

LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	— STORM SEWER
⊠ DRILLHOLE/CHISELED X	--- MAPPED STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "L5 62268"	— SANITARY SEWER
△ SET NAIL	--- MAPPED SANITARY SEWER
⊞ CATCH BASIN	— MAPPED WATERMAIN
⊙ STORM MANHOLE	— CONCRETE CURB
○ SANITARY MANHOLE	— CONCRETE
◇ HYDRANT	— NO PARKING
⊞ GATE VALVE	— EXISTING BUILDING
⊞ ELECTRIC OUTLET	— CONTOUR
⊞ HAND HOLE	⊞ 972.5 SPOT ELEVATION
⊞ LIGHT POLE	SMH SANITARY MANHOLE
⊞ SIGN	STMH STORM MANHOLE
⊞ TELEPHONE PEDESTAL	TC TOP OF CURB
⊞ DISABLED PARKING STALL	THSD ELEV @ THRESHOLD
1 SCHEDULE B II ITEM	TNH TOP NUT HYDRANT
	— TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
	() INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED

DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota
Being registered land as is evidenced by Certificate of Title No. 156181.

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part II of the herein referenced Title Commitment)

- The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. ORTE750737, effective date May 21, 2025. The numbers below correspond to those in the title commitment.
- 1-8 do not require comment.
- Utility and drainage easements as shown on the Plat of Ramsey Properties Addition, recorded as Document No. 612539.002. (Shown as a Recital on Certificate of Title.) **As shown hereon along the south side of the property.**
 - All right of access from premises to County State Aid Highway Numbers 83 and 116 dedicated to County of Anoka as shown on the plat of Cor Two, recorded as Document No. 517025.005. (Shown as a Recital on Certificate of Title.) **The easement is not on or adjacent to the surveyed property and is not shown hereon.**
 - Utility and drainage easements as shown on the Plat of Waterfront Village, recorded as Document No. 618840.004. **As shown hereon along the south side of the property.**
 - Easement for right-of-way and related easements for the extension of CR 116 purposes acquired by City of Ramsey, a Minnesota municipal corporation over, as evidenced by that certain Final Certificate, recorded as Document No. 447984, as affected by that certain Resolution #24-188, filed as Document No. 619368.001. **The easement is not on or adjacent to the surveyed property and is not shown hereon.**
 - Subject to Anoka County Highway Right-of-Way Plat No. 90, filed as Document No. 524652.001 **The easement is not on or adjacent to the surveyed property and is not shown hereon.**
 - Permanent Easement, together with any incidental rights, granted to County of Anoka for the purpose of drainage, utility, sloping, sidewalk, trail, snow storage, and signing across Parcel 6PE, Anoka County Highway Right of Way Plat No. 90, recorded as Document No. 527007.004. **The easement is not on or adjacent to the surveyed property and is not shown hereon.**
 - Terms, conditions, provisions and easements as contained in that certain Reciprocal Ingress/Egress Easement Agreement by and between Ramsey Properties LLC, a Minnesota limited liability company and The City of Ramsey, a Minnesota municipal corporation, dated August 22, 2023, filed September 15, 2023, as Document No. 612539.010. **As shown hereon along the south side of the property.**

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 7979 Sunwood Drive Northwest, Ramsey, Minnesota 55303.
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27003C0280E, Community Panel No. 2706810280E, effective date of December 16, 2015.
- The Gross land area is 168,791 +/- square feet or 3.87 +/- acres.
- (a) Zoning information was not provided by the client.
- (a) There were no building observed on the surveyed property at the time of the survey.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are no striped parking stalls on this site.
- (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 251482697 & 251482747. The following utilities and municipalities were notified:

ANOKA COUNTY	(763)324-3127	COMCAST	(800)778-9140
CITY OF RAMSEY	(763)433-9861	CENTURYLINK	(800)778-9140
CONNEXUS ENERGY	(763)323-4215	MCI	(800)624-9675
CENTER POINT ENERGY	(800)778-9140	ZAYO BANDWIDTH	(800)961-6500

- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**

SURVEY REPORT

- The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
 - Originating Benchmark: MNDOT Disk G257 cast-in-place a concrete monument located 5.0 miles northwest of Anoka, 4.5 miles northwest along Trunk Highway 10/Trunk Highway 169 from the junction of Trunk Highway 10/Trunk Highway 169 and Trunk Highway 47 in Anoka, at Trunk Highway 10 Milepoint 220.6, 0.9 mile northwest of the junction of Trunk Highway 10 and Ramsey Boulevard Northwest (County Road 56), 0.28 mile east of county road 83 (Armstrong Boulevard), 74.0 feet southwest of eastbound Trunk Highway 10, 69.0 feet northwest of Alpaca Street Northwest, 50.0 feet northwest of a power pole number 1824, 14.0 feet south of a witness post. Elevation = 873.32 feet (NAVD88)
- Site Benchmark: Top nut of fire hydrant located in the northeast corner of the site as shown hereon. Elevation = 871.48 feet (NAVD88)
- Maps received through the Gopher State One-Call Tickets appear to not be current to the site due to recent construction.

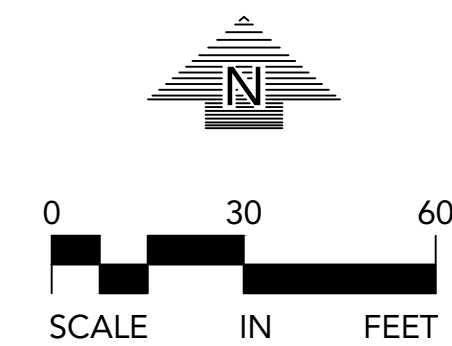
CERTIFICATION

To Roers Acquisitions LLC; The City of Ramsey; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on June 05, 2025.

Date of Plat or Map: September 10, 2025

Dillon J. Tews
Dillon J. Tews, PLS Minnesota License No. 62268
dtews@loucksinc.com



RAMSEY PARKWAY APARTMENTS

7979 SUNWOOD DRIVE
RAMSEY, MINNESOTA 55303

ROERS COMPANIES

2 CARLSON PARKWAY N
SUITE 400
PLYMOUTH, MINNESOTA 55447

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth 55441
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

06/18/25 SURVEY ISSUED
09/10/25 ADJ. TO NAVD88

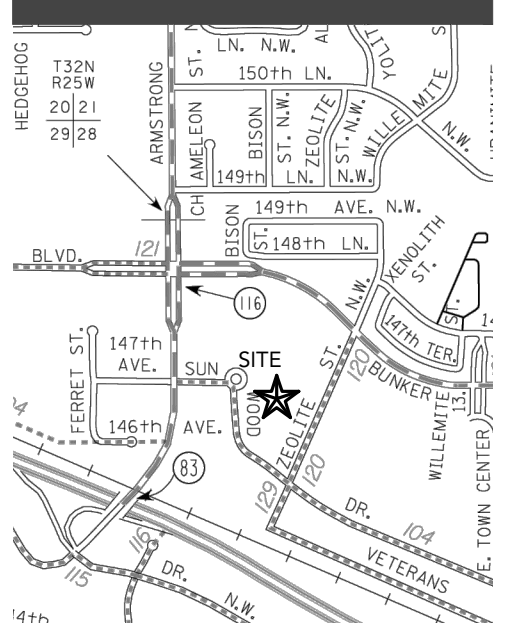
PROFESSIONAL SIGNATURE

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.

Dillon J. Tews
Dillon J. Tews - PLS 62268
Date 06/18/25

QUALITY CONTROL

Loucks Project No. 250244
Project Lead DJT
Drawn By NRS
Checked By DJT
Field Crew DJP/SKS



ALTA/NSPS LAND TITLE SURVEY

1 OF 1

Plotted: 09/10/2025 11:12 PM W:\2025\250244\CADD DATA\SURVEY\dwg\Sheet Files\250244.ALTA

- GENERAL NOTES**
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
 - THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE APPLICABLE GOVERNING AGENCIES. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES UNLESS APPROVED BY THE GOVERNING AGENCY.
 - IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 - THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
 - BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NEPA PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE ASSOCIATED PROJECT PLANS AND DETAILS.
 - ALL CONSTRUCTION PERMITS, APPLICATIONS, BONDS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL ENTRANCES, CONNECTIONS TO CITY STREETS, SIDEWALKS, CURBS AND RAMPS IN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
 - ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
 - THE ENGINEER SHALL NOT HAVE ANY CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF WORK.

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEETS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
 - ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
 - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
 - BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 - SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
 - REFER TO THE GEOTECHNICAL REPORT (REPORT #2505962), DATED SEPTEMBER 11, 2025 AS PREPARED BY BRAUN INTERTEC FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.
- SIGNAGE AND STRIPING NOTES**
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SIGNAGE AND STRIPING AS SHOWN ON THIS PLAN.
 - CONTRACTOR SHALL PAINT ALL ACCESSIBLE STALLS, LOGOS AND CROSS HATCH LOADING AISLES WITH WHITE OR YELLOW PAVEMENT MARKING PAINT, 4" IN WIDTH.
 - CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS, AS SHOWN, IN WHITE OR YELLOW PAINT.
 - ALL SIGNAGE SHALL INCLUDE POST, CONCRETE FOOTING AND STEEL CASING WHERE REQUIRED.
 - 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 DETAILS.
 - 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.
 - ALL SIGNS TO BE PLACED 18" BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.

