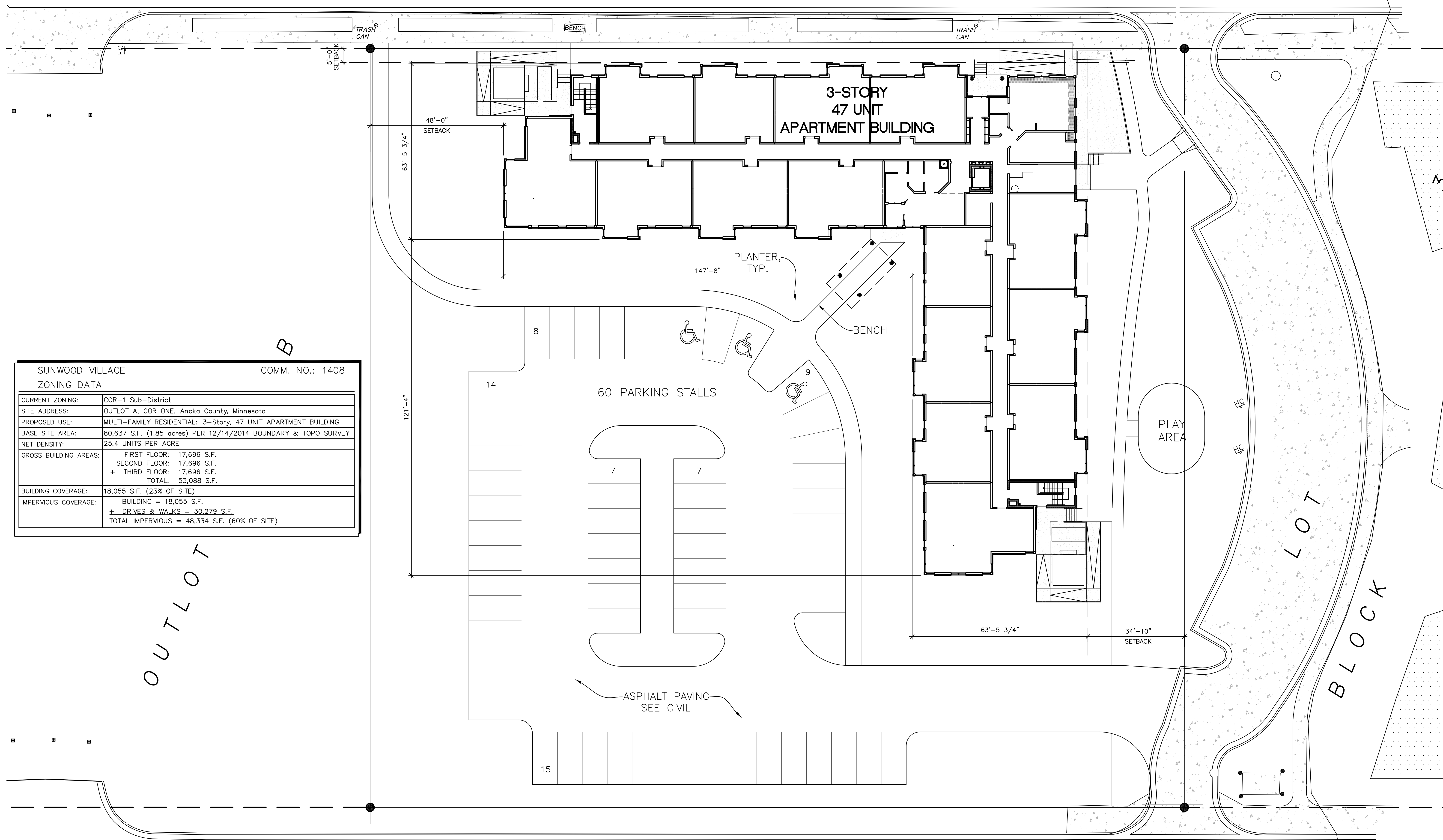


# SUNWOOD DRIVE

( 80 FOOT WIDE PUBLIC RIGHT OF WAY )

ISSUE & REVISION  
 PRELIMINARY: 3/5/2015  
 COMM #1408



SUNWOOD VILLAGE		COMM. NO.: 1408
ZONING DATA		
CURRENT ZONING:	COR-1 Sub-District	
SITE ADDRESS:	OUTLOT A, COR ONE, Anoka County, Minnesota	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL: 3-Story, 47 UNIT APARTMENT BUILDING	
BASE SITE AREA:	80,637 S.F. (1.85 acres) PER 12/14/2014 BOUNDARY & TOPO SURVEY	
NET DENSITY:	25.4 UNITS PER ACRE	
GROSS BUILDING AREAS:	FIRST FLOOR: 17,696 S.F. SECOND FLOOR: 17,696 S.F. + THIRD FLOOR: 17,696 S.F. TOTAL: 53,088 S.F.	
BUILDING COVERAGE:	18,055 S.F. (23% OF SITE)	
IMPERVIOUS COVERAGE:	BUILDING = 18,055 S.F. + DRIVES & WALKS = 30,279 S.F. TOTAL IMPERVIOUS = 48,334 S.F. (60% OF SITE)	

ORL & LANDSCAPE  
 Loucks Associates  
 7200 Hemlock Lane  
 Suite 300  
 Maple Grove, MN 55868  
 Tel: 763.424.5505

CONTRACTOR  
 Watson-Forberg  
 8485 Wayzata Blvd.  
 Suite 110  
 Minneapolis, MN 55428  
 Tel: 952.564.3878

CommonBond  
 Communities  
 1080 Montreal Avenue  
 St. Paul MN 55116  
 Phone: 651-291-1003  
 Fax: 651-291-1003  
 Web: www.commonbond.org

SUNWOOD VILLAGE  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE  
 MINNEAPOLIS, MINNESOTA 55408  
 TEL: 612-332-6420  
 FAX: 612-332-6428  
 WWW.MILLERHANSON.COM

MILLER HANSON  
 PARTNERS

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: \_\_\_\_\_ NO. XXXX  
 DATE: \_\_\_\_\_

# CIVIC CENTER DRIVE

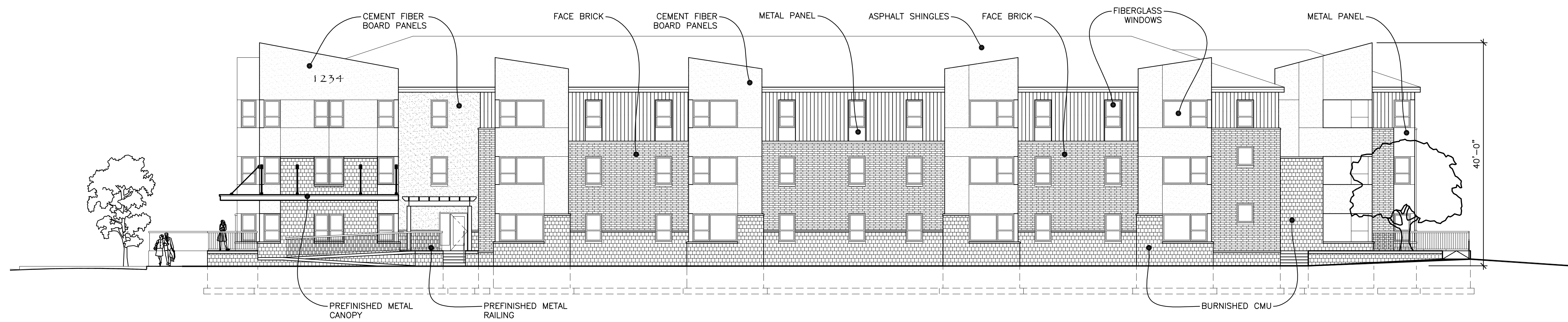
( 100 FOOT WIDE PUBLIC RIGHT OF WAY )

1 SITE PLAN  
 1/16" = 1'-0"

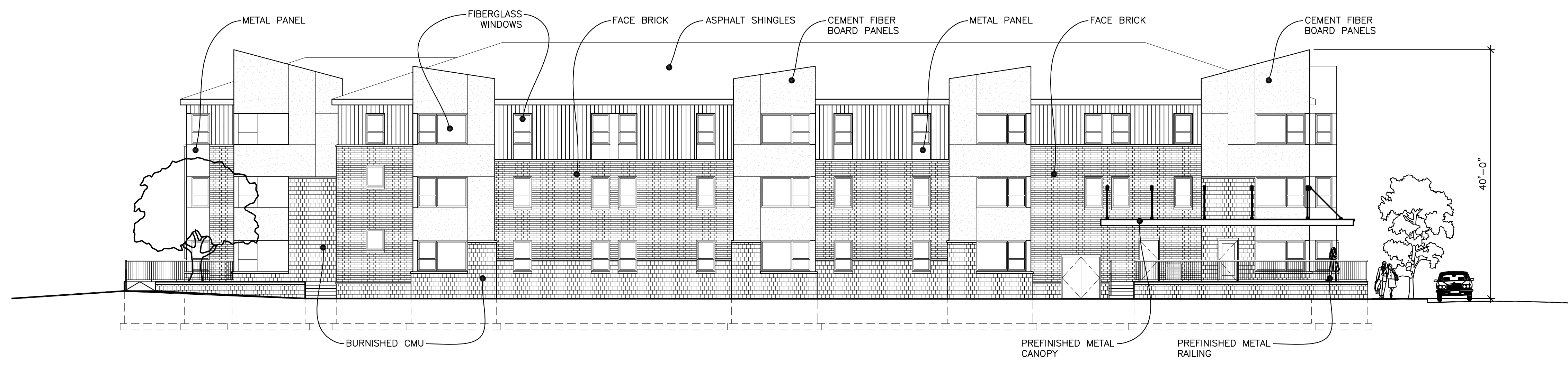


PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SITE PLAN  
**A200**



1 NORTH EXTERIOR ELEVATION  
 3/32" = 1'-0"

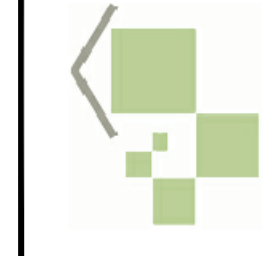


2 EAST EXTERIOR ELEVATION  
 3/32" = 1'-0"

DATE: 3/5/2015

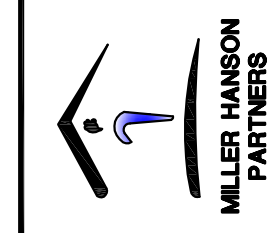
CONTRACTOR:  
 Watson-Foreberg  
 6485 Wayzata Blvd.  
 Suite 110  
 Minneapolis, MN 55428  
 Tel: 952.564.3878

CommonBond  
 Communities  
 1080 Montreal Avenue  
 St. Paul, MN 55116  
 Phone: 651.291-1033  
 Fax: 651.291-1033  
 Web: www.commonbond.org



SUNWOOD VILLAGE  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE  
 MINNEAPOLIS, MINNESOTA 55408  
 TEL: 612-332-6420  
 FAX: 612-332-6425  
 WWW.MILLERHANSON.COM



I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 NAME: \_\_\_\_\_ NO. XXXX  
 DATE: \_\_\_\_\_

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

# BOUNDARY & TOPOGRAPHIC SURVEY FOR: CommonBond Communities

## LEGAL DESCRIPTION:

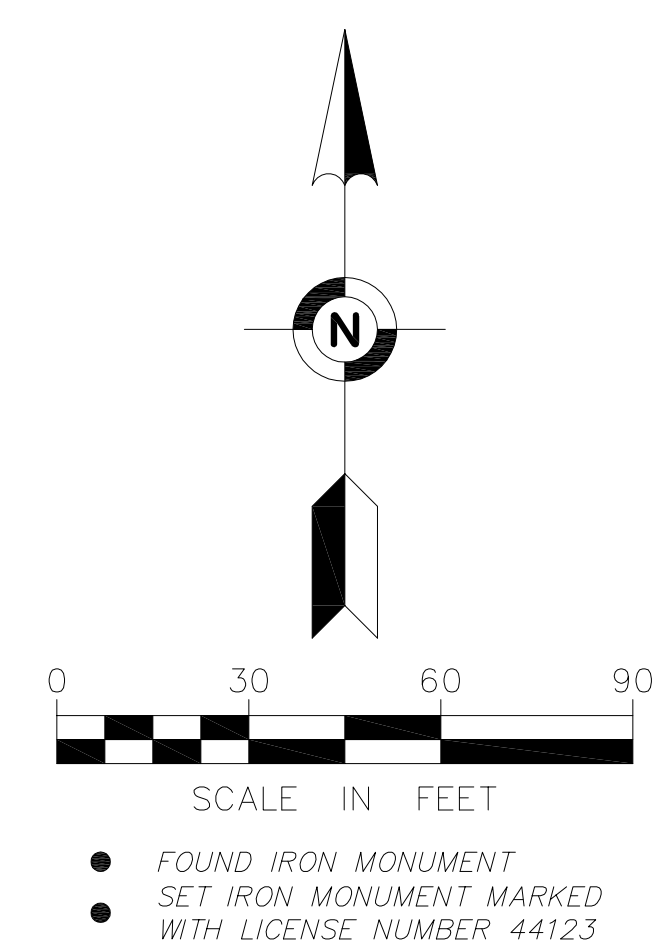
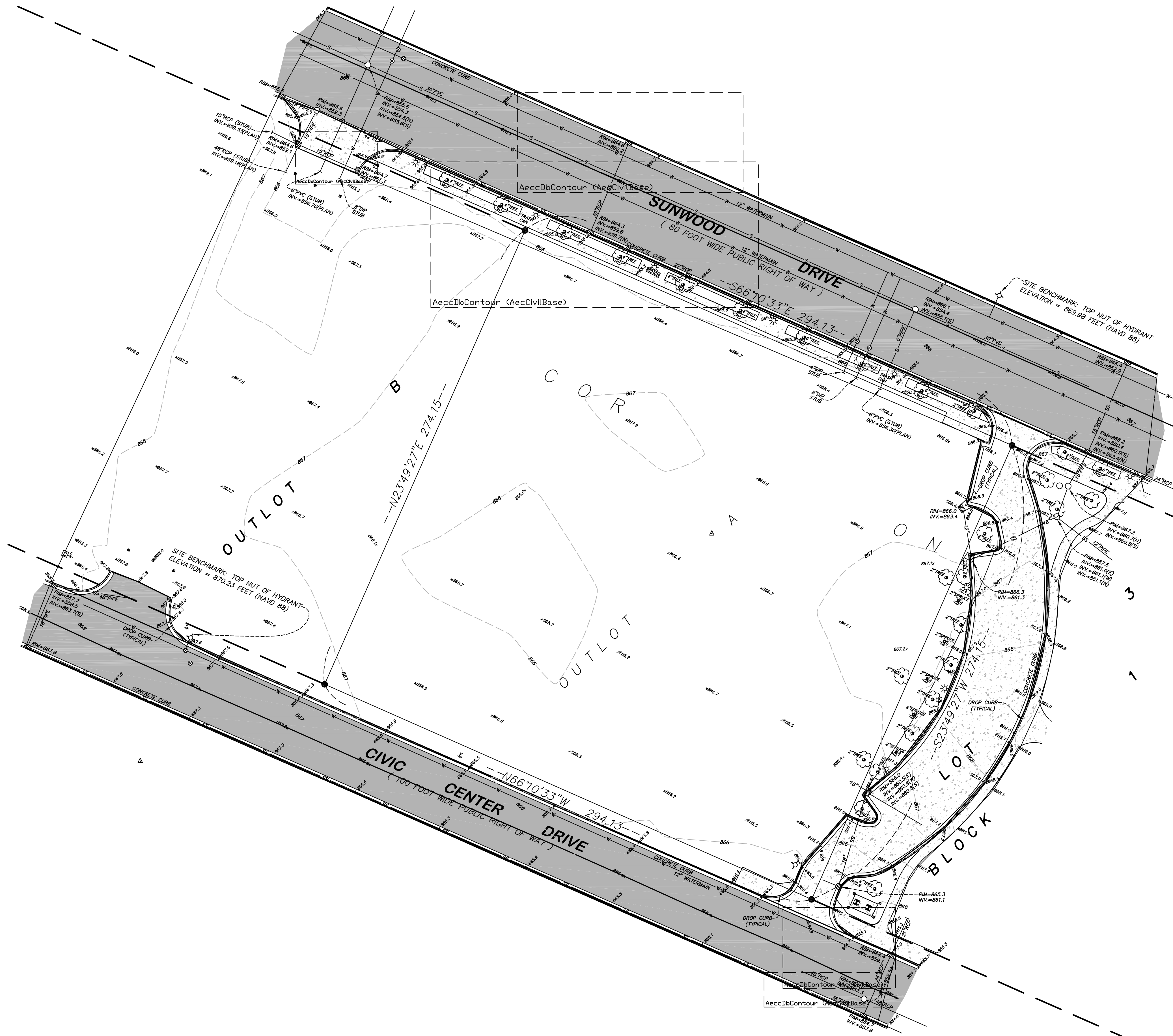
(Per Anoka County Property Information Web Site)

Outlot A, COR ONE, Anoka County, Minnesota.

Parcel Number: 28-32-25-31-0019

## NOTES:

- The orientation of this bearing system is based on the Anoka County Coordinate Grid (NAD 83-96 Adj.).
- The total area of the property described herein is 80,637 square feet or 1.85 acres.
- No title work was provided in the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances to the property.
- Existing utilities, services and underground structures shown herein were located based upon observed evidence. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- BENCHMARK: Top nut of the hydrant located on the northerly side of Civic Center Drive approximately 80 feet west of the most westerly property corner. Elevation = 870.23 feet (NAVD 88)



LEGEND	
	MANHOLE
	CATCH BASIN
	GATE VALVE
	HYDRANT
	ELECTRIC BOX
	ELECTRIC OUTLET POST
	LIGHT
	ELECTRIC SIGN
	COMMUNICATION BOX
	FIBER OPTIC SIGN
	SIGN
	BENCH
	GUARD POST
	WOOD POST
	HANDICAPPED PARKING SIGN
	STORM SEWER
	SPOT ELEVATION
	EXISTING CONTOUR LINE
	TREE
	BITUMINOUS SURFACE
	CONCRETE SURFACE

## CERTIFICATION:

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

Date of survey: December 14, 2014.  
Date of signature: December 30, 2014.

