City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 2, 2025
7 pm
Ramsey Municipal Center, Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Pledge of Allegiance

3. Citizen Input

4. Approve Agenda

5. Consent Agenda

0. Adopt the Planning Commission's 2026 Calendar.

1. Approve the Planning Commission Meeting Minutes for August 28, 2025.

6. Public Hearing

1. PUBLIC HEARING: Consider a Request for a Variance to Impervious Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

2. PUBLIC HEARING: Site Plan Review for a Mixed-Use Building at 7979 Sunwood Drive NW - Roers

7. Commission Business

8. Commission/Staff Input

9. Adjournment

Regular Planning Commission

Meeting Date: 10/02/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

Adopt the Planning Commission's 2026 Calendar.

Purpose/Background:

City Code Section 106-213 requires the Planning Commission adopt an annual calendar of applicant submittal dates and meeting dates that are in accordance with the 60-day law (MN Statutes 15.99). Attached is the proposed calendar for 2026 that follows the same fourth-Thursday schedule that has been followed for several years. In November and December, the third Thursdays (one week earlier) are proposed due to the Thanksgiving and Christmas Eve holidays, respectively. Delaying those months' meetings until after the holidays does not work for getting applications moved to the next City Council meeting within the 60-day window.

At the August meeting, the Commissioners agreed to move the meeting up a half hour to start at 6:30 pm, in line with other boards and commissions.

Recommendation:

Staff recommends approving the 2026 calendar.

Outcome/Action:

Motion to adopt the 2026 Planning Commission Calendar.

Attachments

2026 Public Calendar

2026 Internal Calendar

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/18/2025 09:07 AM
Form Started By: Todd Larson		Started On: 09/03/2025 02:50 PM
Final Approval Date: 09/18/2025		

City of RAMSEY

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www.cityoframsey.com

2026 Land Use Application Calendar

The Planning Division accepts land use applications for proposed development projects, easement vacations, encroachment agreements, and Type-II home occupation permits. Applications must be submitted during the application window each month. Please do not submit your application early or late, however, we recommend calling the Planning Division (763-433-9824) a few days ahead of submitting to set up an account in our plan review software system. Please consult a separate how-to guide for the application type(s) you are requesting for the complete submittal requirements and fees.

Plans are reviewed by City Staff and comments will be provided to the applicant within 10 days. The applicant will have time to review comments and provide responses or revised plans. Staff will then prepare a staff report for the Planning Commission who meets on the fourth Thursday of every month. The Planning Commission makes a recommendation to the City Council who will generally meet on the second Tuesday of the following month. In most cases, the City Council makes the final determination on approving or denying a proposal.

Application window opens (8:00 am Friday)	Application window closes (4:30 pm)	Planning Commission Date (6:30 pm)	City Council Date (7:00 pm)
December 12, 2025	December 15, 2025	January 22, 2026	February 10, 2026
January 16, 2026	January 20, 2026*	February 26, 2026	March 10, 2026
February 13, 2026	February 17, 2026*	March 26, 2026	April 14, 2026
March 13, 2026	March 16, 2026	April 23, 2026	May 12, 2026
April 10, 2026	April 13, 2026	May 28, 2026	June 9, 2026
May 15, 2026	May 18, 2026	June 25, 2026	July 14, 2026
June 12, 2026	June 16, 2026	July 24, 2026	August 12, 2026
July 11, 2026	July 15, 2026	August 27, 2026	September 8, 2026
August 14, 2026	August 17, 2026	September 24, 2026	October 13, 2026
September 11, 2026	September 14, 2026	October 22, 2026	November 10, 2026
October 9, 2026	October 12, 2026	November 19, 2026* *(3rd Thursday)*	December 8, 2026
November 13, 2026	November 16, 2026	December 17, 2026* *(3rd Thursday)*	January 12, 2027
December 11, 2026	December 14, 2026	January 28, 2027	February 9, 2027

* *Change in date due to holiday.*

2026 Land Use Application Calendar with Various Deadline Dates

Application window opens (Friday)	**Deadline 5.5 weeks ahead of PC (4:30 pm Monday)**	**Development Review Meeting (3rd Thursday)**	**9-Day Staff Review Due (Friday at noon)**	**8-Day Applicant Revision Period (Wed)/ Public Hearing Newspaper Deadline (10:00 am)**	**PC Packet Posted (Thursday following week)**	**PC Date – 6:30 pm (4th Thursday)**	**CC Date – 7:00 pm (2nd/4th Tuesday)**	**Days between Deadline CC**
November 14, 2025	November 17, 2025	November 20, 2025	November 24, 2025 *One week Review*	December 3, 2025	December 11, 2025	December 18, 2025 (3rd Thursday)	January 13, 2026 *(no 12/23 meeting)*	57
December 12, 2025	December 15, 2025	December 18, 2025	December 26, 2025	January 7, 2026	January 15, 2026	January 22, 2026	February 10, 2026	57
January 16, 2026	January 20, 2026 *Tuesday*	January 22, 2026	January 30, 2026	February 11, 2026	February 19, 2025	February 26, 2026	March 10, 2026	49
February 13, 2026	February 17, 2026 *Tuesday*	February 19, 2026	February 27, 2026	March 11, 2026	March 19, 2026	March 26, 2026	April 14, 2026	56
March 13, 2026	March 16, 2026	March 19, 2026	March 27, 2026	April 8, 2026	April 16, 2026	April 23, 2026	May 12, 2026	57
April 10, 2026	April 13, 2026	April 16, 2026	April 24, 2026	May 13, 2026	May 21, 2026	May 28, 2026	June 9, 2026	57
May 15, 2026	May 18, 2026	May 21, 2026	May 29, 2026	June 10, 2026	June 18, 2026	June 25, 2026	July 14, 2026	57
June 12, 2026	June 15, 2026	June 18, 2026	June 26, 2026	July 8, 2026	July 16, 2026	July 23, 2026	August 11, 2026	57
July 10, 2026	July 13, 2026	July 16, 2026	July 24, 2026	August 12, 2026	August 20, 2026	August 27, 2026	September 8, 2026	57
August 14, 2026	August 17, 2026	August 20, 2026	August 28, 2026	September 9, 2026	September 17, 2026	September 24, 2026	October 13, 2026	57
September 11, 2026	September 14, 2026	September 17, 2026	September 25, 2026	October 7, 2026	October 15, 2026	October 22, 2026	November 10, 2026	57
October 9, 2026	October 12, 2026	October 15, 2026	October 23, 2026	November 4, 2026	November 12, 2026	November 19, 2026 *3rd Thursday*	December 8, 2026	57
November 13, 2026	November 16, 2026	November 19, 2026	November 25, 2026 *Wednesday*	December 2, 2026	December 10, 2026	December 17, 2026 *3rd Thursday*	January 12, 2027	57
December 11, 2026	December 14, 2026	December 17, 2026	December 23, 2026 *Wednesday*	January 13, 2027	January 21, 2027	January 28, 2027	February 9, 2027	57

Notes:

"Application window opens" is generally 60 days prior to Council meeting.

Deadlines

The 9-Day Staff and 8-Day Applicant periods should be seen as "no later than…" as comments can always be finalized prior to that date and applicants are welcome to re-submit earlier. In November and December, it is on Wednesday due to holidays.

Regular Planning Commission

Meeting Date: 10/02/2025

Primary Strategic Plan Initiative: Not Applicable

Information

Title:

Approve the Planning Commission Meeting Minutes for August 28, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for August 28, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for August 28, 2025.

Attachments

Planning Commission Minutes 08-28-2025

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/25/2025 03:19 PM
Form Started By: Kalia Lor		Started On: 09/19/2025 11:08 AM
Final Approval Date: 09/25/2025		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 28, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Bruce Anderson Commissioner Nichole Bauer Commissioner Randy Bauer Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Lubarski, seconded by Commissioner VanScoy, to approve the agenda as presented.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, VanScoy, Anderson, N. Bauer, R. Bauer, and Musgrove. Voting No: None. Absent: None.

5. CONSENT AGENDA

5.01: Approve the June 26, 2025, Planning Commission Meeting Minutes

Commissioner Musgrove noted that while she stepped away from the dais, she was present for the motion to adjourn and should be reflected in that vote. She also requested to remove the language that she had left the meeting on page 12.

Motion by Commissioner R. Bauer, seconded by Commissioner Anderson, to approve the consent agenda as amended.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Anderson, N. Bauer, Lubarski, Musgrove, and VanScoy. Voting No: None. Absent: None.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Variance Request Related to Accessory Structure Setback Regulations at 16785 Iodine Street NW (Project 25-117); Case of Tim and Sue Johnson

Public Hearing

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

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the variance as presented.

Commissioner Anderson referenced the triangle of property to the north and asked if the well and septic system would prevent the garage from being placed in that location.

City Planner Martin confirmed that is accurate.

Citizen Input

Tim Johnson, applicant, commented that he was present to address any questions that may arise.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, N. Bauer, Anderson, Lubarski, Musgrove, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:11 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to adopt Resolution #25-195, Granting a Variance to Accessory Structure Placement at 16785 Iodine Street NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, N. Bauer, R. Bauer, Musgrove, and VanScoy. Voting No: None. Absent: None.

6.02: "Brookside Terrace" – Preliminary Plat for Six Single-Family Lots at the Northwest Corner of Nowthen Boulevard NW and 151st Lane NW (Brookside Construction, Inc.)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:12 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the preliminary plat of "Brookside Terrace".

Commissioner Musgrove thanked staff for working with the developer to incorporate a sidewalk. She asked if that impacts the width of the street.

Planning Manager Larson replied that the street width is not changing as the sidewalk is placed in the boulevard area within the right-of-way.

Commissioner Musgrove asked for more information on the utility work that would be required and whether the pavement would be disrupted.

Planning Manager Larson replied that the streets would be ripped up and dug down to install services, with patching completed. He stated that generally, the project lasts a few days and is a common project.

Commissioner Musgrove recognized that this street provides the only access in or out for some residents and asked how the project would impact those residents.

Planning Manager Larson replied that the road would be bumpy for a few days, but the road would remain passable.

Commissioner Musgrove asked if 151st is on the calendar for reconstruction. She asked that staff keep in mind the quality of the road after the utility work is completed.

Planning Manager Larson confirmed that staff does verify that patching work meets the requirements of the City.

Commissioner N. Bauer asked the number of residents living on this street, and there is only one access in/out, and asked if there is concern for fire and rescue.

Planning Manager Larson replied that currently there are 45 lots, and there were no concerns from the Police and Fire. He noted that there are neighborhoods in Ramsey with a larger number of homes and only one access. He noted a multi-use trail that could be used for emergency access.

Commissioner VanScoy referenced a letter received related to density and asked for more information on that issue.

Planning Manager Larson explained the Metropolitan Council allocation for density in Ramsey, noting that Ramsey can allocate where different types of density should be located through its planning. He stated that if there is a sewer extension permit, the Metropolitan Council ensures that the City is being accountable to its Comprehensive Plan. He noted that this is infill development and additional sewer permits are not required; therefore, this development would be included in the annual report to the Metropolitan Council.

Citizen Input

Ron Sivigny, applicant, stated that he previously worked as a sewer and water foreman and provided more information on the utility work and related process, noting that they would impact the flow of traffic to the extent possible. He stated that the Metropolitan Council would require seven lots, but they are proposing six lots that meet the width requirements of the Ramsey Zoning Code. He stated that some residents would prefer to have three lots in this area, recognizing that people do not like to see change, but the proposal meets the requirements of the City's Comprehensive Plan.

Chairperson Gengler asked for more information on the sidewalks.

Mr. Sivigny stated that there was a letter received from a resident who is not happy with the addition of the sidewalk. He stated that he would also prefer not to install the sidewalk, as they will lose many nice trees. He stated that he would prefer to contribute the funds that would be associated with the sidewalk and preserve the trees. He noted that the home lots are platted in a way to allow home construction with minimal impact to the trees.

Commissioner Musgrove asked and received confirmation that the existing home would be removed.

Mr. Sivigny stated that the existing home will be moved to another location.

Commissioner Musgrove asked for information on stormwater management and asked if the ponds would capture some of the runoff that was impacting the lot to the west.

Mr. Sivigny stated that their property would be graded for all drainage to flow to the pond and would therefore remain on the property and not impact the Weis property. He confirmed that they have received permitting through the Lower Rum River Water Management Organization (LRRWMO).

Glen Weekly, 5931 151st, stated that they would prefer a lower density, although he understood the need of the developer to create a profit. He stated that in 2008, there was discussion of the property to the north of his home, which included a basketball court behind his home, but commented that project did not move forward. He asked if the plans reflect a garage within the building pad for the homes. He commented that people often use their garage for storage and have two vehicles in the driveway. He asked to see a model of the homes to ensure they are consistent with the neighborhood.

Mr. Sivigny commented that these will be nice homes and provided sketches of a proposed model, estimating a purchase price of $800,000. He stated that they want the homes to fit in with the development, with peaks and gables.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, VanScoy, Anderson, N. Bauer, Lubarski, and Musgrove. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 7:36 p.m.

Commission Business

Commissioner R. Bauer commented that, given that the preliminary plat conforms with the Comprehensive Plan and Zoning Code, there would be no grounds to deny the request.

Motion by Commissioner R. Bauer, seconded by Commissioner N. Bauer, to recommend that City Council approve the preliminary plat of "Brookside Terrace".

Further discussion

Commissioner Musgrove acknowledged that the plat meets all requirements but commented that she would prefer to see fewer homes and, therefore, will be opposing this request.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, N. Bauer, Anderson, Lubarski, and VanScoy. Voting No: Commissioner Musgrove. Absent: None.

6.03: "Oshaughnessy 3rd Addition" Variance and Sketch Plan for Four Single-Family Lots at 17201 St. Francis Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:39 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends denial of the lot frontage variance based on there being adequate width in the existing parcel to create conforming lots and that there are no other similarly narrow lots in the vicinity. Staff also recommends directing the applicant to make adjustments to the lot frontages on the proposed plat for the preliminary plat submittal.

Citizen Input

Tim Oshaughnessy, applicant, provided background information on himself and the property he purchased in 2013. He stated that this is a wonderful property and he believes that this proposal would provide the opportunity for more people to live in Ramsey. He noted that he and his in-laws would continue to live on their properties. He provided additional details on the proposed plans, lot sizes, and related frontages.

Commissioner R. Bauer asked if there had been discussions with the neighbor related to the encroachment.

Mr. Oshaughnessy confirmed that he has talked to the neighbor, who has shown interest in the eight-acre lot. He stated that if the neighbor does not want to purchase the lot, they would resolve the situation.

Chairperson Gengler referenced the existing structure in the northwest corner.

Mr. Oshaughnessy replied that is his home and identified a pole barn on the property. He also confirmed the boundaries of the proposed new lots.

Planning Manager Larson commented that the sketch plan shows where required items could be located, such as septic, to ensure there is sufficient space for those items, and they do not necessarily need to be in those locations. He stated that if drain fields are to be located in the power line transition easement, permission would be required from the power company.

Commissioner Musgrove recognized that this proposal would create four lots and asked if there would be ability in the future to further subdivide the lots.

Mr. Oshaughnessy commented that there are no roads proposed as part of this development.

Commissioner Musgrove asked if the driveway for the Oshaughnessy property could be turned into a road if the property were further subdivided in the future.

Mr. Oshaughnessy commented that he has no plans to further subdivide his property in his lifetime. He stated that he enjoys his large lot and wants to create other large lots for people to enjoy.

Commissioner Anderson asked if the applicant agrees with the staff comment to reduce the size of lots one and three to reach compliance for lot two and remove the need for a variance.

Mr. Oshaughnessy commented on the restrictions of lot three because of the location of the power lines and noted that he would not want to further restrict the home placement for that lot.

Planning Manager Larson commented that staff understand that the power line easement cuts up the proposed lot, but did not believe that reducing that lot size by ten to 20 feet would impact the ability to build a home. Similarly, he did not believe that the other proposed lot would be impacted by slightly reducing the width.

Councilmember Peters asked and received confirmation that the applicant will be keeping the pole barn.

Commissioner Anderson asked and received confirmation that a variance would not be required if the applicant followed the staff suggestion shown in red on the map.

Commissioner Musgrove asked if there were any thoughts on having one access to 47, which could provide access to lots one, two, and three.

Mr. Oshaughnessy commented that he does not like easements as they create problems for landowners and therefore does not want a shared entrance.

Duwayne Skoglund, 5801 170th Lane, stated that he is opposed to the applicant doing anything. He stated that this is the fourth time the applicant has proposed something that would include a variance. He noted a previous request for an organic farm, another to build a second home, and now a request to create four lots. He stated that he appreciates honest people, and the applicant has not done anything to hold by his word to have one home with an organic farm. He believed that the applicant should have been honest from the beginning, that he had plans to develop over 20 years.

Diane Weber, 5450 173rd Avenue NW, stated that she had concerns about how the septic systems and wells would be managed. She commented that there has always been one road in and out of the neighborhood and would prefer not to have an entrance coming off 47. She commented that there is a lot of wildlife in the area and wants to ensure that they are protected. She asked if the next stage would be to develop the land behind this area. She commented on poor construction management that has occurred on one lot in the area, not related to this request.

Planning Manager Larson provided additional information on the review and inspection that occurs for septic systems.

Ms. Weber asked if there is a required distance from the power lines for buildings.

Planning Manager Larson replied that the power lines lie within a 175-foot easement where buildings cannot be placed. He noted that anything more significant than a driveway or sports court would need the approval of the power company.

Ms. Weber asked for information on access and commented on the poor road condition. She asked if there would be a plan for reconstruction of the road as part of this request. She noted that the

last time the City proposed to reconstruct the road, the residents objected to the project as they did not want to pay the assessment.

Planning Manager Larson provided details on the proposed access for the lots. He stated that the applicant would not be required to reconstruct the road, and the road is currently scheduled for reconstruction in 2032.

Motion by Commissioner Anderson, seconded by Commissioner Musgrove, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Musgrove, N. Bauer, R. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 8:12 p.m.

Commission Business

Chairperson Gengler suggested that the Commission begin its discussion with the requested variance.

Planning Manager Larson identified the area related to the requested variance.

Commissioner R. Bauer commented that it would not seem that any of the variance criteria would be met by the request, and therefore, a variance could not be granted.

Commissioner VanScoy agreed that the applicant could move the lot lines to avoid the variance, which would still create very nice lots.

Commissioner Musgrove asked if the power line easement could be considered a practical difficulty.

Commissioner R. Bauer commented that staff stated that there would still be sufficient land to build upon if the lot line were shifted to avoid the variance.

Planning Manager Larson replied that there would be 140 feet in width as proposed, and therefore, even reducing that slightly to avoid the variance would still leave more than enough width for building upon.

Commissioner VanScoy referenced the lot that houses the encroachment by the neighbor and noted that lot is narrower than what is proposed by the City to avoid the variance, and that lot also contains a home. He therefore did not see the power line causing a practical difficulty.

Motion by Commissioner Anderson, seconded by Commissioner Lubarski, to adopt Resolution #25-194 Denying a Variance to Lot Width at 17201 St. Francis Boulevard NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Lubarski, N. Bauer, R. Bauer, Musgrove, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler welcomed any input the Commission may have related to the Sketch Plan.

Commissioner Anderson recommended that the applicant work with staff to shift those two lots to put everything back into balance. He stated that he does have concerns with the finger lot on the eastern edge with the encroachment.

Commissioner VanScoy commented that it sounds like the Commission would not support an additional variance attempt for this development request.

6.04: Kenjoh Outdoor Advertising – CUP and Variance for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW

Public Hearing

Chairperson Gengler called the public hearing to order at 8:20 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff acknowledged that the applicant provided responses to the variance practical difficulty criteria in their application, and within the staff report is a resolution based solely on the practical difficulties provided by the applicant. Should the Planning Commission be in support of the variance and Conditional Use Permit (CUP), staff will prepare a CUP Resolution of approval for the City Council meeting on September 9th. Should the Commission feel the responses are inadequate for granting a variance, and therefore the CUP, the Commission should provide findings that staff can use in a denial resolution.

Commissioner R. Bauer commented that when the ordinance was first approved, they approved up to three signs. He stated that the two existing signs meet the distance requirement, but the placement of the first two signs seems to make it impossible to locate a third sign without a variance.

Planning Manager Larson agreed, noting that distance was not measured from the first sign to ensure sufficient space for another sign.

Commissioner R. Bauer stated that one of the variance criteria is that the situation is not of the applicant's creation and recognized that the City caused the hardship with the placement of its sign.

Commissioner N. Bauer referenced a letter the members of the Commission received from the owners of Outpost stating that this would visually impact their sign. She asked for more information on how this would look.

Planning Manager Larson provided additional information and stated that staff believe that the sign would remain visible.

Citizen Input

Scott Levine, representing the applicant, stated that he is present to address any questions of the Commission.

Commissioner R. Bauer asked the applicant for additional information on the concern with the blockage of another sign.

Mr. Levine replied that the height of the sign and curve of the road would ensure that there would not be a visual impact on the existing sign.

Chairperson Gengler acknowledged that there is a frontage road between the property and the highway.

Commissioner VanScoy asked the distance of this location from the City boundary.

Planning Manager Larson replied that the distance from the sign to the boundary of the City would be 509 feet.

Commissioner VanScoy acknowledged that it would be pretty limited to place the sign further towards the boundary.

Planning Manager Larson agreed, noting that the properties to the east of the sign towards the border of the City may be re-developable, where this property would most likely not be redeveloped as something else in the future.

Commissioner Musgrove referenced the sign on the other end of Ramsey and asked if this sign would be comparable in height.

Mr. Levine replied that the sign near Alpine would be maybe 35 feet in height, whereas this would be proposed at 50 feet, but acknowledged that there is no need for vehicle access near that sign.

Commissioner Musgrove commented that it would seem that this sign would have good visibility for the highway drivers.

Chairperson Gengler asked if billboards are excluded from the neon sign regulations.

City Planner Martin replied that the Commission did not discuss off-premises billboard signs other than moving them from one chapter to another, and therefore, the billboard regulations did not change. He stated that the sign on the west end of Ramsey is 29.5 feet tall.

Chairperson Gengler asked and received confirmation that this sign would follow all restrictions within the City Ordinance.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, VanScoy, N. Bauer, R. Bauer, Lubarski, and Musgrove. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 8:35 p.m.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner N. Bauer, to approve Resolution 25-196 For a Variance to Distance Separation Requirements for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, N. Bauer, Anderson, Lubarski, Musgrove, and VanScoy. Voting No: None. Absent: None.

Motion by Commissioner R. Bauer, seconded by Commissioner N. Bauer, to recommend approval of a Conditional Use Permit for an Off-Premises Digital Billboard Sign at 6111 Highway 10 NW, subject to the staff recommendations.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, N. Bauer, Anderson, Lubarski, Musgrove, and VanScoy. Voting No: None. Absent: None.

6.05: Zoning Code Updates

Public Hearing

Chairperson Gengler called the public hearing to order at 8:38 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the proposed ordinance as presented.

