

# CORTRUST BANK

RAMSEY, MN

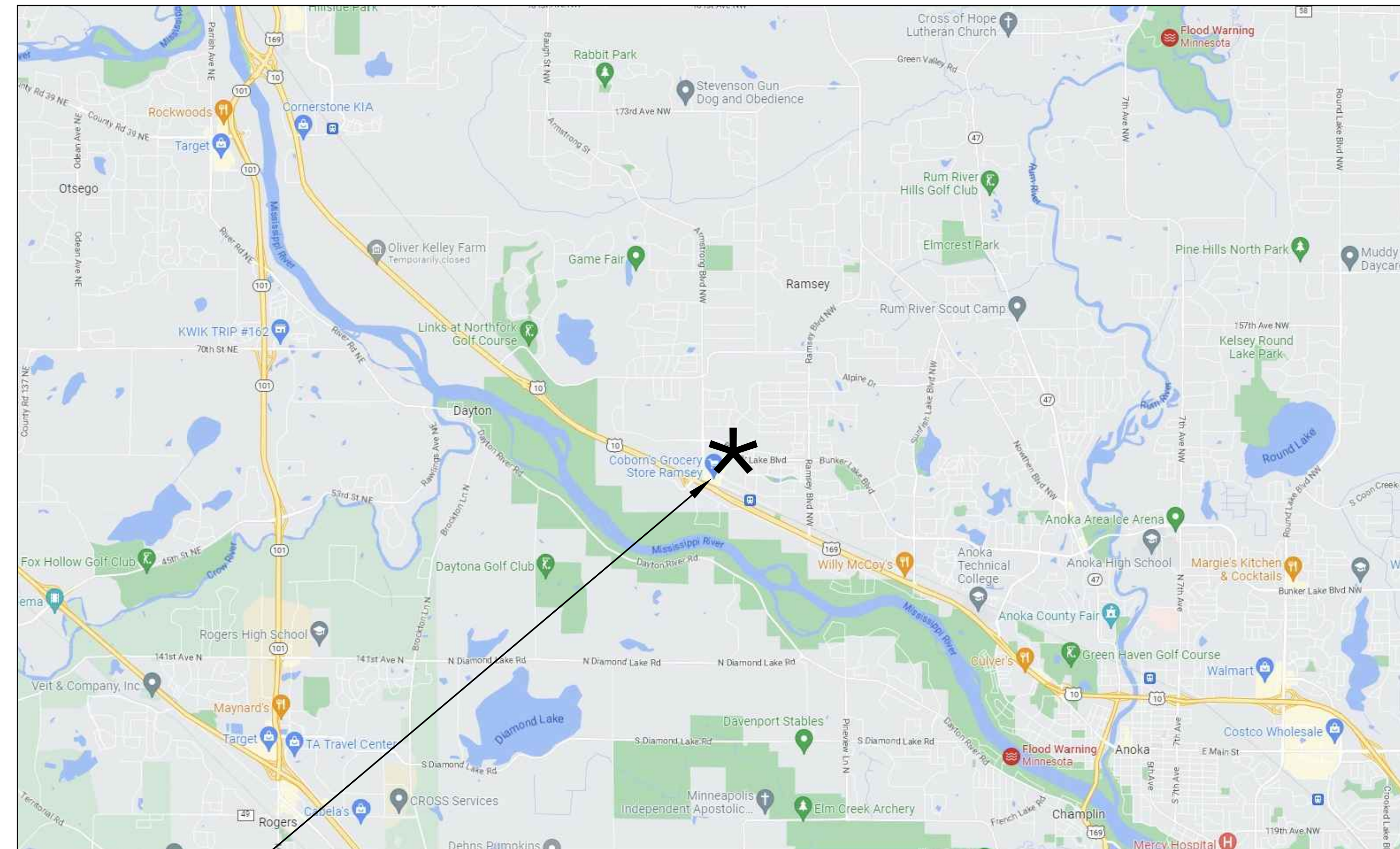
NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM A BOUNDARY &  
PARTIAL TOPOGRAPHIC SURVEY  
PREPARED BY LOUCKS, DATED 03/28/2023.

**CORTRUST  
BANK**  
RAMSEY, MINNESOTA

## SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

## VICINITY MAP



PROPOSED SITE  
LOCATION

## DESIGN CONSULTANTS

### CIVIL ENGINEER

LOUCKS, INC.  
7200 HEMLOCK LANE  
SUITE 300  
MAPLE GROVE, MINNESOTA 55369

TREVOR GRUYS  
TEL: 763-424-5505  
FAX: 763-424-5822

### LANDSCAPE ARCHITECT

LOUCKS, INC.  
7200 HEMLOCK LANE  
SUITE 300  
MAPLE GROVE, MINNESOTA 55369

DANIEL REBOK  
TEL: 763-424-5505  
FAX: 763-424-5822

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

### CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

### SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

### PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE  
License No. 53706  
Date

### QUALITY CONTROL

Locks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

### SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS



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.

**COVER SHEET**

**C1.0**

# AFFINITY AT THE COR 2ND ADDITION

**SITE DATA**

Areas:	
Lot 1, Block 1	= 53,891 +/- square feet or 1.24 +/- acres
Outlet A	= 456,789 +/- square feet or 10.48 +/- acres
Total Property Area	= 510,680 +/- square feet or 11.72 +/- acres

**LEGEND**

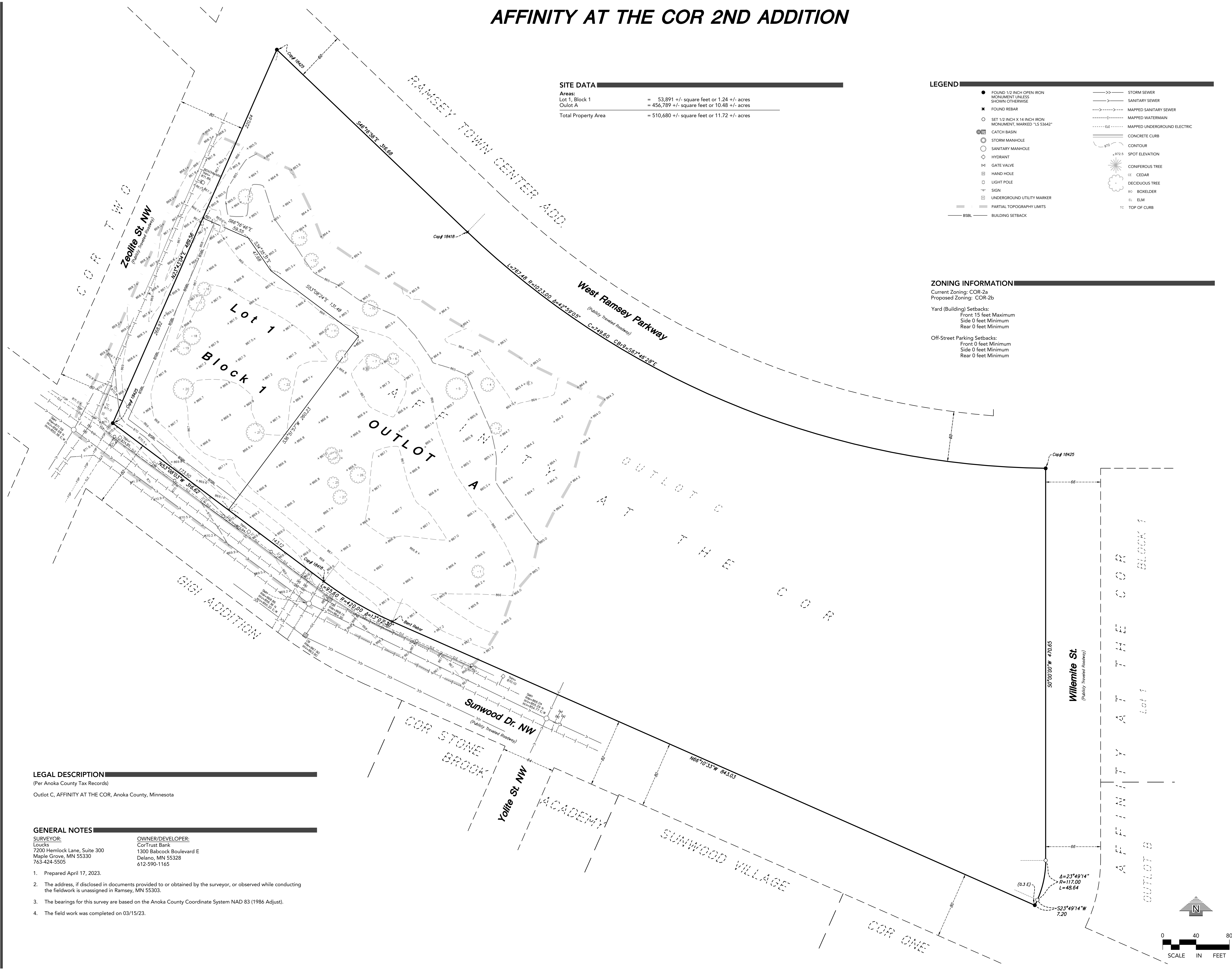
● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER
★ FOUND REBAR	—> SANITARY SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"	—> MAPPED SANITARY SEWER
⊞ CATCH BASIN	—> MAPPED WATERMAIN
⊙ STORM MANHOLE	—> MAPPED UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	— CONCRETE CURB
⊙ HYDRANT	— CONTOUR
⊞ GATE VALVE	— SPOT ELEVATION
⊞ HAND HOLE	— CONIFEROUS TREE
⊞ LIGHT POLE	— CEDAR
⊞ SIGN	— DECIDUOUS TREE
⊞ UNDERGROUND UTILITY MARKER	— BOXELDER
— PARTIAL TOPOGRAPHY LIMITS	— ELM
— BSBL — BUILDING SETBACK	— TOP OF CURB

**ZONING INFORMATION**

Current Zoning: COR-2a  
Proposed Zoning: COR-2b

**Yard (Building) Setbacks:**  
Front 15 feet Maximum  
Side 0 feet Minimum  
Rear 0 feet Minimum

**Off-Street Parking Setbacks:**  
Front 0 feet Minimum  
Side 0 feet Minimum  
Rear 0 feet Minimum



**LEGAL DESCRIPTION**  
(Per Anoka County Tax Records)

Outlot C, AFFINITY AT THE COR, Anoka County, Minnesota

**GENERAL NOTES**

**SURVEYOR:**  
Loucks  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55330  
763-424-5505

**OWNER/DEVELOPER:**  
CorTrust Bank  
1300 Babcock Boulevard E  
Delano, MN 55328  
612-590-1165

- Prepared April 17, 2023.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is unassigned in Ramsey, MN 55303.
- The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
- The field work was completed on 03/15/23.

**CORTRUST BANK**  
RAMSEY, MN

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are prepared by the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intellectual or confidential matters, additions, or deletions to these CADD files shall be made in the field of the project and shall be made in accordance with the only field notes, sketches and field data. The Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

05/10/23	PLAT ISSUED
----------	-------------

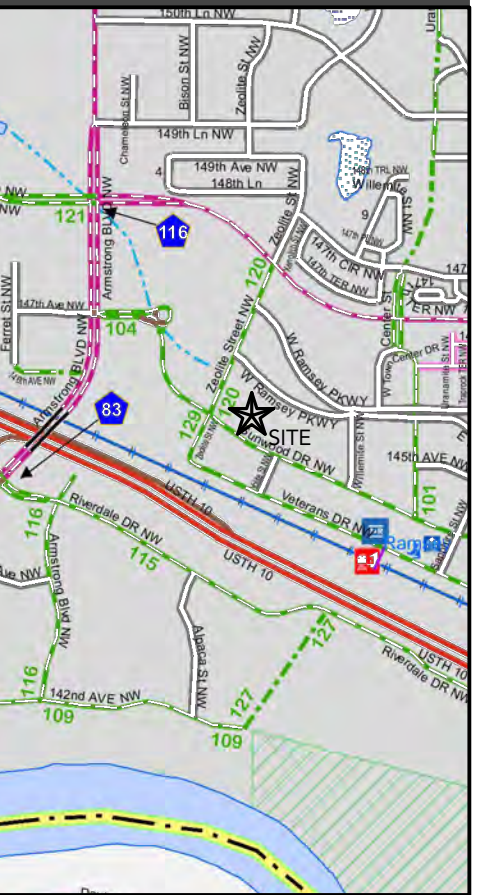
**PROFESSIONAL SIGNATURE**

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

*Janet Amundson*  
Janet J. Amundson - PLS  
License No. 53642  
Date 05/10/23

**QUALITY CONTROL**

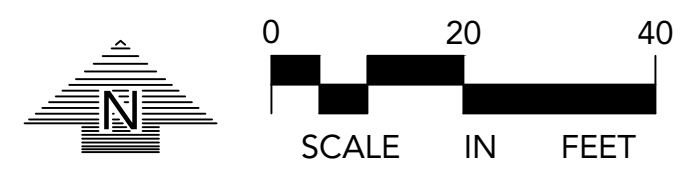
Loucks Project No. 23024A  
Project Lead JJA  
Drawn By SEK  
Checked By JJA  
Field Crew DJP



**PRELIMINARY PLAT**

**1 OF 1**

Plotted: 05/10/2023 9:46 AM W:\2023\23024\CADD DATA\SURVEY\Long Sheet\Plot\23024A\_PPL1.PLT



NOTE:  
EXISTING CONDITIONS INFORMATION  
SHOWN IS FROM A BOUNDARY &  
PARTIAL TOPOGRAPHIC SURVEY  
PREPARED BY LOUCKS, DATED 03/28/2023.

**CORTRUST  
BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.loucksinc.com

**LEGEND**

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- ★ FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- ⊠ CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- ⊠ GATE VALVE
- ⊠ HAND HOLE
- ⊠ LIGHT POLE
- ⊠ SIGN
- ⊠ UNDERGROUND UTILITY MARKER
- >> STORM SEWER
- > SANITARY SEWER
- - -> MAPPED SANITARY SEWER
- - - MAPPED WATERMAIN
- - - ELE - - MAPPED UNDERGROUND ELECTRIC
- ▬ CONCRETE CURB
- CONTOUR
- +972.5 SPOT ELEVATION
- ☀ CONIFEROUS TREE
- CE CEDAR
- ☼ DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB
- ▬ TOPOGRAPHIC LIMITS



**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**

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.

Trevor D. Gruys - PE License No. 53706 Date

**QUALITY CONTROL**

Loucks Project No. 23024  
Project Lead TDG  
Drawn By TDG/DCR/MDC  
Checked By TDG  
Review Date

**SHEET INDEX**

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS



**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.

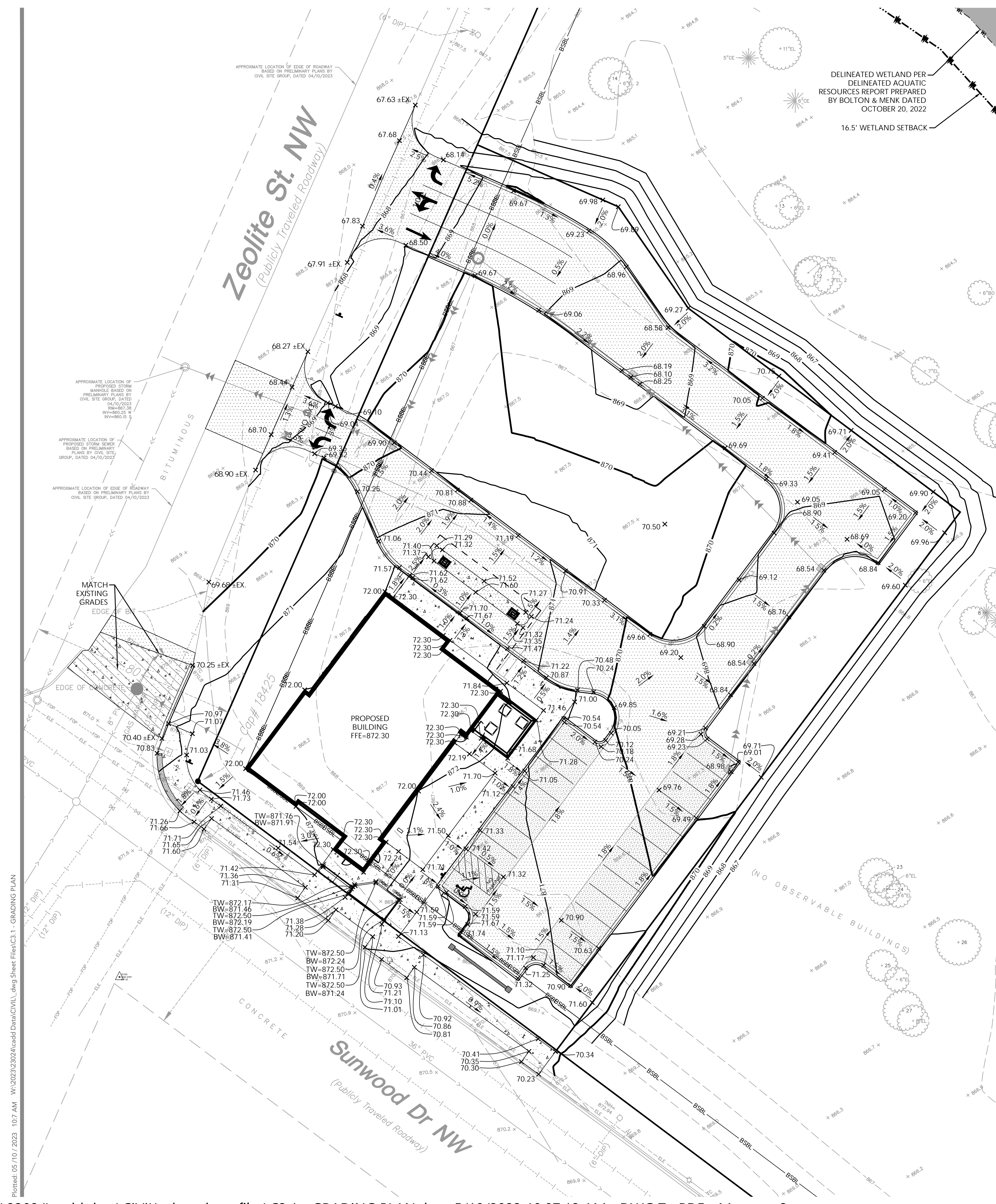
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION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

**EXISTING  
CONDITIONS  
C1.1**

Plotted: 05/10/2023 10:55 AM W:\2023\23024\cadd data\CIVIL\_dwg sheet files\C1.1 - EXISTING CONDITIONS.dwg, 5/10/2023 10:05:30 AM, \_DWG To PDF - Merge.pc3

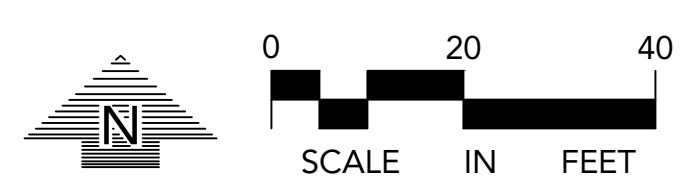






**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT XXX), DATED XX XX, XXXX AS PREPARED BY XXX, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
  - REUSE OF ON-SITE SOILS
  - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
  - SITE GRADING AND SUBGRADE PREPARATION.
  - PAVEMENTS AND EXTERIOR SLABS.
  - TRENCH EXCAVATION AND BACKFILL.
  - EXTERIOR UTILITY SUPPORTS.
  - FROST PROTECTION.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
- 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. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- 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).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- 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 WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.



**NOTE:**  
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

EXISTING	PROPOSED

**CORTRUST BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.louckscnc.com

CADD QUALIFICATION	
CADD Files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.	

SUBMITTAL/REVISIONS	
CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**  
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.

Trevor D. Gruys - PE License No. 53706 Date

QUALITY CONTROL	
Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

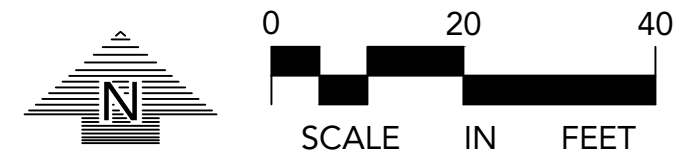
SHEET INDEX	
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS



**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.

**GRADING PLAN**  
**C3.1**



**NOTE:**  
 EXISTING CONDITIONS INFORMATION  
 SHOWN IS FROM A BOUNDARY &  
 PARTIAL TOPOGRAPHIC SURVEY  
 PREPARED BY LOUCKS, DATED 03/28/2023.