Brent R Peters  
Minnesota License No. 44123

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2870	46	L.S.	NO.	DATE
				DESCRIPTION
DRAWN BY: Kgf				
CHECKED BY: BRP				
DRAWING NAME: 1408-Survey-141231.dwg				
JOB NO. 36152				
FILE NO. 3291				

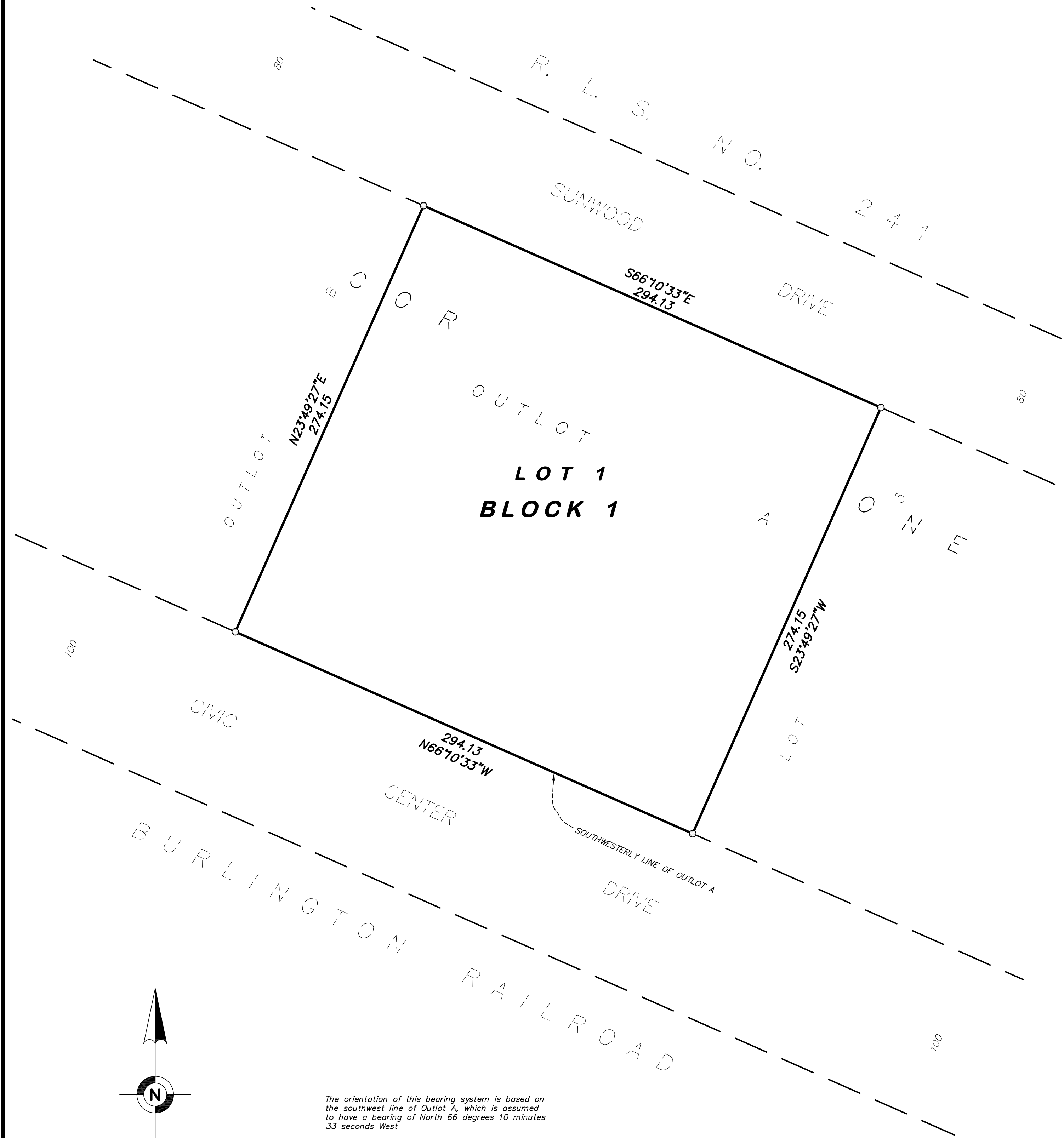
**BOUNDARY AND TOPOGRAPHIC SURVEY**

SURVEY FOR:  
**CommonBond Communities**

PROPERTY ADDRESS:  
**SUNWOOD DRIVE  
RAMSEY, MINNESOTA 55303**

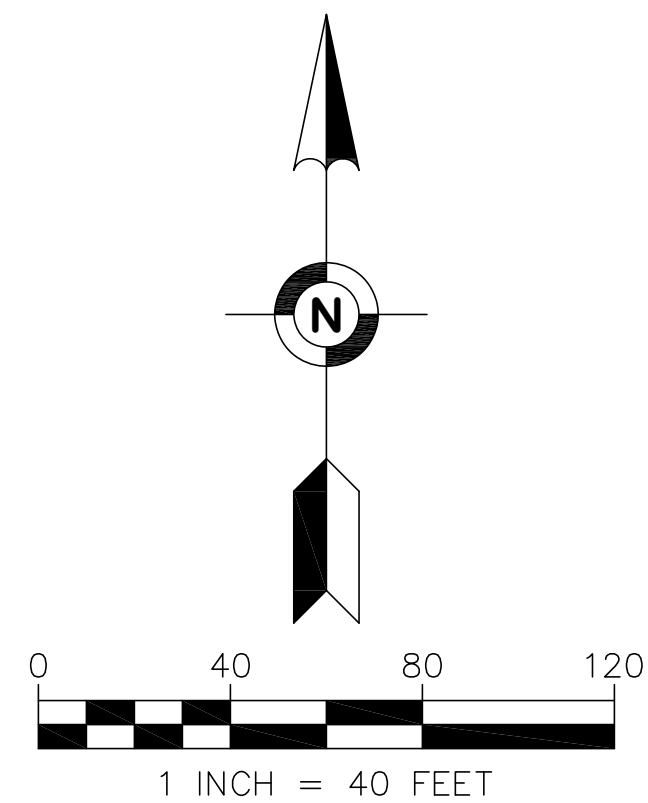
1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
COPYRIGHT © 2014 By EGAN, FIELD & NOWAK, INC.  
land surveyors since 1872

# SUNWOOD VILLAGE



The orientation of this bearing system is based on the southwest line of Outlot A, which is assumed to have a bearing of North 66 degrees 10 minutes 33 seconds West

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET & MARKED BY LICENSE 44123



KNOW ALL MEN BY THESE PRESENTS: That CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot A, COR ONE, according to the recorded plat thereof, City of Ramsey

Has caused the same to be surveyed and platted as SUNWOOD VILLAGE.

In witness whereof said CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_

Signed: CB Ramsey Housing Limited Partnership, a Minnesota limited partnership  
By: \_\_\_\_\_, its General Partner

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_ of CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, on behalf of the company.

Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Brent R. Peters, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_

Brent R. Peters, Land Surveyor  
Minnesota License No. 44123

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Brent R. Peters, Land Surveyor, Minnesota License No. 44123.

Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This Plat of SUNWOOD VILLAGE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

\_\_\_\_\_, Mayor \_\_\_\_\_, Clerk

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year \_\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_

Property Tax Administrator

By: \_\_\_\_\_, Deputy

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_

Larry D. Holm  
Anoka County Surveyor

REGISTRAR OF TITLES  
County of Anoka, State of Minnesota

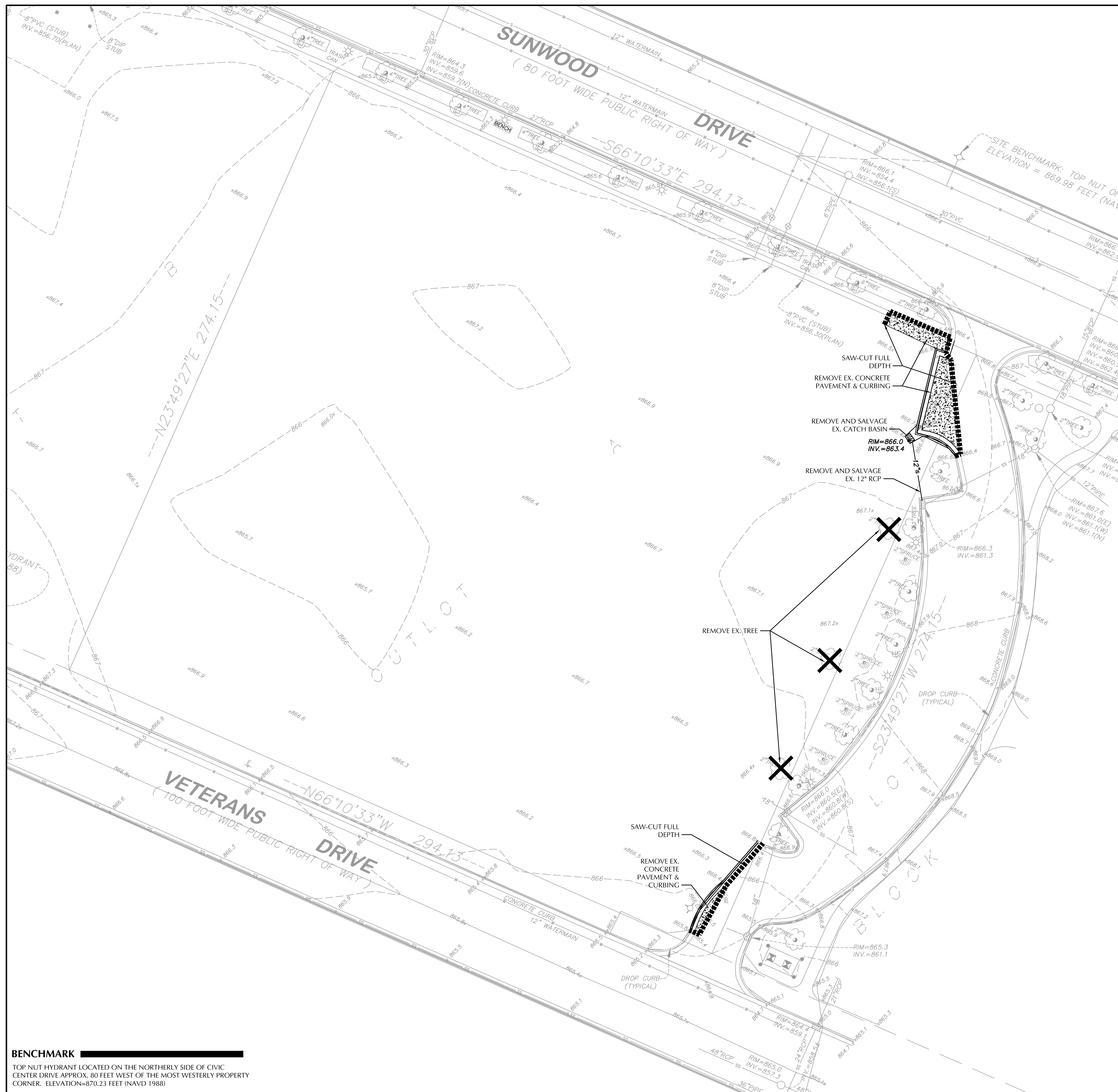
I hereby certify that this plat of SUNWOOD VILLAGE was filed in the office of the Registrar of Titles for public record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and was duly filed in Book \_\_\_\_\_ of Plats, Pages \_\_\_\_\_ and \_\_\_\_\_ as Document Number \_\_\_\_\_.

Registrar of Titles

By \_\_\_\_\_, Deputy



**Egan, Field & Nowak, Inc.**  
land surveyors since 1872



**BENCHMARK**  
 TOP NUT HYDRANT LOCATED ON THE NORTHERLY SIDE OF CIVIC CENTER DRIVE APPROX. 80 FEET WEST OF THE MOST WESTERLY PROPERTY CORNER. ELEVATION=870.23 FEET (NAVD 1988)



CALL BEFORE YOU DIG!  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**WARNING:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

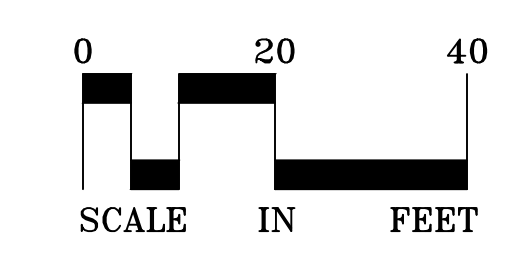
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**SITE DEMOLITION NOTES**

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.

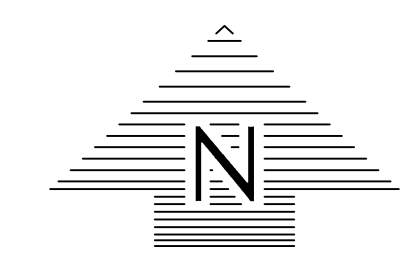
**NOTE:**

ALL ITEMS IN BOLD ARE TO BE REMOVED.



**SITE DEMOLITION LEGEND**

- REMOVE CONCRETE PAVEMENT
- REMOVE BITUMINOUS PAVEMENT
- SAWCUT PAVEMENT
- REMOVE TREE



PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

ISSUE & REVISION  
 PRELIMINARY: 3/3/2015

COMM #1408

CIVIL & LANDSCAPE  
 Loucks Associates  
 2007 Hennock Lane  
 Minneapolis, MN 55426  
 Tel: 763.424.5505

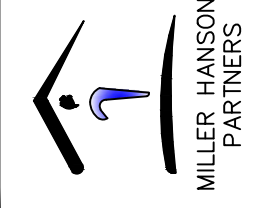
CONTRACTOR:  
 Wetton-Forsberg  
 5465 Wozzato Blvd.  
 Minneapolis, MN 55426  
 Tel: 952.564.3878

CommonBond  
 COMMUNITY UTILITIES  
 5000 Hennock Lane  
 St Paul MN 55116  
 Phone: 651-291-1750  
 Fax: 651-291-1000  
 Web: www.commonbond.org



**SUNWOOD VILLAGE**  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE  
 MINNEAPOLIS, MINNESOTA 55403  
 TEL: 612-332-5420  
 FAX: 612-332-5425  
 WWW.MILLEHANSON.COM



DEMOLITION PLAN

**C1-2**



CALL BEFORE YOU DIG!

Gopher State One Call

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

ISSUE & REVISION  
PRELIMINARY: 3/3/2015

COMM #1408

GENERAL NOTES

- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- PEDESTRIAN ACCESS ALONG SUNWOOD DR. MUST REMAIN OPEN. THE CONTRACTOR SHALL PROVIDE AN ACCESS PLAN ACCEPTABLE TO THE CITY TO MAINTAIN PEDESTRIAN ACCESS AT ALL TIMES. THE EXISTING PARALLEL PARKING AREA ALONG SUNWOOD DR. MAY BE USED AS A DESIGNATED TEMPORARY PEDESTRIAN ACCESS. THIS AREA MUST BE BARRICADED FROM THE TRAFFIC LANE, STRIPED AND SIGNED AS NECESSARY.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
- ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- EXISTING TOPOGRAPHY AND SITE SURVEY INFORMATION PROVIDED BY EGAN, FIELD AND NOWAK, INC., DATED 12-30-14.

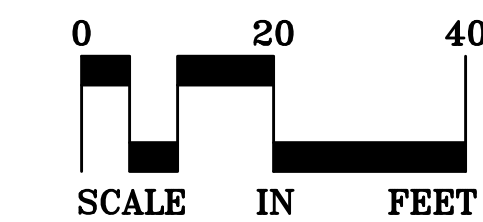
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
- ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
- ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALL IS 9' X 19' UNLESS OTHERWISE NOTED.
- ALL CURB TERMINI TO HAVE A 3 FOOT TAPER UNLESS OTHERWISE NOTED.
- SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
- SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION.

SITE PLAN LEGEND

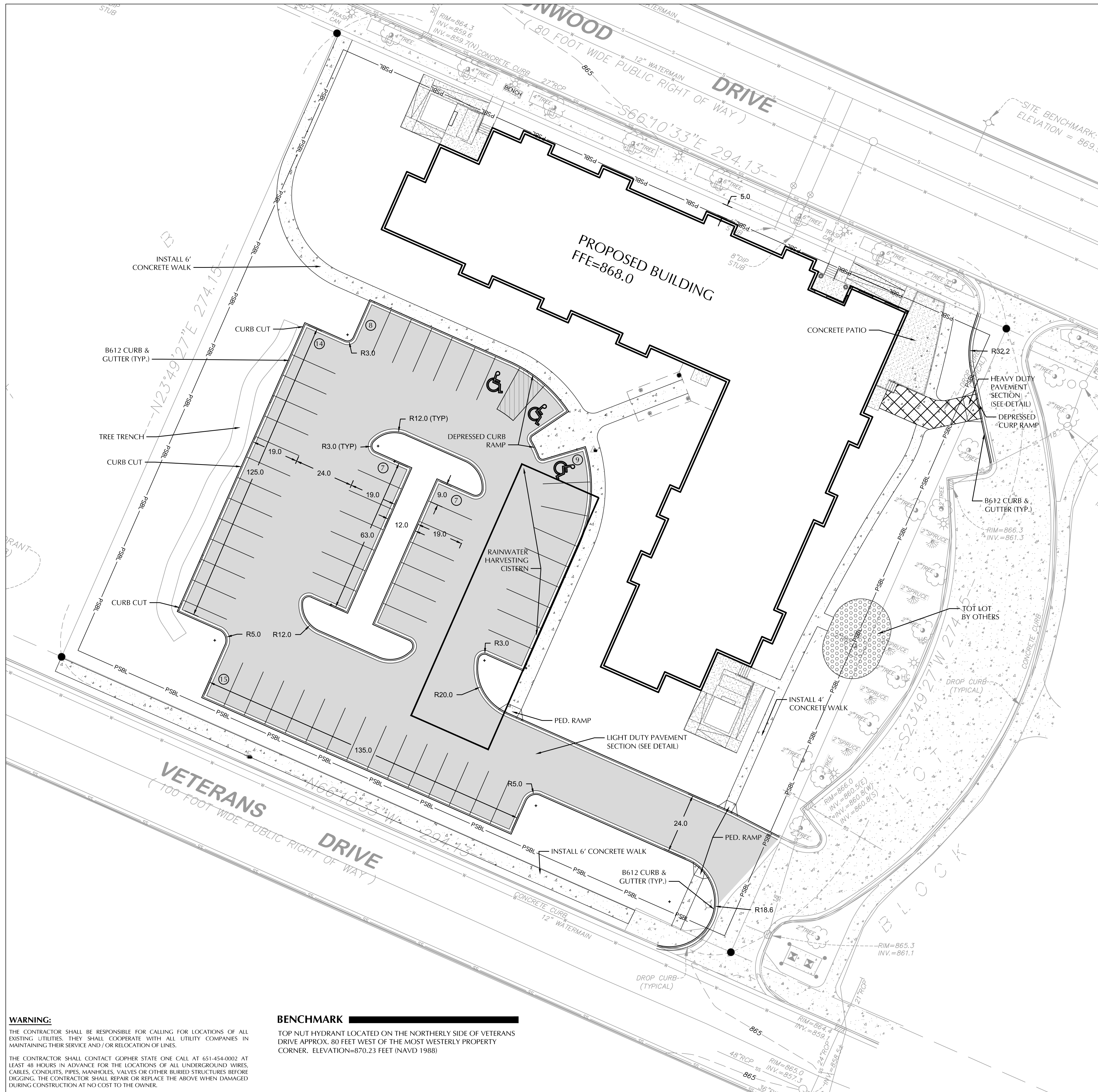
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

