

# CHIPOTLE - BUNKER LAKE CROSSING

## CAPITAL REAL ESTATE

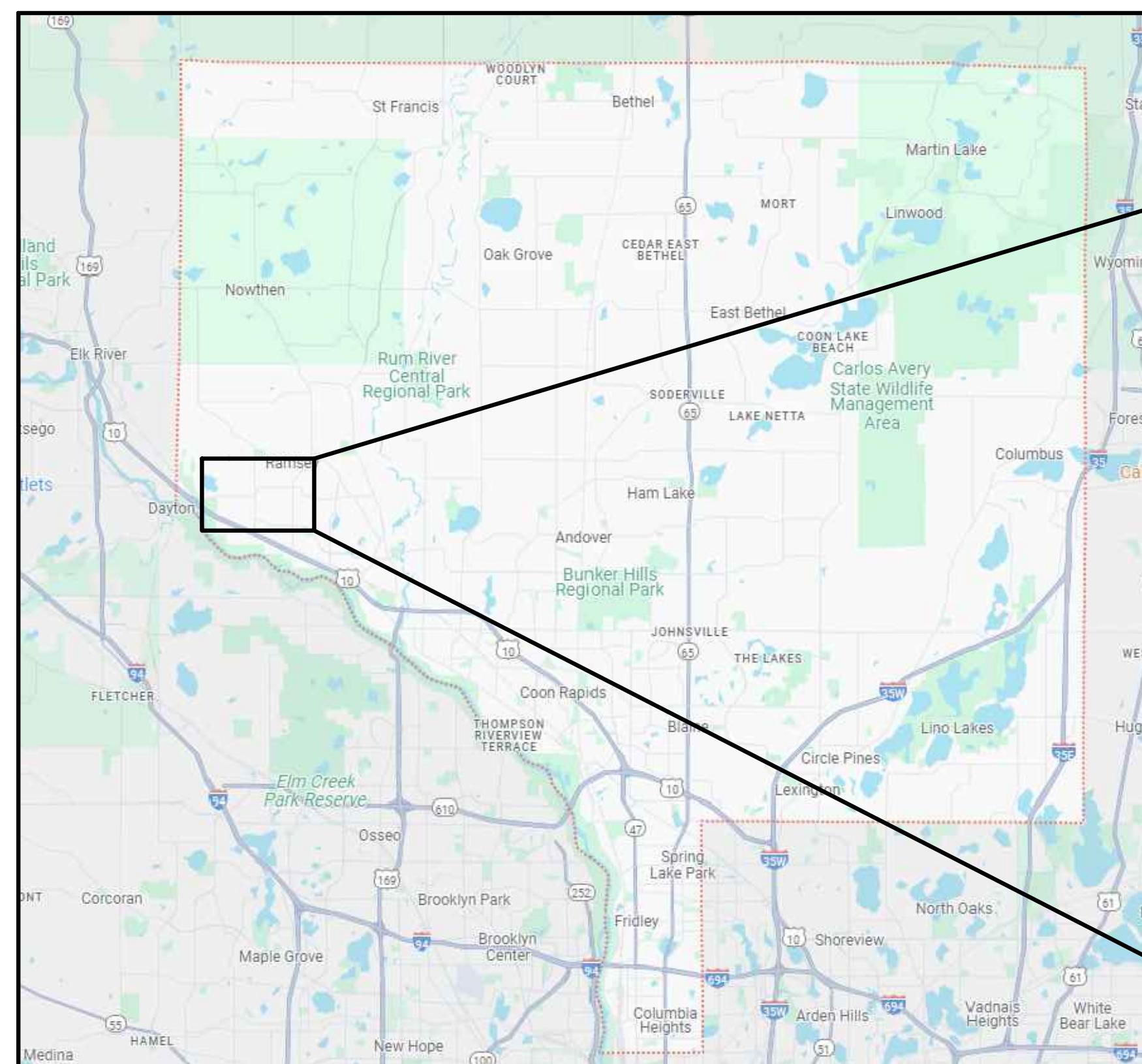
### ARMSTRONG BLVD NW & BUNKER LAKE BLVD NW

### CITY OF RAMSEY, ANOKA COUNTY, MN

SEPTEMBER 2025

CIVIL PLANS - CONSTRUCTION PLANS

**CIVIL & SURVEY PLANS PREPARED BY:**



ANOKA COUNTY, MINNESOTA



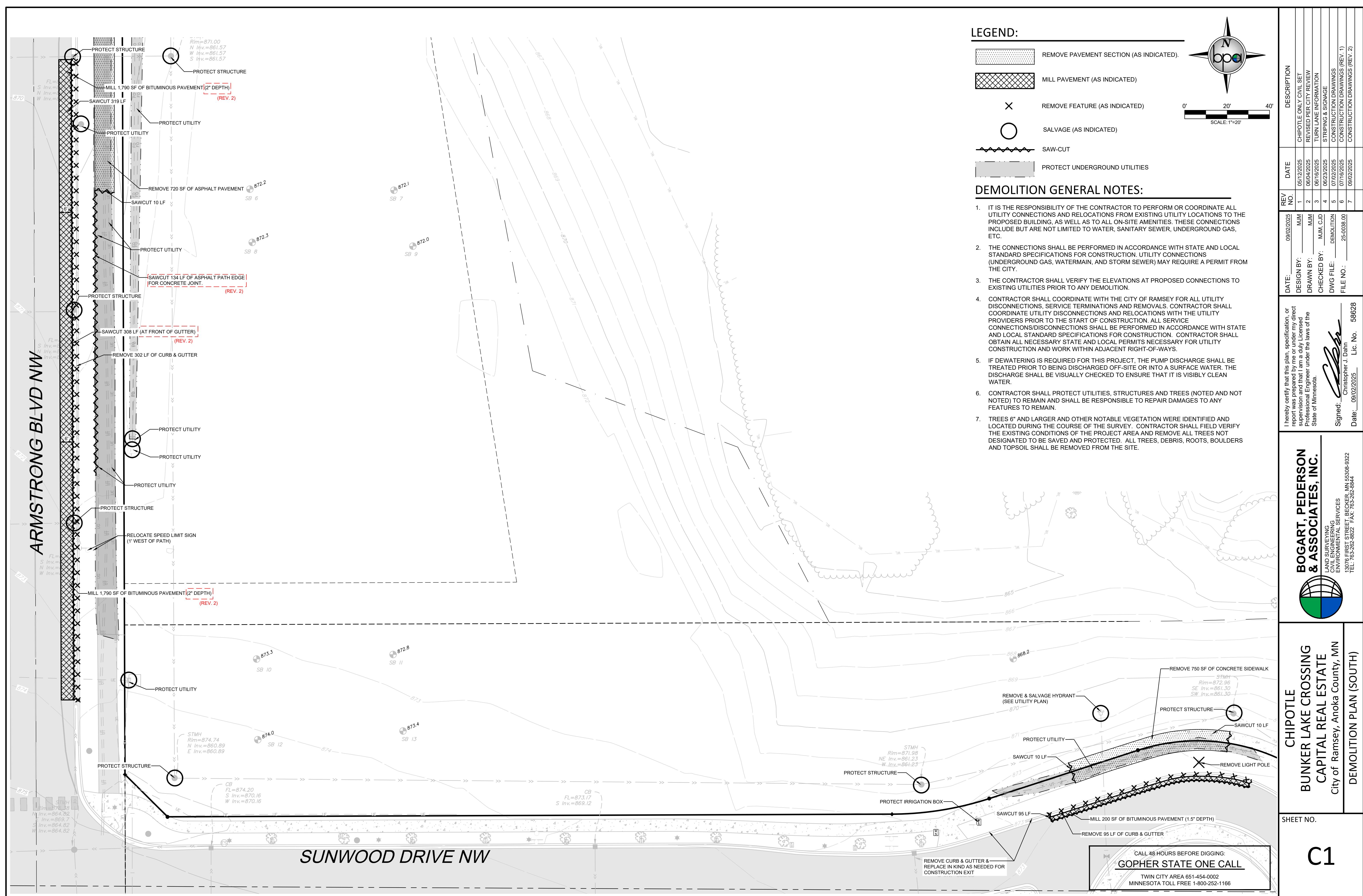
VICINITY MAP

NO SCALE

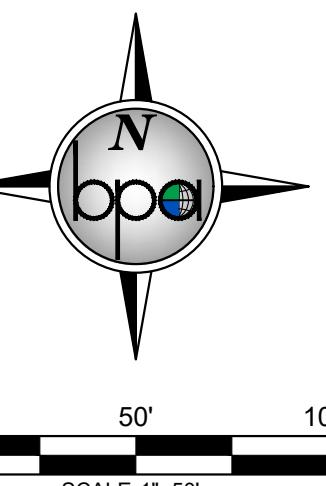
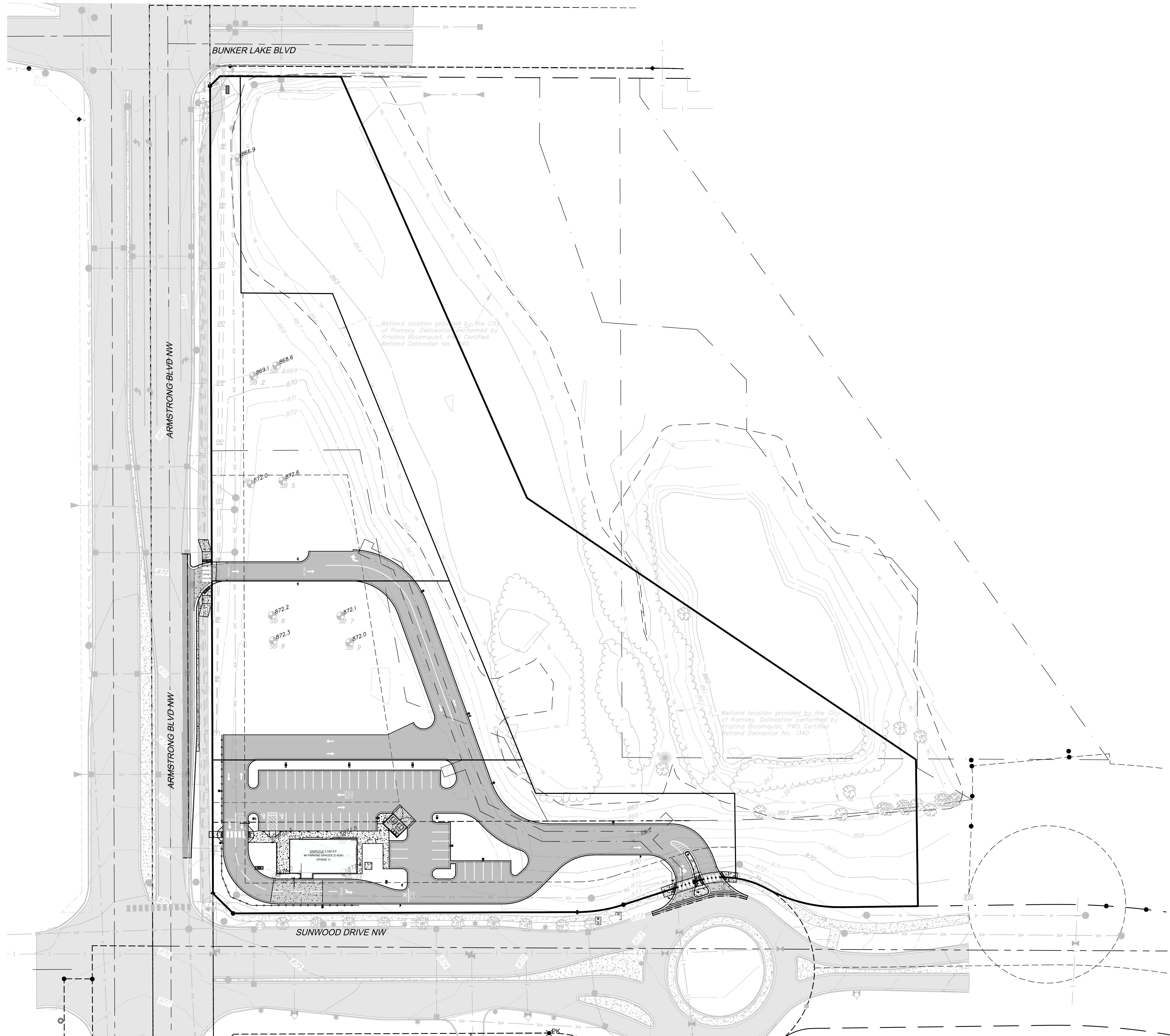
Sheet List Table	
Sheet Number	Sheet Title
--	Cover
C1	Demolition Plan (South)
C2	Demolition Plan (North)
C3	Total Site Plan
C4	Site Plan (South)
C5	Site Plan (North)
C6	Grading Plan (South)
C7	Grading Plan (North)
C8	Utility Plan (South)
C9	Utility Plan (North)
C10	Erosion Control Plan (North)
C11	Erosion Control Plan (South)
C12	SWPPP Narrative
C13	Details
C14	Details
C15	Details
C16	Details
C17	Details
C18	Details
C19	Details
C20	Details
C21	Landscape Plan (South)
C22	Landscape Plan (North)
C23	Vehicle Turning Exhibit
C24	Traffic Control Plan
C25	Turn Lane Section View
C26	Striping & Signage Plan

REV NO.	DATE	DESCRIPTION
1	05/12/2025	CHIPOTLE ONLY CIVIL SET
2	06/04/2025	REVISED PER CITY REVIEW
3	06/16/2025	TURN LANE INFORMATION
4	06/23/2025	STRIPING & SIGNAGE
5	07/02/2025	CONSTRUCTION PLANS
6	07/16/2025	CONSTRUCTION PLANS (REV. 1)
7	09/02/2025	CONSTRUCTION PLANS (REV. 2)

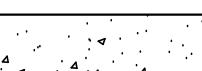
PRIVATE UTILITIES SHOWN ARE QUALITY LEVEL D  
QUALITY LEVEL D PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION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







## LEGEND:

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

<b>CHIPOOTLE</b> <b>BUNKER LAKE CROSSING</b> <b>CAPITAL REAL ESTATE</b> <b>City of Ramsey, Anoka County, MN</b>		<b>BOGART, PEDERSON</b> <b>&amp; ASSOCIATES, INC.</b>  LAND SURVEYING CIVIL ENGINEERING ENVIRONMENTAL SERVICES 13076 FIRST STREET BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844	
<b>SHEET NO.</b> <b>3</b>	<b>DESCRIPTION</b>  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.  <b>Christopher J. Dahn</b> Date: <u>09/02/2025</u> Lic. No. <u>58628</u>		
<b>REV NO.</b> <b>1</b>	<b>DATE</b> <b>05/12/2025</b>	<b>DATE</b> <b>06/04/2025</b>	<b>DESCRIPTION</b> <b>CHIPOTLE ONLY CIVIL SET</b> <b>REVISED PER CITY REVIEW</b>
<b>DESIGN BY:</b> <b>MJM</b>	<b>DRAWN BY:</b> <b>MJM</b>	<b>CHECKED BY:</b> <b>MJM, CJD</b>	<b>TURN LANE INFORMATION</b> <b>STRIPING &amp; SIGNAGE</b>
<b>DWG FILE:</b> <b>SITE BASE</b>	<b>FILE NO.:</b> <b>25-0038.00</b>	<b>FILE NO.:</b> <b>25-0038.00</b>	<b>CONSTRUCTION DRAWINGS</b> <b>CONSTRUCTION DRAWINGS (REV. 1)</b>
<b>DATE:</b> <b>06/16/2025</b>	<b>DATE:</b> <b>06/23/2025</b>	<b>DATE:</b> <b>07/02/2025</b>	<b>DATE:</b> <b>07/16/2025</b>
<b>REV NO.</b> <b>2</b>	<b>DATE</b> <b>06/16/2025</b>	<b>DATE</b> <b>06/23/2025</b>	<b>DESCRIPTION</b> <b>CONSTRUCTION DRAWINGS</b> <b>CONSTRUCTION DRAWINGS (REV. 2)</b>

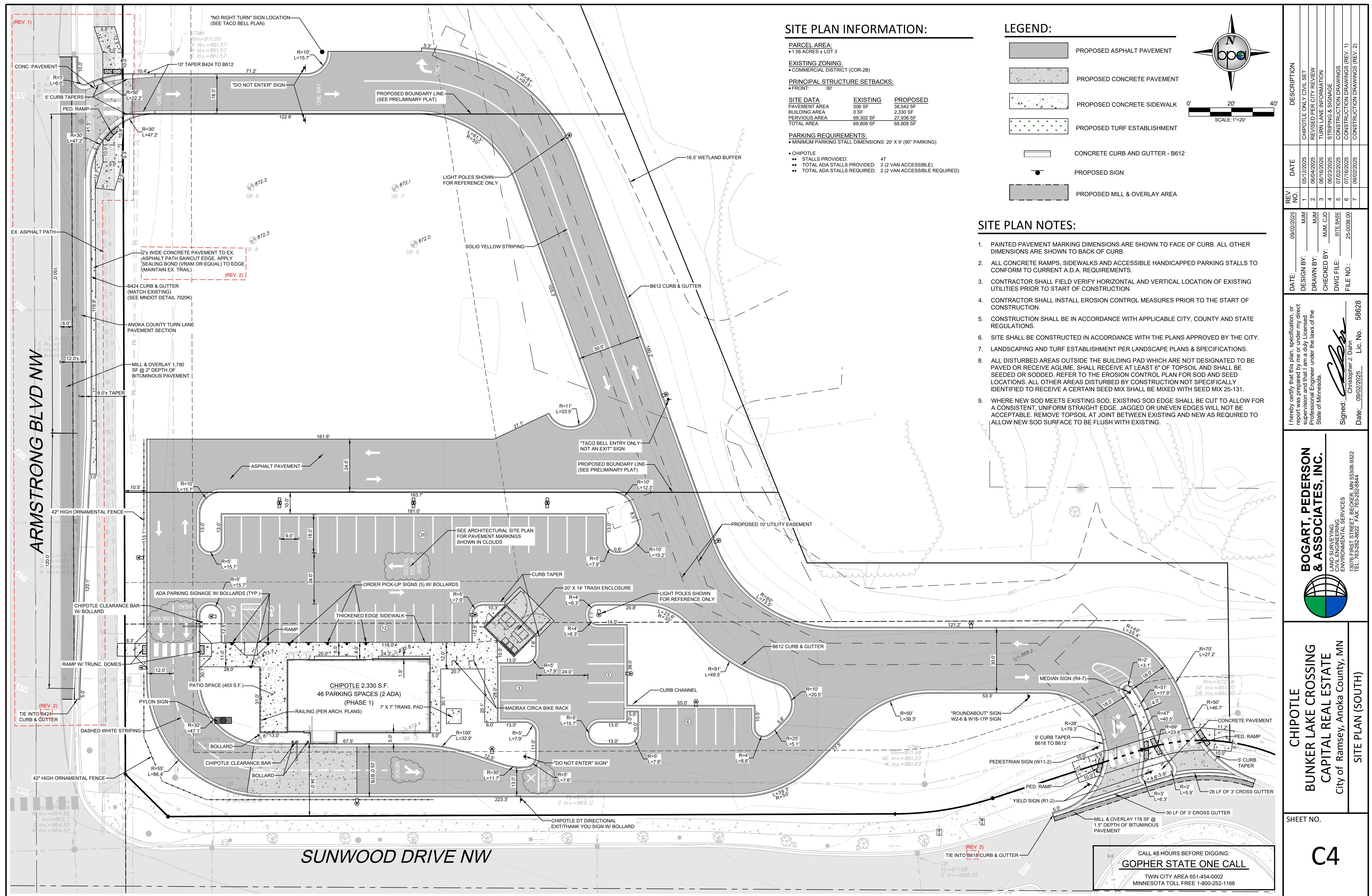
CALL 48 HOURS BEFORE DIGGING:

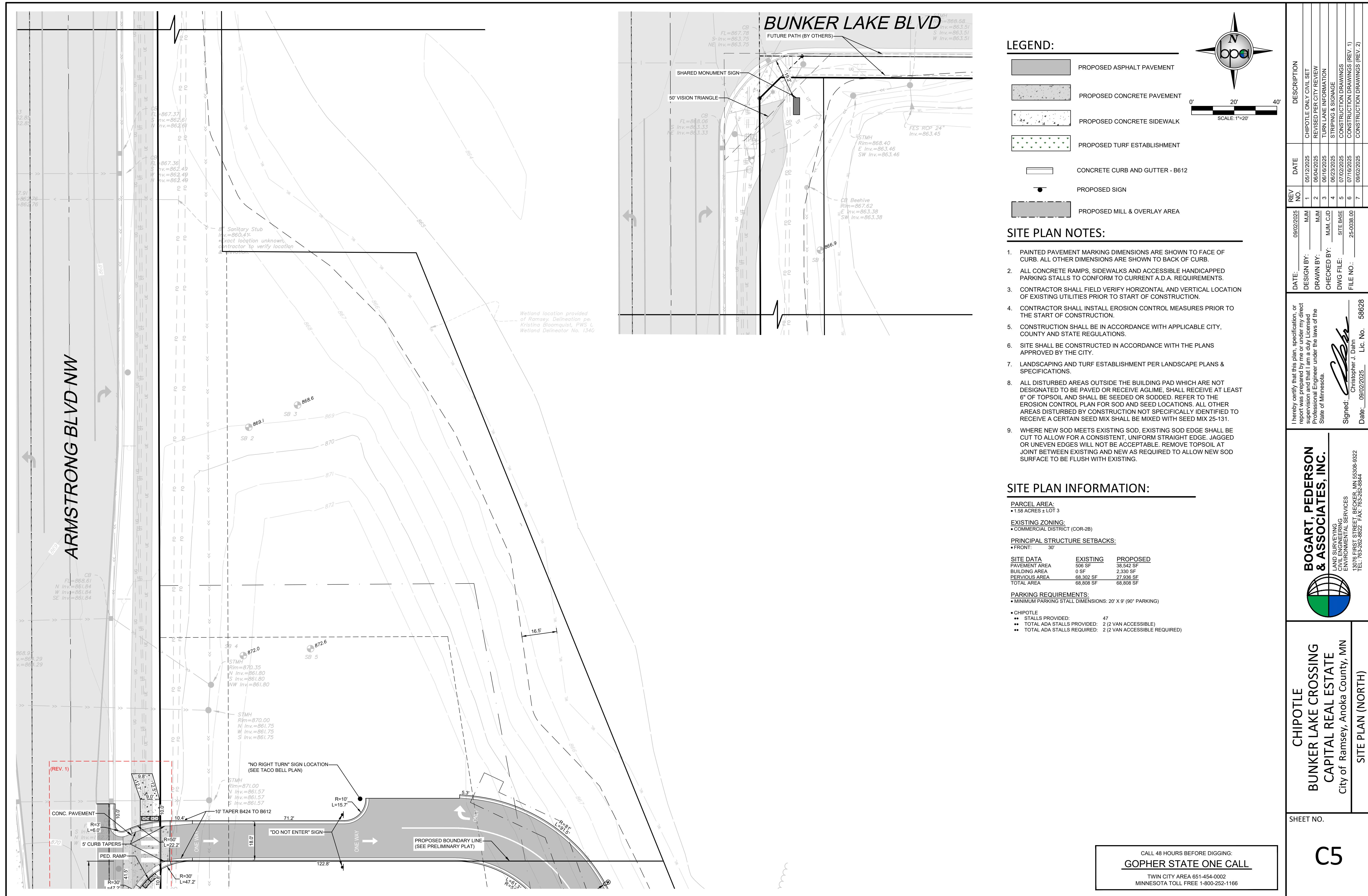
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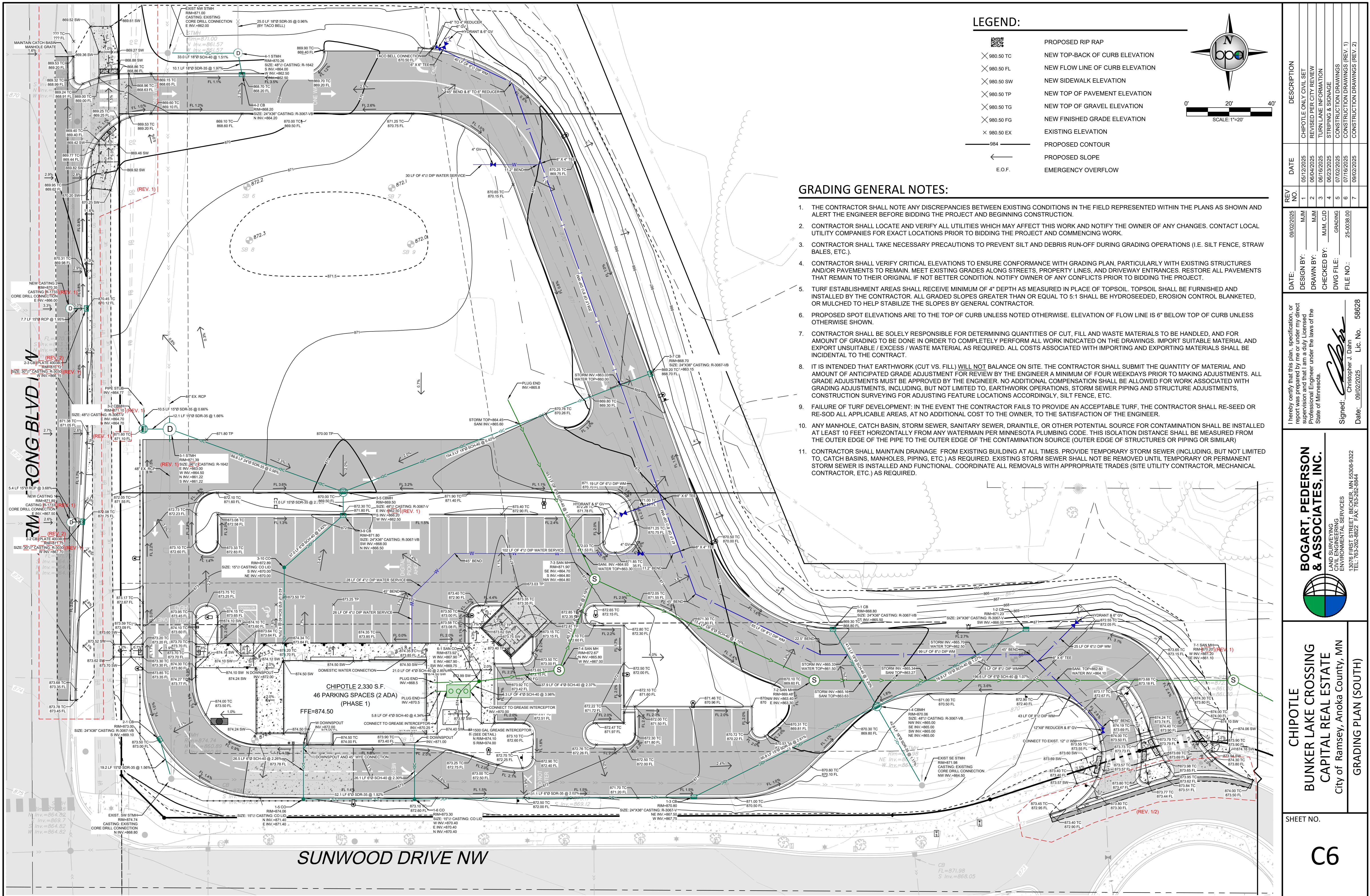
**GOPHER STATE ONE CALL**

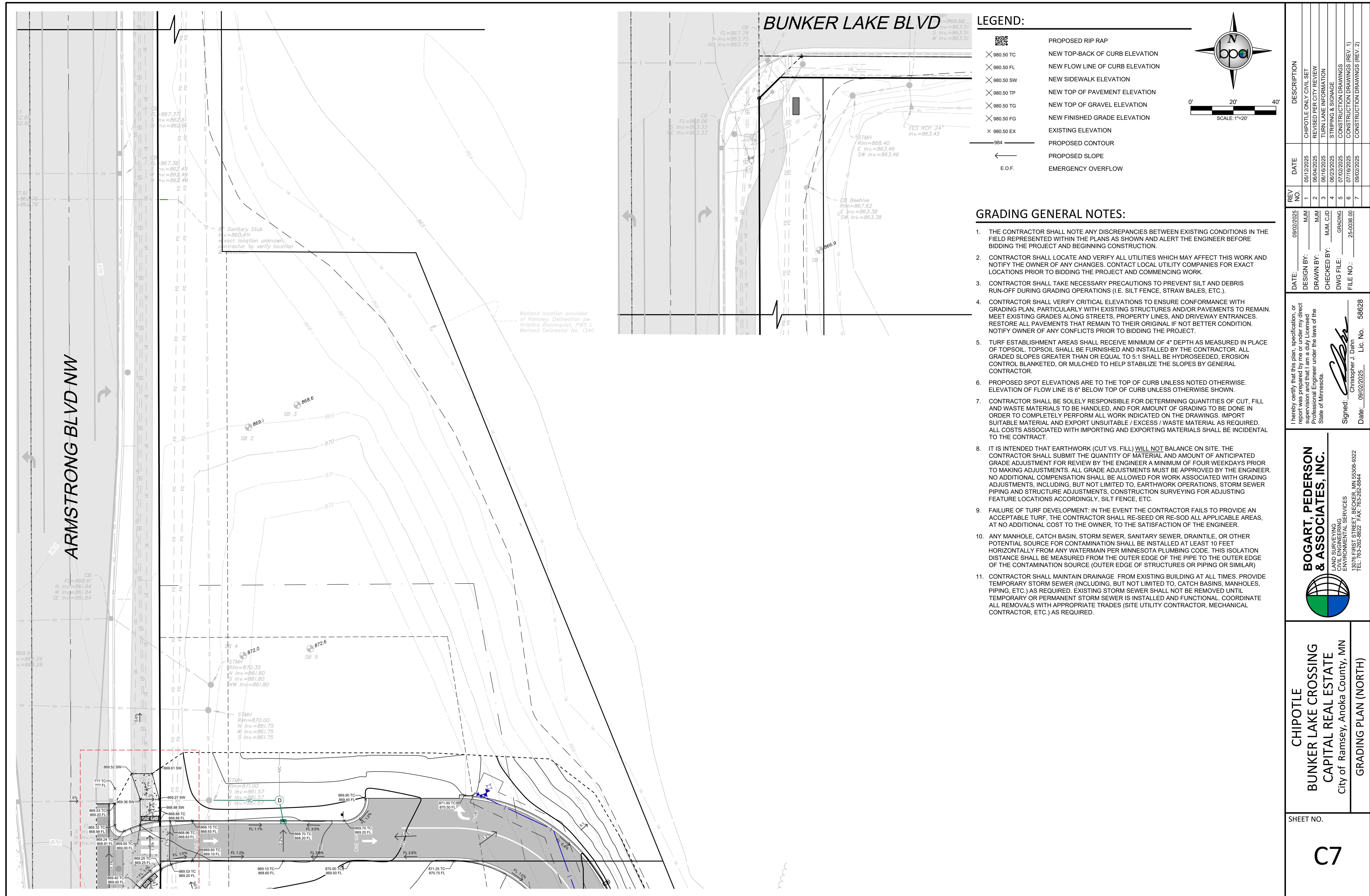
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TWIN CITY AREA 651-454-0002  
MINNESOTA TOLL FREE 1-800-252-1166

