City of Ramsey
Agenda
Regular Planning Commission
Thursday, May 25, 2023
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

1. Approve the Planning Commission Meeting Minutes for April 27, 2023.

6. Public Hearing

1. CorTrust Bank - Site Plan Review, Rezoning, and Plat at the northeast corner of Sunwood Drive and Zeolite Street NW.

7. Commission Business

1. Aldi - Architectural Review for a new retail store at 7992 Sunwood Dr. NW.

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission **5. 1.**

Meeting Date: 05/25/2023

Submitted For: Dana Verbeek, Community Development

By: Dana Verbeek, Community Development

Information

Title:

Approve the Planning Commission Meeting Minutes for April 27, 2023.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for April 27, 2023.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

April PC Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/11/2023 11:31 AM
Form Started By: Dana Verbeek		Started On: 05/08/2023 09:00 AM
Final Approval Date: 05/11/2023		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, April 27, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Cheri Gengler Commissioner Ryan Heineman Commissioner Tom Hunt Commissioner Eric Peters Commissioner Gary Van Scoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson Senior Planner Chris Anderson City Council Liaison Matt Woestehoff

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Peters, seconded by Commissioner Gengler, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Peters, Gengler, Anderson, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the March 23, 2023 Planning Commission Meeting Minutes

5.02: Consider Request for Extension to Initiate an Amended Conditional Use Permit at 7607 173rd Avenue NW (Project No. 22-119); Case of CenterPoint Energy Minnesota Gas

Motion by Commissioner Heineman, seconded by Commissioner Peters, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Heineman, Peters, Anderson, Gengler, Hunt, and Van Scoy. Voting No: None. Absent: None.

6. COMMISSION BUSINESS

6.01: Appoint Chairperson and Vice Chairperson of the Planning Commission

Chairperson Bauer welcomed new Commissioner Heineman and returning member Commissioner Peters. He stated that the City has adopted a policy which limits the number of terms a person can serve consecutively and therefore he would not be eligible to serve as Chair.

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to appoint Cheri Gengler as Chairperson of the Planning Commission.

There were no other nominations.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Van Scoy, Anderson, Gengler, Heineman, Hunt, Peters, and Van Scoy. Voting No: None. Absent: None.

Commissioner Gengler was elected as Chairperson.

Chairperson Gengler thanked Commissioner Bauer for his service as Chair noting that he has been a role model and has provided excellent leadership. She opened the flood for nominations for the position of Vice Chairperson.

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to appoint Randy Bauer as Vice Chairperson of the Planning Commission.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Hunt, Anderson, Bauer, Heineman, and Peters. Voting No: None. Absent: None.

Commissioner Bauer was elected as Vice Chairperson.

7. PUBLIC HEARINGS/COMMISSION BUSINESS

7.01: Consider Site Plan for Proposed Building Expansion at 7150 143rd Avenue NW (Project No. 23-100); Case of Soderholm & Associates

Public Hearing

Chairperson Gengler called the public hearing to order at 7:04 p.m.

Presentation

Senior Planner Anderson presented the staff report stating staff recommends approval of the Site Plan, contingent upon compliance with staff's review comments.

Commissioner Peters recused himself from the discussion noting that he is a former employee of this company and current stockholder.

Citizen Input

Brian Soderholm, COO of Soderholm and Associates, commented that they are excited about the project as the company is on a growth trajectory. He hoped that they would bring more jobs and opportunities to the area.

Commissioner Heineman asked what the business does.

Mr. Soderholm replied that they operate with three divisions and provided more details on each division.

Commissioner Bauer commented that the business has been a good neighbor to the church. He stated that the new building expansion will be three times the size of the existing business. He asked for more details on the number of employees.

Mr. Soderholm replied that they currently have 30 to 40 employees at the Ramsey location and an additional 20 or so employees in other areas. He stated that eventually over time he could see them reaching 70 to 90 employees. He stated that they are currently renting two additional facilities. He noted that much of the new space will be used for inventory.

Motion by Commissioner Van Scoy, seconded by Commissioner Hunt, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Hunt, Anderson, Bauer, and Heineman. Voting No: None. Absent: Commissioner Peters.

Chairperson Gengler closed the public hearing closed at 7:14 p.m.

Commission Business

Commissioner Anderson asked what would be done with the septic system that will be abandoned.

Monte Helget, Sharp and Associates, commented that will be crushed and buried per the required process.

Senior Planner Anderson replied that a specific permit will be required for that process that identifies the required steps and crushing and burying is one of the options.

Motion by Commissioner Van Scoy, seconded by Commissioner Heineman, to recommend that City Council adopt Resolution #23-076 Approving the Site Plan.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Van Scoy, Heineman, Anderson, Bauer, and Hunt. Voting No: None. Absent: Commissioner Peters.

Commissioner Peters rejoined the Commission.

7.02: Public Hearing: Consider Preliminary Plat and Site Plan for Home2Suites Hotel (Project 23-102)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:17 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Preliminary Plat and Site Plan for Home2Suites hotel. He noted that staff received a few letters and provided those to the Commission.

Commissioner Bauer stated that there have been two previous plans for hotels within the COR that did not ultimately materialize. He asked why those did not proceed and now there is another request.

Senior Planner Anderson replied that he believed the pandemic played a role in the most recent proposal prior to this.

Commissioner Van Scoy referenced the COR 2 development standards and questioned whether this would meet those standards in terms of the percentage of building frontage. He asked if there was consideration to rotate the building 90 degrees.

Planning Manager Larson commented that he believes that the request would meet the standards.

Commissioner Heineman provided additional clarification noting that it does appear the building has at least 50 percent of the frontage on Sunwood.

Commissioner Van Scoy apologized noting that he was looking at the wrong street frontage.

Citizen Input

Emily Allegra, applicant, commented that they are a local family and this is an opportunity to assist in building the community.

Commissioner Heineman asked for details on what would trigger the expansion or whether they could ultimately come to the conclusion that an expansion would not be necessary. He asked what would be done with the additional land if the expansion were not to occur.

Ms. Allegra replied that the expansion could add 30 to 40 additional rooms and perhaps a meeting room or additional dining options. She commented that around the five-year mark they would look into whether an expansion would make sense. She stated that if they do not utilize the space for an expansion, they believe a restaurant use would be complimentary.

Chairperson Gengler asked if the applicant has similar businesses in other communities.

Ms. Allegra replied that this would be their first of this kind. She noted their experience in manufacturing and industrial/commercial real estate. She noted that they will work with a professional company for management of the hotel and is also why they partnered with Hilton.

Commissioner Bauer noted that this would be an extended stay hotel and asked who the anticipated clientele would be.

Ms. Allegra commented that the benefit of an extended stay is that people in town for business will have more space and can spend more time. She stated that overnight guests would also be welcome and noted that this option would accommodate all users more comfortably.

Commissioner Hunt noted the safety concerns mentioned in the letters they received from the Commission and asked the applicant to address those concerns.

Ms. Allegra acknowledged the concerns regarding safety and the clientele that may come in. She noted that this would be upper mid-scale, with a daily rate of about $134. She noted that will help to weed out the problematic clientele. She stated that Hilton has quality assurance standards as a partner and has not had issues with the extended stay concerns of other extended stay hotels.

Commissioner Heineman asked if they would be franchising the brand.

Ms. Allegra confirmed that they would be building and operating, and this will be a Ramsey owned and operated company.

Commissioner Hunt asked if the applicant would anticipate taller signage along Highway 10.

Ms. Allegra commented that they have not discussed that. She noted that the building would be four stories high and therefore did not have any concerns with visibility.

Kevin Ealain, 16254 Kamacite Street NW, asked if the applicant had selected a general contractor. The applicant replied that they are in the bidding process. Mr. Ealain commented that he is concerned with the recent attention to unfair labor practices and asked what would be in place to ensure fair labor practices.

Ms. Allegra replied that they are working with the general contractor and will ensure there are measures in place to ensure those practices do not occur.

Mr. Ealain asked what actions the applicant would take if there were to be unfair labor practices on the site.

Ms. Allegra replied that she could not answer that as it would depend on the situation, but they would take appropriate action.

Catherine Bean, 14790 Xenolith Street NW, commented that she is very concerned with the proposal. She stated that she has researched the reaction in other communities which has not been good. She stated that hotels in general negatively impact the communities they are in. She commented that the height of the building, lighting, large parking lot, and increased traffic are a concern. She noted that transient populations often bring crime. She stated that she is against this request.

Gary Olson, commented that the applicant stated that their market study showed a need for this product. He asked if the impact on existing residents was concerned, noting that he shares the same concerns as the previous speaker.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Peters, Anderson, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing closed at 7:50 p.m.

Commission Business

Commissioner Anderson asked staff for input from public safety.

Planning Manager Larson stated that the Police Chief did not have any concerns based off the activity of the other hotel in Ramsey, which has less crime than several apartment buildings.

Commissioner Heineman stated that the height has been mentioned and asked the number of stories in the apartment buildings in that area.

Planning Manager Larson replied that the apartment buildings in that area are also four stories in height. He stated that scale wise this will be smaller than the apartment buildings.

Commissioner Peters commented that Elk River has one hotel and Ramsey will now have two hotels.

Motion by Commissioner Anderson, seconded by Commissioner Peters, to recommend that City Council adopt Resolution #23-059 Approving the Preliminary Plat of "Ramsey Properties Addition" and Site Plan for a hotel at 7895 Sunwood Drive Northwest.

Further discussion

Commissioner Van Scoy noted that this is a permitted use in the COR and therefore the Commission cannot simply deny the request as the requirements of Code are met. Commissioner Anderson again noted the input of public safety has been solicited and they are not concerned.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Peters, Bauer, Heineman, Hunt, and Van Scoy. Voting No: None. Absent: None.

7.03: Ferrellgas – Site Plan Review for a New Structure and Site Improvements at 7255 Highway 10 NW

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of Resolution #23-090 for a Site Plan Review for a building and site improvements at 7255 Highway 10 NW.

Councilmember Woestehoff asked if the retaining wall on the plans is part of the highway project and whether the height is known. He asked if that would impact visibility of the building from the frontage road.

Planning Manager Larson replied that the retaining wall is part of the highway project. He noted that westbound traffic will most likely not see the building because of the bridge and retaining wall but eastbound traffic should be able to see the building.

Citizen Input

Kevin Gardner, representing the applicant, commented that this project has been collaborative with the City and County and City staff has been very helpful. He noted that there is an existing pylon sign that would be relocated on the site.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Hunt, to recommend that City Council adopt Resolution #23-090 for a Site Plan Review for a Building and Site Improvements at 7255 Highway 10 NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Hunt, Anderson, Heineman, Peters, and Van Scoy. Voting No: None. Absent: None.

7.04: Zoning Code Update Check-In

Presentation

Planning Manager Larson noted that the information was provided in the packet and welcomed any comments. He noted that they are planning to hold a public hearing on this topic at the June Planning Commission meeting.

Commission Business

Commissioner Van Scoy referenced the change to conditional use permits as recommended and stated that he would like to see input from the City Attorney related to State law.

Planning Manager Larson explained that a conditional use is a use that would be permitted subject to the conditions that can be placed against it in order for the use to be a better neighbor. He explained that a conditional use is not a discretionary tool.

Commissioner Bauer thanked staff for taking the initiative and putting the work into this update.

8. COMMISSION / STAFF INPUT

Senior Planner Anderson noted the Business Expo that will be held this Saturday, with the spring recycling event to follow on May 6th.

Planning Manager Larson noted that the planning items considered tonight will move forward to the next Council meeting.

Commissioner Peters asked if the recycling event would accept furniture.

Senior Planner Anderson replied that they would accept mattresses and box springs but outside of that there are very few opportunities to recycle other furniture.

Councilmember Woestehoff thanked Commissioner Bauer for his services as Chair, noting that he appreciated the leadership that he provided over the last 12 years.

9. ADJOURNMENT

Motion by Commissioner Bauer, seconded by Commissioner Van Scoy, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Van Scoy, Anderson, Heineman, Hunt, and Peters. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 8:15 p.m.

Respectfully submitted,

_____

Todd Larson
Planning Manager

ATTEST:

_____
Dana Verbeek
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 05/25/2023

By: Todd Larson, Community Development

Information

Title:

CorTrust Bank - Site Plan Review, Rezoning, and Plat at the northeast corner of Sunwood Drive and Zeolite Street NW.

Purpose/Background:

The applicant, CorTrust Bank, has been working with the City's Economic Development staff on the purchase of a 1.24-acre site at the northeast corner of Sunwood Drive and Zeolite Street NW for the construction of a new bank branch. The site will be subdivided from the existing 11.72-acre parcel. The site is zoned COR-2a. The proposed bank will have two drive-thru lanes. The COR-2a district limits uses to one drive-thru lane, so a re-zoning to the COR-2b district, where two drive-thru lanes are allowed, is proposed. A Site Plan Review is required for the site.

Notification:

Properties within 700 feet of the existing parcel were mailed public hearing notices. A public hearing notice was published in the May 12, 2023, Anoka Union Hearld Newspaper. A notice of land use application sign was placed at the northeast corner of Sunwood Drive and Zeolite Street.

Observations/Alternatives:

Building Design

The one-story brick building will have several large windows on the prominent entryway at the southeast corner of the building. Several other windows will be located on the south, east, and west sides of the building. A drive-thru canopy is located on the north side of the building. The canopy is integrated into the hip roof of the building. The entryway in the southeast portion of the building will have architectural metal panels, brick, and glass with the upper portion being spandrel glass.

COR-2 has a requirement that the building has at least 40 percent of the lot frontage. The lot has 173.50 feet of frontage along Sunwood Drive. The building will have 60 feet of frontage (34.6 percent). A decorative screen wall, similar to other walls along Sunwood Drive, will be 28 feet in width screening the parking lot drive aisle. Between the building and the screen wall, 50.7 percent of the lot will have a hardscape frontage.

Access and Parking

Vehicular access to the site, initially, will be from Zeolite Street along the north side of the site via a shared access drive directly across from the approved location for the Home2Sutes driveway. This access drive is being set up to be extended eastward to provide shared access to the sites to the east and north. This shared private roadway is likely to have a connection to Sunwood Drive midway between Yolite Street and Zeolite Street and possibly to Yolite Street and/or future Ramsey Parkway. A cross-access and maintenance agreement is required, will be prepared by the City Attorney, and recorded with the plat.

For a building this size, 17 parking spaces are required at the rate of one space per 300 square feet of building area. Twenty spaces are provided in the lot which is adequate for the bank's needs based on the bank's other locations. It is anticipated that staff and some customers will use the parking lot while many customers will find the on-street parking available on Sunwood Drive very convenient. About six parallel parking spaces are adjacent to the site. The Fire Department has requested a "no parking here to corner" sign be placed near the intersection to provide adequate sight lines and turning radius for the fire trucks.

The drive-thru lanes on the immediate north side of the building will have an exit-only driveway to Zeolite Street.

Zeolite Street

Zeolite Street is currently constructed as a temporary roadway. It will be reconstructed in 2024 to urban standards with sidewalks, curbing, and boulevard trees. The design of the roadway is not completed, though it is anticipated that the roadway will be raised slightly to accommodate storm water drainage. The placement of the driveways will accommodate changes in elevation easily. In the meantime, the Engineering Department noted that temporary culverts may be necessary under both driveways.

Pedestrian Connections

The building is being constructed with a front door in a corner vestibule onto Sunwood Drive. The vestibule will also have a door facing east to the parking lot. A direct sidewalk connection is provided to the sidewalk along Sunwood Drive. The applicant will construct its portion of the Sunwood Drive sidewalk and streetscape with construction of the building. Due to the building having its elevation 1.5 feet above the street elevation, a couple steps are needed. An ADA-compliant ramp will be located just to the east, closer to the parking lot. The landscaped planting beds along Sunwood Drive are being designed to line up with the building's walkways.

Landscaping and Screening

The applicant provided a landscape plan that generally meets the landscape requirements. The Environmental Policy Board (EPB) reviewed the plans at its meeting on May 15. The plans do include a tree inventory. There are 27 trees on the roughly 1.25 acres that the bank would be constructed. There are two red cedars, one box elder, and the rest are Siberian elms, which are an invasive species. All trees within this 1.24-acre site are proposed to be removed. As the vast majority of them are invasive, they would be excluded from the removal threshold. Thus, based on the proposed landscaping, the project will satisfy the tree preservation standards via reforestation on site. Staff has requested a bit more information regarding the tree inventory and preservation plan, but nothing of any great significance.

The Landscape Plan is generally acceptable with the corrections noted on the plan sheets. Staff is working with the Applicant to lengthen the eastern most planter bed along Sunwood Drive so it matches the beds east of Zeolite Street (south side of Sunwood Drive). Additionally, Zeolite Street will be reconstructed (a City project) in 2024, so it does not make sense to have boulevard trees installed until after the road project is complete. Based on the linear footage along Zeolite Street (about 270 feet), eight boulevard trees would be required (spaced at 35 feet on center). Similar to the hotel project, which is just across Zeolite Street from the Subject Property, Staff is recommending collecting a boulevard tree fee through the Development Agreement that can be used to purchase and install these trees in accordance with the COR Design Framework as part of the City's road construction project. There are other minor corrections needed on the Landscape Plan as noted on the attached plan sheets.

Lighting

The applicant provided a lighting plan with photometrics showing adequate amounts of light over the parking lot and pedestrian areas. The plan shows 25-foot poles. It is recommended that the poles be reduced to 15- to 20-feet in height to be in line with the proposed lighting standards of the Zoning Code update and to be more proportional with the 28-foot building height. The lights under the drive-thru canopy appear to have a dropped lens. Current Code prohibits off-site views of light sources therefore a side shield may be necessary.