Commissioner Musgrove asked if this would come back before the Commission again or move to the Council, recognizing that this is an ordinance.

Planning Manager Larson replied that the Planning Commission reviews items once, while the Council does consider an ordinance twice.

Commissioner VanScoy stated that he likes the layout of the staff presentation as it was nicely summarized and easy to follow.

Commissioner Musgrove asked for more information on the church and daycare amendments.

Planning Manager Larson replied that was overlooked when they created the use tables in the various sections. He stated that one of the churches within the residential district asked about a potential daycare use, and staff noticed the error in the Code. He explained that it was not a specific request of the church but something staff noticed in discussions.

Citizen Input

No comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners R. Bauer, Lubarski, Anderson, N. Bauer, Musgrove, and VanScoy. Voting No: None. Absent: None.

Chairperson Gengler closed the public hearing at 8:46 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner N. Bauer, to recommend that City Council adopt Ordinance #25-08 Amending Chapter 106 Pertaining to the Zoning Code.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, N. Bauer, Anderson, R. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

7. COMMISSION BUSINESS

8. COMMISSION / STAFF INPUT

Planning Manager Larson noted the September, October, November, and December meeting dates. He stated that at the next meeting, the Commission will review the 2026 schedule and confirmed consensus to keep meetings on the fourth Thursday of each month and change the start time to 6:30 p.m. He confirmed that the time change would take effect in January. He also provided information on the new member of the planning team.

Councilmember Peters commented that Happy Days is coming up, and volunteers are still needed.

City Planner Martin stated that he is working on the website update with the communications staff and is excited for the updates to come to the planning webpage.

Planning Manager Larson provided details on the items coming before the Commission at its next meeting.

Commissioner Musgrove commented that she did not receive notification of the groundbreaking for Taco Bell.

Planning Manager Larson commented that the Economic Development Authority and City Council receive notification of those events, but the Planning Commission was not included. It was confirmed that the Planning Commission would like to be included on that notification list.

Commissioner Anderson asked for an update on Home2Suites.

Planning Manager Larson commented that the hotel is getting closer, but still has some items left to complete.

Commissioner Anderson asked for an update on the PSD apartment complex.

Planning Manager Larson replied that the fourth floor has been signed off on, noting that the developer has been completing one floor and wing per week. He stated that they have a few weeks left to go.

Commissioner Anderson commented that he would be interested in visiting that site.

Planning Manager Larson commented that staff have met some potential tenants for the retail spaces in that building.

9. ADJOURNMENT

Motion by Commissioner Anderson, seconded by Commissioner Musgrove, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Anderson, Musgrove, N. Bauer, R. Bauer, Lubarski, and VanScoy. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:01 p.m.

Respectfully submitted,

_____

Todd Larson
Planning Manager

ATTEST:

_____

Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

Meeting Date: 10/02/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Consider a Request for a Variance to Impervious Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

Purpose/Background:

The City has received a Land Use Application from Loucks, Inc., on behalf of Zero Zone (the "Applicant"), for a Minor Plat, Site Plan, and Variance for a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard (referred to collectively as the "Subject Property"). The Subject Property is within the Shoreland Overlay District due to its proximity to Magnesium Street Pond (DNR ID #2-116), which is classified as a General Development Lake. The Shoreland Overlay District includes land within 1,000 of the Ordinary High Watermark (OHW). The Shoreland Overlay District limits the amount of impervious coverage to no more than twenty-five percent (25%) of a lot. The existing improvements on the Subject Property equate to 39.9% impervious coverage and after the proposed improvements, the impervious coverage would be 62.7%. Thus, the Applicant is seeking a variance to the impervious coverage limitation.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Variance request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A proposed development sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:

Project Overview

The Applicant is proposing to construct a 57,875 square foot building addition, along with expanding the parking lot, on the Subject Property. As part of this project, the Applicant is replatting the Subject Property into a single parcel so that the proposed addition will not straddle a property line. The building addition will include increased space for production and manufacturing, along with an engineering lab, testing area, conference rooms, additional office space and a lunchroom. The currently vacant parcel was acquired from the City in 2007 with the intention of accommodating future expansion. The project will also increase available parking from 113 stalls to 269 stalls. The proposed improvements meet or exceed all minimum standards in the I-1 Light Industrial zoning district and therefore, this project does qualify for an Administrative Site Plan review (the majority of review of civil plans will occur as part of the Building Permit review).

Variance

The Shoreland Overlay District restricts impervious coverage to no more than twenty-five percent (25%) of a property. The Subject Property currently has 39.9% impervious coverage and with the proposed building addition and parking lot expansion, the impervious coverage will increase to 62.7%. The Subject Property is approximately 140 feet away from the OHW of Magnesium Street Pond (even further from the 'open water'), and is separated from the waterbody by Bunker Lake Boulevard, a four-lane county highway. As part of the Site Plan, the Applicant is proposing two new stormwater basins to meet current stormwater requirements (including infiltration of the first inch of rainfall). Post-development runoff cannot exceed pre-development runoff rates and thus, the proposed improvements should not have any negative impact on the Magnesium Street Pond.

Staff connected with the MN DNR regarding this project, prior to the Applicant submitting the Land Use Application. The DNR Area Hydrologist noted that their greatest concern with impervious coverage is within the Shore Impact Zone (SIZ), which is calculated at fifty percent (50%) of the minimum setback from the OHW. For General Development Lakes, which Magnesium Street Pond is classified, the setback from the OHW is fifty (50) feet, making the SIZ twenty-five (25) feet from the OHW. The proposed improvements are far outside this area. Additionally, per the Lower Rum River Watershed Management Organization (LRRWMO) standards, the first one inch (1") of rainfall must be infiltrated on site. This standard did not exist when the Subject Property originally developed. Thus, as a result of these proposed improvements, there will actually be enhanced stormwater management compared to the original development of the Subject Property.

The MN DNR Area Hydrologist noted that they would encourage the use of appropriate stormwater infiltration practices, such as riparian vegetation, permeable pavement, bioretention, etc. The Applicant is proposing to utilize riparian seed mixes for the infiltration basins ('Wet Ditch' and 'Emergent Wetland' seed mixes) and the majority of tree species included in the Landscape Plan are native to Minnesota. Finally, the project must comply with not only the City's stormwater management requirements, which address both water quality and runoff rates, but also the LRRWMO's stormwater management standards as well. Staff has forwarded the Site Plan and Landscape Plan to the DNR for official comment. A response was received on September 22, 2025. The MN DNR stated that as long as there is no direct runoff from the Subject Property entering the public waterbody (Magnesium Street Pond), they would not likely provide any formal comment on the request (i.e., they would have no objection to the requested variance).

The Applicant provided responses to several "practical difficulties" in justifying the variance per City Code Section 106-220 (see attached Applicant Narrative). This request was reviewed by the Environmental Policy Board (EPB) at their September 15, 2025, meeting and the EPB recommended approval of the variance.

Alternatives

Alternative #1: Approve the variance to impervious coverage on the Subject Property as requested by the Applicant. There are more stringent stormwater management regulations in effect today than there was when the Subject Property was originally developed, including the requirement to infiltrate the first one (1) inch of rainfall on site. Furthermore, the post-development runoff rate cannot exceed the pre-development runoff rate. While the project is in the Shoreland Overlay District, it is separated from Magnesium Street Pond by a four (4) lane county highway (Bunker Lake Boulevard), is well outside both the SIZ and all required setbacks for a General Development Lake, and does not directly discharge into that waterbody. The project is incorporating riparian vegetation within the infiltration basins and will be landscaped with primarily native tree species. Staff supports this alternative.

Alternative #2: Do not approve the variance to impervious coverage. The City sold this land to the Applicant almost twenty (20) years ago, with the intention of seeing this business grow and expand. The project will properly address stormwater so that there is not a negative impact on Magnesium Street Pond. Staff does not support this alternative.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

The Environmental Policy Board recommends approval of the variance to impervious coverage on the Subject Property.

Outcome/Action:

Motion to adopt Resolution #25-215 granting a variance to impervious coverage within the Shoreland Overlay District.

Attachments

Site Location Map
Applicant Narrative
Site Plan
Landscape Plan
Draft EPB Meeting Minutes Dated September 15, 2025
MN DNR Response to Variance Request
Resolution #25-215

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/25/2025 03:21 PM
Form Started By: Chris Anderson		Started On: 09/11/2025 08:19 AM
Final Approval Date: 09/25/2025		

Zero Zone Site Location Map





Legend

Ramsey GIS Layers

Municipal Boundary

Addresses

Street Names

Parcels

Anoka Co. Aerials - 2024

- A10
- A20
- A25
- A30
- A31
- A35
- A40
- A45
- A63
- A64
- A70

Notes

0 500 1000 ft

Created on: 09/09/2025 09:05:07
Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Zero Zone – 2025 Office and Production Addition

August 18, 2025

Project Narrative

Zero Zone is a leading manufacturer in the refrigeration industry, specializing in display cases and refrigeration systems. Zero Zone has been at their Ramsey location since 2002, purchasing the building through an acquisition of an existing manufacturing facility. In 2007, they acquired an additional 4.84 acres to the east to support growth of the business and expand their manufacturing capabilities.

Zero Zone proposes to construct a new 57,875 square-foot addition on the north and east sides of their existing facility. The project largely features increased space for production and manufacturing, with added support spaces including an engineering lab, testing area, conference rooms, additional office space and a lunch room with an associated outdoor amenity space.

The proposed site improvements will increase parking from 113 to 269 parking stalls to support the addition. Two new overhead doors are proposed on the south side of the facility for deliveries with increased pavement areas for truck turning movements. The parking addition is thoughtfully concentrated on the east side of the facility to separate vehicular flows and pedestrian movements. An enhanced entry loop on the northeast side of the facility will serve as a welcoming and intuitive path for guests.

Requested Variance

The proposed project requires one variance request:

- Section 106-943 – Shoreland Overlay District Development Standards.
    - Subsection (d), (4), (b), (1) - Impervious surface coverage of lots must not exceed 25 percent of the lot area.

The requested variance meets the required findings as follows:

1) ***That the property owner proposes to use the property in a reasonable manner not permitted by the zoning code.***

   The requested variance will allow Zero Zone to continue their long-standing use of the property as a manufacturing facility in the I-1 Light Industrial District. The existing and proposed use of the property is well-suited for this predominantly industrial area with infrastructure to support the growth of the facility. The proposed impervious coverage is also reasonable when compared to the surrounding properties and those within the Shoreland Overlay District.

   To offset the increase in impervious, two infiltration basins are proposed on the northeast and southeast corners of the parking facility. Runoff from the parking facility and building expansion will be routed to the basins to treat the runoff before leaving the site to the south. This will be an improvement to the overall watershed as this area, consisting of gravel parking surfaces and open greenspace, was previously untreated.

2) The plight of the landowner is due to circumstances unique to the property not created by the Landowner.

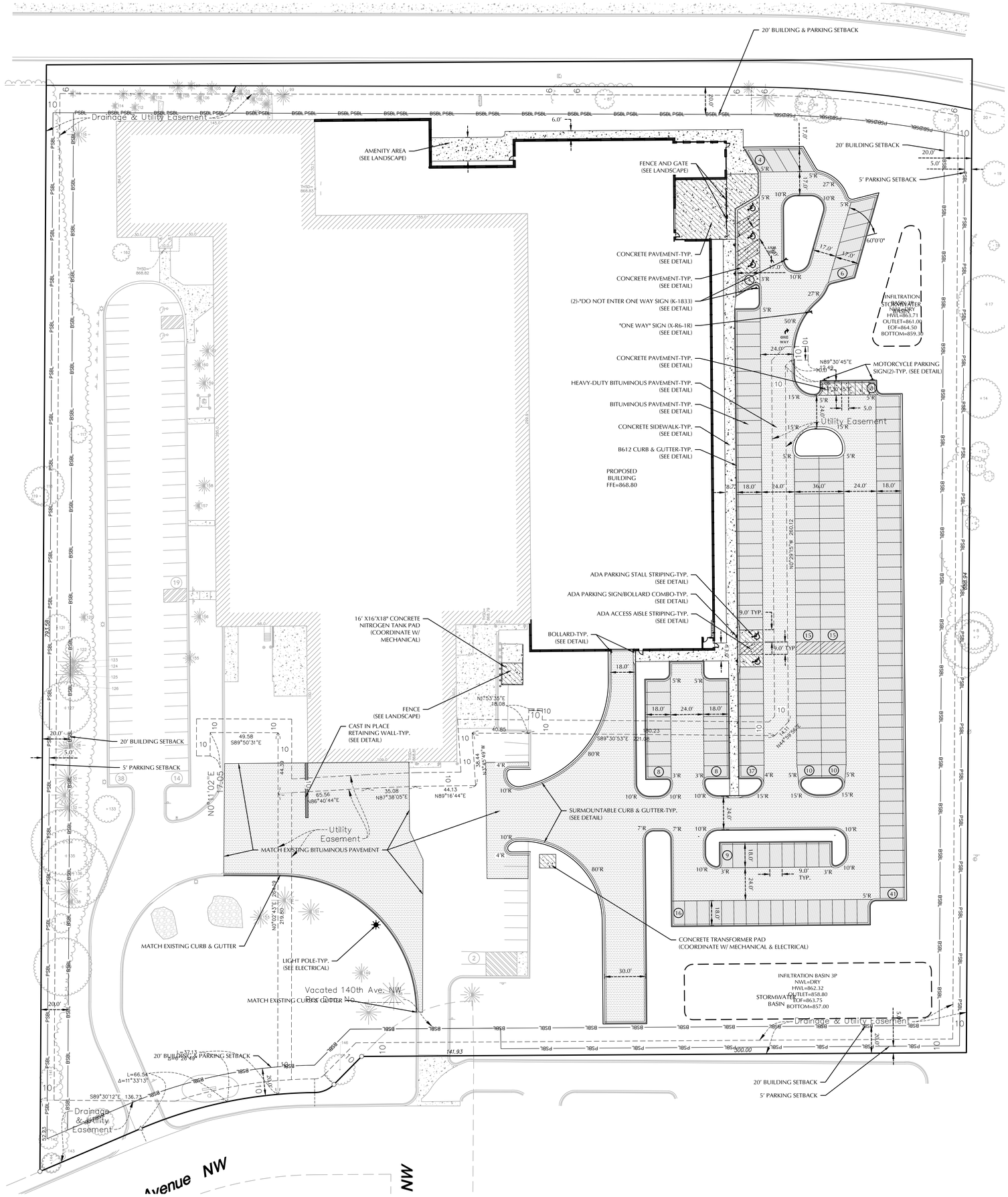
Although located in the overlay district, this property is unique in that it does not have direct runoff to Magnesium Street Pond and is also separated from the pond by a developed 4-lane County Road (Bunker Lake Blvd). With the existing impervious surface of the combined property (11.45 acres) at 39%, it already exceeds the maximum allowable coverage in the Shoreland Overlay District. Since the original development of the property pre-dates this requirement, its application would prohibit any further development of the property and thus growth of this business and community asset.

3) The variance, if granted, will not alter the essential character of the locality.

The variance, if granted, will only expand on, not alter, the essential character of the locality. The expansion will compliment the facility through the use of similar building materials and color palettes. The project will incorporate expanded parking facilities and adequate off-street site circulation to maintain functionality with the surrounding industrial businesses.

4) Economic considerations alone do not constitute practical difficulties.

The practical difficulty of the code is that it prohibits any expansion within the property, thus prohibiting Zero Zone's economic investment in the community.



SITE DATA

CURRENT ZONING: I-1 LIGHT INDUSTRIAL DISTRICT
PROPOSED ZONING: I-1 LIGHT INDUSTRIAL DISTRICT

PROPERTY AREA (GROSS):	11.501 ± AC
RIGHT OF WAY AREA:	0.299 ± AC
LOT AREA:	11.202 ± AC
EXISTING IMPERVIOUS AREA:	4.471 ± AC (39.9%)*
PROPOSED IMPERVIOUS AREA:	7.027 ± AC (62.7%)*
DISTURBED AREA:	5.797 ± AC

*IMPERVIOUS AREA IS BASED ON LOT AREA

DEVELOPMENT AND DESIGN STANDARDS

FLOOR AREA RATIO: 0.294 MAXIMUM

BUILDING HEIGHT: 29 FT 2 IN MAXIMUM

YARD (BUILDING) SETBACKS:

FRONT	20 FT MINIMUM
SIDE	20 FT MINIMUM
REAR	20 FT MINIMUM

OFF-STREET PARKING SETBACKS:

FROM PUBLIC RIGHTS-OF-WAY	20 FT MINIMUM
SIDE	5 FT MINIMUM
REAR	5 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

PARKING SPACE WIDTH	= 9 FT
PARKING SPACE LENGTH	= 18 FT
DRIVE LANE WIDTH	= 24 FT

OFF-STREET PARKING CALCULATIONS

MANUFACTURING TOTAL:	127,965 SF @ 1 STALL PER 1000 SF	= 127 STALLS
OFFICE TOTAL:	18,820 SF @ 1 STALLS PER 300 SF	= 62 STALLS
	TOTAL PARKING REQUIRED	= 189 STALLS
	EXISTING PARKING	= 113 STALLS
	PARKING REMOVED	= -28 STALLS
	PROPOSED SURFACE PARKING	= 183 STALLS
	TOTAL PARKING PROVIDED	= 268 STALLS**

***PARKING TOTAL OF 269 STALLS DOES NOT INCLUDE 8 STALLS FOR MOTORCYCLE PARKING*

ACCESSIBLE PARKING

EXISTING ACCESSIBLE PARKING:	3 STALLS
REMOVED ACCESSIBLE PARKING:	-1 STALLS
PROPOSED SURFACE ACCESSIBLE PARKING:	5 STALLS
PROPOSED GARAGE ACCESSIBLE PARKING:	0 STALLS
TOTAL	7 STALLS

REQUIRED ACCESSIBLE PARKING: 7 STALLS**

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 201 TO 301 STALLS*

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE DRAFT GEOTECHNICAL REPORT PREPARED BY AMERICAN ENGINEERING TESTING, DATED AUGUST 11, 2025 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

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

N

0 30 60
SCALE IN FEET

NOTE:
EXISTING CONDITIONS INFORMATION SHOWN IS FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LOUCKS, DATED 08/14/2025.

LEGEND

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

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 SHEET C8-1.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

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

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.

NOT FOR CONSTRUCTION

pope DESIGN GROUP
POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM

ZERO ZONE

BAUER DESIGN BUILD

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.loucksinc.com
LOUCKS PROJECT NO. 250341

2025 OFFICE AND PRODUCTION ADDITION

6151 140TH AVE NW
RAMSEY, MN 55303

SITE PLAN

ISSUES & REVISIONS	DATE
SD PRICING SET	08/29/2025
VARIANCE APP. RESUBMITTAL	09/08/2025

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

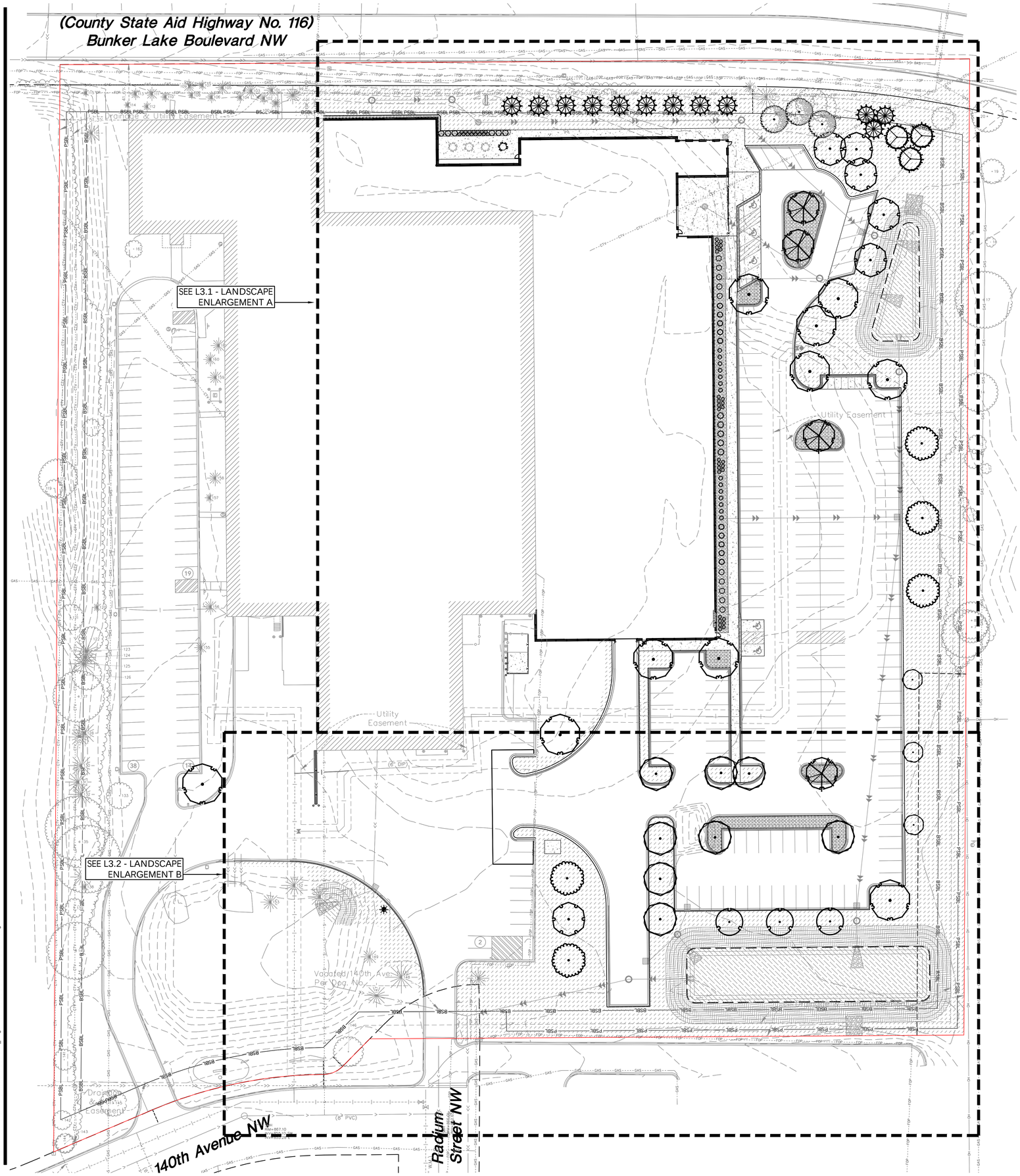
TREVOR D. GRUYS - PE
Date: XX/XX/2025 Lic No: 53706

COMMISSION NO:	11726-25090
DRAWN BY:	Author
CHECKED BY:	Checker

SHEET

C2-1

TRUE SHEET SCALE
0" 1/2" 1"
G:\11726\250901\09 Drawings\11726-25090_Zero Zone_R25.rvt
9/30/2025 4:15:07 PM



CITY REQUIREMENTS: [redacted]

ROAD FRONTAGE PLANTING REQUIREMENTS:
FOR EVERY 35 FEET OF PUBLIC ROAD FRONTAGE, ONE OVERSTORY TREE SHALL BE PLANTED ADJACENT TO THE ROAD RIGHT-OF-WAY ON PRIVATE PROPERTY. THESE PLANTINGS ARE CREDITED TOWARD THE MINIMUM PLANTING REQUIREMENTS FOR THE DISTRICT.

