

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
⊠ LIGHT POLE	—> 972.5 SPOT ELEVATION
⊠ SIGN	—> SMH SANITARY MANHOLE
⊠ TELEPHONE PEDESTAL	—> STMH STORM MANHOLE
⊠ DISABLED PARKING STALL	—> TC TOP OF CURB
1 SCHEDULE B II ITEM	—> THSD ELEV @ THRESHOLD
	—> TNH TOP NUT HYDRANT
	—> 0.2% 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.

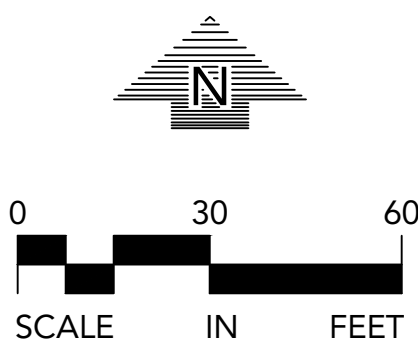
CERTIFICATION

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

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 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

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

PROFESSIONAL SIGNATURE

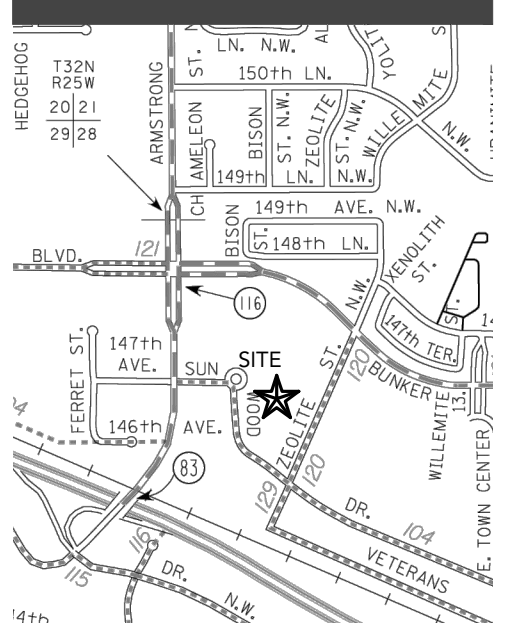
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dillon J. Tews
Dillon J. Tews - PLS

License No.	62268
Date	06/18/25

QUALITY CONTROL

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

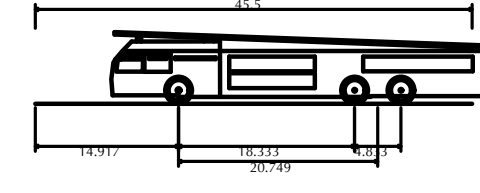


ALTA/NSPS LAND TITLE SURVEY

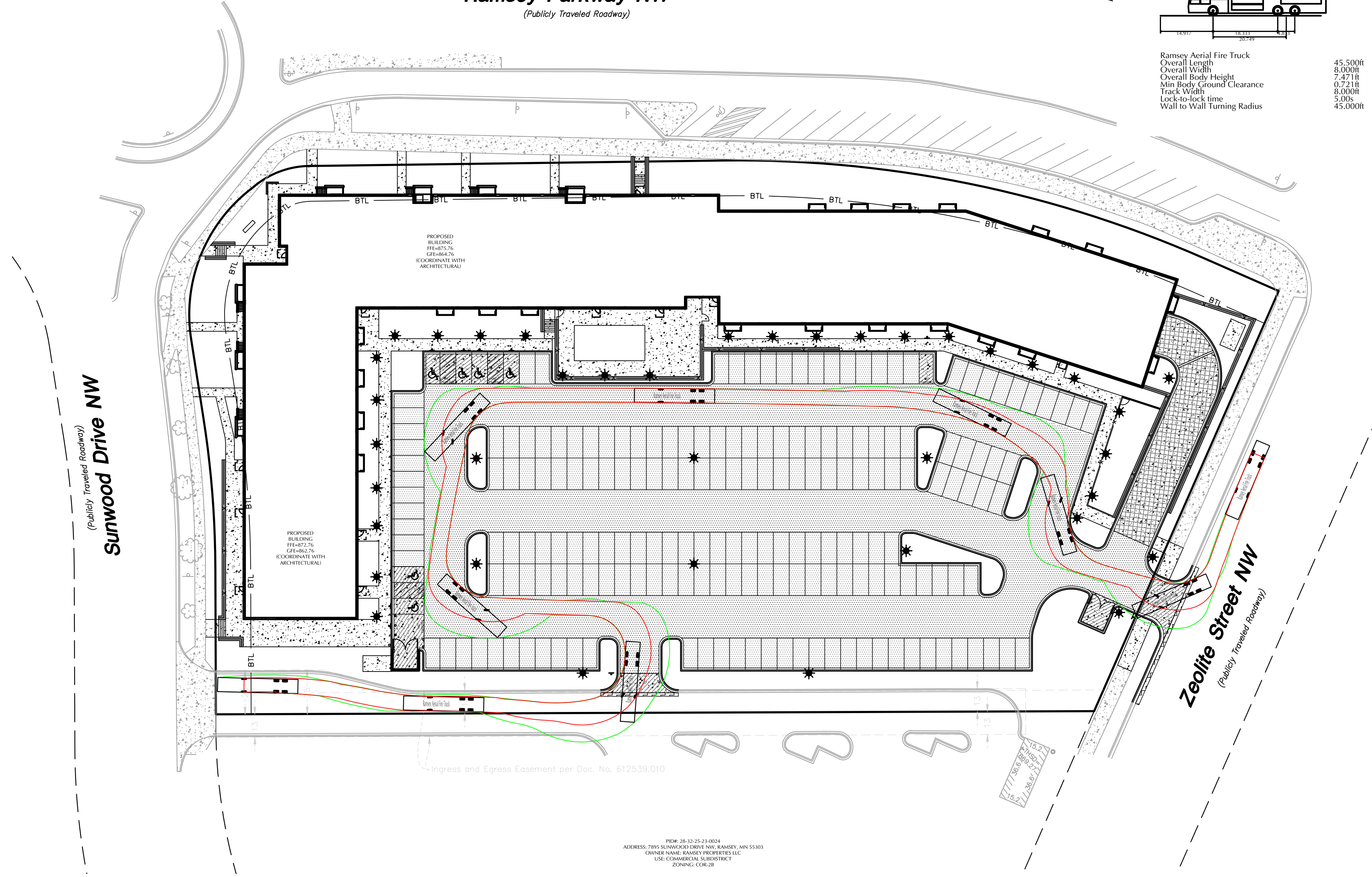
1 OF 1

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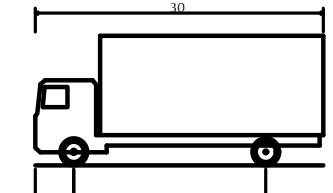
Ramsey Parkway NW
(Public Traveled Roadway)