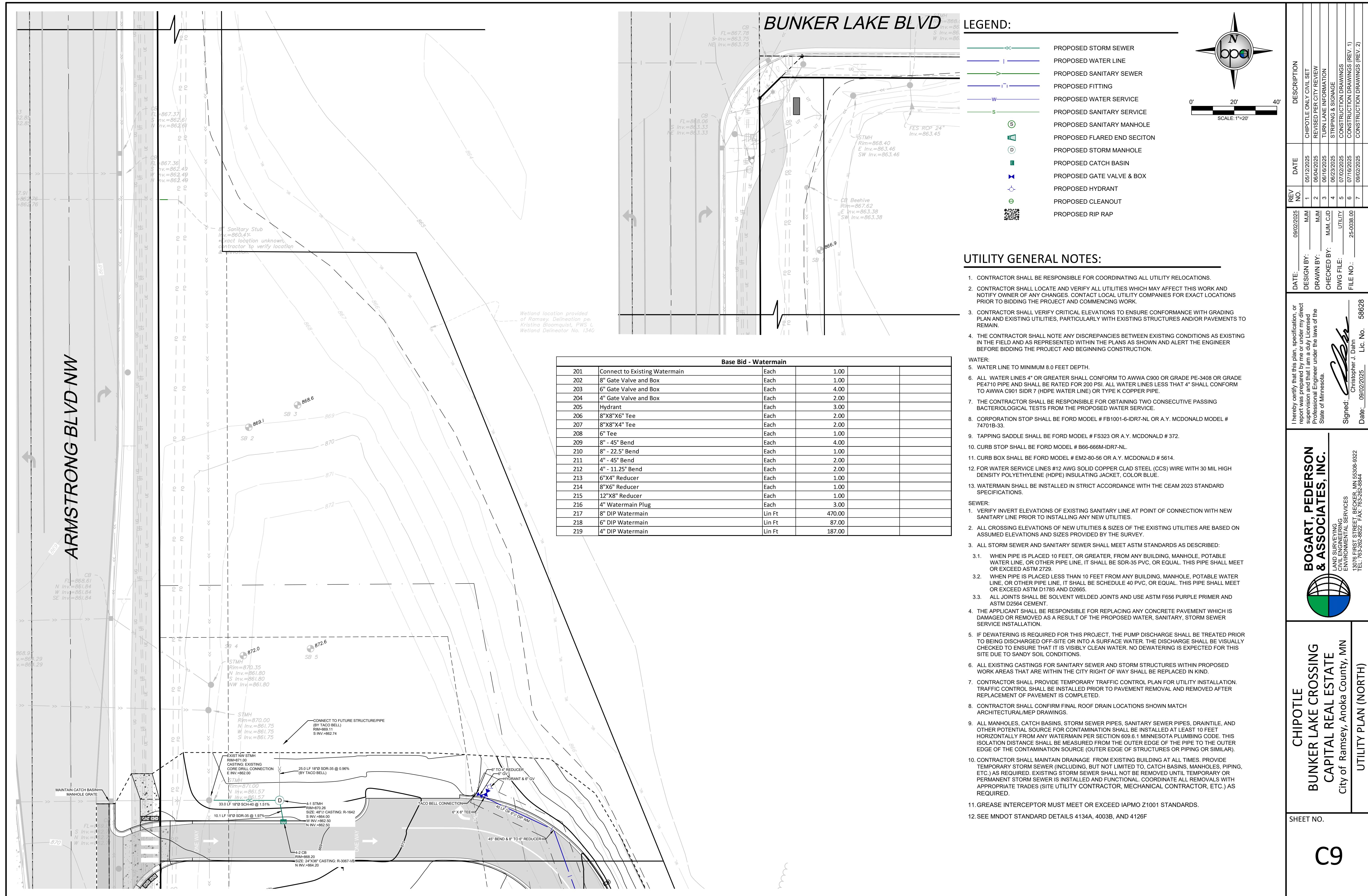


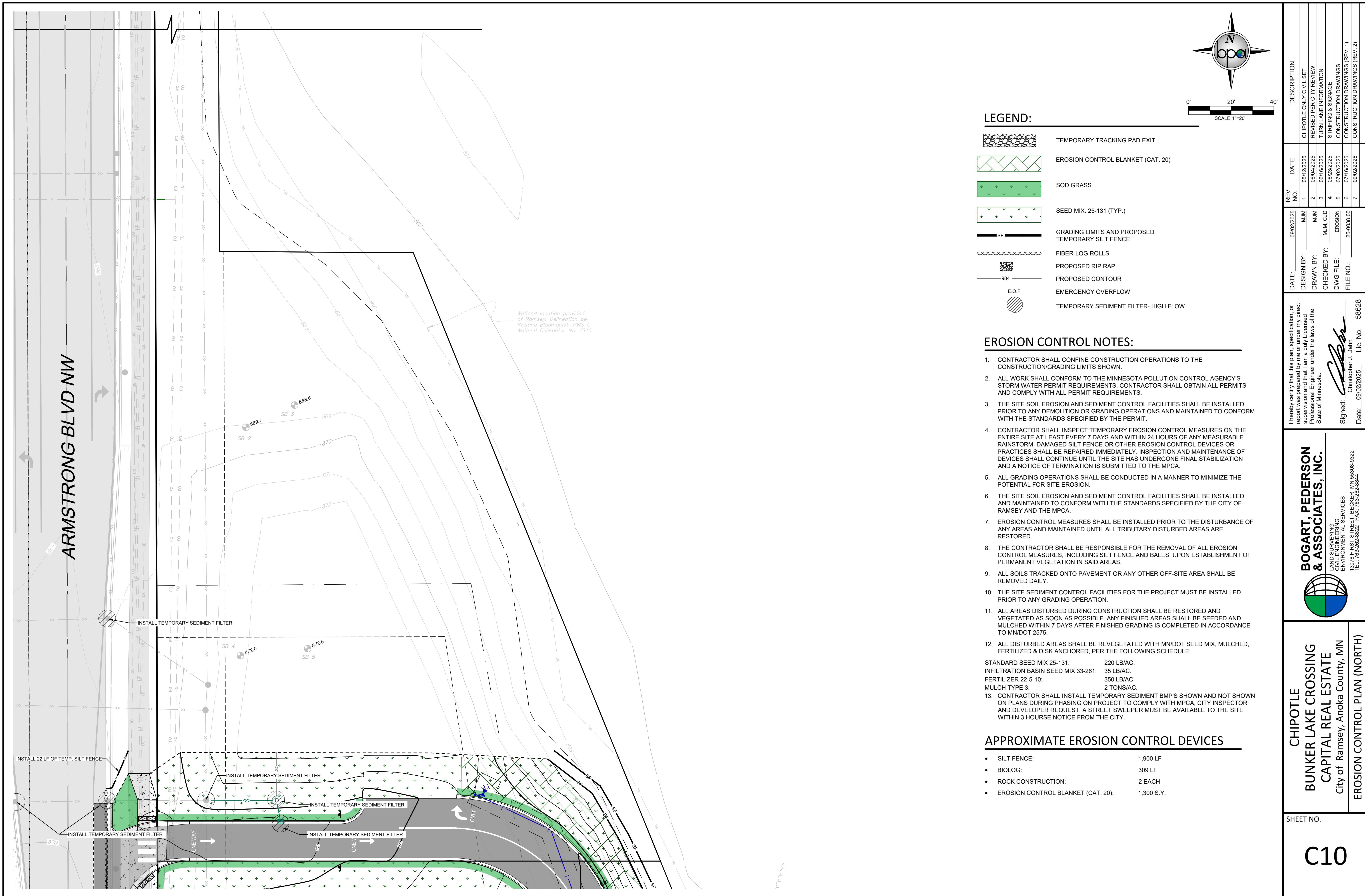


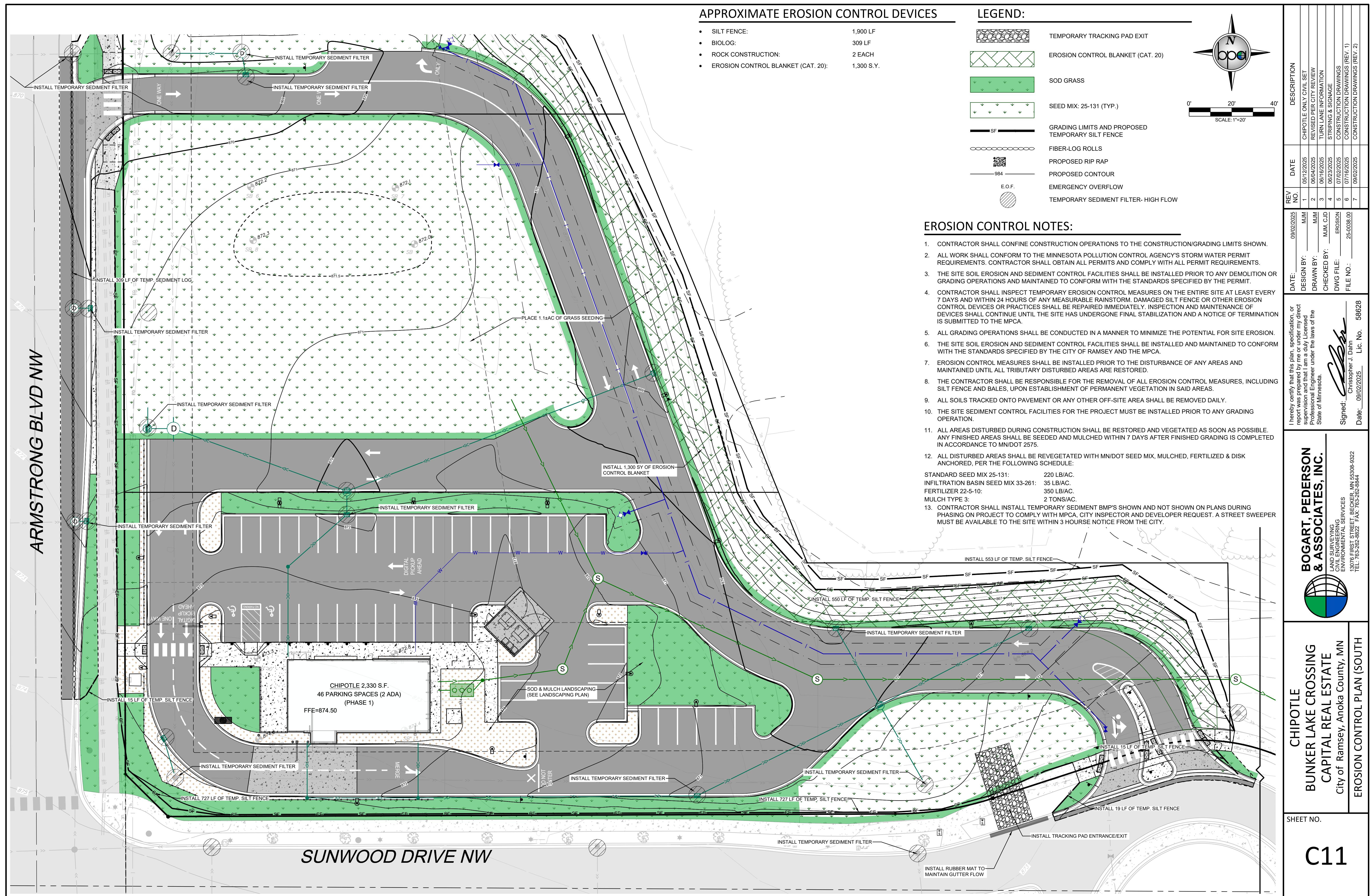












## STORM WATER POLLUTION PREVENTION PLAN NARRATIVE:

### GENERAL INFORMATION

THIS STORMWATER POLLUTION PREVENTION PLAN IS PREPARED IN ACCORDANCE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT NO. MN R100001 FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PROJECT NAME: CLEARWATER COMMONS, CHIPOTLE BUNKER LAKE CROSSING LOCATION: BUNKER LAKE BLVD & ARMSTRONG BLVD NW, RAMSEY, MN 55303 ANOKA COUNTY LAT/LONG: 45.23837/-93.46962

### DESCRIPTION OF CONSTRUCTION ACTIVITY:

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

### PROJECT CONTACTS

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

### SWPPP PREPARATION:

SWPPP PREPARER: DYLAN LANNES  
-BOGART, PEDERSON & ASSOCIATES  
TRAINING: ENGINEER IN TRAINING AND SWPPP DESIGNER (EXP 2026)

ADDRESS: 13076 FIRST STREET

BECKER, MN 53308

TELEPHONE: 763-362-8822

EMAIL: DLANNES@BOGART-PEDERSON.COM

OWNER: MIKE FRASER

ADDRESS: 60 SOUTH 6TH STREET, MINNEAPOLIS, MN 55402

TELEPHONE: (612)-313-0122

EMAIL: MFRASER@CAPREI.COM

### CONTRACTOR (TO BE FILLED OUT BY THE CONTRACTOR):

BUSINESS NAME  
OWNER NAME  
MAILING ADDRESS  
CITY  
TELEPHONE  
EMAIL  
CONTACT NAME  
MAILING ADDRESS  
CITY  
TELEPHONE  
EMAIL

### ESTIMATED DATES OF CONSTRUCTION:

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

### PERMANENT STORMWATER DESIGN CALCULATIONS:

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

### DESCRIPTION OF EROSION CONTROL ACTIVITY:

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

### CUMULATIVE IMPERVIOUS SURFACES:

AREA OF DISTURBANCE: 2.96 ACRES  
PRE-CONSTRUCTION IMPERVIOUS AREA: 0.01 ACRES  
POST CONSTRUCTION IMPERVIOUS AREA: 0.94 ACRES  
NEW IMPERVIOUS AREA: 0.93 ACRES

### RECEIVING WATERS:

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

### PLANS AND SPECIFICATIONS

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

### TEMPORARY SEDIMENT CONTROL PRACTICES

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

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

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

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

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

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

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

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

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

### TIMING OF EROSION CONTROL:

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

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

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

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

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

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

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

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

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

### INSPECTION AND MAINTENANCE ACTIVITIES

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

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

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

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

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

TRAINING DOCUMENTATION: SWPPP PREPARATION, REVISING, AMENDING, AND INSPECTING (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL  
OVERSEEING & INSPECTING  
DATE OF TRAINING  
NAME OF INSTRUCTOR  
ENTITY PROVIDING TRAINING  
CONTENT OF TRAINING  
TOTAL HOURS OF TRAINING

### BMP INSTALLATION, MAINTENANCE, AND REPAIR (TO BE FILLED IN BY THE CONTRACTOR)

NAME OF INDIVIDUAL  
OVERSEEING & INSPECTING  
DATE OF TRAINING  
NAME OF INSTRUCTOR  
ENTITY PROVIDING TRAINING  
CONTENT OF TRAINING  
TOTAL HOURS OF TRAINING

### POLLUTION PREVENTION

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

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

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

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

### FINAL STABILIZATION

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

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

### LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN

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

### ESTIMATED QUANTITIES:

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

### ESTIMATED PRELIMINARY QUANTITIES AT START OF PROJECT:

ITEM	UNIT	ESTIMATED INITIAL QUANTITY
TEMPORARY CONSTRUCTION ENTRANCE	EA	2
TEMPORARY SEDIMENT FILTER	EA	26±
TEMPORARY CONCRETE WASHOUT	EA	1
TEMPORARY PUMP SEDIMENT CONTROL DEVICE	EA	1
TEMPORARY SEDIMENT LOGS	LF	309
TEMPORARY SILT FENCE	LF	2,725
EROSION CONTROL BLANKET (3N)	SY	1,300

### TIMING OF EROSION CONTROL:

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

### TEMPORARY EROSION AND SEDIMENT CONTROL SPECIFICATIONS

#### PART 1 GENERAL

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

#### 1.02 REFERENCE STANDARDS

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

#### 1.03 PERFORMANCE REQUIREMENTS

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

B. DO NOT BEGIN CLEARING, GRADING, OR OTHER WORK INVOLVING DISTURBANCE OF GROUND SURFACE COVER UNTIL APPLICABLE PERMITS HAVE BEEN OBTAINED; FURNISH ALL DOCUMENTATION REQUIRED TO OBTAIN APPLICABLE PERMITS.

C. OBTAIN AND PAY FOR PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION.

D. EROSION OFF-SITE: PREVENT EROSION OF SOIL AND DEPOSITION OF SEDIMENT ON OTHER PROPERTIES CAUSED BY WATER LEAVING THE PROJECT SITE DUE TO CONSTRUCTION ACTIVITIES FOR THIS PROJECT.

1. PREVENT TRACKING OF MUD ON PUBLIC ROADS OUTSIDE SITE.

2. PREVENT MUD AND SEDIMENT FROM FLOWING ONTO PAVEMENTS.

E. SEDIMENTATION OF WATERWAYS OFF SITE: PREVENT SEDIMENTATION OF WATERWAYS OFF THE PROJECT SITE, INCLUDING RIVERS, STREAMS, LAKES, PONDS, OPEN DRAINAGE WAYS, STORM SEWERS, AND SANITARY SEWERS.

1. IF SEDIMENTATION OCCURS, INSTALL OR CORRECT PREVENTIVE MEASURES IMMEDIATELY AT NO COST TO OWNER; REMOVE DEPOSITED SEDIMENTS; COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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

#### PART 2 PRODUCTS

##### 2.01 MATERIALS

A. TEMPORARY SILT FENCE: WOVEN POLYPROPYLENE GEOTEXTILE RESISTANT TO COMMON SOIL CHEMICALS, MILDEW, AND INSECTS; NON-BIODEGRADABLE; IN LONGEST LENGTHS POSSIBLE; FABRIC INCLUDING SEAMS WITH THE FOLLOWING MINIMUM AVERAGE ROLL LENGTHS:

1. AVERAGE OPENING SIZE: 20 U.S. STD. SIEVE, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4751.

2. PERMITTIVITY: 0.05 SEC-1, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4491.

3. ULTRAVIOLET RESISTANCE: RETAINING AT LEAST 70 PERCENT OF TENSILE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM D435/D435M AFTER 500 HOURS EXPOSURE.

4. TENSILE STRENGTH: 100 LB-F, MINIMUM, IN CROSS-MACHINE DIRECTION; 124 LB-F, MINIMUM, IN MACHINE DIRECTION; WHEN TESTED IN ACCORDANCE WITH ASTM D4632.

5. ELONGATION: 15 TO 30 PERCENT, WHEN TESTED IN ACCORDANCE WITH ASTM D4632.

6. TEAR STRENGTH: 55 LB-F, MINIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM D4633.

7. COLOR: MANUFACTURER'S STANDARD, WITH A MEDIAN COLOR AND FASTENER LINES PREPRINTED.

8. SILT FENCE POSTS: ONE OF THE FOLLOWING, WITH A MINIMUM LENGTH OF 5 FEET LONG:

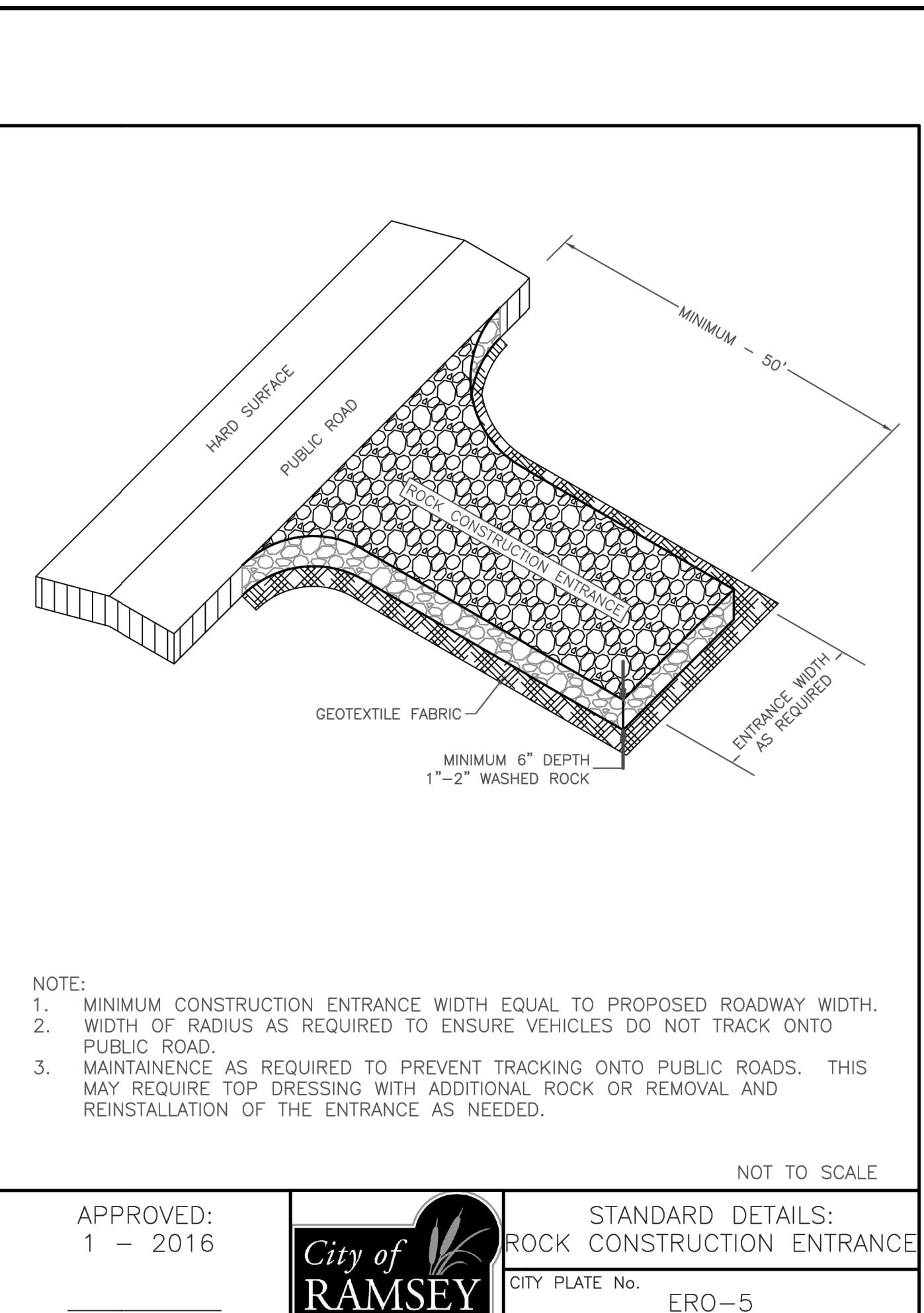
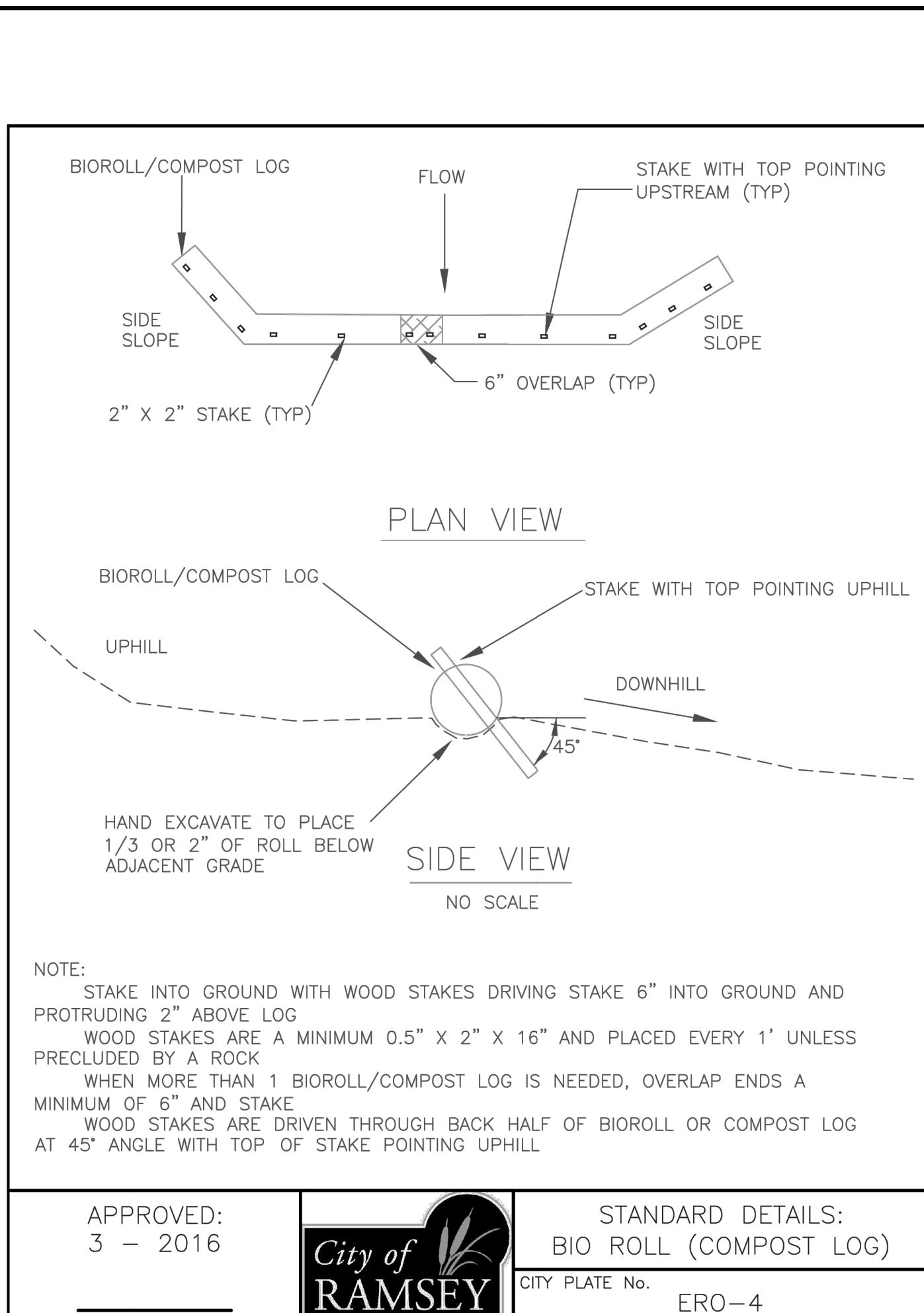
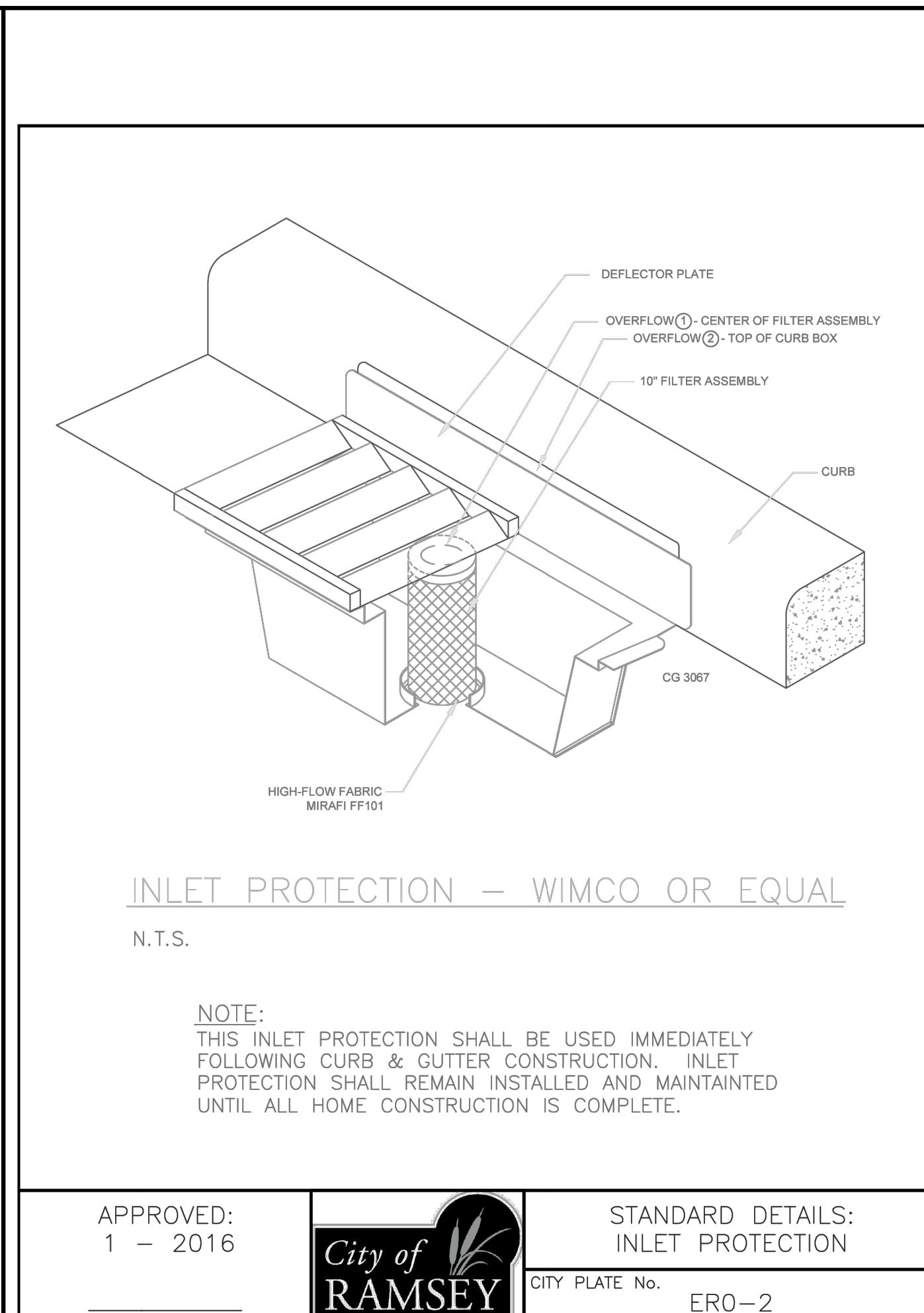
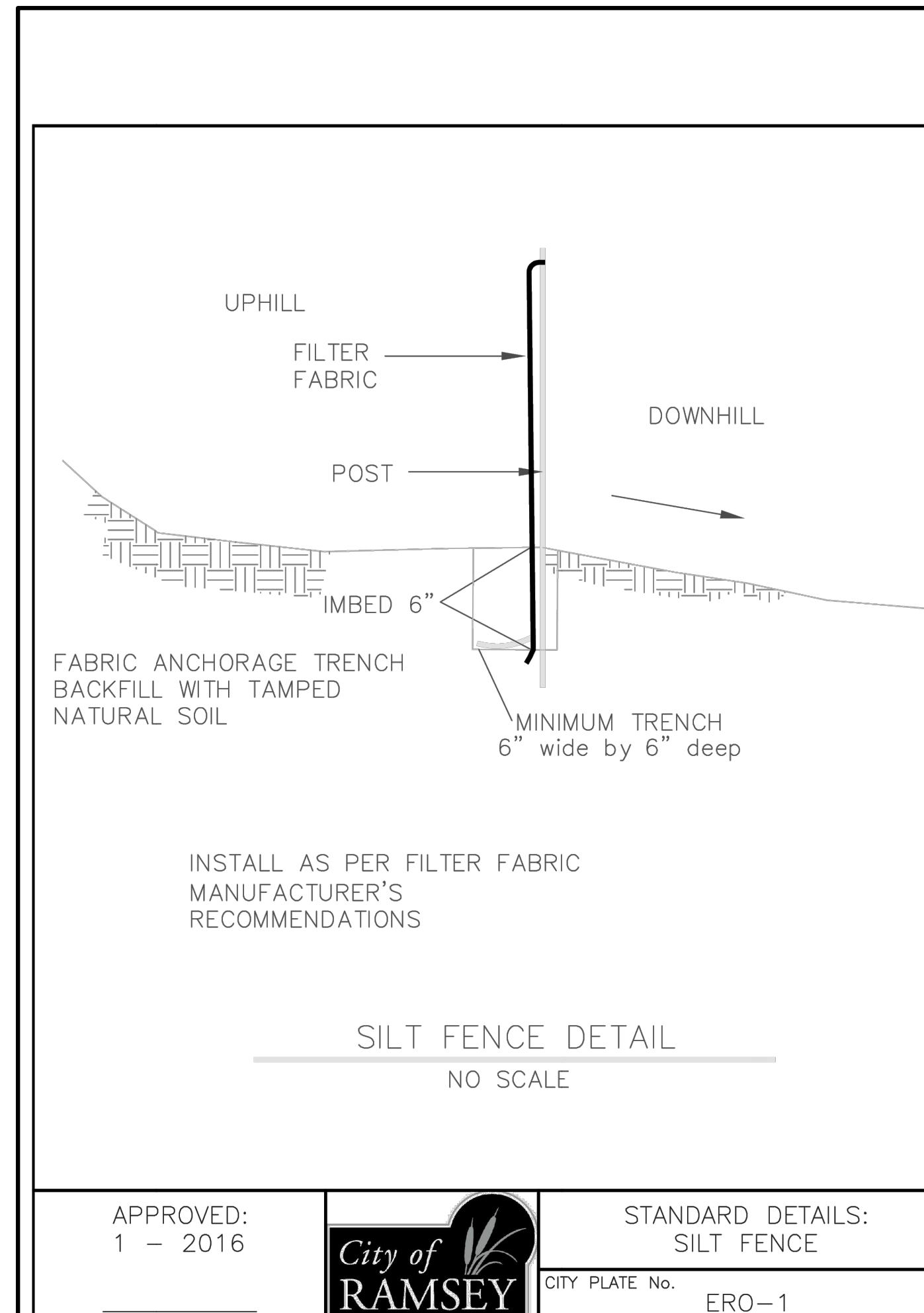
a. STEEL U-ON-T SECTION, WITH A MINIMUM MASS OF 1.33 LB PER LINEAR FOOT.

b. SOFTWOOD: 4 BY 4 INCHES IN CROSS SECTION.

c. HARDWOOD: 2 BY 3 INCHES IN CROSS SECTION.