TOTAL PUBLIC ROAD FRONTAGE:	960 LF
TOTAL FRONTAGE TREES REQUIRED:	**28**
EXISTING FRONTAGE TREES TO REMAIN:	24
PROPOSED FRONTAGE TREES:	15
TOTAL FRONTAGE TREES PROVIDED:	**39**

PARKING LOT LANDSCAPING REQUIREMENTS:
ALL PARKING LOTS ARE REQUIRED TO PROVIDE INTERNAL AND/OR ADJACENT OVERSTORY TREE PLANTINGS IN AN EFFORT TO SHADE PARKING SURFACES AND PROVIDE VISUAL RELIEF.
- ONE TREE PER EVERY TEN PARKING SPACES.
- EVERY OVERSTORY TREE PLANTING SHALL BE PROVIDED WITH A PLANTING AREA OF AT LEAST 162 SQUARE FEET (EQUIVALENT OF A NINE FOOT BY 18 FOOT PARKING STALL).
- ACCEPTABLE GROUND COVER MATERIALS INCLUDE SOD, MULCH, AND OTHER NATURAL GROUND LANDSCAPING ROCK AND PLASTIC UNDERLAYMENT IS PROHIBITED IN PLANTING ISLANDS.

TOTAL NUMBER OF PARKING STALLS:	269
REQUIRED NUMBER OF PARKING LOT TREES:	**27**
EXISTING NUMBER OF PARKING LOT TREES:	8
PROPOSED NUMBER OF PARKING LOT TREES:	30
TOTAL PROVIDED PARKING LOT TREES:	**38**

CANOPY COVERAGE REQUIREMENTS:
- MULTIPLY THE THE IMPERVIOUS AREA/SITE AREA RATIO BY THE SQUARE FOOTAGE OF THE PERVIOUS AREA TO CALCULATE THE REQUIRED CANOPY COVER SQUARE FOOTAGE FOR THE PROJECT AREA

IMPERVIOUS AREA:	316,39 SF
SITE AREA:	500,962 SF
RATIO:	.63
PERVIOUS AREA:	184,926 SF
REQUIRED CANOPY COVER:	**116,504 SF (.63 x184,926)**
EXISTING CANOPY COVER:	48,670 SF
PROPOSED CANOPY COVER:	68,649 SF
TOTAL CANOPY COVER PROVIDED:	**117,319 SF**

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS TREES					
	AE-G	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2.5"CAL
	CE-O	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"CAL
	GL-T	GLEDITSIA TRIACANTHOS 'IMPCOLE' TM	IMPERIAL HONEYLOCUST	B & B	2.5"CAL
	GY-D	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5"CAL
	QU-M	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"CAL
	UL-A	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	B & B	2.5"CAL
EVERGREEN TREES					
	PI-G	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	8` HGT
	PS	PINUS STROBUS	WHITE PINE	B&B	
	TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	B&B	6' HGT
ORNAMENTAL TREES					
	AM-G	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	1.5"CAL
SHRUBS					
	AR-E	ARONIA MELANOCARPA ELATA	GLOSSY BLACK CHOKEBERRY	5 GAL	24" HGT
	CO-F	CORNUS SERICEA 'ARTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	24" HGT
	PY-O	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK	5 GAL	24" HGT
	SP-L	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL	24" HGT
CONIFEROUS SHRUBS					
	JU-C	JUNIPERUS CHINENSIS 'MONLEP'	MINT JULEP JUNIPER	5 GAL	18" SPRD
GRASSES					
	CA-K	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME		
GROUND COVERS					
	EW-M		MNDOT SOUTHERN TALLGRASS ROADSIDE MIX		
	RM-1		ROCK MULCH		
	TS-1		TURF SOD		

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0 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
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ZERO ZONE

BAUER DESIGN BUILD

2025 OFFICE AND PRODUCTION ADDITION

6151 140TH AVE NW
RAMSEY, MN 55303

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12755 Highway 55, Suite R100
Plymouth, MN 55441
763.424.5505
www.louckscinc.com
LOUCKS PROJECT NO. 250341

OVERALL LANDSCAPE PLAN

ISSUES & REVISIONS	DATE
SD PRICING SET	08/29/2025
PERMIT SET	09/11/2025

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

NOT FOR CONSTRUCTION

JORDAN D. GEDROSE - PLA
Date: XX/XX/2025 Lic No: 58254

COMMISSION NO:	11726-25090
DRAWN BY:	JDL
CHECKED BY:	TDG

SHEET
L2.1

TRUE SHEET SCALE
1/2" = 1'
0" 1"

G:\11726\25090\09 Drawing\11726-25090_Zero Zone_R25.rvt
8/30/2025 4:52:07 PM

W:\2025\250341\CADD DATA\LANDSCAPE_dwg Sheet Files\L1-1 LANDSCAPE PLAN.dwg

5.01: Consider a Request for a Variance to Impervious Coverage at 6151 140th Avenue NW (Project No. 25-118); Case of Zero Zone

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Loucks, Inc. on behalf of Zero Zone for a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard. The subject property is within the Shoreland Overlay District. The Overlay District extends out 1,000 feet from the Ordinary High Watermark (OHW) of Magnesium Street Pond, also known as DNR ID #2-116, which is designated as a General Development Lake. The Shoreland Over District limits the amount of impervious surface coverage to no more than 25 percent. The existing improvements on the subject property equate to 39 percent impervious coverage, and after the proposed addition, the impervious coverage would be 62.7 percent. Thus, the applicant is seeking a variance to the impervious surface cover limitation.

Board Member Moore asked and received confirmation that the smaller pond on the same side of the road as the subject property does not have the same regulations as the larger pond across the street. She asked if the storm basins that would be installed as part of the project would impact the smaller pond.

Senior Planner Anderson replied that it would not impact the smaller pond.

Chairperson Fetterley asked if there is any concern with the added impervious surface that additional water would run onto the road.

Senior Planner Anderson replied that the side would be graded to contain the runoff.

Chairperson Fetterley noted that the site plan looks good and the variance meets all criteria.

Motion by Board Member Salami and seconded by Board Member Bernard to recommend approval of Resolution #25-215 Granting a Variance to Impervious Surface Coverage within the Shoreland Overlay District for Zero Zone and to recommend approval of the Landscape Plan, contingent upon staff's review comments.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Salami, Bernard, Burgess, Hagerty, Houts, and Moore. Voting No: None. Absent: None.

DRAFT

From: Toot, Ryan (DNR)
To: Chris Anderson
Cc: Selle, Alexander (He/Him/His) (DNR); Todd Larson
Subject: Re: Shoreland Overlay District Question
Date: Friday, September 19, 2025 1:00:56 PM
Attachments: image011.png
image002.png
image003.png
image004.png
Outlook-Title _Min.png
Outlook-Facebook I.png
Outlook-Twitter lo.png
Outlook-Email Subs.png

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Hi Chris,

Thanks for looping us in on this before the variance is proposed. As I understand we don't typically offer "formal" comments until the variance is proposed, but we appreciate the opportunity to coordinate before that time.

As Alex mentioned, we are particularly concerned about impervious area in the shoreland impact zone, which I don't believe this project adds. In addition, considering the location of the site relative to the public water and the roadway, it does not appear that runoff from the site would drain directly into the public water. Confirming that piece could be hepful. I do not see stormwater infrastructure in the attached plans (at least I don't think I do) aside from the infiltration ponds, but that could be helpful for me to understand that piece of things to support this. The addition of infiltration basins and native vegetation are a benefit for the site. Barring a direct route for runoff from the site to the public water, the DNR would not likely comment on the proposed variance.

Feel free to call me or reply back with further questions should you have any.

Ryan Toot (he/him)
North Metro Area Hydrologist | Central Region | Ecological and Water Resources

Minnesota Department of Natural Resources
1200 Warner Rd
St. Paul, MN 55106
Office: 651-259-5822
Email: ryan.toot@state.mn.us

DEPARTMENT OF NATURAL RESOURCES

From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Tuesday, September 9, 2025 8:28 AM
To: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Subject: RE: Shoreland Overlay District Question

Good morning Alex,

Attached please find a Site Plan and Landscape Plan related to a request for a variance to the impervious surface limitation within the Shoreland Overlay District. This is for Zero Zone, which is located at 6151 140th Avenue NW. They own the vacant lot adjacent to them (to the east) and are proposing to construct an almost 58,000 sq. ft. addition to the building along with expanding the parking lot as well. This is within 1,000 feet of Magnesium Street Pond (02-116W), thus is within the Overlay District and is subject to a maximum impervious surface coverage of 25% of the lot. This is not a riparian lot and all of the proposed improvements are well outside the Shore Impact Zone (SIZ). Additionally, as part of the improvements, they are adding a couple new infiltration basins, with each being seeding with variations of a riparian seed mix (Wet Ditch and Emergent Wetland). Finally, the majority of the trees on the landscape plan are native to MN. Based on the distance from Magnesium Street Pond, as well as the proposed vegetation and infiltration basins, combined within having to maintain the pre-development runoff rate (prior to this proposed addition), City Staff are supportive of this request and will be recommending approval of the variance. This will be on the October 2, 2025 Planning Commission agenda, including the public hearing for the request.

Please provide any formal comments the DNR may have on this request no later than September 22, 2025 so that we can be sure to include them in our report for the Planning Commission.

Sincerely,

Chris Anderson
Senior Planner
763-433-9817 | Office
canderson@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

From: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Sent: Wednesday, June 25, 2025 1:57 PM
To: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: RE: Shoreland Overlay District Question

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Afternoon, Chris and Todd,

I did some additional digging into the impervious surfaces questions you raised for Magnesium Street Pond (02-116W). In a setting where a variance is applied related to impervious surface coverage of that parcel the DNR would like comment on that variance, but our main goal to limit these impervious surfaces within the Shoreland Impact Zone (SIZ) or 50% of the structural setback for a lake which for a general development lake would be 25ft from the OHWL and far away from this parcel.

DNR would look for and encourage the use of appropriate stormwater infiltration practices (ie, Riparian vegetation, permeable pavements, bioretention, etc.).

Does the City of Ramsey have a comprehensive stormwater management plan or ordinance?

The Minnesota Stormwater Manual would be a great resource for design criteria specific to the site. Additionally, we have other general conditions regarding the use of permeable pavements.

Feel free to reach out with any additional questions.

Thanks,
-Alex

Alex Selle
Public Water Protection Hydrologist
Email: Alexander.Selle@state.mn.us
651-259-5411

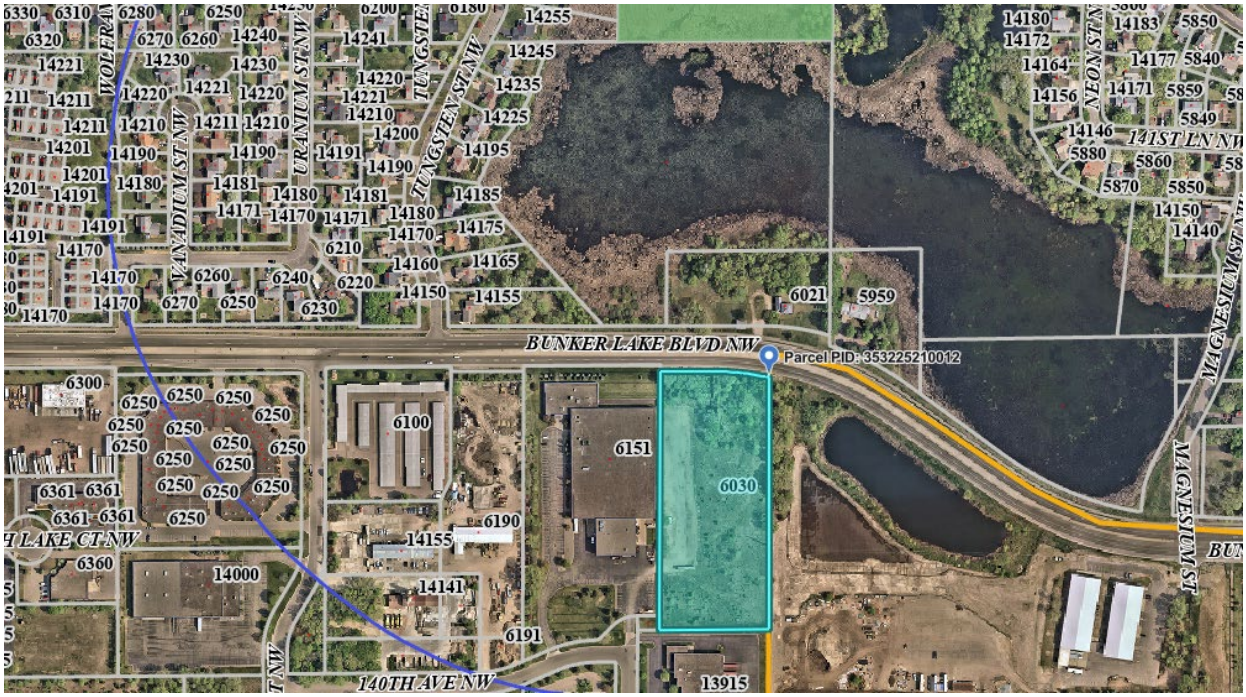
From: Chris Anderson <CAnderson@ci.ramsey.mn.us>
Sent: Friday, June 20, 2025 3:00 PM
To: Selle, Alexander (He/Him/His) (DNR) <Alexander.Selle@state.mn.us>
Cc: Todd Larson <tlarson@ci.ramsey.mn.us>
Subject: Shoreland Overlay District Question

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Good afternoon Alex,

We have an existing business (Zero Zone), located at 6151 140th Avenue NW, that is looking to expand onto their vacant lot, which is addressed as 6030 Bunker Lake Blvd (highlighted on the aerial below). This falls within the Shoreland Overlay District (that's what that darker blue line represents) for Magnesium Street Pond, which is a General Development Lake. As I'm reading our Shoreland Overlay District standards in our City Code, specifically Section 106-943 (Shoreland Overlay District Development Standards) (d) (Shoreland Alterations) (4) (Stormwater Management) b. (Specific Standards), it states that impervious surface coverage of lots may not exceed 25% of the lot area. Limiting building and parking areas to no more than 25% of a non-riparian lot seems to be very, very, restrictive. Considering how restrictive that seems to be, I wanted to reach out and ask if I may be misinterpreting the regulations or if I'm maybe just not seeing something? Any sort of expansion is realistically going to require a variance to this standard. If that ends up being the case, is there any mitigation that they could do that the DNR would find acceptable?

As always, any guidance or feedback you can provide is greatly appreciated. Thanks!



Sincerely,

Chris Anderson
Senior Planner
763-433-9817 | Office
CAnderson@cityoframsey.com
www.cityoframsey.com
7550 Sunwood Dr. NW | Ramsey, MN 55303

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

RESOLUTION #25-215

A RESOLUTION GRANTING A VARIANCE TO IMPERVIOUS SURFACE COVERAGE WITHIN THE SHORELAND OVERALY DISTRICT AT 6151 140TH AVENUE NW

RECITALS

1. The City of Ramsey received an application from Loucks, Inc., on behalf of Zero Zone Refrigeration LLC (the "**Permittee**"), requesting a variance to the impervious surface coverage standard in the Shoreland Overlay District to accommodate a proposed building addition and parking lot expansion on the properties generally known as 6151 140th Avenue and 6030 Bunker Lake Boulevard and legally described as follows:

   Lot 1, Block 1, Zero Zone Addition, Anoka County, Minnesota

   (together, the "**Subject Property**")

2. That the **Permittee** is proposing an approximately 58,000 square foot building addition and expansion of the parking lot (together, the "**Building Addition**").

3. That the **Subject Property** is located within the Shoreland Overlay District, which includes all lands within 1,000 feet of the Ordinary High Watermark (OHW) of Magnesium Street Pond (DNR ID #02-116).

4. That Magnesium Street Pond is classified as a General Development Lake, which requires a fifty (50) foot setback for any structures, and a Shore Impact Zone (SIZ) of twenty-five (25) feet from the OHW.

5. That the **Subject Property** is not a riparian lot and is separated from Magnesium Street Pond by a four-lane County Highway (Bunker Lake Boulevard).

6. That the **Building Addition** is well outside the SIZ and the minimum required setback from the OHW.

7. That within the Shoreland Overlay District, impervious surfacing is limited to no more than 25 percent of a property.

8. That the **Subject Property** currently consists of 39.9% impervious surfacing.

9. That the **Building Addition** will increase the impervious surfacing on the **Subject Property** to 62.7%.

10. That the **Building Addition** includes multiple infiltration basins to assist with managing stormwater, and the project must comply with not only the City's stormwater regulations

for water quality and runoff rates, but also the Lower Rum River Watershed Management Organization's stormwater regulations as well.

11. That prior to the official submittal of the Land Use Application, City Staff informed the MN DNR about the project and the DNR noted that they would look for and encourage the use of appropriate stormwater infiltration practices, such as incorporation of riparian vegetation, pervious pavements, bioretention, etc.

12. That City Staff forwarded the Site Plan and Landscape Plan to the MN DNR for review and comment.

13. That the MN DNR response stated that as long as there is not direct runoff from the **Subject Property** to the public water (Magnesium Street Pond), the DNR would not likely comment on the requested variance (i.e., they would have no objection to the request).

14. That the Environmental Policy Board reviewed the request on September 15, 2025 and recommended approval of the variance to impervious coverage on the **Subject Property**.

15. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on October 2, 2025, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

FINDINGS OF FACT

1. That the **Building Addition** does not violate the intent and purpose of the Comprehensive Plan.

2. That the **Building Addition** will be placed in accordance with the objectives and intent of Section 106-220 (Variances) of the Ramsey City Code.

3. That other than the impervious surfacing, the **Building Addition** complies with all applicable codes in Chapter 106 (Zoning Code) of the Ramsey City Code.

4. That the **Building Addition** is a reasonable use of the **Subject Property**.

5. That the **Building Addition** will not alter the essential character of the locality.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "**Variance**") to exceed the impervious surface restrictions within the Shoreland Overlay District for the proposed **Building Addition** on the **Subject Property**, contingent upon the following conditions:

1. That this **Variance** shall allow a deviation from the impervious surface limitations within the Shoreland Overlay District.

2. That this **Variance** allows impervious surface coverage on the **Subject Property** up to 63%.

3. That this **Variance** shall be perpetual in duration as long as the conditions are herein complied with.

4. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

5. That this **Variance** shall become null and void if the use is not initiated within twelve (12) months of the date of approval, and issuance of a building permit for the **Building Addition** shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 2nd day of October, 2025.

_____
Planning Commission Chairperson

ATTEST:

_____
City Clerk

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

Regular Planning Commission

Meeting Date: 10/02/2025

Primary Strategic Plan Initiative: Promote economic growth and development.

Information

Title:

PUBLIC HEARING: Site Plan Review for a Mixed-Use Building at 7979 Sunwood Drive NW - Roers

Purpose/Background:

Roers (the "Applicant") has submitted a Land Use Application for development of a 3.88-acre parcel in the COR, located at 7979 Sunwood Drive NW and legally described as Lot 1, Block 7, Waterfront Village (the "Subject Property"). The Applicant submitted architectural plans from JLG and civil plans from Loucks. The project will consist of 191 apartment units distributed across 5 floors, a sunken parking garage, and approximately 5,000 square feet of retail space on the ground floor, situated at the southwest corner of the site. The site is zoned COR-4c and guided for Mixed Use in the City's 2040 Comprehensive Plan. The Applicant is working with the City's EDA to purchase the site for the proposed development. To accommodate the proposed development, the Applicant is requesting a Site Plan Review.

The Commission may recall a previous project by Norhart that was approved for this same site. At that time, the site was platted, rezoned, and received a Variance to Height Regulations in the COR, allowing for a fifth story and a sunken parking garage that is partially exposed above-grade. Norhart withdrew their Purchase Agreement with the EDA earlier this year, which reopened the site for development. Roers came forward with their own development proposal that has a similar residential density and commercial space, but it has several distinct architectural changes and improvements that warrant a new Site Plan Review.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing to be held by the Planning Commission. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. The following "proposed development" signs were placed on the property: a double-sided sign along Sunwood Drive facing westbound and eastbound traffic, and a single-sided sign facing the intersection of Ramsey Parkway and Zeolite Street.

Time Frame/Observations/Alternatives:

Subject Property

The Subject Property is located in the COR, bounded by Sunwood Drive to the west, Zeolite Street to the east, Ramsey Parkway to the north, and Home2 Suites to the south. The Subject Property was platted with Waterfront Village, which is the detached townhome development north of the site across Ramsey Parkway. The Subject Property is zoned COR-4c, which allows for several commercial uses and high-density residential between 15 and 75 units per acre. It is guided for Mixed Use in the City's 2040 Comprehensive Plan, as are other surrounding properties in the COR. The proposed building will contain 191 residential units and approximately 5,000 square feet of retail space. The proposed density is 49.35 units per acre which is in conformance with the Comprehensive Plan. This building will only be the third instance of vertical mixed-use development in the COR, with the first two instances being The Residence at the COR Apartment Homes (7700 Sunwood Drive NW) and Skyline on Sunwood (7545 Sunwood Drive NW).

Site Plan

The proposed building has a footprint of 44,155 square feet (26.2% lot coverage). The building is roughly

L-shaped along Sunwood Drive and Ramsey Parkway. 61.5% of the building facade is located within 20 feet of the right-of-way of Sunwood Drive and Ramsey Parkway, which satisfies the minimum requirement of 60% as stated in the COR Framework. The proposed development has 79.3% impervious area, including the building footprint, parking lot, and shared driveway with Home2 Suites. Other developments of this scale in the COR have similar lot coverage.

The building is designed to have two secure main entrances at the northwest corner of the building. One main entrance will face southeast toward the parking lot, while the other will face northwest toward the roundabout. This space will be bookended by the resident amenities of co-working space, parcel room, mailboxes, lobby, and leasing office. Additional secure residential entrances will be located along the west, south, and southeast ends of the building. The retail space is located at the southwest corner of the building, with primary entrances facing Sunwood Drive. This retail space will be accompanied by a wide sidewalk at grade level to encourage activity to activate the storefront, such as outdoor dining. The pool is elevated slightly above grade along the south side of the building along the fitness and community rooms. There will be four walk-up units along Ramsey Parkway and three walk-up units along Sunwood Drive, accenting the streetscape and providing an additional option for residents. In addition to the pedestrian entrances to the building, there is a vehicular entrance along the east end of the building to access the sunken parking garage. It should be noted that this is the first instance of underground or sunken parking in the COR. Vehicular access to the Subject Property will come from two driveways: an existing shared driveway with Home2 Suites onto Sunwood Drive, located at the southwest corner of the lot, and a standalone driveway onto Zeolite Street at the southeast corner of the lot. The building placement and ramp to the parking garage provide visual screening of the parking lot from all adjacent streets.

