

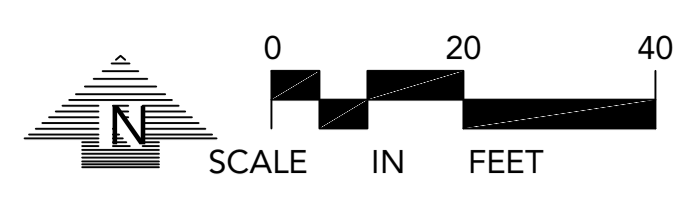
**SITE DATA**

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

CURRENT PROPERTY AREA (OUTLOT C): 16.26 ± AC  
 PROPOSED PROPERTY AREA (LOT 1, BLOCK 1): 0.76 ± AC  
 PROPOSED OUTLOT AREA (OUTLOT A): 15.50 ± AC

DISTURBED AREA: 1.48 ± AC  
 EXISTING IMPERVIOUS AREA: 0.00 ± AC (0.0%)\*  
 PROPOSED IMPERVIOUS AREA: 0.70 ± AC (47.3%)\*

\*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY



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

**CORTRUST BANK**  
 RAMSEY, MINNESOTA

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

12755 Highway 55, Suite R100  
 Plymouth, MN 55441  
 763.424.5505  
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**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 STALL\*\*  
 PROPOSED ACCESSIBLE PARKING: 1 STALLS

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

- SITE NOTES**
- 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.
  - 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 PREPARED BY INTERTEK PSI, JUNE 12, 2023 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 DETAIL(S).
  - 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.

**LEGEND**

EXISTING	PROPOSED

**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.

**PROFESSIONAL SIGNATURE**

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

License No. 53706  
 Date 10/10/2025

**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

**CADD QUALIFICATION**

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

**SUBMITTAL/REVISIONS**

10/10/2025	CITY SUBMITTAL
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**QUALITY CONTROL**

Loucks 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
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
C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
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.

**SITE PLAN**  
**C2.1**