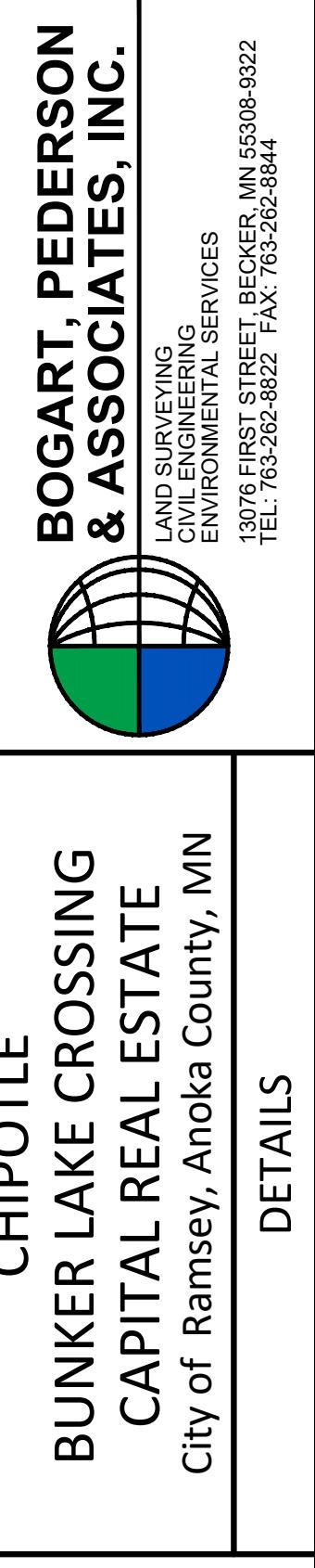
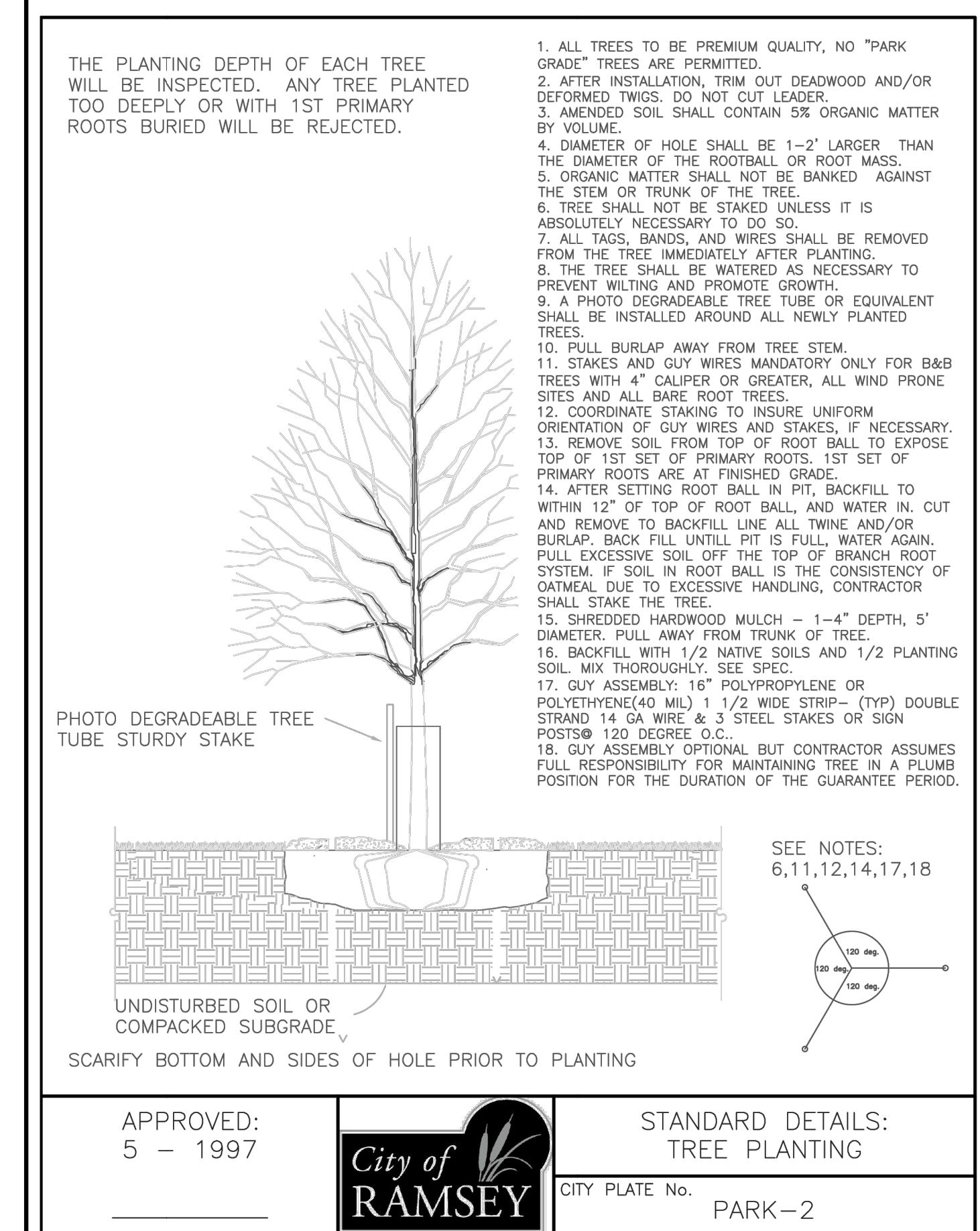
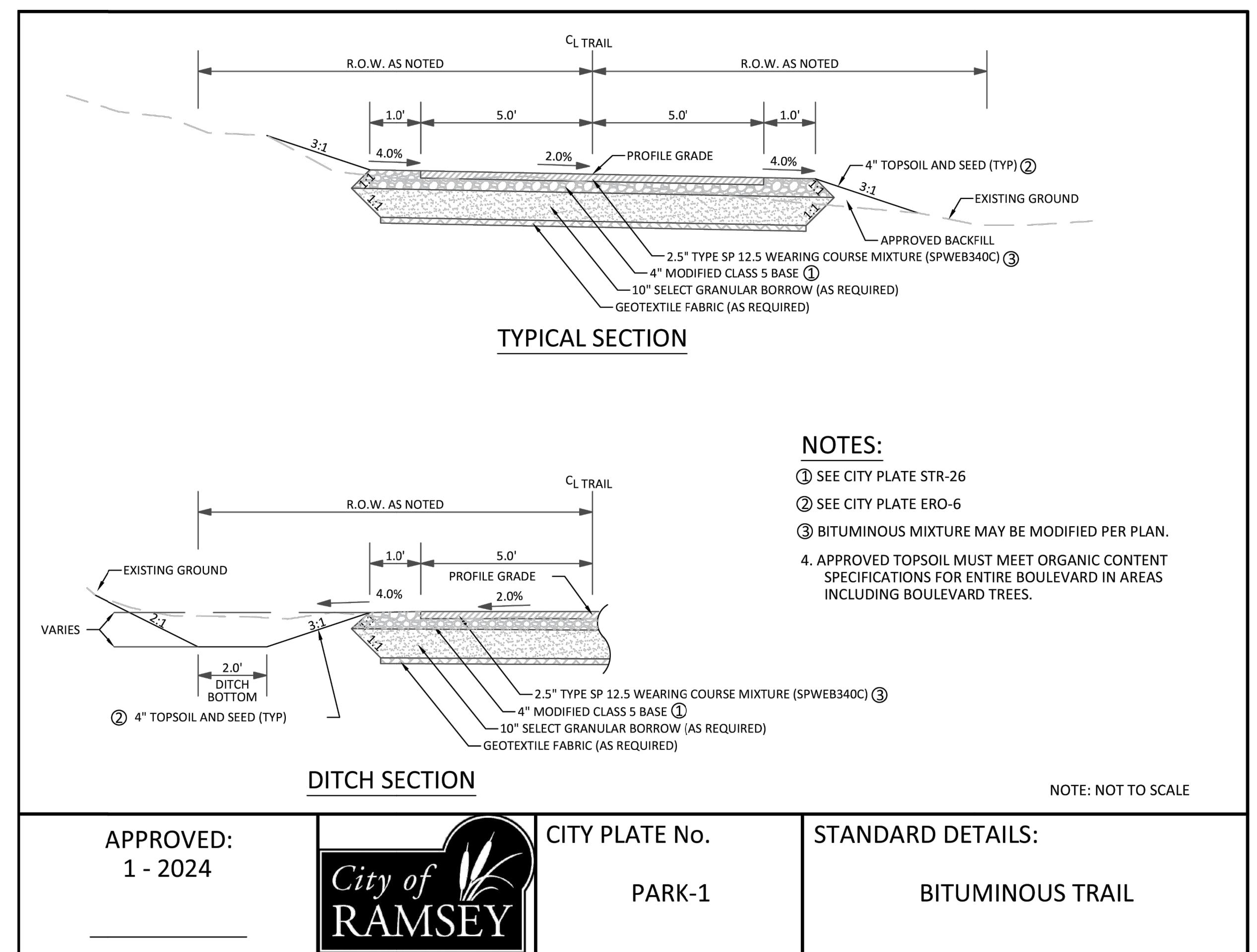
B. TEMPORARY SEDIMENT LOGS: LOGS SHALL CONSIST OF TYPE WOOD FIBER BIOROLLS AND THE REQUIREMENTS OF MNDOT SPEC 399.

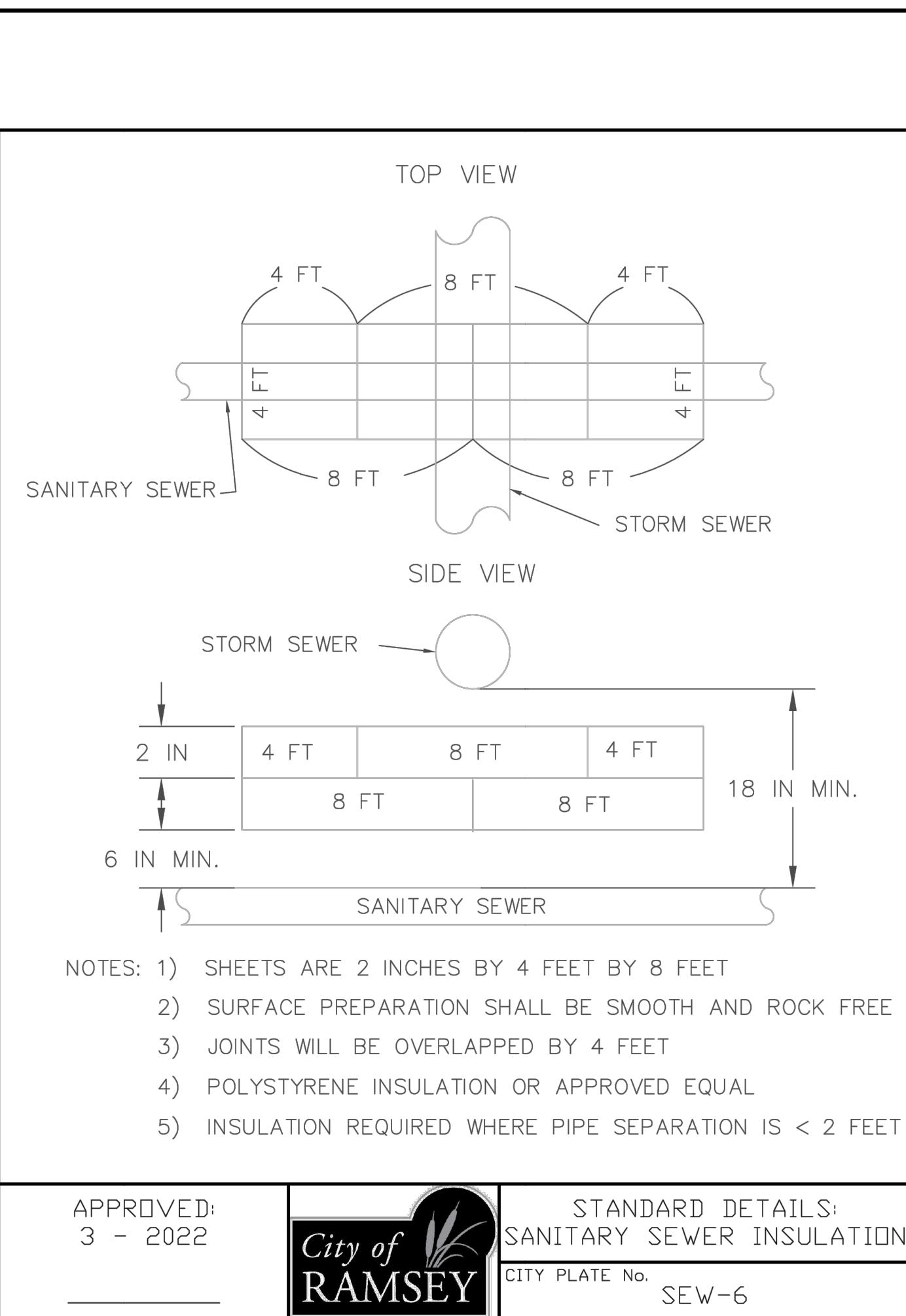
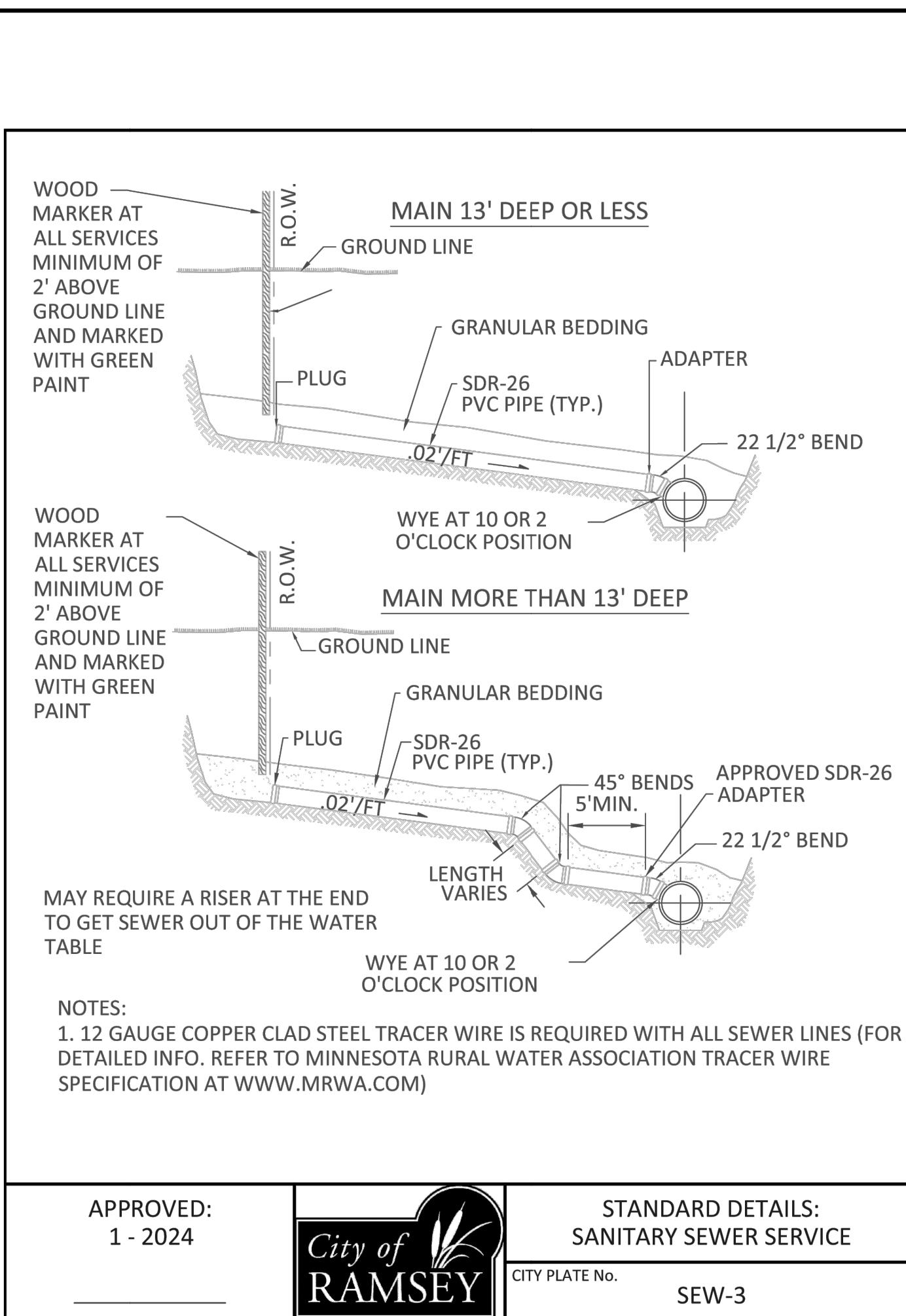
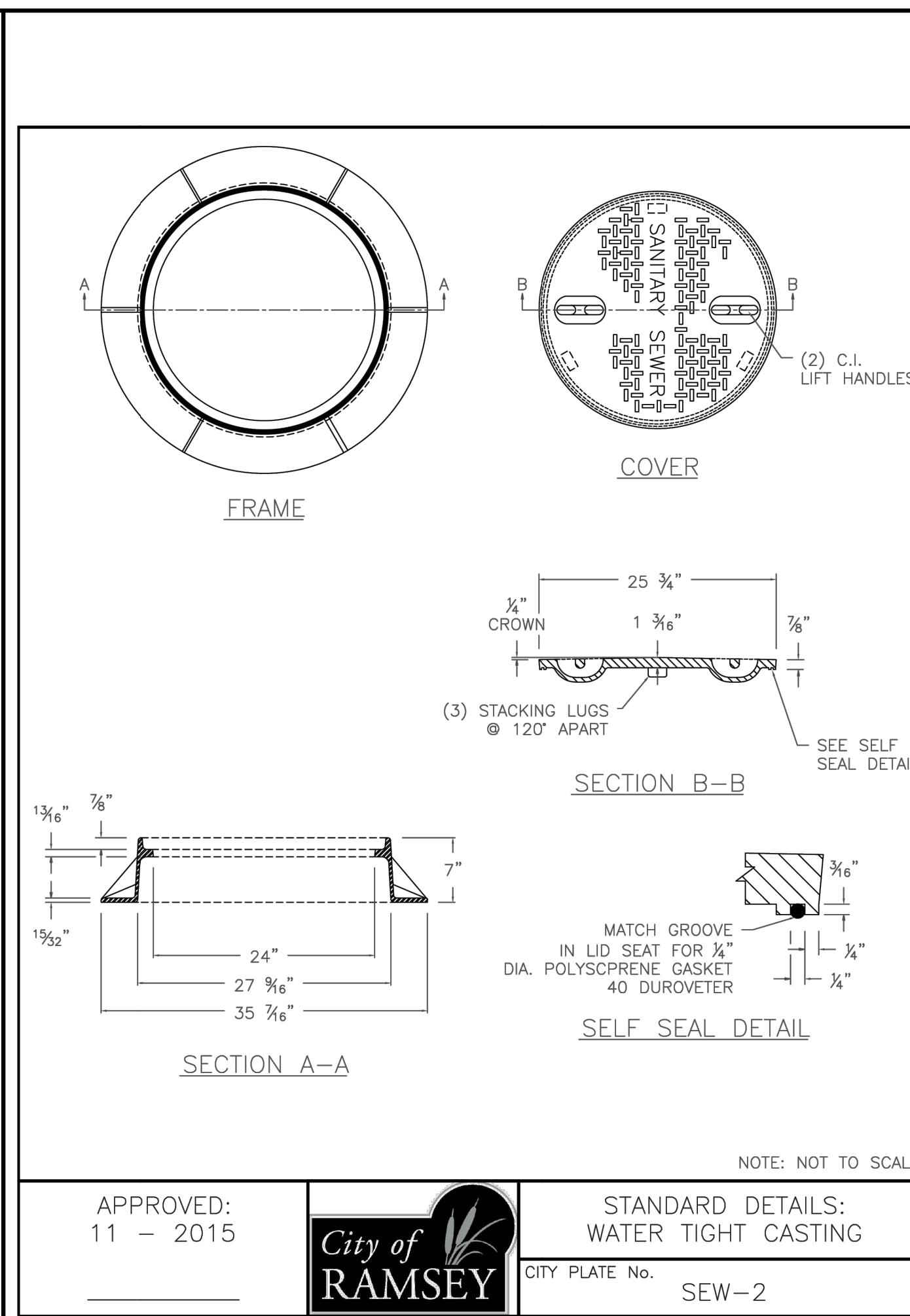
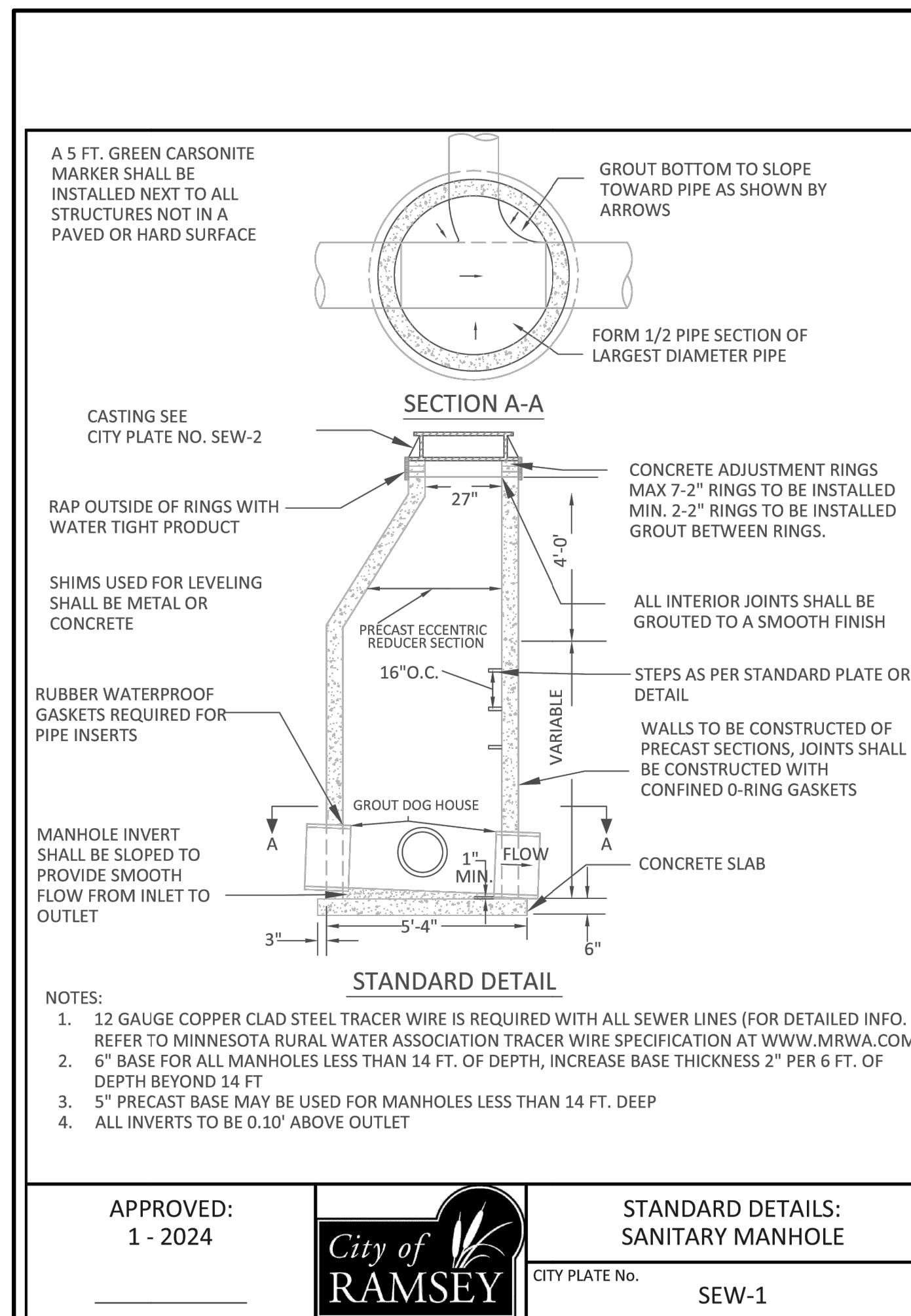
1. SHALL BE ONE OF THE FOLLOWING:  
a. SHALL BE SILSOX PERIMETER CONTROL