In addition to the proposed mixed-use building, the Applicant is proposing two trash enclosures: one near the retail space at the southwest corner of the building to serve the retail user(s), and one near the southeast entrance to the site. The residential part of the building will have trash chutes that discharge into a designated room for dumpsters in the underground parking garage. It is Staff's understanding that when trash is scheduled for pickup, the Applicant's building maintenance staff will move the full dumpsters out to the trash enclosure along Zeolite Street. Both trash enclosures will be architecturally compatible with the building.

Minimum parking requirements for the 191 apartment units are 1.5 stalls per unit, which results in 287 required parking stalls. Additionally, retail shopping uses require one parking stall for each 200 square feet of floor space for retail uses under 20,000 square feet in area. While the retail tenant has not yet been determined, which also means the retail build-out of the space has not yet been designed, 25 parking stalls would be required for the full 5,000 square feet of retail space. This results in a total requirement of 312 parking stalls. The Applicant is proposing to construct 313 parking stalls (117 internal parking stalls for residents, and 196 surface parking stalls to be shared by residents, employees, and retail customers). It is anticipated by both City Staff and the Applicant that some of the external parking stalls will be shared throughout the day, as is common in mixed-use developments. If general parking requirements exceed supply, there are several on-street parking spaces along Ramsey Parkway to accommodate any overflow of retail customers or visitors. The parking areas will have spaces for electric vehicles.

Architecture and Building Elevations

The building will have five stories above-ground with an additional story of sunken parking that extends up to five feet above grade along portions of the building facade. The building's overall height (as measured from the retail storefront grade to the top of the building's parapet) is 60 feet. The building facade will consist of brick masonry, three colors of fiber cement board, two styles of refinished metal, glass, and prefabricated metal balconies. Due to the building's size and scale, the Applicant is using different combinations of the building materials to break up the facade and provide visual interest. Additionally, a rooftop terrace will be located on the fifth floor facing north, providing another amenity to residents while breaking up the building's north facade. The proposed building materials are consistent with the spirit and intent of the COR Framework while providing an elevated and contemporary design.

Signage

As noted during the development and adoption of Chapter 108, Ramsey's Sign Code, signage in the COR will be reviewed and approved administratively. Staff will work with the Applicant as construction commences to review

proposed signage for the residential and commercial components of the building.

Landscape Plan
The Landscape Plan includes street trees along Ramsey Parkway (Sienna Glen Maple) and Zeolite Street (Boulevard Linden) and a mix of trees, shrubs, and ornamental grasses internal to the site. There are also numerous trees either adjacent to the surface parking stalls or in the raised islands within the parking lot. The existing street trees in the boulevard along Sunwood Drive will be protected and preserved throughout the construction process. The Landscape Plan does a good job of not only addressing the streetscape requirements of The COR, but also ensuring the interior of the Subject Property is well landscaped. Staff has identified a few corrections that are necessary and has also included some recommendations for the Applicant to consider, but there are no major concerns with what is proposed.

Lighting Plan
Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. All lighting must be downcast and shielded. The proposed lighting plan shows a 20-foot mounting for light poles in the parking lot, which match those for Home2 Suites to the south, as well as several 12-foot pedestrian-oriented light poles and various wall-mounted light fixtures to provide visual interest.

Utilities
The building will be connected to municipal water via a stub at the northwest corner of the property. There will be two other municipal water connections (one to the south, and the other to the east) to serve fire hydrants in the parking lot. Additionally, the building will be connected to sanitary sewer via a stub to the north along Ramsey Parkway, which was constructed as part of the COR Infrastructure Project.

Stormwater Management
All stormwater from the site will be directed into a network of pipes that flow into the large regional retention basin in Waterfront Park then into the regional infiltration basin at the southeast portion of the COR. A separate system of pipes will collect stormwater from a trench drain at the bottom of the parking garage ramp. This will help prevent back-up and overflow of stormwater pipes during high-precipitation weather events. In lieu of constructing a storm water basin on-site, the Applicant will contribute the cost of constructing a storm water basin on-site into a fund to maintain the regional basin.

Alternatives
Alternative 1: Recommend approval of the Site Plan, as requested by the Applicant and recommended by Staff.
Alternative 2: Recommend approval of the Site Plan with modifications based on discussion.
Alternative 3: Recommend denial of the Site Plan based on supporting findings of fact.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of Development Agreement.

Recommendation:

Staff recommends approval of the Site Plan.

Outcome/Action:

Motion to recommend approval of a Site Plan Review for a mixed-use building at 7979 Sunwood Drive NW.

Attachments

Resolution #25-234
Site Location Map
Architectural Plan Set
Civil Plan Set
Landscaping Plan Set

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/25/2025 03:20 PM
Form Started By: Adam Martin		Started On: 09/10/2025 08:16 AM
Final Approval Date: 09/25/2025		

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

RESOLUTION #25-234

A RESOLUTION APPROVING A SITE PLAN FOR A MIXED-USE BUILDING AT 7979 SUNWOOD DRIVE NW

WHEREAS, The City of Ramsey received an application from Roers (the "**Applicant**"), requesting Site Plan approval for a mixed-use residential and retail building on the property legally described as follows:

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

(the "**Subject Property**").

WHEREAS, the **Subject Property** is zoned COR-4c, Neighborhood Subdistrict, which is a mixed-use zoning designation within the COR zoning district, and guided for mixed uses in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR zoning district, and all developments of multiple-family dwellings with three or more attached units, require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the **Applicant** appeared before the Planning Commission for a public hearing on October 2, 2025, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan at their regular meeting on October 2, 2025, and recommended _____; and

WHEREAS, the City Council reviewed the request at their meeting on October 14, 2025.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of the Site Plan for a mixed-use building containing 191 residential units and approximately 5,000 square feet of retail space on the **Subject Property** in accordance with relevant City Codes, subject to the following conditions:

1) Final legal form approved by the City Attorney.

2) That the **Applicant** enters into a Development Agreement with the City.

3) That the **Applicant** shall comply with all Staff comments as noted in ProjectDox.

4) That a separate building permit and sign permit(s) are required.

5) Securing all other necessary permits from other agencies and providing a copy of said permits to the City.

Roers





Address:
7979 Sunwood Dr NW

PID:
28-32-25-23-0025

0 250 500 ft

Powered by LOGIS GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

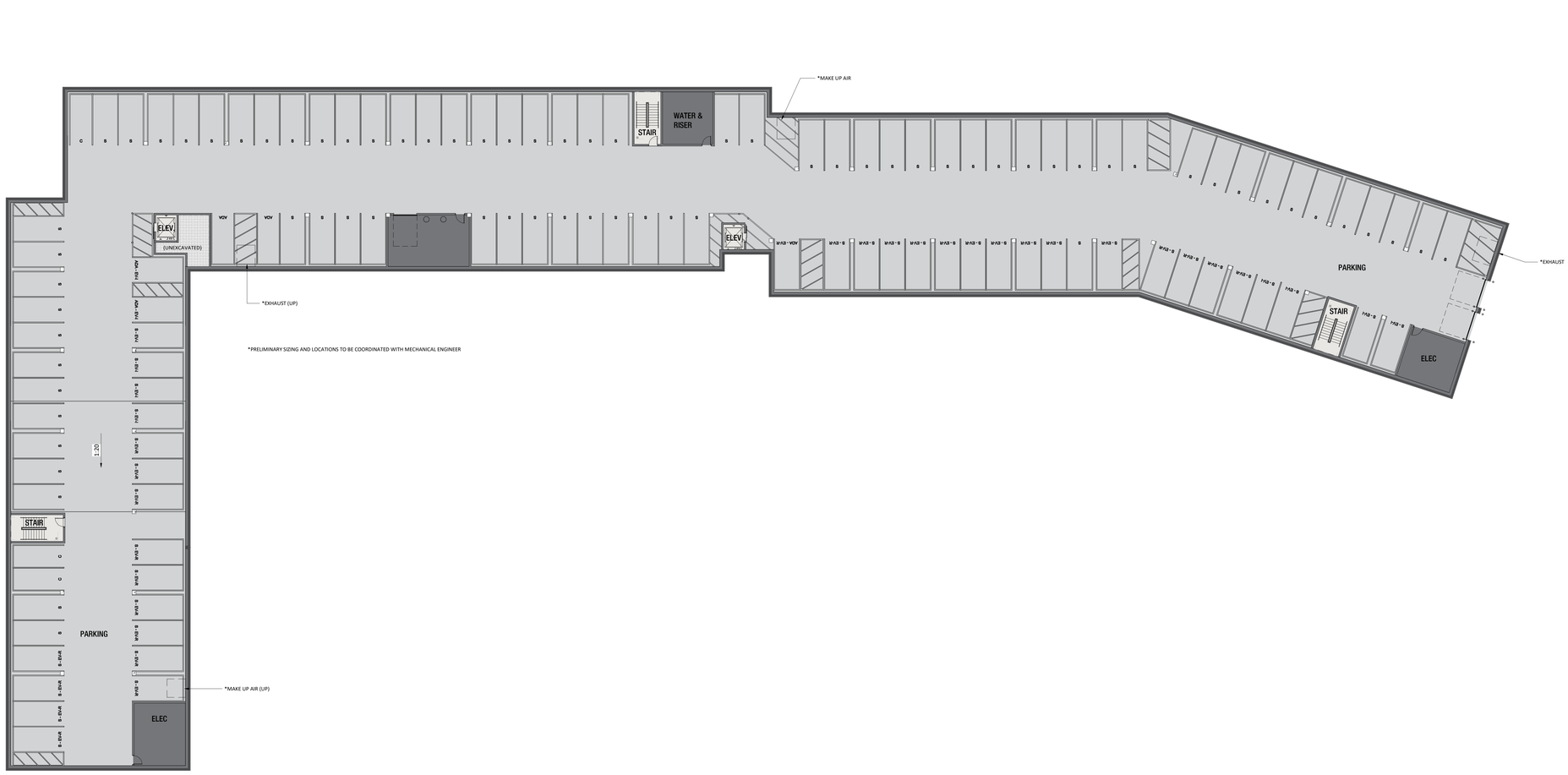
THIS MAP IS NOT TO BE USED FOR NAVIGATION

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO	NOTE	REV.

GENERAL NOTES - FLOOR PLAN

A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
C. ALL PARTITION TYPES ARE "A#" TYPICALLY UNLESS OTHERWISE NOTED.
D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X'-X") WITH EQUIPMENT VENDOR.
I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
L. ALL DIMENSIONS INDICATED AS 'CLEAR' ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.



1 / A200 LEVEL P1 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

JLG architects
710 South 2nd Street
8th Floor
Minneapolis, MN 55401
phone: (612) 746-4260
www.jlgarchitects.com

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

DATE: 09/16/2025
PHASE: SCHEMATIC DESIGN
PROJECT: 250124
SHEET: A200
LEVEL P1 - OVERALL FLOOR PLAN

9/16/2025 3:42:01 PM



1 A201 LEVEL 01 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN

NO	NOTE	REV.

GENERAL NOTES - FLOOR PLAN

A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
C. ALL PARTITION TYPES ARE "A4" TYPICALLY UNLESS OTHERWISE NOTED.
D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X'-X") WITH EQUIPMENT VENDOR.
I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
L. ALL DIMENSIONS INDICATED AS 'CLEAR' ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.

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

DATE
09/16/2025
PHASE
SCHEMATIC DESIGN
PROJECT
250124
SHEET
A201
LEVEL 01 - OVERALL FLOOR PLAN

9/17/2025 1:50:58 PM

SHEET SPEC ID LIST	
SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN		
NO	NOTE	REV.

GENERAL NOTES - FLOOR PLAN

A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
C. ALL PARTITION TYPES ARE "A4" TYPICALLY UNLESS OTHERWISE NOTED.
D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X'-X") WITH EQUIPMENT VENDOR.
I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
L. ALL DIMENSIONS INDICATED AS 'CLEAR' ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.



1 / A203 LEVELS 02-04 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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250124
SHEET
A203
LEVEL 02-04 - OVERALL FLOOR PLAN

9/16/2025 3:42:54 PM

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION

KEYNOTES - FLOOR PLAN

NO	NOTE	REV.

GENERAL NOTES - FLOOR PLAN

A. FOR TYPICAL BARRIER FREE TOILET ROOM TYPES AND ACCESSORIES REQUIREMENTS AND LOCATIONS SEE DWG G120.
B. FOR TYPICAL HOUSEKEEPING CLOSETS ACCESSORIES REQUIREMENTS AND MOUNTING LOCATIONS SEE DWG GXXX.
C. ALL PARTITION TYPES ARE "1A1" TYPICALLY UNLESS OTHERWISE NOTED.
D. COORDINATE PARTITION FIRE RATED REQUIREMENTS AS INDICATED ON LIFE SAFETY PLANS.
E. TYPICALLY INSTALL SOAP DISPENSERS AND PAPER TOWEL DISPENSER AT ALL SINKS UNLESS NOTED OTHERWISE.
F. PROVIDE WALL REINFORCEMENT PER DETAIL #X/A-XXX AT WALL-MOUNTED SHELVES AND STORAGE UNITS, MARKER BOARDS, BULLETIN BOARDS, TACK BOARDS, TELEVISIONS AND OTHER CONTRACTOR OR OWNER FURNISHED WALL-MOUNTED ITEMS (REFER TO ACCESSORIES AND EQUIPMENT SCHEDULE) SEE DWG AX-XXX.
G. FOR ALL CARPET TYPE CHANGES BETWEEN ROOMS, TRANSITION SHALL OCCUR AT CENTERLINE OF DOOR PANEL TYPICALLY - U.N.O. SEE DWG AX-XXX.
H. COORDINATE DIMENSIONS WITH ASTERISK (IE - "X'-X") WITH EQUIPMENT VENDOR.
I. PROVIDE BULLNOSE ON ALL CMU OUTSIDE CORNERS - TYPICAL.
J. FOR INTERIOR METAL STUD CONSTRUCTION ALL DIMENSIONS ARE TO FACE OF METAL STUDS UNLESS NOTED OTHERWISE.
K. FOR WOOD CONSTRUCTION ALL DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING AND CENTERLINE OF STUDS UNLESS NOTED OTHERWISE.
L. ALL DIMENSIONS INDICATED AS 'CLEAR' ARE TO FACE OF FINISH (GYPSUM, TILE, ETC.).
M. ALL MASONRY DIMENSIONS ARE TO FACE OF MASONRY UNLESS NOTED OTHERWISE.
N. ALL EXTERIOR OPENING DIMENSIONS ARE ROUGH OPENINGS.
O. COORDINATE ALL FLOOR OPENING DIMENSIONS AND CLEARANCES FOR DUCTWORK WITH MECHANICAL CONTRACTOR - TYPICAL.
P. COORDINATE AND/OR CONFIRM ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO INSTALLATION.



1 / A205 LEVEL 05 - OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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SCHEMATIC DESIGN
PROJECT
250124
SHEET
A205
LEVEL 05 - OVERALL FLOOR PLAN

9/16/2025 3:43:16 PM

EXTERIOR MATERIAL LEGEND

MASONRY
ID: (BRK-1)

MANUFACTURER : HEBRON
COLOR : WALNUT CREEK
TEXTURE : SMOOTH
FORMAT : MODULAR



FIBER CEMENT
ID: (SIDING-10)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "PANDA WHITE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-11)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "BEE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-12)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "BLACK FOX"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

PREFINISHED METAL
ID: (MTL PNL-21)

MANUFACTURER : METAL SALES
COLOR : BURNISHED SLATE (MS)
PROFILE : TS WALL PANEL

PREFINISHED METAL
ID: (MTL PNL-21)

MANUFACTURER : METAL SALES
COLOR : COPPER PENNY (MTS)
PROFILE : T26 CORRUGATED WALL PANEL

BALCONY
ID: (MTL FAB-50)

MANUFACTURER : CLASSIC INDUSTRIES
PRODUCT : ALUMASECK
COLOR : HB 0048



GLASS

MANUFACTURER : MARVIN
PRODUCT : MARVIN ESSENTIAL (FIBERGLASS)
COLOR : BRONZE

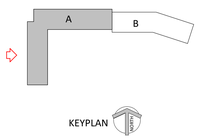


SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION
BRK-1	04 2000 - BRICK
MET FAB-50	05 5913 - METAL BALCONIES
MTL PNL-20	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED; BURNISHED SLATE
MTL PNL-21	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED; COPPER PENNY
SIDING-10	07 4616 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SIDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



8A / A301 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



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PHASE
SCHEMATIC DESIGN
PROJECT
250124
SHEET
A301
EXTERIOR ELEVATIONS

9/16/2025 3:43:32 PM

EXTERIOR MATERIAL LEGEND

MASONRY
ID: (BRK-1)
MANUFACTURER : HEBRON
COLOR : WALNUT CREEK
TEXTURE : SMOOTH
FORMAT : MODULAR

FIBER CEMENT
ID: (SIDING-10)
MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "PANDA WHITE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-11)
MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "909"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-12)
MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "BLACK FOX"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

PREFINISHED METAL
ID: (MTL PNL-20)
MANUFACTURER : METAL SALES
COLOR : BURNISHED SLATE (MS)
PROFILE : 7S WALL PANEL

PREFINISHED METAL
ID: (MTL PNL-21)
MANUFACTURER : METAL SALES
COLOR : COPPER PENNY (MTS)
PROFILE : 7/8 CORRUGATED WALL PANEL

BALCONY
ID: (MTL FAB-50)
MANUFACTURER : CLASSIC INDUSTRIES
PRODUCT : ALUMASEECK
COLOR : HB SAND

GLASS
MANUFACTURER : MARVIN
PRODUCT : MARVIN ESSENTIAL (FIBERGLASS)
COLOR : BRONZE

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION
BRK-1	04 2000 - BRICK
MET FAB-50	05 5913 - METAL BALCONIES
MTL PNL-20	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED; BURNISHED SLATE
MTL PNL-21	07 4213 - METAL WALL PANEL, SINGLE THICKNESS, NOT INSULATED; COPPER PENNY
SIDING-10	07 4616 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SIDING-11	07 4616 - FIBER CEMENT SIDING - SW 6356 COPPER MOUNTAIN
SIDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



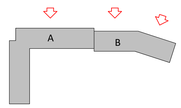
8C / A302 EXTERIOR ELEVATION - NORTH - AREA B (ANGLED)
SCALE: 1/8" = 1'-0"



5C / A302 EXTERIOR ELEVATION - NORTH - AREA B
SCALE: 1/8" = 1'-0"



8A / A302 EXTERIOR ELEVATION - NORTH - AREA A
SCALE: 1/8" = 1'-0"



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PHASE SCHEMATIC DESIGN
PROJECT 250124
SHEET A302
EXTERIOR ELEVATIONS

9/16/2025 3:45:42 PM

EXTERIOR MATERIAL LEGEND

MASONRY
ID: (BRK-1)

MANUFACTURER : HEBRON
COLOR : WALNUT CREEK
TEXTURE : SMOOTH
FORMAT : MODULAR



FIBER CEMENT
ID: (SIDING-10)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "PANDA WHITE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-11)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "BEE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-12)

MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN V-GROOVE
COLOR : EQUAL TO SW "BLACK FOX"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

PREFINISHED METAL
ID: (MTL PNL-01)

MANUFACTURER : METAL SALES
COLOR : BURNISHED SLATE (MS)
PROFILE : TS WALL PANEL

PREFINISHED METAL
ID: (MTL PNL-02)

MANUFACTURER : METAL SALES
COLOR : COPPER PENNY (MTS)
PROFILE : 7/8 CORRUGATED WALL PANEL

BALCONY
ID: (MTL PAN-SID)

MANUFACTURER : CLASSIC INDUSTRIES
PRODUCT : ALUMASECK
COLOR : MB SAND



GLASS

MANUFACTURER : MARVIN
PRODUCT : MARVIN ESSENTIAL (FIBERGLASS)
COLOR : BRONZE



SHEET SPEC ID LIST

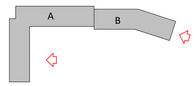
SPEC ID	SPEC SECTION & DESCRIPTION
ALSTOR-1	08 4313 - ALUMINUM STORE FRONT
BRK-1	04 2000 - BRICK
SIDING-10	07 4616 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SIDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



4C / A303 EXTERIOR ELEVATION - EAST - AREA B
SCALE: 1/8" = 1'-0"



7A / A303 EXTERIOR ELEVATION - EAST- AREA A
SCALE: 1/8" = 1'-0"



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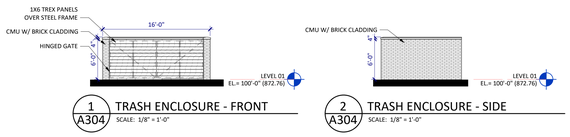
NO.	DESCRIPTION	DATE

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ROERS COMPANIES
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PROJECT
250124
SHEET
A303
EXTERIOR ELEVATIONS

9/16/2025 3:46:13 PM



1 A304 TRASH ENCLOSURE - FRONT
SCALE: 1/8" = 1'-0"

2 A304 TRASH ENCLOSURE - SIDE
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

MASONRY
ID: (BRK-1)
MANUFACTURER : HEBRON
COLOR : WALNUT CREEK
TEXTURE : SMOOTH
FORMAT : MODULAR

FIBER CEMENT
ID: (SIDING-10)
MANUFACTURER : JAMES HARDIE
PRODUCT : ARTISAN LAP
COLOR : EQUAL TO SW "PANDA WHITE"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-11)
MANUFACTURER : JAMES HARDIE
COLOR : EQUAL TO SW "REO"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

FIBER CEMENT
ID: (SIDING-12)
MANUFACTURER : JAMES HARDIE
COLOR : EQUAL TO SW "BLACK FOX"
TEXTURE : SMOOTH
REVEAL SYSTEM BY TRIMLYN

PREFINISHED METAL
ID: (MTL FAB-50)
MANUFACTURER : METAL SALES
COLOR : BURNISHED SLATE (MS)
PROFILE : 7S WALL PANEL

PREFINISHED METAL
ID: (MTL FAB-51)
MANUFACTURER : METAL SALES
COLOR : COPPER PENNY (MTS)
PROFILE : 7/8 CORRUGATED WALL PANEL

BALCONY
ID: (MTL FAB-50)
MANUFACTURER : CLASSIC INDUSTRIES
PRODUCT : ALUMASEECK
COLOR : HB-SAND

GLASS
MANUFACTURER : MARVIN
PRODUCT : MARVIN ESSENTIAL (FIBERGLASS)
COLOR : BRONZE

SHEET SPEC ID LIST

SPEC ID	SPEC SECTION & DESCRIPTION
BRK-1	04 2000 - BRICK
INSUL GL-1	08 8000 - CLEAR INSULATED GLAZING
MET FAB-50	05 5913 - METAL BALCONIES
SIDING-10	07 4616 - FIBER CEMENT SIDING - SW 6147 PANDA WHITE
SIDING-12	07 4616 - FIBER CEMENT SIDING - SW 7020 BLACK FOX