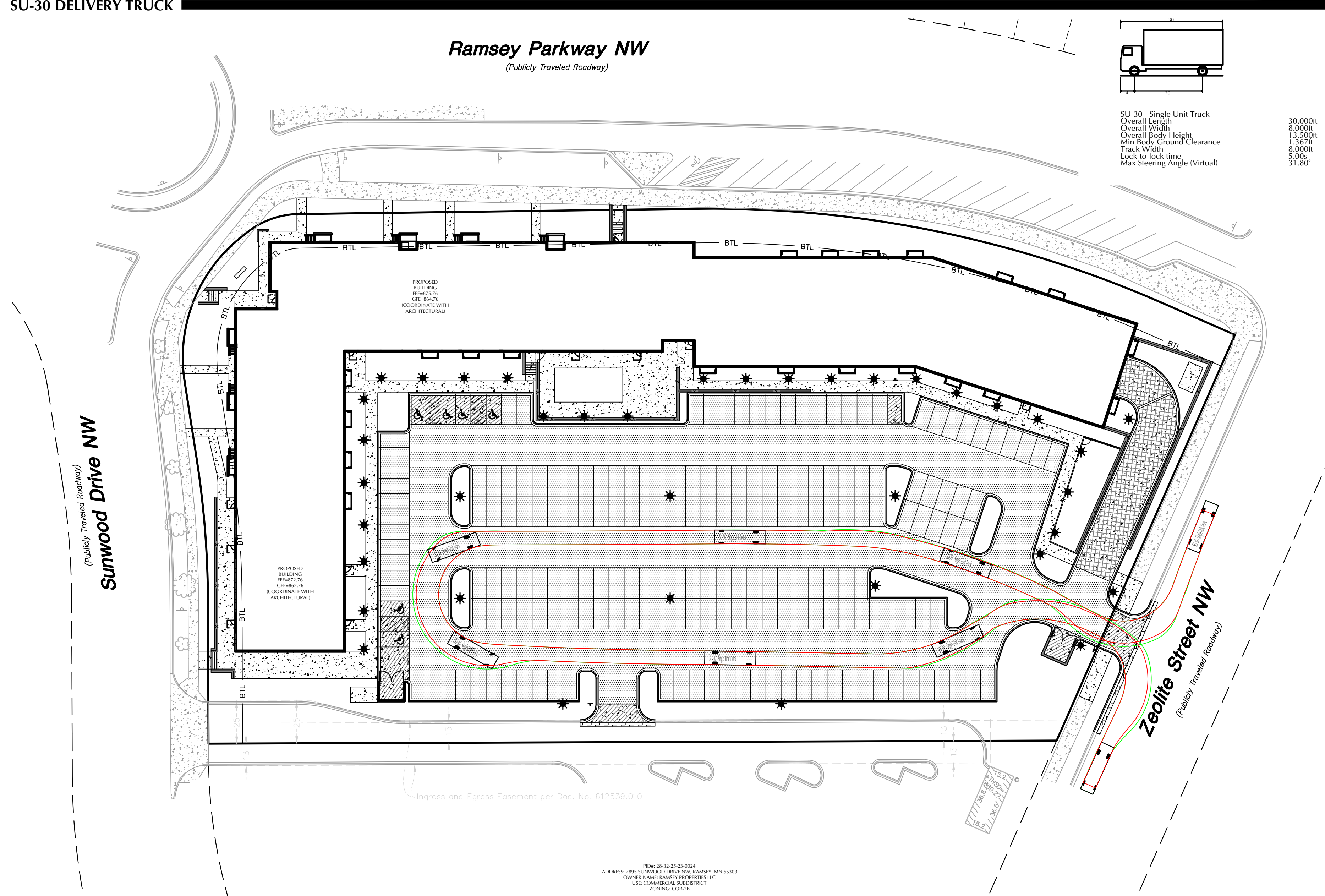
Ramsey Aerial Fire Truck
Overall Length: 45.5008
Overall Body Height: 8.0008
Max Body Ground Clearance: 13.5008
Track Width: 8.0008
Lock-to-lock time: 5.0008
Wall to Wall Turning Radius: 45.0008



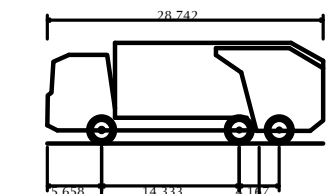
Ramsey Parkway NW
(Public Traveled Roadway)