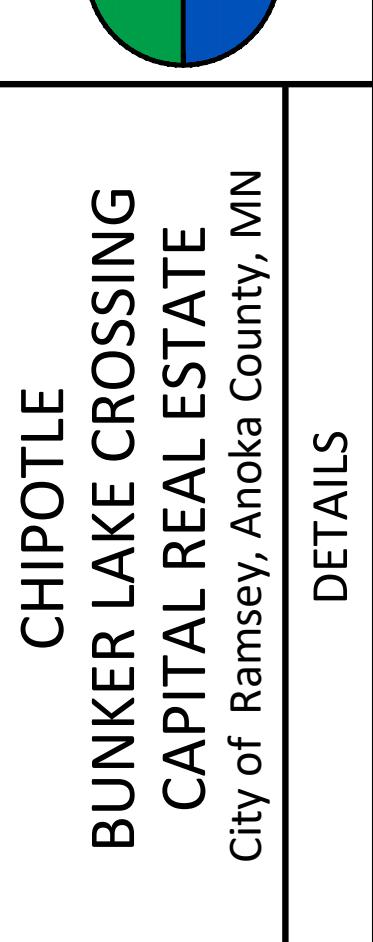
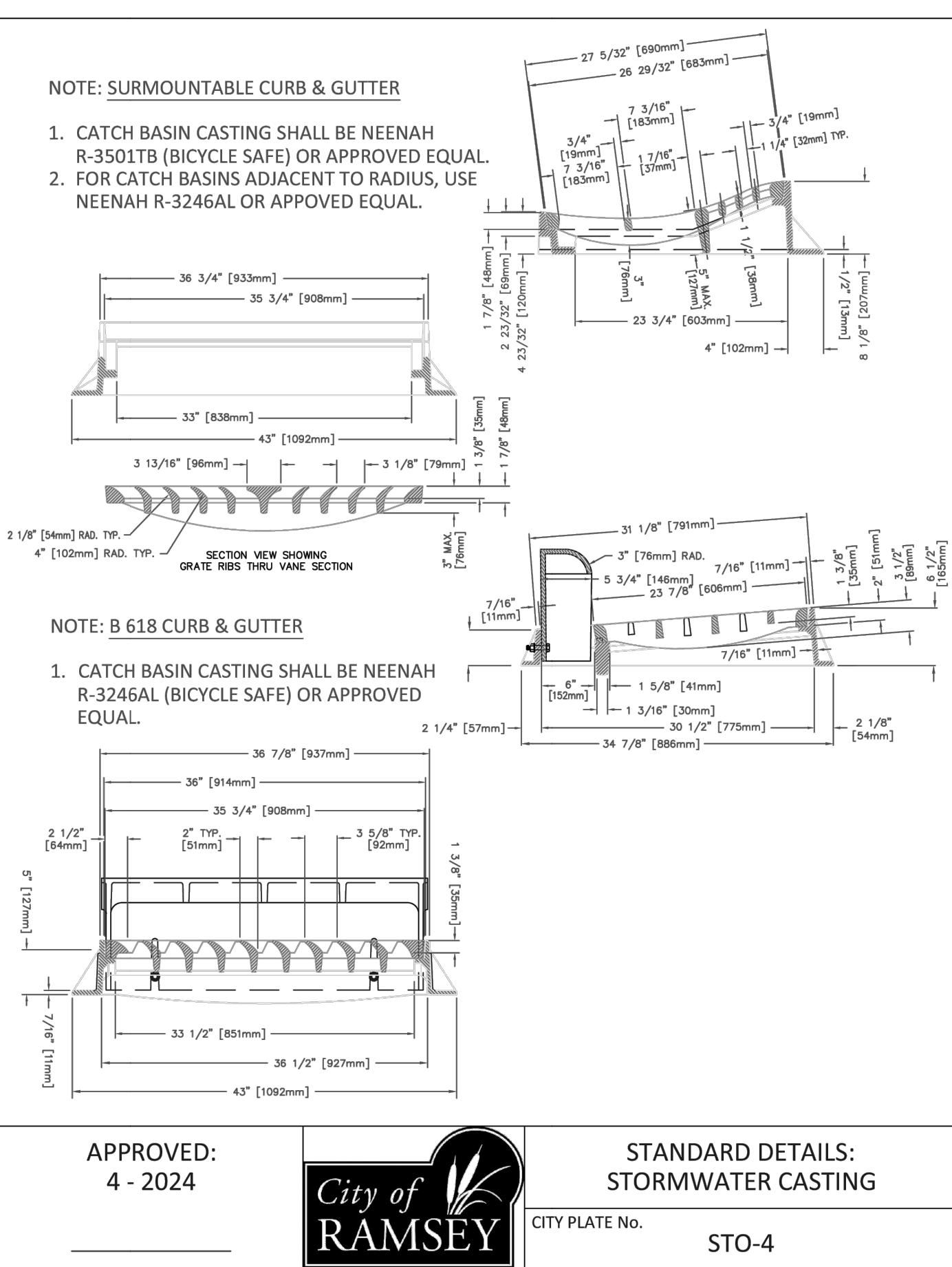
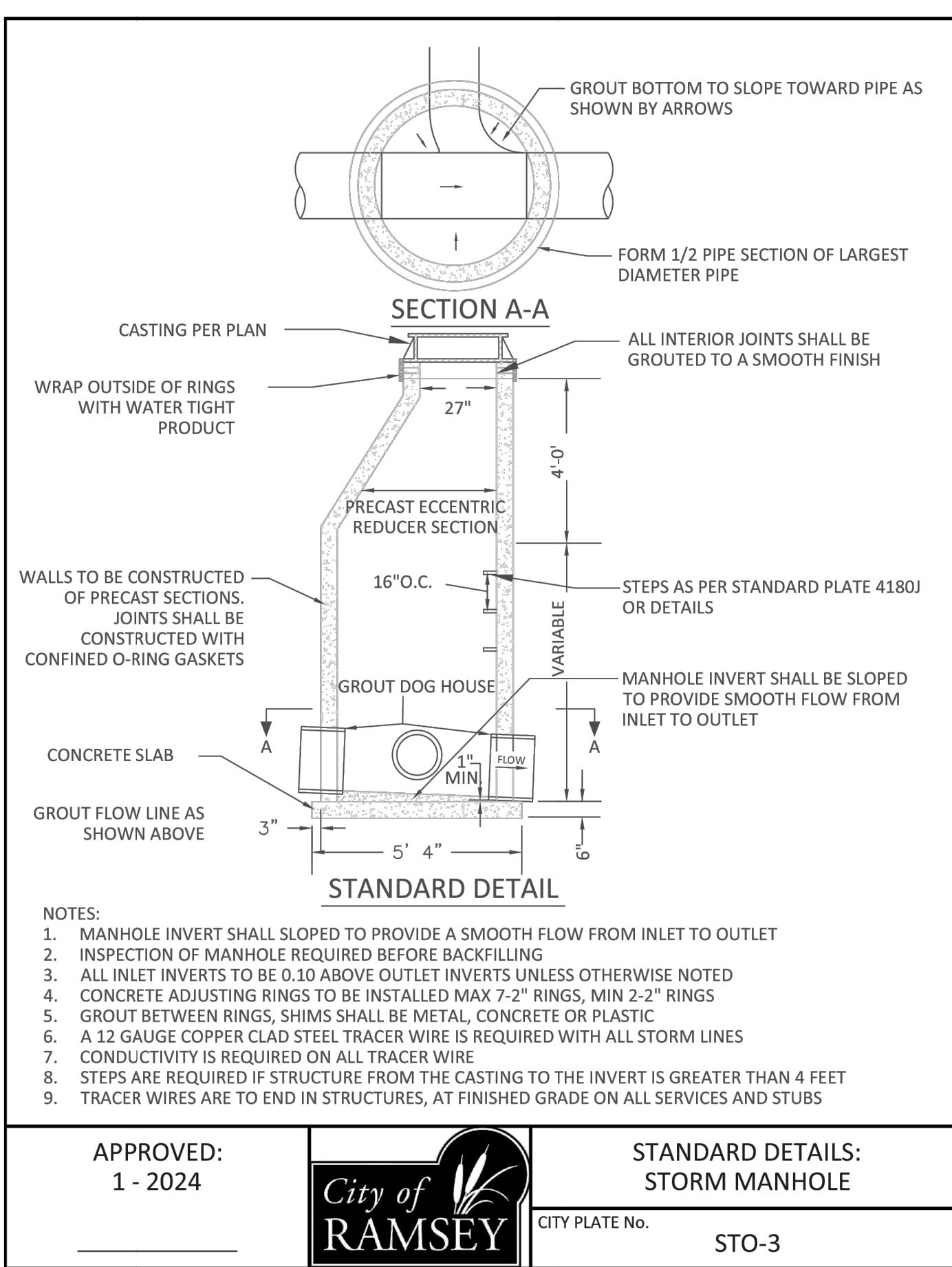
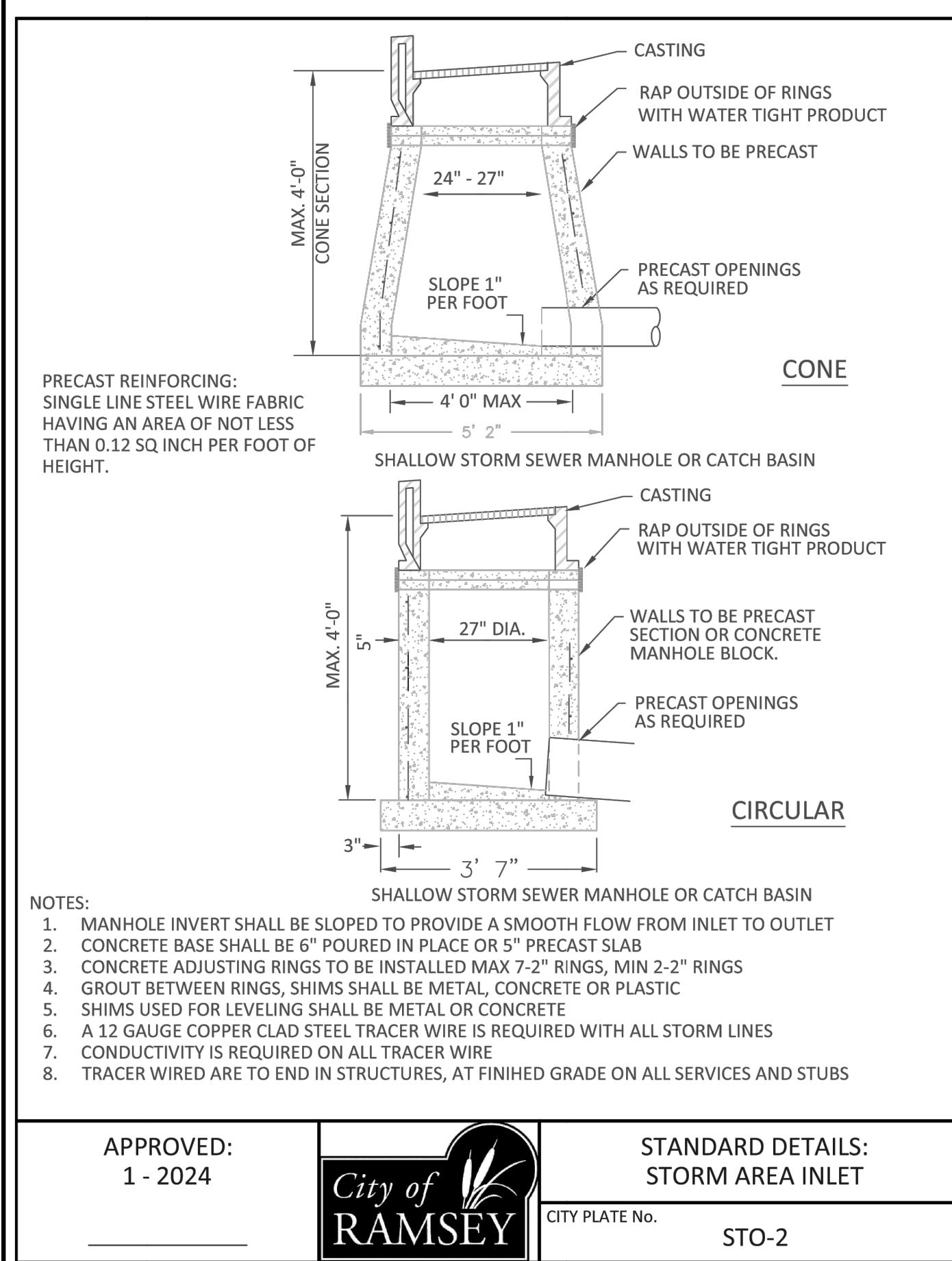
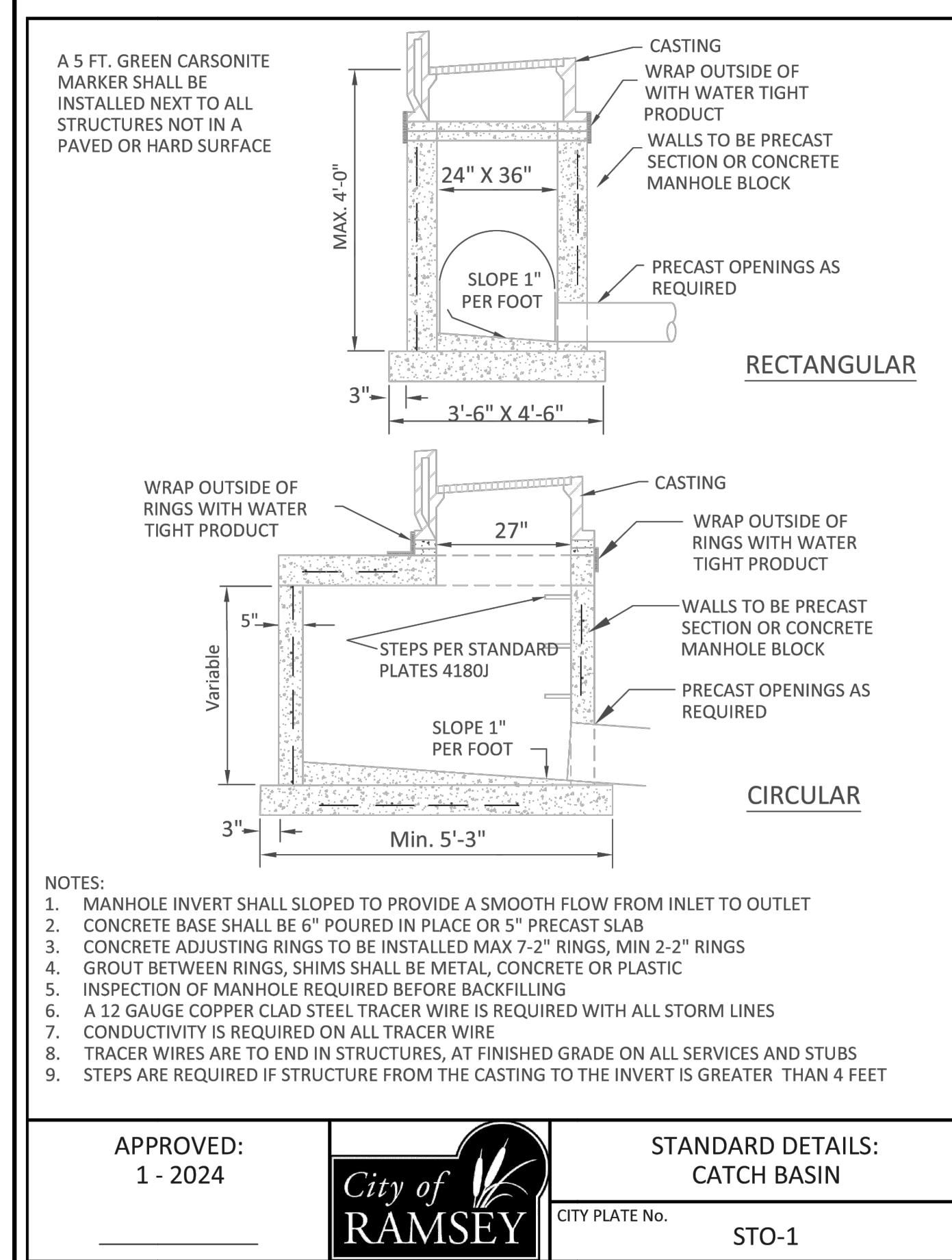
Notes:

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



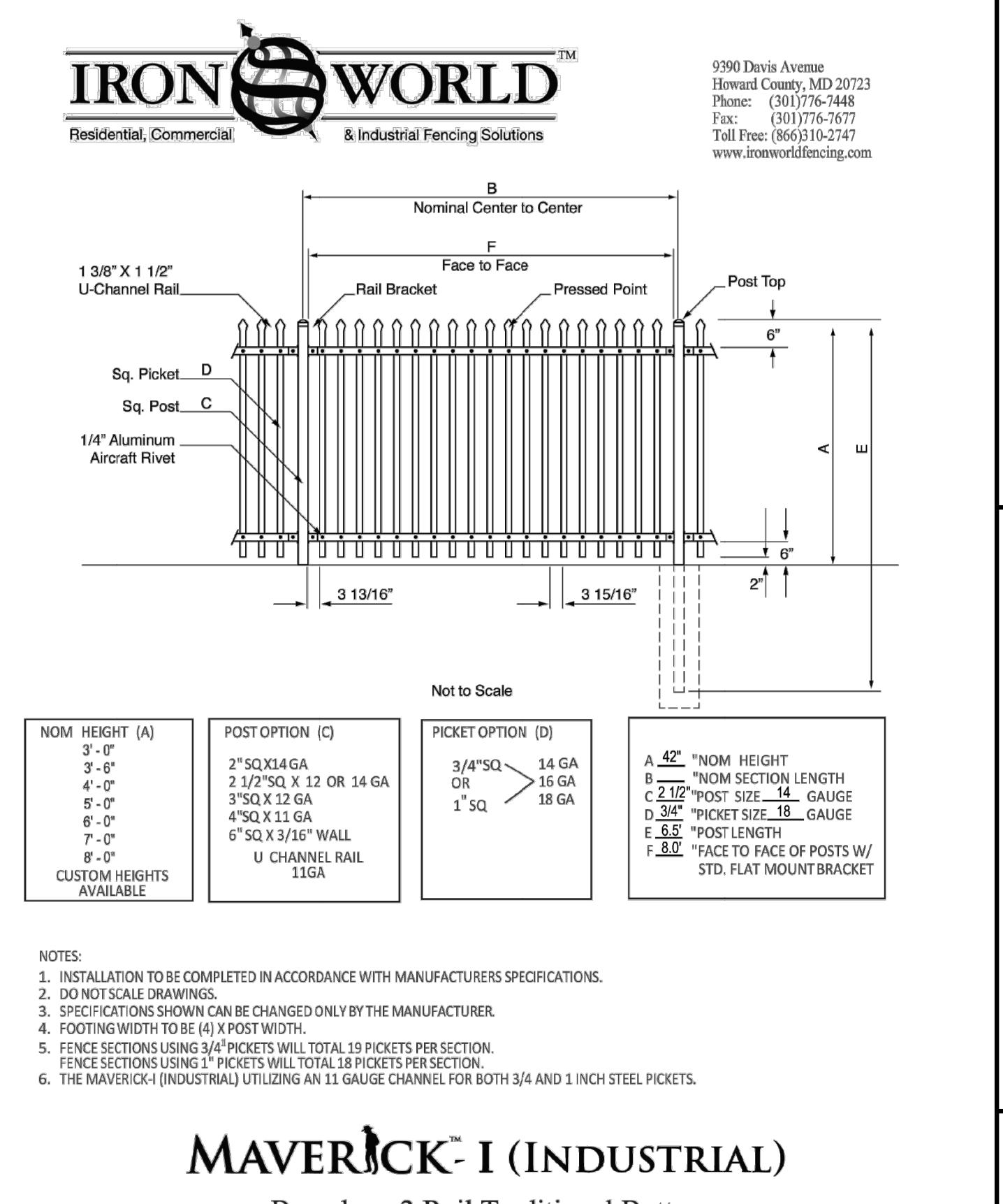
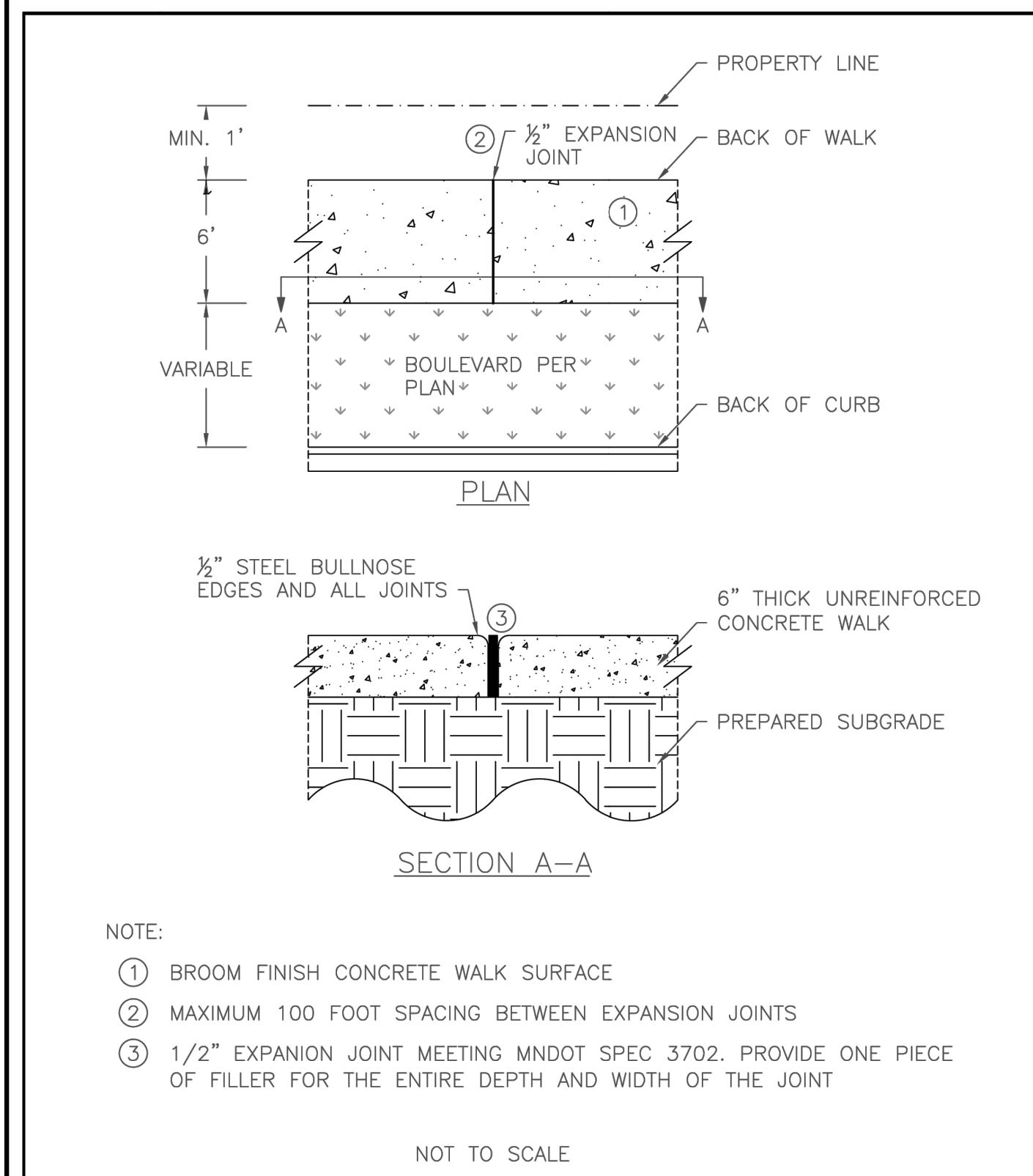
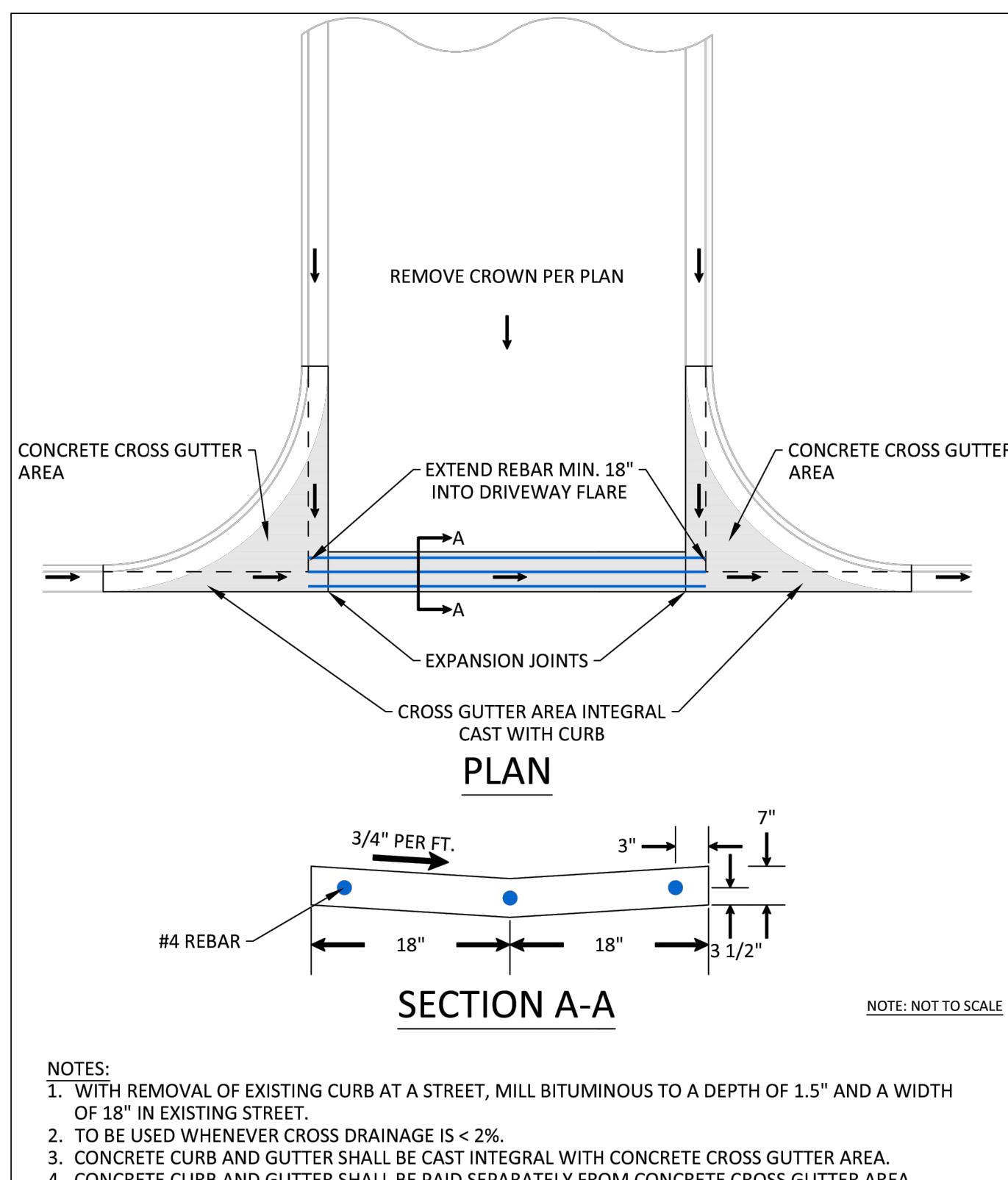
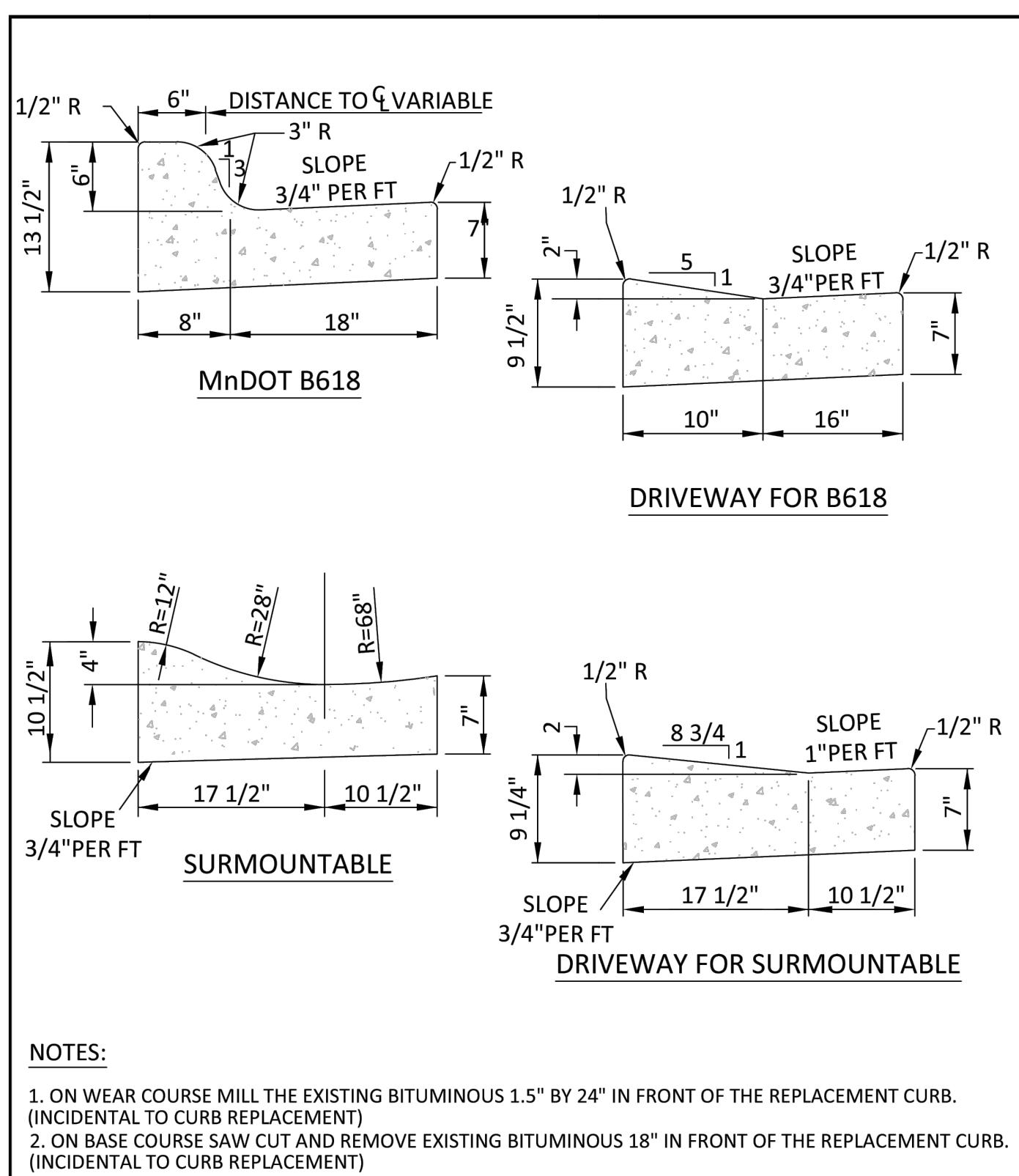
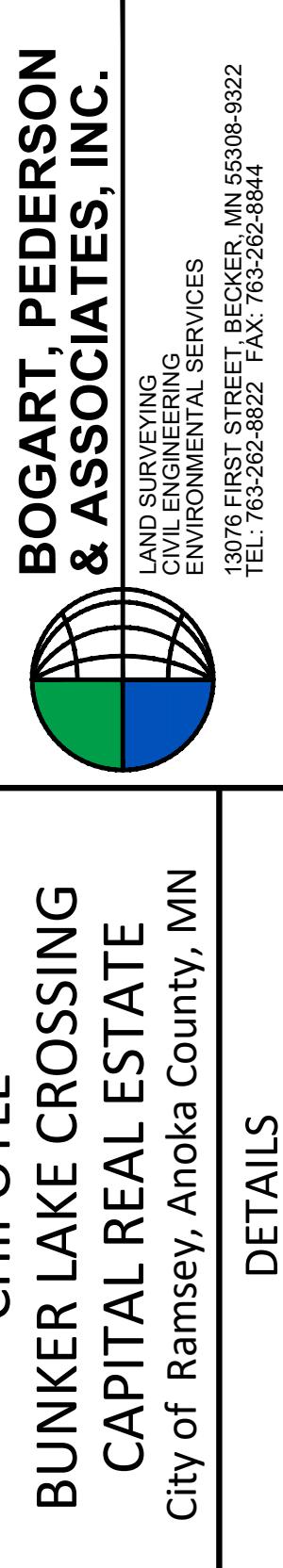
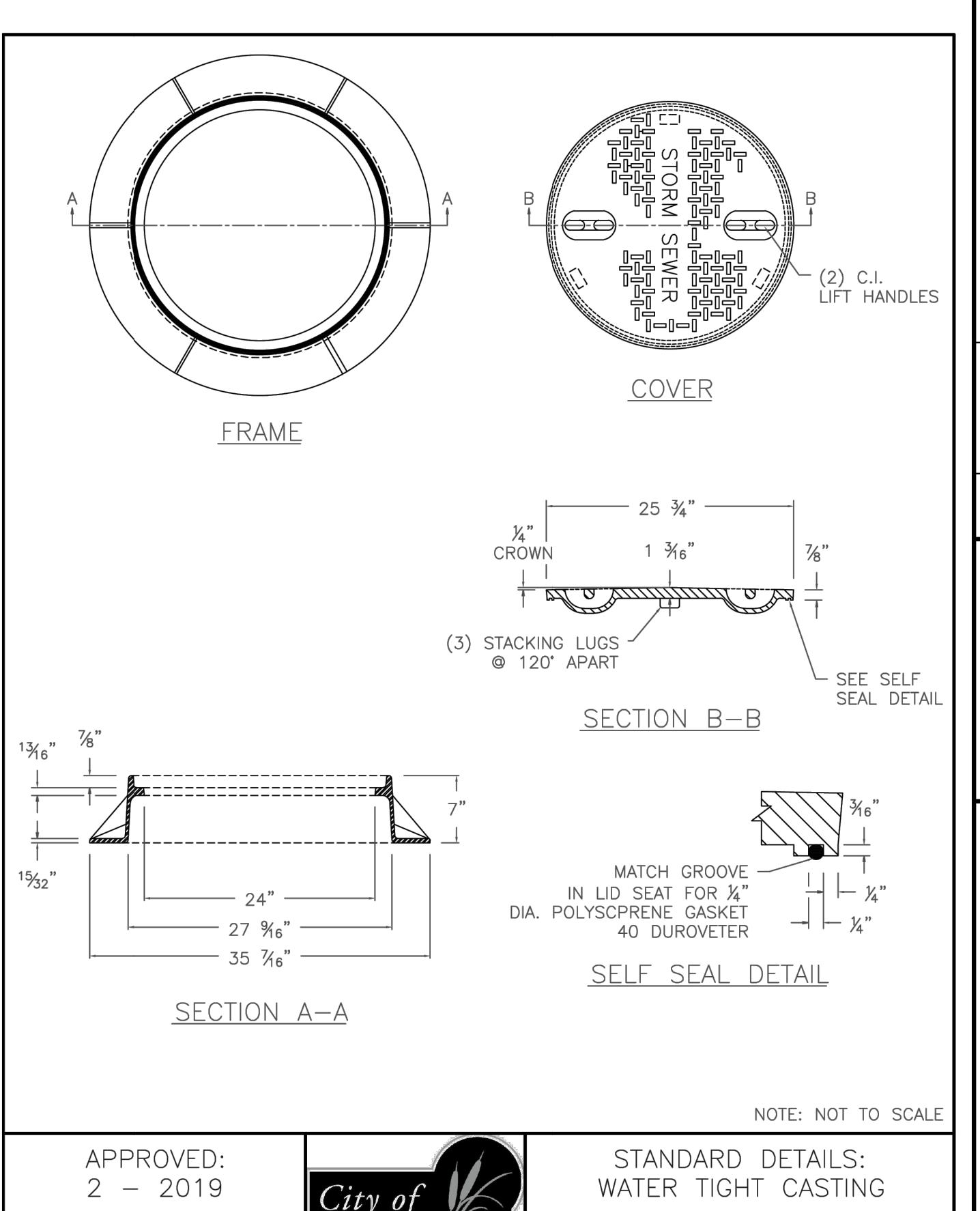
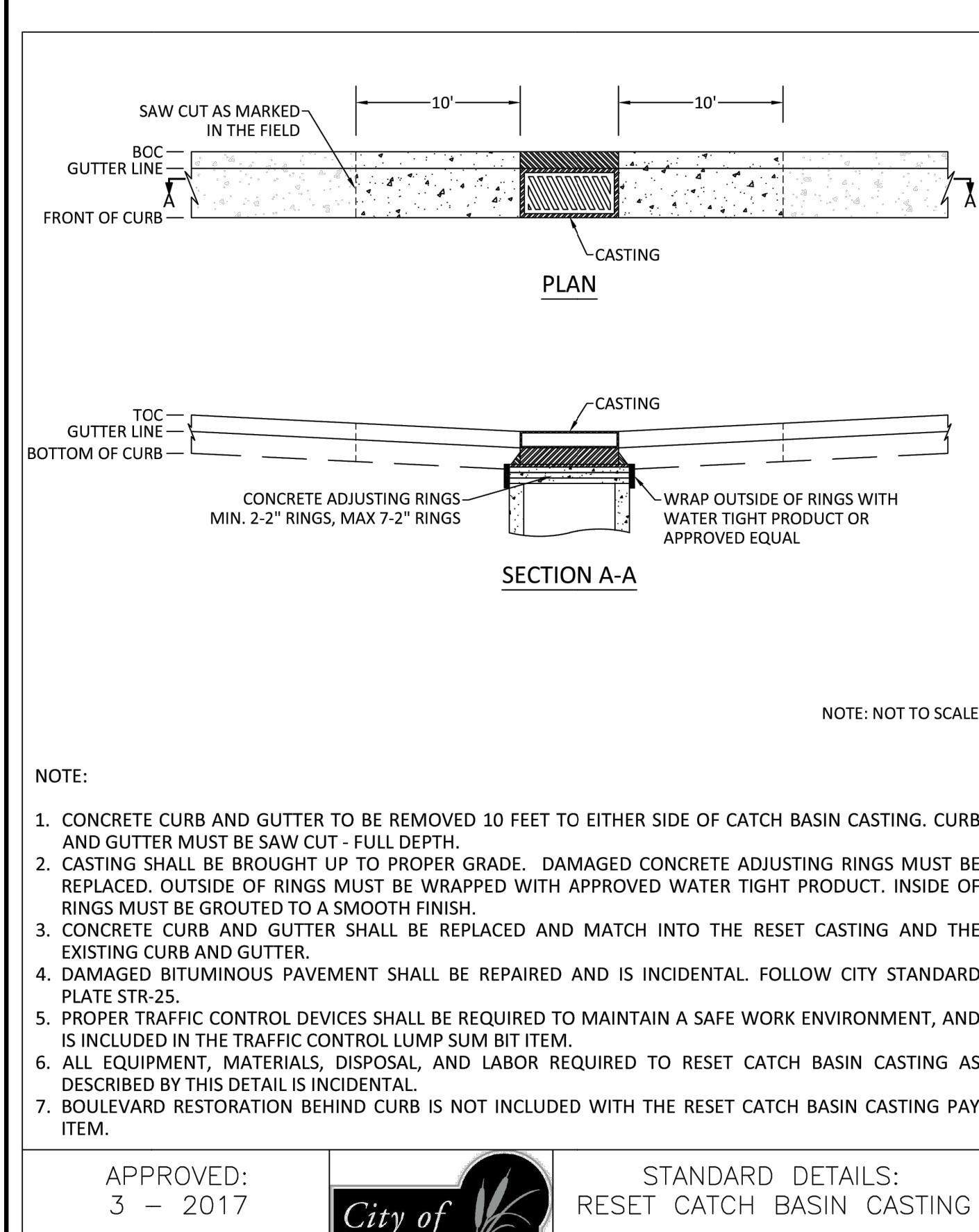
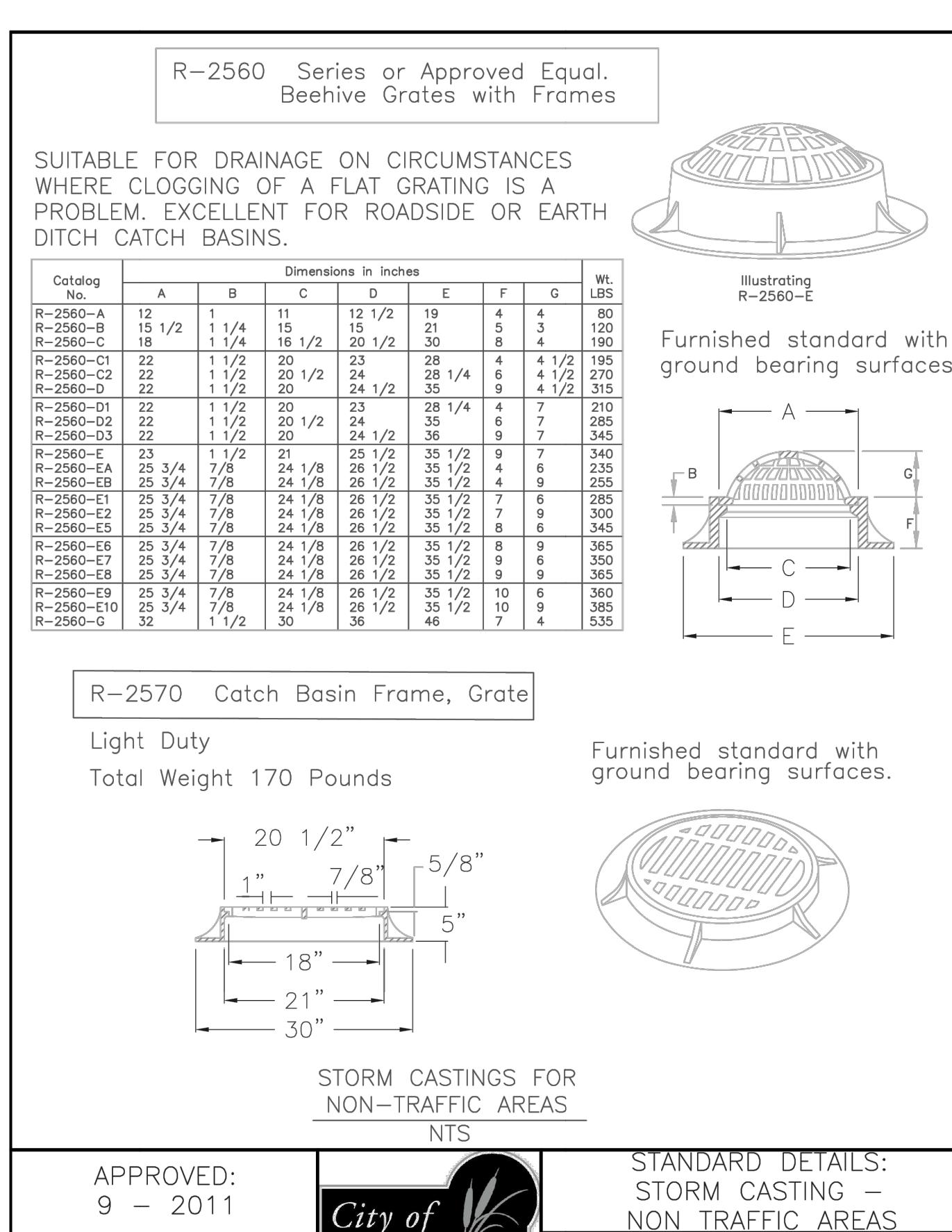
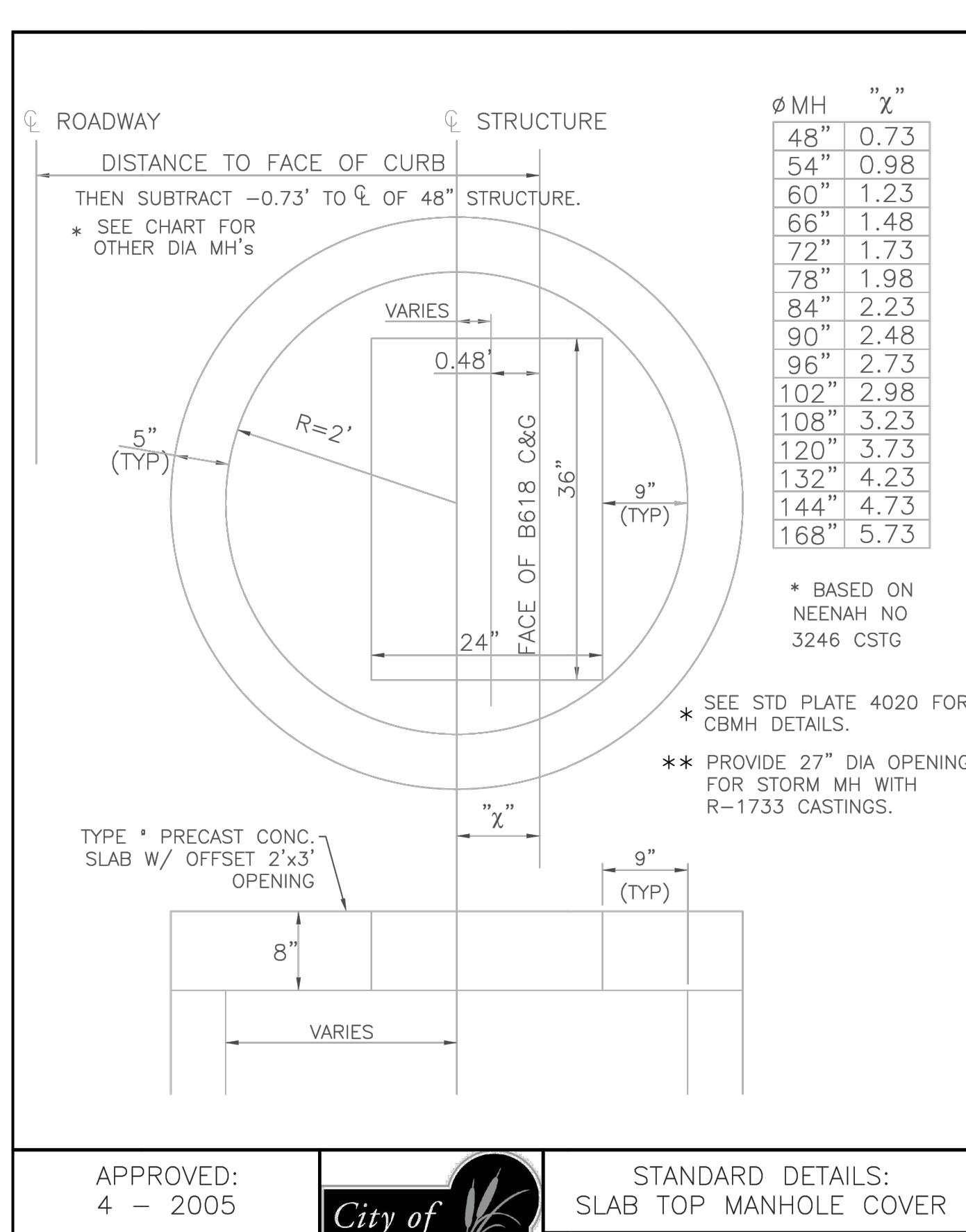