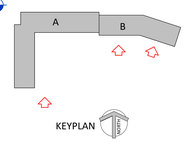
8C A304 EXTERIOR ELEVATION - SOUTH - AREA B
SCALE: 1/8" = 1'-0"



5C A304 EXTERIOR ELEVATION - SOUTH - AREA B (ANGLED)
SCALE: 1/8" = 1'-0"



8A A304 EXTERIOR ELEVATION - SOUTH - AREA A
SCALE: 1/8" = 1'-0"



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SHEET
A304
EXTERIOR ELEVATIONS

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8D A305 RENDER - NORTHWEST ENTRY PERSPECTIVE
SCALE: 12" = 1'-0"



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8A A305 RENDER - COMMERCIAL PERSPECTIVE
SCALE: 12" = 1'-0"

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DATE
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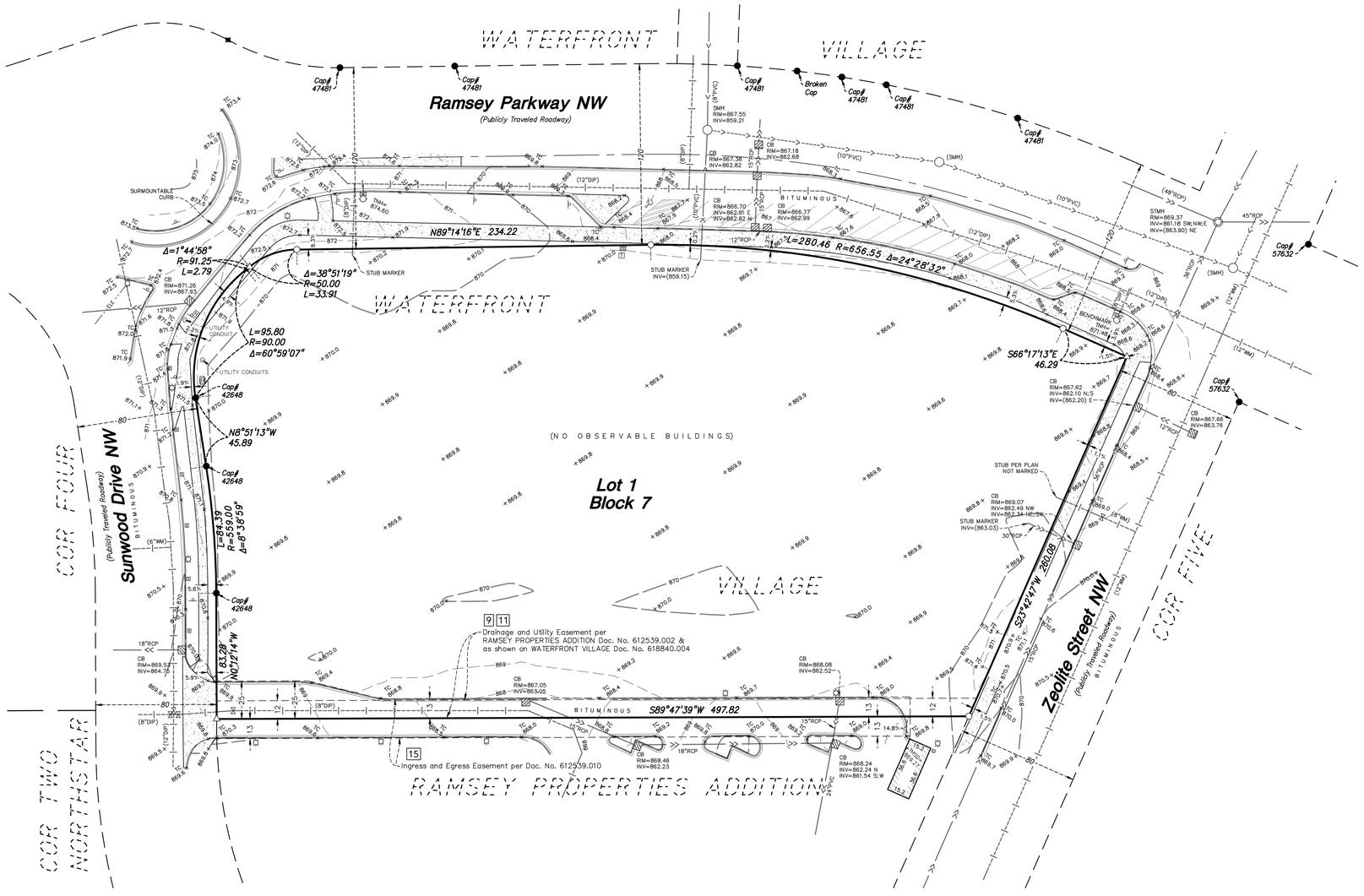
PHASE
SCHEMATIC DESIGN

PROJECT
250124

SHEET
A305

EXTERIOR RENDERINGS

9/16/2025 3:05:21 PM



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.

9. 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.**

10. 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.**

11. 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.**

12. 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.**

13. 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.**

14. 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.**

15. 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)

1. 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.

2. 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.

3. 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.

4. The Gross land area is 168,791 +/- square feet or 3.87 +/- acres.

6. (a) Zoning information was not provided by the client.

7. (a) There were no building observed on the surveyed property at the time of the survey.

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. There are no striped parking stalls on this site.

11. (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

i. 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.

ii. 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

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.

2. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).

3. 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)

4. 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, PLS Minnesota License No. 62268
dtews@loucksinc.com

DILLON J. TEWS LICENSED LAND SURVEYOR 62268 STATE OF MINNESOTA

LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- DRILLHOLE/CHISELED X
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 62268"
- SET NAIL
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- ELECTRIC OUTLET
- HAND HOLE
- LIGHT POLE
- SIGN
- TELEPHONE PEDESTAL
- DISABLED PARKING STALL
- [1] SCHEDULE B II ITEM

- STORM SEWER
- MAPPED STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- CONCRETE CURB
- CONCRETE
- NO PARKING
- EXISTING BUILDING
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- SMH SANITARY MANHOLE
- STMH STORM MANHOLE
- TC TOP OF CURB
- THSD ELEV @ THRESHOLD
- TNH TOP NUT HYDRANT
- 0.2% TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
- ( ) INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED

0 30 60
SCALE IN FEET

Plotted: 09 / 10 / 2025 1:12 PM W:\2025\250244\CADD DATA\SURVEY_dwg Sheet Files\S250244-ALTA

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

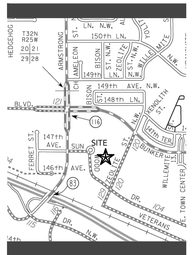
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dillon J. Tews - PLS

License No.	62268
Date	06/18/25

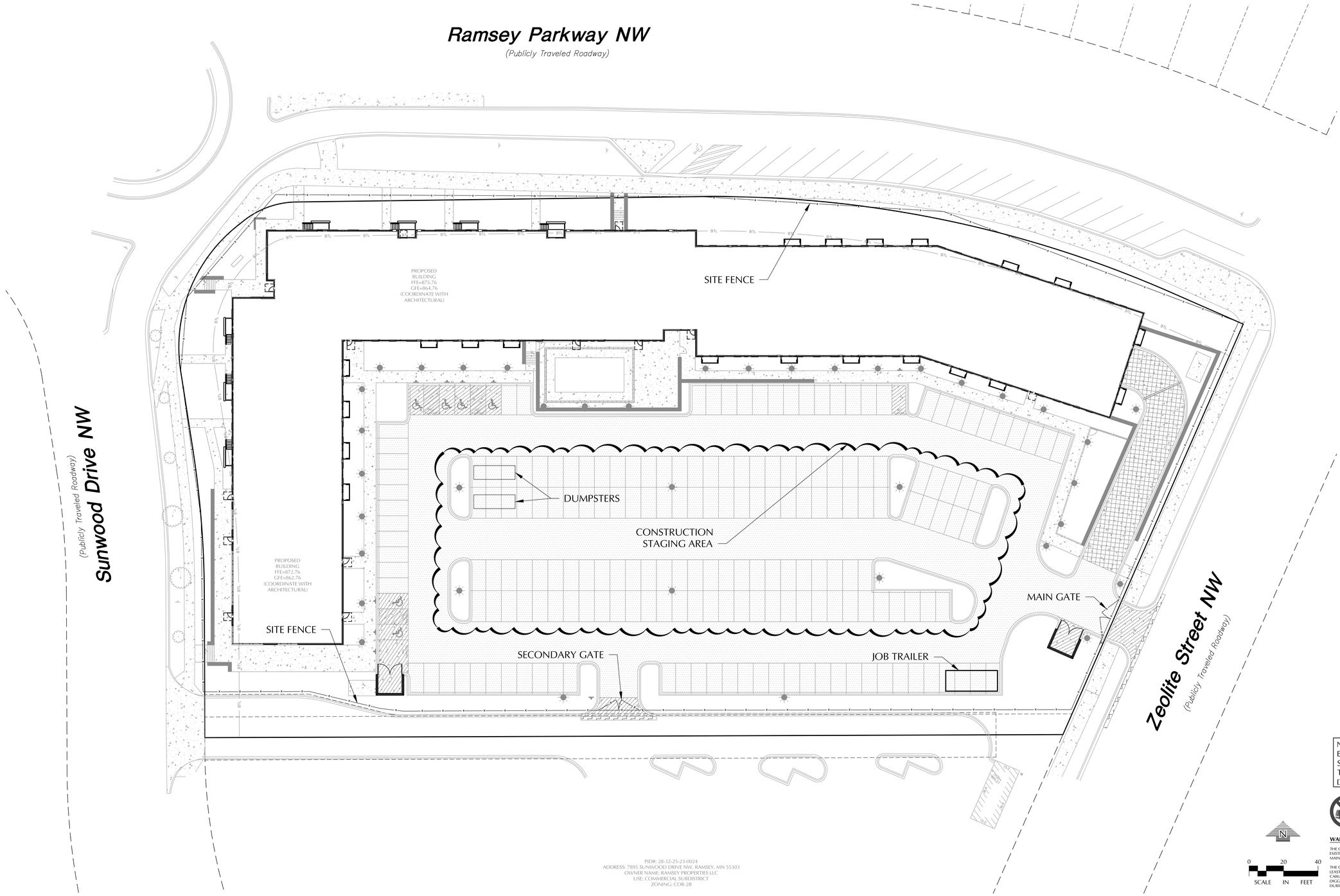
QUALITY CONTROL

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



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

LEGEND

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

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

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N

0 20 40
SCALE IN FEET

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

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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 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.

PRELIMINARY

Licensed Professional Engineer - Sarah R. Tkach - PE
License Number 56088
Date

QUALITY CONTROL

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

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
L5-1	LANDSCAPE DETAILS

CONSTRUCTION STAGING PLAN

C1-2

Plotted: 09/11/2025 11:31 AM W:\2025\250244\CADD DATA\CIVIL\Dwg Sheet Files\C1-2 CONSTRUCTION STAGING PLAN

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE ASSOCIATED PROJECT PLANS AND DETAILS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS, BONDS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. 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.
10. 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.
11. 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 CONTRACTORS 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

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
2. ACCESSIBLE PARKING AND ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND APPLICABLE GOVERNING AGENCY REQUIREMENTS.
3. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
5. BITUMINOUS IMPREGNATED FIBER BOARD TO BE PLACED AT FULL DEPTH OF CONCRETE ADJACENT TO EXISTING STRUCTURES AND BEHIND CURB ADJACENT TO DRIVEWAYS AND SIDEWALKS.
6. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
7. REFER TO THE GEOTECHNICAL REPORT (REPORT B250596J), 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

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

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:	49.35 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:	44,155± 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	
TOTAL UNIT COUNT:	= 191 UNITS @ 1.50 STALL PER UNIT	= 287 STALLS
COMMERCIAL SQUARE FOOTAGE*	= 4,926 SF @ 200 SF OF FLOOR SPACE	= 25 STALLS
	TOTAL PARKING REQUIRED	= 312 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

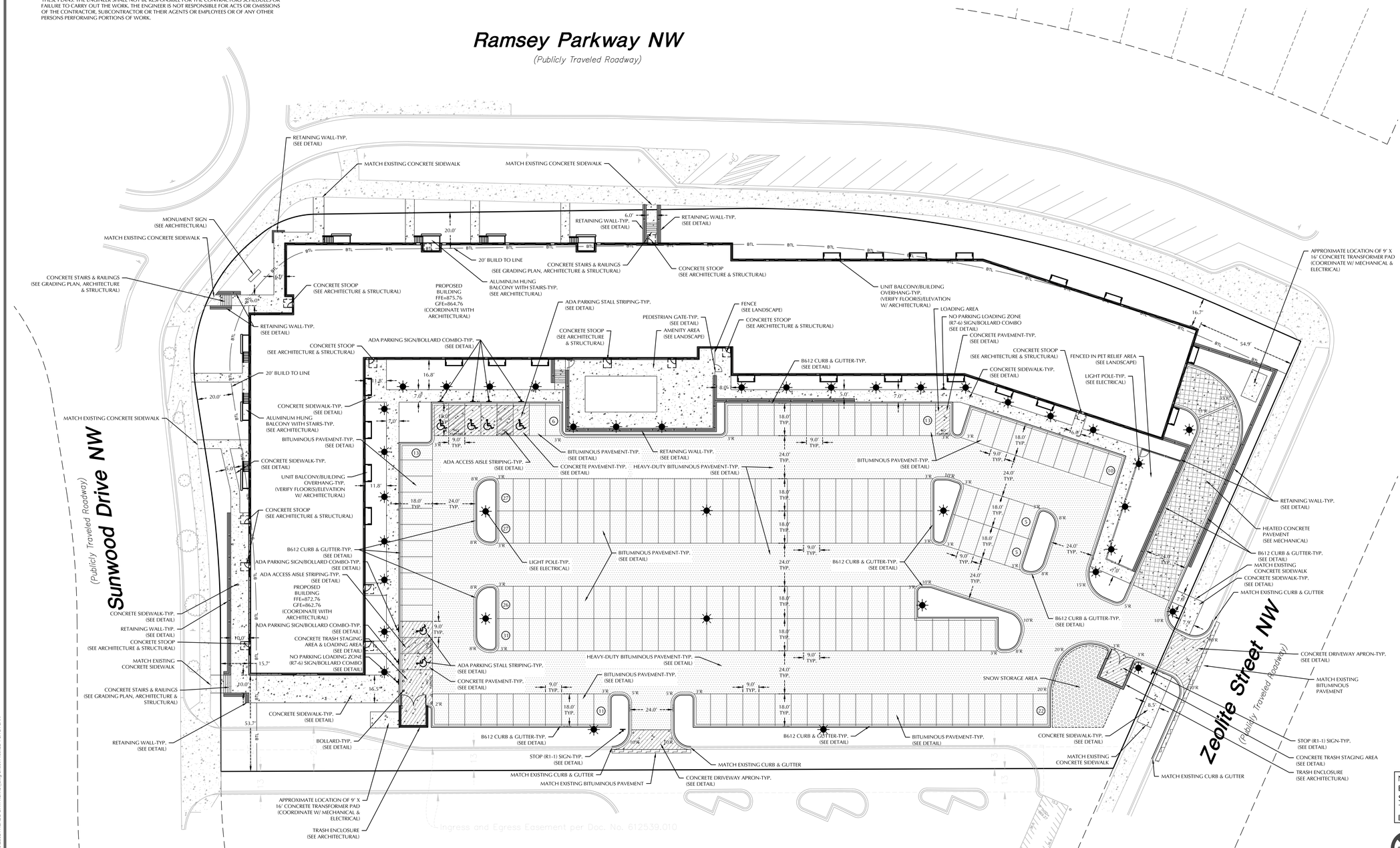
CURB TYPES

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

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

LEGEND

	EXISTING	PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	WATER MANHOLE / WELL	
	LIGHT POLE	
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	CHAIN LINK FENCE	
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	CONCRETE	
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	BUILDING	
	CONTOUR	
	SPOT ELEVATION	
	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	
	BUILD-TO-LINE	



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

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ADDRESS: 7895 SUNWOOD DRIVE NW, RAMSEY, MN 55303
OWNER NAME: RAMSEY PROPERTIES LLC
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ZONING: COR-2B

0 20 40
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08/18/2025	LAND USE APPLICATION
08/22/2025	SCHEMATIC DESIGN
09/11/2025	CITY RESUBMITTAL
09/17/2025	LUA 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.

License No. 56088
Date PRELIMINARY

QUALITY CONTROL

Loucks Project No.	250244.00
Project Lead	SRT
Drawn By	LAH
Checked By	SRT
Review Date	09/16/2025

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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

SITE PLAN
C2-1

Plotted: 09/16/2025 10:42 AM BY:USER25202AM:\CADD DATA\CIVIL\Dwg Sheet Files\C2-1 SITE PLAN.dwg

ACCESSIBILITY LEGEND

---------- ACCESSIBLE ROUTE

○ 5' ACCESSIBLE TURNING RADIUS

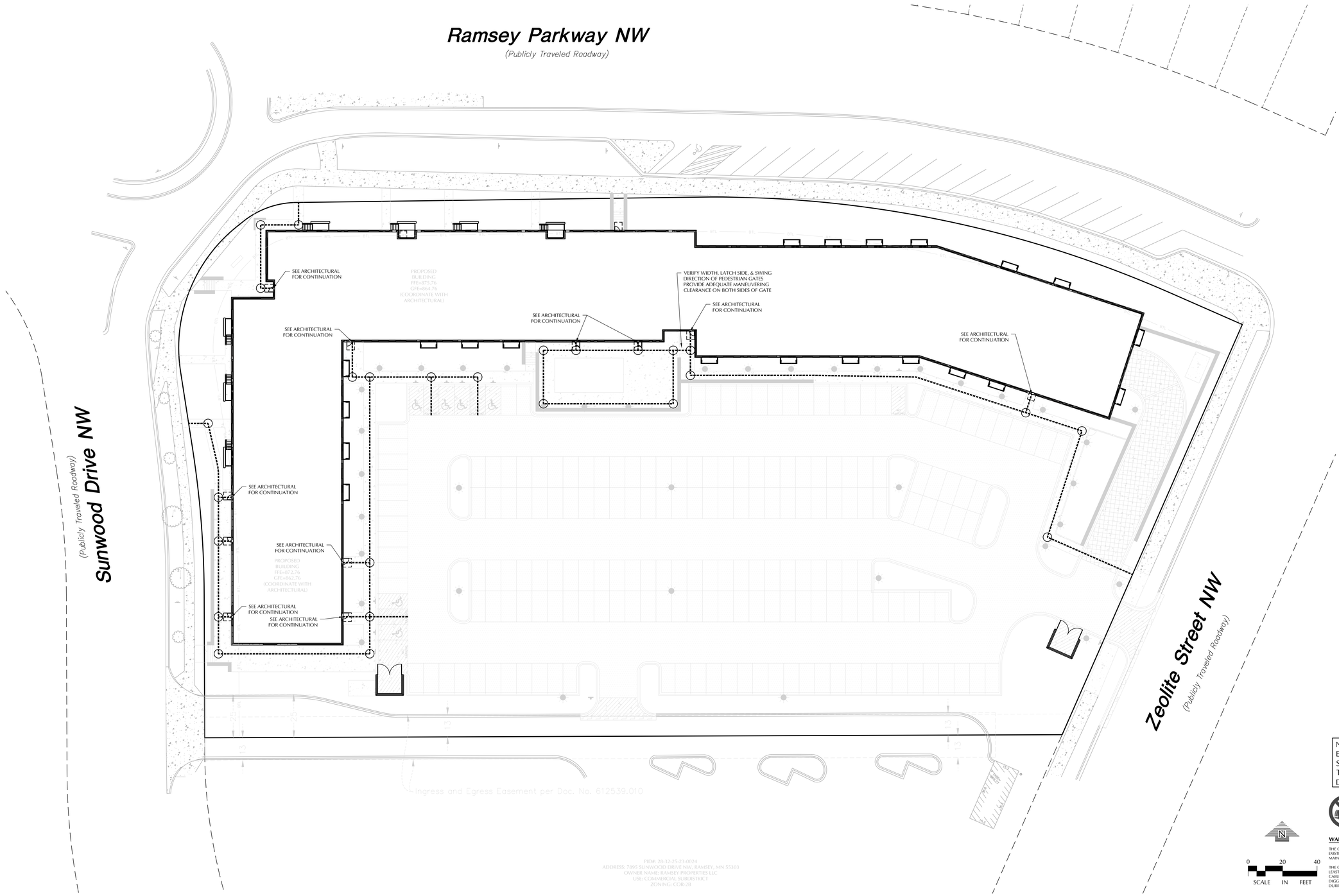
ACCESSIBLE ROUTE NOTES

1. ALL WALKS AND STALLS CONSTRUCTED AS PART OF AN ADA ROUTE SHALL MEET CURRENT ADA STANDARDS, AS WELL AS STATE/LOCAL REQUIREMENTS.
2. WALKS AND STALLS SHALL MEET ADA REQUIREMENTS FOR CROSS AND RUNNING SLOPES UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO NOTIFY ENGINEER IF ANY ADDITIONAL AREAS, WHICH DO NOT MEET REQUIREMENTS, ARE DISCOVERED DURING CONSTRUCTION.
4. SEE DETAIL SHEET(S) FOR GRADING AND ACCESSIBILITY DETAILS.
5. ACCESSIBLE ROUTE REQUIREMENTS:

RUNNING SLOPE:	5.0% MAX (4.5% DESIGN)
CROSS SLOPE:	2.0% MAX (1.5% DESIGN)
RAMP RUNNING SLOPE	8.33% MAX (8.0% DESIGN)
STALL/ACCESS AISLE SLOPE:	2.0% MAX (1.5% DESIGN)
SIDEWALK WIDTH:	36" MIN. (60" DESIGN)

LEGEND

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



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

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

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N

0 20 40
SCALE IN FEET

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS COMPANIES

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

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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 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. 56088
Name: Sean R. Kosich - PE
Date: PRELIMINARY