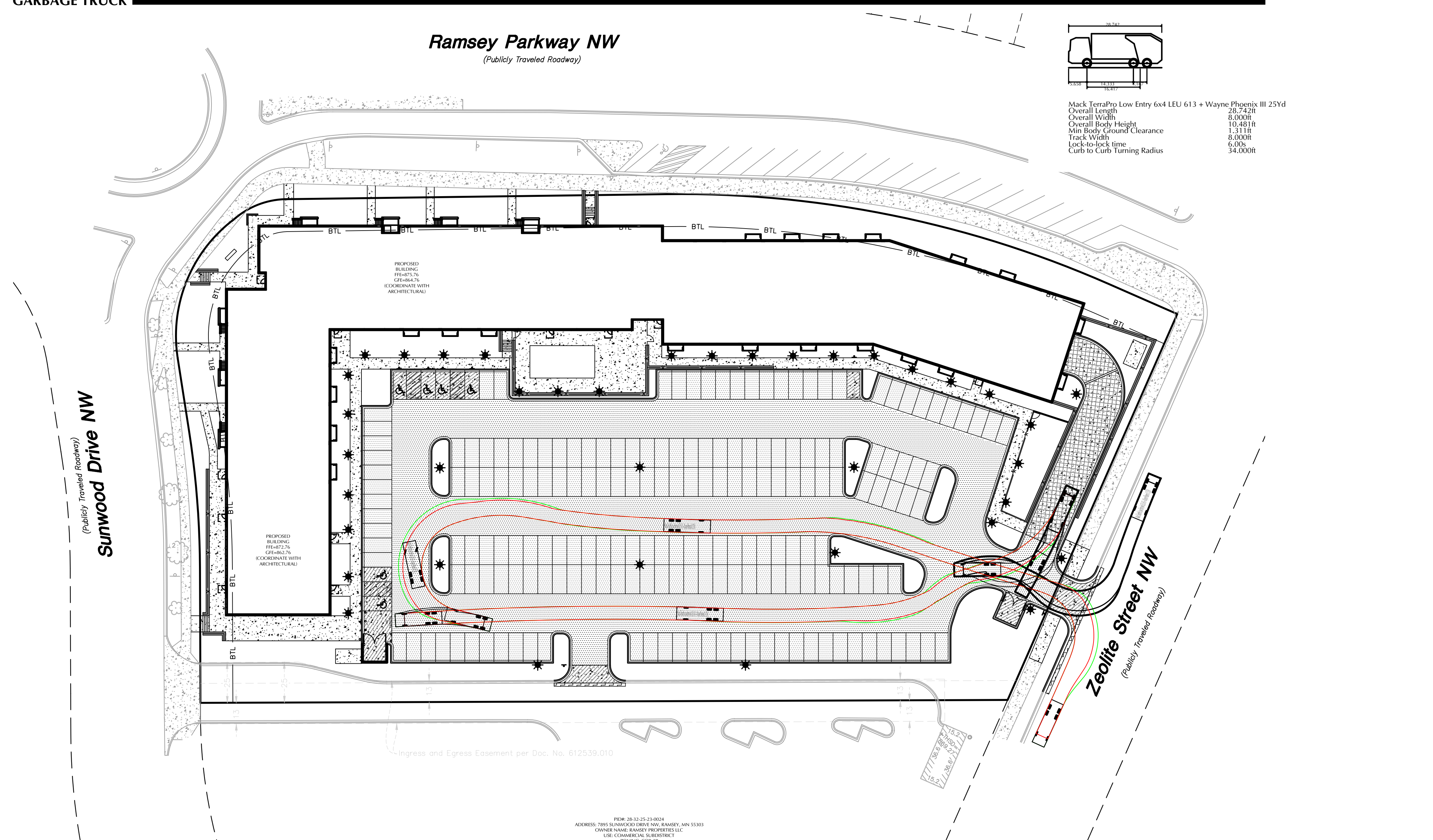
SU-30 - Single Line Truck
Overall Length: 30.0008
Overall Width: 8.0008
Overall Body Height: 13.5008
Max Body Ground Clearance: 8.0008
Track Width: 8.0008
Lock-to-lock time: 5.0008
Max Steering Angle (Virtual): 37.887



Ramsey Parkway NW
(Public Traveled Roadway)



Abak Torphol Low Entry (4x LEU 613 - Wayne Phoenix # 2396)
Overall Length: 35.2228
Overall Width: 10.8878
Overall Body Height: 8.8118
Max Body Ground Clearance: 8.0008
Track Width: 8.0008
Lock-to-lock time: 5.0008
Curb to Curb Turning Radius: 14.0008



LEGEND

EXISTING	PROPOSED
CATCH BASIN	CATCH BASIN
FLARED END SECTION	FLARED END SECTION
SANITARY MANHOLE	SANITARY MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
POST INDICATOR VALVE	POST INDICATOR VALVE
WATER MANHOLE / WELL	WATER MANHOLE / WELL
LIGHT POLE	LIGHT POLE
POWER POLE	POWER POLE
ELECTRIC METER	ELECTRIC METER
GAS METER	GAS METER
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
SIGN	SIGN
BENCHMARK	BENCHMARK
SOIL BORING	SOIL BORING
PARKING STALL COUNT	PARKING STALL COUNT
ACCESSIBLE PARKING STALL	ACCESSIBLE PARKING STALL
STORM SEWER	STORM SEWER
DRAIN TILE	DRAIN TILE
SANITARY SEWER	SANITARY SEWER
FORCE MAIN	FORCE MAIN
WATER MAIN	WATER MAIN
SANITARY SEWER SERVICE	SANITARY SEWER SERVICE
WATER SERVICE	WATER SERVICE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
UNDERGROUND GAS	UNDERGROUND GAS
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
OVERHEAD UTILITY	OVERHEAD UTILITY
FENCE	FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
CONCRETE CURB	CONCRETE CURB
RETAINING WALL	RETAINING WALL
CONCRETE	CONCRETE
NO PARKING	NO PARKING
BUILDING	BUILDING
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
DIRECTION OF FLOW	DIRECTION OF FLOW
TREE LINE	TREE LINE
PARKING SETBACK LINE	PARKING SETBACK LINE
BUILD-TO-LINE	BUILD-TO-LINE

7979
SUNWOOD DR.
MIXED-USE

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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

PROFESSIONAL SIGNATURE

I hereby certify that the design, specification, and construction documents prepared by me or under my direct supervision are in accordance with the laws of the State of Minnesota.

PRELIMINARY

Loucks Project No. 250244.00
Date: 09/10/2025

QUALITY CONTROL

Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	09/10/2025

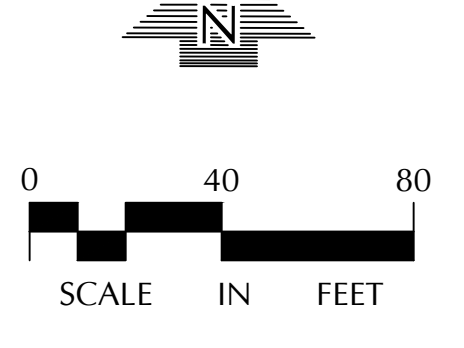
SHEET INDEX

C1-1	EX. COND. & SITE DEMO PLAN
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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
L5-1	LANDSCAPE DETAILS

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

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

TURNING MOVEMENTS

C2-3

GRADING, DRAINAGE & EROSION CONTROL NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/LINE, FACE OF CURB, 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 6" 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 SLUMPED 0.04 FEET. ALL CATCH BASINS IN CUTTERS SHALL BE SLUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SLUMPED ELEVATIONS.
- REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT B2505962), DATED SEPTEMBER 11, 2025 AS PREPARED BY BRAUN INTERTEC, 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 SURGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- EXISTING SOILS ARE ASSUMED TO BE COARSE-GRAINED SOILS (SP, SM) PER THE UNIFIED SOIL CLASSIFICATION. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS DIFFER FROM ASSUMED SOIL CONDITIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED MULCH OR SOIL. 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 "CW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF SILICO, 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.
- ASIDE FROM BUILDING ENTRANCES AND THE AREAS IMMEDIATELY ADJACENT TO THEM, THE CONTRACTOR SHALL EXPOSE FOUNDATION TO AT LEAST 6" BELOW FINISHED FLOOR ELEVATIONS TO ACCOMMODATE BUILDING MATERIALS, UNLESS OTHERWISE NOTED. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL.

