

City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 26, 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 May 22, 2025.
6. **Public Hearing**
 1. 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 Chipotle at 14701 Armstrong Blvd NW
7. **Commission Business**
 1. "Brookside Terrace" Sketch Plan - Six-lot subdivision at 15156 Nowthen Boulevard NW (Brookside Construction Inc.)
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 06/26/2025

Primary Strategic Plan Initiative:

Information

Title:

Approve the Planning Commission Meeting Minutes for May 22, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for May 22, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for May 22, 2025.

Attachments

2025 May PC Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 06/20/2025

Reviewed By

Brian Hagen

Date

06/20/2025 09:48 AM

Started On: 06/18/2025 01:29 PM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 22, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Bruce Anderson
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Nichole Rudack

Members Absent: Commissioner Gary VanScoy

Also Present: Planning Manager Todd Larson
 City Planner Adam Martin
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

5. CONSENT AGENDA

5.01: Approve the April 24, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the variance. Items discussed within the staff report included a brief history of the property, a review of the site plan, and a review of the variance criteria submitted by the applicant.

Commissioner Bauer commented that the structure is practically on the side of the house, not the front of the house. He stated that the structure is ten feet from the property line, where five feet is required. He noted that if the address were on Nowthen Boulevard rather than the side street, it would appear a variance would not be needed.

City Planner Martin confirmed that is true.

Commissioner Musgrove stated that she drove by the property and believes that this will look good in the proposed location. She noted the narrative that the structure in the back would be removed and asked if the white structure on the property would remain or be removed.

Dean Strande, applicant, commented that those structures would be removed.

Commissioner Musgrove commented that she believes that this will help to contain other items on the property. She agreed that this is a unique property, and the proposed location seems ideal.

Councilmember Peters commented that he drives past the property twice a day and has noticed the improvements. He commended the property owner on their efforts.

Commissioner Rudack appreciated the forethought and thoughtfulness of the applicant.

Commissioner Anderson asked what was redacted in the letters.

City Planner Martin replied that the telephone numbers were redacted.

Commissioner Anderson asked why the shed could not be moved back further away from the home.

City Planner Martin explained the different measurements they were trying to meet: the setback from the septic and the setback from the home. He stated that the applicant is seeking a variance from the orange line shown on the plan. He also provided clarification on the setback needed from the street if an accessory building is on the side of a home. He stated that with the proposed improvements, they are getting close to reaching the maximum impervious surface, and if the accessory structure were moved further back, it would require more driveway, which could trigger a second variance.

Commissioner Anderson asked if the second driveway would impact the drainage.

Mr. Strande stated that he was told that the storm drain goes under the ditch, through the cul-de-sac, to the swamp behind that area. He stated that his driveway goes over the storm drain. He provided additional details on the path drainage flows.

City Planner Martin stated that 164th Lane drains towards the west, and that if any drainage concerns arise in the future, the resident would work with City Engineering staff to mitigate the concerns.

Citizen Input

No additional comments.

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:20 p.m.

Commission Business

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Rudack, Anderson, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

6.02: Public Hearing: In the Game MN LLC. – Conditional Use Permit for Commercial Indoor Recreation at 8500 Bunker Lake Boulevard NW, Suite 100

Public Hearing

Chairperson Gengler called the public hearing to order at 7:22 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP). Items discussed within the staff report included existing conditions of the site and building, future expansion plans, parking supply and demand, the unfinished parking lot along the east edge of the subject property, and conditions of approval.

Commissioner Musgrove asked for information on the hours of operation.

Emmet Hanratty and Mike Langmade, representing the applicant, stated that the hours of operation would be 6:00 a.m. to 10:00 p.m., seven days per week.

Councilmember Peters asked if patrons could bring food and drink to the site.

Mr. Hanratty commented that they would work with local restaurants to cater food for events. He commented that they will have vending machines with water and soda. He commented that no alcohol would be allowed on-site. He commented on their desire to create a community space for those of all ages.

Commissioner Rudack asked about the timeframe for construction if approved.

Mr. Hanratty replied that they are attempting to open on October 1st, but recognized that they could move a month in either direction based on construction and approval timelines.

Matt Kuker, PSD, stated that they will come right in for permits, subject to the proper approvals.

Commissioner Anderson asked if the parking on the other side that was not going to be used, as it could encourage parking in the dirt, could be made usable by installing a fence.

Planning Manager Larson replied that the spaces would be double stacked, and they would not want the eastern row to drive into the dirt. He noted that a drive aisle would need to be paved to make those spaces usable.

Mr. Kuker commented that there will be shared parking in the future once the adjacent site is developed. He noted that they could mark that area to prevent parking until the time that the next building is developed.

Chairperson Gengler commented that there are four suites in the building and asked if parking could be an issue once the other tenant spaces are filled.

Mr. Kuker commented that there are eight bays within the building. He noted that some tenants need more parking and others require less. He commented that generally, the tenants do a good

job of staying in their own area for parking. He commented that many of the other users require much less parking, noting that one of the other tenants in this space only has three employees.

Chairperson Gengler referenced the rear entrance and asked if there would be signage.

Mr. Kuker confirmed that he would recommend signage at that door.

Mr. Langmade commented that they do have plans for signage.

Commissioner Anderson asked if there would only be signage on the building.

Mr. Hanratty confirmed that they would have two signs, one on the front and one on the south side, facing Highway 10.

Mr. Langmade provided details on the court surfacing that will provide a comfortable experience for users.

Commissioner Rudack asked about the plans for illumination of the signs, being mindful of the nearby residential property.

Mr. Kuker explained how the illumination is done to ensure people can see it at night while not being intrusive.

Mr. Hanratty replied that the lit sign would face the industrial area and not the residential.

Commissioner Musgrove asked if there would be parking lot lights.

Mr. Kuker confirmed that there are parking lot lights already.

Citizen Input

No additional comments.

Motion by Commissioner Musgrove, seconded by Commissioner Anderson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:40 p.m.

Commission Business

Commissioner Musgrove asked a clarifying question regarding whether the conditions listed in the staff report needed to be stated as part of the motion, or if they were included in the resolution.

Planning Manager Larson replied that the conditions are included in the draft resolution.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend City Council approval of a Conditional Use Permit for commercial indoor recreation at 8500 Bunker Lake Boulevard NW, Suite 100.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.03: Public Hearing: Consider a Conditional Use Permit for a Motor Fuel Station and Car Wash for Kwik Trip at 8040 Bunker Lake Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:42 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP). Items discussed within the staff report include an explanation of the Final Plat and Easement Vacation that were previously approved by City Council, multi-modal access to the site, parking, signage, the traffic pattern for the car wash, the dedicated loading space for semi-trucks, various site amenities, and building architecture.

Commissioner Rudack asked if there are already drainage ponds adequately equipped to manage the hardcover or whether additional ponds would be constructed.

City Planner Martin replied that the applicant designed the ponds adequately, and the site is large enough that it would need review of the stormwater plans by the Lower Rum River Water Management Organization.

Commissioner Musgrove asked if the ponds accommodate both lots.

City Planner Martin replied that they are only focused on the Kwik Trip lot, and those ponds were designed for just this site. He commented that future development on the second lot would need to provide its own stormwater management.

Citizen Input

Dean George, representing the applicant, commented that this is a straightforward development of the Gen Three model, which is a quality product with a cleaner look on the interior. He commented that this would serve the industrial area well. He stated that at any given hour, they have about 14 employees on staff, which, along with their customers, is why they desire additional parking than what would be required. He commented that there are two ponds at the rear of the site, as the fuel island requires its own separate drainage and treatment.

Councilmember Peters asked if there would be any electrical charging stations.

Mr. George replied that they would not install that with construction but would provide an option to add that in the future.

Commissioner Musgrove stated that she is excited that this project is coming to Ramsey. She asked if this site would accommodate semis, similar to the Anoka location.

Mr. George replied that the Anoka location does have a separate canopy for diesel, whereas this location would not. He commented that diesel would be available under the main canopy, but would not be intended to handle semi traffic.

Matt Kuker, PSD, commented that this has been a great transaction from the landowner's point of view. He thanked the City for its great work with the applicant.

Motion by Commissioner Anderson, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Rudack, Bauer, Lubarski, and Musgrove. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 7:56 p.m.

Commission Business

Commissioner Bauer commented that he has pushed for getting a Kwik Trip in Ramsey, and he is excited that it is coming to fruition.

Motion by Commissioner Bauer, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-086, Approving a Conditional Use Permit for a Motor Fuel Station and Car Wash at 8040 Bunker Lake Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Anderson, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.04: Public Hearing: Rivenwick Village 4th Addition – Revised Site Plan Review

Public Hearing

Chairperson Gengler called the public hearing to order at 7:57 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the amended Site Plan Review. The primary item discussed within the staff report was the modification of the floor plan to be constructed, thus changing the grading on the property.

Commissioner Musgrove referenced the retaining wall and range of height, asking for more information on the height and appearance of the wall.

Planning Manager Larson replied that most of the retaining wall would not be visible because of the landscaping and drainage swale. He commented that it would be a standard block retaining wall, and the wall height would remain a consistent height in appearance, but would contour with the land.

Commissioner Anderson asked if there is a retaining wall and swale onsite already.

Planning Manager Larson replied that the site is graded for the plan presented. He explained that the retaining wall will be needed to raise the backs of the units, as there would not be sufficient space to taper away.

Adam Brouwer, LGI Homes, provided details on the acquisition of this property. He noted that they have moved away from the split entry product as there is more demand for slab-on-grade homes. He stated that they have been building these as twinhomes in other developments and have had success with that model.

Citizen Input

No additional comments.

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:04 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to recommend that City Council approve the amended Site Plan Review for Rivenwick Village 4th Addition.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

6.05: Public Hearing: Consider a Preliminary Plat for Bunker Lake Crossing at the Northeast Corner of Sunwood Drive and Armstrong Boulevard

Public Hearing

Chairperson Gengler called the public hearing to order at 8:05 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Preliminary Plat.

Commissioner Anderson asked about the difference between a trail and a sidewalk.

City Planner Martin replied that a trail is typically built with more durable material and is wider to accommodate bicycles and pedestrians. He stated that a sidewalk is typically six feet wide, whereas a trail is typically ten feet wide. He confirmed that generally, sidewalks are concrete, and trails are asphalt.

Commissioner Anderson asked why trails are not concrete, as that would provide a longer lifespan.

City Planner Martin stated that the existing trail along the east side of Armstrong is already asphalt. He noted that the plans for Waterfront Village included a trail extension that would connect to the north side of this development, and Centra would provide the connection along Bunker Lake Boulevard to tie everything together.

Commissioner Anderson stated that the trail on the north side of Bunker Lake Boulevard is unsafe, and he did not want to see a new building constructed with a trail that would have the same problem.

Councilmember Peters stated that he is aware of the safety concerns on that trail and is working on a solution.

Commissioner Rudack asked when a decision is expected from Anoka County.

Commissioner Bauer commented that typically, the County recommends a right-in/right-out. He asked if the right-out would not be allowed because of the high speed on Armstrong.

City Planner Martin confirmed that the County determined that a right-in would be the safest option.

Commissioner Anderson asked and received confirmation that there would not be enough room to accommodate a right-out onto Bunker Lake Boulevard.

Allison Morgan, Capital Real Estate, stated that she spoke with Anoka County and that the vacation of the drainage easement and break in the access easement would be expected in mid-June. She referenced the 30-foot drainage easement and noted that there are certain improvements proposed within that area. She asked that they reserve the right to review that easement placement with staff in the case that needs to change.

City Planner Martin confirmed that staff agree with that.

Commissioner Anderson commented that he was glad to see they are considering no illumination on the tall sign, as he lives across the street from this development and would not like to see a lit sign from his home.

Ms. Morgan commented that they did hear the comments at the sketch plan review and made appropriate revisions.

Commissioner Bauer asked if the third tenant would also be a food establishment.

Ms. Morgan commented that they have no commitments yet, but would be looking for a food or service user.

Citizen Input

No additional comments.

Motion by Commissioner Anderson, seconded by Commissioner Rudack, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Musgrove, Bauer, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:22 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-107, Approving a Preliminary Plat for “Bunker Lake Crossing”.

Further discussion

Commissioner Musgrove appreciated that the staff and the developer had worked through the traffic pattern and believed this would be a nice flow for traffic and the safety of pedestrians. She also appreciated that the businesses are coming to Ramsey, as this type of development has been desired by residents.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, Bauer, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

6.06: 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 Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 8:24 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommend approval of the Conditional Use Permit (CUP), Site Plan, and Variance. Items discussed within the staff report include the proposed site plan, traffic circulation around the site, trail connection, decorative fencing for screening, trash enclosure within the building, signage, architecture, and the drive-through details.

Commissioner Rudack asked what would ensure the increased safety of pedestrians with the drive-through lane.

City Planner Martin replied that pedestrian crossing signs would be posted on both sides of the drive-through, which tends to be adequate for other locations. He commented that the crosswalk would have signs on all four corners. He stated that the site plan includes signage to direct traffic internally to the site as well.

Zach Zelickson, representing the applicant, stated that they have worked closely with staff and Capital Real Estate for this proposal and are excited to come to Ramsey.

Chairperson Gengler asked for more information on the fencing along the drive-through lane.

Mr. Zelickson replied that would be a metal fence.

Chairperson Gengler asked about the height of the fence.

City Planner Martin replied that the fence would be about three feet in height, which meets the standard. He commented that all three lots within this development would have the same fencing along the roadway for consistency.

Chairperson Gengler asked about the hours of operation.

Mr. Zelickson replied that they intend to mimic the hours of the Anoka locations, which are open from 7:00 a.m. to 2:00 a.m.

Chairperson Gengler commented that she appreciates the inclusion of the bike racks on the plan.

Commissioner Anderson commented that his only concern is that semi-trucks may want to stop along Armstrong Boulevard and asked if there is a plan to address that.

City Planner Martin replied that, overall, the COR was not designed for truck traffic. He commented that there are Taco Bell locations nearby that would better accommodate that type of traffic. He did not foresee that it would be a concern.

Citizen Input

No additional comments.

Motion by Commissioner Bauer, seconded by Commissioner Anderson, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Anderson, Lubarski, Musgrove, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Gengler closed the public hearing at 8:40 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #25-110, Granting a Variance for a Drive-Through Lane in the Front Yard for Taco Bell at 14751 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Anderson, Lubarski, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #25-109, Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Taco Bell at 14751 Armstrong Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Anderson, Bauer, and Rudack. Voting No: None. Absent: Commissioner VanScoy.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

The Staff Update was noted.

Commissioner Bauer commented that Commissioner VanScoy is recovering from an injury and was unable to attend the meeting. He commented that it is exciting to see the development coming to Ramsey.

9. ADJOURNMENT

Motion by Commissioner Musgrove, seconded by Commissioner Rudack, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Rudack, Anderson, Bauer, and Lubarski. Voting No: None. Absent: Commissioner VanScoy.

The regular meeting of the Planning Commission adjourned at 8:46 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Adam Martin
City Planner

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 06/26/2025**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 Chipotle at 14701 Armstrong Blvd NW

Purpose/Background:

Capital Real Estate, Inc. (the "Applicant") has submitted a Land Use Application for the development of a 1.58-acre lot described as Lot 3, Block 1, Bunker Lake Crossing, which will be addressed as 14701 Armstrong Blvd NW (the "Subject Property"). The project will consist of a 2,330 square foot commercial building for Chipotle, 46 parking stalls, a 400 square foot outdoor dining patio adjacent to the west side of the building, and a drive-through lane that wraps around the 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 southernmost lot within the Bunker Lake Crossing development, measuring approximately 1.58 acres in area. The Subject Property is bounded by Armstrong Boulevard to the west, Sunwood Drive to the south, the Waterfront Village residential development and wetland to the east, and a vacant commercial lot to the north. 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 2,330 square feet, and is rectangular-shaped with the longer end stretching west-to-east, paralleling Sunwood Drive. Due to the lot dimensions, drive-through placement, and location of existing utilities, the building is set back 76.8 feet from the west (front) property line and 34 feet from the south (street side) 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 34 feet from Sunwood Drive's right-of-way, 100 percent of the building facade is within the 60-foot build-to area along Sunwood Drive, 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 fence along the length of the building area, providing a buffer between the

drive-through lane and the trail along Armstrong Boulevard and Sunwood Drive. The proposed development has 3.39 percent building coverage and 56.01 percent hard surfacing coverage (including the parking lot, drive-through lane, and sidewalks) on the lot, resulting in 59.4 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 at the northwest corner, facing the parking lot. A sidewalk will connect the front entrance to the parking lot and to Armstrong Boulevard directly west of the entrance, providing multi-modal access to the building. The Applicant is also proposing to install a bike rack at the northeast corner of the building for folks looking to bike to the site. Vehicular access to the site will come from two driveways at the east 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 Chipotle 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 Chipotle will have to turn right (southeast) onto the full access road and exit the development via the roundabout. Once Lot 2 develops north of Chipotle, there will be a secondary driveway parallel to Armstrong Boulevard connecting the two parking lots for improved site circulation. The drive-through lane is oriented counter-clockwise around the building to allow at least 5 stacking spaces for vehicles, as measured from the pick-up window along the south side of the building. It should be noted that the drive-through lane is for pickup orders only, using their "Chipotlane" model that allows customers to place orders in their mobile app and pick them up at the drive-through window. No orders will be placed in the drive-through lane. There is no menu board or speaker box to allow for customers to place orders. 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.

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 furniture, fixture, & equipment (FF&E) plan sheet submitted by the Applicant shows 40 seats in the dining room and customer areas, plus 20 seats on the outdoor patio, resulting in a minimum parking requirement of 20 parking stalls and a maximum of 24 parking stalls. The Applicant is supplying 46 parking stalls, 2 of which are ADA accessible, similar to their other locations in the north metro and across the region. Staff is supportive of this 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 accent tower above the drive-through window will extend up to 20.67 feet (1 foot 8 inches taller than the parapet). The tower provide visual interest to the building's most visible areas while providing screening of the rooftop equipment. The building materials will consist of brick, EIFS, and architectural metal panels on all four sides of the building. Additionally, there will be large windows along the north and west sides of the building to highlight the dining area. The plans also show a service door along the east side of the building to provide access from the kitchen to the detached dumpster enclosure. This dumpster enclosure will be clad with block CMU to match the brick facade of the restaurant, and it will have metal trim and gates to provide visual screening. The east 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. 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 two wall signs, each with the "Chipotle" text and pepper logo. These signs will be located along the north and west walls, near the main entrance, to direct pedestrian traffic from the parking lot and trail along Armstrong Boulevard. Additionally, a freestanding pylon sign will be placed near the west side of the building, between the patio and the drive-through lane, to attract traffic from Armstrong Boulevard.

Additionally, as noted in the Staff Report for Bunker Lake Crossing's Preliminary Plat as presented on May 22nd, a potential multi-tenant freestanding pylon sign could be placed at the northwest corner of the development to attract 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 indicates that the shared access will be lined with evergreen trees. The greenspace parallel to both Armstrong Boulevard and Sunwood Drive will be lined with deciduous trees. Internally, there will be a mixture of evergreen and deciduous shrubs primarily abutting the buildings, but also scattered in the parking lot islands and adjacent to the dumpster enclosures. The proposed species and sizes are acceptable. Ground cover will be established via a combination of sod and seeding. Staff has requested that a five (5) foot strip of sod be included behind the curb.

Lighting

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 has reviewed the lighting plan and found that 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 shared line east of the building, which then connects to a sewer main along Sunwood Drive and Ramsey Parkway.

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 seven interconnected catch basins, which then feed into a storm sewer main at the northwest, southwest, and southeast corners of the site.

Variance

As noted above, the Applicant is proposing to construct a drive-through lane that wraps counter-clockwise around the Chipotle building. This results in a significant portion of the drive-through lane being located within the front yard of the property along Armstrong Boulevard and street side yard along Sunwood Drive. 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 lane in the front yard to allow for maximum stacking space on the property, limiting the potential overflow traffic backing up into the private access road and/or the Sunwood Drive/Ramsey Parkway roundabout. Additionally, by placing the drive-through in the front yard, it allows for smoother traffic flow for vehicles exiting the site toward the roundabout. Without an approved Variance, the Applicant would need to shift the drive-through lane to the north side of the building, thus creating a sharper turning motion for drivers and limiting the utilization of the property's buildable area.
- *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. Additionally, a City infrastructure project placed a 4-foot-diameter storm sewer pipe along the west and south sides of the Bunker Lake Crossing lot, thus causing the need for a 32-foot-wide drainage and utility easement along Armstrong Boulevard and a 30-foot-wide drainage and utility easement along Sunwood Drive. This forces the building placement to be farther away from both streets, as only landscaping, driveways, parking lots, and fences are allowed within those easements. Capital Real Estate, the entity purchasing Outlot D for the Bunker Lake Crossing development, is developing the Subject Property for Chipotle. 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 using the easement area for a drive-through lane, installing a wrought-iron-style fence to screen the drive-through lane from the adjacent streets, and shifting the building farther away from the streets to avoid easement conflicts. By looping the drive-through lane around the building, the Applicant has achieved a more efficient site plan that avoids the wetland area and maximizes the utilization of the utility area while framing the western entrance to the COR with the building and fence along Sunwood Drive.

- *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 responsibility.

Recommendation:

Staff recommends approval of the Conditional Use Permit, Site Plan, and Variance.

Outcome/Action:

2 motions:

Motion to adopt Resolution #25-149, Granting a Variance for a Drive-Through Lane in the Front Yard for Chipotle at 14701 Armstrong Blvd NW.

- and -

Motion to recommend the City Council adopt Resolution #25-148, Approving a Conditional Use Permit for a Drive-Through Lane and a Site Plan Review for Chipotle at 14701 Armstrong Blvd NW.

Attachments

Resolution #25-148 CUP & Site Plan Review

Resolution #25-149 Variance

Site Location Map

Architectural Plan Set

Civil & Landscaping Plan Set

Form Review

Inbox

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 06/20/2025

Reviewed By

Brian Hagen

Date

06/20/2025 09:48 AM

Started On: 06/12/2025 12:49 PM

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

RESOLUTION #25-148

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 14701 ARMSTRONG BLVD NW

RECITALS

1. Allison Morgan of Capital Real Estate, Inc. (the “**Applicant**”) 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 14701 Armstrong Boulevard NW, which is generally located at the northeast corner of Armstrong Boulevard NW and Sunwood Drive NW and legally described as:

Lot 3, 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 1.58 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 Bogart, Pederson & Associates, Inc. and dated June 4, 2025, depicting the location of the approximately 2,330 square foot building for a restaurant, 46 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** was granted a Variance; and
9. That the Planning Commission reviewed the request at their meeting on June 26, 2025, and unanimously recommended [REDACTED]; and
10. That the City Council reviewed the request at their meeting on July 8, 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 and stacking queues will be screened from view and not audible from abutting residential districts, as well as any menu board or ordering equipment, if installed in the future; and
5. That ordering equipment, if installed, 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 been granted a Variance for a drive-through lane in the front yard, as detailed in Resolution #25-149.

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 if or when the **Permittee** chooses to install a menu board and ordering equipment, 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 8th day of July, 2025.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #25-149

A RESOLUTION GRANTING A VARIANCE FOR A DRIVE-THROUGH LANE IN THE FRONT YARD AT 14701 ARMSTRONG BLVD NW

RECITALS

1. The City of Ramsey received an application from Allison Morgan of Capital Real Estate, Inc. (the “**Applicant**”), requesting a **Variance** to the drive-through placement standards in Section 106-625 of Ramsey City Code on property legally described as follows:

Lot 3, 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 June 26, 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 1.58 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, 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 10.1 feet from the west property line and 9 feet from the south 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 June 4, 2025, designed by Bogart, Pederson & Associates Inc.
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 10.1-foot front setback or the 9-foot street side setback 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 26th day of June, 2025.

Planning Commission Chairperson

ATTEST:

City Clerk

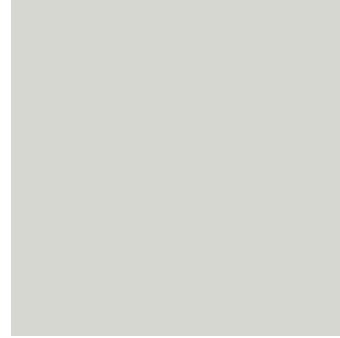
The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303



CHIPOTLE SIGNAGE



BRICK
COLOR: MANGANESE
IRONSPOT



EIFS/ METAL COPING
COLOR: PPG #1010-2 "FOG"



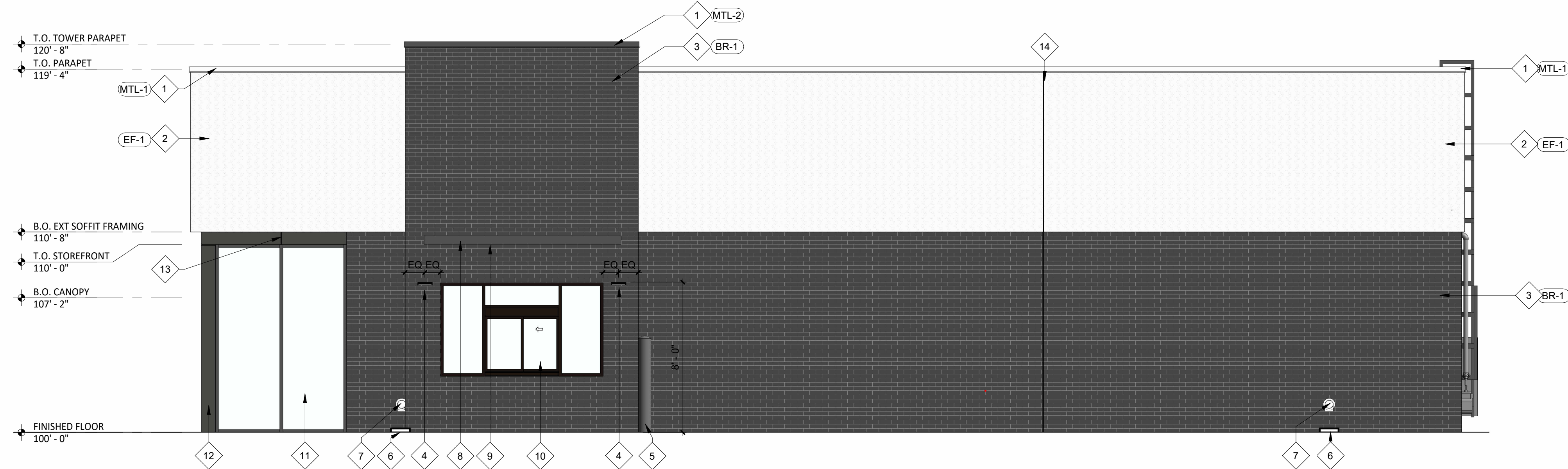
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COLOR: PPG #1001-6
"KNIGHTS ARMOR"



ENTRY DOOR/ CANOPY
COLOR: CHARCOAL

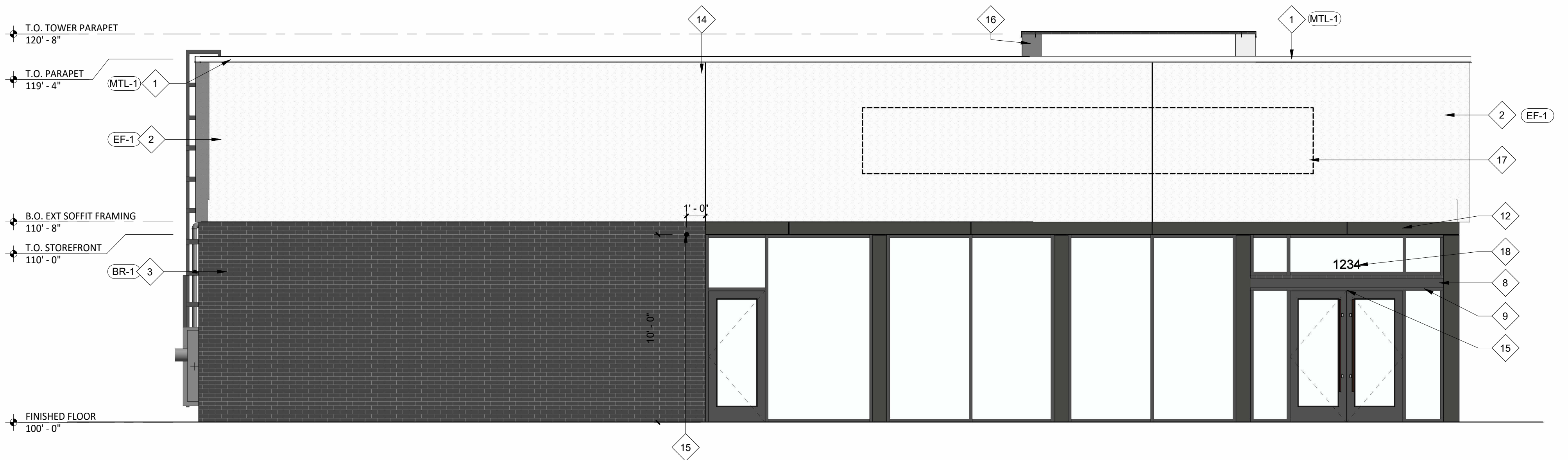


PATIO FURNIATURE/ UMBRELLAS/ RAILING
ARC EN CIEL 314 CHAIR / TUUCI 8.5' HEXAGON/ API
PATIO RAILING
COLOR: ANTIQUE IRON/ BLACK /



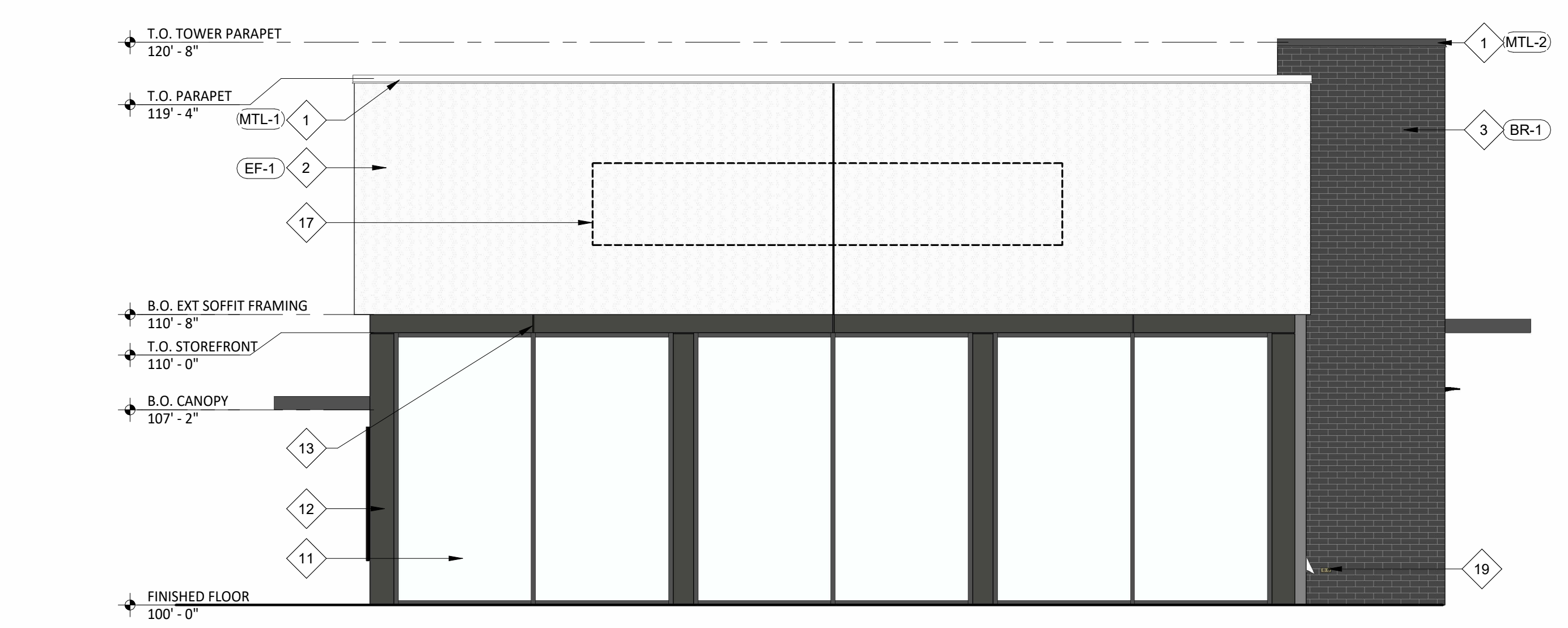
1 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 SOUTH - SUNWOOD

| | | |
|--------------|-----------------|-------------|
| STOREFRONT | 125 SF | 9% |
| EIFS | 488 SF | 37% |
| BRICK | 712 SF | 54% |
| TOTAL | 1,325 SF | 100% |



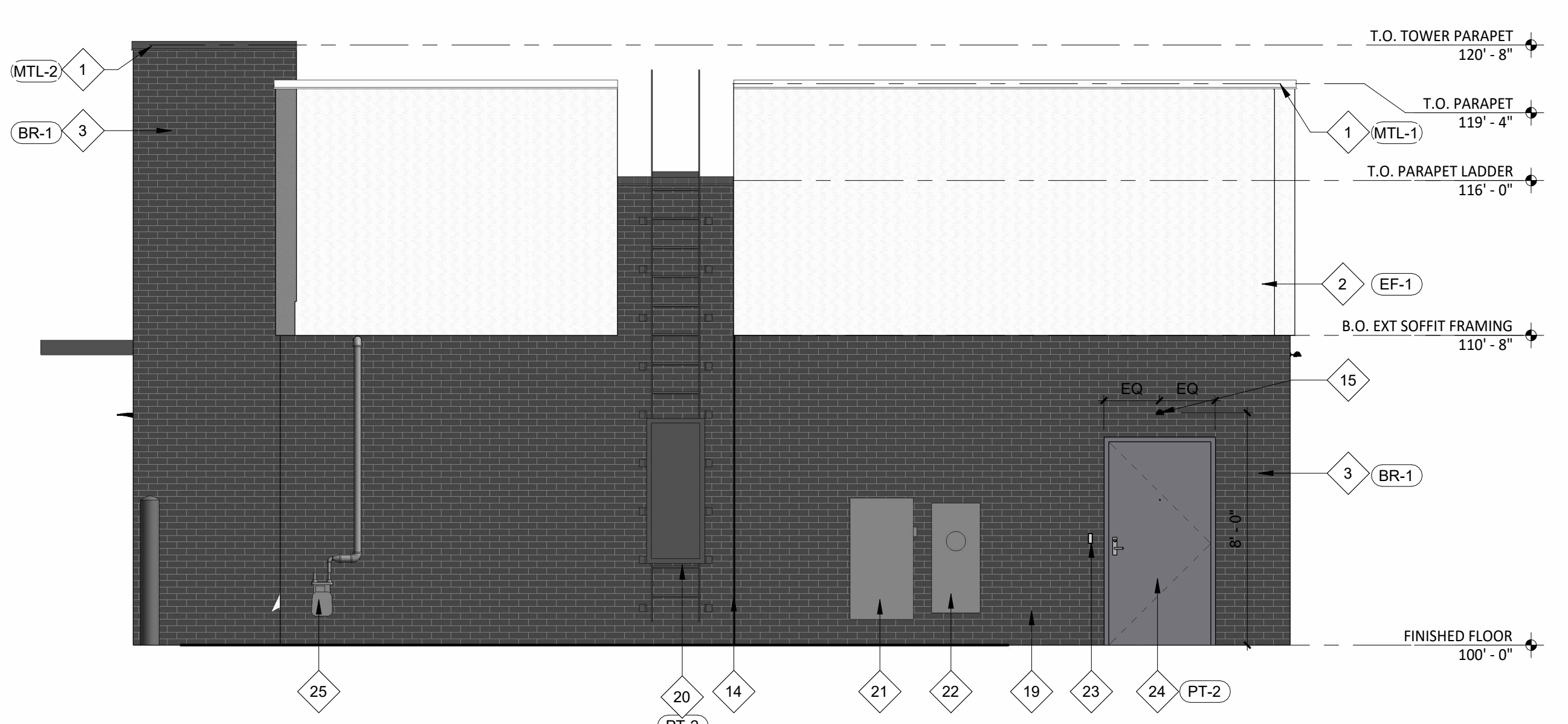
2 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 NORTH

| | | |
|--------------|-----------------|-------------|
| STOREFRONT | 427 SF | 33% |
| EIFS | 595 SF | 45% |
| BRICK | 287 SF | 22% |
| TOTAL | 1,309 SF | 100% |



3 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 WEST - ARMSTRONG

| | | |
|--------------|---------------|-------------|
| STOREFRONT | 362 SF | 46% |
| EIFS | 311 SF | 40% |
| BRICK | 105 SF | 14% |
| TOTAL | 778 SF | 100% |



4 EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 EAST

| | | |
|--------------|---------------|-------------|
| STOREFRONT | 0 SF | 0% |
| EIFS | 270 SF | 35% |
| BRICK | 495 SF | 65% |
| TOTAL | 765 SF | 100% |

EXT. ELEV GENERAL NOTES

A. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, E-MAIL: BIDS@AMERICANPROD.COM

KEYNOTE LEGEND

- 1 PREFINISHED METAL COPING.
- 2 EIFS - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 3 BRICK VENEER - RUNNING BOND - REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 4 WALL PACK LIGHT (X6) - COLOR TO MATCH ADJACENT WALL FINISH.
- 5 8" CONCRETE SAFETY BOLLARD.
- 6 CONCRETE SPLASH BLOCK.
- 7 STAINLESS STEEL COW TONGUE OVERFLOW ROOF DRAIN DISCHARGE.
- 8 PREFINISHED METAL CANOPY W/ INTEGRAL LIGHTING.
- 9 LED CHANNEL LIGHT (X9) - LENGTH TO MATCH CANOPY
- 10 PREFINISHED DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES - CAULK AROUND ENTIRE PERIMETER OF OPENING.
- 11 THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
- 12 PREFINISHED BRASS METAL - MATCH STOREFRONT FINISH.
- 13 BRASS METAL SEAM LOCATION, MAINTAIN ALIGNMENT WITH ADJACENT FINISHES.
- 14 EIFS JOINT ALIGNED WITH BUILDING ELEMENTS AS SHOWN - REFER TO MANUFACTURER'S RECOMMENDATION FOR SPACING REQUIREMENTS.
- 15 EXTERIOR EMERGENCY LIGHT (E2).
- 16 RAISED PARAPET BEYOND - EXTERIOR FINISHES TO WRAP AROUND ON EXPOSED SIDES.
- 17 HATCHED AREA INDICATES EXTENTS OF BLOCKING TO BE PROVIDED BY GENERAL CONTRACTOR - PROVIDE ELECTRICAL ACCESS AS REQUIRED - COORDINATE ADDITIONAL REQUIREMENTS WITH TENANT SIGNAGE VENDOR.
- 18 6" HIGH VINYL BUILDING ADDRESS NUMBERS - COORDINATE REQUIREMENTS WITH AUTHORITIES HAVING JURISDICTION.
- 19 FROST PROOF WALL HYDRANT.
- 20 EXTERIOR ROOF LADDER WITH LOCKING GATE.
- 21 ELECTRICAL FUSED DISCONNECT SWITCH.
- 22 ELECTRICAL METER.
- 23 DOOR BELL - MOUNT BETWEEN 36" AND 48" ABOVE GRADE.
- 24 INSULATED HOLLOW METAL DOOR AND FRAME - CAULK AROUND ENTIRE PERIMETER OF OPENING.
- 25 GAS METER

EXTERIOR FINISH SCHEDULE

| FINISH | MATERIAL | COLOR | REMARKS |
|--------|--------------------------|------------------------------|-------------------------------|
| BR-1 | 4" FACE BRICK | MANGANESE IRONSPOT | REFER TO SPEC FOR GROUT COLOR |
| EF-1 | EIFS | MATCH PT-1 | FLAT FINISH |
| MTL-1 | PREFINISHED METAL COPING | MATCH PT-1 | TO MATCH ADJACENT FINISH |
| MTL-2 | PREFINISHED METAL COPING | MATCH PT-2 | TO MATCH ADJACENT FINISH |
| PT-1 | PAINT | PPG #1010-2 "FOG" | |
| PT-2 | PAINT | PPG #1001-6 "KNIGHT'S ARMOR" | |

CONSULTANT



CLIENT

ALLISON KERN MORGAN
 CAPITAL REAL ESTATE, INC.
 7650 EDINBOROUGH WAY, SUITE 200
 EDINA, MN 55435
 P: 612-313-0126
 AMORGAN@CAPREI.COM

PROJECT INFORMATION

RAMSEY, MN
SHELL BUILDING
 ARMSTRONG BLVD & SUNWOOD DRIVE NW
 RAMSEY, MN 55303

SEAL

NOT FOR CONSTRUCTION

PROJECT NO. 0000-0000
 DRAWN BY <designer name>
 CHECKED BY <manager name>

ISSUE DATE
 PERMIT PLAN REVIEW XXXX/XXXX

REVISION DATE

TITLE: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **A-700**

CHIPOTLE SHELL BUILDING

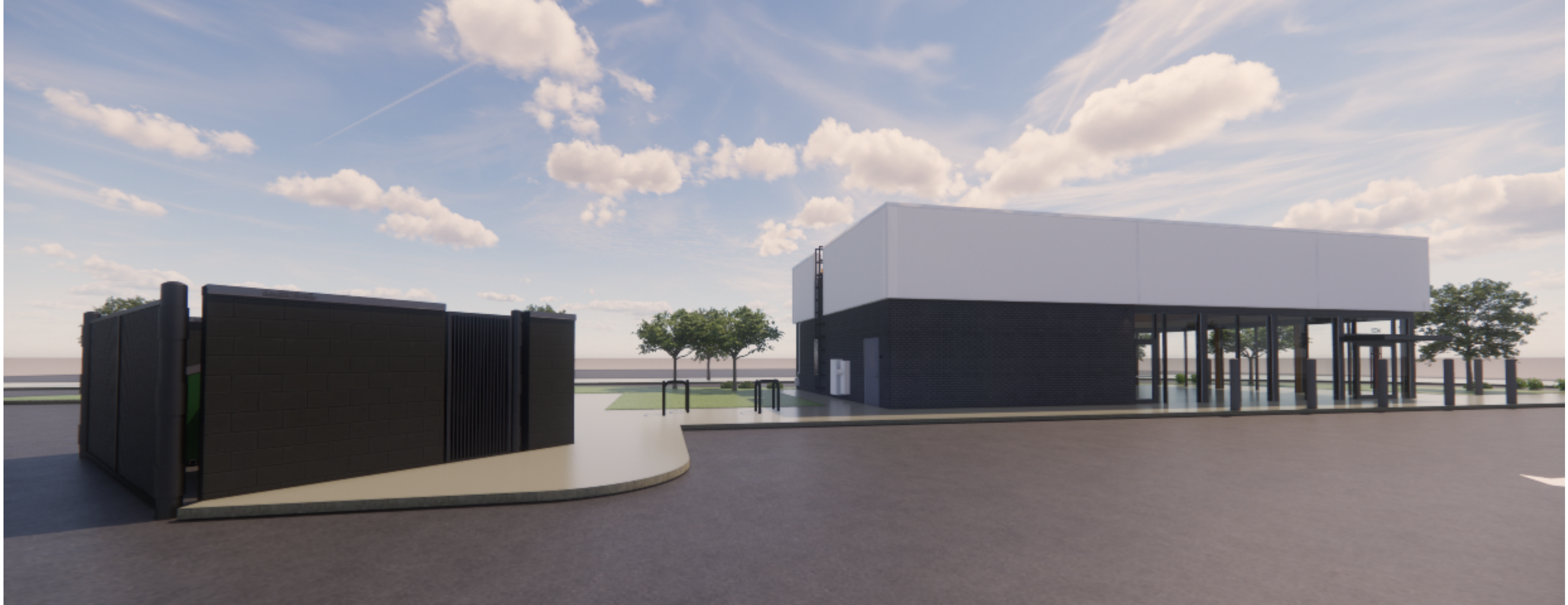
RAMSEY, MN
PRELIMINARY EXTERIOR RENDERINGS
2025-06-11

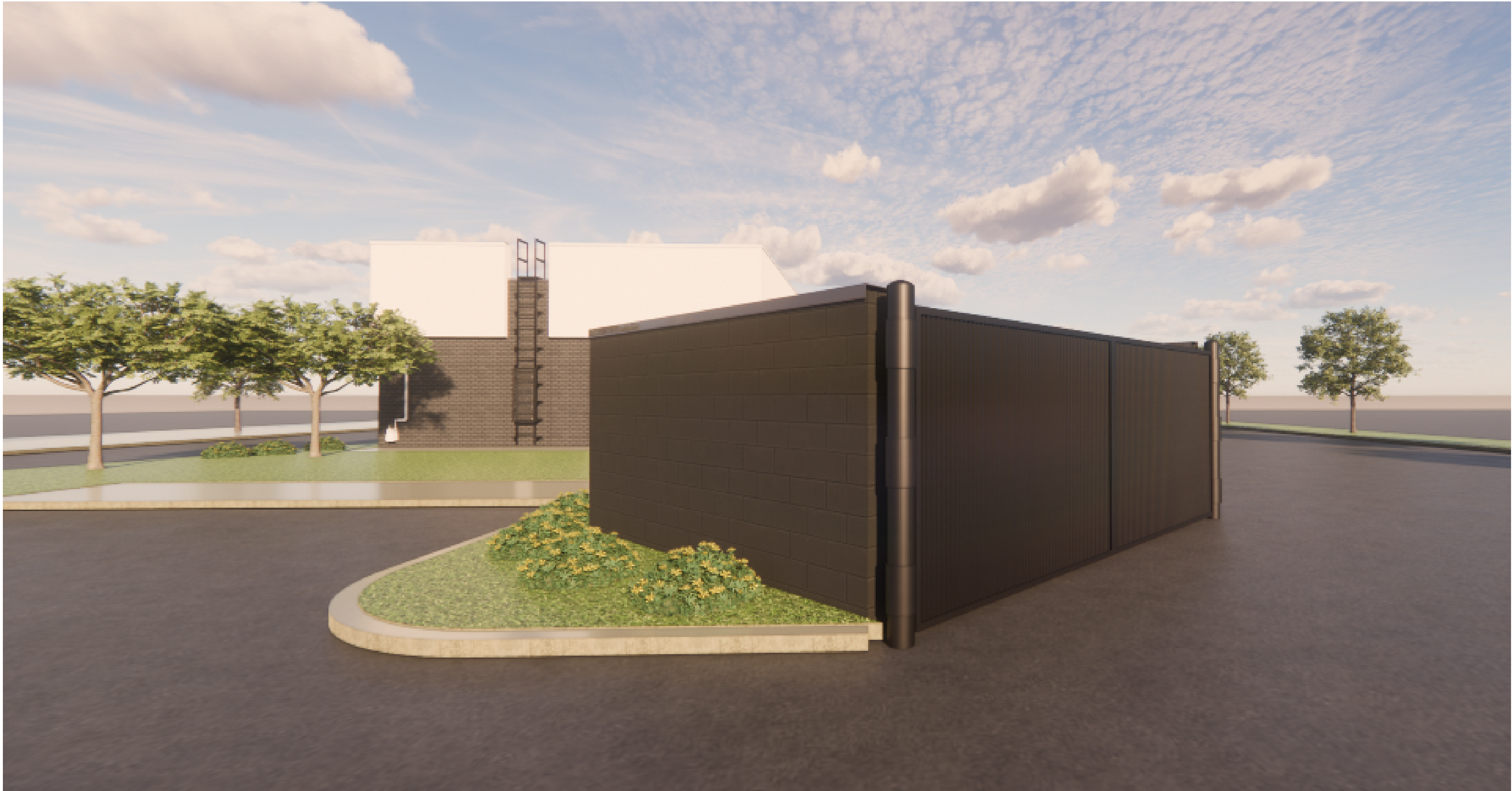






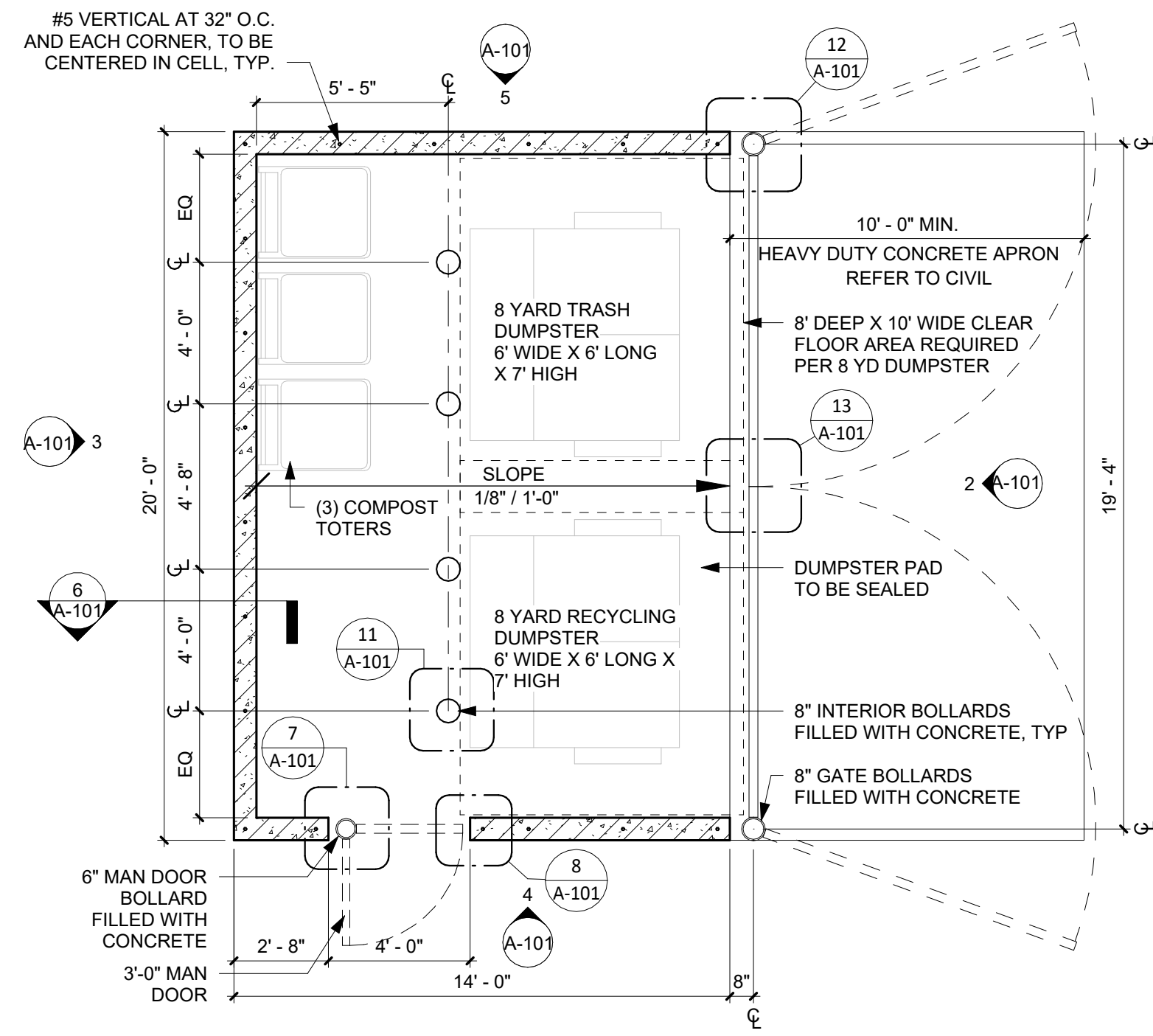






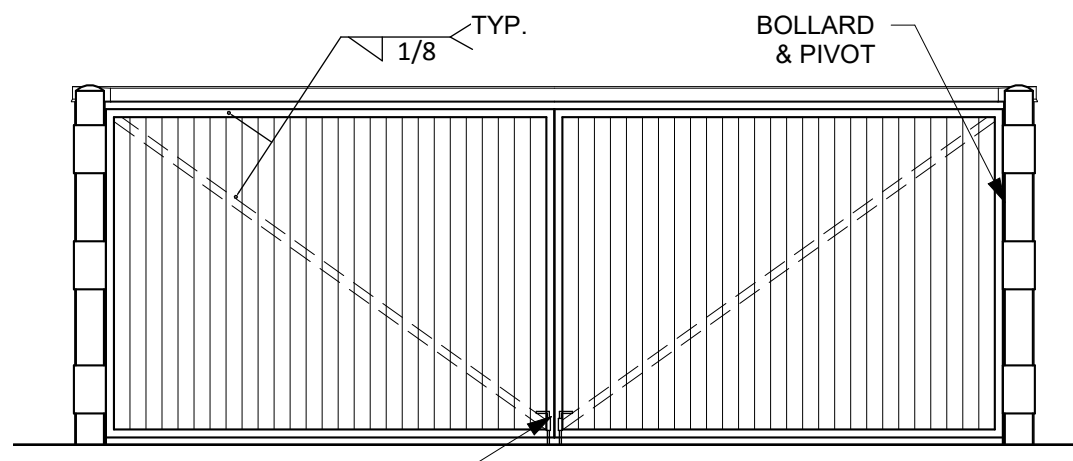
THANK YOU
WILKUS ARCHITECTS



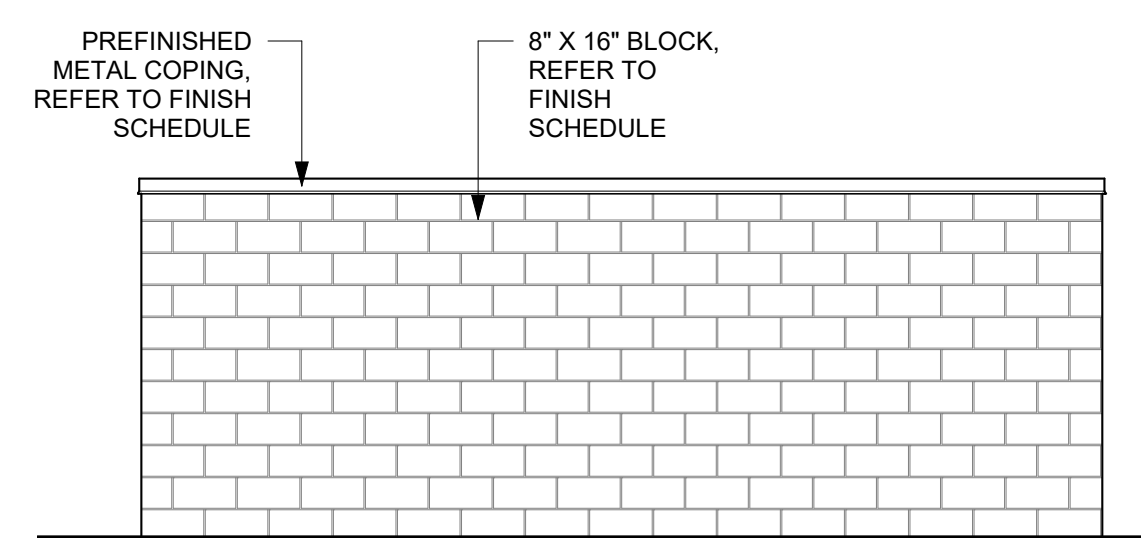


1 TRASH ENCLOSURE PLAN
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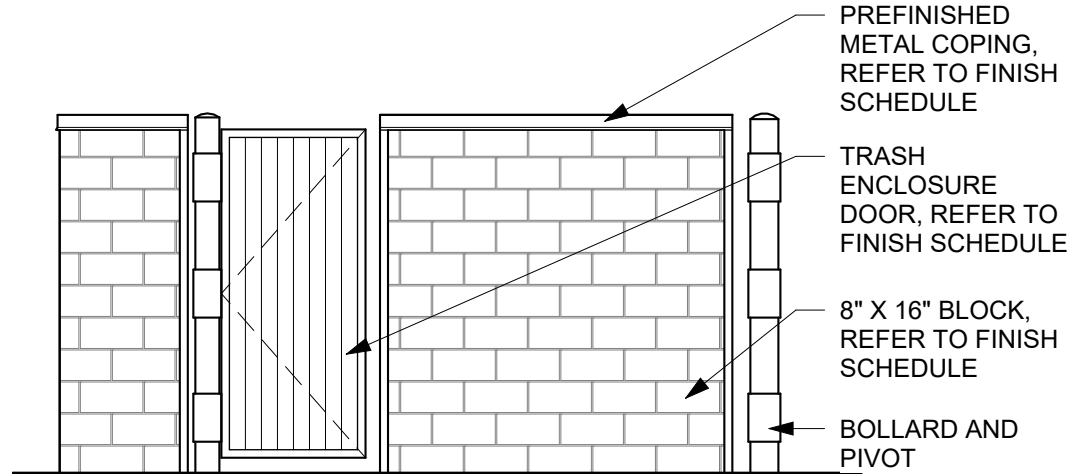
| ENCLOSURE FINISH SCHEDULE | |
|--------------------------------|----------------------------------------------|
| MATERIAL | COLOR/FINISH |
| CMU - PRIMER | REFER TO PAINT SPECIFICATIONS, COLOR "WHITE" |
| CMU | REFER TO PAINT SPECIFICATIONS |
| METAL COPING | PREFINISHED TO MATCH PAINTED CMU |
| CORRUGATED METAL & DOOR FRAMES | PAINTED "KNIGHTS ARMOR" PPG 1001-6 |