QUALITY CONTROL

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

SHEET INDEX

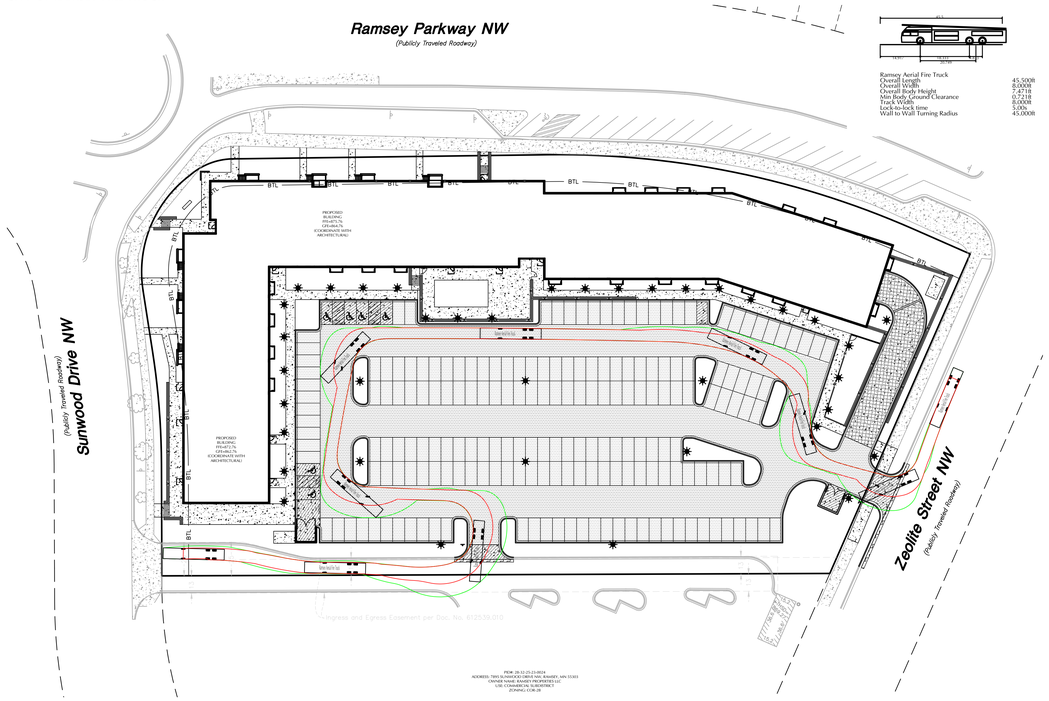
C1-1	EX. COND. & SITE DEMO PLAN
C1-2	CONST. STAGING PLAN
C2-1	SITE PLAN
C2-2	ACCESSIBLE ROUTE PLAN
C2-3	TURNING MOVEMENTS
C3-1	GRADING PLAN
C3-2	SWPPP
C3-3	SWPPP NOTES
C4-1	UTILITY PLAN
C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
L5-1	LANDSCAPE DETAILS

ACCESSIBLE ROUTE PLAN

C2-2

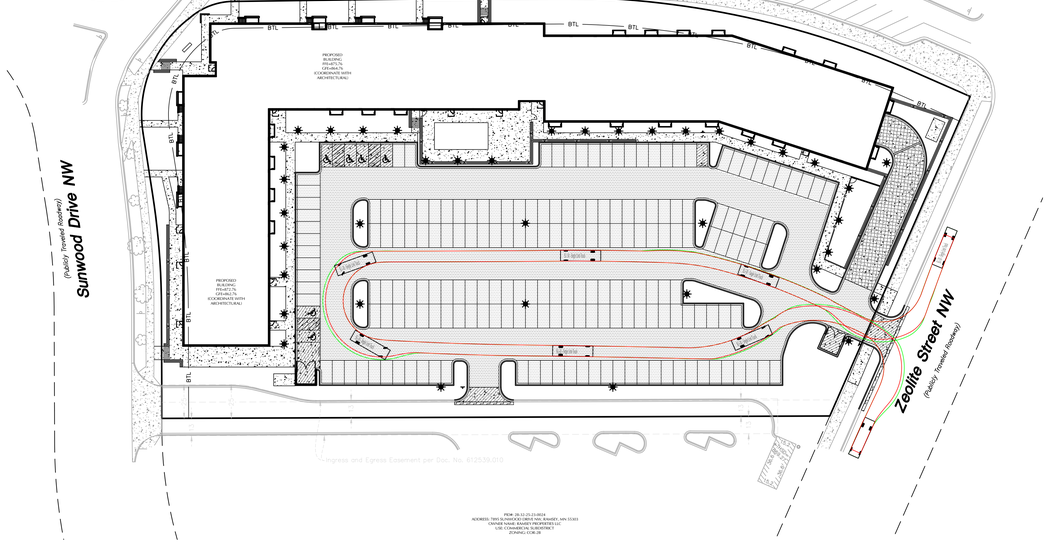
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CITY OF RAMSEY FIRE TRUCK



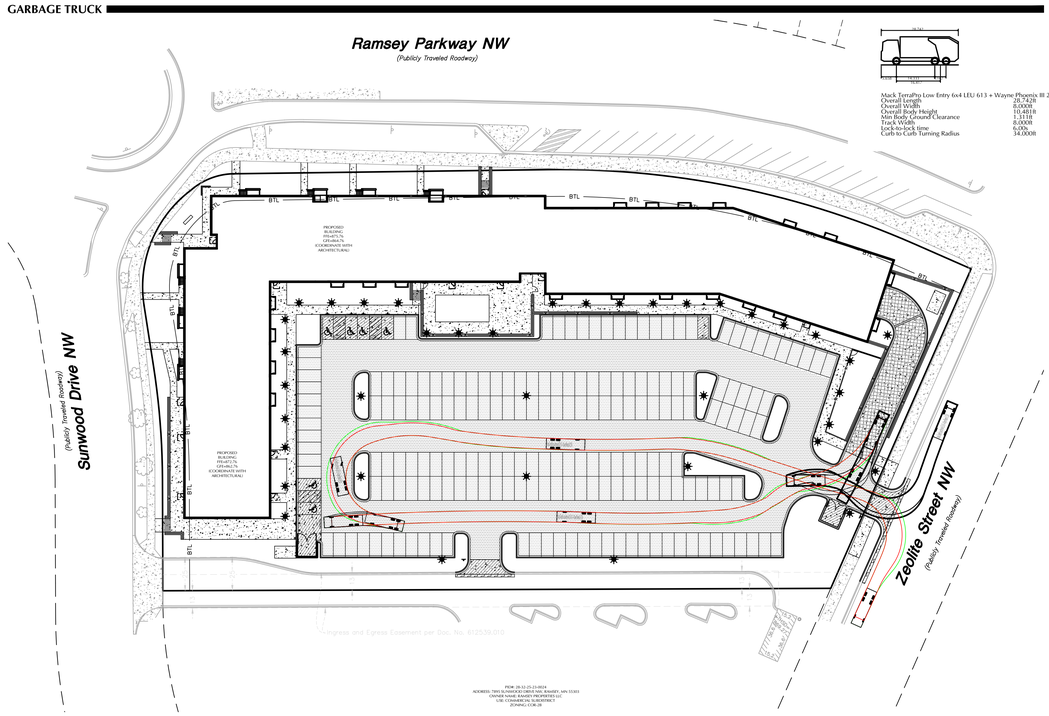
Ramsey Aerial Fire Truck
Overall Length 45.500ft
Overall Width 8.000ft
Overall Body Height 7.471ft
Min Body Ground Clearance 0.721ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Wall to Wall Turning Radius 45.000ft

SU-30 DELIVERY TRUCK



SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 8.430ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.00°

GARBAGE TRUCK



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd
Overall Length 28.742ft
Overall Width 8.000ft
Overall Body Height 10.401ft
Min Body Ground Clearance 1.331ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 34.000ft

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. Sarah R. Tomesch - PE 56088
Date PRELIMINARY

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

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C8-1 - C8-3	CIVIL DETAILS
L2-1	LANDSCAPE PLAN
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TURNING MOVEMENTS

C2-3

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GRADING, DRAINAGE & EROSION CONTROL NOTES

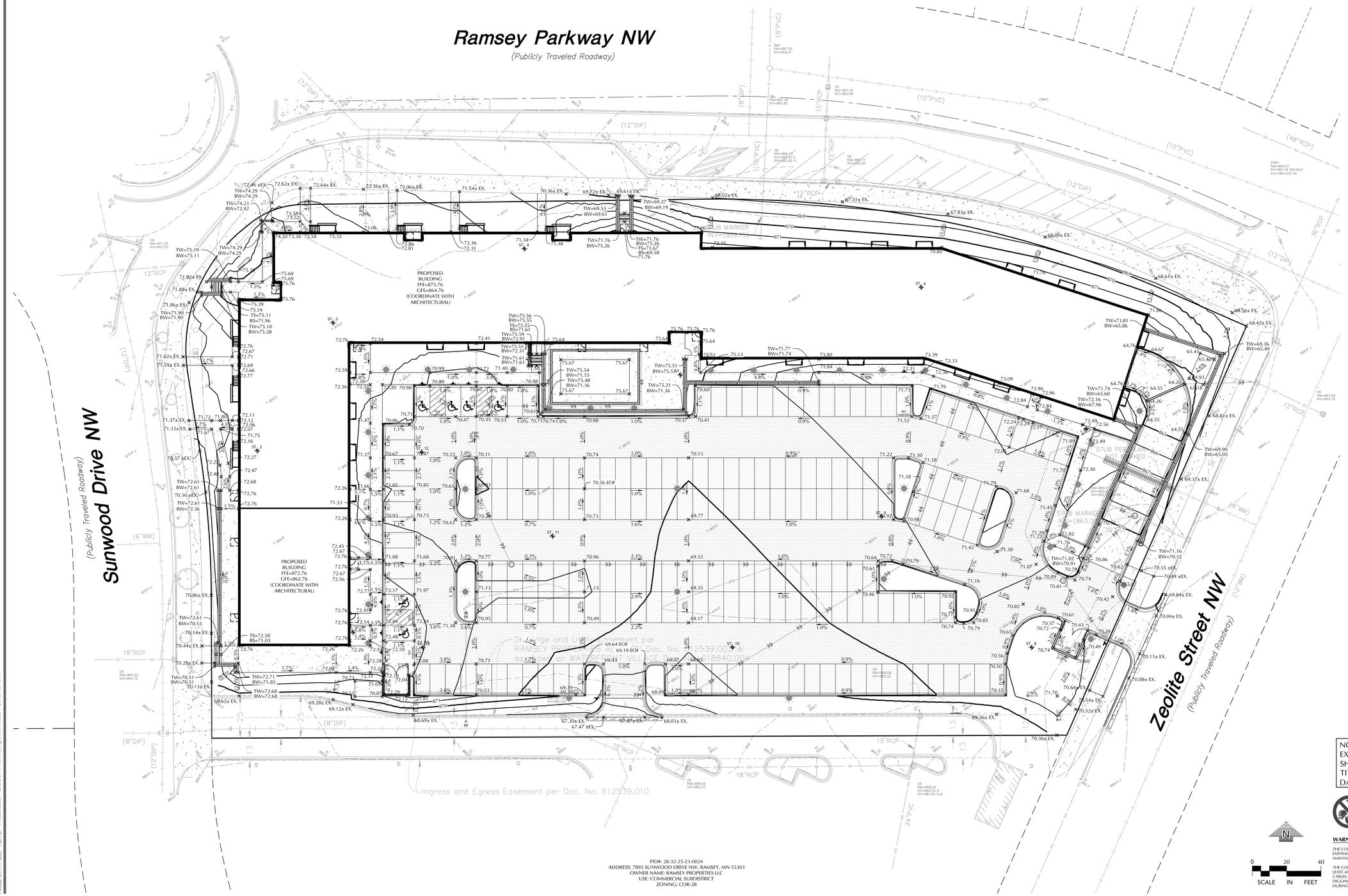
1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
3. AT TURNING POINTS ALONG THE ACCESSIBLE ROUTE THE PAVEMENT SHALL NOT EXCEED 2% IN ANY DIRECTION FOR AN AREA 60" IN DIAMETER.
4. ALL PUBLIC SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT EXCEEDING 2% AND A RUNNING SLOPE NOT EXCEEDING 5%.
5. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
6. REFER TO GEOTECHNICAL EVALUATION REPORT (REPORT 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:
   A. REUSE OF ON-SITE SOILS
   B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   C. SITE GRADING AND SUBGRADE PREPARATION.
   D. PAVEMENTS AND EXTERIOR SLABS.
   E. TRENCH EXCAVATION AND BACKFILL.
   F. EXTERIOR UTILITY SUPPORTS.
   G. FROST PROTECTION.
7. 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.
8. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. REFER TO THE LANDSCAPE PLANS, DETAILS AND SPECIFICATIONS FOR FINAL SITE STABILIZATION.
9. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "GW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
10. FOR SITE STAIRS, "TS" EQUALS SURFACE ELEVATION AT TOP OF STAIRS AND "BS" EQUALS SURFACE ELEVATION AT BOTTOM OF STAIRS. REFER TO SITE PLAN FOR NUMBER OF RISERS AND RISER HEIGHT.
11. STREETS MUST BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
12. DUST MUST BE ADEQUATELY CONTROLLED.
13. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
14. SEE UTILITY PLAN FOR WATERMAIN, STORM SEWER, AND SANITARY SEWER INFORMATION.
15. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
16. REFERENCE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING ELEVATIONS.
17. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT.
18. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
19. PER NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) REQUIREMENTS, THE WASHOUT AND CLEANOUT OF STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS SHALL BE PROPERLY CONTAINED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND USING APPROVED METHODS OF CONTAINMENT SUCH AS PRE-FABRICATED WASHOUT CONTAINERS, CONCRETE WASHOUT TOTE, READY MIX TRUCKS WITH SELF-CONTAINED CHUTE CLEANOUT, ETC.
20. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF GRADING ACTIVITIES AS NEEDED PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
21. ASIDE FROM BUILDING ENTRANCES AND THE AREAS IMMEDIATELY ADJACENT TO THEM, THE CONTRACTOR SHALL EXPOSE FOUNDATION TO AT LEAST 6" BELOW FINISHED FLOOR ELEVATION(S) 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

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
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	POWER POLE	
	ELECTRIC METER	
	GAS METER	
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	DRAINTILE	
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GRADING PLAN C3-1

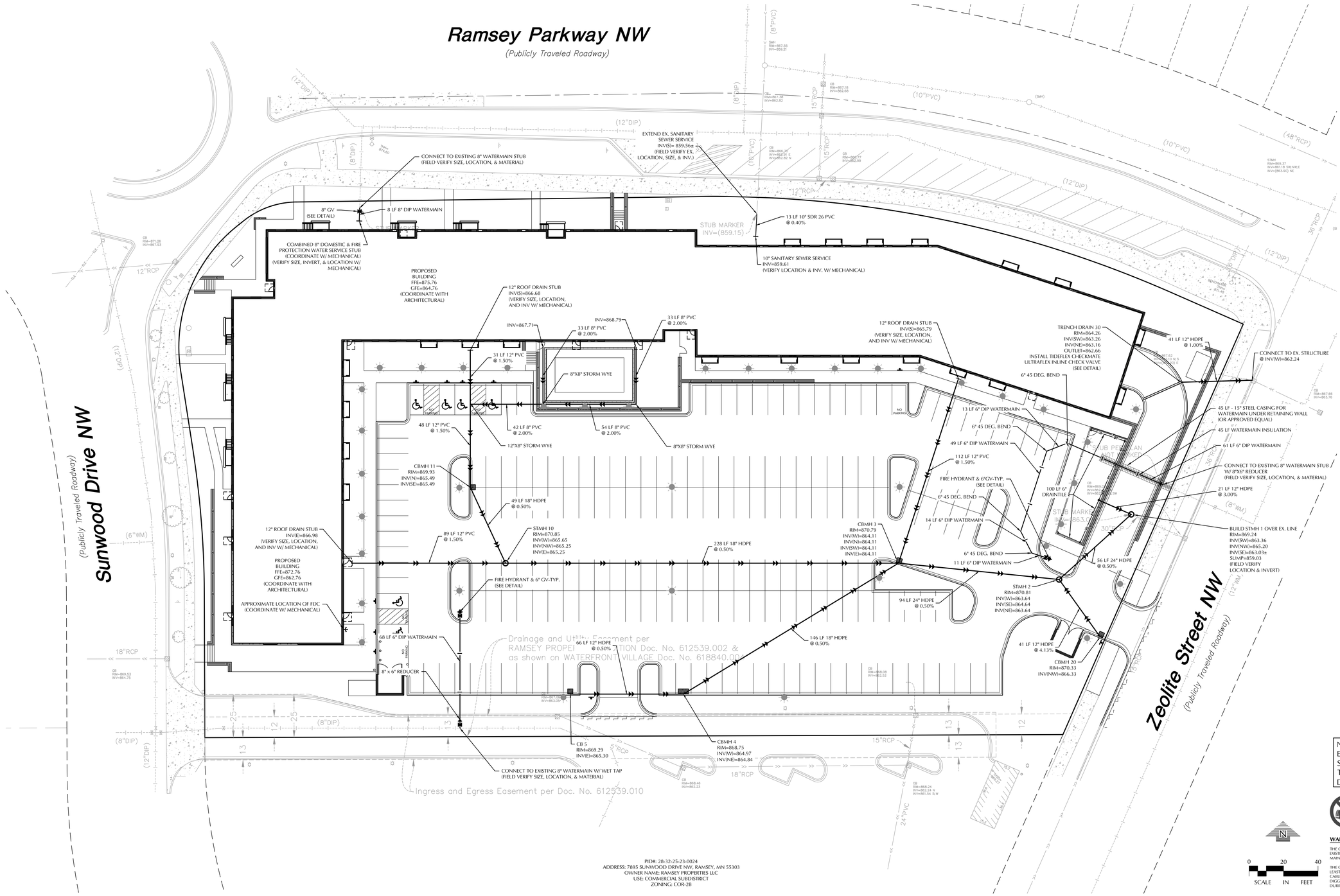
Printed 09/11/2025 1:23 PM K:\2025\250244\CADD DATA\CIVIL\Land Sheet Files\C3-1 GRADING PLAN

UTILITY PLAN NOTES

1. ALL STORM SEWER, 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.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
5. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATERMAIN AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 8.0 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
6. PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
7. ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY & STORM STRUCTURE(S) AND UNDERGROUND SYSTEM(S), AS APPLICABLE, FOR ENGINEER'S REVIEW.
9. CONTRACTOR TO VERIFY UNDERLYING SOILS BENEATH ALL STORMWATER FACILITIES, AND PROVIDE DOCUMENTATION TO THE ENGINEER, PRIOR TO CONSTRUCTION OF THE FACILITIES.
10. ALL PORTIONS OF THE SANITARY & STORM SEWER SYSTEMS, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
11. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
12. HYDRANT USE: CONTRACTOR IS NOT ALLOWED TO USE HYDRANT(S). THIS ALSO APPLIES TO SUBCONTRACTORS. THE CITY HAS TWO WATER FILL STATIONS AVAILABLE. ELMCREST PARK FILL STATION & PUBLIC WORKS WATER FILL STATION. PLEASE COORDINATE WITH PUBLIC WORKS.
13. 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.
14. 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.
15. 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:
    - A. REUSE OF ON-SITE SOILS
    - B. GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
    - C. SITE GRADING AND SUBGRADE PREPARATION.
    - D. PAVEMENTS AND EXTERIOR SLABS.
    - E. TRENCH EXCAVATION AND BACKFILL.
    - F. EXTERIOR UTILITY SUPPORTS.
    - G. FROST PROTECTION.
16. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
17. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.
19. DUCTILE IRON PIPE (DIP) WATERMAIN: 6" OR LESS IN DIAMETER SHALL BE CLASS 53, 8" OR LARGER IN DIAMETER SHALL BE CLASS 52.

LEGEND

EXISTING		PROPOSED
CB	CATCH BASIN	
MH	STORM MANHOLE	
FES	FLARED END SECTION	
SAN	SANITARY MANHOLE	
HYD	HYDRANT	
GV	GATE VALVE	
PIV	POST INDICATOR VALVE	
WM	WATER MANHOLE / WELL	
LP	LIGHT POLE	
PP	POWER POLE	
EM	ELECTRIC METER	
GM	GAS METER	
TP	TELEPHONE PEDESTAL	
SIGN	SIGN	
BM	BENCHMARK	
SB	SOIL BORING	
2	PARKING STALL COUNT	
	ACCESSIBLE PARKING STALL	
SS	STORM SEWER	
DT	DRAINTILE	
SAN	SANITARY SEWER	
FM	FORCEMAIN	
W	WATERMAIN	
SAN S	SANITARY SEWER SERVICE	
W	WATER SERVICE	
ELE	UNDERGROUND ELECTRIC	ELE
FO	UNDERGROUND FIBER OPTIC	FO
GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
OH	OVERHEAD UTILITY	OH
X	FENCE	
	CHAIN LINK FENCE	
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
NO PARKING	NO PARKING	
	BUILDING	
972	CONTOUR	971
972.5	SPOT ELEVATION	972.5
	DIRECTION OF FLOW	1.00%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILD-TO-LINE	BTL



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

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.

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS COMPANIES

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 instruments of service 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 use all or portions of the CADD files for their own convenience and reference only. All intended or unintended 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

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 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.

PRELIMINARY

License No. 56088
Name Zachary R. Beach - PE
Date

QUALITY CONTROL

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

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
L5-1	LANDSCAPE DETAILS

UTILITY PLAN
C4-1

Plotted: 09/11/2025 11:33 AM W:\2025\250244\CADD DATA\CIVIL\Dwg Sheet Files\C4-1 UTILITY PLAN

GENERAL NOTES:

A. REFER TO SHEET E0.3 AND E0.4 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 DEPRICATION.

C. MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE

D. REFER TO DETAIL 1 AND 2 ON SHEET E0.3 FOR FIXTURE TYPE P1, P2, P3, P4, P5, AND P7 POLE AND BASE REQUIRMENTS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.12	0.3	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Pool	Illuminance	Fc	13.28	17.5	10.3	1.29	1.70
Site	Illuminance	Fc	1.78	17.5	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	1.33	4.4	0.1	13.30	44.00
West Property Line	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

JLG architects
710 South 2nd Street
8th Floor
Minneapolis, MN 55401
phone: (612) 746-4260
www.jlgarchitects.com

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0050 | www.epinc.com

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

9/17/2025 9:58:18 AM

LIGHT FIXTURE SCHEDULE

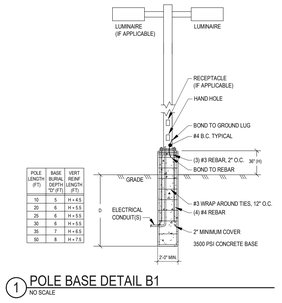
GENERAL NOTES:

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 PLANS, SECTIONS, ELEVATIONS, AND REFLECTED CEILING PLANS PRIOR TO ORDERING FIXTURES.
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 ENGINEERS 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:

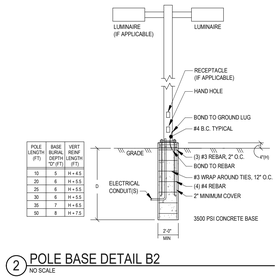
1. COORDINATE POLE HEIGHT AND CONCRETE BASE. REFER TO POLE BASE DETAILS.

