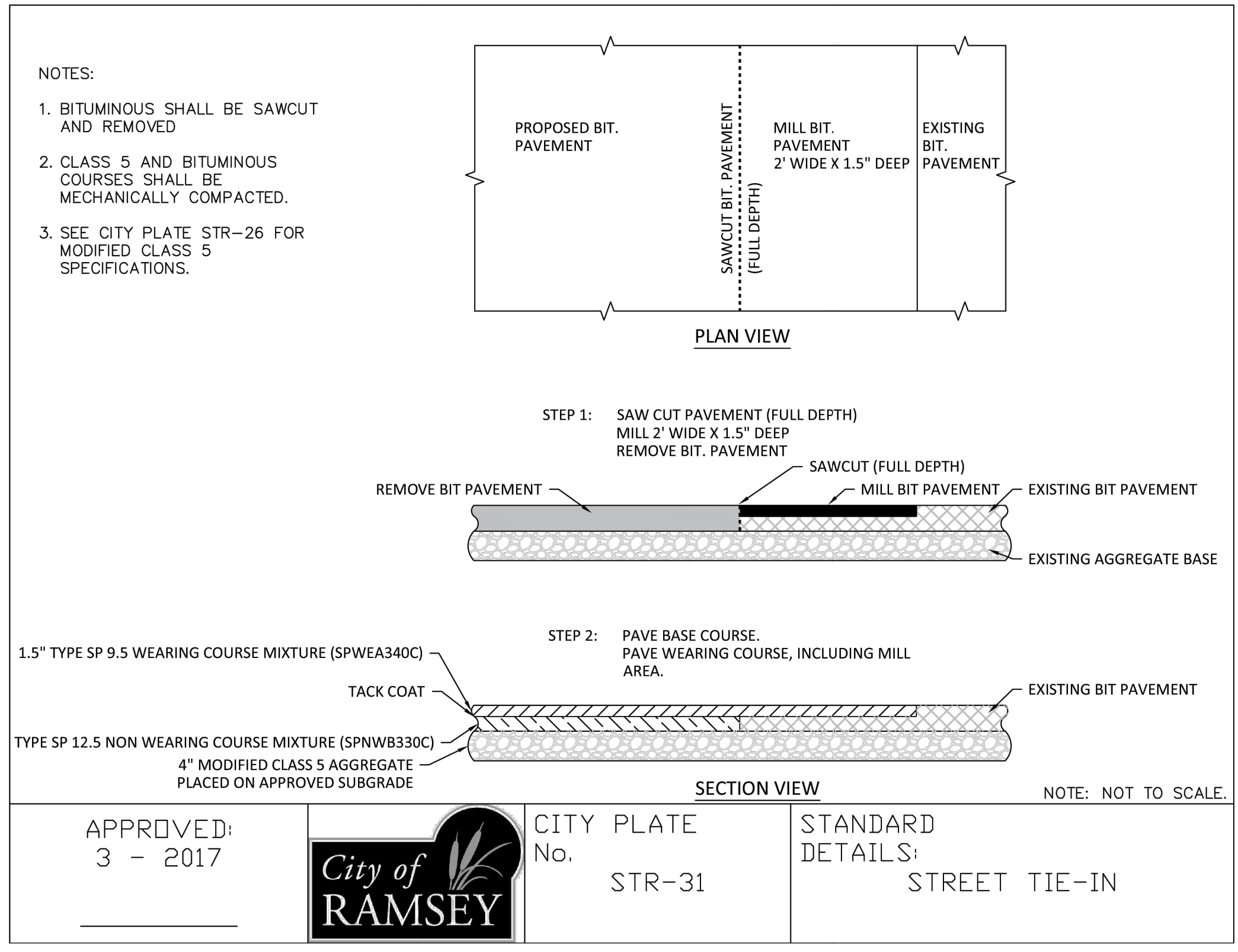
BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
ENVIRONMENTAL SERVICES
13076 FIRST STREET, BECKER, MN 55508-9322
TEL: 763-262-8822 FAX: 763-262-8844



**CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE**
City of Ramsey, Anoka County, MN

SHEET NO.

C16



REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE: 06/04/2025

DESIGN BY: MJM

DRAWN BY: MJM

CHECKED BY: MJM, CJD

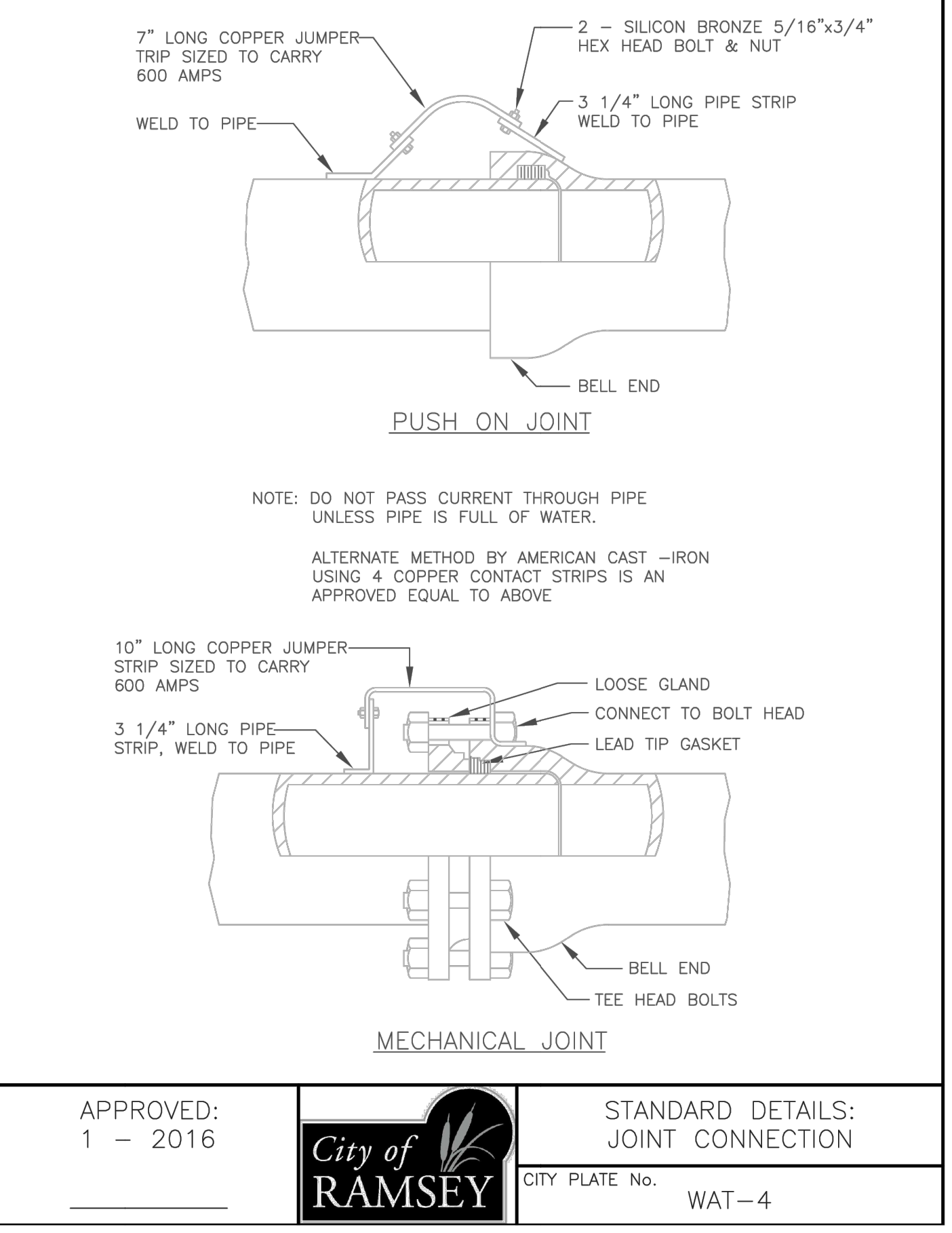
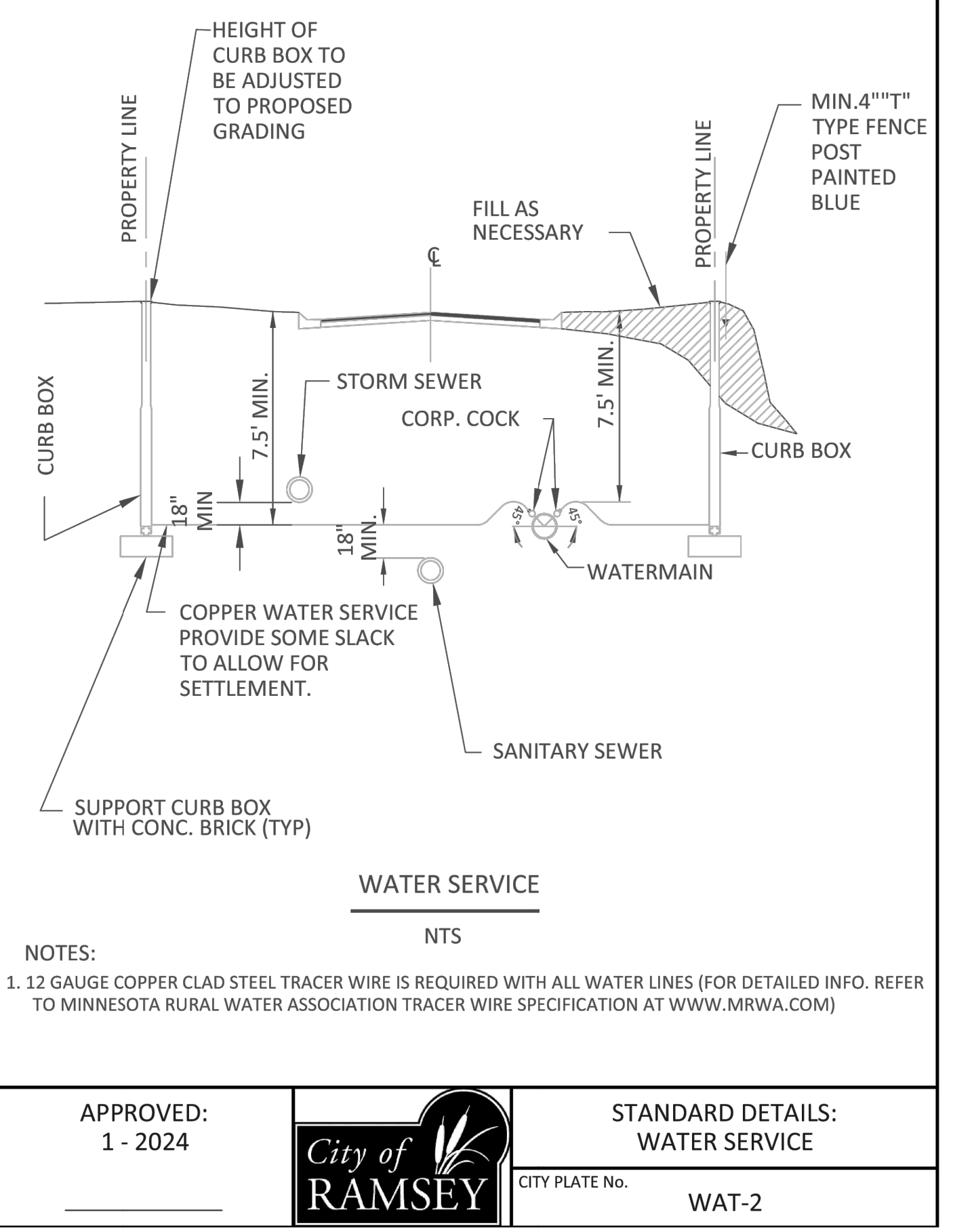
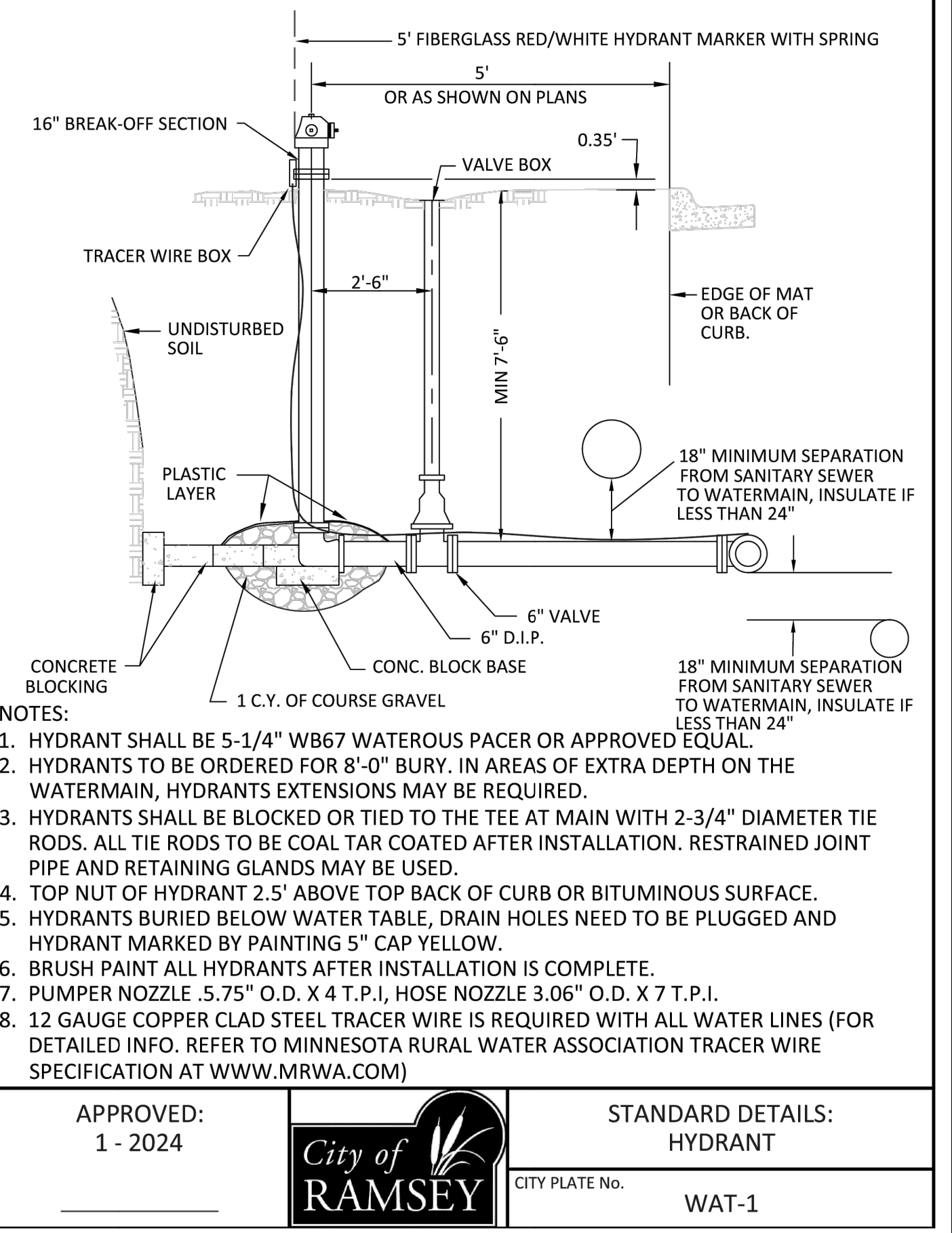
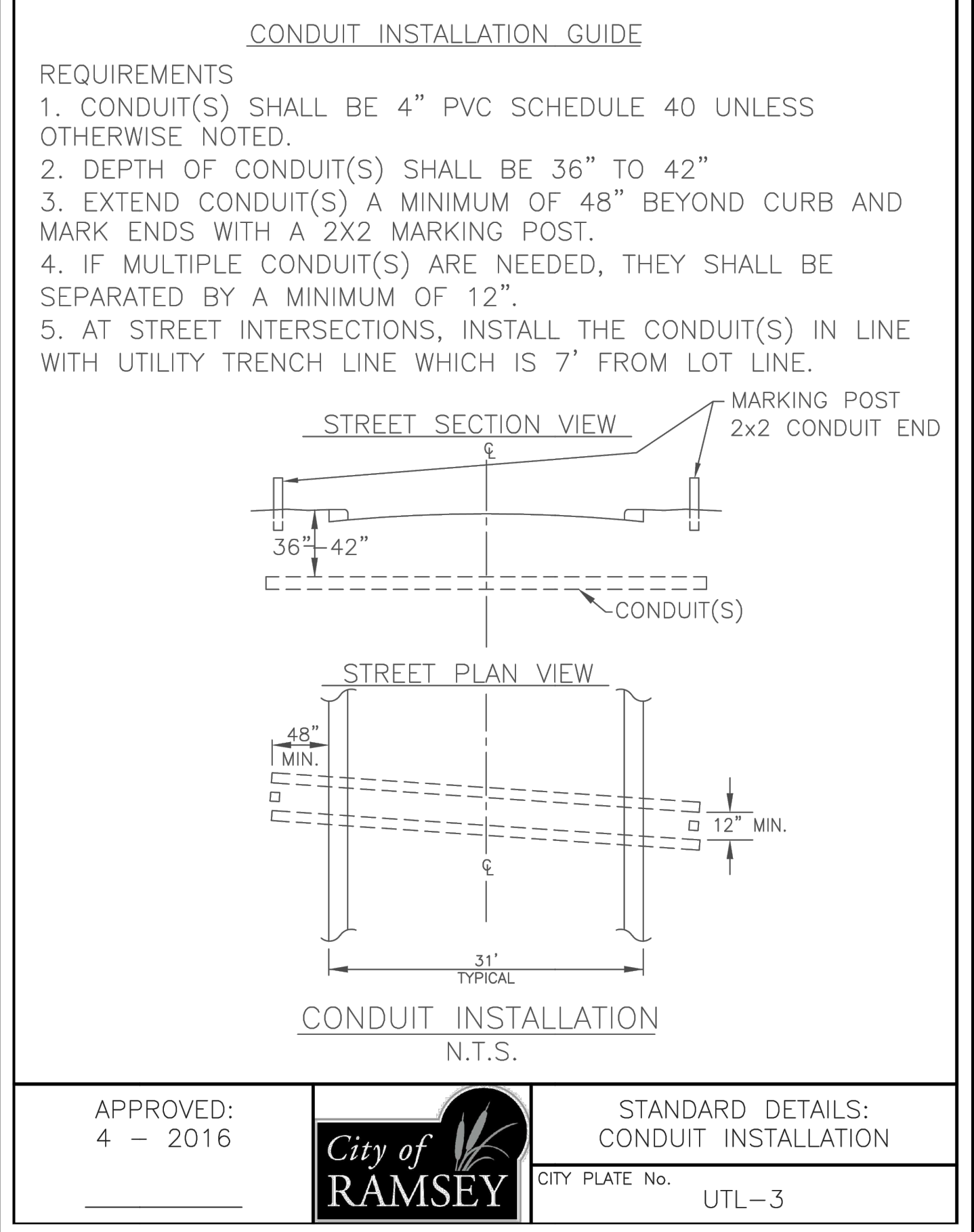
DWG FILE: DETAILS