SITE DATA

CURRENT ZONING: COR4
PROPOSED ZONING: COR4

CURRENT USE: VACANT
PROPOSED USE: MIXED USE-RESIDENTIAL & COMMERCIAL

PROPERTY AREA (GROSS): 3.87 ± AC. (168,971 SQ. FT.)
PROPOSED RESIDENTIAL UNIT COUNT: 191
GROSS SITE DENSITY: 49.33 UNITS/AC.

DISTURBED AREA: 3.80 ± AC
EXISTING IMPERVIOUS AREA: 0.16 ± AC (4.1%)
PROPOSED IMPERVIOUS AREA: 3.07 ± AC (79.3%)
PROPOSED BUILDING COVERAGE: 34,155 ± SQ. FT. (26.2%)
PROPOSED GREEN SPACE: 34,223 ± SQ. FT. (20.3%)

*PERCENTAGES ARE BASED OFF OF GROSS SITE AREA

BUILD-TO-LINE FACADE MINIMUM= 60.0%
BUILD-TO-LINE FACADE PROPOSED= 61.5%

OFF-STREET PARKING CALCULATIONS

EXISTING APARTMENT UNITS	= 0 UNITS	PROPOSED APARTMENT UNITS	= 191 UNITS
CITY OF RAMSEY	= 1.50 STALL PER UNIT		
TOTAL UNIT COUNT	= 287 STALLS		
PROPOSED SURFACE ACCESSIBLE PARKING	= 25 STALLS		
PROPOSED GARAGE ACCESSIBLE PARKING	= 312 STALLS		
TOTAL PARKING PROVIDED	= 337 STALLS		

EXISTING PARKING MAINTAINED = 0 STALLS
PROPOSED SURFACE PARKING = 196 STALLS
PROPOSED GARAGE PARKING = 117 STALLS
TOTAL PARKING PROVIDED = 313 STALLS

*RETAIL SHOPPING SPACE ASSUMED FOR STALL COUNT

ACCESSIBLE PARKING

EXISTING ACCESSIBLE PARKING MAINTAINED	= 0 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING	= 6 STALLS
PROPOSED GARAGE ACCESSIBLE PARKING	= 5 STALLS
TOTAL	= 11 STALLS

REQUIRED ACCESSIBLE PARKING: 8 STALLS**
**REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 301 TO 400 STALLS

DEVELOPMENT AND DESIGN STANDARDS

BUILD TO LINE REQUIREMENTS:
FRONT 20 FT*
SIDE 0 FT MINIMUM
REAR 0 FT MINIMUM

*60% OF FRONT BUILDING FACADE MUST BE WITHIN BUILD TO LINE

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

DESCRIPTION OF PROPERTY SURVEYED
(PER SCHEDULE A OF THE HEREIN REFERENCED TITLE COMMITMENT)
LOT 1, BLOCK 7, WATERFRONT VILLAGE, ANOKA COUNTY, MINNESOTA
BEING REGISTERED LAND AS IS EVIDENCED BY CERTIFICATE OF TITLE NO. 156181.

OWNER INFORMATION
CURRENT LANDOWNER:
CITY OF RAMSEY
7550 SUNWOOD DRIVE NW, RAMSEY, MN 55303

PROPOSED LANDOWNER/DEVELOPER:
ROERS COMPANIES LLC
TWO CARLSON PARKWAY, SUITE 400, PLYMOUTH, MN 55447

PAVEMENT LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CITY STREET BITUMINOUS PAVEMENT
- HEATED CONCRETE PAVEMENT
- SNOW STORAGE AREA

CURB TYPES

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

NOTE: SEE CURB & GUTTER DETAILS ON SHEET C8-2.

LEGEND

EXISTING

- CONCRETE TRANSFORMER PAD (COORDINATE W/ MECHANICAL & ELECTRICAL)
- CATCH BASIN
- 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
- DRAINAGE
- 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
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILD-TO-LINE

PROPOSED

- CONCRETE TRANSFORMER PAD (COORDINATE W/ MECHANICAL & ELECTRICAL)
- CATCH BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
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7979
SUNWOOD DR.
MIXED-USE

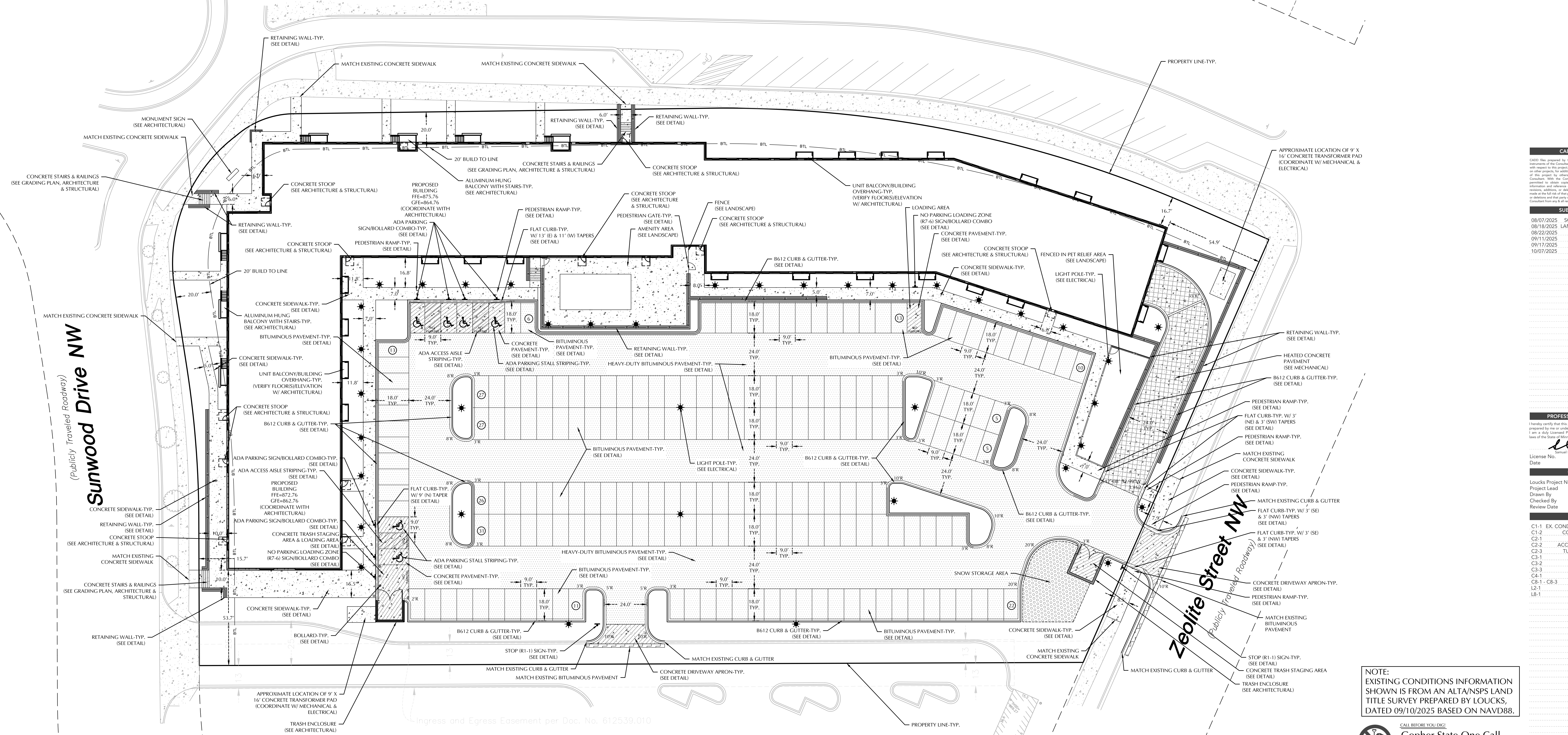
7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS
COMPANIES

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com

Ramsey Parkway NW
(Publicly Traveled Roadway)



CADD QUALIFICATION

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SUBMITTAL/REVISIONS

08/07/2025	SCHEMATIC PAGE FLIP
08/18/2025	LAND USE APPLICATION
08/22/2025	SCHEMATIC DESIGN
09/11/2025	CITY RESUBMITTAL
09/17/2025	LUA RESUBMITTAL
10/07/2025	LUA RESUBMITTAL

PROFESSIONAL SIGNATURE

10/07/2025
L. L. LOUCKS
Professional Engineer
License No. 56088
Date

QUALITY CONTROL

Project No.	250244.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	10/07/2025