Utilities

Municipal water and sanitary sewer are available to the site. Storm water management is provided through a regional basin in the southeast corner of the COR. The applicant will contribute the equivalent cost of constructing its own basin to the regional basin.

Waste Management

The bank does not anticipate creating a lot of waste. Trash receptacles will be placed within the mechanical enclosure along the east side of the building or within the building.

Rezoning

The site is Zoned COR-2a which allows for this use and only one drive-thru lane. COR-2b is located across the street to the west (the Home2Suites site) where two drive-thru lanes are allowed. The applicant is requesting that the boundary between the two subdistricts be shifted to accommodate this site design.

Plat

The proposed plat of Affinity at the COR 2nd Addition creates one buildable parcel for the bank and the balance of the site as an outlots reserved for future re-platting as other developments are identified. Standard development fees and park dedication are required on the new lot.

Alternatives

1. Recommend approval of the proposal as recommended by staff.
2. Recommend approval of the proposal with any modifications that the Planning Commission sees appropriate.
3. Recommend denial of the proposal based of certain findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant. Standard park dedication and development fees will be collected with the plat.

Recommendation:

Staff recommends approval of the proposal.

Action:

Motion to recommend approval of Ordinance #23-12 rezoning property at the northeast corner of Sunwood Drive and Zeolite Street NW from COR-2a to COR-2b; and

Motion to recommend approval of Resolution #23-111 Approving Site Plan Review and Preliminary Plat for a Bank at the Northeast Corner of Sunwood Drive and Zeolite St. NW.

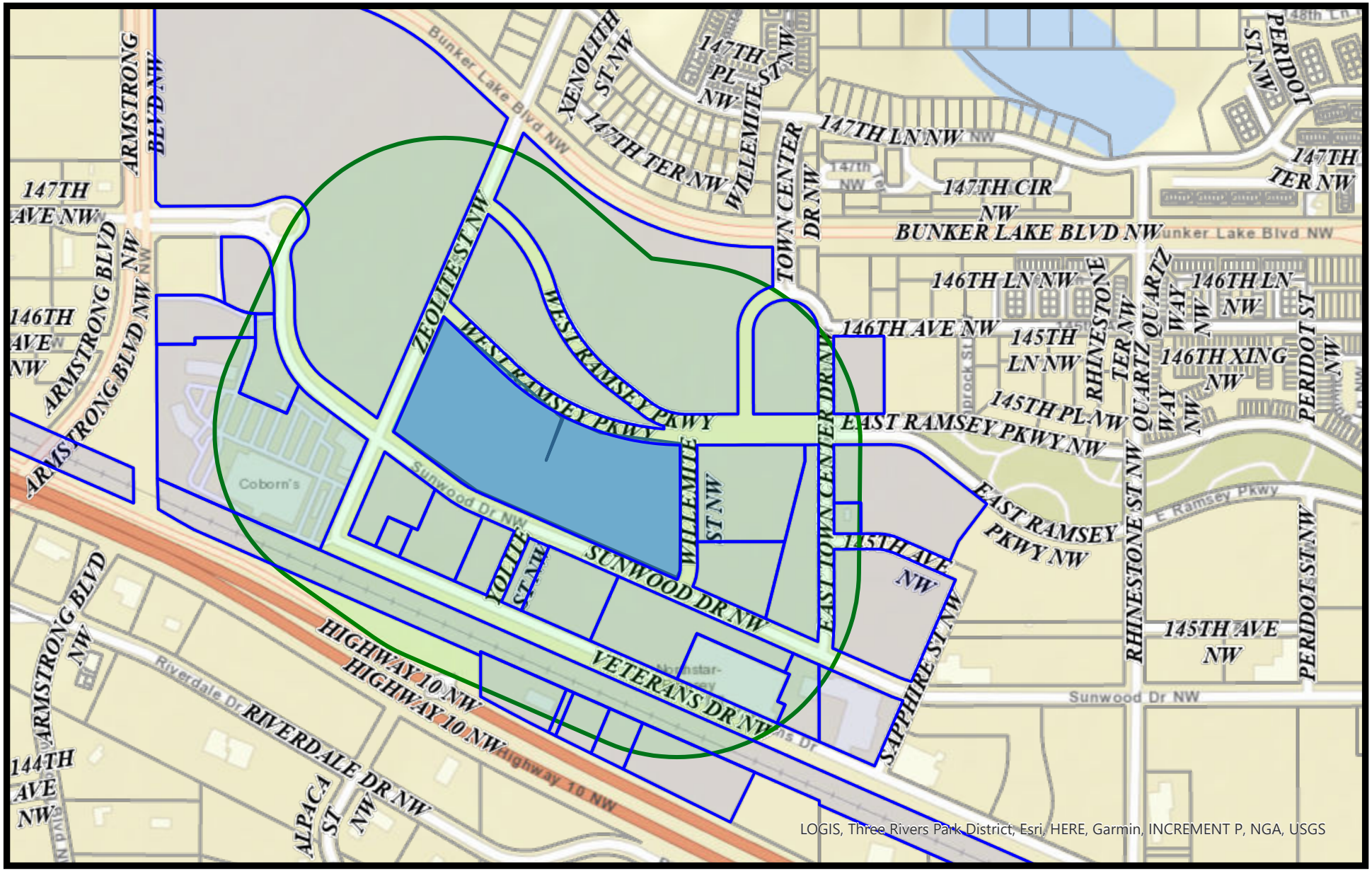
Attachments

Location Map
Architectrual Plans
Civil Plans
Landscape Plans
Ordinance #23-12 Rezoning
Resolution #23-111
Unresolved Changemarks
COR Framework Subareas

Form Review

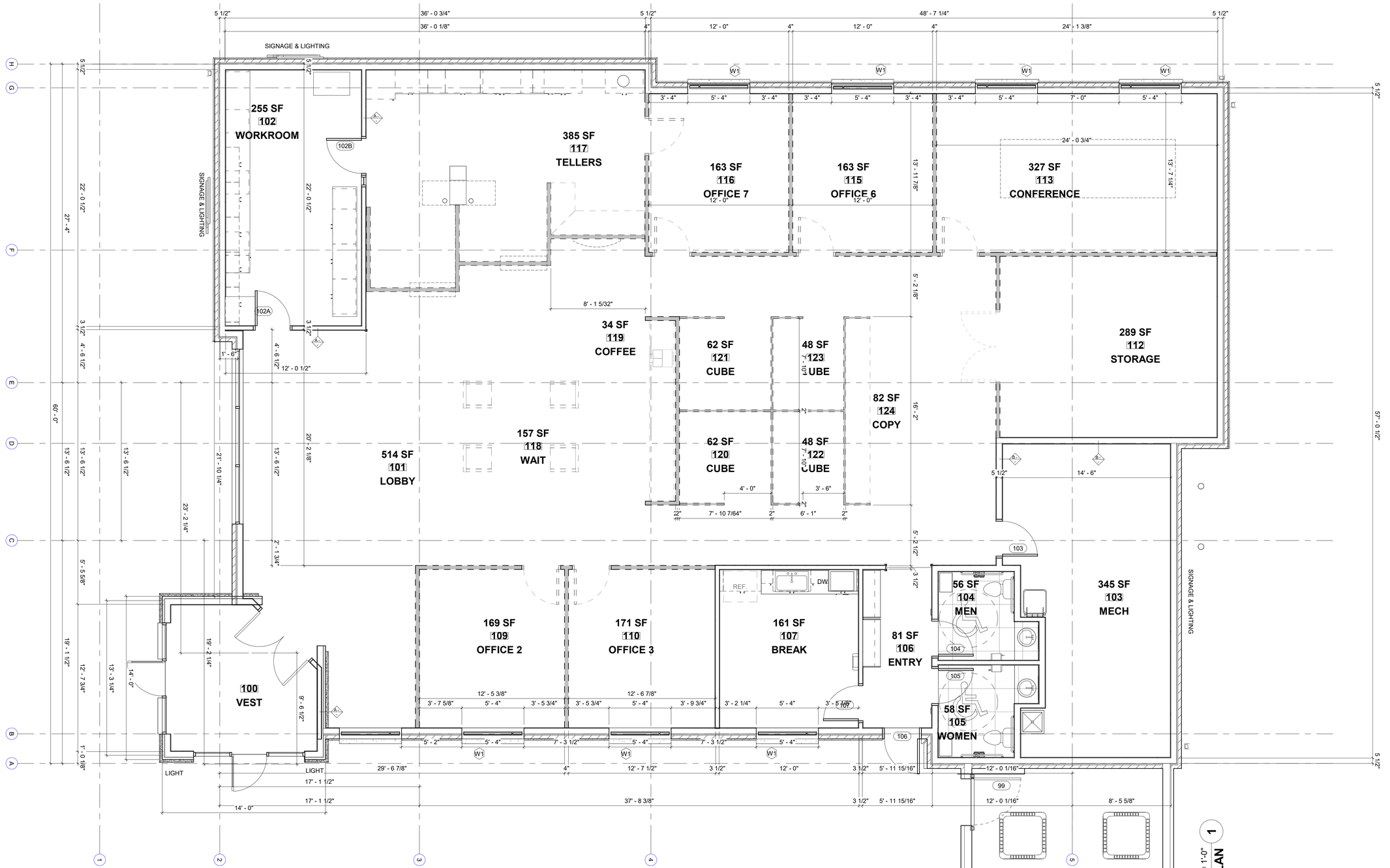
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/18/2023 03:42 PM
Form Started By: Todd Larson		Started On: 05/15/2023 08:51 AM
Final Approval Date: 05/18/2023		

CorTrust



Print Date: April 17, 2023

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1 FLOOR PLAN
1/4" = 1'-0"

PLAN TRUE

GENERAL FLOOR PLAN NOTES

A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
B. SEE SHEET A7.1 FOR WALL TYPE LEGEND
C. SEE SHEET A7.1 FOR DOOR SCHEDULE

PUETZ
DESIGN+BUILD

CITY OF RAMSEY
SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

FLOOR PLAN

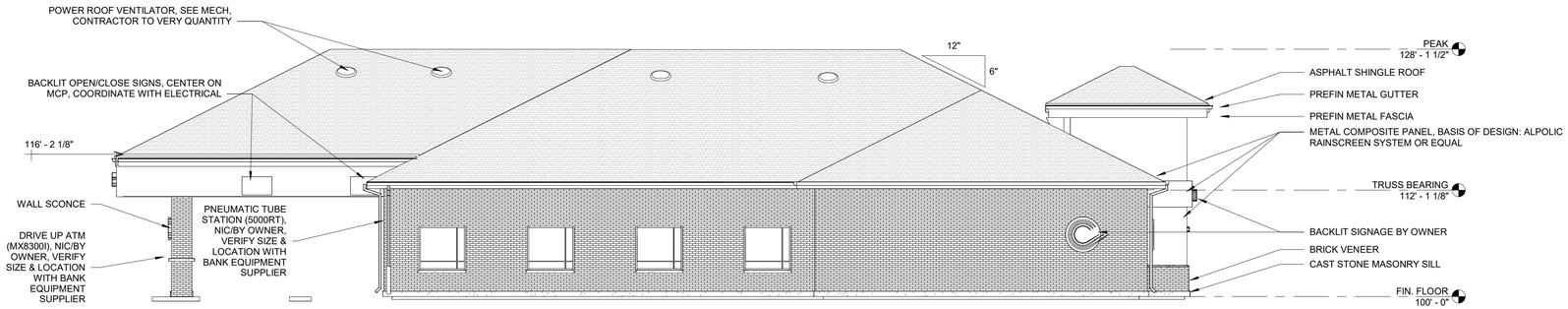
Revision Schedule

No.	Description	Date

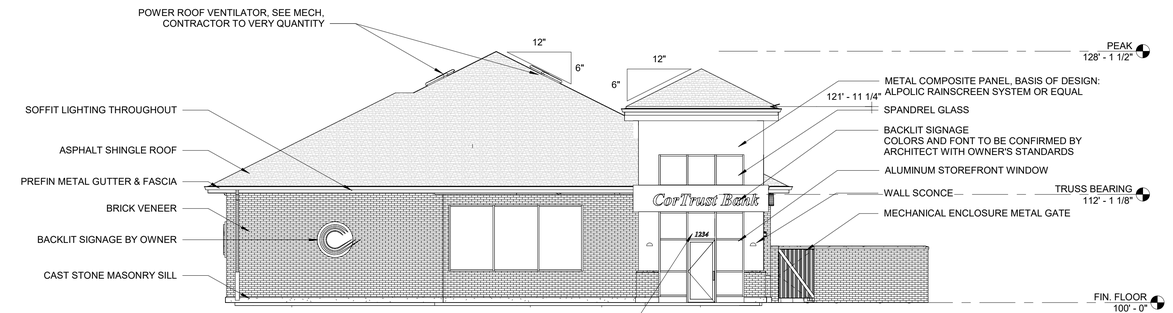
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Checked By: SW
Date: 05/09/2023

A2.0

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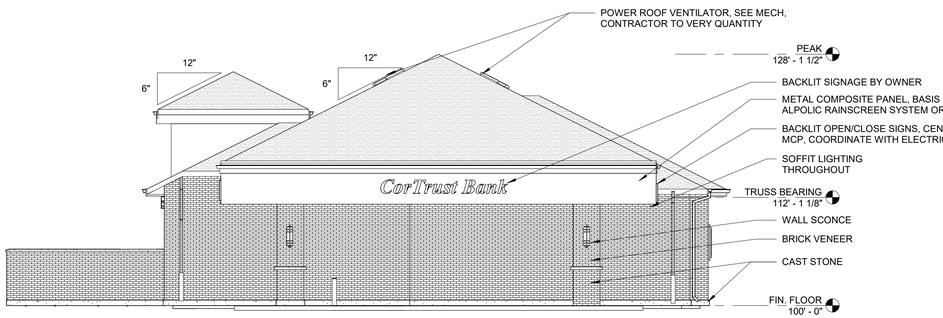
1 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"

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CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
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EXTERIOR ELEVATIONS

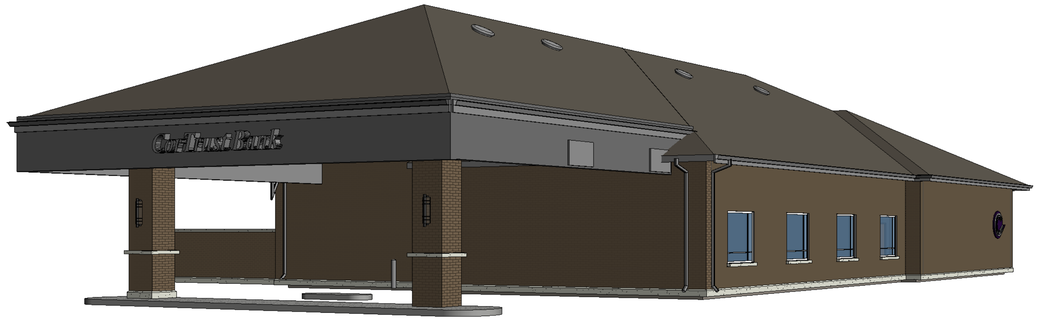
Revision Schedule

No.	Description	Date

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1 3D VIEW



2 3D VIEW



3 3D VIEW

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CITY OF RAMSEY
SUBMITTAL

CorTrust Bank
Zeolite Street NW & Sunwood Drive NW
RAMSEY, MN

3D EXTERIOR

Revision Schedule

No.	Description	Date

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CORTRUST BANK

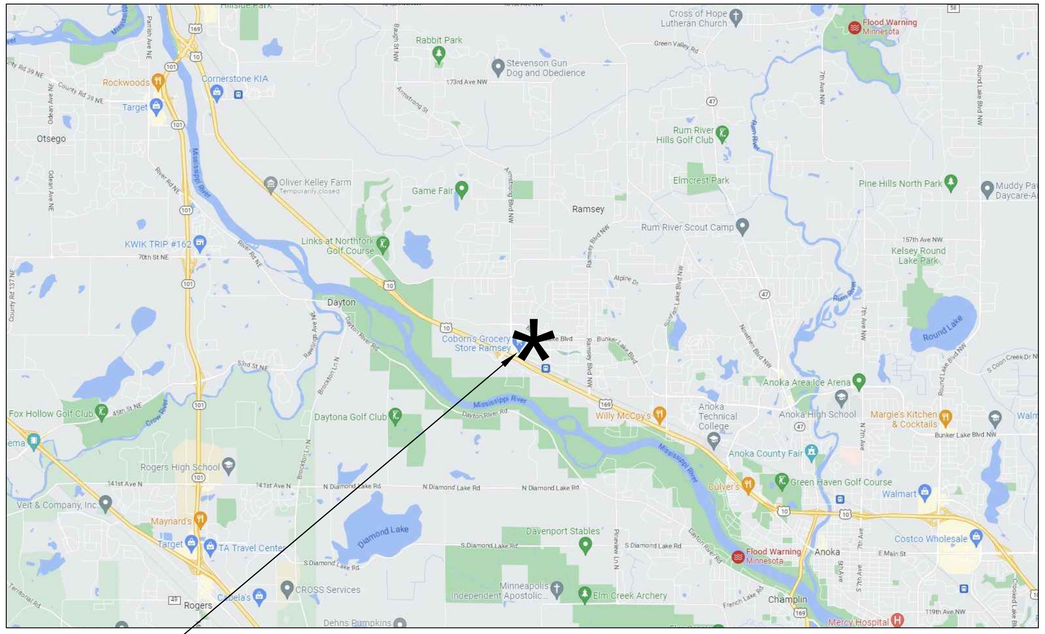
RAMSEY, MN

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

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



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

CORTRUST BANK
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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

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TOLL FREE: 1-800-252-1166

WARNING:

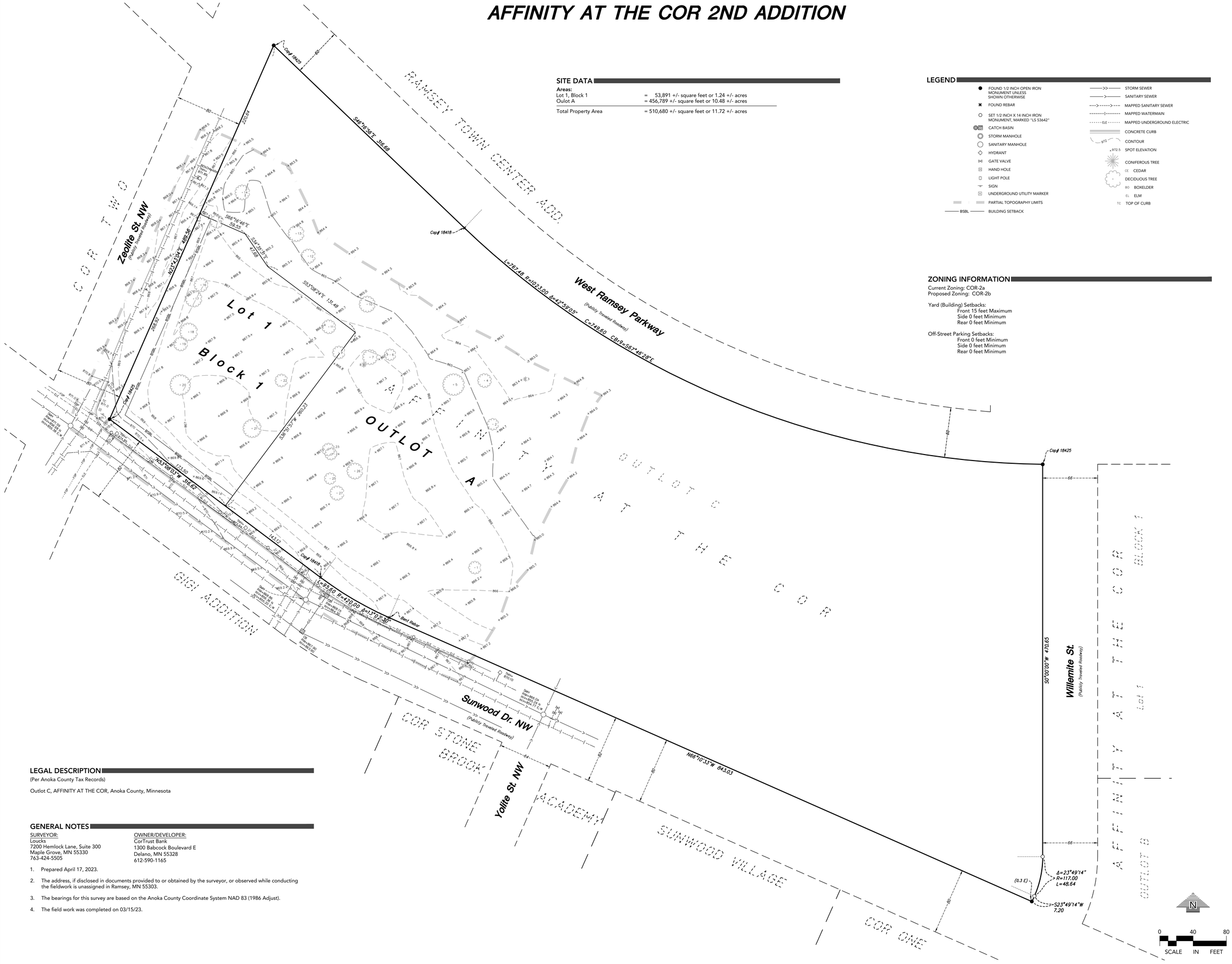
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COVER SHEET
C1.0

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AFFINITY AT THE COR 2ND ADDITION



SITE DATA

Areas:

Lot 1, Block 1	= 53,891 +/- square feet or 1.24 +/- acres
Outlot 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
- 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
- PARTIAL TOPOGRAPHY LIMITS
- BSBL BUILDING SETBACK
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- ELE MAPPED UNDERGROUND ELECTRIC
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- CE CEDAR
- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC 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

1. Prepared April 17, 2023.
2. 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.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1986 Adjust).
4. The field work was completed on 03/15/23.

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RAMSEY, MN

CORTRUST BANK
1300 BABCOCK BLVD E
DELANO, MN 55328

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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.

Jared J. Averbeck - 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

VICINITY MAP



PRELIMINARY PLAT
1 OF 1

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NOTE:
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0 20 40
SCALE IN FEET

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- EL ELM
- TC TOP OF CURB
- TOPOGRAPHIC LIMITS

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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
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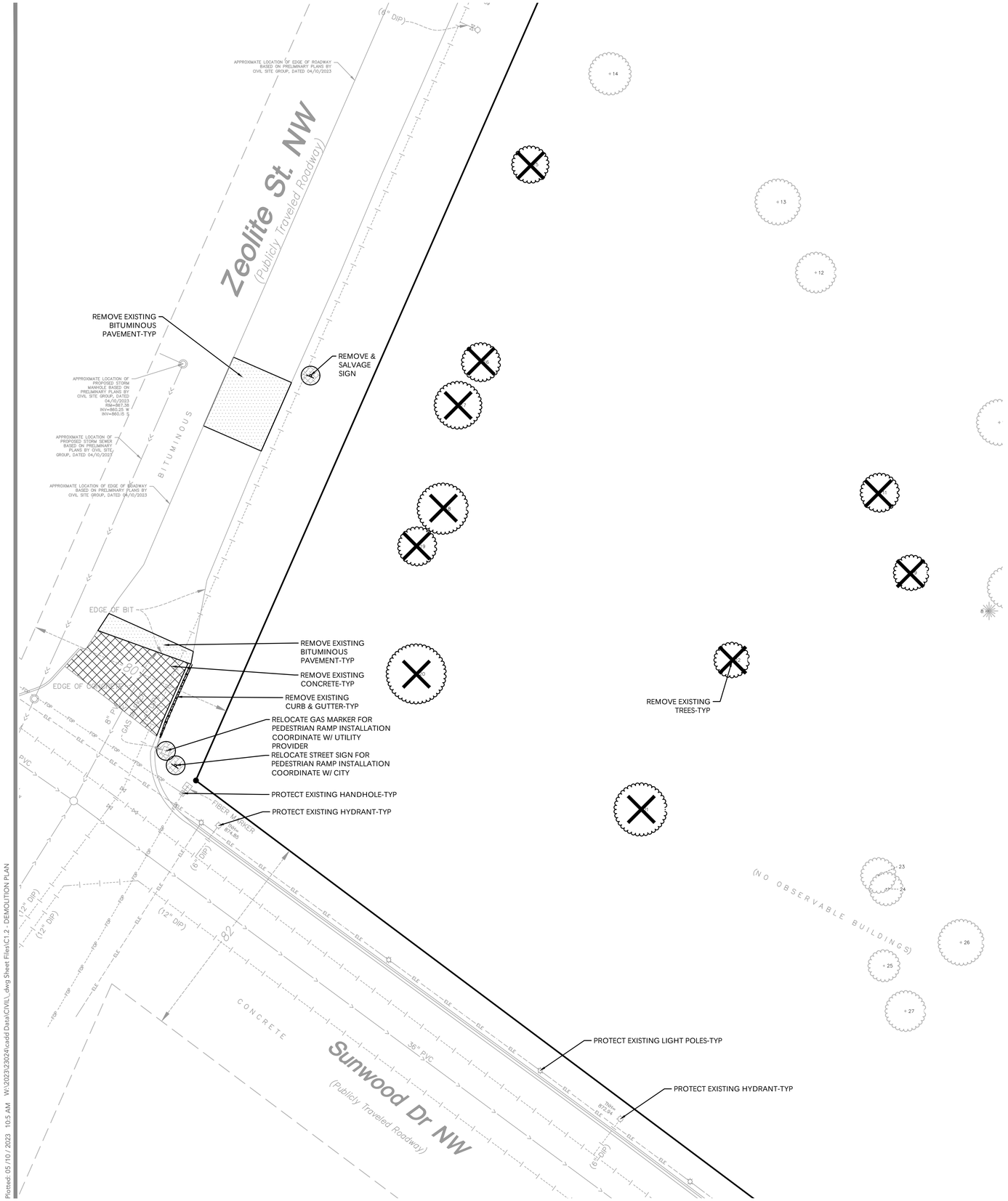
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EXISTING CONDITIONS
C1.1

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0 20 40
SCALE IN FEET

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- EL ELM
- TC TOP OF CURB

DEMOLITION LEGEND

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE PROTECTION FENCE

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. 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) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. REFER TO TREE INVENTORY, TREE PRESERVATION, AND TREE REPLACEMENT PLAN FOR REMOVAL AND REPLACEMENT OF ON SITE TREES.
6. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
7. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
8. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
9. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
11. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
12. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
13. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
14. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

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TOLL FREE: 1-800-252-1166

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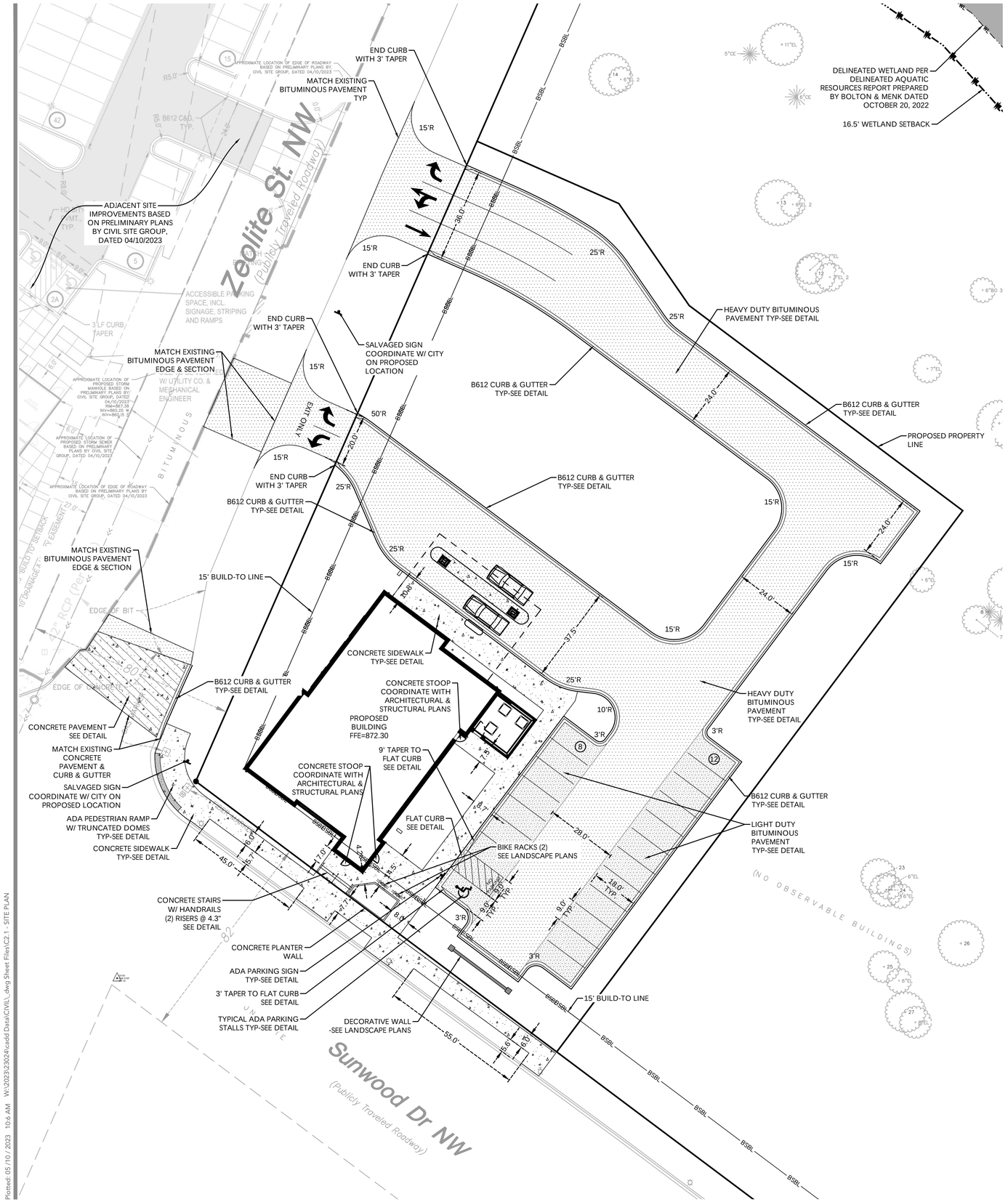
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C8.2	CIVIL DETAILS
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DEMOLITION PLAN

C1.2

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SITE DATA

CURRENT ZONING: COR-2a
PROPOSED ZONING: COR-2b

CURRENT PROPERTY AREA (OUTLOT C): 11.72 ± AC
PROPOSED PROPERTY AREA (LOT 1, BLOCK 1): 1.24 ± AC
PROPOSED OUTLOT AREA (OUTLOT A): 10.48 ± AC

DISTURBED AREA: 1.51 ± AC
EXISTING IMPERVIOUS AREA: 0.00 ± AC (0.0%)*
PROPOSED IMPERVIOUS AREA: 0.66 ± AC (43.9%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:
FRONT 15 FT MAXIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

OFF-STREET PARKING SETBACKS:
FRONT 0 FT MINIMUM
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):
PARKING SPACE WIDTH = 9 FT
PARKING SPACE LENGTH = 18 FT
DRIVE LANE WIDTH = 24 FT

STREET FRONTAGE (SUNWOOD DR):
REQUIRED (173.5' x 0.40) = 69.4 FT
TOTAL PROPOSED = 89.8 FT
BUILDING = 60.5 FT
DECORATIVE WALL = 29.3 FT

PARKING CALCULATIONS

APPLICABLE PARKING REQUIREMENT: OFFICES - 1 STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA

BANK : 5,020 SF
TOTAL: 5,020 SF @ 1 STALL PER 300 SF = 17 STALLS

TOTAL PARKING REQUIRED = 17 STALLS

PROPOSED OFF-STREET PARKING = 19 STALLS
PROPOSED ADA PARKING = 1 STALLS
TOTAL OFF-STREET PARKING PROVIDED = 20 STALLS

PROPOSED STREET PARKING: = 6 STALLS
TOTAL PARKING PROVIDED = 26 STALLS

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 1 STALLS**

PROPOSED ACCESSIBLE PARKING: 1 STALLS

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XX, XXXX FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
2. CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
3. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
4. ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
5. ALL SIGNAGE NOT PROTECTED BY CURB, LOCATED IN PARKING LOT OR OTHER PAVED AREAS TO BE PLACED IN STEEL CASING, FILLED WITH CONCRETE AND PAINTED YELLOW. REFER TO DETAIL(S).
6. ANY/ALL STOP SIGNS TO INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT, PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK IF APPLICABLE. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO CURB.
7. ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

0 20 40
SCALE IN FEET

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
PIV	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
SS	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
W	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

PAVEMENT TYPES

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

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

B612 CURB & GUTTER (STANDARD)
B612 CURB & GUTTER (TIP OUT)
FLAT CURB & GUTTER (STANDARD)
FLAT CURB & GUTTER (TIP OUT)
SURMOUNTABLE CURB & GUTTER (STANDARD)
SURMOUNTABLE CURB & GUTTER (TIP OUT)

NOTE:
SEE CURB & GUTTER DETAILS ON SHEETS C8.1

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Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

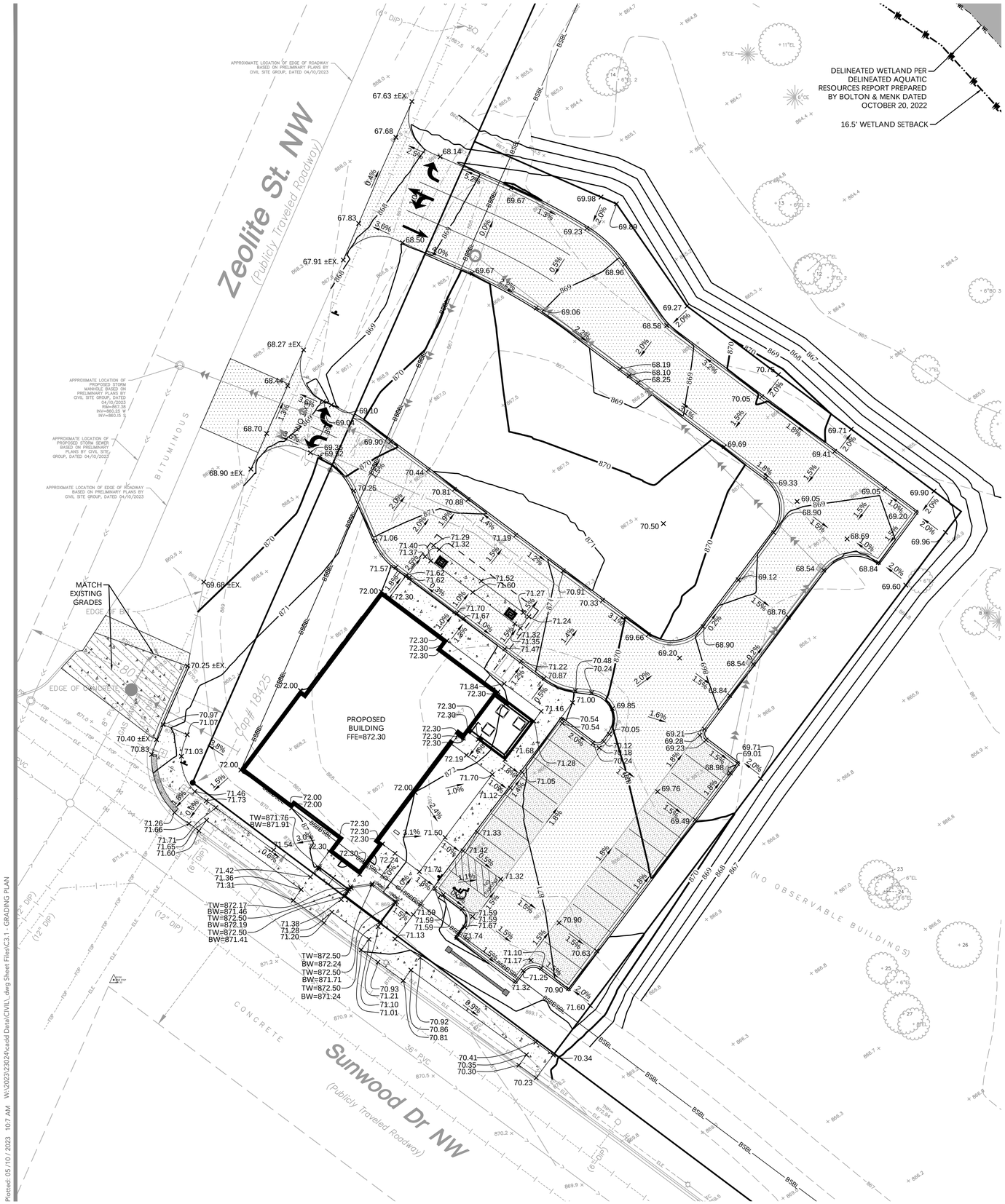
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SHEET INDEX