FILE NO.: 25-0038.00

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Signed: Christopher J. Dahm
Lic. No. 58828

Date: 06/04/2025



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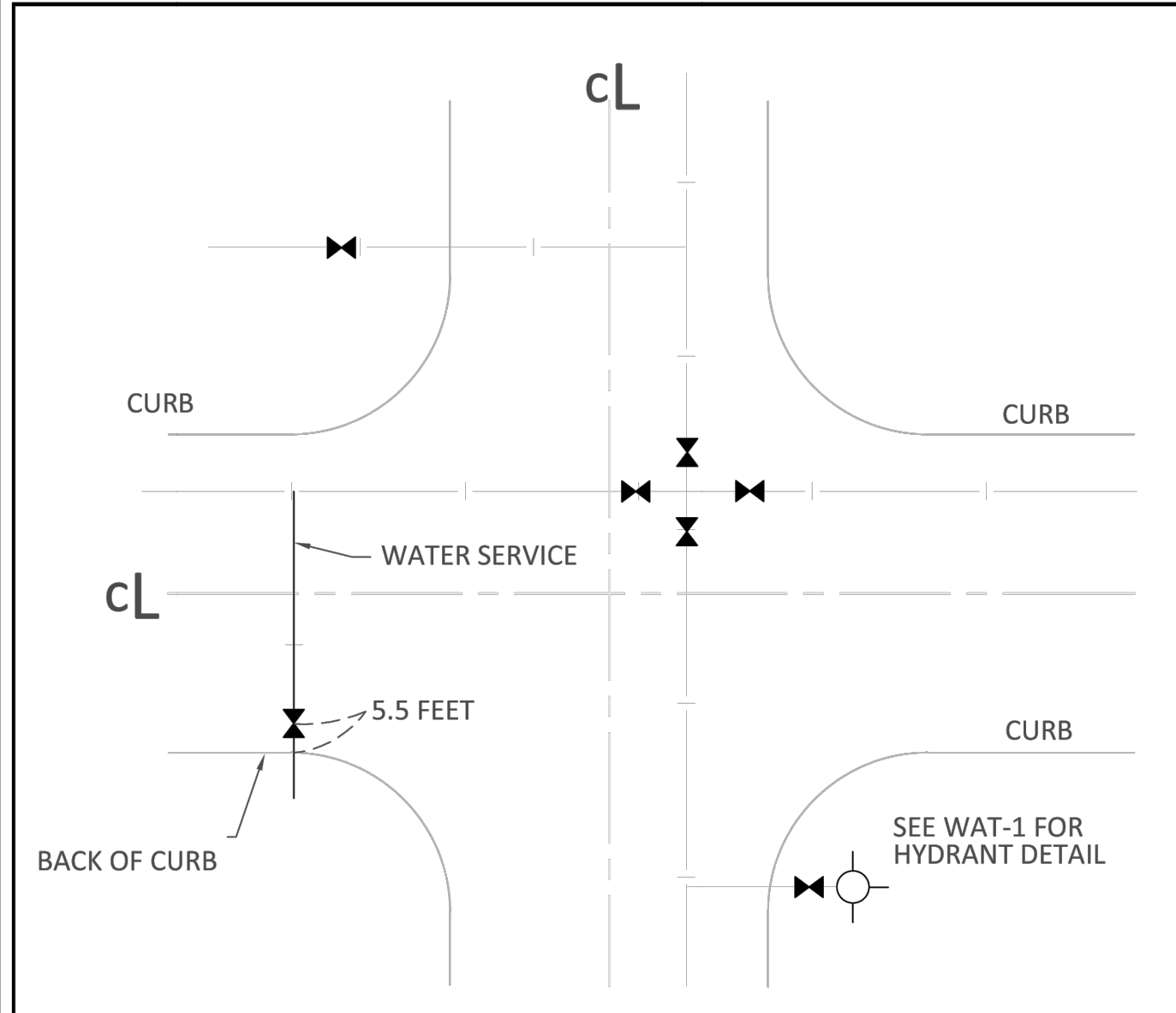
CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE

City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. C17

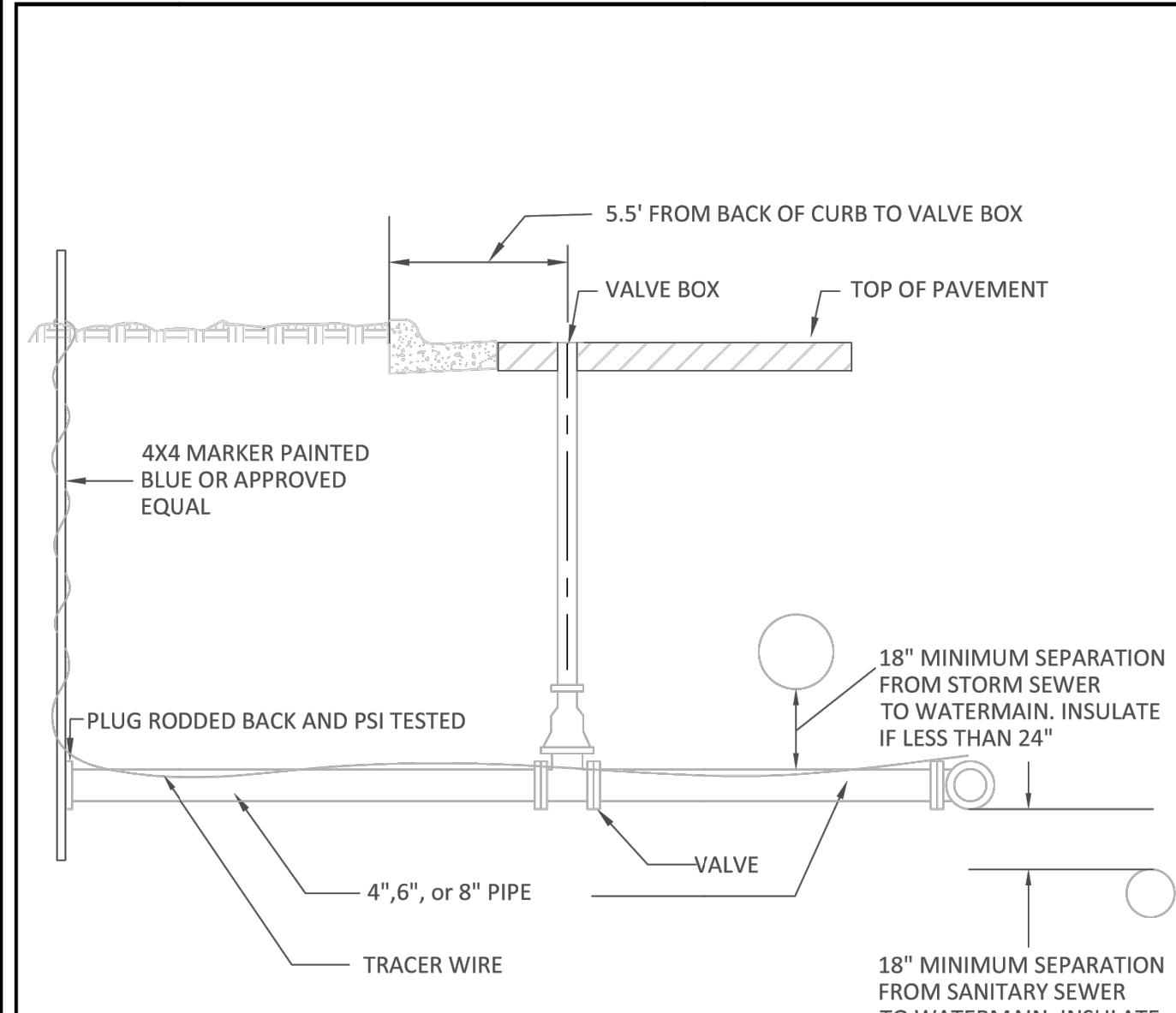
6/4/2025 2:07 PM n:\projects\ramsey\05-2025\00 - cr ramsey\engineering\civil\file\chpote\only\CHPTE_CoverSheet.dwg



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

APPROVED: 1 - 2024

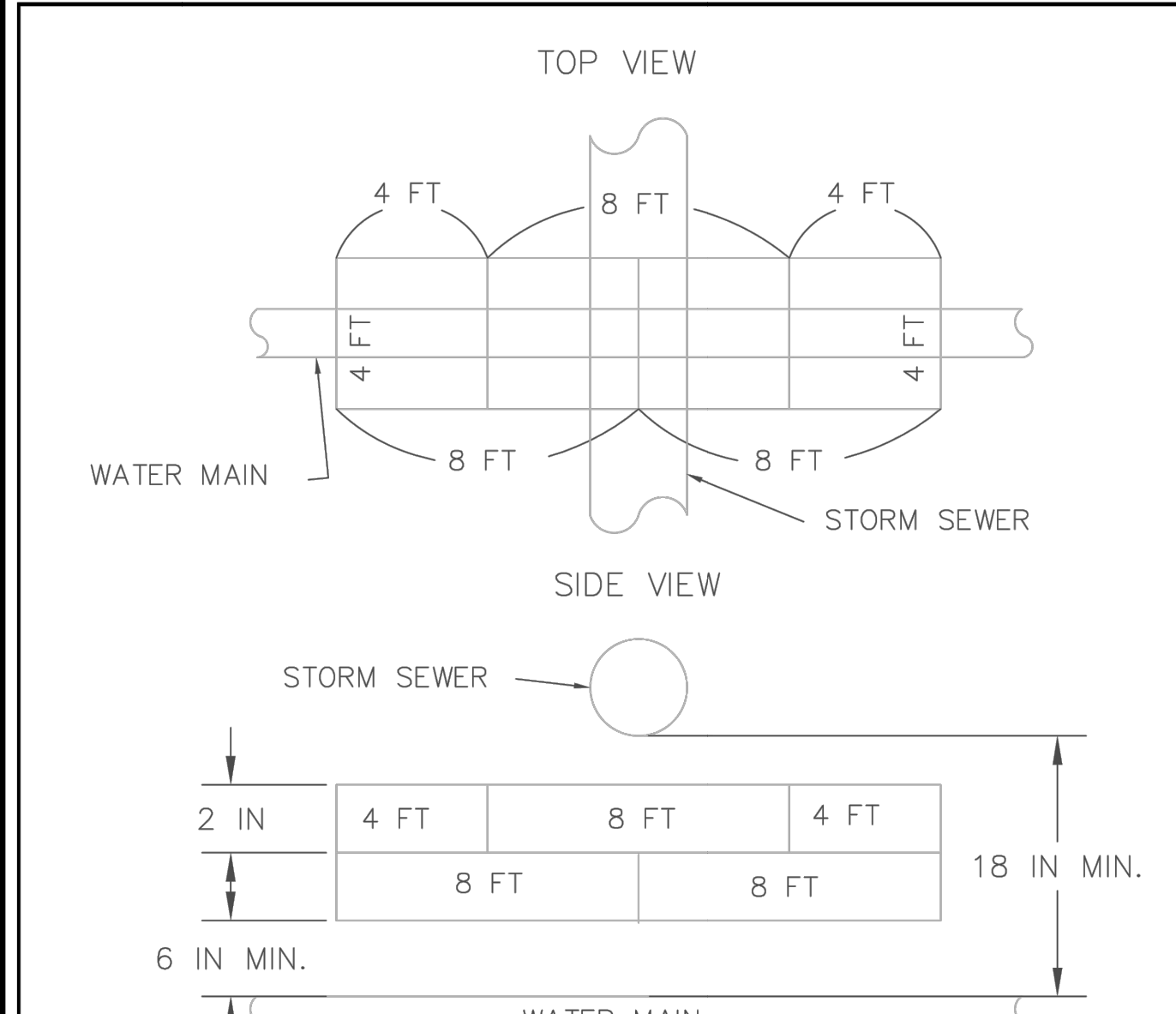
STANDARD DETAILS:
WATERMAIN VALVE LOCATION
CITY PLATE No. WAT-3



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

APPROVED: 1 - 2024

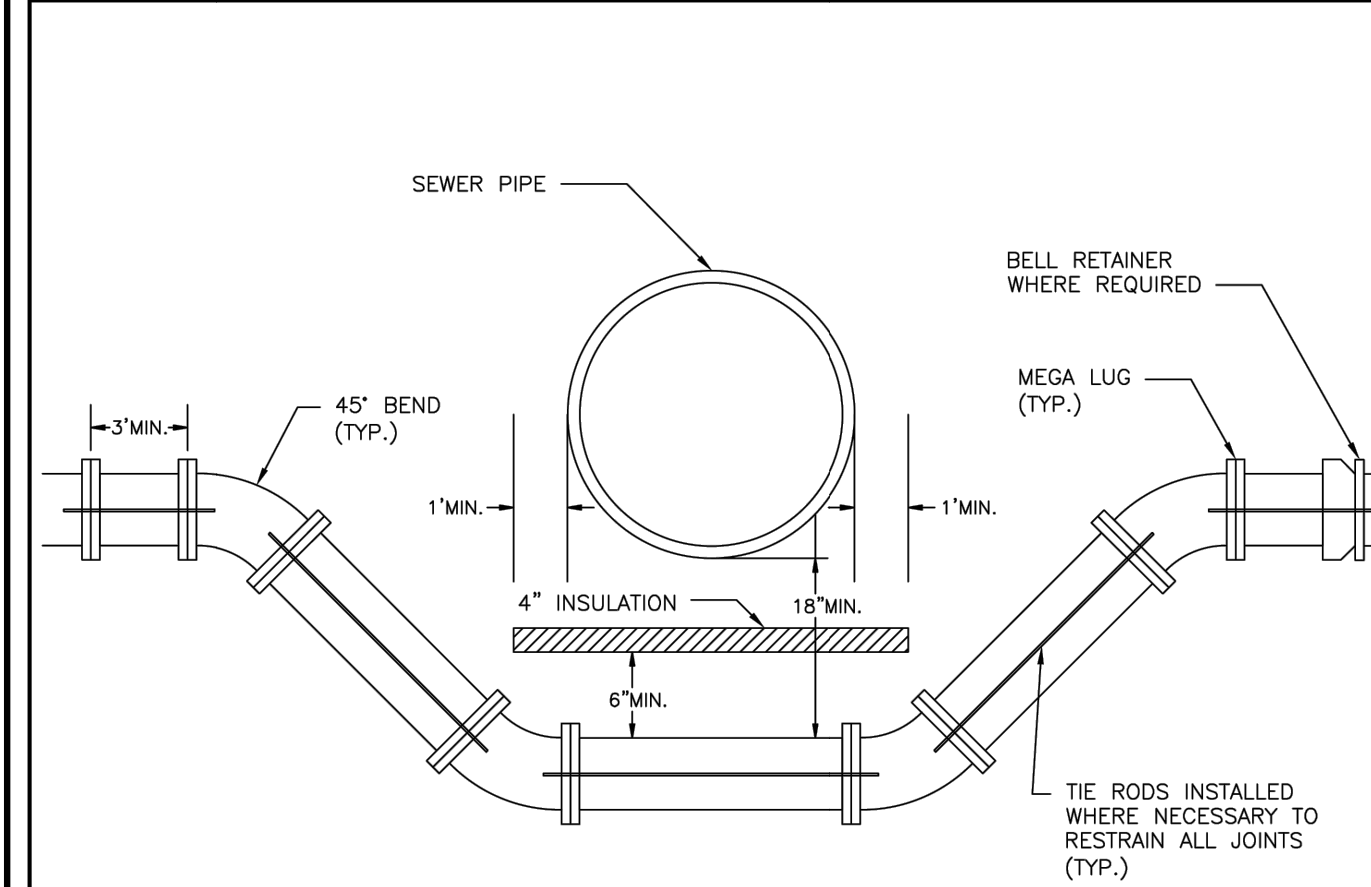
STANDARD DETAILS:
COMMERCIAL SERVICE
CITY PLATE No. WAT-5



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

APPROVED: 3 - 2022

STANDARD DETAILS:
WATER MAIN INSULATION
CITY PLATE No. WAT-6



- NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINTS ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
 2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.
 3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.
- NOTE: SEE STANDARD PLATE WAT-6 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015