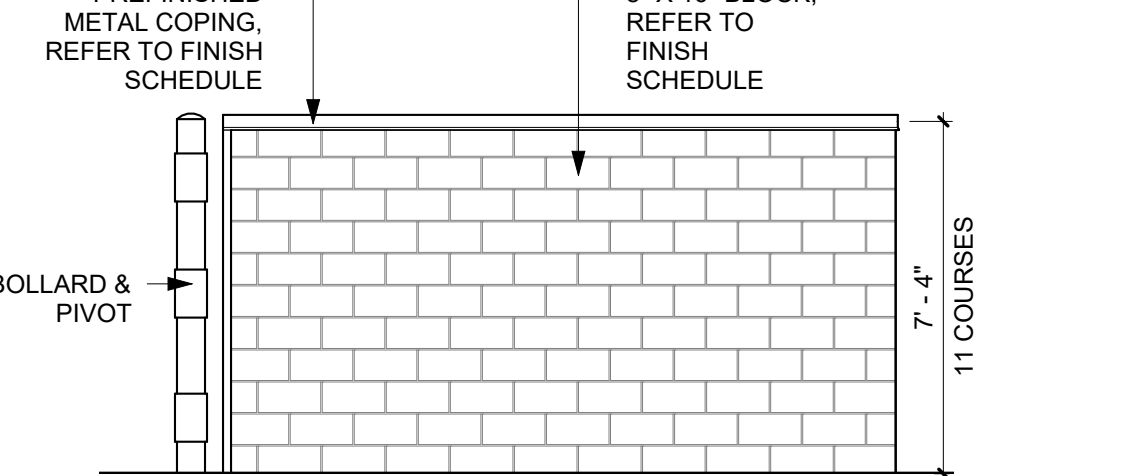
2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



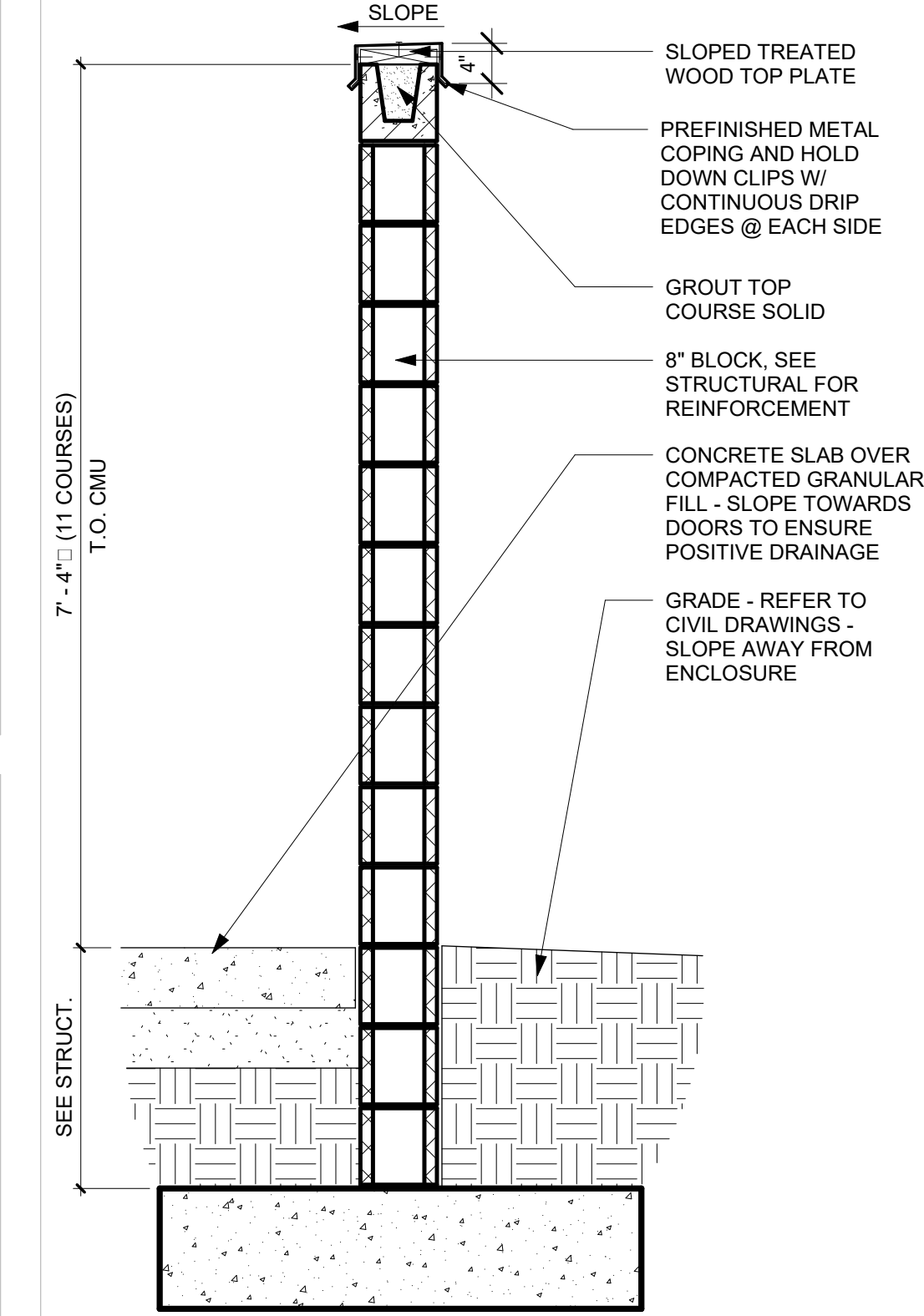
3 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



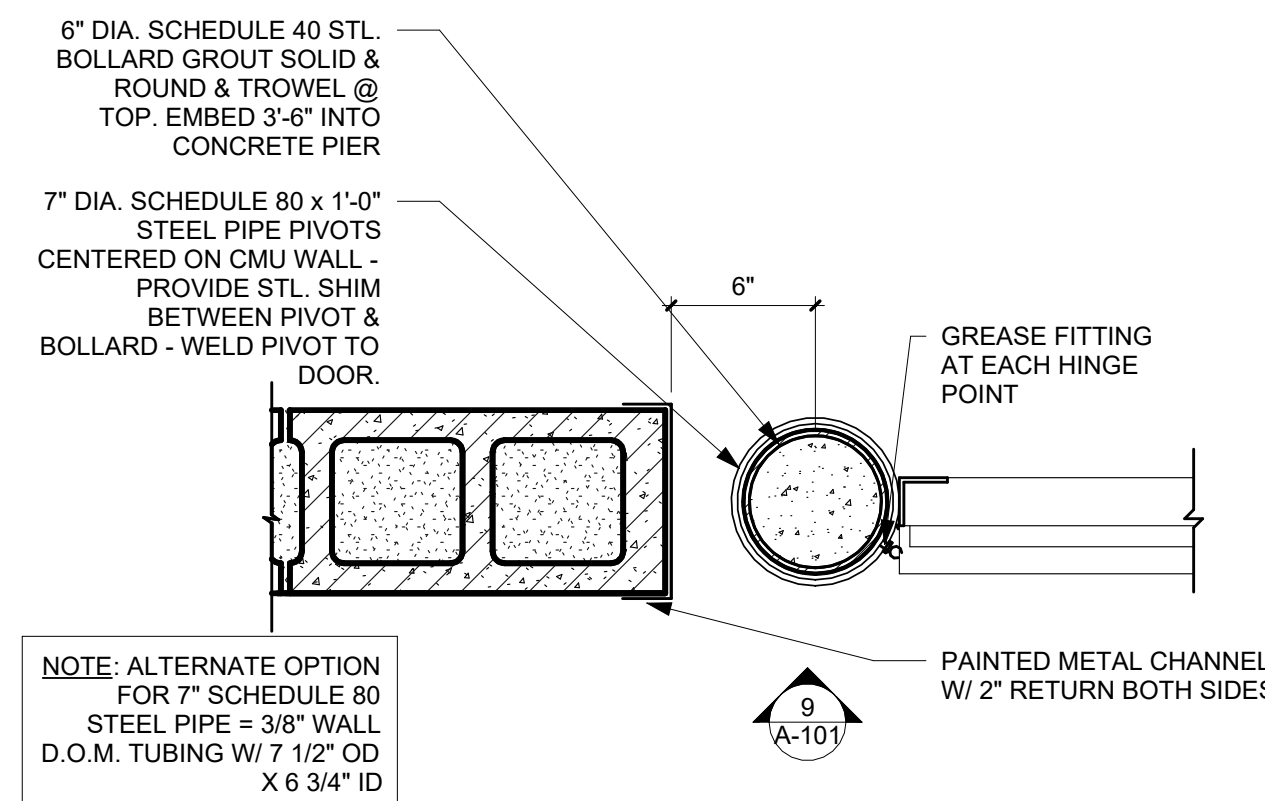
4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



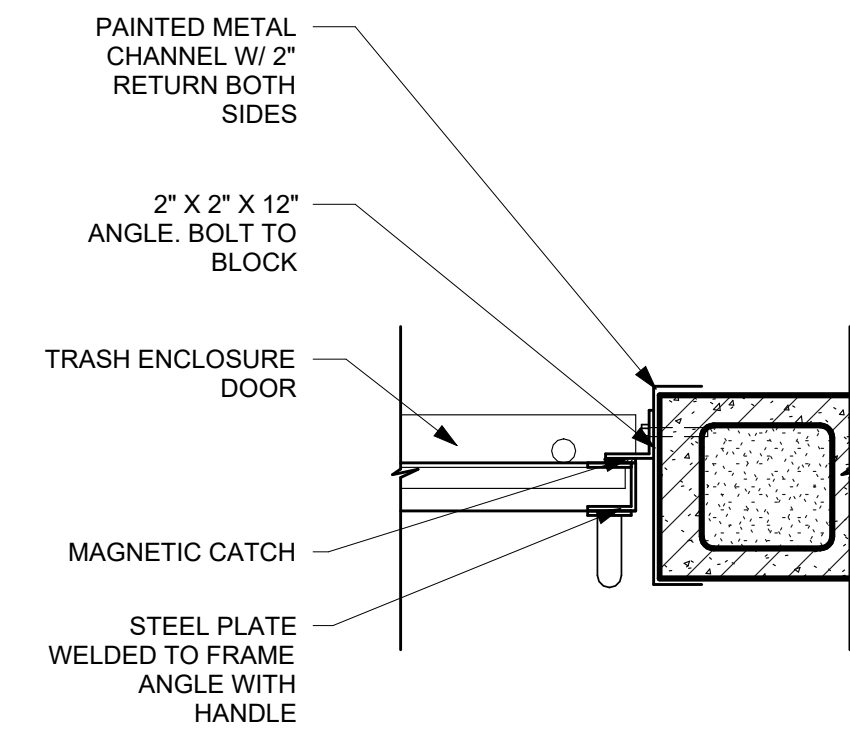
5 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



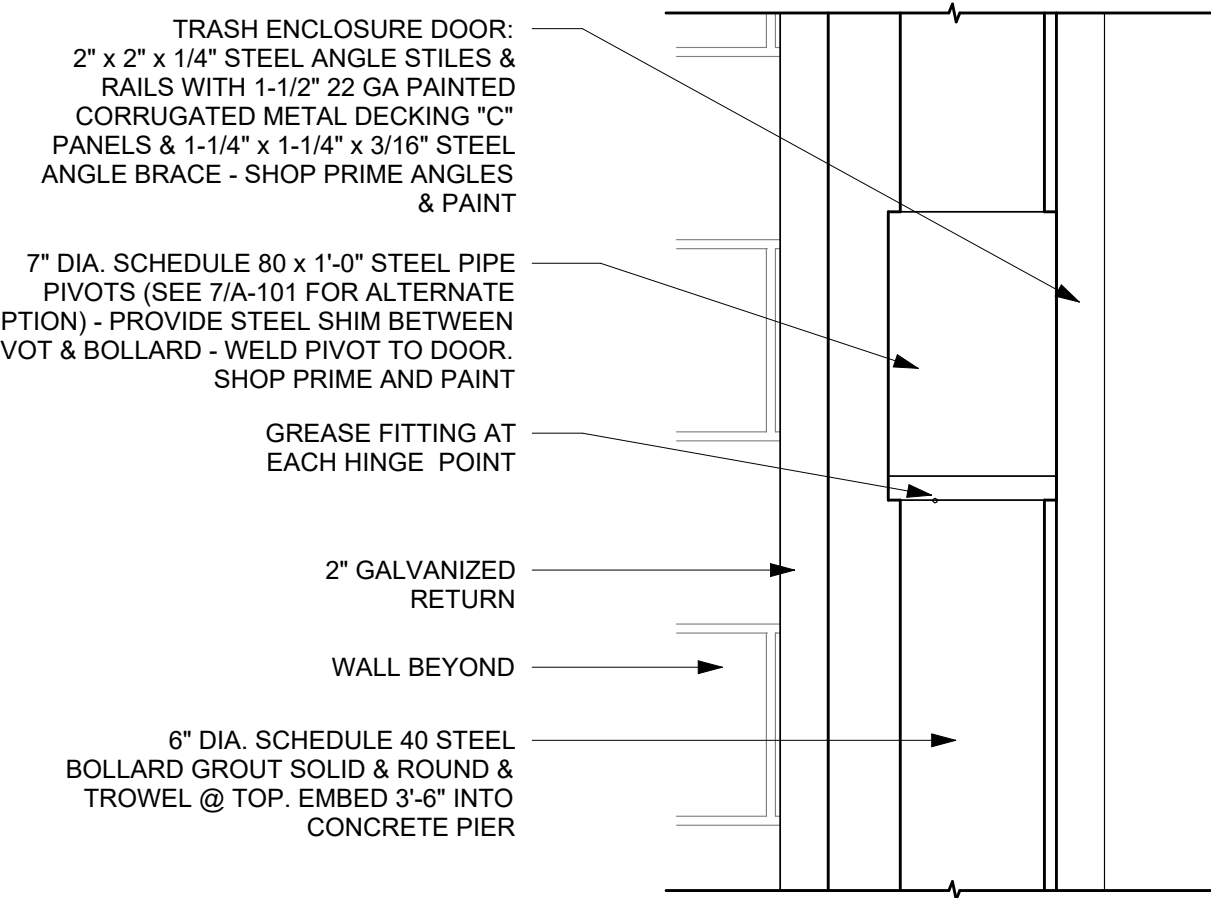
6 TYP. ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



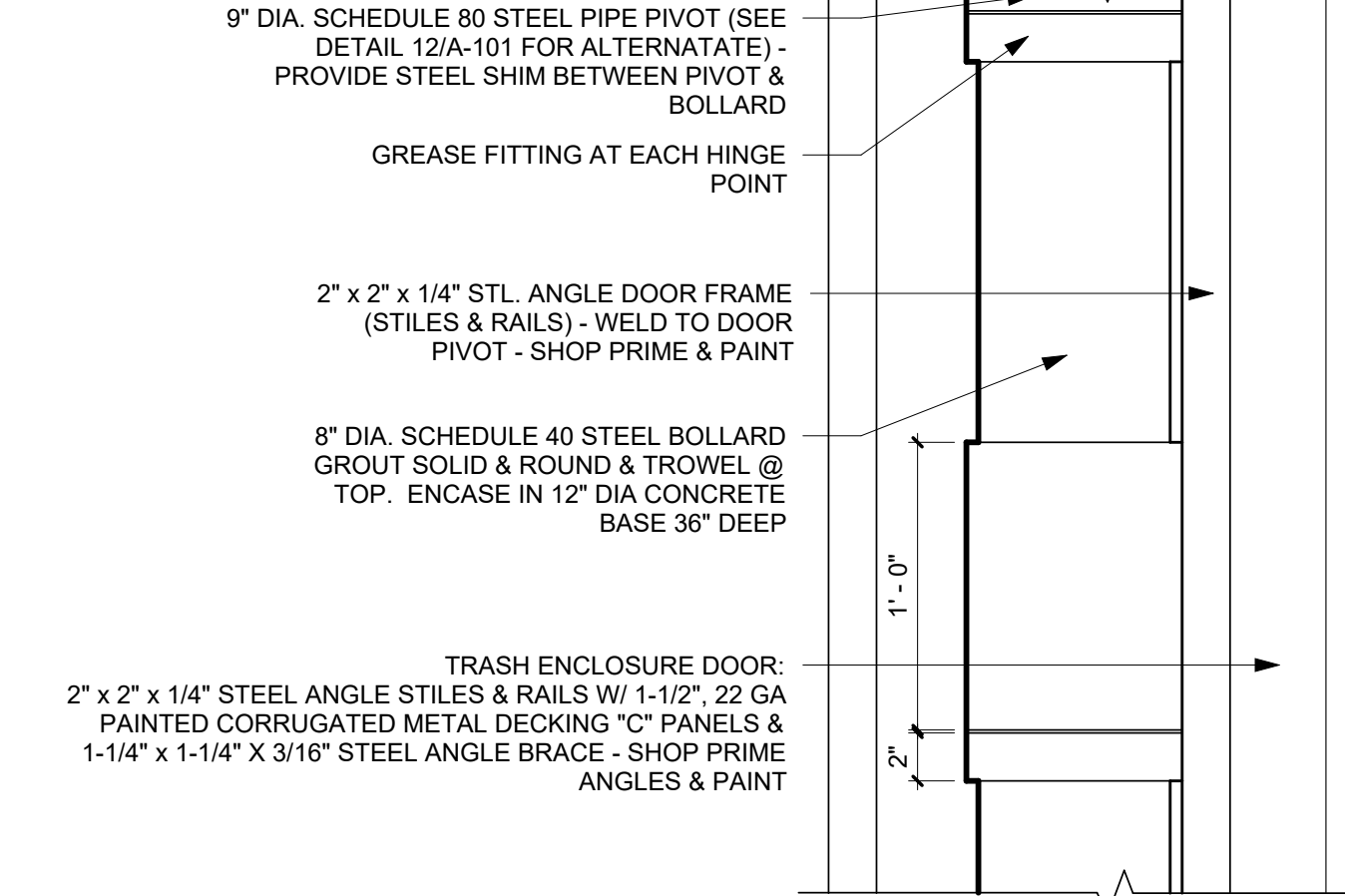
7 ENLARGED MAN DOOR PIVOT DETAIL
SCALE: 1 1/2" = 1'-0"



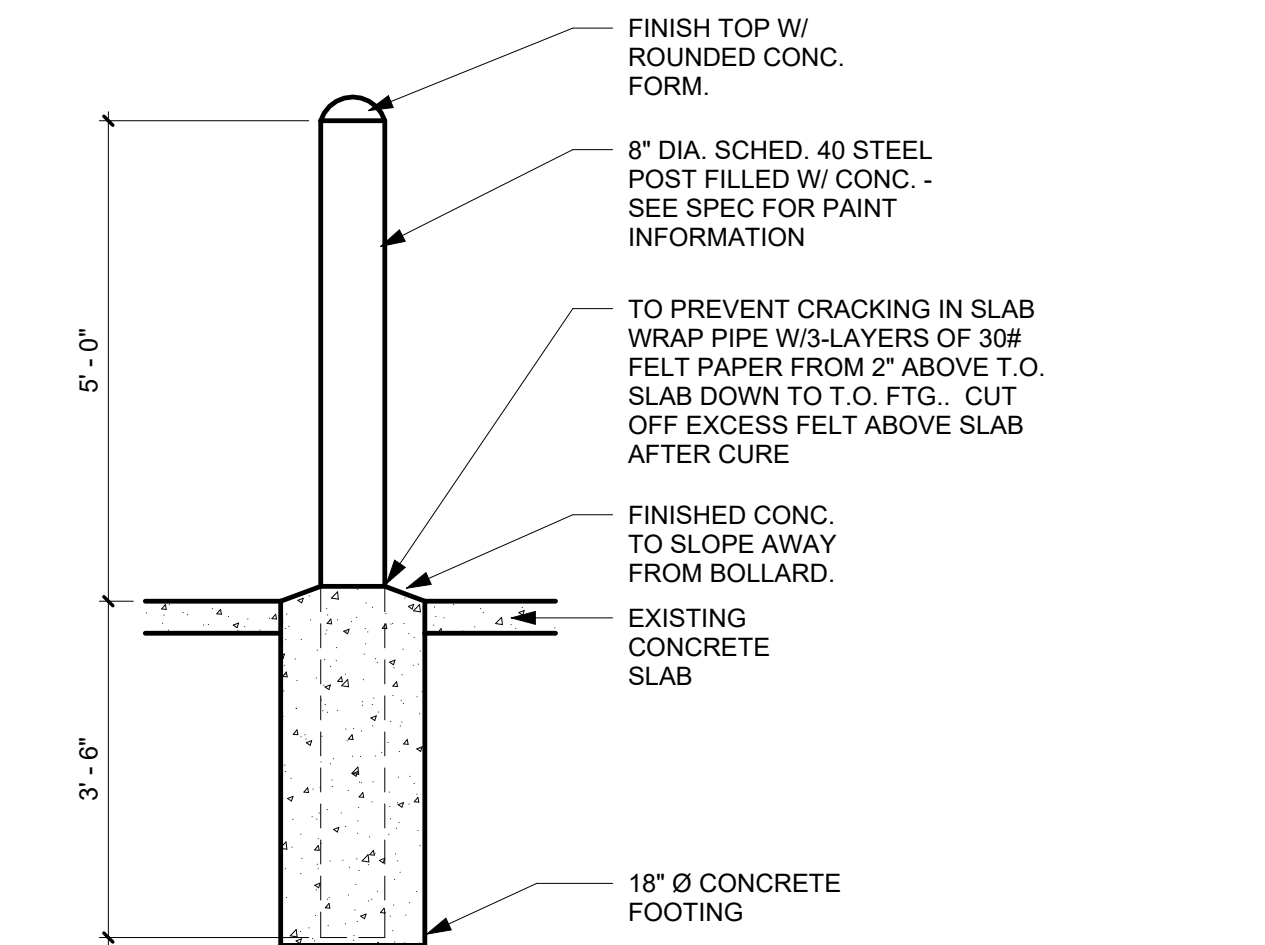
8 MAN DOOR LATCH DETAIL
SCALE: 1 1/2" = 1'-0"



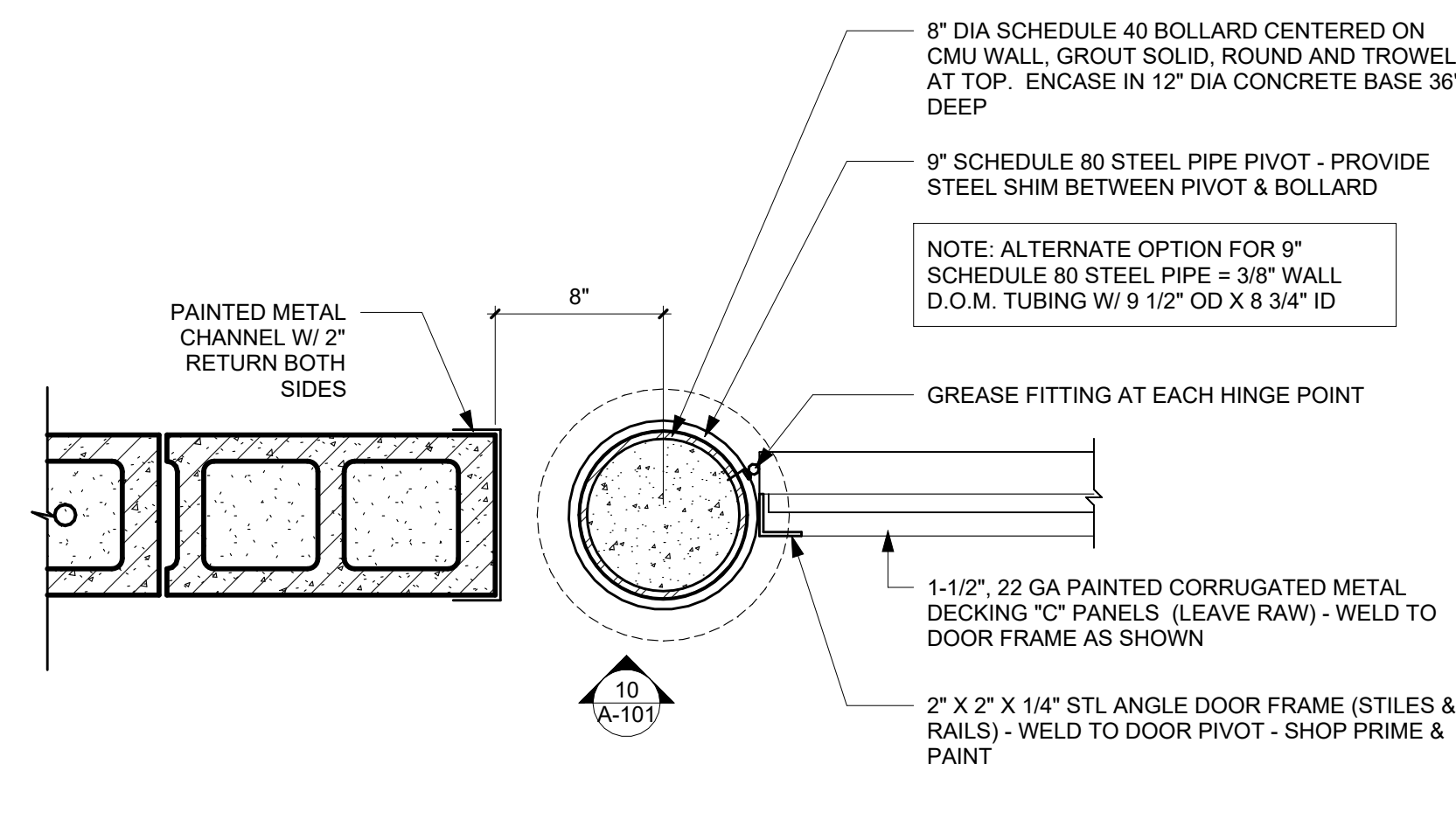
9 TRASH ENCLOSURE MAN DOOR PIVOT
SCALE: 1 1/2" = 1'-0"



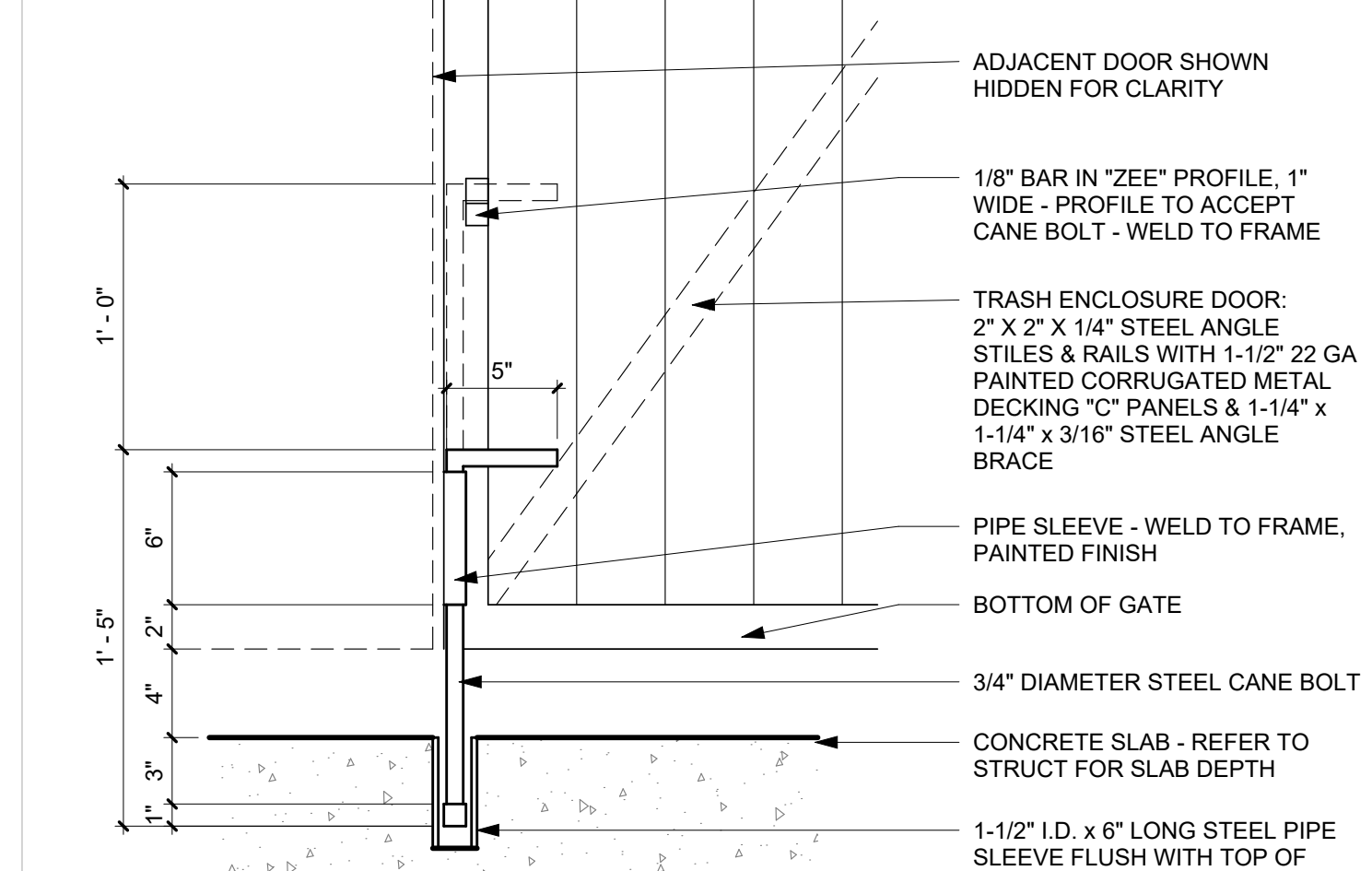
10 TRASH ENCLOSURE GATE PIVOT
SCALE: 1 1/2" = 1'-0"



11 TYP. BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



12 ENLARGED GATE PIVOT DETAIL
SCALE: 1 1/2" = 1'-0"

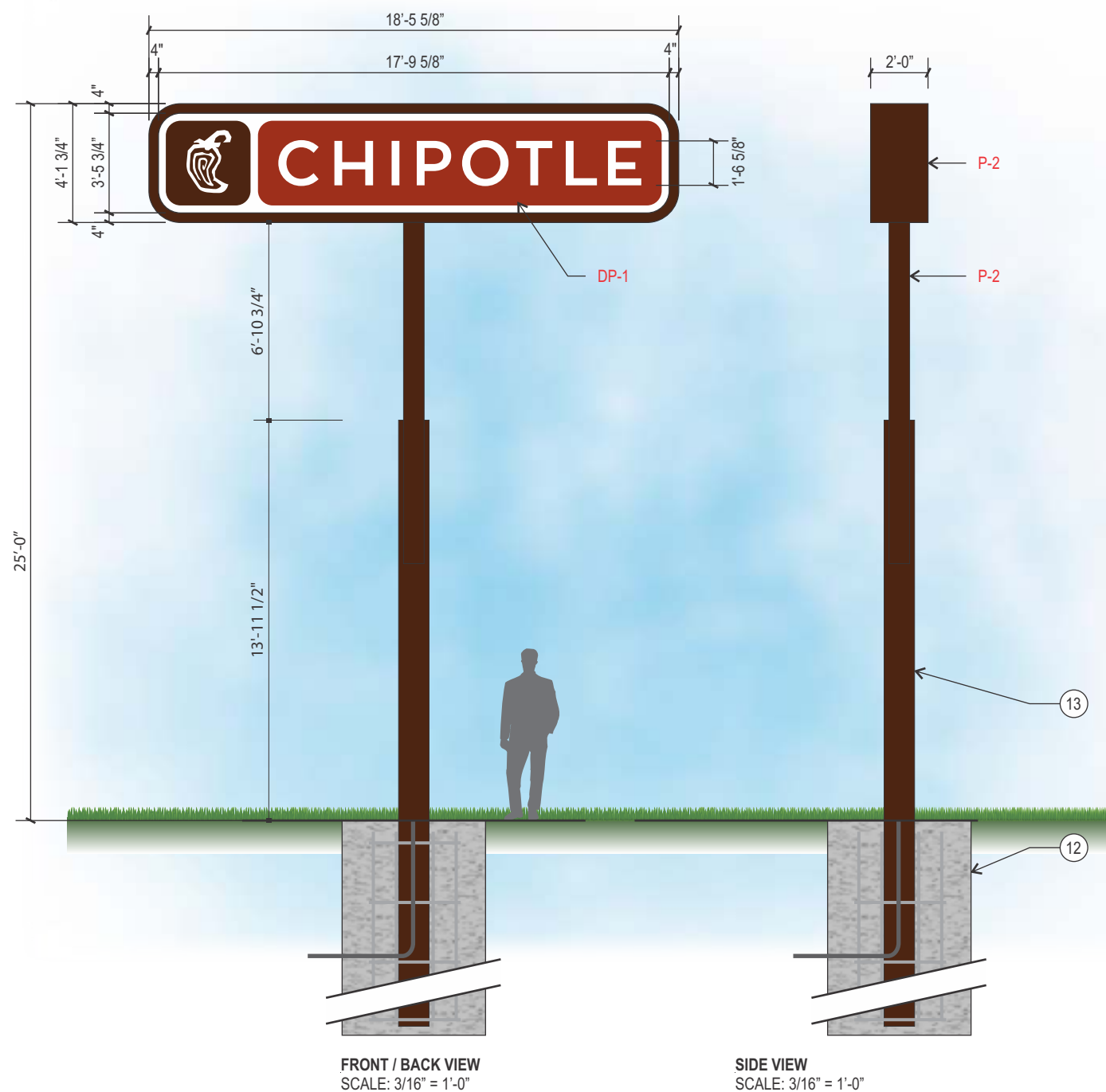


13 TYPICAL CANE BOLT DETAIL
SCALE: 1 1/2" = 1'-0"

PS.3 25'H D/F FACE LIT PYLON - FLEX FACE - EXTERIOR (Qty 1) - OPTION 1

SQUARE FOOTAGE: 76.6

PART NUMBERS



NIGHT VIEW
SCALE: NTS

SPECIFICATIONS:

1. 2" X 1" X .125" ALUMINUM TUBE FRAME
2. 4" X 4" X .125" ALUMINUM RETAINER P-2
3. DIGITALLY PRINTED FLEX FACE DP-1
4. STEEL ANGLE SADDLE
5. .063 PRE-FINISHED ALUMINUM SKIN, RIVETED P-2
6. WHITE LED'S
7. LED POWER SUPPLY
8. .080" PRE-FINISHED ALUMINUM SERVICE ACCESS DOOR P-2
9. 3/8"Ø LIFTING EYES (EYE BOLTS), MINIMUM OF 2
10. 1/8" ALUMINUM 4" RADIUS ENDS P-2
11. POST DIRECT BURIED IN CAISSON
12. CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR
13. TWO TIER STEPPED PIPE - FROM SCH 40 12" X .24" WALL PIPE TO SCH 30 8" X .277" WALL PIPE P-2

- NOTES**
- INTERIOR OF CABINET PAINTED WHITE
 - ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
 - PRIMARY ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING 120V ELECTRICAL SOURCE
 - SECONDARY ELECTRICAL LED CONTROLLERS HOUSED INSIDE PERIMETER OF SIGN CABINET
 - ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND

COLORS / FINISHES:

- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)
- DP-1 DIGITALLY PRINTED FLEX FACE
- TO MATCH PMS 484C "ROASTED RED"
- TO MATCH PMS 4625C "ADOBO BROWN"

| | | | | | | |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--|--------------------------------------------------------|--------------------------------------------------|
| <p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p> | JOB #: 292348_R0 DATE: 03.25.2025 DESIGNER: J. CISNEROS SALES REP: M. BJORKLUND PROJ MGR: J. SZYMANSKI | REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input checked="" type="checkbox"/> ENGINEERING | LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____ | | FARGO, ND #33-5332 3971 53RD AVE FARGO, ND 58104 | SHEET NUMBER <h1 style="margin: 0;">16.0</h1> |
| | OTHER: FOOTING AND SIGN STRUCTURE | | | | | |

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PS.3 25'H D/F SIGN WITH POLYCARBONATE FACES - EXTERIOR (Qty 1) - OPTION 2

SQUARE FOOTAGE: 64

SPECIFICATIONS:

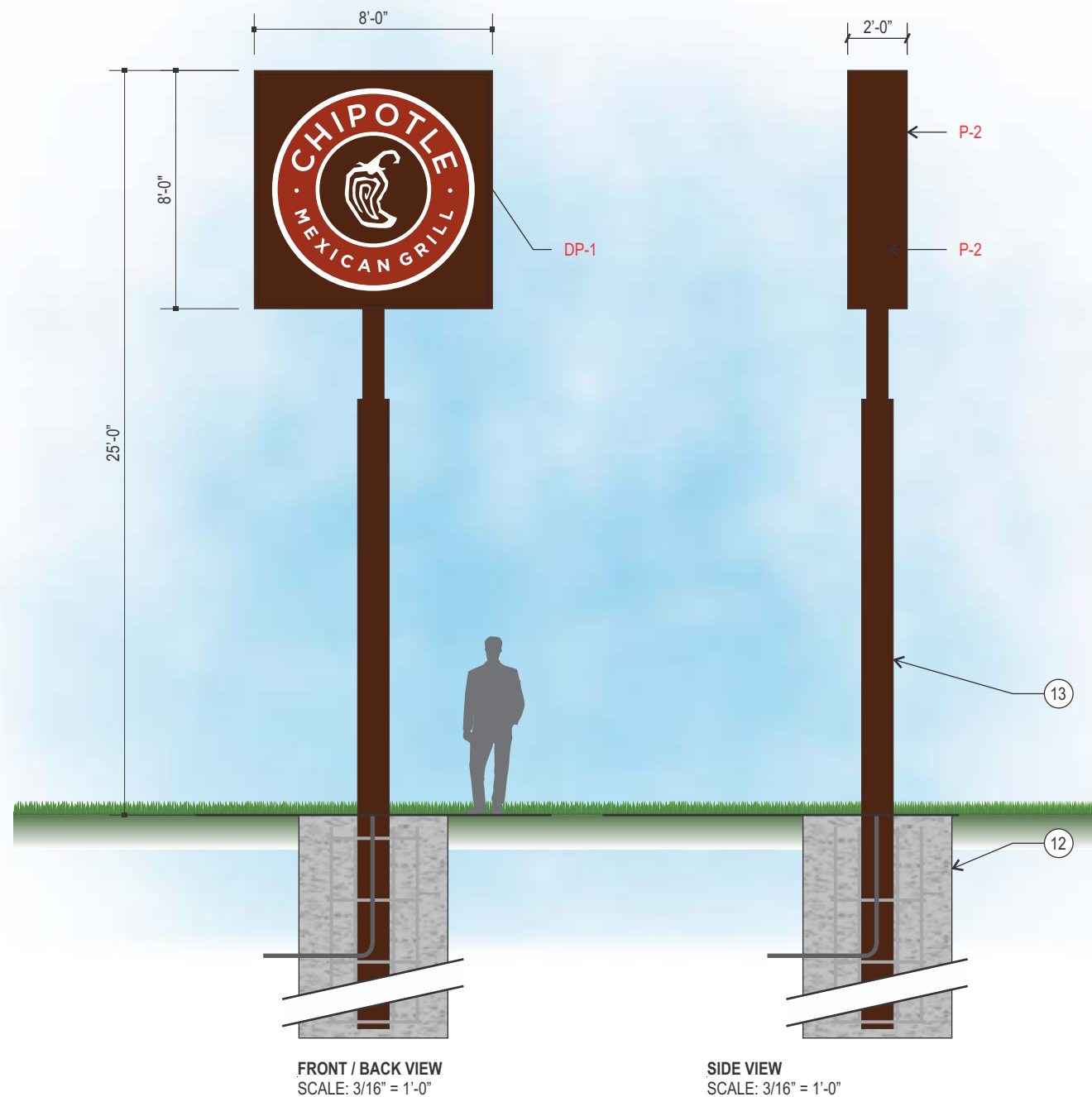
- 2" X 1" X .125" ALUMINUM TUBE FRAME
- 4" X 4" X .125" ALUMINUM RETAINER P-2
- WHITE POLYCARBONATE FACE WITH DIGITAL PRINT DIGITALLY PRINTED
TRANSLUCENT VINYL V-5 & V-6 APPLIED 1ST SURFACE TO FACES
OPAQUE VINYL V-2 APPLIED 1ST SURFACE TO FACES
- STEEL ANGLE SADDLE
- .063 PRE-FINISHED ALUMINUM SKIN, RIVETED P-2
- WHITE LED'S
- LED POWER SUPPLY
- .080" PRE-FINISHED ALUMINUM SERVICE ACCESS DOOR P-2
- 3/8"Ø LIFTING EYES (EYE BOLTS), MINIMUM OF 2
- TOGGLE DISCONNECT SWITCH MOUNTED TO CABINET RETURN
- POST DIRECT BURIED IN CAISSON
- CONCRETE AND REBAR DONE BY SIGN VENDOR SUBCONTRACTOR
- TWO TIER STEPPED PIPE - FROM SCH 40 12" X .24" WALL PIPE TO SCH 30 8" X .277" WALL PIPE P-2

NOTES

- INTERIOR OF CABINET PAINTED WHITE
- ALL ELECTRICAL PARTS & ASSEMBLIES UL LISTED
- PRIMARY ELECTRICAL WIRING FROM SIGN WILL BE WIRED INTO THE EXISTING 120V ELECTRICAL SOURCE
- SECONDARY ELECTRICAL LED CONTROLLERS HOUSED INSIDE PERIMETER OF SIGN CABINET
- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND

COLORS / FINISHES:

- P-1 ROASTED RED (JW CHIPOTLE ROASTED RED)
- P-2 ADOBO BROWN (JW CHIPOTLE BROWN)
- V-7 3M 3630-20 TRANSLUCENT WHITE VINYL
- V-2 OPAQUE VINYL TO MATCH ARLON #2100-3651 ADOBO BROWN
- V-5 TRANSLUCENT VINYL PRINTED TO MATCH PMS 484C ROASTED RED
- V-6 TRANSLUCENT VINYL PRINTED TO MATCH PMS 4625C ADOBO BROWN



NIGHT VIEW
SCALE: NTS

| | | | | | | |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--|--------------------------------------------------------|-------------------------------|
| <p>JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY</p> | JOB #: 292348_R0 DATE: 03.25.2025 DESIGNER: J. CISNEROS SALES REP: M. BJORKLUND PROJ MGR: J. SZYMANSKI | REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input checked="" type="checkbox"/> ENGINEERING | LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____ | | FARGO, ND #33-5332 3971 53RD AVE FARGO, ND 58104 | SHEET NUMBER <h1>18.0</h1> |
| | OTHER: FOOTING AND SIGN STRUCTURE | | | | | |

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NOT FOR CONSTRUCTION

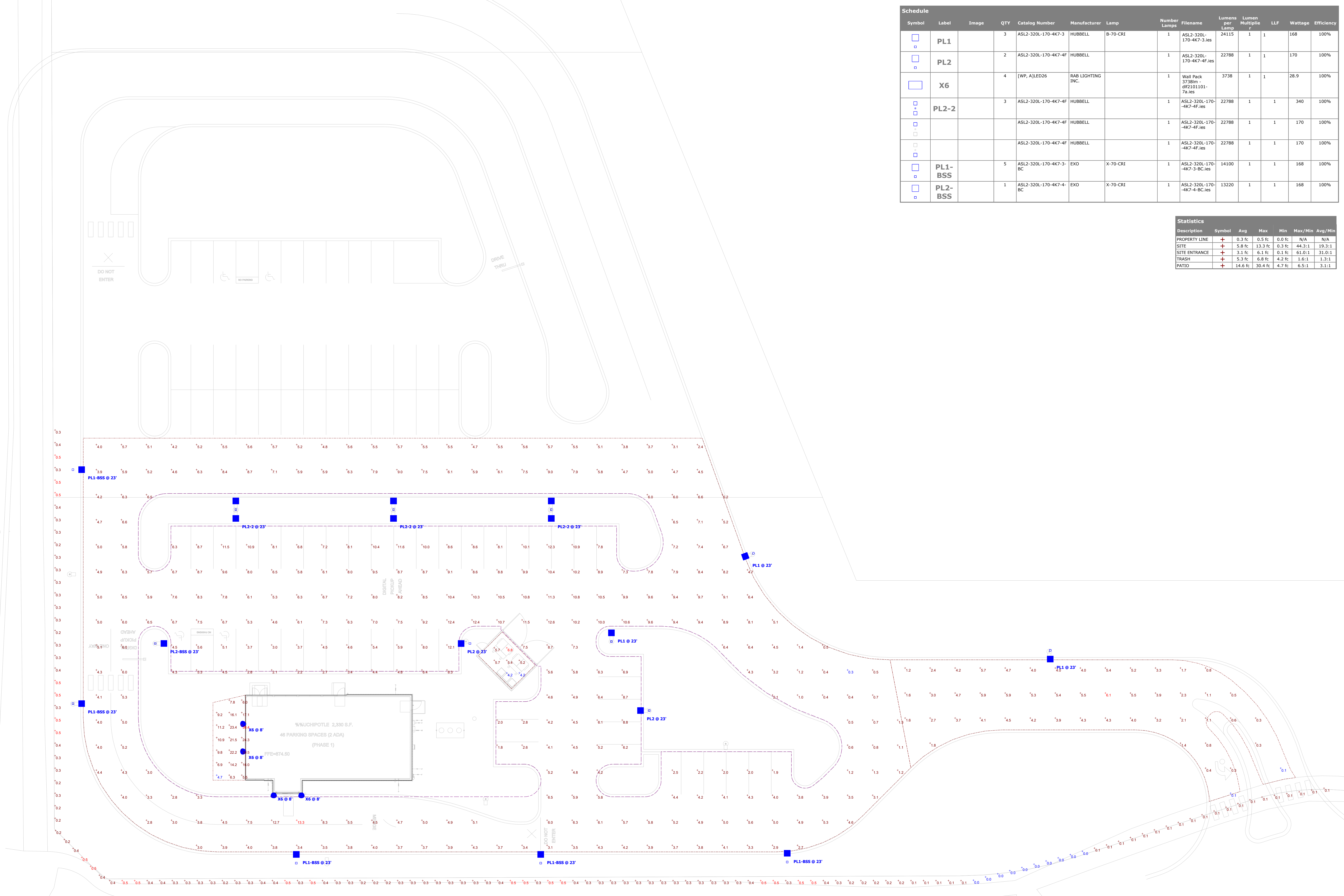


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mechanical + electrical
consulting engineering

Chipotle Ramsey MN
Sunwood Dr NW & Armstrong Blvd NW

| Symbol | Label | Image | QTY | Catalog Number | Manufacturer | Lamp | Number Lamps | Filename | Lumens per Lamp | Lumen Multiplier | LLF | Wattage | Efficiency |
|--------|---------|-------|-----|------------------------|-------------------|----------|--------------|------------------------------------|-----------------|------------------|-----|---------|------------|
| □ | PL1 | | 3 | ASL2-320L-170-4K7-3 | HUBBELL | B-70-CRI | 1 | ASL2-320L-170-4K7-3.ies | 24115 | 1 | 1 | 168 | 100% |
| □ | PL2 | | 2 | ASL2-320L-170-4K7-4F | HUBBELL | | 1 | ASL2-320L-170-4K7-4F.ies | 22788 | 1 | 1 | 170 | 100% |
| □ | X6 | | 4 | [WP, A]LED26 | RAB LIGHTING INC. | | 1 | Wall Pack 3738m - df2101101-7a.ies | 3738 | 1 | 1 | 28.9 | 100% |
| □ | PL2-2 | | 3 | ASL2-320L-170-4K7-4F | HUBBELL | | 1 | ASL2-320L-170-4K7-4F.ies | 22788 | 1 | 1 | 340 | 100% |
| □ | | | | ASL2-320L-170-4K7-4F | HUBBELL | | 1 | ASL2-320L-170-4K7-4F.ies | 22788 | 1 | 1 | 170 | 100% |
| □ | | | | ASL2-320L-170-4K7-4F | HUBBELL | | 1 | ASL2-320L-170-4K7-4F.ies | 22788 | 1 | 1 | 170 | 100% |
| □ | PL1-BSS | | 5 | ASL2-320L-170-4K7-3-BC | EXO | X-70-CRI | 1 | ASL2-320L-170-4K7-3-BC.ies | 14100 | 1 | 1 | 168 | 100% |
| □ | PL2-BSS | | 1 | ASL2-320L-170-4K7-4-BC | EXO | X-70-CRI | 1 | ASL2-320L-170-4K7-4-BC.ies | 13220 | 1 | 1 | 168 | 100% |

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------|--------|---------|---------|--------|---------|---------|
| PROPERTY LINE | + | 0.3 fc | 0.5 fc | 0.0 fc | N/A | N/A |
| SITE | + | 5.8 fc | 13.3 fc | 0.3 fc | 44.3:1 | 19.3:1 |
| SITE ENTRANCE | + | 3.1 fc | 6.1 fc | 0.1 fc | 61.0:1 | 31.0:1 |
| TRASH | + | 5.3 fc | 6.8 fc | 4.2 fc | 1.6:1 | 1.3:1 |
| PATIO | + | 14.6 fc | 30.4 fc | 4.7 fc | 6.5:1 | 3.1:1 |



SUNWOOD DRIVE NW

Designer
Date
05/07/2025
Scale
Not to Scale
Drawing No.
Summary
1 of 1

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

| | |
|------------|-----------|
| DATE: | LOCATION: |
| TYPE: | PROJECT: |
| CATALOG #: | |

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8 ft OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver IES Type 2, 3, 4F, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 160 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

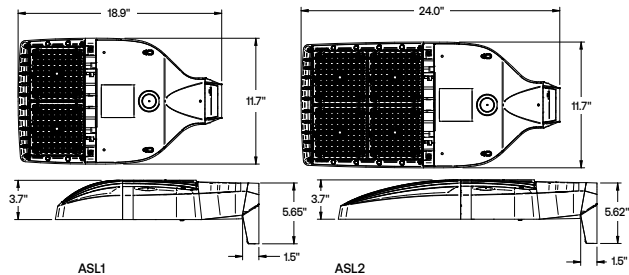
- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm fitter accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional field replaceable surge protection device provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

CONTROLS

- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application



| | Weight lbs. (kg) | EPA |
|------|------------------|---------------------------------------|
| ASL1 | 14.47 (6.56) | .46ft ² 0.43m ² |
| ASL2 | 17.47 (7.92) | .56ft ² 0.52m ² |

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>)

WARRANTY

- 5 Year warranty

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

Gray Shading = Service Program Limit of 15 luminaires **QS10**

ORDERING GUIDE

Example: ASL1-80L-50-3K7-2-UNV-ASQU-BLT-7PRMD-40F

CATALOG #

ORDERING INFORMATION

| Series | # LEDs | CCT/CRI | Distribution | Voltage | Mounting |
|-----------------------------|--------------------|-------------------|--------------|------------------------|------------------------------------------------|
| ASL1 ASL Microstrike Series | 80L-25 3,000 lm | 3K7 3000K, 70 CRI | 2 Type II | UNV Universal 120-277V | A Arm for Square poles with S2 drill pattern |
| | 80L-39 4,500 lm | 4K7 4000K, 70 CRI | 3 Type III | 120 120V | A3 Square Arm with 3.25"-3.75" OD RPA3 Adapter |
| | 80L-50 6,000 lm | 5K7 5000K, 70 CRI | 4F Type 4F | 208 208V | A4 Square Arm with 3.875"-4.5" OD RPA4 Adapter |
| | 160L-70 9,000 lm | | 4W Type 4W | 240 240V | A5 Square Arm with 5" OD RPA5 Adapter |
| | 160L-100 12,000 lm | | 5QW Type 5QW | 277 277V | MAF Mast Arm Fitter for 2-3/8" OD |
| | 160L-115 15,000 lm | | | 347 347V | |
| | 160L-135 18,000 lm | | | 480 480V | |
| ASL2 ASL Microstrike Series | 320L-145 21,000 lm | | | | |
| | 320L-170 24,000 lm | | | | |
| | 320L-185 27,000 lm | | | | |
| | 320L-210 30,000 lm | | | | |
| | 320L-235 33,000 lm | | | | |
| | 320L-255 35,000 lm | | | | |

| Network Control Options | Options | Color |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| NXWS16F NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} | F Fusing | BLT Black Matte Textured |
| NXWS40F NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} | BC Backlight Control | BLS Black Gloss Smooth |
| NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} | SP 20kA & 10kV Surge Protector | DBT Dark Bronze Matte Textured |
| Stand Alone Sensors | | DBS Dark Bronze Gloss Smooth |
| 7PR 7 Pin Receptacle | | GTT Graphite Matte Textured |
| 7PR-SC 7 Pin Receptacle with shorting cap | | LGS Light Grey Gloss Smooth |
| 7PR-MD8F 7 pin receptacle with low voltage sensor at 8' mounting for external control accessory | | LGT Light Grey Matte Textured |
| 7PR-MD40F 7 pin receptacle with low voltage sensor at 40' mounting for external control accessory | | PSS Platinum Silver Smooth |
| 7PR-TL 7 Pin Receptacle with Photocontrol | | WHT White Matte Textured |
| Sensors | | WHS White Gloss Smooth |
| BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ^{2,4} | | VG Verde Green Textured |
| BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ^{3,4} | | Color Option |
| | | CC Custom Color |

Notes:

- 1 Must specify Voltage
- 2 Replace "_" with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
- 3 Replace "_" with "12" for up to 12' mounting height
- 4 Available at 50W or higher only

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY



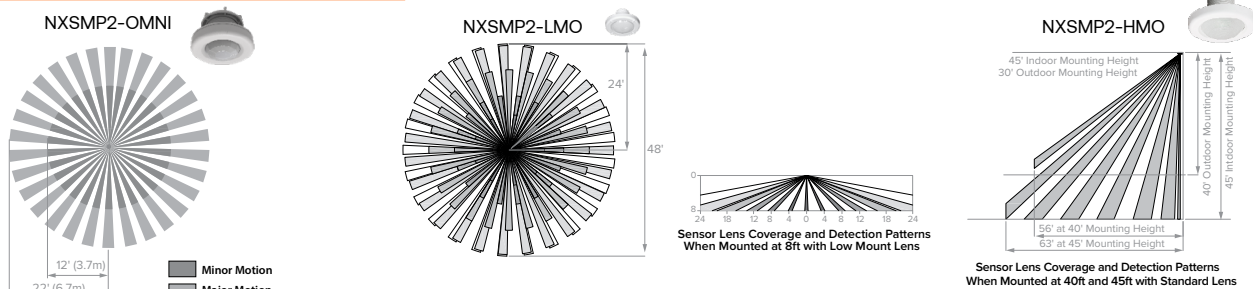
| Control Option Ordering Logic & Description | | Control Option Functionality | | | | | | | | | Control Option Components | |
|---------------------------------------------|----------|------------------------------|----------|------------|------------------|---------------------|---------------|----------------|---------------------------|---------------|---------------------------|---------------|
| | | Networkable | Grouping | Scheduling | Occupancy/Motion | Daylight Harvesting | 0-10V Dimming | On/Off Control | Bluetooth App Programming | Sensor Height | | |
| NX Wireless | NXW | ✓ | ✓ | ✓ | - | - | ✓ | ✓ | ✓ | - | | NXRM2-H |
| | NXWS12F | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 12ft | | NXSMP2-OMNI-O |
| | NXWS16F | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 16ft | | NXSMP2-LMO |
| | NXWS40F | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 40ft | | NXSMP2-HMO |
| Independent | BTSO-12F | - | - | - | ✓ | ✓ | ✓ | ✓ | ✓ | 12ft | | BTSMP-OMNI-O |
| | BTS-14F | - | - | - | ✓ | ✓ | ✓ | ✓ | ✓ | 14ft | | BTSMP-LMO |
| | BTS-40F | - | - | - | ✓ | ✓ | ✓ | ✓ | ✓ | 40ft | | BTSMP-HMO |