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

SITE PLAN
C2.1

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GRADING, DRAINAGE & EROSION CONTROL NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
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.
6. 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:
   - A. REUSE OF ON-SITE SOILS
   - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - C. SITE GRADING AND SUBGRADE PREPARATION.
   - D. PAVEMENTS AND EXTERIOR SLABS.
   - E. TRENCH EXCAVATION AND BACKFILL.
   - F. EXTERIOR UTILITY SUPPORTS.
   - G. FROST PROTECTION.
7. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
8. 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.
9. 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).
10. 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.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
12. DUST MUST BE ADEQUATELY CONTROLLED.
13. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
14. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
17. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
18. 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.
19. 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.
20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

0 20 40
SCALE IN FEET

NOTE:
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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
	DRAINTILE	
	SANITARY SEWER	
	FORCEMAIN	
	WATERMAIN	
	SANITARY SEWER SERVICE	
	WATER SERVICE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND GAS	
	UNDERGROUND TELEPHONE	
	OVERHEAD UTILITY	
	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

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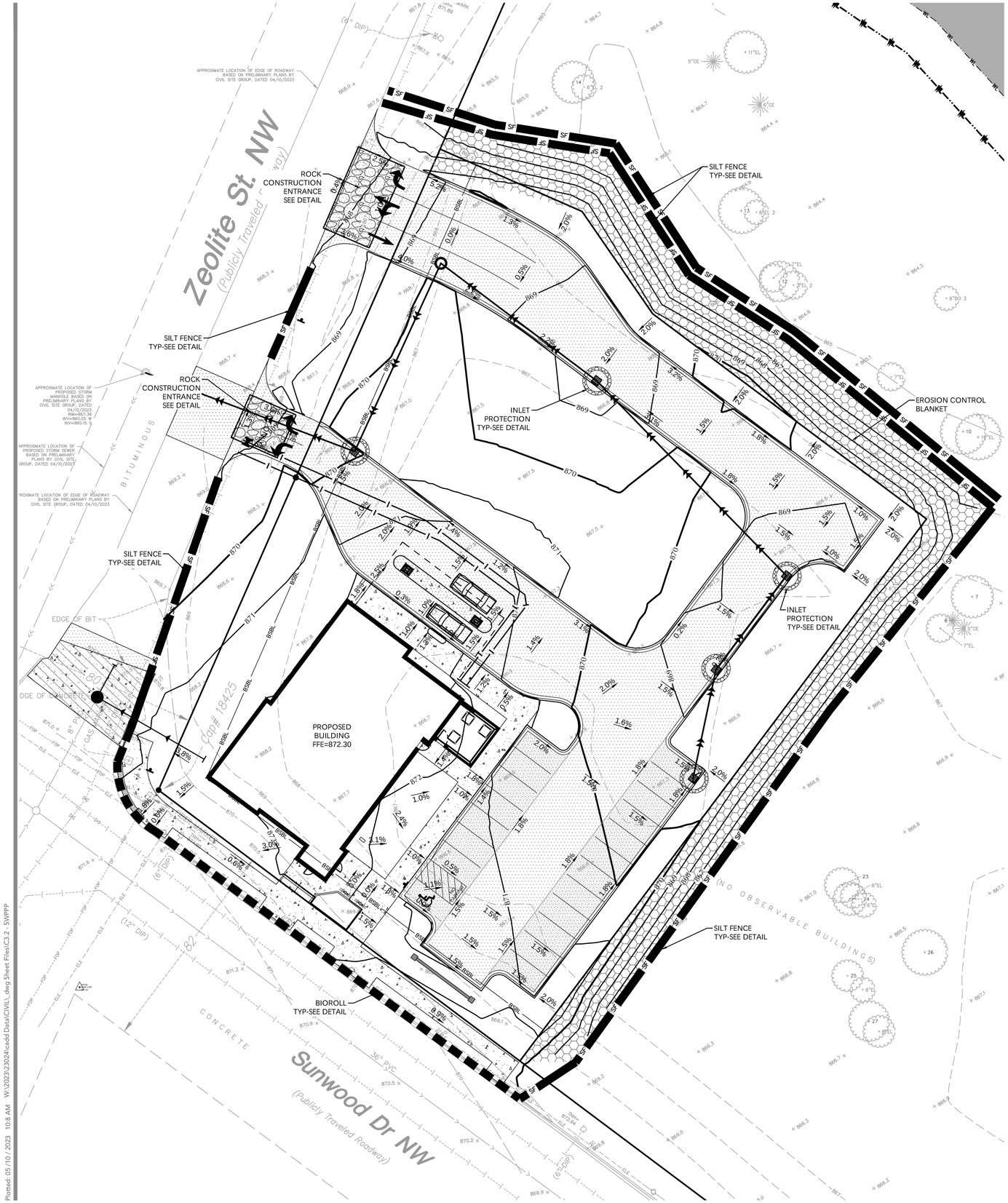
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GRADING PLAN
C3.1

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SCALE IN FEET

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	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
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	ELECTRIC METER	
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	TELEPHONE PEDESTAL	
	SIGN	
	BENCHMARK	
	SOIL BORING	
	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
	STORM SEWER	
DT	DRAINTILE	DT
	SANITARY SEWER	
FM	FORCEMAIN	FM
	WATERMAIN	
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	
O	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SWPPP LEGEND

- SF — 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

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SWPPP
C3.2

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND A PROPOSED POND.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP (DATE)
2. INSTALL INLET PROTECTION (DATE)
3. INSTALL SILT FENCE AROUND SITE (DATE)
4. CLEAR AND GRUB SITE (DATE)
5. STRIP AND STOCKPILE TOPSOIL (DATE)
6. REMOVE PAVEMENTS AND UTILITIES (DATE)
7. ROUGH GRADE SITE (DATE)
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
9. INSTALL UTILITIES (DATE)
10. INSTALL BUILDING FOUNDATIONS (DATE)
11. INSTALL CURB AND GUTTER (DATE)
12. INSTALL PAVEMENTS AND WALKS (DATE)
13. FINAL GRADE SITE (DATE)
14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
15. SEED AND MULCH (DATE)
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. 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

4. 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.

5. 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

6. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

7. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

8. GROUNDWATER & DEWATERING
   - A. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   - B. 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.
   - C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   - D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   - E. 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.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. 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.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. 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 EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. 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.

22. 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:
   - A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   - A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   - A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   - A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   - A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   - A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   - B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   - C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   - D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   - E. 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.
   - F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   - A. 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.
   - B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ THE HEIGHT OF THE DEVICE.
   - C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   - D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   - E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   - F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. 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.

26. 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.

27. SWPPP MUST BE AMENDED WHEN:
   - A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   - B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   - C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   - A. 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.
   - B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

24. FINAL STABILIZATION

FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES 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.

25. RESPONSIBILITIES
   - A. 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

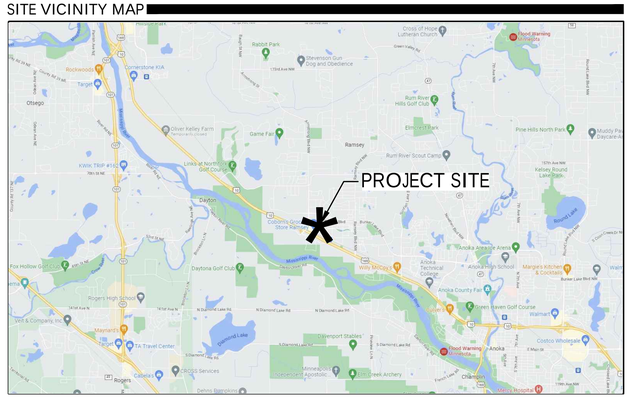
   - B. THE OWNER MUST IDENTIFY THE A PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

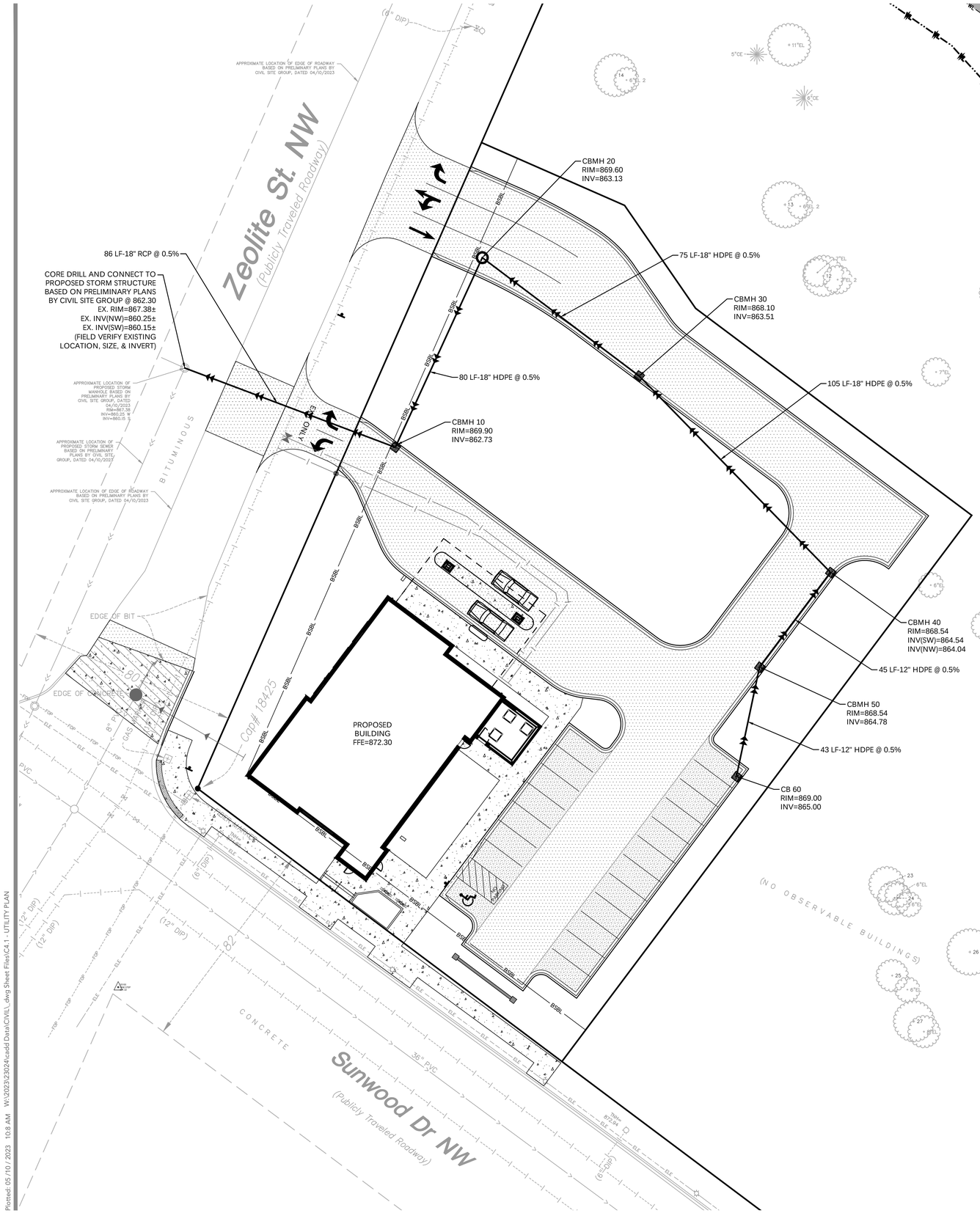
CONTACT: TBD
COMPANY: TBD
PHONE: TBD

33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

SITE VICINITY MAP


PROJECT SITE
Ramsey
Dayton
Anoka
Rogers
Otsego
Rockwood
Target
Rogers High School
Daytona Golf Club
Coborns Grocery Store Rum
Anoka County Fair
Anoka County Airport
Costco Wholesale
Walmart
TA Travel Center
Rum River Hills Golf Club
Rum River Scout Camp
Elm Creek Park
Pine Hills North Park
Kwik Trip #142
Lions at Northbirch Golf Course
Oliver Kelley Farm
Game Farm
Rabbit Park
Stevenson Gun Dog and Obedience
Cross of Hope Lutheran Church
Crossroads Elementary School
Anoka Technical College
Anoka County Law Enforcement Center
Anoka County Parks Service Center
Rum River Golf Course
Mississippi Dunes Golf Course
Bunker Lake Blvd NW
Round Lake
Mississippi Dunes Park
Rum River Park
Dayton River Prairie
Dayton Bluffs Park
Rum River Dog Park
Mississippi Dunes Regional Park
Clayton Island
Fodne Island
Kings Island
Lions Park
Anoka Boat Launch
Anoka Area Chamber of Commerce
Anoka Boat Launch
Anoka Kiwanis Arena
Margie's Kitchen & Cocktails
Rogers Haven Golf Course
Rogers Caterers
Rogers Services
Minnesota Apostolic
Elm Creek Archery
Mann Recreation
Flood Warning Information
Flood Warning Information
Mississippi Dunes Golf Course
Mississippi Dunes Regional Park
Mississippi Dunes Park



STORM SEWER NOTES

1. ALL STORM SEWER 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.
2. 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.
3. 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.
4. 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.
6. 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 OUTSIDE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
10. 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:
    A. REUSE OF ON-SITE SOILS
    B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    C. SITE GRADING AND SUBGRADE PREPARATION.
    D. PAVEMENTS AND EXTERIOR SLABS.
    E. TRENCH EXCAVATION AND BACKFILL.
    F. EXTERIOR UTILITY SUPPORTS.
    G. FROST PROTECTION.
12. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
13. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
14. 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

SCALE IN FEET: 0 20 40

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

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
PIV	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
DT	DRAINTILE	DT
S	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	x972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

CORTRUST BANK
RAMSEY, MINNESOTA

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Maple Grove, MN 55369
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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of 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 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

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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

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

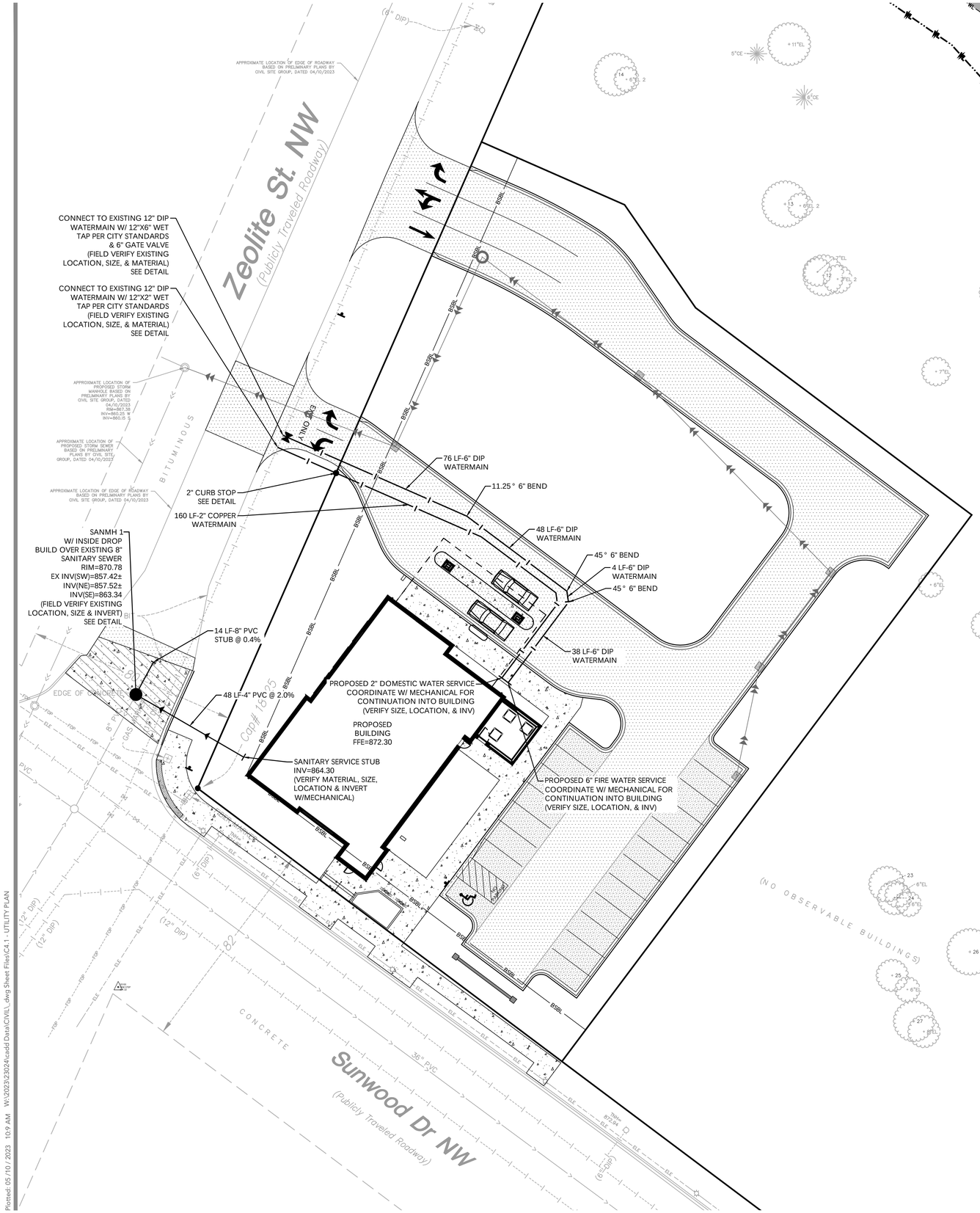
WARNING:

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 STORM SEWER
C4.1

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SANITARY SEWER & WATERMAIN NOTES

1. 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.
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5. 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.
6. 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.
7. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. 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.
10. 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.
11. 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.
12. 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:
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    C. SITE GRADING AND SUBGRADE PREPARATION.
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PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
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0 20 40
SCALE IN FEET

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LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
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	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
E	ELECTRIC METER	
G	GAS METER	
T	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
SB#	SOIL BORING	
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X X	FENCE	X X
O O	CHAIN LINK FENCE	O O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	x972.5
LOW	DIRECTION OF FLOW	1.0%
	TREE LINE	
PSBL	PARKING SETBACK LINE	PSBL
BSBL	BUILDING SETBACK LINE	BSBL

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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
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WARNING:

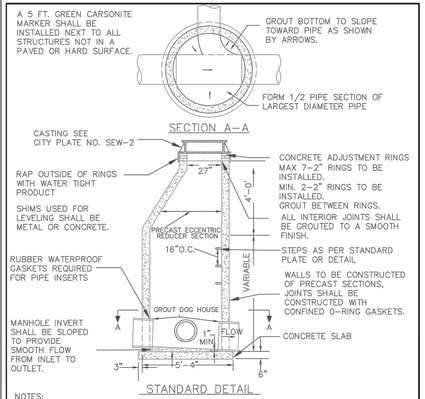
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THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR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

UTILITY PLAN SANITARY & WATERMAIN
C4.2

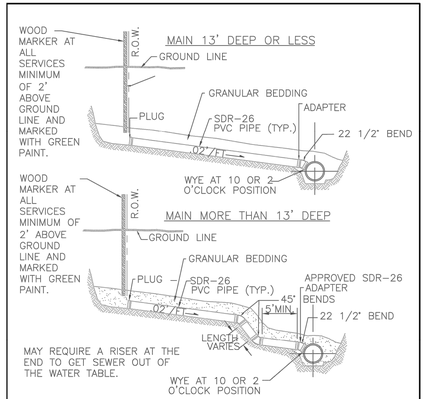
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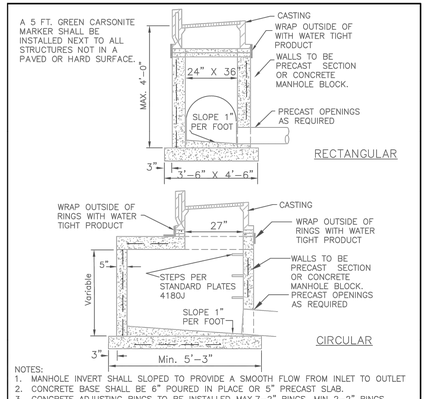
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



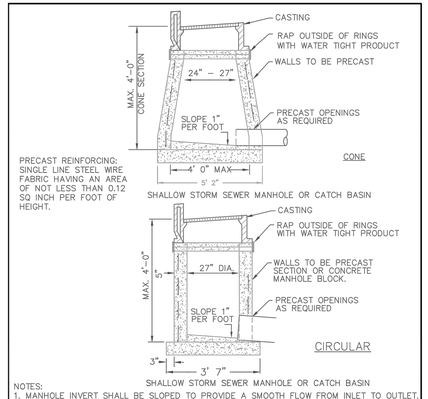
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	SANITARY SEWER SERVICE
		CITY PLATE No. SEW-3



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 - 2007	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-1

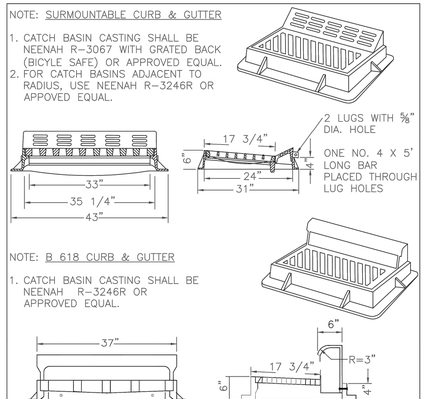


NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
6 - 2008	City of RAMSEY	STORM AREA INLET
		CITY PLATE No. STO-2

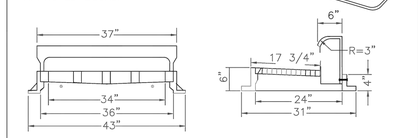
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.



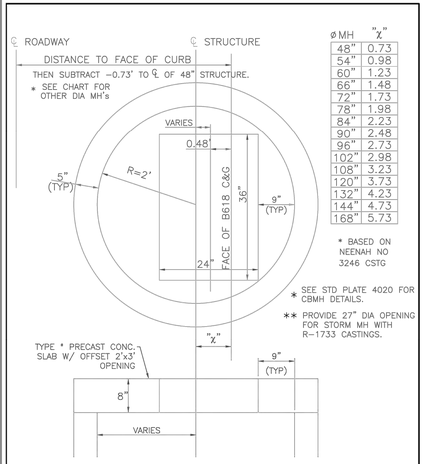
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL.



STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
7 - 2016	City of RAMSEY	STORMWATER CASTING
		CITY PLATE No. STO-4



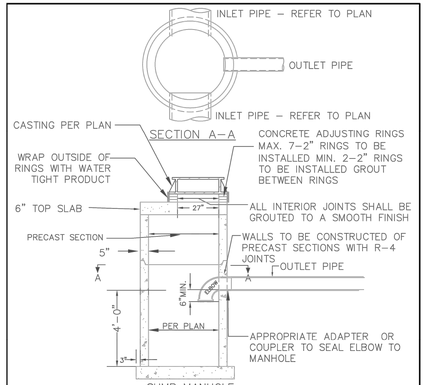
ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

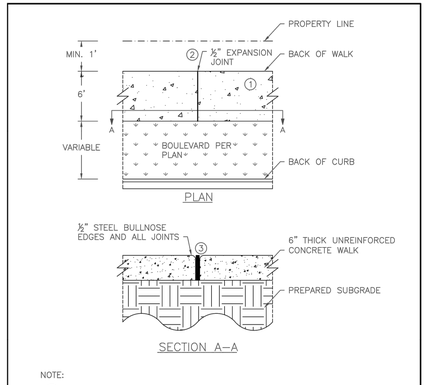
APPROVED:		STANDARD DETAILS:
4 - 2005	City of RAMSEY	SLAB TOP MANHOLE COVER
		CITY PLATE No. STO-5



SUMP MANHOLE
NO SCALE

NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER.
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	SUMP MANHOLE
		CITY PLATE No. STO-9

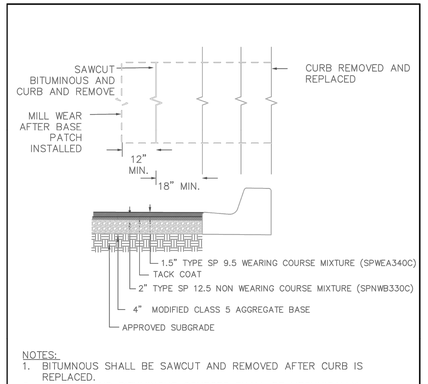


SECTION A-A

NOTE:
1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANSION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

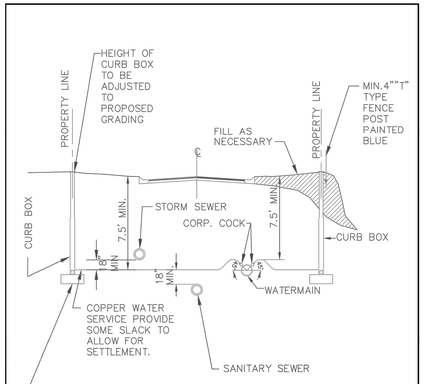
NOT TO SCALE

APPROVED:		STANDARD DETAILS:
10 - 2015	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-3



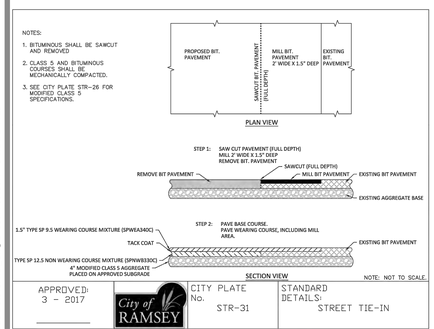
NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

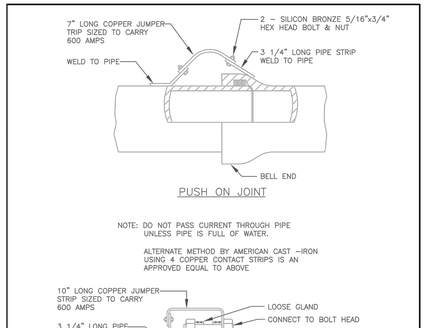


WATER SERVICE
NTS

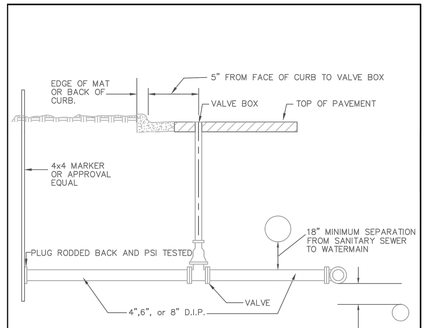
APPROVED:		STANDARD DETAILS:
3 - 2022	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT-2



APPROVED:		CITY PLATE No.	STANDARD DETAILS:
3 - 2017	City of RAMSEY	STR-31	STREET TIE-IN

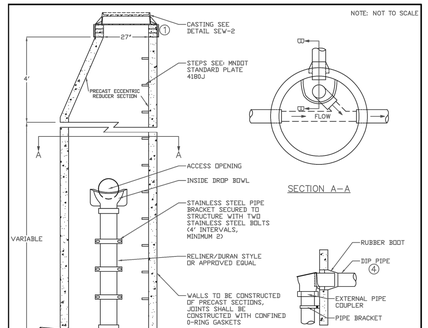


APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT-4



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED:		STANDARD DETAILS:
1 - 2016	City of RAMSEY	COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



NOTES:
1. CONCRETE ADJUSTMENT RINGS, MIN 2 MAX 7 - 2" RINGS TO BE INSTALLED. ALL INTERIOR JOINTS SHALL BE GROUTED TO A SMOOTH FINISH. WRAP OUTSIDE OF RINGS WITH WATER TIGHT PRODUCT.
2. 8" BASE FOR AL MANHOLES LESS THAN 14 FT. DEEP. INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT. & REINFORCEMENT WITH 6"X6" & 10"X10" MESH.
3. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE SMOOTH FLOW INLET TO OUTLET. RUBBER WATERPROOF GASKETS REQUIRED FOR PIPE INSERTS.
4. DUCTILE IRON PIPE FROM TEE TO UNDISTURBED SOIL.
5. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
6. CONDUCTIVITY IS REQUIRED ON ALL TRACE WIRE.
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 - 2016	City of RAMSEY	INSIDE DROP MANHOLE
		CITY PLATE No. SEW-5

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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

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of 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 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. Grugs - PE

License No.	53706
Date	

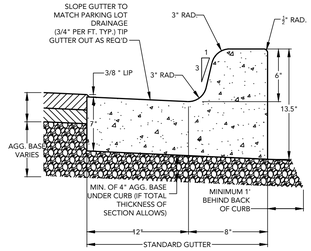
QUALITY CONTROL

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

SHEET INDEX

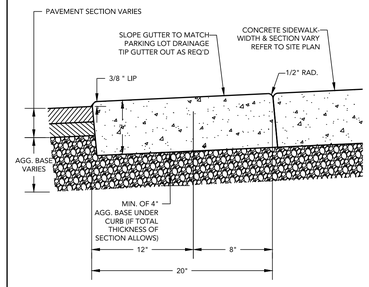
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CIVIL DETAILS
C8.1



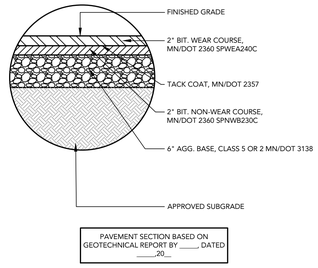
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009
		DRAWN 2/2016



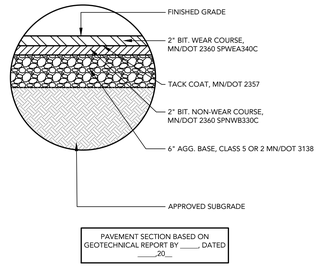
SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012
		DRAWN 2/2016



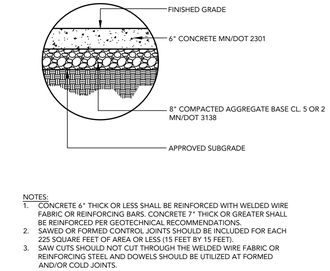
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY _____, DATED _____20__

LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031
		DRAWN 12/2016



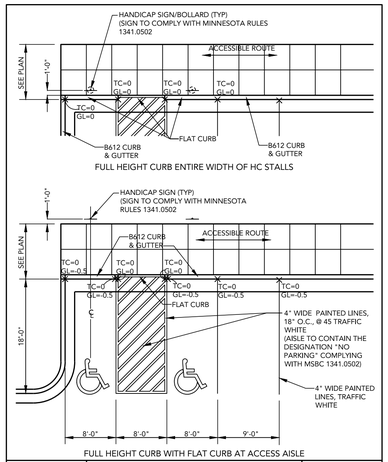
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY _____, DATED _____20__

LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032
		DRAWN 01/2022

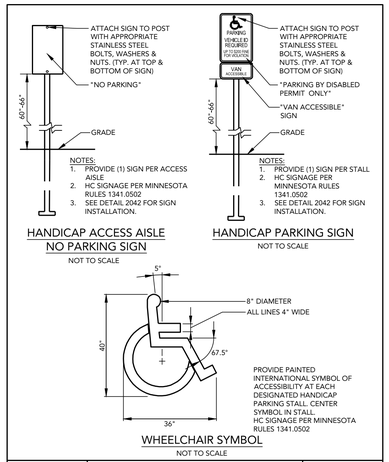


NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

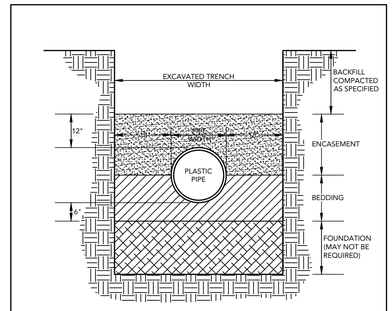
LOUCKS	CONCRETE PAVEMENT SECTION	LOUCKS PLATE NO. 2033
		DRAWN 12/2016



LOUCKS	TYPICAL ADA PARKING	LOUCKS PLATE NO. 2036
		DRAWN 12/2016

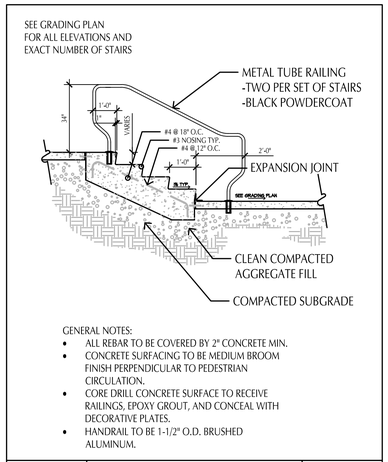


LOUCKS	TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN	LOUCKS PLATE NO. 2037
		DRAWN 12/2016



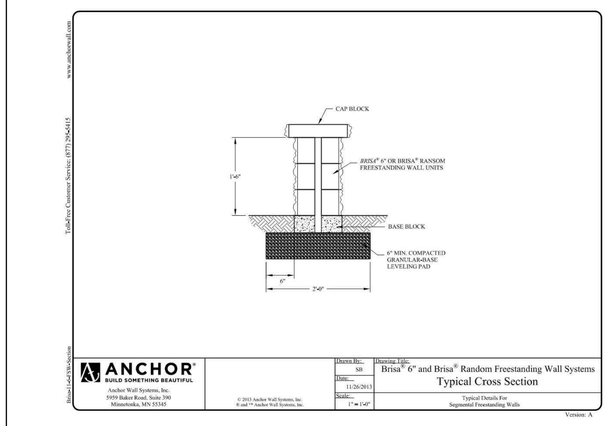
NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.2B1, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008
		DRAWN 2/2016

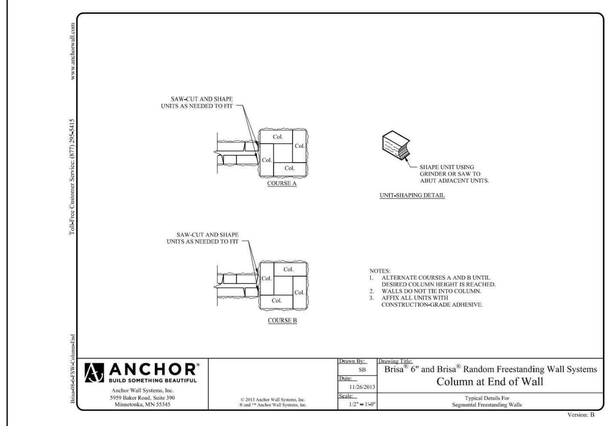


GENERAL NOTES:
- ALL REBAR TO BE COVERED BY 2" CONCRETE MIN.
- CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
- CORE DRILL CONCRETE SURFACE TO RECEIVE RAILINGS, EPOXY GROUT, AND CONCEAL WITH DECORATIVE PLATES.
- HANDRAIL TO BE 1-1/2" O.D. BRUSHED ALUMINUM.