GROUNDWATER ELEVATION TABLE

SOIL BORING	GROUNDWATER ELEVATION
ST-1	855
ST-2	856
ST-3	858
ST-4	858
ST-5	858
ST-6	858
ST-7	NOT OBSERVED
ST-8	NOT OBSERVED
ST-9	NOT OBSERVED
ST-10	NOT OBSERVED
ST-11	NOT OBSERVED
ST-12	NOT OBSERVED
ST-13	NOT OBSERVED

LEGEND

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

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE, RAMSEY, MN

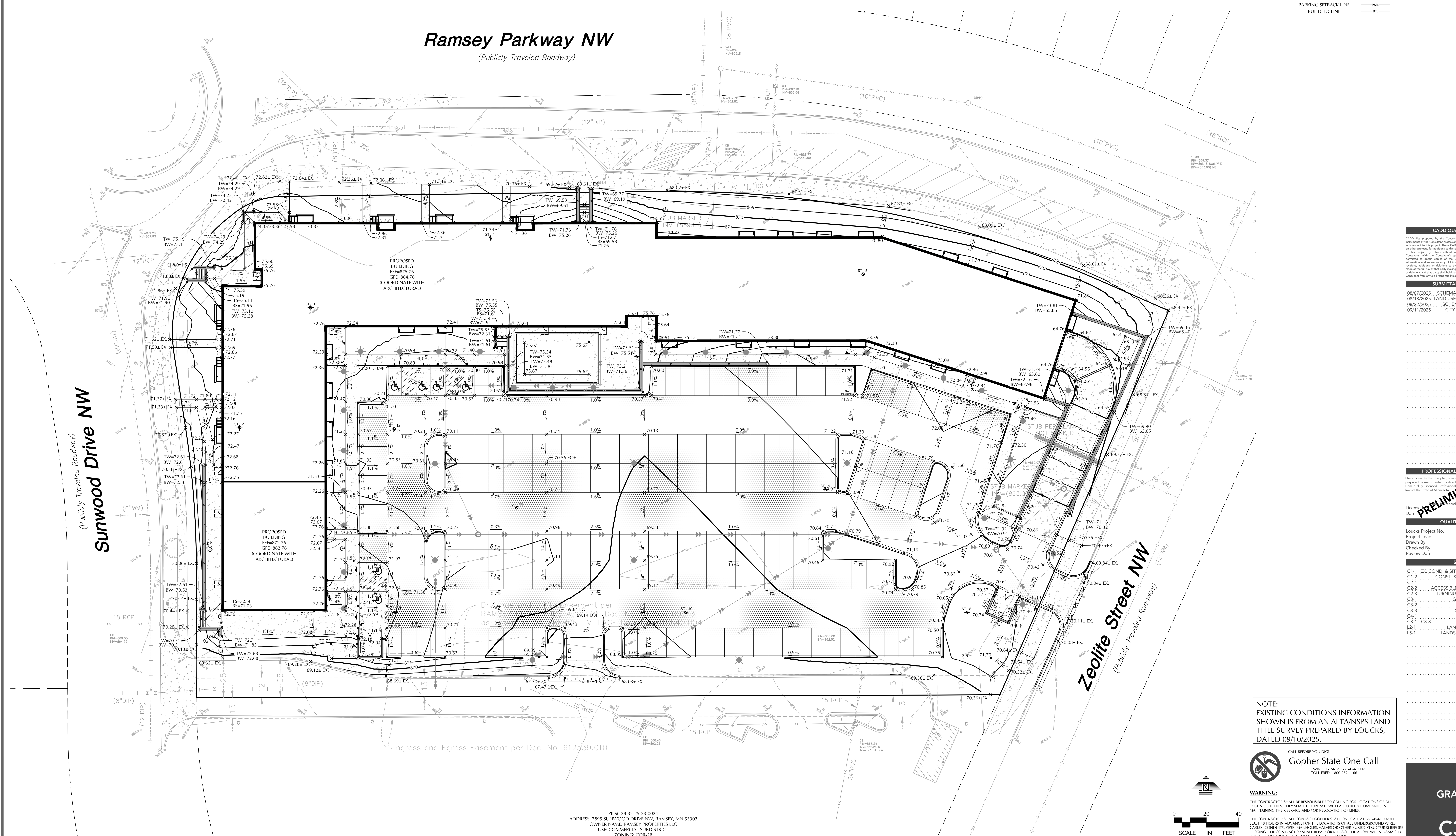
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Ramsey Parkway NW
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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

Professional Seal of the State of Minnesota

 Prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Minnesota.
PRELIMINARY

Licent: 56088
Date: 09/10/2025

QUALITY CONTROL

Loucks Project No.	250244.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	09/10/2025

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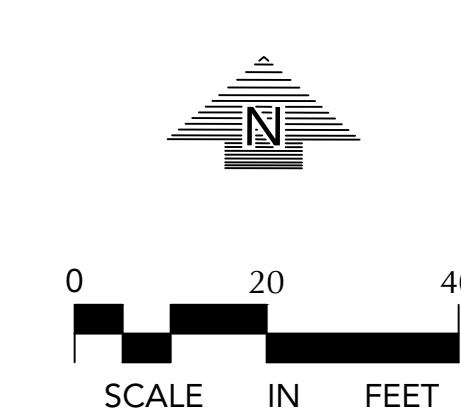
Gopher State One Call

CALL BEFORE YOU DIG!

TWIN CITY AREA: 651-454-0002
TOLSON: 1-800-525-2166

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.