DEFAULT SETTINGS

| | | |
|-------------|---------------------------------------|------------|
| NX Wireless | Occupancy Sensor | Enabled |
| | Occupancy Sensor Sensitivity | 7 |
| | Occupancy Sensor Timeout | 15 Minutes |
| | Occupied Dim Level | 100% |
| | Unoccupied Dim Level | 0% |
| | Daylight Sensor | Disabled |
| | Bluetooth | Enabled |
| | 2.4GHz Wireless Mesh | On |
| | "Passcode Factory Passcode: HubbN3T!" | Enabled |

| | | |
|-------------|------------------------------|-----------|
| Stand Alone | Occupancy Sensor | Enabled |
| | Occupancy Sensor Sensitivity | 7 |
| | Occupancy Sensor Timeout | 8 Minutes |
| | Occupied Dim Level | 100% |
| | Unoccupied Dim Level | 50% |
| | Daylight Sensor | Disabled |

NX WIRELESS COVERAGE PATTERNS



NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App






Google Play

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

| | Control Option Ordering Logic & Description | | Control Option Functionality | | | | | | | | Control Option Components | |
|-------------|---------------------------------------------|------------------------------------|------------------------------|----------|------------------------------|------------------|------------------------------|---------------|------------------------------|---------------------------|---------------------------|--------------------------------------------------------------------------------------------|
| | | | Networkable | Grouping | Scheduling | Occupancy/Motion | Daylight Harvesting | 0-10V Dimming | On/Off Control | Bluetooth App Programming | | Sensor Height |
| Independent | 7PR | 7-Pin Receptacle | - | - | Paired with external control | - | Paired with external control | - | Paired with external control | - | - |  7PR |
| | 7PR-SC | 7-Pin Receptacle with shorting cap | - | - | - | - | - | - | - | - | - |  7PR-SC |
| | 7PR-TL | 7-Pin with photocontrol | - | - | - | - | ✓ | - | ✓ | - | - |  7PR-TL |

ACCESSORIES (ORDERED SEPARATELY)

| Catalog Number | Description |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> ASL1-HSS-90-B-XXX ¹ | House Side Shield Back 90 deg |
| <input type="checkbox"/> ASL1-HSS-90-F-XXX ¹ | House Side Shield Front 90 deg |
| <input type="checkbox"/> ASL1-HSS-90-S-XXX ¹ | House Side Shield Side 90 deg |
| <input type="checkbox"/> ASL1-HSS-270-BSS-XXX ¹ | House Side Shield Back, Side & Side 270 deg |
| <input type="checkbox"/> ASL1-HSS-270-FSS-XXX ¹ | House Side Shield Front, Side & Side 270 deg |
| <input type="checkbox"/> ASL1-HSS-270-FSB-XXX ¹ | House Side Shield Front, Side & Back 270 deg |
| <input type="checkbox"/> ASL1-HSS-360-XXX ¹ | House Side Shield 360 deg |
| <input type="checkbox"/> ASL2-HSS-90-B-XXX ¹ | House Side Shield Back 90 deg |
| <input type="checkbox"/> ASL2-HSS-90-F-XXX ¹ | House Side Shield Front 90 deg |
| <input type="checkbox"/> ASL2-HSS-90-S-XXX ¹ | House Side Shield Side 90 deg |
| <input type="checkbox"/> ASL2-HSS-270-BSS-XXX ¹ | House Side Shield Back, Side & Side 270 deg |
| <input type="checkbox"/> ASL2-HSS-270-FSS-XXX ¹ | House Side Shield Front, Side & Side 270 deg |
| <input type="checkbox"/> ASL2-HSS-270-FSB-XXX ¹ | House Side Shield Front, Side & Back 270 deg |
| <input type="checkbox"/> ASL2-HSS-360-XXX ¹ | House Side Shield 360 deg |
| <input type="checkbox"/> ASL-MAF | Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms |
| <input type="checkbox"/> SETA2-XX ¹ | Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon) |
| <input type="checkbox"/> RETA2-XX ¹ | Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires CLIS-RPA4-ACC-XX for each luminaire |
| <input type="checkbox"/> RARBC80L | Backlight Control 80L |
| <input type="checkbox"/> RARBC160L | Backlight Control 160L |
| <input type="checkbox"/> RARBC320L | Backlight Control 320L |
| <input type="checkbox"/> RARBC480L | Backlight Control 480L |
| <input type="checkbox"/> CLIS-RPA*-ACC-CC ¹ | Round Pole Adapter (*denotes pole diameter 3=3.25"-3.75", 4=3.875"-4.5", 5=5" and paint color replaces CC) |
| <input type="checkbox"/> ASL-ARMMTG-XX ¹ | Arm mounting kit for side of pole attachment |
| <input type="checkbox"/> WB-AREA-XX ¹ | Wall bracket, Compatible with standard arm mount option |
| <input type="checkbox"/> ASL-MAF | Mast arm kit with wildlife shield for mounting on 2 3/8" OD arms |

¹ Replace XX or XXX with color choice, eg.: DB for Dark Bronze or BLT for Black Matte Textured

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

PERFORMANCE DATA

| Description | Nominal Wattage | System Watts | Dist. Type | 5K (5000K NOMINAL 70 CRI) | | | | | 4K (4000K NOMINAL 70 CRI) | | | | | 3K (3000K NOMINAL 70 CRI) | | | | |
|-------------|-----------------|--------------|------------|---------------------------|------------------|---|---|-------|---------------------------|------------------|---|---|-------|---------------------------|------------------|---|---|---|
| | | | | Lumens | LPW ¹ | B | U | G | Lumens | LPW ¹ | B | U | G | Lumens | LPW ¹ | B | U | G |
| ASL1 | 25 | 25.4 | 2 | 3430 | 135 | 2 | 0 | 2 | 3413 | 134 | 2 | 0 | 2 | 3225 | 127 | 2 | 0 | 2 |
| | | | 3 | 3465 | 136 | 2 | 0 | 2 | 3448 | 136 | 2 | 0 | 2 | 3259 | 128 | 2 | 0 | 2 |
| | | | 4F | 3204 | 126 | 1 | 0 | 1 | 3201 | 126 | 1 | 0 | 1 | 3127 | 123 | 1 | 0 | 1 |
| | | | 4W | 3401 | 134 | 2 | 0 | 3 | 3384 | 133 | 2 | 0 | 3 | 3198 | 126 | 2 | 0 | 3 |
| | | | 5QW | 3483 | 137 | 4 | 0 | 2 | 3466 | 136 | 4 | 0 | 2 | 3274 | 129 | 4 | 0 | 2 |
| | 39 | 38.0 | 4F | 5005 | 132 | 1 | 0 | 1 | 5000 | 132 | 1 | 0 | 1 | 4885 | 129 | 1 | 0 | 1 |
| | | | 2 | 5232 | 138 | 3 | 0 | 3 | 5206 | 137 | 3 | 0 | 3 | 4919 | 129 | 3 | 0 | 3 |
| | | | 3 | 5287 | 139 | 2 | 0 | 2 | 5260 | 138 | 2 | 0 | 2 | 4971 | 131 | 2 | 0 | 2 |
| | | | 4W | 5188 | 137 | 2 | 0 | 3 | 5163 | 136 | 2 | 0 | 3 | 4879 | 128 | 2 | 0 | 3 |
| | 50 | 49.7 | 2 | 6295 | 127 | 2 | 0 | 2 | 6263 | 126 | 2 | 0 | 2 | 5918 | 119 | 2 | 0 | 2 |
| | | | 3 | 6361 | 128 | 2 | 0 | 2 | 6329 | 127 | 2 | 0 | 2 | 5981 | 120 | 2 | 0 | 2 |
| | | | 4F | 6407 | 129 | 1 | 0 | 2 | 6401 | 129 | 1 | 0 | 2 | 6254 | 126 | 1 | 0 | 2 |
| | | | 4W | 6243 | 126 | 2 | 0 | 3 | 6212 | 125 | 2 | 0 | 3 | 5870 | 118 | 2 | 0 | 3 |
| | 70 | 68.4 | 5QW | 6392 | 129 | 4 | 0 | 2 | 6360 | 128 | 4 | 0 | 2 | 6009 | 121 | 4 | 0 | 2 |
| | | | 2 | 9460 | 138 | 3 | 0 | 3 | 9413 | 138 | 3 | 0 | 3 | 8895 | 130 | 3 | 0 | 3 |
| | | | 3 | 9559 | 140 | 2 | 0 | 2 | 9512 | 139 | 2 | 0 | 2 | 8989 | 131 | 2 | 0 | 2 |
| | | | 4F | 8988 | 131 | 2 | 0 | 2 | 8979 | 131 | 2 | 0 | 2 | 8772 | 128 | 2 | 0 | 2 |
| | 100 | 88.0 | 4W | 9382 | 137 | 2 | 0 | 3 | 9335 | 136 | 2 | 0 | 3 | 8822 | 129 | 2 | 0 | 3 |
| | | | 5QW | 9610 | 140 | 4 | 0 | 2 | 9562 | 140 | 4 | 0 | 2 | 9034 | 132 | 4 | 0 | 2 |
| | | | 2 | 11939 | 136 | 2 | 0 | 2 | 11885 | 135 | 2 | 0 | 2 | 11232 | 128 | 2 | 0 | 2 |
| | | | 3 | 12064 | 138 | 2 | 0 | 2 | 12010 | 136 | 2 | 0 | 2 | 11349 | 129 | 2 | 0 | 2 |
| | 115 | 109.7 | 4F | 12832 | 146 | 2 | 0 | 2 | 12819 | 146 | 2 | 0 | 2 | 12524 | 142 | 2 | 0 | 2 |
| | | | 4W | 11840 | 135 | 2 | 0 | 3 | 11787 | 135 | 2 | 0 | 3 | 11138 | 127 | 2 | 0 | 3 |
| | | | 5QW | 12132 | 138 | 4 | 0 | 2 | 12071 | 138 | 4 | 0 | 2 | 11404 | 130 | 4 | 0 | 2 |
| | | | 2 | 15651 | 143 | 2 | 0 | 2 | 15577 | 142 | 2 | 0 | 2 | 14977 | 137 | 2 | 0 | 2 |
| | 135 | 133.3 | 3 | 15487 | 141 | 2 | 0 | 2 | 15413 | 140 | 2 | 0 | 2 | 14820 | 135 | 2 | 0 | 2 |
| | | | 4F | 14754 | 134 | 2 | 0 | 2 | 14740 | 134 | 2 | 0 | 2 | 14401 | 131 | 2 | 0 | 2 |
| | | | 4W | 15305 | 140 | 2 | 0 | 3 | 15232 | 139 | 2 | 0 | 3 | 14646 | 134 | 2 | 0 | 3 |
| 5QW | | | 15731 | 143 | 4 | 0 | 2 | 15632 | 143 | 4 | 0 | 2 | 15031 | 137 | 4 | 0 | 2 | |
| 2 | | | 18089 | 136 | 3 | 0 | 3 | 17999 | 135 | 3 | 0 | 3 | 17275 | 130 | 3 | 0 | 3 | |
| 135 | 133.3 | 3 | 17863 | 134 | 2 | 0 | 2 | 17777 | 133 | 2 | 0 | 2 | 17094 | 128 | 2 | 0 | 2 | |
| | | 4F | 17317 | 130 | 3 | 0 | 3 | 17300 | 130 | 3 | 0 | 3 | 16902 | 127 | 2 | 0 | 3 | |
| | | 4W | 17653 | 133 | 2 | 0 | 3 | 17568 | 132 | 2 | 0 | 3 | 16893 | 127 | 2 | 0 | 3 | |
| | | 5QW | 18155 | 136 | 4 | 0 | 2 | 18030 | 135 | 4 | 0 | 2 | 17338 | 130 | 4 | 0 | 2 | |

ASL2 Performance Data on next page

¹ VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

| | |
|------------|-----------|
| DATE: | LOCATION: |
| TYPE: | PROJECT: |
| CATALOG #: | |

PERFORMANCE DATA

| Description | Nominal Wattage | System Watts | Dist. Type | 5K (5000K NOMINAL 70 CRI) | | | | | 4K (4000K NOMINAL 70 CRI) | | | | | 3K (3000K NOMINAL 70 CRI) | | | | |
|-------------|-----------------|--------------|------------|---------------------------|------------------|---|---|-------|---------------------------|------------------|---|---|-------|---------------------------|------------------|---|---|---|
| | | | | Lumens | LPW ¹ | B | U | G | Lumens | LPW ¹ | B | U | G | Lumens | LPW ¹ | B | U | G |
| ASL2 | 145 | 143.0 | 2 | 21007 | 147 | 3 | 0 | 4 | 20902 | 146 | 3 | 0 | 4 | 20061 | 140 | 3 | 0 | 4 |
| | | | 3 | 20842 | 146 | 3 | 0 | 4 | 20738 | 145 | 3 | 0 | 4 | 19904 | 139 | 3 | 0 | 4 |
| | | | 4F | 19490 | 136 | 3 | 0 | 3 | 19471 | 136 | 3 | 0 | 3 | 19023 | 133 | 3 | 0 | 3 |
| | | | 4W | 20595 | 144 | 3 | 0 | 5 | 20492 | 143 | 3 | 0 | 5 | 19669 | 138 | 3 | 0 | 5 |
| | | | 5QW | 21130 | 148 | 5 | 0 | 4 | 21024 | 147 | 5 | 0 | 4 | 20179 | 141 | 5 | 0 | 4 |
| | 170 | 168.0 | 2 | 24452 | 146 | 3 | 0 | 4 | 24330 | 145 | 3 | 0 | 4 | 23351 | 139 | 3 | 0 | 4 |
| | | | 3 | 24260 | 144 | 3 | 0 | 4 | 24139 | 144 | 3 | 0 | 4 | 23168 | 138 | 3 | 0 | 4 |
| | | | 4F | 22847 | 136 | 3 | 0 | 4 | 22824 | 136 | 3 | 0 | 4 | 22299 | 133 | 3 | 0 | 3 |
| | | | 4W | 23972 | 143 | 3 | 0 | 5 | 23853 | 142 | 3 | 0 | 5 | 22895 | 136 | 3 | 0 | 5 |
| | | | 5QW | 24596 | 146 | 5 | 0 | 4 | 24472 | 146 | 5 | 0 | 4 | 23488 | 140 | 5 | 0 | 4 |
| | 185 | 185.0 | 2 | 26658 | 144 | 4 | 0 | 5 | 26525 | 143 | 4 | 0 | 5 | 25457 | 138 | 4 | 0 | 5 |
| | | | 3 | 26449 | 143 | 3 | 0 | 4 | 26316 | 142 | 3 | 0 | 4 | 25258 | 137 | 3 | 0 | 4 |
| | | | 4F | 24834 | 134 | 3 | 0 | 4 | 24809 | 134 | 3 | 0 | 4 | 24238 | 131 | 3 | 0 | 3 |
| | | | 4W | 26135 | 141 | 4 | 0 | 5 | 26005 | 141 | 4 | 0 | 5 | 24961 | 135 | 4 | 0 | 5 |
| | | | 5QW | 26814 | 145 | 5 | 0 | 5 | 26680 | 144 | 5 | 0 | 5 | 25607 | 138 | 5 | 0 | 5 |
| | 210 | 210.0 | 2 | 29872 | 142 | 3 | 0 | 4 | 29723 | 142 | 3 | 0 | 4 | 28536 | 136 | 3 | 0 | 4 |
| | | | 3 | 29638 | 141 | 3 | 0 | 4 | 29489 | 140 | 3 | 0 | 4 | 28303 | 135 | 3 | 0 | 4 |
| | | | 4F | 30623 | 146 | 3 | 0 | 4 | 30592 | 146 | 3 | 0 | 4 | 29598 | 142 | 3 | 0 | 4 |
| | | | 4W | 29286 | 139 | 3 | 0 | 5 | 29140 | 139 | 3 | 0 | 5 | 27970 | 133 | 3 | 0 | 5 |
| | | | 5QW | 30047 | 143 | 5 | 0 | 4 | 29896 | 142 | 5 | 0 | 4 | 28694 | 137 | 5 | 0 | 4 |
| | 235 | 235.0 | 2 | 32960 | 140 | 3 | 0 | 4 | 32796 | 140 | 3 | 0 | 4 | 31475 | 134 | 3 | 0 | 4 |
| | | | 3 | 32701 | 139 | 3 | 0 | 4 | 32537 | 138 | 3 | 0 | 4 | 31229 | 133 | 3 | 0 | 4 |
| | | | 4F | 31582 | 134 | 3 | 0 | 4 | 31550 | 134 | 3 | 0 | 4 | 30825 | 131 | 3 | 0 | 4 |
| | | | 4W | 32313 | 138 | 3 | 0 | 5 | 32152 | 137 | 3 | 0 | 5 | 30861 | 131 | 3 | 0 | 5 |
| | | | 5QW | 33153 | 141 | 5 | 0 | 4 | 32987 | 140 | 5 | 0 | 4 | 31660 | 135 | 5 | 0 | 4 |
| 255 | 261.2 | 2 | 36216 | 142 | 4 | 0 | 5 | 36035 | 141 | 4 | 0 | 5 | 34585 | 136 | 4 | 0 | 5 | |
| | | 3 | 35932 | 141 | 3 | 0 | 4 | 35752 | 140 | 3 | 0 | 4 | 34314 | 135 | 3 | 0 | 4 | |
| | | 4F | 34254 | 131 | 3 | 0 | 4 | 34219 | 131 | 3 | 0 | 4 | 33432 | 128 | 3 | 0 | 4 | |
| | | 4W | 35505 | 139 | 4 | 0 | 5 | 35329 | 139 | 4 | 0 | 5 | 33910 | 133 | 4 | 0 | 5 | |
| | | 5QW | 36428 | 143 | 5 | 0 | 5 | 36246 | 142 | 5 | 0 | 5 | 34788 | 136 | 5 | 0 | 5 | |

¹ VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations. Actual performance may differ as a result of end-user environment and application.

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ELECTRICAL DATA

| Family | Nominal Wattage | Input Voltage (Volts) | Current (AMPS) | System Power (Watts) |
|-----------------|-----------------|-----------------------|----------------|----------------------|
| SLING (ASL1) | 25 | 120 | 0.21 | 25.4 |
| | | 208 | 0.12 | |
| | | 240 | 0.11 | |
| | | 277 | 0.09 | |
| | | 347 | 0.07 | |
| | | 480 | 0.05 | |
| | 39 | 120 | 0.32 | 38 |
| | | 208 | 0.18 | |
| | | 240 | 0.16 | |
| | | 277 | 0.14 | |
| | | 347 | 0.11 | |
| | | 480 | 0.08 | |
| | 50 | 120 | 0.41 | 49.7 |
| | | 208 | 0.24 | |
| | | 240 | 0.21 | |
| | | 277 | 0.18 | |
| | | 347 | 0.14 | |
| | | 480 | 0.10 | |
| | 70 | 120 | 0.57 | 68.4 |
| | | 208 | 0.33 | |
| | | 240 | 0.29 | |
| | | 277 | 0.25 | |
| | | 347 | 0.20 | |
| | | 480 | 0.14 | |
| | 100 | 120 | 0.73 | 88 |
| | | 208 | 0.42 | |
| | | 240 | 0.37 | |
| | | 277 | 0.32 | |
| | | 347 | 0.25 | |
| | | 480 | 0.18 | |
| 115 | 120 | 0.91 | 109.7 | |
| | 208 | 0.53 | | |
| | 240 | 0.46 | | |
| | 277 | 0.40 | | |
| | 347 | 0.32 | | |
| | 480 | 0.23 | | |
| 135 | 120 | 1.11 | 133.3 | |
| | 208 | 0.64 | | |
| | 240 | 0.56 | | |
| | 277 | 0.48 | | |
| | 347 | 0.38 | | |
| | 480 | 0.28 | | |

SLING (ASL2) Next Page

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

ELECTRICAL DATA (CONT'D)

| Family | Nominal Wattage | Input Voltage (Volts) | Current (AMPS) | System Power (Watts) |
|-----------------|-----------------|-----------------------|----------------|----------------------|
| SLING (ASL2) | 145 | 120 | 1.19 | 143.0 |
| | | 208 | 0.69 | |
| | | 240 | 0.60 | |
| | | 277 | 0.52 | |
| | | 347 | 0.41 | |
| | | 480 | 0.30 | |
| | 170 | 120 | 1.40 | 168.0 |
| | | 208 | 0.81 | |
| | | 240 | 0.70 | |
| | | 277 | 0.61 | |
| | | 347 | 0.48 | |
| | | 480 | 0.35 | |
| | 185 | 120 | 1.54 | 185.0 |
| | | 208 | 0.89 | |
| | | 240 | 0.77 | |
| | | 277 | 0.67 | |
| | | 347 | 0.53 | |
| | | 480 | 0.39 | |
| | 210 | 120 | 1.75 | 210.0 |
| | | 208 | 1.01 | |
| | | 240 | 0.88 | |
| | | 277 | 0.76 | |
| | | 347 | 0.61 | |
| | | 480 | 0.44 | |
| | 235 | 120 | 1.96 | 235.0 |
| | | 208 | 1.13 | |
| | | 240 | 0.98 | |
| | | 277 | 0.85 | |
| | | 347 | 0.68 | |
| | | 480 | 0.49 | |
| 255 | 120 | 2.18 | 261.2 | |
| | 208 | 1.26 | | |
| | 240 | 1.09 | | |
| | 277 | 0.94 | | |
| | 347 | 0.75 | | |
| | 480 | 0.54 | | |

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

PROJECTED LUMEN MAINTENANCE

| Ambient Temperature | OPERATING HOURS | | | | | |
|---------------------|-----------------|--------|-------------------------------------|--------|---------|----------------|
| | 0 | 25,000 | TM-21-11 ¹ L96 60,000 | 50,000 | 100,000 | L70 (Hours) |
| 25°C / 77°F | 1.00 | 0.97 | 0.96 | 0.95 | 0.91 | 408,000 |
| 40°C / 104°F | 0.99 | 0.96 | 0.95 | 0.94 | 0.89 | 356,000 |

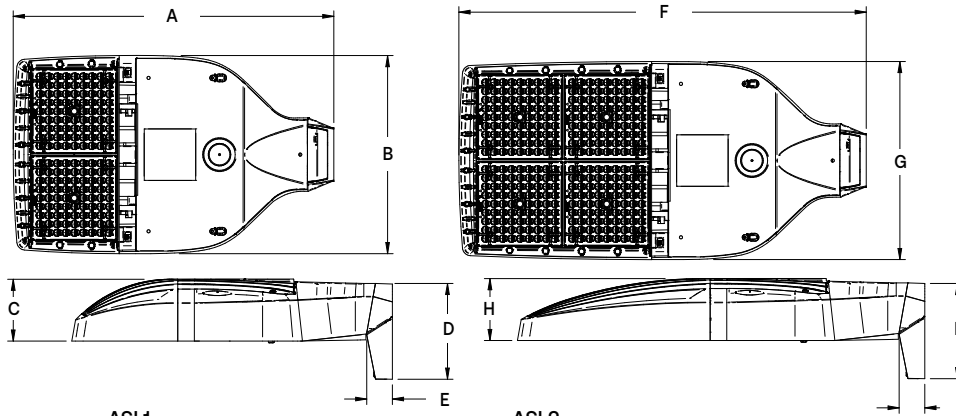
1. Projected per IESNA TM-21-11 (* Cree XP-L, 2100mA, 105°C Ts, 6,000hrs)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

| Ambient Temperature | | Lumen Multiplier |
|---------------------|--------|------------------|
| 0° C | 32° F | 1.06 |
| 10° C | 50° F | 1.03 |
| 20° C | 68° F | 1.01 |
| 25° C | 77° F | 1.00 |
| 30° C | 86° F | 0.99 |
| 40° C | 104° F | 0.97 |

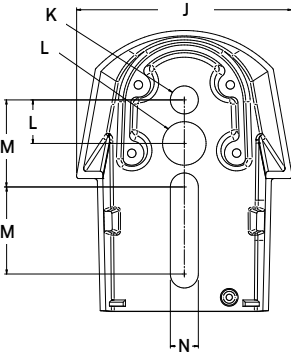
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS



| Weight | |
|--------|----------------------|
| ASL1 | 14.47 lbs (6.56 kgs) |
| ASL2 | 17.47 lbs (7.92 kgs) |

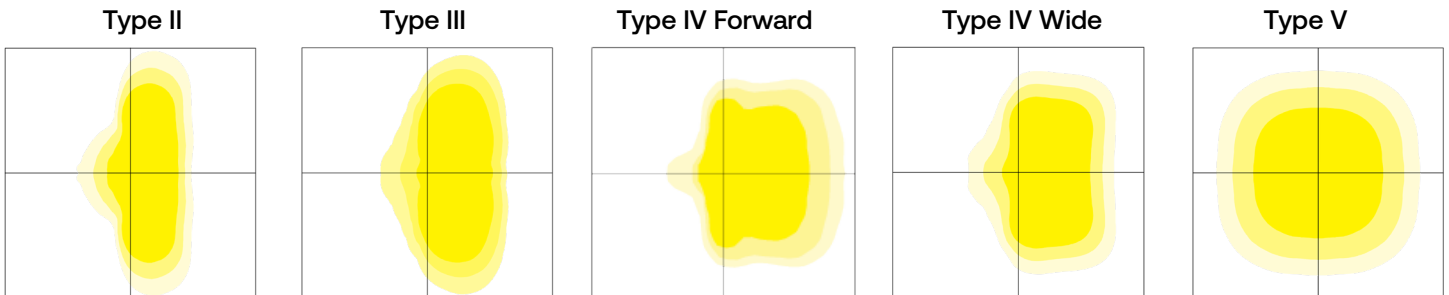
| ASL1 | | | | | ASL2 | | | | | | | | |
|-------|-------|------|-------|------|-------|-------|------|-------|----------------------|----------------------|----------------------|-----------------------|--|
| A | B | C | D | E | F | G | H | I | ASL1 EPA@0° | ASL2 EPA@0° | ASL1 w/ HSS | ASL2 w/ HSS | |
| 18.9" | 11.7" | 3.7" | 5.65" | 1.5" | 24.0" | 11.7" | 3.7" | 5.62" | .46 ft. ² | .56 ft. ² | .73 ft. ² | 1.01 ft. ² | |
| 480mm | 297mm | 94mm | 144mm | 38mm | 610mm | 297mm | 94mm | 143mm | .043 m ² | .052 m ² | .068 m ² | .094 m ² | |



| J | K | L | M | N |
|-------|-------|-------|-------|-------|
| 4.33" | .562" | .875" | 1.75" | .562" |
| 480mm | 297mm | 94mm | 610mm | 297mm |

PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).



SLING Micro Strike

AREA/SITE/ROAD LIGHTER

| | |
|------------|-----------|
| DATE: | LOCATION: |
| TYPE: | PROJECT: |
| CATALOG #: | |

ADDITIONAL INFORMATION (CONT'D)

OCCUPANCY SENSOR

- Individual fixture control
- Dims product when space is not occupied

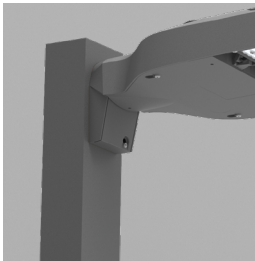


7-PIN RECEPTACLE

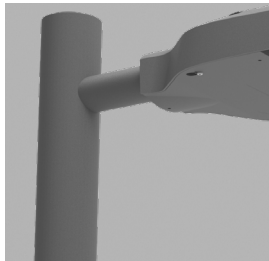
- Compatible with 3-pin, 5-pin or 7-pin photocontrols
- Turns fixture on when sun sets, off when sun rises
- For use with a variety of control platforms



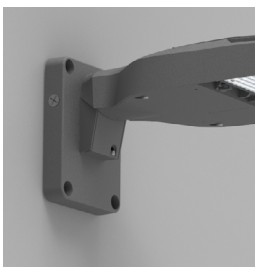
MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Outdoor S2 drill pattern.

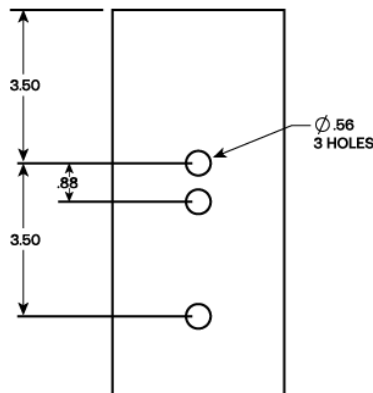


MAF – Fits 2-3/8" OD arms Roadway applications.



Wall Mount – Wall mount bracket designed for building mount applications.

DRILL PATTERN S2

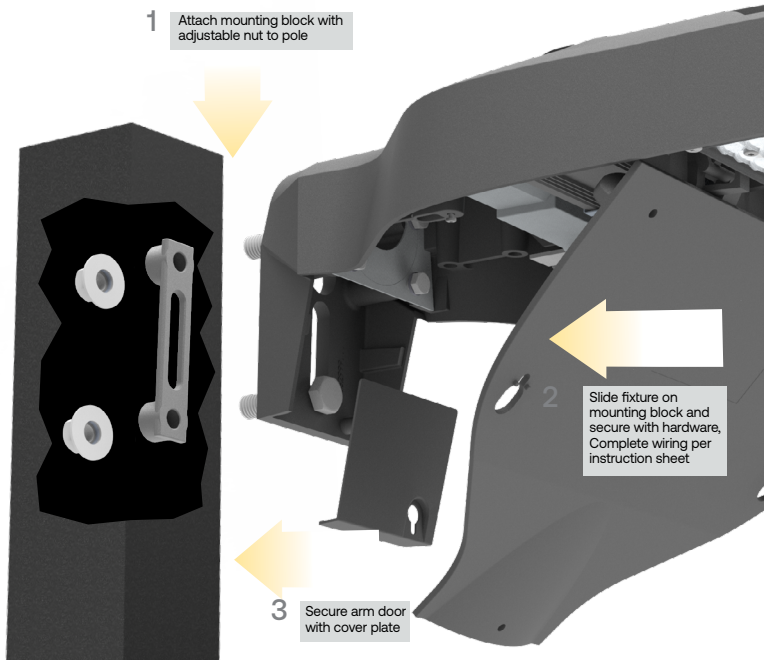


SLING Micro Strike

AREA/SITE/ROAD LIGHTER

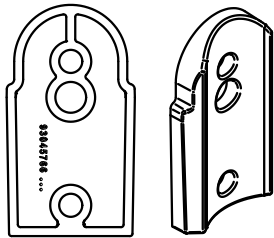
ADDITIONAL INFORMATION (CONT'D)

MOUNTING (CONT'D)



Square Arm Mounting Block –Arm mount block for ease of installation. Compatible with S2 drill patterns from 2.5" to 4.5"

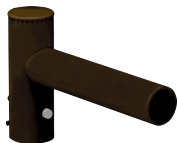
ACCESSORY



ROUND POLE ADAPTER



WB-AREA-XX



SPOKE BRACKET (single arm shown)
Horizontal round arm tenon adapters for use with MAF mounting type or accessory kit. Reference SBH Spoke Pole Top Brackets for ordering information.

SLING Micro Strike

AREA/SITE/ROAD LIGHTER

DATE: _____ LOCATION: _____

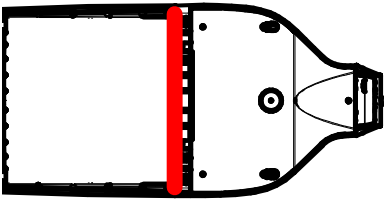
TYPE: _____ PROJECT: _____

CATALOG #: _____

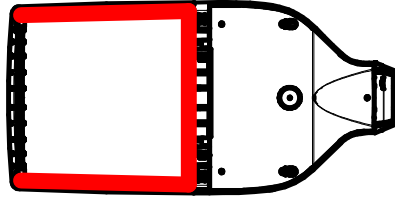
ADDITIONAL INFORMATION (CONT'D)

CONFIGURATIONS

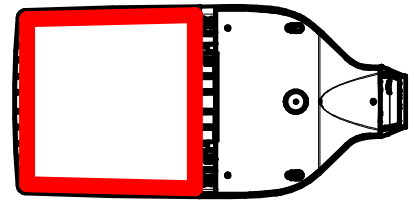
ASLx HSS-90-B-xx



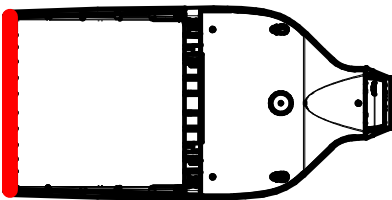
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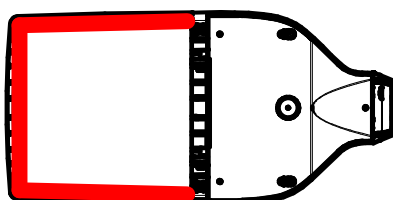
ASLx HSS-360-xx



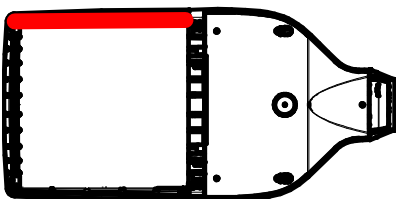
ASLx HSS-90-F-xx



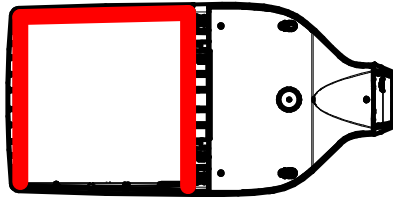
ASLx HSS-270-FSS-xx



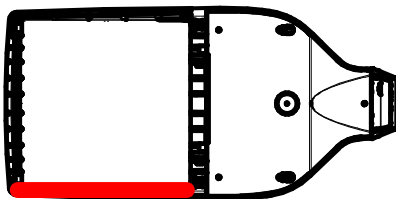
ASLx HSS-90-S-xx



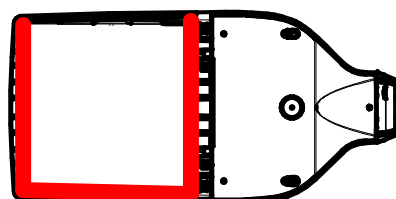
ASLx HSS-270-FSB-xx



ASLx HSS-90-S-xx



ASLx HSS-270-FSB-xx





LED 26W Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.1 lbs

| | |
|---------------------|--------------|
| Project: | Type: |
| Prepared By: | Date: |

| Driver Info | | LED Info | |
|-------------|------------------|----------------|---------------|
| Type | Constant Current | Watts | 26W |
| 120V | 0.22A | Color Temp | 3000K (Warm) |
| 208V | 0.13A | Color Accuracy | 70 CRI |
| 240V | 0.11A | L70 Lifespan | 100,000 Hours |
| 277V | 0.10A | Lumens | 3,749 lm |
| Input Watts | 29.1W | Efficacy | 128.8 lm/W |

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 4 ft (1.2m) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P00001750

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 150W Metal Halide

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 208V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

10.77% at 120V, 11.79% at 277V

Power Factor:

98.2% at 120V, 95.6% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN3016490645.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

FTC Country of Origin:

This product was assembled in the USA by RAB using imported components

Buy American Act Compliance:

This product complies with the Buy American Act

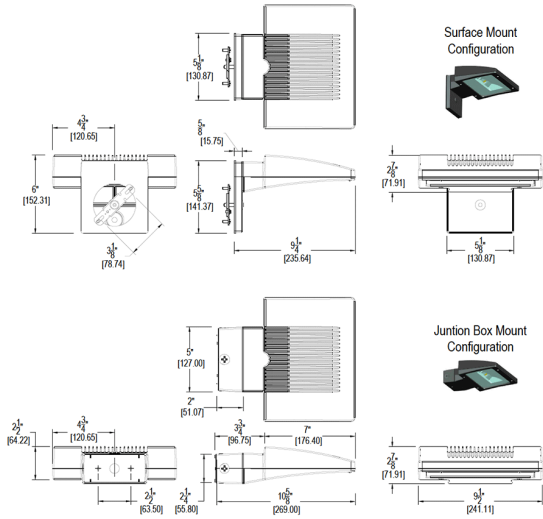
Technical Specifications (continued)

Optical

BUG Rating:

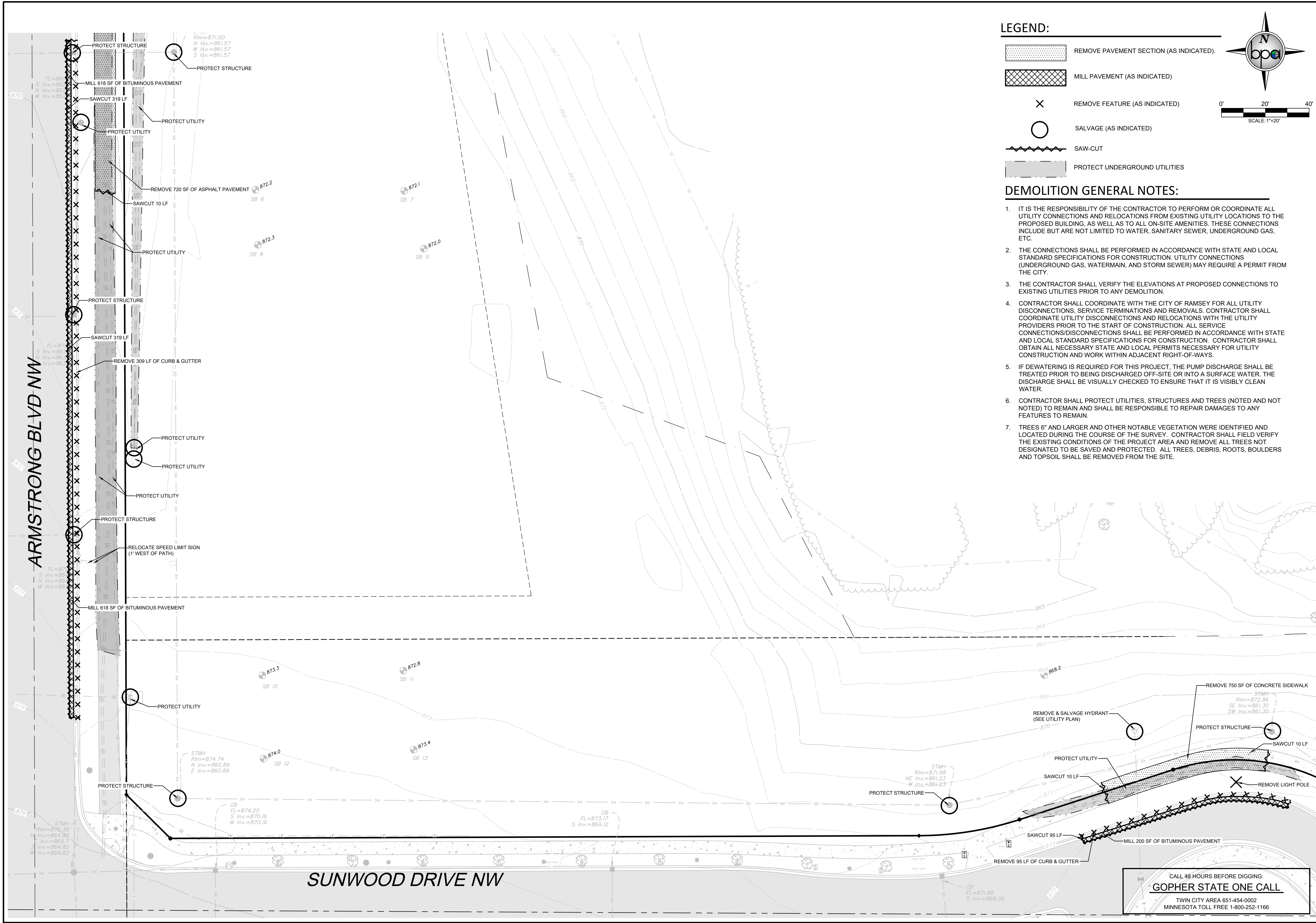
B1 U0 G0

Dimensions

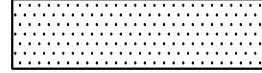







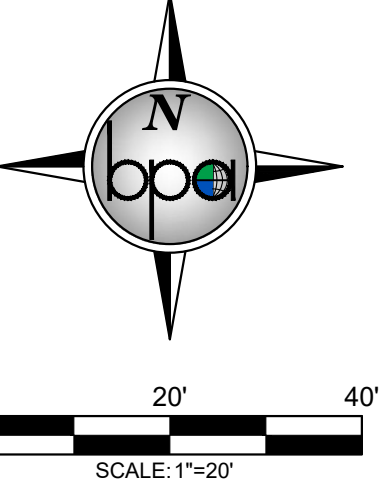
Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty



LEGEND:

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




DEMOLITION GENERAL NOTES:

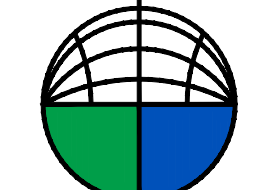
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ON-SITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, UNDERGROUND GAS, ETC.
2. THE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (UNDERGROUND GAS, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION.
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 | 05/12/2025 | 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. Dahm
 Date: 06/04/2025 Lic. No. 58628

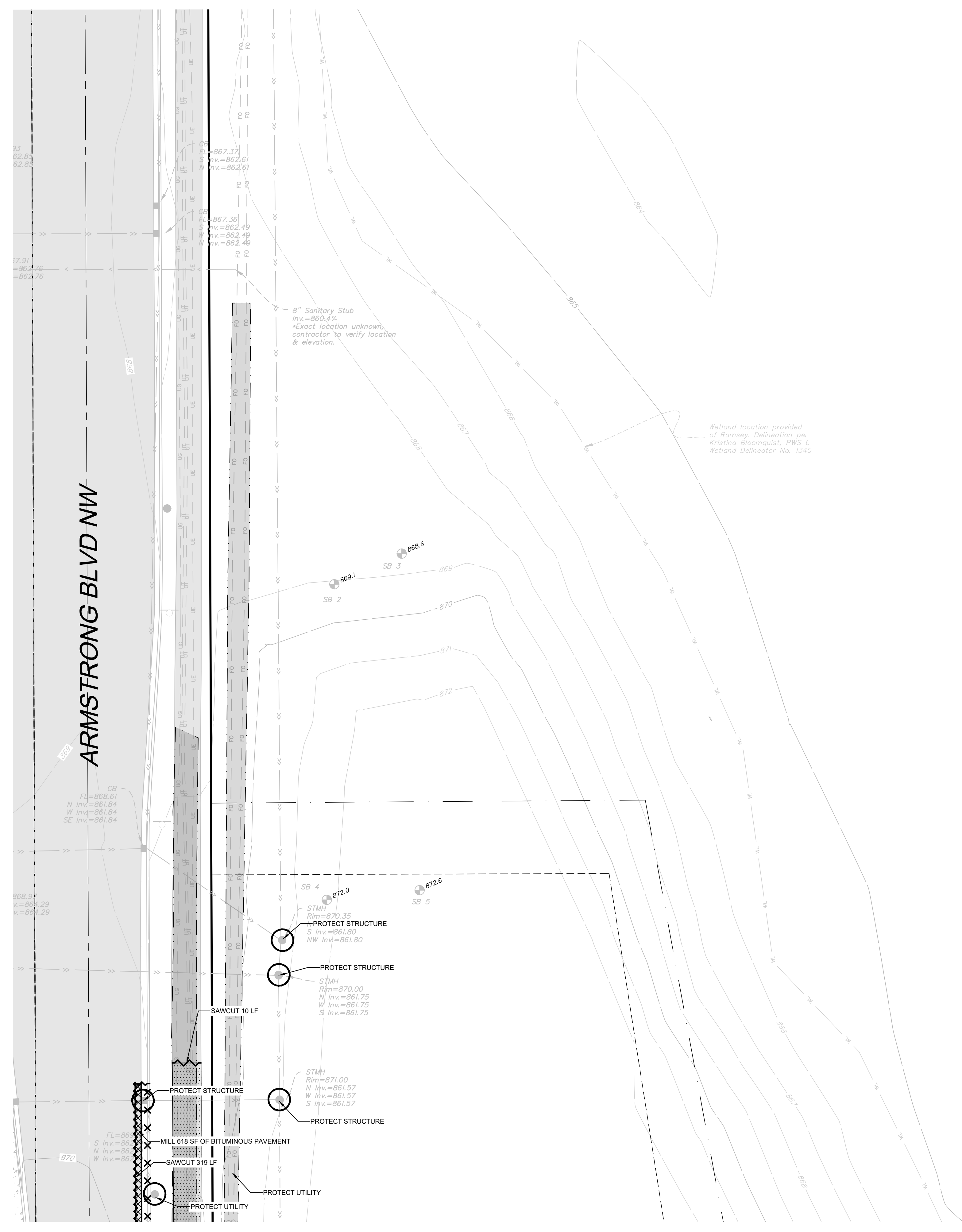
BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-265-8822 FAX: 763-265-8844



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

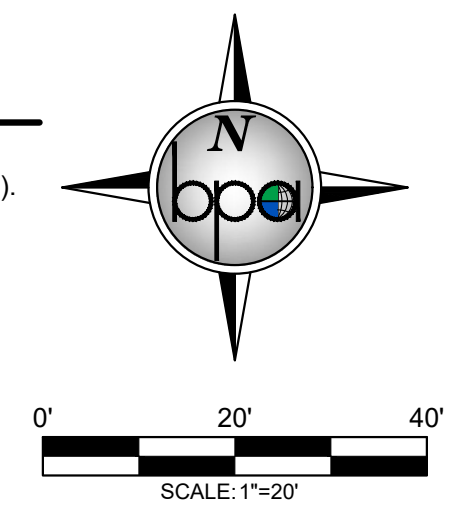
SHEET NO.
C1

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



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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| 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 |

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.

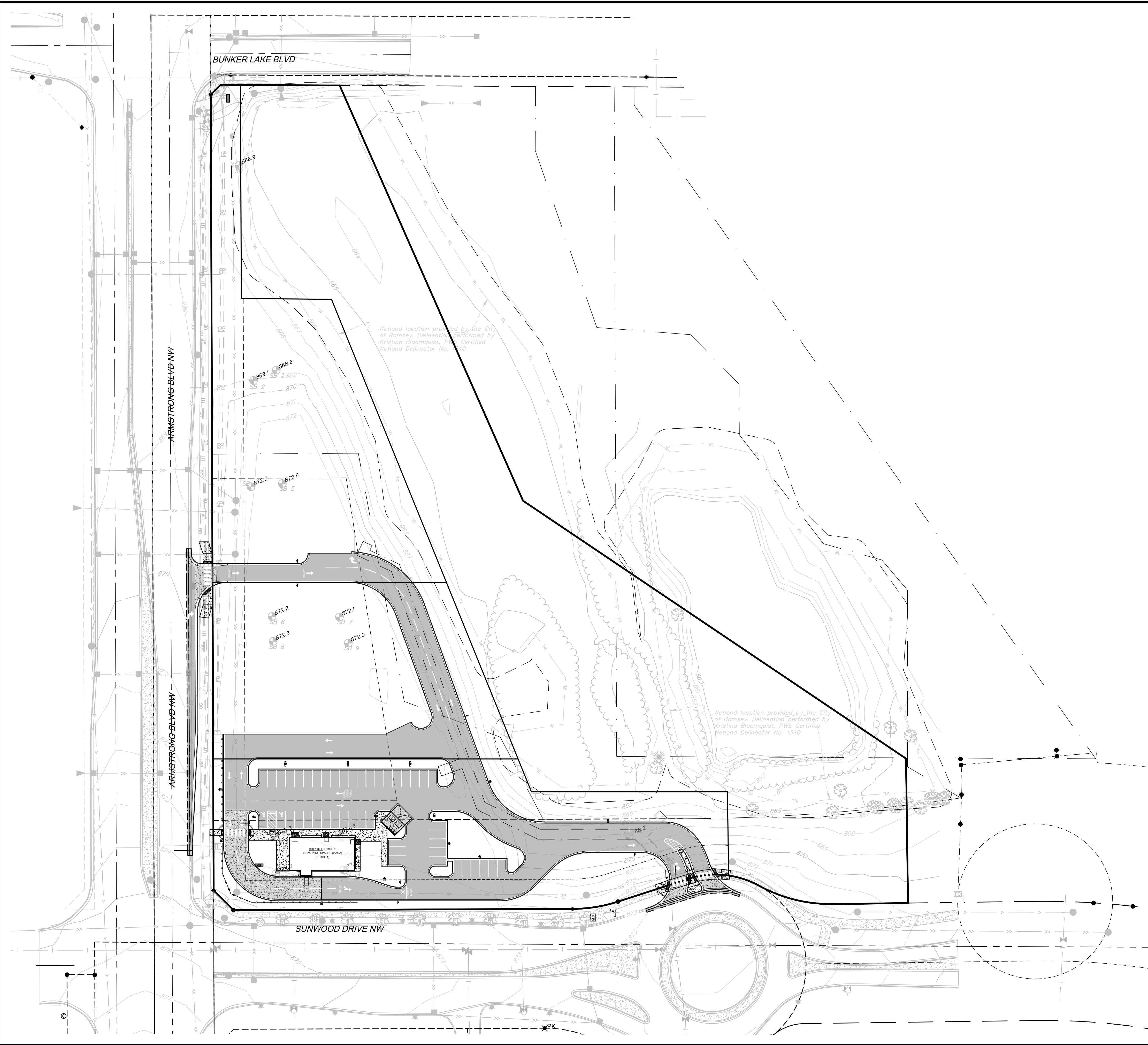
LAND SURVEYING
ENVIRONMENTAL SERVICES

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



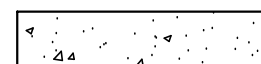

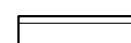


CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
City of Ramsey, Anoka County, MN
DEMOLITION PLAN (NORTH)

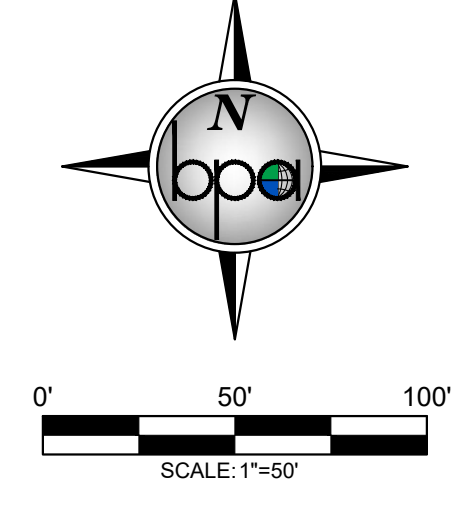
SHEET NO.
C2


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

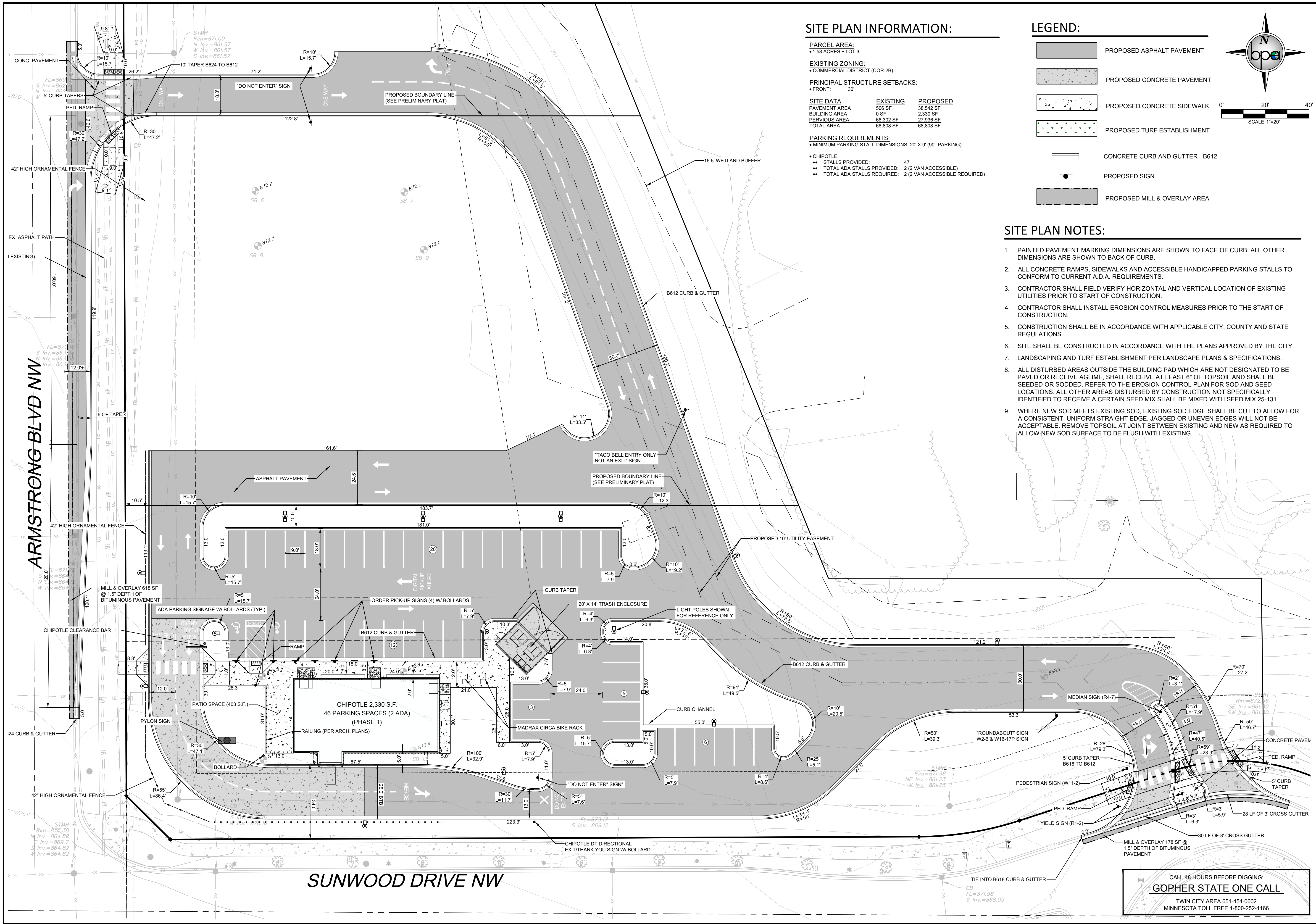


LEGEND:

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



| | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|---|-------|------------|--------------|-------------------------|
| | | | | | | | |
| DATE: | 06/04/2025 | REV. NO.: | 1 | DATE: | 05/12/2025 | DESCRIPTION: | CHIPOTLE ONLY CIVIL SET |
| DESIGN BY: | MJM | REV. NO.: | 2 | DATE: | 06/04/2025 | DESCRIPTION: | REVISED PER CITY REVIEW |
| DRAWN BY: | MJM | | | | | | |
| CHECKED BY: | MJM, CJD | | | | | | |
| DWG FILE: | MJM, CJD | | | | | | |
| FILE NO.: | 25-0038.00 | | | | | | |
| <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 Lic. No. 58628 Date: 06/04/2025</p> | | | | | | | |
| <p>BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55309-9322 TEL: 763-262-8822 FAX: 763-262-8844</p> | | | | | | | |
| <p>CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE City of Ramsey, Anoka County, MN</p> | | | | | | | |
| <p>TOTAL SITE PLAN</p> | | | | | | | |
| <p>CALL 48 HOURS BEFORE DIGGING: GOPHER STATE ONE CALL TWIN CITY AREA 651-454-0002 MINNESOTA TOLL FREE 1-800-252-1166</p> | | | | | | | |
| <p>SHEET NO. 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 |

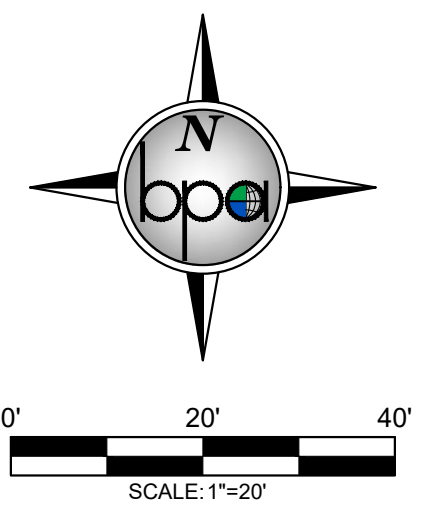
PARKING REQUIREMENTS:
 • MINIMUM PARKING STALL DIMENSIONS: 20' X 9' (90° PARKING)

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:

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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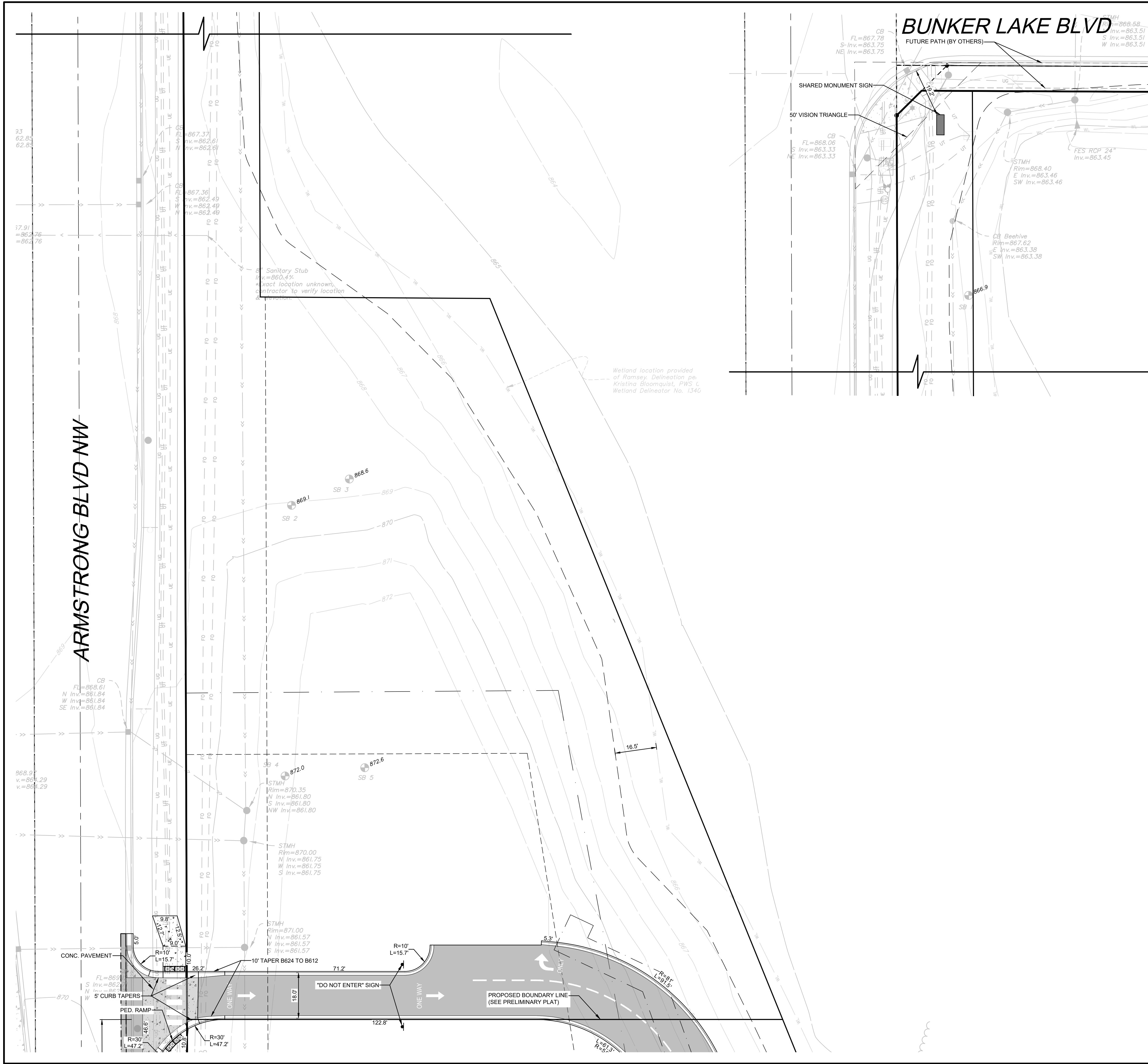
BOGART, PEDERSON & ASSOCIATES, INC.

