

CORTRUST BANK

7845 SUNWOOD DR. NW
RAMSEY, MN

NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A BOUNDARY &
PARTIAL TOPOGRAPHIC SURVEY
PREPARED BY LOUCKS, DATED 09/10/2025.

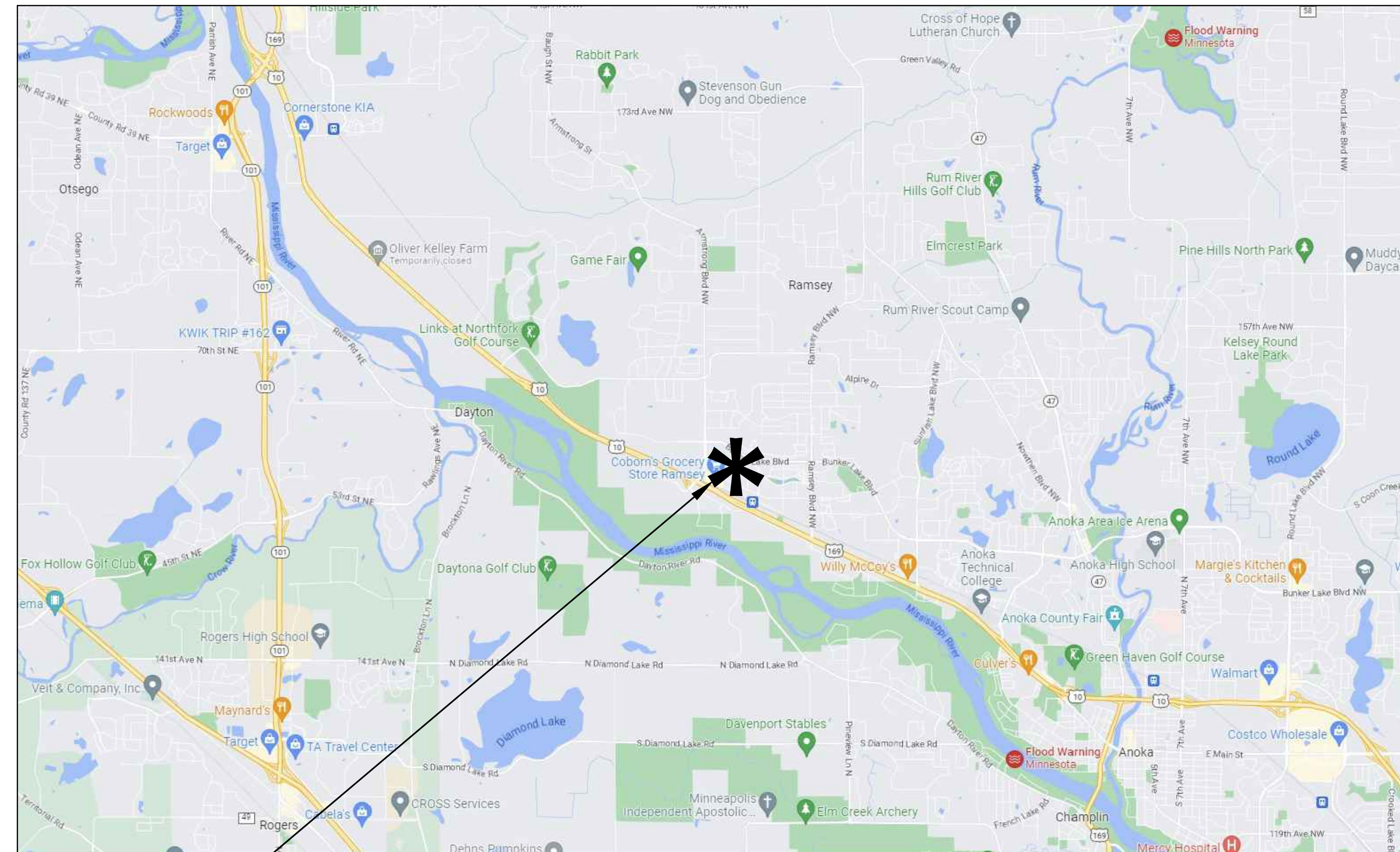
**CORTRUST
BANK**

7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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VICINITY MAP



PROPOSED SITE
LOCATION

DESIGN CONSULTANTS

CIVIL ENGINEER

LOUCKS, INC.
12755 HIGHWAY 55
SUITE R100
PLYMOUTH, MINNESOTA 55441

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

LANDSCAPE ARCHITECT

LOUCKS, INC.
12755 HIGHWAY 55
SUITE R100
PLYMOUTH, MINNESOTA 55441

JORDAN GEDROSE
TEL: 763-424-5505
FAX: 763-424-5822



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

10/10/2025	CITY SUBMITTAL
11/05/2025	CITY RESUBMITTAL
12/01/2025	CITY RESUBMITTAL

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 Gruys
Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

Loucks Project No.	23024
Project Lead	TDC
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	10/10/25

SHEET INDEX

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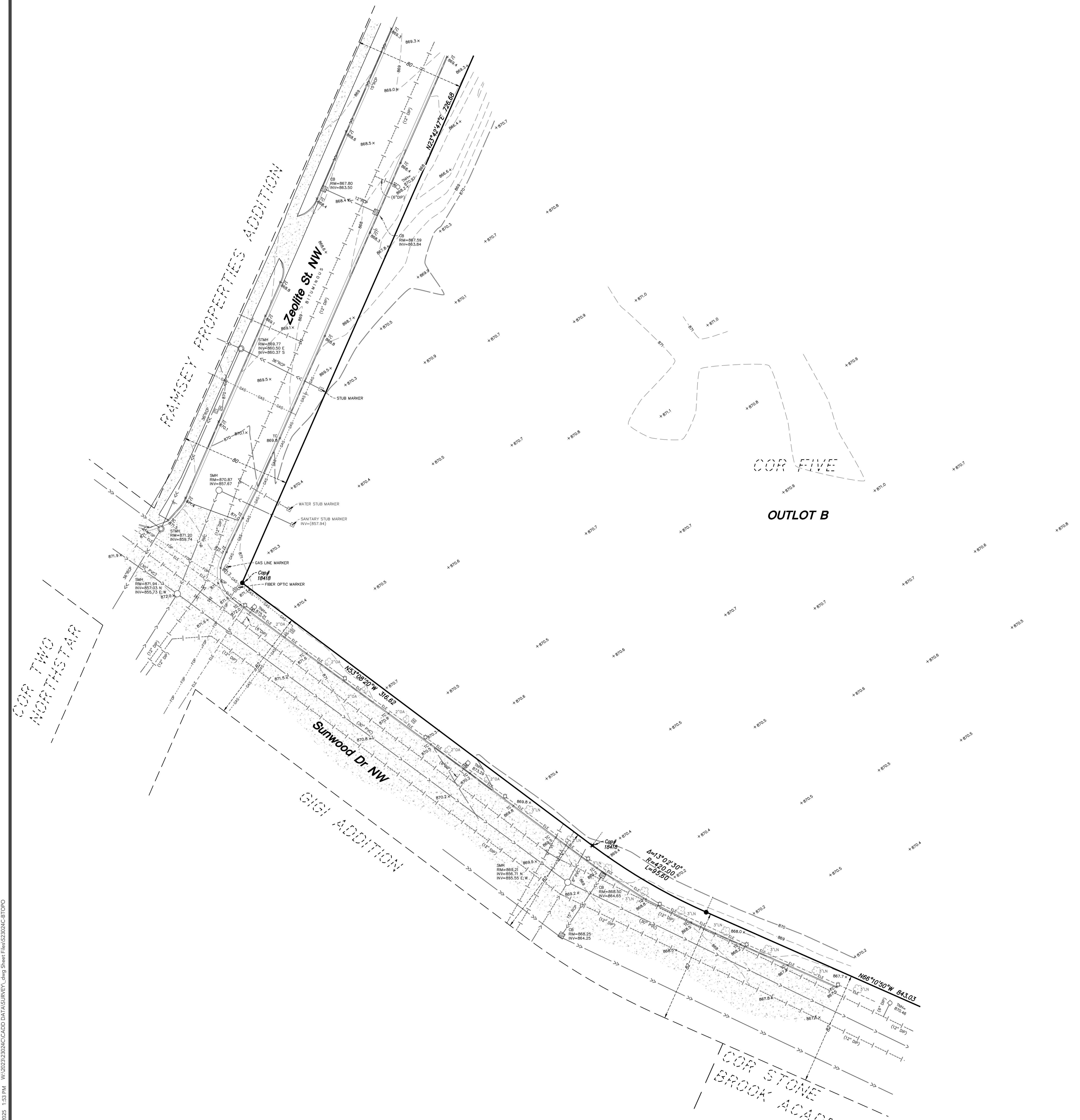
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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

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

COVER SHEET

C1.0



LEGEND

- FOUND 1/2 INCH IRON MONUMENT MARKED 57332 UNLESS SHOWN OTHERWISE
- ✱ FOUND REBAR
- ⊠ CATCH BASIN
- ⊙ STORM MANHOLE
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ GATE VALVE
- ⊕ HAND HOLE
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ UNDERGROUND UTILITY MARKER
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TNH TOP NUT HYDRANT
- TC TOP OF CURB
- RM=872.5 INV=862.5 S.W. STRUCTURE RIM & INVERT
- () INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- MAPPED UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND FIBER OPTIC
- MAPPED UNDERGROUND GAS
- CONCRETE CURB
- CONTOUR
- SPOT ELEVATION
- DECIDUOUS TREE
- LINDEN
- OAK

DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

OUTLOT B, COR FIVE, Anoka County, Minnesota

SURVEY REPORT

- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
 - 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 reference by existing monuments or witness to the corners are shown hereon.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
 - The purpose of this sheet is to show the partial topography limits.
 - Benchmark: MNDOT Disk G257 cast-in-place 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 hydrant shown heron located at the intersection of Zeolite St. NW and Sunwood Dr.
Elevation = 857.21 feet (NAVD88)
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 251983320 & 251983351. 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
METRO TRANSIT FACILITIES	(612)349-7317
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.
 - Tree diameters shown hereon are measured at breast height.
 - The field work was completed on July 23, 2025.
 - See sheet 2 of 2 for boundary survey.
 - Maps received through the Gopher State One-Call Tickets appear to not be current to the site due to recent construction.

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 in the full title of the project name and revision numbers in addition to the date they were created and identify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/05/25	SURVEY ISSUED
09/10/25	ADD. TO NAVD88

PROFESSIONAL SIGNATURE

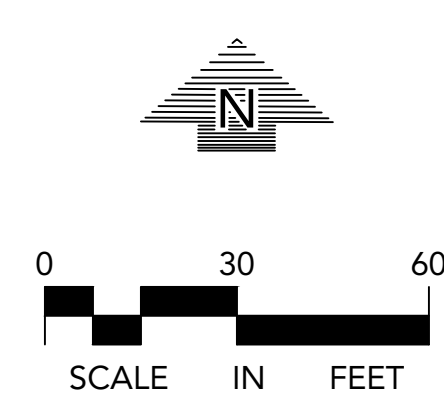
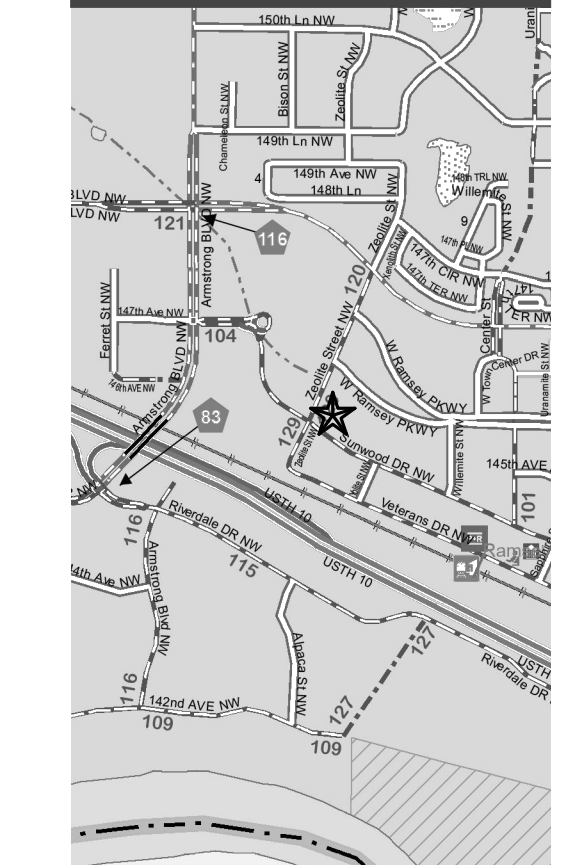
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

Dillon J. Tew
Dillon J. Tew - PLS
License No. 62268
Date 08/05/25

QUALITY CONTROL

Loucks Project No.	23024C
Project Lead	DJT
Drawn By	NRS
Checked By	DJT
Field Crew	DJP/SKS