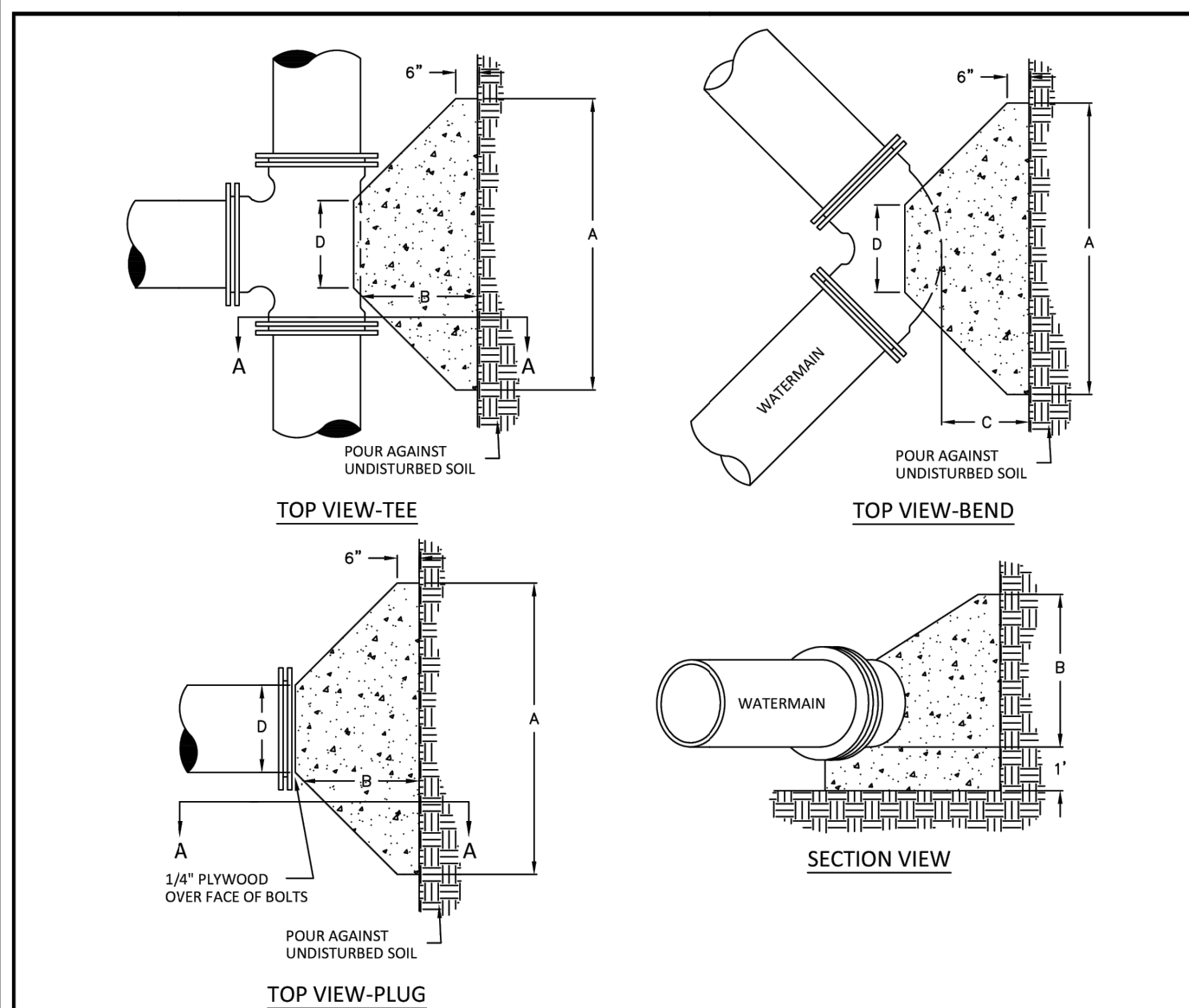
STANDARD DETAILS:
WATERMAIN LOWERING
CITY PLATE No. WAT-7

REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CIVIL REVIEW

DATE: 06/04/2025
 DESIGN BY: MJM
 DRAWN BY: MJM
 CHECKED BY: MJM, CJD
 DWG FILE: DETAILS
 FILE NO.: 25-0038.00

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

Signed: Christopher J. Dahm
 Lic. No. 58828
 Date: 06/04/2025



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

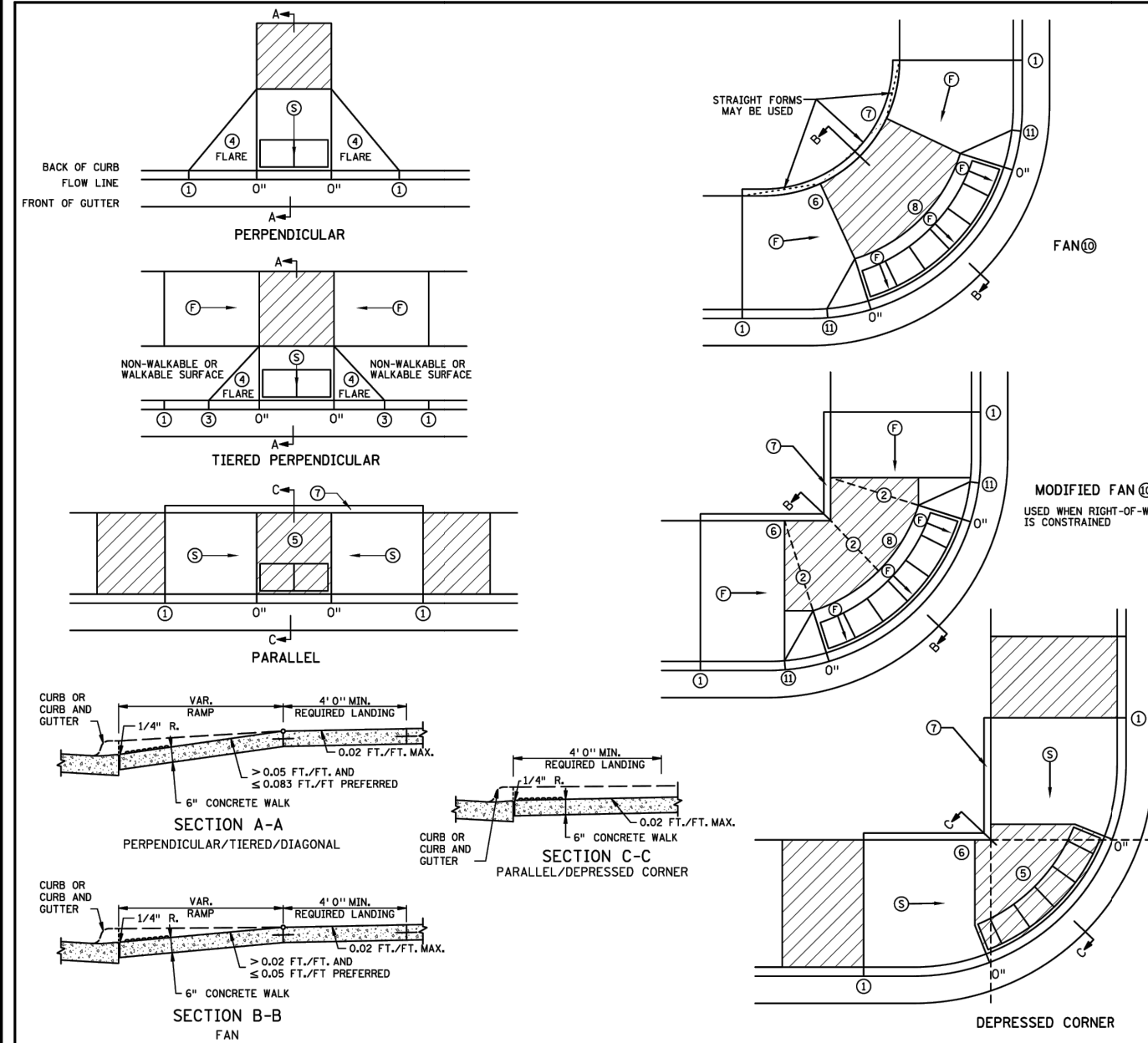
DIAMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:

1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCURINGS.

APPROVED: 1 - 2024

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

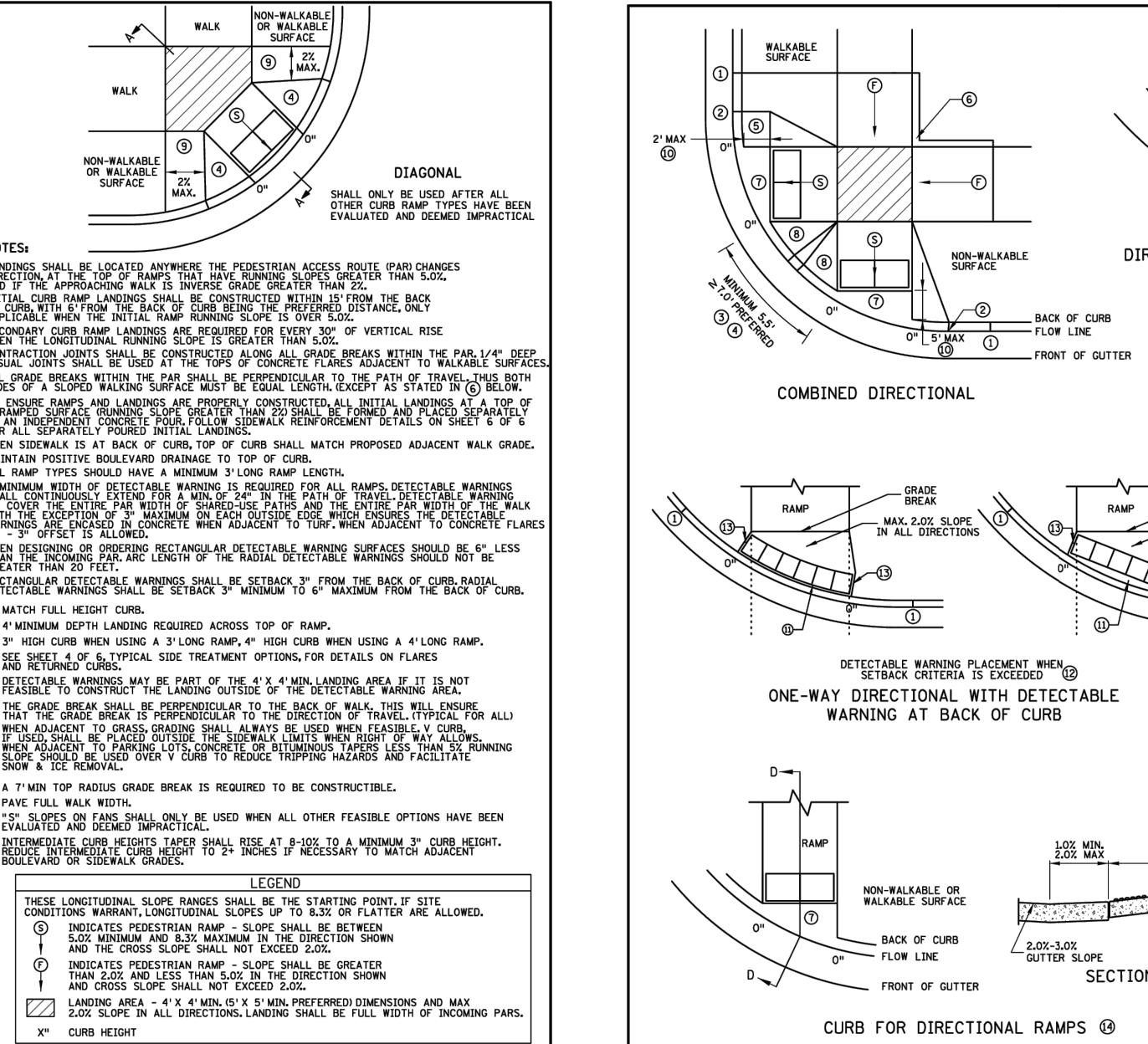


MINNESOTA STANDARD PLAN 5-297.250 1 OF 6

APPROVED: 11-04-2023

STATE PROJ. NO. () SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

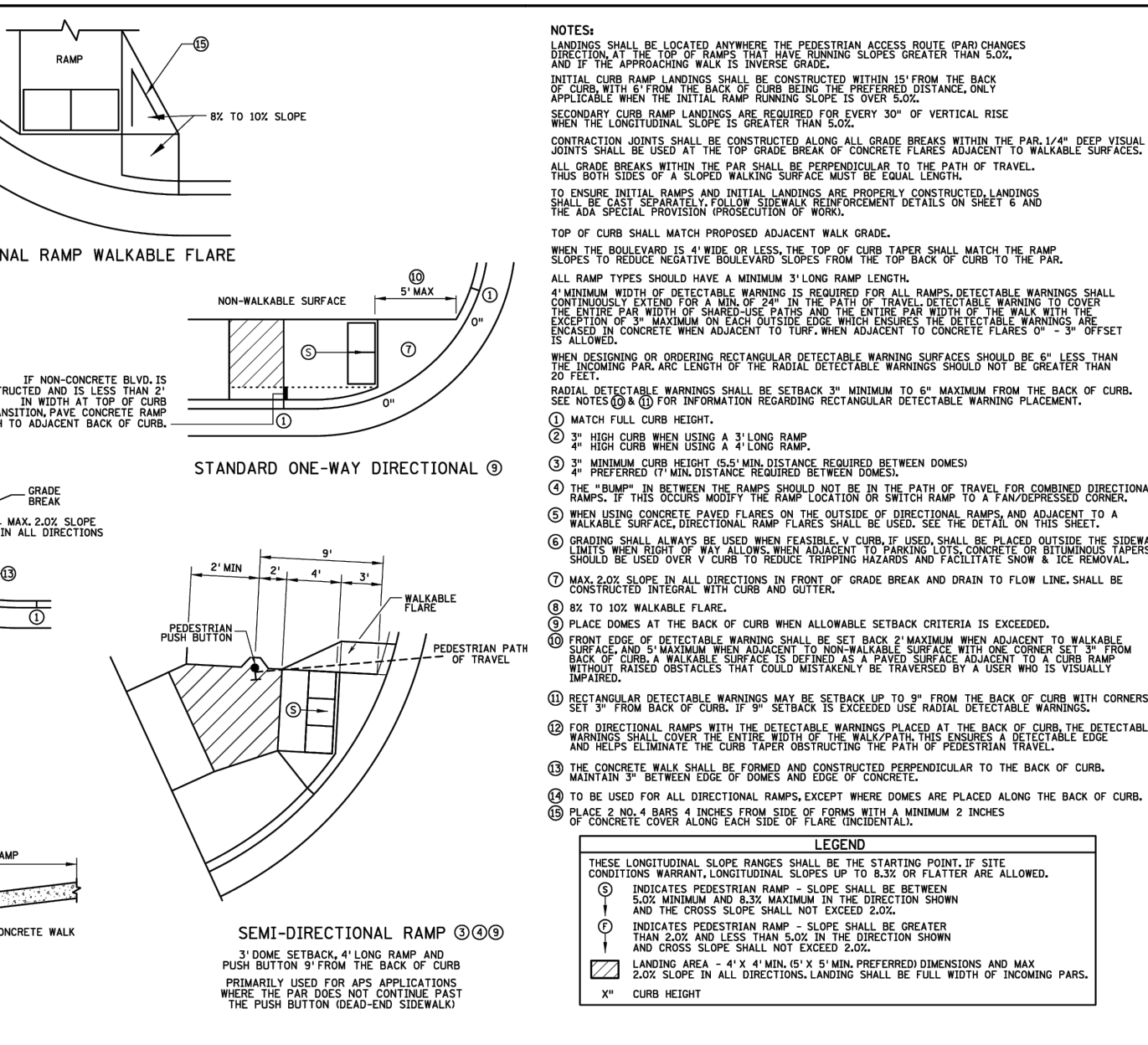


MINNESOTA STANDARD PLAN 5-297.250 2 OF 6

APPROVED: 11-04-2023

STATE PROJ. NO. () SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS



MINNESOTA STANDARD PLAN 5-297.250 2 OF 6

APPROVED: 11-04-2023

STATE PROJ. NO. () SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

BOGART, PEDERSON & ASSOCIATES, INC.