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
SITE PLAN (SOUTH)

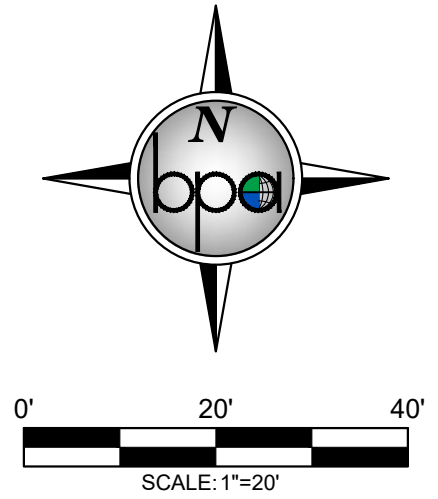
SHEET NO.
C4

6/4/2025 2:08 PM n:\projects\ramsey\25-0038.00 - 01 ramsey\engineering\civil\file\chipsite\only\CHIEE Ramsey Site B.dwg



LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
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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 |
|---------------|-----------|-----------|
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- CHIPOTLE
 - STALLS PROVIDED: 47
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DATE: 06/04/2025
 DESIGN BY: MJM
 DRAWN BY: MJM
 CHECKED BY: MJM, CJD
 DWG FILE: SITE BASE
 FILE NO.: 25-0038.00

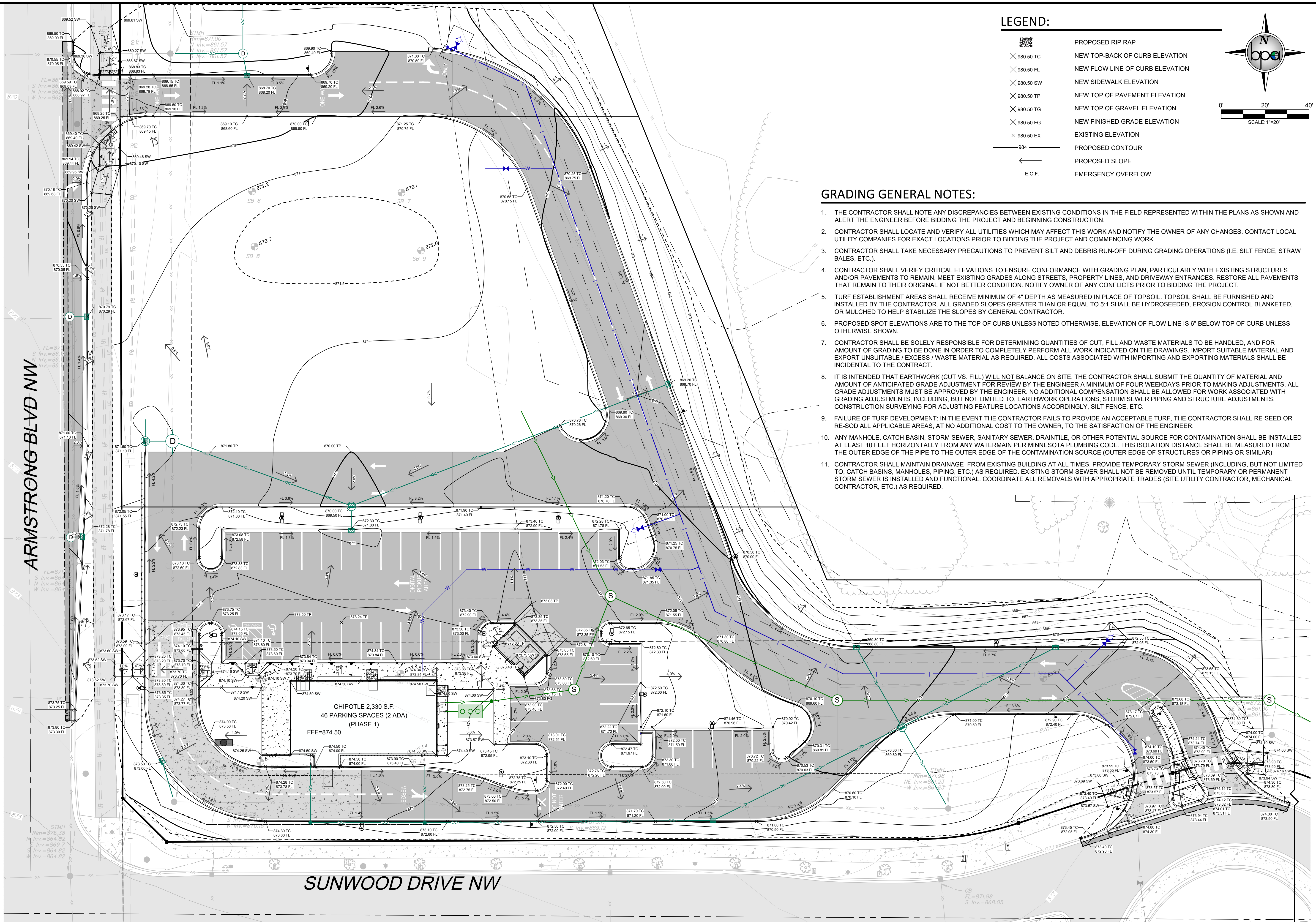
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CHIPOTLE
 BUNKER LAKE CROSSING
 CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
 SITE PLAN (NORTH)

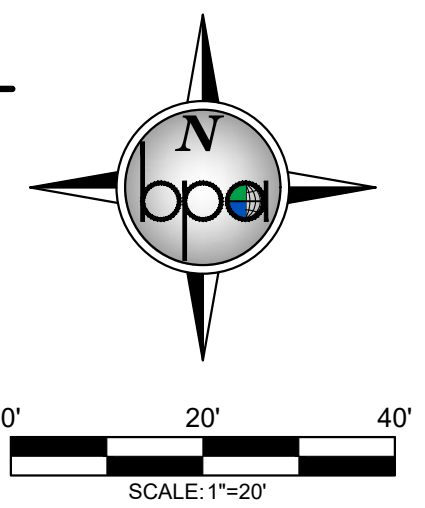
SHEET NO.
C5

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



LEGEND:

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



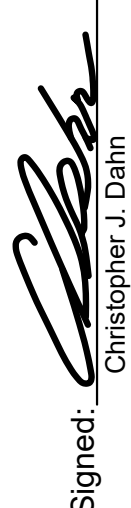
GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE HYDROSEEDDED, EROSION CONTROL BLANKETED, OR MULCHED TO HELP STABILIZE THE SLOPES BY GENERAL CONTRACTOR.
6. PROPOSED SPOT ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS 6" BELOW TOP OF CURB UNLESS OTHERWISE SHOWN.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
8. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) WILL NOT BALANCE ON SITE. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER A MINIMUM OF FOUR WEEKDAYS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR WORK ASSOCIATED WITH GRADING ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVEYING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
9. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
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 |
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| 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: | GRADING |
| FILE NO.: | 25-0038.00 |

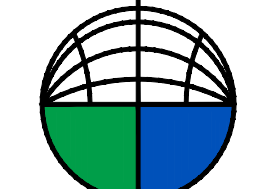
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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

BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING
 ENVIRONMENTAL SERVICES

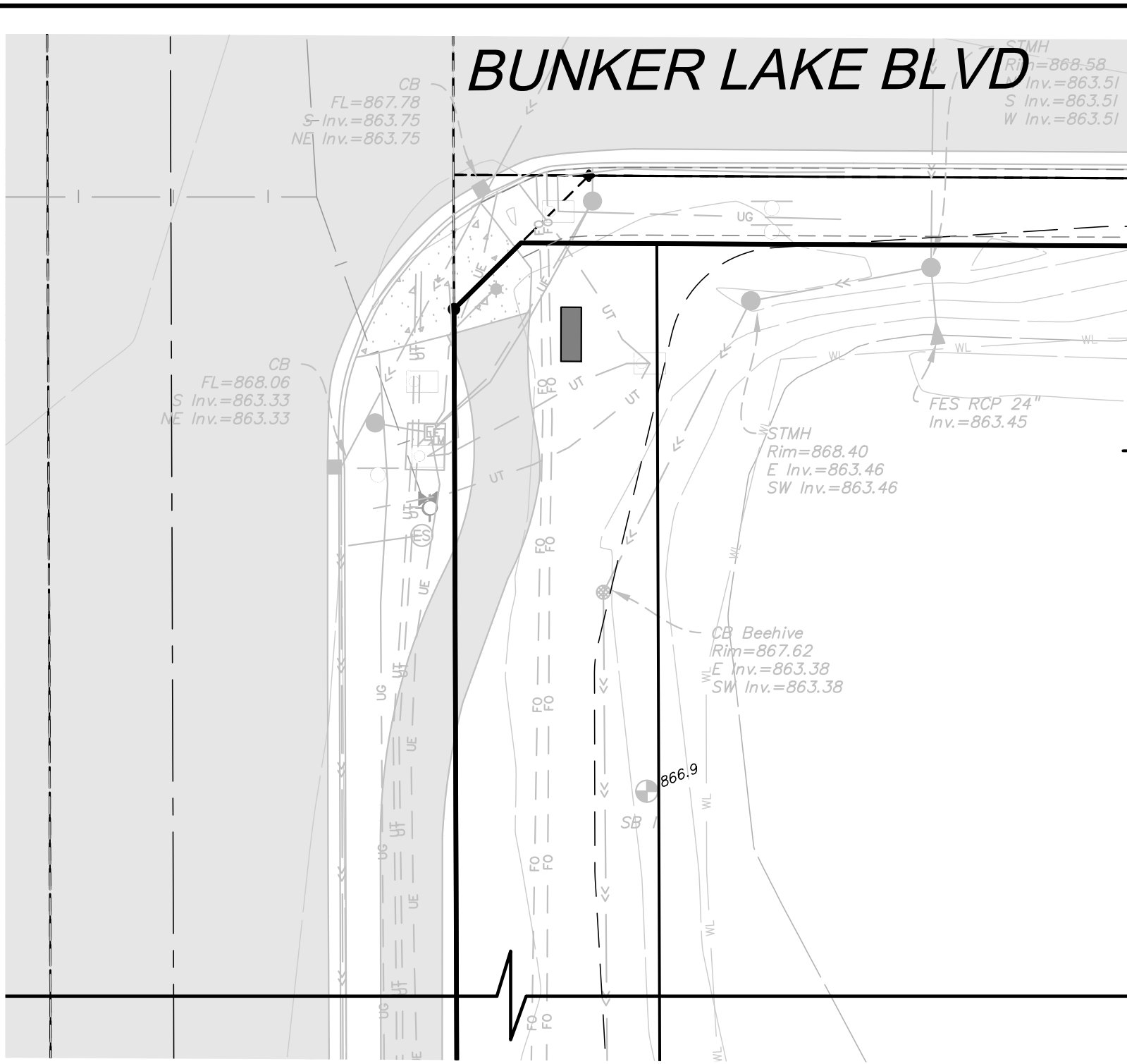
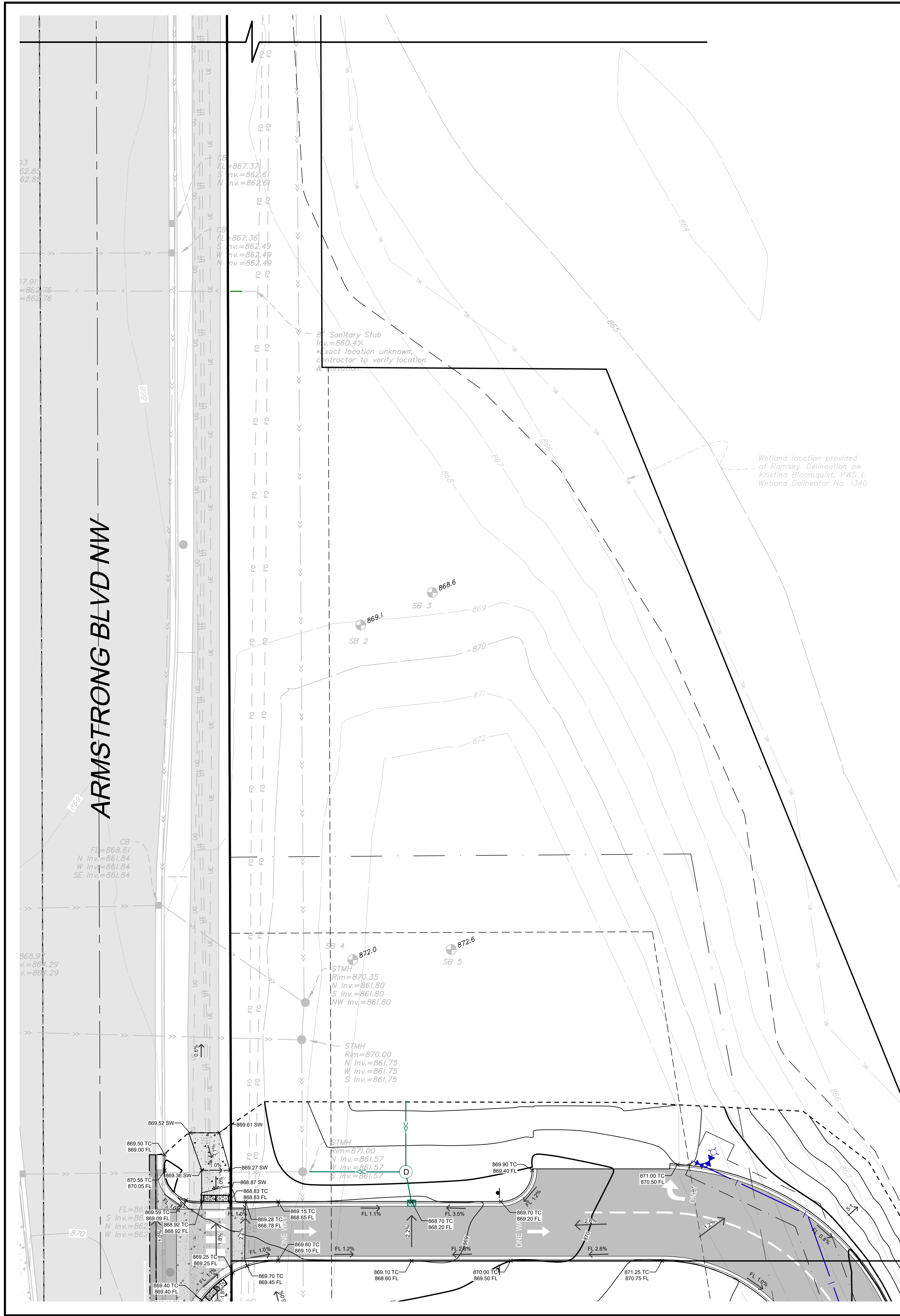
13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-265-8622 FAX: 763-265-8844



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

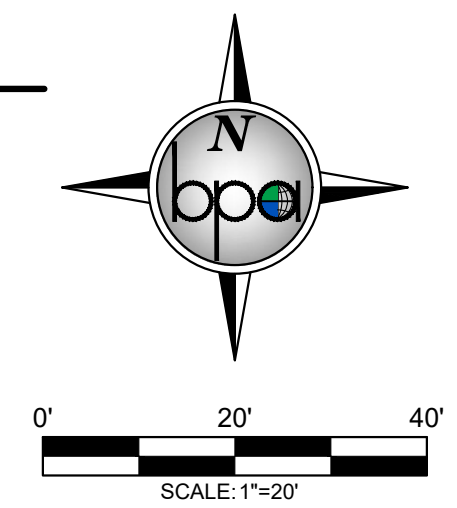
GRADING PLAN (SOUTH)

SHEET NO.
C6



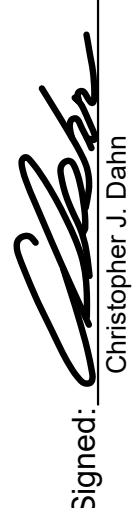
LEGEND:

- ☒ 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 OVERTFLOW



GRADING GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD REPRESENTED WITHIN THE PLANS AS SHOWN AND ALERT THE ENGINEER BEFORE BIDDING THE PROJECT AND BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY THE OWNER OF ANY CHANGES. CONTACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS PRIOR TO BIDDING THE PROJECT AND COMMENCING WORK.
3. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT SILT AND DEBRIS RUN-OFF DURING GRADING OPERATIONS (I.E. SILT FENCE, STRAW BALES, ETC.).
4. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN. PARTICULARLY WITH EXISTING STRUCTURES AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES, AND DRIVEWAY ENTRANCES. RESTORE ALL PAVEMENTS THAT REMAIN TO THEIR ORIGINAL IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS PRIOR TO BIDDING THE PROJECT.
5. TURF ESTABLISHMENT AREAS SHALL RECEIVE MINIMUM OF 4" DEPTH AS MEASURED IN PLACE OF TOPSOIL. TOPSOIL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL GRADED SLOPES GREATER THAN OR EQUAL TO 5:1 SHALL BE 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.
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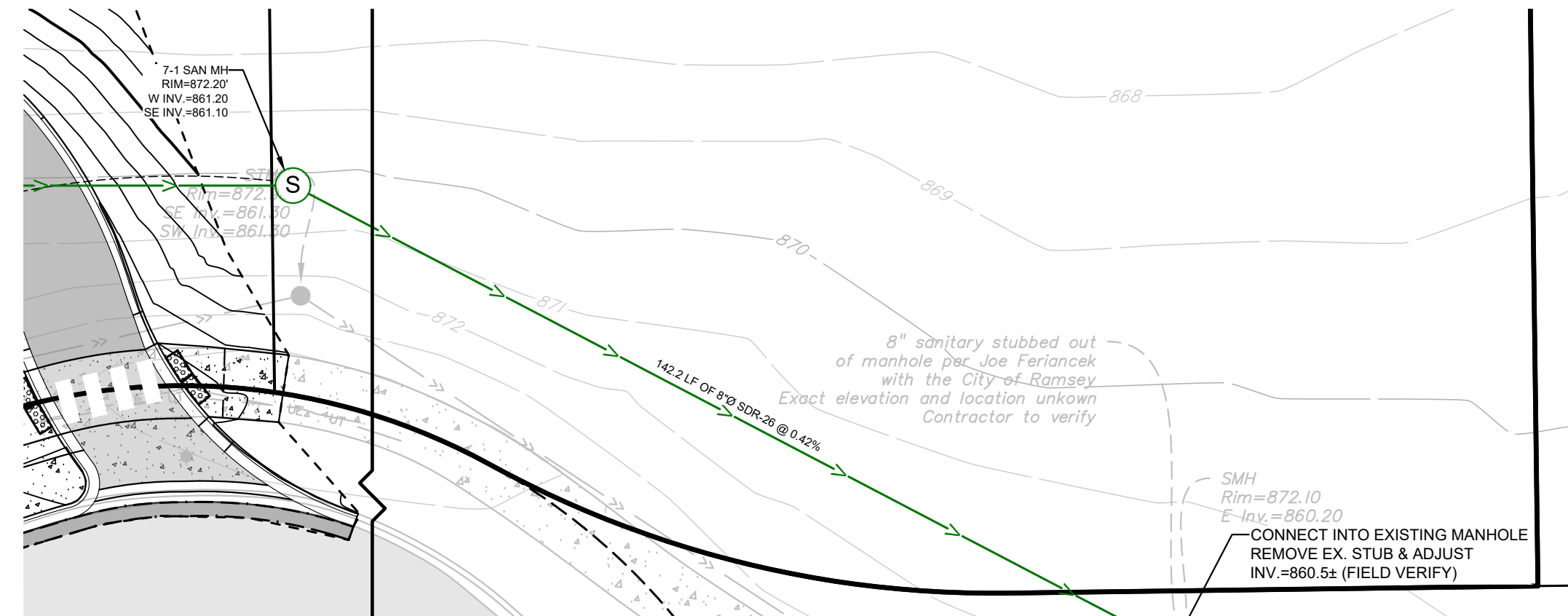
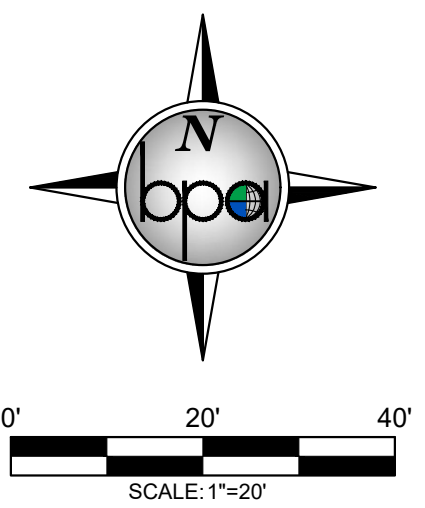
| <p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.</p> <p>Signed:  Christopher J. Dahm Date: 06/04/2025 Lic. No. 58628</p> | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------|-------------|---|------------|------------------------|---|------------|-------------------------|
| <p>DATE: 06/04/2025</p> <p>DESIGN BY: M.J.M.</p> <p>DRAWN BY: M.J.M.</p> <p>CHECKED BY: M.J.M., C.J.D.</p> <p>DWG FILE: GRADING</p> <p>FILE NO.: 25-0038.00</p> | <table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/12/2025</td> <td>CHIPTLE ONLY CIVIL SET</td> </tr> <tr> <td>2</td> <td>06/04/2025</td> <td>REVISED PER CITY REVIEW</td> </tr> </tbody> </table> | REV. NO. | DATE | DESCRIPTION | 1 | 05/12/2025 | CHIPTLE ONLY CIVIL SET | 2 | 06/04/2025 | REVISED PER CITY REVIEW |
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| <p>BOGART, PEDERSON & ASSOCIATES, INC.</p> <p>LAND SURVEYING ENVIRONMENTAL SERVICES</p> <p>13076 FIRST STREET, BECKER, MN 55508-9322 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>GRADING PLAN (NORTH)</p> | | | | | | | | | | |
| <p>SHEET NO.</p> <p>C7</p> | | | | | | | | | | |

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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 SECTION
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE & BOX
- PROPOSED HYDRANT
- PROPOSED CLEANOUT
- PROPOSED RIP RAP



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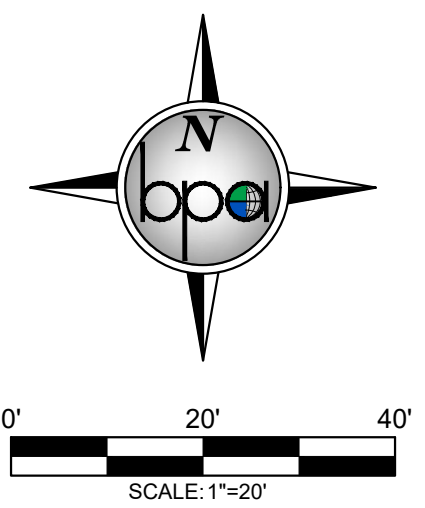
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Design By: MJM
 Drawn By: MJM
 Checked By: MJM, CJD
 DWG File: UTILITY
 File No.: 25-0038.00


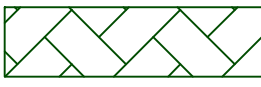
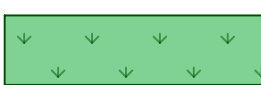
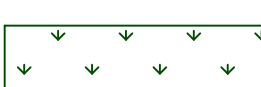



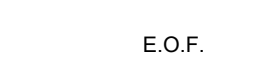


Signed:
 Date: 06/04/2025 Lic. No. 58628
BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8622 FAX: 763-262-8844

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

SHEET NO. **C8**



LEGEND:


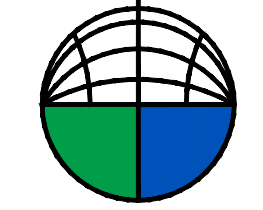
-  TEMPORARY ROCK CONSTRUCTION ENTRANCE
-  EROSION CONTROL BLANKET (CAT. 20)
-  SOD GRASS
-  SEED MIX: 25-131 (TYP.)
-  GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
-  FIBER-LOG ROLLS
-  PROPOSED RIP RAP
-  PROPOSED CONTOUR
-  EMERGENCY OVERFLOW
-  TEMPORARY SEDIMENT FILTER- HIGH FLOW

EROSION CONTROL NOTES:

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

APPROXIMATE EROSION CONTROL DEVICES

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

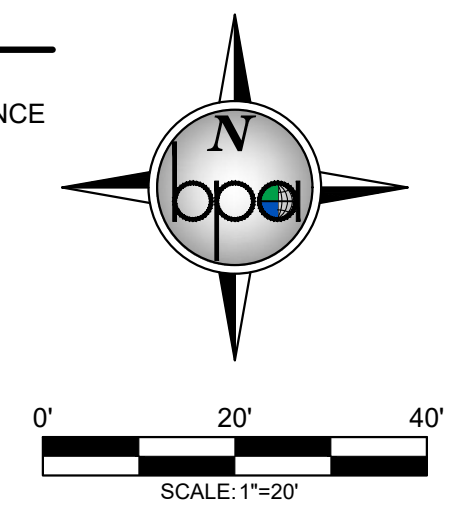
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| DATE: 06/04/2025 | DESIGN BY: MJM | DATE: 05/12/2025 | REV. NO. 1 | DESCRIPTION: CHIPOTLE ONLY CIVIL SET | | | |
| DRAWN BY: MJM | CHECKED BY: MJM, CID | DATE: 06/04/2025 | REV. NO. 2 | DESCRIPTION: REVISED PER CITY REVIEW | | | |
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|  BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING ENVIRONMENTAL SERVICES 13076 FIRST STREET, BECKER, MN 55508-9322 TEL: 763-262-8822 FAX: 763-262-8844 | | | | | | | |
| CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE City of Ramsey, Anoka County, MN EROSION CONTROL PLAN (NORTH) | | | | | | | |
| SHEET NO. | | | | | | | |
| C10 | | | | | | | |

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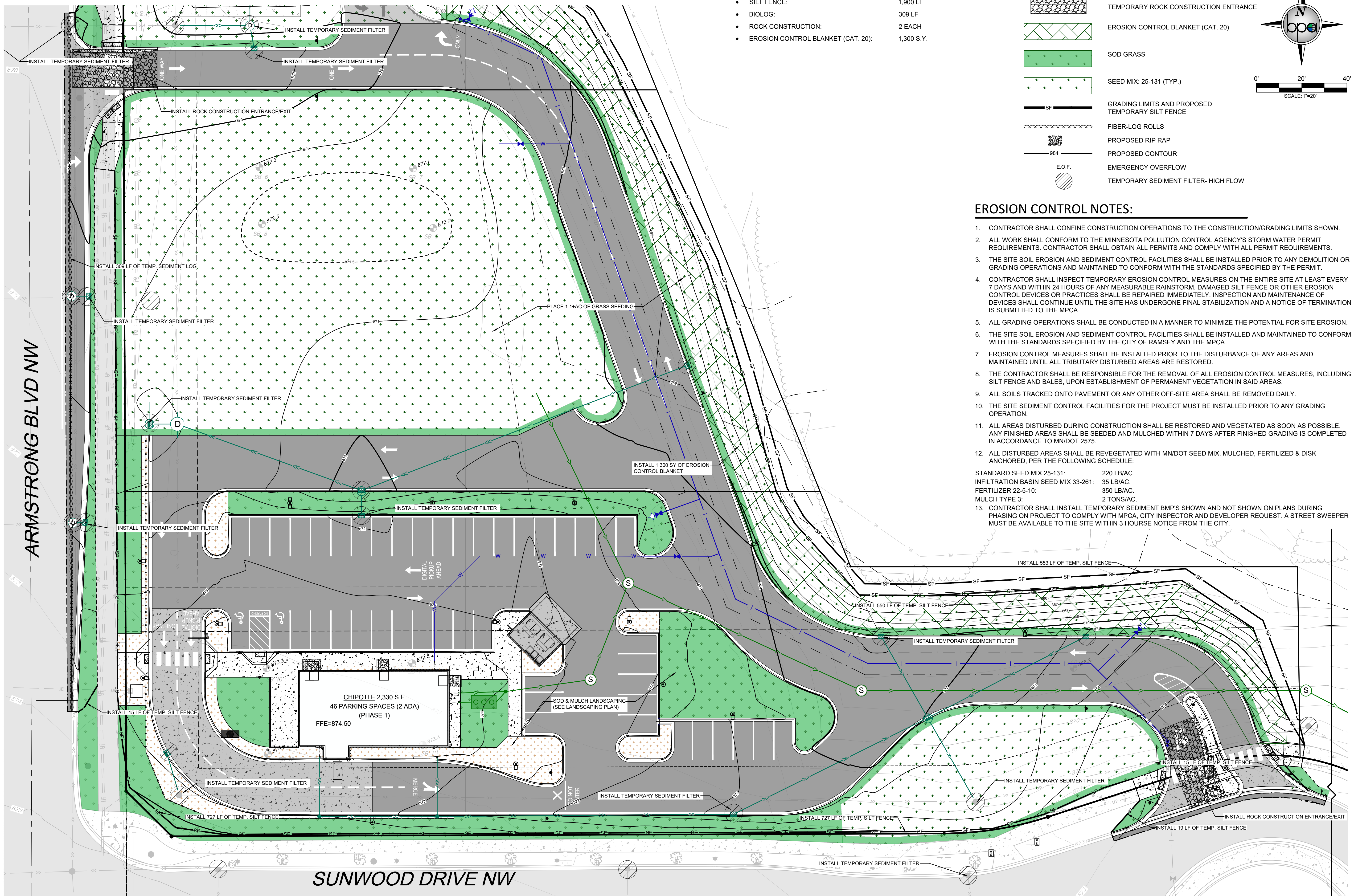
LEGEND:

- TEMPORARY ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 20)
- SOD GRASS
- SEED MIX: 25-131 (TYP.)
- GRADING LIMITS AND PROPOSED TEMPORARY SILT FENCE
- FIBER-LOG ROLLS
- PROPOSED RIP RAP
- PROPOSED CONTOUR
- EMERGENCY OVERFLOW
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| DESIGN BY: | MJM |
| DRAWN BY: | MJM |
| CHECKED BY: | MJM, CJD |
| DWG FILE: | EROSION |
| FILE NO.: | 25-0038.00 |

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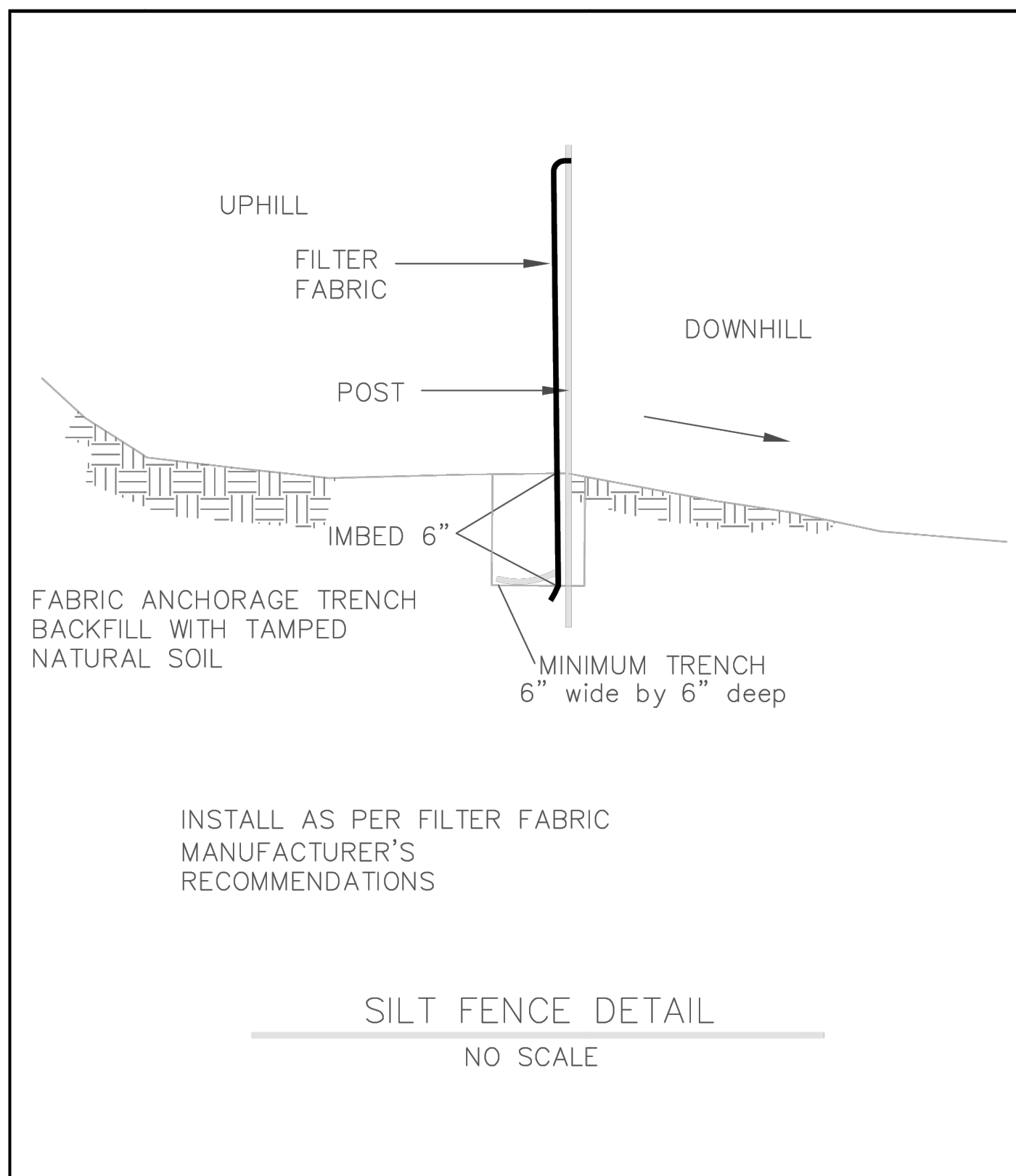
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 TEL: 763-262-8822 FAX: 763-262-8844

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

SHEET NO.
C11

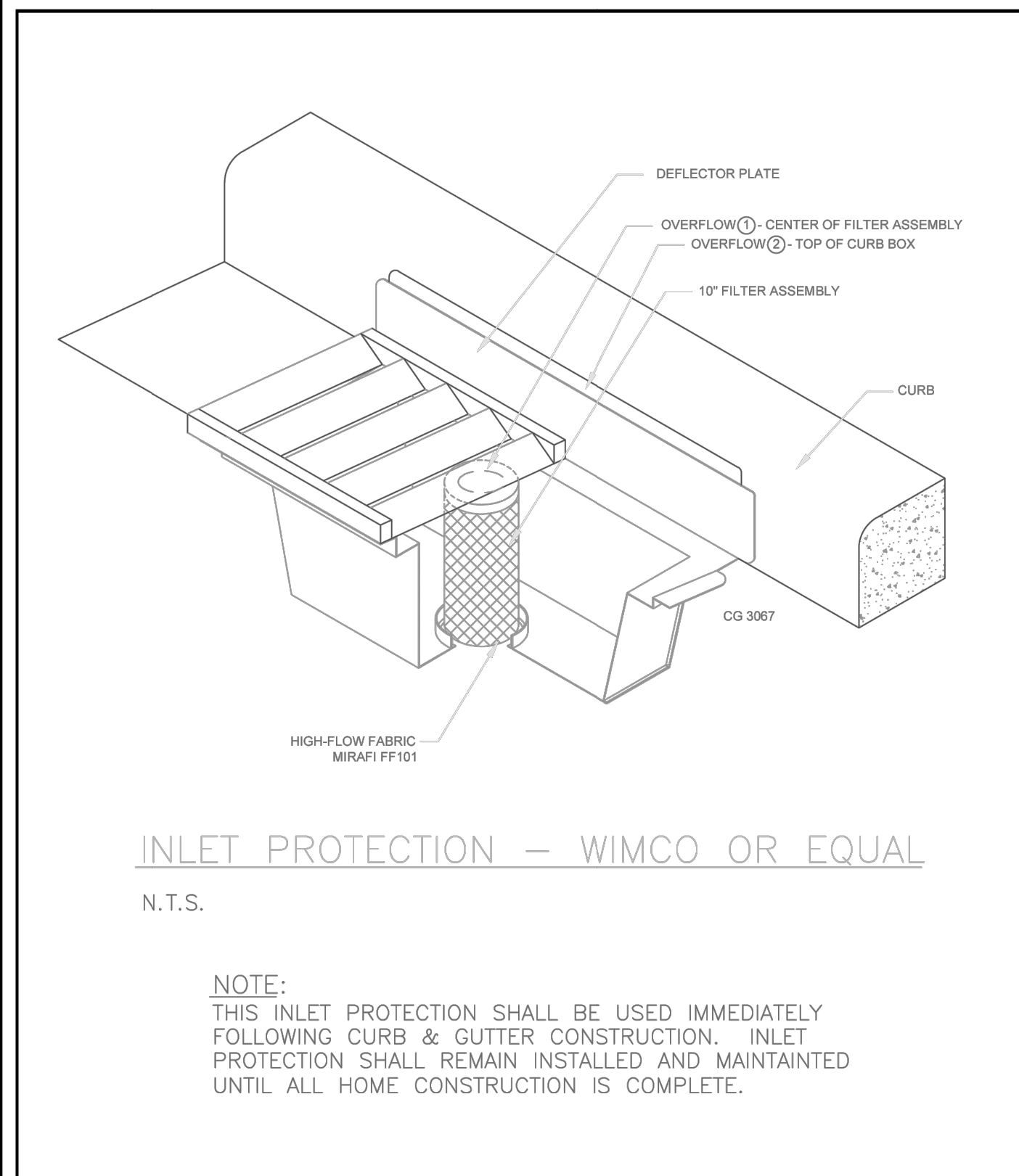
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APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-1

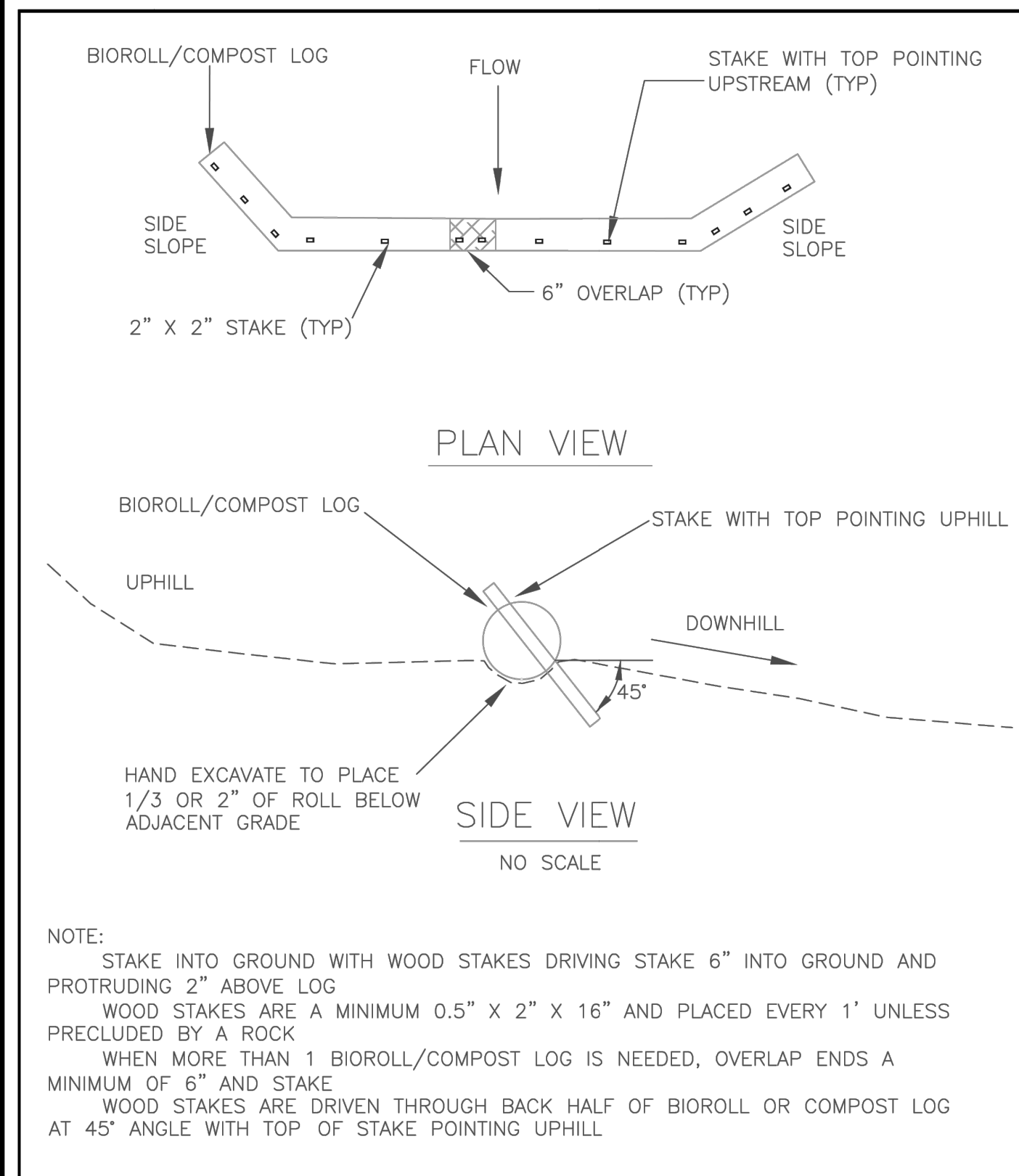
STANDARD DETAILS: SILT FENCE



APPROVED: 1 - 2016

City of RAMSEY
CITY PLATE No. ERO-2

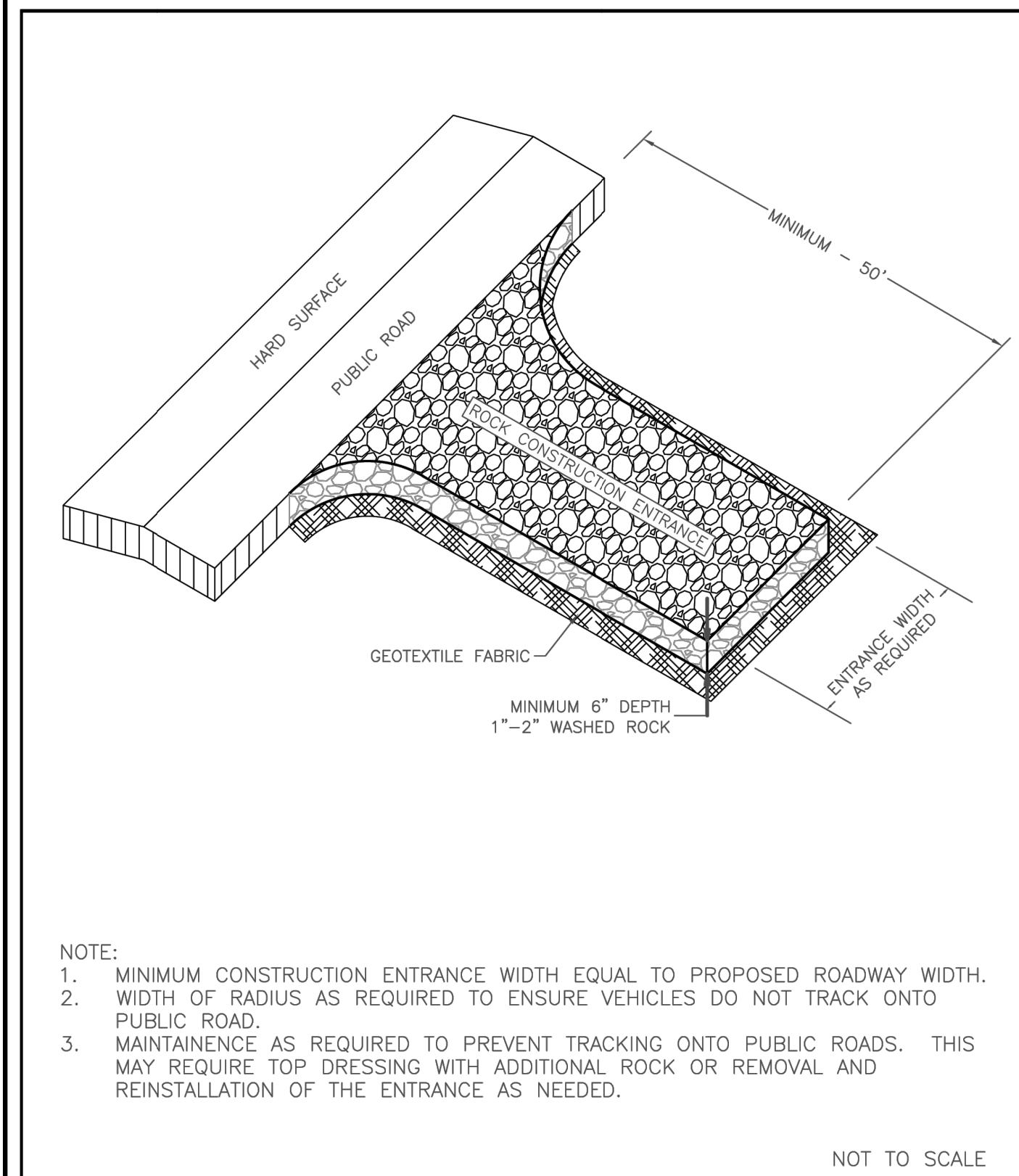
STANDARD DETAILS: INLET PROTECTION



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

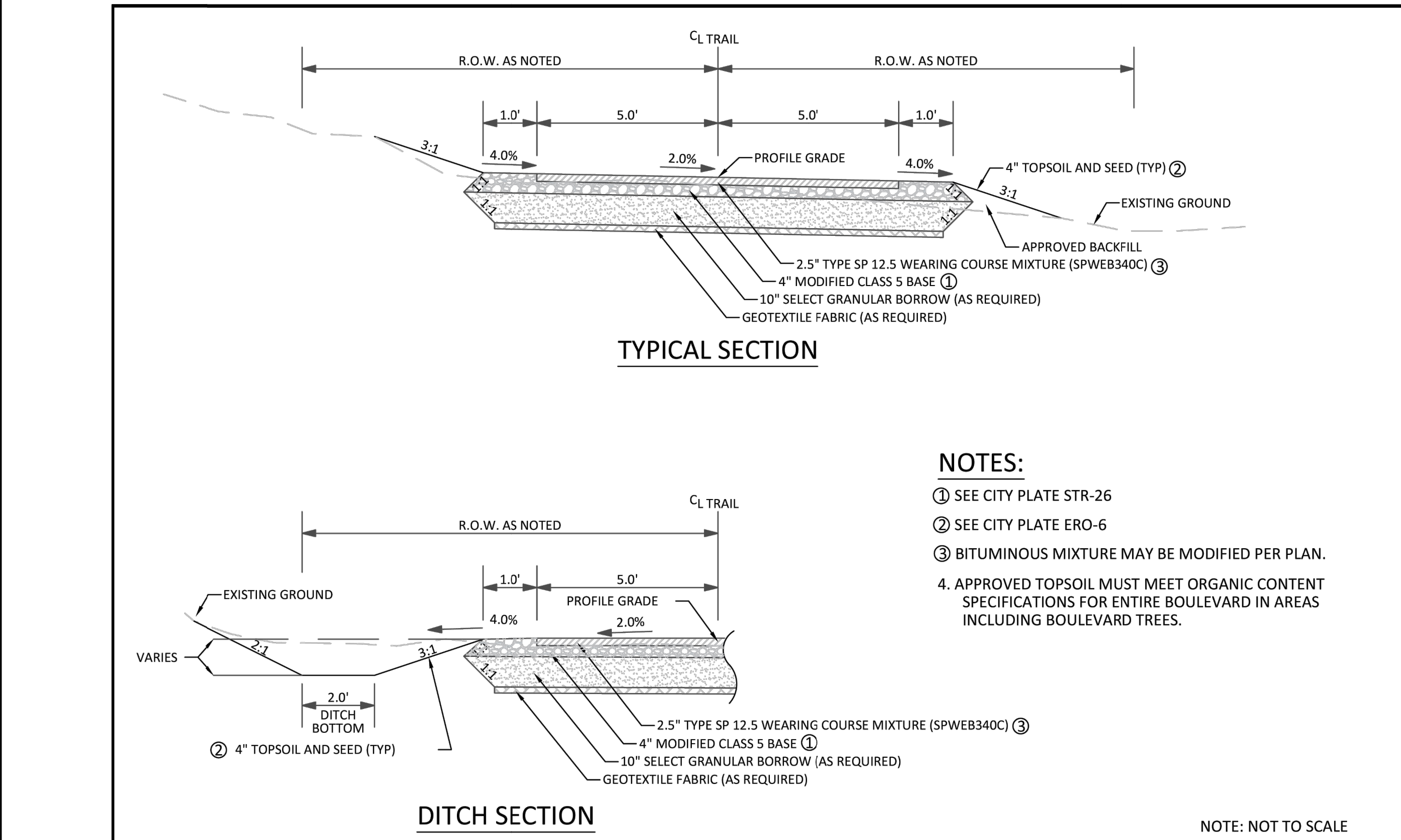
STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE

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

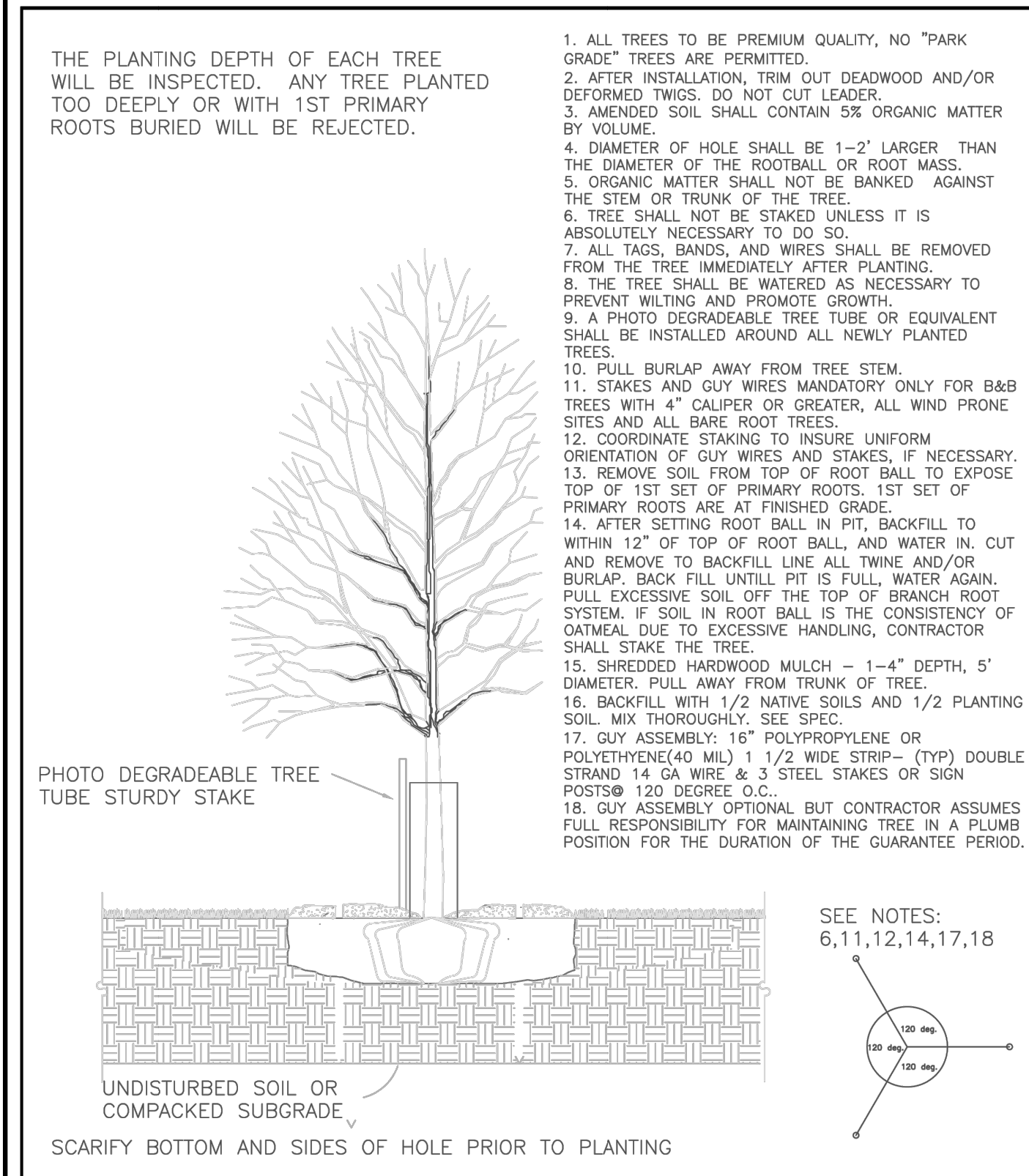
STANDARD DETAILS: TOPSOIL REQUIREMENTS



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.