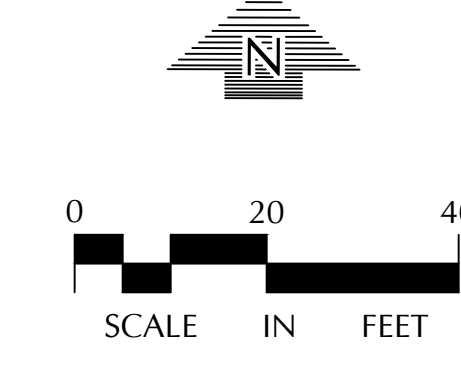
SHEET INDEX

C1-1	EX. COND. & SITE DEMO PLAN
C1-2	CONST. STAGING PLAN
C2-1	SITE PLAN
C2-2	ACCESSIBLE ROUTE PLAN
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

NOTE: EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALT/ANSPS LAND TITLE SURVEY PREPARED BY LOUCKS, DATED 09/10/2025 BASED ON NAVD88.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLSON: 1-800-552-1166

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 WORK WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



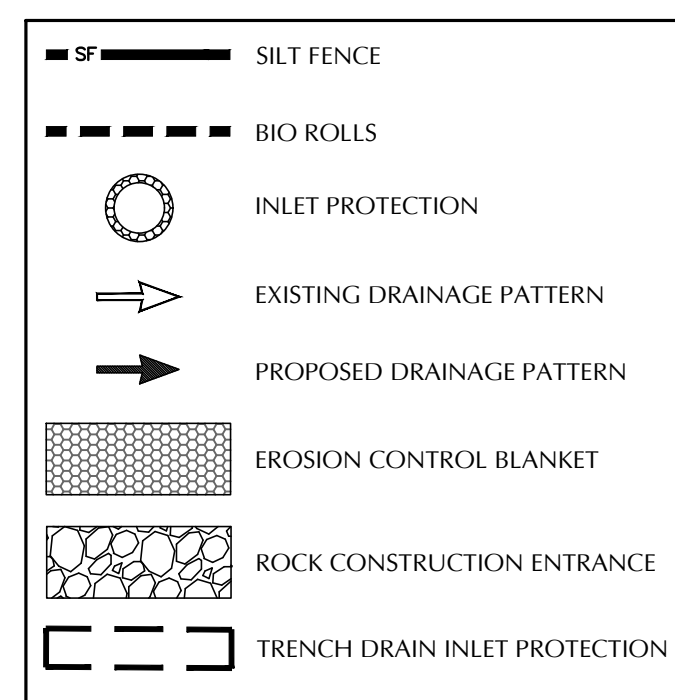
File Path: H:\07\2025\103\RAM\W03250244\CADD\DATA\CADD\Site\Sheet\Plan\C2-1 SITE PLAN

PID#: 28-32-25-23-0024
ADDRESS: 7895 SUNWOOD DRIVE NW, RAMSEY, MN 55303
OWNER NAME: RAMSEY PROPERTIES LLC
USE: COMMERCIAL SUBDISTRICT
ZONING: COR-2B

SITE PLAN
C2-1

GENERAL NOTES
SEE SHEET C3-1 FOR SWPPP NOTES AND DETAILS.

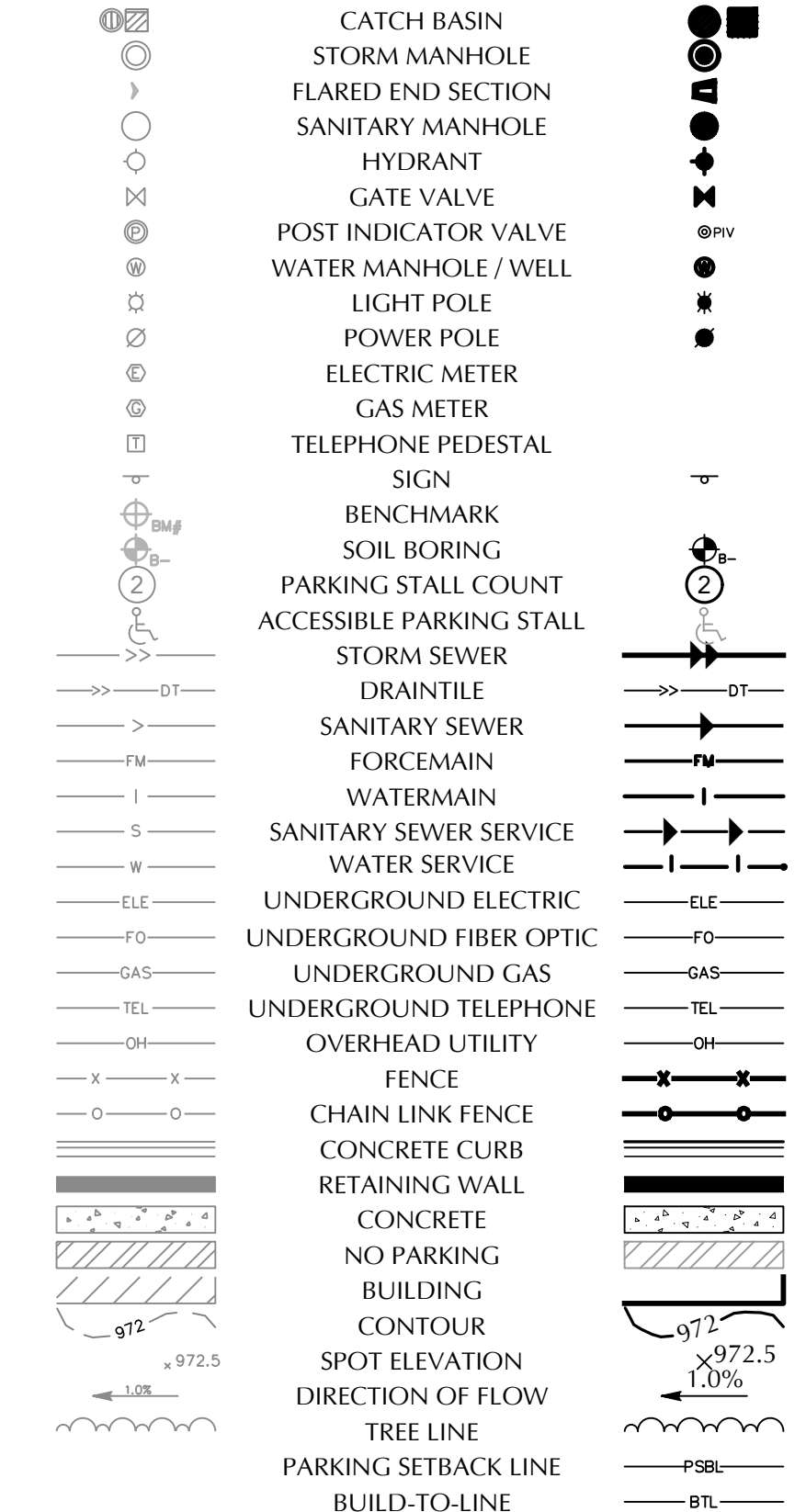
SWPPP LEGEND



ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
PREFABRICATED CONCRETE WASHOUT	EA	NOT ALLOWED
SILT FENCE (STANDARD)	LF	1,617±
EROSION CONTROL BLANKET	SY	N/A
INLET PROTECTION	EA	13
TRENCH DRAIN INLET PROTECTION	EA	1
BIOROLL	LF	N/A
CONSTRUCTION FENCE	LF	N/A

LEGEND



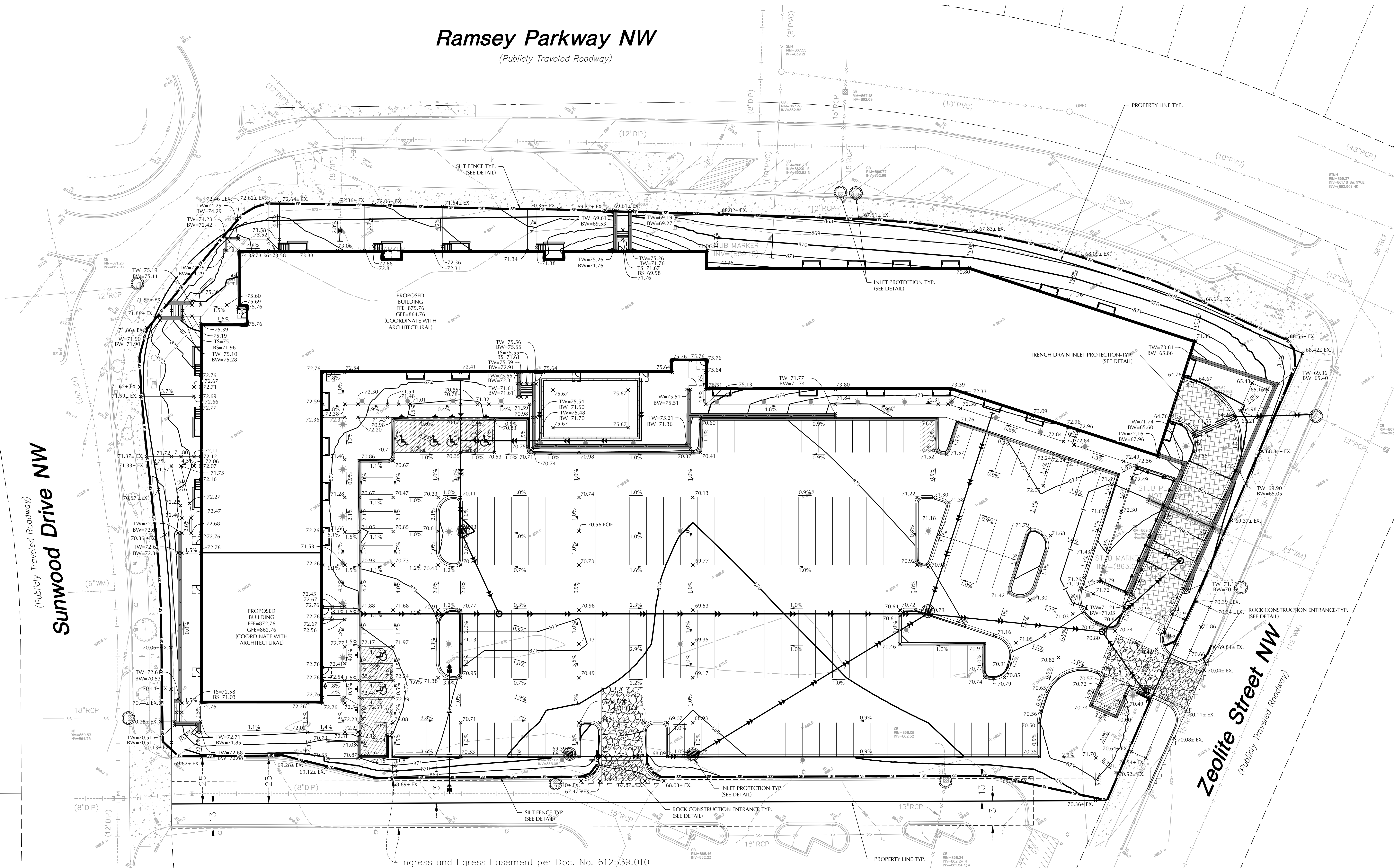
7979
SUNWOOD DR.
MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
12755 Highway 55, Suite R100
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763.424.5005
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Ramsey Parkway NW
(Publicly Traveled Roadway)