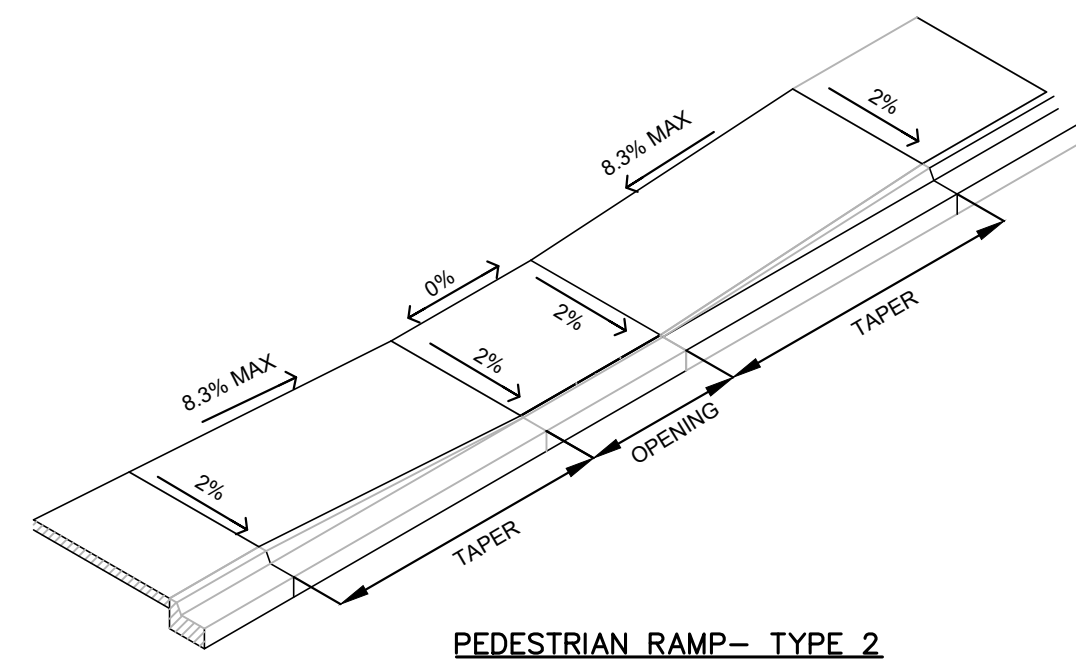
LAND SURVEYING ENVIRONMENTAL SERVICES

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

Chipotle
 BUNKER LAKE CROSSING
 CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

DETAILS

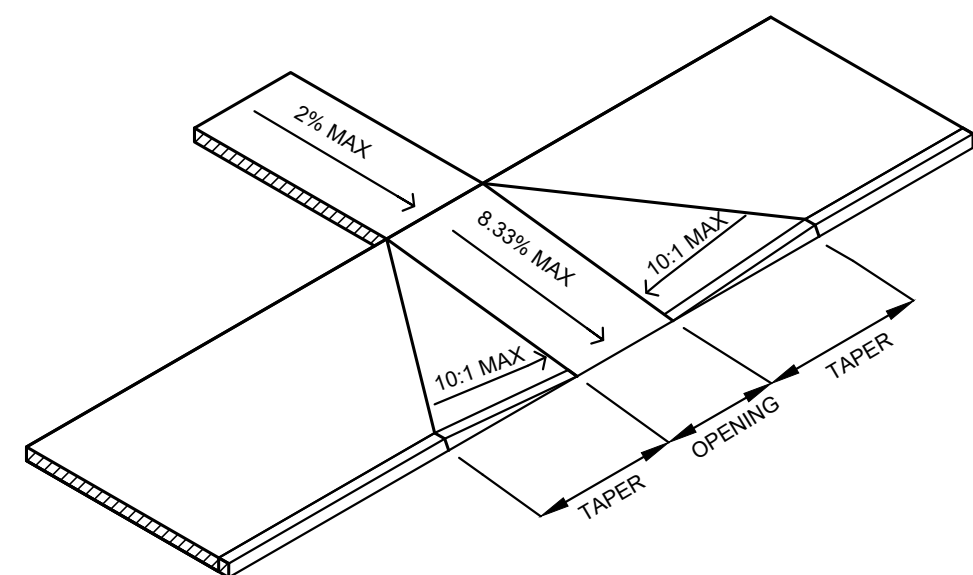
SHEET NO. C18



PEDESTRIAN RAMP - TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

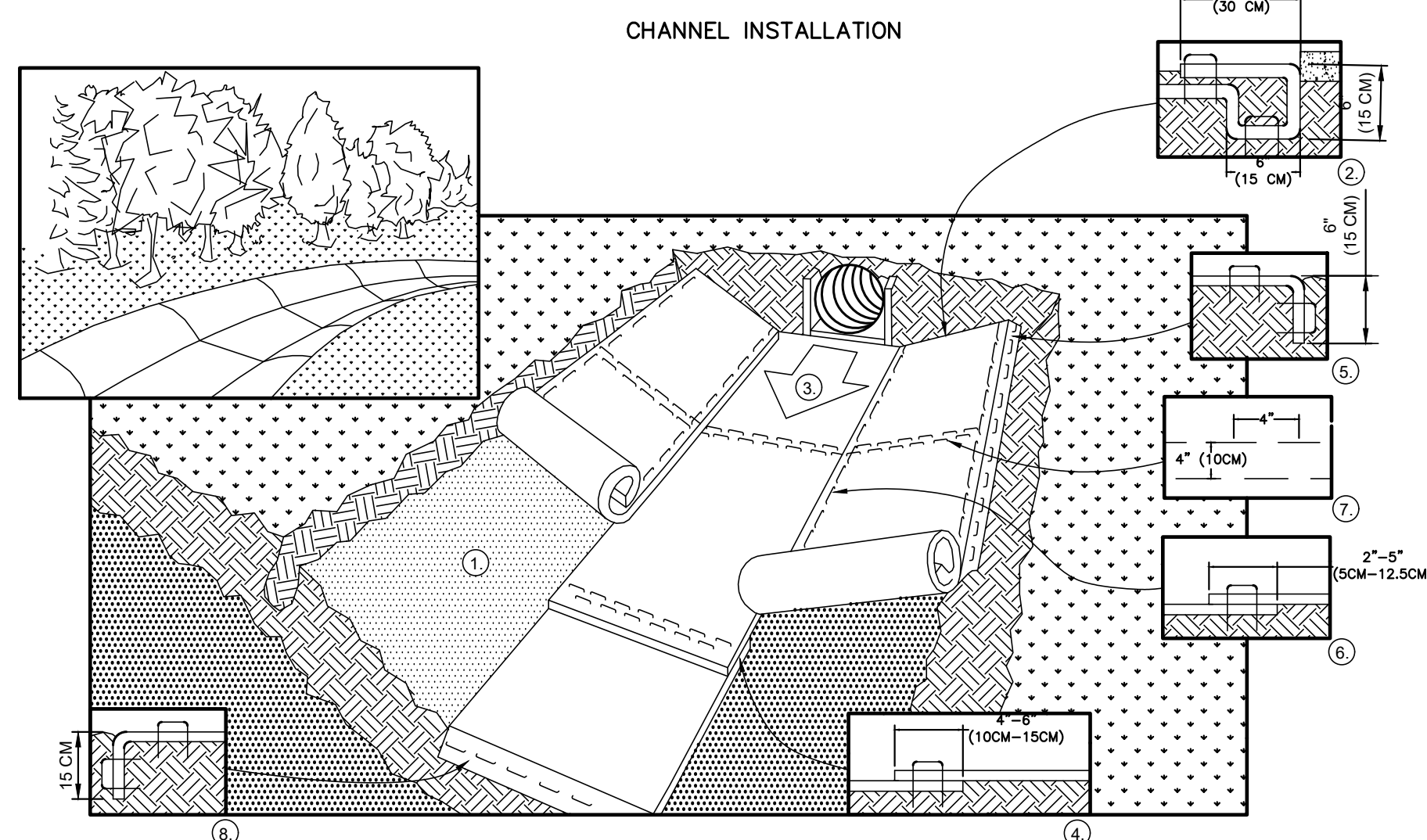
PEDESTRIAN RAMP - TYPE 2
N.T.S.



PEDESTRIAN RAMP - TYPE 1

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 1
N.T.S.



CHANNEL INSTALLATION

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

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

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

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

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

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

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

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

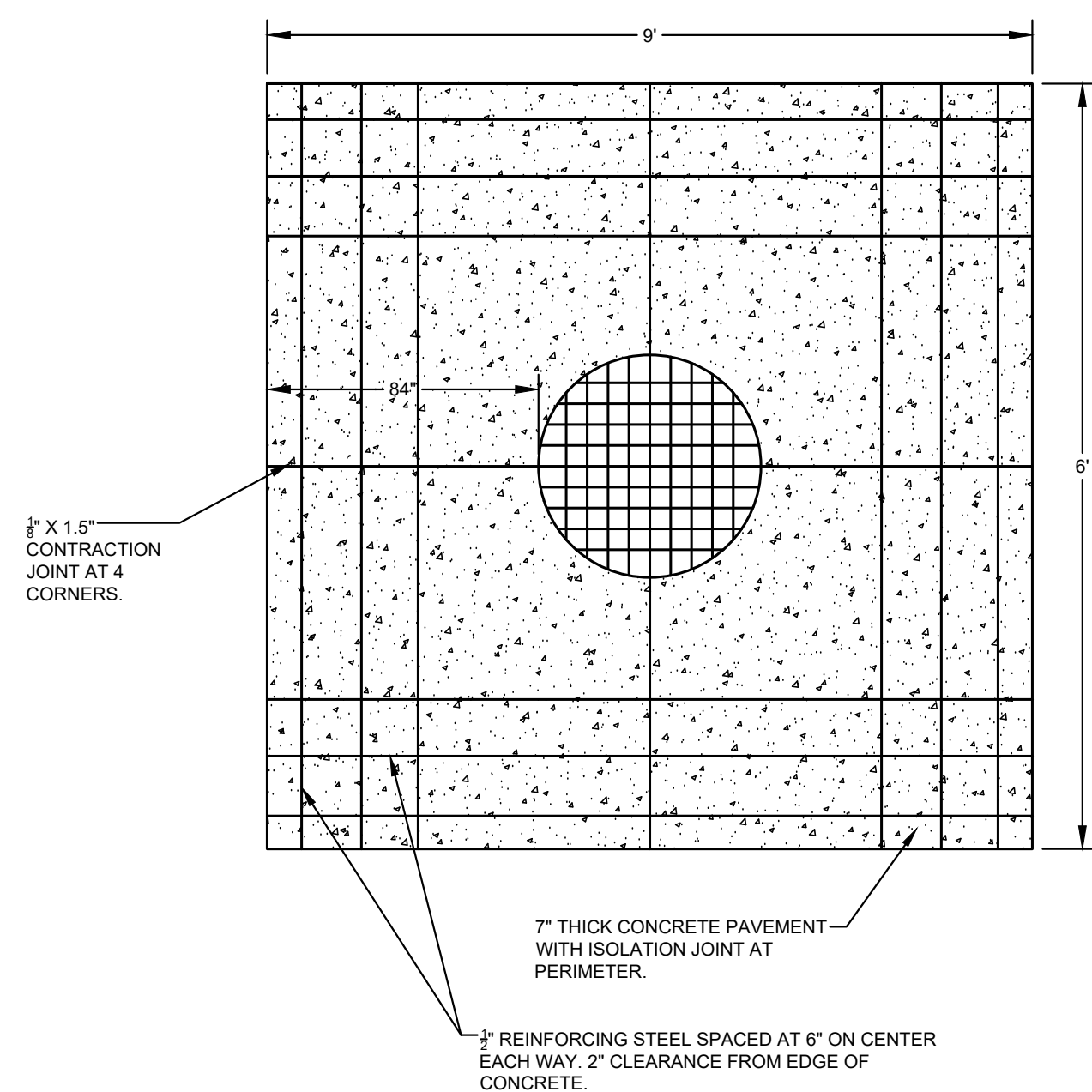
NOTE:

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

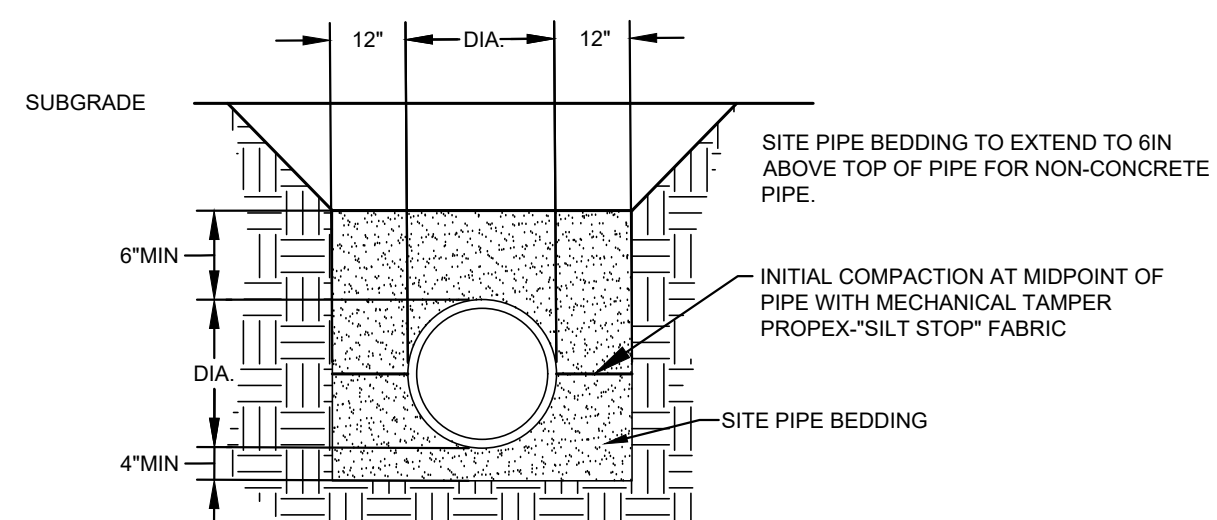
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
N.T.S.

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

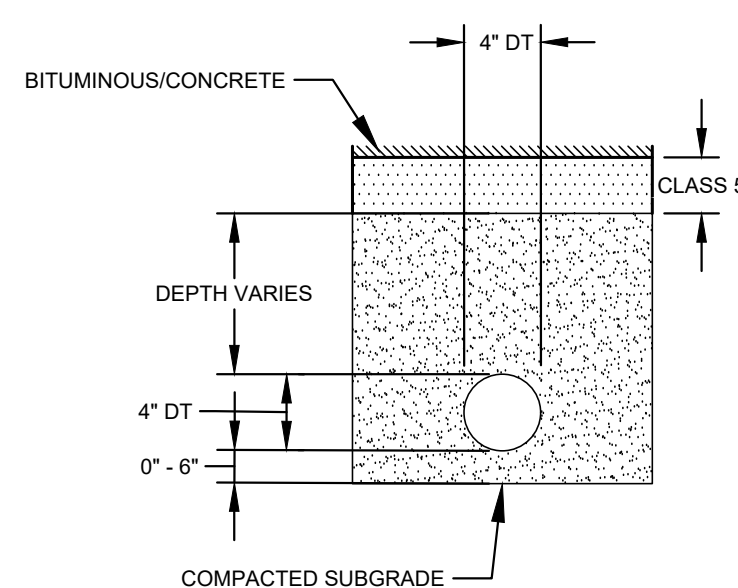


CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.

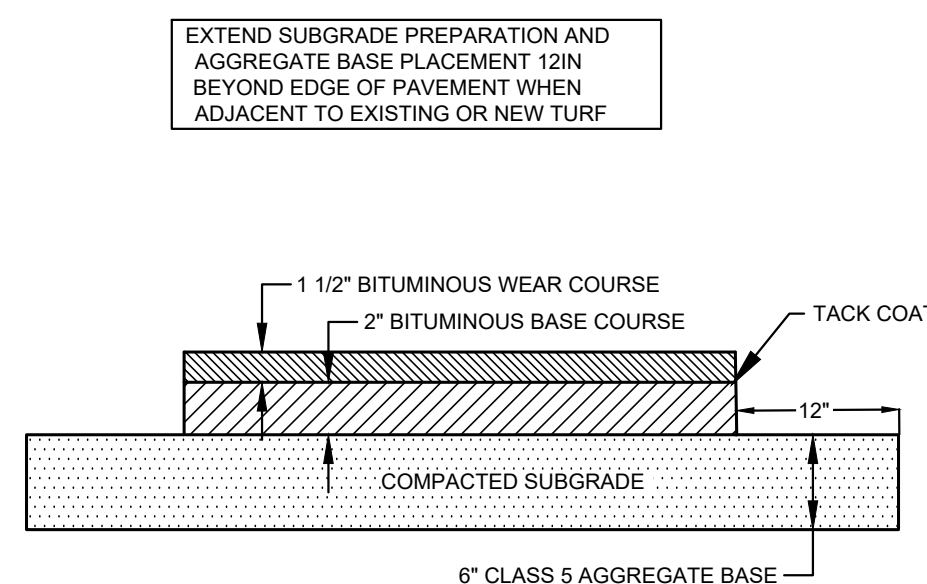


SITE PIPE BEDDING
N.T.S.

