CORTRUST BANK

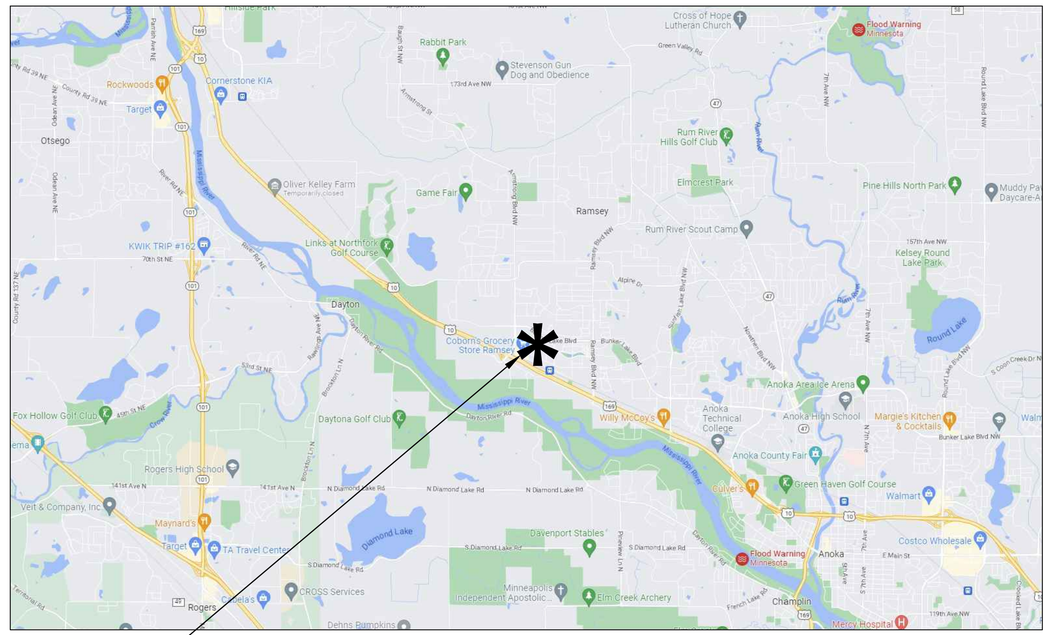
7845 SUNWOOD DR. NW
RAMSEY, MN

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

SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK TURNING
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SANITARY SEWER & WATERMAIN
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS

VICINITY MAP



PROPOSED SITE LOCATION

DESIGN CONSULTANTS

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

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

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

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

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RAMSEY, MINNESOTA

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PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE

License No. 53706
Date

QUALITY CONTROL

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

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
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C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
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TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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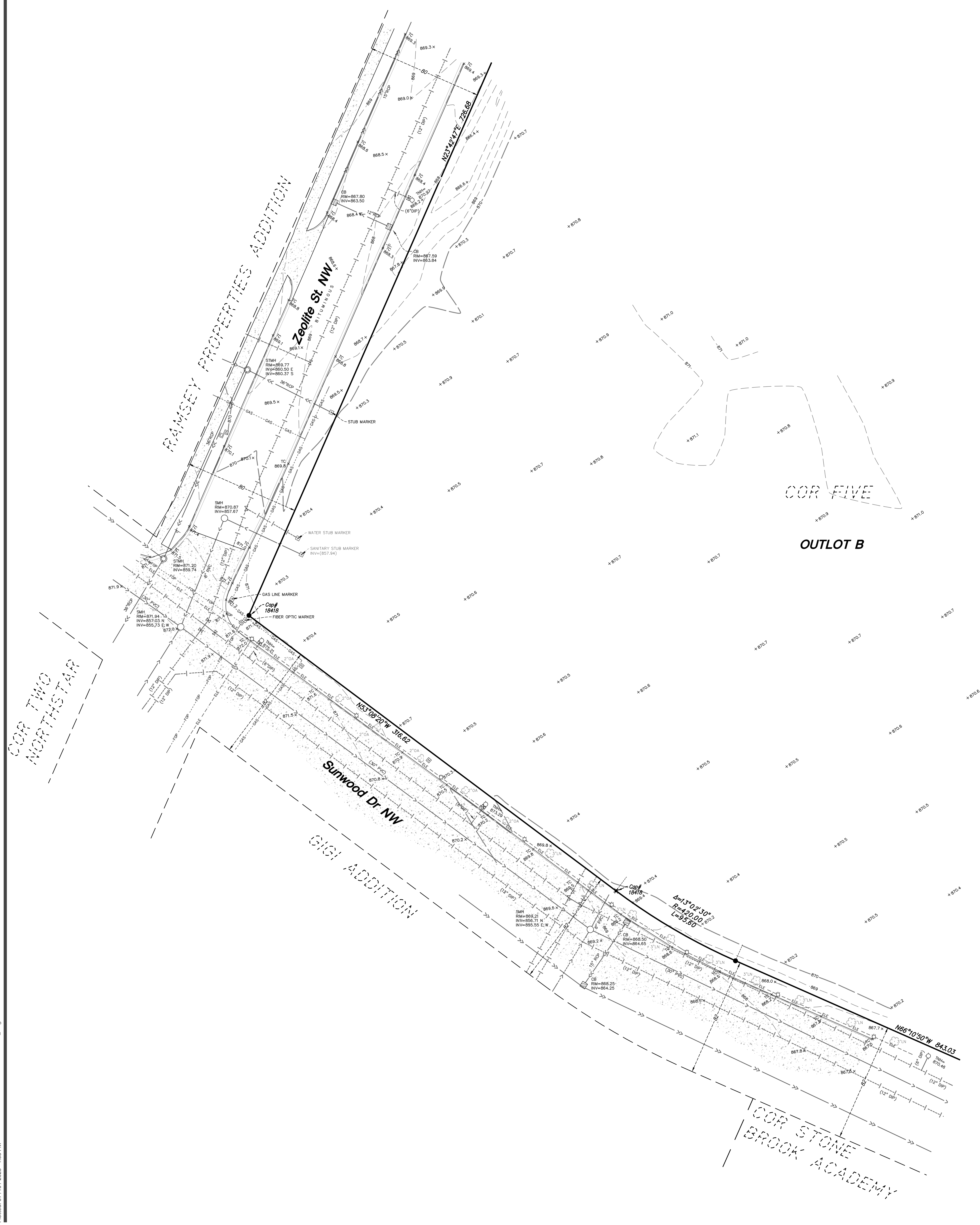
COVER SHEET
C1.0