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project, for addition to this project, or for completion of the project by other entities unless approved by the Consultant. With the Consultant's approval, others may be permitted to make copies of the CADD drawings for their own use, provided that they do not disseminate, modify, or delete any information contained in these CADD files without the prior written consent of the Consultant. The Consultant shall not be responsible for any errors or omissions in these CADD files.

SUBMITTAL/REVISIONS

DATE	DESCRIPTION
08/07/2025	SCHEMATIC PAGE FLIP
08/18/2025	LAND USE APPLICATION
08/22/2025	SCHEMATIC DESIGN
09/11/2025	CITY RESUBMITTAL
09/11/2025	LUA RESUBMITTAL
10/07/2025	LUA RESUBMITTAL

PROFESSIONAL SIGNATURE

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

License No. 56088
Date

QUALITY CONTROL

Loucks Project No. 250244.00
Project Lead SRT
Drawn By LAH
Checked By SRT
Review Date 10/07/2025

SHEET INDEX

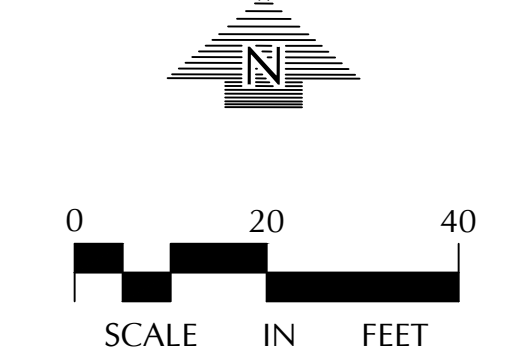
C1-1	EX. COND. & SITE DEMO PLAN
C1-2	CONST. STAGING PLAN
C2-1	SITE PLAN
C2-2	ACCESSIBLE ROUTE PLAN
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1 - C8-3	CIVIL DETAILS
L8-1	LANDSCAPE PLAN
L8-2	LANDSCAPE DETAILS

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY LOUCKS, DATED 09/10/2025 BASED ON NAVD88.



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 WORK WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



SWPPP
C3-2

Plot Date: 10/07/2025 10:55 AM W:\2025\250244\CADD\DATA\DWG\Site\Sheet\C3-2_SWPPP.PLT

PID#: 28-32-25-23-0024
ADDRESS: 7895 SUNWOOD DRIVE NW, RAMSEY, MN 55303
OWNER NAME: RAMSEY PROPERTIES LLC
USE: COMMERCIAL SUBDISTRICT
ZONING: COR-2B

SWPPP NOTES

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

DISTURBED AREA:	3.80 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.16 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	3.07 AC

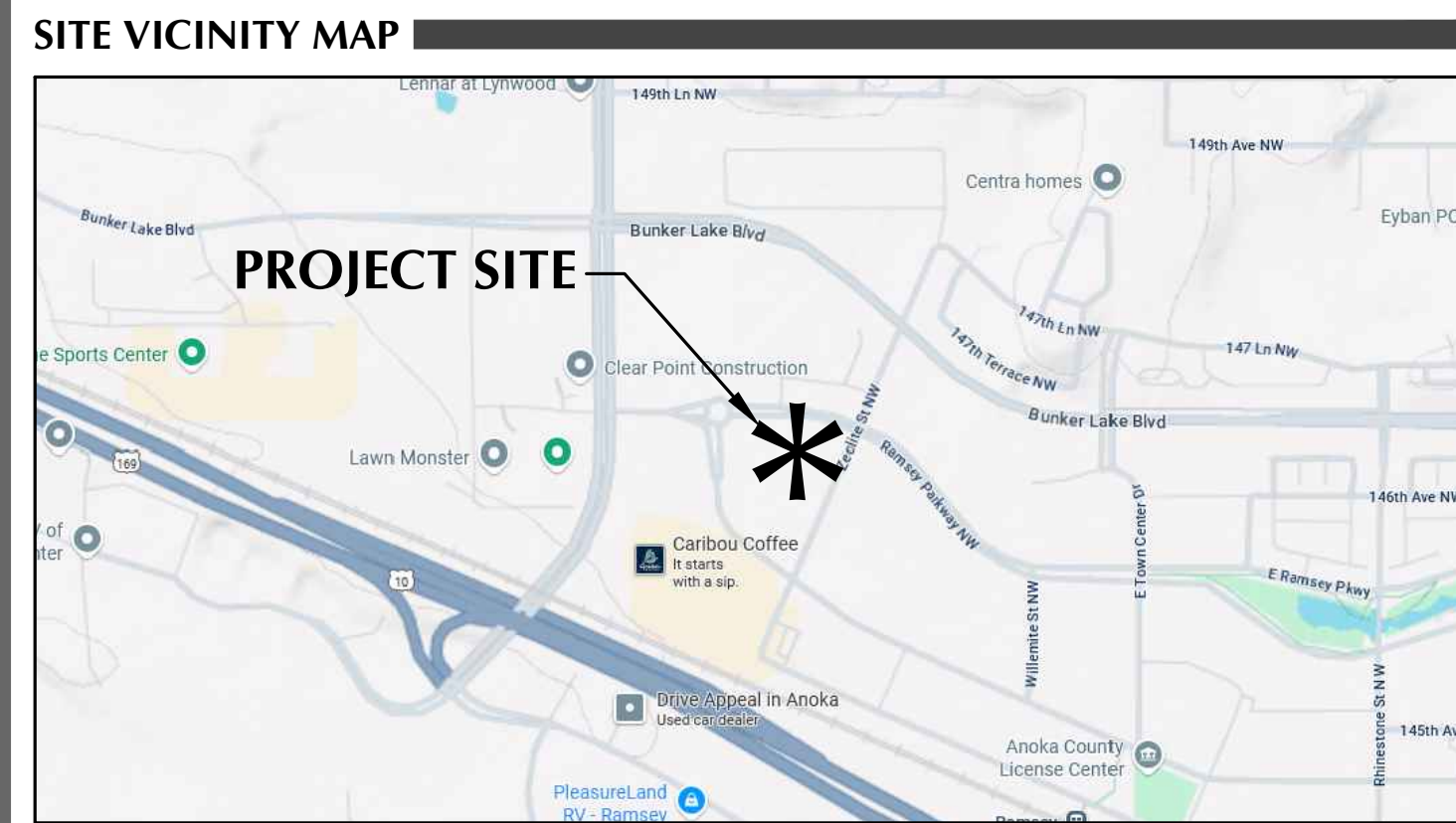
GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT BY BRAUN INTERTEC
HYDROLOGY INFORMATION: SEE HYDROLOGY REPORT PREPARED BY LOUCKS
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- ANOKA COUNTY RECEIVES AN AVERAGE OF 32 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	2.83 INCHES
10-YR	4.21 INCHES
100-YR	7.06 INCHES
- SEE "EXHIBIT: PROPOSED DRAINAGE AREAS" FOR SITE MAP WITH DRAINAGE AREA BOUNDARIES.
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
 - REFER TO THE GEOTECHNICAL REPORT (REPORT B2505962), DATED SEPTEMBER 11, 2025 AS PREPARED BY BRAUN INTERTEC FOR INFORMATION INCLUDING, BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
 - DISPENSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
 - BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
 - DEWATERING SHALL NOT CAUSE NAUSEANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- REFER TO THE GEOTECHNICAL REPORT (REPORT B2505962), DATED SEPTEMBER 11, 2025 AS PREPARED BY BRAUN INTERTEC FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