**CORTRUST  
 BANK**  
 RAMSEY, MINNESOTA

**LOUCKS**  
 PLANNING  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5505  
 www.loucksinc.com

EXISTING	PROPOSED

CADD QUALIFICATION	
	972.5
	1.0%

SUBMITTAL/REVISIONS	
CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

SWPPP LEGEND	
	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN
	EROSION CONTROL BLANKET

ESTIMATED QUANTITIES		
DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	±1,020
EROSION CONTROL BLANKET	SY	±1054
INLET PROTECTION	EA	5
BIOROLLS	LF	±222

**PROFESSIONAL SIGNATURE**  
 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.

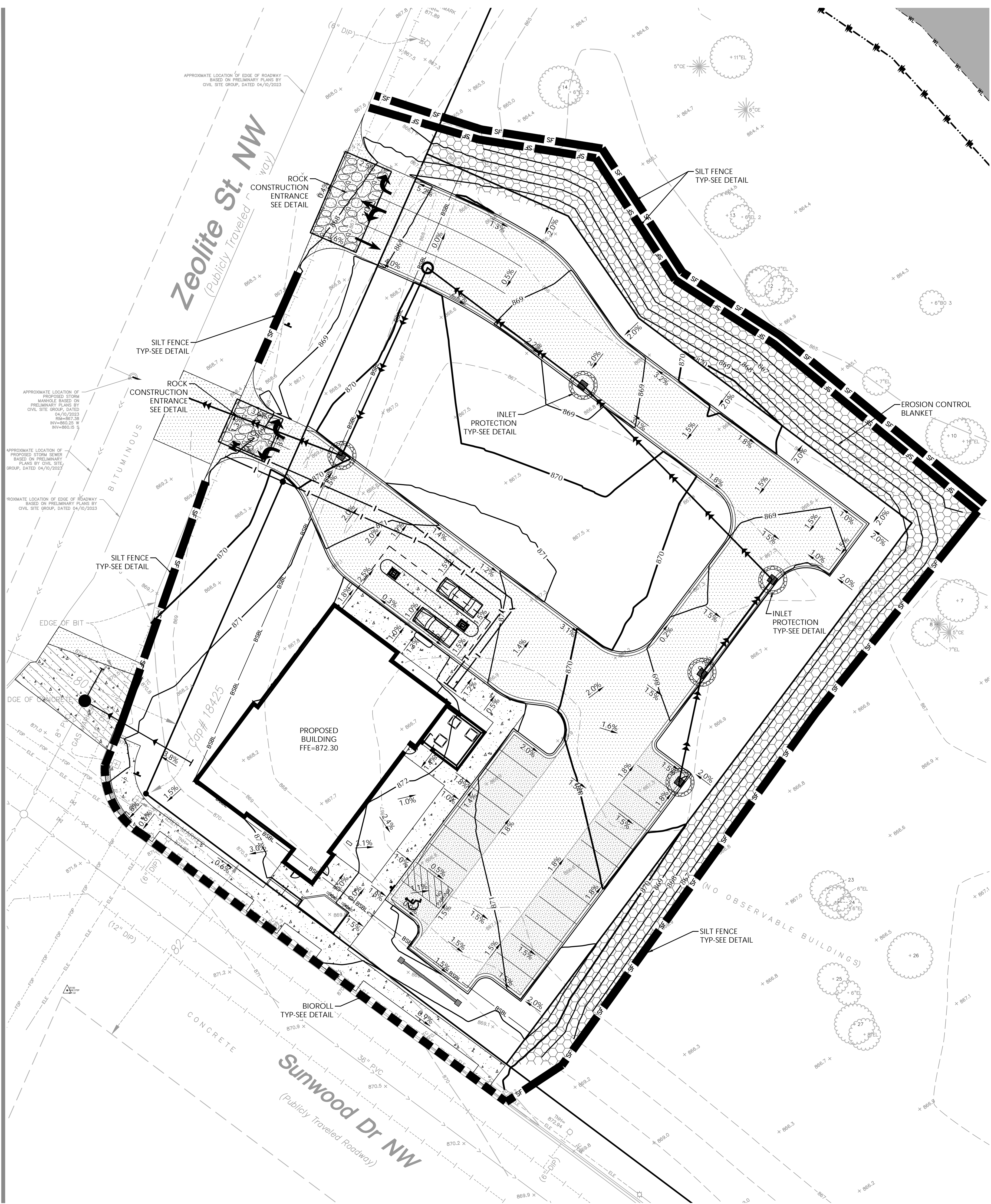
QUALITY CONTROL	
License No.	53706
Date	
Locusts Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX	
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

**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.

**SWPPP  
 C3.2**



Plotted: 05/10/2023 10:55 AM W:\2023\23024\Cadd Data\CIVIL\_dwg sheet files\C3.2 - SWPPP.dwg

SWPPP NOTES

- THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND A PROPOSED POND.
- THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:
  - INSTALL VEHICLE TRACKING BMP (DATE)
  - INSTALL INLET PROTECTION (DATE)
  - INSTALL SILT FENCE AROUND SITE (DATE)
  - CLEAR AND GRUB SITE (DATE)
  - STRIP AND STOCKPILE TOPSOIL (DATE)
  - REMOVE PAVEMENTS AND UTILITIES (DATE)
  - ROUGH GRADE SITE (DATE)
  - IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
  - INSTALL UTILITIES (DATE)
  - INSTALL BUILDING FOUNDATIONS (DATE)
  - INSTALL CURB AND GUTTER (DATE)
  - INSTALL PAVEMENTS AND WALKS (DATE)
  - FINAL GRADE SITE (DATE)
  - REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
  - SEED AND MULCH (DATE)
  - WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.
- SITE DATA:
 

DISTURBED AREA:	1.51 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	0.66 AC

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- ANOKA COUNTY RECEIVES AN AVERAGE OF XX INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:
 

2-YR	X.XX INCHES
10-YR	X.XX INCHES
100-YR	X.XX INCHES
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
  - REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
  - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
  - DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
  - BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
  - DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (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 RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- 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 CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.
- 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.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
  - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
    - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
    - THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
    - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED.
    - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- 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.
  - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

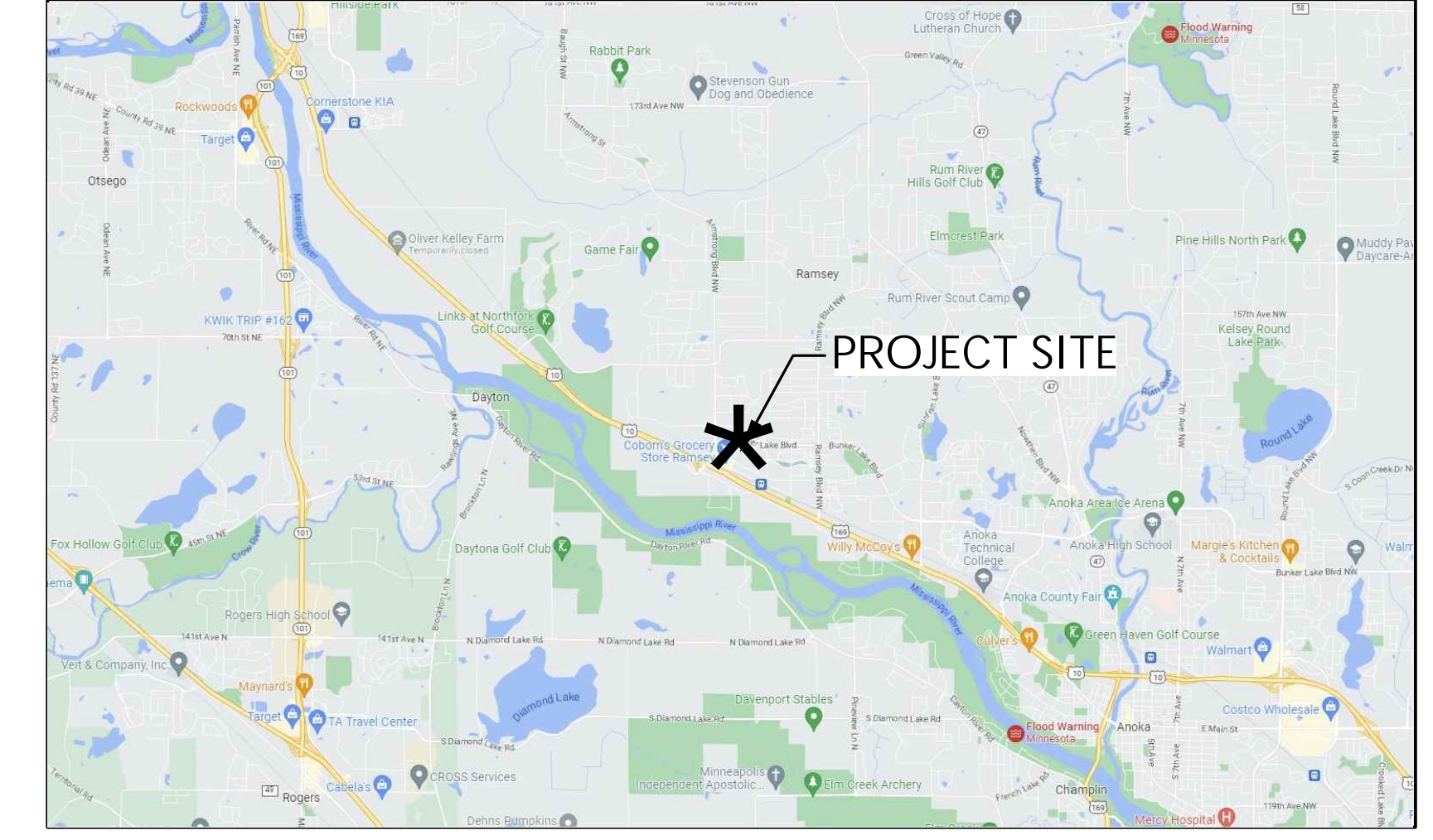
- MINIMUM MAINTENANCE
  - ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
  - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
  - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
  - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
  - CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
  - 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 PERMITTEE(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
  - THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
  - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OULTETS 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:
 

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

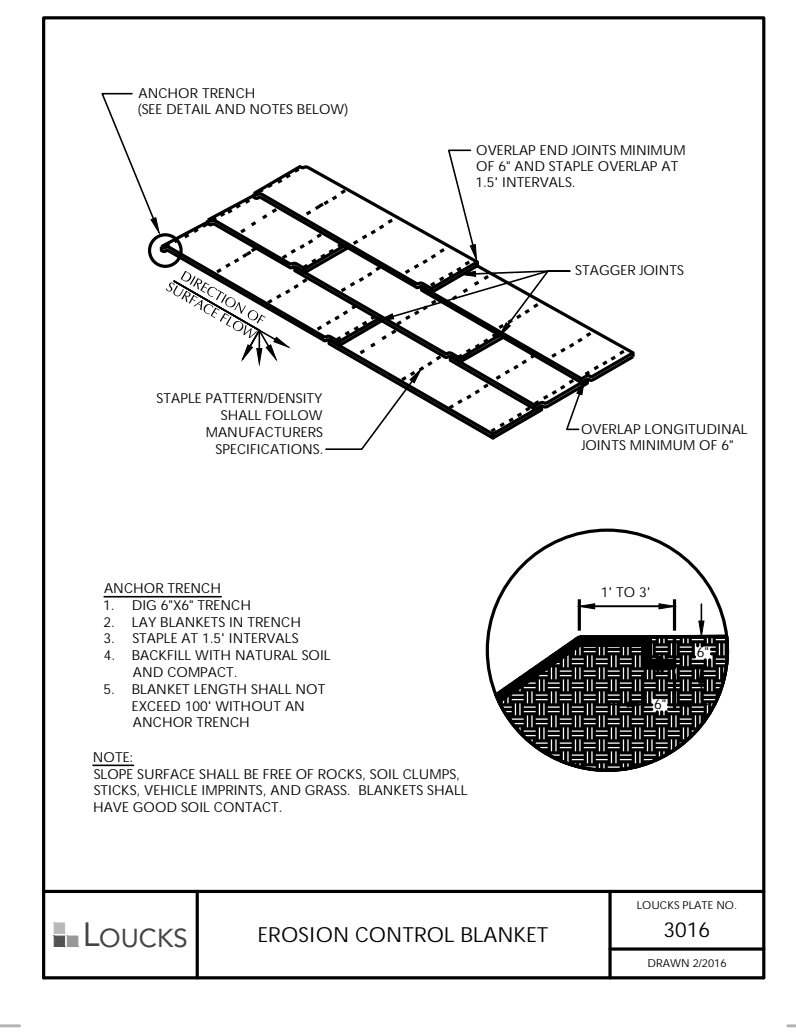
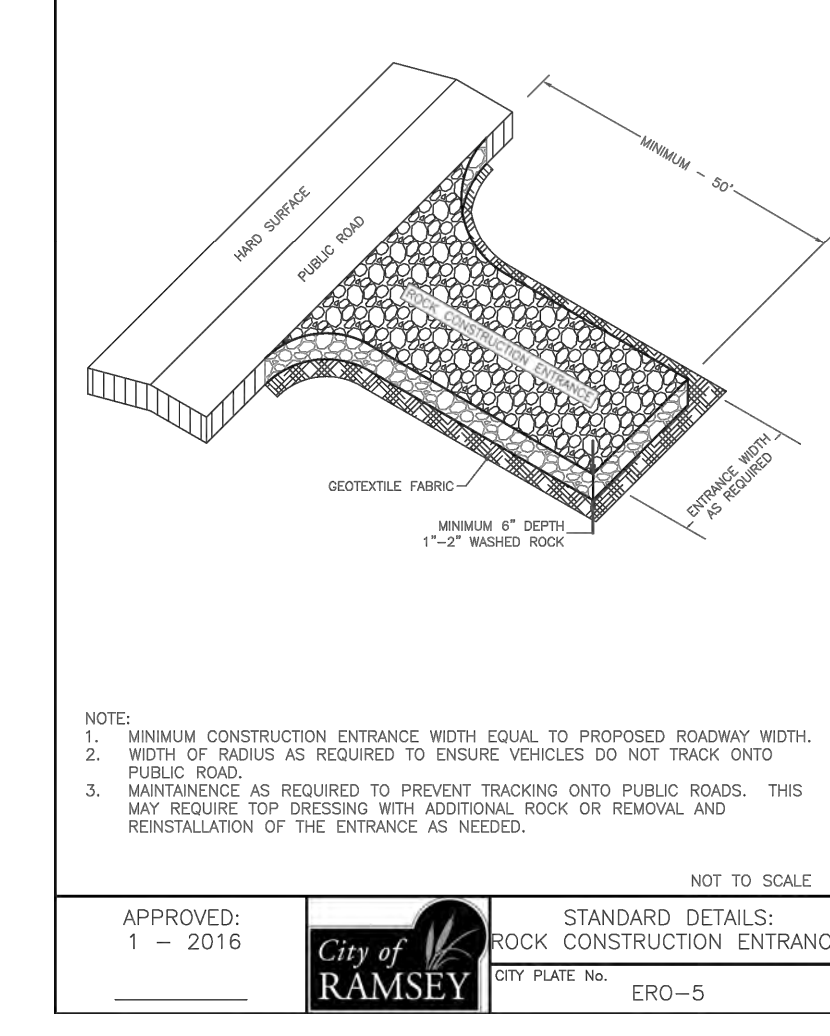
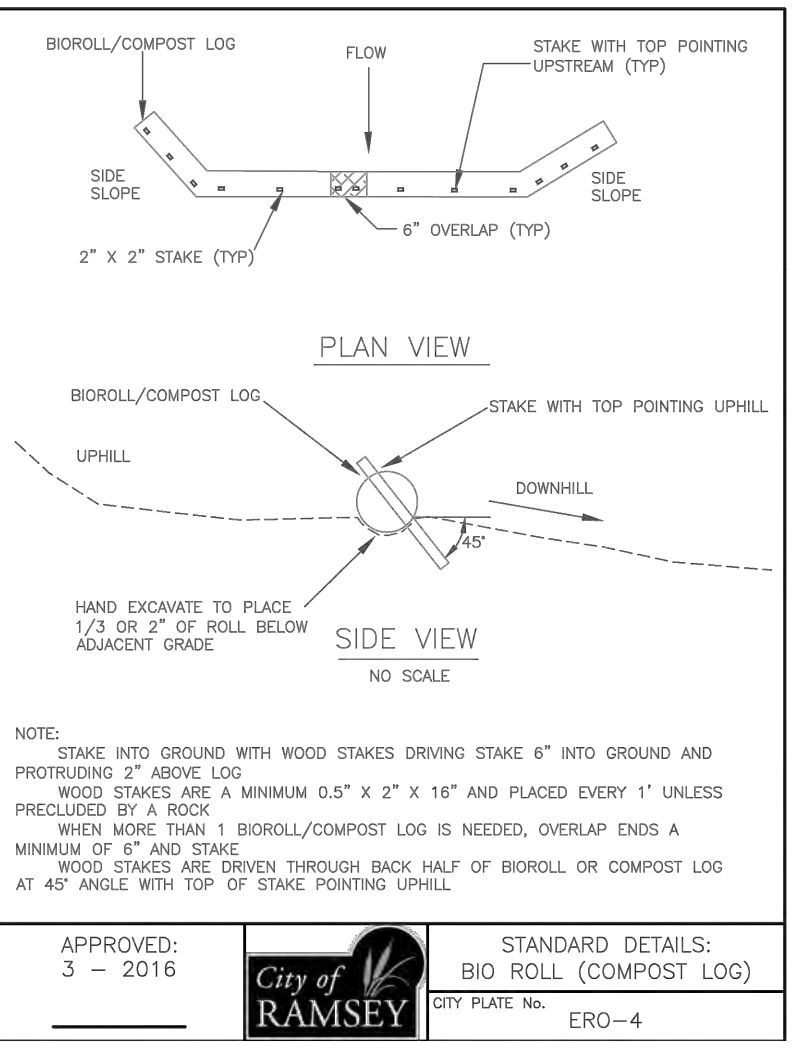
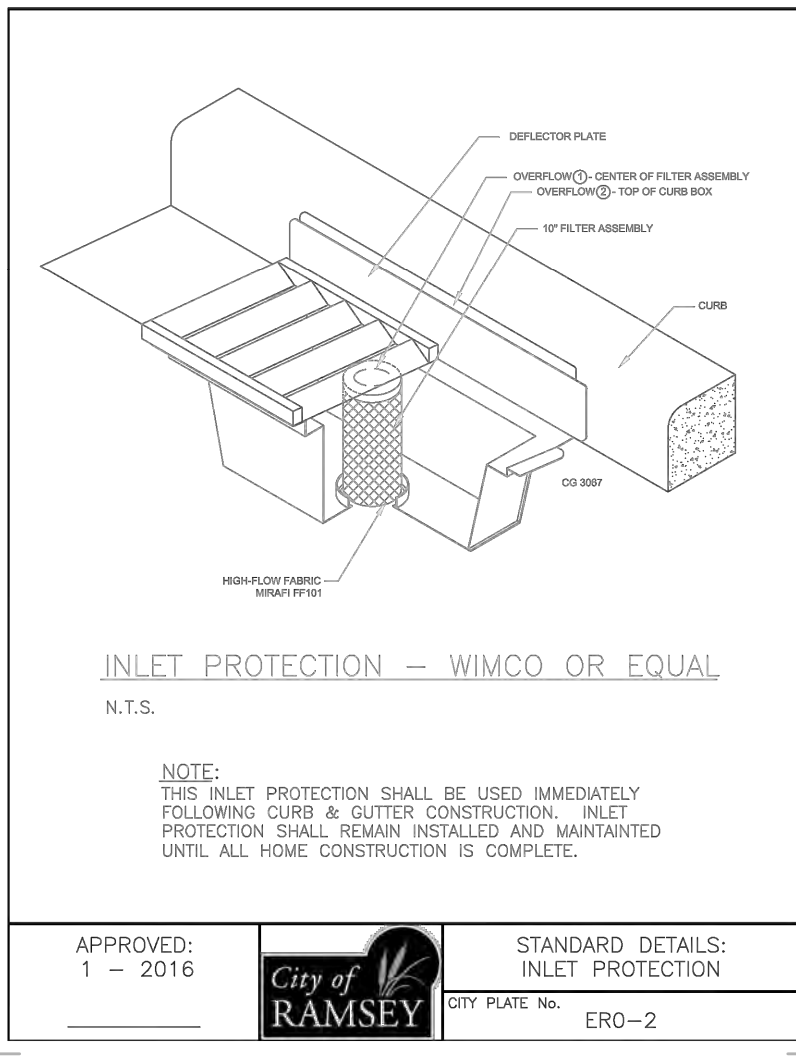
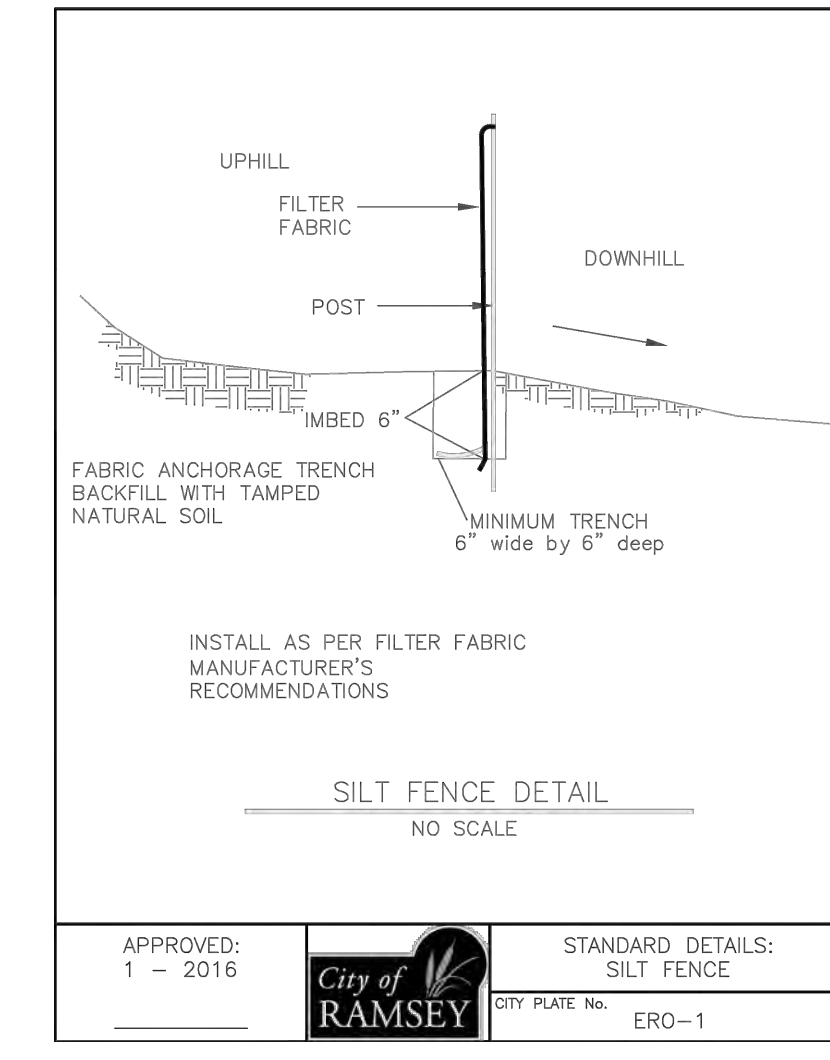
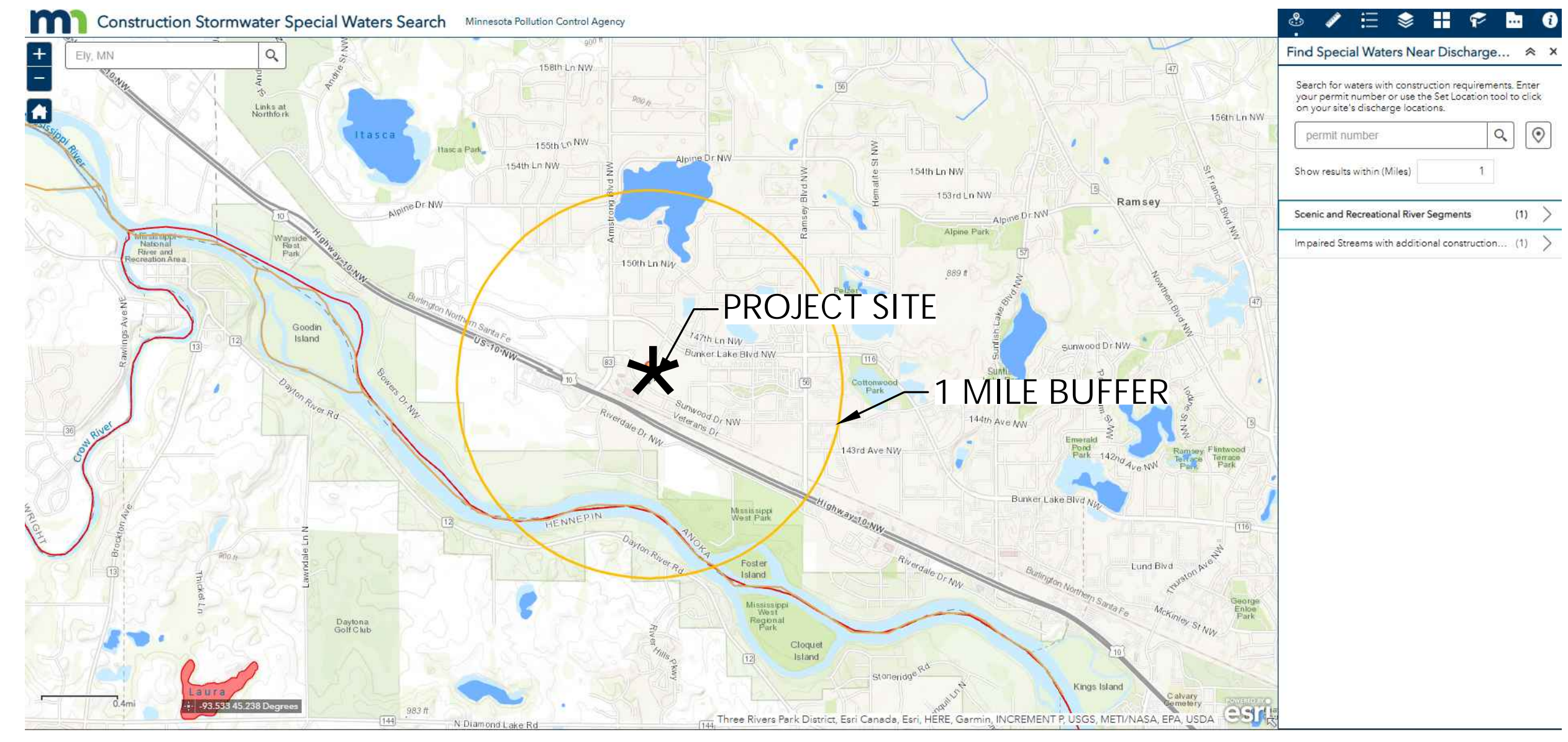
CONTACT: TBD  
COMPANY: TBD  
PHONE: TBD
- THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPs.
- EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