TYPE	DESCRIPTION	VOLT	LAMPS TYPE	LAMPS QTY / FIXT.	VA / FIXT.	MANUFACTURER	CATALOG NUMBER	EQUAL MANUFACTURERS	NOTES	TYPE
B1	42" TALL 8" ROUND BOLLARD. BLACK DIE-CAST ALUMINUM SHAFT. SYMMETRIC DISTRIBUTION. 16 LED, 530 mA DRIVE CURRENT. 1500 LUMENS.	UNIV	LED, 3000K	N/A	28	LITHONIA LIGHTING	KBCB LED 16C 530 30K SYM MVOLT DBLXD			B1
D1	RECESSED 6" ROUND LED DOWNLIGHT. DIFFUSE LENS. SEMI-SPECULAR REFLECTOR. GALVANIZED STEEL MOUNTING/PLASTER FRAME. 1,500 LUMEN. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	18	LITHONIA LIGHTING	LDNC 30/15 LO6 ARA LSS AMVOLT			D1
P1	20' TALL SQUARE POLE LED LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY INJECTION-MOLDED ACCULATED OPTICS. 17300 LUMENS. 70 CRI. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	91	COOPER LIGHTING	GLEON-SA3A-730-U-T4W-GM		1	P1
P2	20' TALL SQUARE POLE WITH (2) LED LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY INJECTION-MOLDED ACCULATED OPTICS. 17300 LUMENS. 70 CRI. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	2	182	COOPER LIGHTING	(2) GLEON-SA3A-730-U-T4W-GM		1	P2
P3	20' TALL SQUARE POLE LED LIGHT. IP66 RATED. DIE-CAST ALUMINUM HOUSING. HIGH-EFFICIENCY INJECTION-MOLDED ACCULATED OPTICS. 18100 LUMENS. 70 CRI. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	95	COOPER LIGHTING	GLEON-SA3A-730-U-T2R-GM-HSS		1	P3
P4	12'-0" TALL, EXTERIOR PEDESTRIAN LIGHT POLE AND LED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS. FIXTURE AND POLE FINISH TO BE SELECTED BY ARCHITECTURE. PATHWAY DISTRIBUTION, 7,000 LUMENS, 80 CRI.	UNIV	LED, 3000K	N/A	54	LITHONIA LIGHTING	RAD1-P3-30K-PATH-MVOLT-RPA-HS-DBLXD		1	P4
P5	12'-0" TALL, EXTERIOR PEDESTRIAN LIGHT POLE AND LED AREA LUMINAIRE, DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS. FIXTURE AND POLE FINISH TO BE SELECTED BY ARCHITECTURE. PATHWAY DISTRIBUTION, 11,000 LUMENS, 80 CRI.	UNIV	LED, 3000K	N/A	86	LITHONIA LIGHTING	RAD1-P4-30K-PATH-MVOLT-RPA-HS-DBLXD		1	P5
P6	WALL MOUNTED EXTERIOR PEDESTRIAN LIGHT FIXTURE. DIE-CAST ALUMINUM HOUSING, ACRYLIC LENS. FIXTURE TO BE SELECTED BY ARCHITECTURE. ASSYMETRIC DISTRIBUTION, 11,000 LUMENS, 80 CRI.	UNIV	LED, 3000K	N/A	86	LITHONIA LIGHTING	RAD1-P4-30K-ASY-MVOLT-RPA-HS-DBLXD			P6
P7 - EXISITNG	EXISTING 20' TALL LED LIGHT POLE AND LED AREA LUMINAIRE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. 7500 LUMENS. 70 CRI. HOUSE SIDE SHIELD.	UNIV	LED, 4000K	N/A	52	LEOTEK	ARI13-48N-MV-NW-3-XX-000-BLS-S			P7 - EXISITNG
W1	9" TALL. 11.5" WIDE. 7" DEEP ARCHITECTURAL WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. WET LOCATION LISTED. 1100 LUMENS. 80 CRI. VISUAL COMFORT WIDE. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	10	LITHONIA LIGHTING	WDGE1 LED-P1-30K-80CRI-VW-MVOLT-SRM-DBLXD			W1
W2	9" TALL. 11.5" WIDE. 7" DEEP ARCHITECTURAL WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP66 RATED. WET LOCATION LISTED. 700 LUMENS. 80 CRI. VISUAL COMFORT WIDE. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	7	LITHONIA LIGHTING	WDGE1 LED-P0-30K-80CRI-VW-MVOLT-SRM-DBLXD			W2
W3	8 1/2" TALL. 17" WIDE. 13 3/16" DEEP ARCHITECTURAL WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP65 RATED. WET LOCATION LISTED. 1200 LUMENS. 80 CRI. VISUAL COMFORT WIDE. FINISH TO BE SELECTED BY ARCHITECT	UNIV	LED, 3000K	N/A	25	LITHONIA LIGHTING	WST-P2-30K-V2-MVOLT-DBLXD			W3



POLE LENGTH (FT)	BASE BURIAL DEPTH (FT)	VERT REINF LENGTH (FT) (FT)
10	5	H + 4.5
20	6	H + 5.5
25	6	H + 5.5
30	6	H + 5.5
35	7	H + 6.5
50	8	H + 7.5

1 POLE BASE DETAIL B1
NO SCALE



POLE LENGTH (FT)	BASE BURIAL DEPTH (FT)	VERT REINF LENGTH (FT) (FT)
10	5	H + 4.5
20	6	H + 5.5
25	6	H + 5.5
30	6	H + 5.5
35	7	H + 6.5
50	8	H + 7.5

2 POLE BASE DETAIL B2
NO SCALE

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

JLG architects
710 South 2nd Street
8th Floor
Minneapolis, MN 55401
phone: (612) 746-4260
www.jlgarchitects.com

emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0000 | www.epinc.com

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features

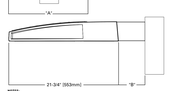
Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts
- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
Fit arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

3 FIXTURE TYPE P1, P2, P3
NO SCALE

McGraw-Edison — GLEON Galleon

Ordering Information
SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON (Galleon)	**SA1** = 1 Square	**[blank]** = 350mA	**720** = 70CRI, 2200K	**[blank]** = Universal	**T1FT** = Type 1 Roadway	**[blank]** = Arm for Round or Square Pole	**AP** = Grey
TAA GLEON = Buy American and Trade Agreements Act Compliant [4]	**SA2** = 2 Square	**1** = 530mA	**727** = 70CRI, 2700K	**1** = 120V	**T2FT** = Type 2 Roadway	**EA** = Extended Arm [3]	**BZ** = Bronze
TAA GLEON = Options Trade Agreements Act Compliant [4]	**SA3** = 3 Square	**2** = 700mA	**730** = 70CRI, 3000K	**2** = 208V	**T3FT** = Type 3 Roadway	**MA** = Mast Arm Adapter [4]	**BK** = Black
	SA4 = 4 Square	**3** = 1000mA	**735** = 70CRI, 3500K	**3** = 240V	**T4FT** = Type 4 Roadway	**WM** = Wall Mount	**DP** = Dark Platinum
	SA5 = 5 Square	**4** = 1200mA	**740** = 70CRI, 4000K	**4** = 277V	**T5FT** = Type 5 Roadway	**QM** = Quick Mount Arm (Standard Length) [3]	**GM** = Graphite Metallic
	SA6 = 6 Square		**745** = 70CRI, 4500K	**5** = 347V	**T5W** = Type 5 Wide Roadway	**QMEA** = Quick Mount Arm (Extended Length) [3]	**SV** = Silver
	SA7 = 7 Square		**750** = 70CRI, 5000K	**6** = 480V [4]	**TBDD** = Type V Bowtie	**QML** = Quick Mount Arm (Standard Length, Large) [3]	**RAL/X** = Custom Color
	SA8 = 8 Square		**760** = 70CRI, 6000K		**SWD** = Type V Square Medium		
	SA9 = 9 Square		**827** = 80CRI, 2700K		**SLL** = Type V Left Side Long		
	SA10 = 10 Square		**830** = 80CRI, 3000K		**SLL2** = Type V w/Split Control		
			AMB = Amber, 590nm [4,14]		**SLS** = Type V w/Split Control		
					SLR = Type V w/Split Control		
					SLL2 = 90° Split Light Eliminator Left		
					SLR = 90° Split Light Eliminator Right		
					SQ = Rectangular Wide Type I		
					AR = Automotive Rotation		



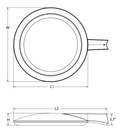
Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)*
DIM=External 0-10V Dimming Leads [5,6,7]	**BPC**=Button Type Photocontrol	**GARASTB**=Photocontrol Shorting Cap
FP=Single Fuse (120, 277 or 347V Specify Voltage)	**PER**=NEMA 3 Pin Photocontrol Receptacle	**MA102Z**=Mast Arm Adapter Kit for 2-3/8" O.D. Tenon
FPD=Double Fuse (208, 240 or 480V Specify Voltage)	**PER5**=NEMA 7 Pin Photocontrol Receptacle [8]	**MA180-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
SPD=Separate Primary and Secondary Fusing (2L-Two Circuits [4,7]	**SPBA**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [9]	**MA111-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
HA=120°C High Ambient	**WS-LCB**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9]	**MA118-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
L90=Left Rotated Optics [10]	**WSLCB-LENS**=Lens for Wide Area Motion Sensor, 9' - 20' Mounting Height [9]	**MA119-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
R90=Right Rotated Optics [10]	**WSLS-LENS**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [9]	**MA190-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
RBL=Optics Rotated 90° Left	**WSLS-LENS-40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9]	**MA111-XX-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
RBR=Optics Rotated 90° Right	**WSSB-LENS**=Lens for Side Block Motion Sensor, 9' - 20' Mounting Height [9]	**MA118-XX-Z**=Mast Arm Adapter for 2-3/8" O.D. Tenon
SF=Single Fuse [4]	**WSSB-LNM**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9]	**MA320-XX-Z**=Mast Arm Adapter for 2-1/2" O.D. Tenon
DF=Double Fuse [4]	**WLS33X**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 9' - 20' Mounting [9]	**MA193-XX-Z**=Mast Arm Adapter for 3-1/2" O.D. Tenon
HS=House Side Shield	**WLS42X**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [9]	**MA194-XX-Z**=Mast Arm Adapter for 3-1/2" O.D. Tenon
DMG=0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**WLC42X**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9]	**MA195-XX-Z**=Mast Arm Adapter for 3-1/2" O.D. Tenon
	WPS42X=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [9]	**FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [9]
	LMS-LM=Enlighted Sensor, 9' - 15' Mounting Height [9]	**GLEON-SA1**=Field Installed Mesh Top for 1 Light Squares
	LMS-LH=Enlighted Sensor, 15' - 40' Mounting Height [9]	**GLEON-SA2**=Field Installed Mesh Top for 2 Light Squares
	SMS-LM=Motion Occupancy Sensor 9' - 15' Mounting [9]	**GLEON-SA3**=Field Installed Mesh Top for 3 Light Squares
	SMS-LH=Motion Occupancy Sensor 15' - 40' Mounting [9]	**GLEON-SA4**=Field Installed Mesh Top for 4 Light Squares
	SMS-LH-40=Motion Occupancy Sensor 21'-40' Mounting [9]	**GLEON-SA5**=Field Installed Mesh Top for 5 Light Squares
		GLEON-SA6=Field Installed Mesh Top for 6 Light Squares
		GLEON-SA7=Field Installed Mesh Top for 7-8 Light Squares
		GLEON-SA9=Field Installed Mesh Top for 9-10 Light Squares
		GLEON-QMA=Quick Mount Arm [3]
		GLEON-QMEA=Quick Mount Extended Arm Kit [3]
		LLHSQ=Field installed House Side Shield [4,6]
		LLSFDIM=Field Installed Single Fuse [4]
		LLSFDIM-2PR=Wave Reducing Shield, White [4,6]
		LLSPFD=Perimeter Shield, Black [4]
		TLT-SRM=Wireless Configuration Control Module [4,9]
		TLT-XRM=AirMesh 7-Pin node, 110-480V [4,9]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP13007EN for additional support information.
2. Luminaires are designed for use with Eaton's Cooper Lighting Quadlink Poles.Unit under Family Models for details.
3. Conduit entry/exit holes left open may lead to over 5,000 hours per IATM-01T1, with a combo rating of Type 4/3R/12 Knock Out Seals.
4. Not compatible with MS/ALT-L30 or MS/TL-L30 sensors.
5. Not compatible with emergency battery backup or dimming options.
6. Not compatible with standard quick mount arm (QMA) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor or dimming options when ordered with voltage options 347V, 480V or 6 (Universal).
8. 480V must utilize Wye system only. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems. Not recommended for use on 3-phase, 4-wire, Delta systems where the phase to neutral voltage exceeds 150V (Solidly Grounded Delta systems.)
9. Sensor required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 4 light squares.
12. Maximum 5 light squares.
13. Not available with sensor for wildlife and observatory use. Choose drive current 4, supplied at 350mA drive current only.
14. Available with SMS, SMS-40, SMS-LM, SMS-LH, SMS-LH-40 sensors. Can be used with HSS option.
15. Not available with HS option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in 3A2 through 5A4 requires a larger housing, normally used for 5A3 or 5A4. Extended arm options may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Not available with sensor or other control options.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Not available with 480V. Not available with emergency battery backup. Not available with photocontrol accessory. See other Hours One supplemental guide for additional information.
22. Not available with 347V, 480V or 6 (Universal). See Notes for details.
23. The FSIR-100 configuration tool is required to adjust sensor settings including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative or Cooper Lighting Solutions for more information.
24. Not available with sensor options or with voltage options 347V or 480V.
25. Enlighted sensors are factory installed only requiring network components LMP-GW-1, LMP-GW-1 and LMP-PoE8 or LMP-PoE24.
26. Not available with house side shield (HSS).
27. Not available with 347V, 480V or 6 (Universal). A black trim plate is used when HSS is selected
28. 3L is not available with the LMS, MS, MS/X, MS/DIM, SPC, PE or PEC options. Available in 120-277V only.
29. One required for each Light Square.
30. Not for use in CA.
31. Replace K4 with sensor color (BK, BZ or WH_).
32. MAU Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
33. Sensor devices with models/options required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to GLEON-SA1-SA9 specification sheet for more information.
35. Luminaires with multiple sensor options may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
36. Fit Slot or Tab requirements. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
37. Available for 7 - 10 squares.



Radean Arm Mount
LED Area Luminaire

BAA BABA



Specifications

EPA: 0.75 ft² (0.05 m²)

Length:
L1 24" (61 cm)
L2 30" (60.96 cm)

Width: 24" (61 cm)

Height: 4" (10.2 cm)

Weight (max): 29lbs (13.15Kg)

Catalog Number
Notes
Type

Note: Dim lens may increase overall height and will affect fixture appearance.

Introduction
The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

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

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 (13)	P1 3,000 Lumens	27K 2700K	SYM Symmetric type II	MVOLT [1]	SPA Square pole mounting (includes adapter)
P4 P5,P6	P2 5,000 Lumens	30K 3000K	ASY Asymmetric type IV	120	RPA Round pole mounting
	P3 10,000 Lumens	35K 3500K	PATH Pathway type III	208 [2]	RTA Roll to tenon P4,P5
	P4 15,000 Lumens	40K 4000K		240 [2]	P6
	P5 19,000 Lumens	50K 5000K		277 [2]	
	P6			347	
	P4,P5			480	

Control options	Other options	Finish (cont'd)
Shipped installed	SF Single Fuse [3]	**Shipped separately**	DDBXD Dark bronze	DDBTXD Textured dark bronze
NLTAIR2 nLight AIR 2 enabled [4]	DF Double Fuse [3]	PE Photocontrol, stem [5]	DBLXD Black	DBLBXD Textured black
PE Button photocell [5]	L90 Left rotated optics		DNAXD Natural aluminum	DNATXD Textured natural aluminum
FAO Field adjustable output [7]	R90 Right rotated optics		DWHXD White	DWHGXD Textured white
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)				

Accessories
Ordered and shipped separately

RADHS Reversible shield (shield is white)
RADFBK Full base cover for 4" IPS pole (specify finish)

For more control options, refer to and review.

NOTES
1 3700K and 3500K may require extended lead-times.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3 NLTAIR2 not available with PE or FAO. Must link to external power supply. See Motion Sensor Configuration Sensor for more information refer to nlight.net/support.
4 DMG not available with NLTAIR2 or FAO.
5 Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RAD1 LED
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4 FIXTURE TYPE P4, P5, P6
NO SCALE

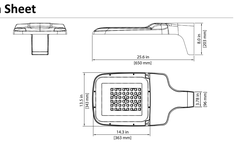
LEOTEK

Project
Type
Catalog No.

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
Sample Catalog No.: ARI13 48N MV NW 5 BK 190 MSL3

Product	LED Code	Voltage	Nominal Color Temperature	Distribution	Finish [1]	Output Code [2]	Options
AR13	48N	MV 120-277V	WW 3000K	2 Type 2	BK Black	WW - 3000K	BLS [3] Back Light Shield (Factory Installed)
		HV 347-480V		3 Type 3	DB Dark Bronze (RAL6022)	030	FOC [4] Fixed Output Code
				4 Type 4		040	PCR [5] NEMA Photocontrol Receptacle
				5 Type 5	DB1 Dark Bronze (RAL9023)	055	PCR7 [5] Receptacle
				AFR Auto Front Row		080	ANSI 7-wire Photocontrol Receptacle
			NW 4000K		WH White	100	PCR7-CR [6] Control Ready 7-wire Photocontrol Receptacle
			CW 5000K		GY Gray	120	MSL7 Motion Sensor with L7 Lens
					NA Natural Aluminum	150	MSL3 Motion Sensor with L3 Lens
						170	SP2 20kV/10kA Surge Protector
						190	PND1 [7] Part-Night Dimming
						MSL7	PND2 [7] Part-Night Dimming
						MSL3	PND3 [7] Part-Night Dimming
						SP2	ORR Optics Rotated Right
						PND1 [7]	ORL Optics Rotated Left
						PND2 [7]	WL Utility Wattage Label
						PND3 [7]	CF [8] Coastal Paint Finish
						ORR	
						ORL	
						WL	
						CF	

WW - 3000K	
030	
040	
055	
080	
100	
120	
150	
170	
190	
NW - 4000K	
CW - 5000K	
030	
040	
055	
080	
100	
120	
160	
190	
200	

1 Black, Dark Bronze, White, Gray, or Natural Aluminum standard. DB (RAL6022) is our original dark bronze. DB1 (RAL9019) is a new dark bronze option. Consult factory for other finishes. See page 2 for specifications.
2 Specified output code set at the factory set. Includes fixture mounted output selector that enables field adjustable light levels.
3 Flush mounted enhanced back light shield, factory installed.
4 No field adjustable output. Specified output code set at the factory.
5 Includes output selector that enables field adjustability of light levels. Field changeable connectors included to enable dimming connection to PCR7 (wireless node dimming is disabled by default).
6 Control-ready wired at factory for wireless node dimming. Output selector not included in fixture. Not able to adjust above specified drive current.
7 See L7 or L3 Lens coverage details on page 4. Consult factory for MS specified with ANSI 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection. Not available in HV.
8 For PND profile options see page 5. Only available with MV (120-277V).
9 Specify Color (GY, DB, DB1, BK, WH, NA)
10 Specify MV (120-277V) or HV (347V-480V)
11 Specify the CF Option for coastal installation. See warranty for details.

Accessories*

BLS	Enhanced Back Light Shield
RPA*	Round Pole Adapter
PTF1*	Square Pole Top Fitter Single
PTF2*	Square Pole Top Fitter Twin at 180°
PTF4*	Square Pole Top Fitter Quad
WM*	Wall Mount
BSK	Bird Deterrent Spider Kit
L2PC*	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

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ARI13_N-Series_Specification_Sheet_3-13-24. Specifications subject to change without notice.

Page 1

5 FIXTURE TYPE P7 - EXISITNG
NO SCALE

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

DATE
09/17/2025

PHASE
LAND USE APPLICATION

PROJECT
5250.0000

SHEET
E0.3

ELECTRICAL DETAILS AND SCHEDULES

9/17/2025 9:58:17 AM



KBC8 LED
LED Specification Bollard

BAA BABA

Catalog Number

Notes

Type

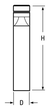
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Specifications

8" Round
(203.2 mm)

Height: 42"
(106.7 cm)

Weight (max): 27lbs
(12.25 kg)



Introduction

The KBC8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBC8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBC8 LED 16C 700 40K SYM MVOLT DDBXD

KBC8 LED									
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish (required)**
KBC8 LED	**Asymmetric** 12C 12 LEDs [1] **Symmetric** 16C 16 LEDs [1]	350 350 mA 400 400 mA [2] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3]	ASY Asymmetric [4] SYM Symmetric [4]	MVOLT [5] 120 [6] 208 [6] 240 [6] 277 [6] 347 [6]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup, CA Title 20 Noncompliant [7]	**Shipped installed** SF Single fuse (120, 277, 347V) [8] DF Double fuse (208, 240V) [8] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L18B Without anchor bolts (3 bolt base) L18BA 4 bolt smooth base without anchor bolts [9]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

KBA8 U Anchor bolts for KBC8 LED [9]

NOTES
1. Only available in the 12C, 405 version.
2. Only available in the 16C, 35W version.
3. Only available with 405 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with SF or DF. Not available with emergency battery.
6. Not available with 347v fuse available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MBAB U not available with L18BA option.

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1 FIXTURE TYPE B1
NO SCALE



WDGE1 LED
Architectural Wall Sconce

DLC DLC PREMIUM DLC DLC PREMIUM IDA DARK SKY APPROVED IES RP-20

ds BAA BABA

Catalog Number

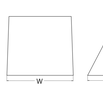
Notes

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Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

ds design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / eLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	10W	Standalone / eLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	10W	Standalone / eLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / eLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P0 P1 P1 P2 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 80CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[1] **Shipped separately** AWS 120inch Architectural wall spacer [2] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available [3]

W2
W1

Options		Finish		
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[1]	DDBXD	Dark bronze	DDBTXD Textured dark bronze
PE	Photocell, Button Type[2]	DBLXD	Black	DBLBXD Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD	Natural aluminum	DNATXD Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD Textured sandstone
DS42	Dual switching (1 Driver, 2 Light Engines)			
CCE	Coastal Construction[3]			

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3 FIXTURE TYPE W1, W2
NO SCALE

LITHONIA LIGHTING

Catalog Number

Notes

Type

LDN6 STATIC WHITE

6" Open and Wallwash LED Non-IC New Construction Downlight



Open Trim



Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2" EMT and Romex knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 75°C.

Accommodates 12", 24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Mass ceiling thickness 5-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 90 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with other A+ certified luminaires. A+ certified luminaires and sensors/controls are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency — including color centering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

DLC — qlf is zones for fixtures aimed at nadir with a cut-off equal to or less than bidding, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60HZ) 0-10V dimming drivers mounted to junction box. 10% or 1% minimum dimming level available.

0-10V dimming fixtures requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. Drivers are RoHS compliant.

GOVERNMENT PROCUREMENT — BAA – Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOJ Buy America regulations.