LOUCKS	CONCRETE STAIRS	LOUCKS PLATE NO.
		DRAWN 12/2016



LOUCKS	DECORATIVE WALL DETAIL	LOUCKS PLATE NO. 000
		DRAWN 05/2023



LOUCKS	DECORATIVE WALL DETAIL COLUMN	LOUCKS PLATE NO. 000
		DRAWN 05/2023

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CORTRUST BANK

RAMSEY, MINNESOTA

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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

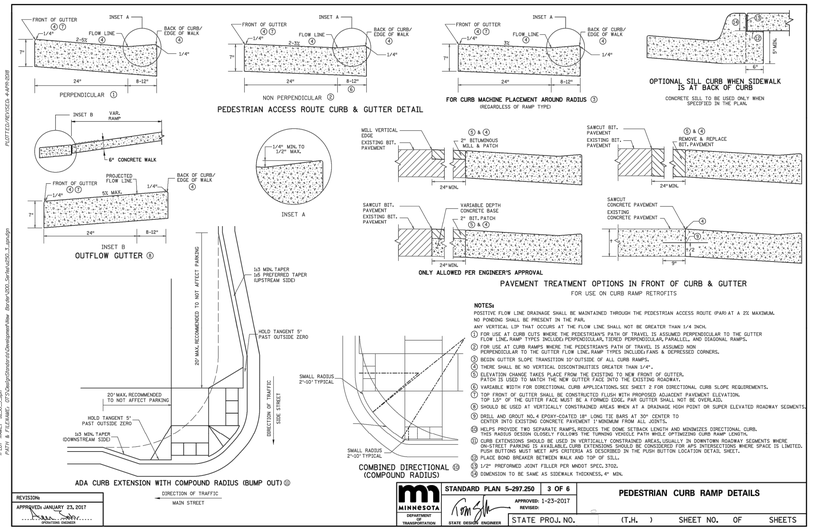
Loucks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	

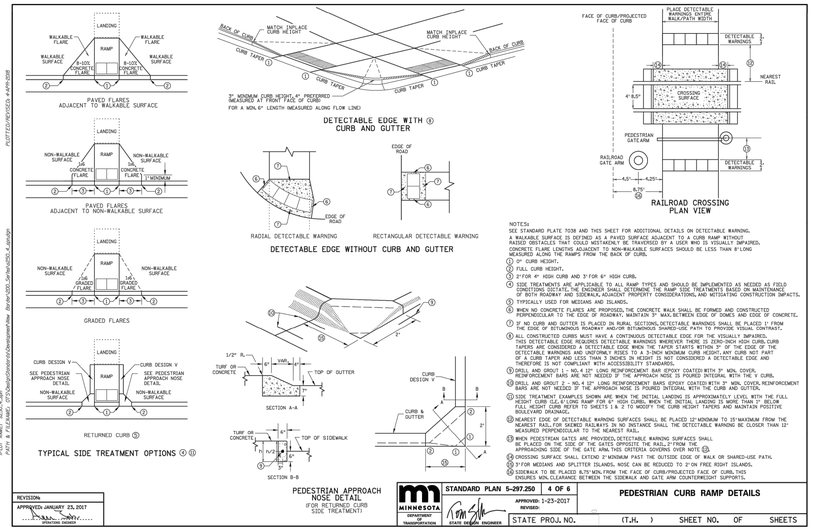
SHEET INDEX

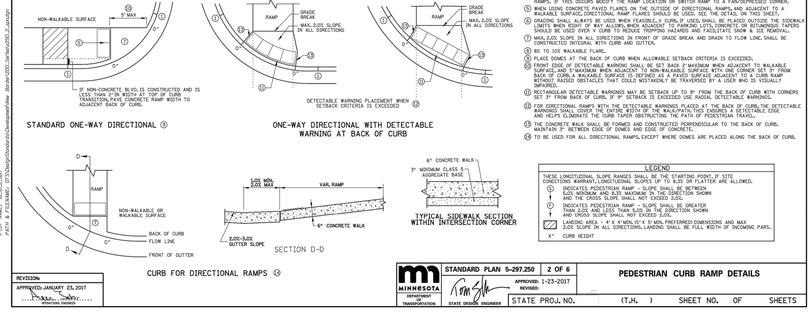
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN STORM SEWER
C4.2	UTILITY PLAN SAN & WATER
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

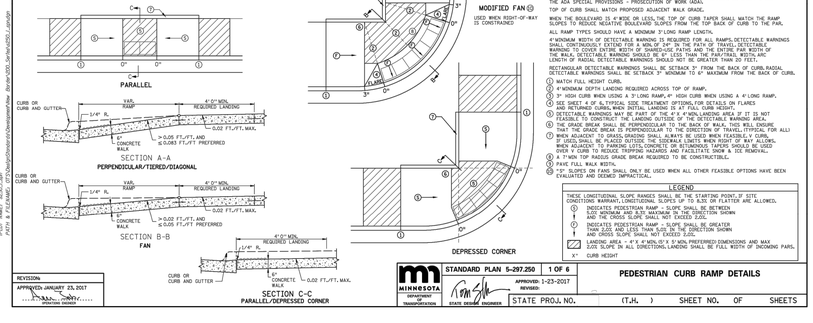
CIVIL DETAILS

C8.2









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RAMSEY, MINNESOTA

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Maple Grove, MN 55369
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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
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C3.3	SWPPP NOTES
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C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

CIVIL DETAILS
C8.3

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Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
◯	RD	0	Lithonia Lighting	WF6 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

Statistics

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.

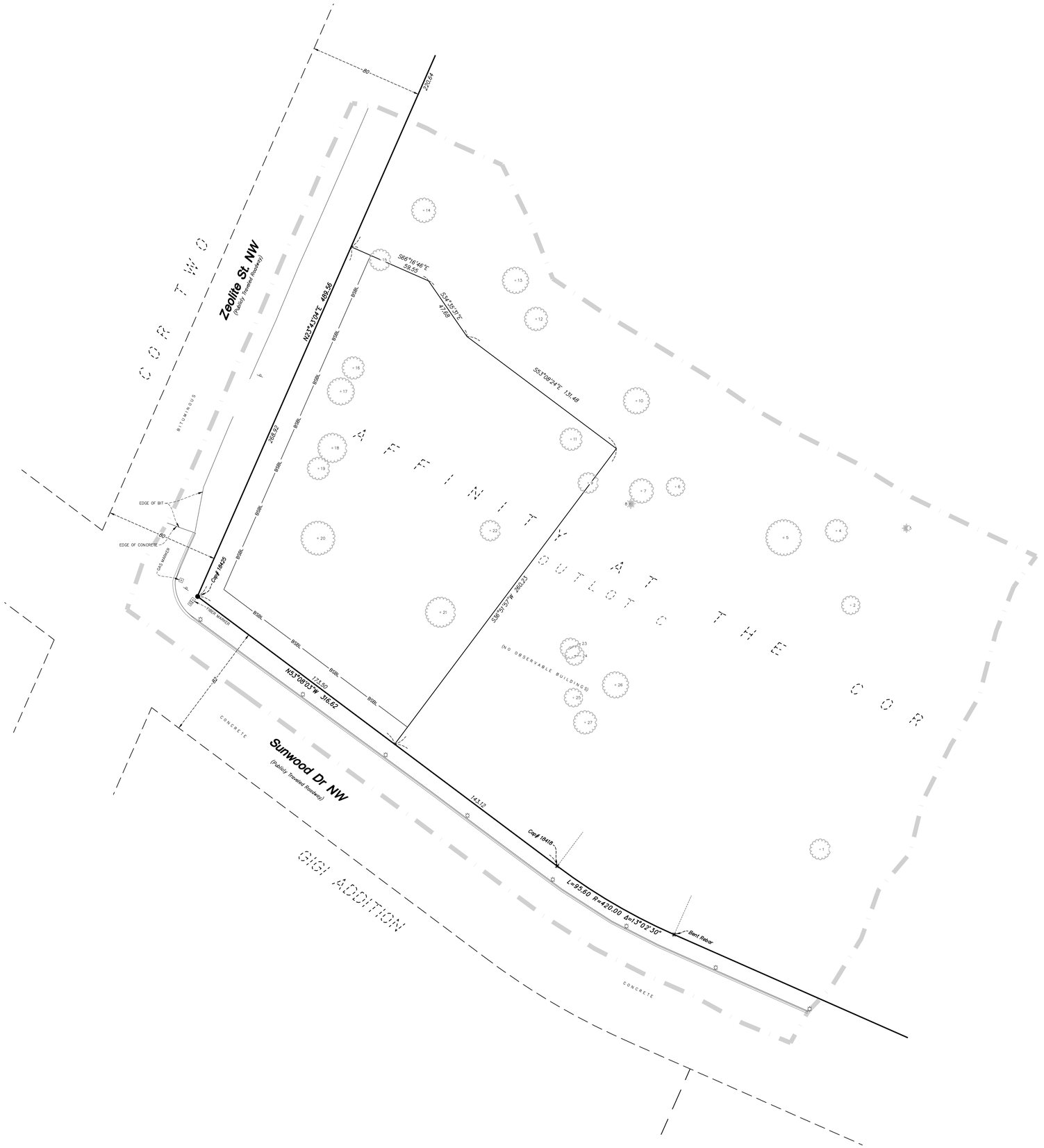


Plan View
Scale - 1" = 20ft

CorTrust Bank – Ramsey MN

Designer
AM
Date
05/10/2023
Scale
As Noted
Drawing No.

Summary



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"
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- TREE INVENTORY LIMITS
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- 5 DECIDUOUS TREE TREE #

TREE INVENTORY

TREE #	SPECIES	DIAMETER AT BREAST HEIGHT (INCHES)	STEMS	CONDITION	INVASIVE (YES/NO)	REMOVE OR PROTECT
1	Elm, Siberian	9	3	Fair	YES	Protect
2	Elm, Siberian	8	1	Fair	YES	Protect
3	Cedar, red	4	1	Good	YES	Protect
4	Boxelder	10	3	Fair	NO	Protect
5	Elm, Siberian	17	2	Fair	YES	Protect
6	Elm, Siberian	8	1	Fair	YES	Protect
7	Elm, Siberian	11	1	Fair	YES	Protect
8	Cedar, red	4.5	1	Good	YES	Protect
9	Elm, Siberian	9	1	Good	YES	Remove
10	Elm, Siberian	12	1	Good	YES	Protect
11	Elm, Siberian	10	1	Fair	YES	Remove
12	Elm, Siberian	10.5	1	Fair	YES	Protect
13	Elm, Siberian	12	1	Good	YES	Protect
14	Elm, Siberian	11	1	Fair	YES	Protect
15	Elm, Siberian	9.5	1	Good	YES	Remove
16	Elm, Siberian	10	1	Fair	YES	Remove
17	Elm, Siberian	12.5	1	Fair	YES	Remove
18	Elm, Siberian	13.5	1	Fair	YES	Remove
19	Elm, Siberian	10	3	Fair	YES	Remove
20	Elm, Siberian	16	1	Good	YES	Remove
21	Elm, Siberian	14	1	Good	YES	Remove
22	Elm, Siberian	9	1	Good	YES	Remove
23	Elm, Siberian	9	1	Fair	YES	Protect
24	Elm, Siberian	8.5	1	Good	YES	Protect
25	Elm, Siberian	8	1	Good	YES	Protect
26	Elm, Siberian	12	3	Fair	YES	Protect
27	Elm, Siberian	10.5	1	Good	YES	Protect
	TOTAL DBH	278.5		**INVASIVE DBH**	268.5	

SURVEY REPORT

1. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
2. Trees shown hereon are measured at breast height.
3. The trees shown hereon were identified and field located to sub-meter accuracy by Stephen Nicholson, a Certified Arborist and Forester with Treebiz on 04/12/23.
4. See sheets 1 and 2 for boundary and partial topographic survey.

N

0 30 60
SCALE IN FEET

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RAMSEY, MN

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1300 BABCOCK BLVD E
DELANO, MN 55328

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SUBMITTAL/REVISIONS

04/13/23	TREE INVENTORY

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.

Jared J. Averbeck - PLS

License No. 53642
Date 03/28/23

QUALITY CONTROL

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

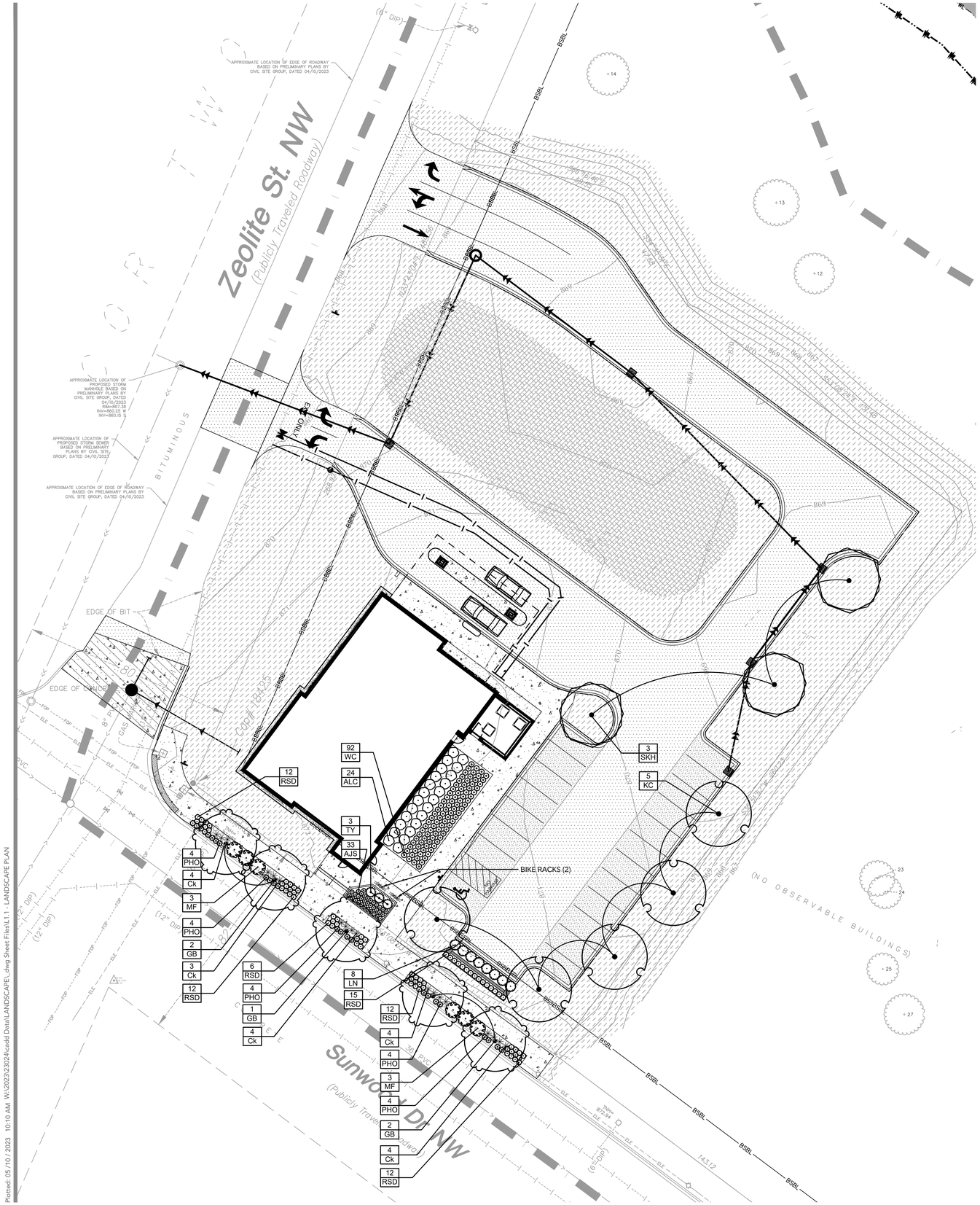
VICINITY MAP



TREE INVENTORY

3 OF 3

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0 20 40
SCALE IN FEET

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
GB	5	GINKGO TREE MALE NON-FRUITING	Ginkgo biloba	B & B	2.5"Cal	
KC	5	KENTUCKY COFFEETREE	Gymnocladus dioica	B & B	2.5"Cal	
SKH	3	SKYLINE HONEYLOCUST	Gleditsia triacanthos `Skycole`	B & B	2.5"Cal	
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
ALC	24	ALPINE CURRANT	Ribes alpinum	5 gal	24" HGT	48" o.c.
Ck	52	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gal		36" o.c.
LN	8	LITTLE DEVIL NINEBARK	Physocarpus opulifolius `Little Devil` TM	5 gal	24" HGT	48" o.c.
MF	6	MEADOWLARK FORSYTHIA	Forsythia x `Meadowlark`	5 gal	24" HGT	72" o.c.
CONIFEROUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
TY	3	TAUNTON YEW	Taxus x media `Taunton`	5 gal	24" SPRD	48" o.c.
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	MIN CONT	MIN SIZE	SPACING
AJS	33	AUTUMN JOY SEDUM	Sedum x `Autumn Joy`	1 gal		18" o.c.
PHO	20	PATRIOT HOSTA	Hosta x `Patriot`	1 gal		24" o.c.
RSD	75	RUBY STELLA DAYLILY	Hemerocallis x `Ruby Stella`	1 gal		24" o.c.
WC	92	WALKERS LOW CATMINT	Nepeta x faassenii `Walkers Low`	1 gal		24" o.c.
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME		
	Seed 5	7,683 sf	MNDOT SEED MIX 35-241 MESIC PRAIRIE GENERAL RATE: 36.5 LBS/ACRE	NATIVE SEED MIX		
	SM 1	196 sf	STONE MULCH CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH			
	SOD	17,308 sf	TURF SOD			

NOTE:

EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN ½ CUBIC YARD 'PLAISTED'S GROWERS MIX' INCORPORATED INTO THE PARENT SOIL IMMEDIATELY SURROUNDING EACH TREE, AT A RATE OF 25% PLAISTED'S SOIL TO 75% NATIVE OR PARENT SOIL.