TOTAL AREA: 1.85 AC  
 EXISTING IMPERVIOUS AREA: 0.0 AC (0%)  
 PROPOSED IMPERVIOUS AREA: 1.2 AC (70%)

TOTAL PARKING: 60 STALLS  
 ACCESSIBLE PARKING: 3 STALLS



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**BENCHMARK**  
 TOP NUT HYDRANT LOCATED ON THE NORTHERLY SIDE OF VETERANS DRIVE APPROX. 80 FEET WEST OF THE MOST WESTERLY PROPERTY CORNER. ELEVATION=870.23 FEET (NAVD 1988)

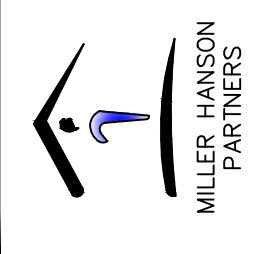
**CIVIL & LANDSCAPE:**  
 Loucks Associates  
 2007 Elmlock Lane  
 Minneapolis, MN 55426  
 Tel: 763.424.5505

**CONTRACTOR:**  
 Watson-Forberg  
 5465 Wozzato Blvd.  
 Minneapolis, MN 55426  
 Tel: 952.564.3878

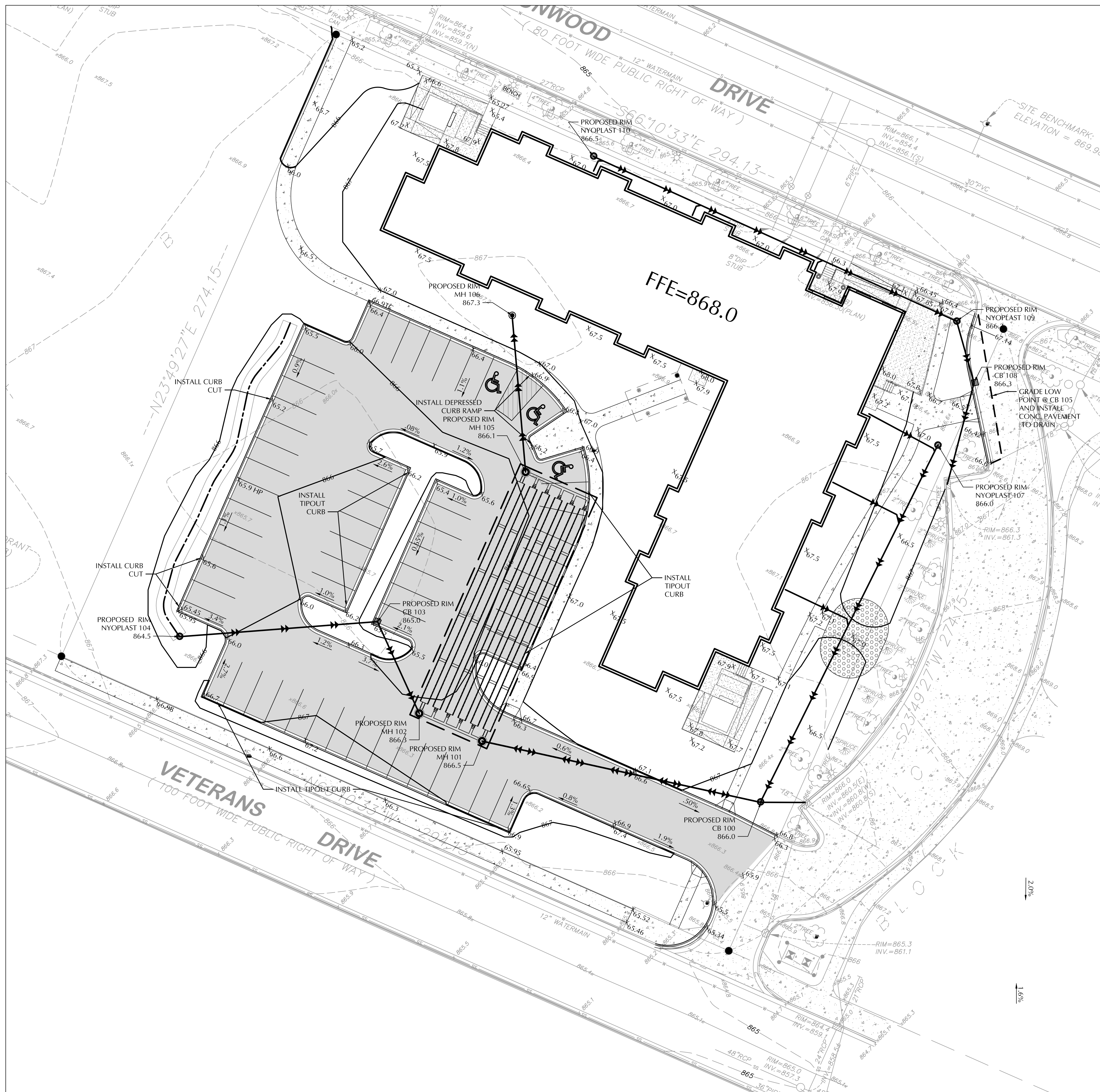
**CommonBond**  
 Community Development  
 5465 Wozzato Blvd.  
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SITE PLAN  
C2-1

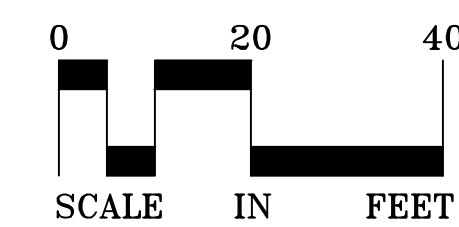


**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO.15/60843.100), DATED JANUARY 22, 2015 AS PREPARED BY NORTHERN TECHNOLOGIES INC. FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	



**BENCHMARK**  
 TOP NUT HYDRANT LOCATED ON THE NORTHERLY SIDE OF VETERANS DRIVE APPROX. 80 FEET WEST OF THE MOST WESTERLY PROPERTY CORNER. ELEVATION=870.23 FEET (NAVD 1988)

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 CONSTRUCTION

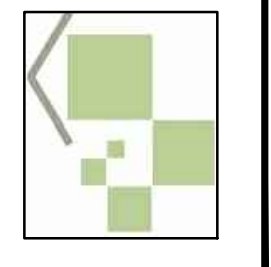
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 PRELIMINARY: 3/3/2015

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**CIVIL & LANDSCAPE:**  
 Loucks Associates  
 200 Fremont Lane  
 Minneapolis, MN 55426  
 Tel: 763.424.5505

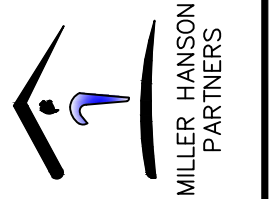
**CONTRACTOR:**  
 Watson-Forberg  
 5465 Wyzata Blvd.  
 Minneapolis, MN 55426  
 Tel: 952.564.3878

**CommonBond**  
 Communities  
 10000 Lyndale Avenue  
 St Paul MN 55116  
 Phone: 651.291.1750  
 Fax: 651.291.1000  
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**SUNWOOD VILLAGE**  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE 55403  
 MINNEAPOLIS, MINNESOTA  
 TEL: 612-332-5420  
 FAX: 612-332-5425  
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GRADING & DRAINAGE PLAN

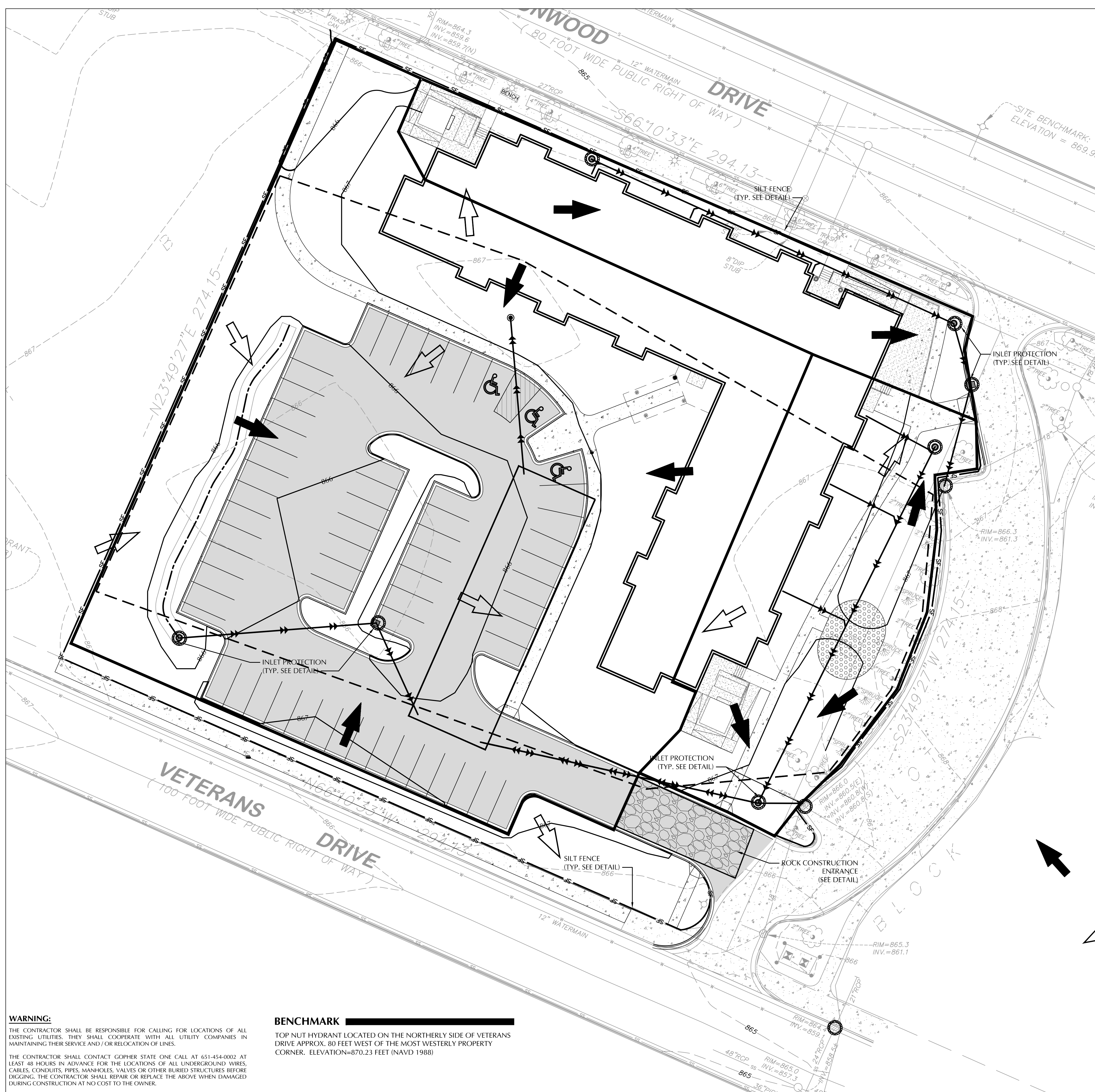
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 TWIN CITY AREA: 651-454-0002  
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- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A MULTI-STORY RESIDENTIAL APARTMENT BUILDING WITH ASSOCIATED SURFACE PAVEMENTS, UTILITIES AND STORMWATER MANAGEMENT.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
  - INSTALL VEHICLE TRACKING BMP
  - INSTALL SILT FENCE AROUND SITE
  - INSTALL PROTECTIVE FENCE AROUND INFILTRATION AREAS
  - CLEAR AND GRUB SITE
  - STRIP AND STOCKPILE TOPSOIL
  - REMOVE PAVEMENTS AND UTILITIES
  - CONSTRUCT STORMWATER MANAGEMENT BASINS
  - INSTALL SILT FENCE AROUND BASINS
  - ROUGH GRADE SITE
  - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE
  - INSTALL UTILITIES
  - INSTALL BUILDING FOUNDATIONS
  - INSTALL CURB AND GUTTER
  - INSTALL PAVEMENTS AND WALKS
  - FINAL GRADE SITE
  - REMOVE ACCUMULATED SEDIMENT FROM BASINS
  - CONSTRUCT INFILTRATION BASIN
  - SEED AND MULCH
  - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:
 

AREA OF DISTURBANCE:	1.85± AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.0 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	1.2 AC

 GENERAL SOIL TYPE: HSG A
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC., BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN (14) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SOILING, ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE BILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET. DENOTES SLOPES GREATER THAN 3:1. ALL 3:1 SLOPES TO BE STABILIZED WITH EROSION CONTROL BLANKET
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL, AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX. CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE PROPERLY CONTAINED.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR (CONTRACTOR WHO SIGNS THE NPDES PERMIT APPLICATION IS A PERMITEE FOR PARTS I.B., PART I.C., PART I.D., PART V, PART IV AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C. OF THE NPDES PERMIT AND IS JOINTLY RESPONSIBLE WITH THE OWNER FOR COMPLIANCE WITH THOSE PORTIONS OF THE PERMIT.
- TERMINATION OF COVERAGE (PERMITEE) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ONE OR MORE OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
  - FINAL STABILIZATION, PER NPDES PERMIT PART V.C., HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITEE IS RESPONSIBLE.
  - TRANSFER OF OWNERSHIP AS DESCRIBED IN THE PERMIT.
- INSPECTIONS
  - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
  - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
  - STABILIZED AREAS: ONCE EVERY 30 DAYS
  - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
  - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF
- THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
- MINIMUM MAINTENANCE
  - SILT FENCE TO BE REPAIRED, REPLACED, SUPPLEMENTED WHEN NONFUNCTIONAL, OR 1/3 FULL; WITHIN 24 HOURS
  - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME. REMOVAL MUST BE COMPLETE WITHIN 72 HOURS OF DISCOVERY.
  - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7) SEVEN DAYS
  - CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITH 24 HOURS.
  - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS
- THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
- SWPPP MUST BE AMENDED WHEN:
  - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
  - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
  - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONCRETE WASHOUT AREA
  - CONTRACTOR TO PROVIDE PREFABRICATED CONCRETE WASH-OUT CONTAINER WITH RAIN PROTECTION PER PLAN.
  - CONCRETE WASH-OUT TO BE IDENTIFIED WITH SIGNAGE STATING "CONCRETE WASHOUT AREA DO NOT OVERFILL".
  - CONCRETE WASHOUT WATER NEEDS TO BE PUMPED WITHIN 24 HOURS OF STANDING WATER IN WASHOUT AREA.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OULETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- FINAL STABILIZATION
 

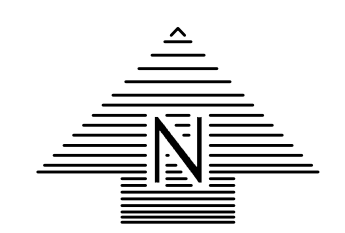
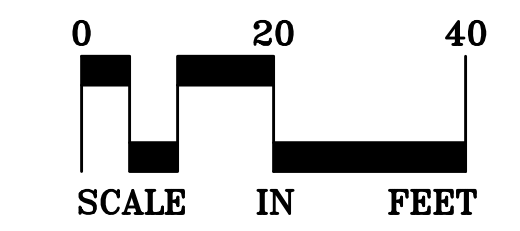
FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.
- RESPONSIBILITIES
  - THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE. CONTRACTOR IS PENDING.
 

CONTACT: \_\_\_\_\_  
 COMPANY: \_\_\_\_\_  
 PHONE: \_\_\_\_\_
  - THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:
 

CONTACT: JUSTIN EILERS  
 COMPANY: COMMONBOND COMMUNITIES  
 PHONE: 651-291-1750
- THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMP'S.