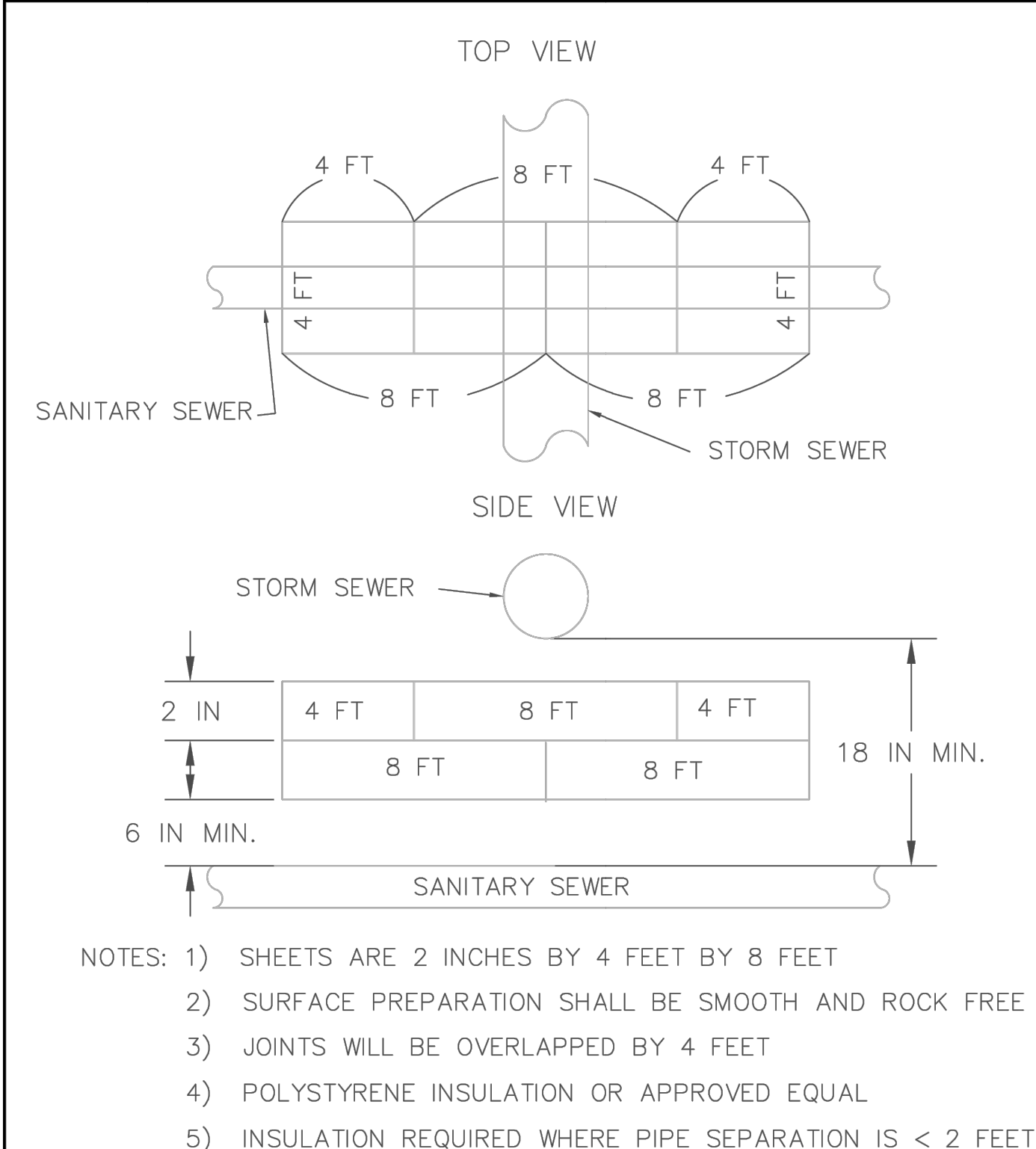
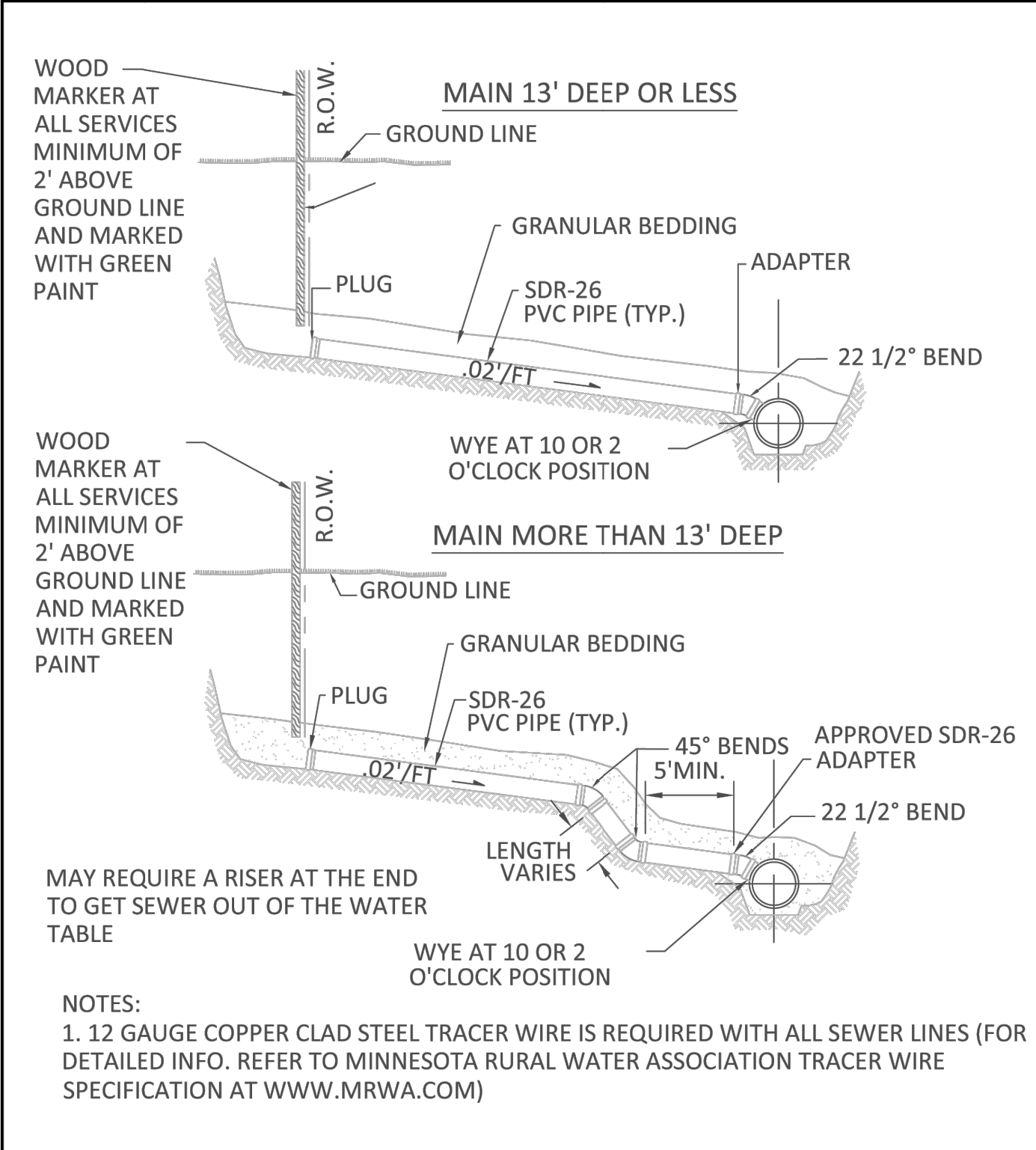
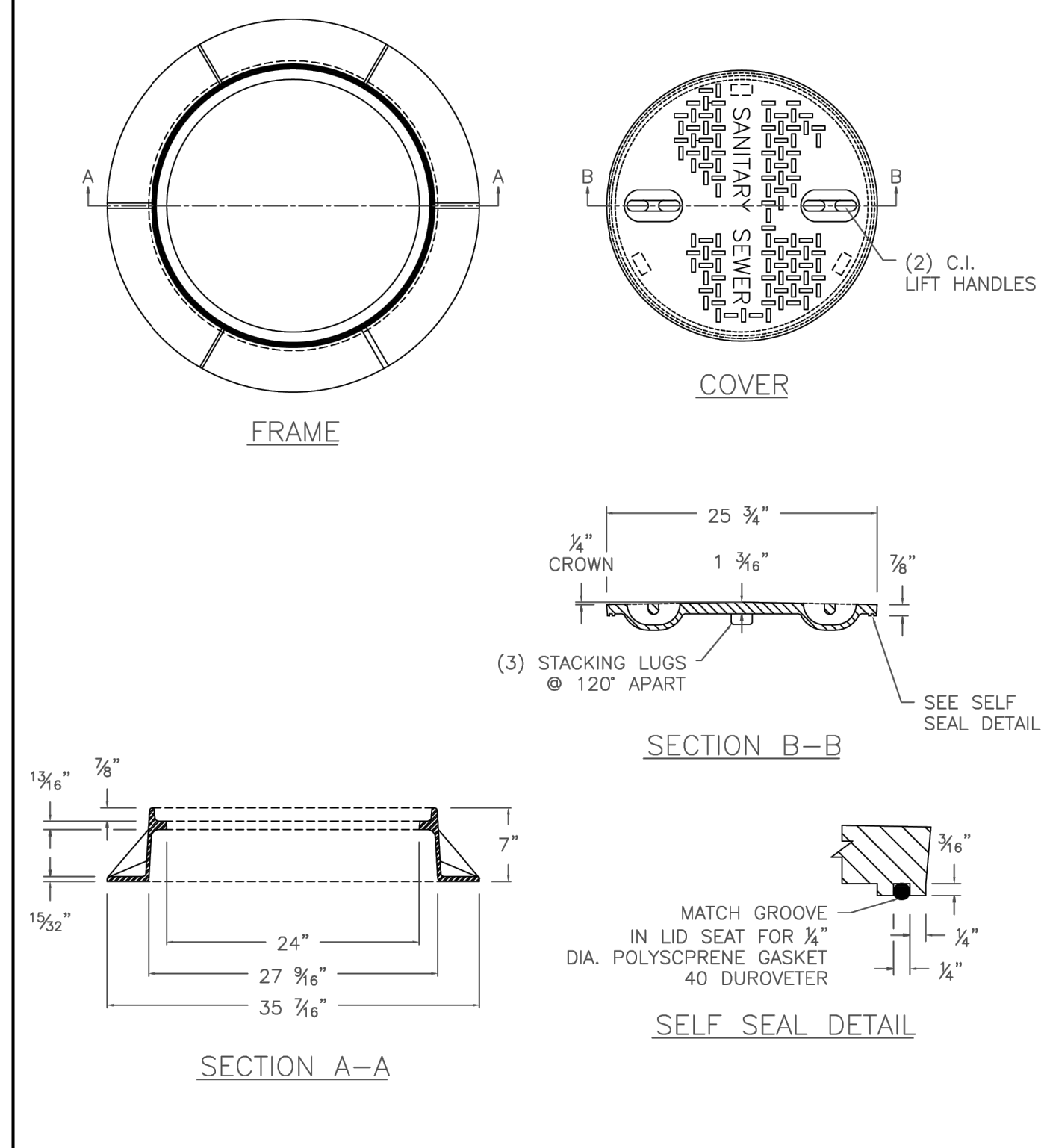
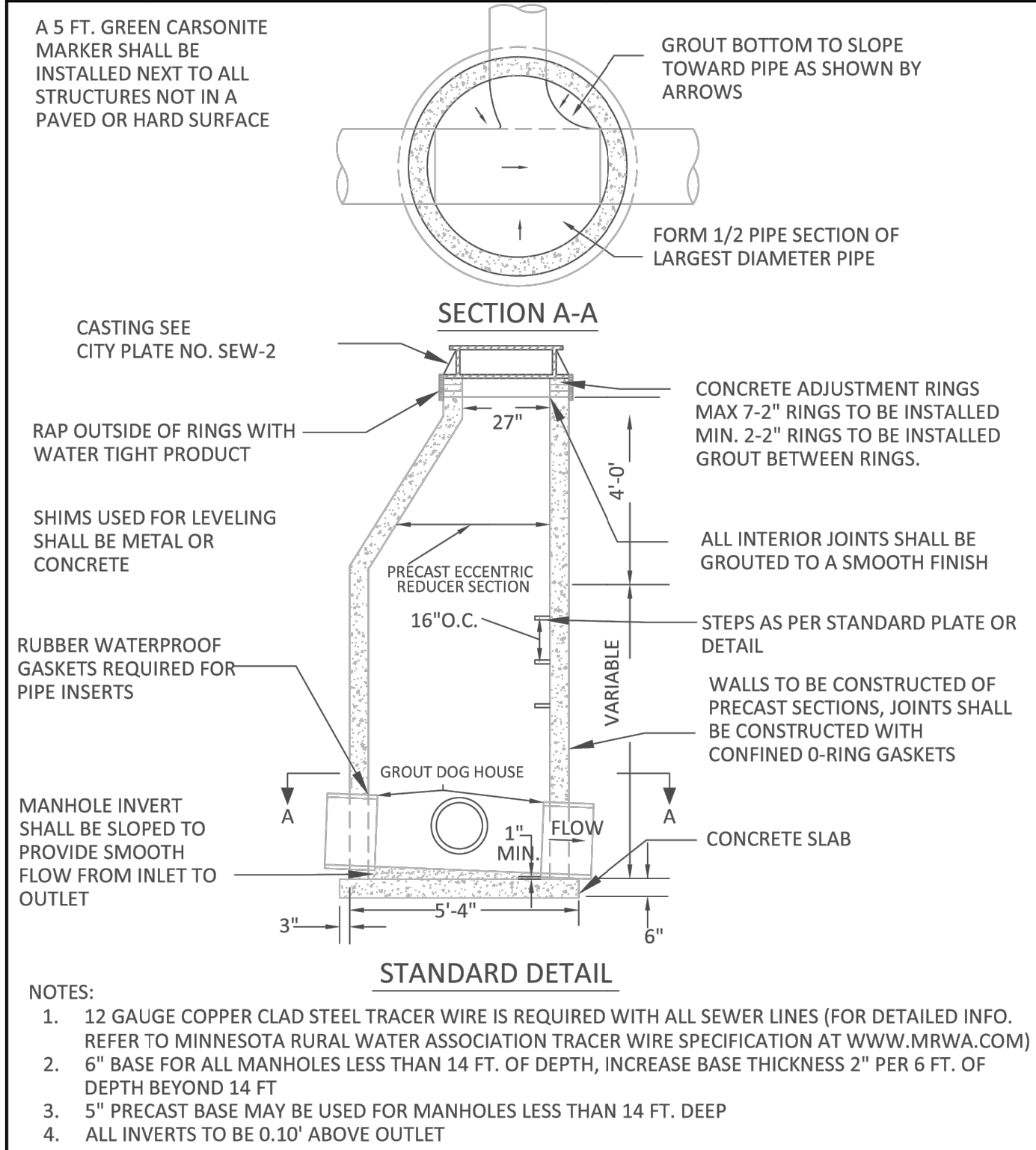
Signed: Christopher J. Dahm
Date: 06/04/2025 Lic. No. 58628

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 |
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| 1 | 05/12/2025 | CHIPOTLE ONLY CIVIL SET |
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DATE: 06/04/2025

DESIGN BY: M.J.M.

DRAWN BY: M.J.M.

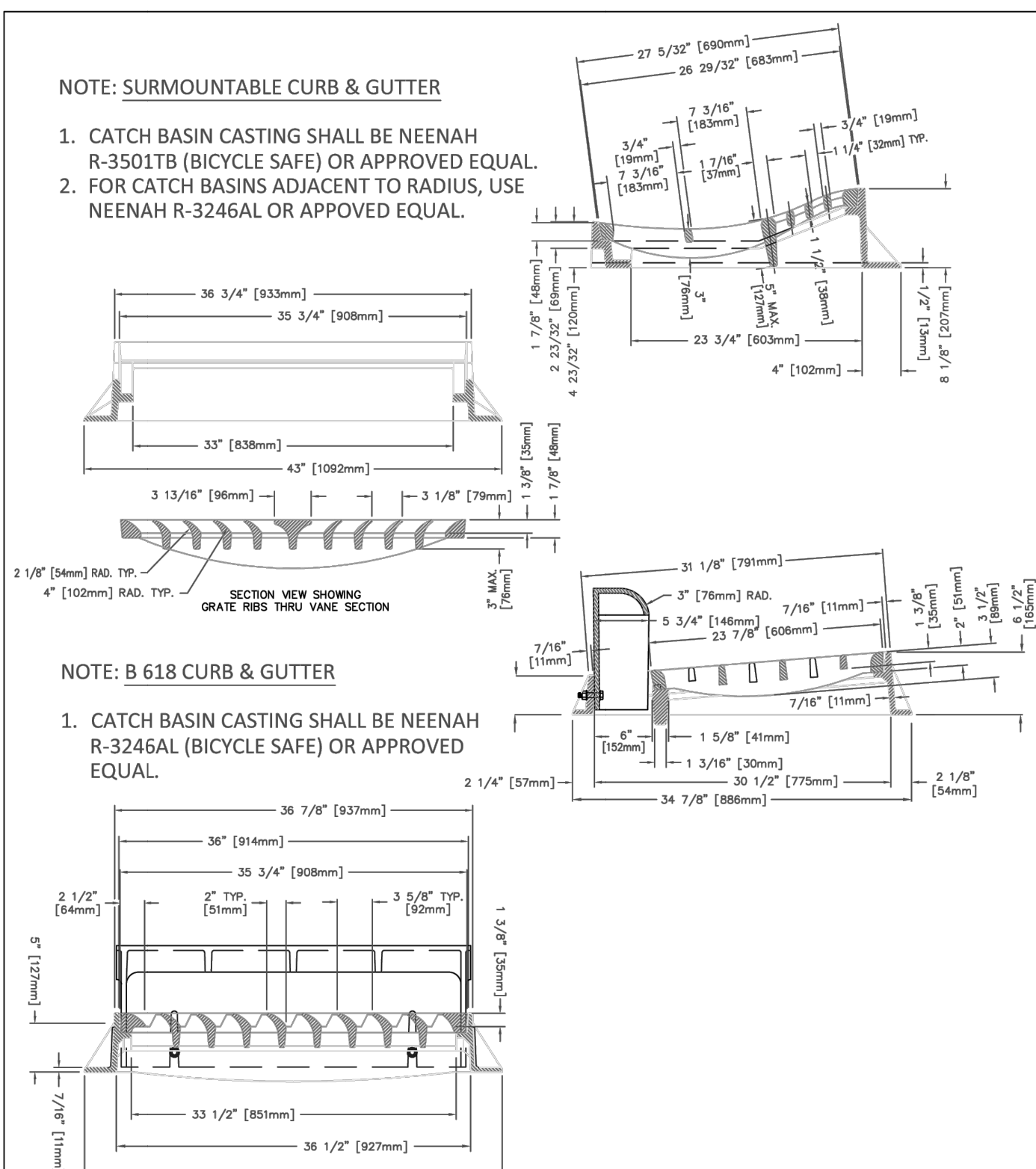
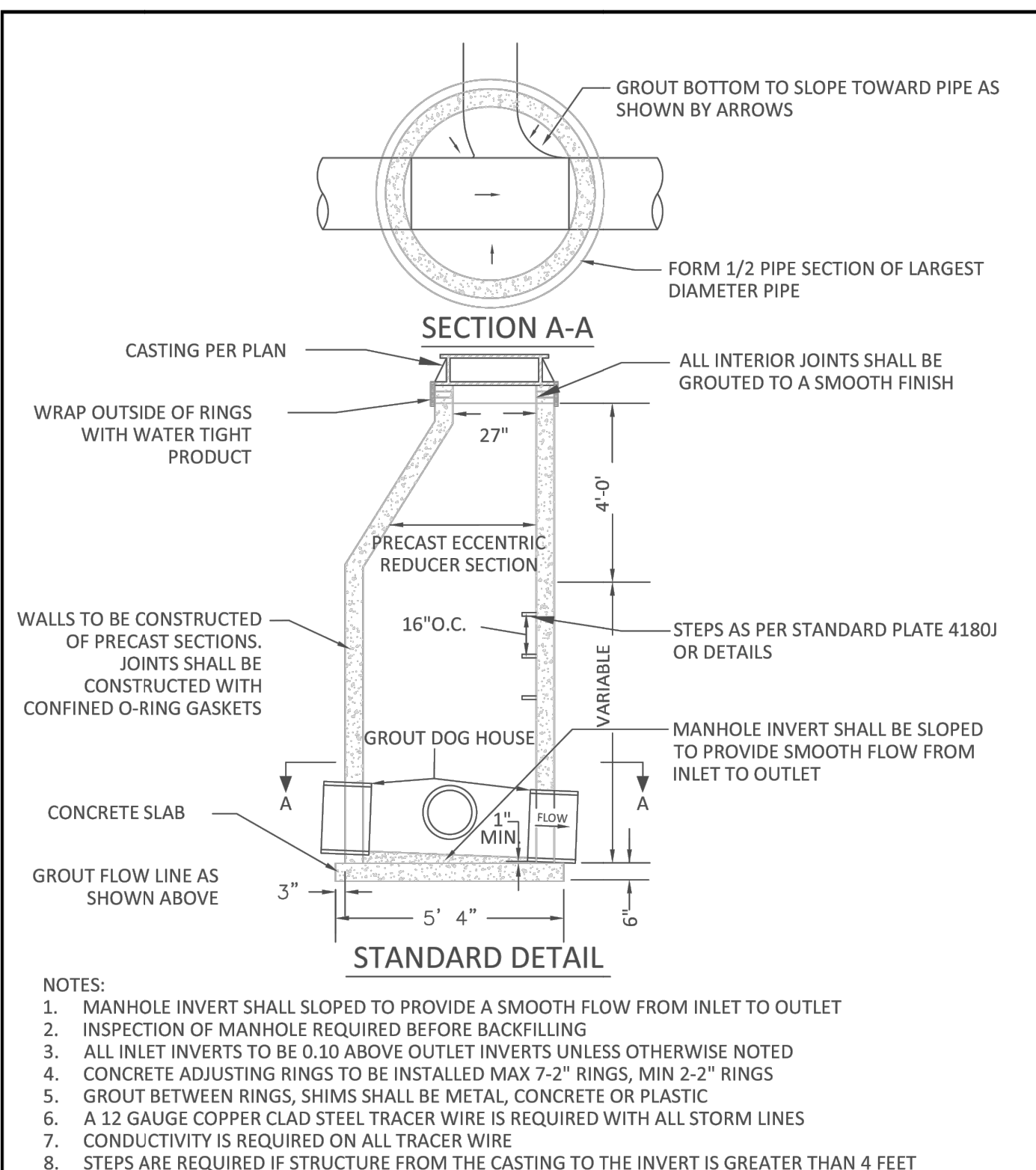
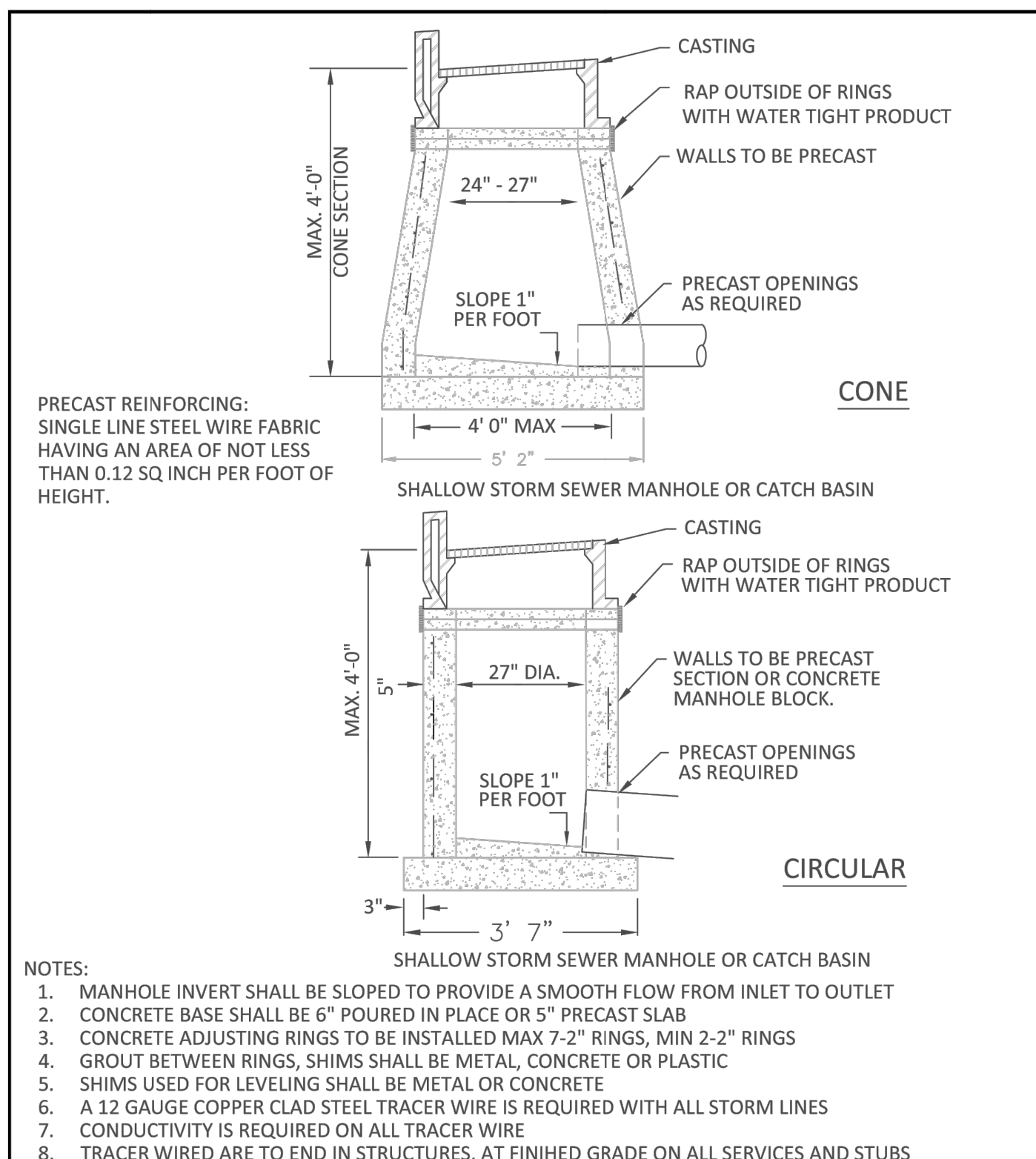
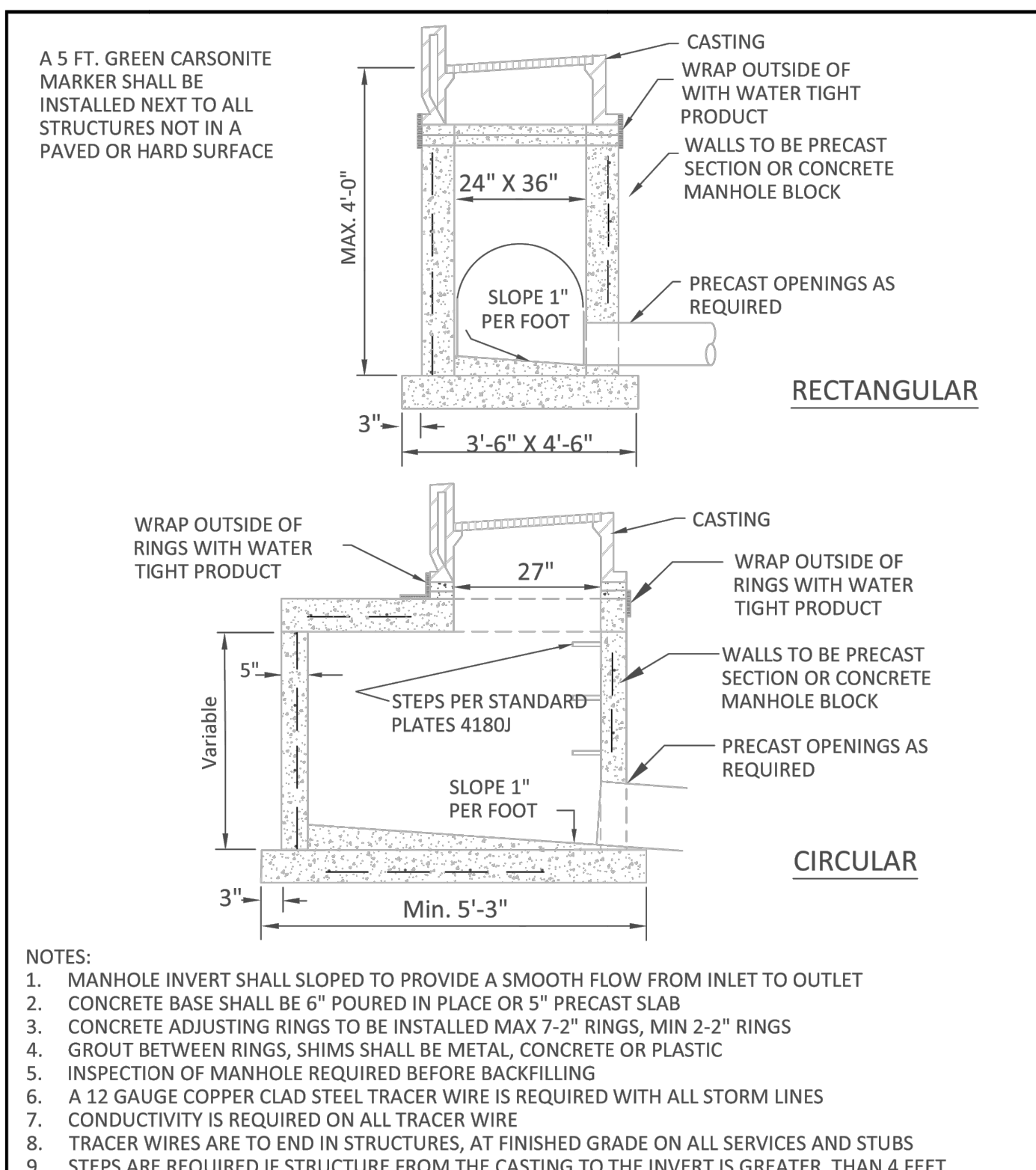
CHECKED BY: M.J.M., C.J.D.

DWG FILE: DETAILS

FILE NO.: 25-0038.00

Signed: Christopher J. Dahm

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



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

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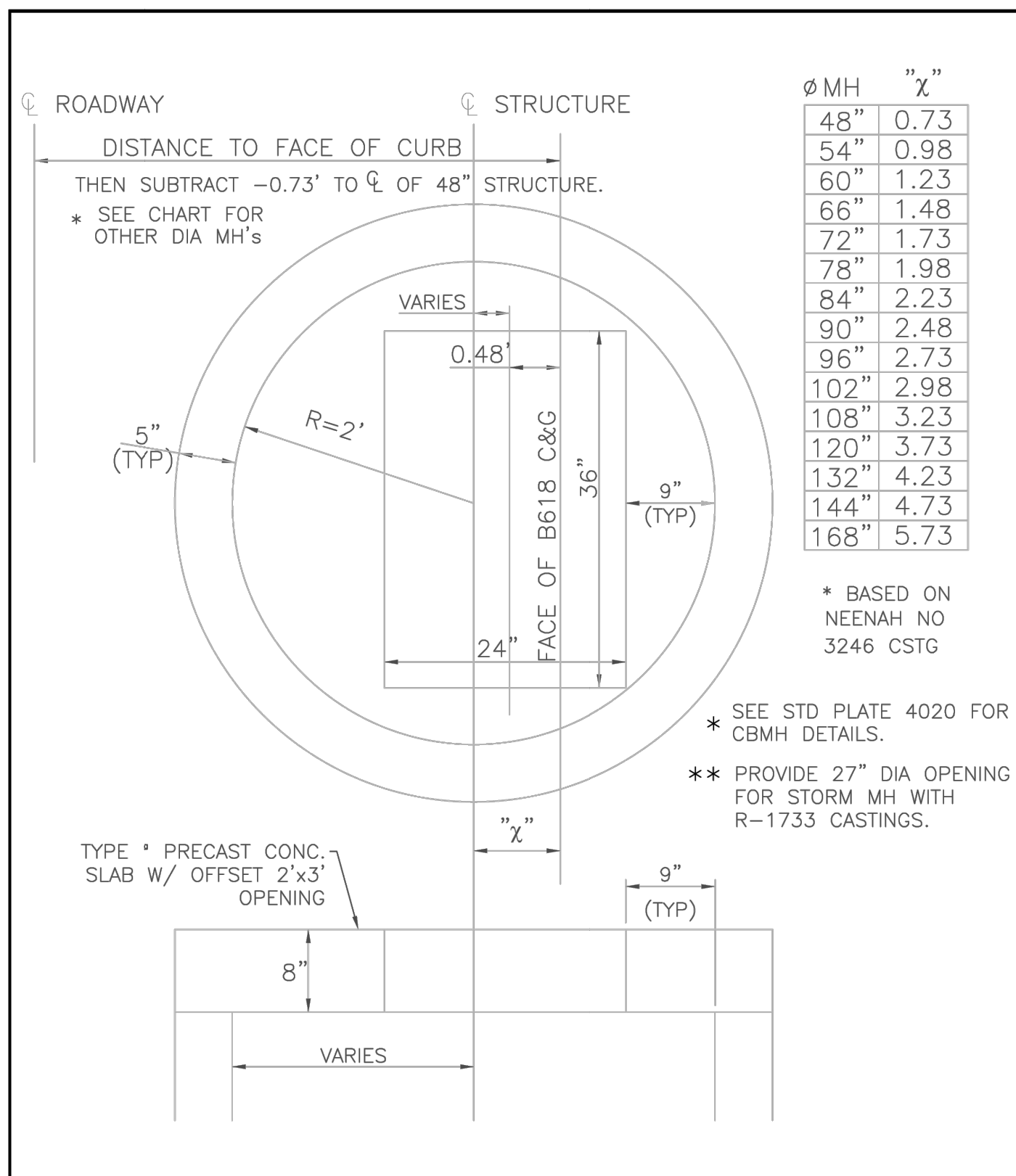
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE

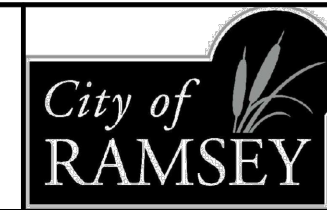
City of Ramsey, Anoka County, MN

DETAILS

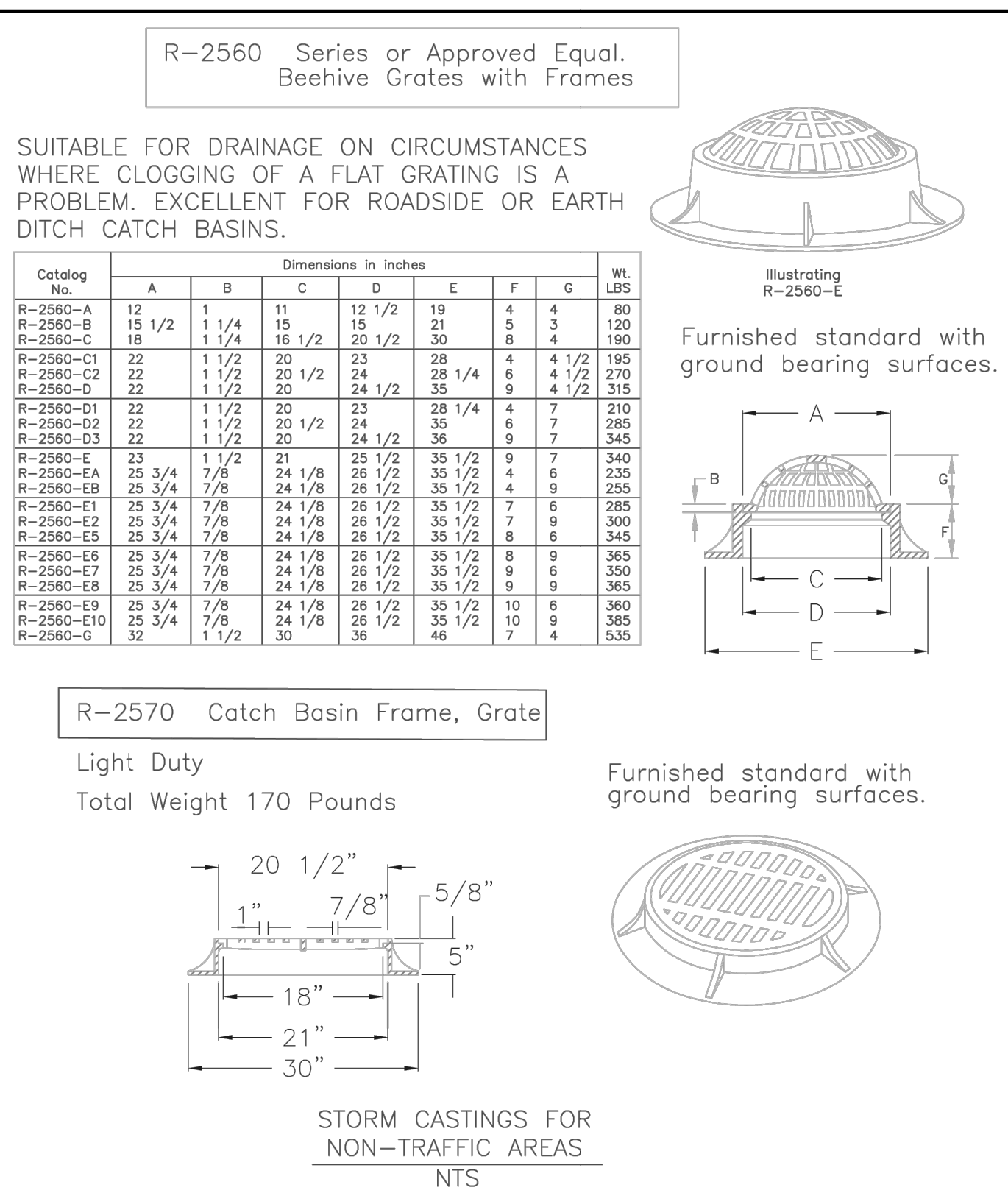
SHEET NO. **C14**



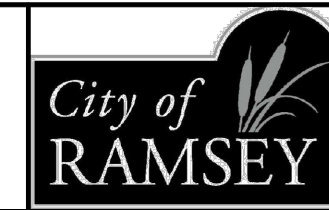
APPROVED: 4 - 2005



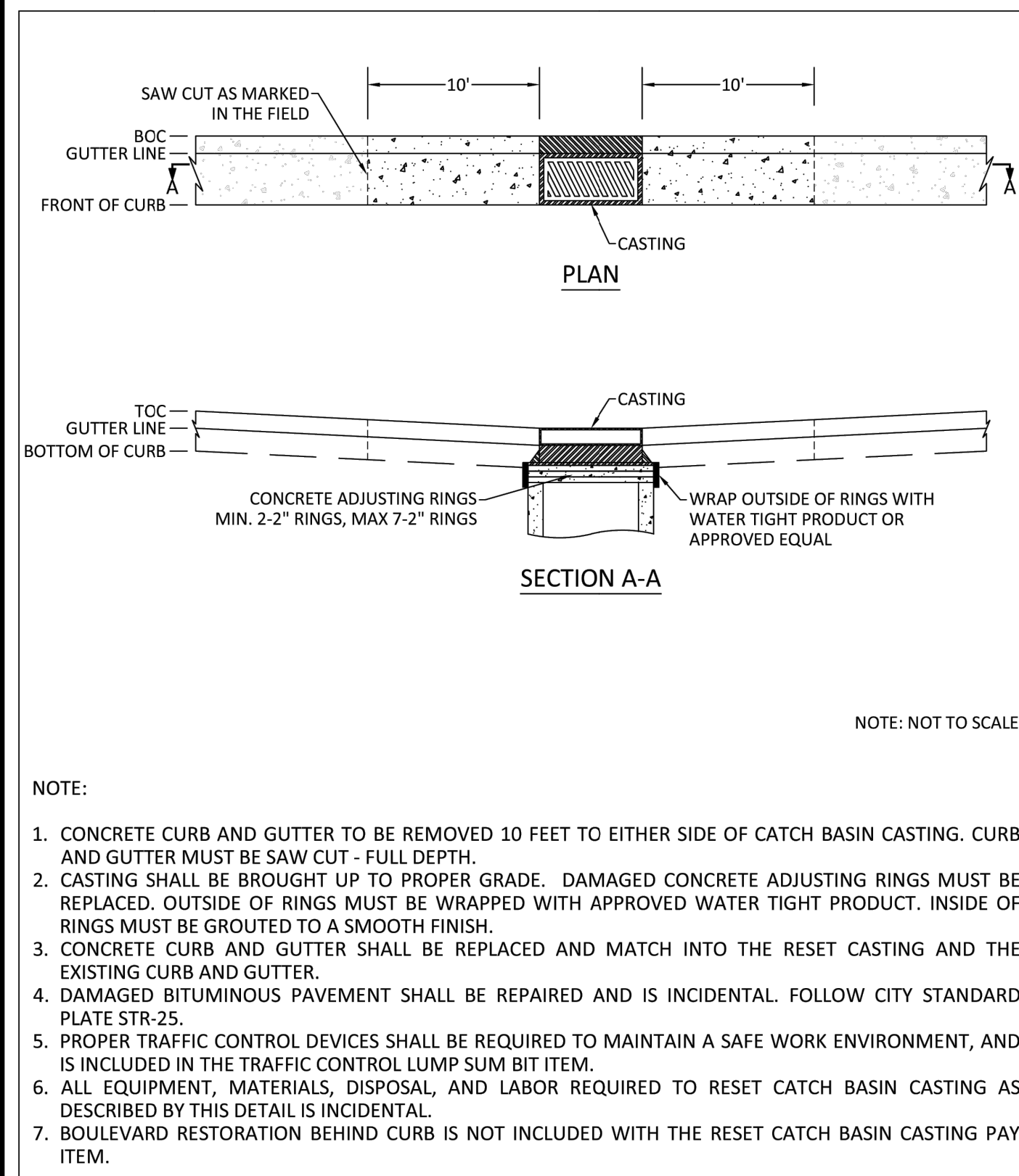
STANDARD DETAILS: SLAB TOP MANHOLE COVER
CITY PLATE No. ST0-5



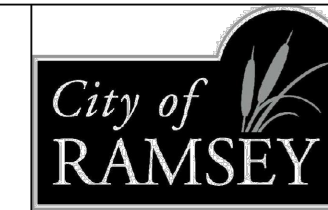
APPROVED: 9 - 2011



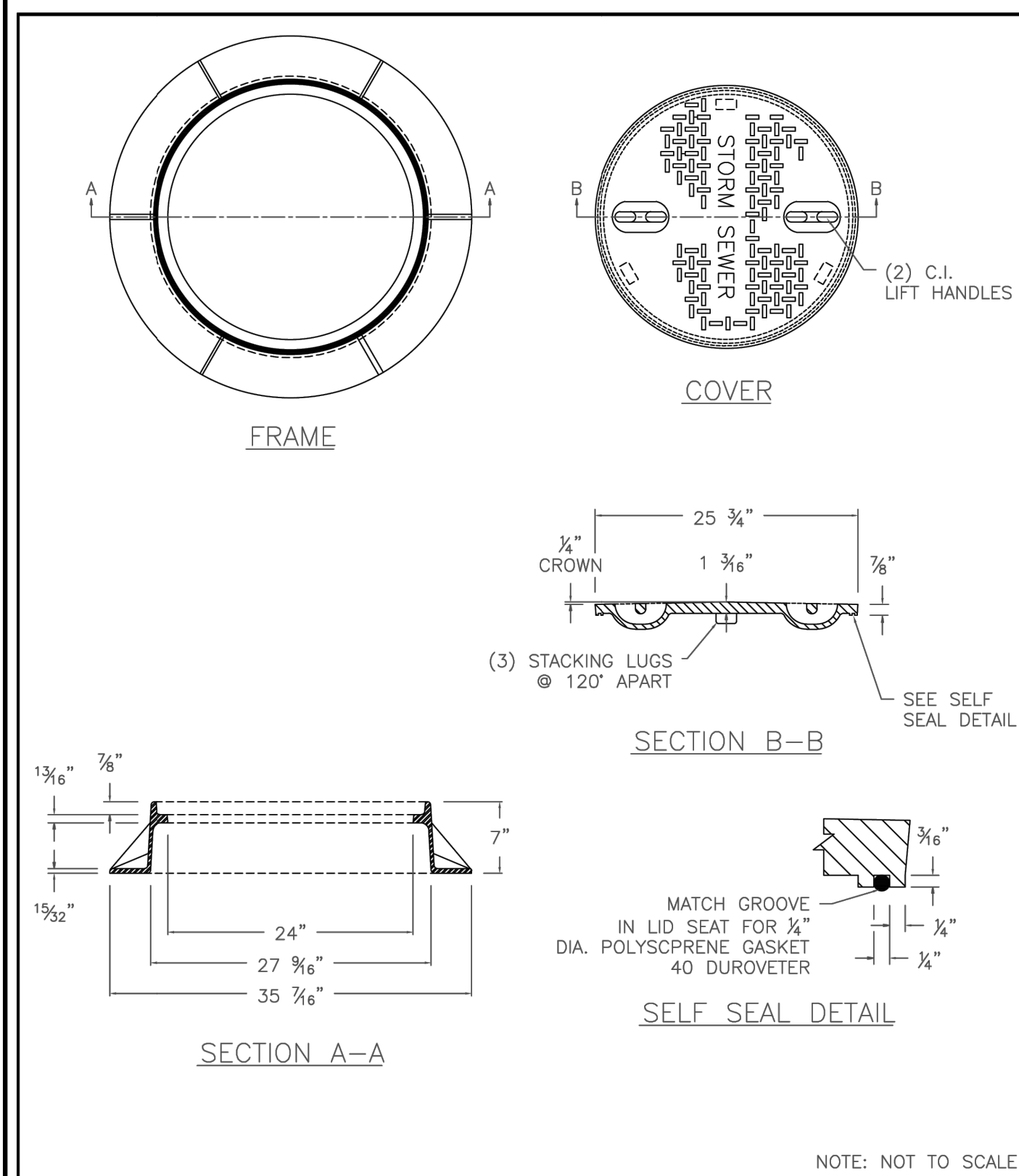
STANDARD DETAILS: STORM CASTING - NON TRAFFIC AREAS
CITY PLATE No. ST0-6



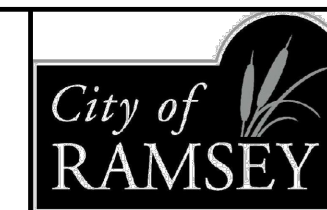
APPROVED: 3 - 2017



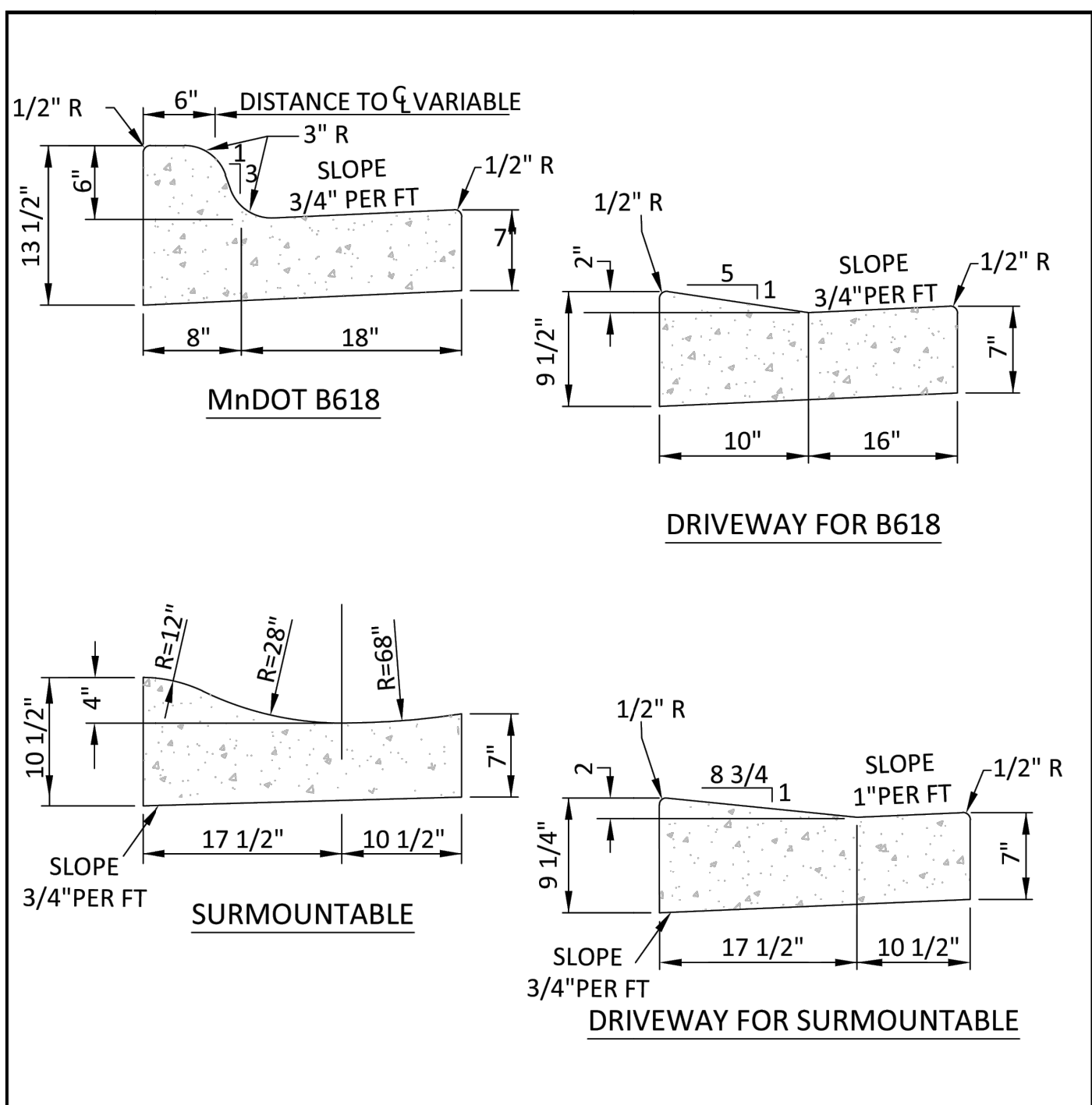
STANDARD DETAILS: RESET CATCH BASIN CASTING
CITY PLATE No. ST0-13



APPROVED: 2 - 2019



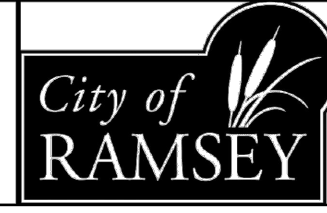
STANDARD DETAILS: WATER TIGHT CASTING
CITY PLATE No. ST0-14



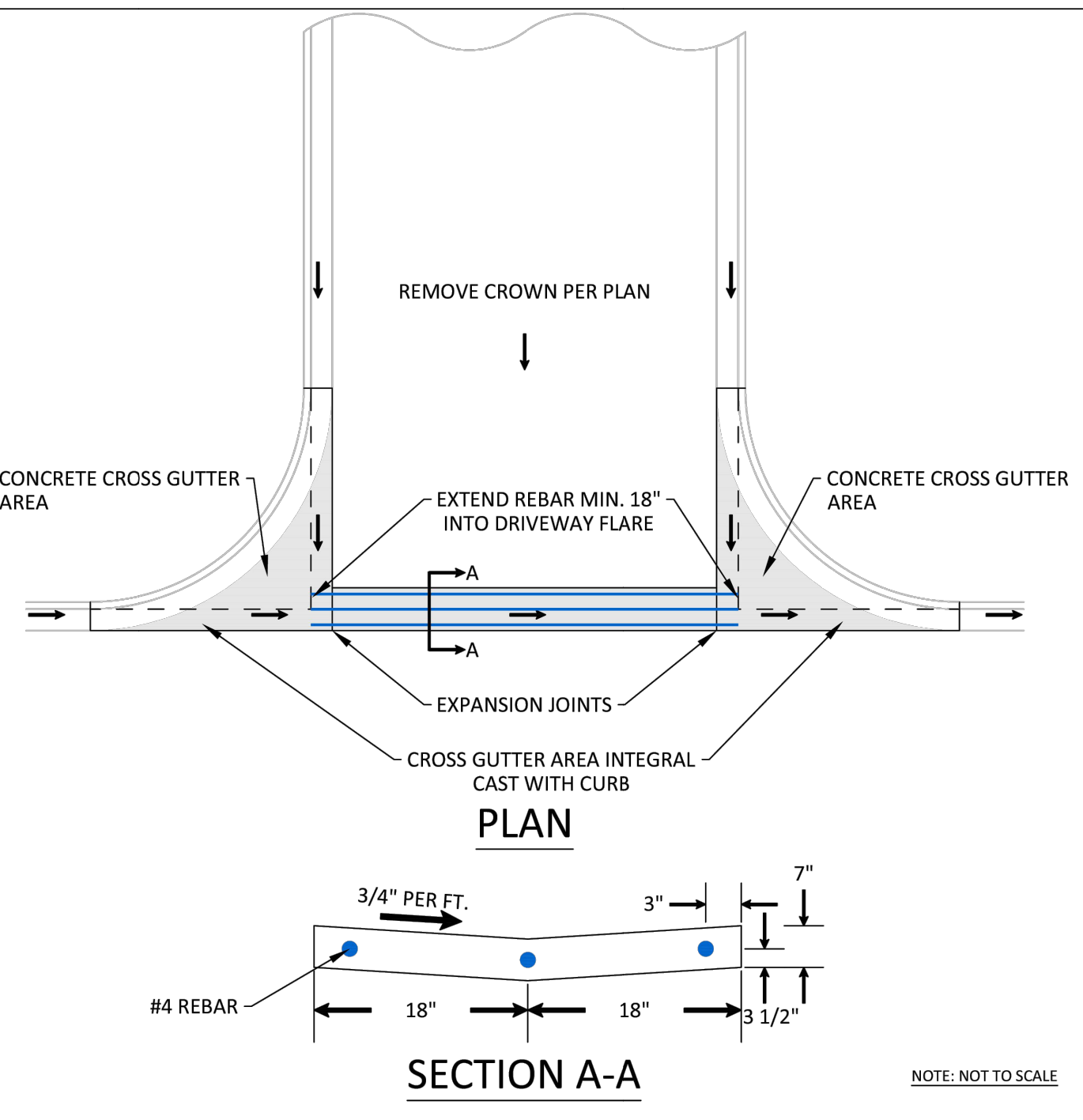
NOTES:

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

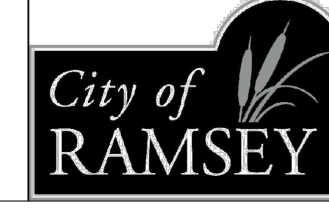
APPROVED: 10 - 2024



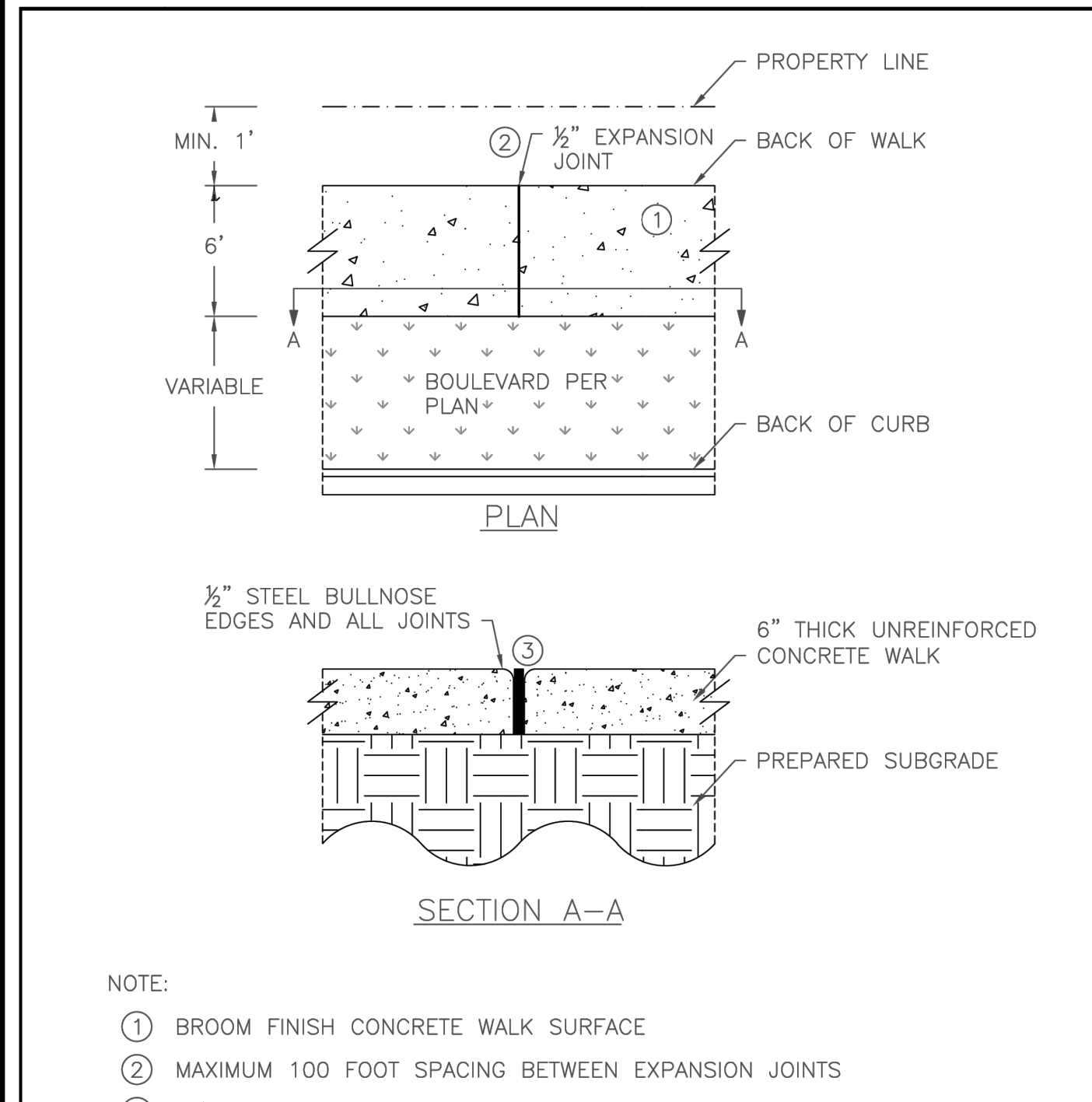
STANDARD DETAILS: CURB AND GUTTER
CITY PLATE No. STR-1



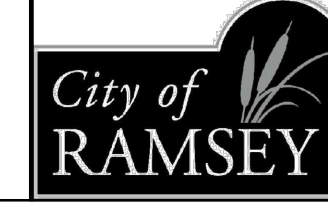
APPROVED: 3 - 2017



STANDARD DETAILS: CROSS GUTTER
CITY PLATE No. STR-2



APPROVED: 10 - 2015



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)310-2747
www.ironworldfencing.com

13/8" X 1 1/2" U-Channel Rail

Nominal Center to Center

Face to Face

Rail Bracket

Pressed Point

Post Top

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 14 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" | | |

A 42" NOM HEIGHT
B 1/2" NOM SECTION LENGTH
C 1/2" POST SIZE - 14 GAUGE
D 3/4" PICKET SIZE - 18 GAUGE
E 6.62" POST LENGTH
F 8.82" 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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DWG FILE: DETAILS

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Lic. No. 58828

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LAND SURVEYING
ENVIRONMENTAL SERVICES

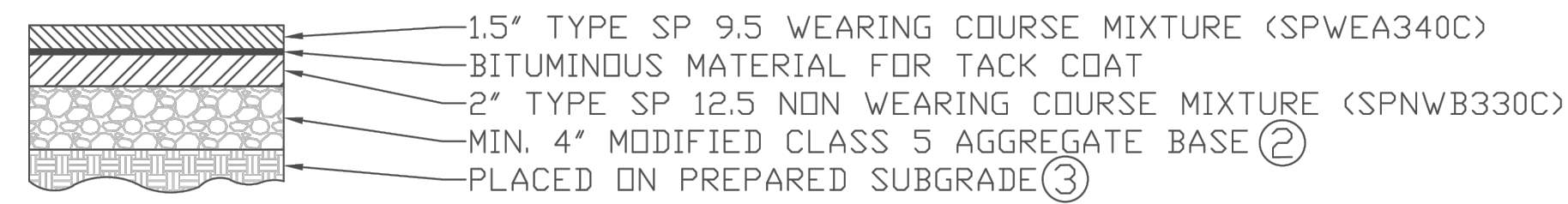
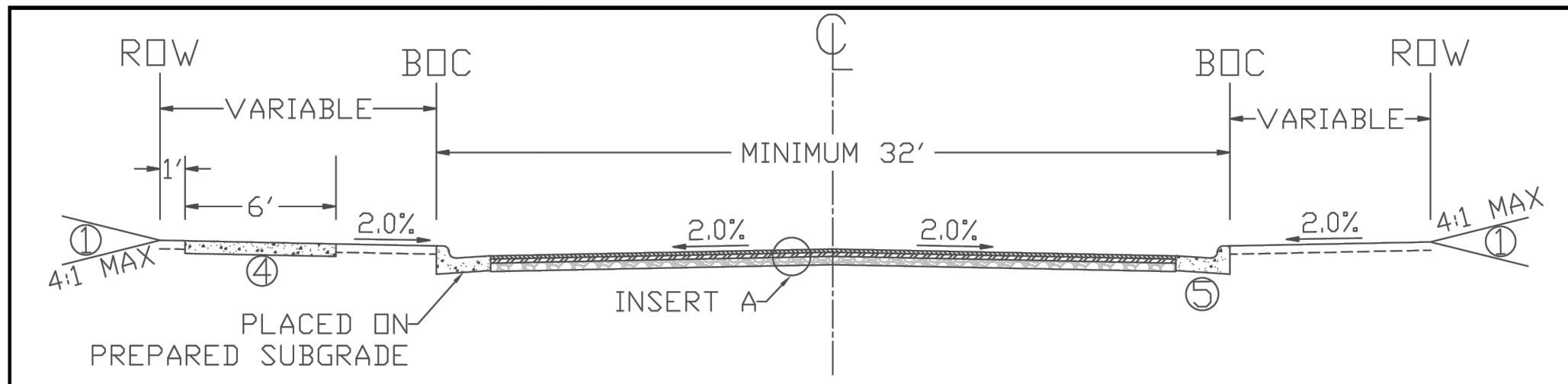
13076 FIRST STREET, BECKER, MN 55508-9322
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE

City of Ramsey, Anoka County, MN

DETAILS

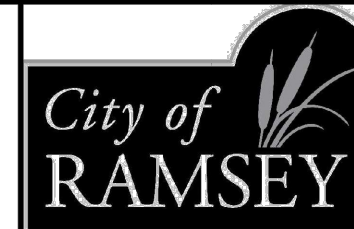
SHEET NO. **C15**



- 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.