SITE VICINITY MAP



UNIVERSITY OF MINNESOTA  
**Zachary B. Moen**  
 Design of Construction SWPPP (May 31 2025)

CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



**CORTRUST BANK**  
 RAMSEY, MINNESOTA

**LOUCKS**  
 PLANNING  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL  
 7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5505  
 www.loucksmc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**

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.

Trevor D. Gruys - PE

License No. 53706  
 Date

**QUALITY CONTROL**

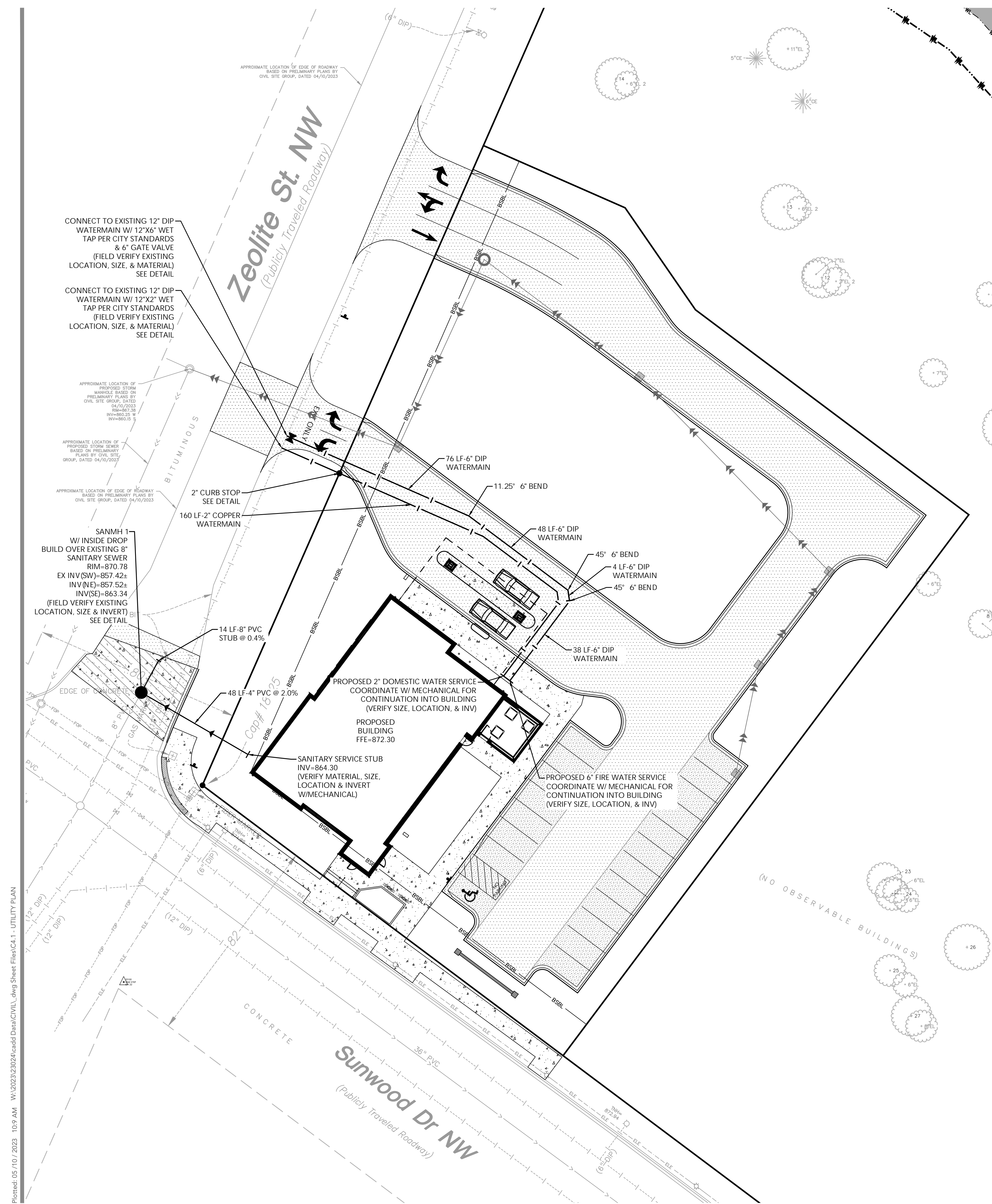
Loucks Project No. 23024  
 Project Lead TDG  
 Drawn By TDG/DCR/MDC  
 Checked By TDG  
 Review Date

**SHEET INDEX**

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

**SWPPP NOTES**  
**C3.3**



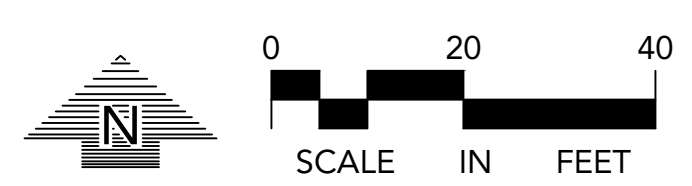


**SANITARY SEWER & WATERMAIN NOTES**

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. 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.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- HYDRANT USE: CONTRACTOR IS RESPONSIBLE TO NOTIFY PUBLIC UTILITIES DEPARTMENT WHEN THEY NEED TO USE A HYDRANT. ONLY PRE-AUTHORIZED HYDRANTS WILL BE USED. HYDRANTS TO BE OPERATED ONLY WITH PROPER EQUIPMENT SUCH AS A HYDRANT NUT WRENCH, NOT A PIPE WRENCH. HYDRANT METER IS AVAILABLE FROM PUBLIC UTILITIES DEPARTMENT. ANY TRUCK, ETC. FILLED FROM A HYDRANT MUST BE METERED, MUST HAVE PHYSICAL BREAK OR BACK-FLOW PREVENTER APPROVED BY PUBLIC UTILITIES DEPARTMENT. ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
  - REUSE OF ON-SITE SOILS
  - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
  - SITE GRADING AND SUBGRADE PREPARATION.
  - PAVEMENTS AND EXTERIOR SLABS.
  - TRENCH EXCAVATION AND BACKFILL.
  - EXTERIOR UTILITY SUPPORTS.
  - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

**PIPE MATERIALS**

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" TO 12" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	TYPE K COPPER	2" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SDR 26	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS



**NOTE:**  
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 03/28/2023.

**LEGEND**

EXISTING	PROPOSED

**CORTRUST BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL  
7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.louckscinc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**  
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.

Trevor D. Grays - PE

License No. 53706  
Date

**QUALITY CONTROL**

Loucks Project No. 23024  
Project Lead TDG  
Drawn By TDG/DCR/MDC  
Checked By TDG  
Review Date