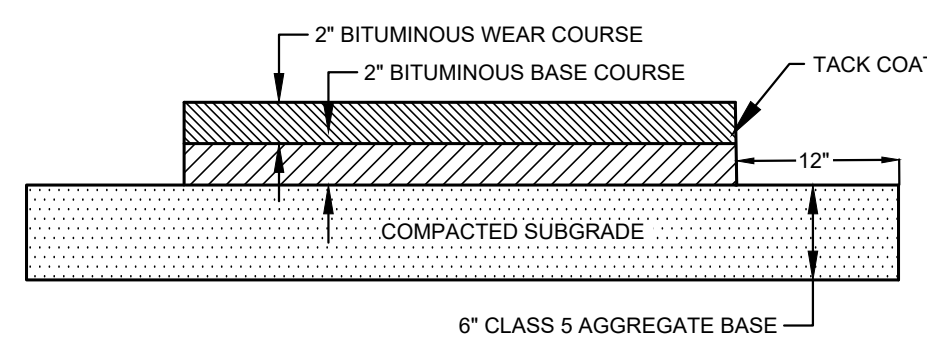
SITE PIPE BEDDING GRADATION:
SIEVE SIZE % PASSING
1 1/2" 100%
NO. 200 0% - 11%
*COMPACTED TO 95% STANDARD PROCTOR DENSITY



DRAIN TILE CROSS SECTION
N.T.S.

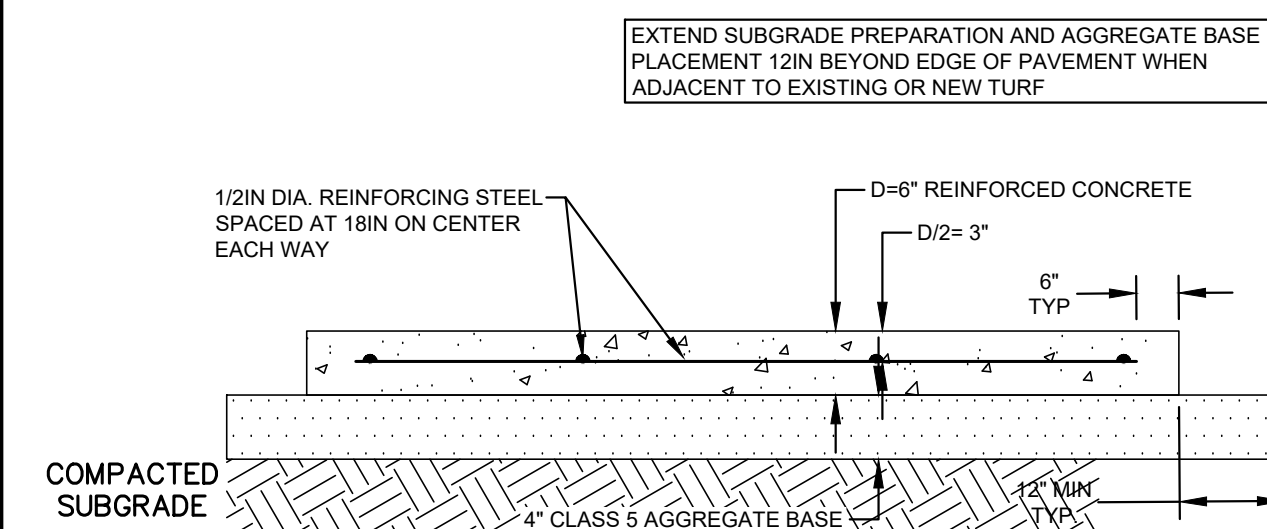


LIGHT DUTY PAVEMENT SECTION

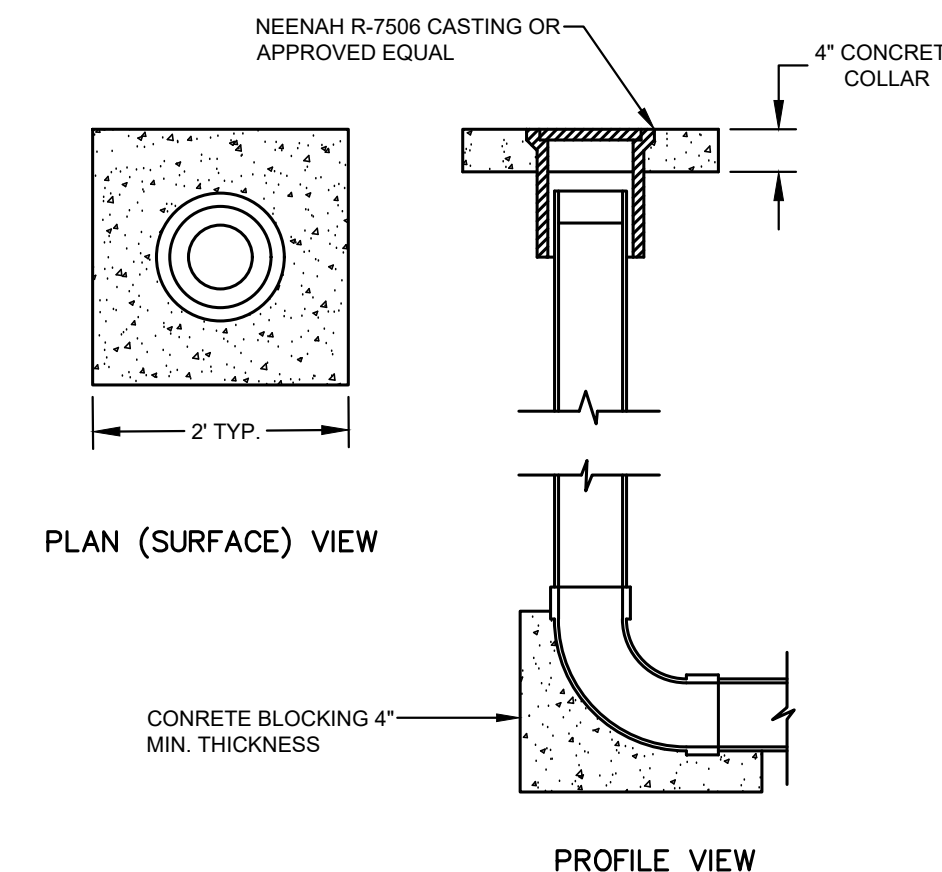


HEAVY DUTY PAVEMENT SECTION

ASPHALT PAVEMENT SECTIONS
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.



SANITARY SEWER CLEANOUT
N.T.S.