VICINITY MAP



DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

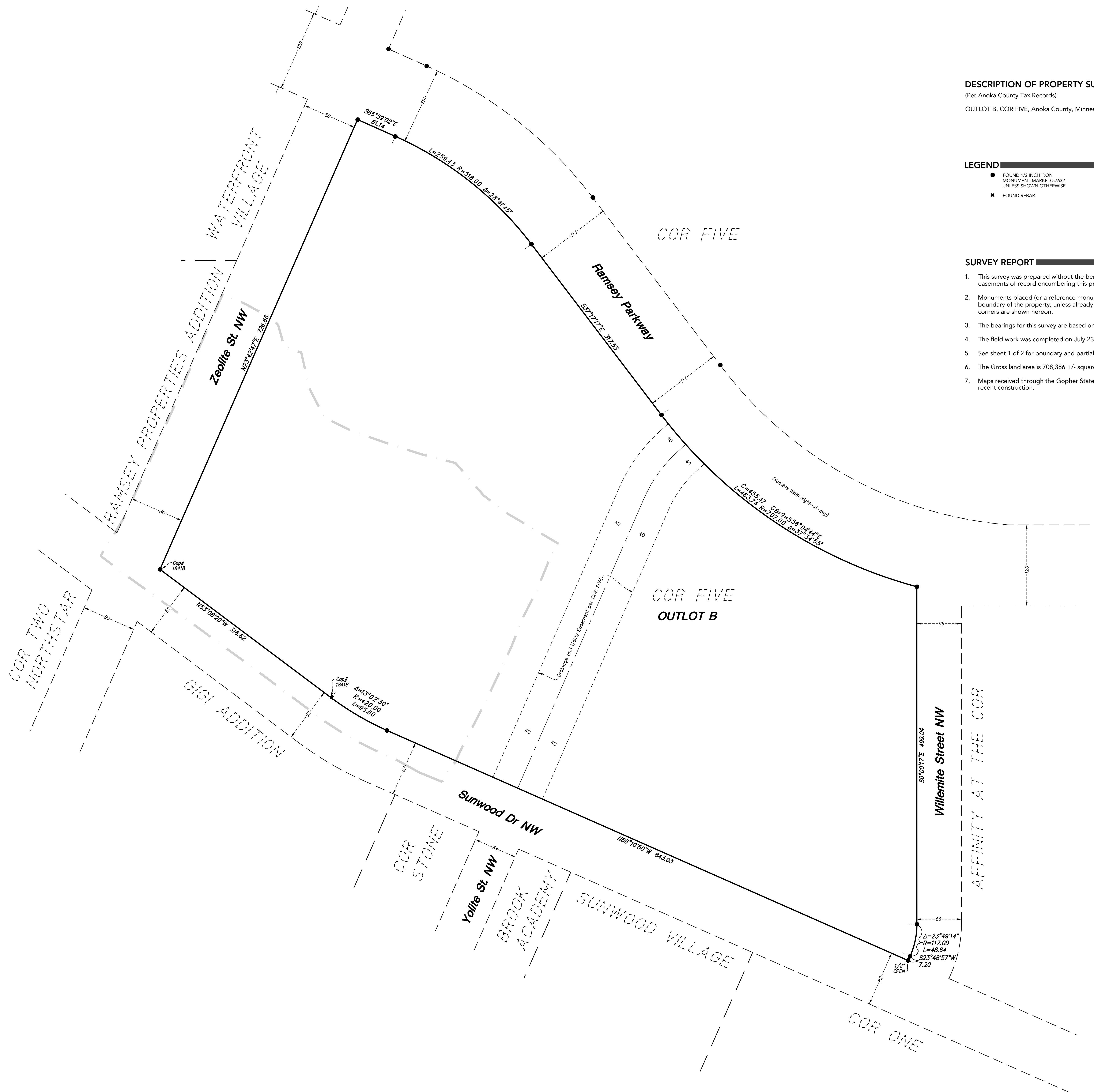
OUTLOT B, COR FIVE, Anoka County, Minnesota

LEGEND

- FOUND 1/2 INCH IRON MONUMENT MARKED 57432 UNLESS SHOWN OTHERWISE
- ★ FOUND REBAR
- PARTIAL TOPOGRAPHY LIMITS

SURVEY REPORT

1. This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
2. Monuments placed (or a reference monument or witness to the corner) at all major corners of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
4. The field work was completed on July 23, 2025.
5. See sheet 1 of 2 for boundary and partial topographic survey.
6. The Gross land area is 708,386 +/- square feet or 16.26 +/- acres.
7. Maps received through the Gopher State One-Call Tickets appear to not be current to the site due to recent construction.



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SUBMITTAL/REVISIONS

DATE	DESCRIPTION
08/05/25	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.

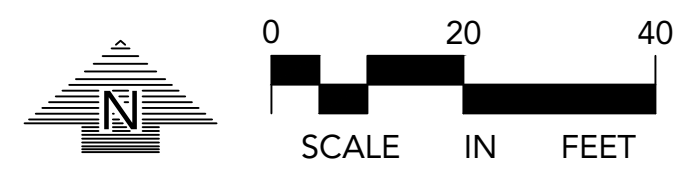
Dillon J. Lewis
 License No. 62268
 Date 08/05/25

QUALITY CONTROL

Loucks Project No.	23024C
Project Lead	DJT
Drawn By	NRS
Checked By	DJT
Field Crew	DJP/SKS

VICINITY MAP





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BANK**

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LOUCKS

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LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- ★ FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- ▣ CATCH BASIN
- ⊙ STORM MANHOLE
- SANITARY MANHOLE
- ⊕ HYDRANT
- ⊕ GATE VALVE
- ⊕ HAND HOLE
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ UNDERGROUND UTILITY MARKER
- >> STORM SEWER
- > SANITARY SEWER
- - - - MAPPED SANITARY SEWER
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- ▬ CONCRETE CURB
- - - - CONTOUR
- SPOT ELEVATION
- ☀ CONIFEROUS TREE
- CE CEDAR
- ☼ DECIDUOUS TREE
- BO BOXELDER
- EL ELM
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David G. Grays, P.E.
License No. 53706
Date

QUALITY CONTROL

Locks Project No.	23024
Project Lead	TDC
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	10/10/25

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CALL BEFORE YOU DIG!
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TOLL FREE: 1-800-252-1166

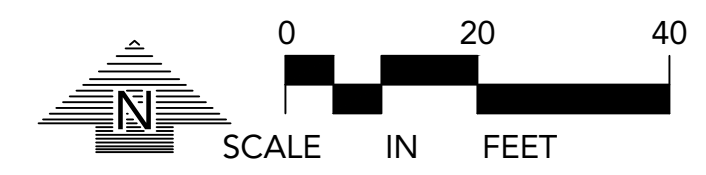
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**EXISTING
CONDITIONS**

C1.1



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EXISTING	PROPOSED

CADD QUALIFICATION	

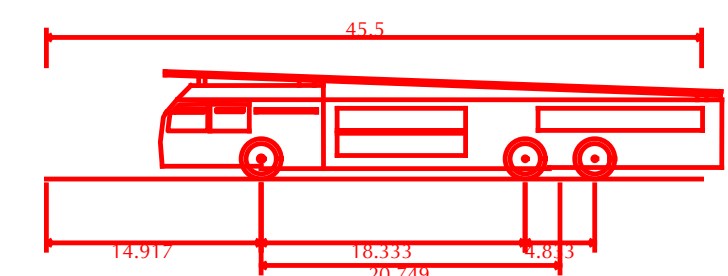
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David D. Goyz, P.E.
License No. 53706
Date

QUALITY CONTROL	
Locks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
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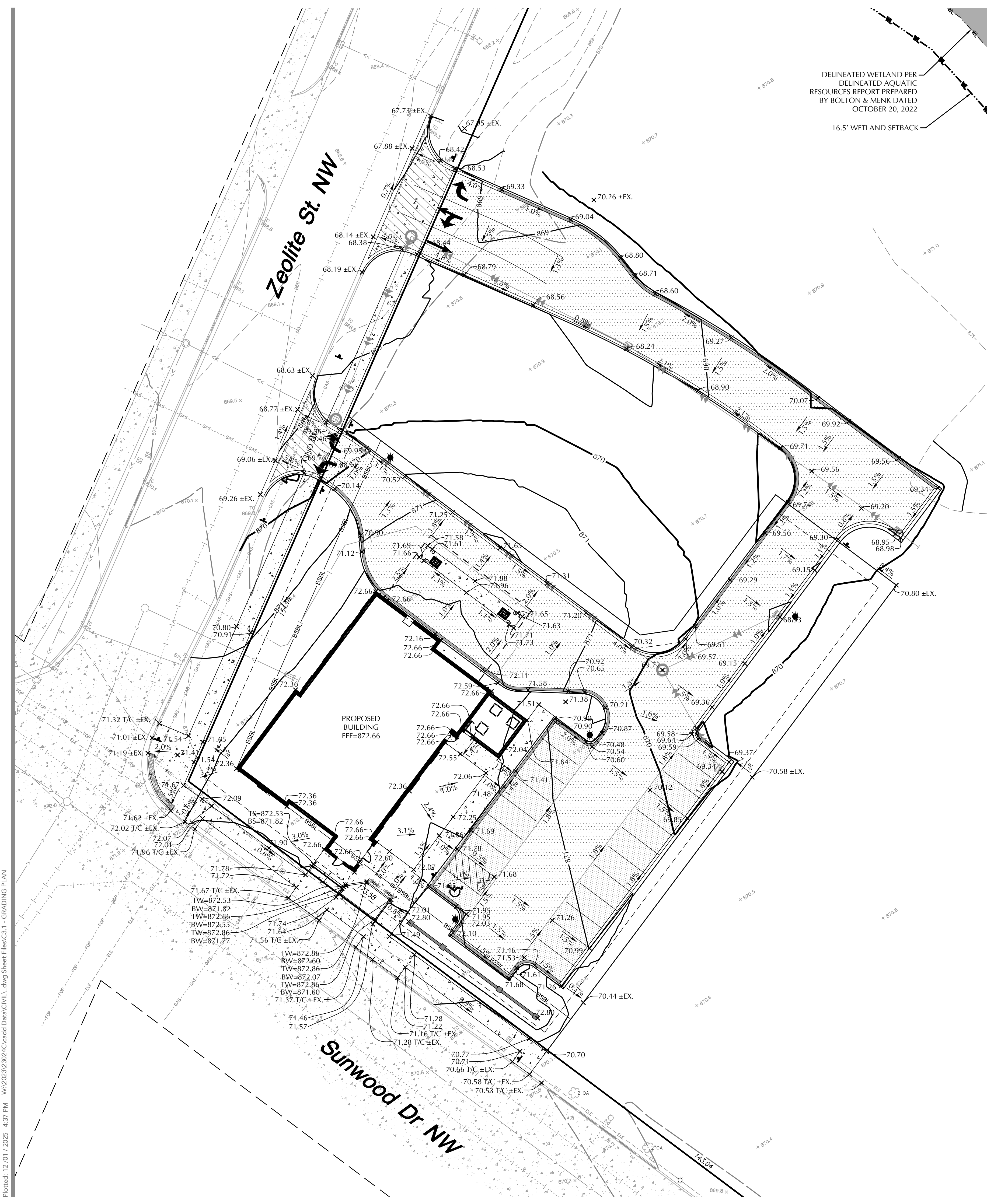
Ramsey Aerial Fire Truck
Overall Length 45.500ft
Overall Width 14.317ft
Overall Body Height 11.623ft
Min Body Ground Clearance 20.749ft
Track Width 4.017ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 45.000ft

CALL BEFORE YOU DIG!
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TOLL FREE: 1-800-252-1166

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**FIRE TRUCK
TURNING
C2.2**

Plotted: 12/01/2025 6:34 PM W:\2023\23024\Cadd\Draw\Civil\dwg\Sheet\FireTrk\C2.1 - SITE PLAN



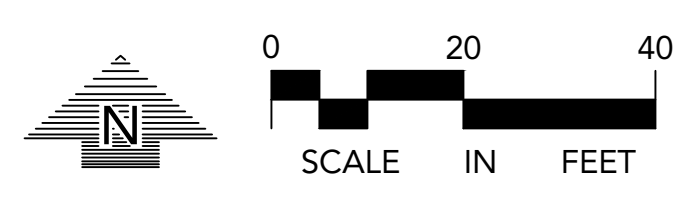
GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
- ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT, DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPs.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED. ADDITIONALLY, SWEEPING MUST OCCUR WITHIN 3 HOURS OF NOTIFICATION FROM THE CITY.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.

DELINEATED WETLAND PER
DELINEATED AQUATIC
RESOURCES REPORT PREPARED
BY BOLTON & MENK DATED
OCTOBER 20, 2022

16.5' WETLAND SETBACK

NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A BOUNDARY &
PARTIAL TOPOGRAPHIC SURVEY
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CORTRUST BANK
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RAMSEY, MINNESOTA

EXISTING	PROPOSED

LOUCKS
PLANNING
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www.loucksinc.com

CADD QUALIFICATION

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DATE	REVISION
10/10/2025	CITY SUBMITTAL
11/05/2025	CITY RESUBMITTAL
12/01/2025	CITY RESUBMITTAL

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.

[Signature]
David D. Gray, P.E.
License No. 53706
Date

QUALITY CONTROL

Locks Project No.	23024
Project Lead	TDG
Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	10/10/25

SHEET INDEX

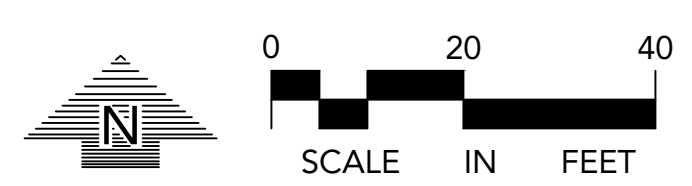
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK TURNING
C3.1	GRADING PLAN
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C4.1	UTILITY PLAN - STORM SEWER
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L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS

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

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

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

GRADING PLAN
C3.1



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7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksin.com

NOTE:
EXISTING CONDITIONS INFORMATION
SHOWN IS FROM A BOUNDARY &
PARTIAL TOPOGRAPHIC SURVEY
PREPARED BY LOUCKS, DATED 09/10/2025.