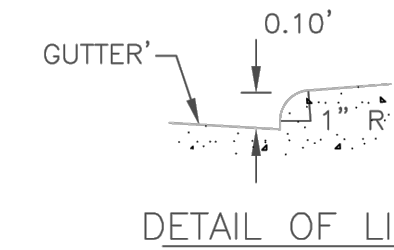
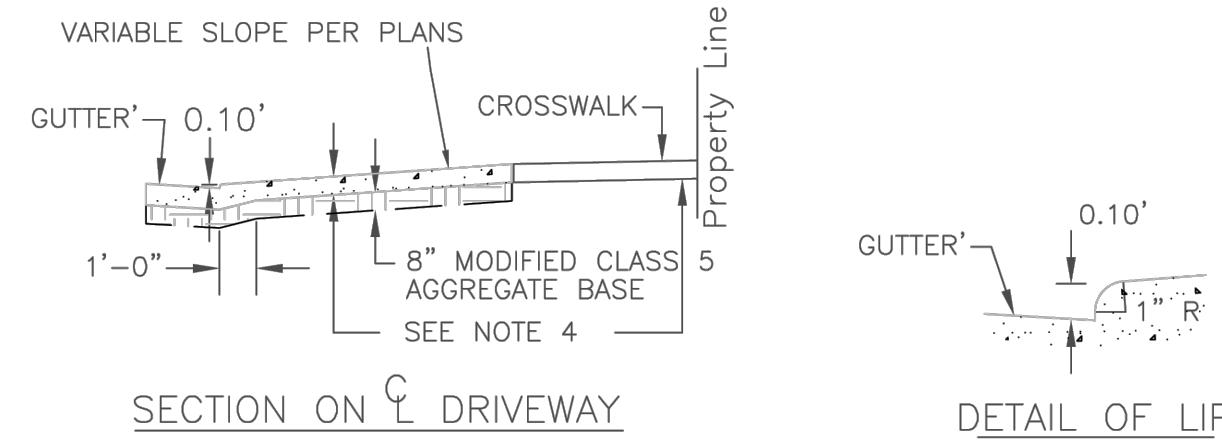
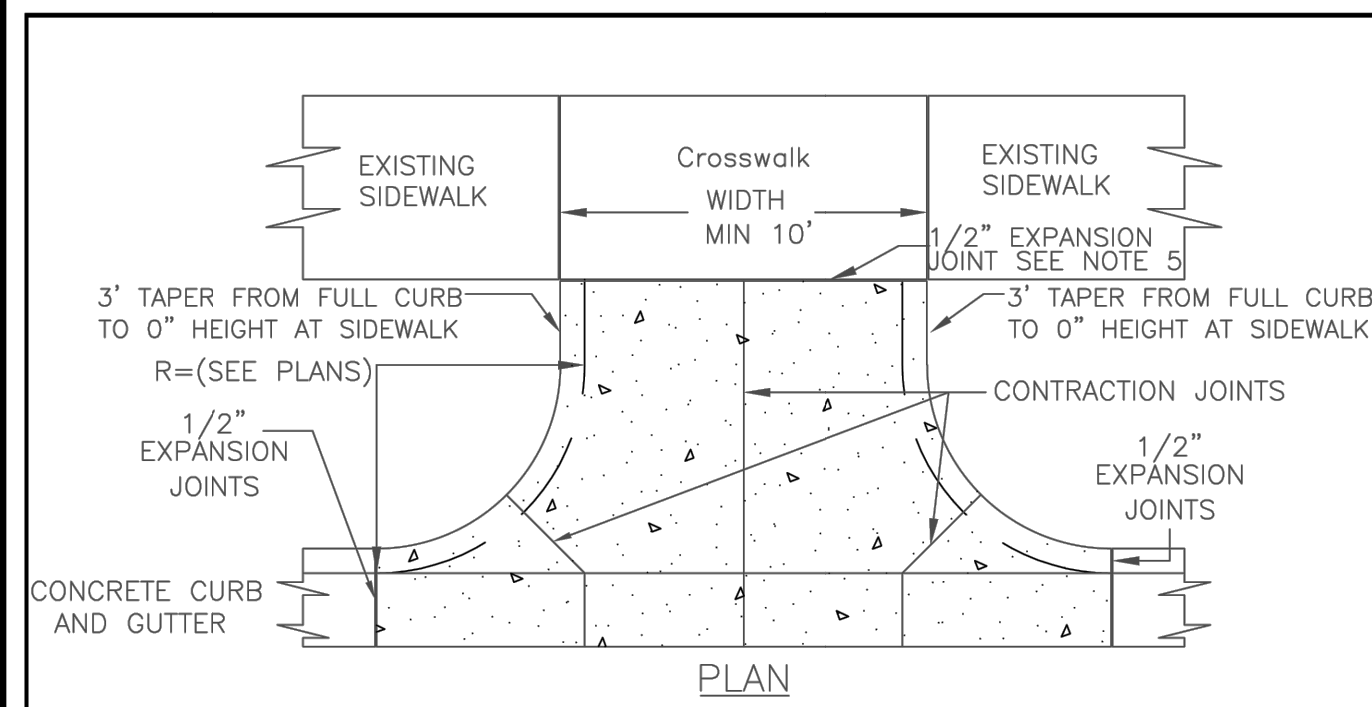
NOTE: NOT TO SCALE

APPROVED:
3 - 2022



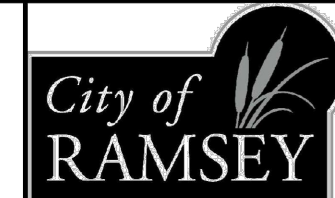
CITY PLATE
No. STR-5

STANDARD
DETAILS:
32' - URBAN STREET

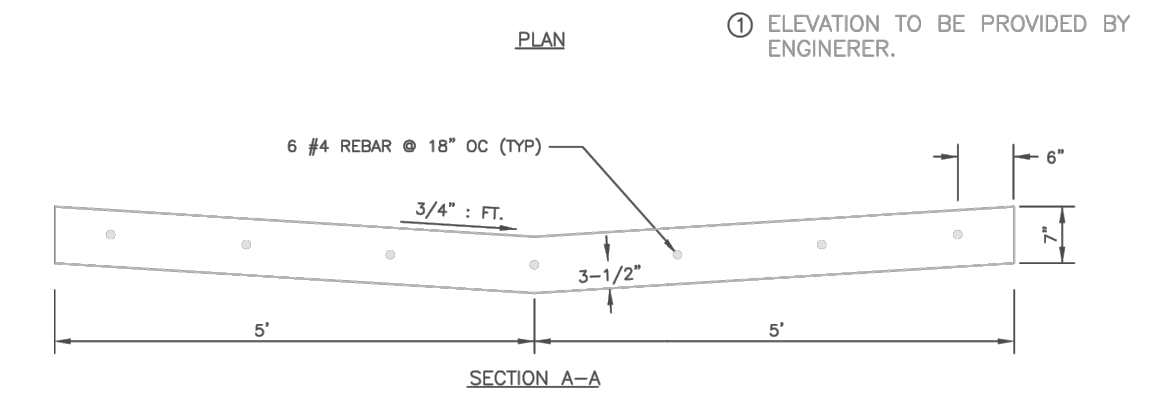
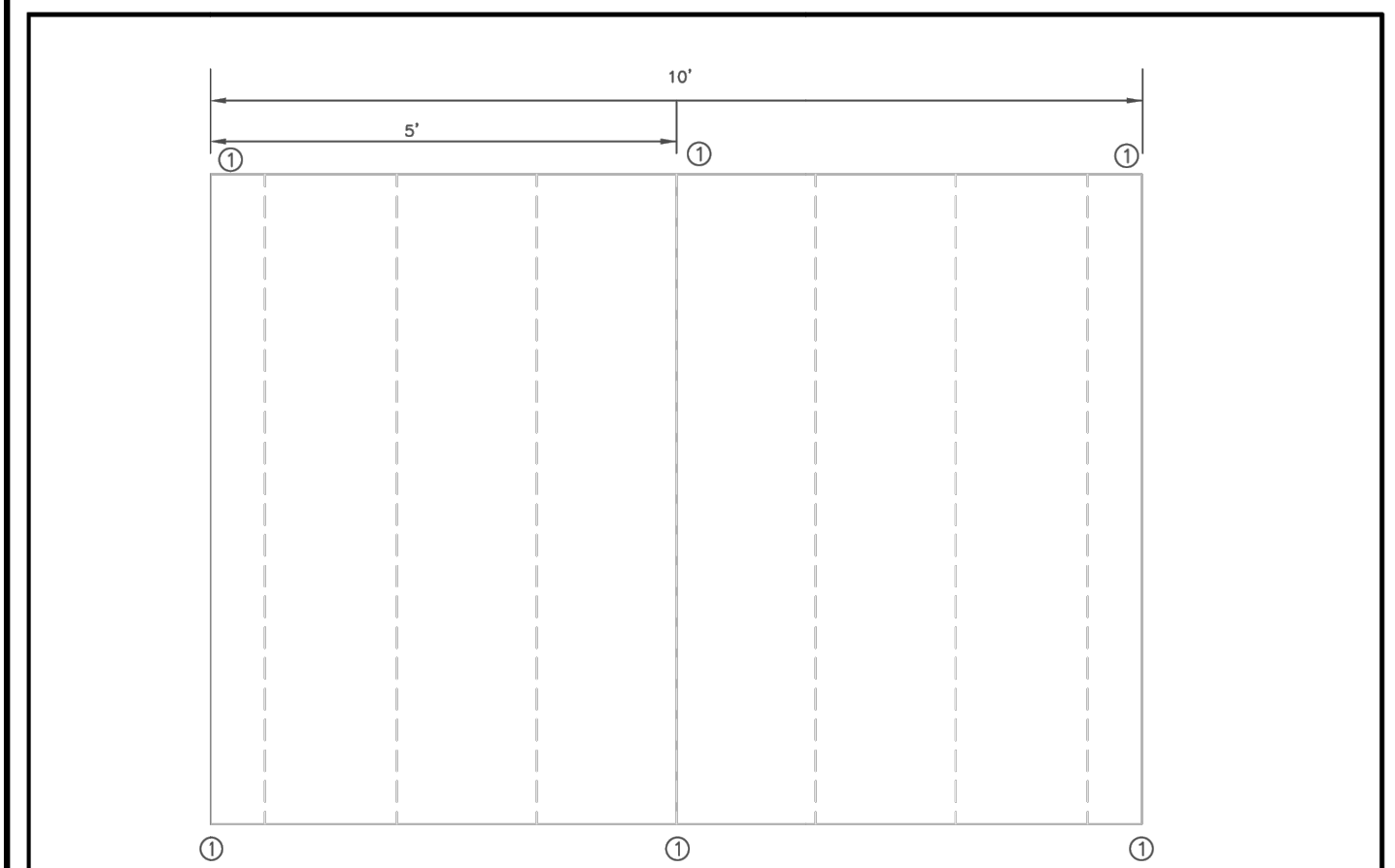


- NOTES:**
- PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
 - DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
 - GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
 - 8" THICK FOR COMMERCIAL DRIVEWAYS.
 - 1/2" EXPANSION JOINT, 1/2" PREFORMED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

APPROVED:
4 - 2016

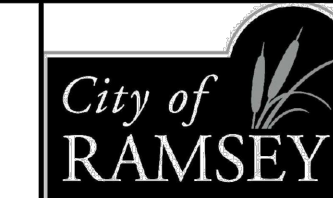


STANDARD DETAILS:
COMMERCIAL DRIVEWAY
CURB/CUT
CITY PLATE No. STR-14

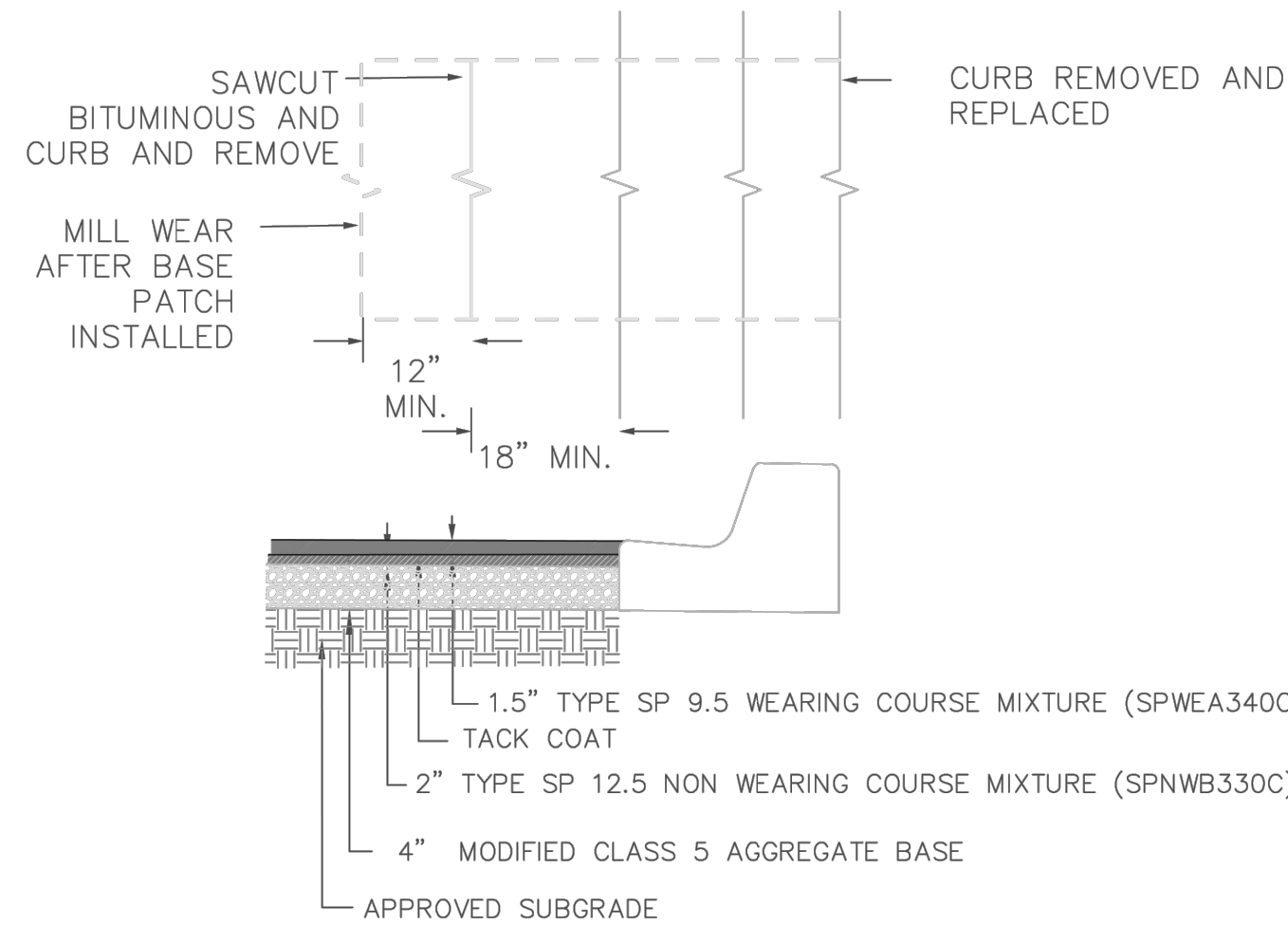


NOTE: TO BE USED WHENEVER CROSS DRAINAGE IS < 2% SLOPE

APPROVED:
9 - 2011

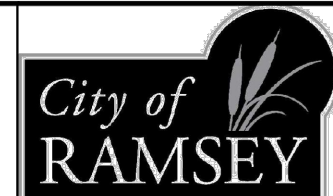


STANDARD DETAILS:
10' CROSS GUTTER -
OVERLAYS
CITY PLATE No. STR-20



- 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

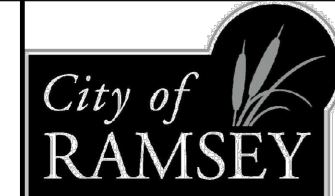
TABLE A MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

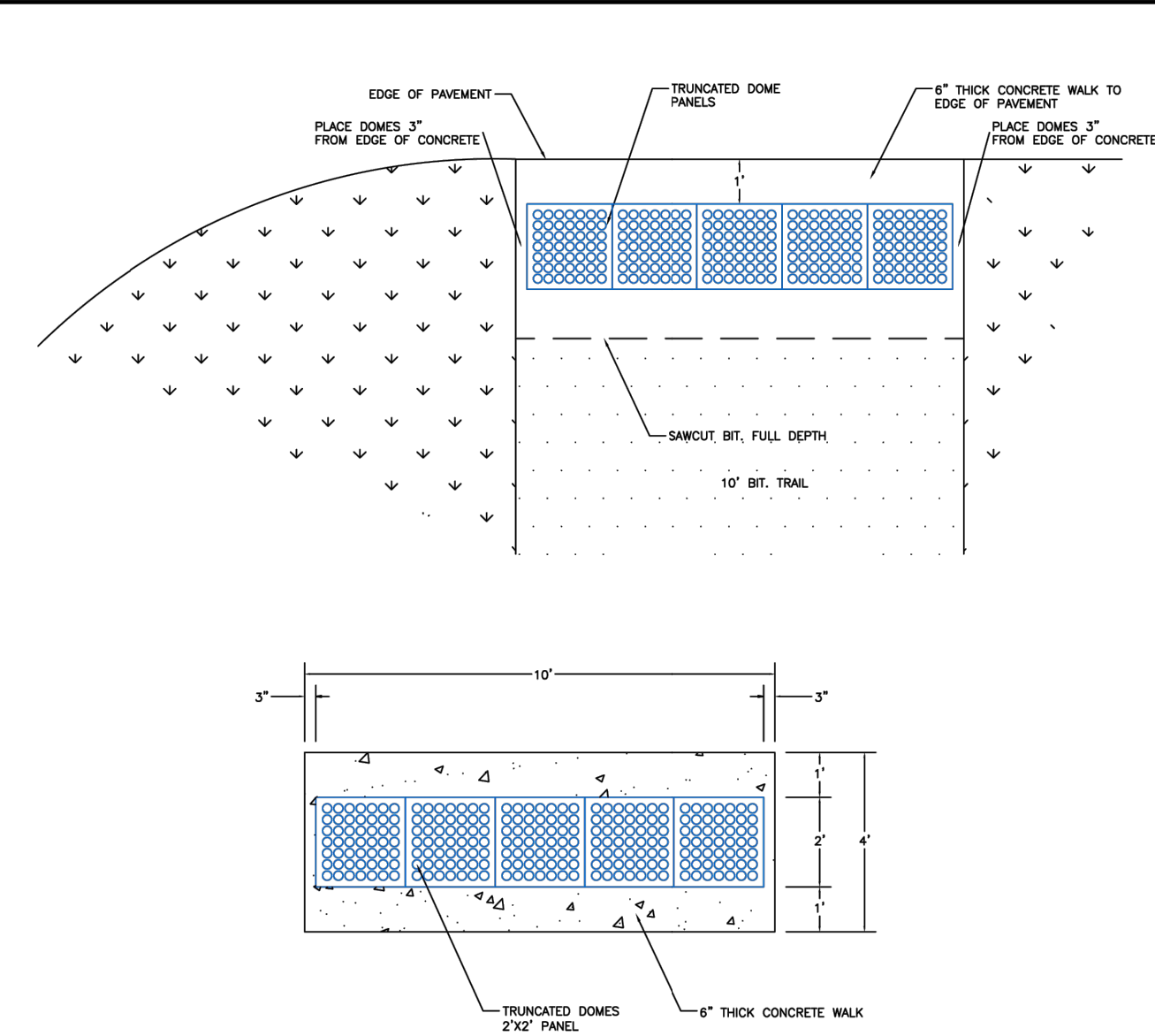
| | |
|--------|----------|
| 1" | 100 |
| 3/4" | 90 - 100 |
| 3/8" | 50 - 80 |
| No.4 | 35 - 70 |
| No.10 | 20 - 60 |
| No.40 | 10 - 35 |
| No.200 | 5 - 10 |

- 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



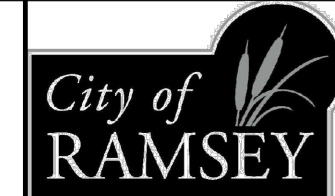
STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS
CITY PLATE No. STR-26



- 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



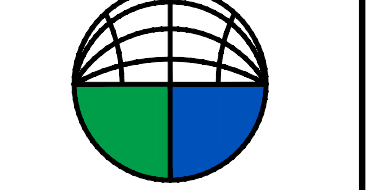
STANDARD DETAILS:
TRUNCATED DOME PLACEMENT -
BITUMINOUS TRAIL NO CURB
CITY PLATE No. STR-28

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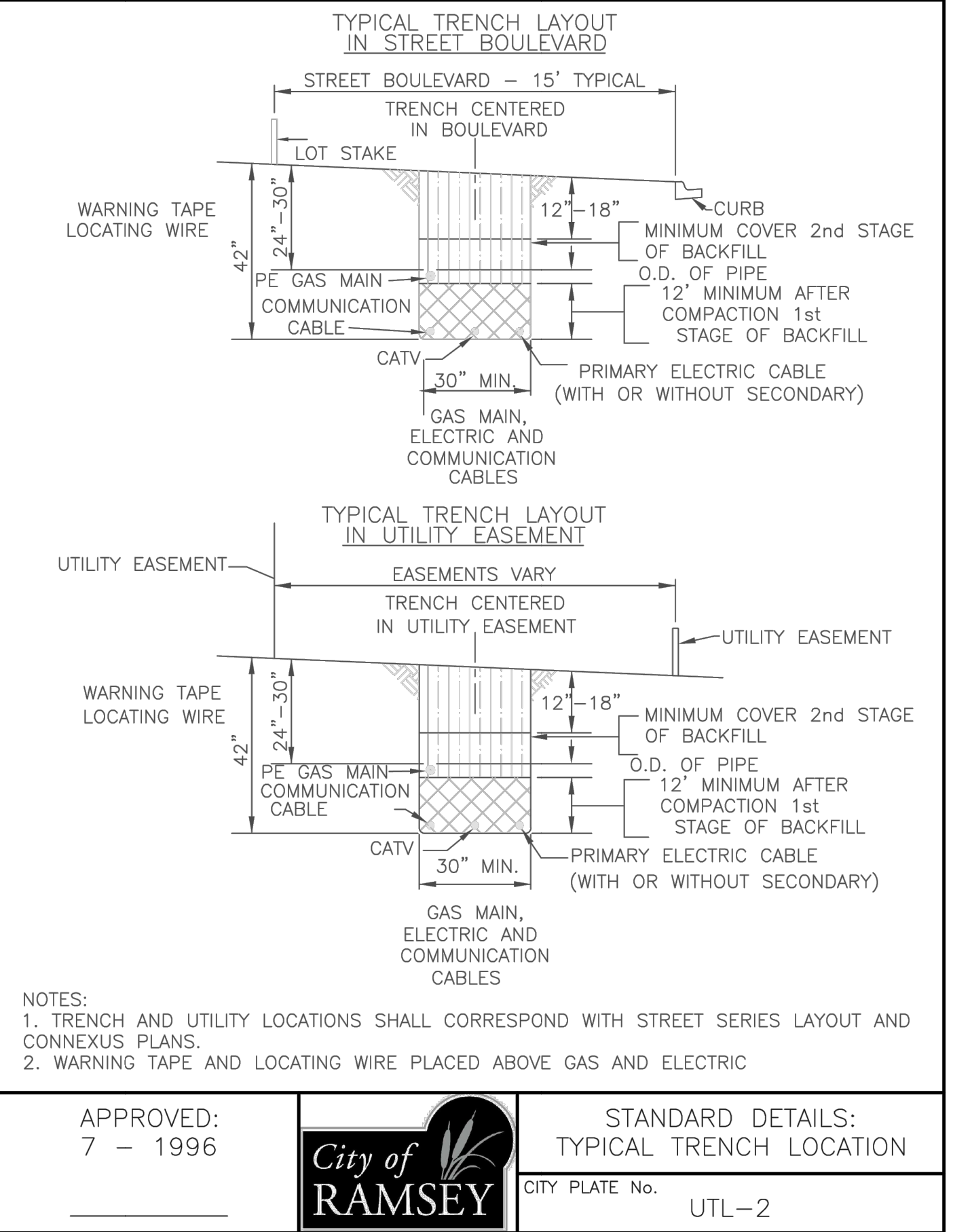
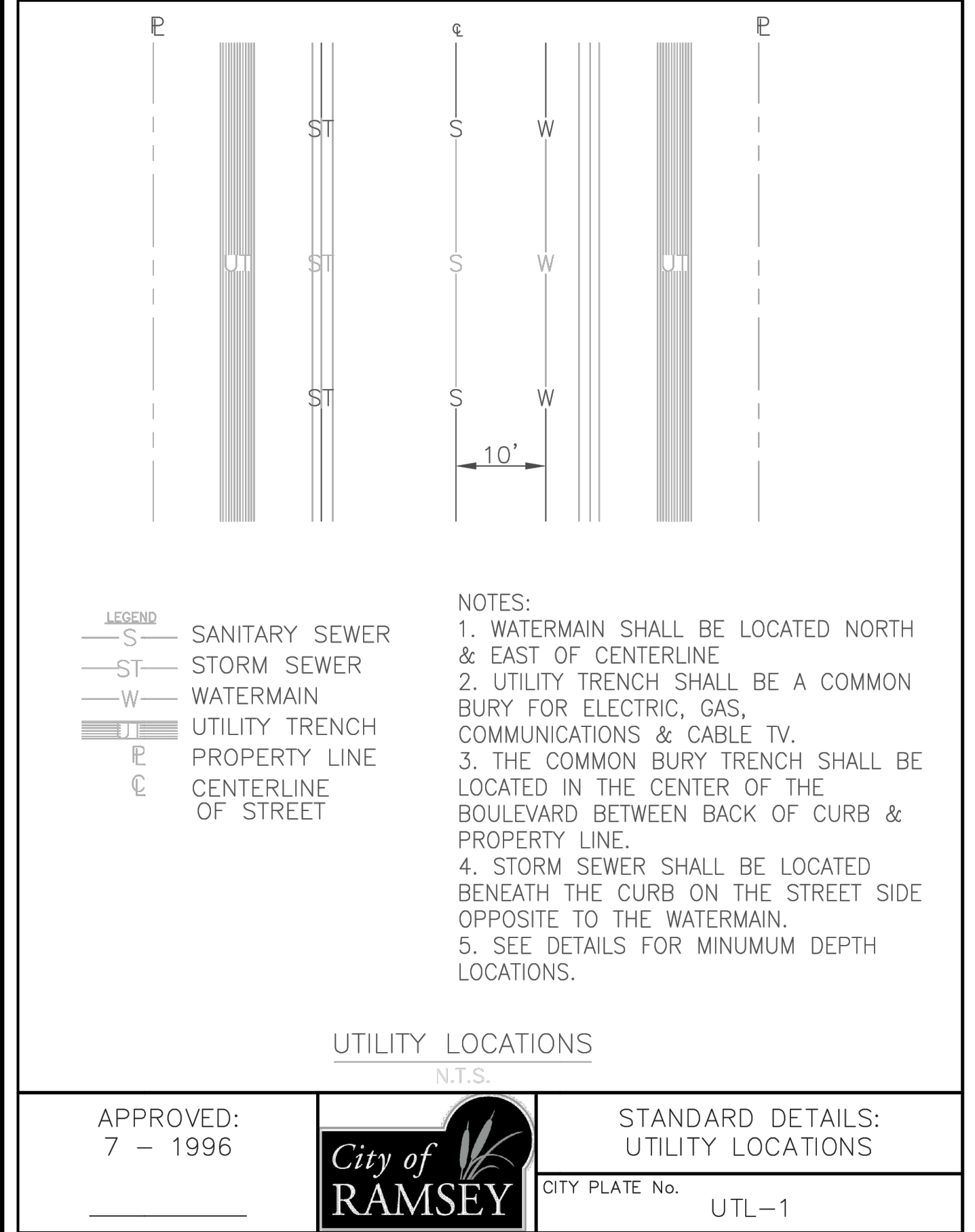
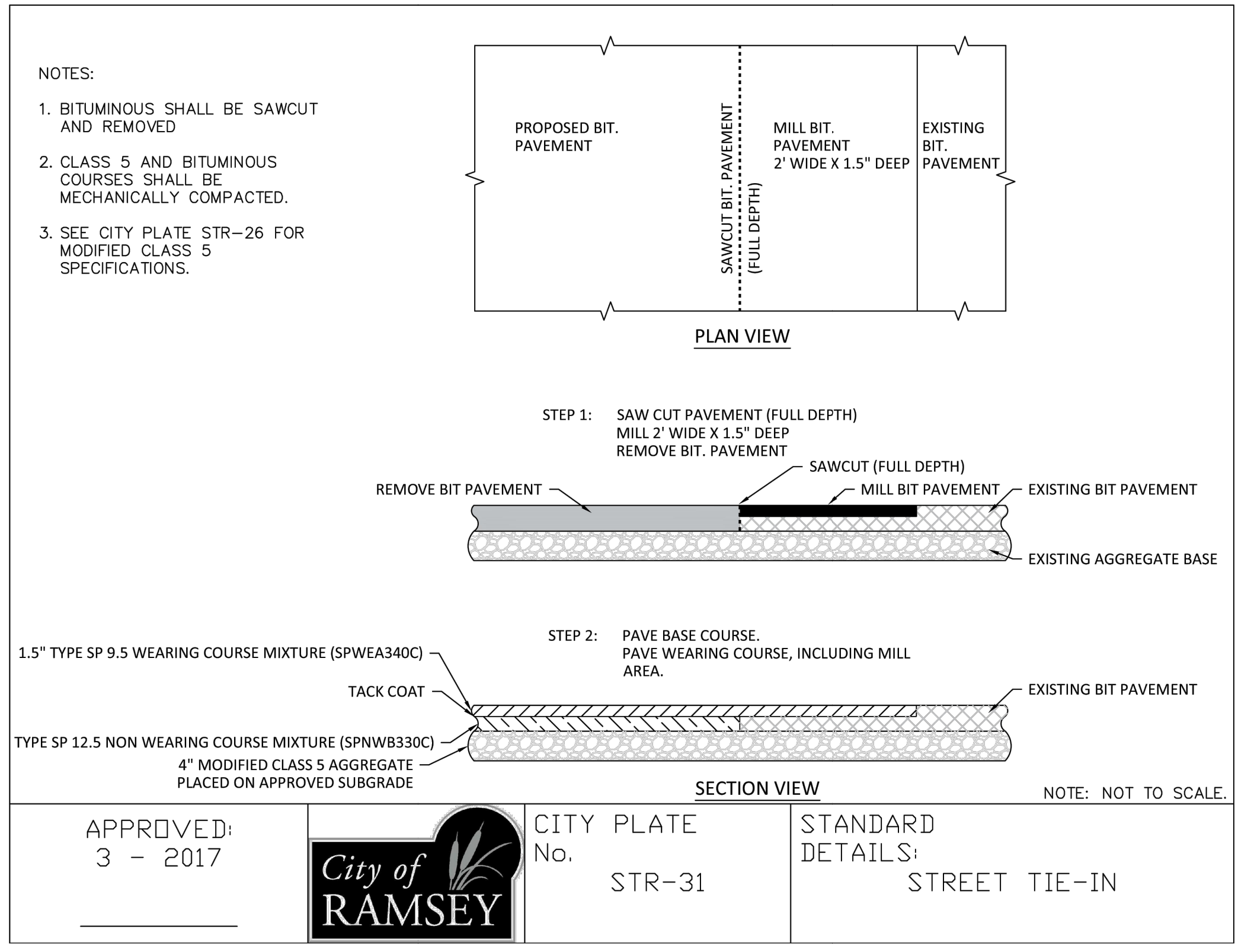
BOGART, PEDERSON & ASSOCIATES, INC.
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**CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE**
City of Ramsey, Anoka County, MN

SHEET NO.

C16

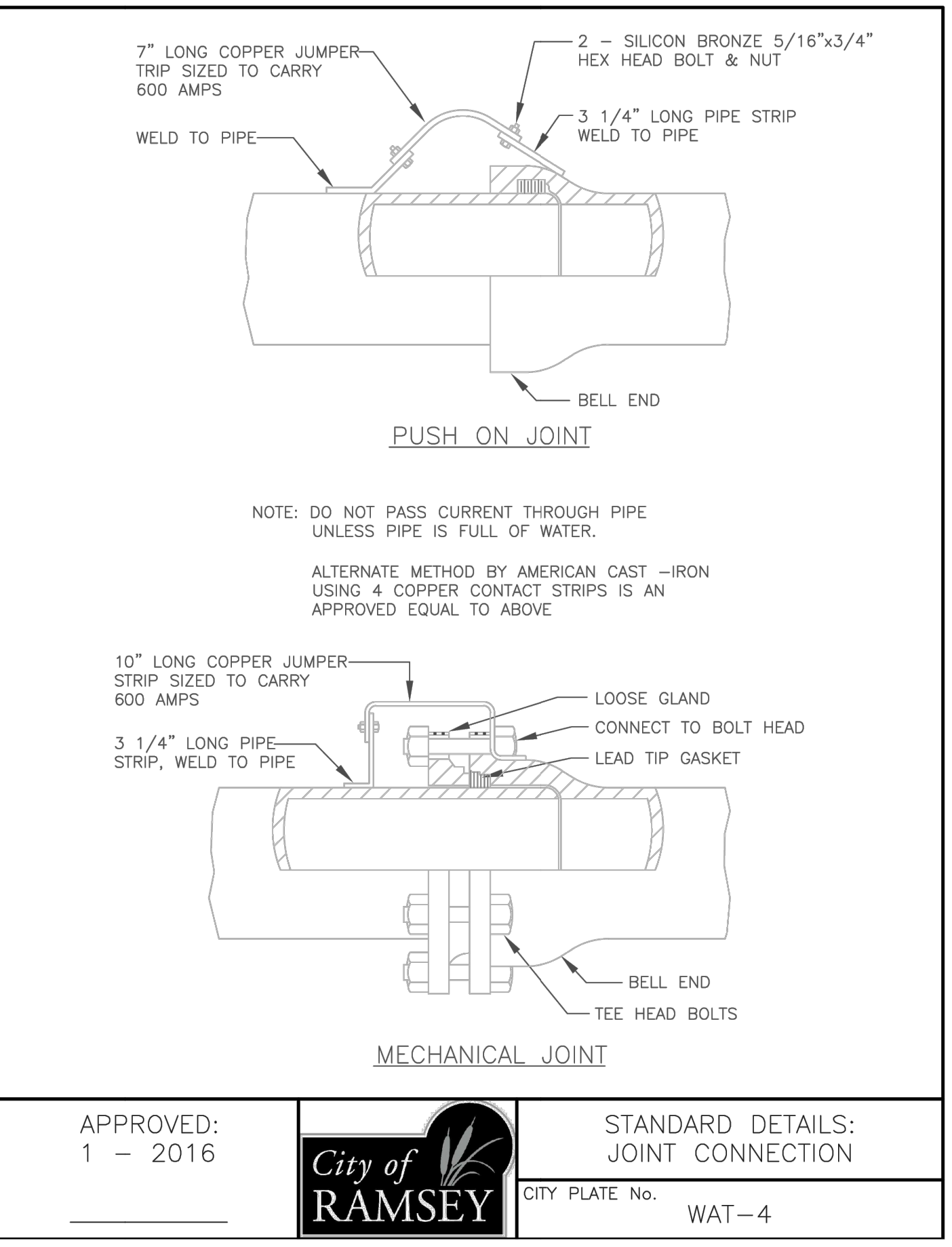
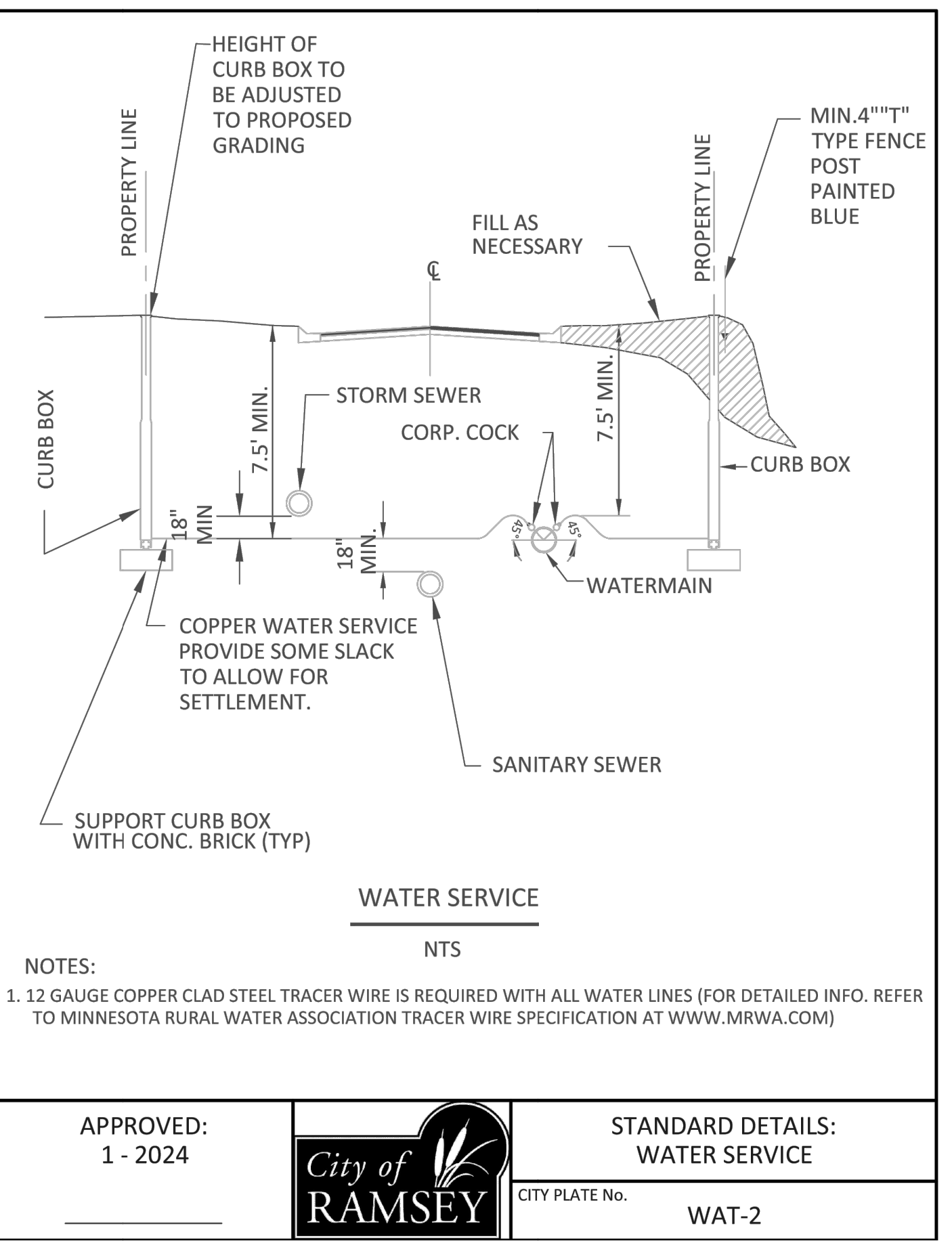
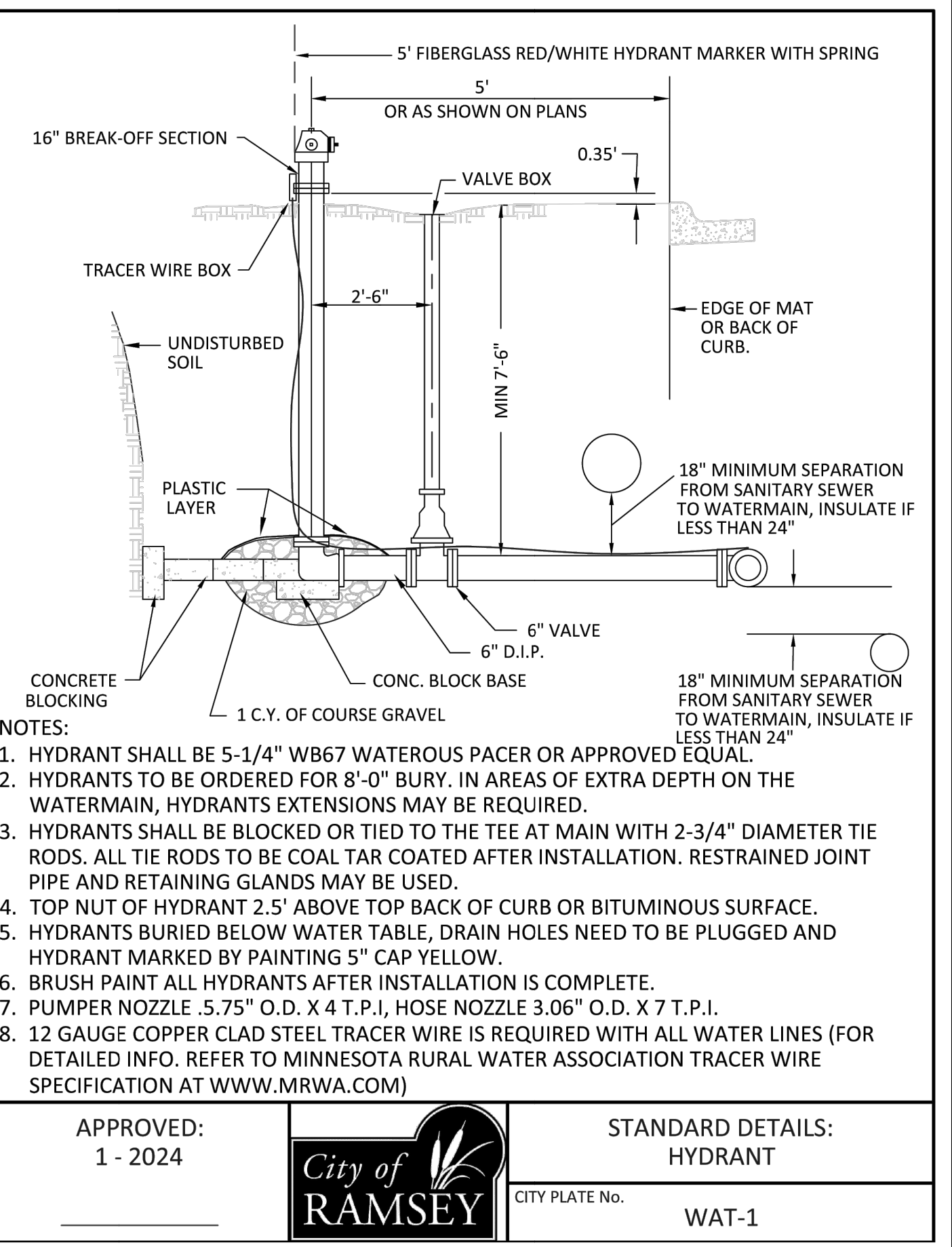
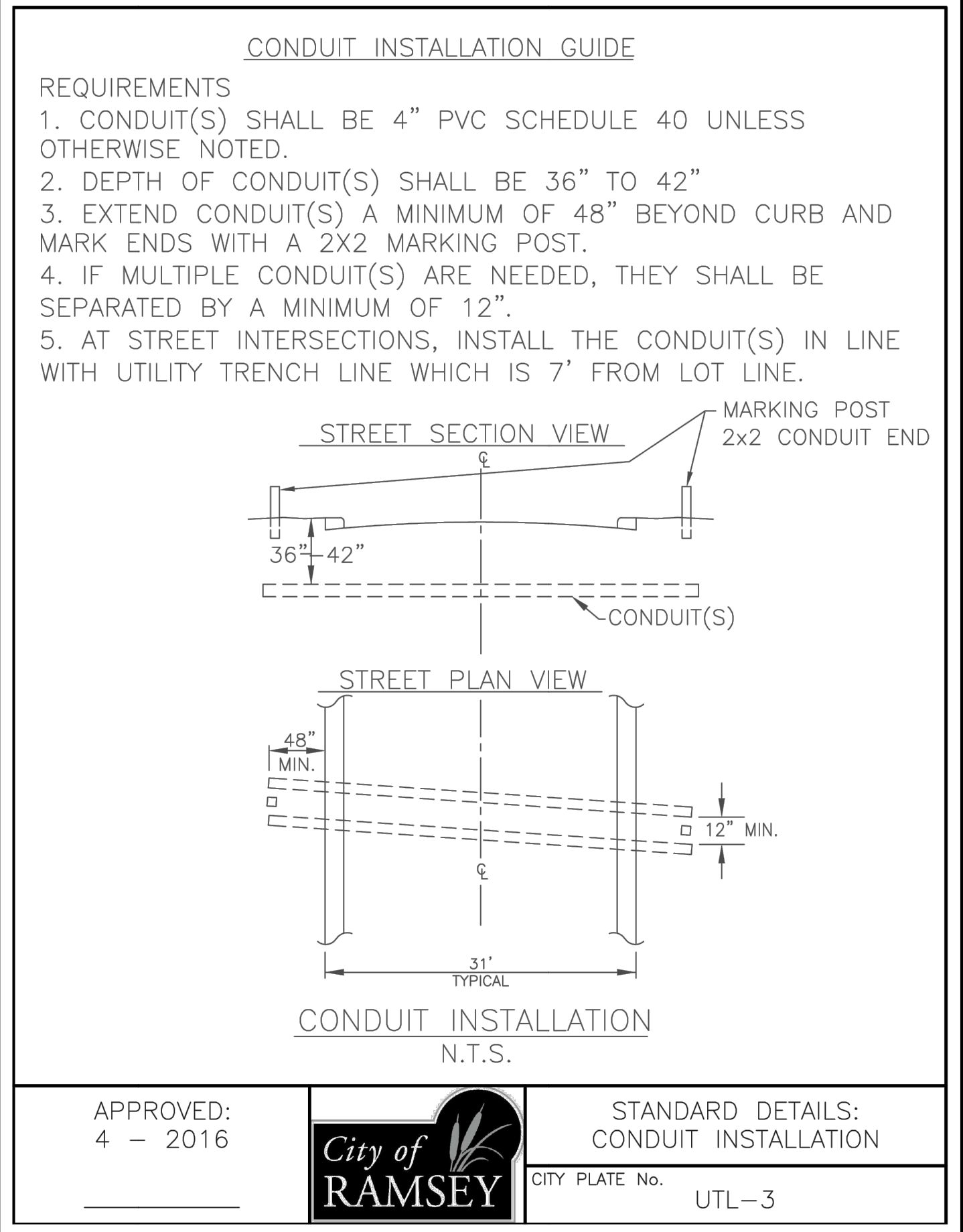


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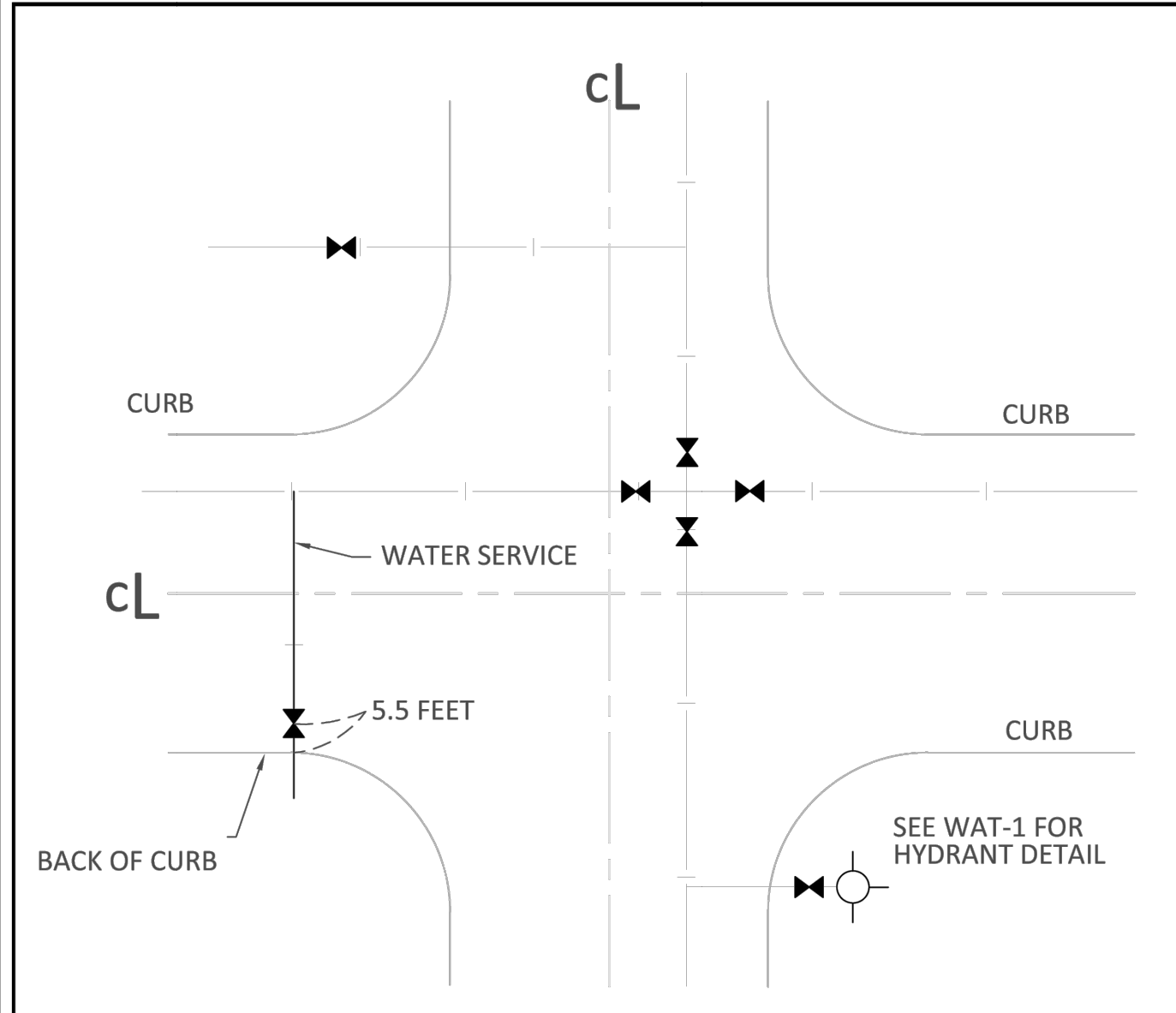
CHIPOTLE
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City of Ramsey, Anoka County, MN