UNIVERSITY OF MINNESOTA

Samuel R. Trebesch

Design of Construction SWPPP (May 31 2027)



PROJECT SITE

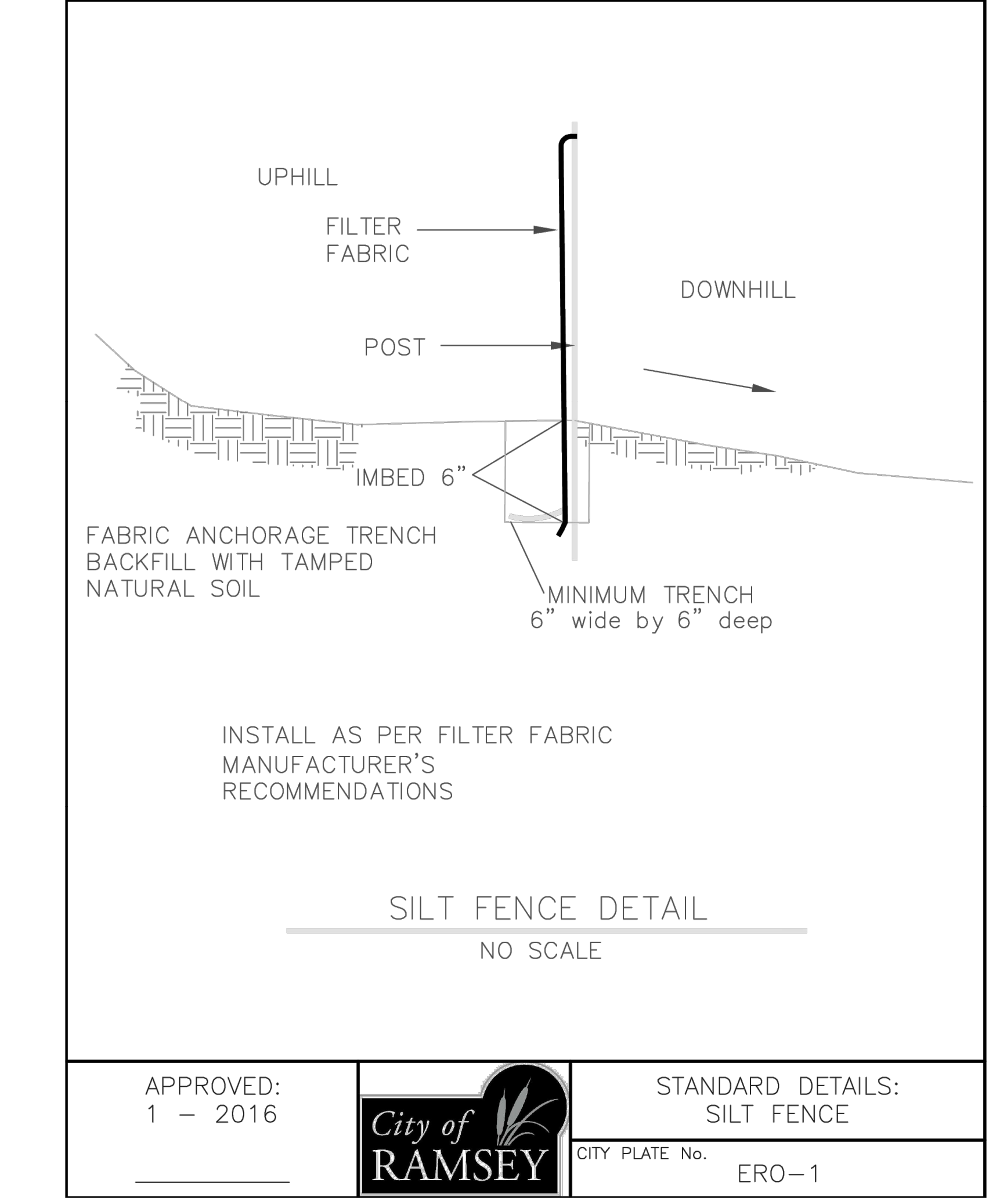
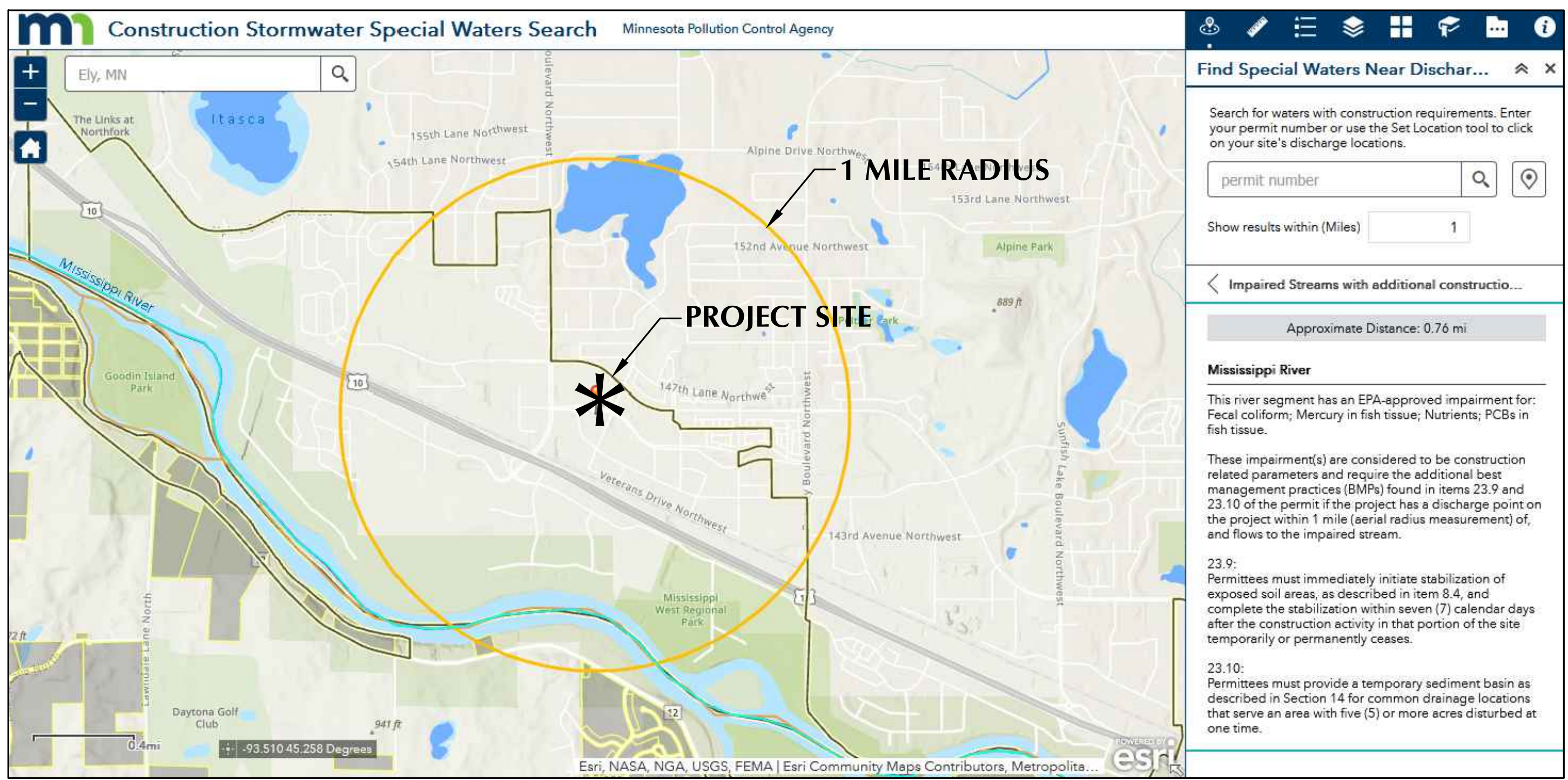
CONTACT: XXX
COMPANY: XXX
PHONE: XXX

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: XXX
COMPANY: XXX
PHONE: XXX

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 RESTABILIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