LEGEND	
EXISTING	PROPOSED

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SWPPP LEGEND

	SILT FENCE
	BIO ROLLS
	INLET PROTECTION
	EXISTING DRAINAGE PATTERN
	PROPOSED DRAINAGE PATTERN

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.
[Signature]
Trevor D. Grogg, P.E.
License No. 53706
Date

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	±973
INLET PROTECTION	EA	7
BIOROLLS	LF	±219

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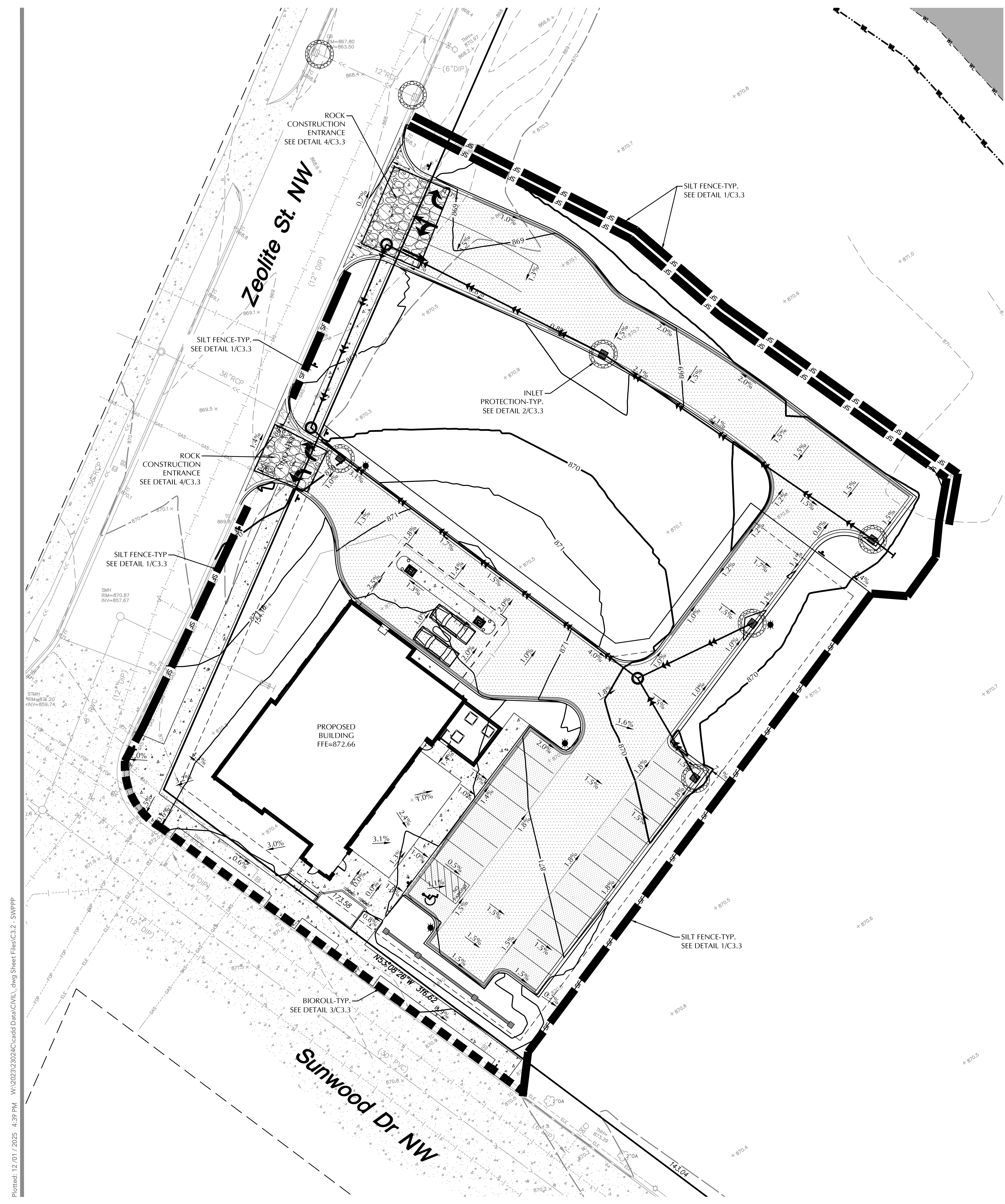
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SWPPP
C3.2



Plotted: 12/01/2025 4:39 PM W:\2023\23024\Cadd\Drawn\Civil.dwg Sheet Filed\C3.2 - SWPPP

SWPPP NOTES

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

DISTURBED AREA:	1.48 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	0.66 AC (0.50 AC WITHIN PROPERTY)

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- ANOKA COUNTY RECEIVES AN AVERAGE OF 30 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA 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
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
 - REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
 - DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
 - BMP'S SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
 - DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
 - THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S MUST BE REMOVED.
 - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
 - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

- MINIMUM MAINTENANCE
 - ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
 - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
 - SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
 - SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
 - CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
 - PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN 1/2" IN 24 HOURS.
- THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.
- OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.
- SWPPP MUST BE AMENDED WHEN:
 - THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
 - INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
 - THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- CONCRETE WASHOUT AREA
 - THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
- IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.
- PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- FINAL STABILIZATION

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

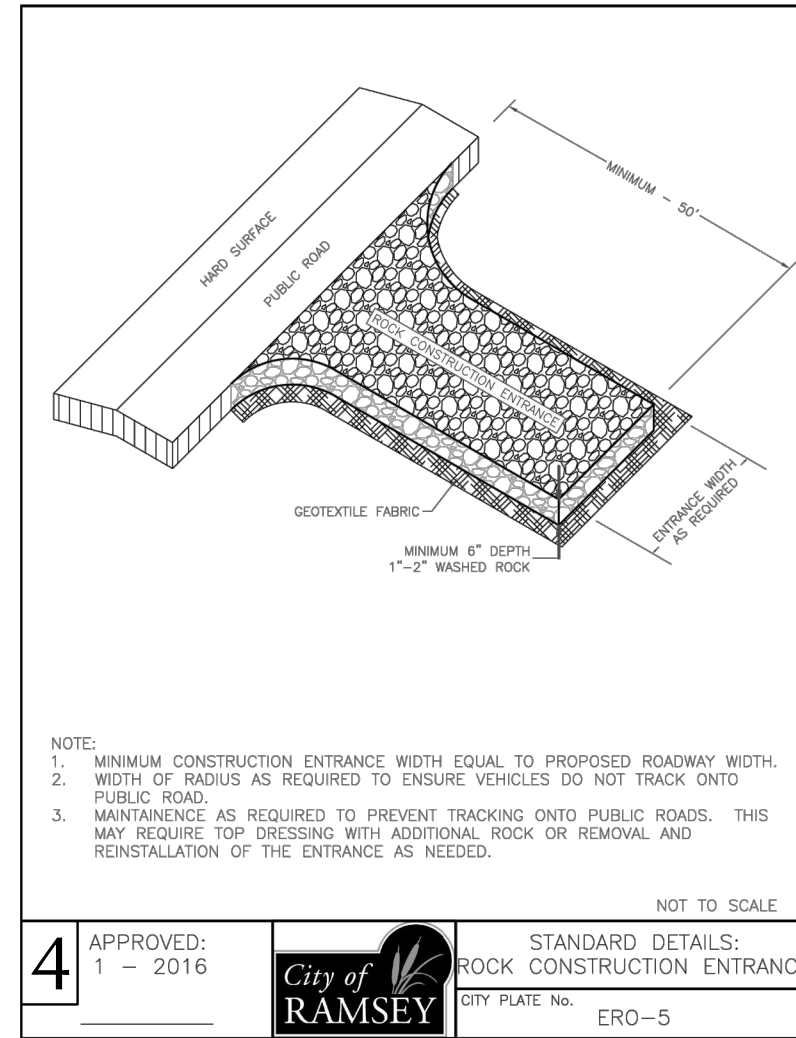
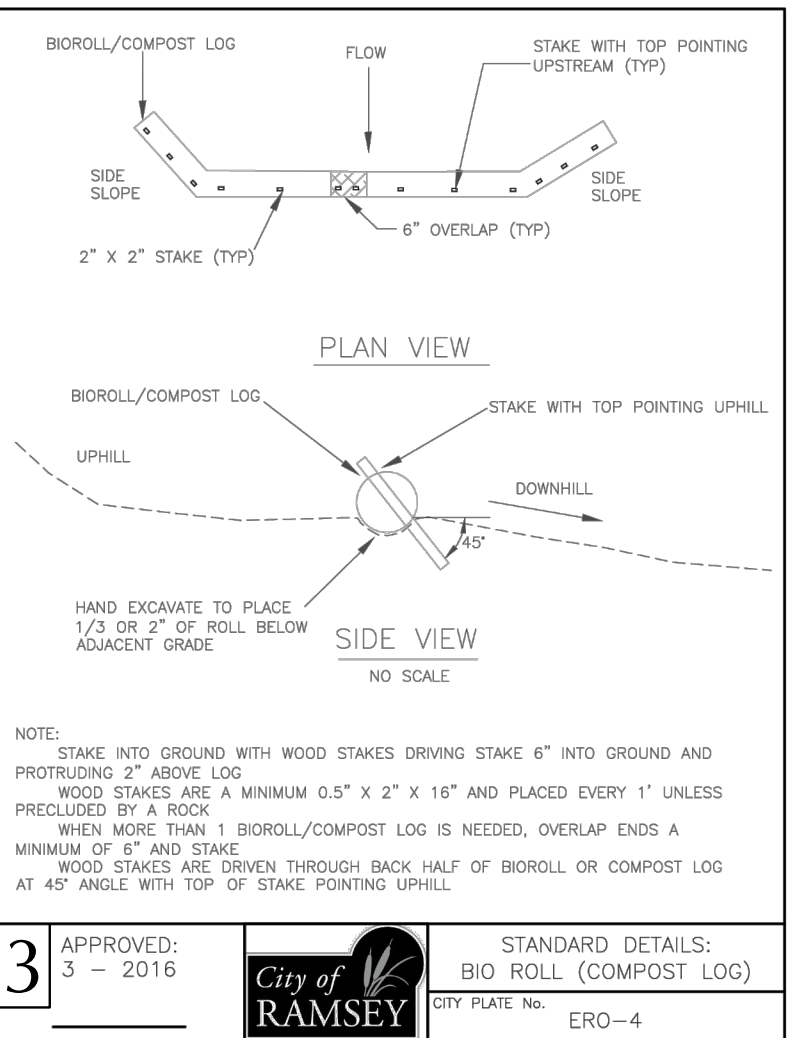
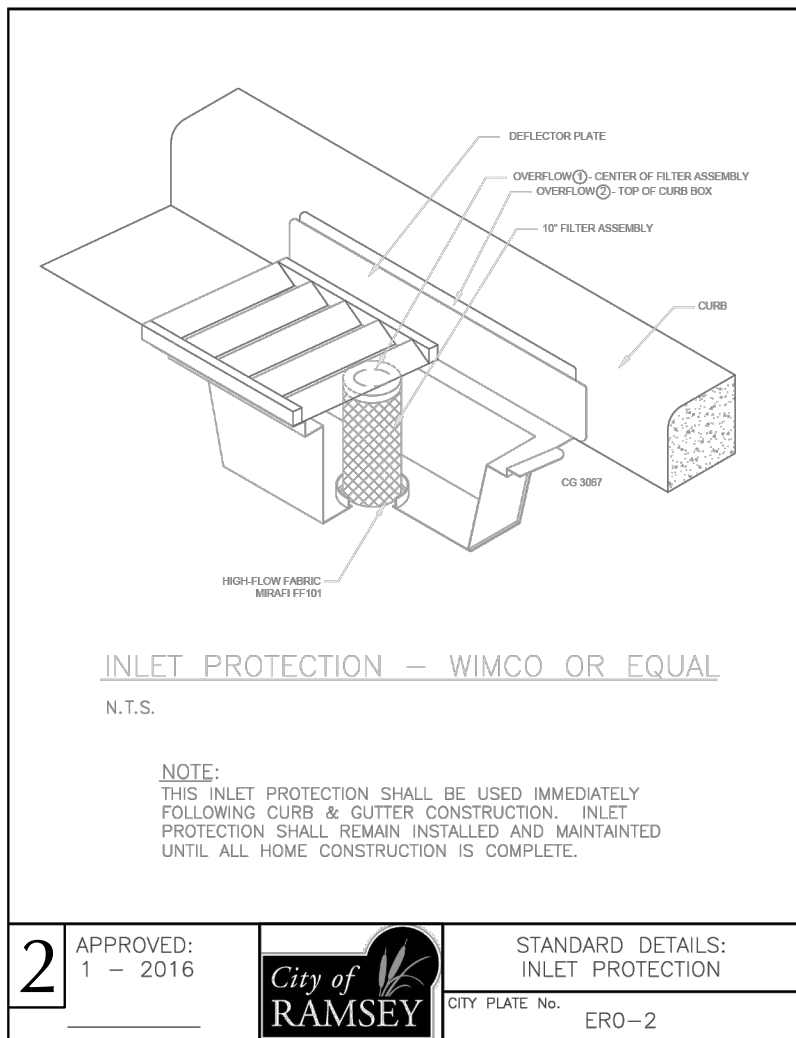
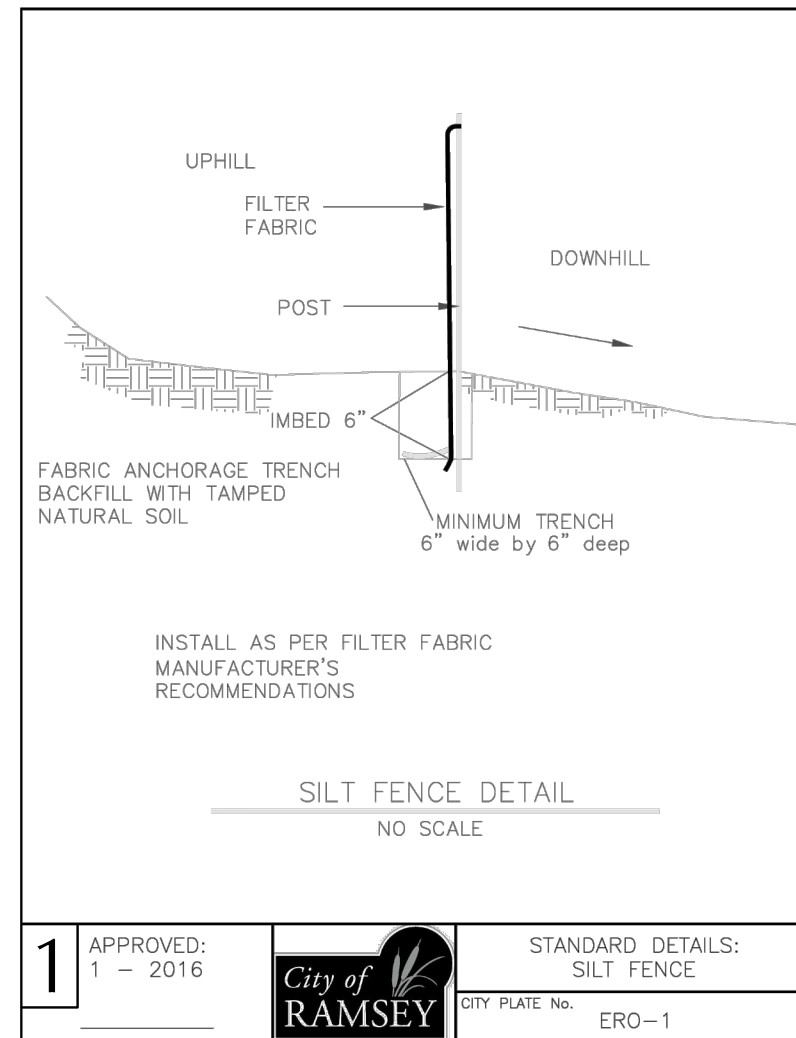
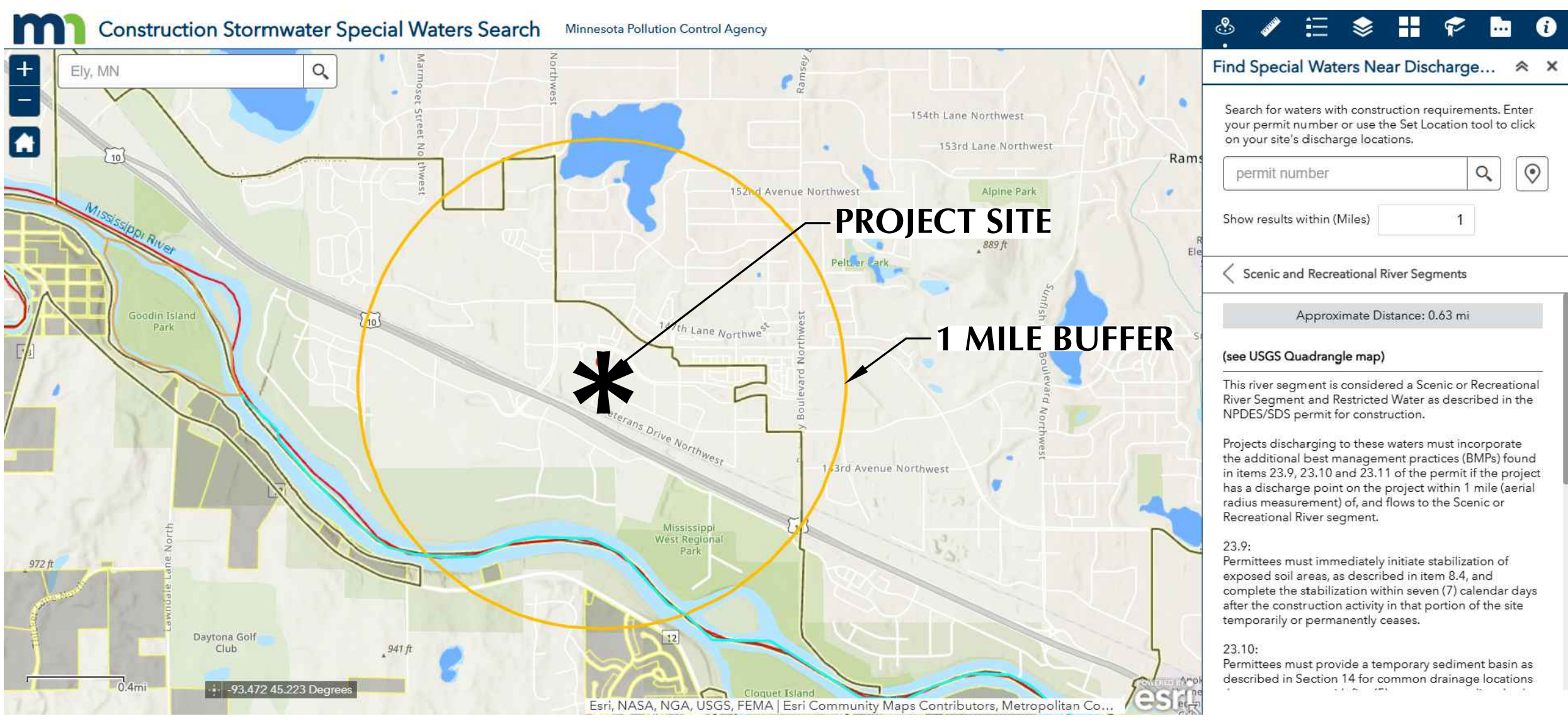
CONTACT: TBD
COMPANY: TBD
PHONE: TBD
 - THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