DETAILS

SHEET NO. C17

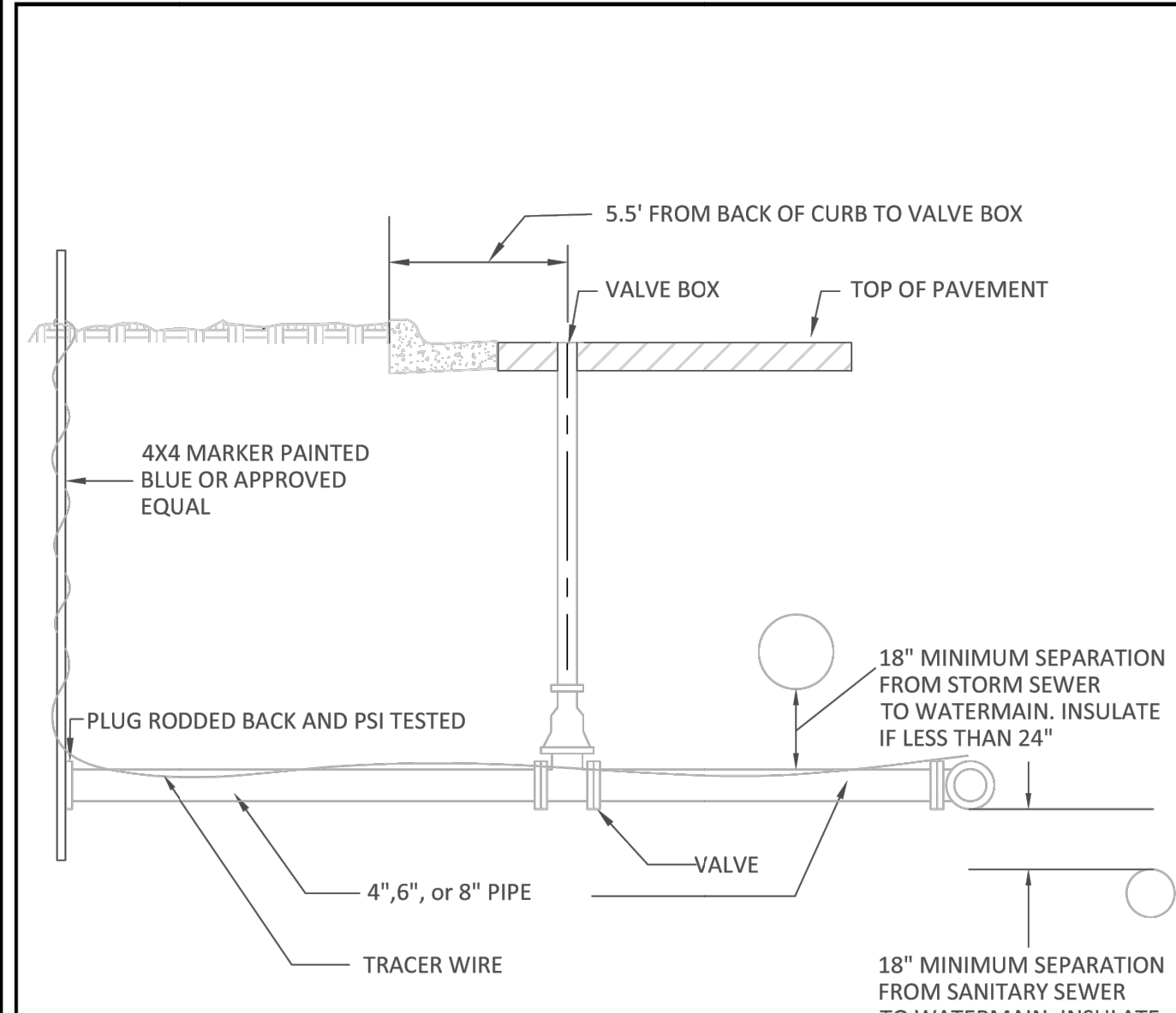
6/4/2025 2:07 PM n:\projects\ramsey\05-0038.00 - 01\ramsey\engineer\civil\file\chpote\only\CHPTE_CoverSheet.dwg



- 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

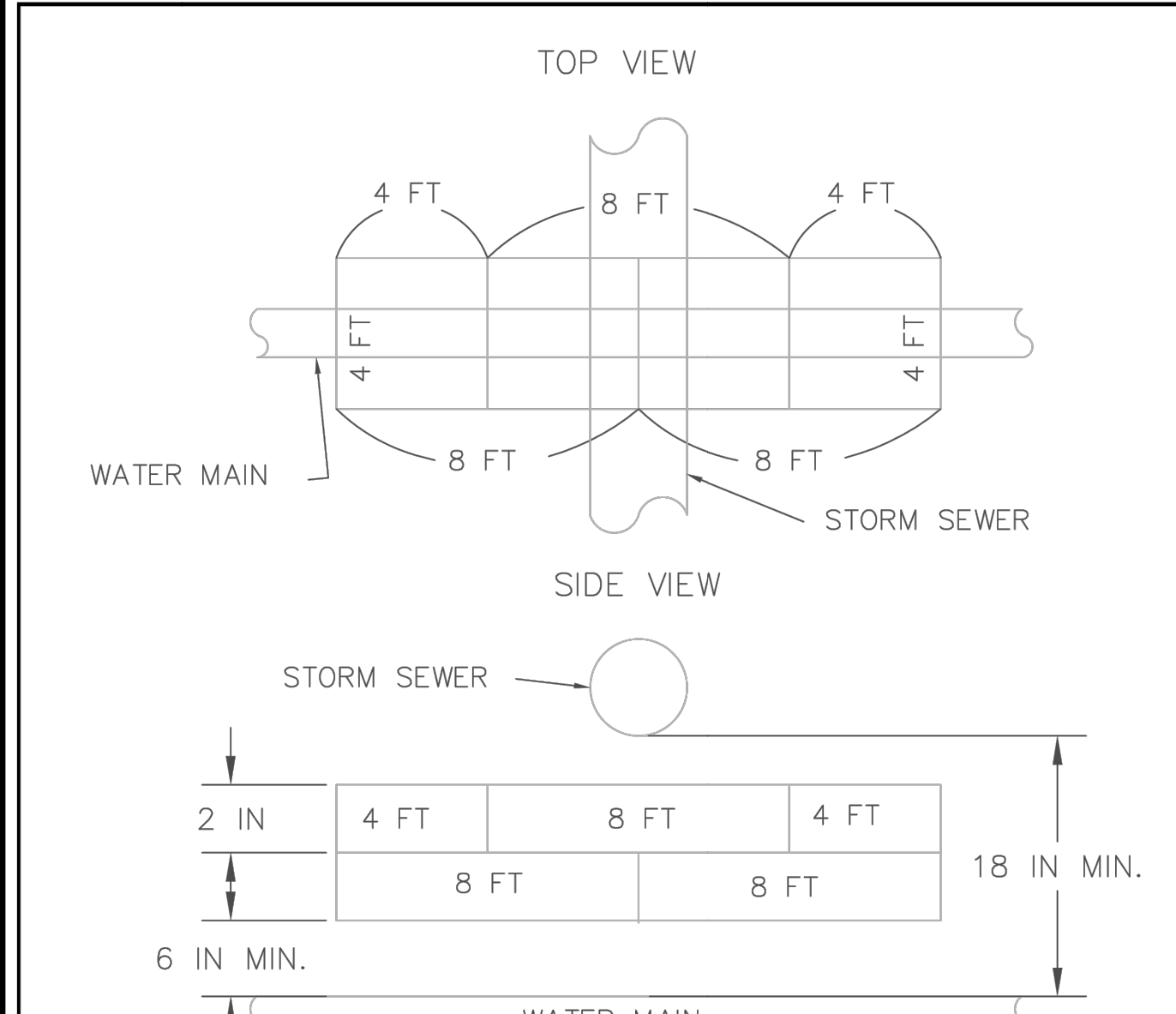
STANDARD DETAILS: WATERMAIN VALVE LOCATION
CITY PLATE No. WAT-3



- 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

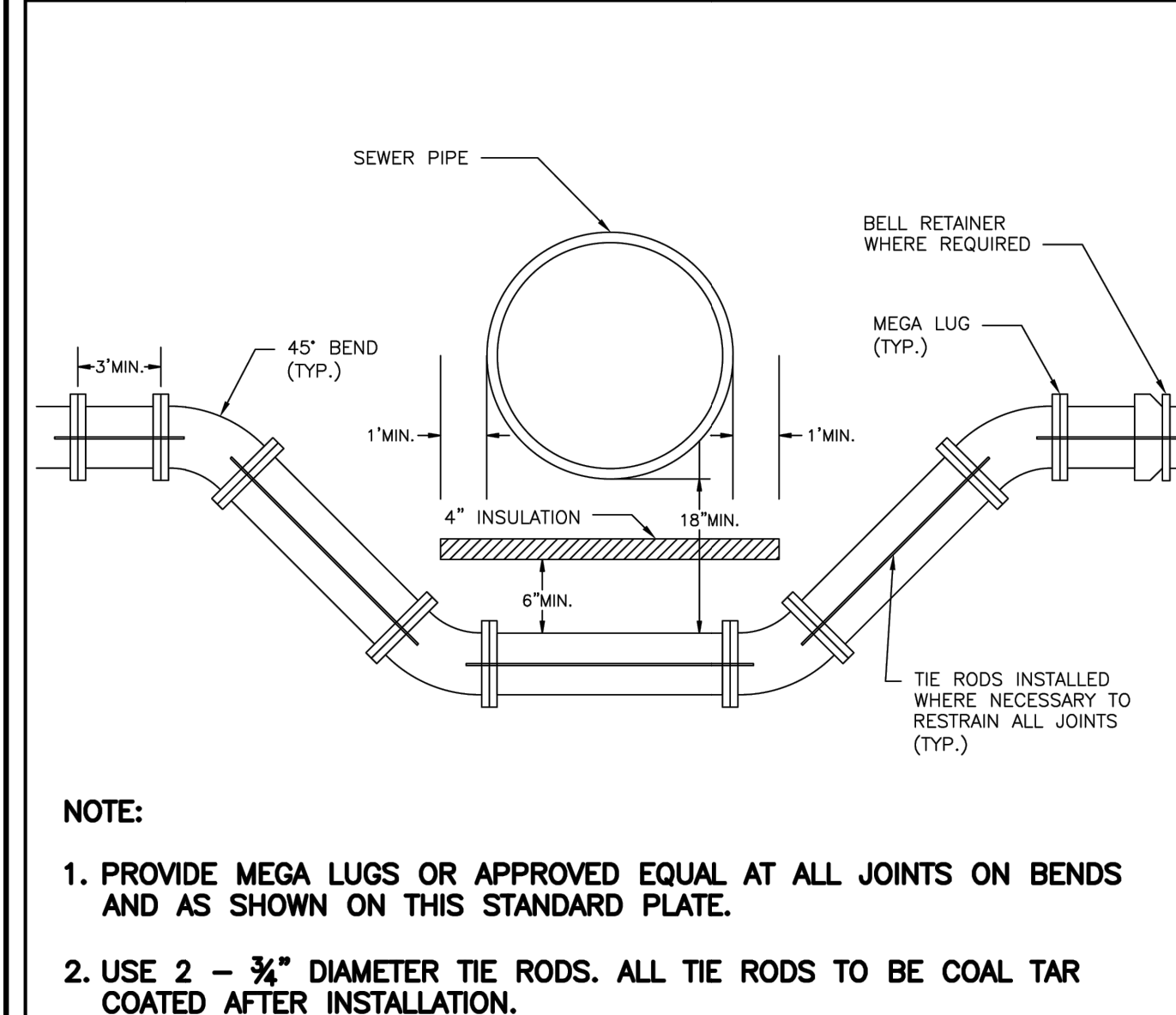
STANDARD DETAILS: COMMERCIAL SERVICE
CITY PLATE No. WAT-5



- 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

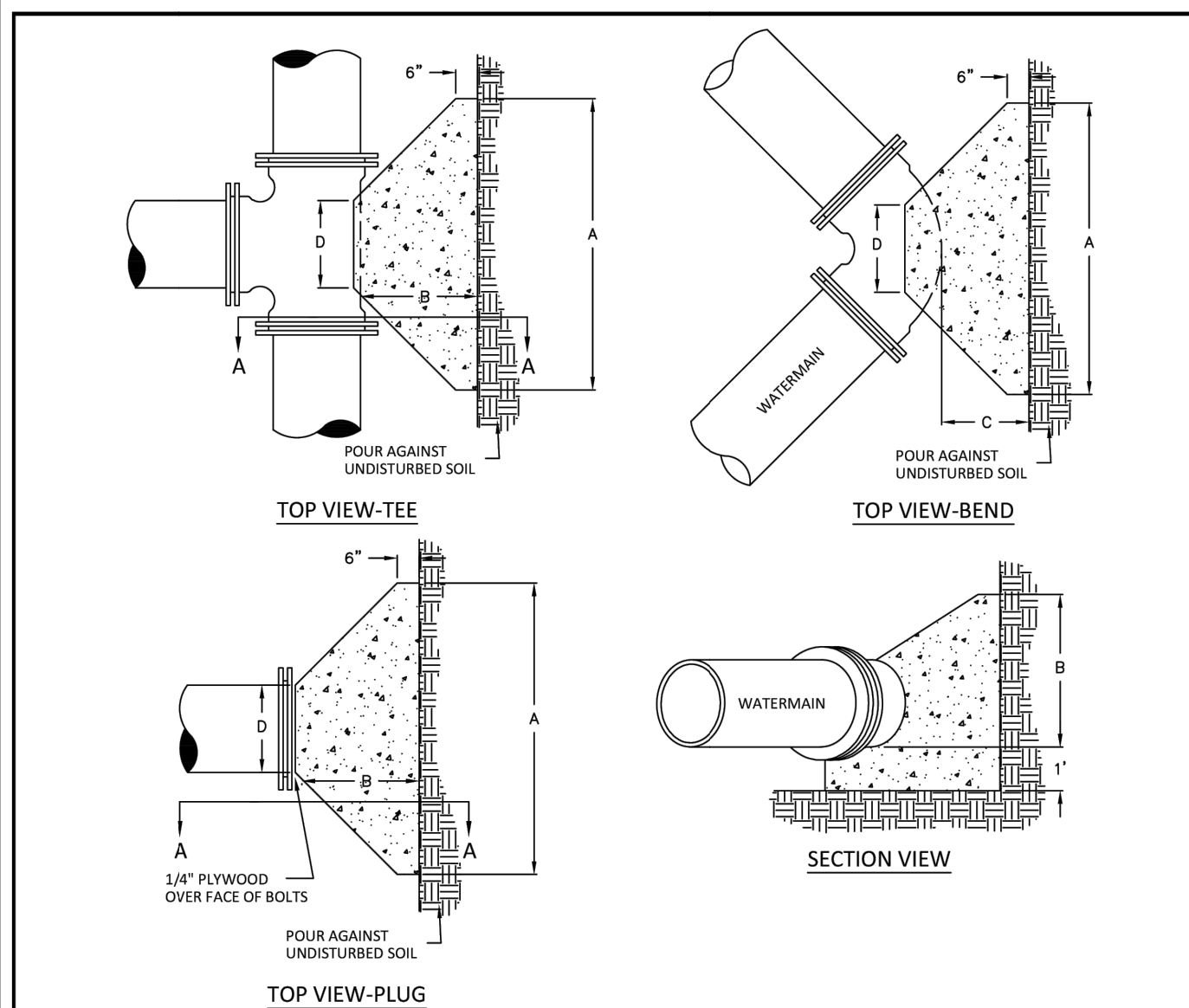
STANDARD DETAILS: WATERMAIN LOWERING
CITY PLATE No. WAT-7

| 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" | 3'-10" | 3'-0" | 2'-0" | 2'-0" | 6'-2" | 3'-6" | 2'-6" | |
| 20" | 3'-6" | 2'-8" | 3'-0" | 5'-6" | 3'-4" | 3'-0" | 8'-4" | 4'-0" | 3'-6" | |
| 24" | 4'-4" | 3'-0" | 3'-0" | 6'-10" | 3'-10" | 3'-0" | 9'-8" | 5'-0" | 3'-6" | |
| 30" | -- | -- | -- | 3'-6" | 9'-3" | 6'-0" | 3'-6" | 17'-0" | 6'-0" | 3'-6" |

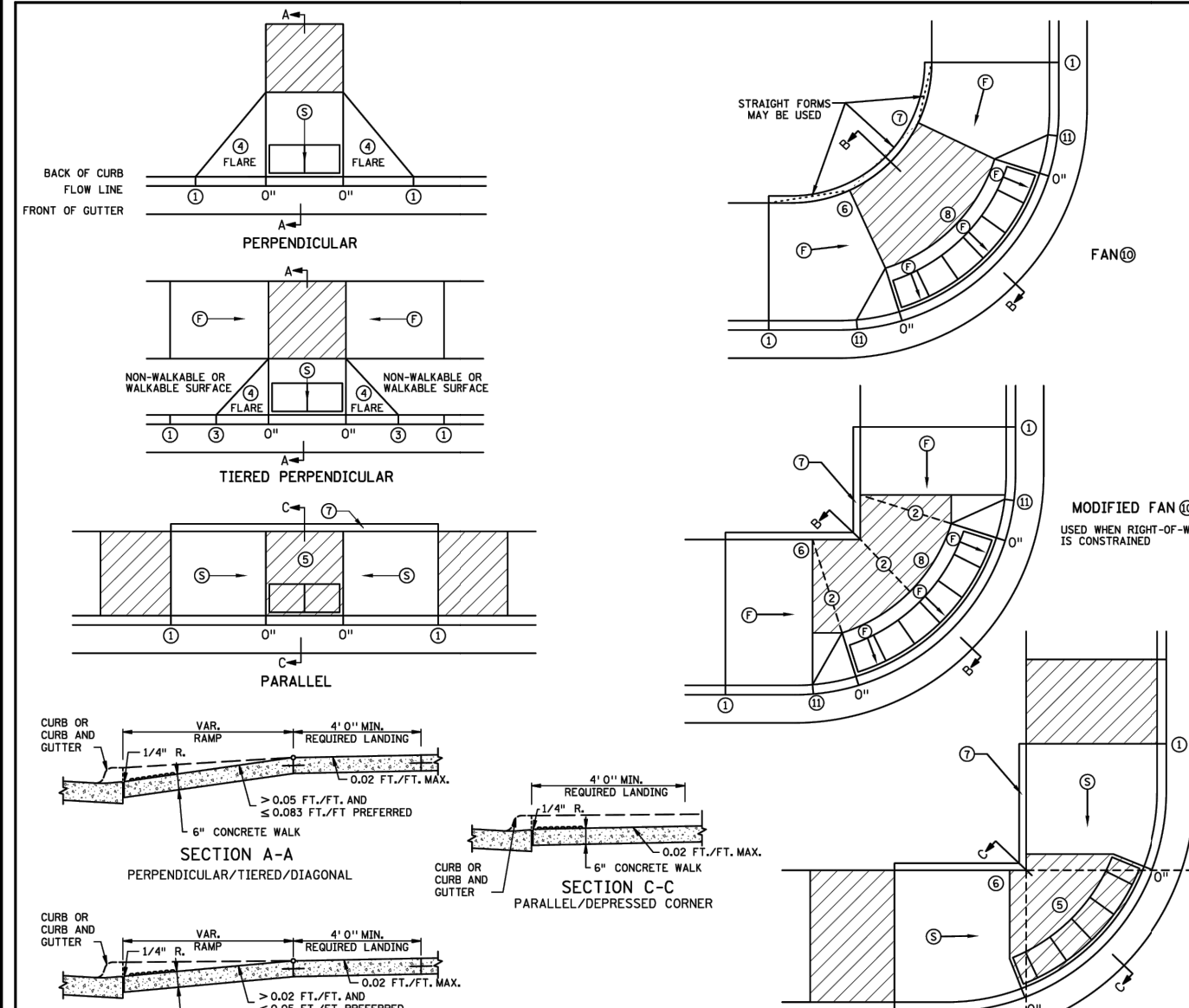
DIAMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

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



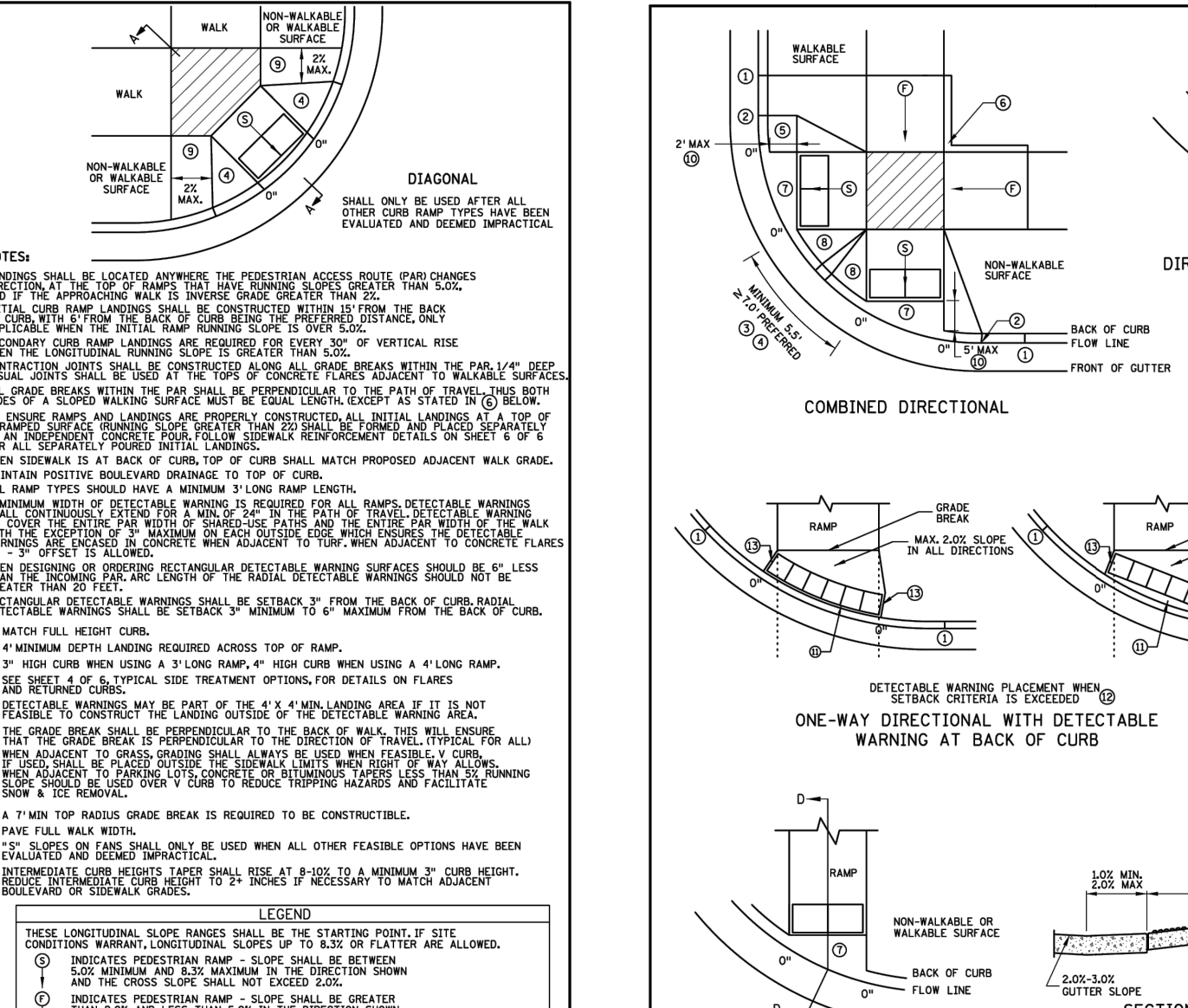
MINNESOTA STANDARD PLAN 5-297.250 1 OF 6

APPROVED: 11-04-2023

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

PEDESTRIAN CURB RAMP DETAILS

REVISION: 11-04-2023



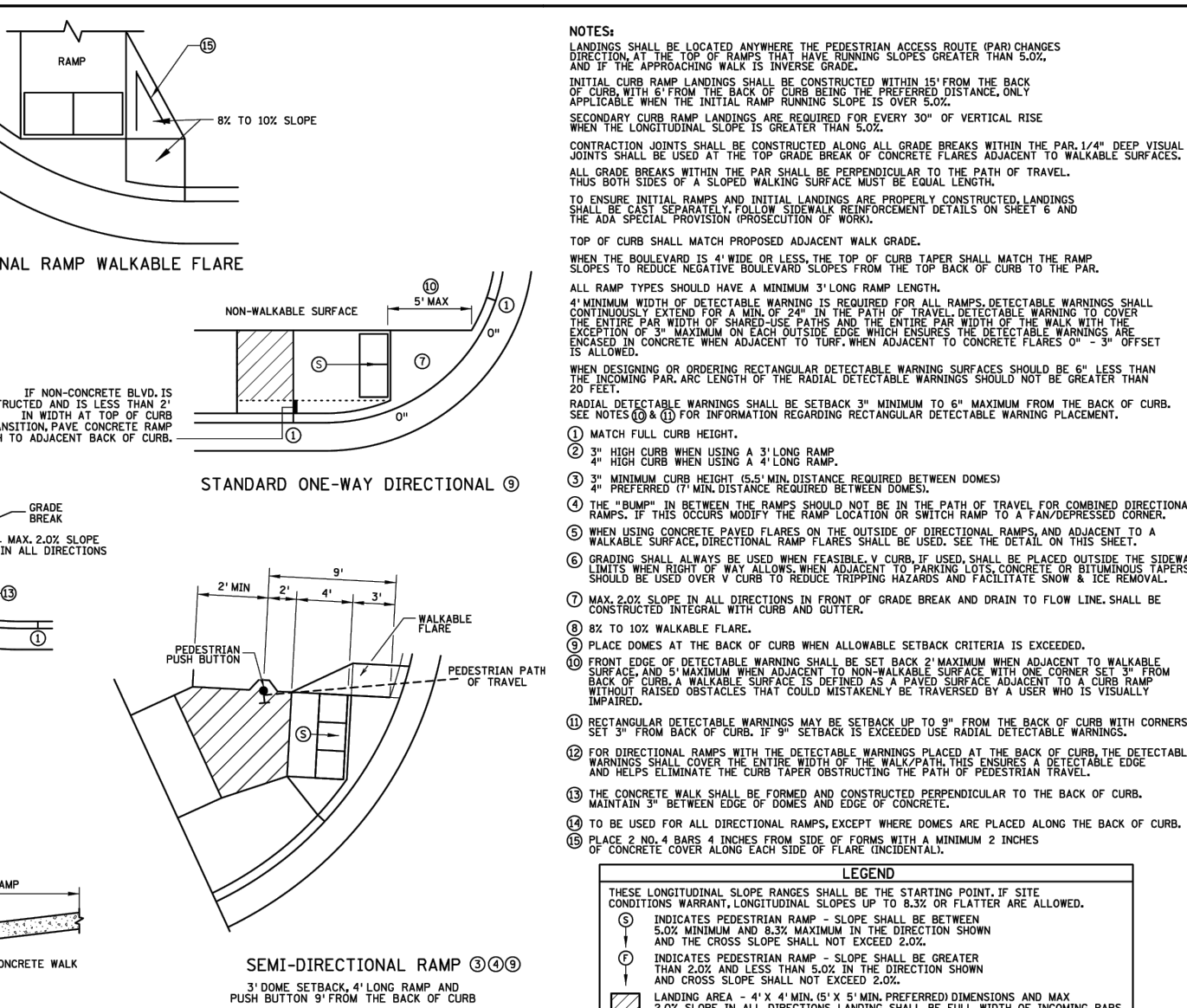
MINNESOTA STANDARD PLAN 5-297.250 2 OF 6

APPROVED: 11-04-2023

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

PEDESTRIAN CURB RAMP DETAILS

REVISION: 11-04-2023



MINNESOTA STANDARD PLAN 5-297.250 2 OF 6

APPROVED: 11-04-2023

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

PEDESTRIAN CURB RAMP DETAILS

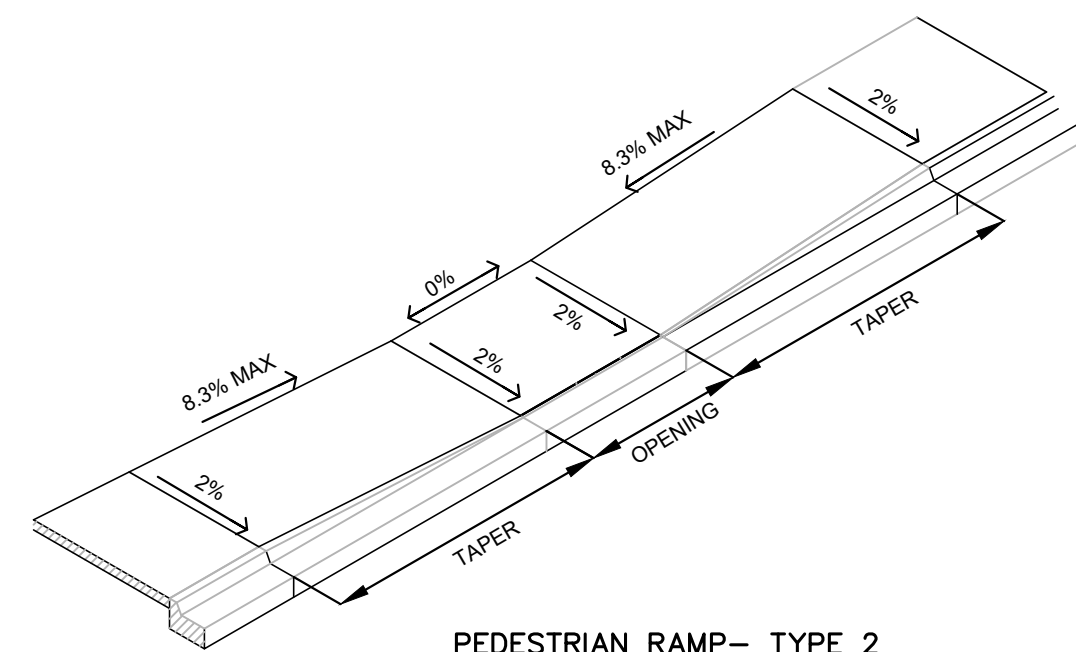
REVISION: 11-04-2023

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 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

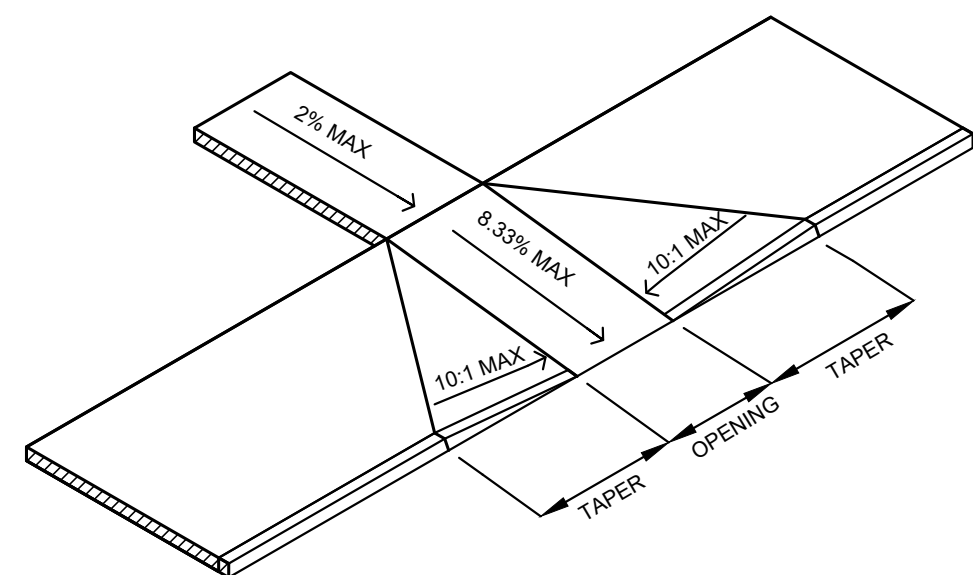
SHEET NO. **C18**



PEDESTRIAN RAMP- TYPE 2

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

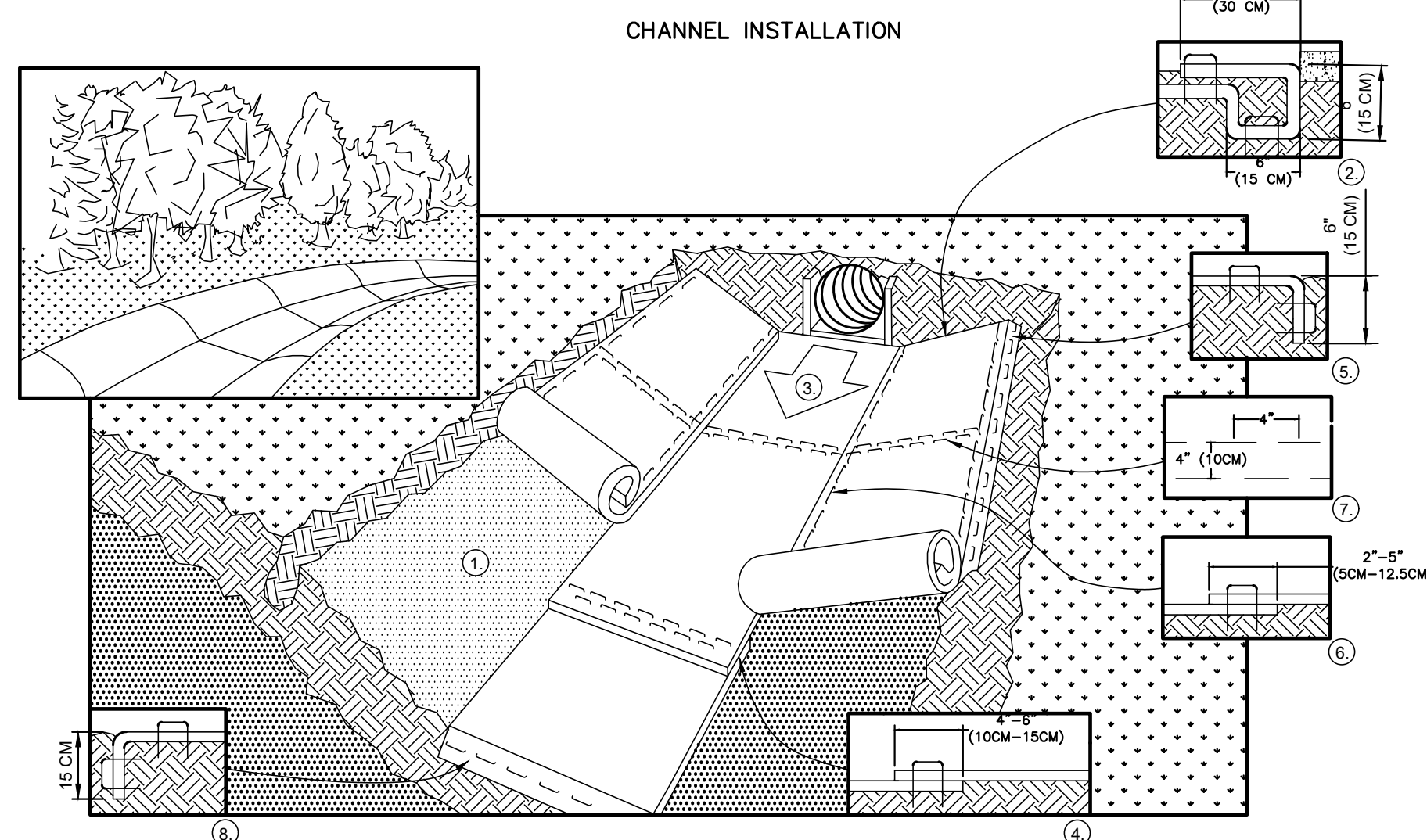
PEDESTRIAN RAMP - TYPE 2
N.T.S.



PEDESTRIAN RAMP- TYPE 1

TAPER AND OPENING WIDTHS AS SHOWN ON THE PLANS

PEDESTRIAN RAMP - TYPE 1
N.T.S.



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.

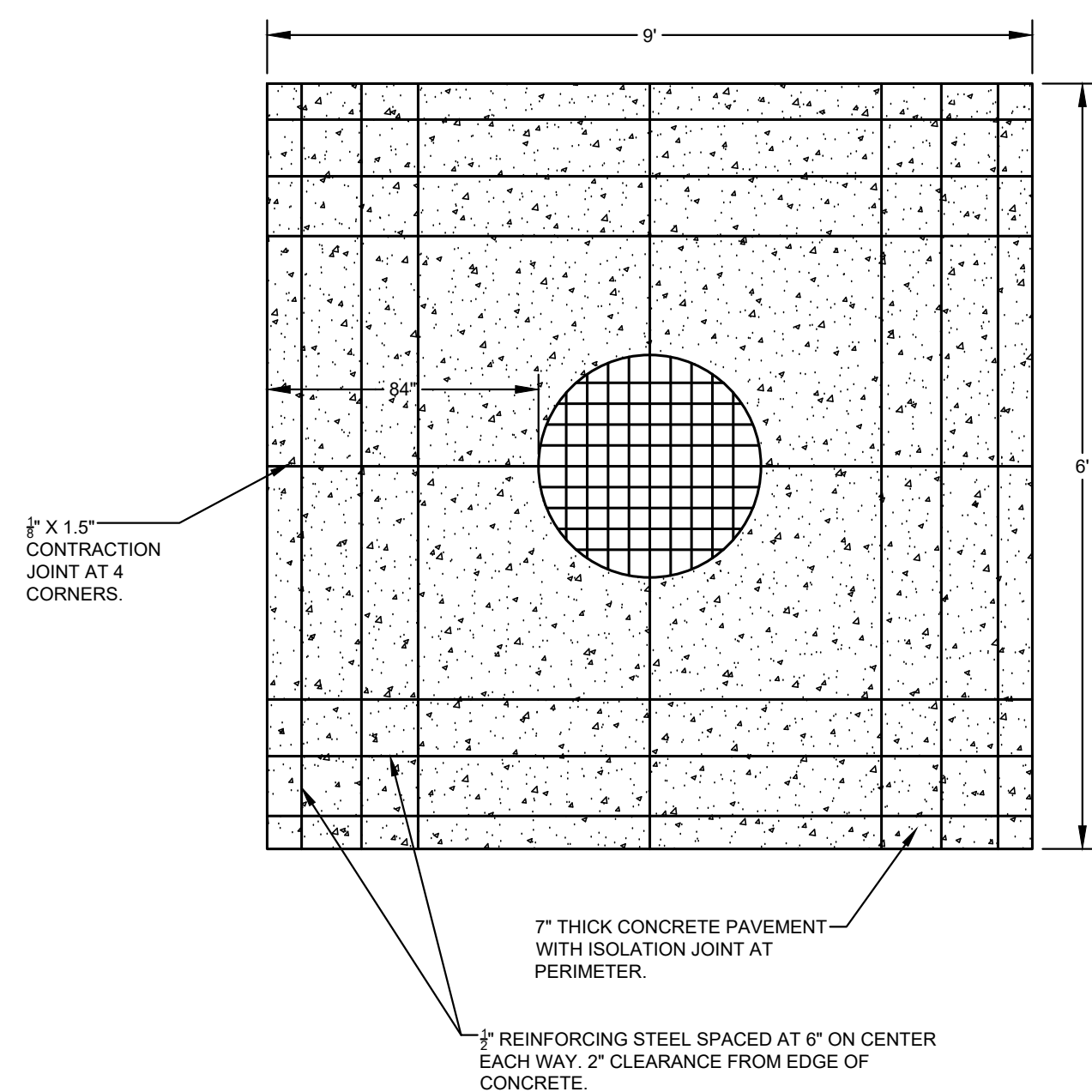
NOTE:

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

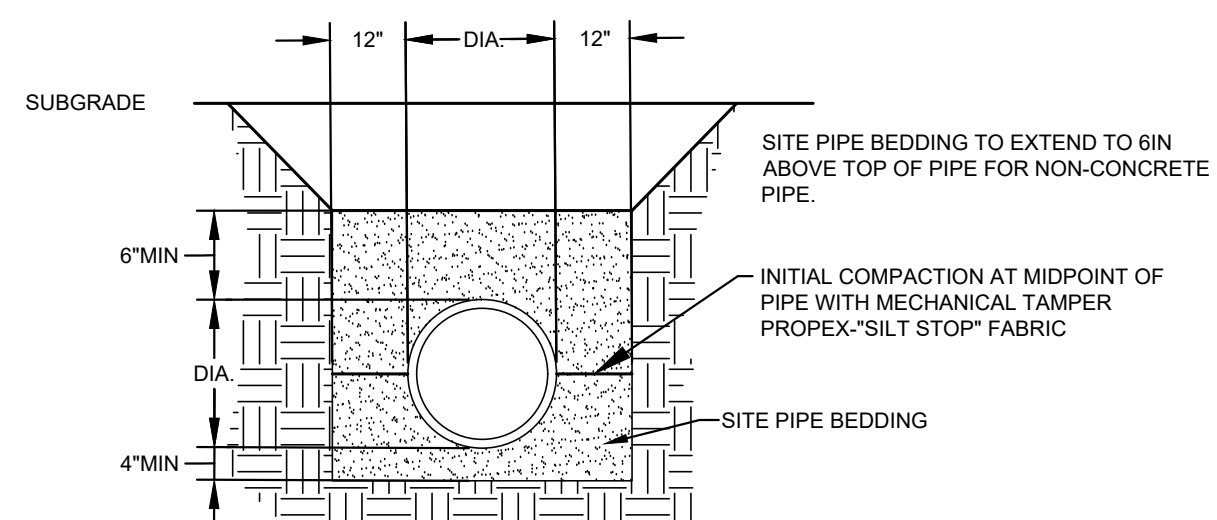
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION CONTROL MATTING
N.T.S.

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

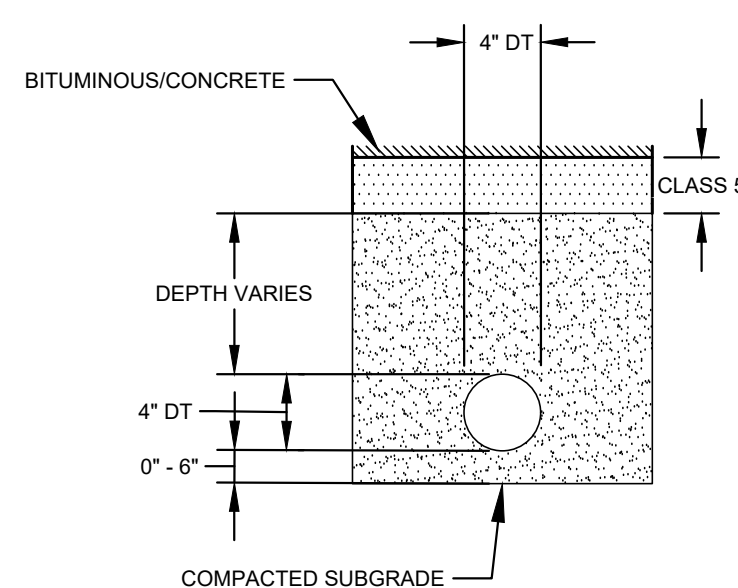


CASTINGS LOCATED WITHIN PAVEMENT AREAS N.T.S.

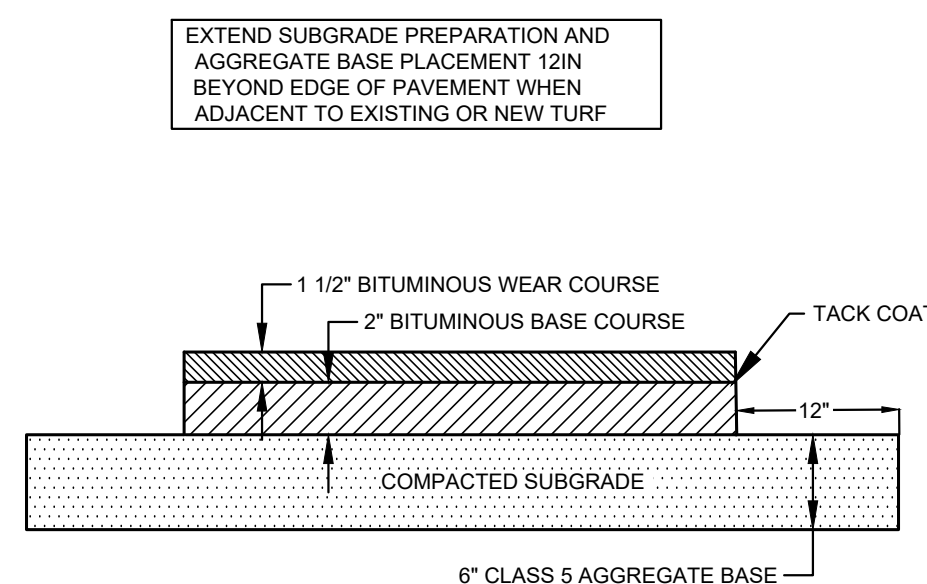


SITE PIPE BEDDING
N.T.S.

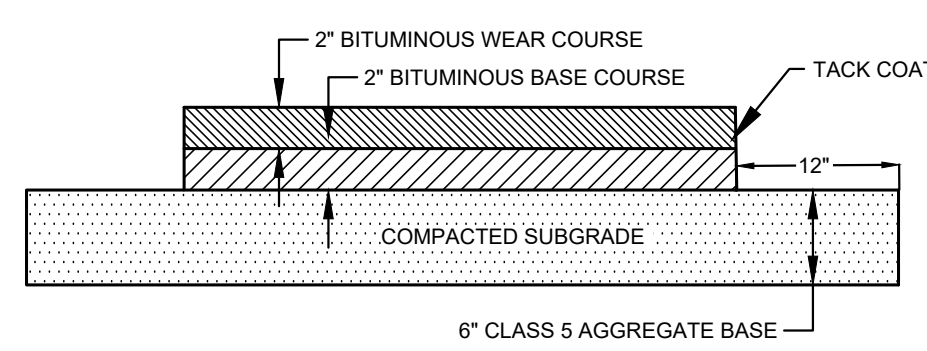
SITE PIPE BEDDING GRADATION:
SIEVE SIZE % PASSING
1/2" 100%
NO. 200 0% - 11%
*COMPACTED TO 95% STANDARD PROCTOR DENSITY



DRAIN TILE CROSS SECTION
N.T.S.

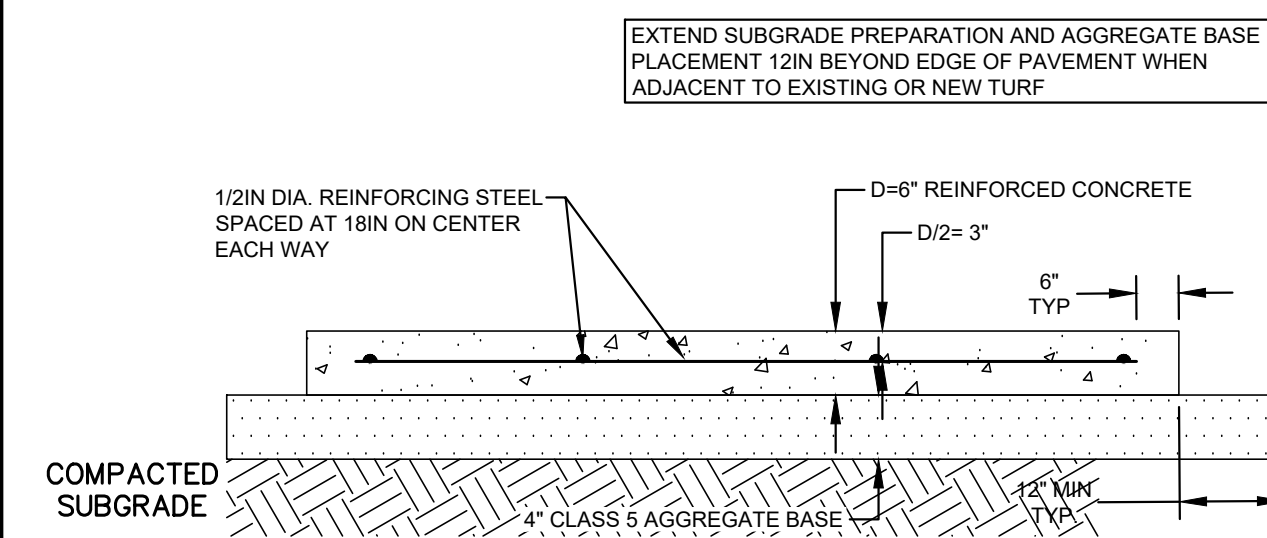


LIGHT DUTY PAVEMENT SECTION

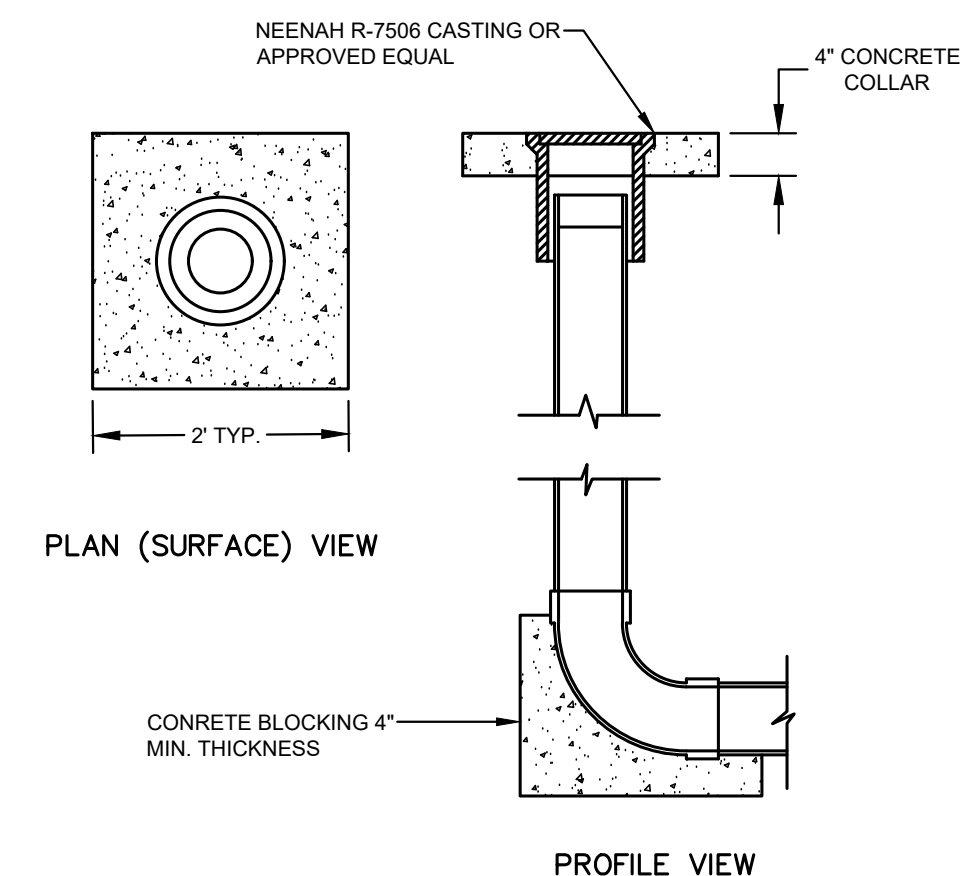


HEAVY DUTY PAVEMENT SECTION

ASPHALT PAVEMENT SECTIONS
N.T.S.



CONCRETE PAVEMENT SECTION
N.T.S.



SANITARY SEWER CLEANOUT
N.T.S.