Project: 09/11/2025 1:28 PM W:\2025\250244\CADD\DATA\DWG\LAH_Sheet\C3-1_Grading.dwg
 PLOT: 09/11/2025 1:28 PM W:\2025\250244\CADD\DATA\DWG\LAH_Sheet\C3-1_Grading.dwg

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

GRADING PLAN
C3-1

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 P1, 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 56477
 952-930-2025 | www.epc.com

Label	CalcType	Fixture	Qty	Max	Min	Avg/Min	Max/Min
North Property Line	Illuminance	PF	0.00	0.0	0.0	N.A.	N.A.
South Property Line	Illuminance	PF	0.00	0.0	0.0	N.A.	N.A.
East Property Line	Illuminance	PF	0.00	0.0	0.0	N.A.	N.A.
West Property Line	Illuminance	PF	0.00	0.0	0.0	N.A.	N.A.



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

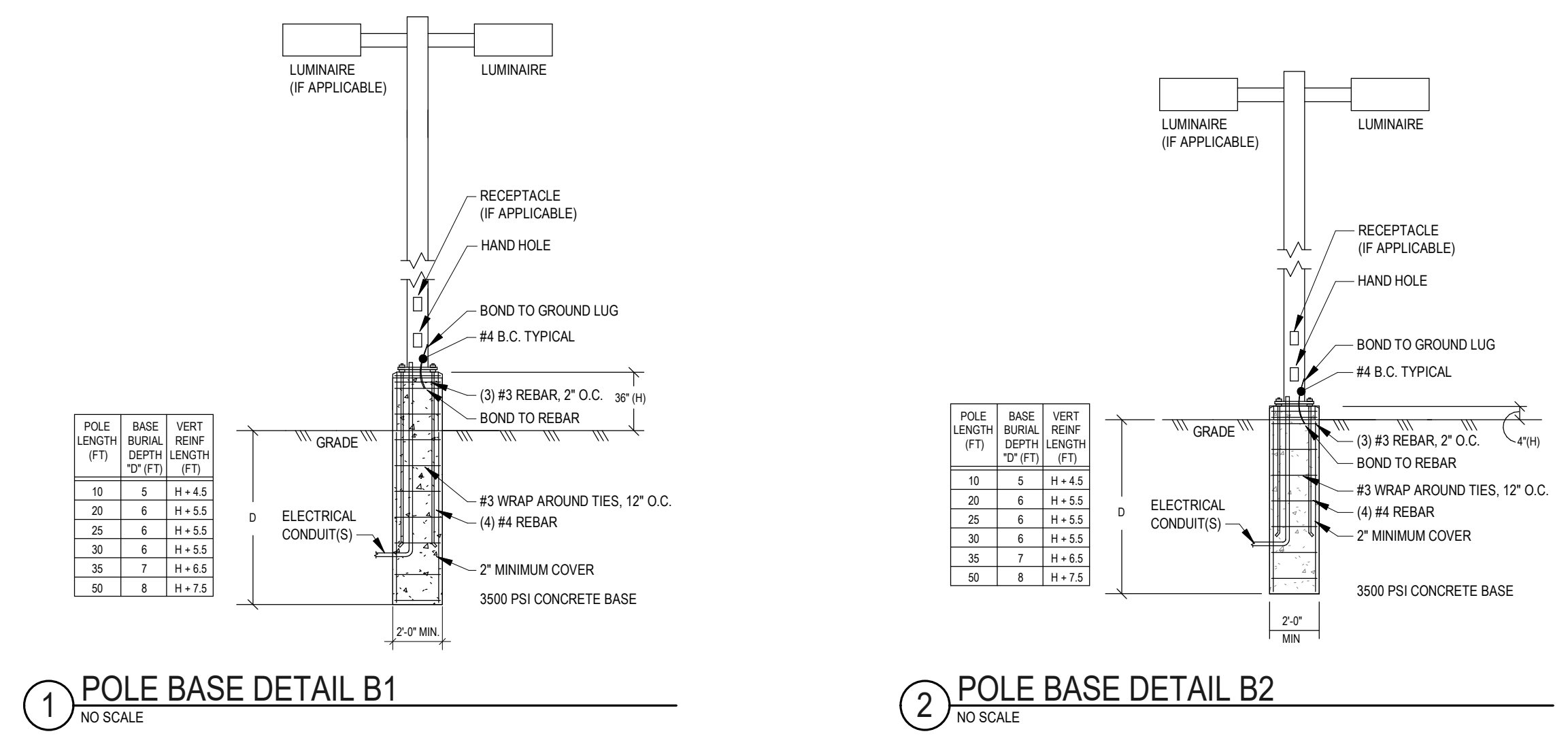
ROERS COMPANIES
SUNWOOD MIXED-USE
 7979 SUNWOOD DRIVE, RAMSEY, MN 55303
 DATE: 09/17/2025
 PHASE: LAND USE APPLICATION
 PROJECT: 5250.0000
 SHEET: **E0.2**
 ELECTRICAL SITE PHOTOMETRIC PLAN

LIGHT FIXTURE SCHEDULE

GENERAL NOTES:
 A. 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.
 B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIXTURE LOCATIONS, MOUNTING, AND REQUIREMENTS WITH ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS AND VERIFYING WITH ENGINEERING CONTRACTORS.
 C. 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.
 D. SEE SPECIFICATIONS FOR EXTRA MATERIALS REQUIRED FOR LIGHT FIXTURES.
 E. SAMPLES OF ALL FIXTURES SHALL BE AVAILABLE AT THE ENGINEER'S REQUEST DURING SHOP DRAWING REVIEW.
 F. COORDINATE THE COMPATIBILITY OF DIMMING WITH SPECIFIED CONTROLS. DIMMING SHALL BE ACCOMPLISHED WITH NO VISIBLE FLICKER.
 G. EQUALS ARE ACCEPTABLE AND WILL BE REVIEWED AS PART OF THE SHOP DRAWING PROCESS.