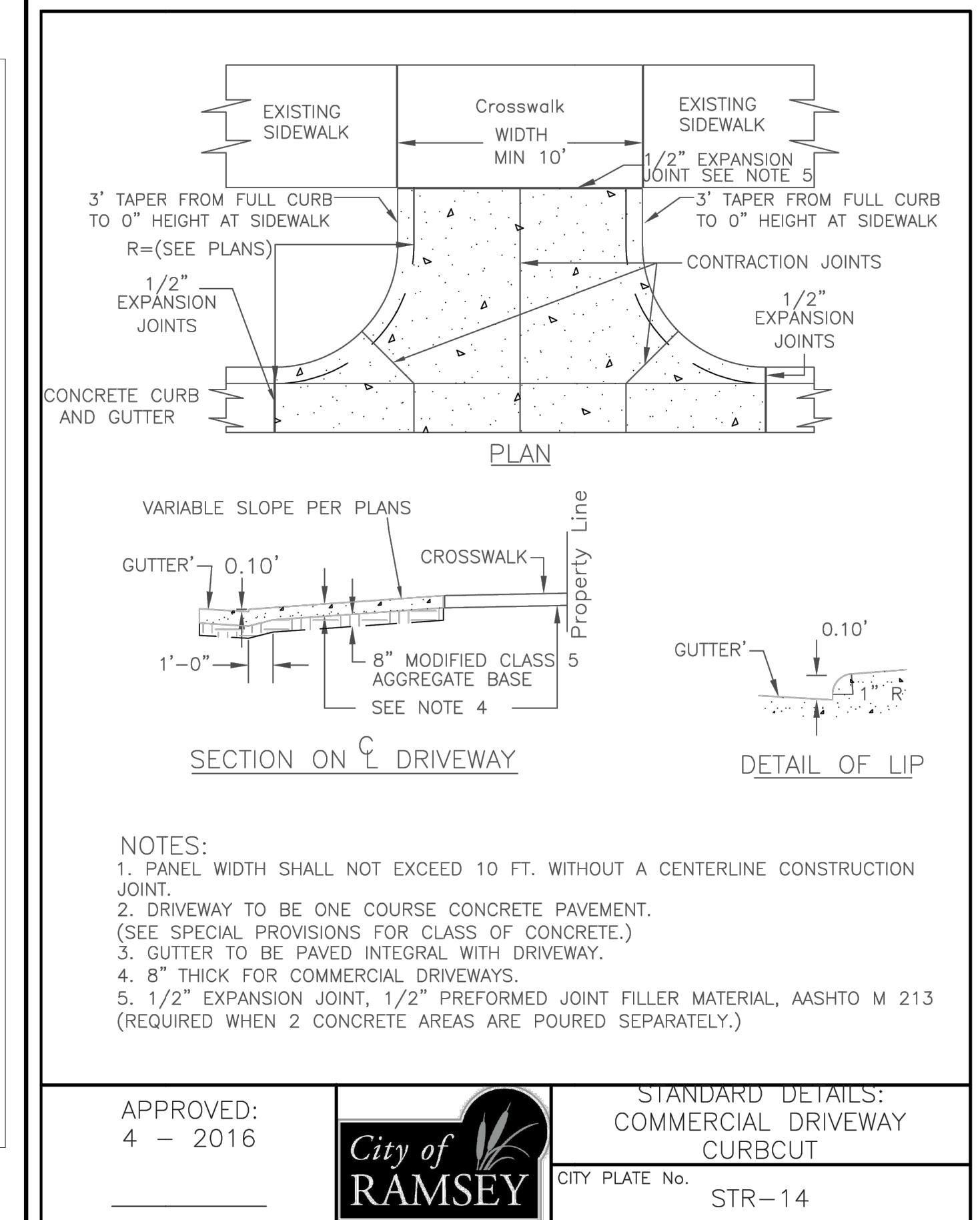
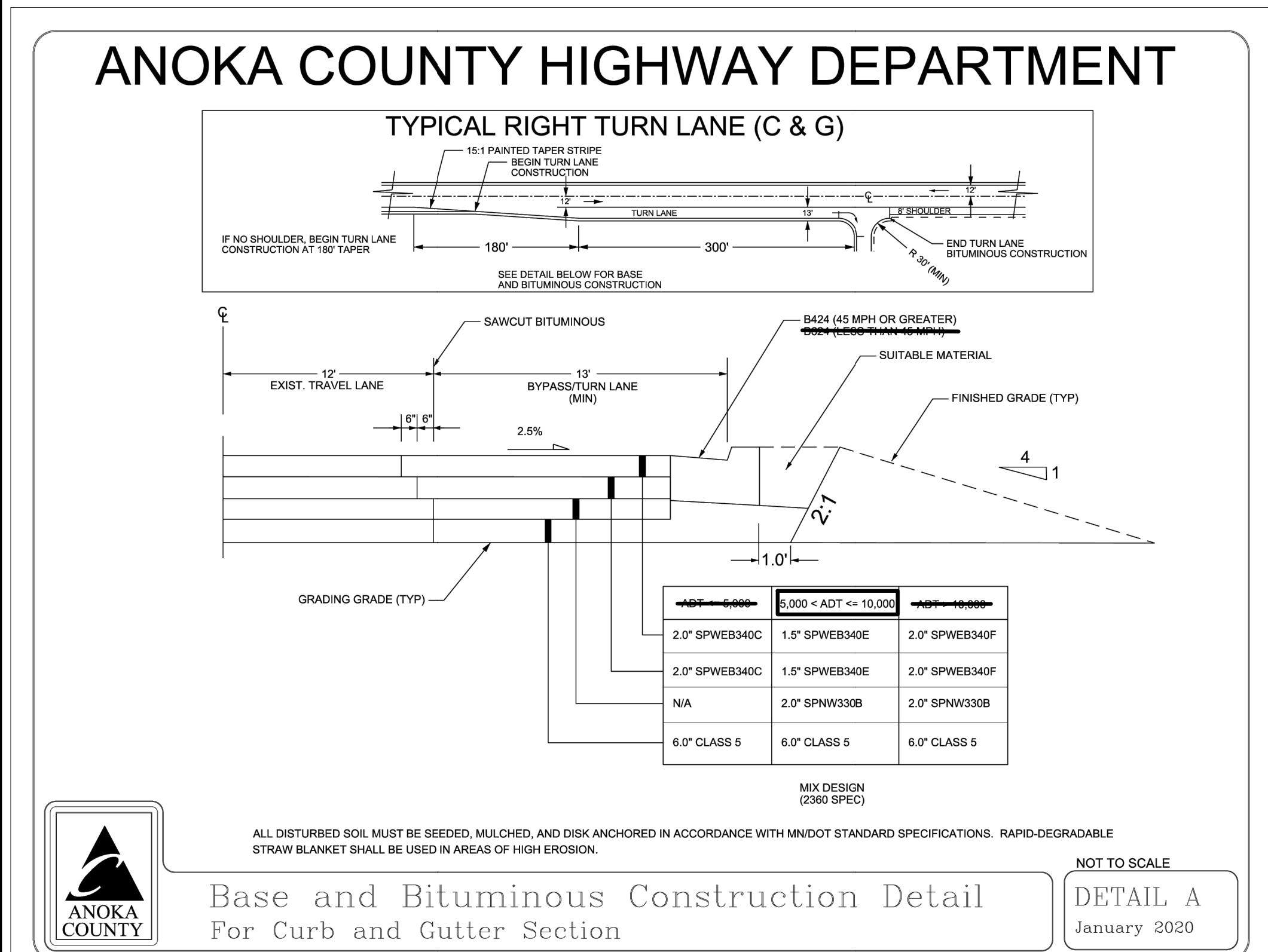
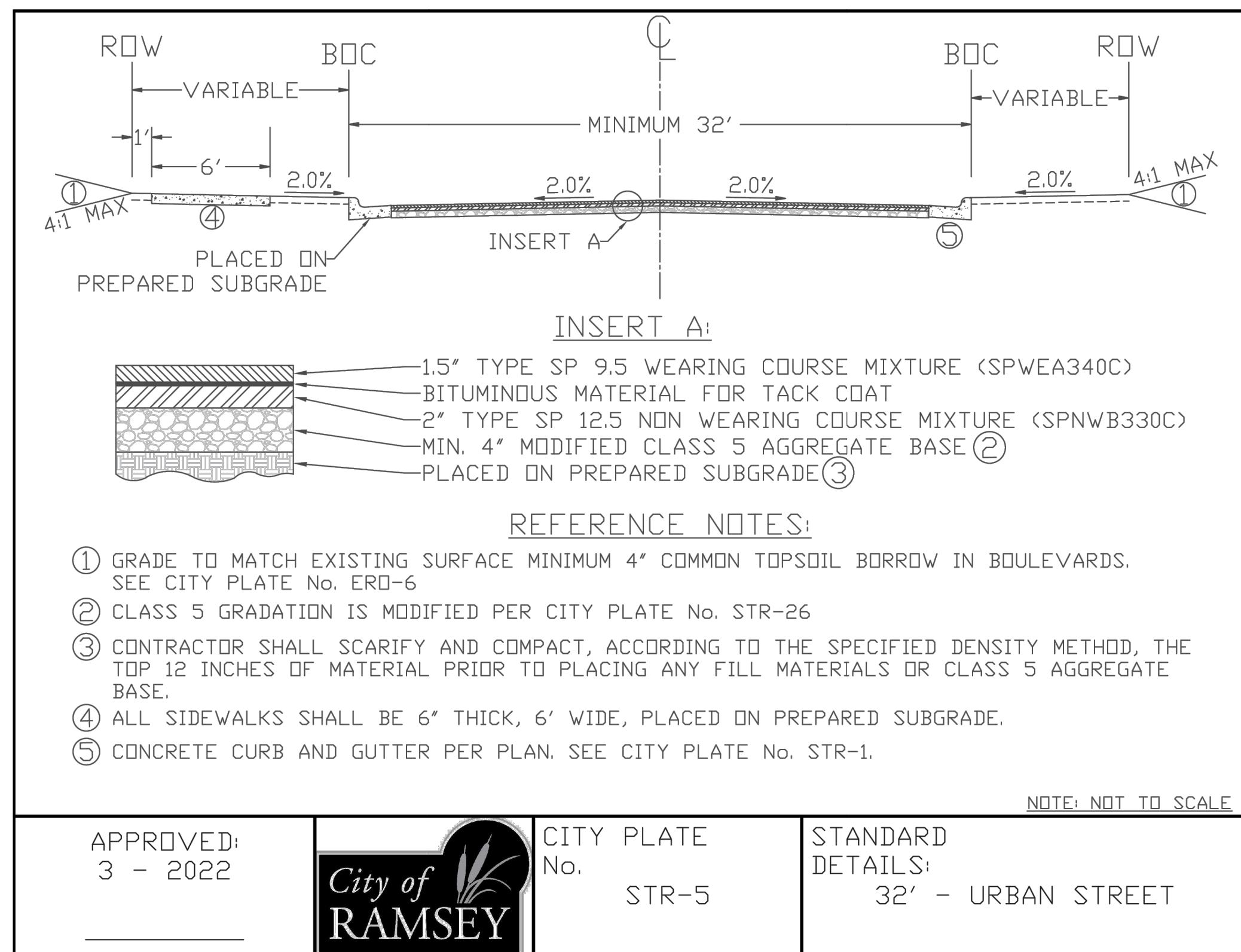
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DRAWN BY: MAM	checked by: MAM	06/04/2025	REVISED PER CITY REVIEW
CHECKED BY: MAM, CJD	4	06/23/2025	TURN LANE INFORMATION
DMG FILE: 25-008.00	5	07/05/2025	STRIPPING & SIGNAGE
FILE NO.: 25-008.00	6	07/16/2025	CONSTRUCTION DRAWINGS (REV. 1)
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.			
Signed: Christopher J. Dahn Lic. No. 56828 Date: 09/02/2025			



SHEET NO.

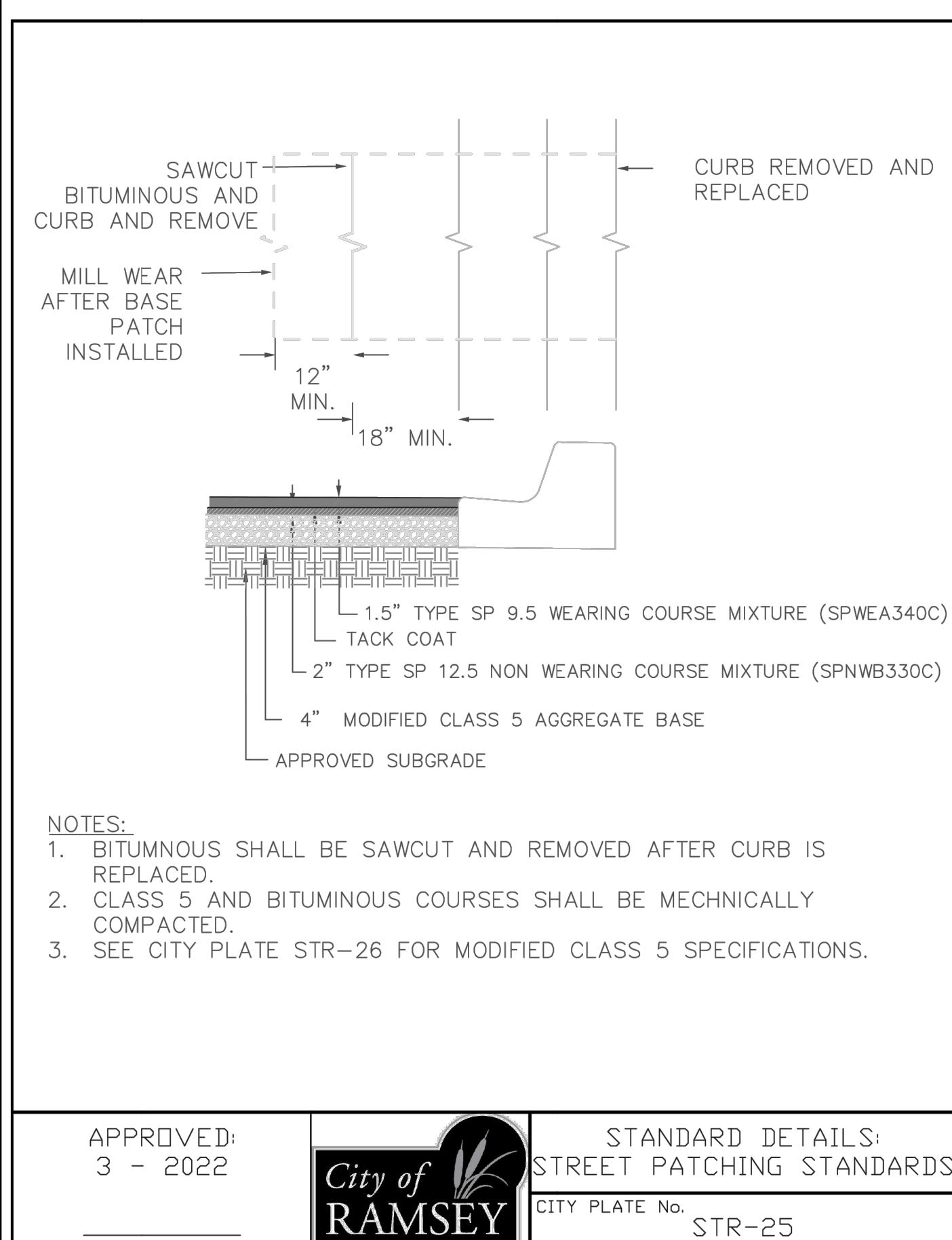
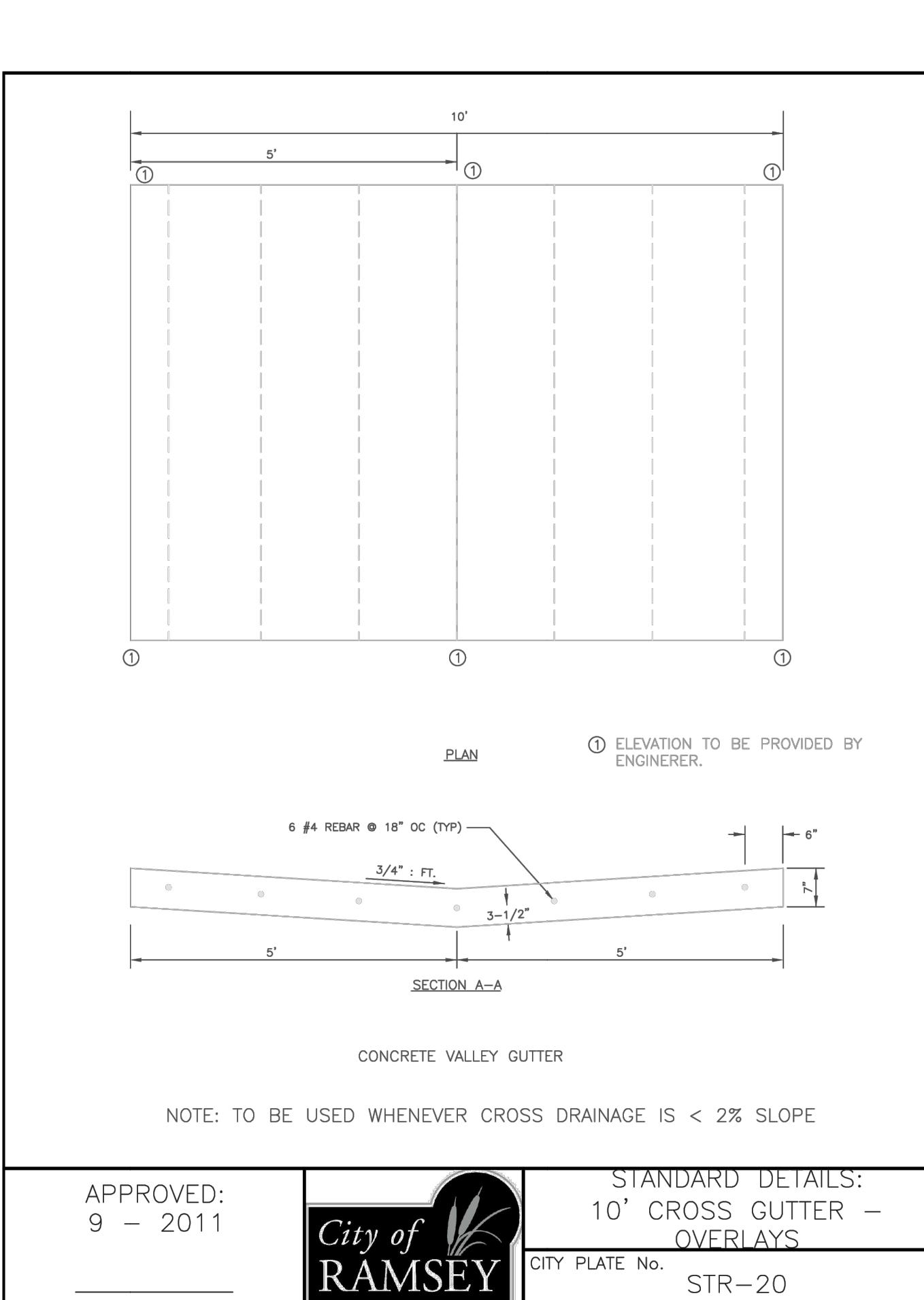
C14





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.		DESCRIPTION		
DATE:	REV NO.	DATE		
09/02/2025	MJM	05/12/2025	CHIPOTLE ONLY CIVIL SET	
DESIGN BY:	MJM	06/04/2025	REVISED PER CITY REVIEW	
DRAWN BY:	MJM	06/16/2025	TURN LANE INFORMATION	
CHECKED BY:	MJM, CJD	06/23/2025	STRIPING & SIGNAGE	
DWG FILE:	DETAILS	07/02/2025	CONSTRUCTION DRAWINGS	
FILE NO.:	25-0038.00	07/16/2025	CONSTRUCTION DRAWINGS (REV. 1)	
		09/02/2025	CONSTRUCTION DRAWINGS (REV. 2)	