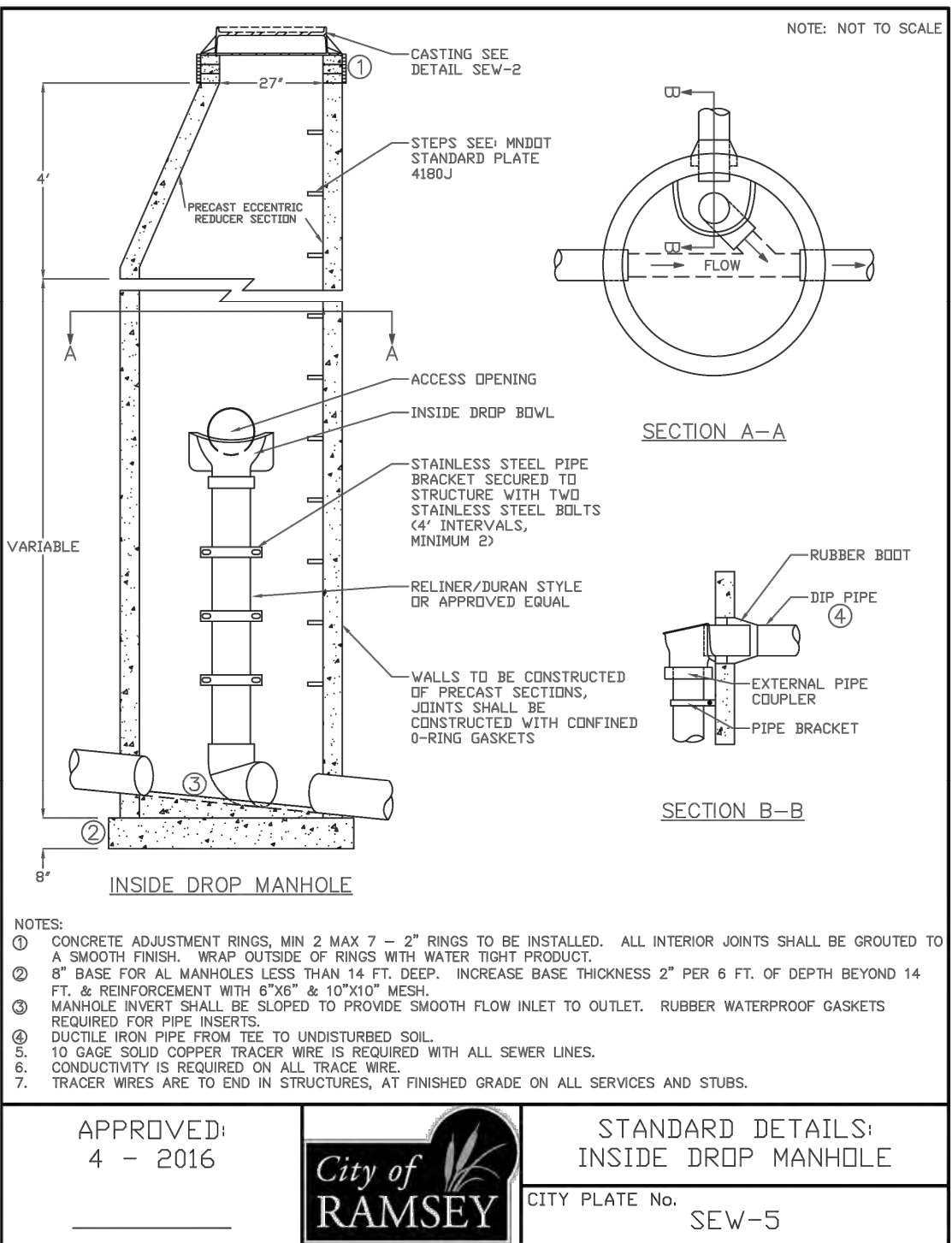
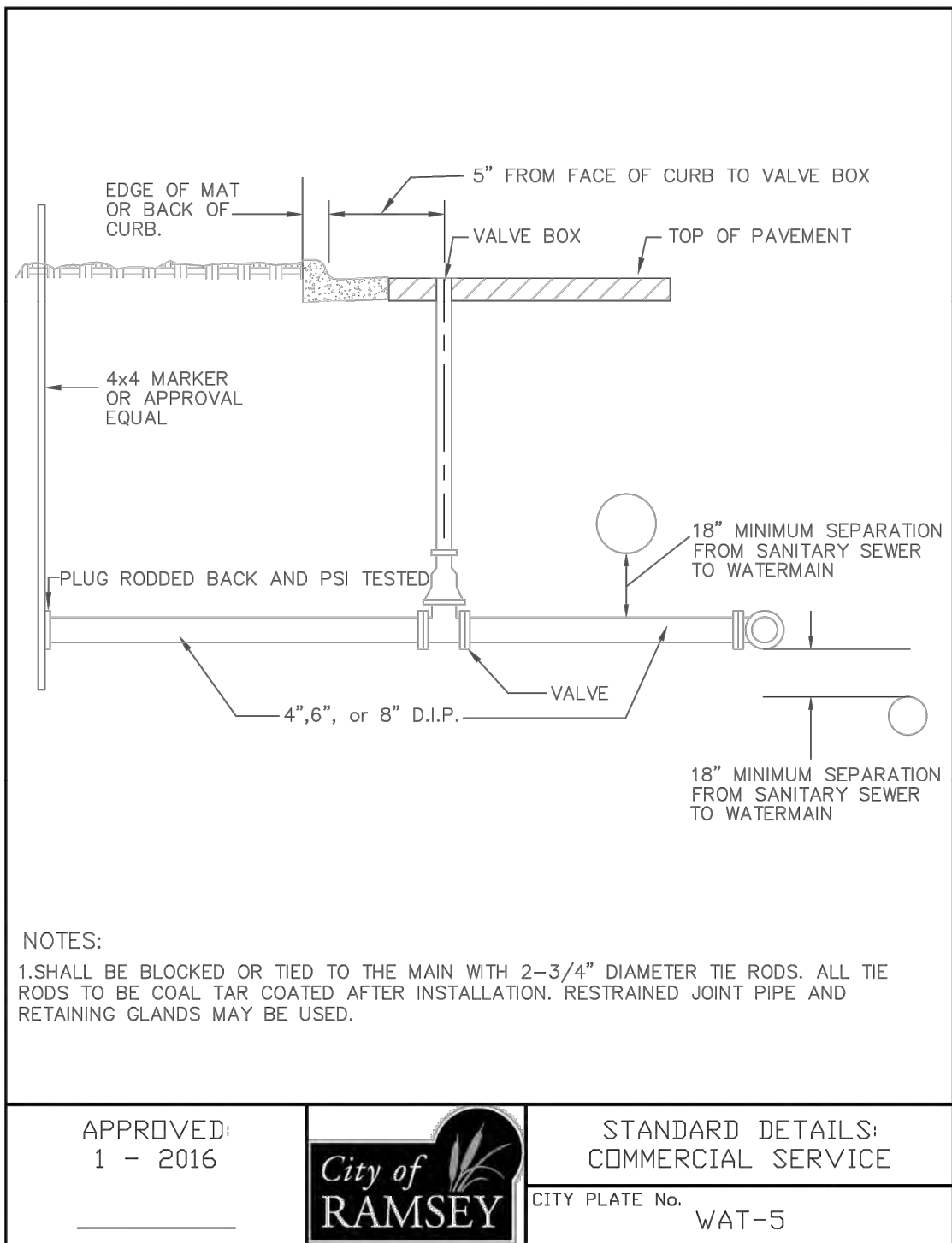
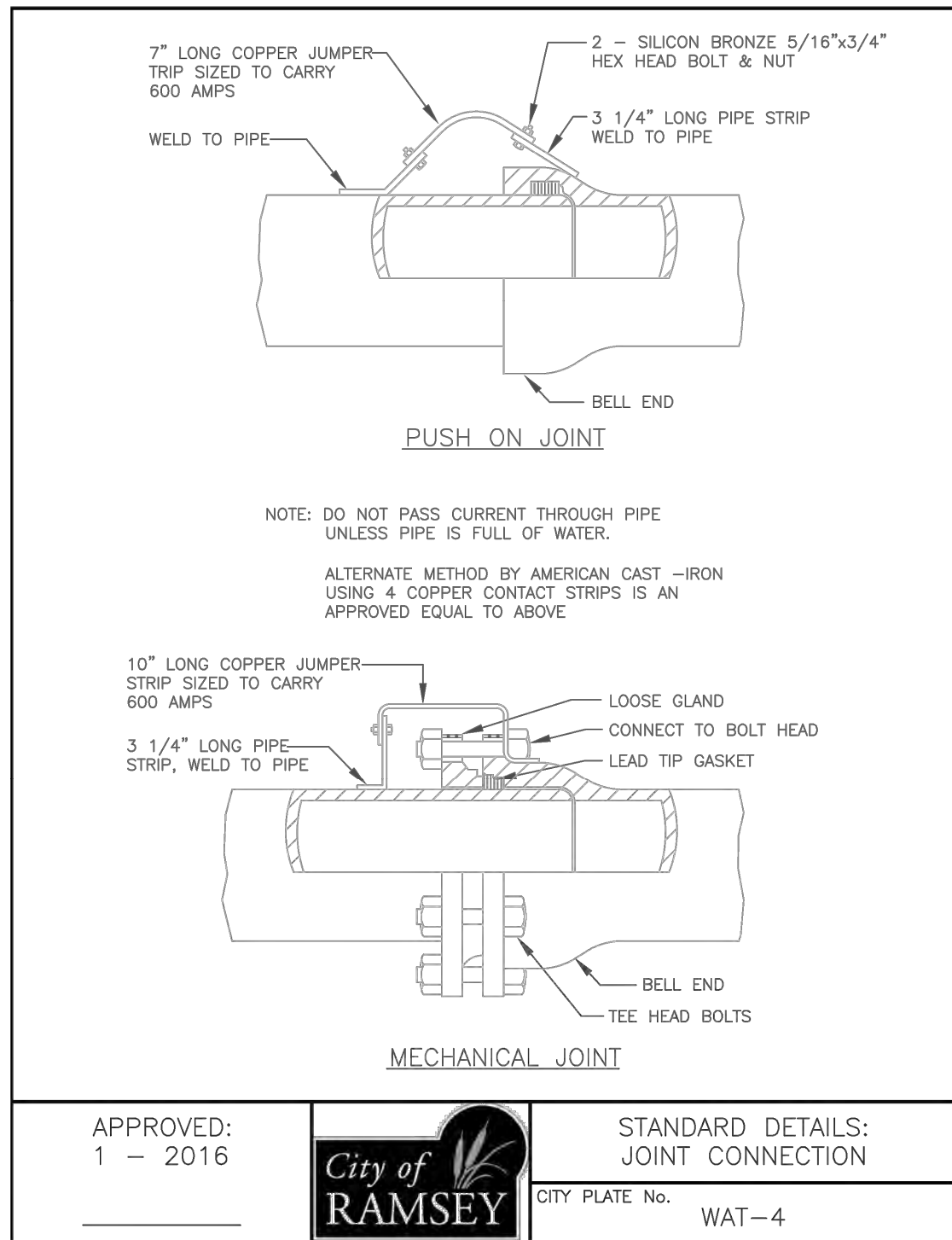
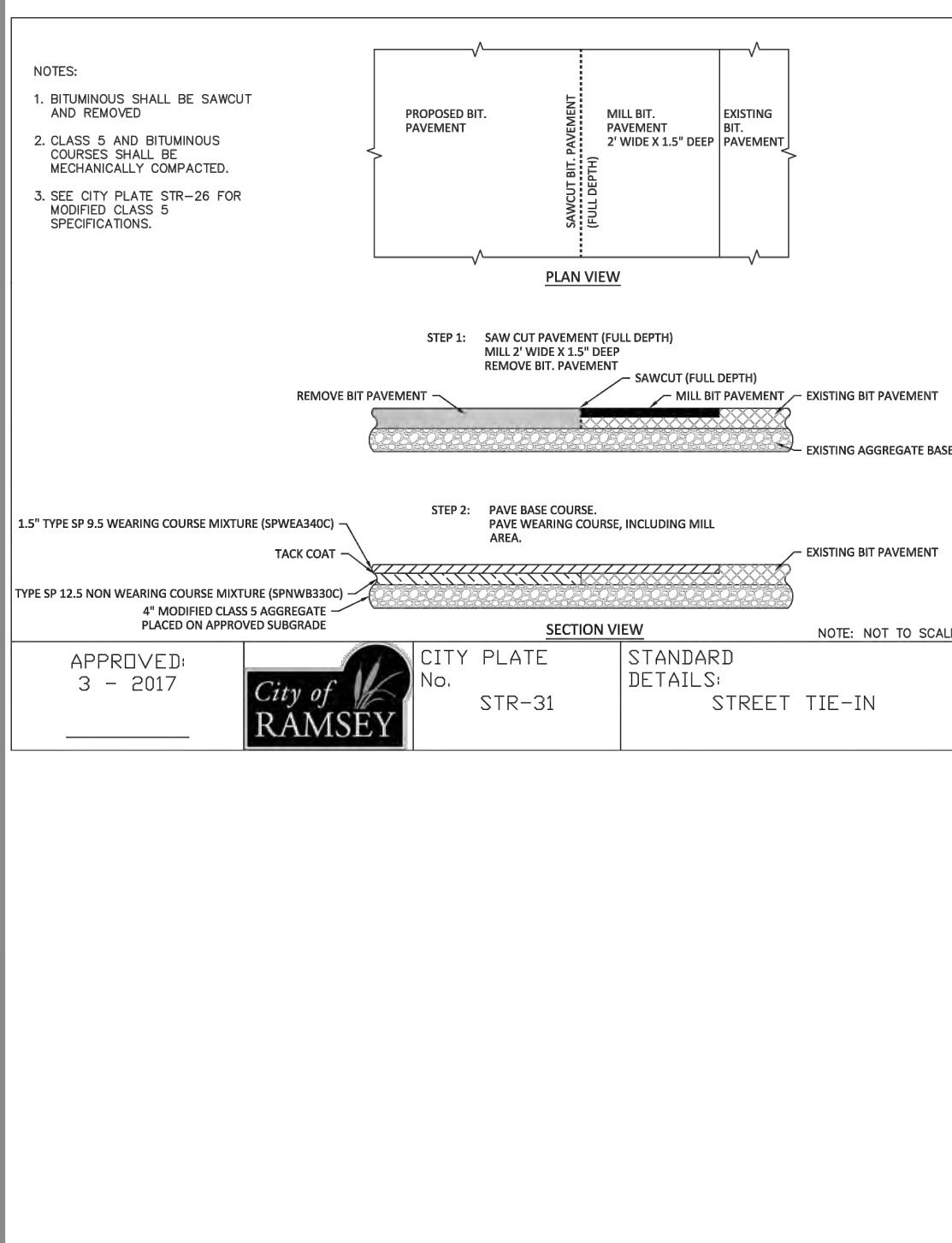
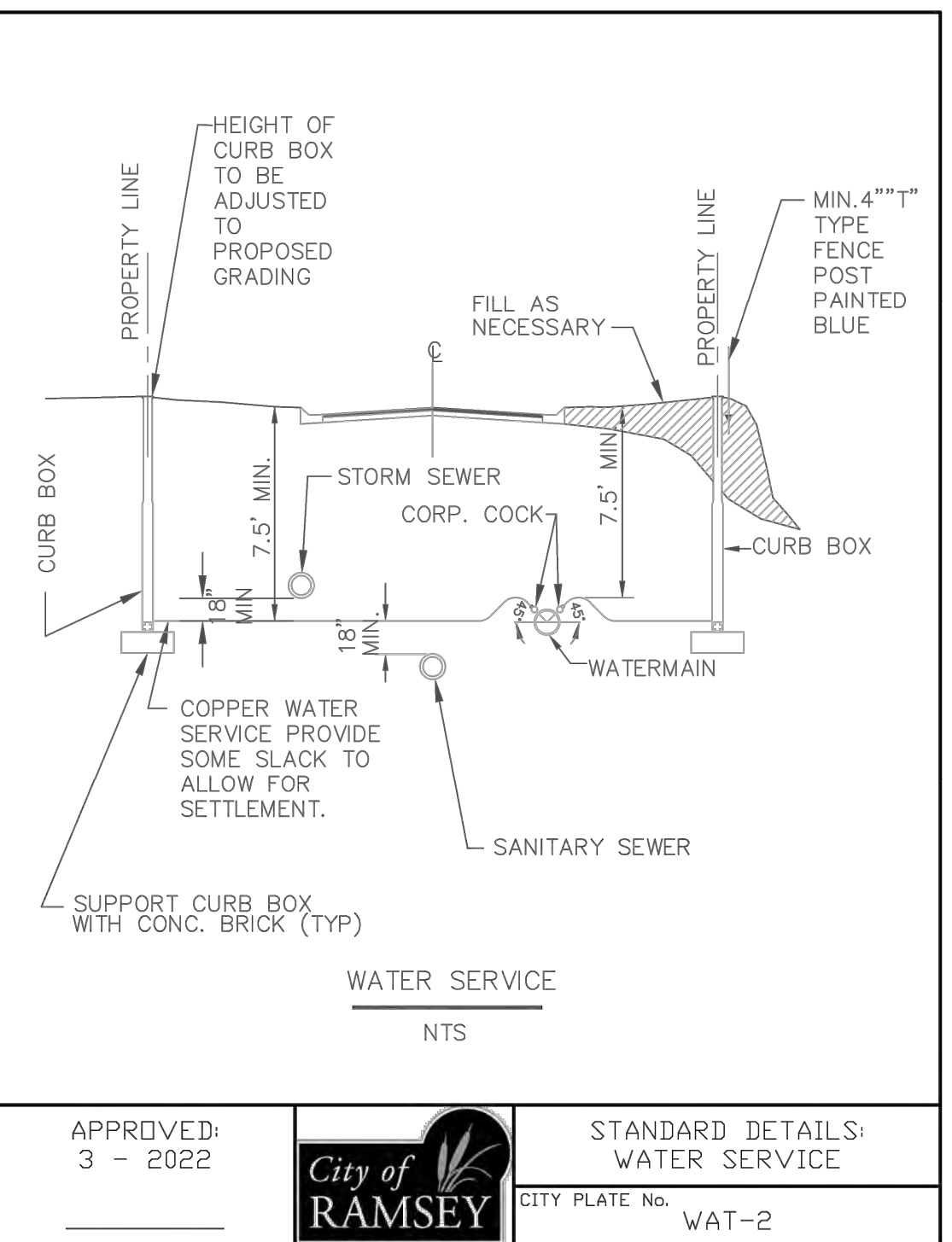
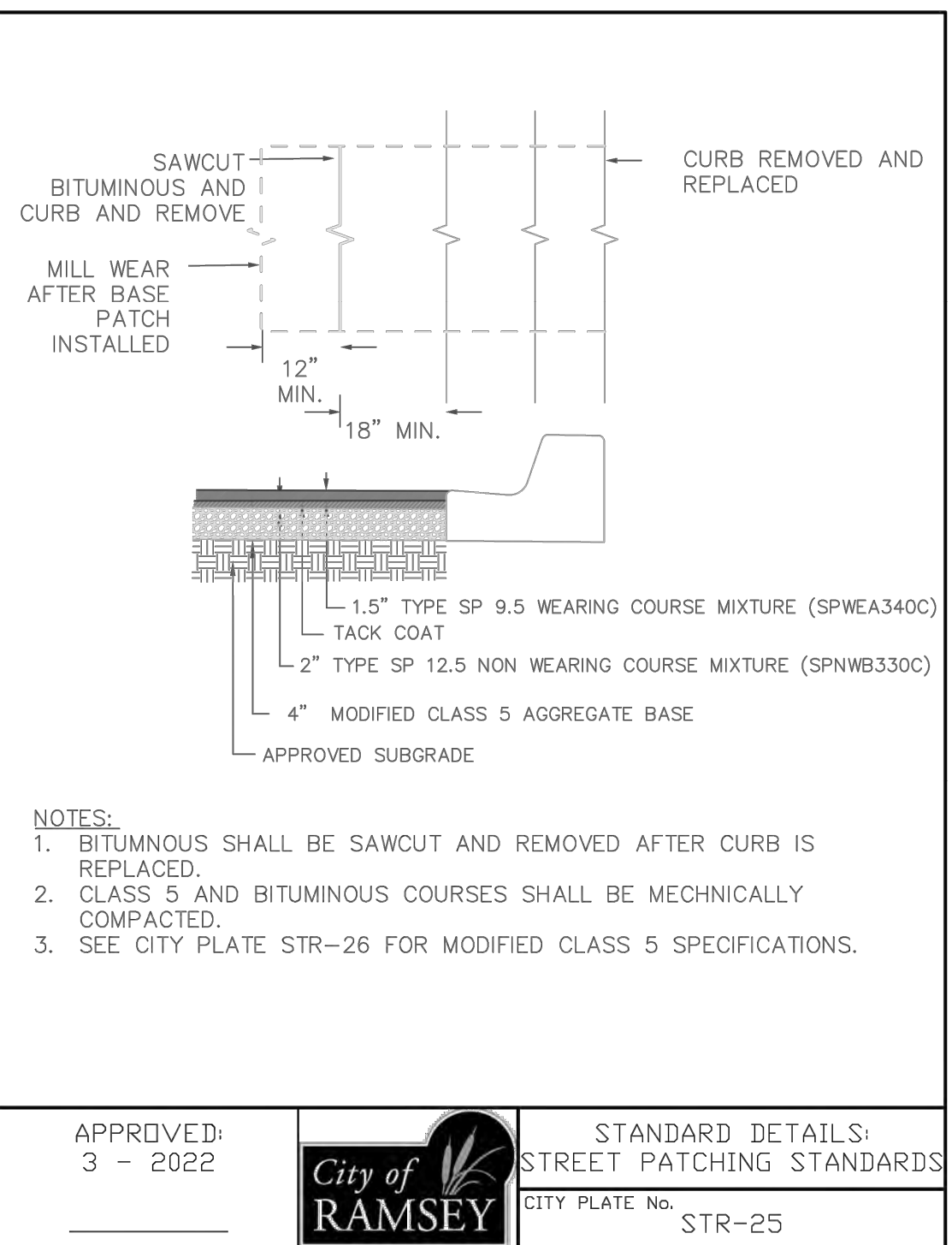
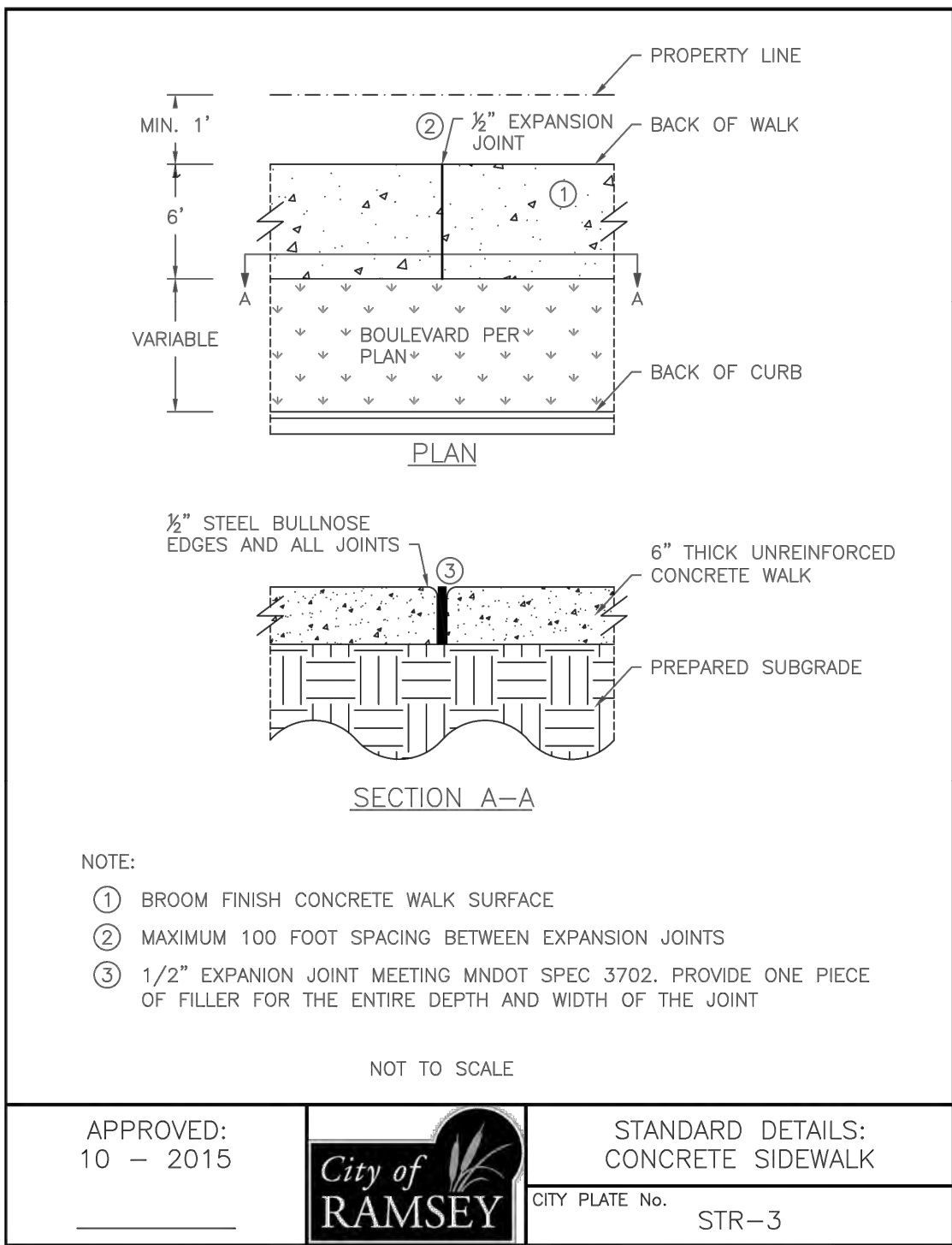