PLAISTED'S GROWER MIX:
HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/

NOTE:

DUE TO THE RECONSTRUCTION OF ZEOLITE IN 2024, NO TREES WILL BE REQUIRED ALONG ZEOLITE, INSTEAD THE DEVELOPMENT AGREEMENT WILL SPECIFY AN EQUIVALENT COST SHALL BE PAID TO THE CITY.

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.

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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 Landscape Architect under the laws of the State of Minnesota.

Daniel Rebok - LA

License No.	56877
Date	XX/XX/23

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DRC
Checked By	NWE
Review Date	XX/XX/23

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
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C8.2	CIVIL DETAILS
L1.1	LANDSCAPE PLAN
L2.1	LANDSCAPE DETAILS

LANDSCAPE PLAN

L1.1

Plotted: 05/10/2023 10:10 AM W:\2023\23024\cadd Data\LANDSCAPE_dwg Sheet Files\L1.1 - LANDSCAPE PLAN

LANDSCAPE INSTALLATION:

GENERAL NOTES

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.

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

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.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING GROUND COVER PLANTS, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, SHALL BE FINISHED WITH FOUR (4) INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING SOD AND PLANTINGS.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

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.

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

PLANTINGS INFO

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.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

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.

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. ANY DEVIATION FROM THE APPROVED SPECIES REQUIRES CITY APPROVAL PRIOR TO INSTALLATION.

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.

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCER.

EDGING FOR PLANTING BEDS

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

PLANTING BED PREPARATION

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 NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING 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.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED/INDICATED ON DRAWING OR IN SPECIFICATION.

INSPECTION AND WARRANTY

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.

THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE INSPECTION APPROVAL BY THE CITY.

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.

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED/SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15; DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY LANDSCAPE ARCHITECT IF THESE DATES ARE UNAVOIDABLE.

IRRIGATION NOTES:

VERIFY EXISTING/PROPOSED IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.

THERE IS AN EXISTING IRRIGATION LINE IN PLACE ALONG SUNWOOD DRIVE. THIS IRRIGATION LINE SHALL BE USED FOR THE PLANTER BEDS ALONG SUNWOOD DRIVE (IT SHALL NOT BE USED FOR INTERNAL SITE IRRIGATION). COORDINATE WITH CITY STAFF FOR USE OF THIS EXISTING IRRIGATION LINE.

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 CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

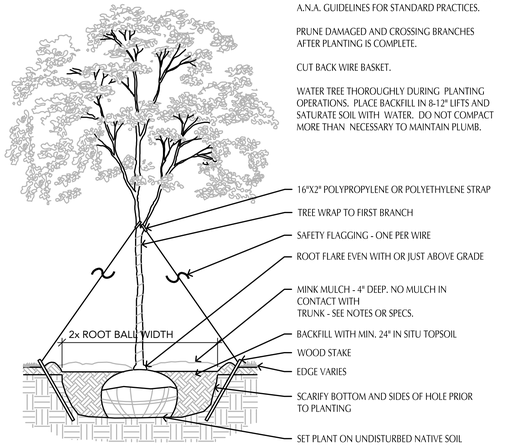
THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANT MATERIAL GROWTH REQUIREMENTS.

ANY IRRIGATION SYSTEM INSTALLED SHALL CONTAIN A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

IRRIGATION SYSTEM IS NOT TO SPRINKLE ACROSS PAVEMENT NOR SHALL THE SYSTEM SPRINKLE THE BUILDING.

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

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



NOTES:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED IN A.N.A. GUIDELINES FOR STANDARD PRACTICES.

PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE.

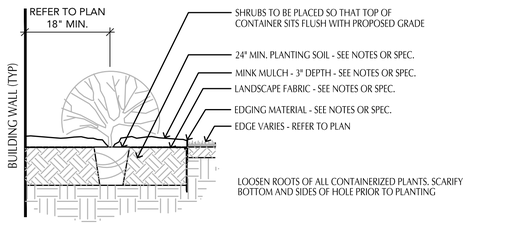
CUT BACK WIRE BASKET.

WATER TREE THOROUGHLY DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.

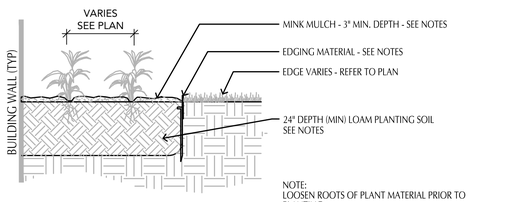
16"X2" POLYPROPYLENE OR POLYETHYLENE STRAP
TREE WRAP TO FIRST BRANCH
SAFETY FLAGGING - ONE PER WIRE
ROOT FLARE EVEN WITH OR JUST ABOVE GRADE
MINK MULCH - 4" DEEP. NO MULCH IN CONTACT WITH TRUNK - SEE NOTES OR SPECS.
BACKFILL WITH MIN. 24" IN SITU TOPSOIL
WOOD STAKE
EDGE VARIES
SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
SET PLANT ON UNDISTURBED NATIVE SOIL

NOTE:
CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS.

1	DECIDUOUS TREE PLANTING	LOUCKS
	SCALE: 1/2" = 1'-0"	Deciduous Tree Planting.dwg

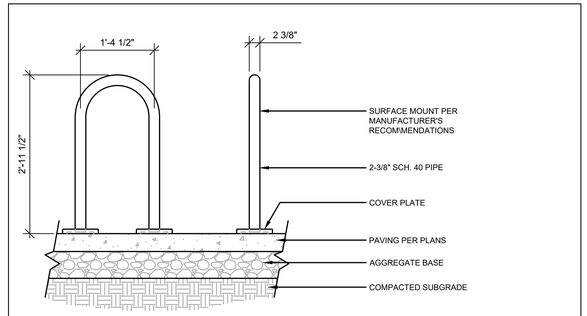


2	SHRUB PLANTING	LOUCKS
	SCALE: 3/4" = 1'-0"	Shrub Planting.dwg



NOTE:
LOOSEN ROOTS OF PLANT MATERIAL PRIOR TO PLANTING

3	PERENNIAL PLANTING	LOUCKS
	SCALE: 3/4" = 1'-0"	Perennial Planting.dwg



4	BIKE RACK DETAIL	LOUCKS
	3/4" = 1'-0"	PROJ-OB-12

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RAMSEY, MINNESOTA

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Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

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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 Landscape Architect under the laws of the State of Minnesota.

Daniel Rebok - LA

License No.	56877
Date	XX/XX/23

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	NWE
Drawn By	DRC
Checked By	NWE
Review Date	XX/XX/23

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

LANDSCAPE DETAILS
L2.1

Plotted: 05 / 10 / 2023 10:11 AM W:\2023\23024\cadd Data\LANDSCAPE_dwg Sheet Files\L2.1 - LANDSCAPE DETAILS

ORDINANCE #23-12

CITY OF RAMSEY
ANOKA COUNTY
STATE OF INNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA AND TO THE COR DESIGN FRAMEWORK.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from COR-2a to COR-2b:

Parcel 1: 7849 Sunwood Drive Northwest
Lot 1, Block 1, _____, Anoka County, Minnestoa

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map" and "The COR Design Framework" Sub-District Map Version 6.2, which maps were adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

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

RESOLUTION #23-111

A RESOLUTION GRANTING PRELIMINARY PLAT OF AFFINITY AT THE COR 2ND ADDITION AND SITE PLAN APPROVAL FOR A BANK AT 7849 SUNWOOD DRIVE NORTHWEST

RECITALS

WHEREAS, Ramsey Properties, LLC (the "**Applicant**") has properly applied for Preliminary Plat and Site Plan Review for an extended-stay hotel on the property legally described as follows:

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

Or upon platting:

Lot 1 Block 1, AFFINTY AT THE COR 2ND ADDITION, Anoka County, Minnesota

("**Subject Property**"); and

WHEREAS, the Applicant is purchasing the **Subject Property** from the City of Ramsey; and

WHEREAS, the **Subject Property** is zoned COR-2a and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the **Applicant** requests rezoning of the **Subject Property** from COR-2a to COR-2b to accommodate a second drive thru lane.

WHEREAS, the City Code allows offices and banking facilities as a permitted use in the COR-2b Zoning District; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on May 25, 2023, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed and recommended approval of the request at a public hearing on May 25, 2023; and

WHEREAS, the City Council reviewed the request at its meeting on June 13, 2023.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants Preliminary Plat approval of Affinity at the COR 2nd Addition for a plat with one business lot and one outlot and Site Plan approval for a bank in accordance with relevant City Codes, subject to the following conditions:

Section 1. Plat Requirements

1.01. Final legal form approved by the City Attorney.

1.02. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

1.03. Easement review by the City Engineer.

1.04. Cross-access and maintenance agreement must be prepared and recorded with the final plat for the shared driveway from Zeolite Street with a future connection point to Sunwood Drive.

1.05. Standard development and park/trail dedication fees shall be paid for Lot 1. Fees on Outlot A will be charged at the rates in effect at the time of its subdivision.

1.06. Zeolite Street is proposed to be reconstructed in the 2023-2024 timeframe as a City-led project. The development agreement shall include a payment for street trees as part of this project.

Section 2. Site Plan Review Requirements

2.01. This Site Plan Review approval is based on site, architectural, preliminary utility, grading, and landscape plans dated May 10, 2023. The applicant is authorized to proceed to construction plans incorporating the staff review comments.

2.02. That the **Applicant** enter into a Development Agreement with the City including standard site guaranty prior to issuance of a building permit or commencement of site improvements.

2.03. Building permits are required.

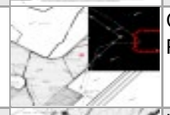
2.04. The sign locations as shown on the approved architectural plans are approved locations for signage. Permits are required for the signs' installations.

2.05. Approval by the Lower Rum River Watershed Management Organization.

2.06. Due to roadway construction anticipated for Zeolite Street NW, installation of trees near the eastern property line may be deferred or the City may collect $650 per tree to install with the roadway project.

2.07. A "No Parking Here to Corner" sign shall be installed along Sunwood Drive approximately 20 feet east of the Zeolite Street intersection to provide safer intersection site lines.

2.08. This Site Plan approval shall automatically expire if the use is not initiated by June 13, 2024, and issuance of the building permit shall constitute as initiation of the use.

Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
31	False	Unresolved	Engineering Tech		C4.1 UTILITY PLAN STORM SEWER.pdf	Logan Czech	Geotechnical Report	Fill in missing fields in Geotechnical Report information	04/28/2023 8:03 AM	Logan Czech	The geotechnical report information will be filled out upon completion.
66	False	Unresolved	Civil Engineer II		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Joe Feriancek	Sewer Service Cover	only showing 6' of cover, can you make this line steeper?	05/17/2023 10:27 AM	Joe Feriancek	
65	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek 2	Curb on NE side of building	The way this is being graded I would expect this to be tip-out curb; carrying water in the curb, but then	05/17/2023 10:13 AM	Joe Feriancek	
59	False	Unresolved	Civil Engineer II		C2.1 SITE PLAN.pdf	Joe Feriancek	Temporary Culverts	Because Zeolite construction will occur after this site is developed, the swale will need to be	05/17/2023 9:16 AM	Joe Feriancek	
60	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Tree #9 Removal	I think this is tree 9, which is called out for removal. Makes sense that it would be removed since its within	05/17/2023 9:54 AM	Joe Feriancek	
61	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Zeolite Street Drainage	Because Zeolite Street construction will occur after the site development, a swale adjacent to Zeolite	05/17/2023 9:54 AM	Joe Feriancek	
62	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 6	Missing Geotechnical Evaluation information.	05/17/2023 9:54 AM	Joe Feriancek	
63	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Note 11	Additionally, sweeping must occur within 3 hours of notification from the City.	05/17/2023 9:54 AM	Joe Feriancek	
64	False	Unresolved	Civil Engineer II		C3.1 GRADING PLAN.pdf	Joe Feriancek	Flowline grading arrows near CBMH 50	These arrows are showing the wrong direction and don't match the proposed slope.	05/17/2023 9:54 AM	Joe Feriancek	
57	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	Outside Planter Bed	These shrubs appear to be outside the planter bed. If necessary, extend length of bed to accommodate the	05/15/2023 4:45 PM	Chris Anderson	
58	False	Unresolved	Environmental Review		L1.1 LANDSCAPE PLAN.pdf	CA	12" x 12" Landscape Pavers	Either include the 12" x 12" landscape paver blocks in the drawing or add a note to Sheet L2.1 that specifying	05/15/2023 4:45 PM	Chris Anderson	
56	False	Unresolved	Engineering Tech		C8.1 CIVIL DETAILS.pdf	Logan Czech	WAT-2	Remove this detail, see utility plan comments	05/12/2023 7:23 AM	Logan Czech	
54	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	Domestic Water Service	Apologies for the miscommunication, but the city does not want separated domestic and	05/12/2023 7:20 AM	Logan Czech	
55	False	Unresolved	Engineering Tech		C4.2 UTILITY PLAN SANITARY & WATERMAIN.pdf	Logan Czech	2" Copper	Remove 2" Copper pipe type	05/12/2023 7:20 AM	Logan Czech	



COR Framework Subdistrict Map – Site Location

Regular Planning Commission **7. 1.**

Meeting Date: 05/25/2023

By: Todd Larson, Community Development

Information

Title:

Aldi - Architectural Review for a new retail store at 7992 Sunwood Dr. NW.

Purpose/Background:

Aldi has submitted a land use application for a site plan and plat for the land to the southwest of the Sunwood Drive roundabout. The proposed site plan is being reviewed by staff and is intended to be brought forward for a public hearing on June 22. Staff has worked with the applicant team stressing the importance of a storefront building design for the eastern facade along Sunwood Drive. Staff does not feel that the proposed building design meets the COR Framework guidelines. Staff would like the Commission to provide the applicant feedback and suggest ideas for improvement so that revisions can be made for a positive June 22 public hearing. The following are objectives from the COR Framework that staff does not feel this building design has:

Overall Framwork - Building Design - Obectives (COR Framework, Page 26)

- *Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.*
- *Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.*
- *All uses should reinforce the street edge.*

The driver of the proposed wall design limitations is that the store room and back-of-house functions are located behind that wall. A single window into an employee breakroom is provided. No doors are shown. Two high opaque spandrel windows are shown with woodgrain paneling sections. The remainder of the wall is brick. Spandrel glass is a type of faux window that gives the shape and general appearance of a window though it is not transparent. Spandrel glass comes in two general categories--opaque (does not let light through) and frosted (allowing some light through while not allowing visibility through). Also located on the eastern wall are utility meters and an electrical transformer.

Staff has looked at other Aldi designs in the region as well as some other grocery store and building designs that could provide an interesting facade along Sunwood Drive while acknowledging the back-of-house functions. Many other Aldi locations, including Champlin, Brooklyn Park, and Chanhassen, have used opaque spandrel glass to mimic windows. Some have included awnings to enhance the illusion of a window. Would the Commission like to see these types of features?

Another option is to swap building locations on the site plan with the future user site so the back of the building faces south where we are less concerned about the wall's appearance. The future user (nothing is identified at this time) would be a smaller single user or strip-retail building. Such a building could fit on the current proposed Aldi location.

Lastly, the wall could be left blank and flat and used as a canvas for a mural.

Notification:

Observations/Alternatives:

Funding Source:

All costs associated with this project are the responsibility of the applicant.

Recommendation:

Action:

Please provide feedback on the proposed building design and some direction of how the Commission would like to see the plans revised.