SITE VICINITY MAP



CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



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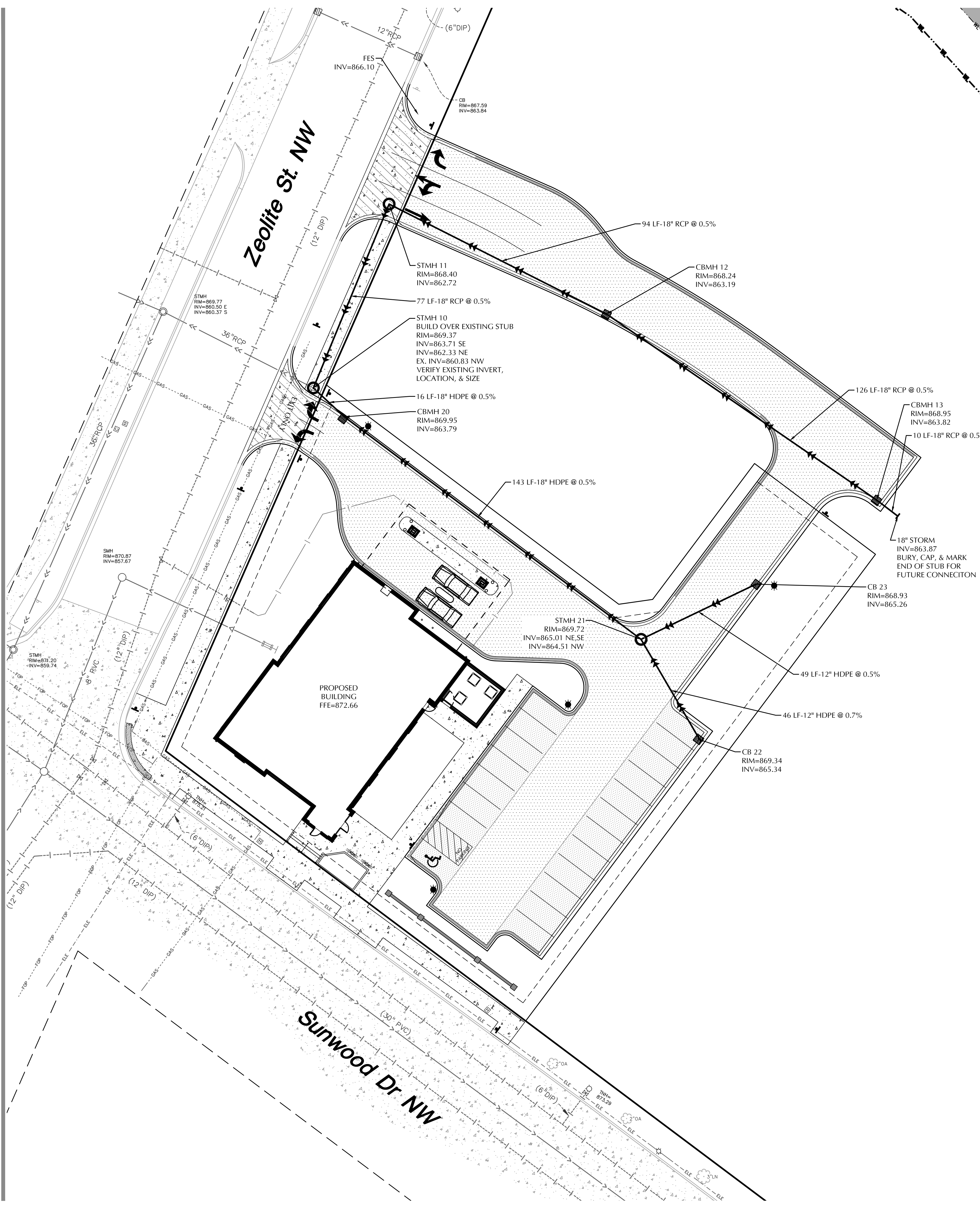
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SWPPP NOTES
C3.3

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STORM SEWER NOTES

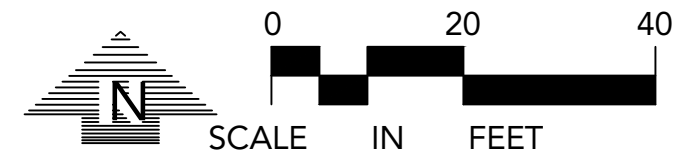
- ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- 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.
- ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
- 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.
- REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- 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.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SCH 40	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	NEENAH CASTING TYPE (OR EQUAL)
STMH 10	48" DIA. PRECAST SEE DETAIL 14/C8.1	R-1642-B
STMH 11	48" DIA. PRECAST SEE DETAIL 14/C8.1	R-1642-B
CBMH 12	48" DIA. PRECAST SEE DETAIL 2/C8.1	R-3246AL
CBMH 13	48" DIA. PRECAST SEE DETAIL 2/C8.1	R-3501TB
CBMH 20	48" DIA. PRECAST SEE DETAIL 2/C8.1	R-3246AL
STMH 21	48" DIA. PRECAST SEE DETAIL 14/C8.1	R-1642-B
CB 22	48" DIA. PRECAST SEE DETAIL 2/C8.1	R-3501TB
CB 23	48" DIA. PRECAST SEE DETAIL 2/C8.1	R-3501TB



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LEGEND

EXISTING	PROPOSED

CORTRUST BANK
7845 SUNWOOD DR. NW
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Project Lead TDG
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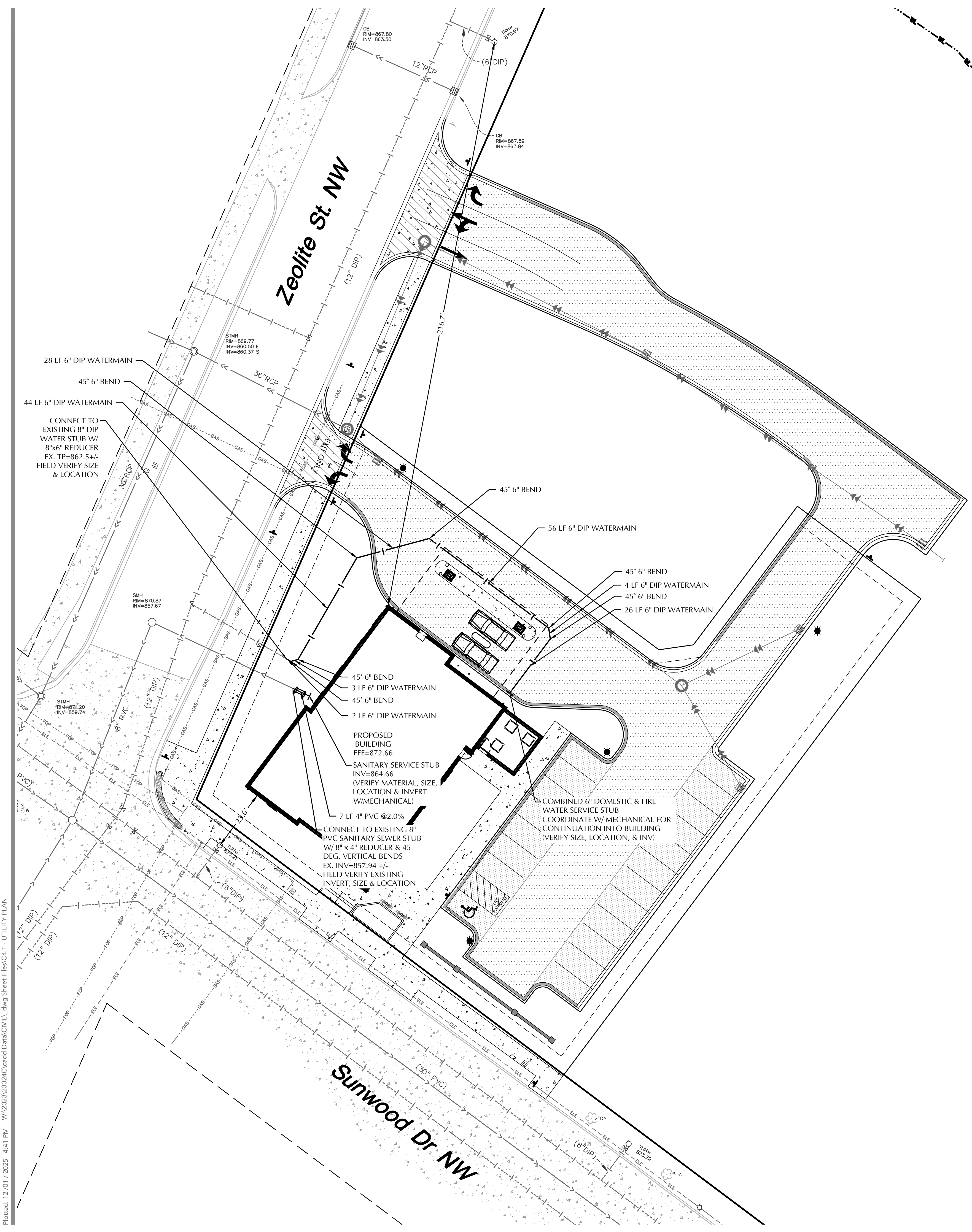
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**UTILITY PLAN
STORM SEWER
C4.1**

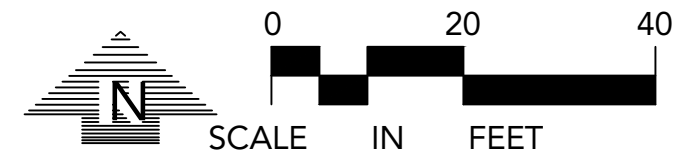


SANITARY SEWER & WATERMAIN NOTES

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- HYDRANTS ARE NOT TO BE USED; CONTRACTOR TO USE THE TWO FILL STATIONS LOCATED IN TOWN - ONE IS LOCATED AT THE PUBLIC WORKS FACILITY AND THE OTHER IS LOCATED ON QUICKSILVER STREET, SOUTH OF 167TH AVENUE. ALSO APPLIES TO SUBCONTRACTORS.
- OPERATING VALVES FOR TURNING WATER MAIN ON/OFF: PUBLIC UTILITIES DEPARTMENT WILL OPERATE ALL VALVES AND FILL ALL WATER MAINS (PUBLIC AND PRIVATE). CONTRACTOR SHALL GIVE AT LEAST 24 HOURS NOTICE TO HAVE WATER SHUT OFF AND SHALL NOTIFY IN WRITING, ALL AFFECTED CUSTOMERS AT LEAST 24 HOURS IN ADVANCE BEFORE SHUT OFF; ATTACH TO DOOR, ETC., NOT IN MAILBOXES.
- TEMPORARY SERVICE: THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE IF SERVICE CANNOT BE RESTORED SAME DAY. IF USING HYDRANT FOR TEMPORARY SERVICE, NOTIFY PUBLIC UTILITIES DEPARTMENT AND USE ONLY PRE-APPROVED HYDRANT AND SUPPLIED HYDRO METER WITH BACK FLOW. THE CONTRACTOR'S TEMPORARY MAIN SHALL BE DISINFECTED, FLUSHED AND BACTERIOLOGICAL ANALYSIS SHOWN NEGATIVE PRIOR TO PUTTING THE TEMPORARY SYSTEM IN SERVICE. THE TEMPORARY WATER SYSTEM SHALL BE IN PLACE PRIOR TO THE PUBLIC UTILITIES DEPARTMENT SHUTTING OFF ANY WATER MAINS.
- REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