**SITE PLAN LEGEND**

- SILT FENCE
- INLET PROTECTION
- EXISTING DRAINAGE BOUNDARY
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE BOUNDARY
- PROPOSED DRAINAGE PATTERN



**WARNING:**  
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 THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

CIVIL & LANDSCAPE:  
 Loucks Associates  
 5007 Hennepin Lane  
 55426 Minneapolis, MN 55369  
 Tel: 763.424.5505

CONTRACTOR:  
 Watson-Forberg  
 5465 Wyozeta Blvd.  
 55426 Minneapolis, MN 55426  
 Tel: 952.564.3878



**SUNWOOD VILLAGE**  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE 55403  
 MINNEAPOLIS, MINNESOTA  
 TEL: 612-332-5420  
 FAX: 612-332-5425  
 WWW.MILLERHANSON.COM



STORMWATER  
 POLLUTION  
 PREVENTION PLAN  
**C3-2**



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Gopher State One Call

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

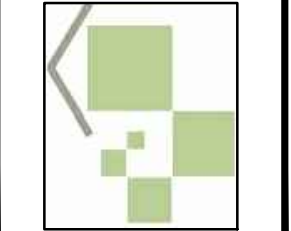
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Laucks Associates  
2007 Elmlock Lane  
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Tel: 763.424.5505

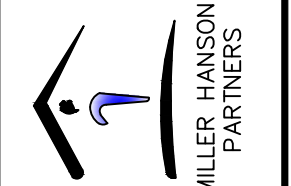
CONTRACTOR:  
Watson-Forberg  
5465 Wyozeta Blvd.  
St. Paul, MN 55116  
Phone: 651-291-1750  
Fax: 651-291-1000  
Web: www.commonbond.com

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Common Utilities  
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St. Paul, MN 55116  
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SUNWOOD VILLAGE  
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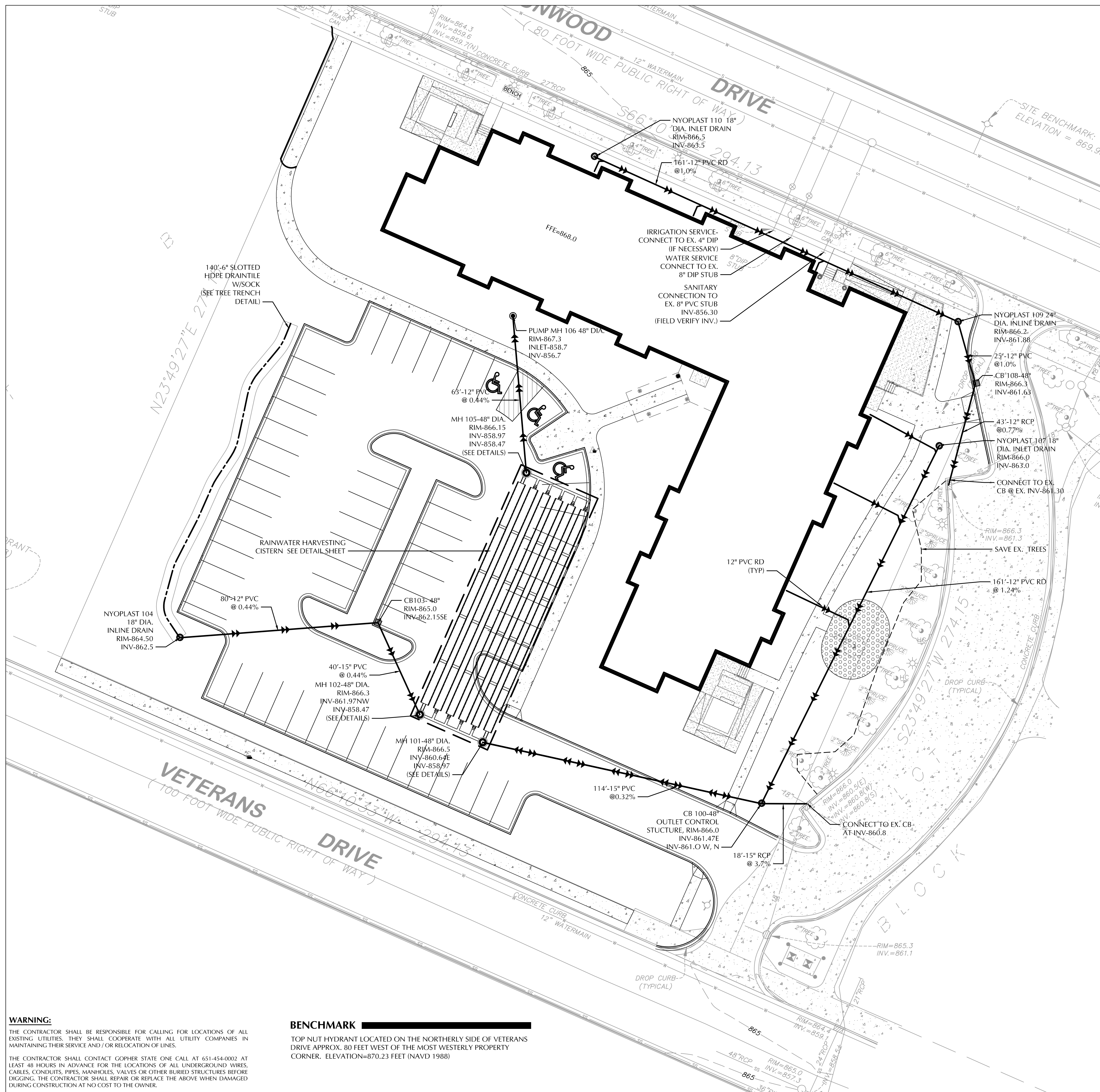
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UTILITY PLAN

C4-1

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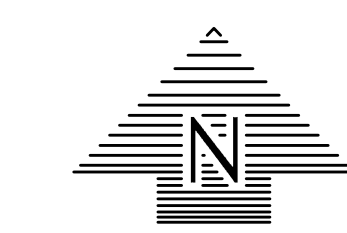
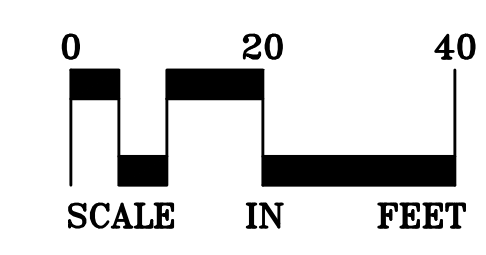
UTILITY PLAN NOTES

- ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
- SEE DETAIL SHEET AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF THE CITY.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
- ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- MAINTAIN 8 FEET OF COVER OVER ALL WATERMAINS AND SERVICES.

PROPOSED PIPE MATERIALS:

STORM SEWER	RCP CLASS 5
	PVC SDR 26

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
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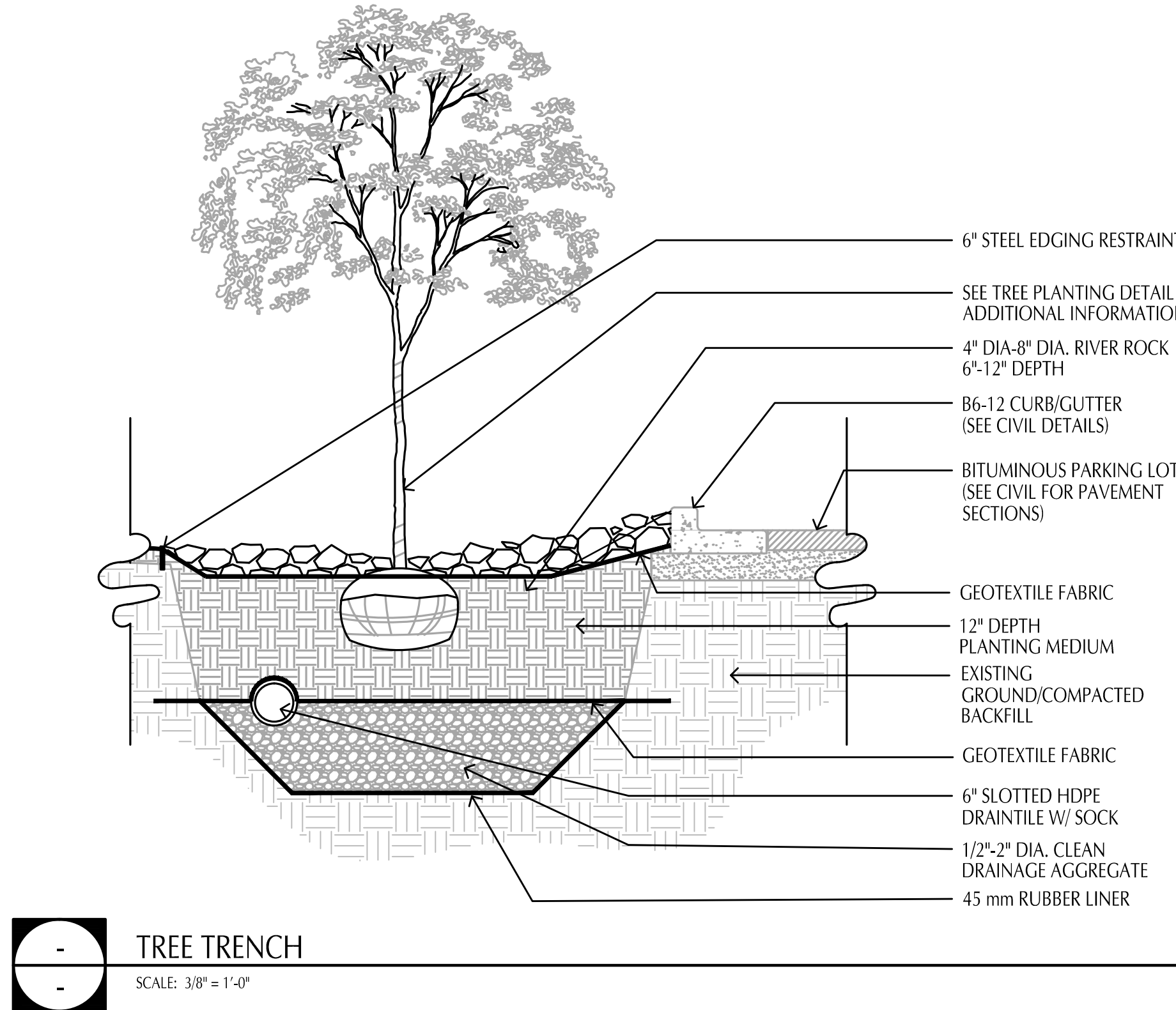
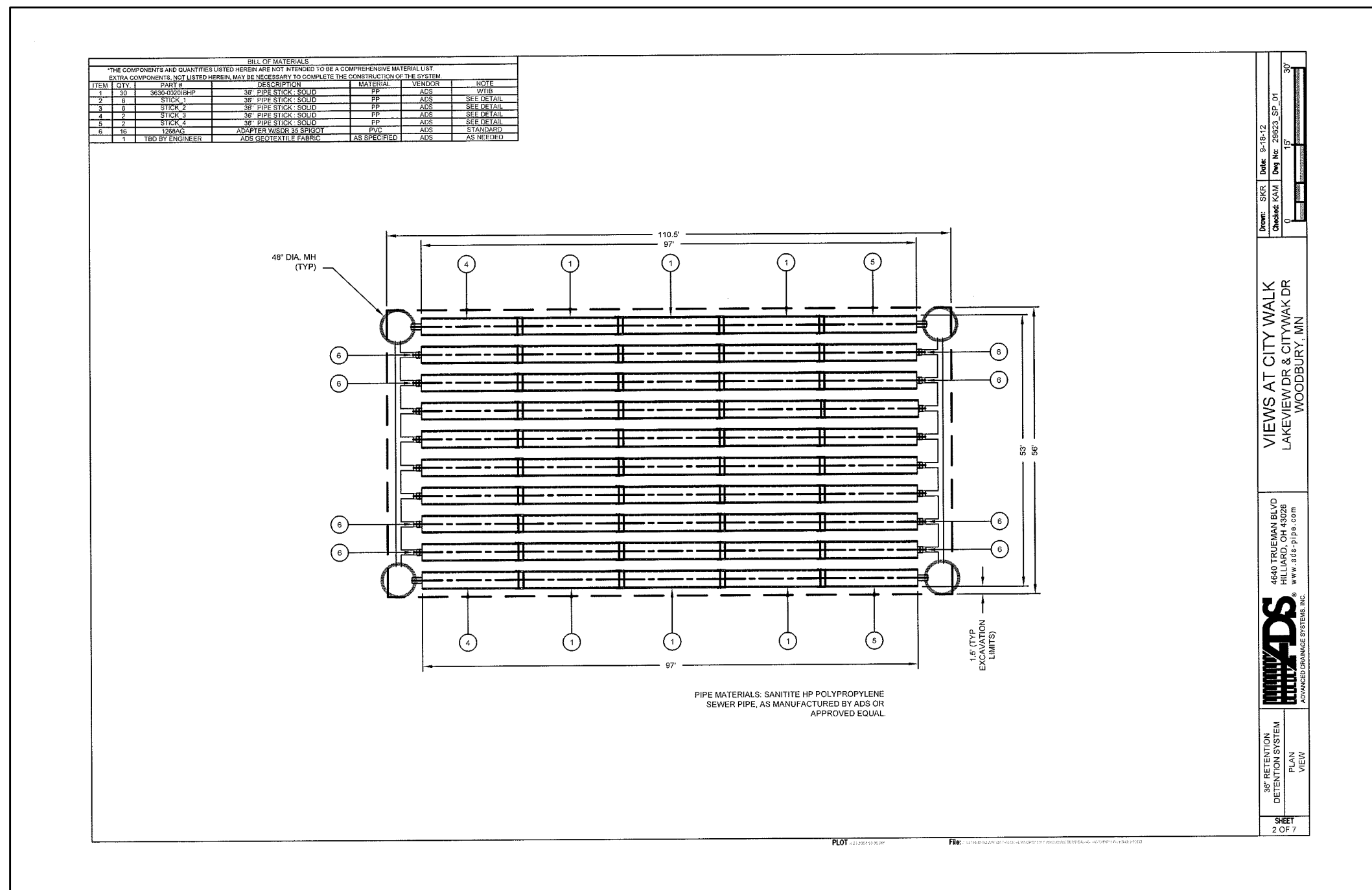
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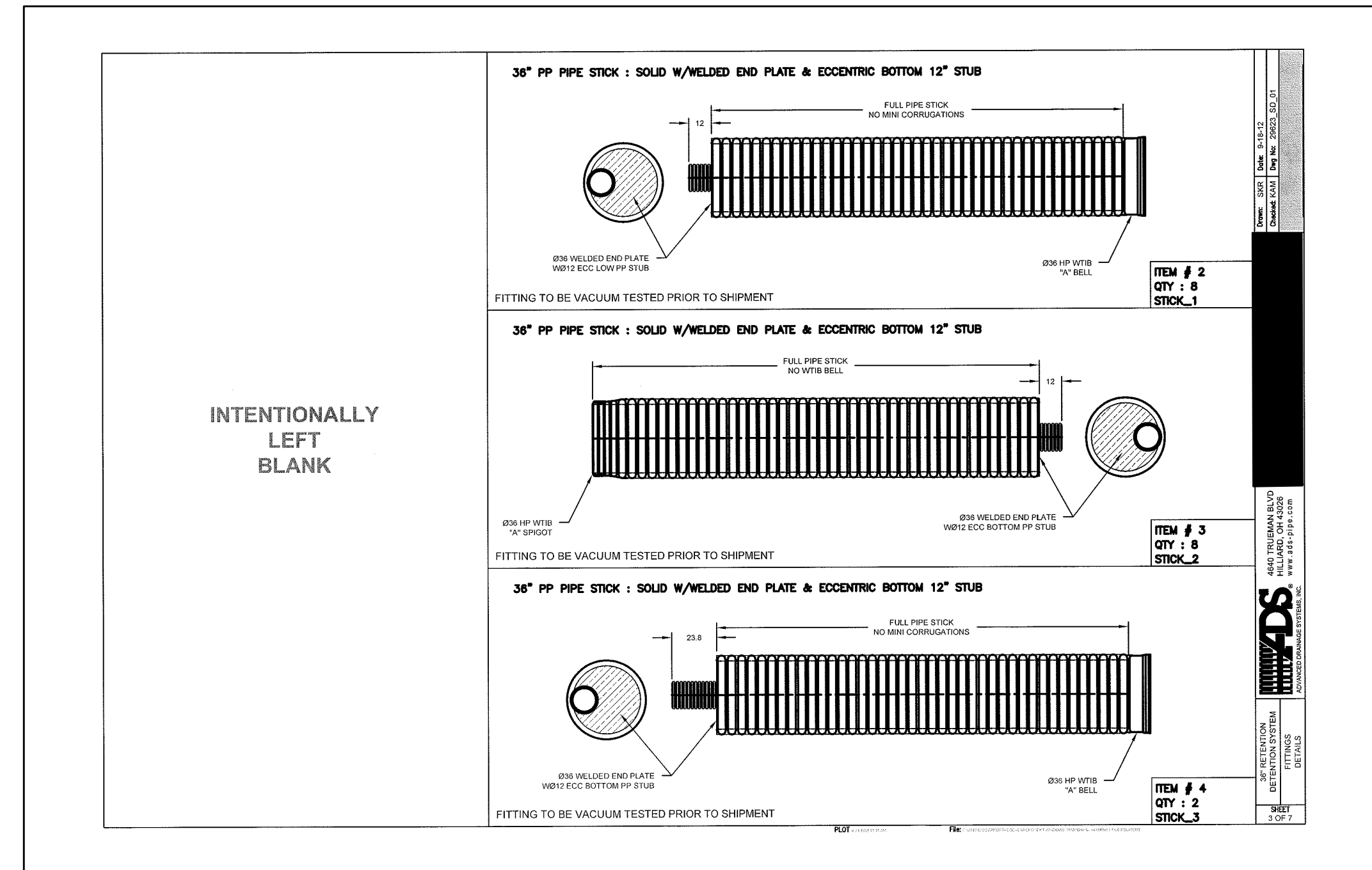
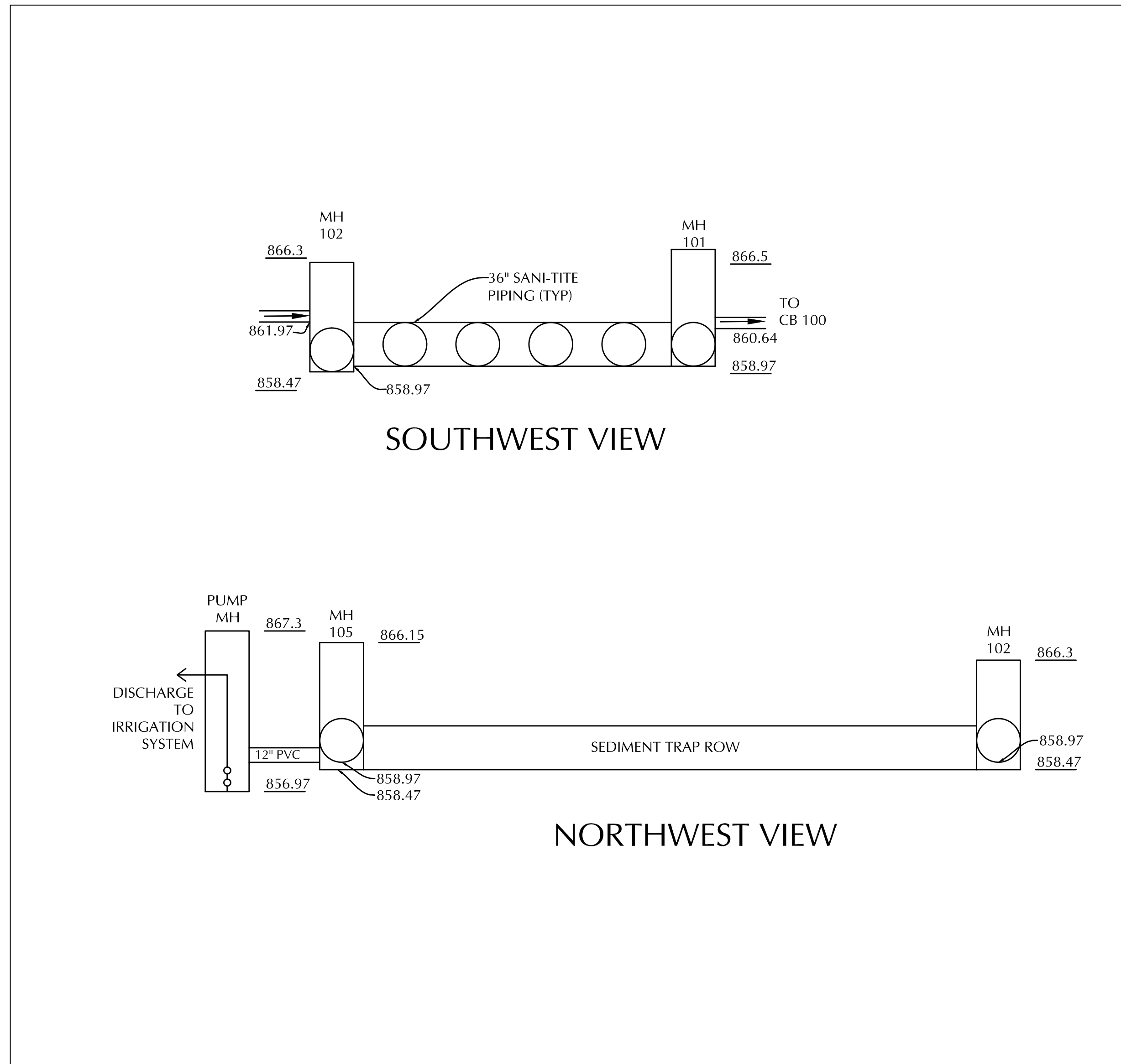
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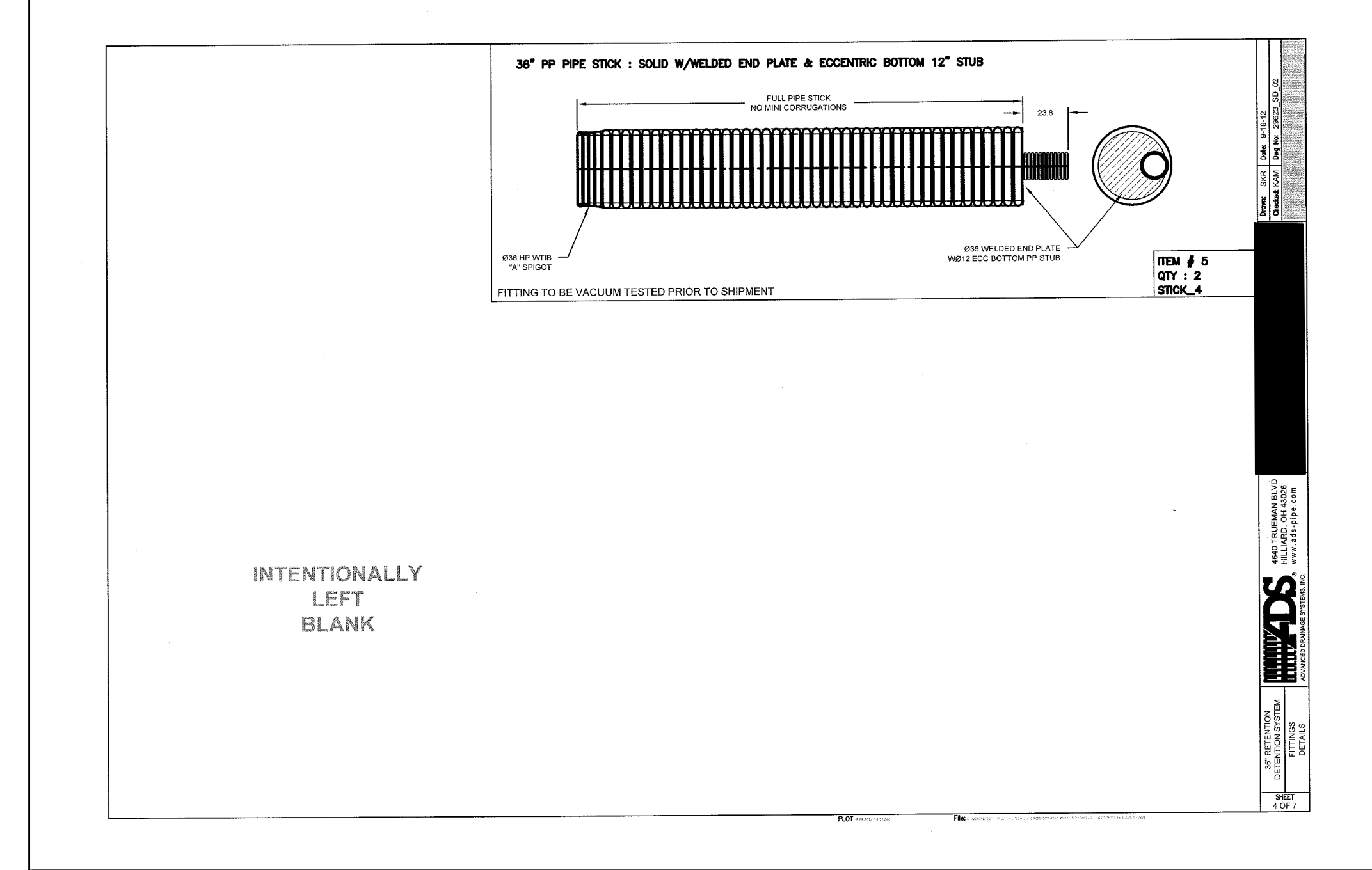