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

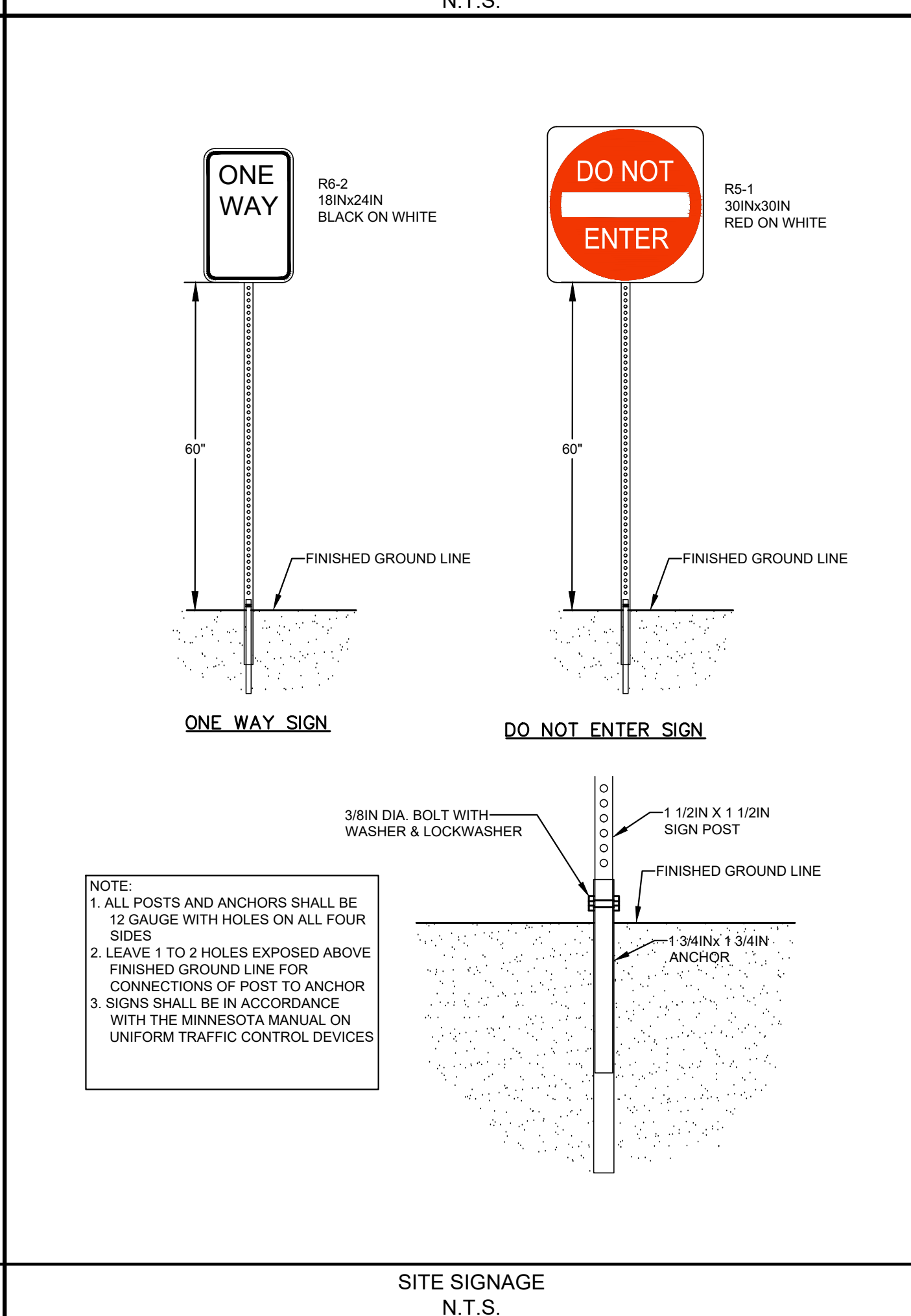
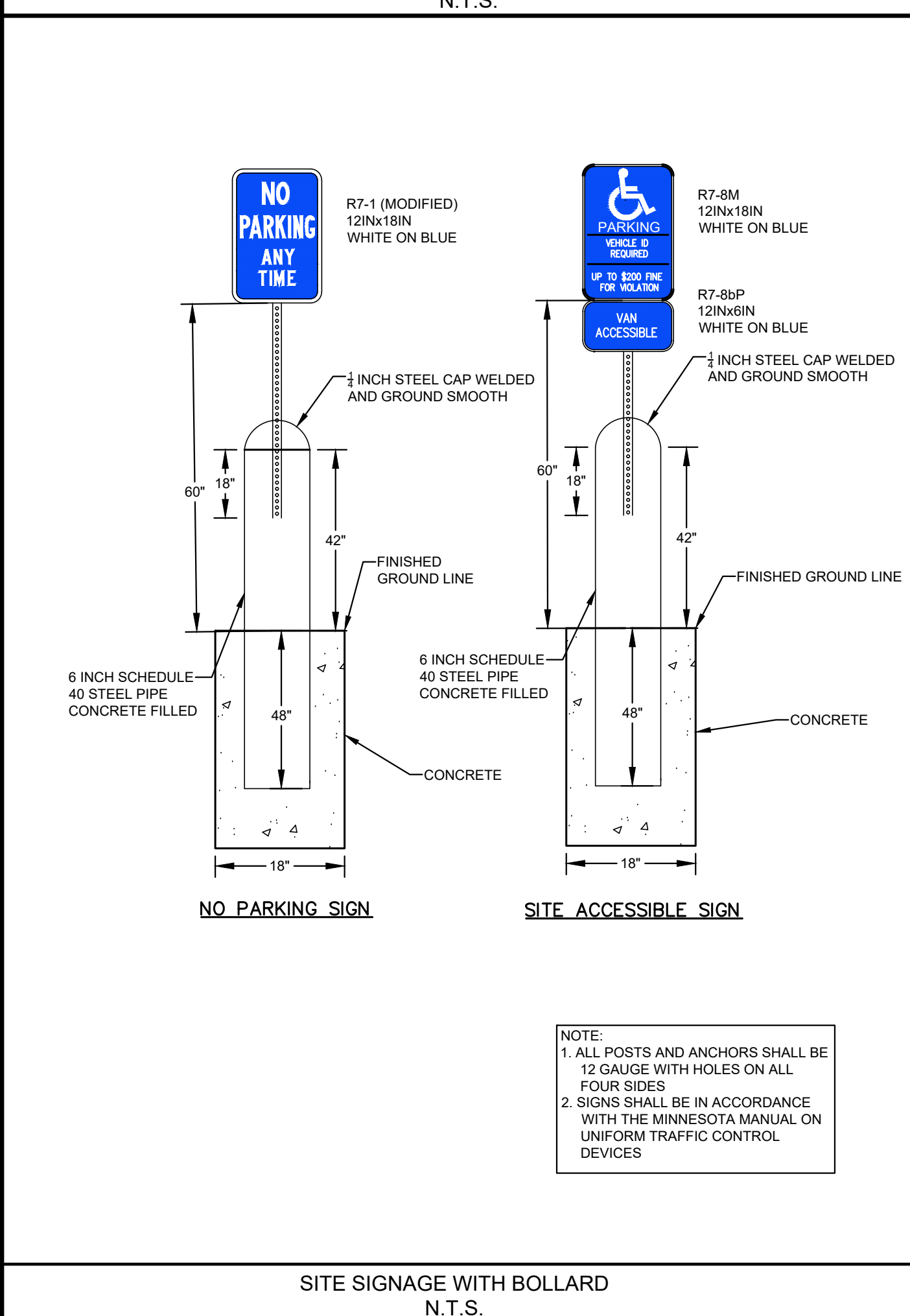
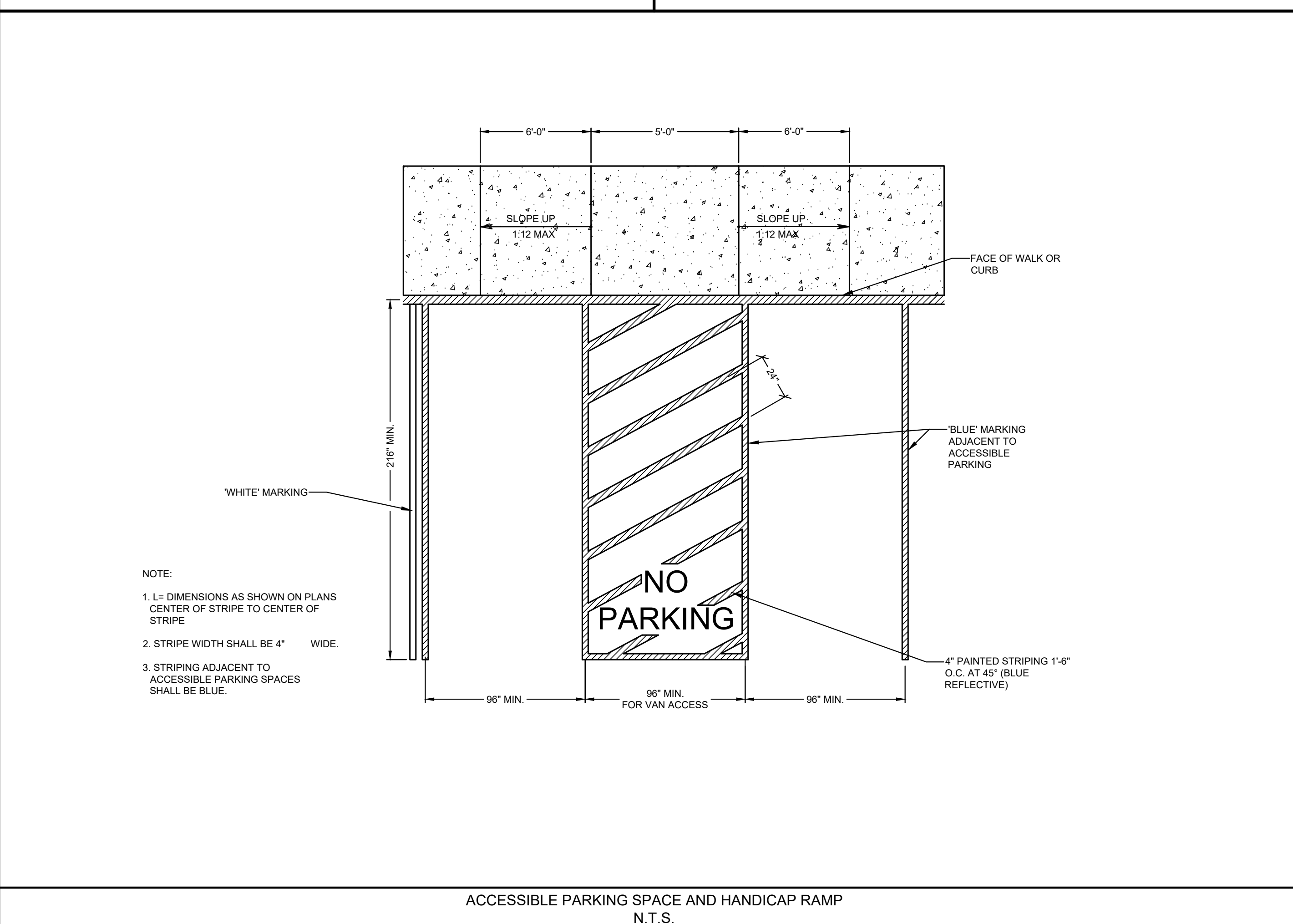
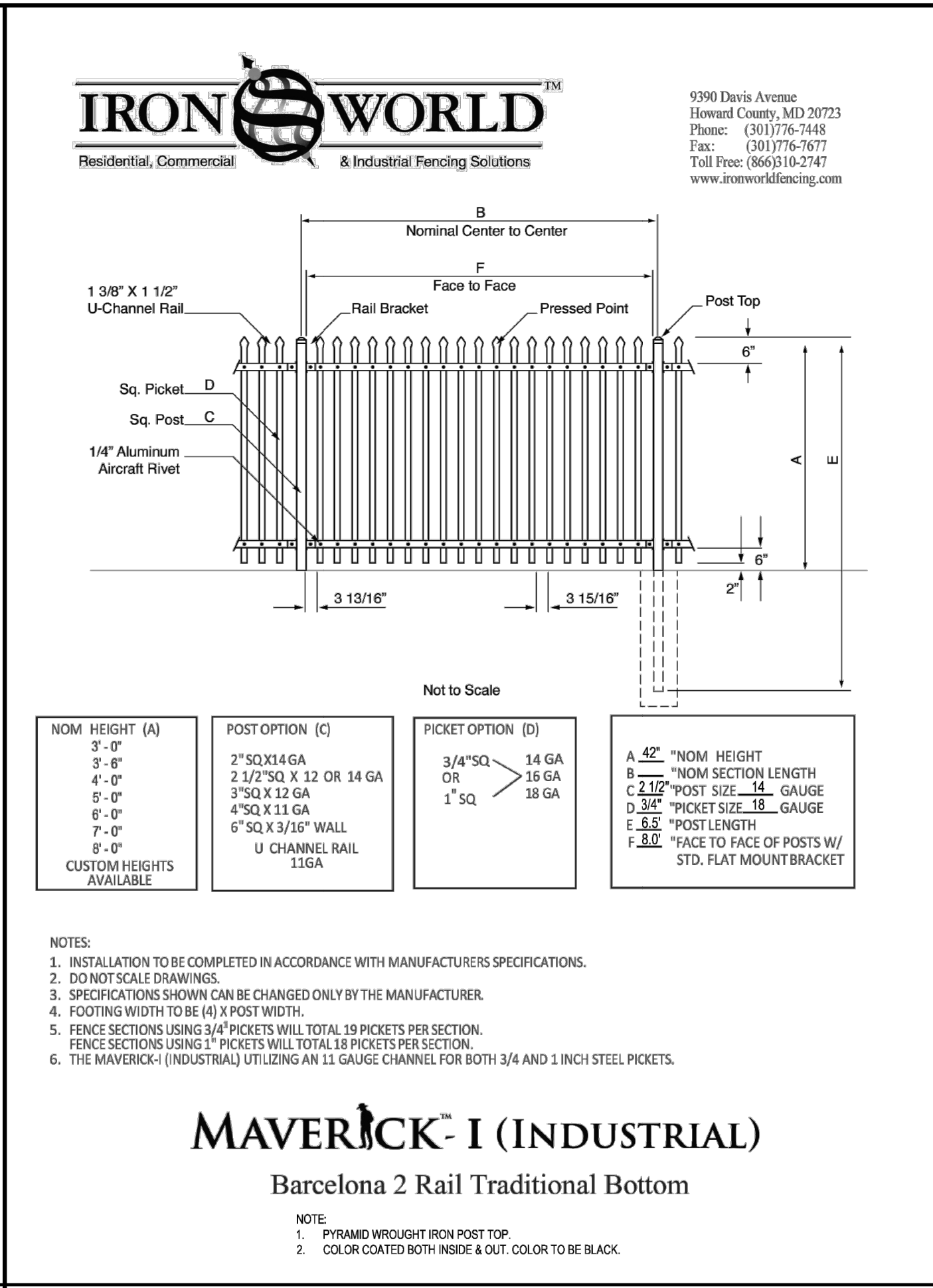
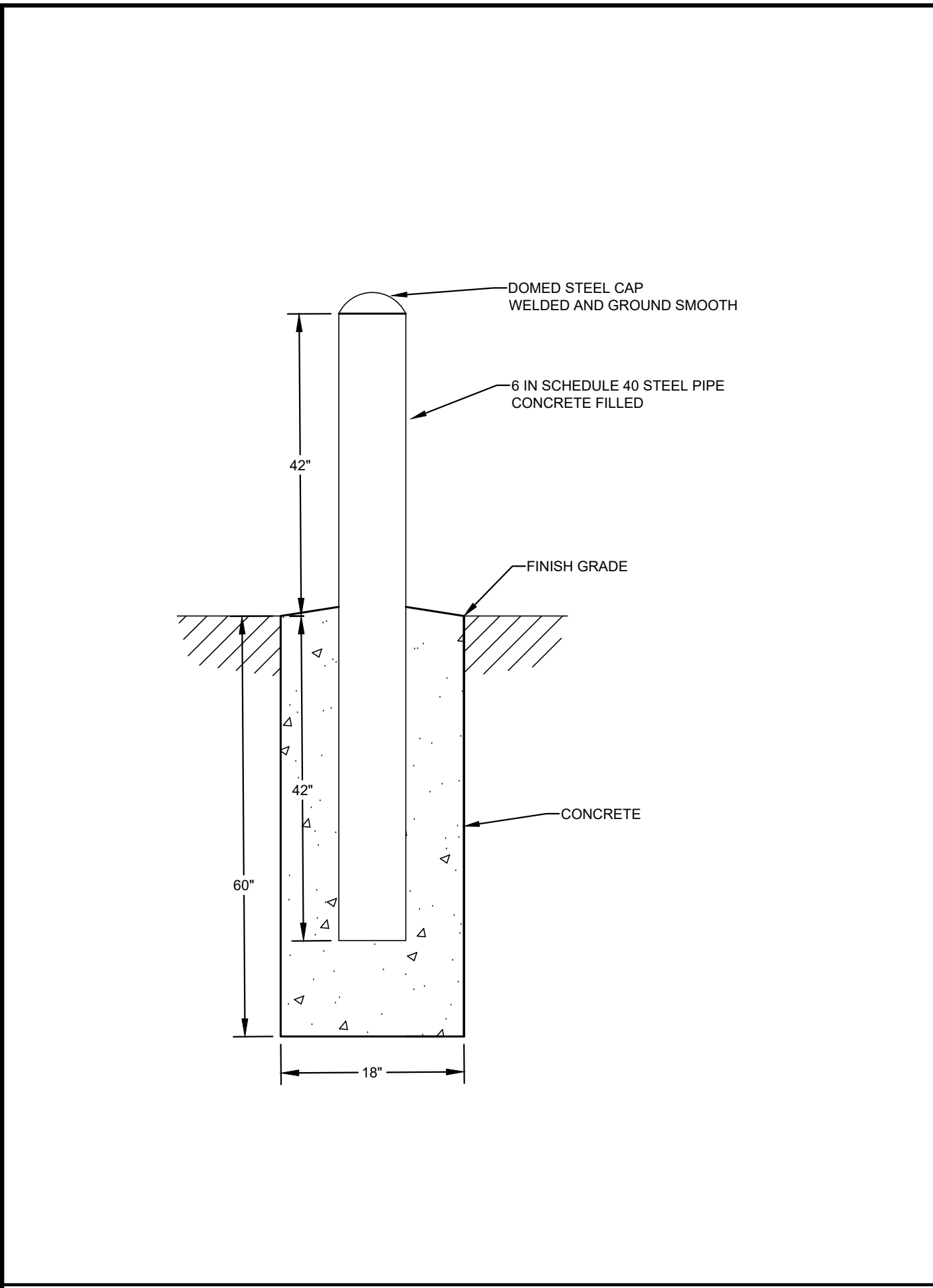
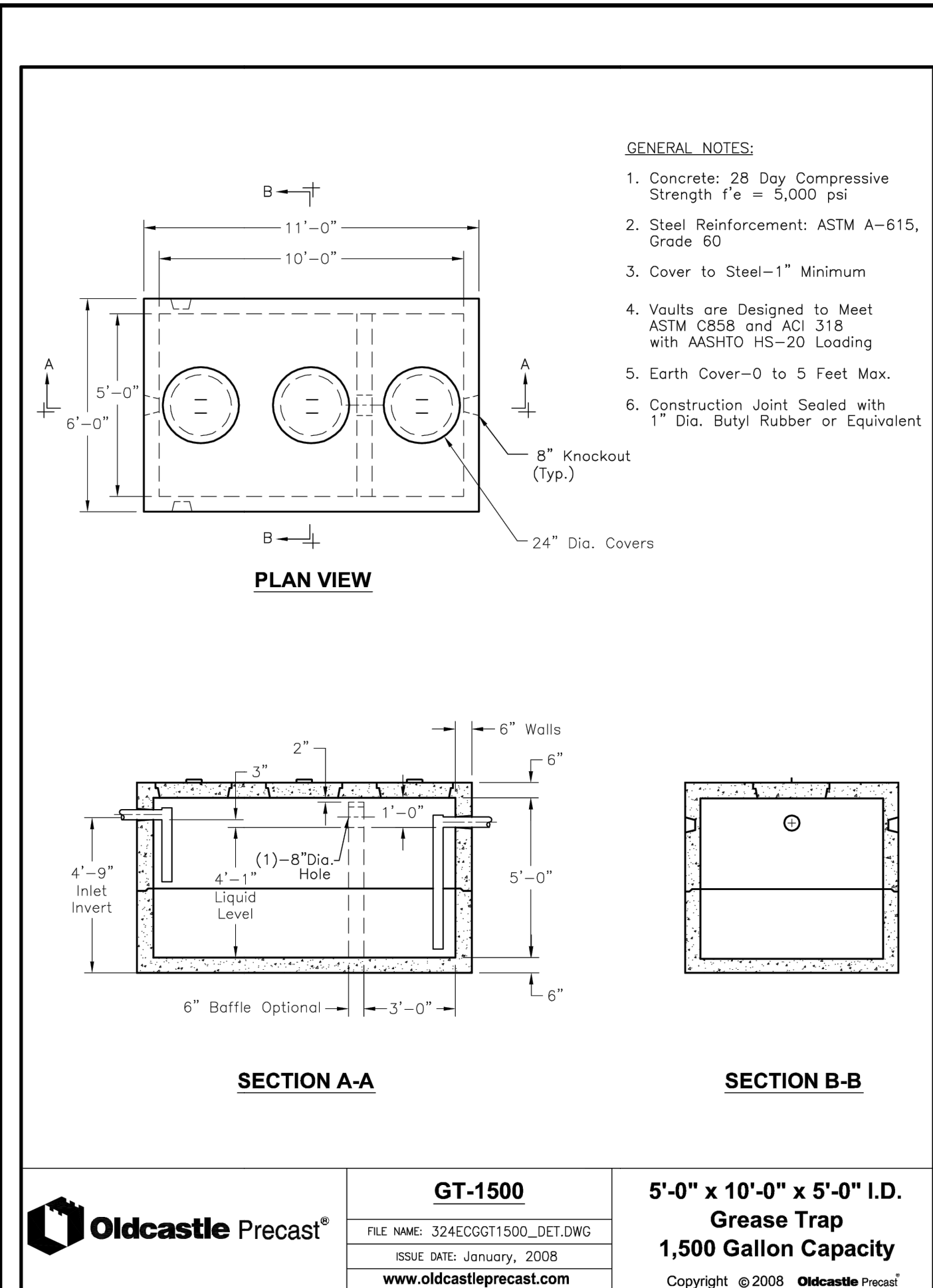
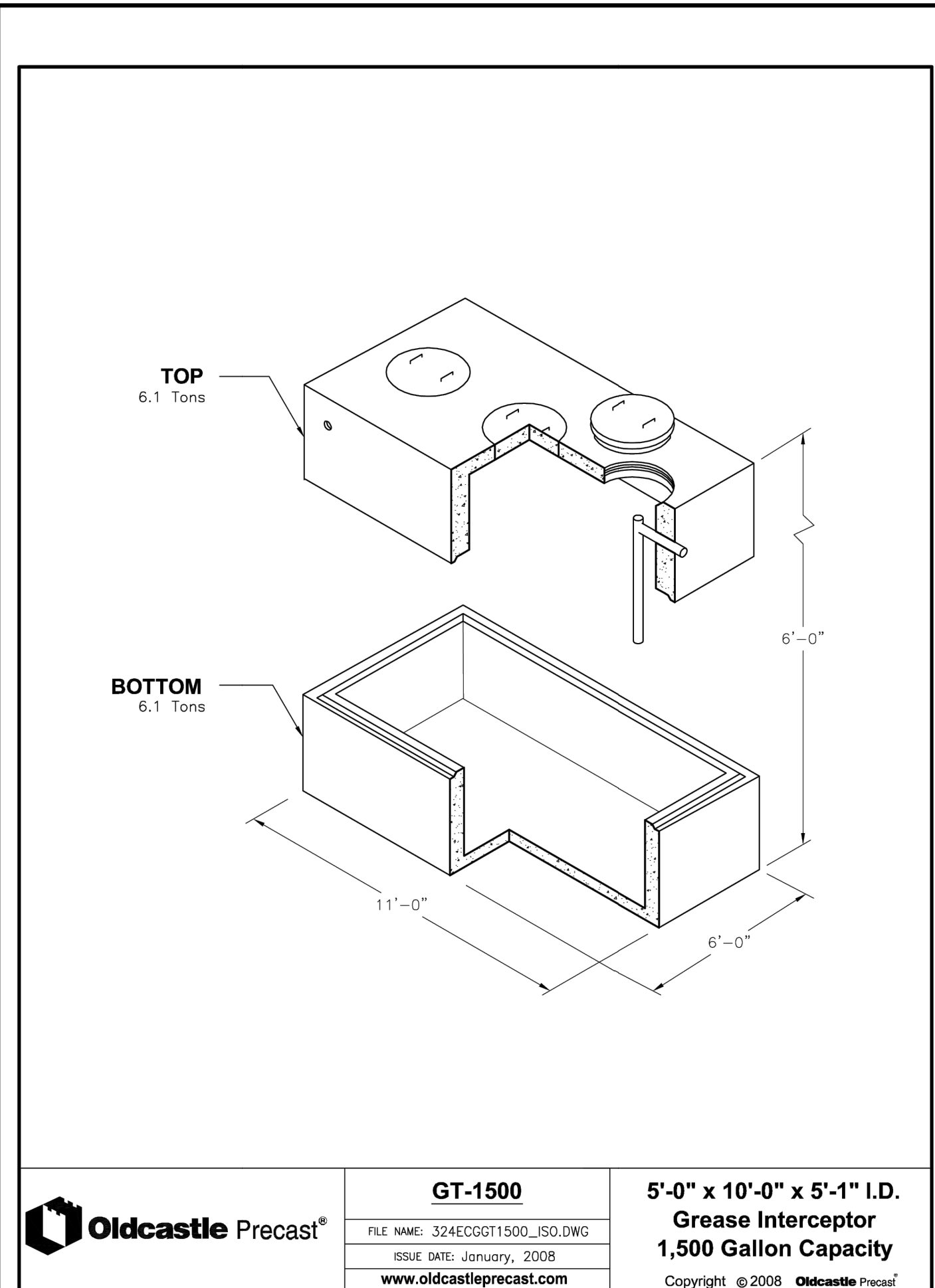
Signed: *Christopher J. Dahm*
Date: 06/04/2025
Lic. No. 58628