FIXTURE NOTES:
 1. 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 1/2" ROUND BOLLARD BLACK DIE-CAST ALUMINUM SHMPT. SYMMETRIC DISTRIBUTION. 16 LED, 500-MA DRIVE CURRENT, 1300 LUMENS.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	MISCL-LED-16C-500-20K-SYM-MVOLT-DBLXD			B1
C1	RECESSIVE 1" ROUND COMPACT, DRY-LENS, SILVER/STEEL REFLECTOR FRAME, 1300 LUMENS. 80 CR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	L266-300-1300-80CR-SS-1"RND-1"RND			C1
F1	20" TALL SQUARE POLE LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY REFLECTOR. ACCUMULATED OPTICS. 1300 LUMENS. 80 CR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	COOPER LIGHTING	GLEON-SQA-20-1300-80CR			F1
F2	20" TALL SQUARE POLE LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY REFLECTOR. ACCUMULATED OPTICS. 1300 LUMENS. 70 CR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	2	COOPER LIGHTING	GLEON-SQA-20-1300-70CR			F2
F3	20" TALL SQUARE POLE LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY REFLECTOR. ACCUMULATED OPTICS. 1300 LUMENS. 70 CR. FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	COOPER LIGHTING	GLEON-SQA-20-1300-70CR-MS			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. 80 CR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-PK30K-PATH-MVOLT-12RPA-80CR-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. 11000 LUMENS. 80 CR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-PK30K-PATH-MVOLT-12RPA-80CR-DBLXD			F5
F6	8" TALL MOUNTED EXTERIOR PEDESTAL LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING. ACRYLIC LENS. FIXTURE TO BE SELECTED BY ARCHITECT. ASYMMETRIC DISTRIBUTION. 11000 LUMENS. 80 CR.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	RAD1-PK30K-8"RPA-MVOLT-8RPA-80CR-DBLXD			F6
F7	EXISTING 20" TALL LED LIGHT POLE AND LED AREA LUMINAIRE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. 700 LUMENS. 70 CR. HOUSING SIDE SHELD.	UNLV	LED, 3000K	N/A	EXISTING				F7
W1	11" TALL, 11.5" WIDE, 7" DEEP ARCHITECTURAL WALL SCENE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. NET LOCATION LISTED. 1300 LUMENS. 80 CR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-LED-PK30K-80CR-WV-MVOLT-8RPA-80CR-DBLXD			W1
W2	11" TALL, 11.5" WIDE, 7" DEEP ARCHITECTURAL WALL SCENE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. NET LOCATION LISTED. 700 LUMENS. 80 CR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-LED-PK30K-80CR-WV-MVOLT-8RPA-80CR-DBLXD			W2
W3	18" TALL, 11" WIDE, 10.5" DEEP ARCHITECTURAL WALL SCENE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. NET LOCATION LISTED. 1300 LUMENS. 80 CR. VISUAL COMFORT WIDE FINISH TO BE SELECTED BY ARCHITECT.	UNLV	LED, 3000K	N/A	LITHONIA LIGHTING	WIDE1-LED-PK30K-80CR-WV-MVOLT-8RPA-80CR-DBLXD			W3



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 (DMV - 540W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Dimensional Details

Number of Fixtures	1/4" W/4"	1/2" W/4"	3/4" W/4"	1" W/4"	1 1/2" W/4"	2" W/4"
1-4	16'-10 1/2"	17'	17'	18'-0 1/2"	18'-0 1/2"	18'-0 1/2"
5-6	21'-0 1/2"	21'	21'	21'-0 1/2"	21'-0 1/2"	21'-0 1/2"
7-8	27'-0 1/2"	27'	27'	27'-0 1/2"	27'-0 1/2"	27'-0 1/2"
9-10	33'-0 1/2"	33'	33'	33'-0 1/2"	33'-0 1/2"	33'-0 1/2"

COOPER Lighting Solutions

McGraw-Edison

Ordering Information

Part Number: GLEON-SQA-20-1300-80CR

Configuration	Price	Quantity	Notes
Standard	120.00	1	
Option 1	130.00	1	
Option 2	140.00	1	

GLEON Galleon

Product Features

- High-Efficiency LED
- IP66 Rating
- Adjustable Mounting
- Dimmable

Product Certifications: ETL, DLC, IP66, 5-Year Warranty

Radean Arm Mount

LED Area Luminaire

Specifications

EPAC: 0.75 ft²
 Length: 24" (60.96 cm)
 Width: 24" (60.96 cm)
 Height: 4" (10.16 cm)
 Weight: 290g
 (10.35 oz)

Ordering Information

Part Number: RAD1-LED-PK30K-SYM-MVOLT-RPA-PE-DINXD

Configuration	Price	Quantity	Notes
Standard	120.00	1	
Option 1	130.00	1	
Option 2	140.00	1	

LEOTEK

ARIETA® 13 Architectural LED Area Luminaire

AR13 N-Series Specification Data Sheet

Luminaire Data

Weight: 15.4 lbs (7 kg)
 EPA: 0.47 ft²

Ordering Information

Part Number: AR13-18N-MV-5R-120-M3L3

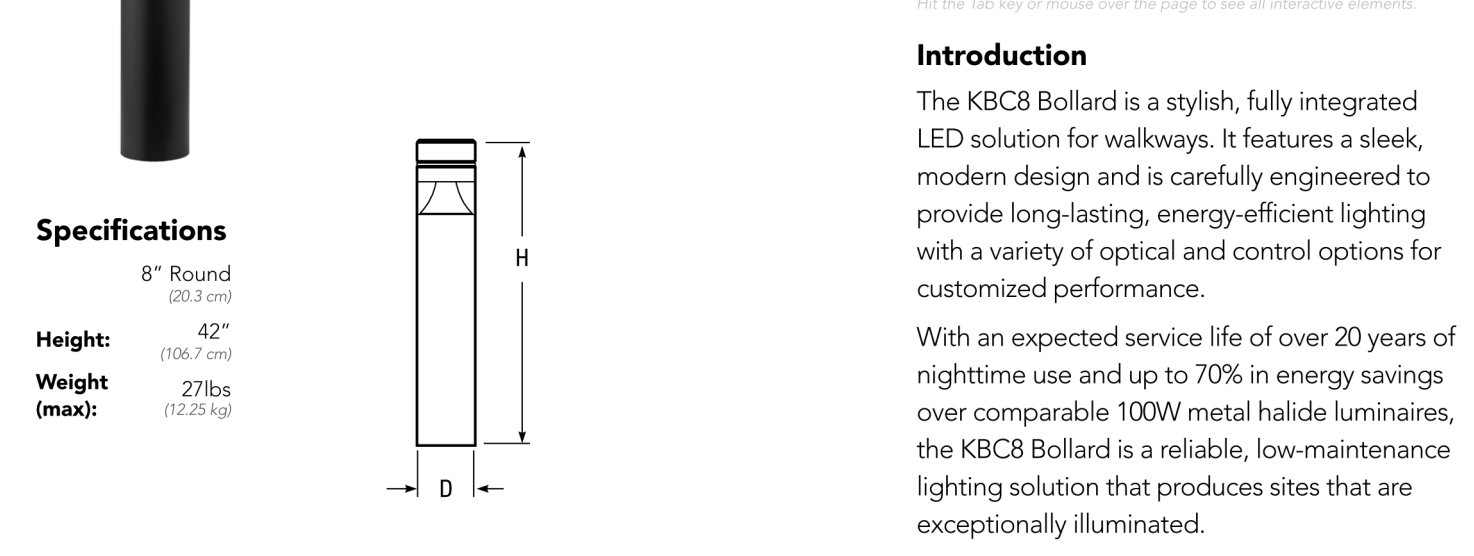
Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish	Output Code	Options
AR13	481	HV 187-480V	5000K	Type 2	DK	030	Back Light Shield (Factory Installed)
				Type 4	DB	050	Fixed Fixture Code
				Type 5	DS	055	NEMA Photocell
				ATN	WH	060	PCF7: AN7 7-wire Photocell
					WH	100	Control Ready 7-wire Photocell
					GF	110	MSL7: Motion Sensor with 13 Lens
					NA	120	MSL7: Motion Sensor with 13 Lens
					GF	130	MSL7: Motion Sensor with 13 Lens
					NA	140	MSL7: Motion Sensor with 13 Lens
					GF	150	MSL7: Motion Sensor with 13 Lens
					NA	160	MSL7: Motion Sensor with 13 Lens
					GF	170	MSL7: Motion Sensor with 13 Lens
					NA	180	MSL7: Motion Sensor with 13 Lens
					GF	190	MSL7: Motion Sensor with 13 Lens
					NA	200	MSL7: Motion Sensor with 13 Lens