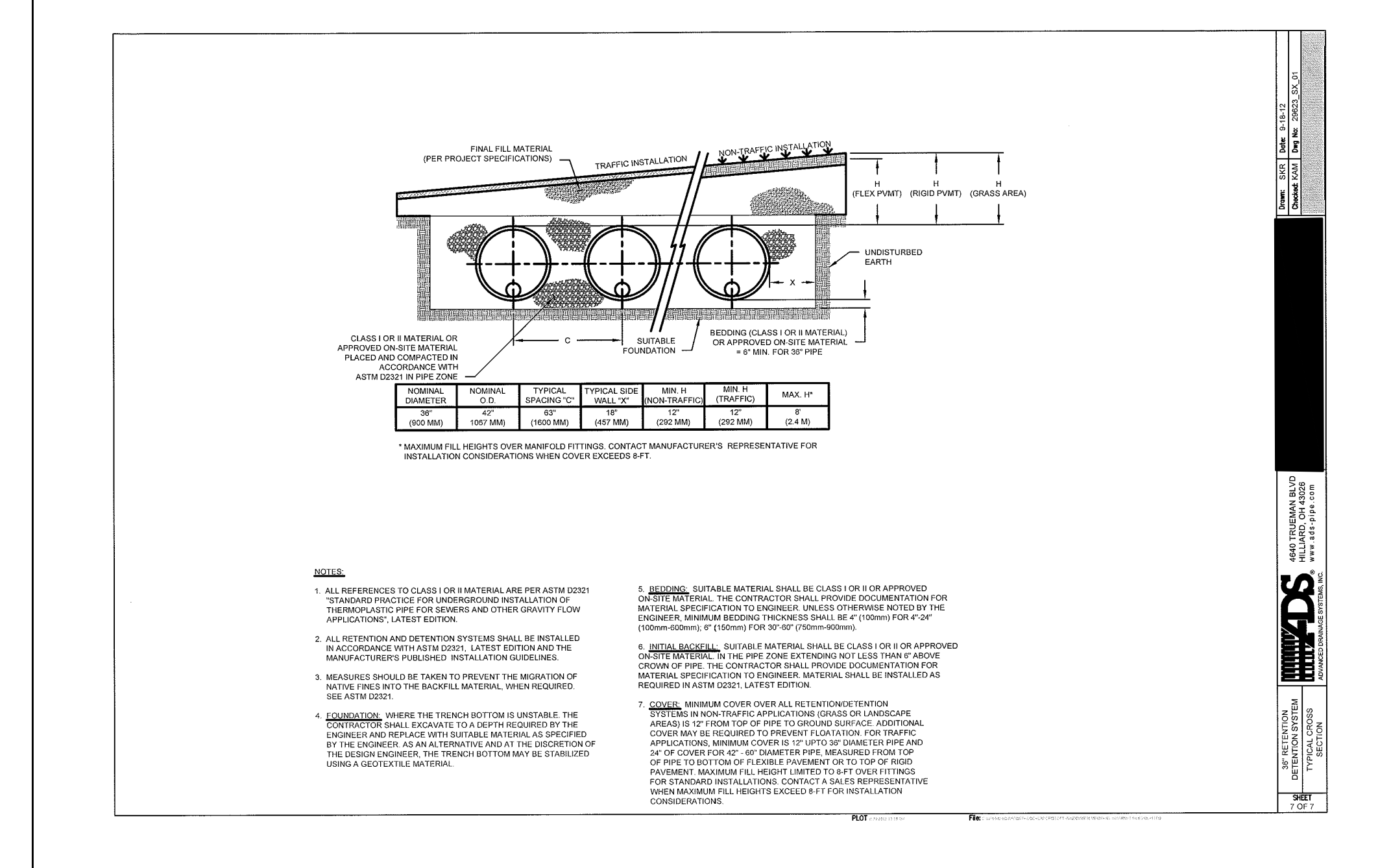
**TREE TRENCH**  
SCALE: 3/8" = 1'-0"