John  
Signed: Christopher J. Dahn  
Date: 09/02/2025 Lic. No. 58628



---

# TABLE A

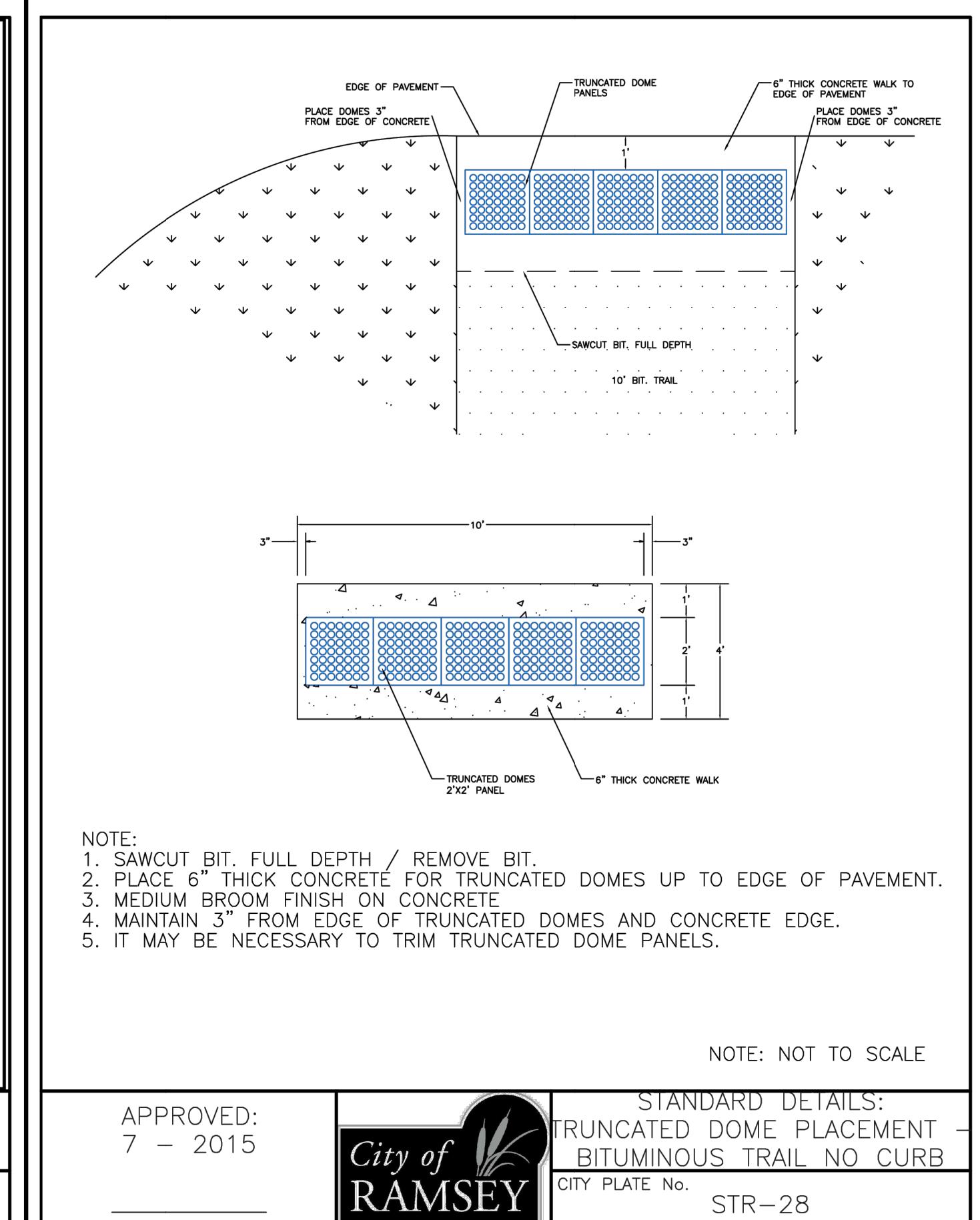
## MODIFIED CLASS 5

## SPECIFICATIONS

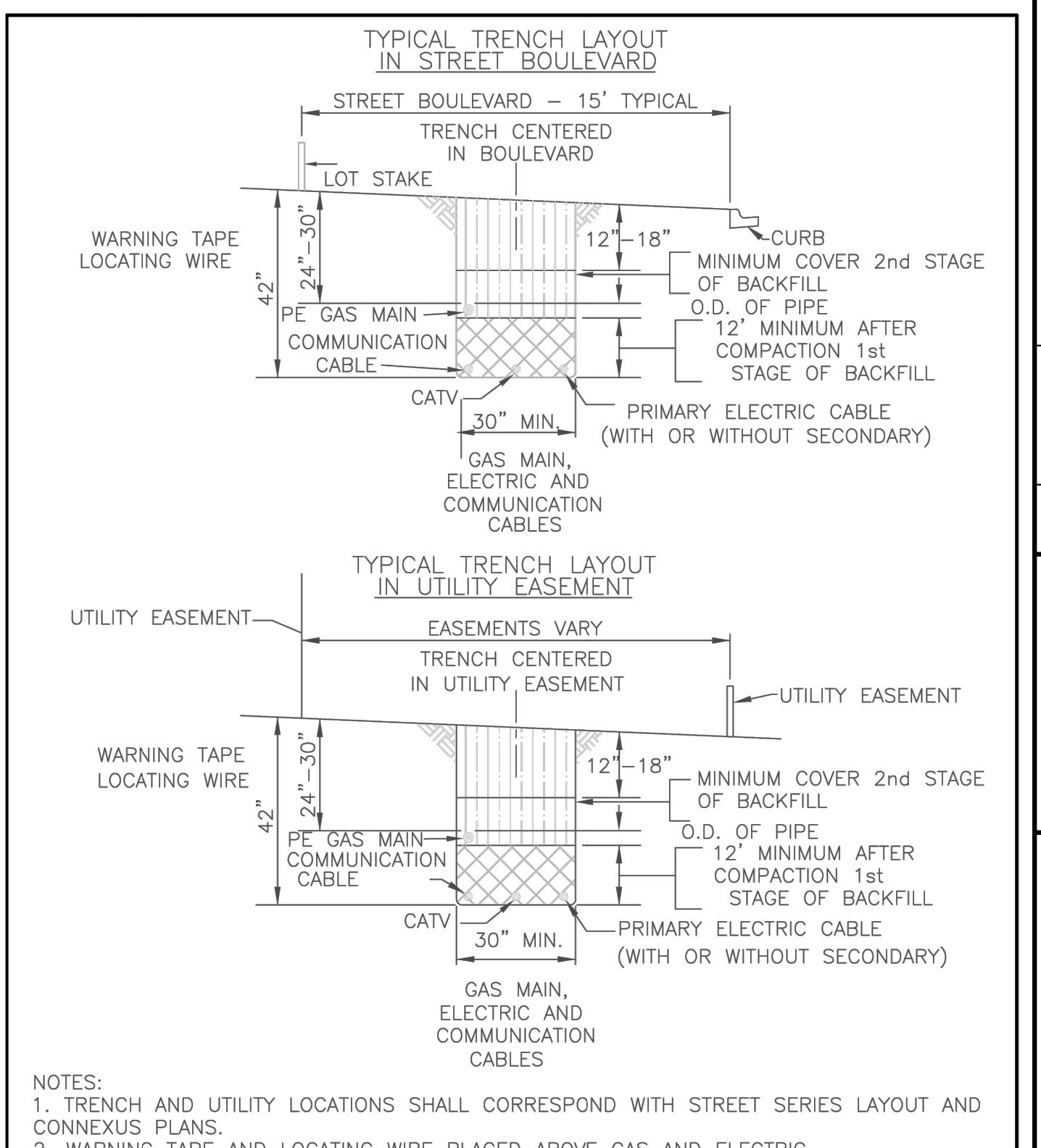
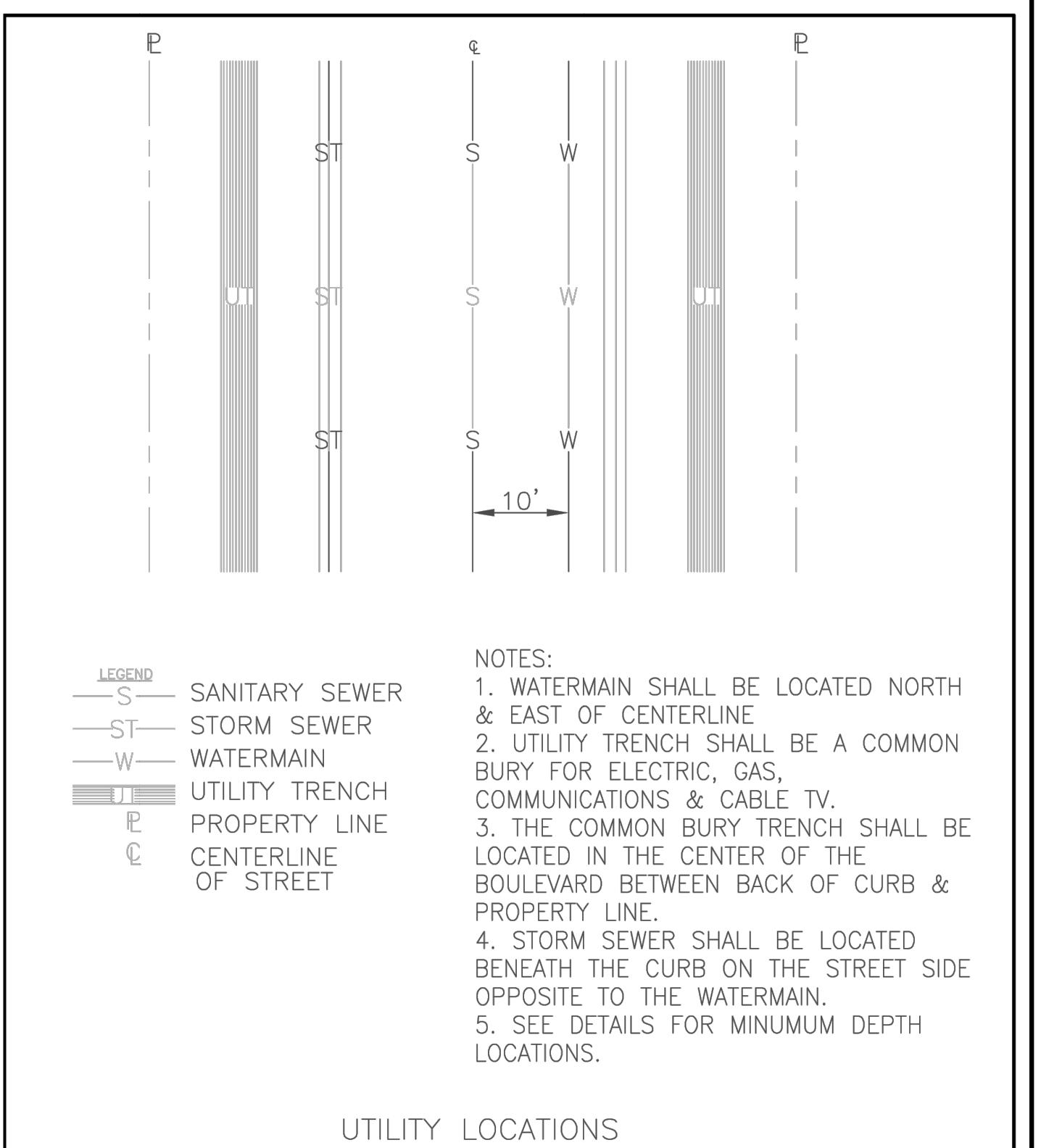
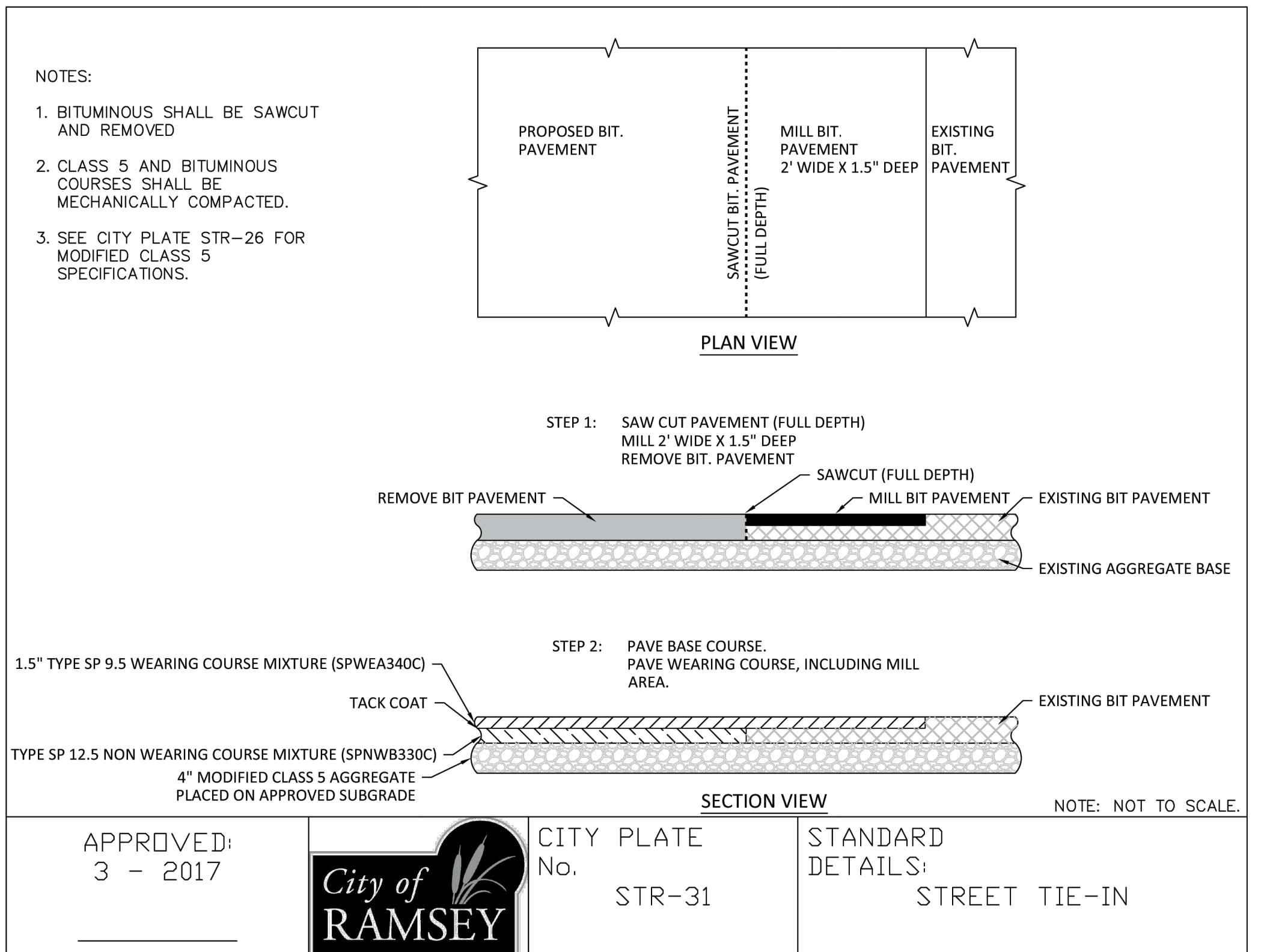
1"	100
3/4"	90 — 100
3/8"	50 — 80
No. 4	35 — 70
No. 10	20 — 60
No. 40	10 — 35
No. 200	5 — 10

NOTES:

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



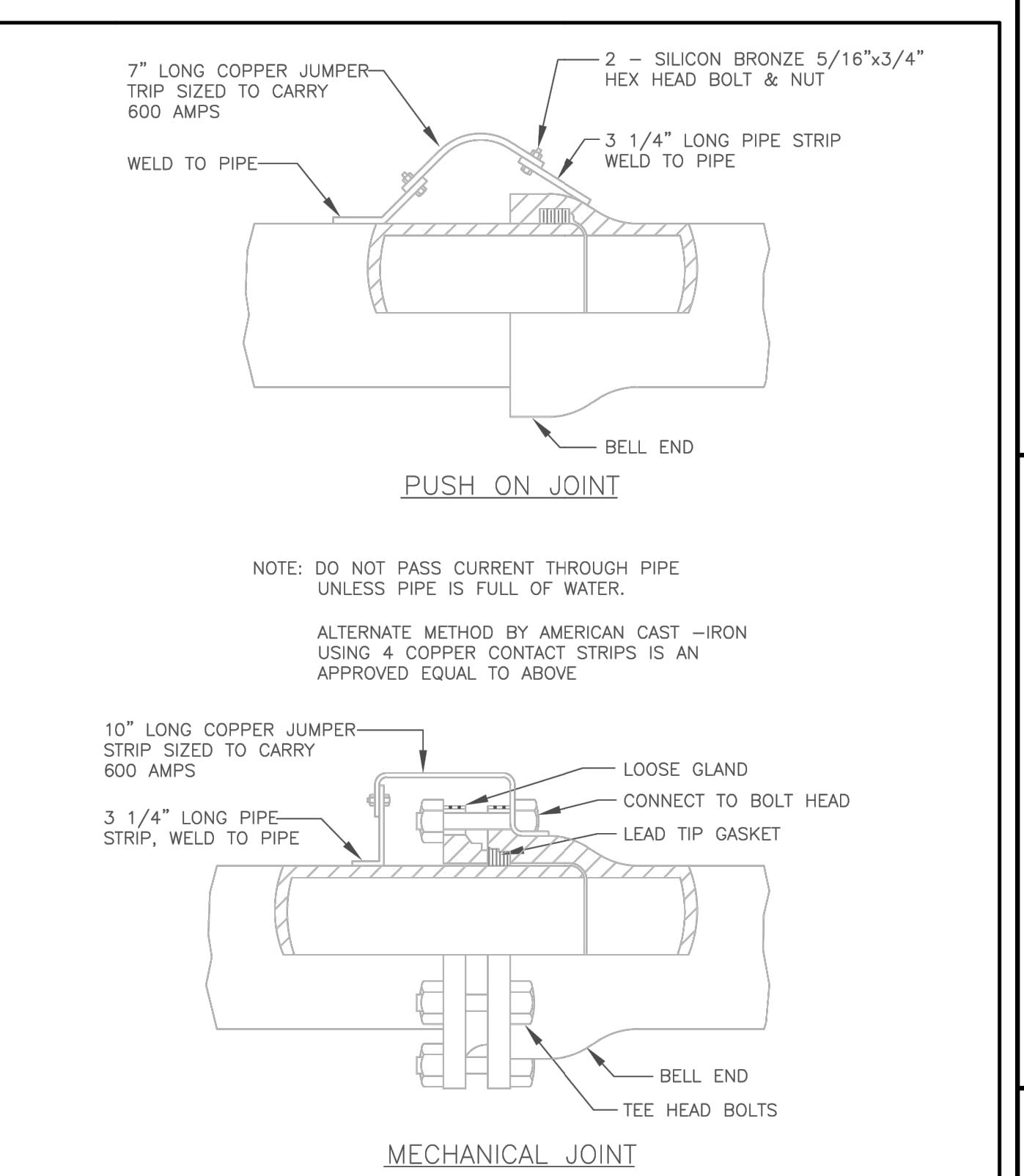
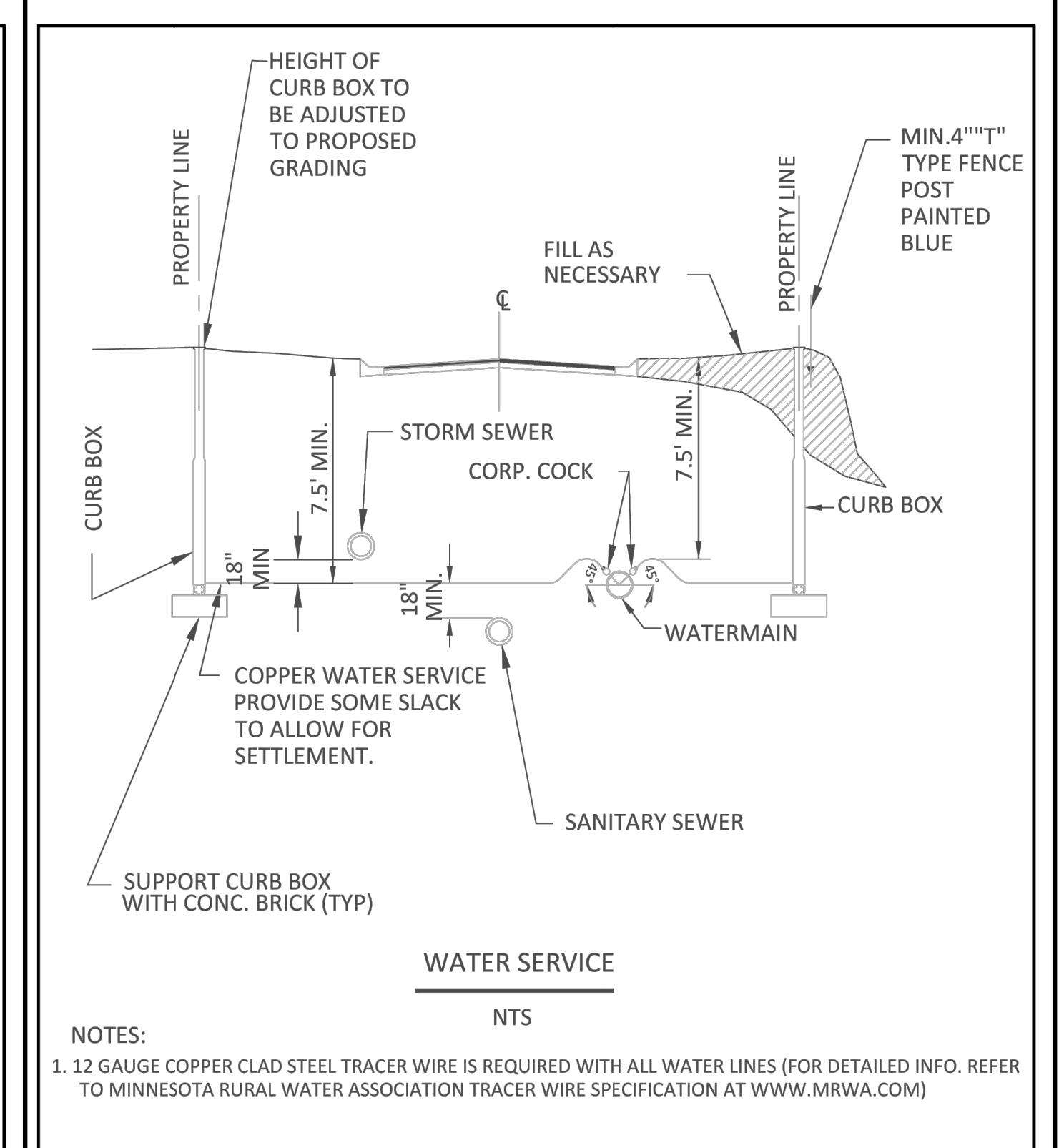
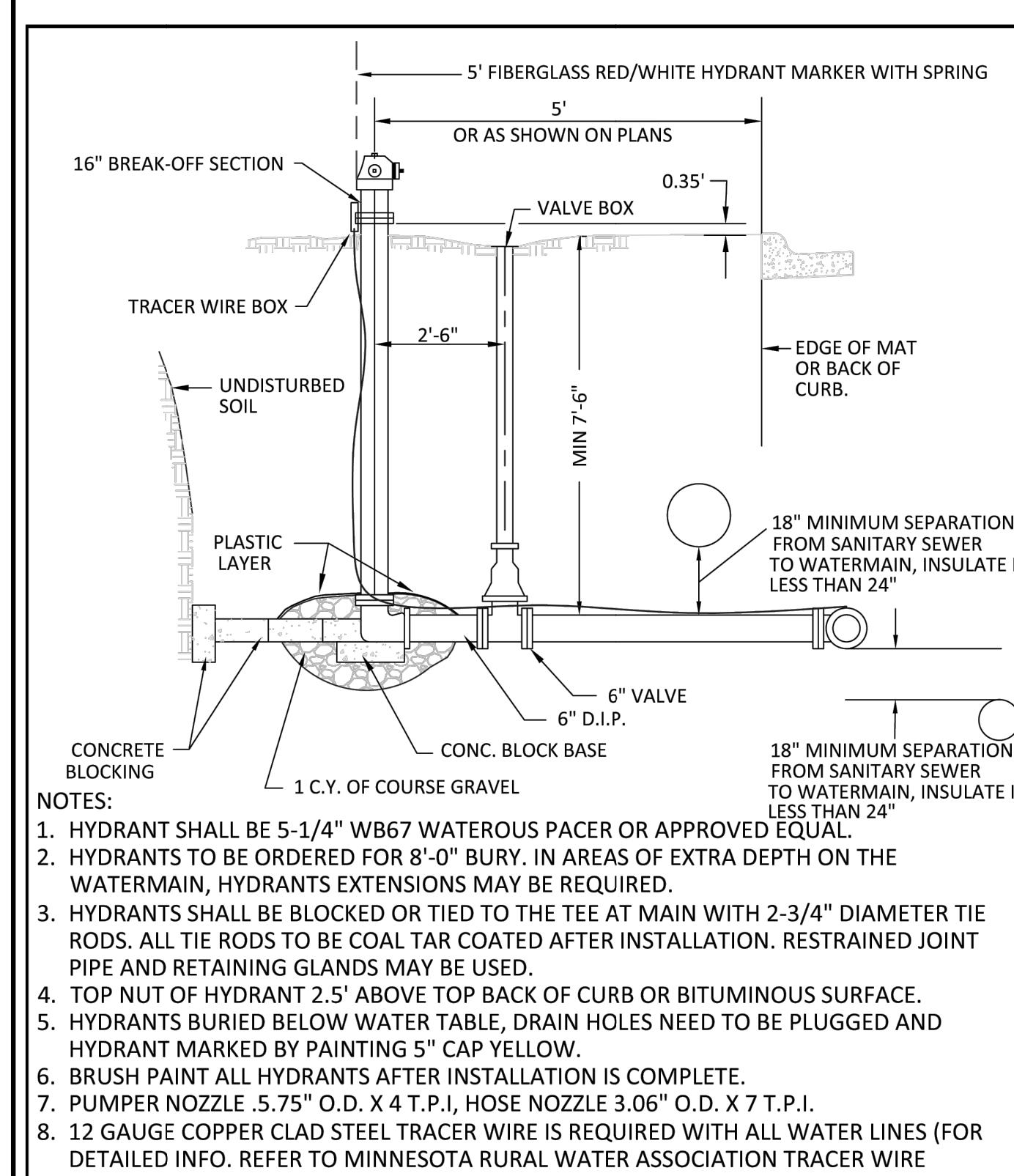
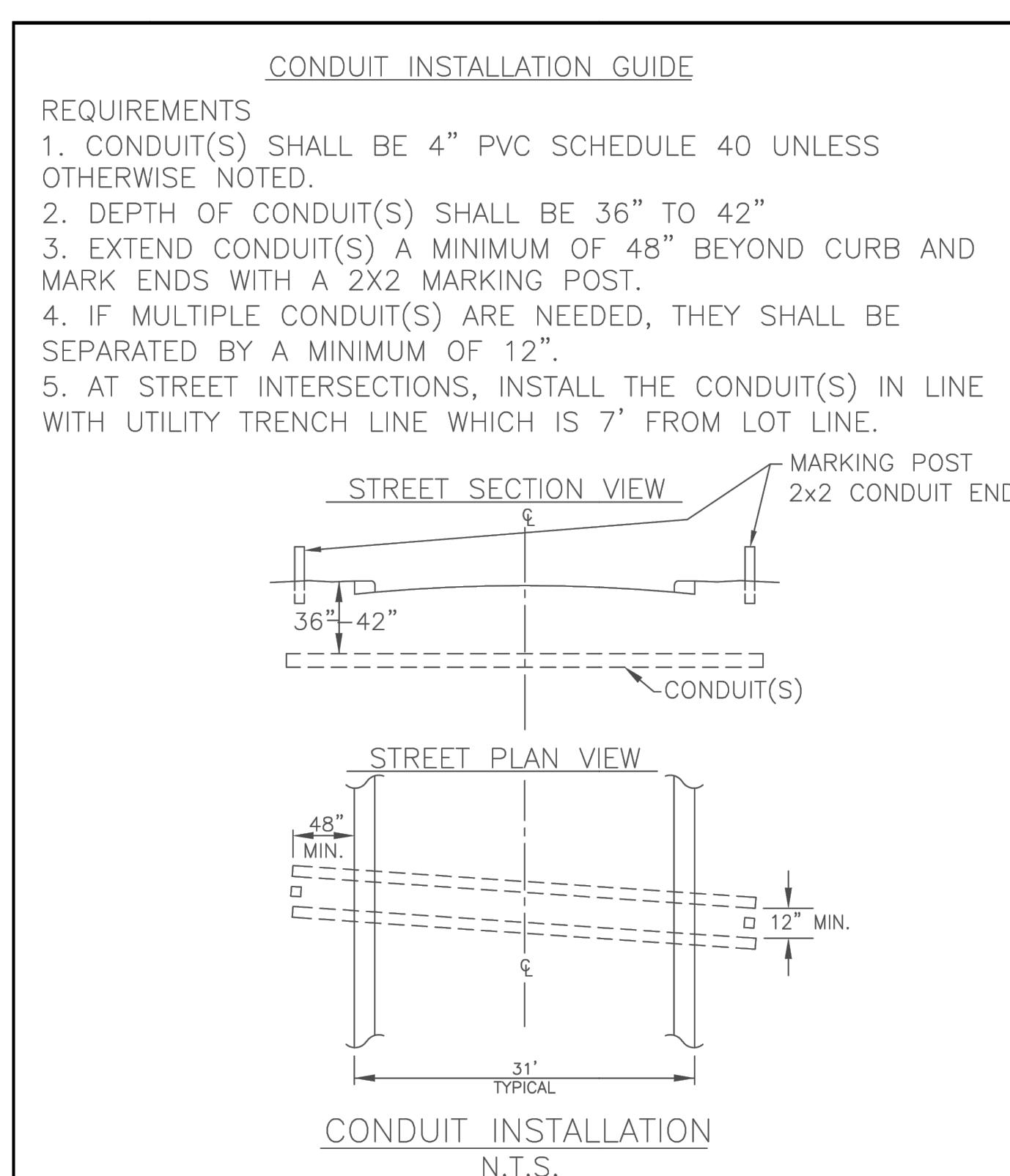
SHEET NO.