BABA – Build America Buy America: Product with the BABA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-america for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

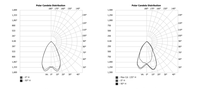
PERFORMANCE DATA

LDN6 (5000K AR LSS MVOLT)

Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

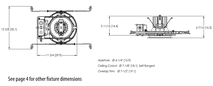
Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS



DIMENSIONS

LDN6 500-3000 Lumens



See page 4 for other fixture dimensions.

DOWNLIGHTING LDN6

2 FIXTURE TYPE D1
NO SCALE



WST LED
Architectural Wall Sconce

BAA BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 13"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)



Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	**Performance Package**	**Color temperature**	**Distribution**	**Voltage**		**Mounting**
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 277 [1] 120 347 [1] 208 480 [1] 240		**Shipped included** (blank) Surface mounting bracket PBBW Premium surface-mounted back box [2] **Shipped separately** BBW Surface-mounted back box [2]

Options			Finish (required)	
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights [3,4,5]	E7WC	Emergency battery backup, CA Title 20 Noncompliant (6W, 70E) [1]	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights [3,4,5]	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS [1]	DBLXD Black
PE	Photoelectric cell, button type [6]	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS [1,7]	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) [6]			DWHXD White
PERS	Five-wire receptacle only (controls ordered separate) [6]	**Shipped separately**		DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) [6]	UCE	Left side conduit entry [8]	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height [4,5]	RCE	Right side conduit entry [8]	DBLBXD Textured black
PIRTFCFU	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [4,5]	BAA	Buy American Act Compliant	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height [4,5]			DWHGXD Textured white
PIRHTFCFU	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [4,5]	**Shipped separately**		DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) [1]	RBPW	Retrofit back plate [2]	
DF	Double fuse (208, 240, 480V) [1]	VG	Vandal guard [9]	
DS	Dual switching [10]	WG	Wire guard [9]	
DMG	0-10V dimming external out back of housing for external control (control ordered separate) [11]			

See Accessories and Notes on next page.

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4 FIXTURE TYPE W3
NO SCALE

LDN6

Design Select options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 L06 AR LSS MVOLT EZ10

LDN6									
Series	**Color temperature**	**Lumens** [1]	**Trim Style**	**Trim Color**		**Trim Finish**	**Flange Color** [2]	**Voltage**	
LDN6 6" round	27 2700K 30 3000K 40 4000K 50 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	LSS Downlight LWA Wallwash	AR Clear WH White BK Black TCPE Custom painted trim TRALTBD RAL painted trim		LS Semi-specular LD Matte diffuse SP Specular	TRW White painted flange TRBL Black painted flange FCPC Custom painted flange only FRALTBD RAL painted flange only	MVOLT Multi-volt 120 120V 277 277V 347 # 347V	

Driver		Emergency [3]		Control Input [4]		Options	
EZ10 0-10V driver dims to 10%		(blank) No Emergency Needed		(blank) No Control Input Needed		HA0 3 High ambient option (40°C)	
EZ1 0-10V driver dims to 1%		EL Battery pack (10W constant power), non-120 compliant, integral test switch		JOT Wireless room control with "Just One Touch" pairing		CP 8 Chicago Plenum	
D10 Minimum dimming 10% driver for use with JOT		ELER Battery pack (10W constant power), non-120 compliant, remote test switch		NPP16D NLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting height, ambient sensor enabled at 1fc [5,6]		RRL_ RELOC™ ready luminaire connectors: enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete luminaire compatibility. Refer to RRL4, RRL8, RRL4E, and RRL12S.	
D1 Minimum dimming 1% driver for use with JOT		ELSD Self-diagnostic battery pack (10W constant power), non-120 compliant, integral test switch		NPP16DER NLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting height, ambient sensor enabled at 1fc [5,6]		BAA Buy American Act and/or Build America Buy America Qualified	
EZ1 0-10V eldoLED driver with towards and fro low-end trim (dims performance down to 1%.		ELRSD Self-diagnostic battery pack (10W constant power), non-120 compliant, remote test switch		NPS10DER NLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting height, ambient sensor enabled at 1fc [5,6]		RRCN High CRI (90+)	
EDA8 eldoLED DALI/DALI DRIVE dim to dark		E10WCP Battery pack (10W constant power), T20 compliant, integral test switch		NLTAIR2 nLIGHT AIR enabled NLTAIR2 Wireless enabled nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options		SF 8 Single fuse	
		E10WCPR Battery pack (10W constant power), T20 compliant, remote test switch		NLTAIR2E nLight® AIR Dimming Pack Wireless Controls, UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.			
		E10WRSTAR Emergency battery pack, 10W with remote test switch and Intu STAR technology					

Option Value Ordering Restrictions	
Option value	**Restriction**
Lumens	Overall height varies based on lumen package; refer to dimensional chart.
WH, BK	Not available with finishes.
347	Not available with emergency options.
SF	Must specify voltage 120V or 277V.
TRW, TRBL	Available with clear (AR) reflector only.
EL, ELR, ELSD, ELRSD, E10WCP, E10WCPR	12.5" of plenum depth or top access required for battery pack maintenance.
NPP16D, NPS10D, NPP16DER, NPS10DER	Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed. See UL 924 Sequence of Operation table.
NPD	Fixture begins at 80% light level. Must be specified with NPS10DER or NPS10DER. ER. Only available with EZ1 drivers.
NLTAIR, NLTAIR2, NLTAIRE2, NLTAIRE2	Not available with CP. NPP16DER2, NPP16D, NPS10D, NPS10DER or NdG options. not recommended for metal ceiling installations.
HA0	Fixture height is 6.5" for all lumen packages with HA0.
CP	Must specify voltage for 3000m and above. 5000m with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
JOT	Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installations. Not for use with emergency backup power systems other than battery packs.
Reloc™ Options	Refer to RRL specification sheet on acuitybrands.com for further details.
RRL_SC	Commercial fixtures should disconnect the TSPs before unplugging the RRL so it does not go into discharge mode.
TRILTED, TRALTBD	TRALTED option is to be used with the OnePlex DCI, DCL, DD, DFL and DD for 0-24V integrated single-circuit 0-10V low voltage controls applications. Not available with integral dimming sensors.
TRALTBD, FRALTBD	TRALTBD for pricing only. Replace with applicable RAL number and finish when ready to order. See the RAL BROCHURE for available color options. Not available with TCPE or FCPC.
TCPE, FCPC	"CPE" options for pricing only. Custom Color Matching and Customer Revelation specialist before order can be processed. CALL HERE for more details. Not available with TRW, TRBL or TRAL or FRAL.
E10WRSTAR	Not available with nLIGHT AIR options, E7WC, E20WC, E20WH, NLTAIR2, NLTAIR2E, ALCS & ALC4 w/DALI, OR 2000-4500 lumens w/DIY. Top access installation or 17.5" plenum clearance required for nontouch installations. Not available with integral dim switch.

Accessories: Order as separate catalog number.

EAC ISSM 375	Compact interruptible emergency AC power system	SCAG	Sloped Ceiling Adapter. Degree of slope must be specified (20, 30D, 45D, 200, 250, 300D, Ex: SCAG 30D
EAC ISSM 535	Compact interruptible emergency AC power system		
GRAG8 JZ	Oversized trim ring with 8" outside diameter		

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

(Maximum order quantity for design select lead times is 112.)

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consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952-930-0050 | www.epinc.com

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

DATE
09/17/2025
PHASE
LAND USE APPLICATION
PROJECT
5250.0000
SHEET
E0.4
ELECTRICAL DETAILS AND SCHEDULES

9/17/2025 9:58:10 AM

PLANTING SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NOTES
DECIDUOUS TREES							
	AC-S	7	ACER FREEMANII `SIENNA GLEN`	SIENNA GLEN MAPLE	B & B	2.5"CAL	
	GL-S	7	GLEDITSIA TRIACANTHOS `SKYCOLE`	SKYLINE HONEYLOCUST	B & B	2.5"CAL	
	QU-W	5	QUERCUS X WAREI "NADLER"	KINDRED SPIRIT OAK	B & B	2.5"CAL	
ORNAMENTAL TREES							
	SY-I	8	SYRINGA RETICULATA `IVORY SILK`	IVORY SILK TREE LILAC	B & B	2.5" CAL	
SHRUBS							
	CO-F	39	CORNUS SERICEA `ARTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT	#5	24" PLANT HEIGHT AT PLANTING
	HY-A	12	HYDRANGEA ARBORESCENS `ANNABELLE`	ANNABELLE HYDRANGEA	CONT	#5	24" PLANT HEIGHT AT PLANTING
	SY-M	24	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	CONT	#5	24" PLANT HEIGHT AT PLANTING
CONIFEROUS SHRUBS							
	JU-G	53	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	CONT	#5	24" PLANT HEIGHT AT PLANTING
	JU-S	16	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT	#5	36" PLANT HEIGHT AT PLANTING
GRASSES							
	CA-K	251	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	CONT	#1	
	SP-H	157	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT	#1	
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME			
GROUND COVERS							
	HM-1			HARDWOOD MULCH			
	TS-1			FESCUE BLEND TURF SOD			

PLANT SCHEDULE BOULEVARD TREES

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS TREES						
	AC-S	4	ACER FREEMANII `SIENNA GLEN`	SIENNA GLEN MAPLE	B & B	2.5"CAL
	TI-A	5	TILIA AMERICANA `BOULEVARD`	BOULEVARD LINDEN	B & B	2.5"CAL

LANDSCAPE REQUIREMENTS:

ALL LANDSCAPING IS SELECTED FROM THE RAMSEY TREE BOOK.

BOULEVARD TREES:
MEETS CORAC ZONING REQUIREMENTS OF 35 FEET SPACING ALONG SUNWOOD DRIVE, RAMSEY PARKWAY, AND ZEOLITE.

PARKING LOT SCREENING LANDSCAPE:
I WHEREVER A SURFACE PARKING AREA FACES A STREET FRONTAGE, SUCH FRONTAGE SHALL BE SCREENED WITH A DECORATIVE WALL, RAILING, HEDGE, OR A COMBINATION OF THESE ELEMENTS, TO A MINIMUM HEIGHT OF THREE FEET (3') AND A MAXIMUM HEIGHT OF FOUR AND ONE-HALF FEET (4 1/2') ABOVE THE LEVEL OF THE PARKING LOT, AT THE BUILD-TO LINE. THIS SCREENING MAY BE BROKEN INTO SECTIONS ALONG THE STREET EDGE PROVIDED IT MEETS THE SIXTY (60%) PERCENT REQUIRED)

PARKING LOT SCREENING LANDSCAPE PROVIDED:
TREES PROVIDED: 5 TREES

SHRUBS PROVIDED: 20 SHRUBS

TOTAL LANDSCAPE PROVIDED:

TREES PROVIDED: 38 TREES

SHRUBS PROVIDED: 162 SHRUBS

GENERAL NOTES:

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND / OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS / GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES. CONTRACTOR TO PROVIDE THE NECESSARY PROTECTION FOR THE UTILITIES BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS. CONTRACTOR TO NOTIFY GENERAL CONTRACTOR OF ANY CONCERNS PRIOR TO INSTALLATION OF PLANTINGS.

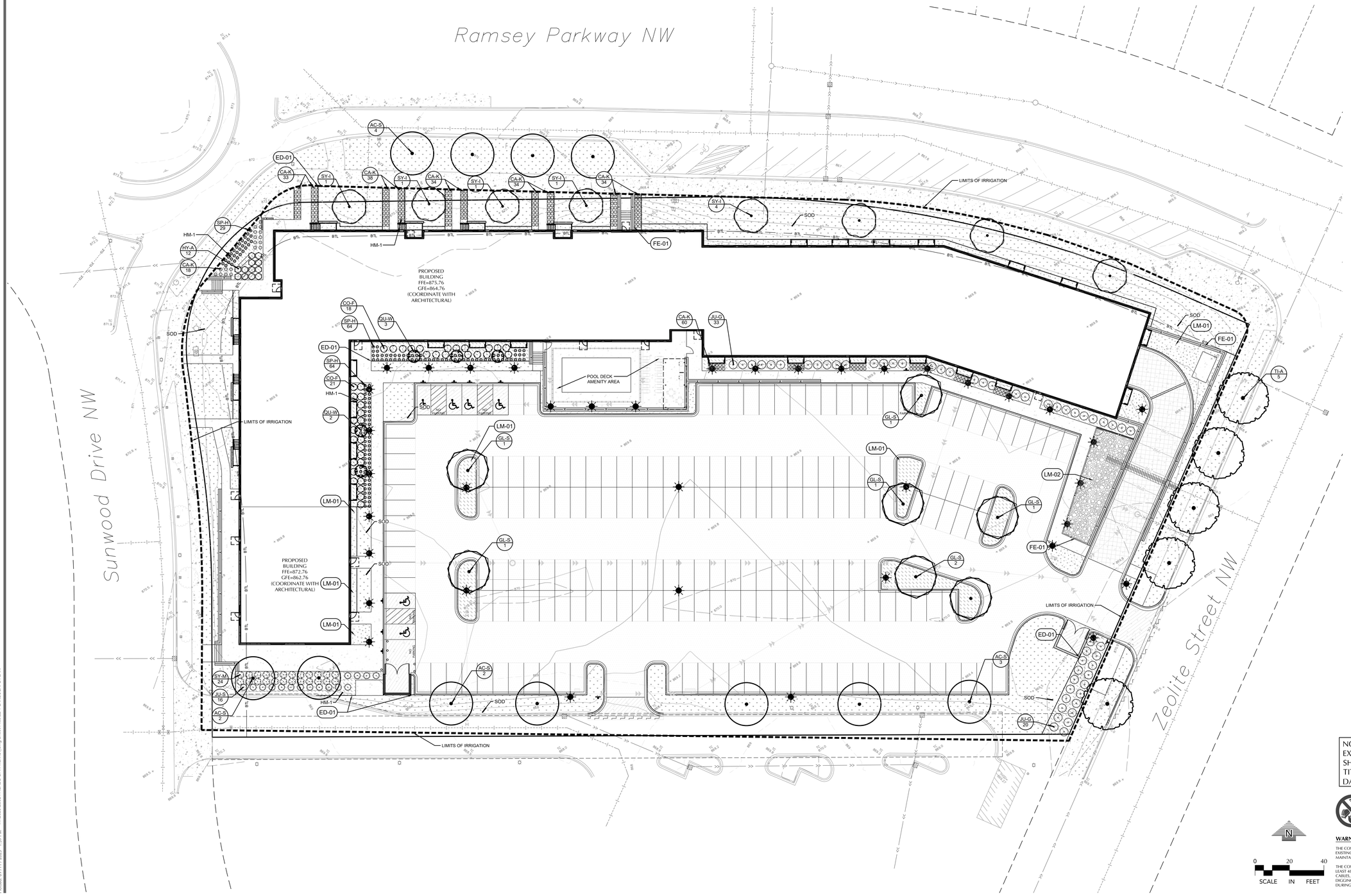
EXISTING CONTOURS, TRAILS, VEGETATION, CURB / GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND / OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

FOUR (4) INCHES OF TOPSOIL IS REQUIRED OVER ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING. TOPSOIL SHALL NOT HAVE MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING LANDSCAPING (SOD, TREES, SHRUBS, ETC.).

MATERIAL SCHEDULE

CODE	DESCRIPTION	DETAIL	MANUFACTURER /SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
EDGING								
ED-01	LANDSCAPE EDGER	5/L5-1		3/16" X 6"	STEEL EDGING	BLACK		PROVIDE 15" STAKES
FENCE & GUARDRAIL								
FE-01	FENCE - DECORATIVE	6/L5-1		5'-0" H X 8'-0" W STANDARD PANELS	ALUMINUM	BLACK	POWDER COAT	
LANDSCAPE MATERIALS								
LM-01	ROCK MULCH	4/L5-1		3/4" GRAY TRAP	STONE	NATURAL		
LM-02	PEA GRAVEL	3/L5-1		5/8" RIVER ROCK	STONE	NATURAL		



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

N

0 20 40
SCALE IN FEET

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS COMPANIES

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 instruments of professional service prepared 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 use portions of the CADD drawing (hard copy or electronic) as-is or as-noted by the Consultant. All modifications, 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

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

PRELIMINARY

License No. 52050
Date

QUALITY CONTROL

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

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
L5-1	LANDSCAPE DETAILS

LANDSCAPE PLAN

L2-1

Plotted: 09/11/2025 1:57 PM W:\2025\250244\CADD DATA\CIVIL\ Dwg Sheet Files\L2-1 LANDSCAPE PLAN

LANDSCAPE INSTALLATION: [redacted]

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

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

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT AND / OR INSTALLATION.

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

SOIL & GROUNDCOVER

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACES SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. TOPSOIL INSPECTION REQUIRED PRIOR TO PLANTINGS AND INSTALLATION OF GROUND

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

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SEED ALL AREAS DISTURBED DUE TO GRADING OTHER THAN THOSE AREAS NOTED TO RECEIVE SOD. SEED SHALL BE INSTALLED AND MULCHED AS PER MNDOT SPECS.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

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

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

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

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

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.

FERTILIZER

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

EDGING FOR PLANTING BEDS

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

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITH NO FIBER MAT WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH AND NO FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

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

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE.

WARRANTY (ONE (1) FULL GROWING SEASON) FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

TIMING OF INSTALLATION

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

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

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

IRRIGATION NOTES:

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

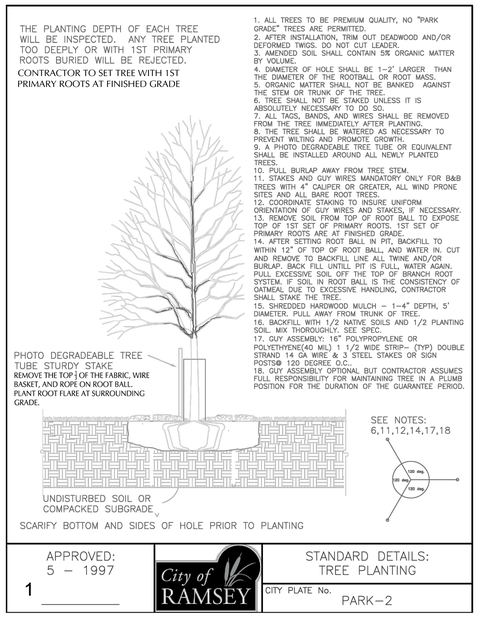
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS A PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND / OR INSTALLATION. IT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL SODDED / SEEDED AND PLANTED AREAS ARE IRRIGATED WITH HEAD TO HEAD COVERAGE, INCLUDING THOSE AREAS DIRECTLY AROUND AND ABUTTING BUILDING FOUNDATION.

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

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

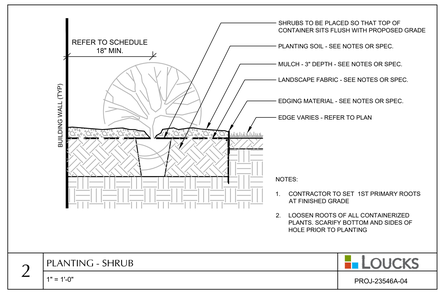
THE SYSTEM SHALL INCORPORATE A RAIN SENSOR AND AN APPROVED SMART CONTROLLER INTO IRRIGATION SYSTEM.

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

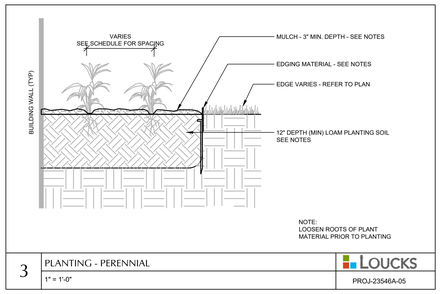


1. ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.
2. AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.
3. AMENDED SOIL SHALL CONTAIN 5% ORGANIC MATTER BY VOLUME.
4. DIAMETER OF HOLE SHALL BE 1–2" LARGER THAN THE DIAMETER OF THE ROOTBALL OR ROOT MASS.
5. ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.
6. TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.
7. ALL TAGS, BANDS, AND WIRES SHALL BE REMOVED FROM THE TREE IMMEDIATELY AFTER PLANTING.
8. THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE GROWTH.
9. A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.
10. PULL BURLAP AWAY FROM TREE STEM.
11. STAKES AND GUY WIRES MANDATORY ONLY FOR B&B TREES WITH 4" CALIPER OR GREATER, ALL WIND PRONE SITES AND ALL BARE ROOT TREES.
12. COORDINATE STAKING TO INSURE UNIFORM ORIENTATION OF GUY WIRES AND STAKES, IF NECESSARY.
13. REMOVE SOIL FROM TOP OF ROOT BALL TO EXPOSE TOP OF 1ST SET OF PRIMARY ROOTS. 1ST SET OF PRIMARY ROOTS ARE AT FINISHED GRADE.
14. AFTER SETTING ROOT BALL IN PIT, BACKFILL TO WITHIN 12" OF TOP OF ROOT BALL, AND WATER IN. CUT AND REMOVE TO BACKFILL LINE ALL TWINE AND/OR BURLAP. BACK FILL UNTILL PIT IS FULL, WATER AGAIN. PULL EXCESSIVE SOIL OFF THE TOP OF BRANCH ROOT SYSTEM. IF SOIL IN ROOT BALL IS THE CONSISTENCY OF OATMEAL DUE TO EXCESSIVE HANDLING, CONTRACTOR SHALL STAKE THE TREE.
15. SHREDDED HARDWOOD MULCH – 1–4" DEPTH, 5' DIAMETER. PULL AWAY FROM TRUNK OF TREE.
16. BACKFILL WITH 1/2 NATIVE SOILS AND 1/2 PLANTING SOIL. MIX THOROUGHLY. SEE SPEC.
17. GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYENE(40 MIL) 1 1/2 WIDE STRIP– (TYP) DOUBLE STRAND 14 GA WIRE & 3 STEEL STAKES OR SIGN POSTS@ 120 DEGREE O.C.
18. GUY ASSEMBLY OPTIONAL, BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

APPROVED: 5 – 1997	City of RAMSEY	STANDARD DETAILS: TREE PLANTING
1		CITY PLATE No. PARK–2



2	PLANTING - SHRUB	LOUCKS
	1" = 1'-0"	PROJ-23546A-04



3	PLANTING - PERENNIAL	LOUCKS
	1" = 1'-0"	PROJ-23546A-05

Plotted: 09/11/2025 2:13 PM W:\2025\25024400\CADD DATA\CIVIL_Dwg Sheet Files\L8.1 LANDSCAPE DETAILS

7979 SUNWOOD DR. MIXED-USE

7979 SUNWOOD DRIVE
RAMSEY, MN

ROERS COMPANIES

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 instruments of service 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 use all or portions of these CADD files for their convenience 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

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

PRELIMINARY

License No. Nicholas Ratcliff - LA 52050
Date

QUALITY CONTROL

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

SHEET INDEX

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LANDSCAPE DETAILS

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