INTENTIONALLY LEFT BLANK



INTENTIONALLY LEFT BLANK



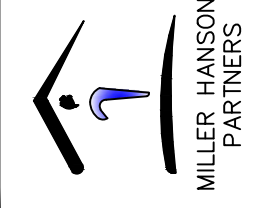
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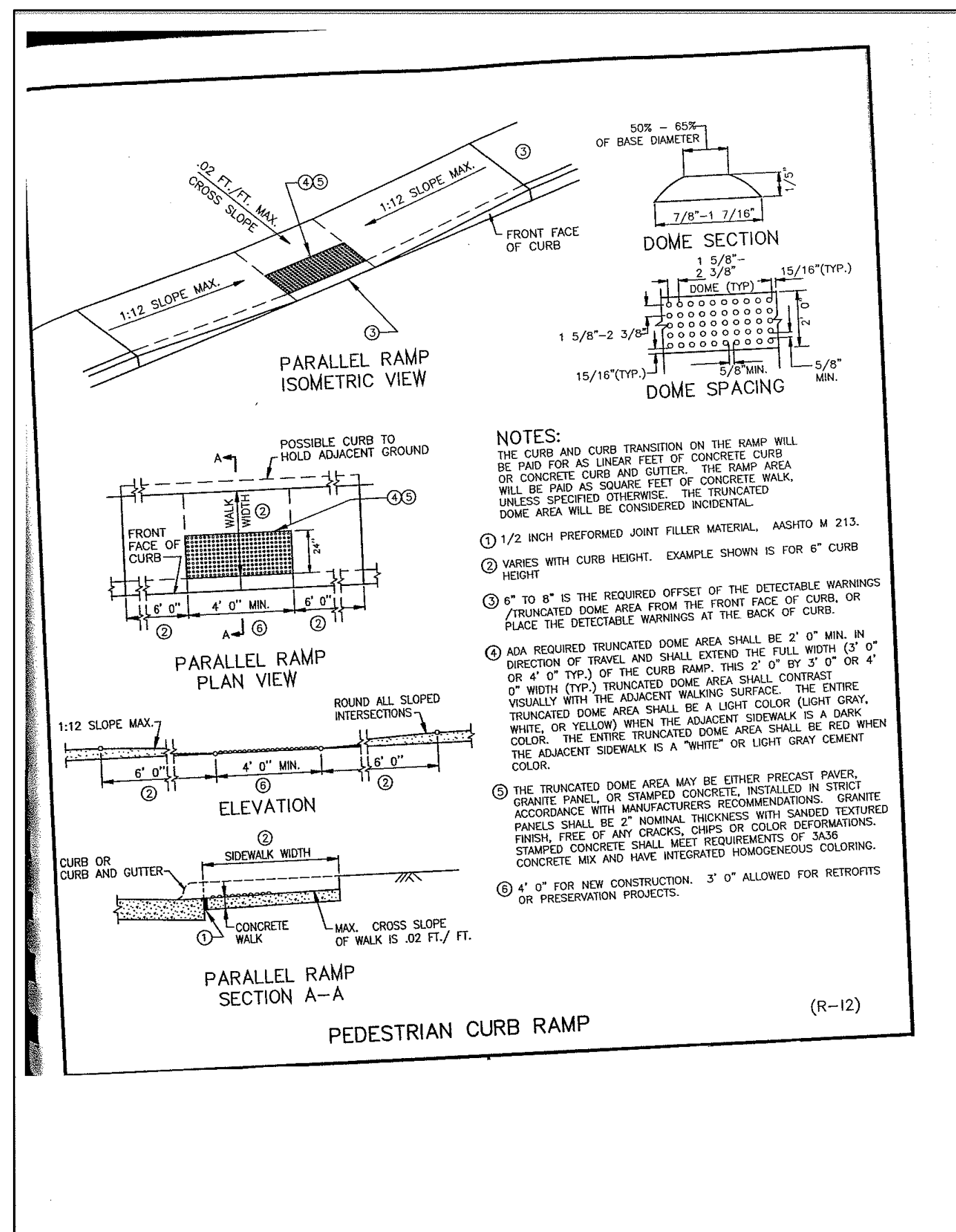
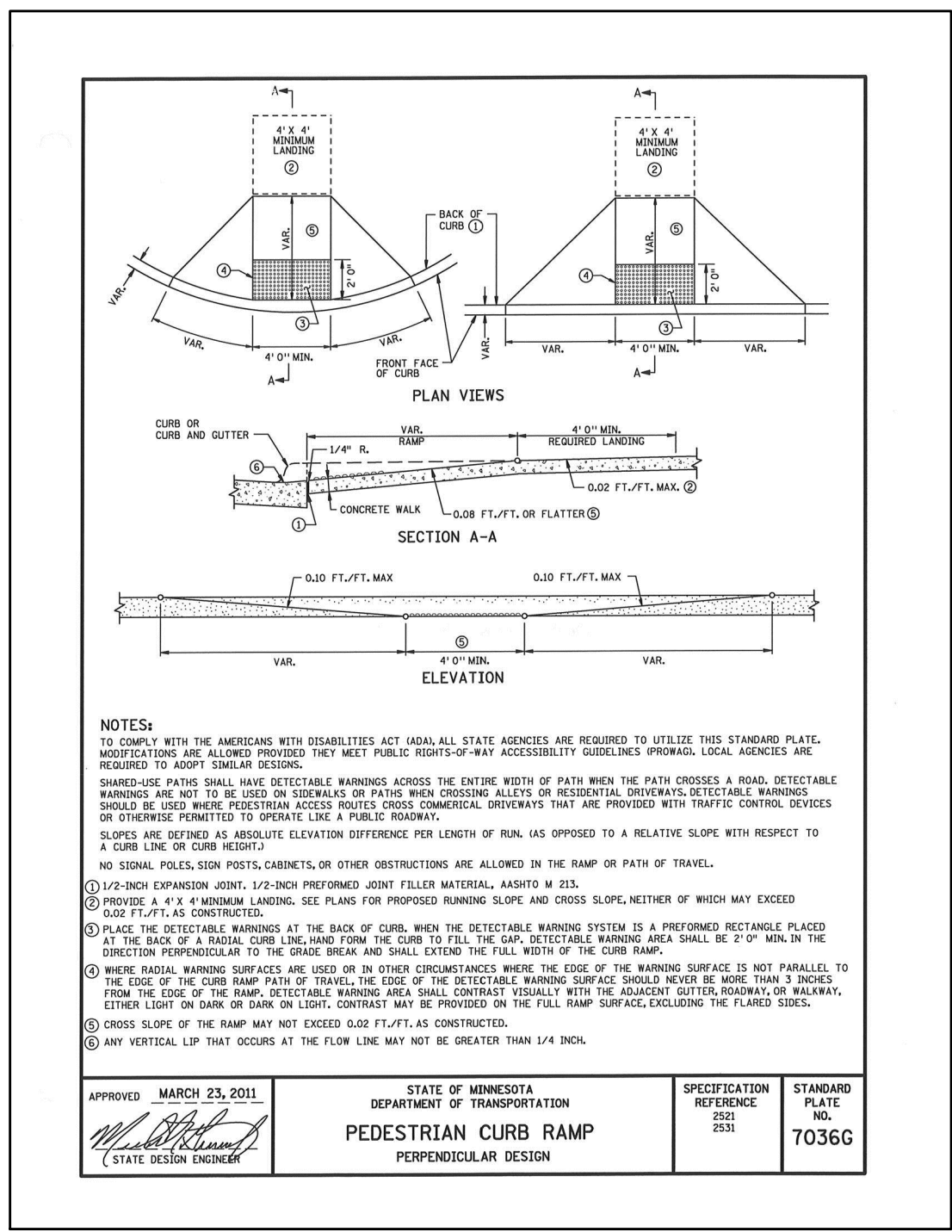
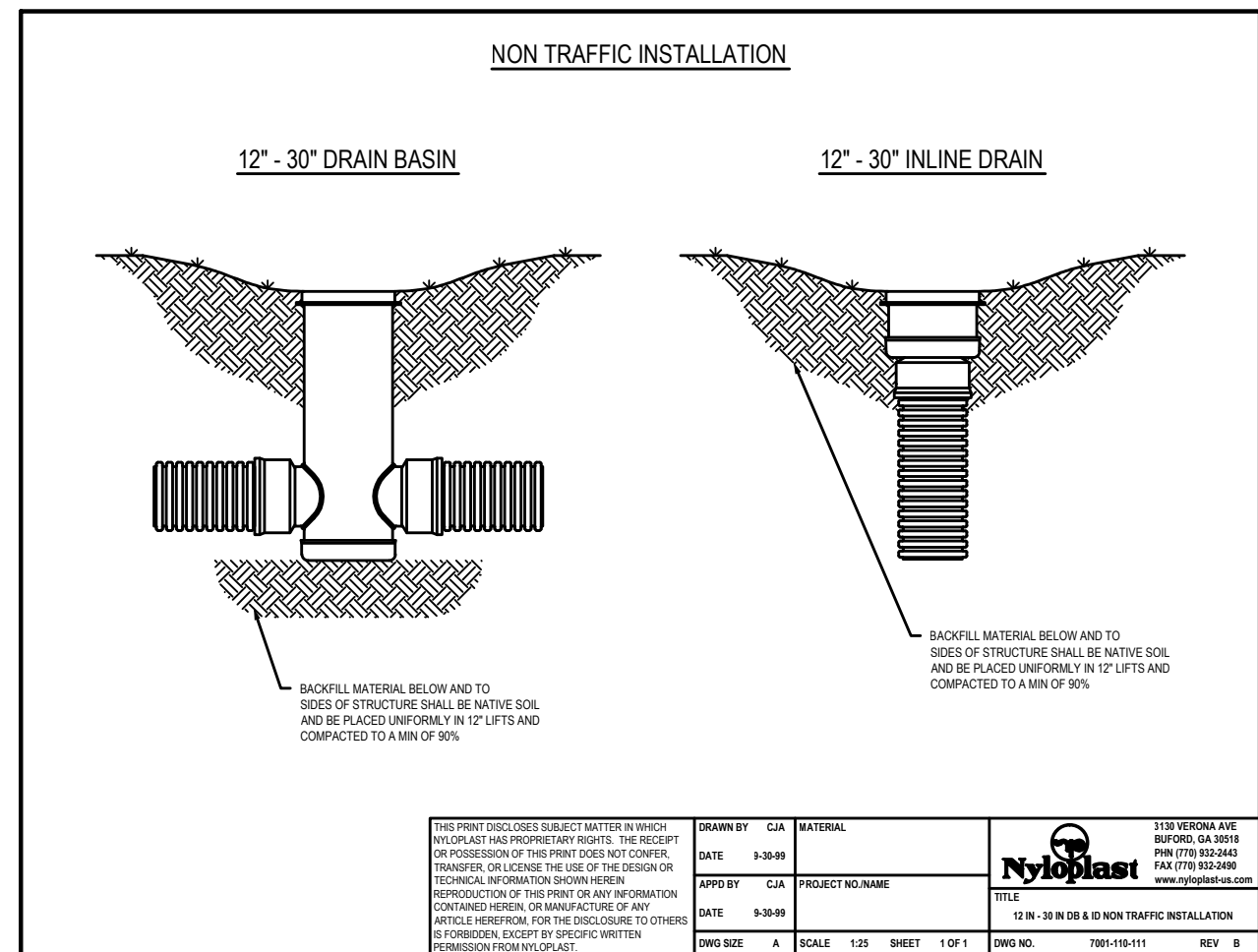
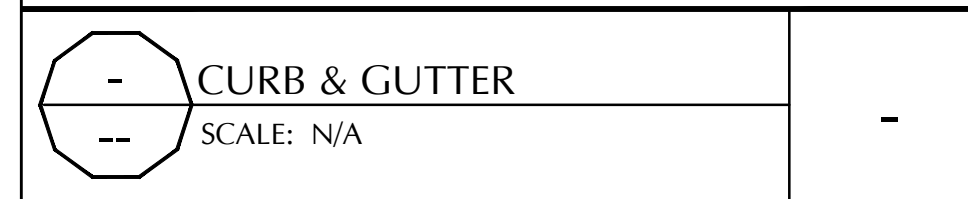
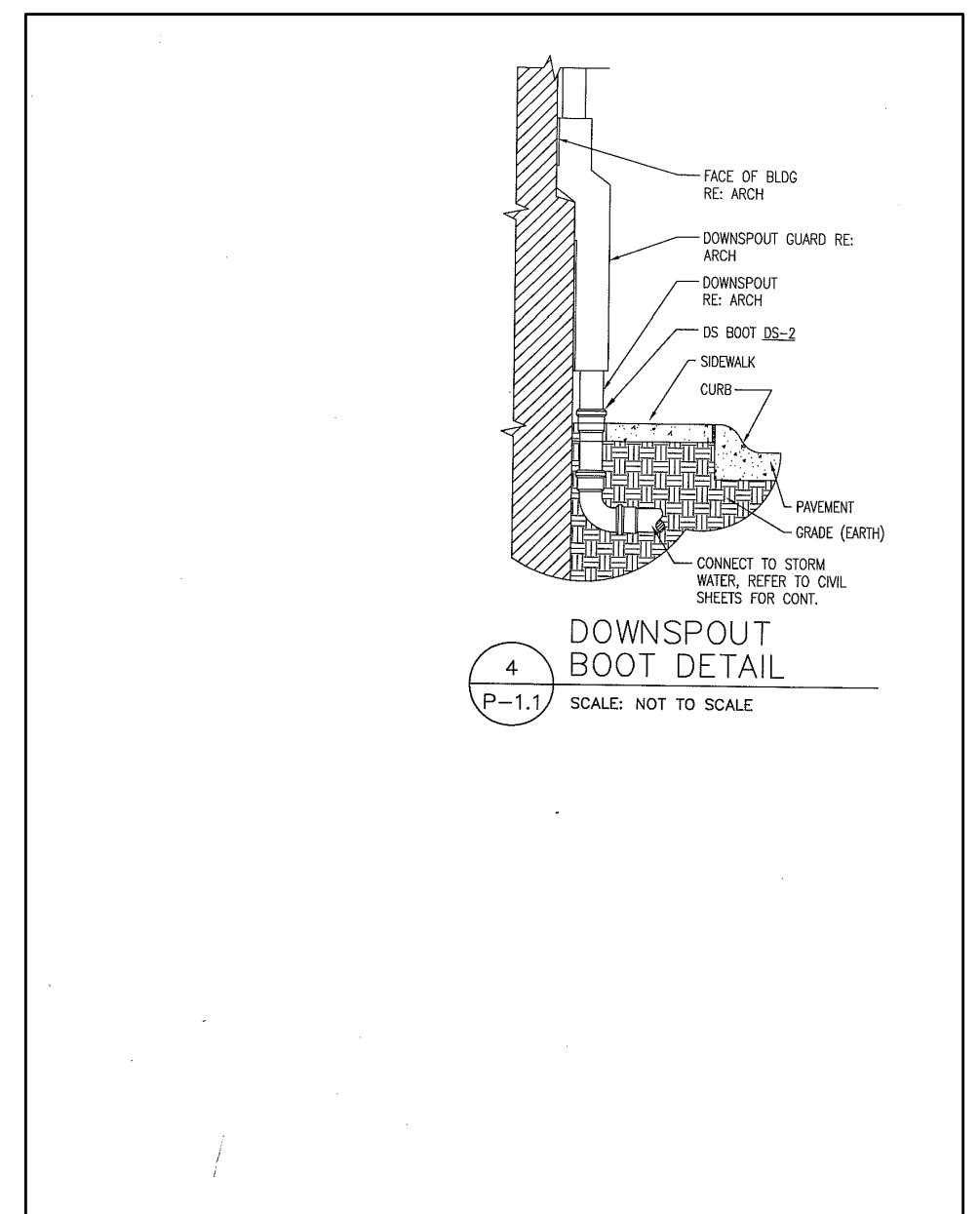
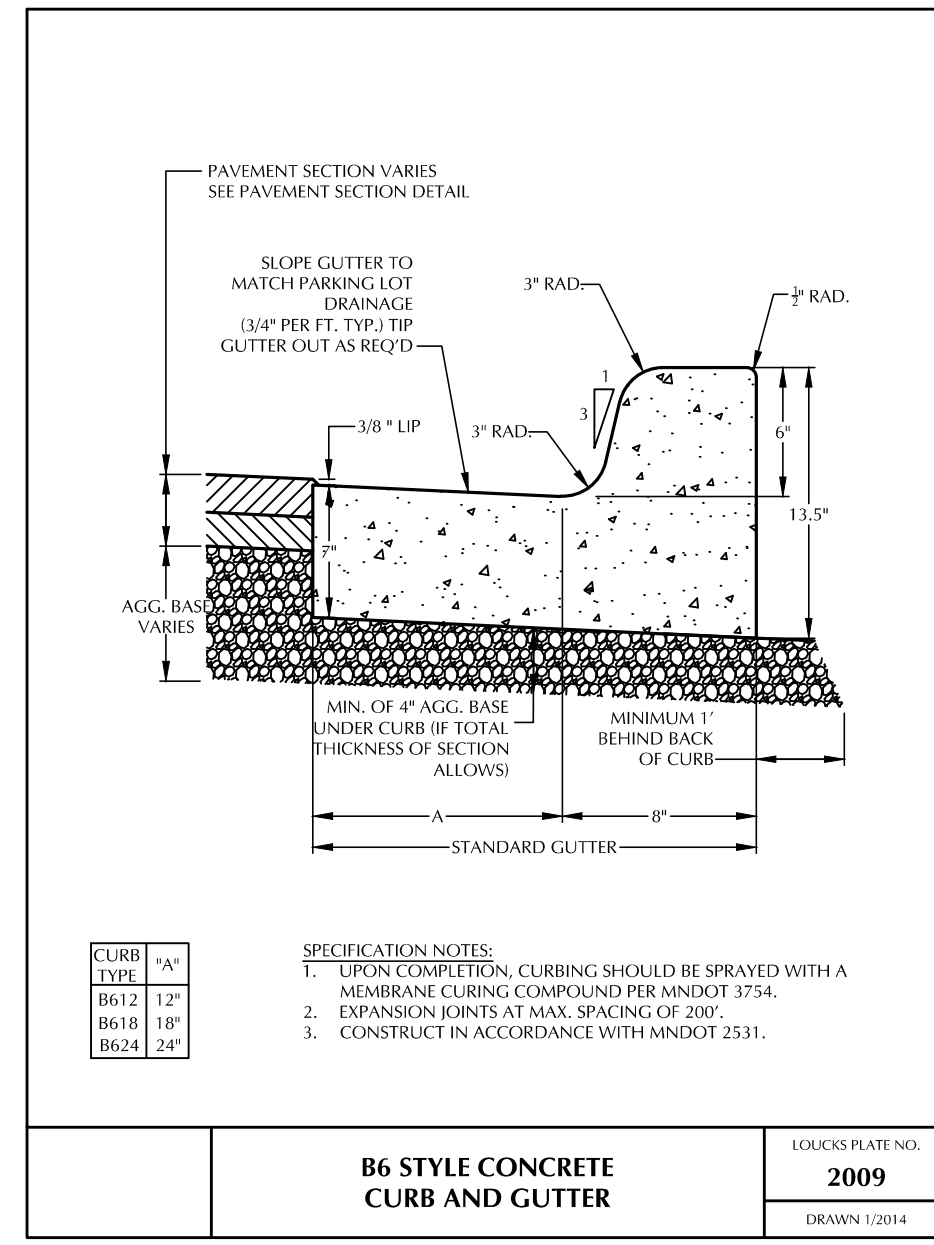
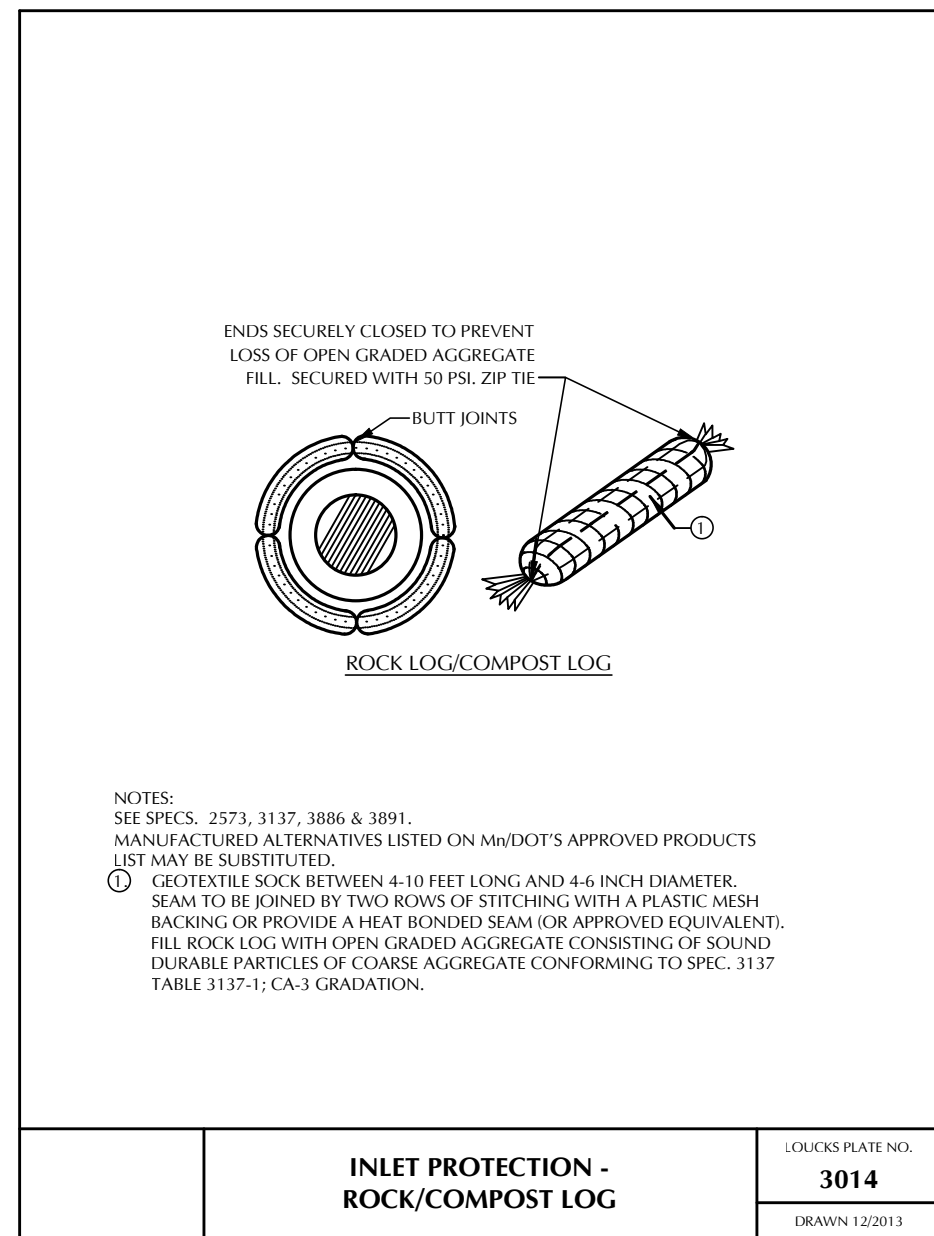
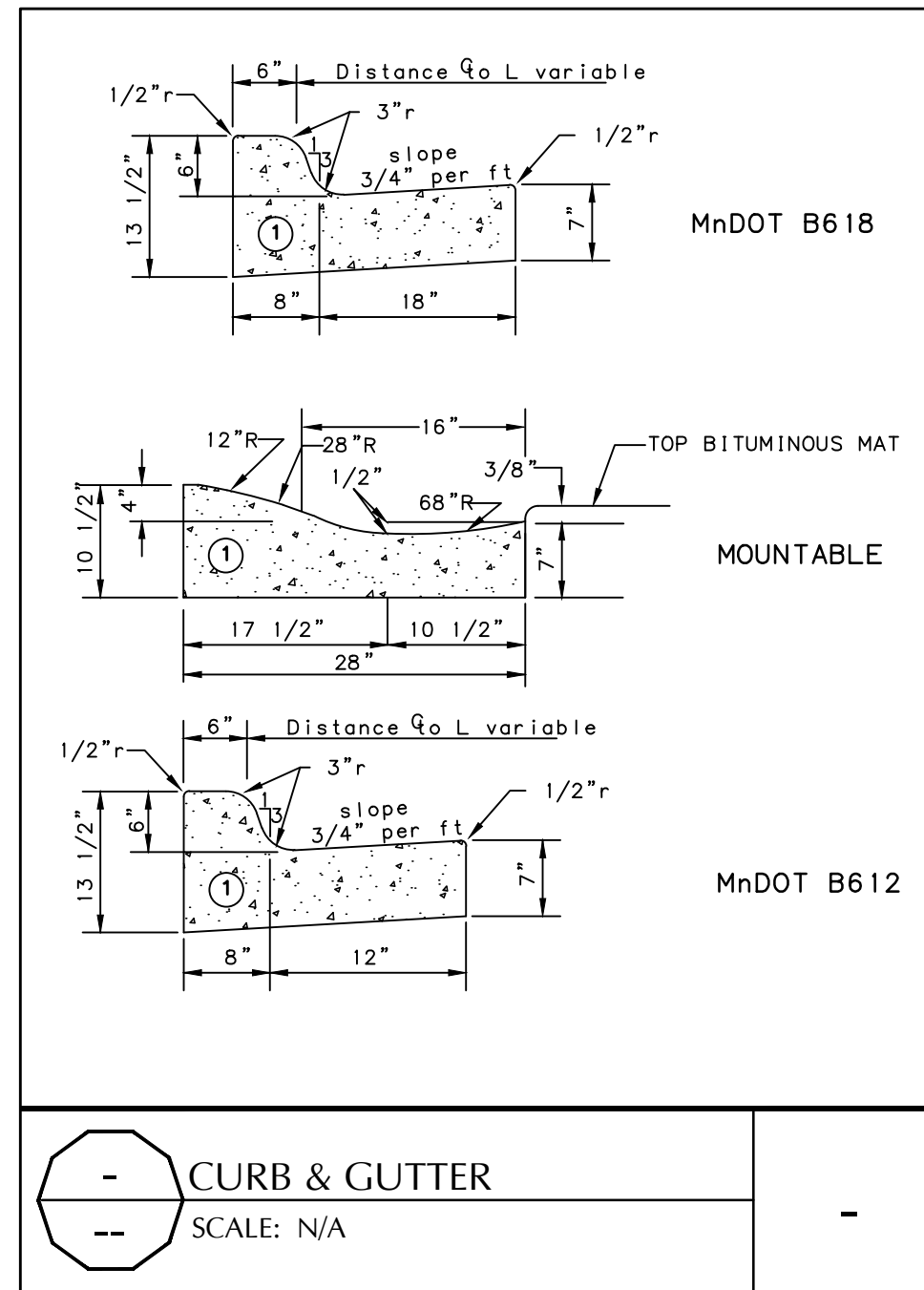
CONTRACTOR:  
Civil & Landscape:  
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2001 Hennock Lane  
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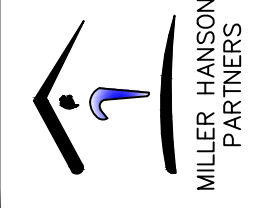
CIVIL & LANDSCAPE:  
 Loucks Associates  
 2007 Hennock Lane  
 St. Paul, MN 55116  
 Minneapolis, MN 55426  
 Tel: 763.424.5505