UTILITY TYPE	MATERIAL	SIZE	REFERENCE
STORM SEWER	DUAL WALL HDPE	12" TO 18" DIAMETER	SEE PROJECT SPECIFICATIONS
STORM SEWER	RCP	18" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
WATERMAIN	DIP CL 53	6" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS
SANITARY SEWER	PVC SCH 40	4" DIAMETER	SEE PROJECT SPECIFICATIONS & CITY OF RAMSEY ENGINEERING DESIGN STANDARDS



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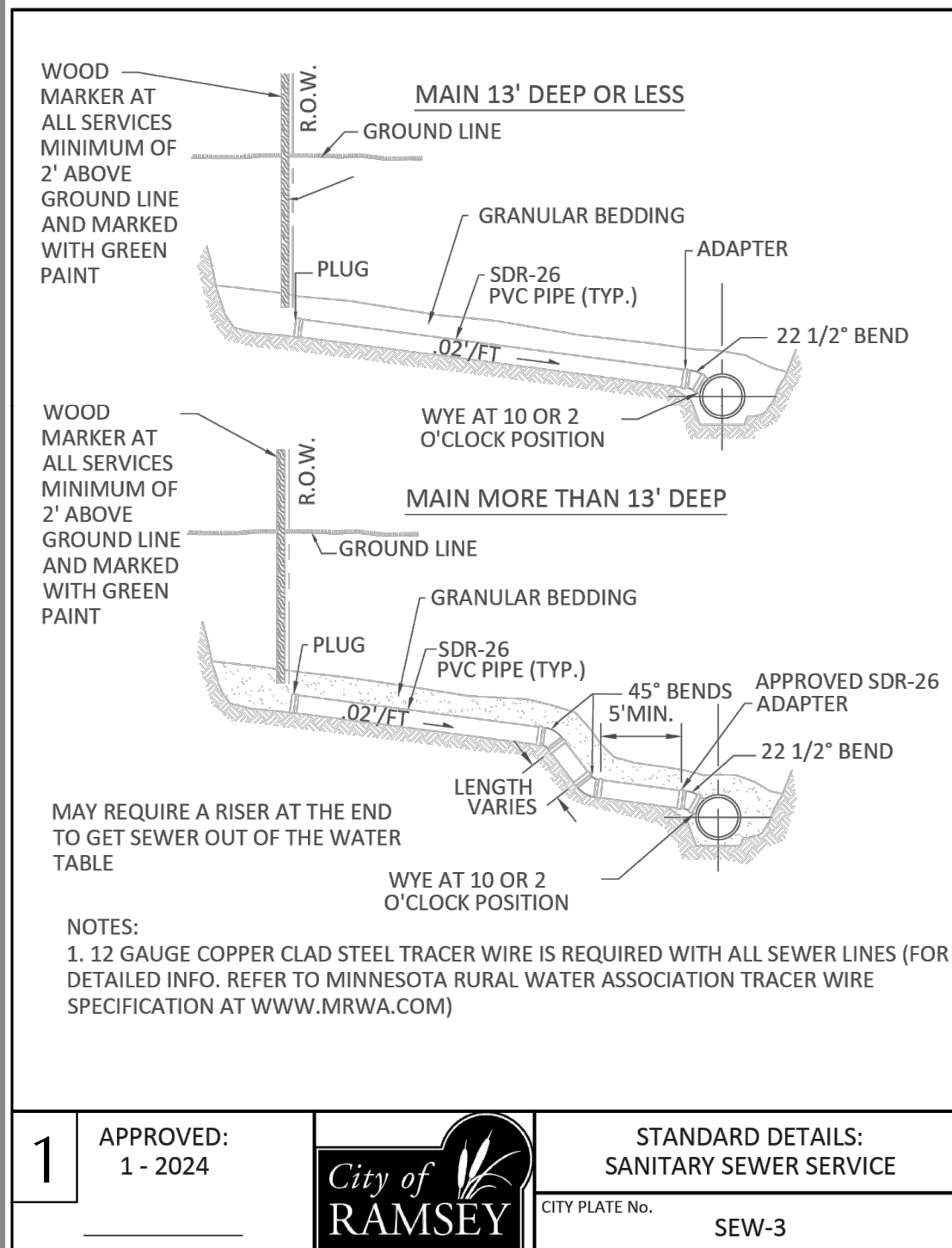
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**UTILITY PLAN
SANITARY &
WATERMAIN
C4.2**

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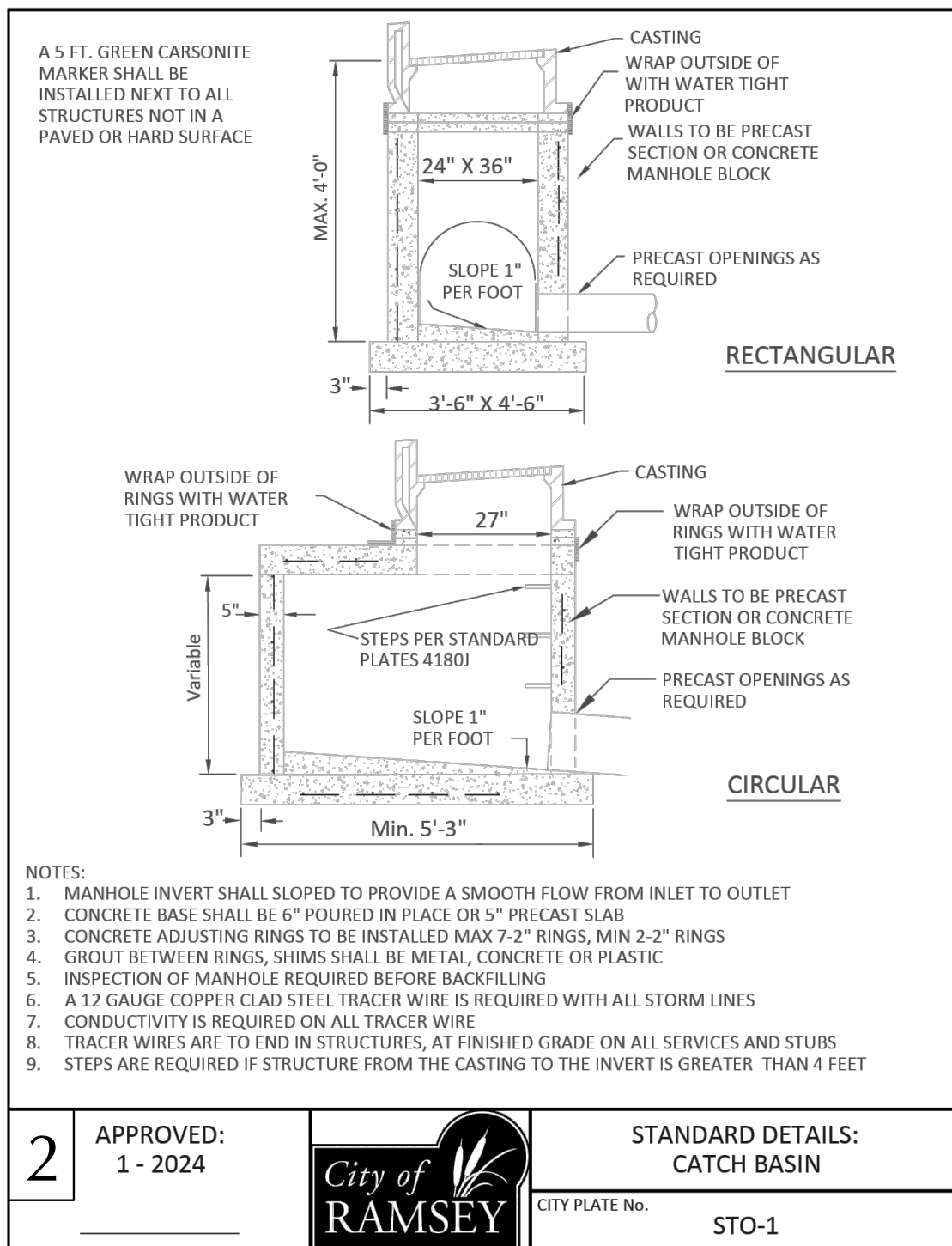


APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: SANITARY SEWER SERVICE

CITY PLATE No. **SEW-3**

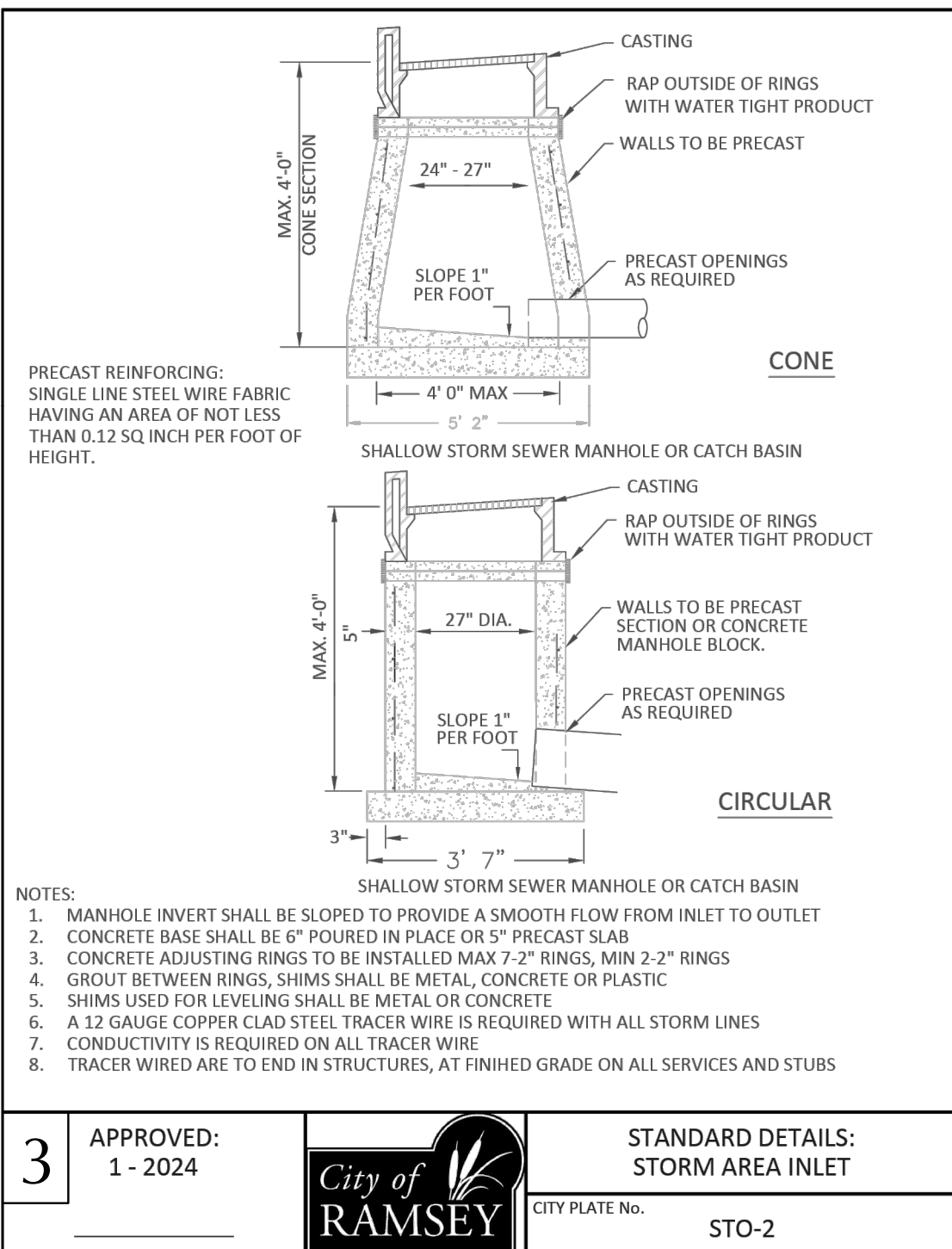


APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: CATCH BASIN

CITY PLATE No. **STO-1**

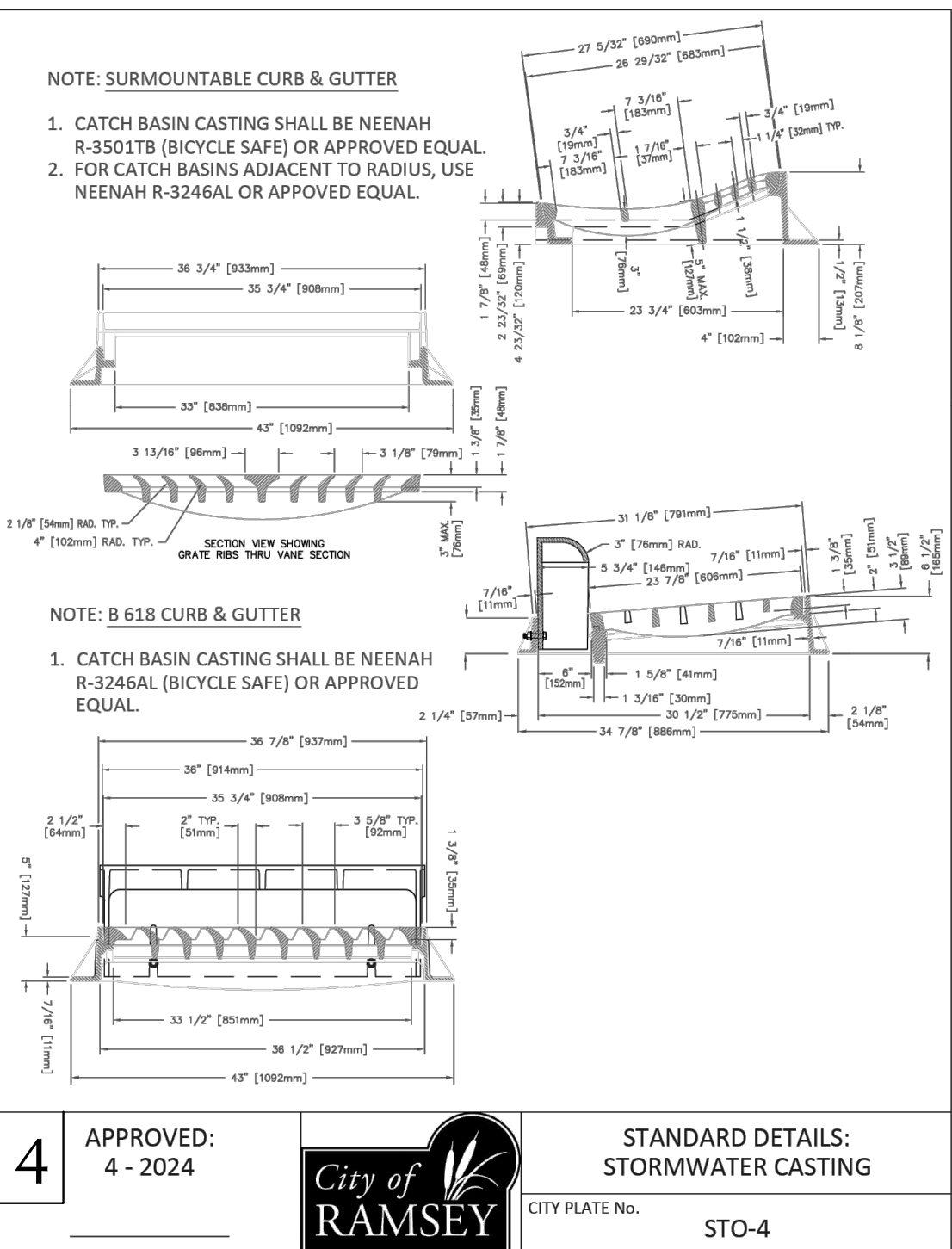


APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: STORM AREA INLET

CITY PLATE No. **STO-2**

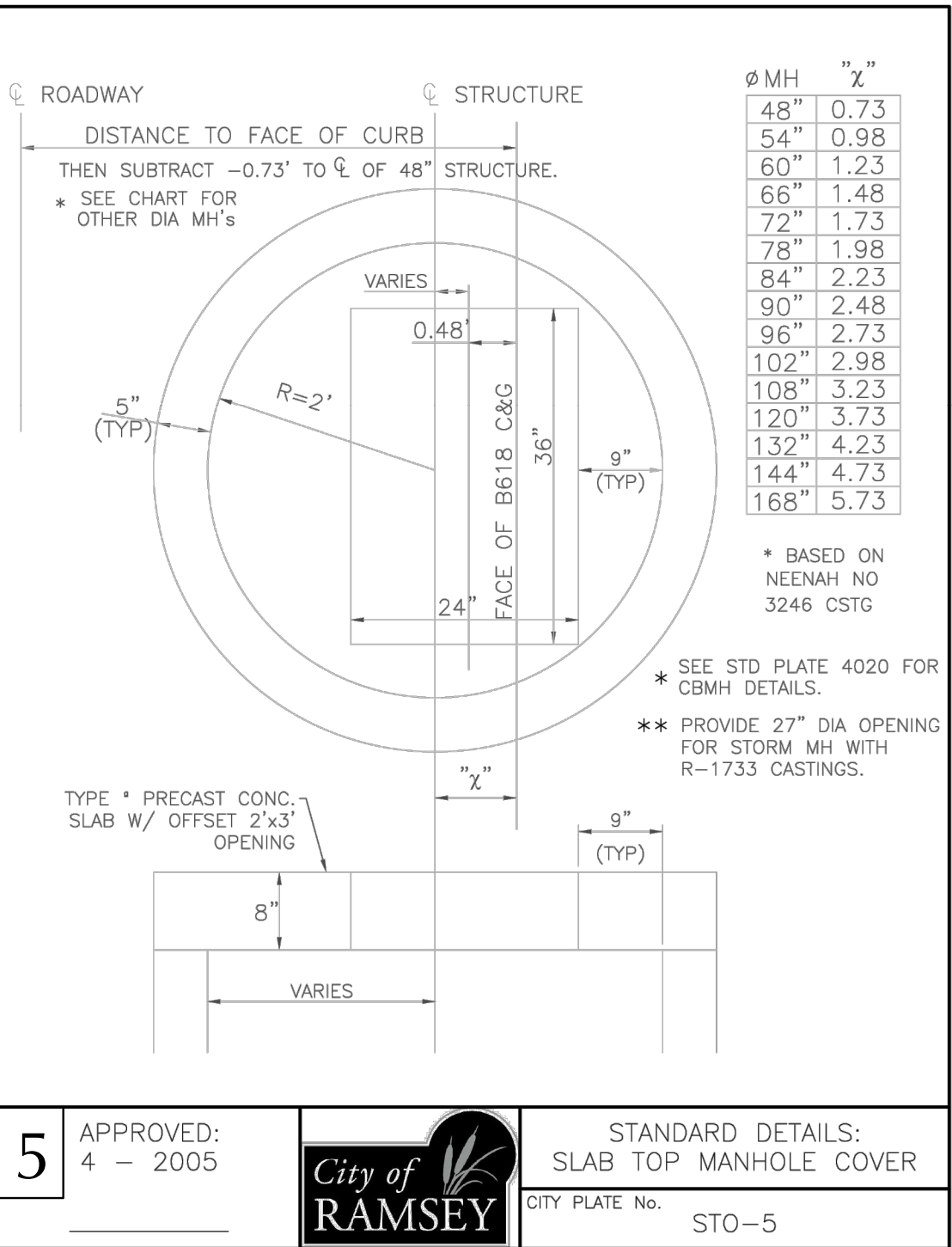


APPROVED: 4 - 2024

City of RAMSEY

STANDARD DETAILS: STORMWATER CASTING

CITY PLATE No. **STO-4**

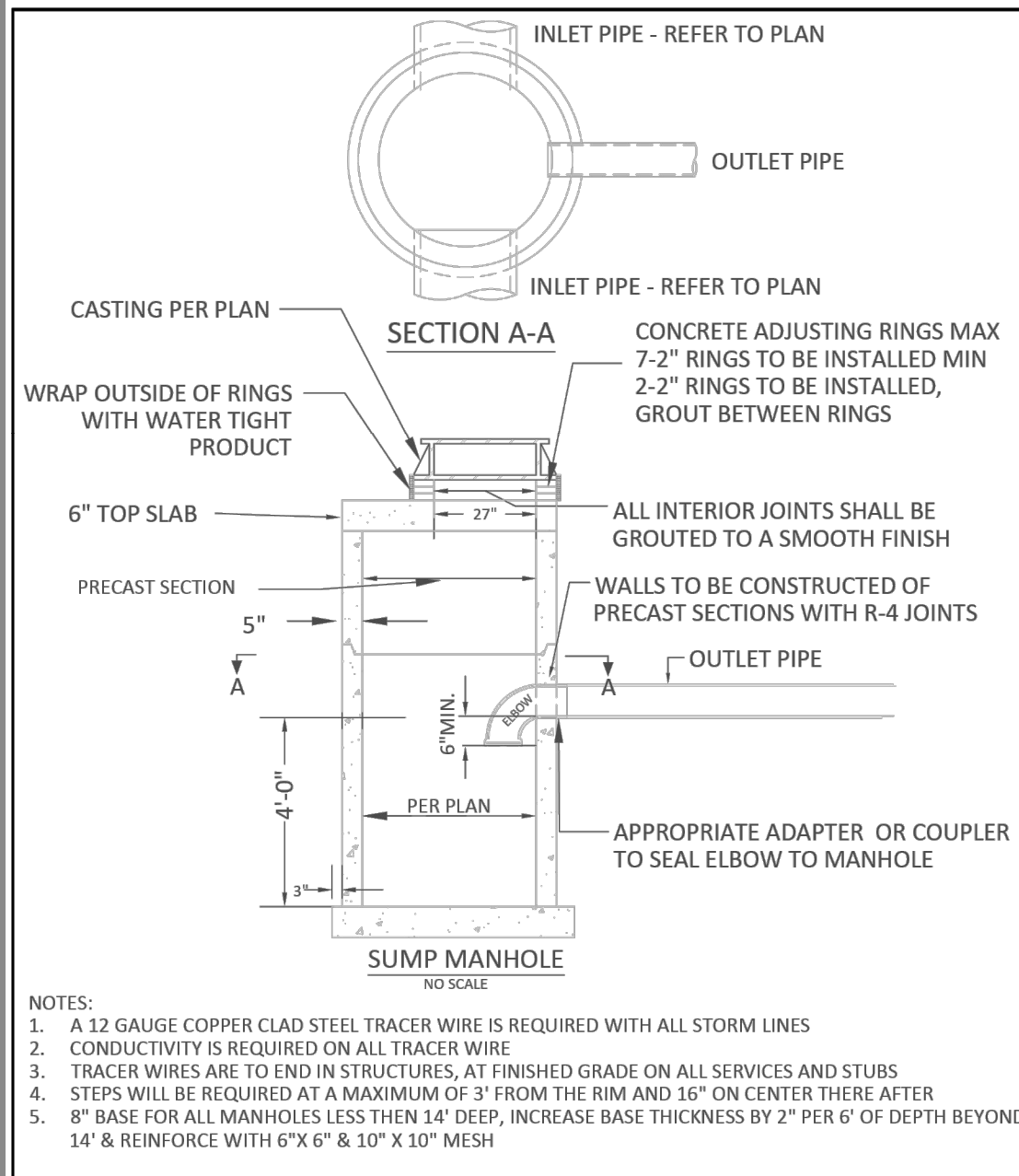


APPROVED: 4 - 2005

City of RAMSEY

STANDARD DETAILS: SLAB TOP MANHOLE COVER

CITY PLATE No. **STO-5**

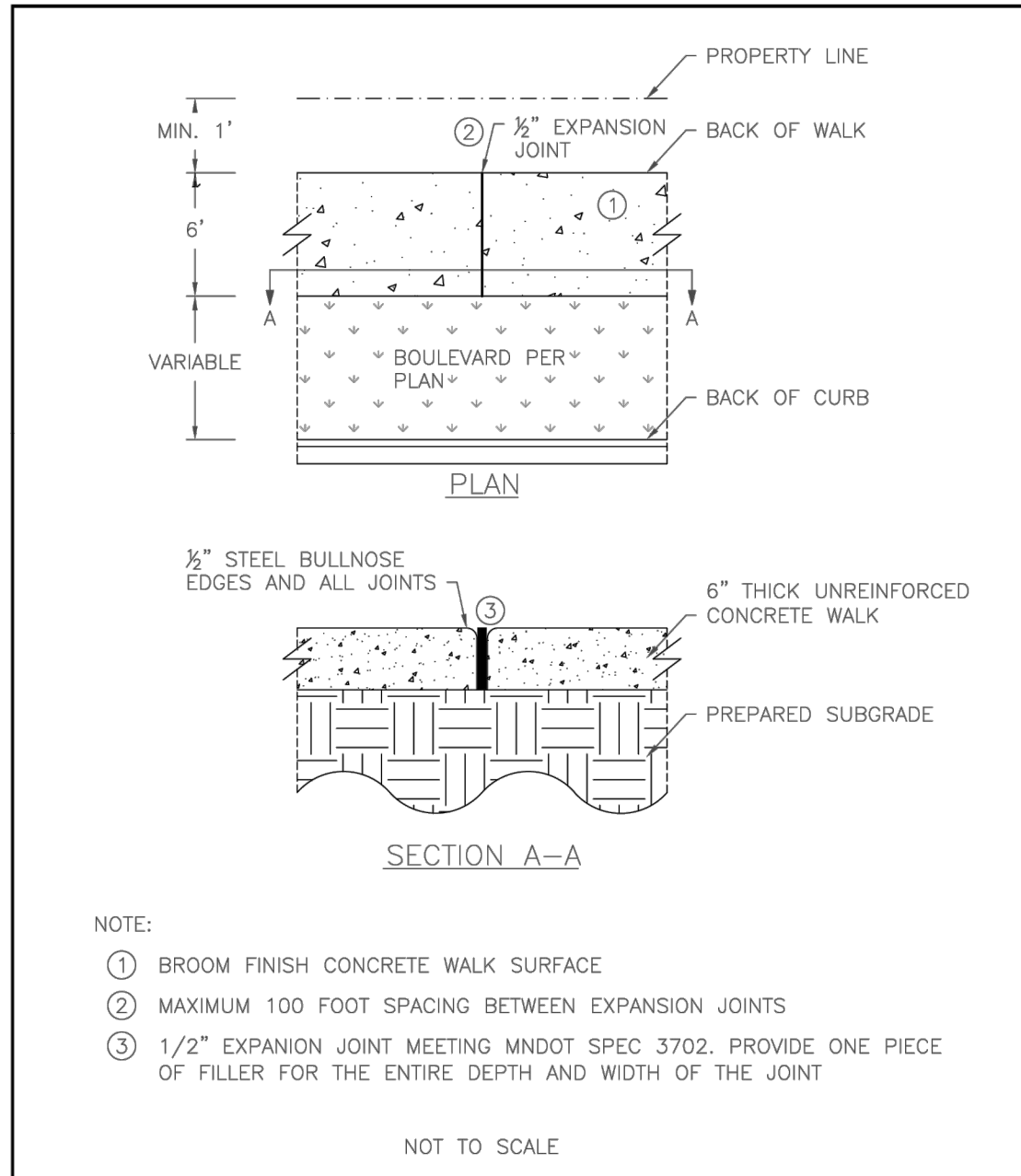


APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: SUMP MANHOLE

CITY PLATE No. **STO-9**

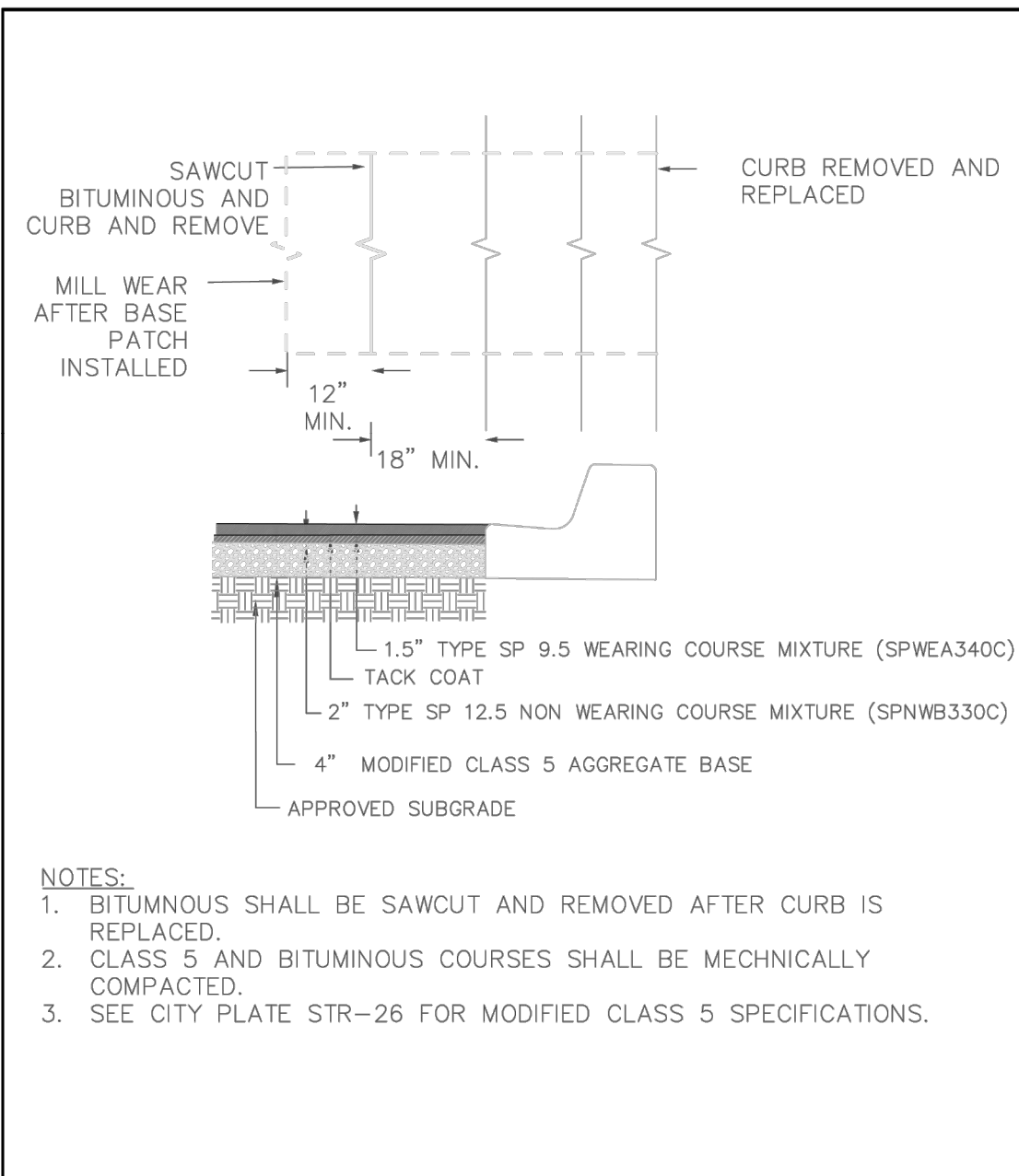


APPROVED: 10 - 2015

City of RAMSEY

STANDARD DETAILS: CONCRETE SIDEWALK

CITY PLATE No. **STR-3**

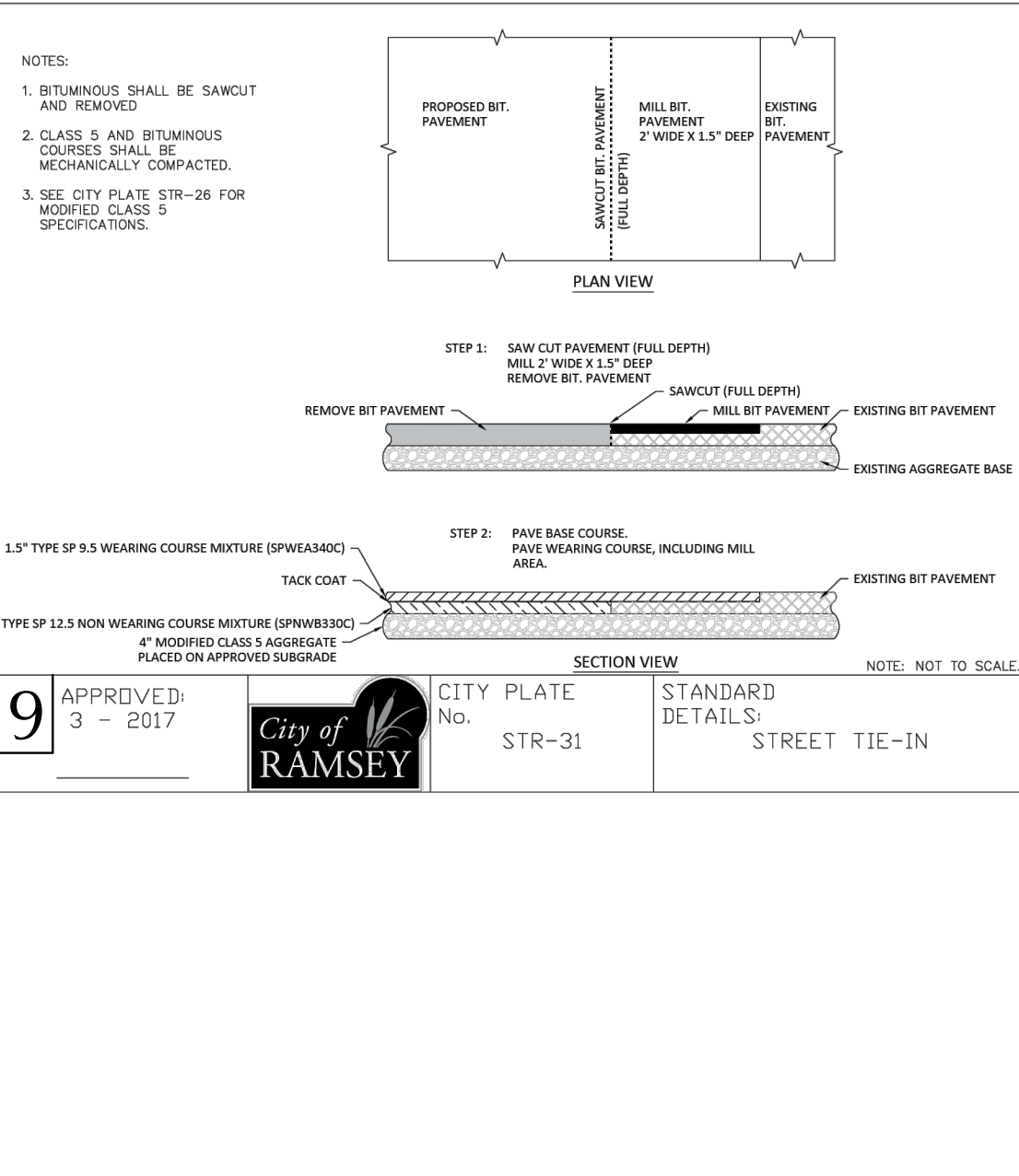


APPROVED: 3 - 2022