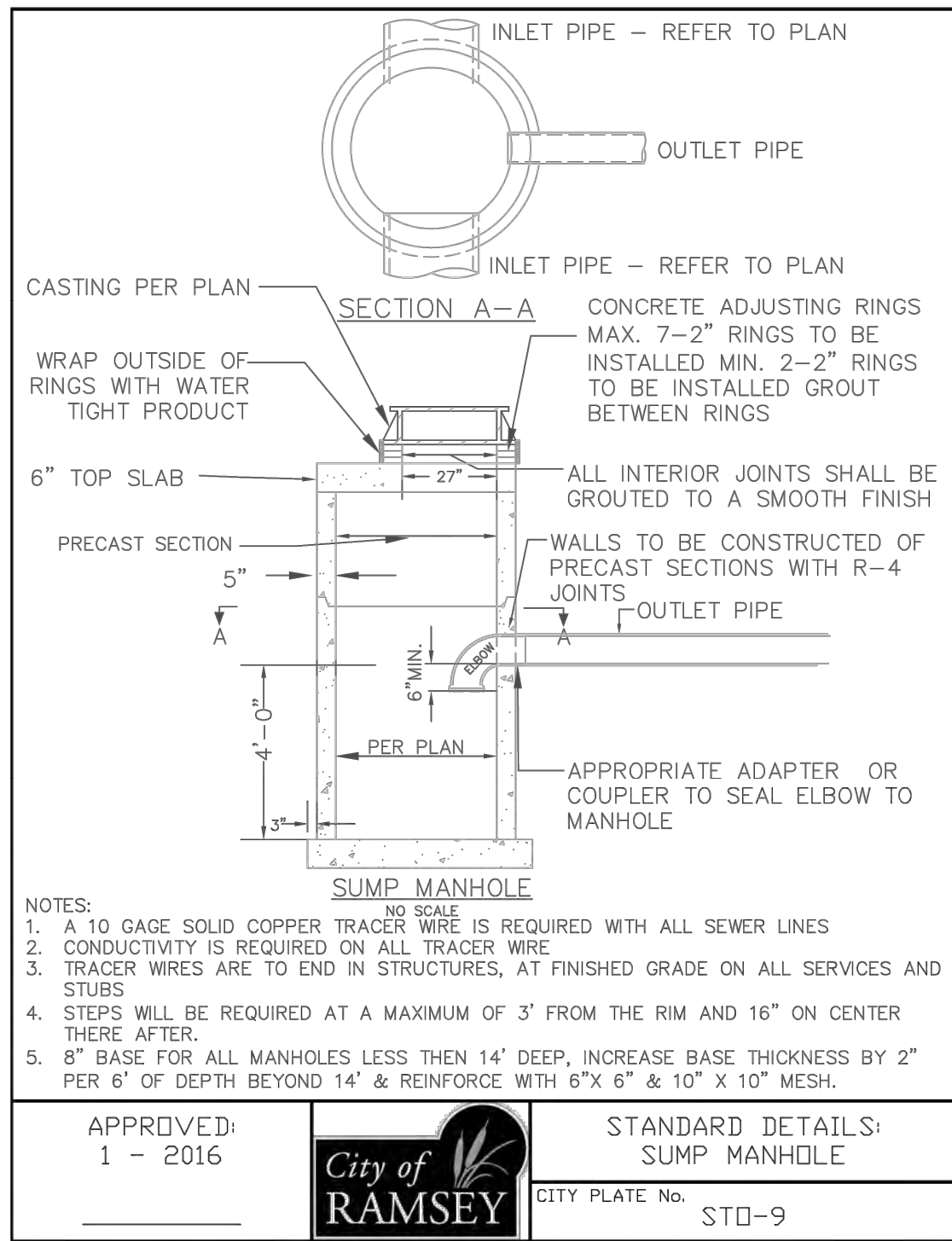
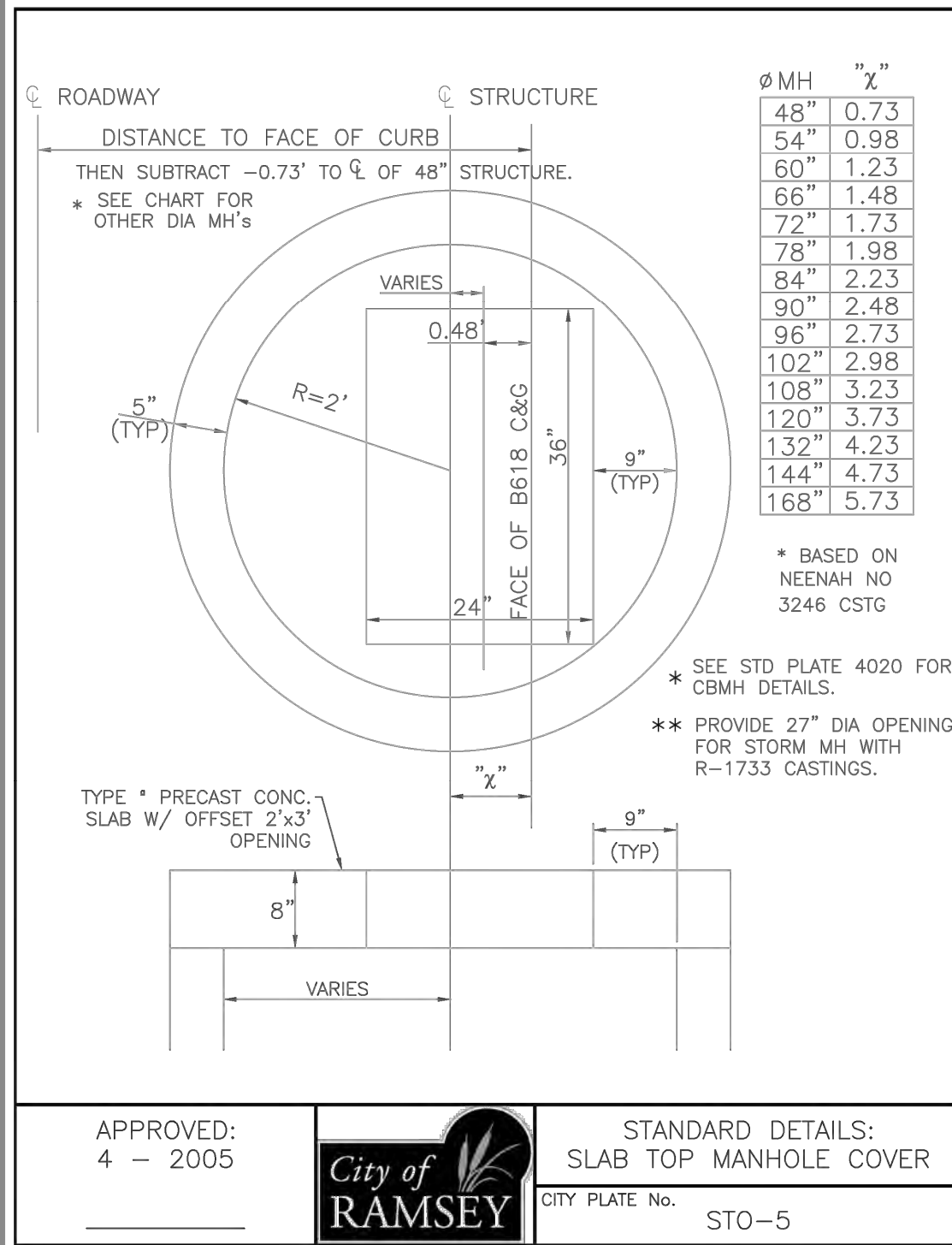
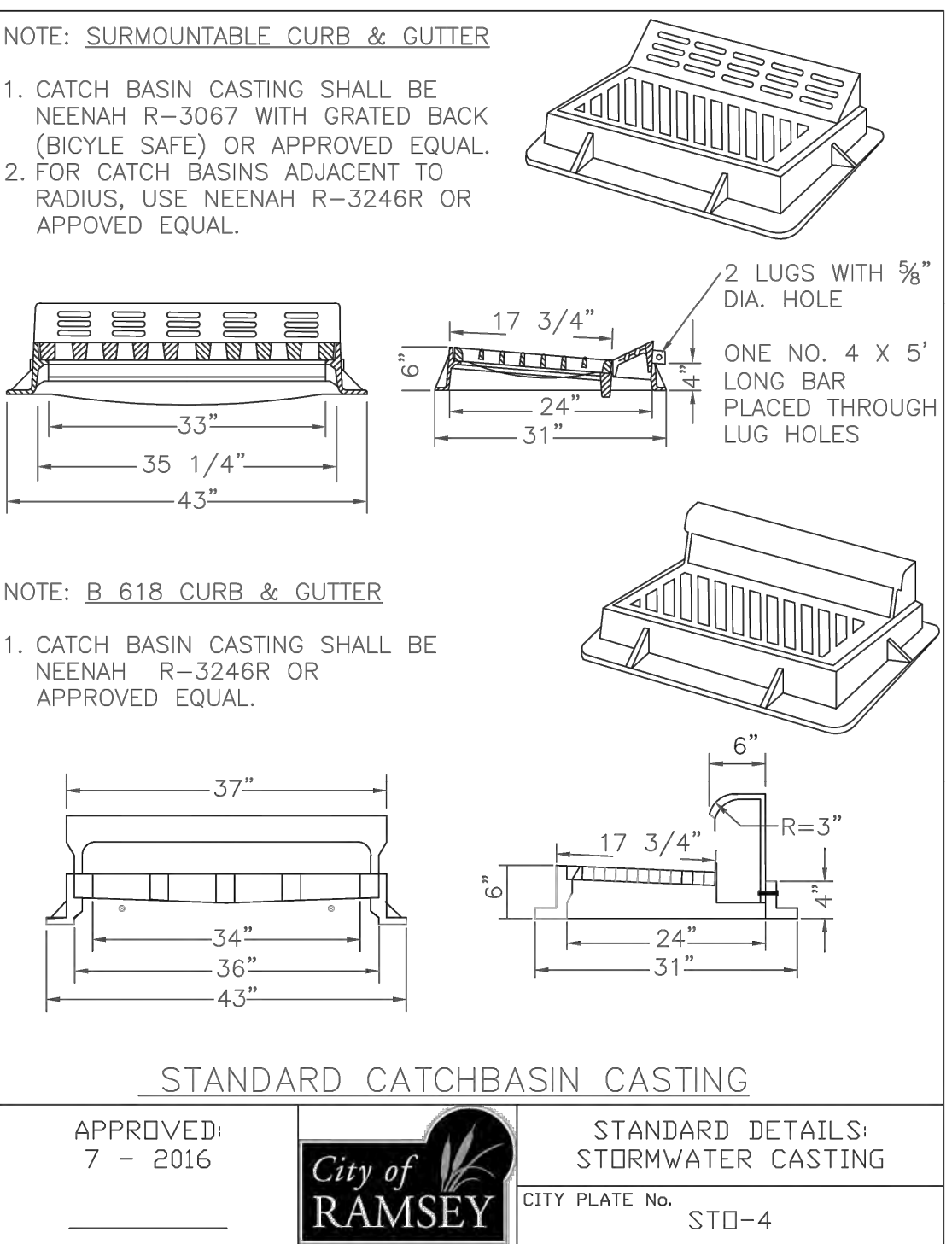
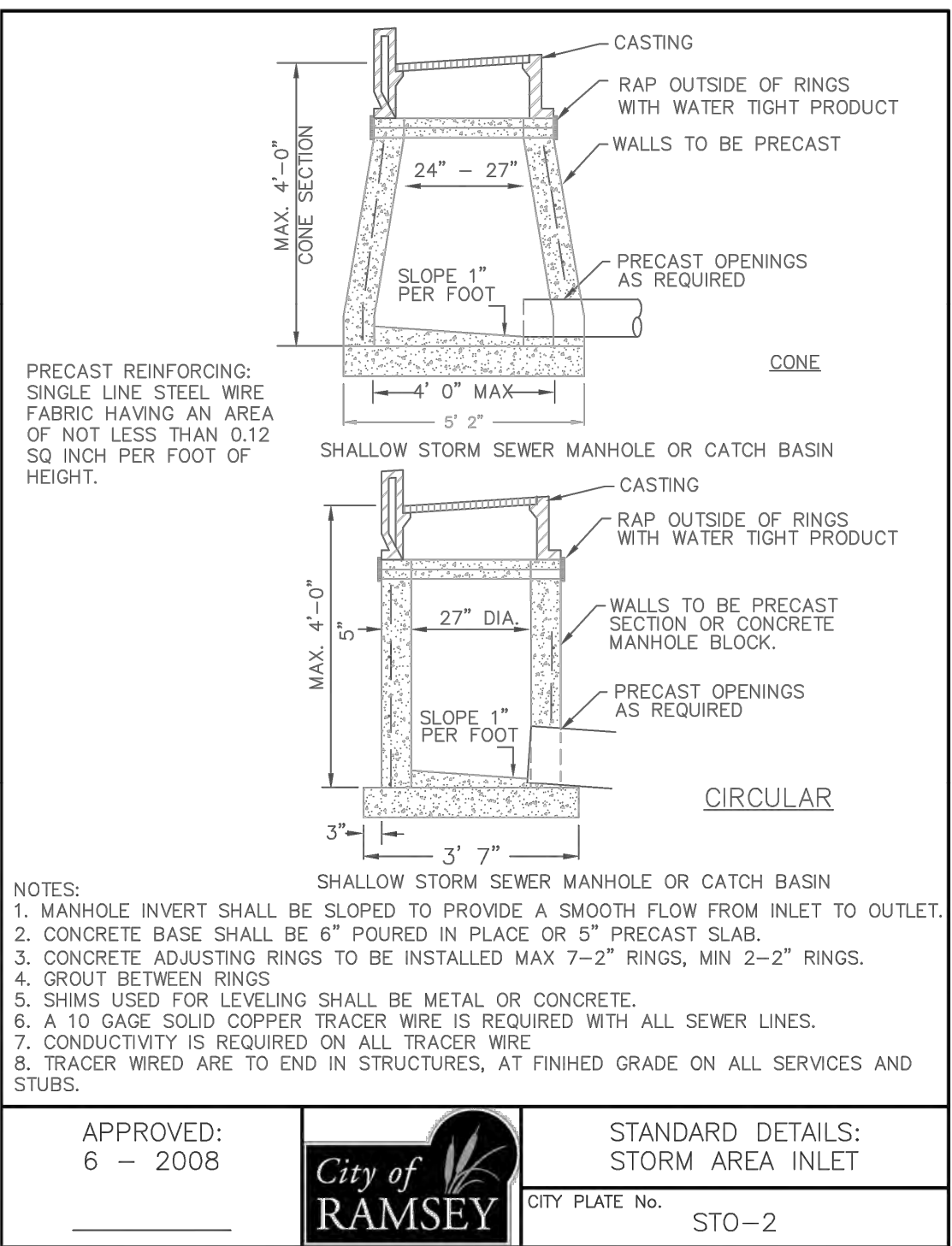
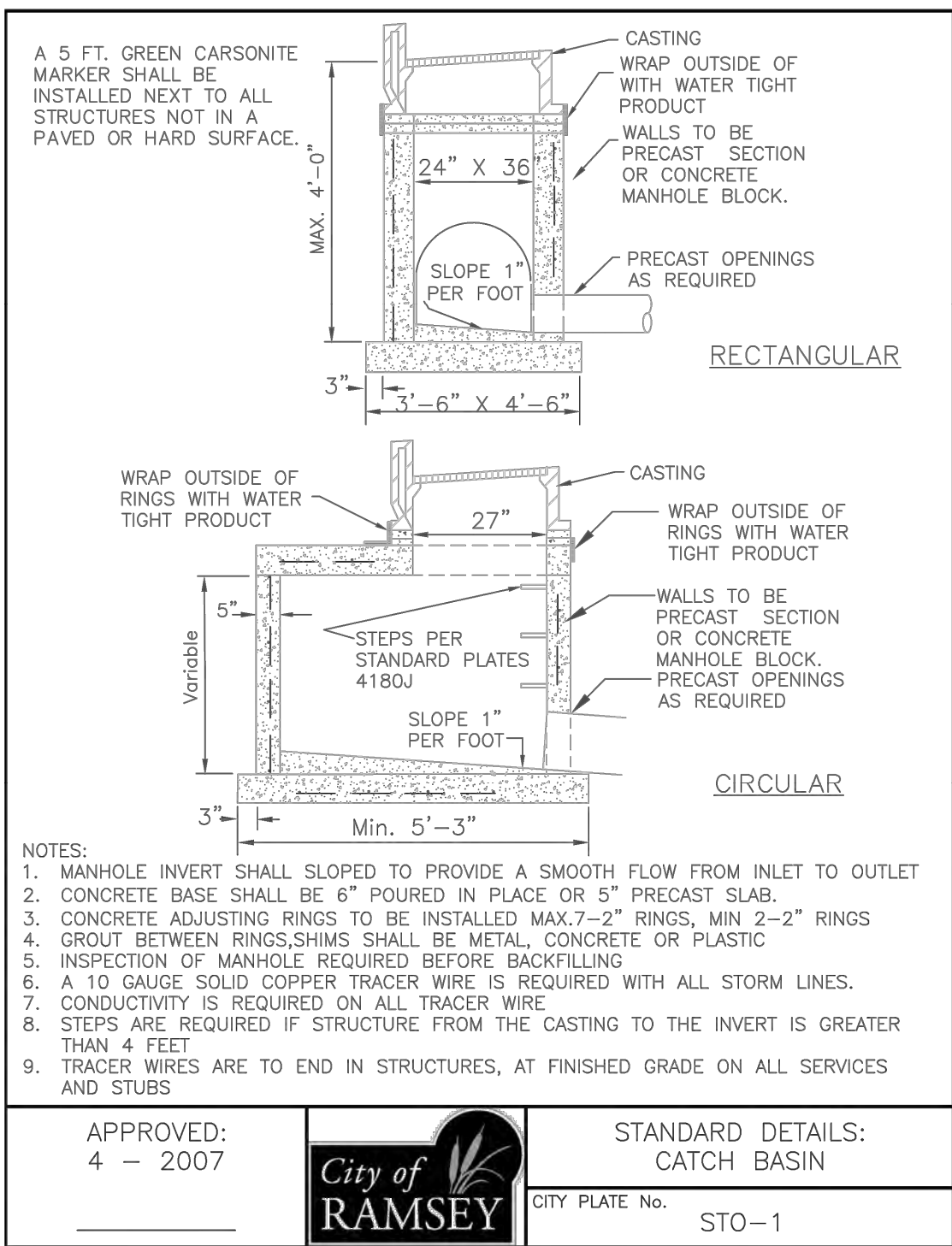
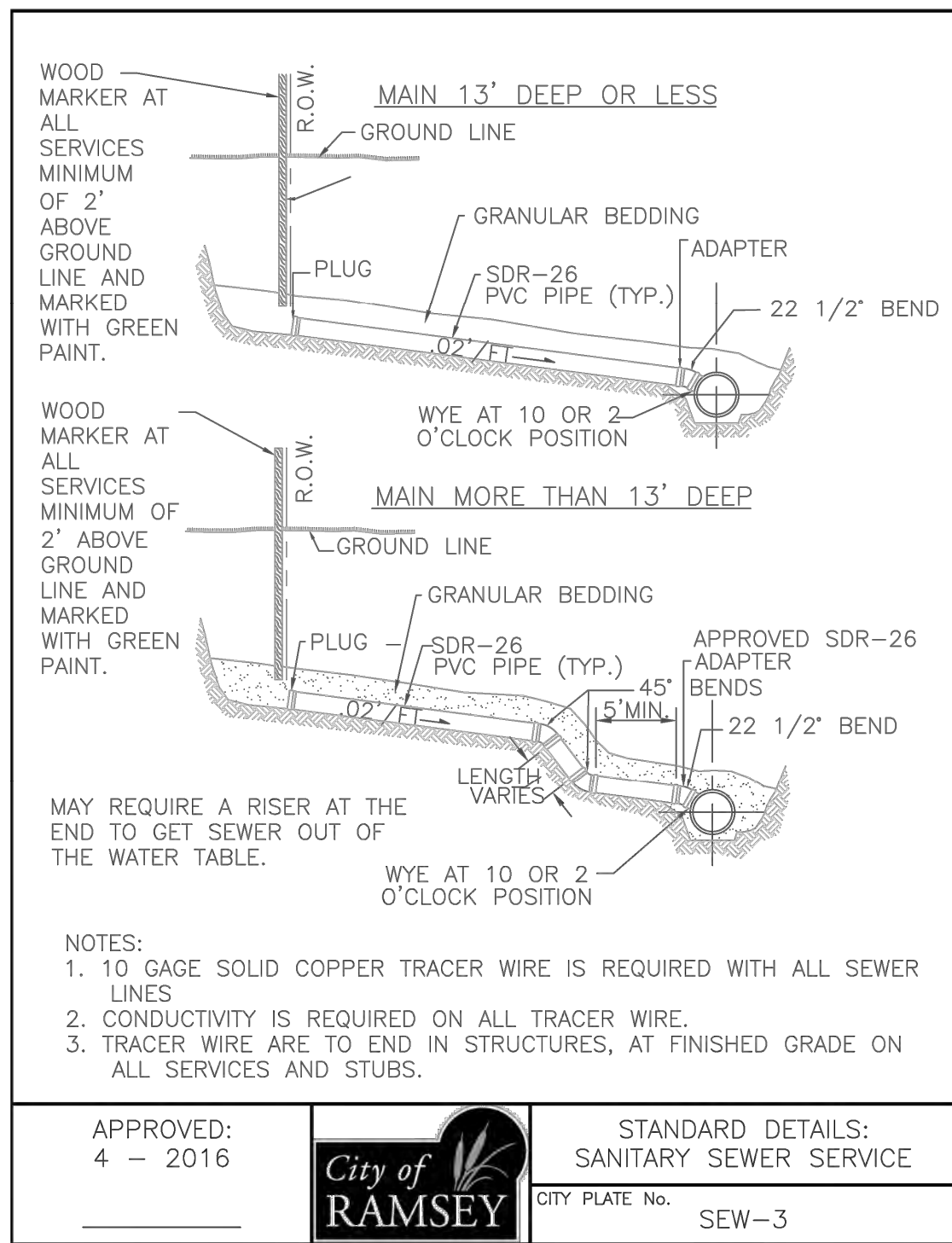
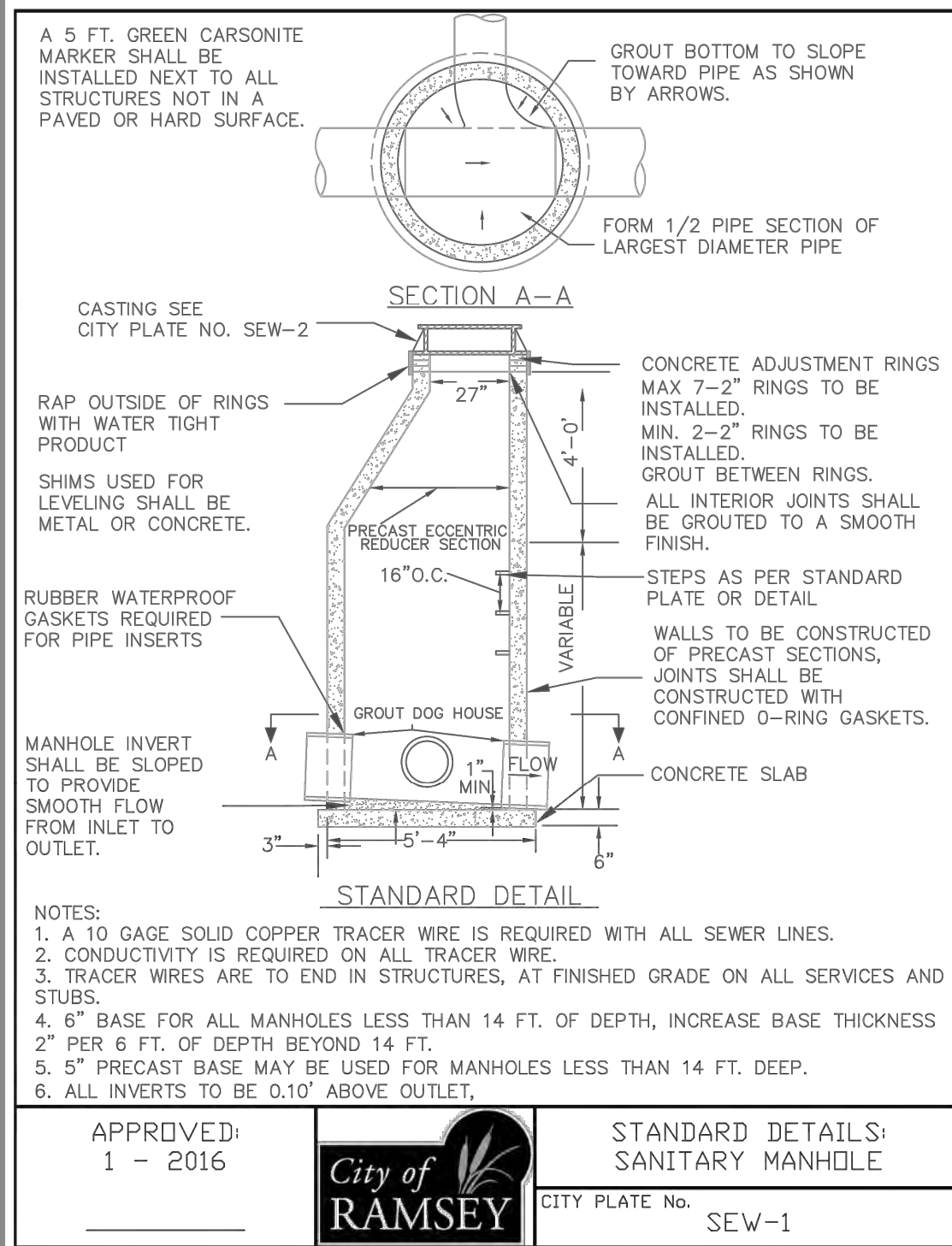
**SHEET INDEX**