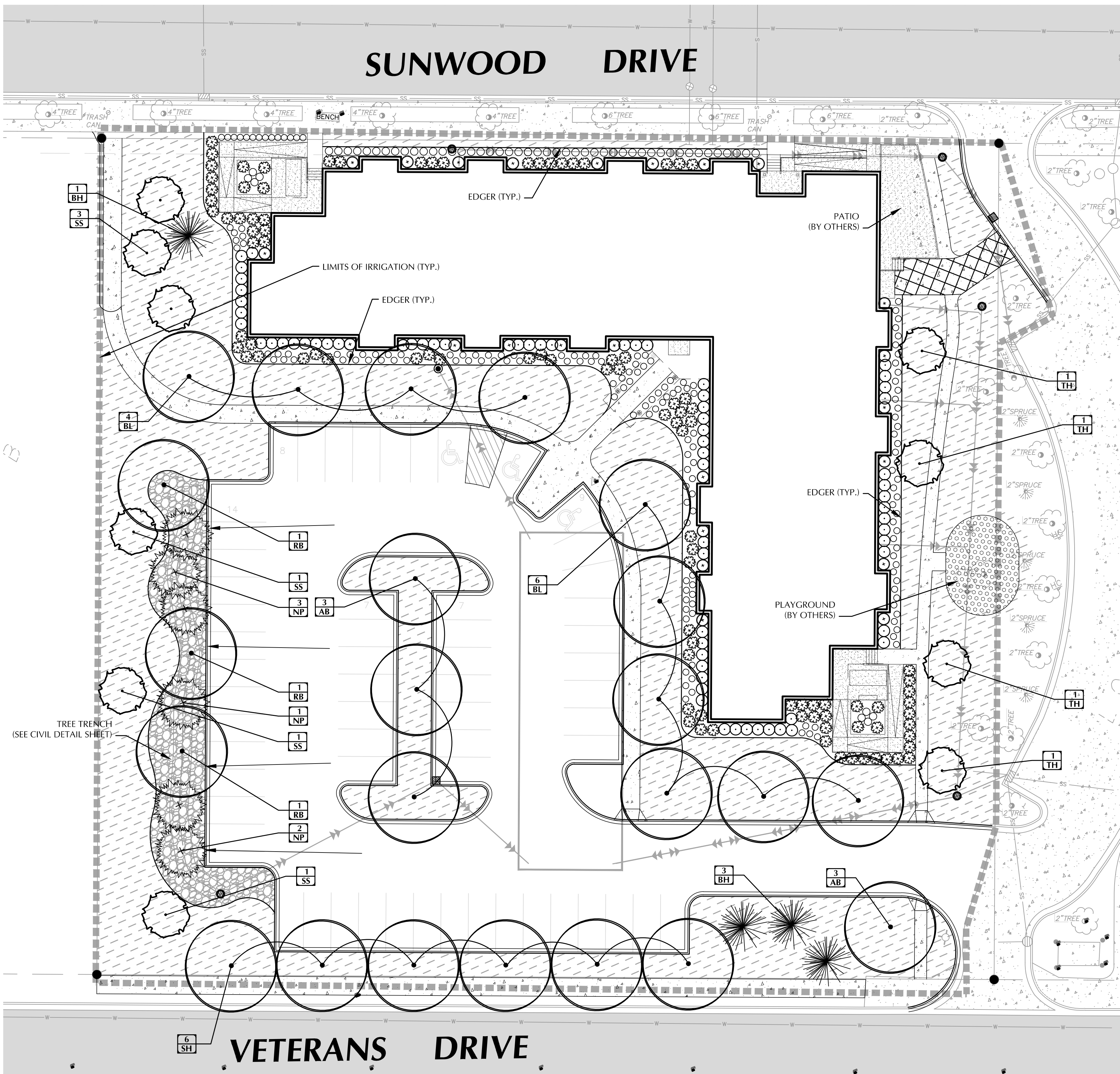
CONTRACTOR:  
 Wetton-Forsberg  
 5465 Woyzeto Blvd.  
 St. Paul, MN 55116  
 Minneapolis, MN 55426  
 Tel: 952.564.3878



SUNWOOD VILLAGE  
 City of Ramsey, MN  
 City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE 55403  
 MINNEAPOLIS, MINNESOTA  
 TEL: 612-332-5420  
 FAX: 612-332-5425  
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**IRRIGATION NOTES:**

VERIFY AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT. THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM. IRRIGATION BACKFLOW DEVICE IS TO BE INSTALLED IN AN IRRIGATION ENCLOSURE.

PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.

**GENERAL NOTES**

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10" - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

**LANDSCAPE INSTALLATION:**

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND/OR QUOTATION.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

ALL PLANTING AREAS RECEIVING GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 12" DEPTH OF PLANTING SOIL CONSISTING OF AT LEAST 45 PARTS TOPSOIL, 45 PARTS PEAT OR MANURE AND 10 PARTS SAND.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS

TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

BLACK POLY EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD/SEED UNLESS NOTED OTHERWISE.

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND FIBER MAT WEED BARRIER.

ALL TREES TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND/OR INSTALLATION.

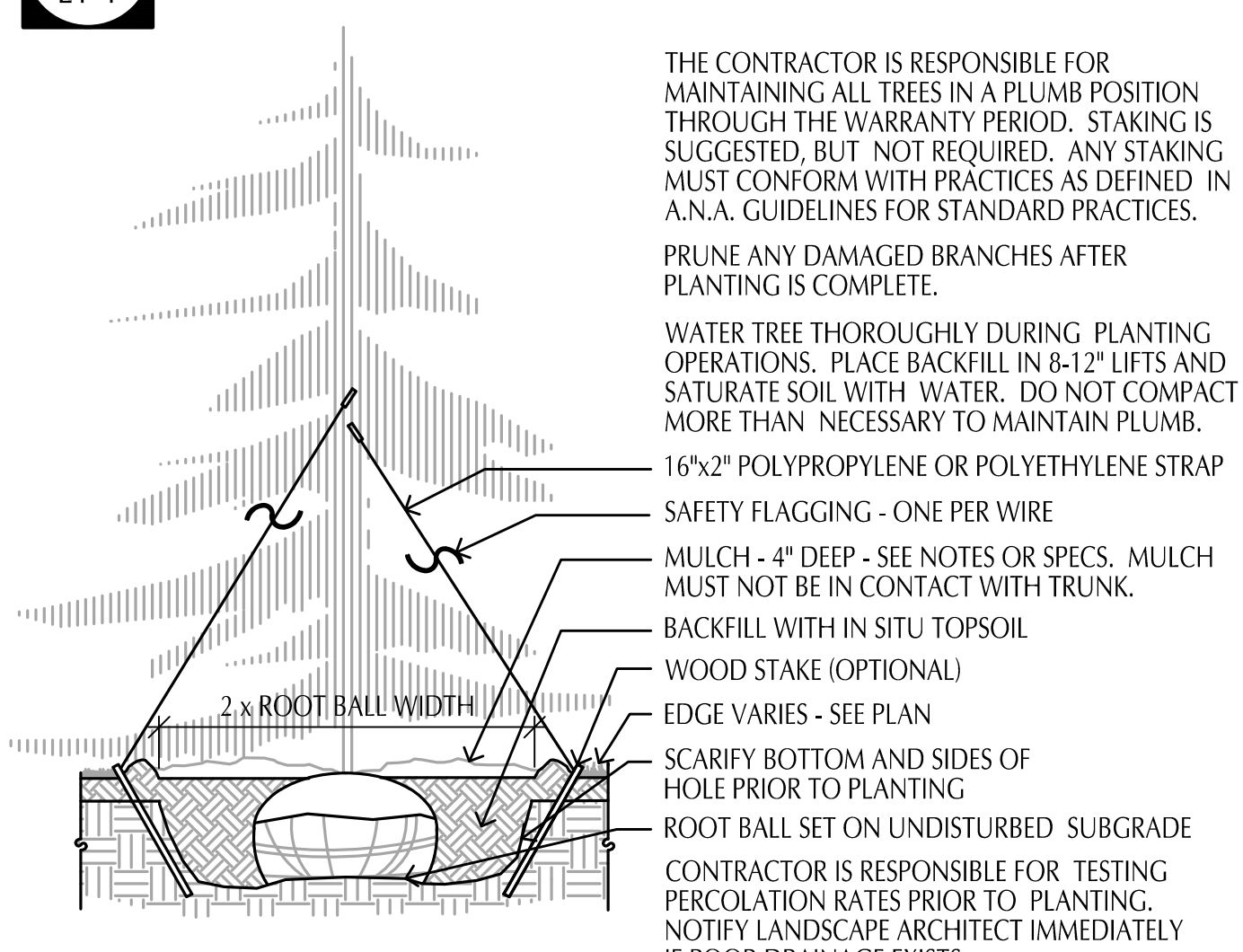
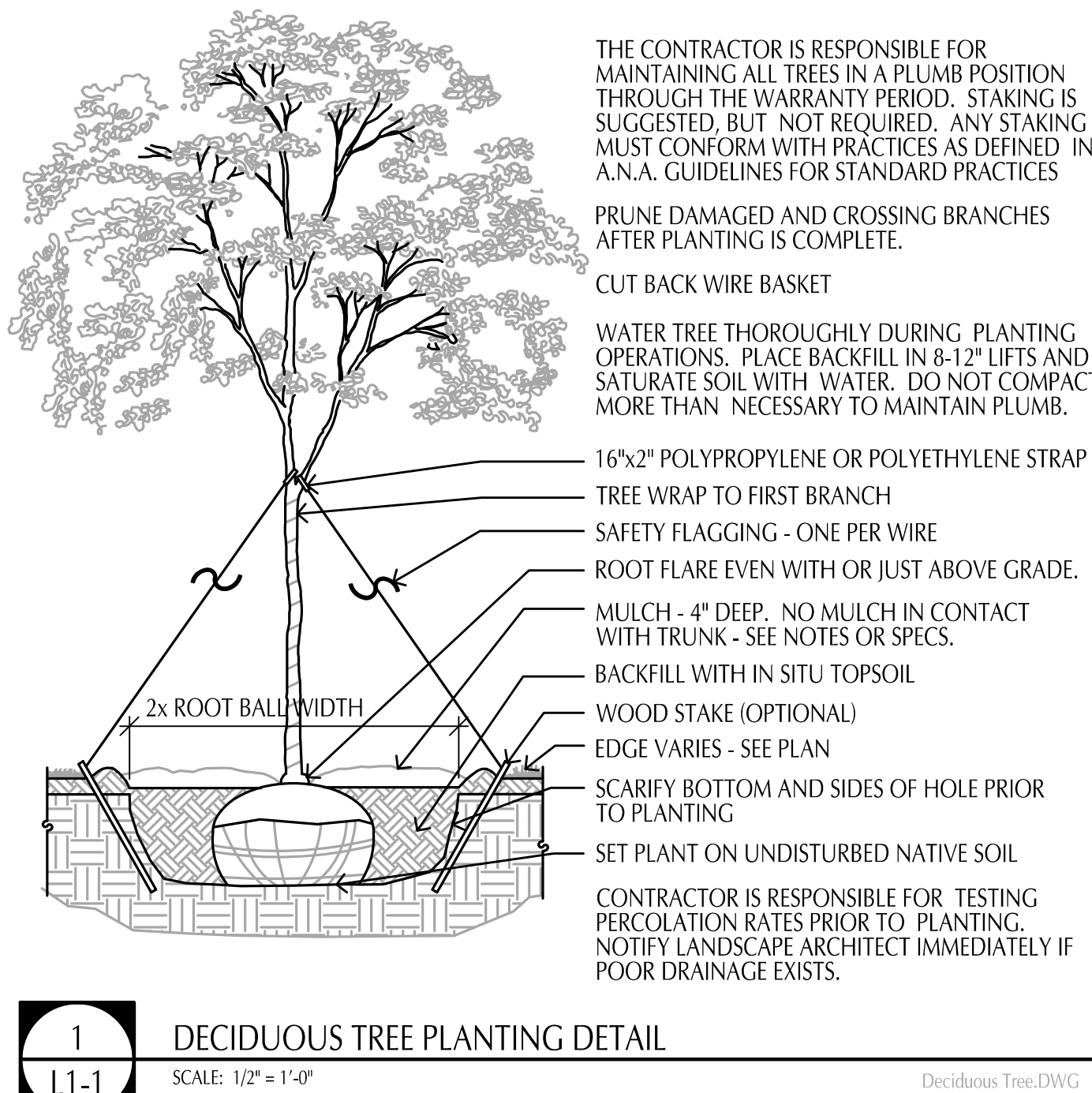
CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE/PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

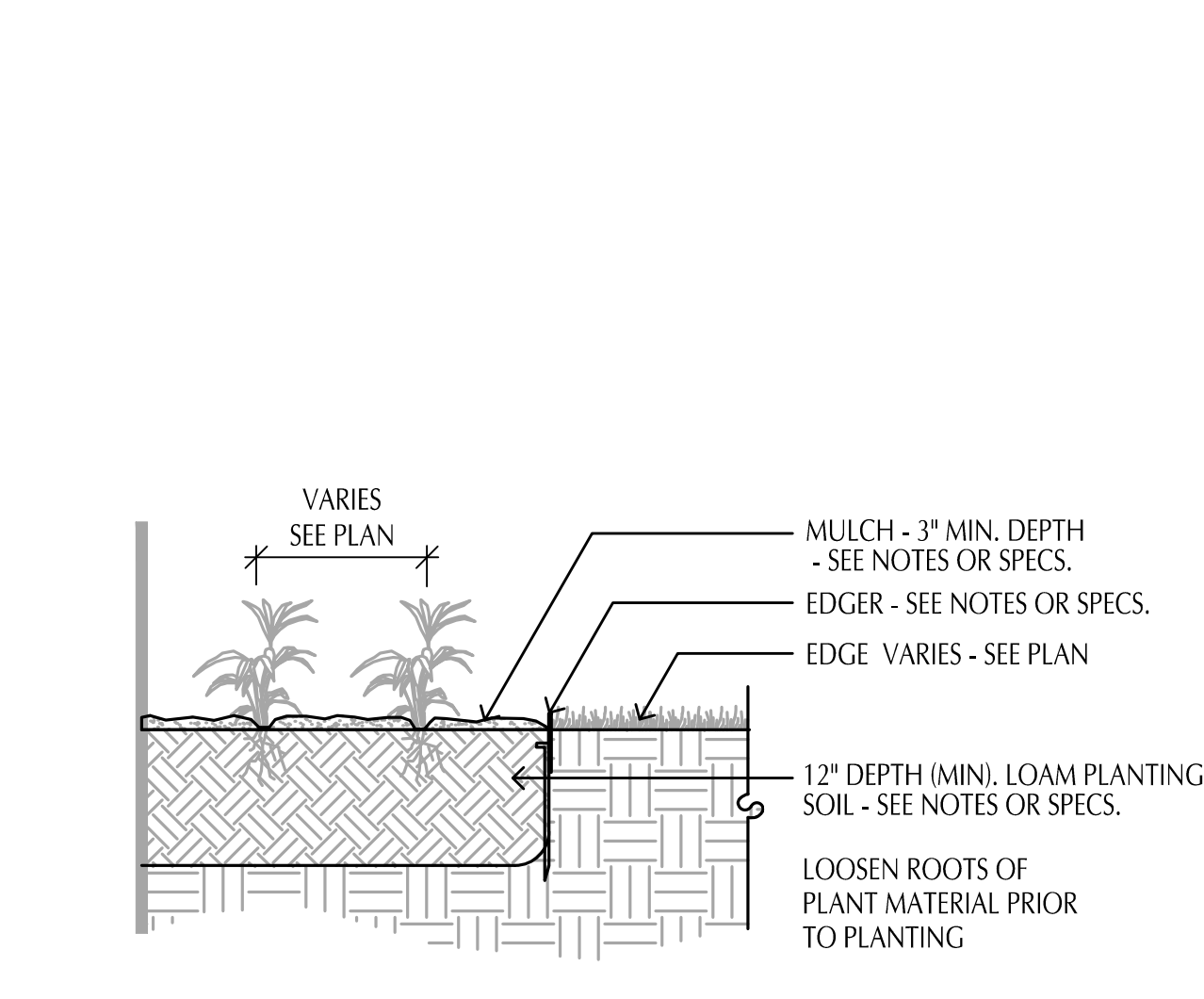
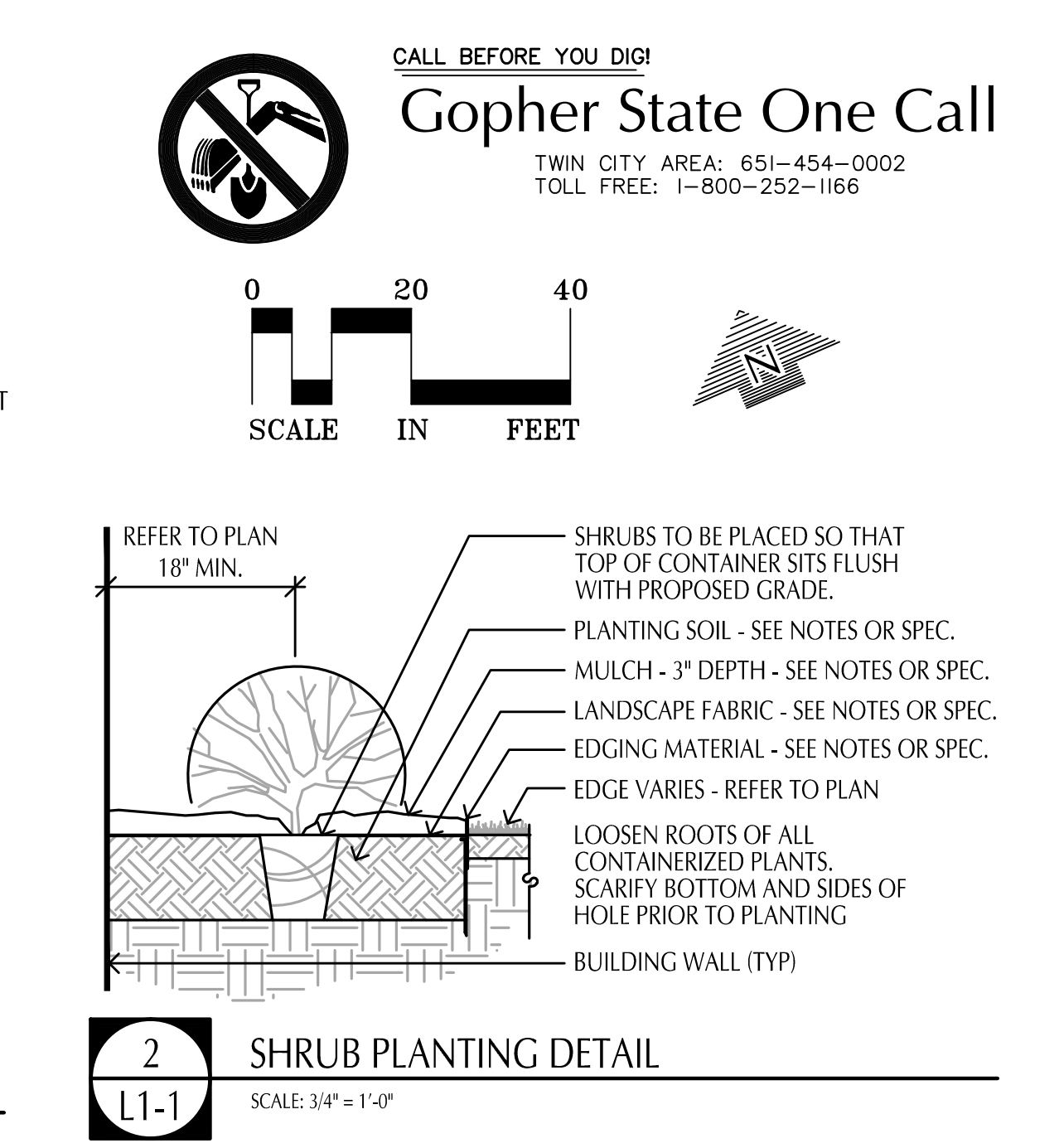
WARRANTY (ONE FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

LANDSCAPE CONTRACTOR SHALL ESTABLISH TO HIS SATISFACTION THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING SITE.