Plotted: 11 /05 / 2025 8:27 AM W:\2023\23024\Cadd Data\CIVIL_dwg Sheet Files\C1.0 - COVER SHEET



LEGEND

●	FOUND 1/2 INCH IRON MONUMENT MARKED 57632 UNLESS SHOWN OTHERWISE
	FOUND REBAR
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	HYDRANT
	GATE VALVE
	HAND HOLE
	LIGHT POLE
	SIGN
	UNDERGROUND UTILITY MARKER
SMH	SANITARY MANHOLE
STMH	STORM MANHOLE
TNH	TOP NUT HYDRANT
TC	TOP OF CURB
RIM=972.5 INV=962.5 S; W INV=(962.5 S; W)	STRUCTURE RIM & INVERT
( )	INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED
——>>——	STORM SEWER
——>——	SANITARY SEWER
--->----->---	MAPPED SANITARY SEWER
-------|-------	MAPPED WATERMAIN
------ELE------	MAPPED UNDERGROUND ELECTRIC
------FOP------	MAPPED UNDERGROUND FIBER OPTIC
------GAS------	MAPPED UNDERGROUND GAS
	CONCRETE CURB
972	CONTOUR
× 972.5	SPOT ELEVATION
	DECIDUOUS TREE
LN	LINDEN
OA	OAK

DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

OUTLOT B, COR FIVE, Anoka County, Minnesota

SURVEY REPORT

1. This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
2. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
3. The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
4. The purpose of this sheet is to show the partial topography limits.
5. 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 hydrant shown heron located at the intersection of Zeolite St. NW and Sunwood Dr.
   Elevation = 857.21 feet (NAVD88)
6. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 251983320 & 251983351. The following utilities and municipalities were notified:

ANOKA COUNTY	(763)324-3127
COMCAST	(800)778-9140
CITY OF RAMSEY	(763)433-9861
CENTURYLINK	(800)778-9140
CONNEXUS ENERGY	(763)323-4215
MCI	(800)624-9675
METRO TRANSIT FACILITIES	(612)349-7317
CENTER POINT ENERGY	(800)778-9140
ZAYO BANDWIDTH	(800)961-6500

   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.
7. Tree diameters shown hereon are measured at breast height.
8. The field work was completed on July 23, 2025.
9. See sheet 2 of 2 for boundary survey.
10. Maps received through the Gopher State One-Call Tickets appear to not be current to the site due to recent construction.

N

0 30 60
SCALE IN FEET

CORTRUST BANK

RAMSEY, MN

CORTRUST BANK

1300 BABCOCK BLVD E
DELANO, MN 55328

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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