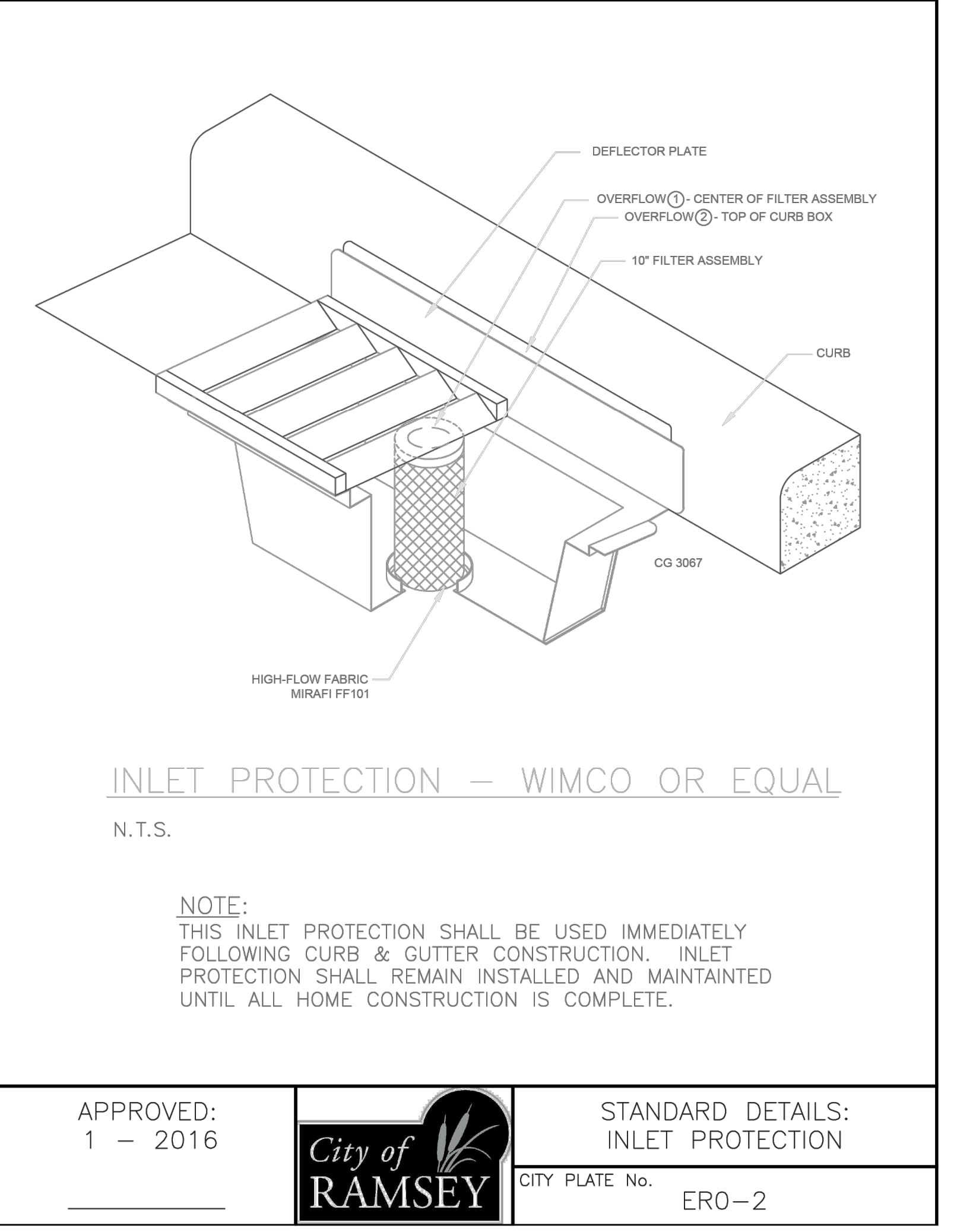
CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



APPROVED: 1 - 2016

City of RAMSEY

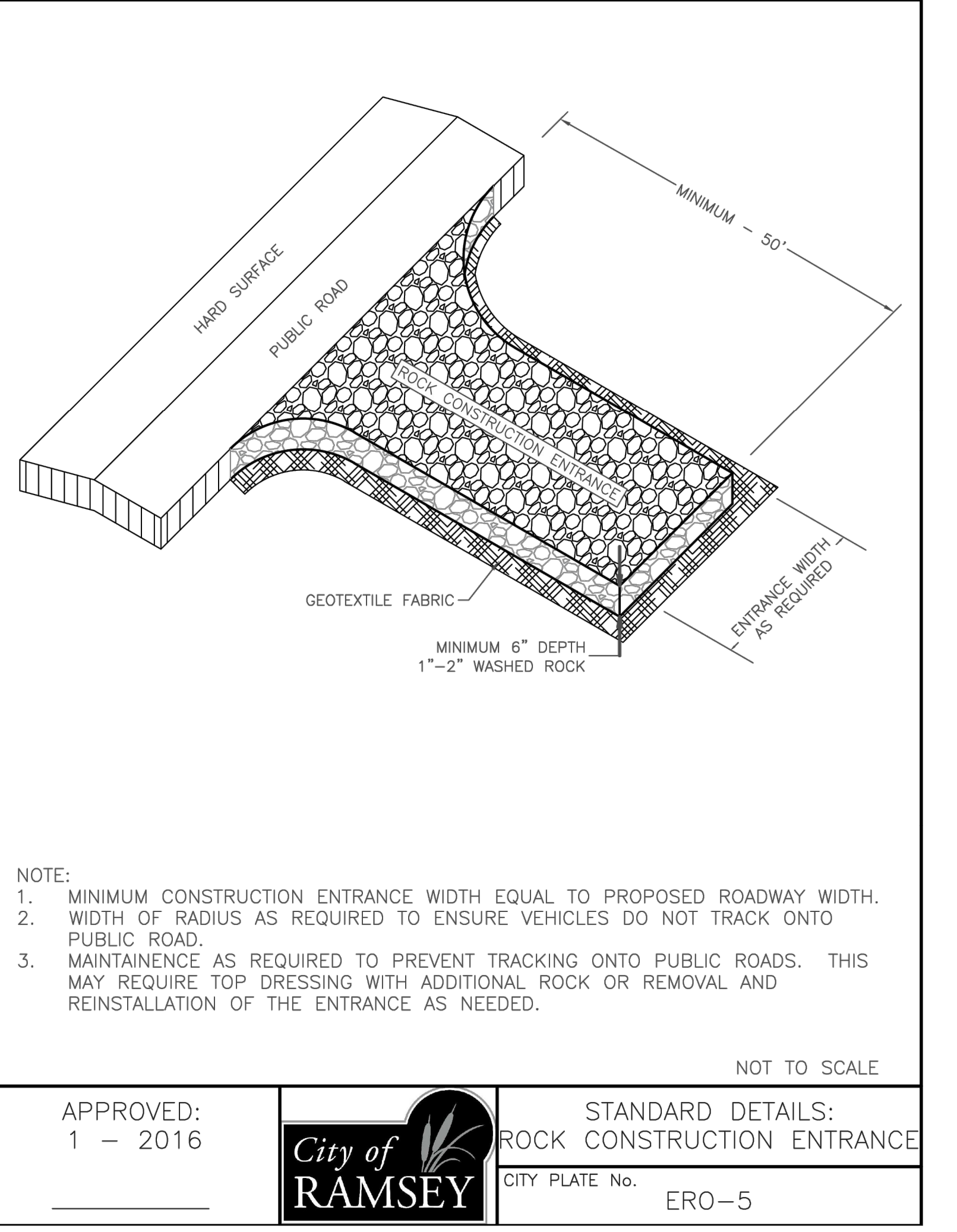
CITY PLATE NO. ERO-1



APPROVED: 1 - 2016

City of RAMSEY

CITY PLATE NO. ERO-2



APPROVED: 1 - 2016

City of RAMSEY

CITY PLATE NO. ERO-5

ERTEC® Slot Guard™ - Installation Guide - For slotted or trench drain inlets with grates in paved areas

Installation Notes

- Placement:** Select correct size (Table 1). Lay the Slot Guard™ on top of the slot or trench drain grate. For safety, assure that grate is in place. Do not remove grate.
- Anchor method:** Attach with 16 gauge tie wire every 2.5 linear feet (Fig. 1). Cut wire to 12" lengths. Feed one end of wire down thru Slot Guard™, around grate bar, and back-up thru Slot Guard™. Above ground, pull tight and twist wires several times. Cut off excess and bend twisted nub down.
- Overlap:** Slot Guard™ segments overlap for long slot/trench drains.
- Clean:** Accumulation of leaves, debris and sediment can cause backups! Clean after every storm or as necessary.
- Protect:** In stop and go traffic areas where exposed to constant tire abuse, it is useful to place traffic cones or delineators on or near Slot Guard to discourage run-overs. Slot Guard™ works well with periodic run-overs, but does not survive long in constant stop and start traffic.

Slot/Trench drains up to:	SG Size
4" width	SG 84406
12" width	SG 84412
15" width	SG 84415
20" width	SG 84420

Fig. 1

ERTEC Environmental Technology Corporation
10000 13th Avenue, Suite 100
Anoka, MN 55420
763-424-5505
www.ertec.com

U.S. and International Patents and Pending Patents Apply
©2009-2024 ERTEC Environmental Technology Corporation
ERTEC - Installation Guide - Slot Guard.pdf
None 8.5"x11" 1 of 1

7979
SUNWOOD DR.
MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS
CORPORATION

LOUCKS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

12755 Highway 55, Suite R100
Plymouth, MN 55441
763-424-5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant and are not to be used for any other project, for addition to this project, or for completion of the project by other entities, without the express written consent of the Consultant. With the Consultant's approval, others may be permitted to make copies of the CADD drawings for their internal use only. All revisions to the drawings, additions, or deletions to these CADD files shall be made at the full cost of their preparation, revision, addition or deletion and that party that holds the drawings and is responsible for their maintenance, storage, and distribution.