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

**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.

**UTILITY PLAN  
SANITARY &  
WATERMAIN  
C4.2**



**CORTRUST BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.louckscinc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**

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.

License No. 53706  
Date

**QUALITY CONTROL**

Locks Project No.	23024
Project Lead	TMG
Drawn By	TDG/DCR/MDG
Checked By	TDG
Review Date	

**SHEET INDEX**

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

**CIVIL DETAILS**

**C8.1**

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

PROFESSIONAL SIGNATURE

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.

Trevor D. Gruys - PE

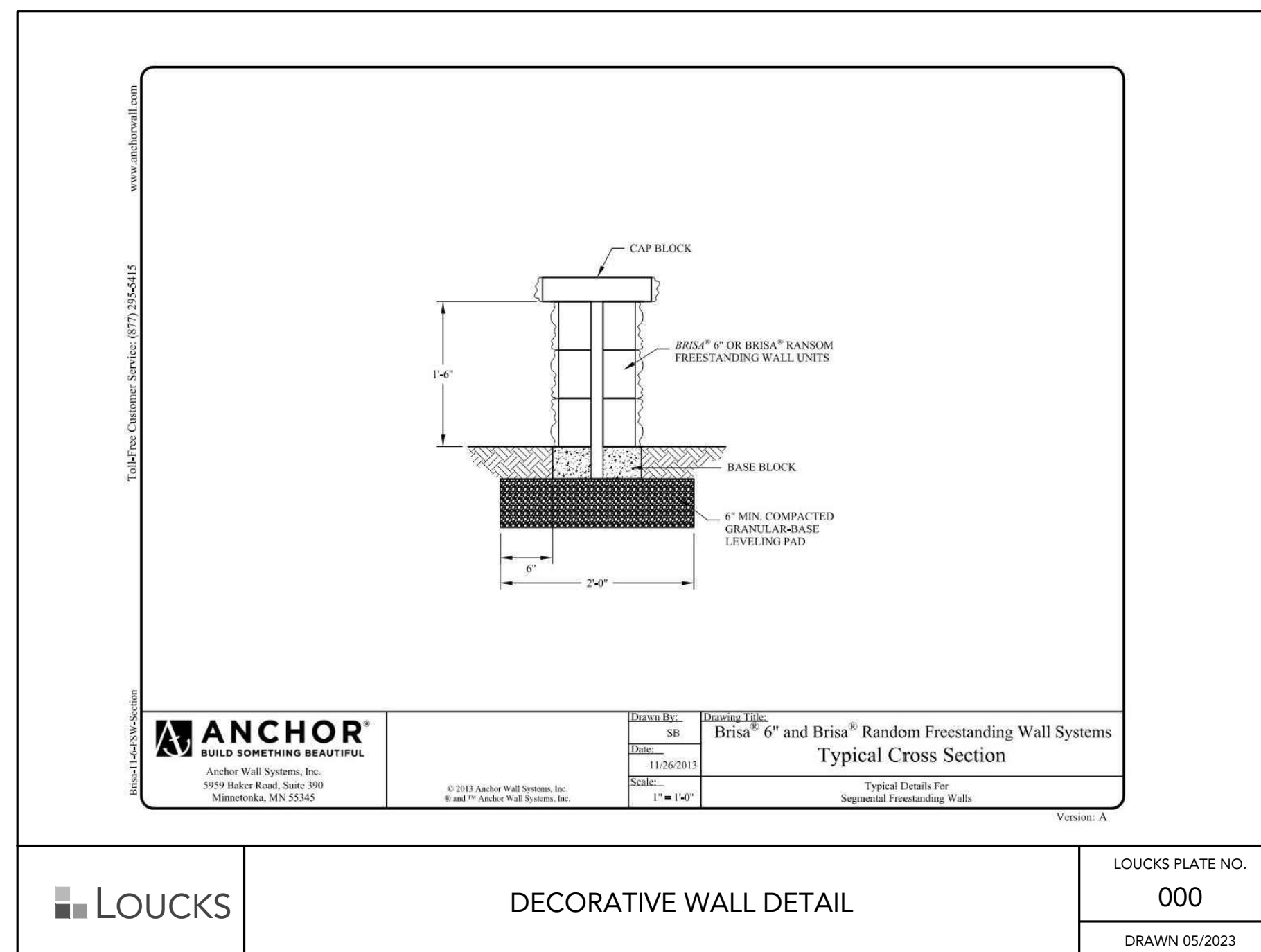
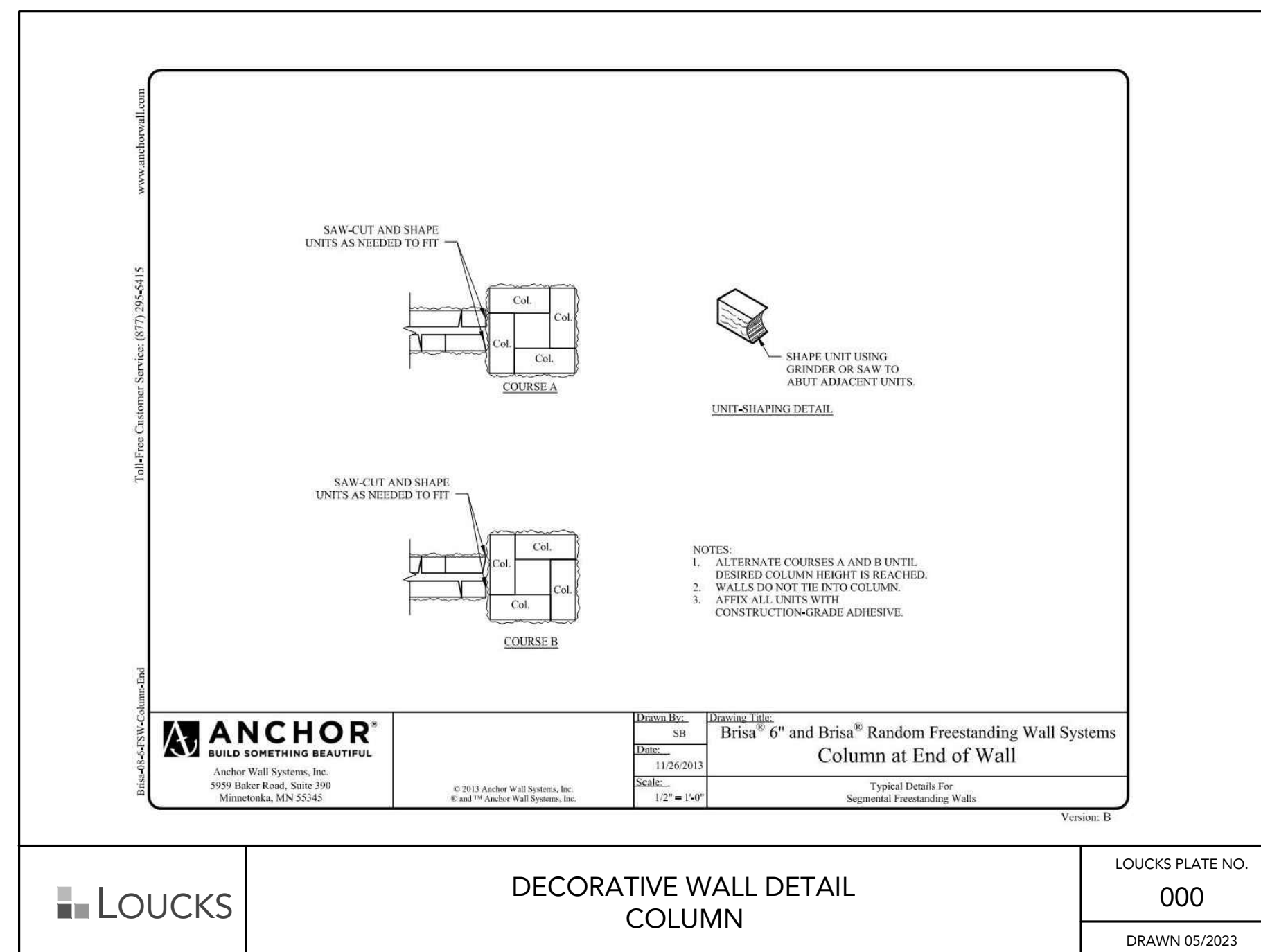
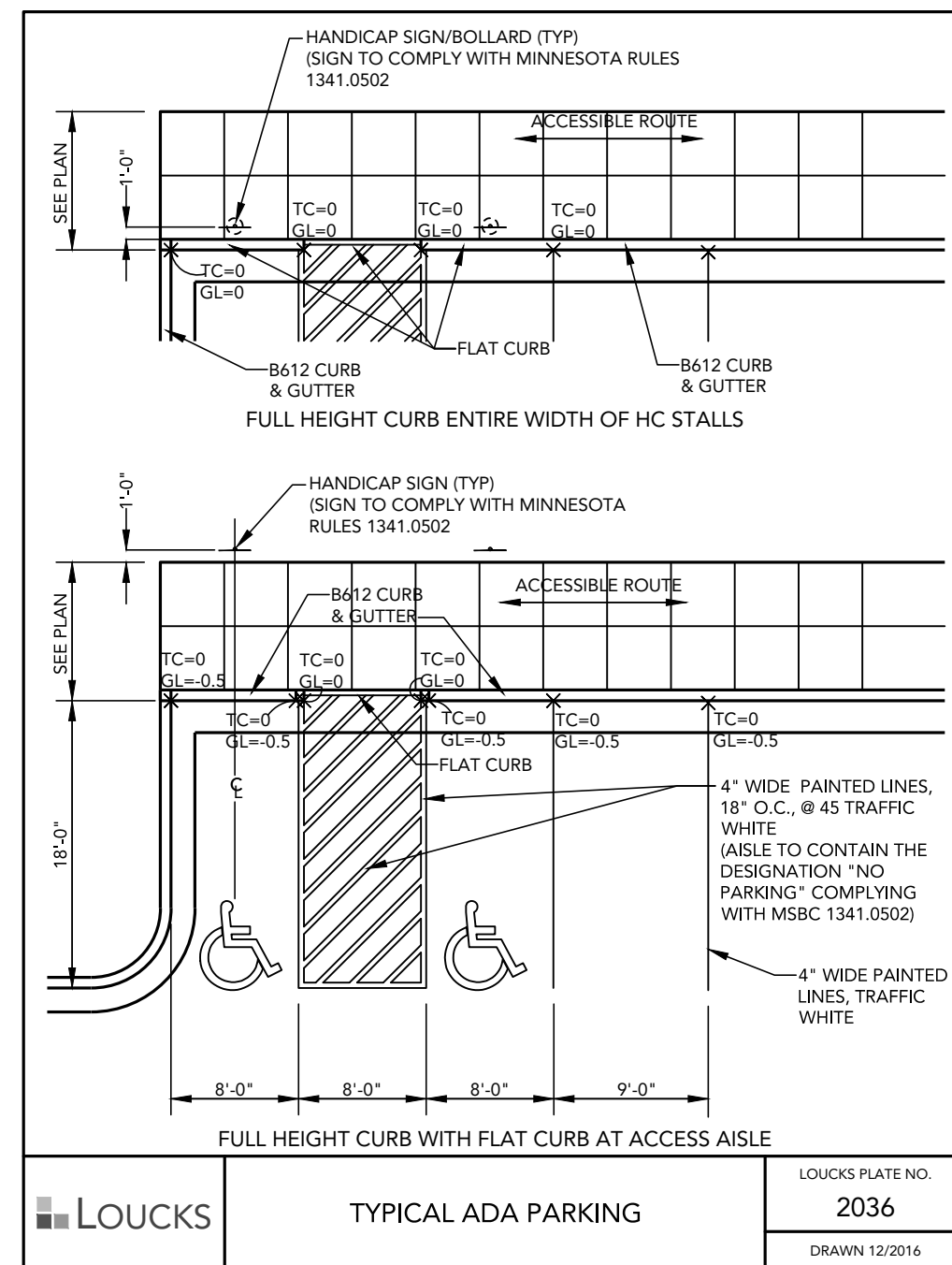
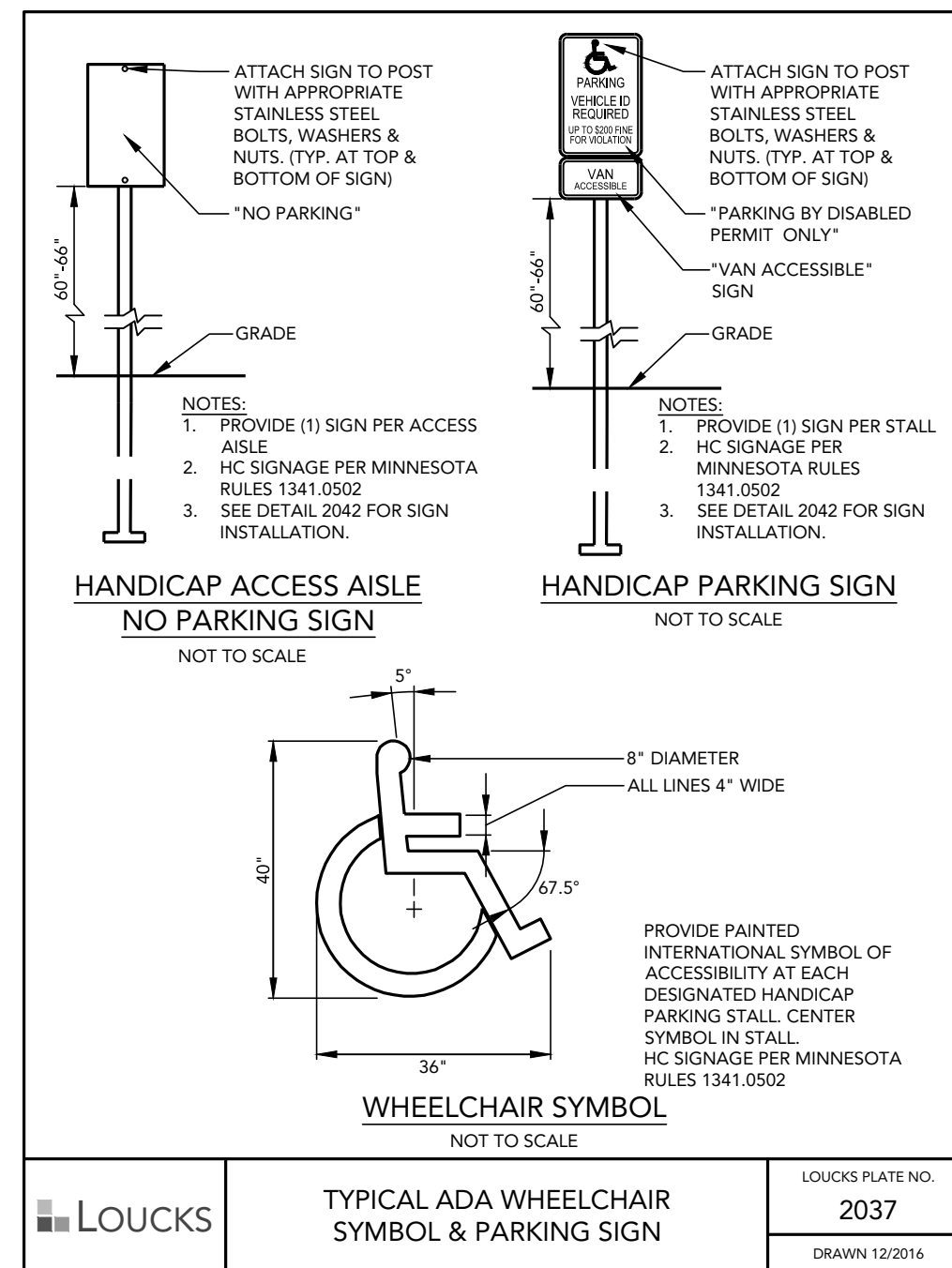
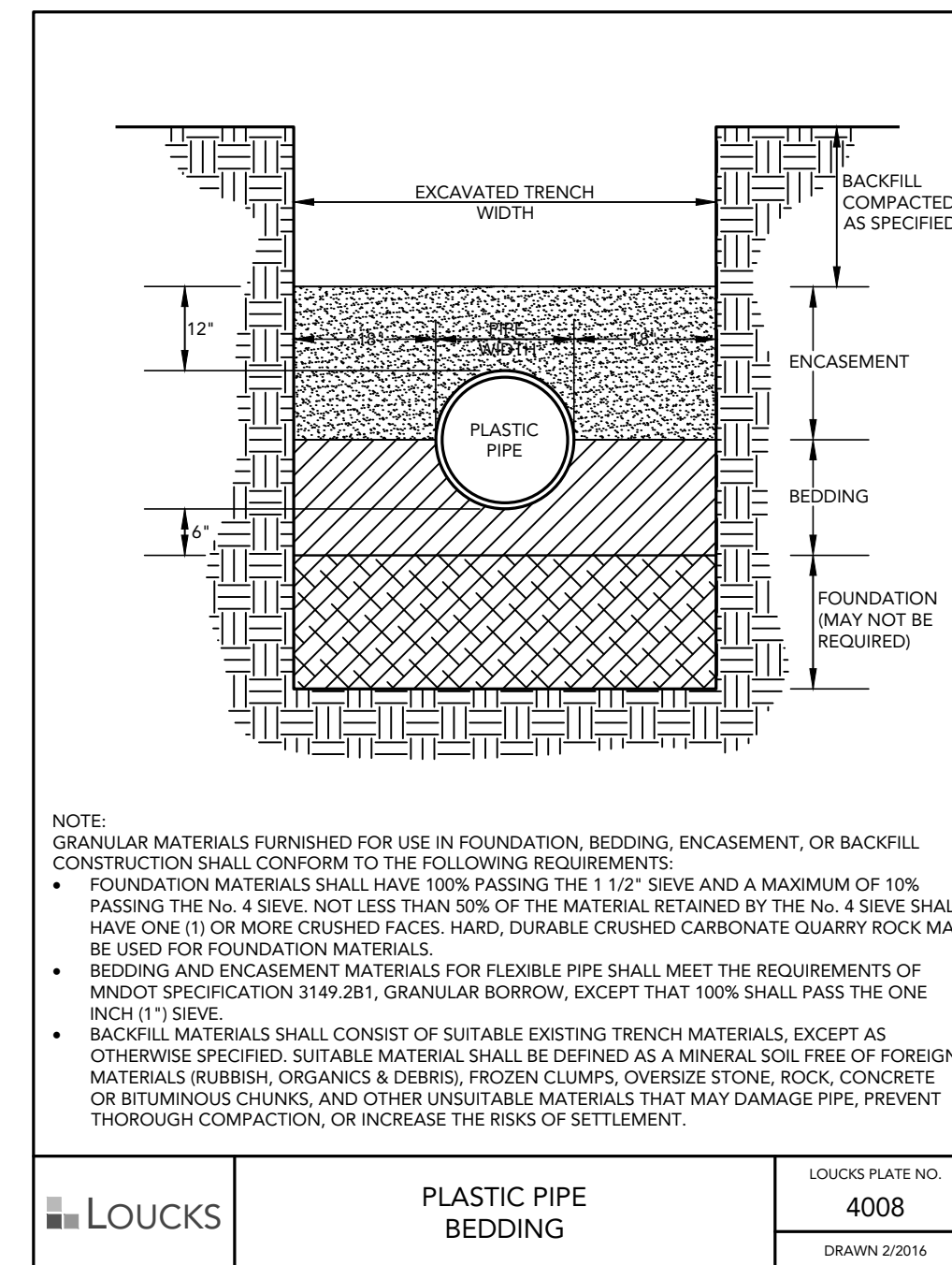
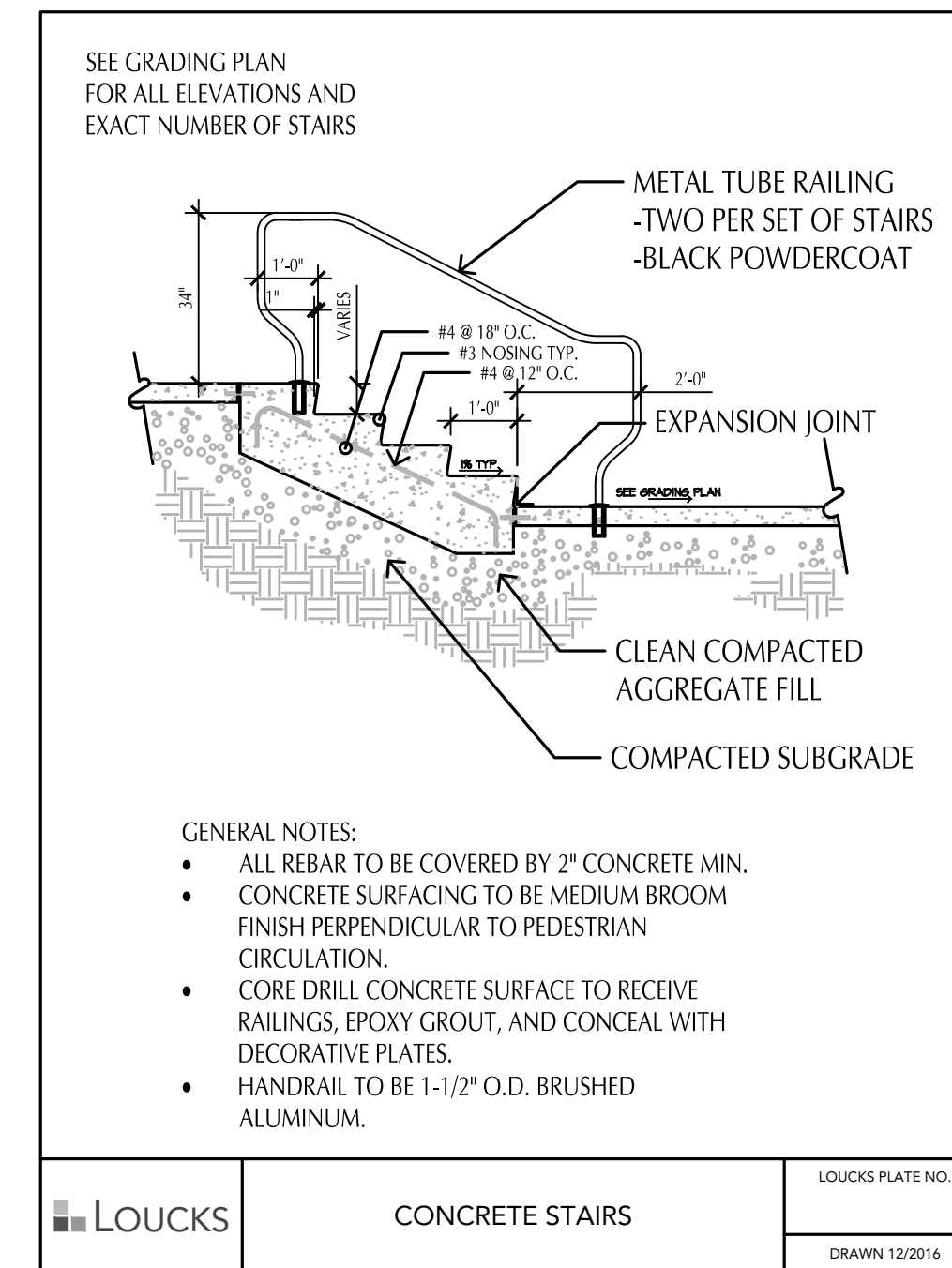
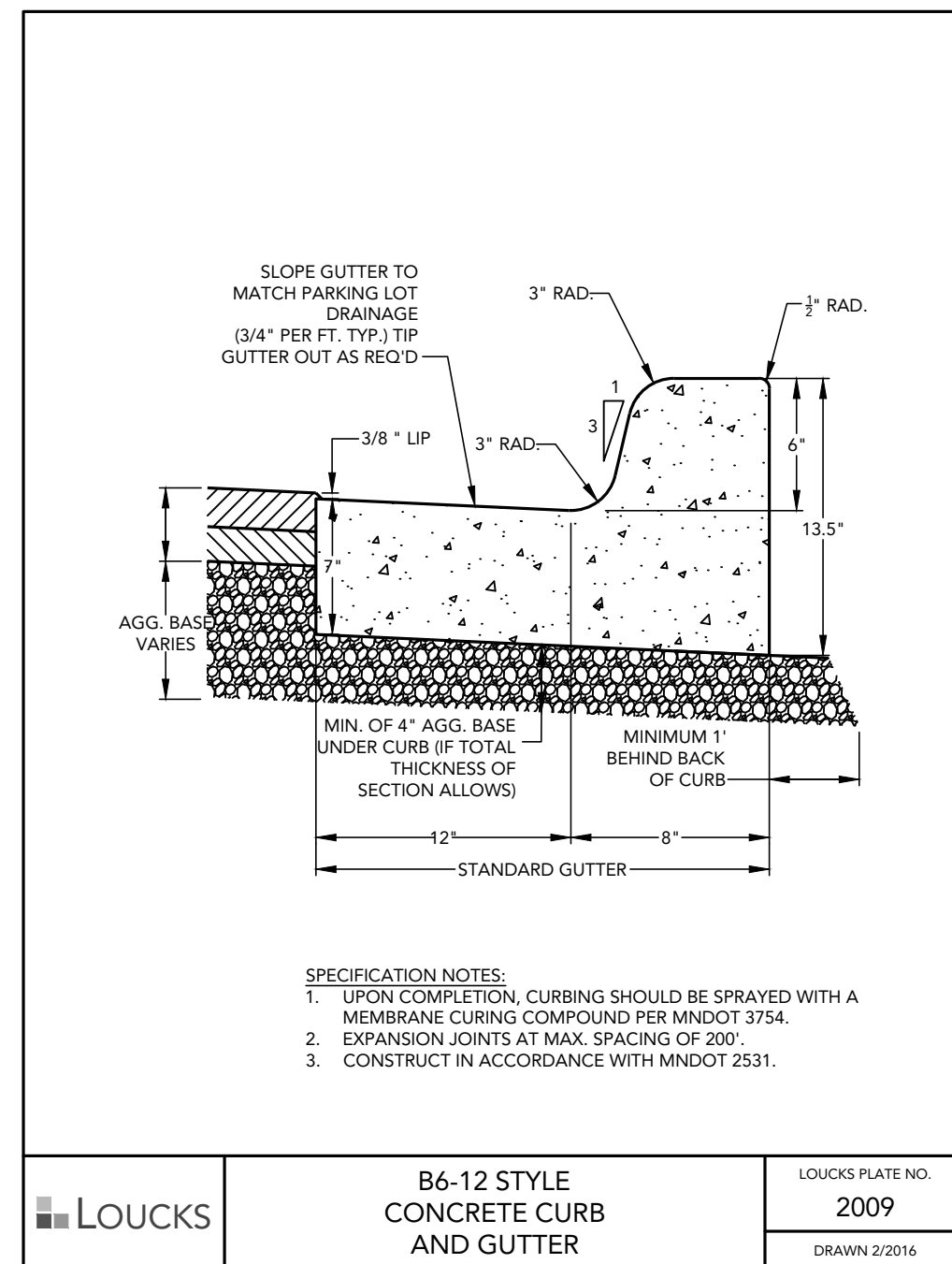
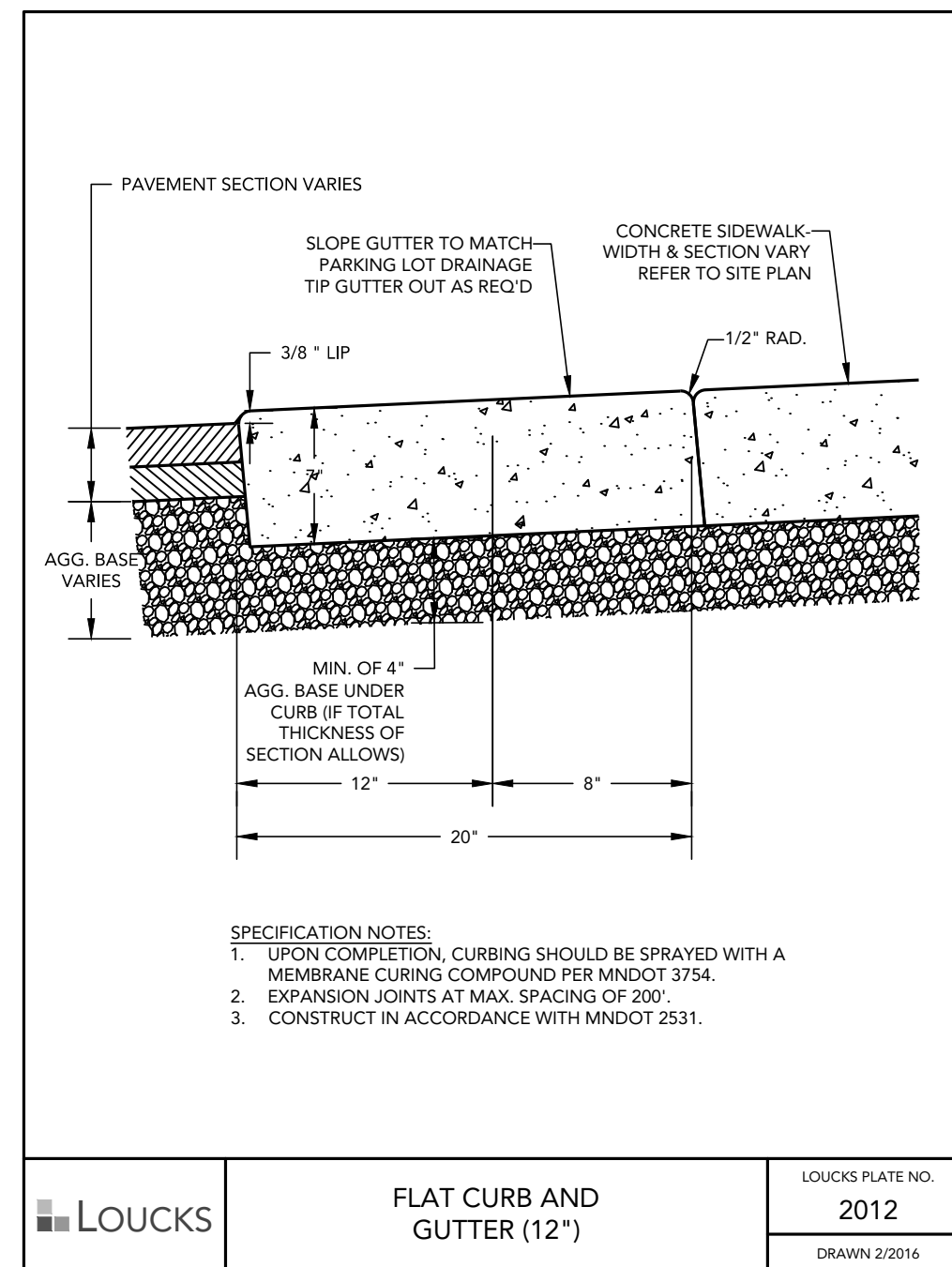
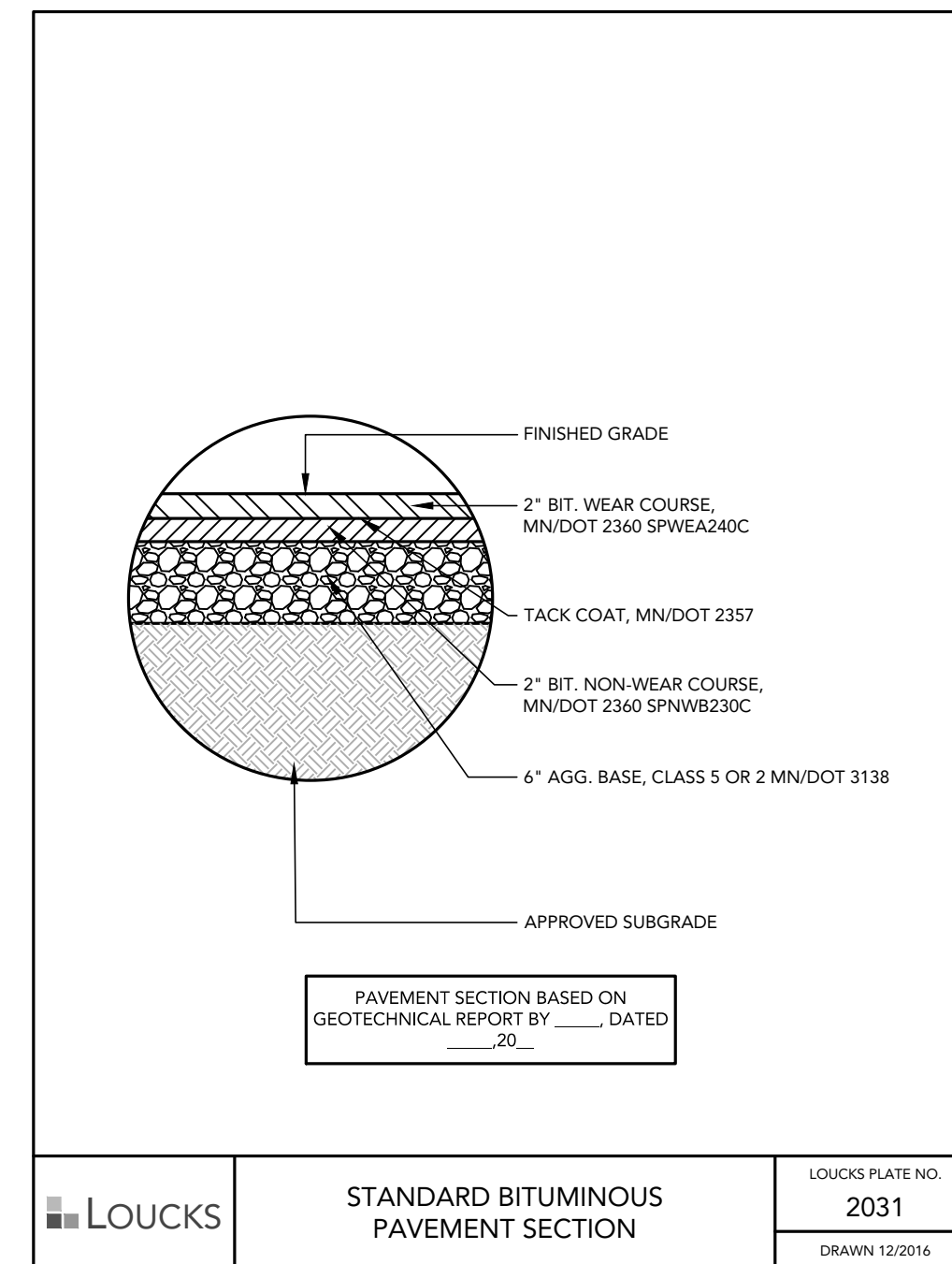
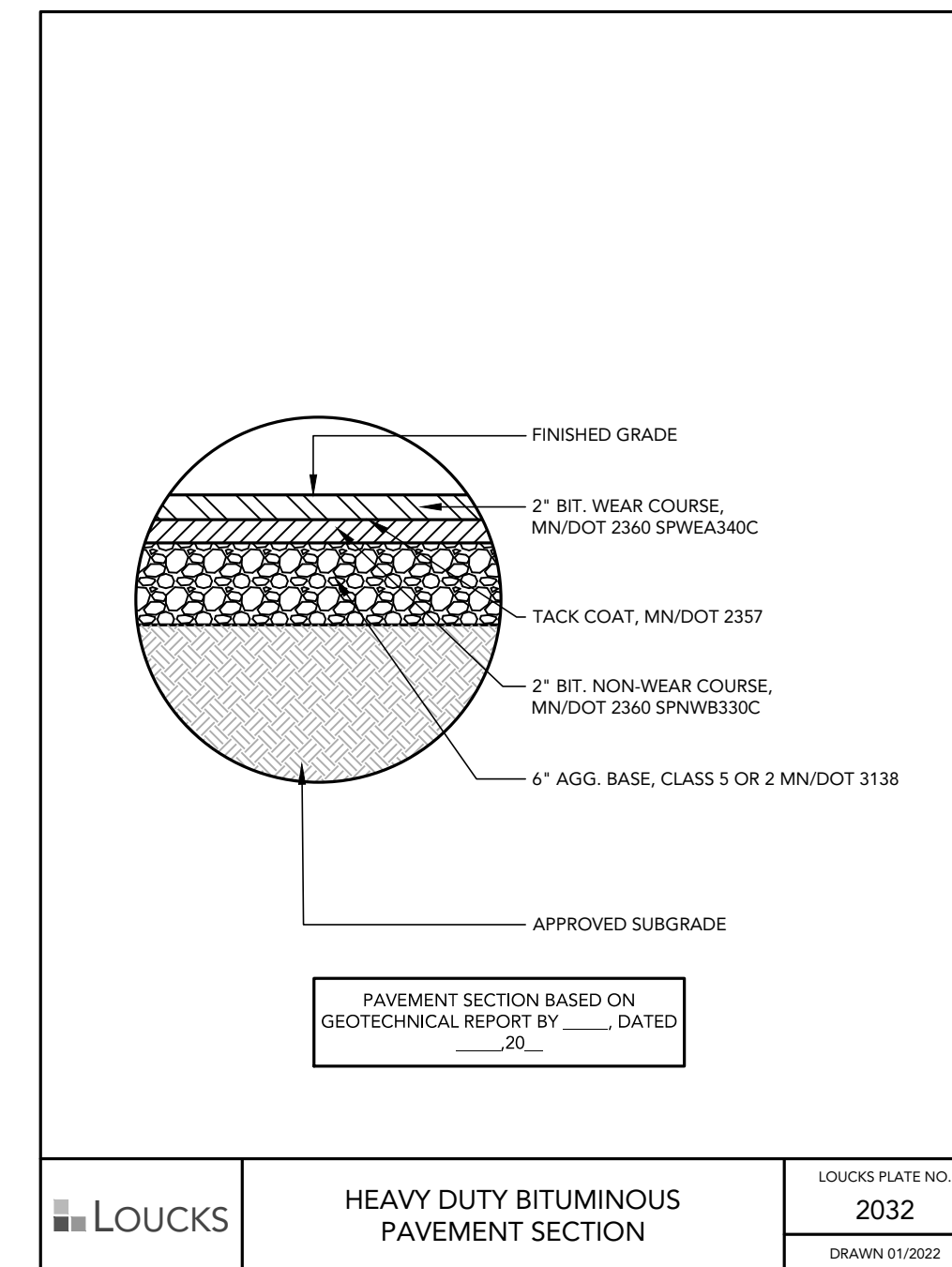
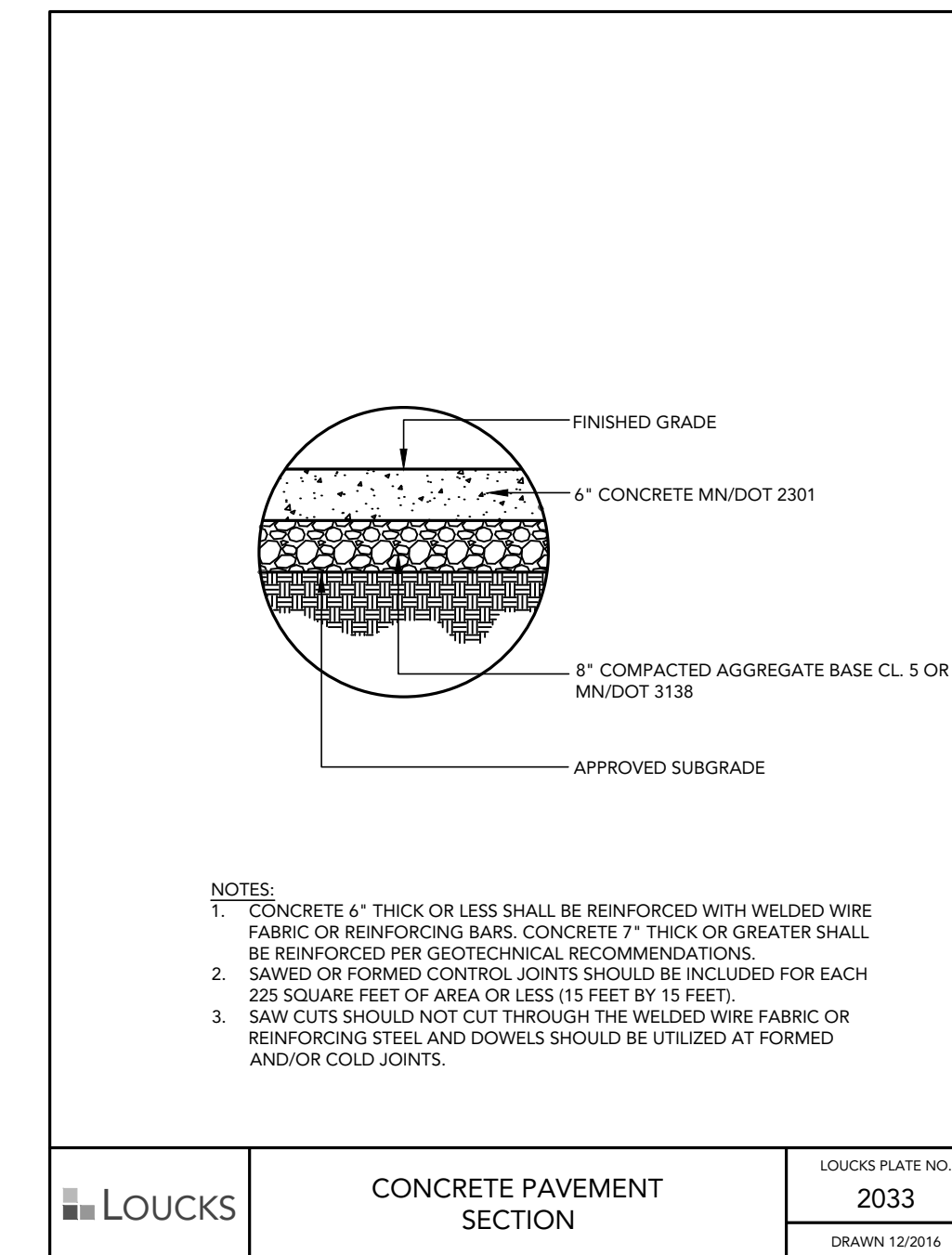
License No. 53706  
Date