City of RAMSEY

STANDARD DETAILS: STREET PATCHING STANDARDS

CITY PLATE No. **STR-25**

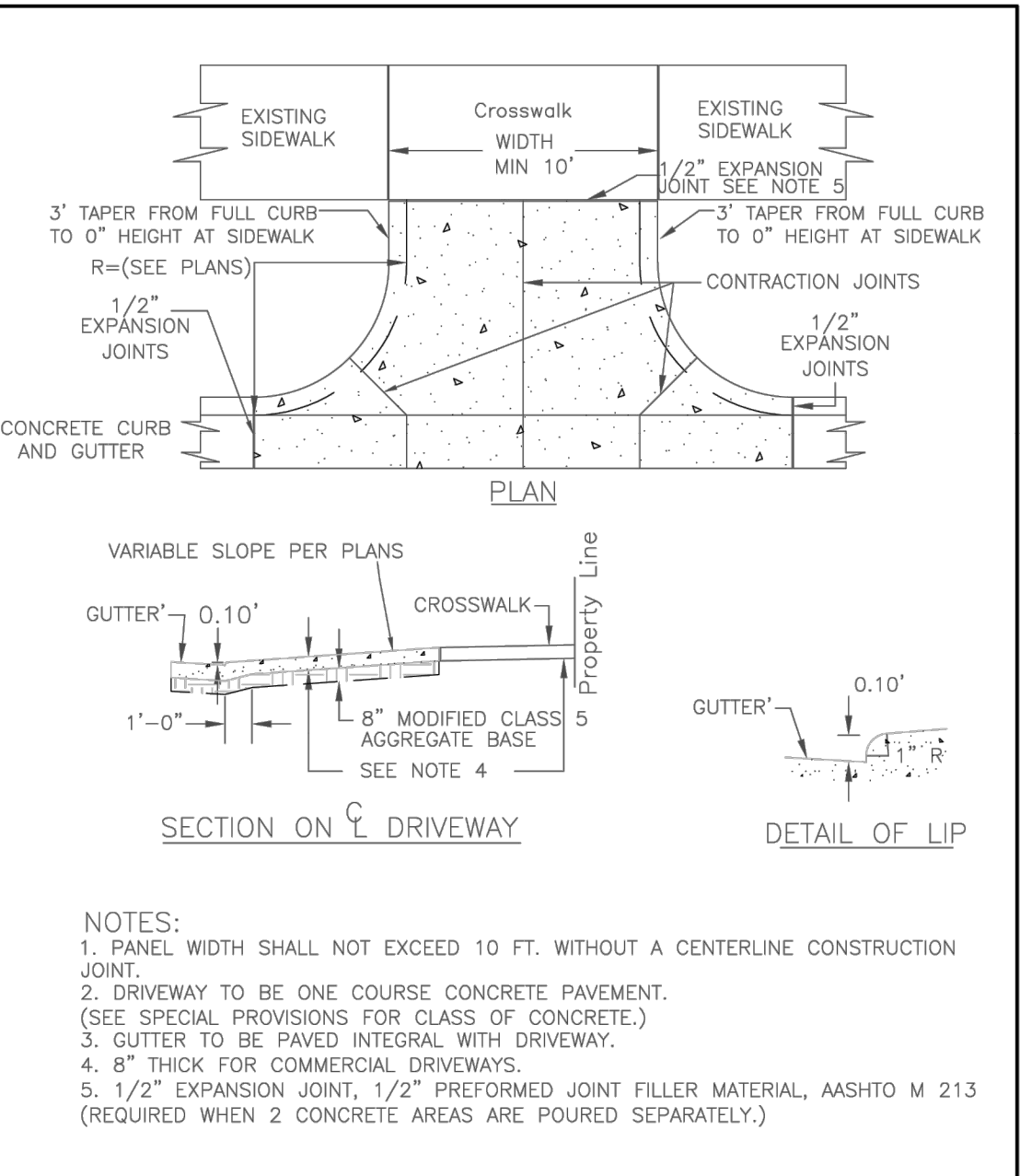


APPROVED: 3 - 2017

City of RAMSEY

STANDARD DETAILS: STREET TIE-IN

CITY PLATE No. **STR-31**

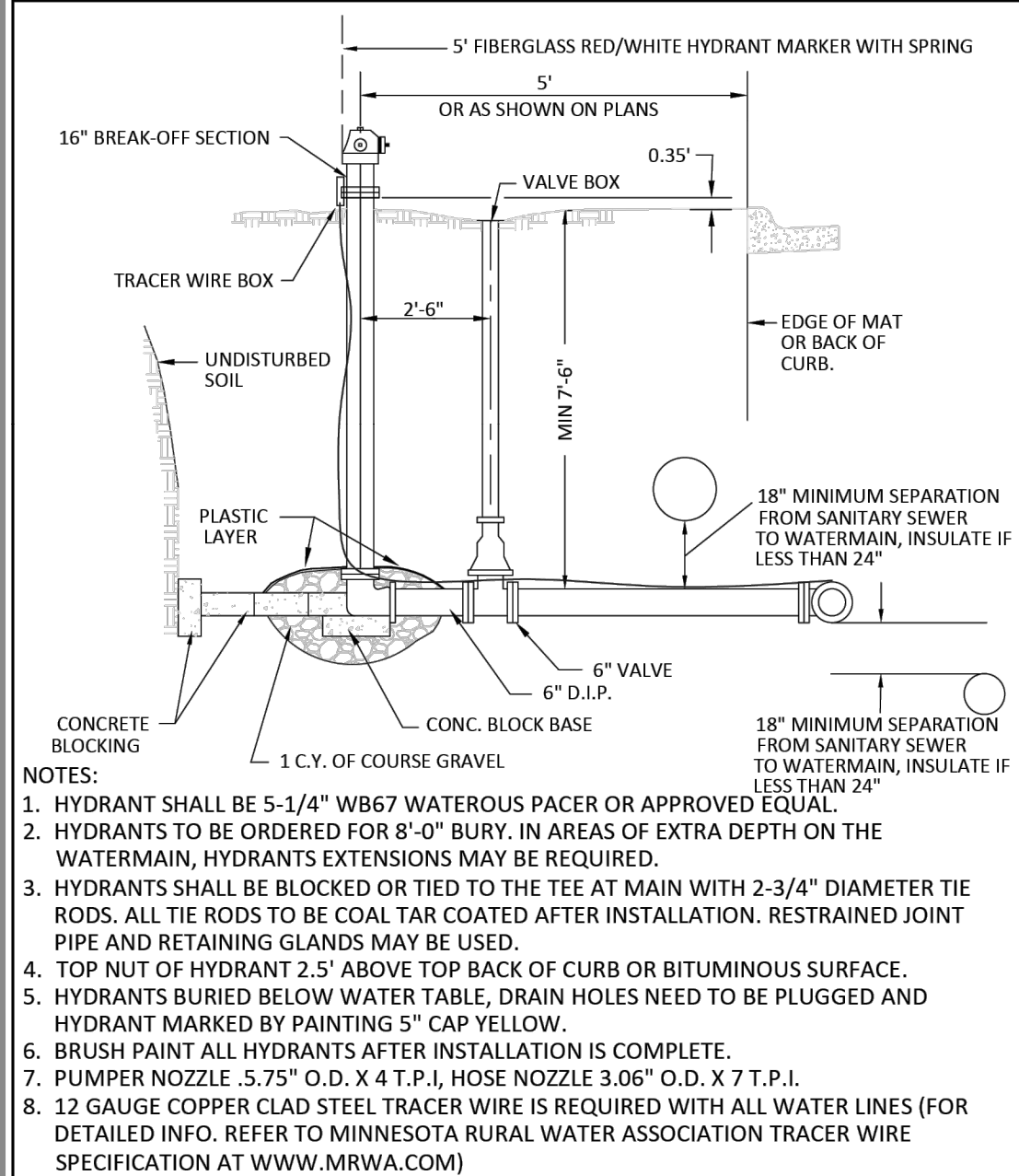


APPROVED: 4 - 2016

City of RAMSEY

STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBOUT

CITY PLATE No. **STR-14**

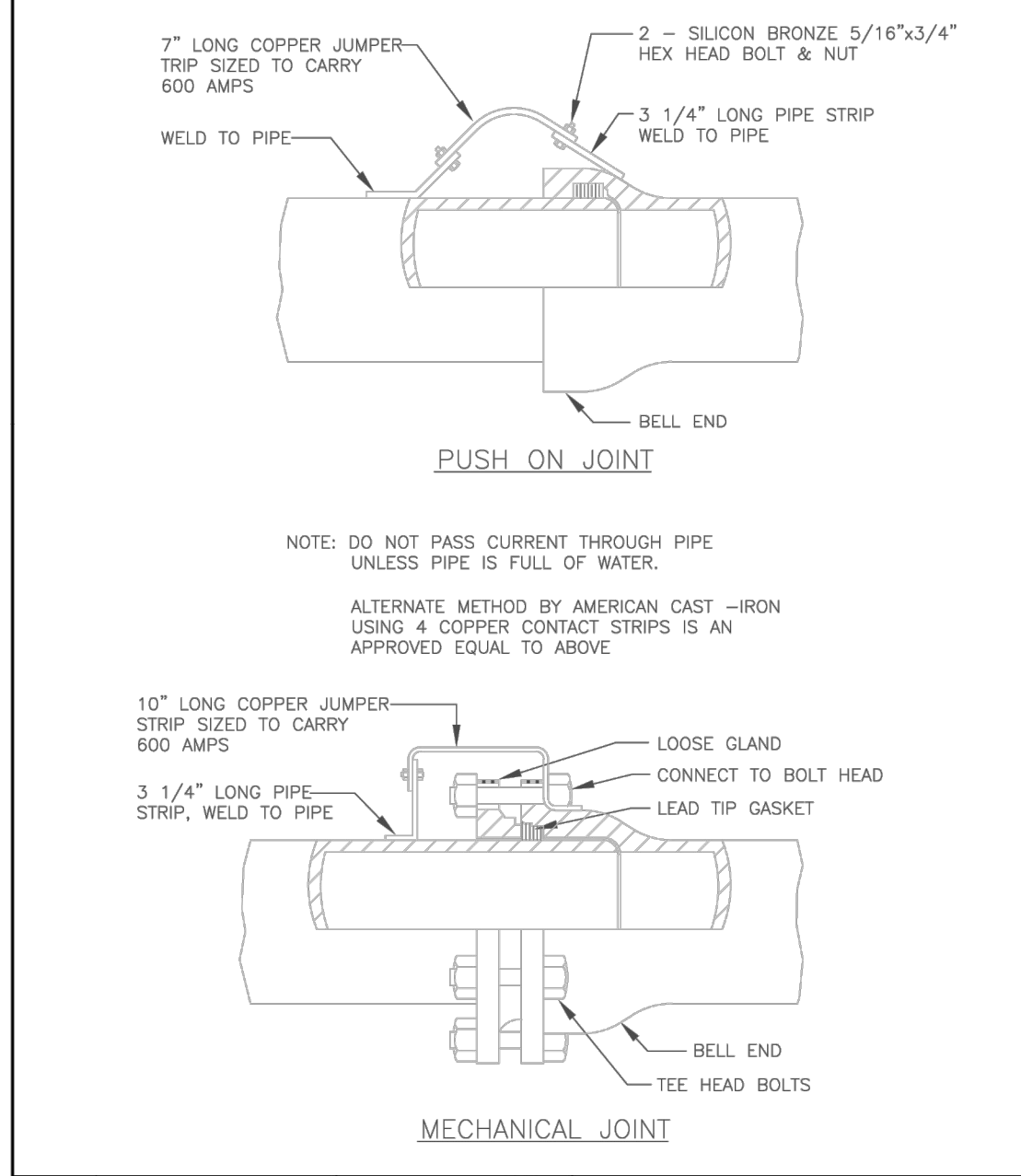


APPROVED: 1 - 2024

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STANDARD DETAILS: HYDRANT

CITY PLATE No. **WAT-1**

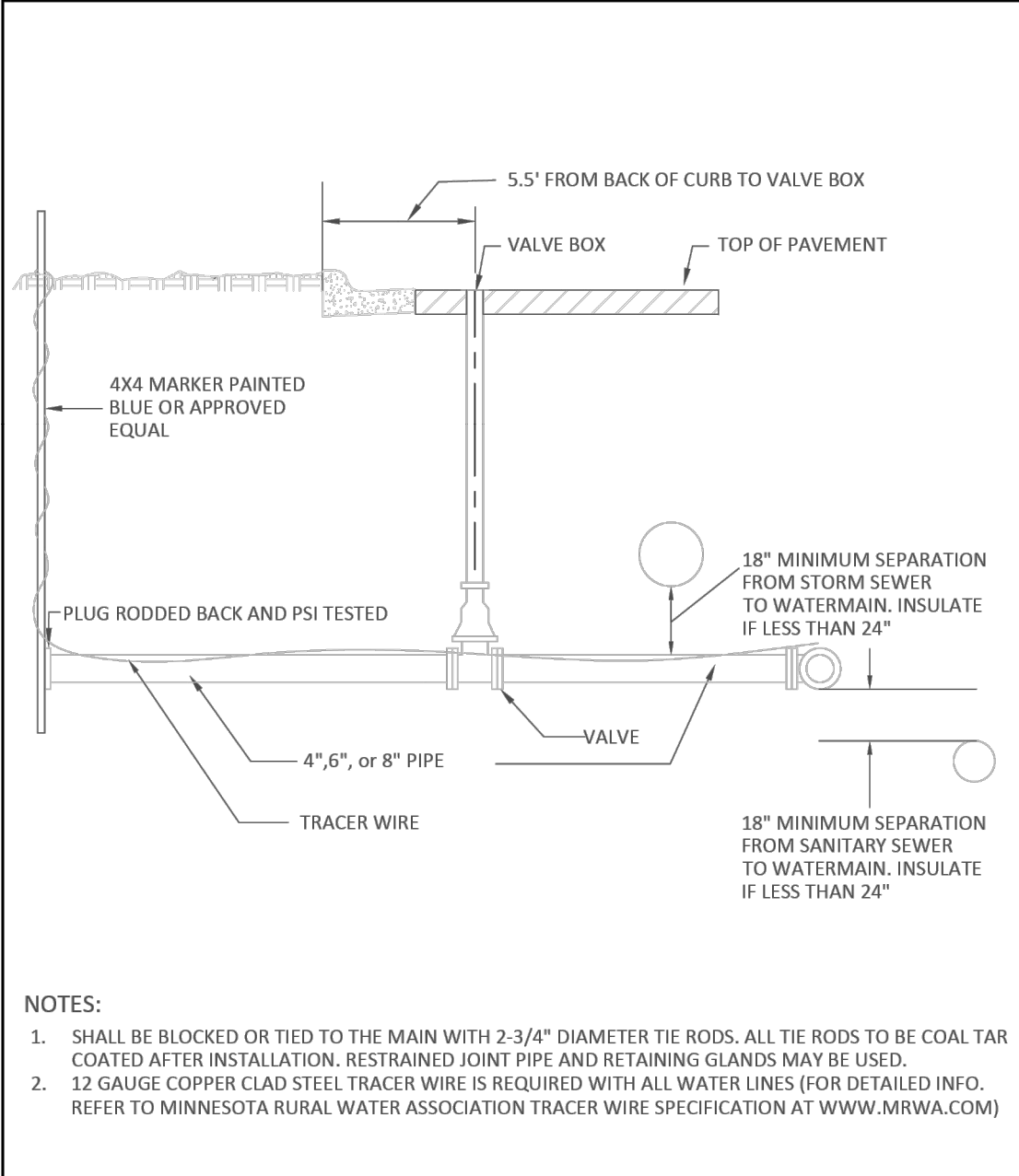


APPROVED: 1 - 2016

City of RAMSEY

STANDARD DETAILS: JOINT CONNECTION

CITY PLATE No. **WAT-4**

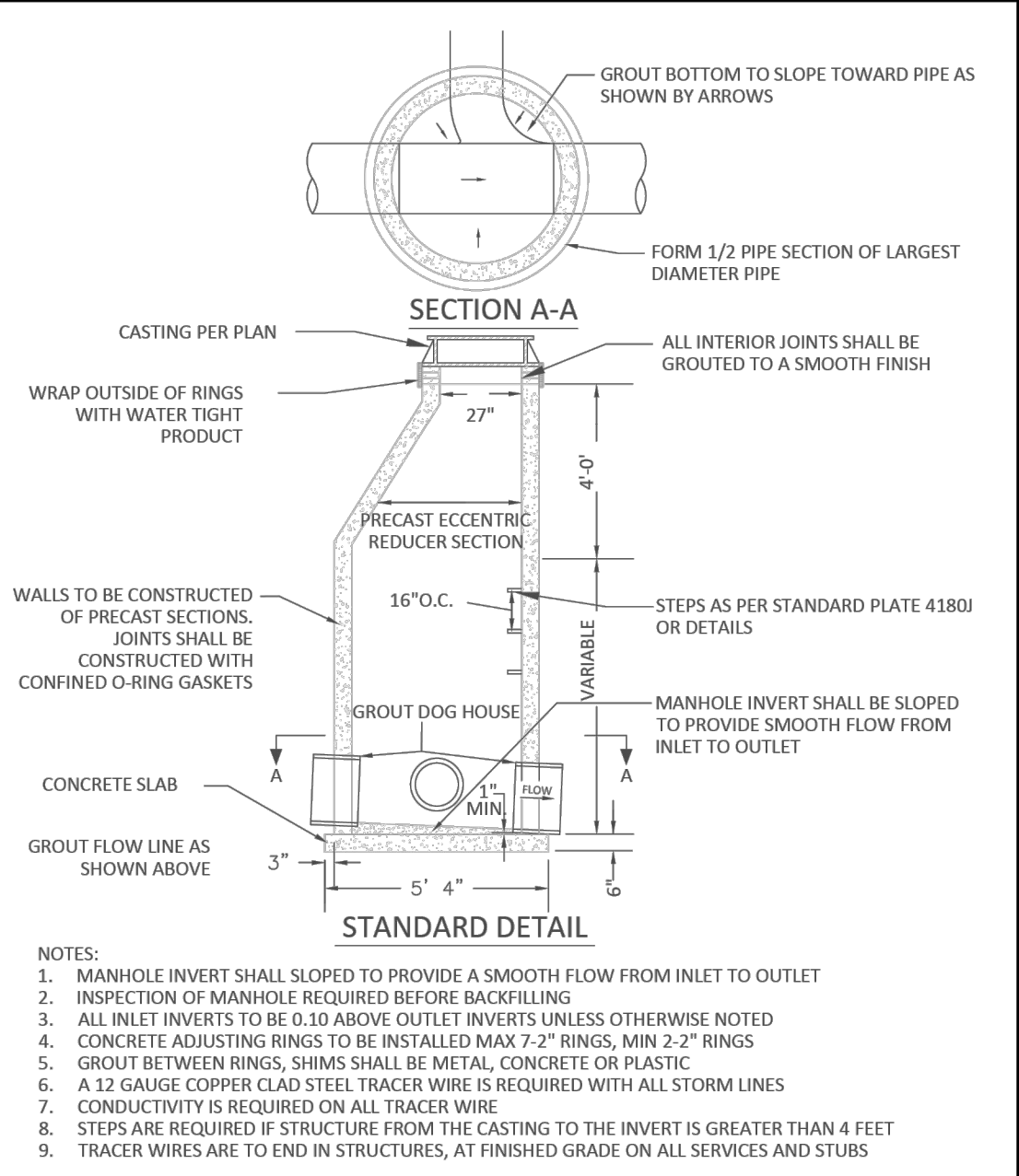


APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: COMMERCIAL SERVICE

CITY PLATE No. **WAT-5**



APPROVED: 1 - 2024

City of RAMSEY

STANDARD DETAILS: STORM MANHOLE

CITY PLATE No. **STO-3**

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CIVIL DETAILS

C8.1