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

CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN

DETAILS
SHEET NO.
C19

REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW



REV NO.	DATE	DESCRIPTION
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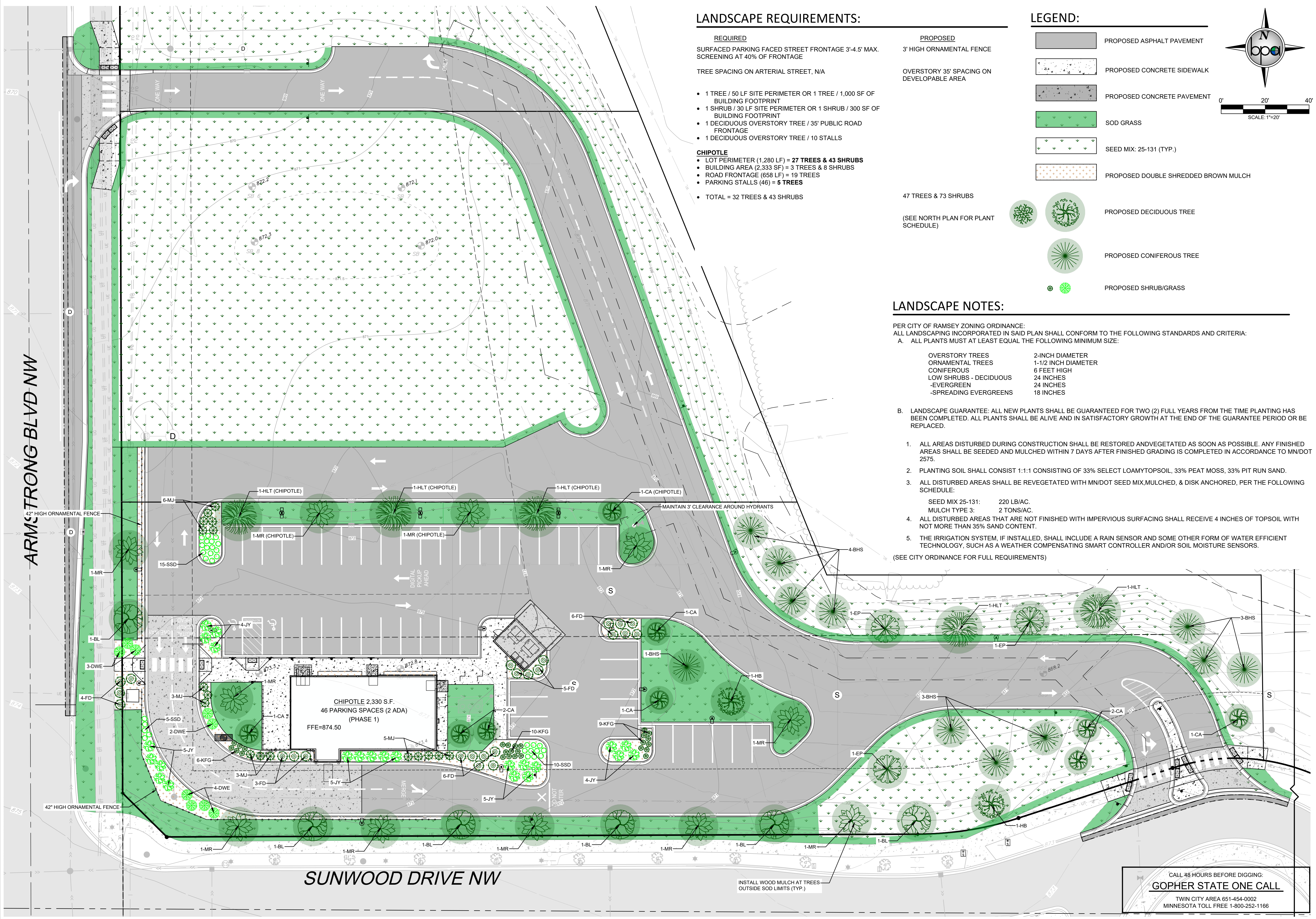
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

DETAILS

SHEET NO.
C20



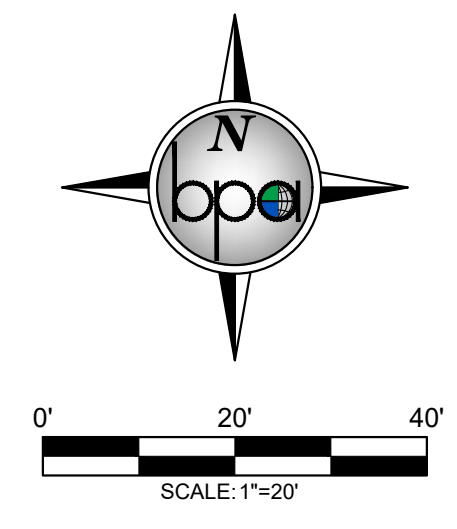
LANDSCAPE REQUIREMENTS:

- REQUIRED**
 SURFACED PARKING FACED STREET FRONTAGE 3'-4.5' MAX.
 SCREENING AT 40% OF FRONTAGE
- TREE SPACING ON ARTERIAL STREET, N/A
- 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**

- PROPOSED**
 3' HIGH ORNAMENTAL FENCE
 OVERSTORY 35' SPACING ON DEVELOPABLE AREA
- 47 TREES & 73 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



LANDSCAPE NOTES:

- PER CITY OF RAMSEY ZONING ORDINANCE:
 ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
 A. ALL PLANTS MUST AT LEAST EQUAL THE FOLLOWING MINIMUM SIZE:
- | | |
|------------------------|---------------------|
| OVERSTORY TREES | 2-INCH DIAMETER |
| ORNAMENTAL TREES | 1-1/2 INCH DIAMETER |
| CONIFEROUS | 6 FEET HIGH |
| LOW SHRUBS - DECIDUOUS | 24 INCHES |
| -EVERGREEN | 24 INCHES |
| -SPREADING EVERGREENS | 18 INCHES |
- B. LANDSCAPE GUARANTEE: ALL NEW PLANTS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE TIME PLANTING HAS BEEN COMPLETED. ALL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE PERIOD OR BE REPLACED.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AND VEGETATED AS SOON AS POSSIBLE. ANY FINISHED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINISHED GRADING IS COMPLETED IN ACCORDANCE TO MN/DOT 2575.
 - PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:
 SEED MIX 25-131: 220 LB/AC.
 MULCH TYPE 3: 2 TONS/AC.
 - ALL DISTURBED AREAS THAT ARE NOT FINISHED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
 - THE IRRIGATION SYSTEM, IF INSTALLED, SHALL INCLUDE A RAIN SENSOR AND SOME OTHER FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

REV. NO.	DATE	DESCRIPTION
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2	06/04/2025	REVISED PER CITY REVIEW

DATE:	06/04/2025	DESIGN BY:	MJM
DRAWN BY:	MJM	CHECKED BY:	MJM, CJD
DWG FILE:	LANDSCAPE	FILE NO.:	25-0038.00

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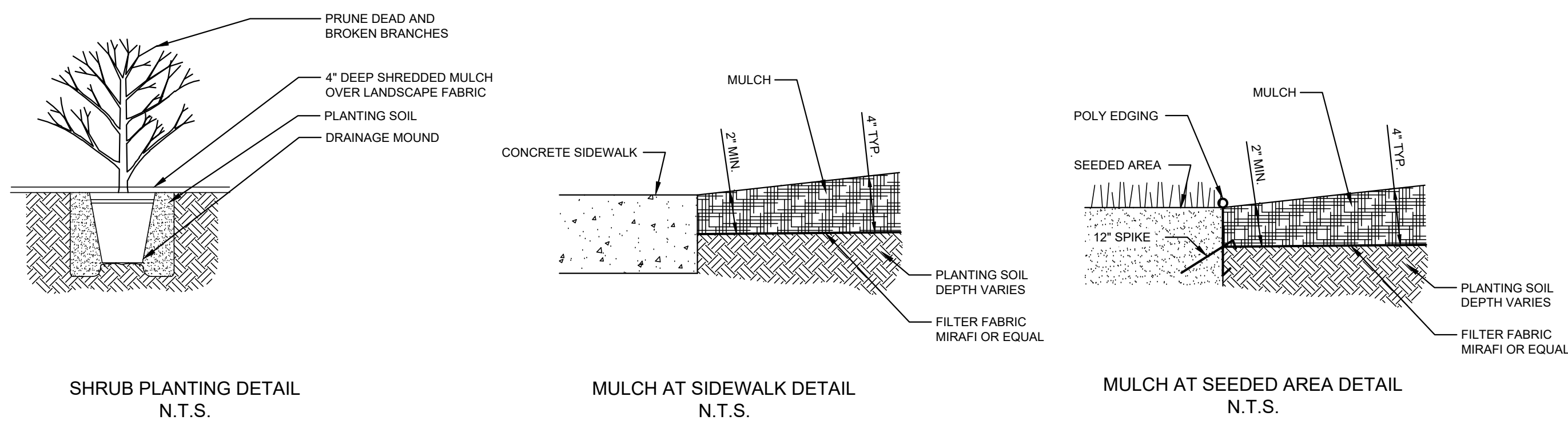
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CHIPOTLE
 BUNKER LAKE CROSSING
 CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
 LANDSCAPE PLAN (SOUTH)

SHEET NO. **C21**

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

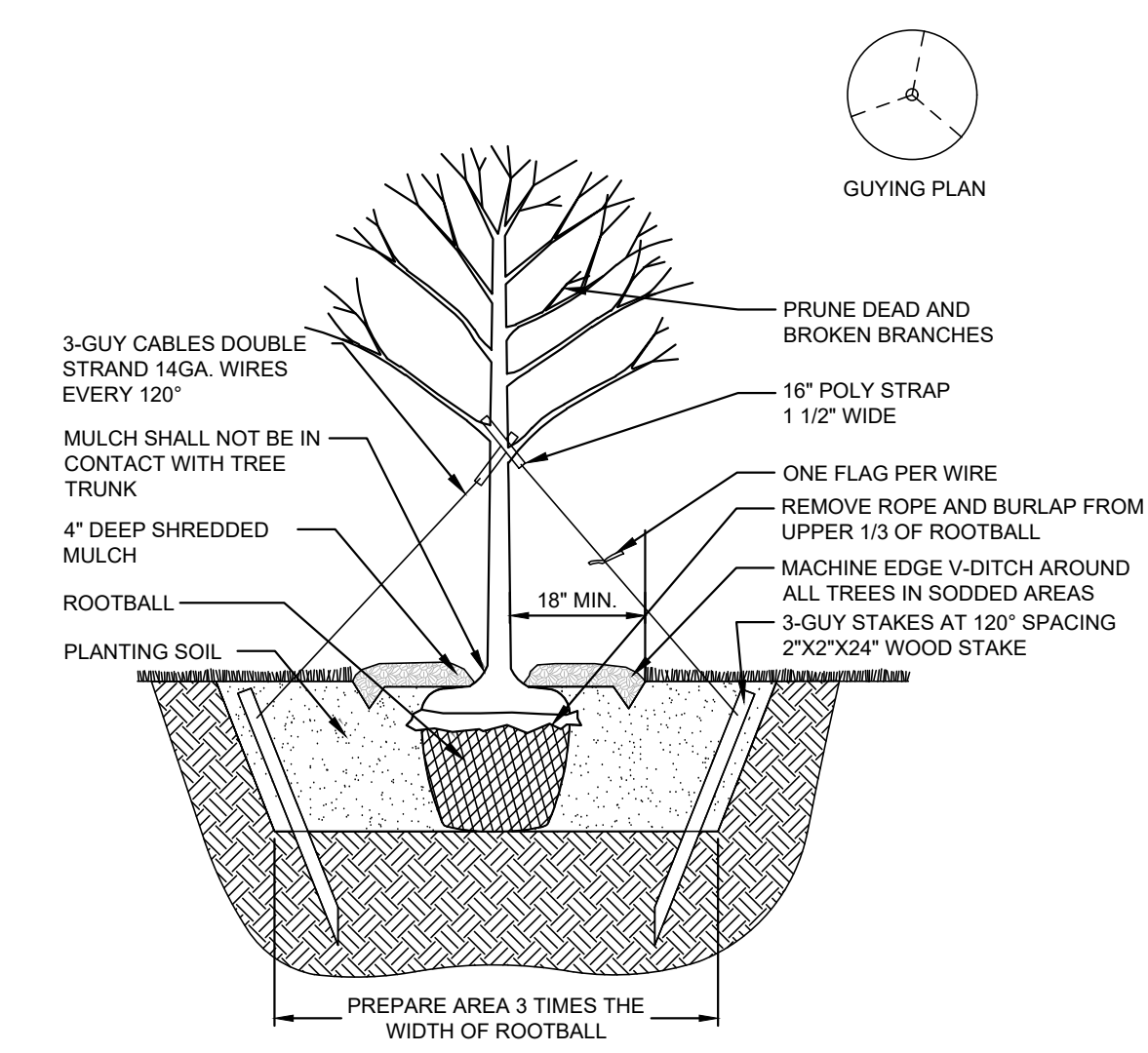
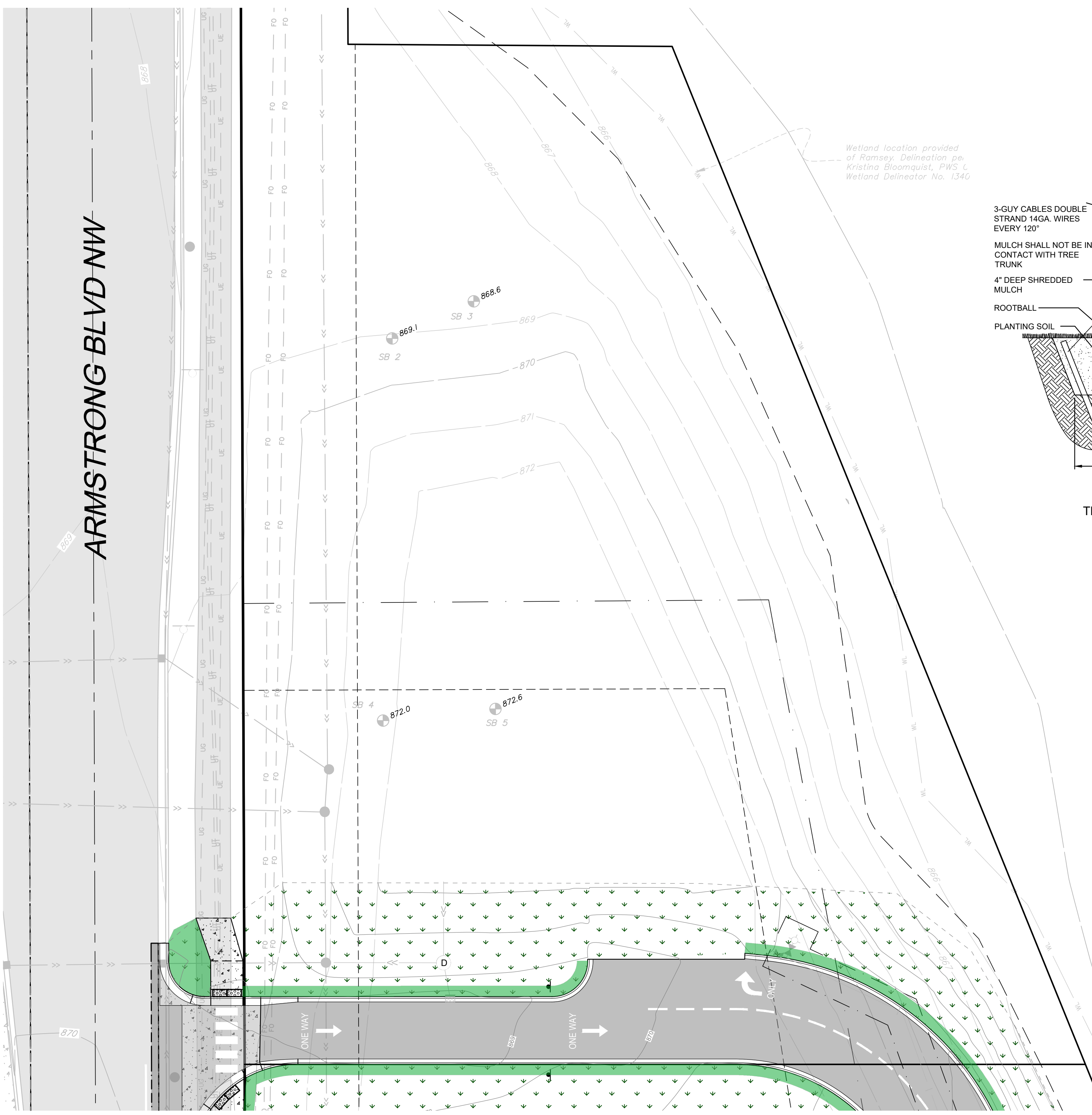
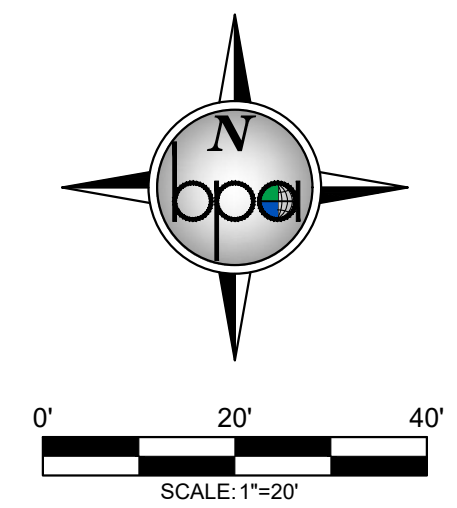
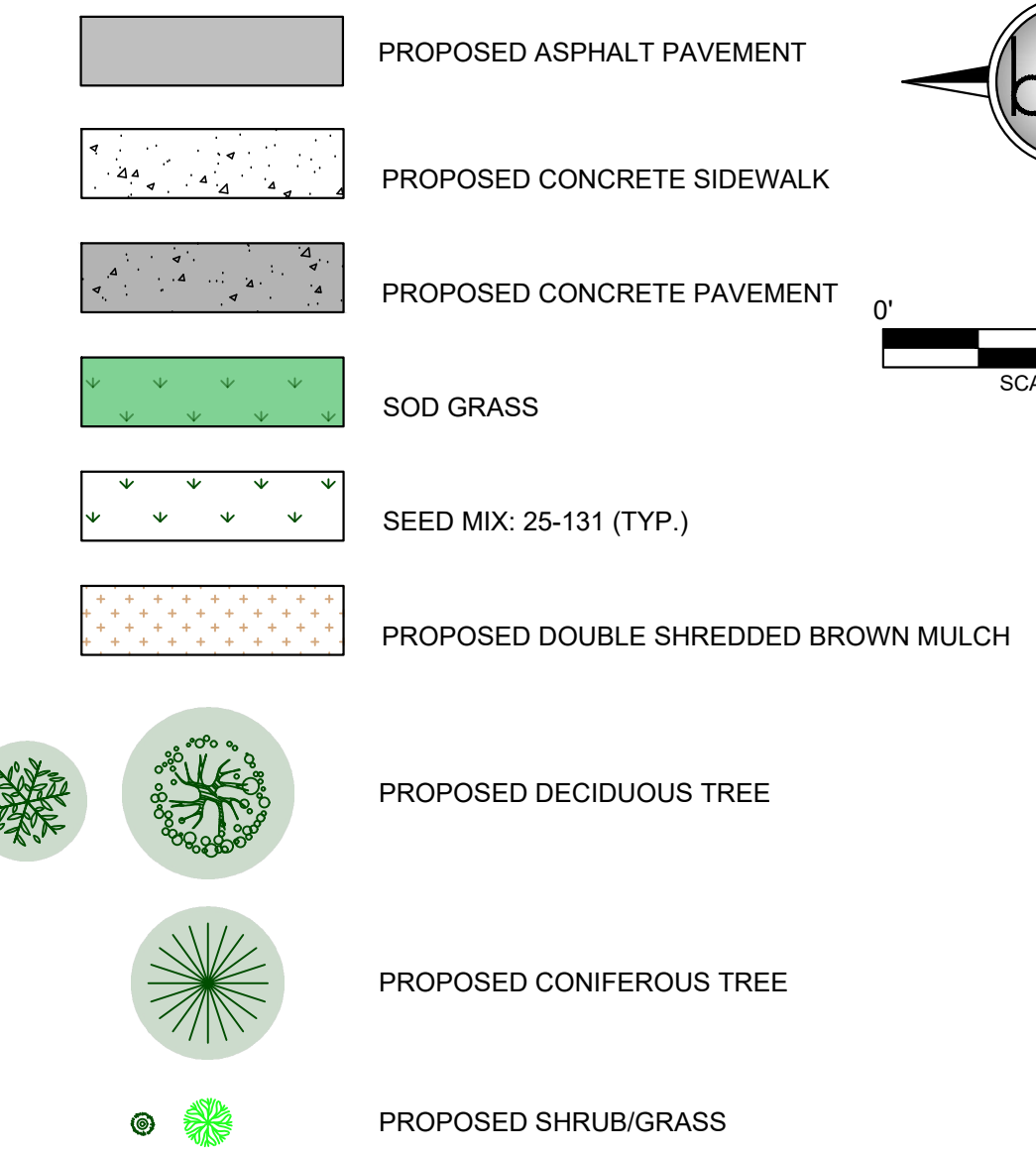
6/4/2025 2:08 PM n:\projects\ramsey\25-0038.00 - ar ci ramsey\engineers\jared.fine.chipotle only\CHIE Landscape.dwg