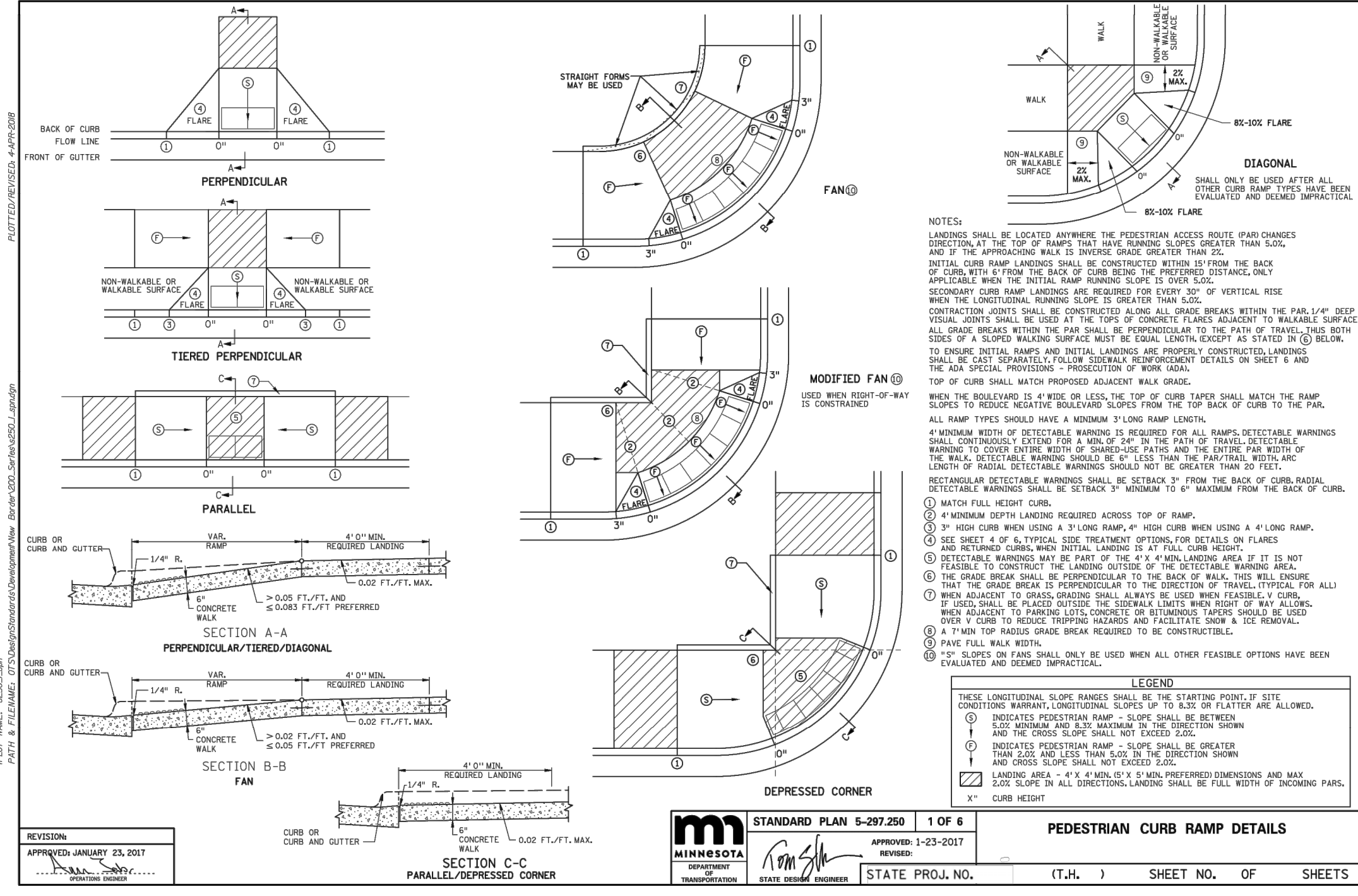
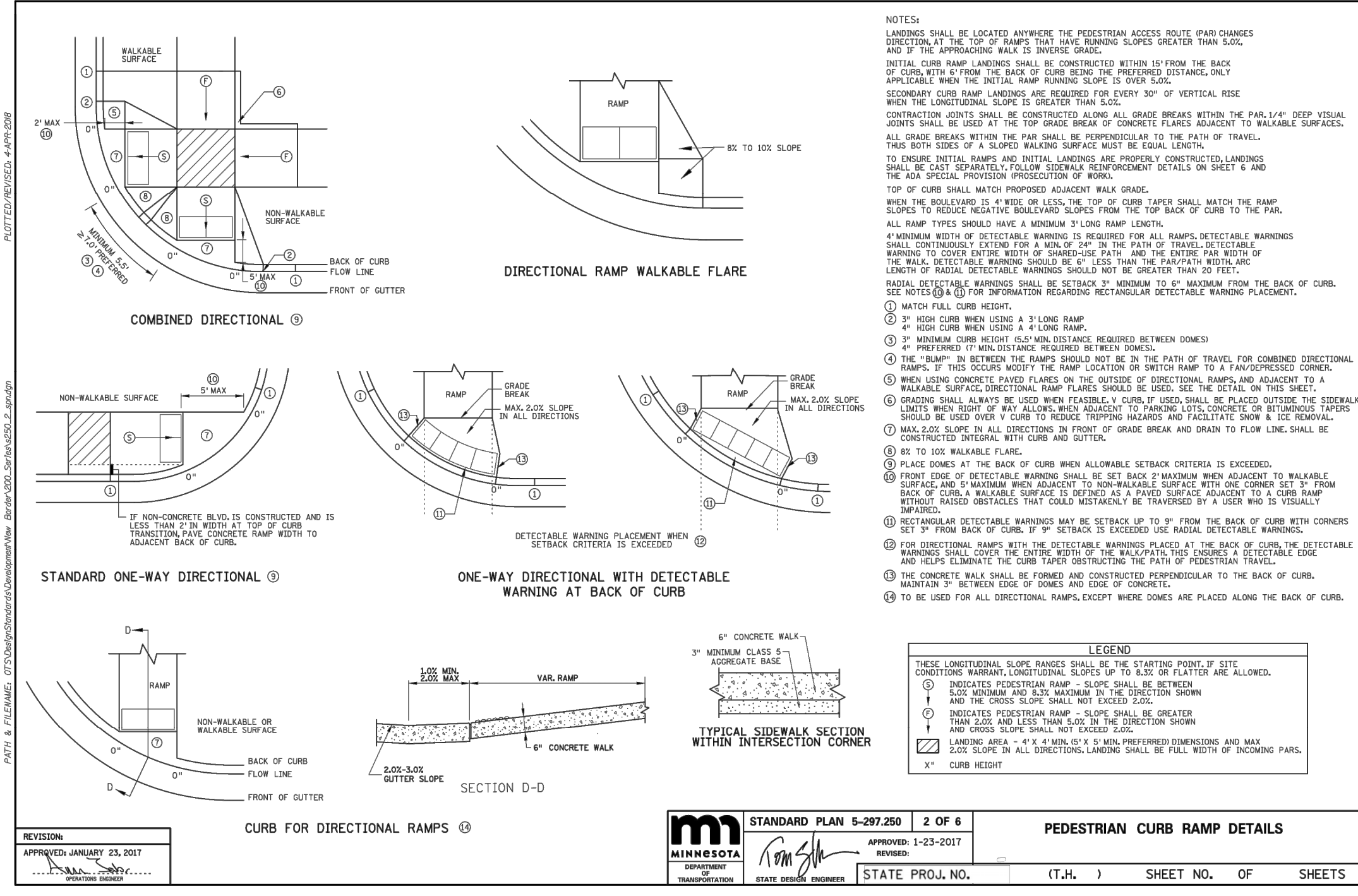
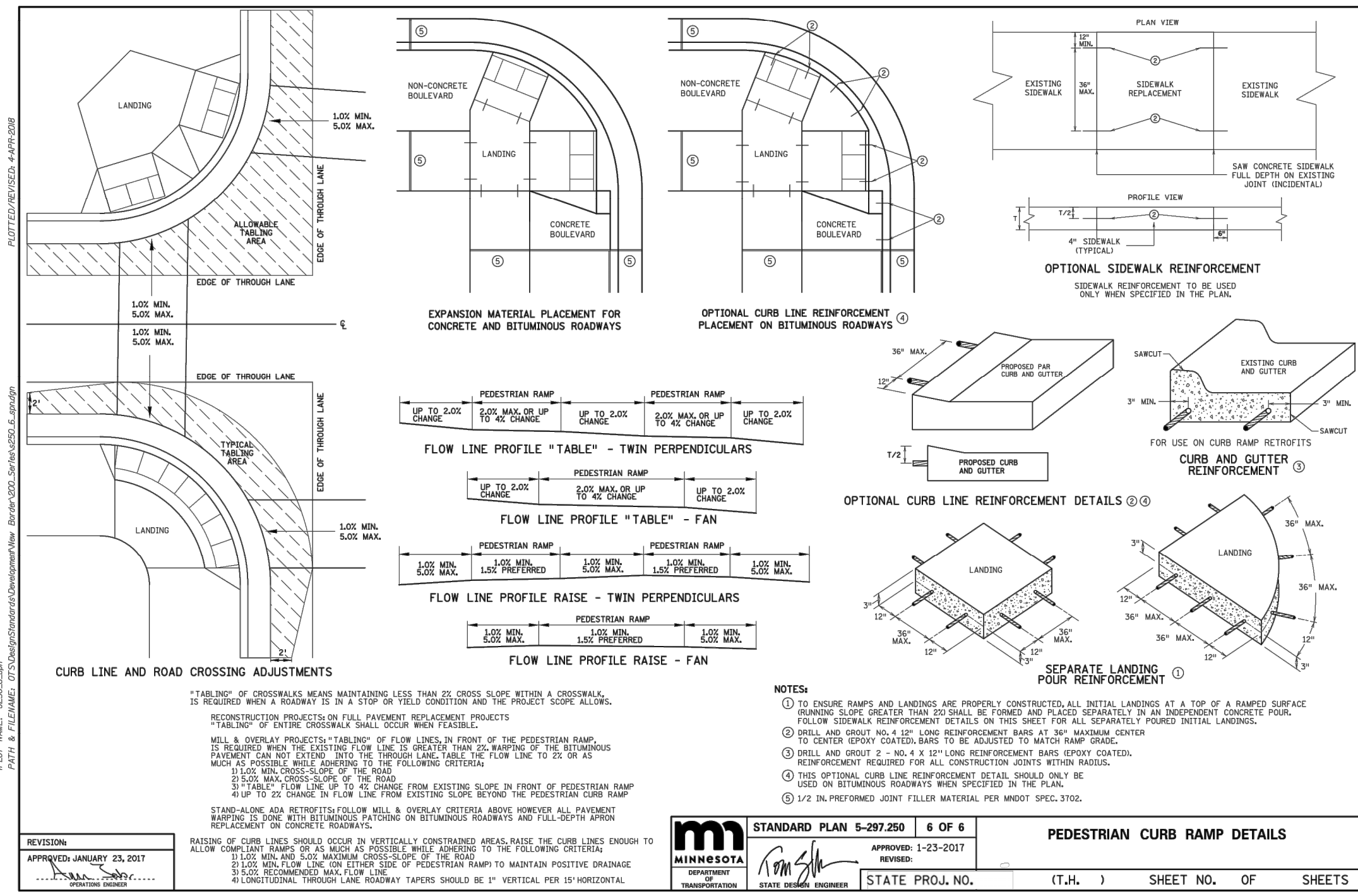
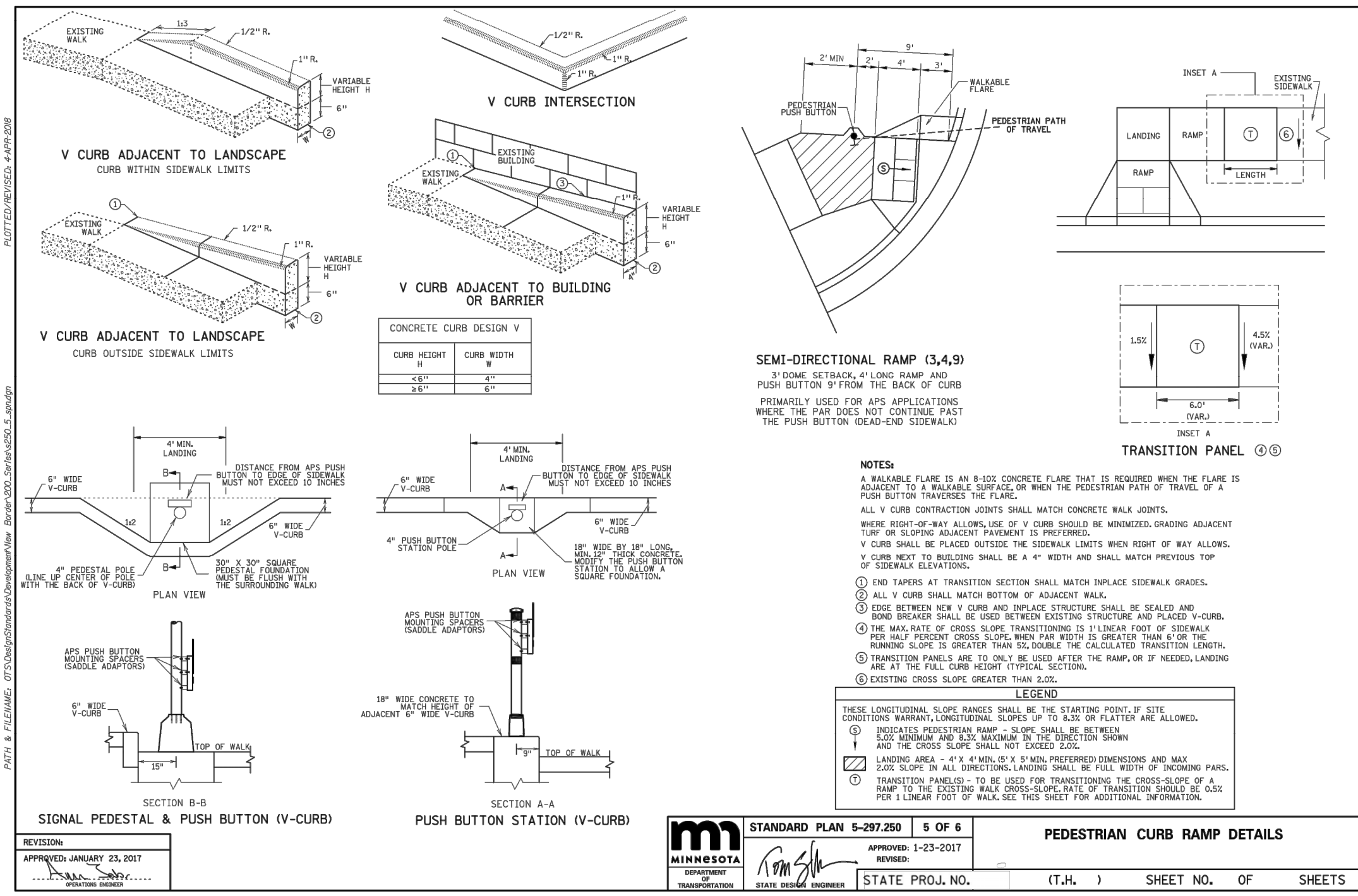
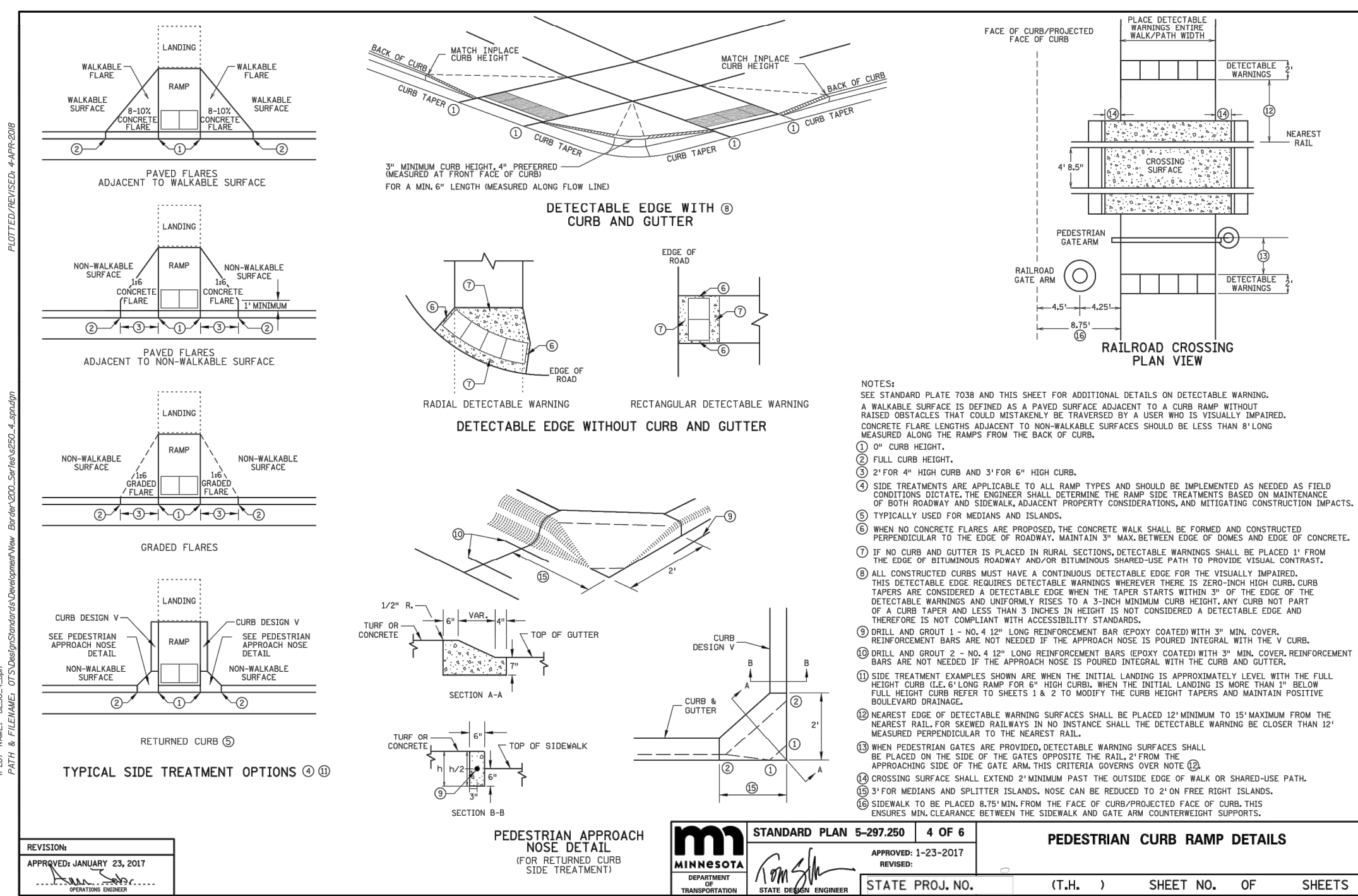
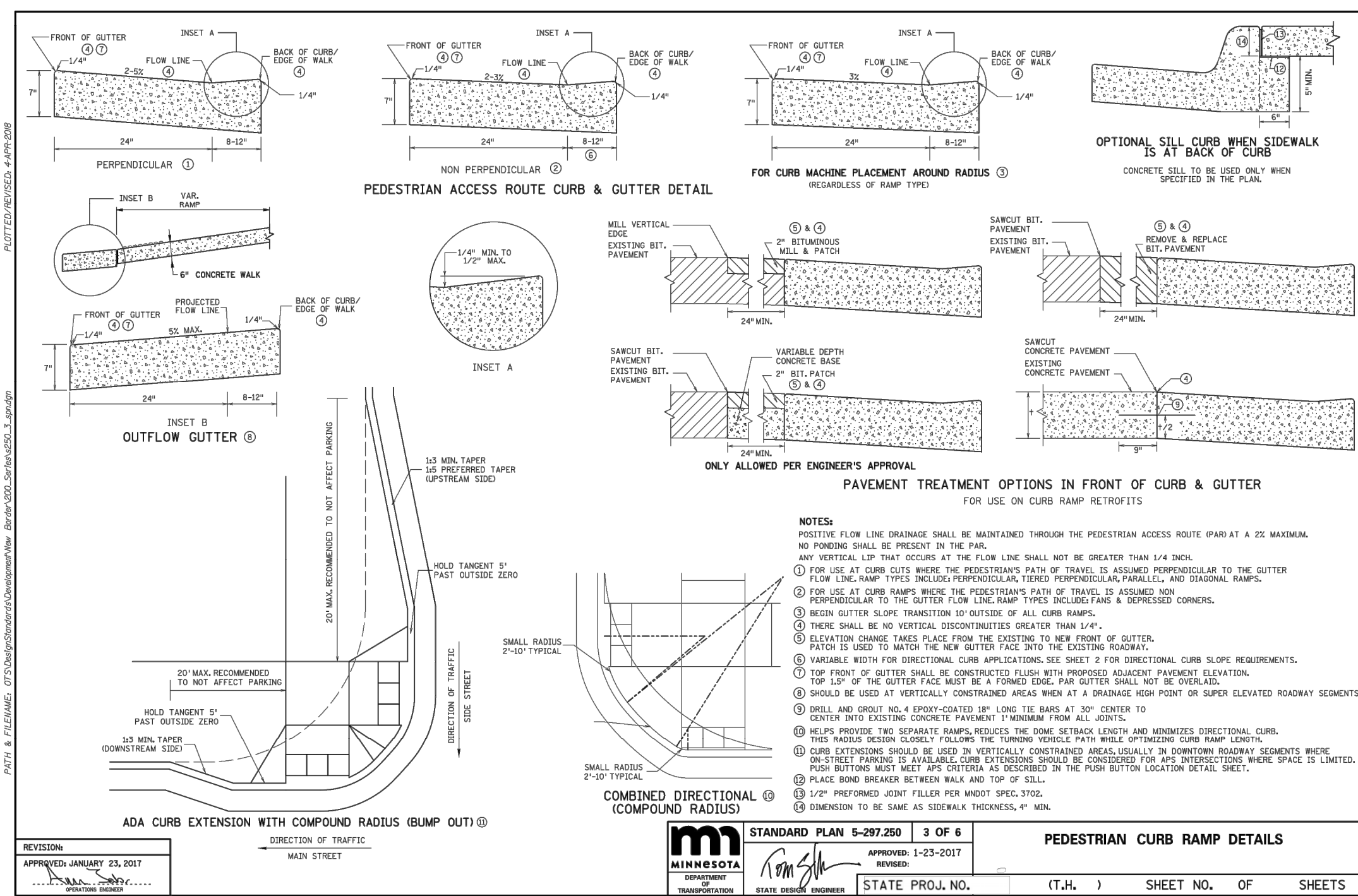
QUALITY CONTROL