**PLANT PALLETTE:**

SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	CONT	COMMENTS
<b>DECIDUOUS TREES</b>						
RB	3	RENAISSANCE BIRCH	Betula papyrifera 'Rena'	10' HGT	B&B	CLUMP
BH	6	SKYLINE HOKY/HOKIST	Quercus truncata var. 'hemis 'Skyline'	2.5' CAL	B&B	SINGLE STEM
BL	10	BOULEVARD LINDEN	Tilia americana 'Boulevard'	1.5' CAL	B&B	SINGLE STEM
AB	6	AUTUMN GLAZE MAPLE	Acer x freemanii 'Jeffersred'	2.5' CAL	B&B	SINGLE STEM
<b>ORNAMENTAL TREES</b>						
SS	6	SPRING SNOW CRABAPPLE	Malus x 'Spring Snow'	1.5' CAL	B&B	SINGLE STEM
TH	4	THORNLESS HAWTHORN	Crataegus crug-pallii var. 'nana'	1.5' CAL	B&B	SINGLE STEM
<b>EVERGREEN TREES</b>						
TP	6	KORWAY PINE	Pinus resinosa	6' HGT	B&B	FULL FORM
BH	4	BLACK HILLS SPRUCE	Picea glauca densata	6' HGT	B&B	FULL FORM



**QTY:**

<b>DECIDUOUS SHRUBS</b>						
BG	1	BURGUNDY CAROUSEL BARBERRY	Barberis thunbergii 'Balthus'	24" HGT	POT	PLANT 4' O.C.
EH		ENDLESS SUMMER HYDRANGEA	Hydrangea macrophylla 'Endless Summer'	24" HGT	POT	PLANT 4' O.C.
GM		GREEN MOUND ALPINE CURRRANT	Ribes alpinum 'Green Mound'	24" HGT	POT	PLANT 4' O.C.
GS		GOLDFLAME SPIREA	Spiraea x bumalda 'Goldflame'	24" HGT	POT	PLANT 4' O.C.
<b>CONIFEROUS SHRUBS</b>						
BJ		BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	18" SPRD	POT	PLANT 5' O.C.
MJ		MANEY JUNIPER	Juniperus chinensis 'Maney'	18" SPRD	POT	PLANT 5' O.C.
TY		TALUNTON YEW	Taxus x media 'Taunton'	18" SPRD	POT	PLANT 4' O.C.
MD		MEDORA JUNIPER	Juniperus scopulorum 'Medora'	48" HGT	POT	AS SHOWN
<b>PERENNIALS</b>						
KG		KARL FOERSTER GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 GAL	POT	PLANT 2' O.C.
RD		RUBY STELLA DAYLILY	Hemerocallis x 'Ruby Stella'	1 QT	POT	PLANT 1.5' O.C.
SD		STELLA D'ORO DAYLILY	Hemerocallis x 'Stella D'Or'	1 QT	POT	PLANT 1.5' O.C.
PH		PATRIOT HOSTA	Hosta Patriot	1 GAL	POT	PLANT 2' O.C.
AS		AUTUMN FIRE SEDUM	Sedum x 'Autumn Fire'	1 GAL	POT	PLANT 2' O.C.

**ISSUE & REVISION**  
PRELIMINARY: 3/3/2015

COMM #1408

**CONTRACTOR:**  
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**PRELIMINARY NOT FOR CONSTRUCTION**

**L1-1**

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TYPE AA & BB

CL1 LED

Cimarron LED Series



- FEATURES**
- Stylish vertically finned die-cast solid top housing and lower heat sink optimize or maximum heat dissipation
  - Isolated electrical compartment with integral heat sinking for cooler operation and longer driver life
  - Drivers have greater than 90% power factor and less than 10% THD
  - Optional continuous dimming to 10% or dual circuitry available
  - Automatic thermal self protection
  - Surge protection standard
  - 60,000 hours life (L90 @ 40°C)\*
  - Shipped with upswep or straight arm for uniform look and ease of installation
  - -30 deg C to 40 deg C ambient operation
  - Ledcoate TGIC polyester powder coat finish
  - Choice of 32 high brightness LED configurations with individual acrylic lenses aimed to produce IES Type II, III, IV and V distribution
  - Increased lumen output with use of 1050 mA driver (90L only)
  - Backlight control option reduces spill light behind pole by 85%, doesn't change fixture appearance or EPA
  - CRI - 70
  - 5000K, 3000K, 4000K CCT, new turtle friendly Amber
  - Features exclusive WHUBB technology - Wireless system for On/Off and 0-10VDC full range dimming control
  - Programmable autonomous operation
  - IP65
  - DLC approved
  - Listed to UL1598 and CSA C22.2#250.0-24 for wet locations

ORDERING INFORMATION

CL1	NO. OF LENS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1 Cimarron LED	90L 90 High brightness LEDs	UP Universal 120V-277V	3K 3000K	Leave blank for 700mA (standard)	BC <sup>1</sup> Backlight control
	60L 60 High brightness LEDs	1 <sup>1</sup> 120V	4K 4000K	105 1050 mA (use with 90L only for higher lumen output)	BL1,2,3 Bi-level control
	30L 30 High brightness LEDs	5 480V, 60 Hz	5K 5000K	AM Amber available for "turtle friendly" applications (consult factory)	CD <sup>1</sup> Continuous dimming
		F 347V, 60 Hz		PR3,4 3" Round pole adapter	WB Wall bracket
		E <sup>1</sup> 220V, 50 Hz		RPA5 4" Round pole adapter	
				RPA6 6" Round pole adapter	

- MOUNTING**
- A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)
  - AD Decorative arm mount, (6" decorative upswep arm incl. & acceptable for 90° configurations)
  - MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm
- Notes: 1 For BL option 90L and 60L, N/A 347V & 480V  
2 BL & CD cannot be combined  
3 Fuse option not available with universal voltage  
4 Select F3 fusing option for 220V  
5 Photocell not available with BL option  
6 Recommended for Type II, III or Type IV distributions only  
7 Replace XX with color designation (see below)  
8 Direct pole mount only, not compatible with lower heights

**DISTRIBUTION**

2	Type II
3	Type III
4	Type IV
5M	Type V Medium
5S	Type V Short
5W	Type V Wide

**COLOR**

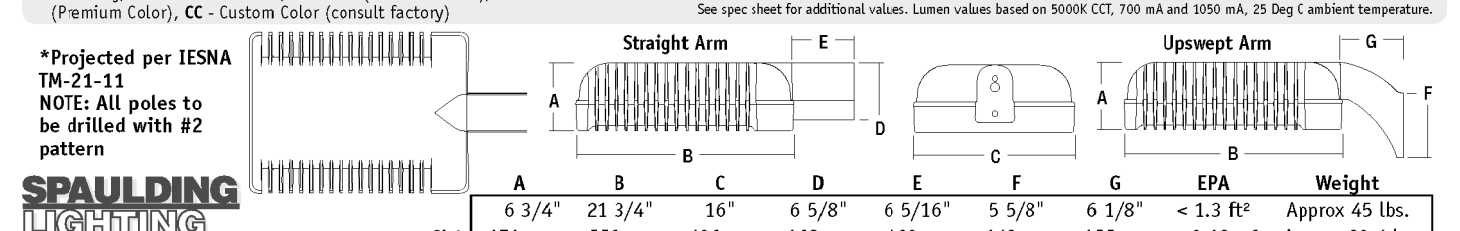
DB	Dark Bronze
BL	Black
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CS	Custom Color
WH	In-fixture wireless control module, pp. 38
VG	Vandal guard

**ENERGY DATA**

Power Factor	Total Harmonic Distortion
> .9	< 10%

**LUMENS DELIVERED**

Light Engine	120V-277V	347V-480V	Type 2	Type 3	Type 4	Type 5M
30L-5K	70	87	6384	6164	6641	7108
60L-5K	140	157	13300	12842	13125	13185
90L-5K	210	227	19954	19064	19202	20592
90L-5K-105	336	363	29974	25351	26548	25793
30L-4K	70	87	6089	6109	6104	6417
60L-4K	140	157	11583	11468	12036	12038
90L-4K	210	227	17143	16973	17468	18321
90L-4K-105	336	363	23896	23912	24199	24583

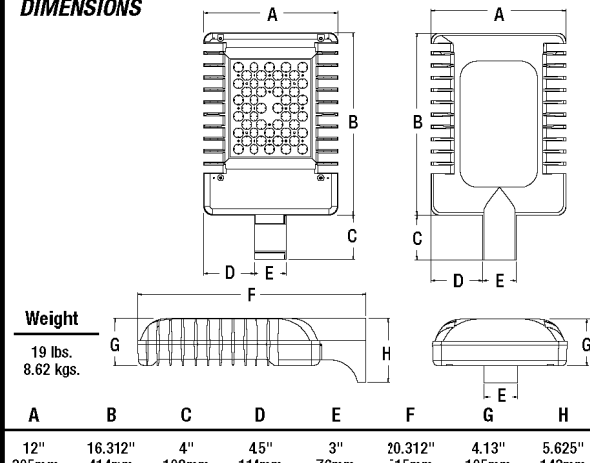
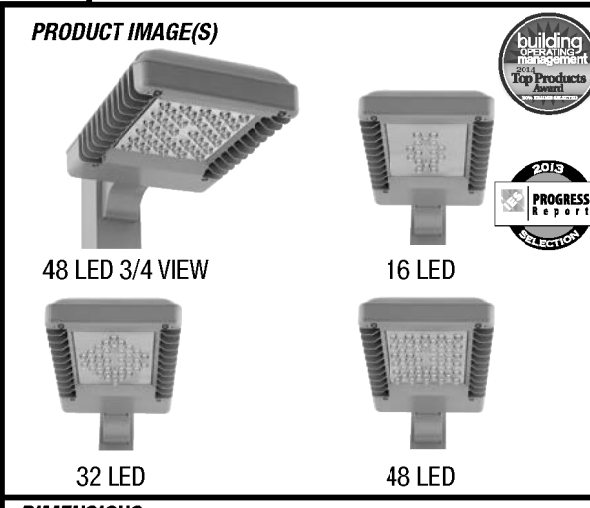


582

TYPE CC

CIMARRON LED CL1S	Cat.#	Type

- SPECIFICATIONS**
- Construction:**
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation
  - Slaps collection of unsightly debris
  - Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance
  - One-piece die-cast aluminum gasket with mechanically compressed stainless steel gasket ensures weather proof seal around each individual LED for IP65 rating
  - Backlight (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
  - Complements the Cimarron LED CL1
  - Weight - 19 pounds, EPA - 48 lbs
- Optics:**
- Choice of 120 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
  - 3000K, 4000K, 5000K, 7000K, 5100K, 6700K, turtle friendly Amber
- Electrical:**
- Universal input voltage 120-277 VAC, 50/60 Hz
  - Ambient operating temperature -40° C to 40° C
  - Drivers have greater than 90% power factor and less than 10% THD
  - 700mA drive current standard, 350mA and 525mA options available with 30L and 60L LED distributions
  - LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
  - Field replaceable surge protection device provides 20kA and 1000V protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category CS. The SPD is designed with a clamping voltage of 1800V at 20kA using industry standard 820pF varistors
- CERTIFICATIONS/LISTINGS**
- ORDERING INFORMATION** ORDERING EXAMPLE: CL1S-A-48LU-5K-3-DB-RPA3



**ORDERING INFORMATION** ORDERING EXAMPLE: CL1S-A-48LU-5K-3-DB-RPA3

CL1S	NO. OF LENS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1S Cimarron LED	16L 16 High brightness LEDs	UP Universal 120V-277V	3K 3000K, 90 CRI	Leave blank for 700mA (standard)	BC <sup>1</sup> Backlight control
	32L 32 High brightness LEDs	1 <sup>1</sup> 120V	4K 4000K, 70 CRI	105 1050 mA (use with 90L only for higher lumen output)	BL1,2,3 Bi-level control
	48L 48 High brightness LEDs	2 <sup>1</sup> 208V	5K 5100K, 67 CRI	055 <sup>1</sup> 350mA (32L, 48L)	CD <sup>1</sup> Continuous dimming
		3 <sup>1</sup> 240V		053 <sup>1</sup> 525mA (32L, 520mA (48L))	WB Wall bracket
		4 <sup>1</sup> 277V			
		5 480V 60 Hz			
		F 347V 60 Hz			
		E <sup>1</sup> 220V 50 Hz			

**MOUNTING**

- A 4" straight arm attached to housing complete with quick-mount pole

**DISTRIBUTION**

2	Type II
3	Type III
4	Type IV
5M	Type V Medium
5S	Type V Short
5W	Type V Wide

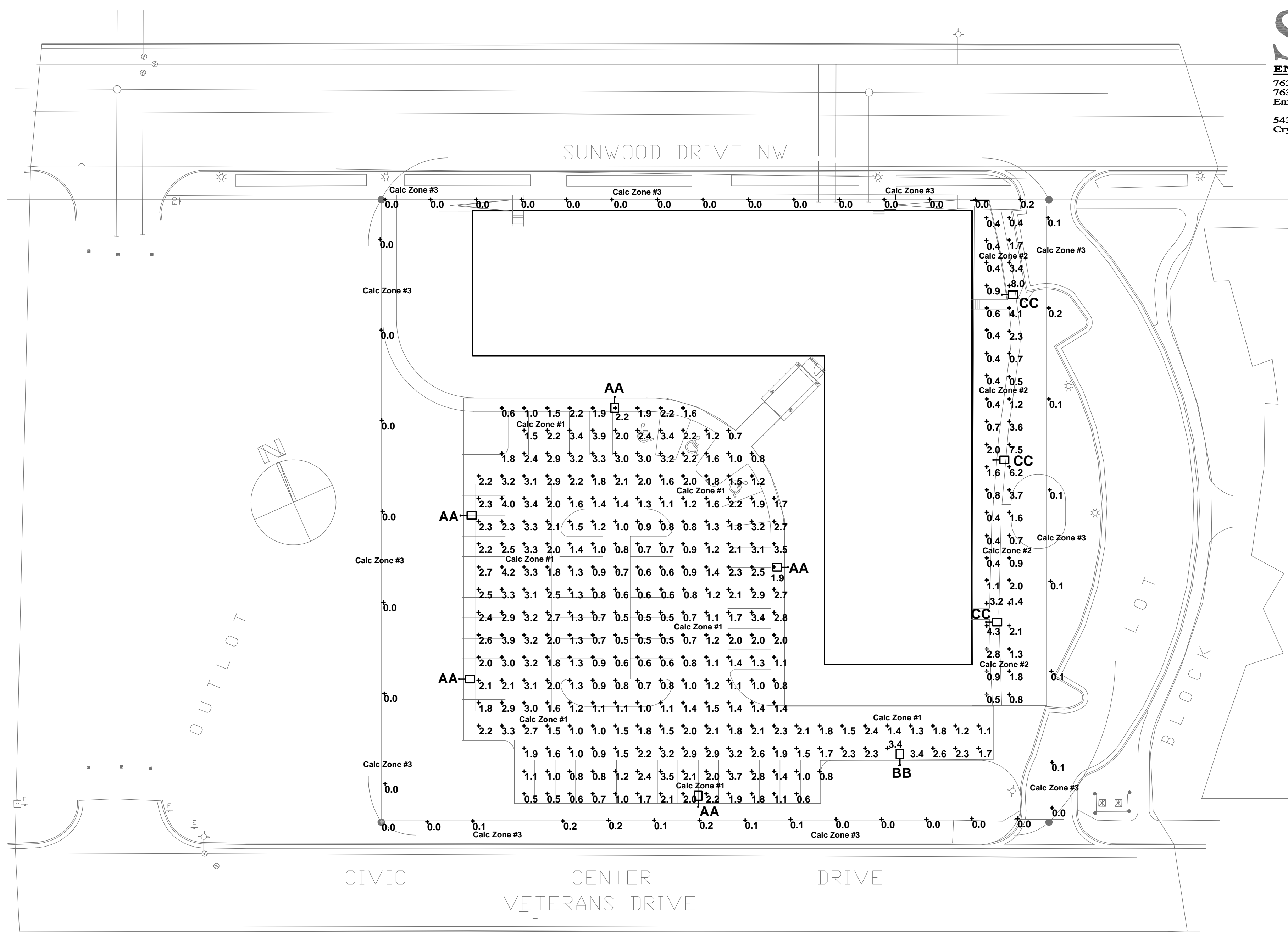
**COLOR**

DB	Dark Bronze
BL	Black
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CS	Custom Color

**MOTION CONTROL OPTIONS**

- SCD<sup>1</sup> Motion sensor On/Off control, No light output when no motion detected
- SCP<sup>1</sup> Programmable motion control, factory default is 10% continuous output

- Notes: 1 - Select only when using wiring specific options (i.e. WH)  
2 - Fuse option not available with universal voltage  
3 - Select F3 fusing option for 220V  
4 - Not recommended for Type III, III or Type IV distributions  
5 - Color to match larger Cimarron CL1 with white bezels  
6 - Dimming levels available for use with 0-10VDC dimming systems  
7 - Only available with 120V or 277V input  
8 - 100% THD available for use with 0-10VDC dimming systems  
9 - Settings, max or min values of one minute control to program dimming settings (see accessories)  
10 - 120V/277V/347V/480V only



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

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	MTG HGT
AA	AA	5	SPAULDING LIGHTING	CL1-x-60L-1-4K-4-BC	TYPE IV CIMARRON LED WITH BACK-LIGHT CONTROL	60 - NICHIA 4000K LEDs	1	CL1-x-60L-1-4K-4-BC.ies	9641.508	1	140.3	20'-0"
BB	BB	1	SPAULDING LIGHTING	CL1-x-60L-1-3K-2-BC	TYPE 2 FROM FRAEN AND BC GASKET	60 - NICHIA 3K LEDES	1	CL1-x-60L-1-3K-2-BC.ies	6265.158	1	137.2	20'-0"
CC	CC	3	SPAULDING LIGHTING	CL1S-A-16LU-4K-2	TYPE 2 LENS- MINI CIMARRON	16- NICHIA 4200K LEDES	1	CL1S-A-16LU-4K-2.ies	3321.907	1	38.1	8'-0"

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.8 fc	4.2 fc	0.5 fc	8.4:1	3.6:1	0.4:1
Calc Zone #2	+	1.7 fc	8.0 fc	0.4 fc	20.0:1	4.3:1	0.2:1
Calc Zone #3	+	0.9 fc	0.2 fc	0.0 fc	N/A	N/A	0.0:1