3 FIXTURE TYPE P1, P2, P3
NO SCALE

4 FIXTURE TYPE P4, P5, P6
NO SCALE

5 FIXTURE TYPE P7 - EXISITING
NO SCALE

KBC8 LED LED Specification Bollard



Specifications
 8" Round
 42" Height
 27% Energy Savings
 7700lm
 10000 Hours

Ordering Information	EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DBBXD
Series	KBC8 LED
Color Temperature	16C 700K
Beam Spread	40K
Mounting	SYM
Voltage	MVOLT
Options	DBBXD

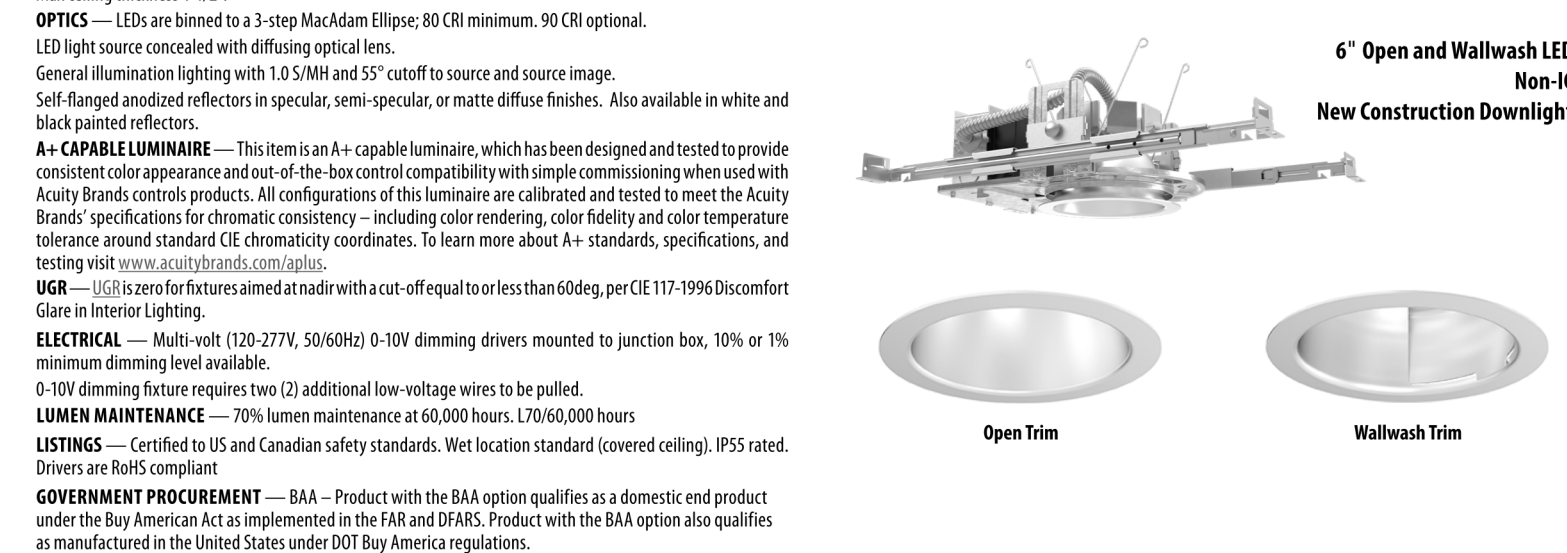
Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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1 FIXTURE TYPE B1
NO SCALE

LITHONIA LIGHTING L6N6 STATIC WHITE

FEATURES & SPECIFICATIONS
INTENDED USE - Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION - L6N6 is a high performance LED lighting fixture with a sleek, modern design and a variety of mounting options. It features a sleek, modern design and a variety of mounting options. It features a sleek, modern design and a variety of mounting options. It features a sleek, modern design and a variety of mounting options.