Locks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS





**CORTRUST BANK**  
RAMSEY, MINNESOTA

**LOUCKS**  
PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
Maple Grove, MN 55369  
763.424.5505  
www.louckscinc.com

**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

CITY SUBMITTAL	4/17/2023
CITY RESUBMITTAL	5/10/2023

**PROFESSIONAL SIGNATURE**

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.

Trevor D. Grays - PE 53706

License No. 53706  
Date

**QUALITY CONTROL**

Loucks Project No. 23024  
Project Lead TDG  
Drawn By TDG/DCR/MDC  
Checked By TDG  
Review Date

**SHEET INDEX**

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

**CIVIL DETAILS**

**C8.3**

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
○	RD	0	Lithonia Lighting	WFE LL LED 30K40K50K 90CRI 4000K	6" low lumen Matte White Wafer Selectable White LED 30K40K50K_4000K	1	923	0.9	9.77
□	S1	6	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	1	17427	0.9	114.07
□	K	2	CAMMAN LIGHTING, INC.	OW915-24-LN-T3	WALL MOUNT	1	1329	0.9	23.36
□	W	0	Lithonia Lighting	WPX0 LED ALO-4 40K MVOLT	WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V	1	1645	0.9	12.4511
□	G	15	Lithonia Lighting	CNY LED P2 40K MVOLT	CNY LED Canopy P2=6,600lm	168	6601	0.9	51.86

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	2.7 fc	51.0 fc	0.0 fc	N/A	N/A

**Note**  
 1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.  
 2. All readings/calculations are shown @ grade.  
 3. Fixture heights are shown on plan.



Plan View  
Scale - 1" = 20ft