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 |
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 47 TREES & 73 SHRUBS |
| CHIPOTLE | |
| <ul style="list-style-type: none"> 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 | |
| <ul style="list-style-type: none"> TOTAL = 32 TREES & 43 SHRUBS | |

LEGEND:



LANDSCAPE NOTES:

- PER CITY OF RAMSEY ZONING ORDINANCE:
ALL LANDSCAPING INCORPORATED IN SAID PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS AND CRITERIA:
- 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
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 - PLANTING SOIL SHALL CONSIST 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED WITH MN/DOT SEED MIX, MULCHED, & DISK ANCHORED, PER THE FOLLOWING SCHEDULE:

SEED MIX 25-131:	220 LB/AC.
MULCH TYPE 3:	2 TONS/AC.
 - ALL DISTURBED AREAS THAT ARE NOT FINISHED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT.
 - THE IRRIGATION SYSTEM, IF INSTALLED, SHALL INCLUDE A RAIN SENSOR AND SOME OTHER FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER AND/OR SOIL MOISTURE SENSORS.
- (SEE CITY ORDINANCE FOR FULL REQUIREMENTS)

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

REV. NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

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

Signed: Christopher J. Dahn
Lic. No. 58828
Date: 06/04/2025

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

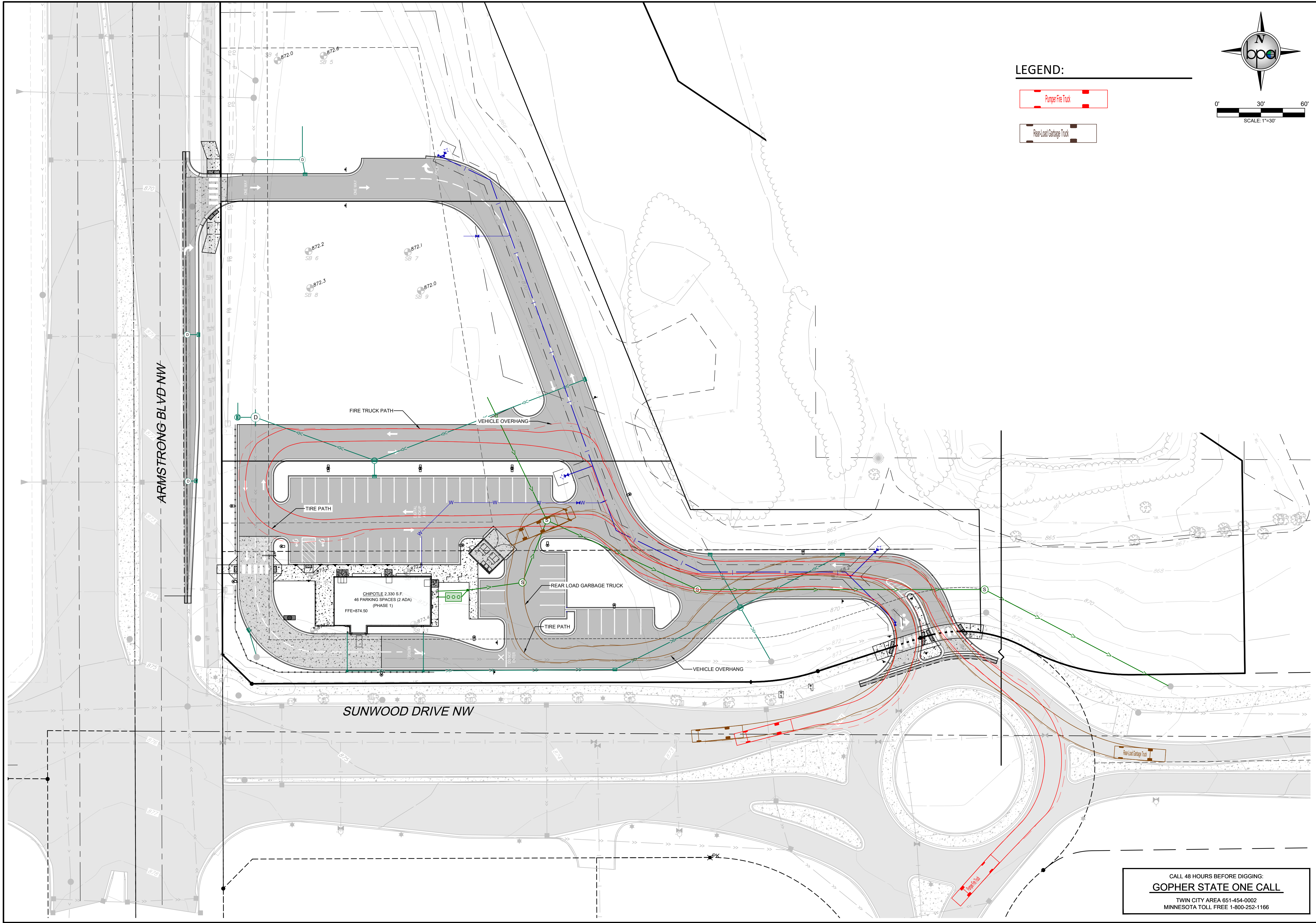
CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (NORTH)

SHEET NO.
C22

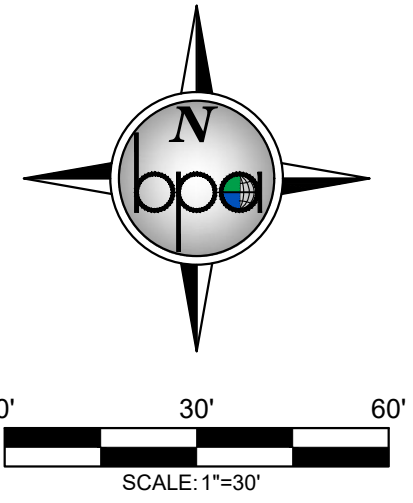
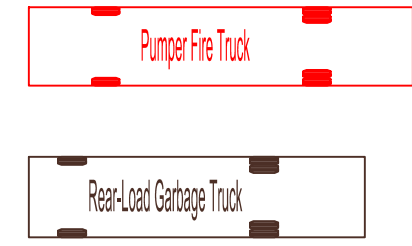
CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MINNESOTA TOLL FREE 1-800-252-1166

6/4/2025 2:08 PM n:\projects\ramsey\05-2025\00 - m of ramsey\engineer\land file\chipotle only\CHIE Landscape.dwg

6/14/2025 2:08 PM n:\projects\curren05-2025\00 - 01 ramsey\engineering\final\chipotle\only\CHSE Runway Vehicle.dwg




LEGEND:



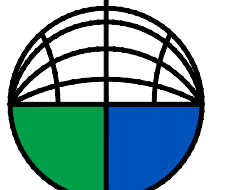
REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW

DATE:	06/04/2025
DESIGN BY:	MJM
DRAWN BY:	MJM
CHECKED BY:	MJM, CJD
DWG FILE:	VEHICLE TURN
FILE NO.:	25-0038.00

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Signed:  Christopher J. Dahn
 Date: 06/04/2025 Lic. No. 58828

BOGART, PEDERSON & ASSOCIATES, INC.

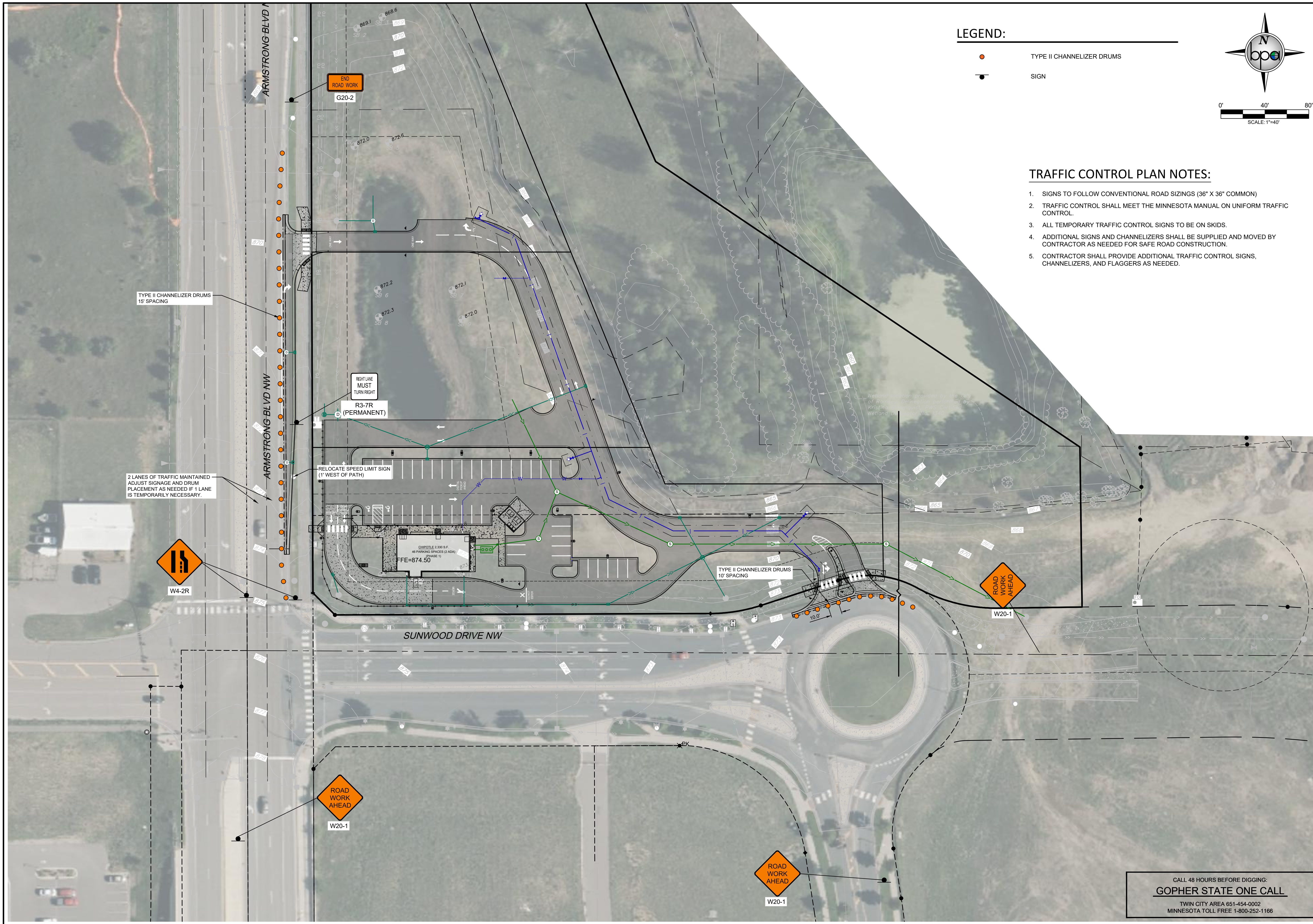


LAND SURVEYING
 ENVIRONMENTAL SERVICES
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
VEHICLE TURNING EXHIBIT

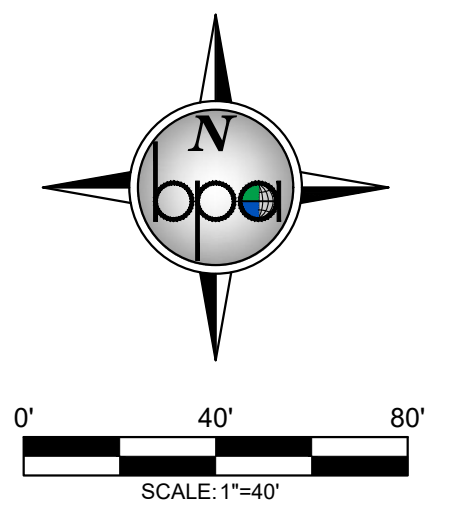
SHEET NO.
C23

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 TWIN CITY AREA 651-454-0002
 MINNESOTA TOLL FREE 1-800-252-1166



LEGEND:

- TYPE II CHANNELIZER DRUMS
- SIGN




TRAFFIC CONTROL PLAN NOTES:

1. SIGNS TO FOLLOW CONVENTIONAL ROAD SIZINGS (36" X 36" COMMON)
2. TRAFFIC CONTROL SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL.
3. ALL TEMPORARY TRAFFIC CONTROL SIGNS TO BE ON SKIDS.
4. ADDITIONAL SIGNS AND CHANNELIZERS SHALL BE SUPPLIED AND MOVED BY CONTRACTOR AS NEEDED FOR SAFE ROAD CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL TRAFFIC CONTROL SIGNS, CHANNELIZERS, AND FLAGGERS AS NEEDED.

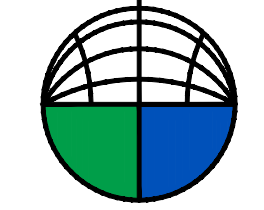
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1	05/12/2025	CHIPOTLE ONLY CIVIL SET
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DATE: 06/04/2025
 DESIGN BY: MJM
 DRAWN BY: MJM
 CHECKED BY: MJM, CJD
 DWG FILE: VEHICLE TURN
 FILE NO.: 25-0038.00

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Signed: 
 Christopher J. Dahn Lic. No. 58828
 Date: 06/04/2025

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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN

TRAFFIC CONTROL PLAN

SHEET NO.
C24

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