Plotted: 12/01/2025 4:42 PM W:\2023\23024\Cadd\Drawn\Civil\Draw Sheet Files\C8.1 - CIVIL DETAILS

1 B6-12 STYLE CONCRETE CURB AND GUTTER

LOUCKS PLATE NO. 2009
DRAWN 2/2016

2 FLAT CURB AND GUTTER (12")

LOUCKS PLATE NO. 2012
DRAWN 2/2016

3 SURMOUNTABLE CURB & GUTTER

LOUCKS PLATE NO. 2014
DRAWN 2/2016

4 LIGHT DUTY BITUMINOUS PAVEMENT SECTION

LOUCKS PLATE NO. 2031
DRAWN 12/2016

5 HEAVY DUTY BITUMINOUS PAVEMENT SECTION

LOUCKS PLATE NO. 2032
DRAWN 01/2022

6 CONCRETE SIDEWALK SECTION

LOUCKS PLATE NO. 2034
DRAWN 12/2016

7 TYPICAL ADA PARKING

LOUCKS PLATE NO. CUSTOM
DRAWN 12/2016

8 TYPICAL ADA PARKING SIGN / BOLLARD COMBO

LOUCKS PLATE NO. 2038
DRAWN 12/2016

9 PLASTIC PIPE BEDDING

LOUCKS PLATE NO. 4008
DRAWN 12/2016

10 CONCRETE STAIRS

LOUCKS PLATE NO. 4008
DRAWN 12/2016

11 DECORATIVE WALL DETAIL

LOUCKS PLATE NO. 000
DRAWN 05/2023

12 DECORATIVE WALL DETAIL COLUMN

LOUCKS PLATE NO. 000
DRAWN 05/2023

13 TRAFFIC SIGN

LOUCKS PLATE NO. 2041
DRAWN 12/2016

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