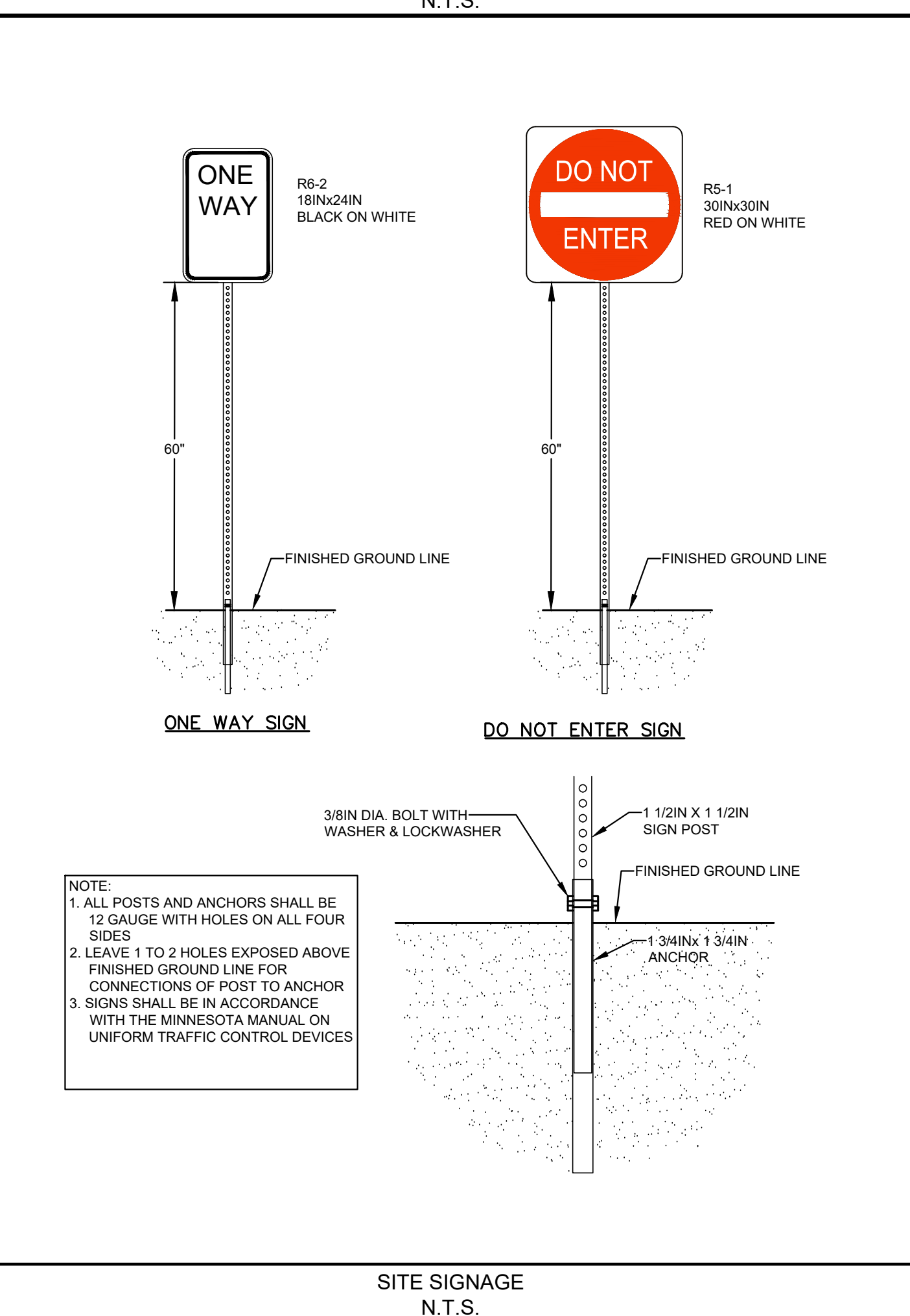
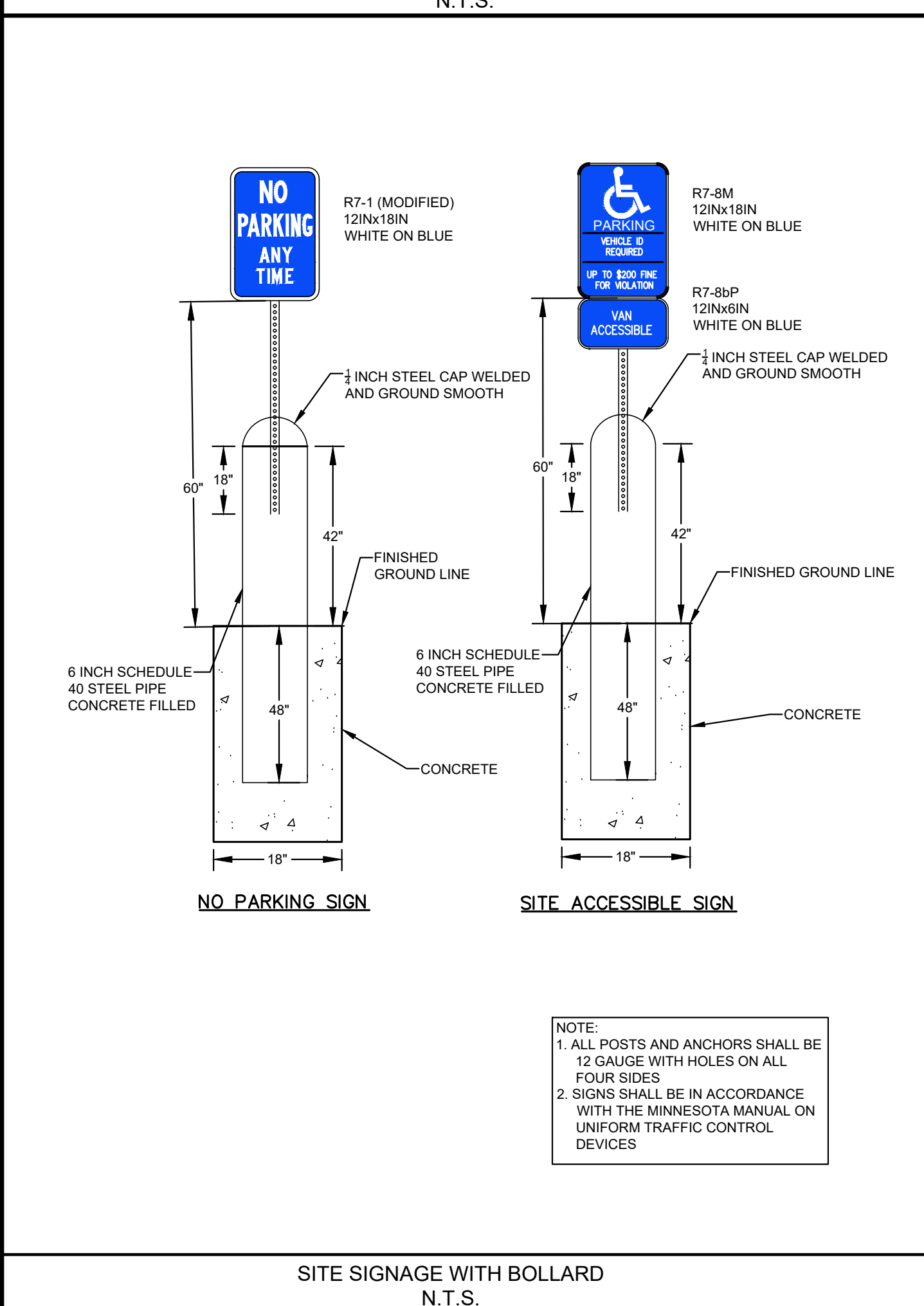
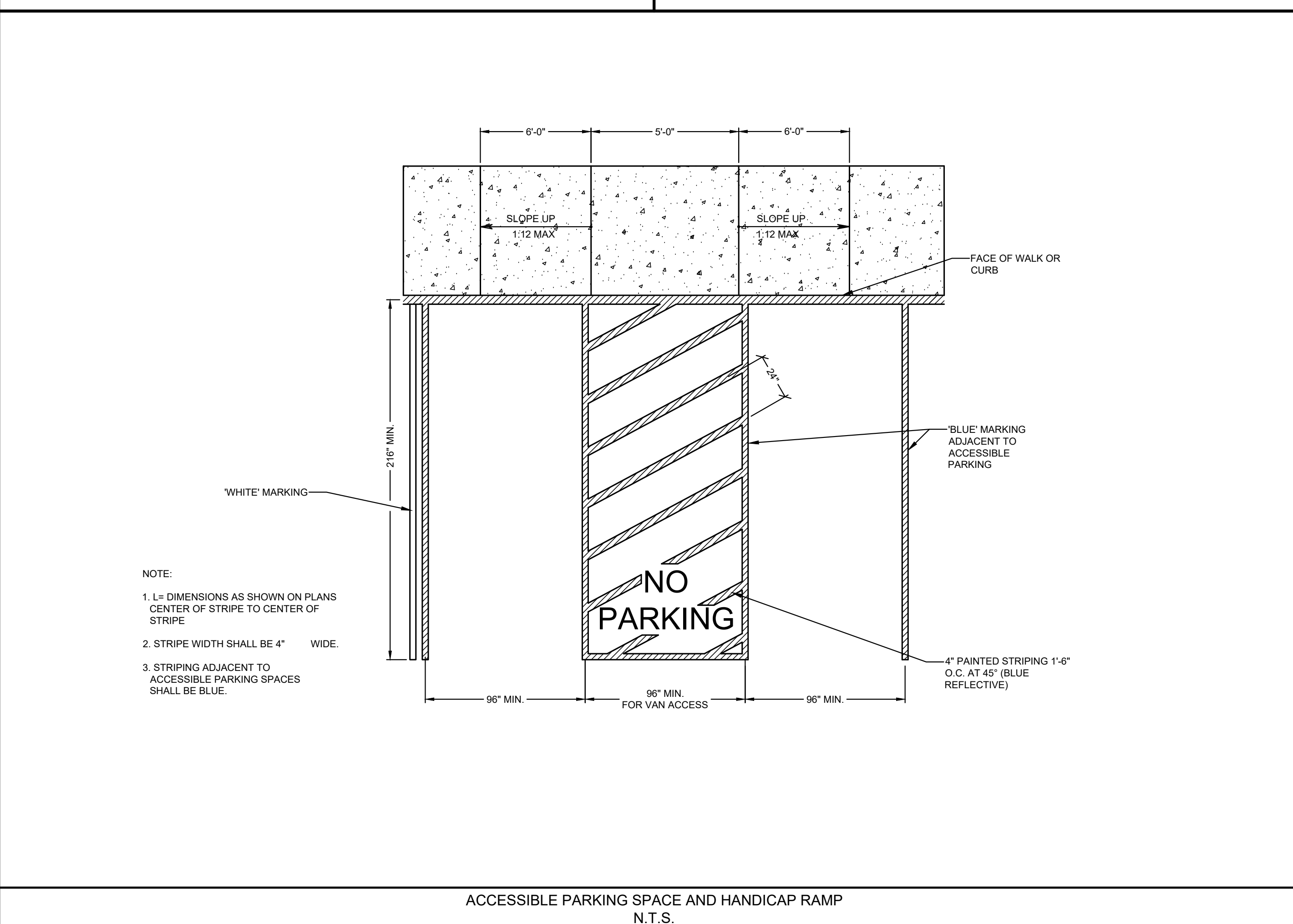
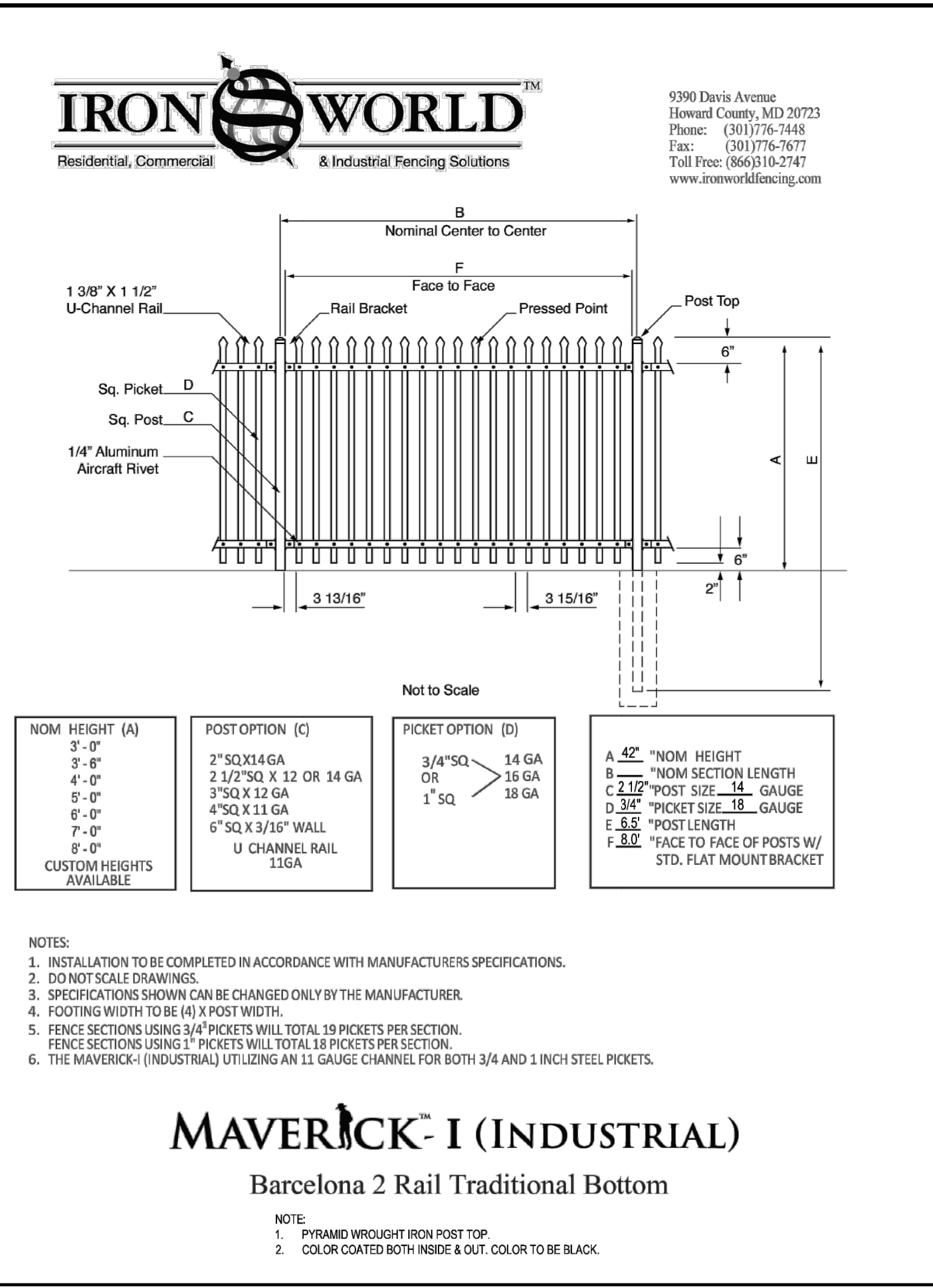
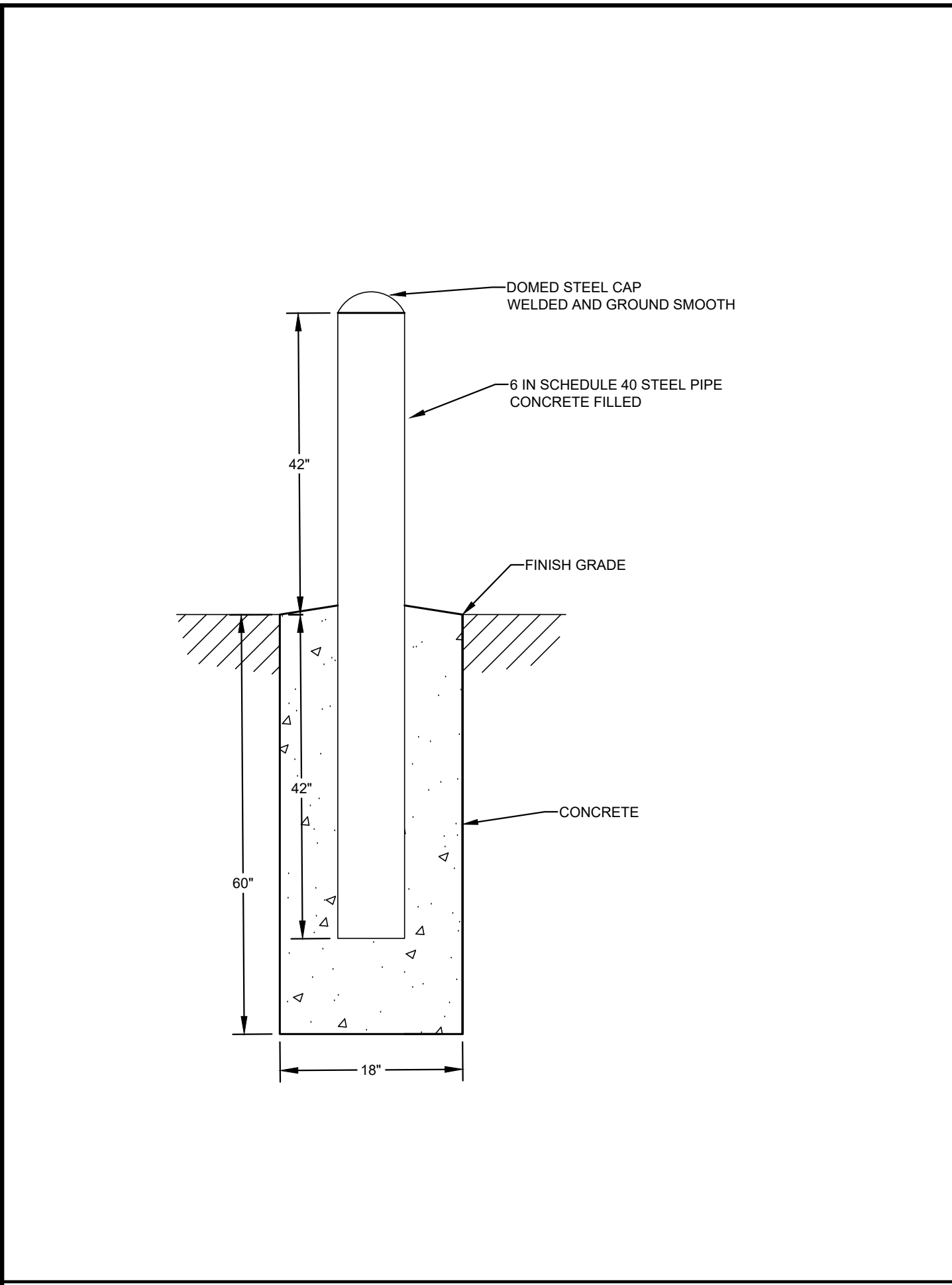
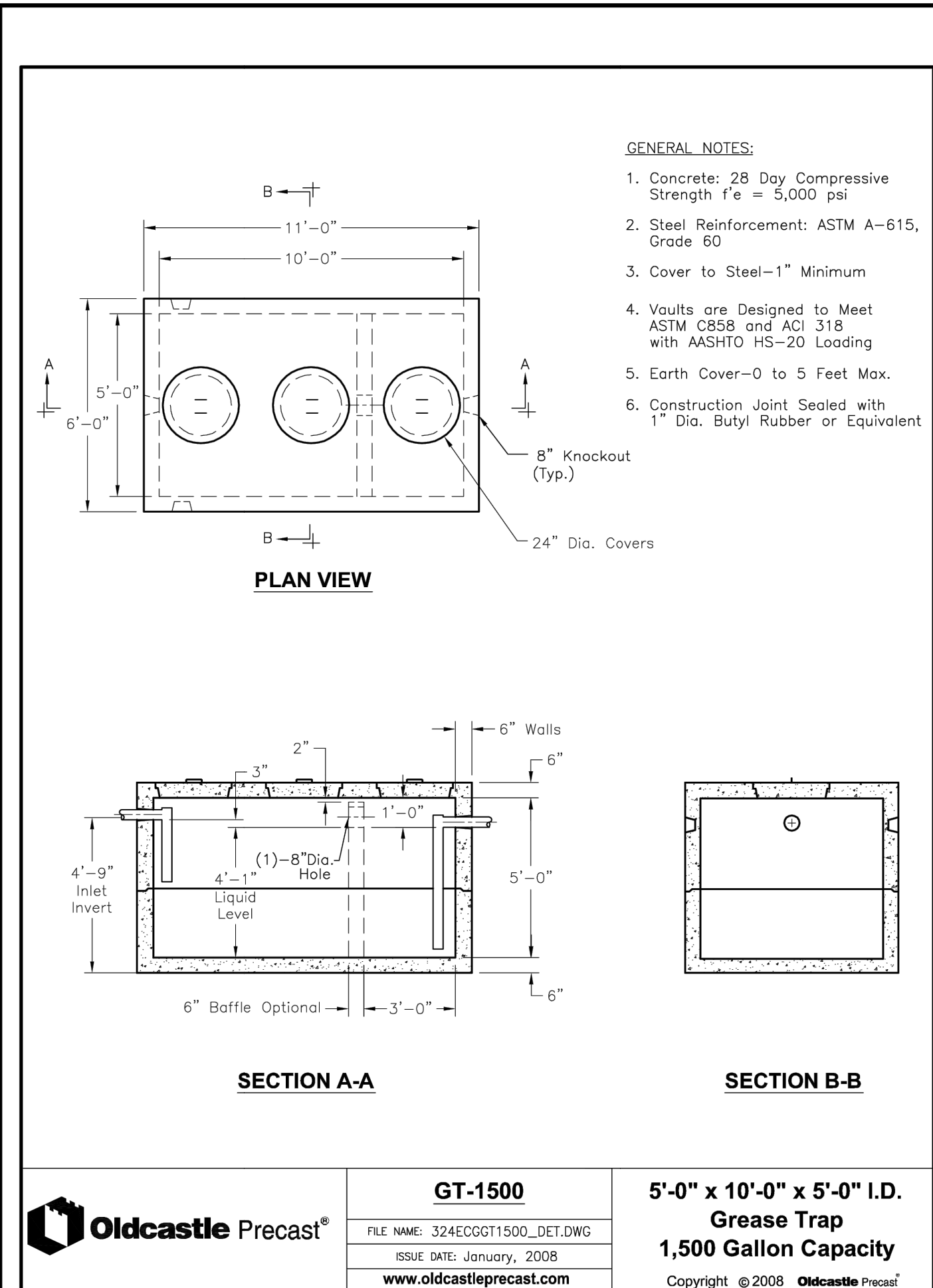
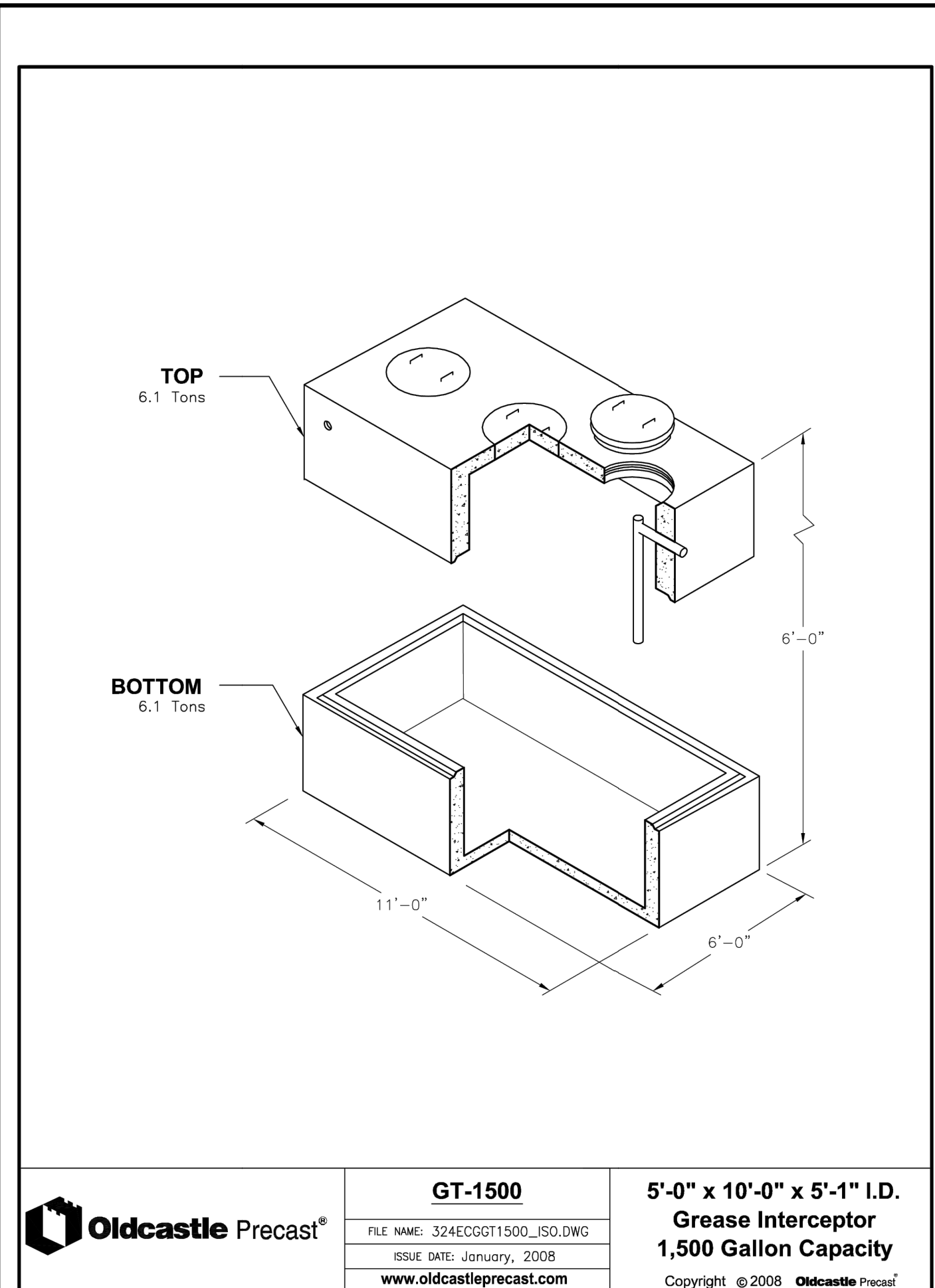
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

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

SHEET NO.
C19



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

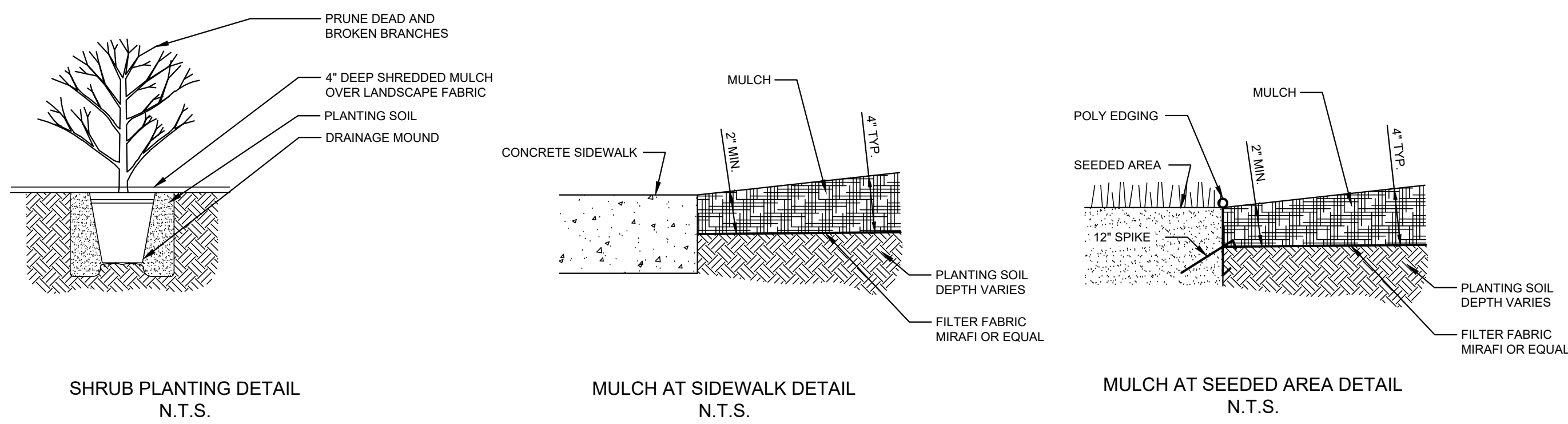
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DETAILS

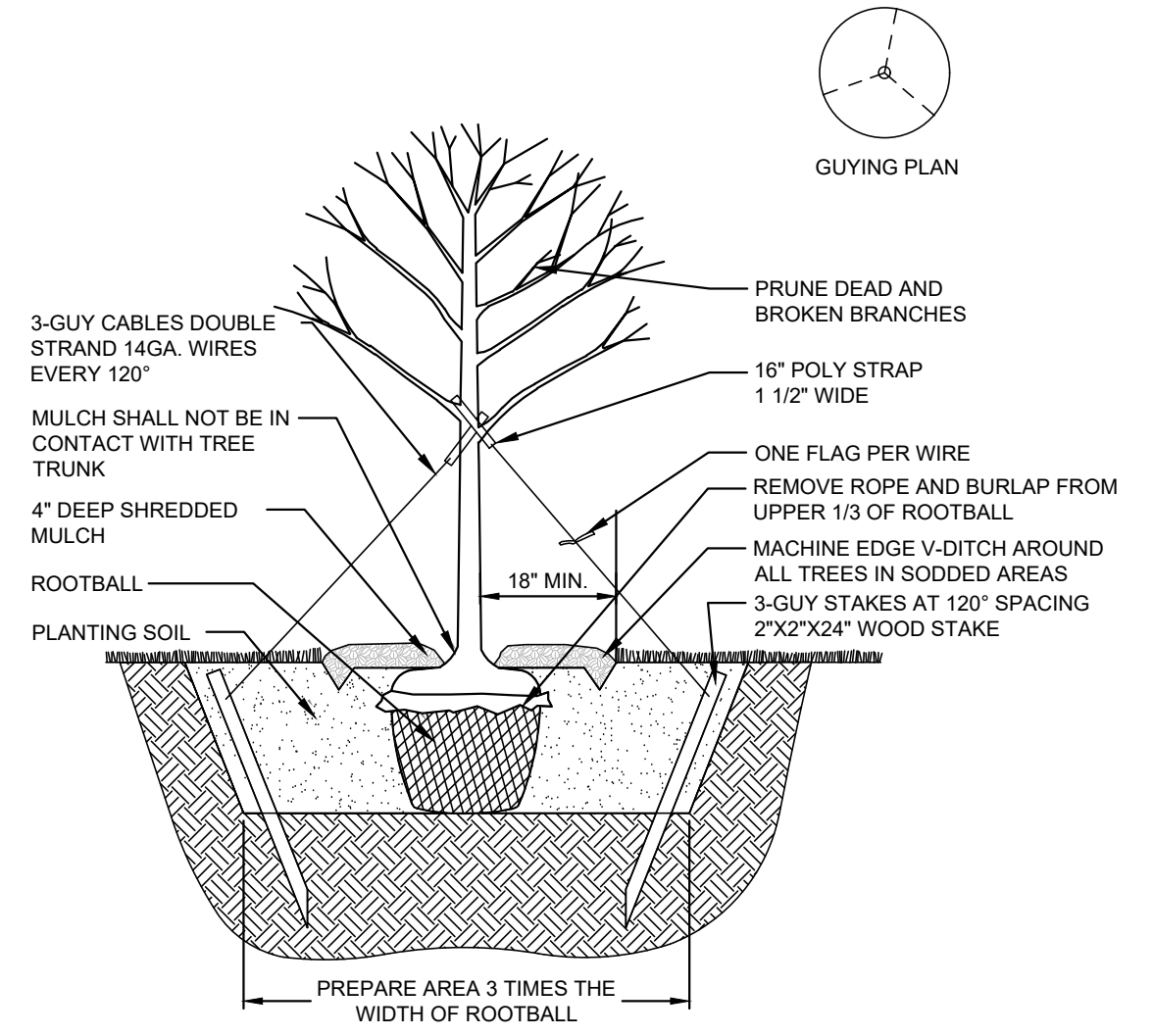
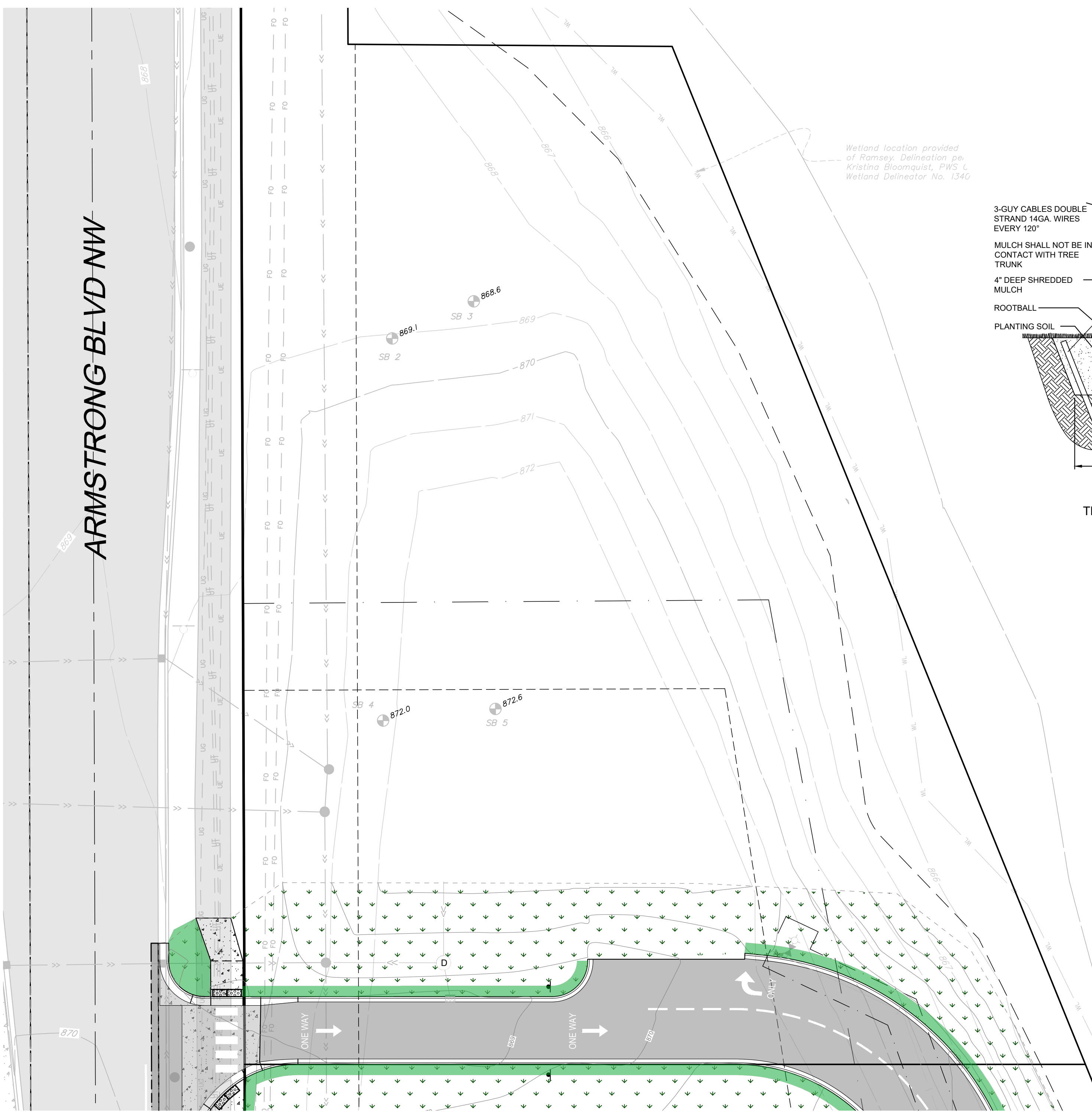
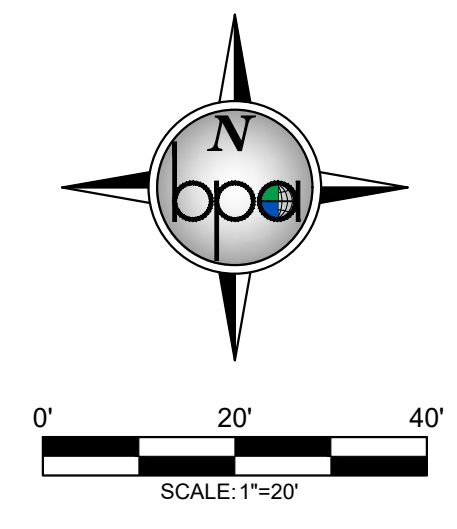
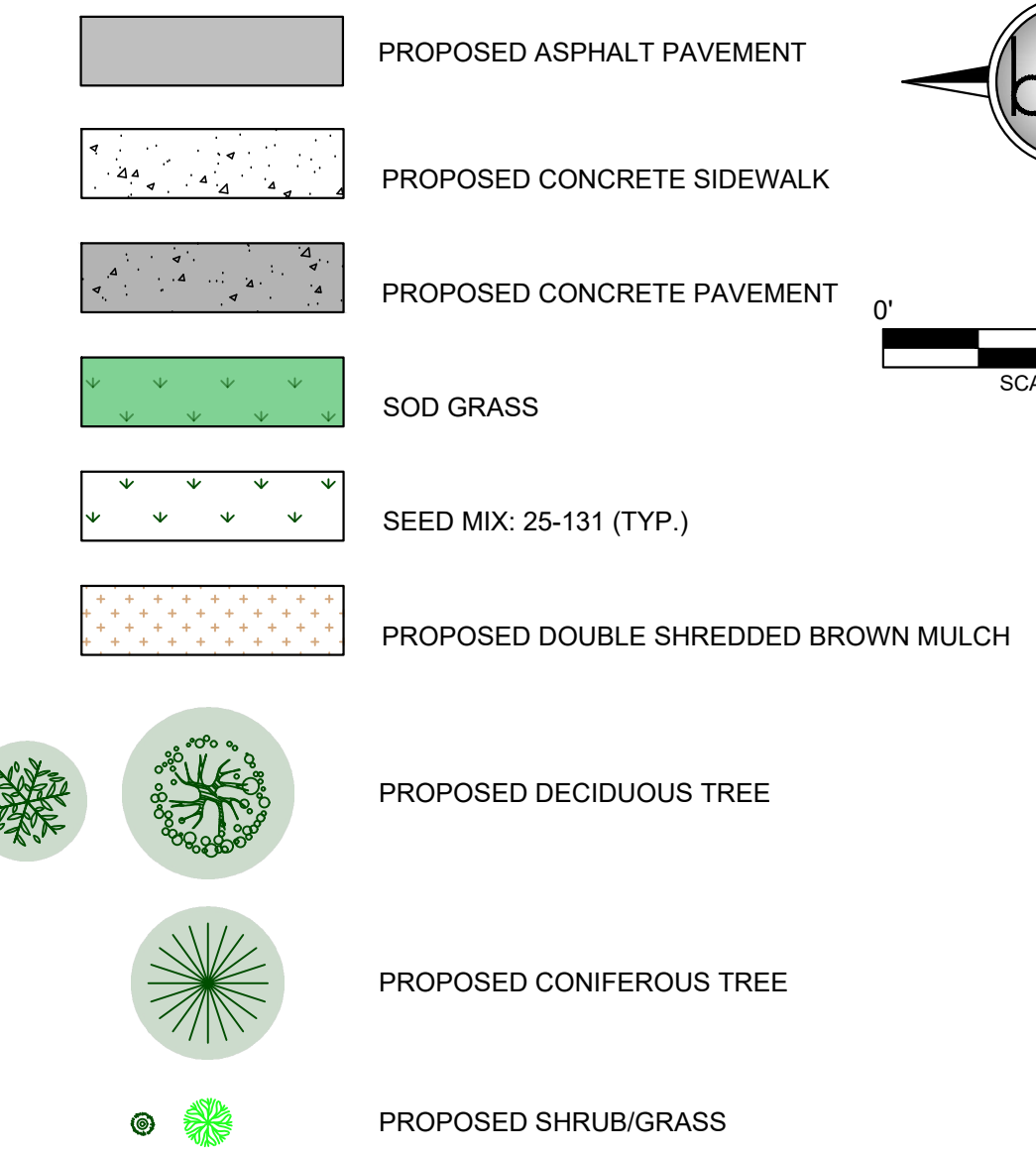
SHEET NO.
C20



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 |
| -SPREADING EVERGREENS | 18 INCHES |
 - 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)

| 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 | | | | | |

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

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Signed: Christopher J. Dahn
 Lic. No. 58828
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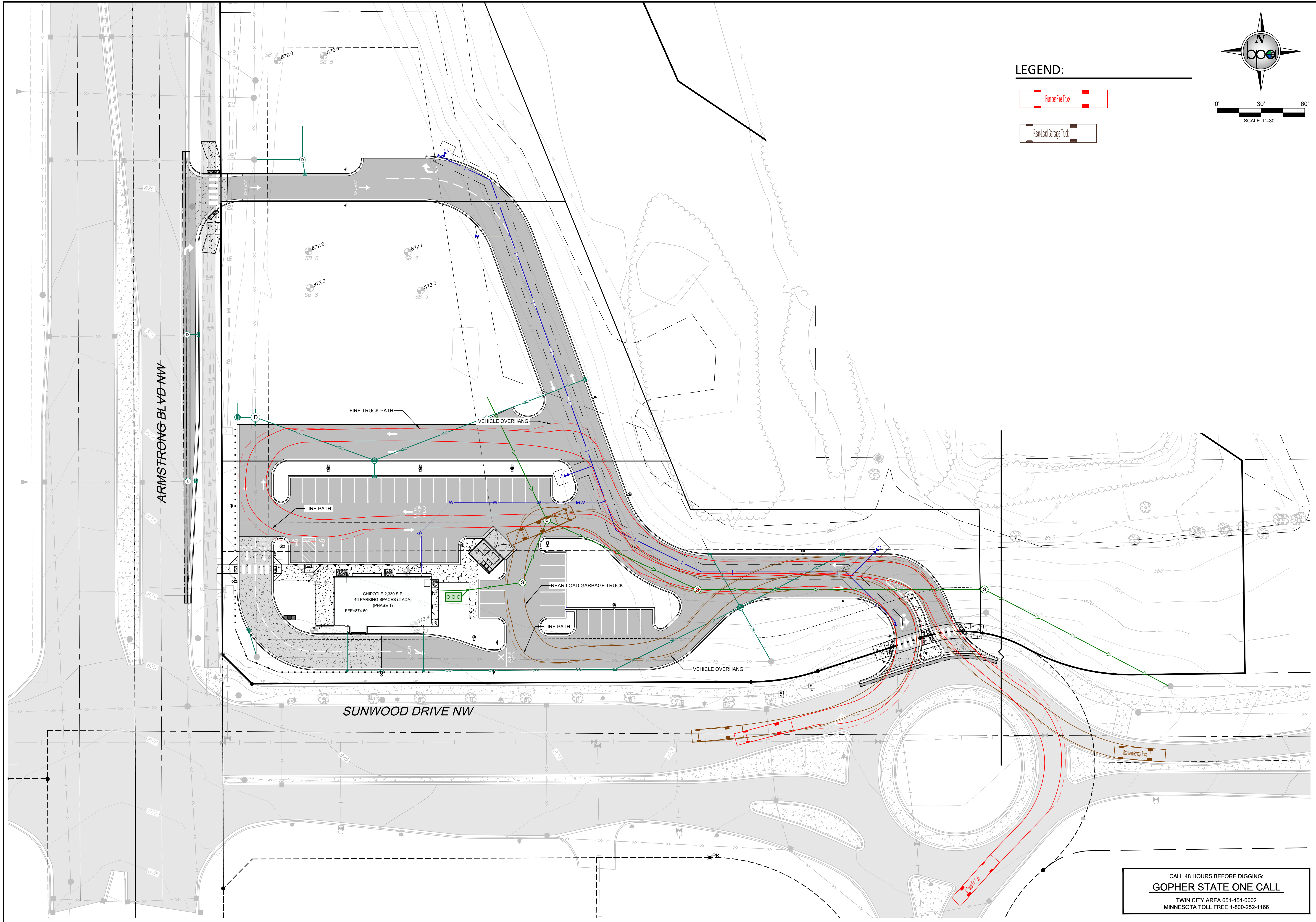
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CHIPOTLE
BUNKER LAKE CROSSING
CAPITAL REAL ESTATE
 City of Ramsey, Anoka County, MN
LANDSCAPE PLAN (NORTH)

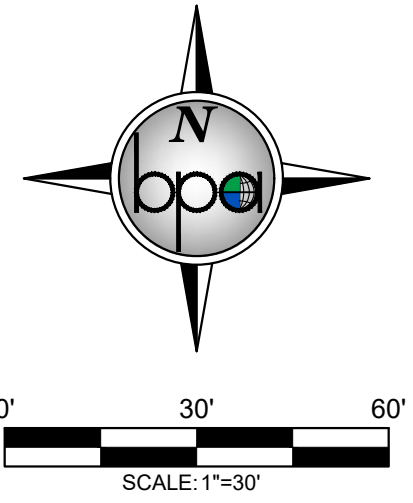
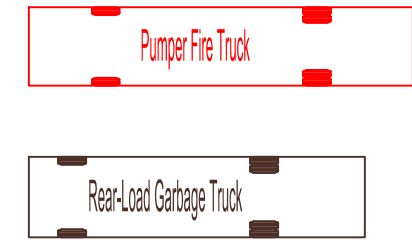
SHEET NO.
C22

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\25-0038.00 - m.c.j.ramsey\engineer\land file.chipotle only\CHIE Landscape.dwg




LEGEND:



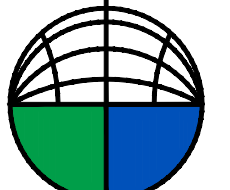
| REV NO. | DATE | DESCRIPTION |
|---------|------------|-------------------------|
| 1 | 05/12/2025 | CHIPOTLE ONLY CIVIL SET |
| 2 | 06/04/2025 | REVISED PER CITY REVIEW |

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

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. 58828

BOGART, PEDERSON & ASSOCIATES, INC.

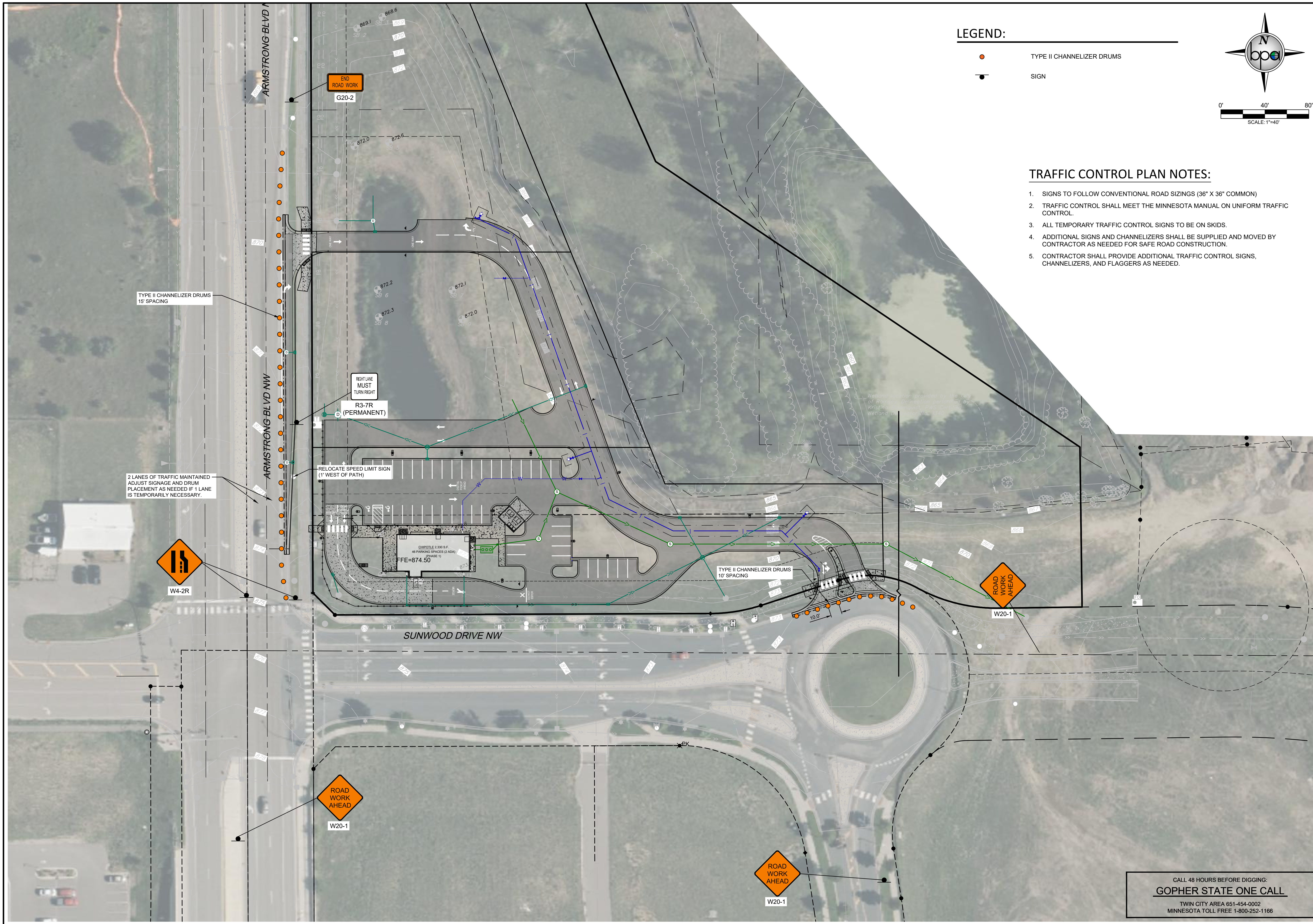


LAND SURVEYING
 ENVIRONMENTAL SERVICES
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8822 FAX: 763-262-8844

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

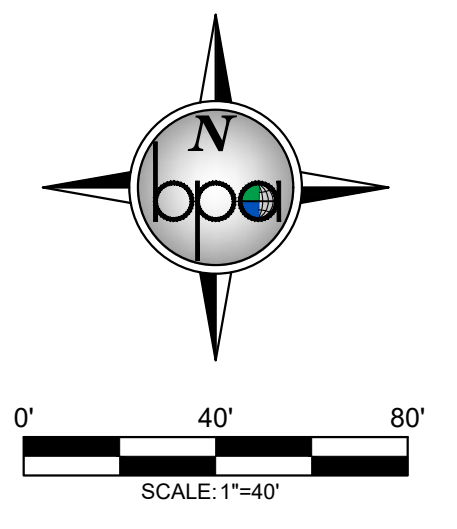
SHEET NO.
C23

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



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.

| REV NO. | DATE | DESCRIPTION |
|---------|------------|-------------------------|
| 1 | 05/12/2025 | CHIPOTLE ONLY CIVIL SET |
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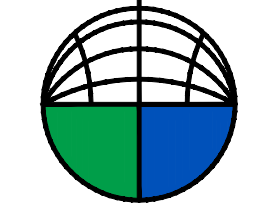
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Signed:  Christopher J. Dahn
 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

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

Regular Planning Commission**Meeting Date:** 06/26/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

"Brookside Terrace" Sketch Plan - Six-lot subdivision at 15156 Nowthen Boulevard NW (Brookside Construction Inc.)

Purpose/Background:

The property at the northwest corner of 151st Lane NW and Nowthen Boulevard NW has recently been purchased by Brookside Construction Inc. (the Applicant) with the intent of removing the existing house (15156 Nowthen Blvd NW) and subdividing the property into six single-family lots. The 3.16-acre property is zoned R-1A and each of the six lots meet or exceed the minimum standards for that district. Each lot would front 151st Lane where the driveways would connect. No access will be provided to Nowthen Boulevard, though there is only a small 37.91-foot strip fronting Nowthen. The rest is separated by a park strip to provide a corridor for the trail. Each home would be connected to municipal utilities under 151st Lane.

This subdivision is classified as a Major Plat in Chapter 117 of City Code. The first step in this process is a sketch plan review by the Planning Commission. The Commission's review is considered high-level and will provide direction towards issues like where street extensions should be located. After that, the applicant develops the more detailed, and therefore more costly, plans for the preliminary plat submittal. The "details" will be worked out in that next phase.

Current Issues, Items to Note, and Areas of Discussion

1. Density. The Comprehensive Plan's land use designation for this property is Low Density Residential which is between 2.25 and 4.00 units per acre. The proposed density is 1.90 units per acre. Staff is comfortable defending this deviation from the literal interpretation of the Comprehensive Plan as we consider it "infill" development. A new north-south road could be constructed, but that would result in the same number of lots or possibly one more, but with an added challenge of tying into the grade of the property to the north. Rezoning it to the R1-B (65' lots) district would likely yield one more lot and a density of 2.22 units per acre, but be inconsistent with the rest of the neighborhood. Lastly, the Applicant could shave off an 0.5-acre outlot across the north side of the property (essentially a 52-foot wide strip), sell it to the neighbor to the north, and then call it "future development" in order to meet the minimum 2.25 units per acre density (the applicant is exploring this option).
2. Grading. Lot 1 and a portion of Lot 2 sit lower than 151st Lane. The front yards and house pads will need to be filled in order to have functioning building sites. This could be accomplished by bringing in fill or by balancing from on-site. On-site balancing will result in removing several trees. That area once was considered a natural drainageway, but that has been replaced by storm sewer when 151st Lane was reconstructed several years ago. The Applicant's engineer will need to verify fill will still allow proper drainage in the area before vacating an existing drainage easement (the area west of the diagonal line across Lots 1 and 2).
3. Tree Inventory. There are several large trees on the property that will need to be inventoried. If preservation cannot be met, then reforestation and/or restitution is required.
4. Access to properties to the north. Three large parcels are located north of this one (15200, 15220 and 15250 Nowthen Blvd NW). Those properties could have some development potential, less wetlands. It is unlikely that Anoka County will allow a new street connection to Nowthen Boulevard. A dead-end access could be obtained from Alpine Drive. Several years ago, a redevelopment of the subject property and these three properties was

briefly proposed with a through street providing access to several homes and townhomes, but that plat did not move forward. As noted earlier, a new street does not assist this property alone. Also, given the topography of the northern part of the subject property, grading would be necessary on the parcel to the north. Therefore, a road connection only makes sense if the properties to the north are developing at the same time.

Notification:

Though not a public hearing, a public notice was mailed to surrounding property owners within 700 feet of the site. A "proposed development" sign was placed on the property.

Funding Source:

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

Recommendation:

Please provide comments and direction for the applicant so that the detailed preliminary plat plans can be prepared for an upcoming application date.

Outcome/Action:

No action is required at this time.

Attachments

Location Map
Sketch Plan

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 06/18/2025

Reviewed By

Brian Hagen

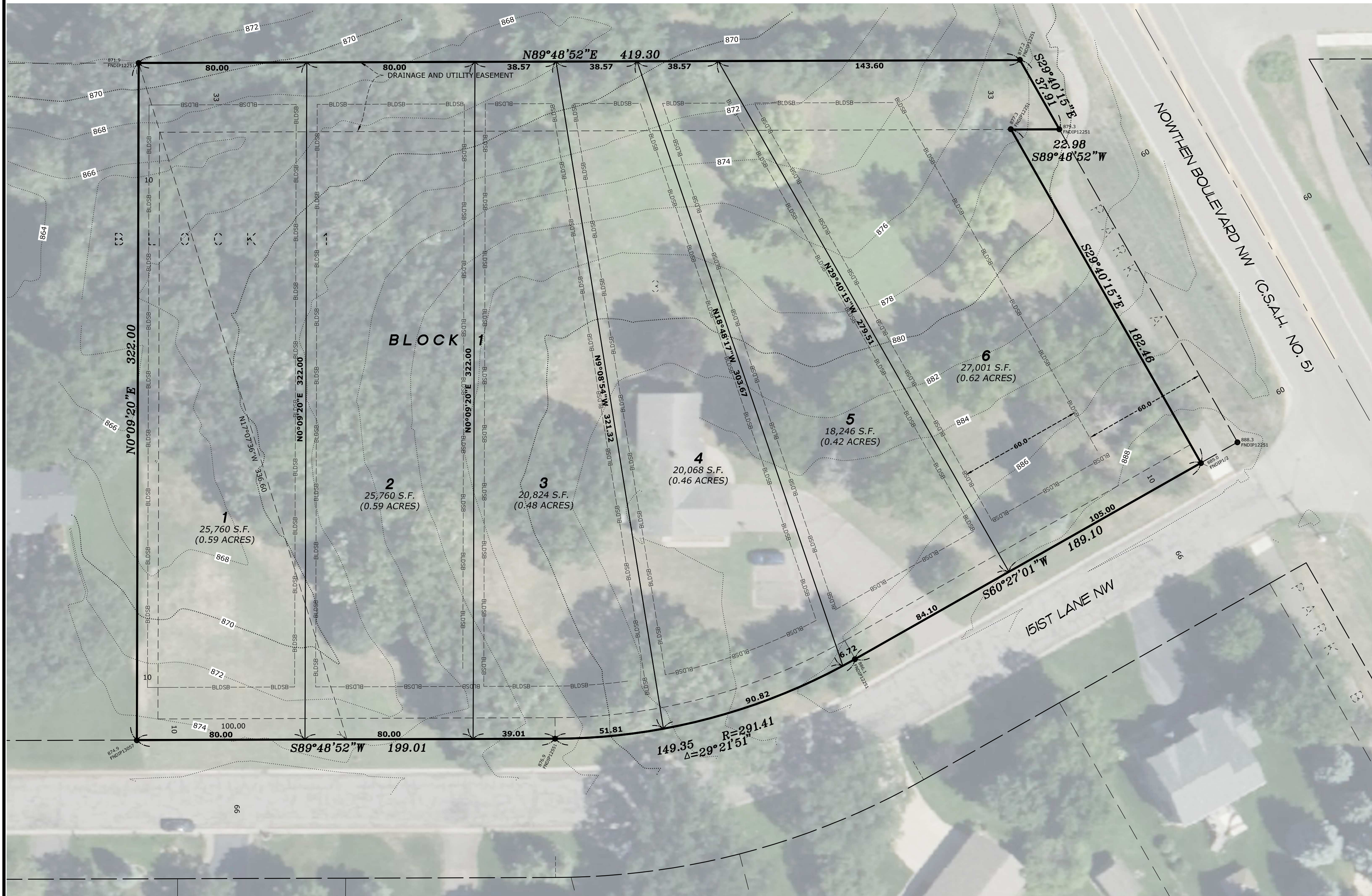
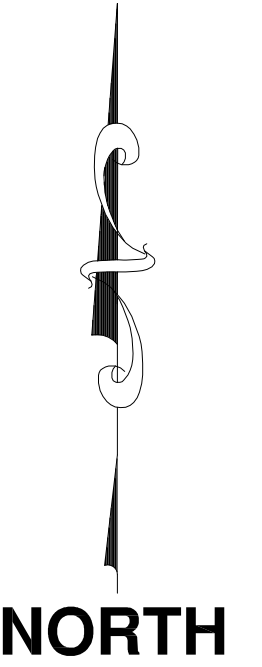
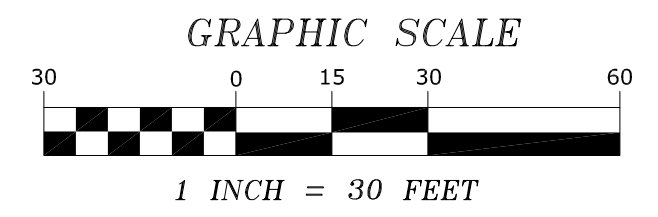
Date

06/18/2025 03:23 PM

Started On: 05/28/2025 01:17 PM

SKETCH PLAN-BROOKSIDE TERRACE

~for~ BROOKSIDE CONSTRUCTION, INC.
 ~of~ 15156 NOWTHEN BOULEVARD
 RAMSEY, MN



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES EXISTING CONTOURS
- - - - - DENOTES BUILDING SETBACK LINE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/09/25.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 23-32-25-42-0009.

ZONING/SETBACK INFORMATION

EXISTING ZONING=R-1A-SINGLE FAMILY DISTRICT
 MINIMUM LOT AREA=10,000 SQUARE FEET
 MINIMUM LOT WIDTH=80 FEET
 MINIMUM LOT DEPTH=100 FEET
 MINIMUM LOT FRONTAGE=45 FEET
 FRONT SETBACK=25 FEET
 SIDE INTERIOR SETBACK=5 FEET
 REAR SETBACK=20 FEET
 WETLAND SETBACK=16.5 FEET
 ARTERIAL ROADWAY=60 FEET

PROPOSED DENSITY/LOT AREAS

TOTAL PARCEL AREA=137,658 SF (3.16 Acres)
 NUMBER OF PROPOSED LOTS=6
 AVERAGE LOT SIZE=22,943 SF (0.53 Acres)
 DENSITY= 1.9 LOTS/ACRE

EXISTING LEGAL DESCRIPTION

Lot 3, Block 1, HAUBRICH ADDITION, Anoka County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 5/15/2025 License No. 41578

| | | | |
|---------------|-------------------|----------------|----|
| DRAWN BY: RAF | JOB NO: 250376PP | DATE: 05-15-25 | |
| CHECK BY: JER | FIELD CREW: CB/MR | | |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| NO. | DATE | DESCRIPTION | BY |

E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701