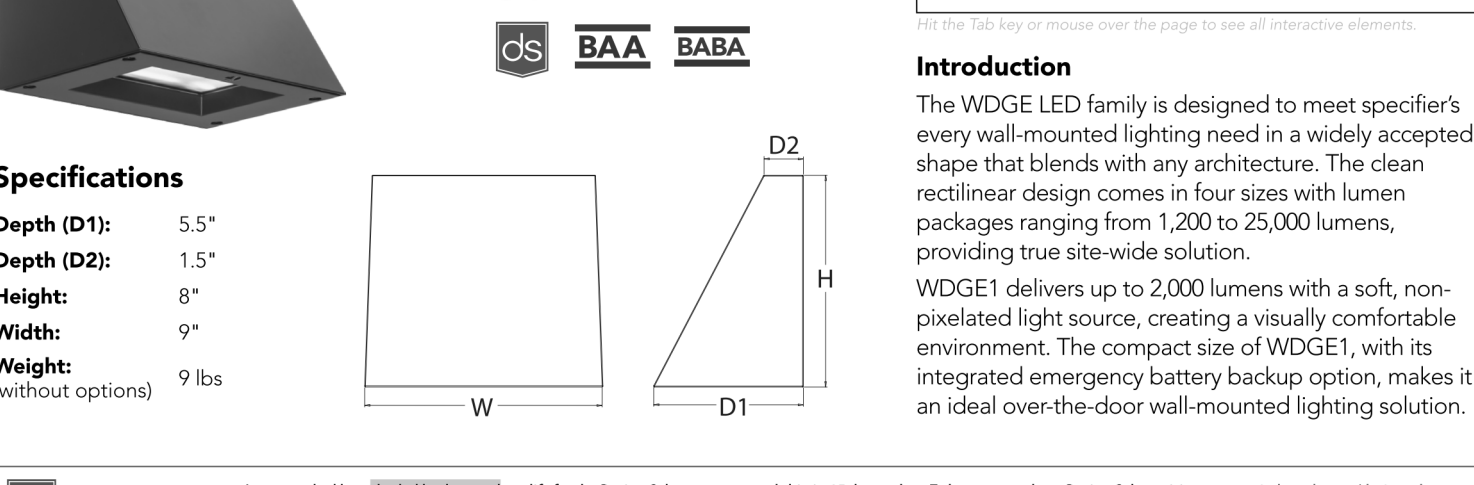
Ordering Information	EXAMPLE: L6N6 16C 700 40K SYM MVOLT DBBXD
Series	L6N6
Color Temperature	16C 700K
Beam Spread	40K
Mounting	SYM
Voltage	MVOLT
Options	DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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2 FIXTURE TYPE D1
NO SCALE

WDGE1 LED Architectural Wall Sconce



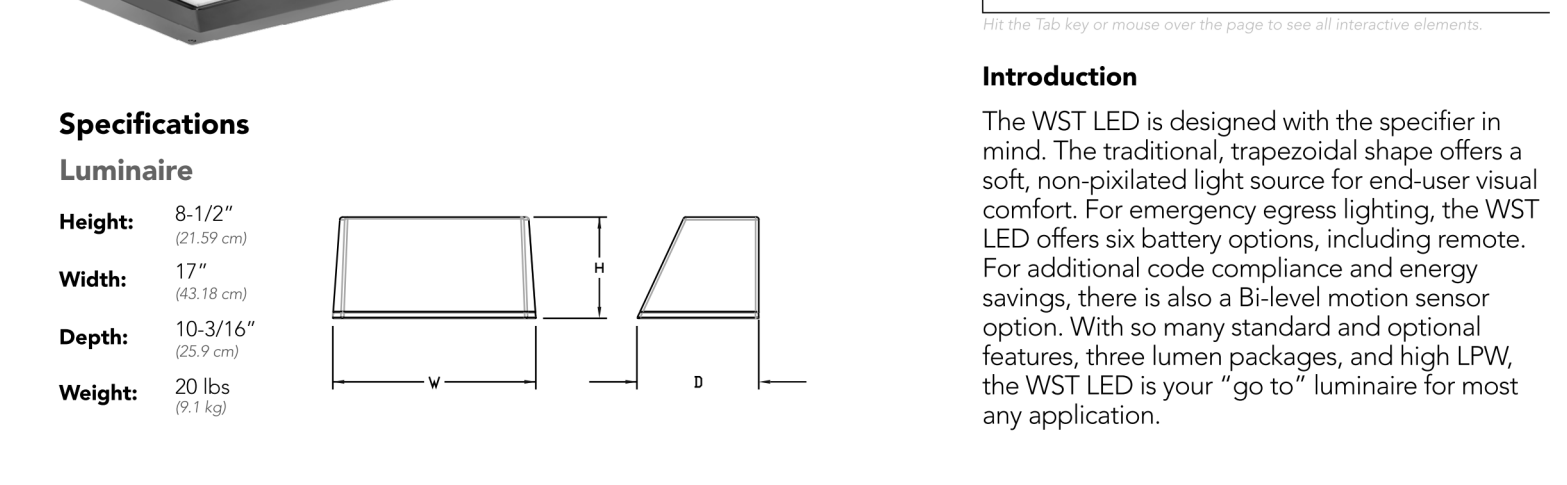
Ordering Information	EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBBXD
Series	WDGE1 LED
Color Temperature	P2 40K
Beam Spread	80CRI
Mounting	VF
Voltage	MVOLT
Options	SRM PE DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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3 FIXTURE TYPE W1, W2
NO SCALE

WST LED Architectural Wall Sconce



Ordering Information	EXAMPLE: WST LED P1 40K VF MVOLT DBBXD
Series	WST LED
Color Temperature	P1 40K
Beam Spread	VF
Mounting	VF
Voltage	MVOLT
Options	DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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4 FIXTURE TYPE W3
NO SCALE

L6N6

Series	Color Temperature	Beam Spread	Mounting	Voltage	Options
L6N6	16C 700K	40K	SYM	MVOLT	DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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5 FIXTURE TYPE B1
NO SCALE

WDGE1 LED Architectural Wall Sconce



Ordering Information	EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBBXD
Series	WDGE1 LED
Color Temperature	P2 40K
Beam Spread	80CRI
Mounting	VF
Voltage	MVOLT
Options	SRM PE DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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6 FIXTURE TYPE W1, W2
NO SCALE

WST LED Architectural Wall Sconce



Ordering Information	EXAMPLE: WST LED P1 40K VF MVOLT DBBXD
Series	WST LED
Color Temperature	P1 40K
Beam Spread	VF
Mounting	VF
Voltage	MVOLT
Options	DBBXD

Accessories	Notes
W200	1. Only available in the US, ACP version.
W200	2. Only available in the US, ACP version.
W200	3. Only available in the US, ACP version.
W200	4. Only available in the US, ACP version.
W200	5. Only available in the US, ACP version.
W200	6. Only available in the US, ACP version.
W200	7. Only available in the US, ACP version.
W200	8. Only available in the US, ACP version.

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7 FIXTURE TYPE W3
NO SCALE

NO.	DESCRIPTION	DATE

emanuelson-podas
 CONSULTING ARCHITECTS
 Emanuelson-Podas, Inc.
 710 South 2nd Street
 8th Floor
 Minneapolis, MN 55401
 192.000.0001 | www.epc.com