DESCRIPTION					
DATE: 09/02/2025	REV. NO. MAM	DATE 05/12/2025	CHIPOTLE ONLY CIVIL SET		
DESIGN BY: _____	DRAWN BY: _____	REvised PER CITY REVIEW			
CHECKED BY: _____	DMG FILE: _____	TURN LANE INFORMATION			
FILE NO.: 25-0088-00	FILE NO.: 07/02/2025	STRIPPING & SIGNAGE			
		CONSTRUCTION DRAWINGS (REV. 1)			

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: 09/02/2025



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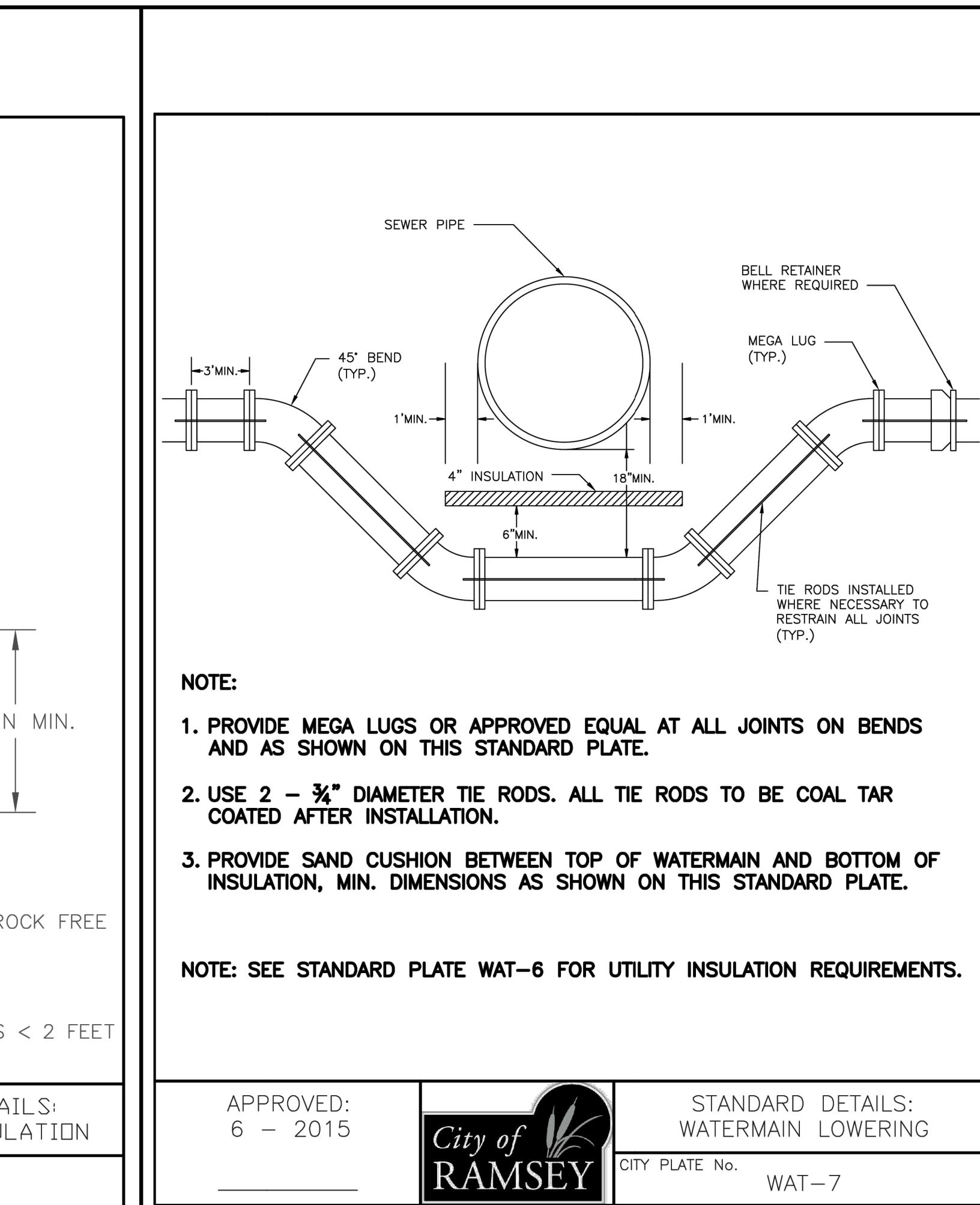
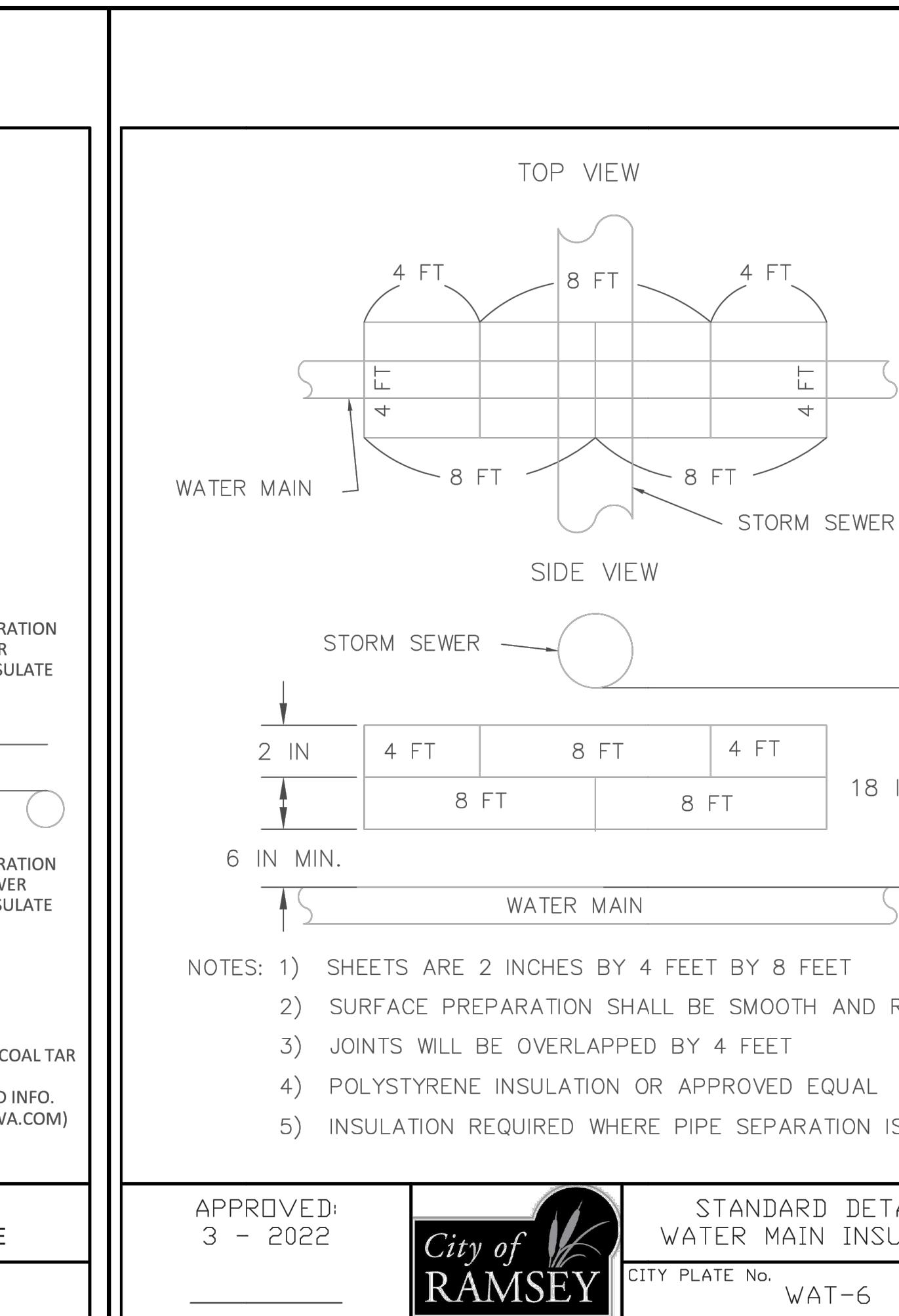
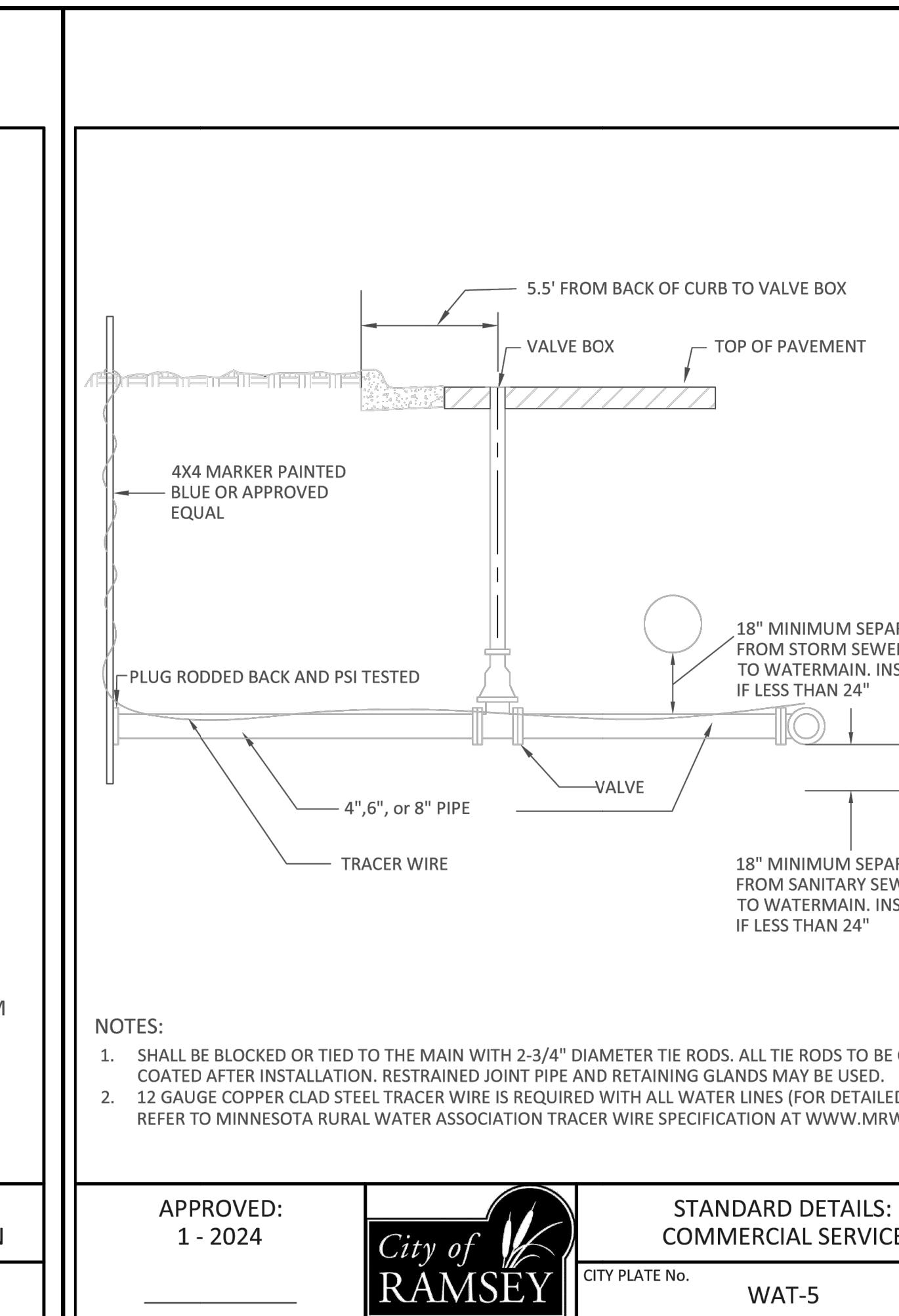
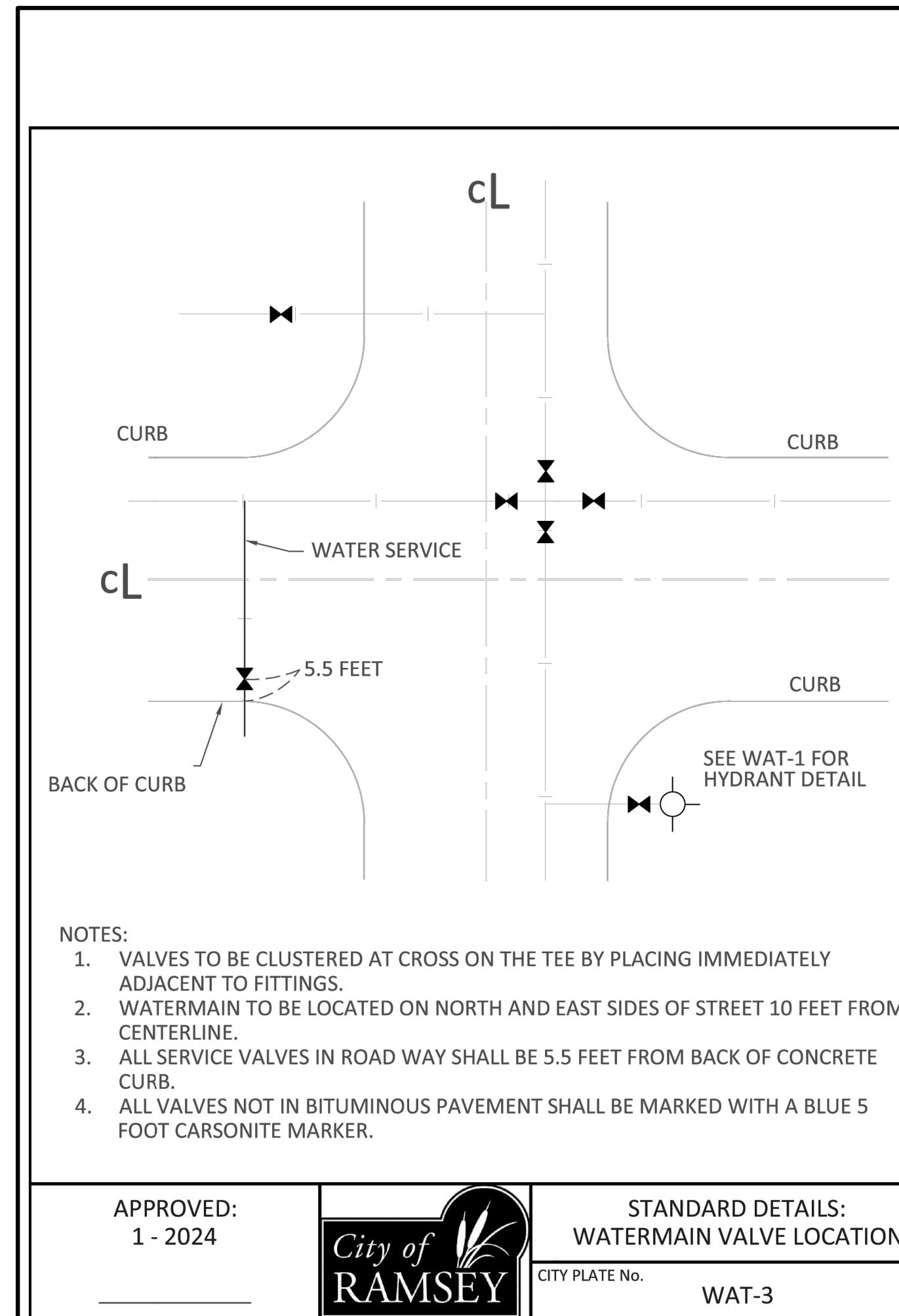
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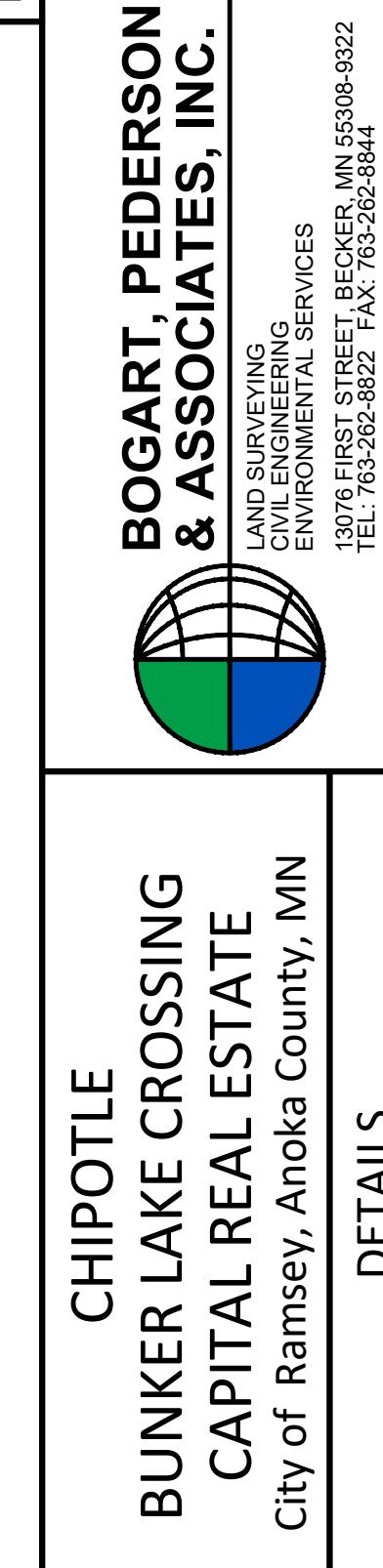
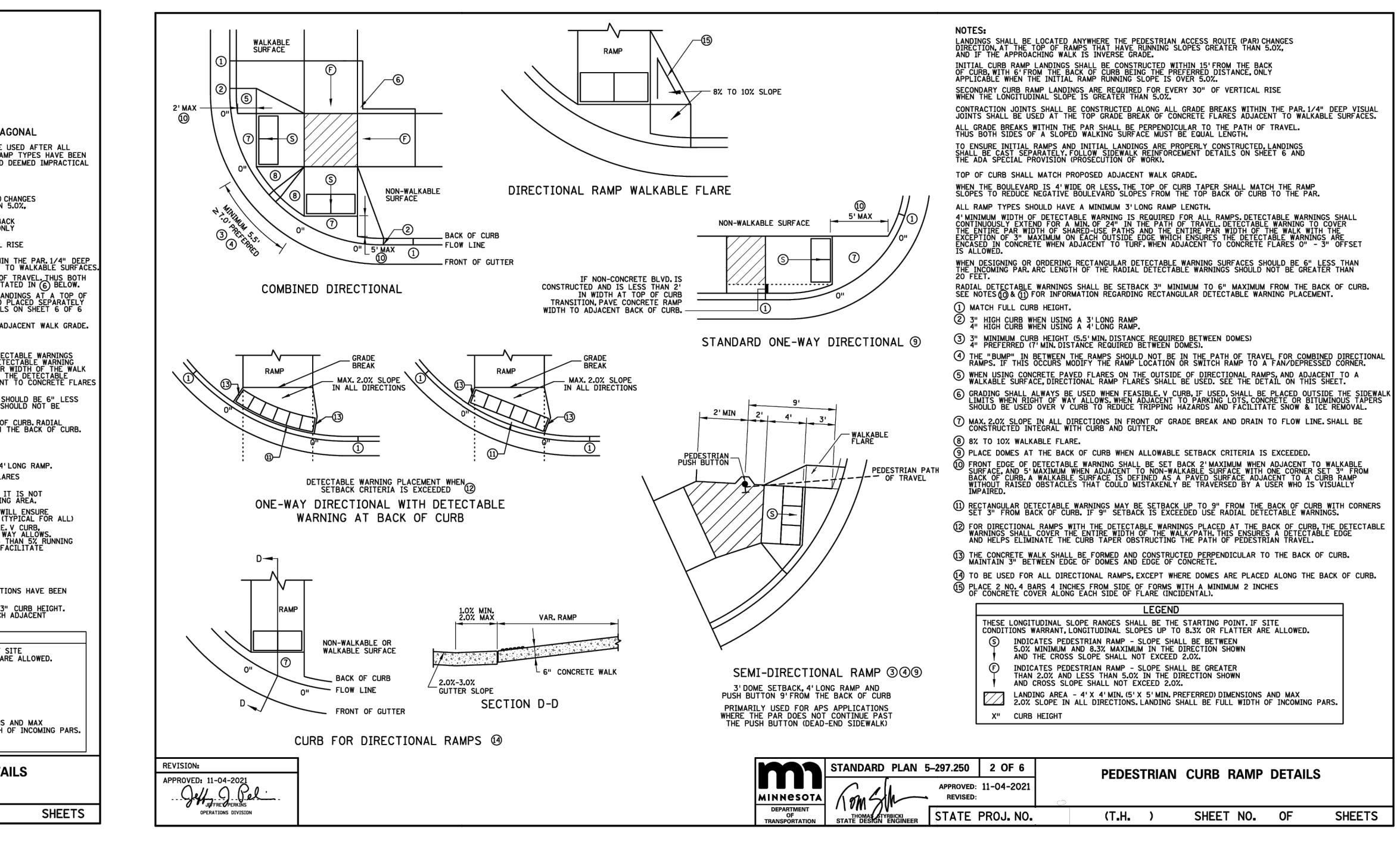
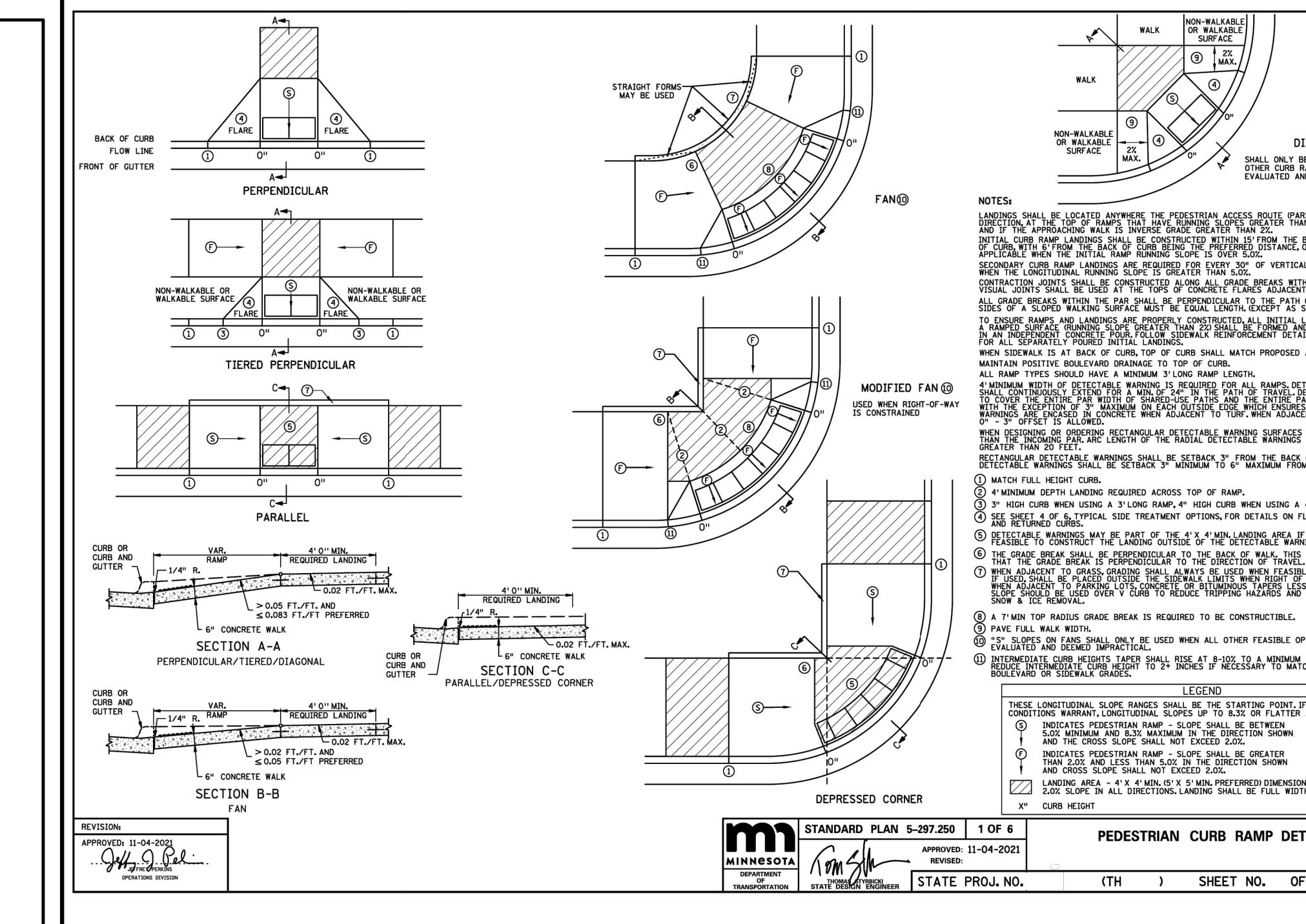
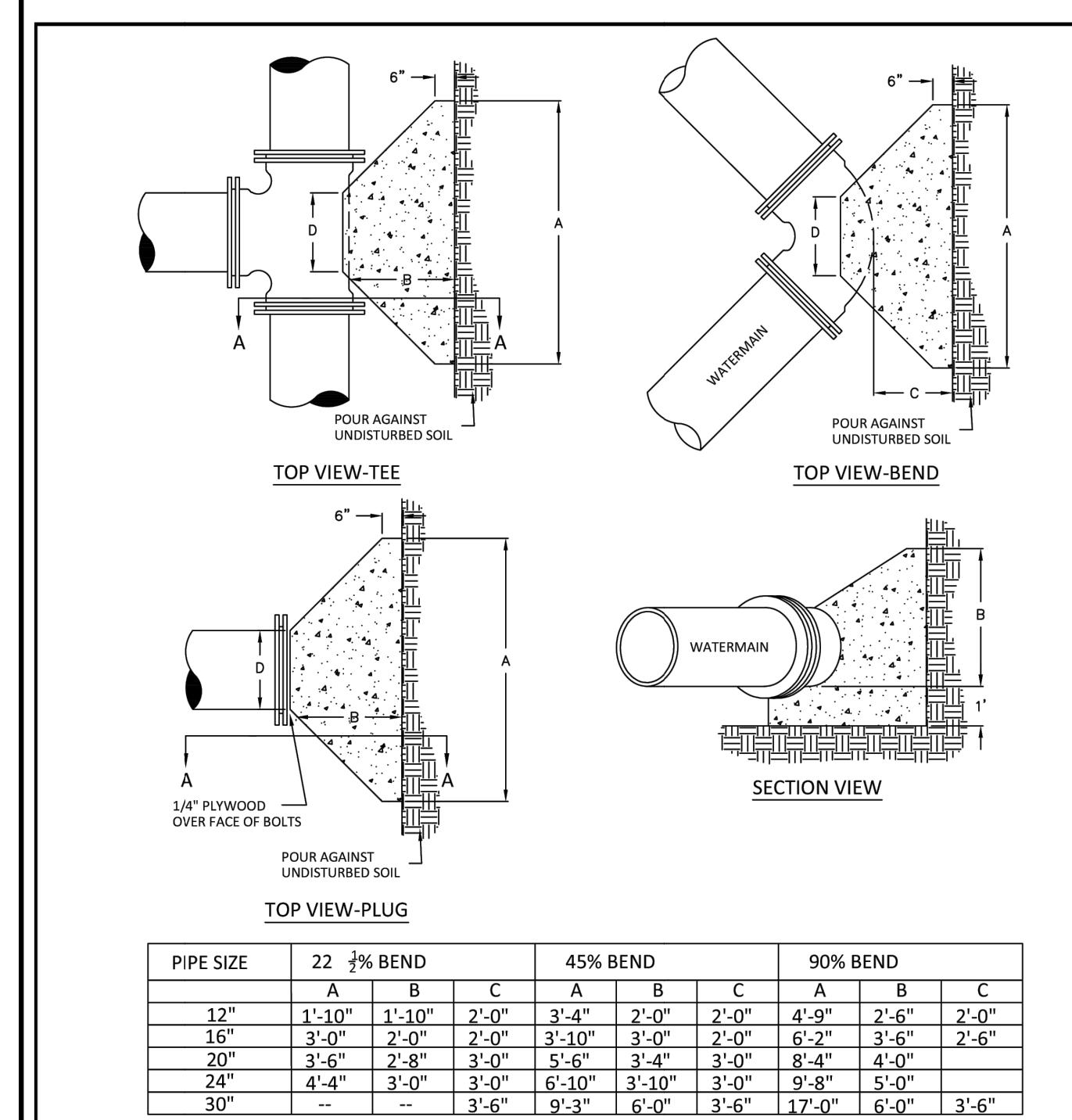
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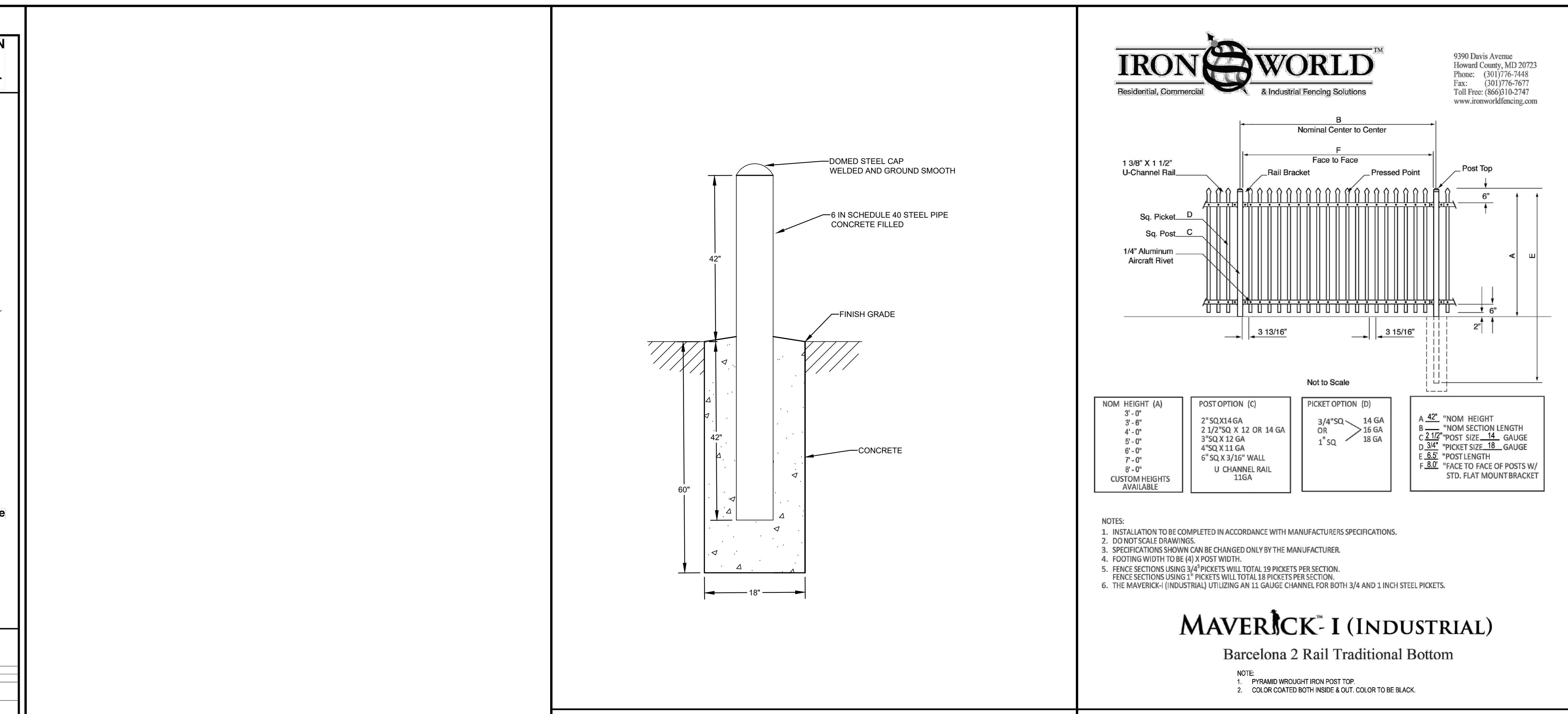
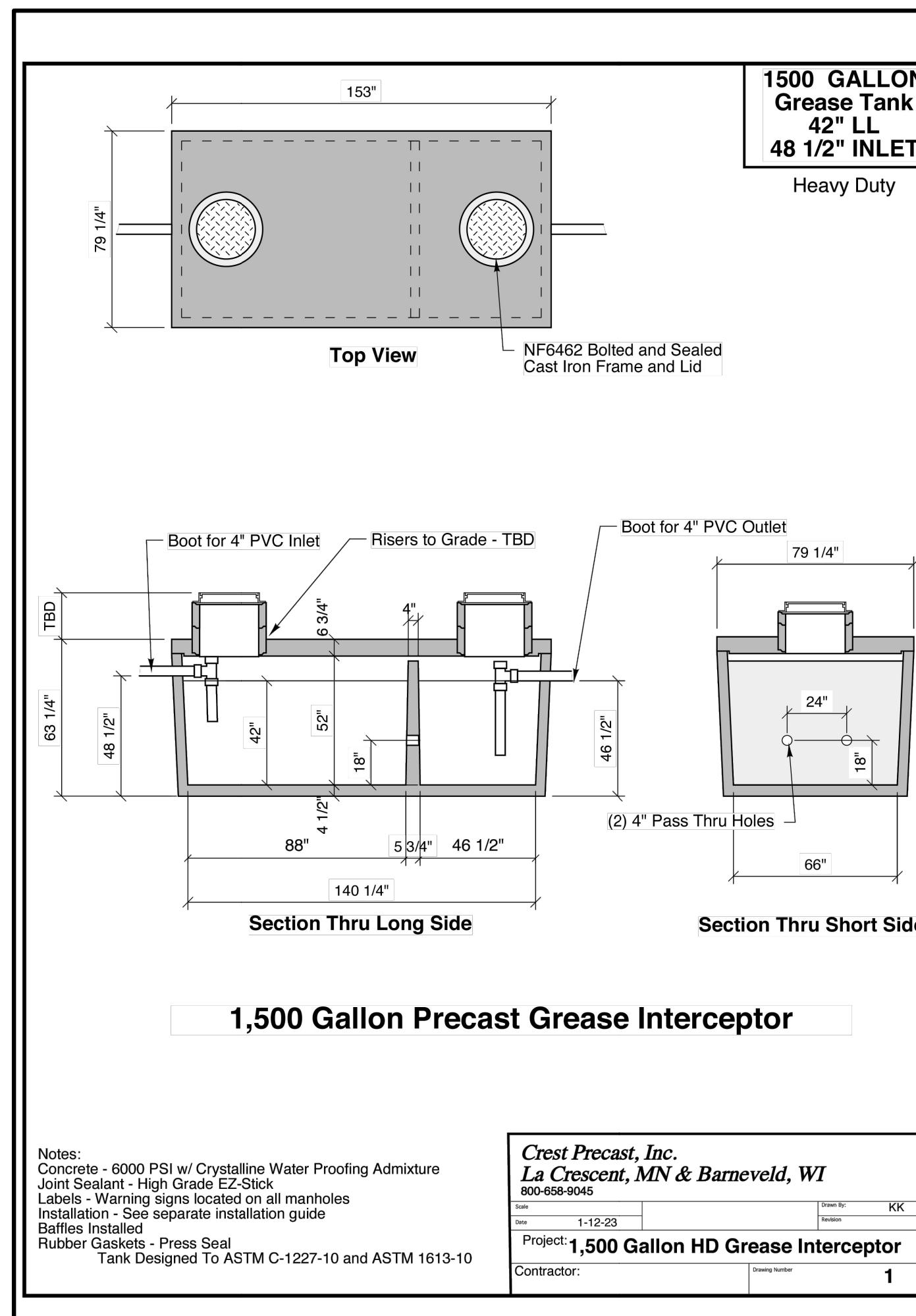
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TURN LANE INFORMATION	06/23/2025
STRIPPING & SIGNAGE	07/02/2025
CONSTRUCTION DRAWINGS (REV. 1)	09/02/2025
DATE: 09/02/2025	REV. NO. 1
DESIGN BY: MAM	DATE: 05/12/2025
DRAWN BY: MAM, CJD	DRAWN BY: MAM, CJD
CHECKED BY: MAM, CJD	CHECKED BY: MAM, CJD
DMG FILE: DETAILS	DMG FILE: DETAILS
FILE NO.: 25-0098.00	FILE NO.: 25-0098.00
DATE: 09/02/2025	REV. NO. 7
DESIGN BY: MAM	DATE: 09/02/2025
DRAWN BY: MAM, CJD	DRAWN BY: MAM, CJD
CHECKED BY: MAM, CJD	CHECKED BY: MAM, CJD
DMG FILE: DETAILS	DMG FILE: DETAILS
FILE NO.: 25-0098.00	FILE NO.: 25-0098.00

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that it is my original work. I declare that it has not been prepared for another person or entity. I declare that it complies with all applicable laws of the State of Minnesota.