SUBMITTAL/REVISIONS

08/07/2025	SCHEMATIC PAGE FLIP
08/18/2025	LAND USE APPLICATION
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PROFESSIONAL SIGNATURE

I hereby certify that the design, 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.

le or

License No. 56088
Date

QUALITY CONTROL

Loucks Project No.	250244.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	10/07/2025

SHEET INDEX

C1-1	EX. COND. & SITE DEMO PLAN
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C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L8-1	LANDSCAPE DETAILS

GENERAL NOTES:
 A. REFER TO SHEET E03 AND E04 FOR FIXTURE SCHEDULE AND CUTSHEETS
 B. LIGHT LEVELS SHOWN ARE MAINTAINED LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEGRADATION
 C. MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE
 D. REFER TO DETAIL 1 AND 2 ON SHEET E03 FOR FIXTURE TYPE PL, P2, P3, P4, P5 AND P7 FOLE AND BASE REQUIREMENTS



720 South 2nd Street
 8th Floor
 Minneapolis, MN 55401
 phone: (612) 786-4260
 www.jlgarchitects.com

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		



Emanuelson-Podas, Inc.
 7700 Main Lake Road
 Eden, MN 55429
 952.930.0025 | www.epc.com

Label	CalcType	Units	Avg	Max	Min	AvgrMin	Max/Min
North Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
East	Illuminance	Fc	13.7	15.5	10.7	12.8	17.0
West	Illuminance	Fc	1.3	11.5	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.



1 ELECTRICAL SITE PHOTOMETRIC PLAN
 SCALE: 1"=20'

8/17/2025 10:58:16 AM

ROERS COMPANIES
SUNWOOD MIXED-USE
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303

DATE: 09/17/2025
 PHASE: LAND USE APPLICATION

PROJECT: 5250.0000

SHEET: **E0.2**
 ELECTRICAL SITE PHOTOMETRIC PLAN

LIGHT FIXTURE SCHEDULE

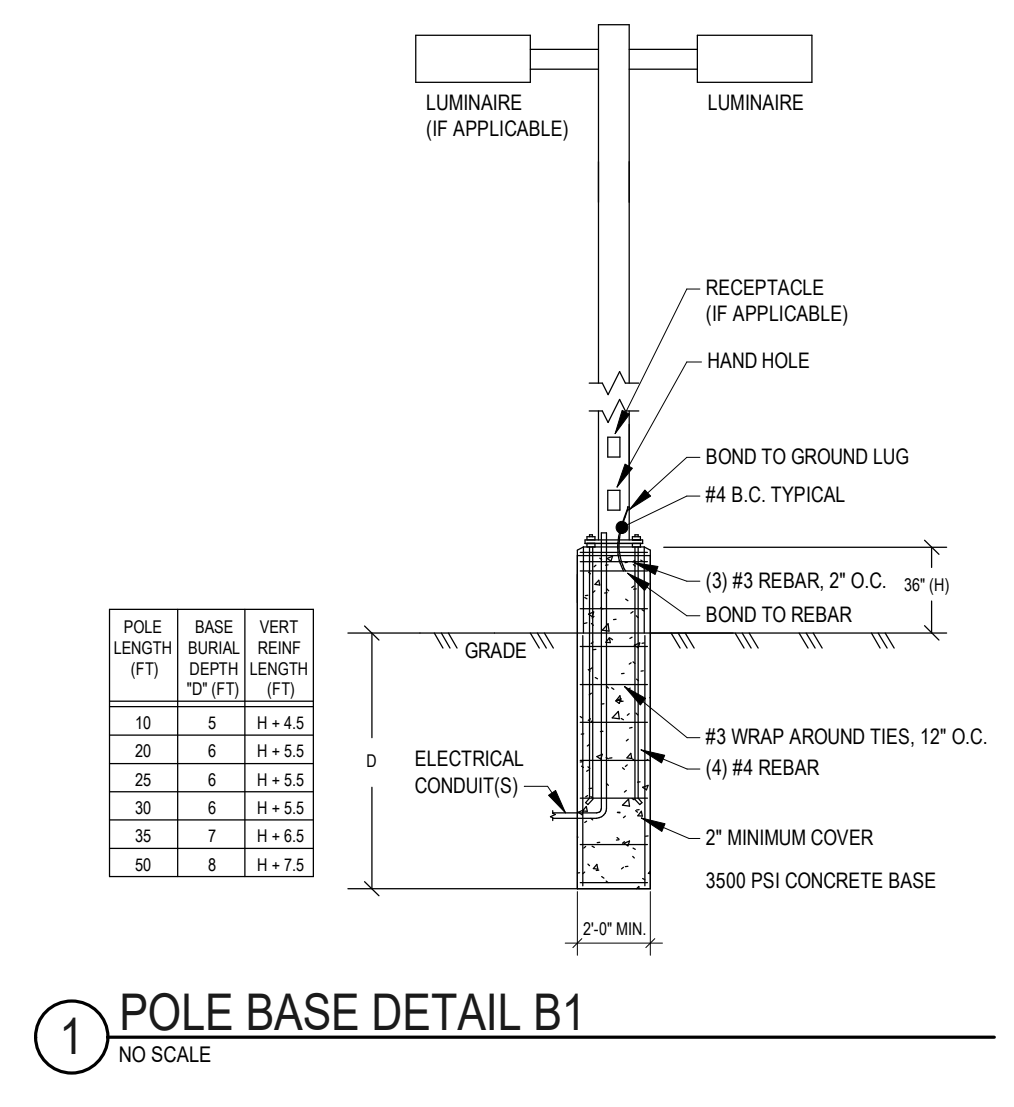
GENERAL NOTES:

- CATALOG NUMBER INDICATES BASIC FIXTURE TYPE REQUIRED FOR THIS PROJECT AND MAY NOT BE COMPLETE. VERIFY WITH MANUFACTURER TO INCLUDE ALL OPTIONS AND ACCESSORIES REQUIRED FOR THIS INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATION, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS AND VERIFYING WITH ENGINEERING CONTRACTORS.
- ALL FINISHES SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ORDERING FIXTURES. FINISH SELECTION TO BE FROM MANUFACTURER'S STANDARD FINISHES UNLESS NOTED OTHERWISE. FINISHES SHALL BE VERIFIED AT THE TIME OF SHOP DRAWING SUBMITTAL.
- SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES.
- SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEER'S REQUEST DURING SHOP DRAWING REVIEW.
- COORDINATE THE COMPATIBILITY OF DIMMING WITH SPECIFIED CONTROLS. DIMMING SHALL BE ACCOMPLISHED WITH NO VISIBLE FLICKER.
- EQULS ARE ACCEPTABLE AND WILL BE REVIEWED AS PART OF THE SHOP DRAWING PROCESS.

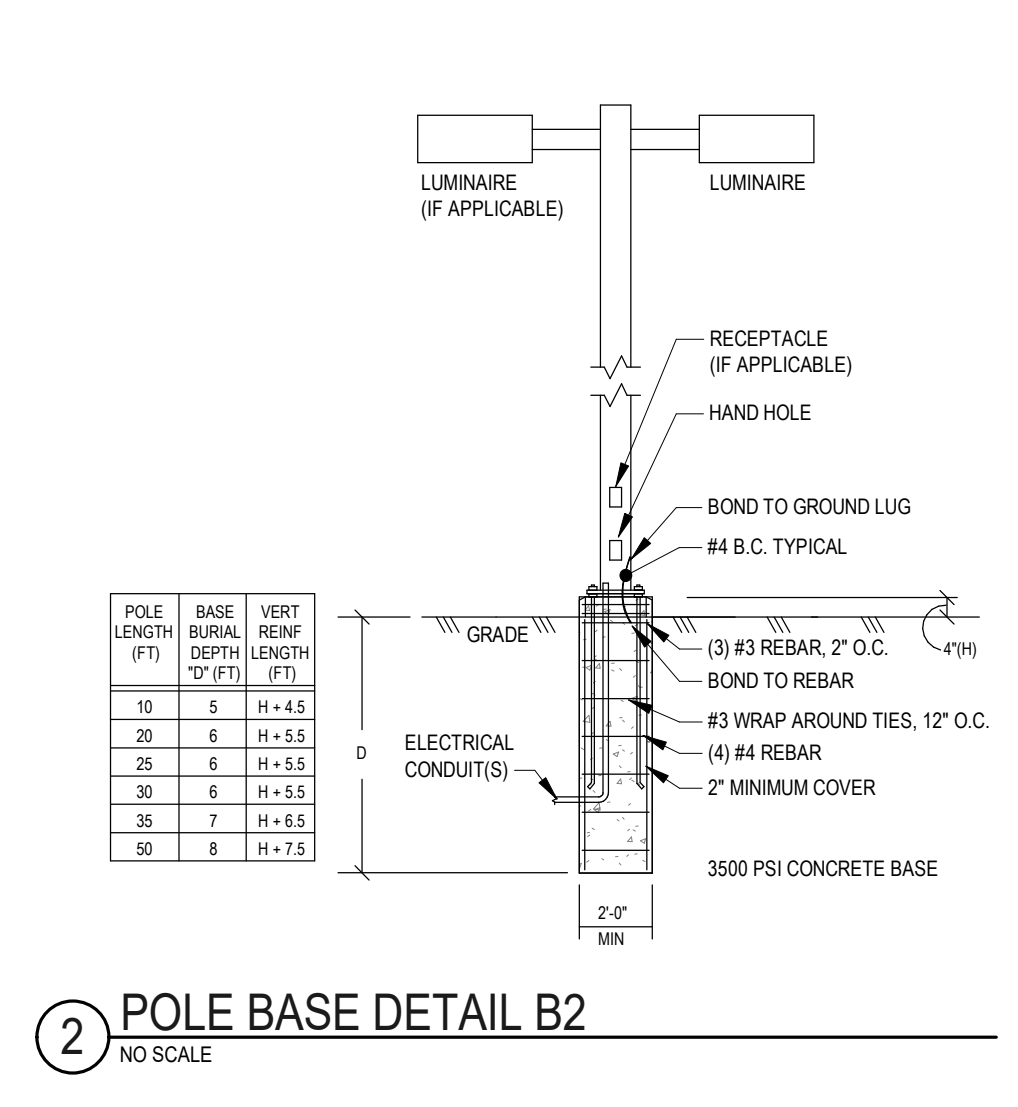
FIXTURE NOTES:

COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.

TYPE	DESCRIPTION	VOLT	LUMENS	QTY / FEET	MANUFACTURER	CATALOG NUMBER	EQUAL MANUFACTURERS	NOTES	TYPE
B1	42" TALL 1" ROUND BOLLARD BLACK DIE-CAST ALUMINUM SHMPT. SYMMETRIC DISTRIBUTION. 16 LED, 500-MA DRIVE CURRENT, 1300 LUMENS.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	MICRO-LED-16C-500-20K-SYM-MVOLT-DBLXD			B1
C1	RECESSIVE 4" ROUND COMPACT, DRY-LENS, SILVER-PREMIUM REFLECTOR, GALVANNEED STEEL MOUNTING FRAME, 1500 LUMENS. 8" OR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	LUNA-300-1500-8"R-SS-16			C1
F1	20" TALL SQUARE POLE LIGHT, IP66 RATED, DIE-CAST ALUMINUM HOUSING, HIGH-EFFICIENCY NECTON IN-CORPORATED ACCULATED OPTICS, 1300 LUMENS. 12" OR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	COOPER LIGHTING	GLEON-SQA-1300-12"R-GAL			F1
F2	20" TALL SQUARE POLE LIGHT, IP66 RATED, DIE-CAST ALUMINUM HOUSING, HIGH-EFFICIENCY NECTON IN-CORPORATED ACCULATED OPTICS, 1300 LUMENS. 12" OR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	2	COOPER LIGHTING	GLEON-SQA-1300-12"R-GAL			F2
F3	20" TALL SQUARE POLE LIGHT, IP66 RATED, DIE-CAST ALUMINUM HOUSING, HIGH-EFFICIENCY NECTON IN-CORPORATED ACCULATED OPTICS, 1300 LUMENS. 12" OR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	COOPER LIGHTING	GLEON-SQA-1300-12"R-GAL-HS			F3
F4	12" TALL, EXTERIOR PEDESTAL LIGHT POLE AND LED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS, FIXTURE AND POLE FINISH TO BE SELECTED BY ARCHITECT. PATHWAY DISTRIBUTION, 1300 LUMENS, 8" OR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-P30K-PATH-MVOLT-12RPA-HS-DBLXD			F4
F5	12" TALL, EXTERIOR PEDESTAL LIGHT POLE AND LED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS, FIXTURE AND POLE FINISH TO BE SELECTED BY ARCHITECT. PATHWAY DISTRIBUTION, 11,000 LUMENS, 8" OR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-P30K-PATH-MVOLT-12RPA-HS-DBLXD			F5
F6	8" TALL MOUNTED EXTERIOR PEDESTAL LIGHT FIXTURE, DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS, FIXTURE TO BE SELECTED BY ARCHITECT. ASYMMETRIC DISTRIBUTION, 11,000 LUMENS, 8" OR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-P30K-AS-AMVOLT-12RPA-HS-DBLXD			F6
F7	EXISTING 20" TALL LED LIGHT POLE AND LED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 700 LUMENS, 12" OR. HOUSING SIDE SHELD.	UNLV	LED, 3000K	N/A	EXISTING				F7
W1	11" TALL, 1.5" WIDE, 7" DEEP ARCHITECTURAL WALL SCENE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 700 LUMENS. 8" OR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-LED-P30K-8000-VW-MVOLT-GRM-DBLXD			W1
W2	11" TALL, 1.5" WIDE, 7" DEEP ARCHITECTURAL WALL SCENE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 700 LUMENS. 8" OR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-LED-P30K-8000-VW-MVOLT-GRM-DBLXD			W2
W3	18" TALL, 1" WIDE, 10.5" DEEP ARCHITECTURAL WALL SCENE, DIE-CAST ALUMINUM HOUSING, IP66 RATED, 700 LUMENS. 8" OR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-P2-18K-12-MVOLT-DBLXD			W3



1 POLE BASE DETAIL B1
NO SCALE



2 POLE BASE DETAIL B2
NO SCALE

Project: _____ Catalog #: _____ Type: _____
Prepared by: _____ Notes: _____ Date: _____

McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Certifications

- Interactive Menu
 - Ordering Information
 - Mounting Details
 - Optical Distributions
 - Product Specifications
 - Energy and Performance Data
 - Control Options
- Quick Facts
 - Lumen packages range from 4,200 - 80,800 (3W - 540W)
 - Efficacy up to 156 LPW
 - Options to meet Buy American and other domestic preference requirements
- Connected Systems
 - WaveLinx PRO Wireless
 - WaveLinx LITE Wireless
 - Enlighted

PHOTOGRAPH: page 1
August 8, 2024 10:29:19

McGraw-Edison **GLEON Galleon**

Ordering Information
SAMPLE NUMBER: GLEON-SQA-1300-12"R-GAL

Configuration	Color	Temperature	Finish	Mounting	Finish
P1	Black	3000K	Matte	Recessed	Black
P2	Black	3000K	Matte	Recessed	Black
P3	Black	3000K	Matte	Recessed	Black
P4	Black	3000K	Matte	Recessed	Black
P5	Black	3000K	Matte	Recessed	Black
P6	Black	3000K	Matte	Recessed	Black
P7	Black	3000K	Matte	Recessed	Black

PHOTOGRAPH: page 1
August 8, 2024 10:29:19

Radean Arm Mount
LED Area Luminaire

Specifications
EPA: 0.75 ft
Length: 24" (60.96 cm)
L2: 30" (76.20 cm)
Width: 24" (60.96 cm)
Height: 4" (10.16 cm)
Weight: 290g
Dim: 113.1x13.1x13.1

Ordering Information
EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Color Temperature	Distribution	Finish	Mounting
RAD1	P1	3000K	Symmetrical	Black	Recessed
P4	P2	3000K	Symmetrical	Black	Recessed
P5	P3	3000K	Symmetrical	Black	Recessed
P6	P4	3000K	Symmetrical	Black	Recessed
P7	P5	3000K	Symmetrical	Black	Recessed

PHOTOGRAPH: page 1
August 8, 2024 10:29:19

LEOTEK
ARIETA® 13 Architectural LED Area Luminaire
AR13 N-Series Specification Data Sheet

Luminaire Data
Weight: 15.4 lbs (7 kg)
EPA: 0.47 ft

Ordering Information
Sample Catalog No. AR13-48N-MV-5W-8K-120-M3L3

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish	Output Code	Options
AR13	48N	120-277V	5000K	Type 2	Black	030	Back Light Shield (Factory Installed)
				Type 4	Dark Bronze	050	Fixed Fixture Code
				Type 5	Dark Bronze	055	NEMA Photocell
				ANK	Natural Aluminum	060	NEMA Photocell
						065	Control Ready 7-wire Photocell
						070	Control Ready 7-wire Photocell
						075	Control Ready 7-wire Photocell
						080	Control Ready 7-wire Photocell
						085	Control Ready 7-wire Photocell
						090	Control Ready 7-wire Photocell
						095	Control Ready 7-wire Photocell
						100	Control Ready 7-wire Photocell
						105	Control Ready 7-wire Photocell
						110	Control Ready 7-wire Photocell
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						170	Control Ready 7-wire Photocell
						175	Control Ready 7-wire Photocell
						180	Control Ready 7-wire Photocell
						185	Control Ready 7-wire Photocell
						190	Control Ready 7-wire Photocell
						195	Control Ready 7-wire Photocell
						200	Control Ready 7-wire Photocell

PHOTOGRAPH: page 1
August 8, 2024 10:29:19

3 FIXTURE TYPE P1, P2, P3
NO SCALE

4 FIXTURE TYPE P4, P5, P6
NO SCALE

5 FIXTURE TYPE P7 - EXISITING
NO SCALE