Attachments

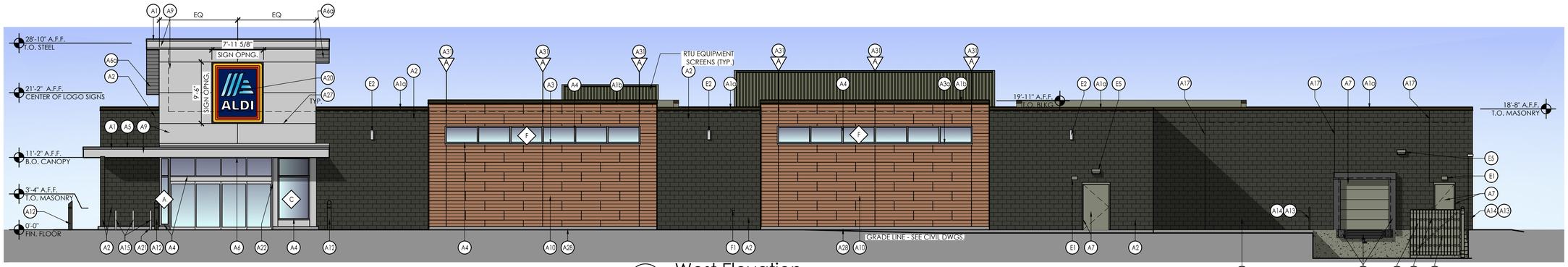
Architectural Plans

Site Plan

Building Facade Concepts

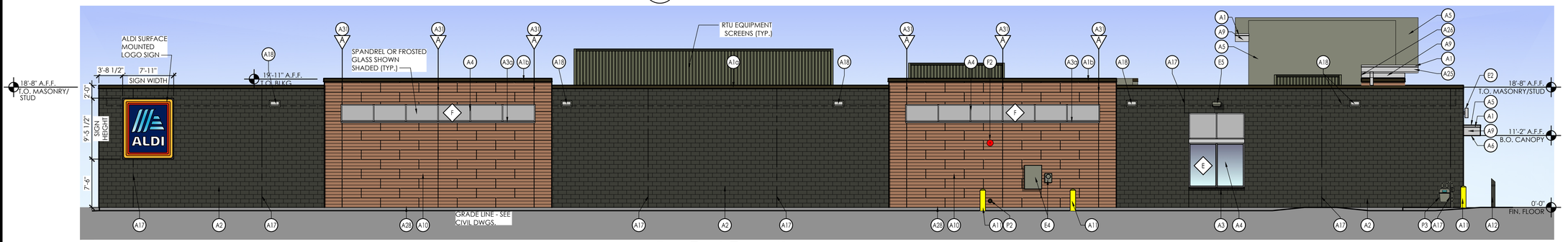
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/19/2023 12:03 PM
Form Started By: Todd Larson		Started On: 05/15/2023 02:11 PM
Final Approval Date: 05/19/2023		



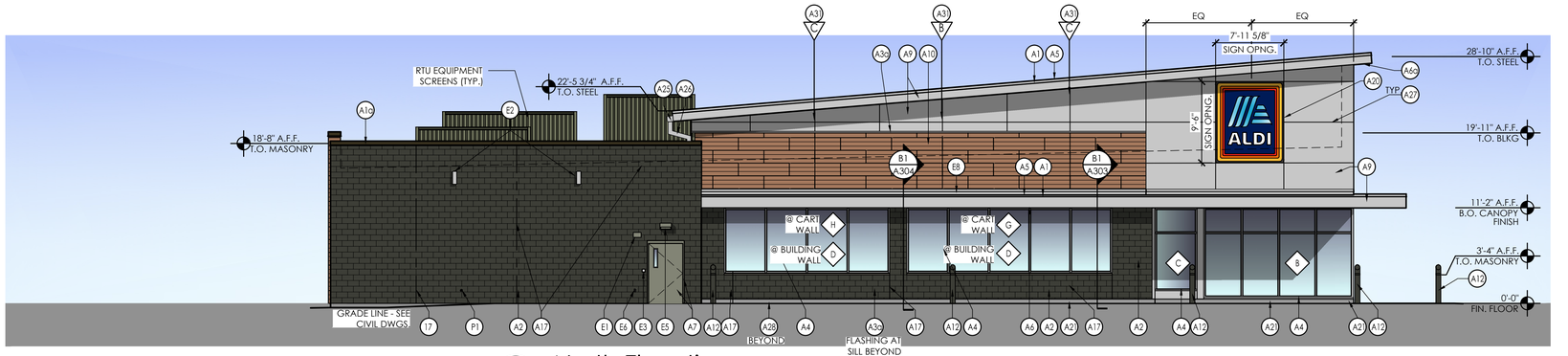
4 West Elevation

SCALE: 1/8" = 1'-0"



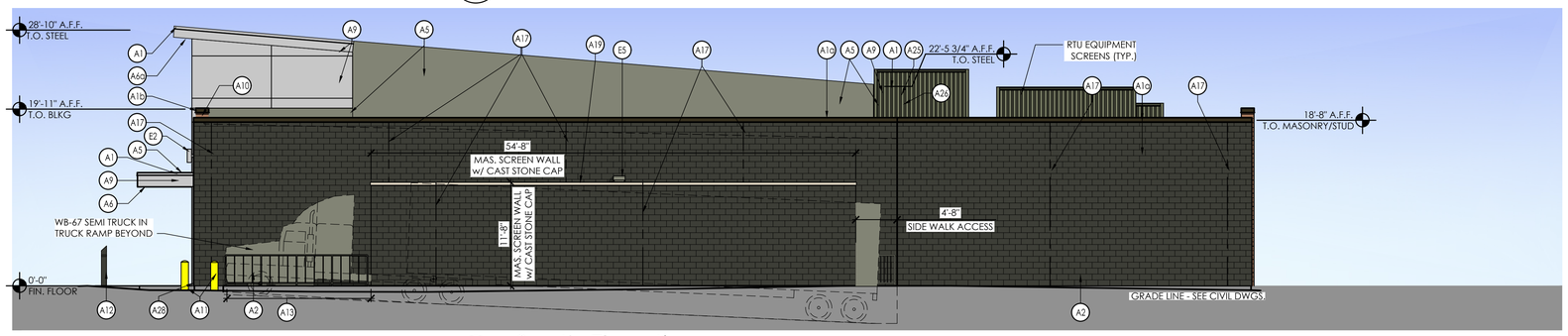
3 East Elevation

SCALE: 1/8" = 1'-0"



2 North Elevation

SCALE: 1/8" = 1'-0"



1 South Elevation

SCALE: 1/8" = 1'-0"

CEE-2 SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	2	74.9	149.8
SURF. MOUNTED LOGO SIGN	1	74.9	74.9
TOTAL SIGNAGE			224.7

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PLOTTED: 5/8/2023 2:01 PM

Issued:		Date:
A	Issued for Use Client Review	07/25/22
B	Issued for Use Client Review	09/02/22
C	Issued for Use Client Review	09/07/22
D	Issued for Use Client Review	05/08/23
E		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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(507) 333-9460
(507) 333-9475 fax

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Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Elevations
Drawing Name:

Date: 07/22/22

Project No. 23-0230A

Type: RHSDV7ER

Drawn By: CB

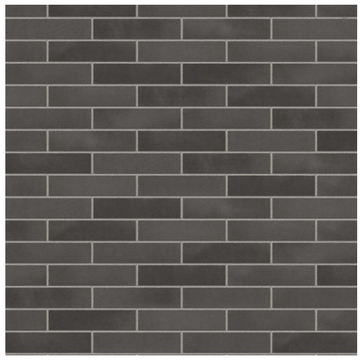
Scale: As Noted

CEE-4
Drawing No.

ALDI - Prototype Color Palette

Dark

Masonry:



Spec-Brik: Chesapeake Blend

Metal Coping:



At High Roof & Canopy: Silver



At Brick: Musket Gray



At Nichiha Towers: Cedar

Nichiha Panels:



Exterior Cladding:Cedar



Base Flashing: Cedar

Aluminum Composite Panel:



Bright Silver

Aluminum Sill:



Bright Silver



Cedar

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #'CEDAR 397C0290 SPRAY CODE' - AT NICHIHA TOWERS	SEE SPECIFICATIONS APPENDIX 'B'
A2	**BASE BID (BRICK 'A')** SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No. 2 (BRICK 'B') QUIK-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L MAROUS BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT ECHELON MASONRY AT 800-899-8455 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
	ALTERNATE No.3 (BRICK 'C') BELDEN BRICK	MODULAR EBONY BLACK BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "B5X DARK CHOCOLATE"	CONTACT THE BELDEN BRICK COMPANY AT 330-451-2031 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL FLASHING	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - SILVER METALLIC A6a - 1/2 VENTED PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	PANELS SHALL EXTEND ONTO THE ROOF FOR THE FULL DEPTH OF THE BUMPOUT. CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DWG B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DWG B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	SCUPPER, 16" OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #'CEDAR 397C0290 SPRAY CODE'	SEE SPEC FOR ADDITIONAL INFO
A29	NOT USED		
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
A32	NOT USED		
A33	NOT USED		
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F., BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	NOT USED		
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

Issued:		Date:
A	Issued for Use Client Review	07/25/22
B	Issued for Use Client Review	09/02/22
C	Issued for Use Client Review	09/07/22
D	Issued for Use Client Review	05/08/23
E		

Revisions:		Date:
1		
2		
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7		
8		
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Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Ramsey, MN

Ramsey, MN
Anoka County
Project Name & Location:

Exterior Finish Schedule

Drawing Name:

Date: 07/22/22

Type: RHSDV7ER

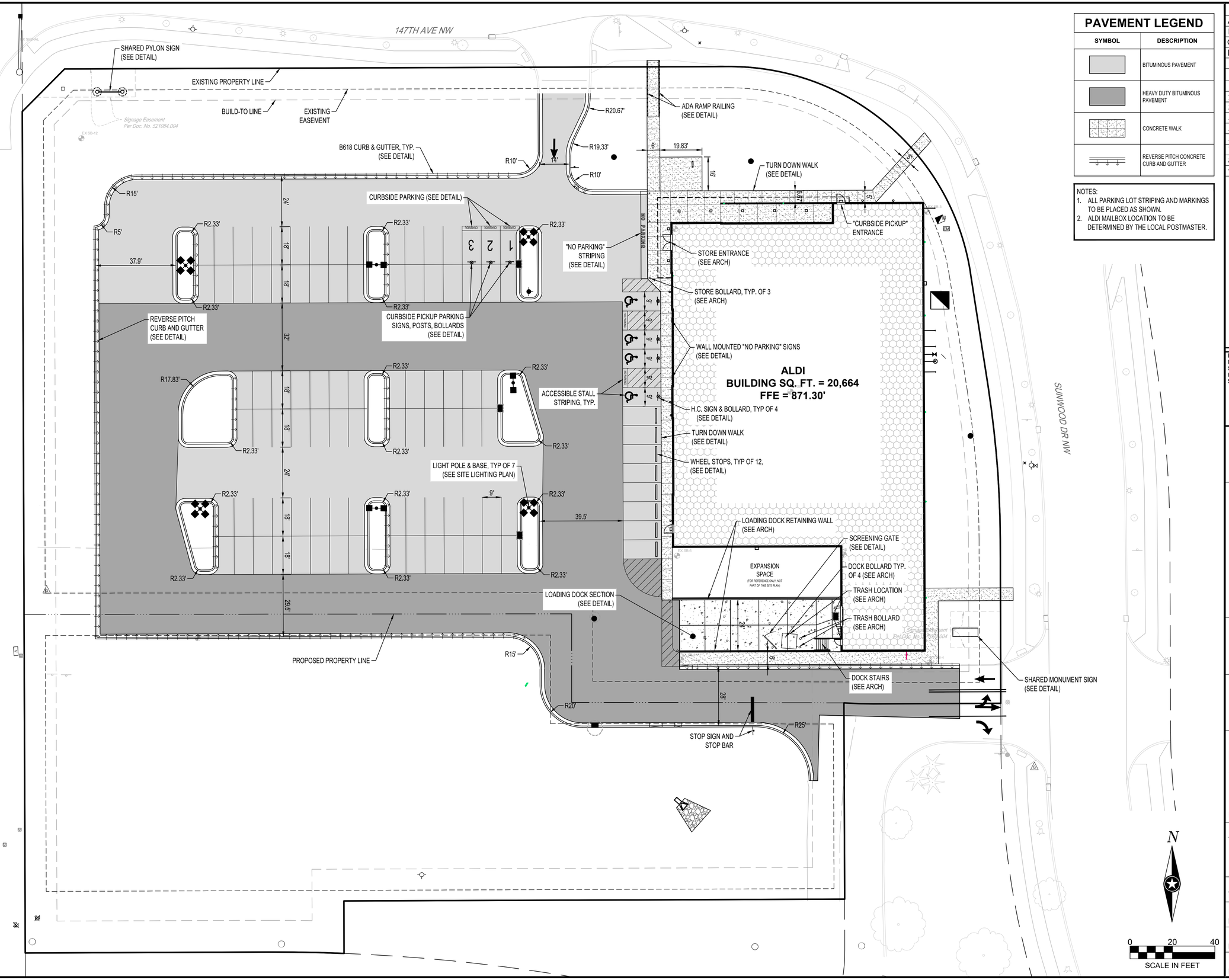
Drawn By: CB

Scale: As Noted

Project No.
23-0230A

Drawing No.

PLOTTED: 5/9/2023 3:55 PM



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTES:
1. ALL PARKING LOT STRIPING AND MARKINGS TO BE PLACED AS SHOWN.
2. ALDI MAILBOX LOCATION TO BE DETERMINED BY THE LOCAL POSTMASTER.

Issued:		Date:
A	CITY SUBMITTAL #1	05/12/23
B		
C		
D		
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Revisions:		Date:
1		
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

RYAN J. ANDERSON

Ryan Anderson

DATE 05/12/2023 LIC. NO. 55938

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ISG

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ANOKA

Project Name & Location:

SITE PLAN

Drawing Name:

Type:	V7.0 ER	ISG Project No. 23-21339
Drawn By:	AJR	
Designed By:	AJR	C-310
Reviewed By:	RJA	Drawing No.

PRELIMINARY NOT FOR CONSTRUCTION



Champlin Aldi – 11620 Theatre Dr. N Google Street View

Some spandrel windows with small awnings.



Brooklyn Park Aldi – 7600 Brooklyn Blvd. N. Google Street View

Several spandrel windows with larger awnings and decorative lighting.



Chanhassen Aldi – 551 W. 78th St. Google Street View

Several spandrel windows.



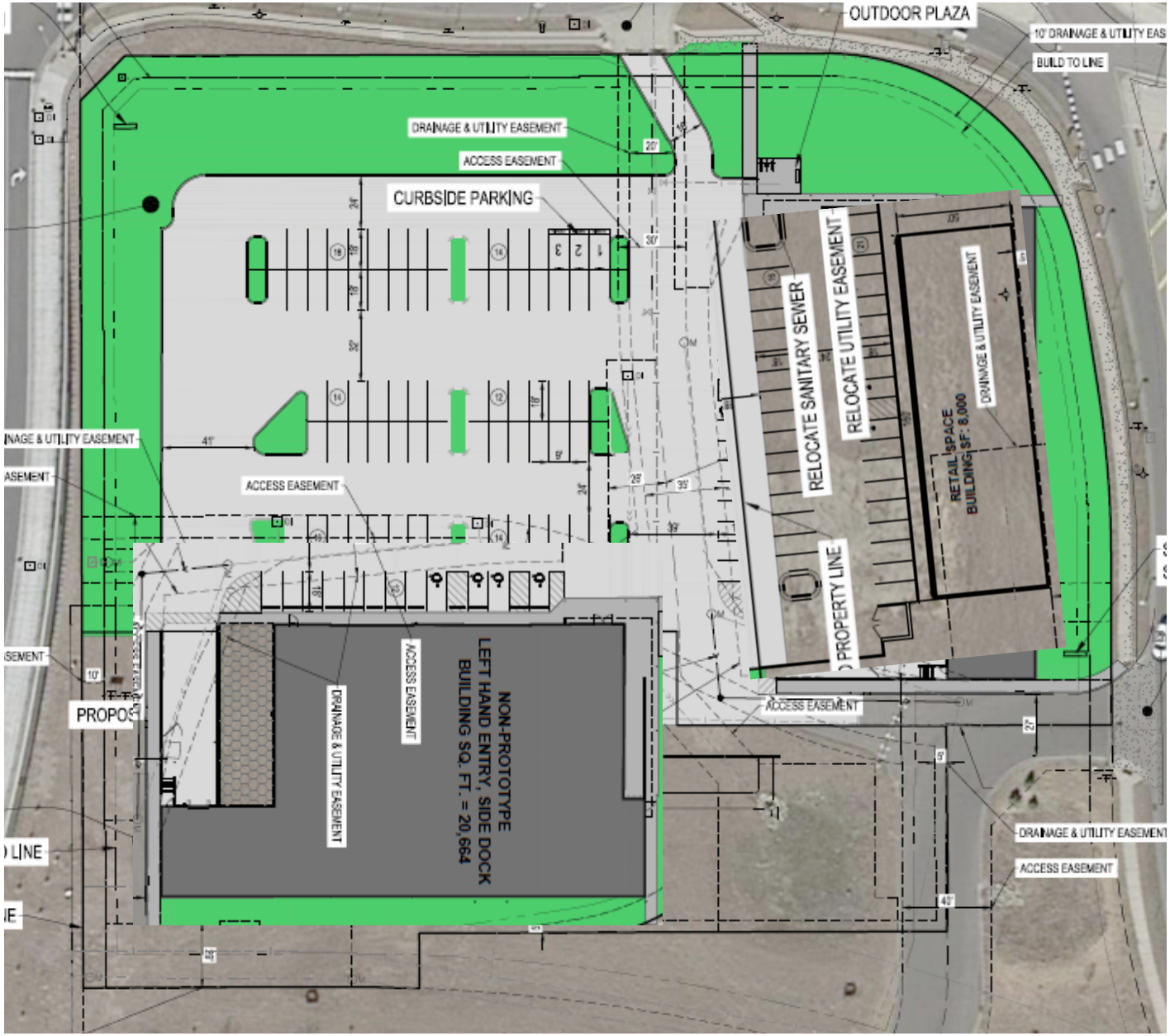
St. Louis Park (West End) Cub – 5370 W. 16th St. Google Street View

Historical photo displays with awnings mimicking windows.



Exile Brewing Company – 1514 Walnut St., Des Moines, IA

Locally-relevant mural for visual interest.



Rotated Site Plan with Aldi on the south side and a concept strip retail building along Sunwood.