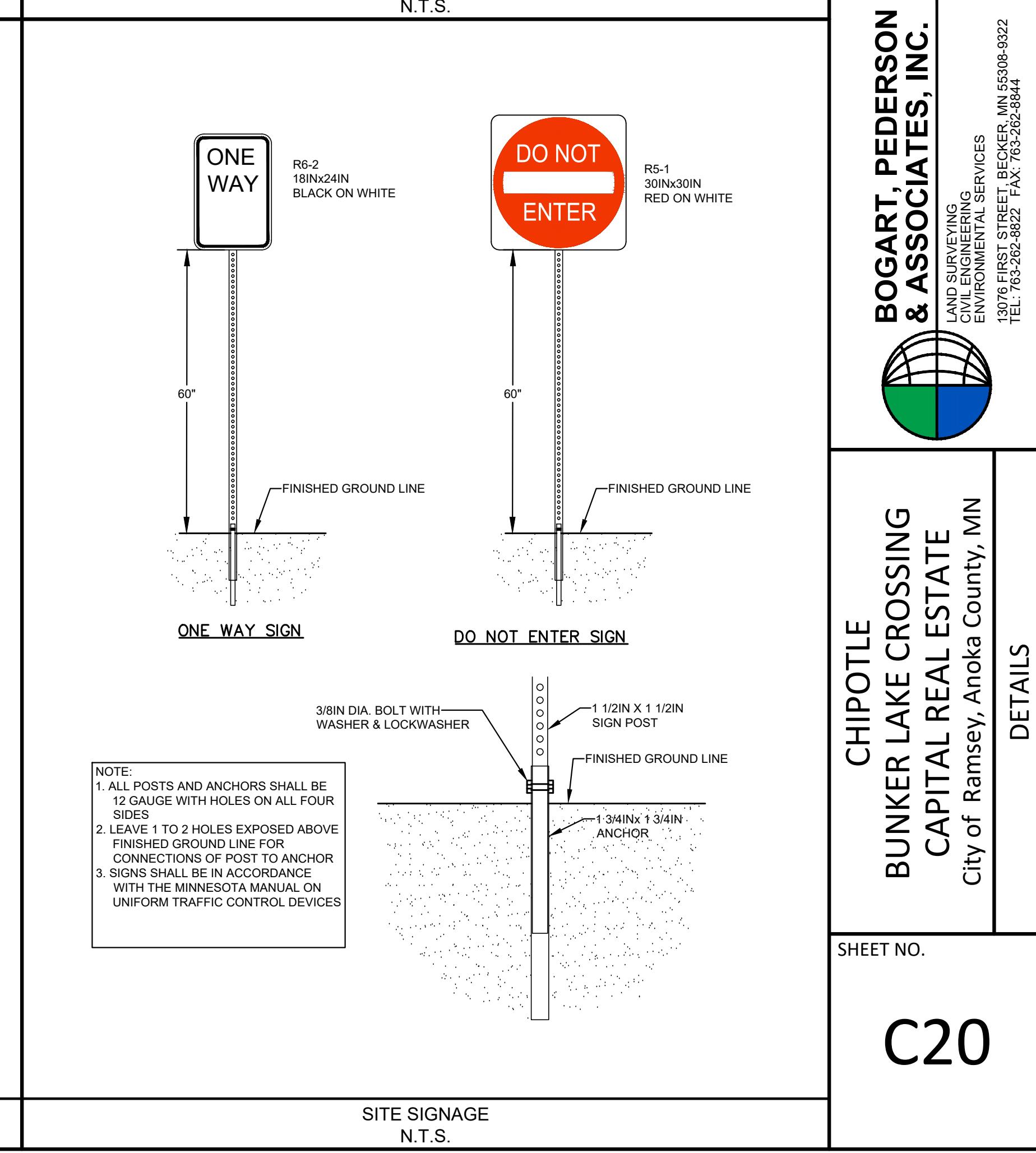
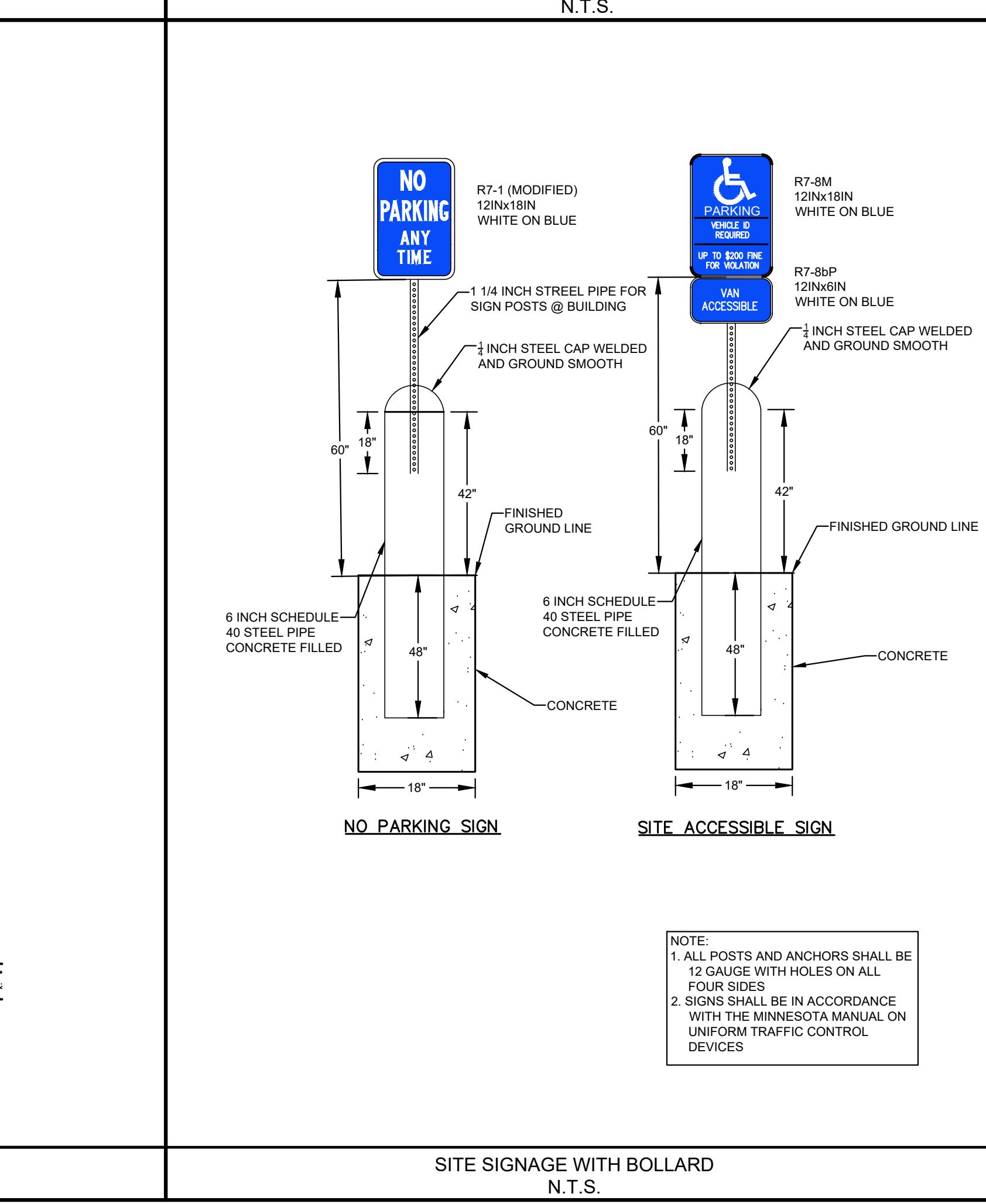
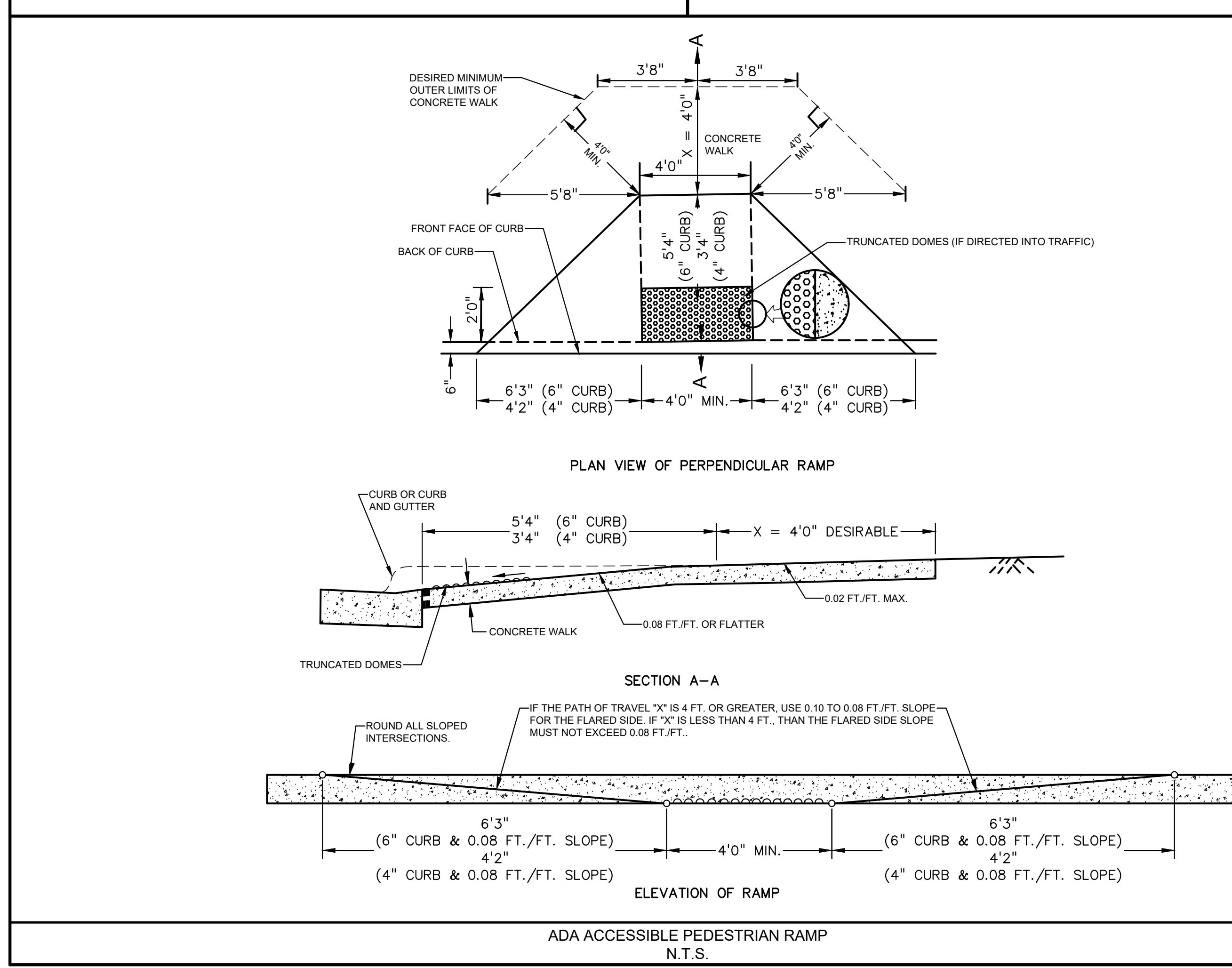
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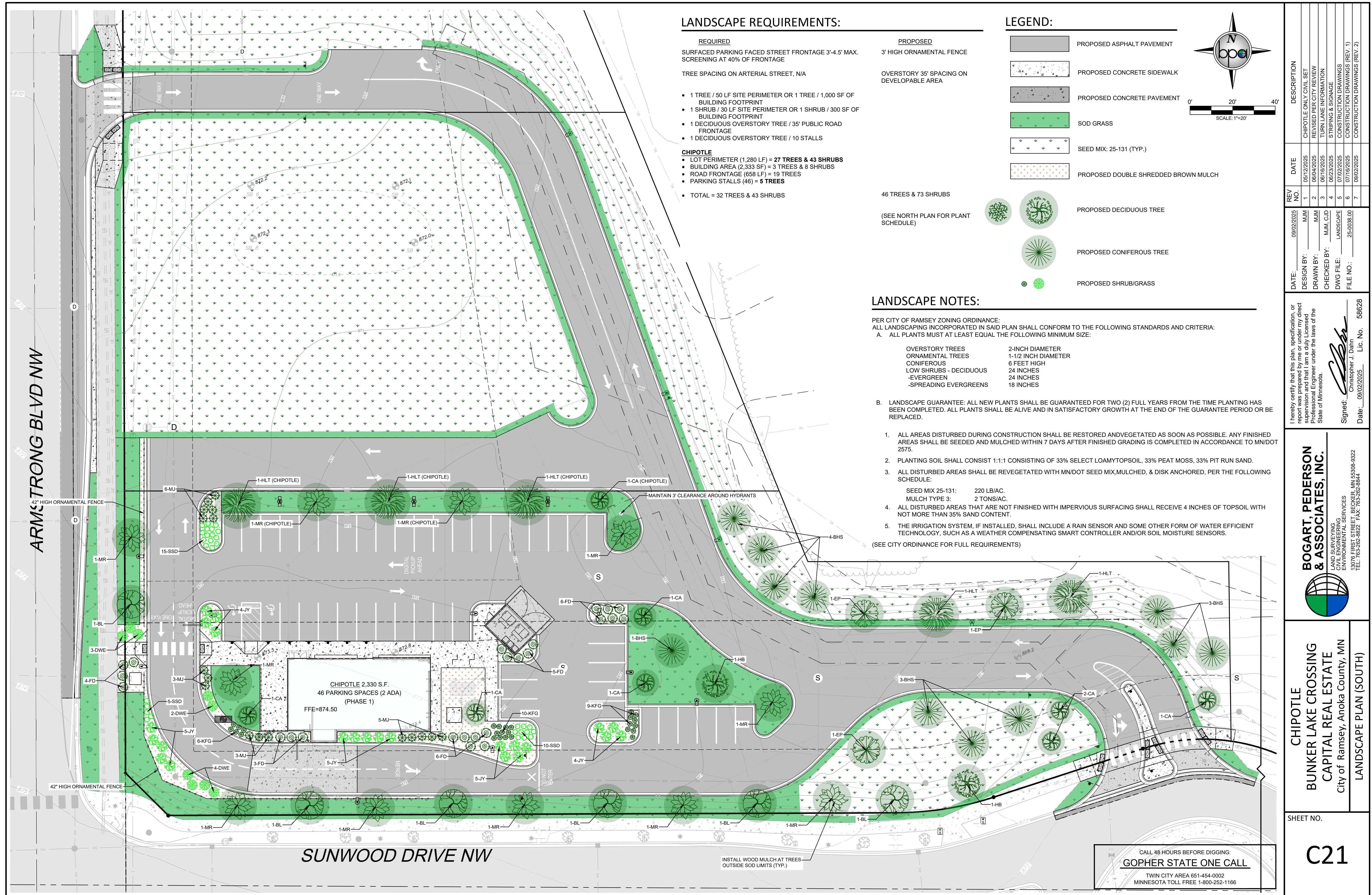


<b>MAVERICK™ I (INDUSTRIAL)</b> Barcelona 2 Rail Traditional Bottom	NOTE: 1. PYRAMID WROUGHT IRON POST TOP. 2. COLOR COATED BOTH INSIDE & OUT. COLOR TO BE BLACK.	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that it is my original work. I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Signed: Christopher J. Dahn Date: 09/02/2025 Lic. No. 58628		

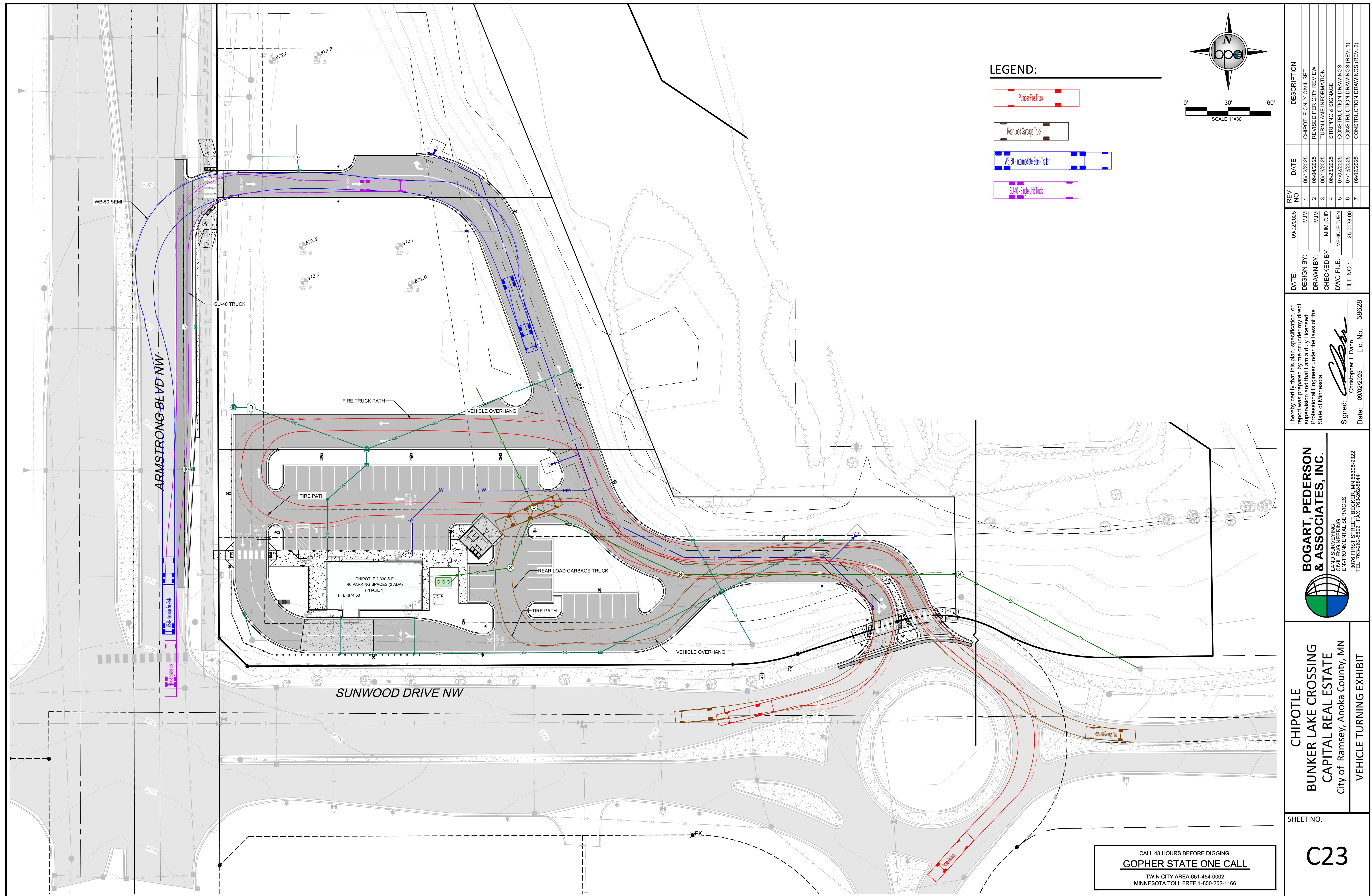


**BOGART, PEDERSON & ASSOCIATES, INC.**  
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ENVIRONMENTAL SERVICES  
1301 7TH STREET, BEAVER, MN 55308-9344  
TEL: 763-262-3622 FAX: 763-262-3644

**CHIPOTLE BUNKER LAKE CROSSING CAPITAL REAL ESTATE**  
City of Ramsey, Anoka County, MN  
DETAILS  
SHEET NO. C20







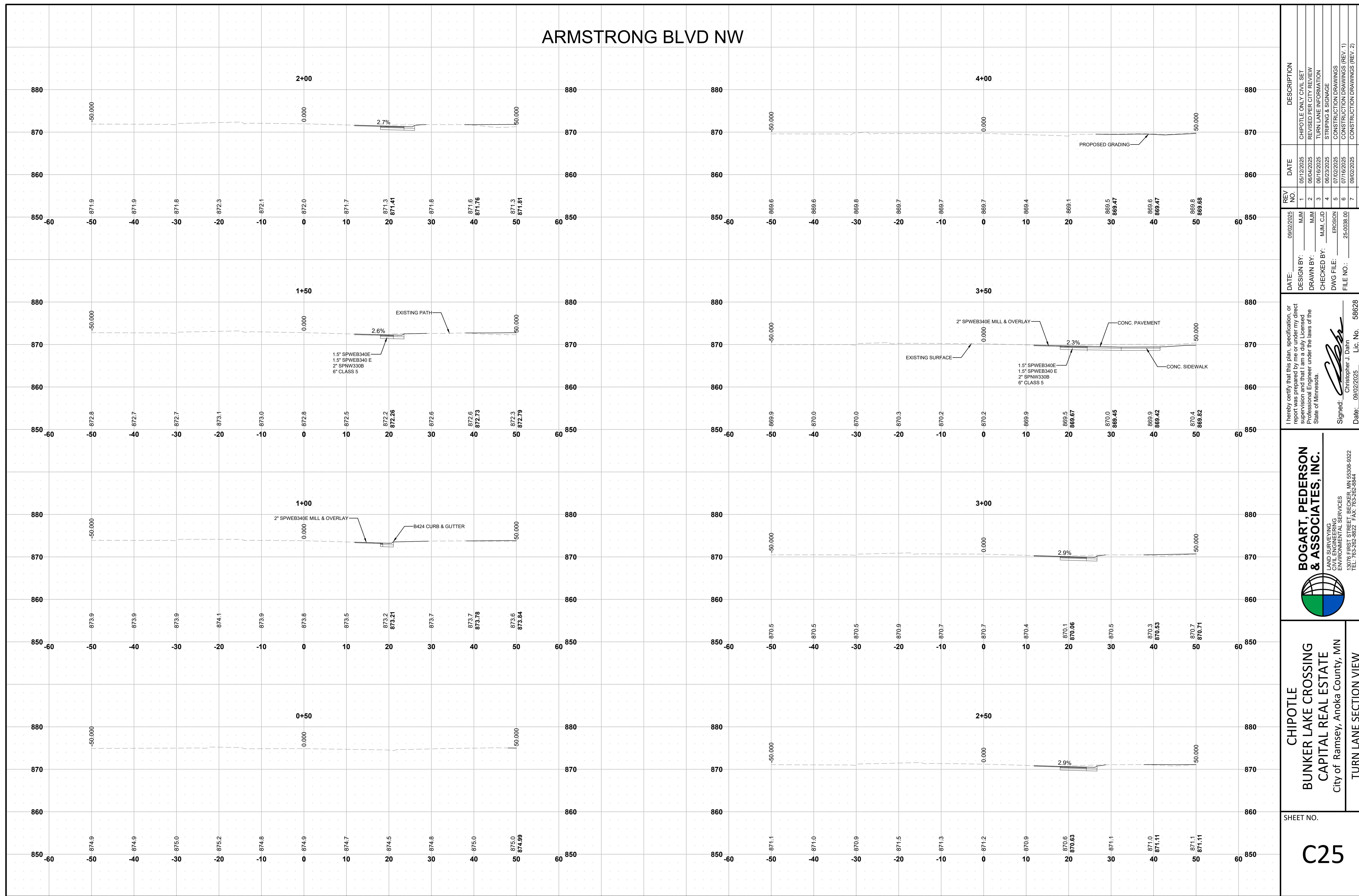
### TRAFFIC CONTROL PLAN NOTES:

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.

[www.invarion.com](http://www.invarion.com)



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

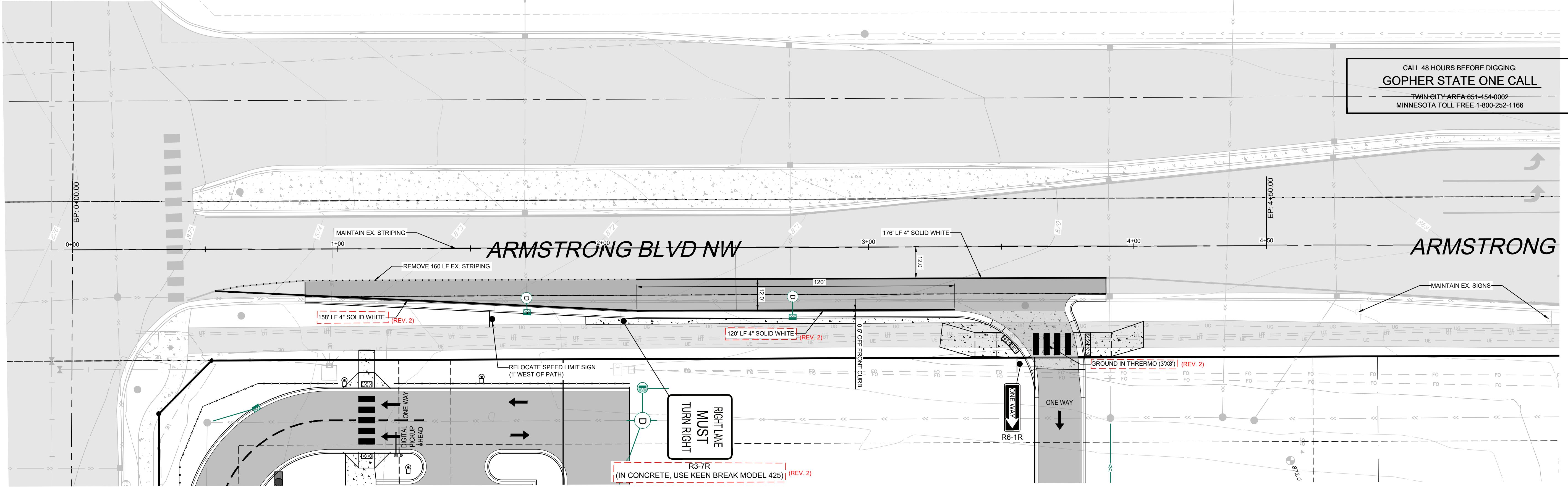
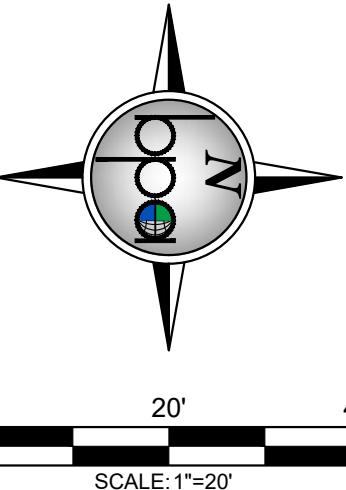


**LEGEND:**

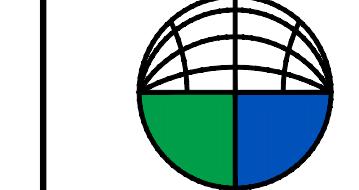
- SAWCUT LOCATION (FULL DEPTH)
- ↗ TURN ARROW (TYPICAL)
- ↑ STRAIGHT ARROW (TYPICAL)
- PERMANENT SIGNAGE
- REMOVE STRIPING

**TURN LANE 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. LONGITUDINAL PAVEMENT MARKINGS SHALL BE LATEX PAINT. THE TURN ARROWS SHALL BE PREFORMED THERMO.
6. EXISTING CONFLICTING PAVEMENT MARKINGS WILL NEED TO BE REMOVED BEFORE FINAL PERMANENT STRIPING IS PLACED.
7. DURING CONSTRUCTION, CONFLICTING PAVEMENT MARKINGS WILL NEED TO BE COVERED WITH BLACK REMOVABLE LANE TAPE OR WATER BLASTED AND THEN HAVE PAVEMENT MARKINGS INSTALLED FOR TEMPORARY CENTERLINE DURING CONSTRUCTION.
8. ALL SIGNAGE TO MEET MASH-16 REQUIREMENTS. ALL SIGN SHEETING SHALL BE 3M DG3.
9. THE 2020 EDITION OF THE MNDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL BE USED FOR WORK WITHIN THE COUNTY RIGHT OF WAY. USE THE 2025 VERSION IF CONSTRUCTING IN 2026 AND BEYOND.



**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 ENVIRONMENTAL SERVICES  
 1307 1/2 STREET BECKETT, MN 55308-9322  
 TEL: 651-262-3622 FAX: 651-262-3644



DESCRIPTION			
CHIPOTLE ONLY CIVIL SET	DATE: 05/12/2025	REV. NO. 1	DATE 05/12/2025
REVISED PER CITY & REVIEW	DRAWN BY: MAM	3	06/04/2025
TURN LANE INFORMATION	CHECKED BY: MAM, CJD	4	06/23/2025
SIGNING & SIGNAGE	DMG FILE: VEHICLE TURN	5	07/16/2025
CONSTRUCTION DRAWINGS (REV. 1)	FILE NO.: 25-0008-00	6	09/02/2025
		7	09/02/2025

Signed: Christopher J. Dahn  
 Date: 09/02/2025

Christopher J. Dahn  
 Date: 09/02