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

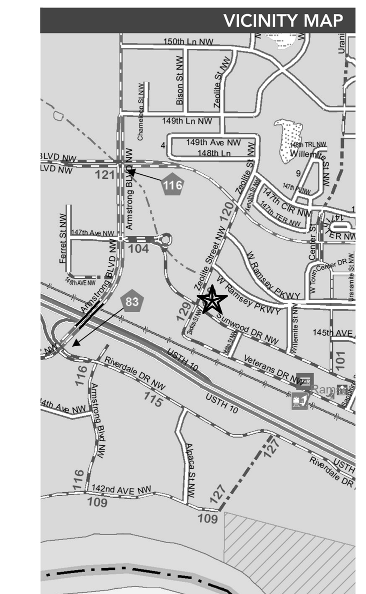
Dillon J. Tews - PLS

License No. 62268
Date 08/05/25

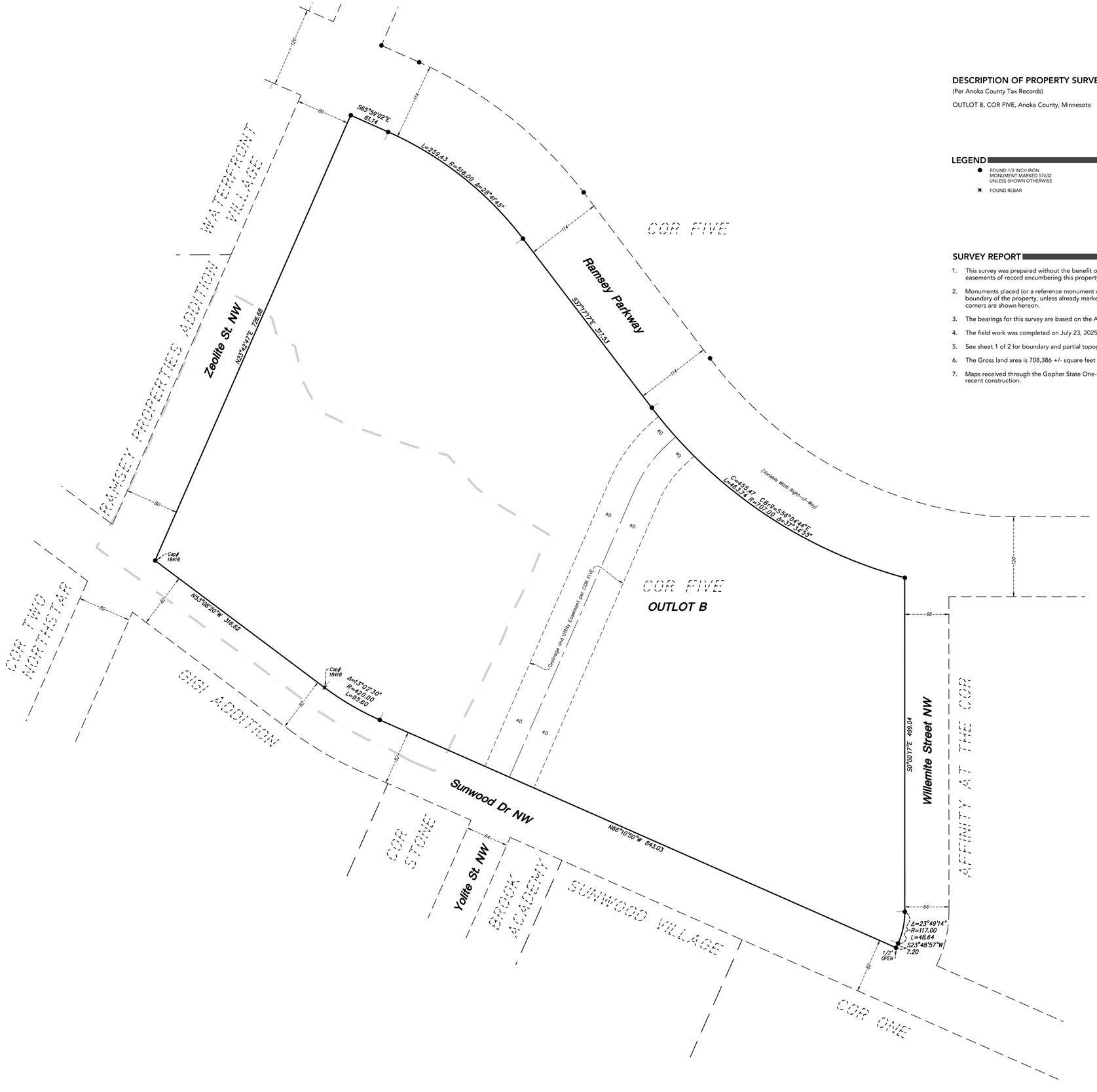
QUALITY CONTROL

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

VICINITY MAP



BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY



DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

OUTLOT B, COR FIVE, Anoka County, Minnesota

LEGEND

- ● FOUND 1/2 INCH IRON MONUMENT MARKED 57632 UNLESS SHOWN OTHERWISE
- ✖ FOUND REBAR
- PARTIAL TOPOGRAPHY LIMITS

SURVEY REPORT

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

N

0 60 120

SCALE IN FEET

CORTRUST BANK

RAMSEY, MN

CORTRUST BANK

1300 BABCOCK BLVD E
DELANO, MN 55328

LOUCKS

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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

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Dillon J. Tews - PLS

License No.	62268
Date	08/05/25

QUALITY CONTROL

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

VICINITY MAP

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

Plotted: 09 /10 / 2025 1:53 PM W:\2023\23024C\CADD DATA\SURVEY_dwg Sheet Files\S23024C-BTOPO

N

0 20 40
SCALE IN FEET

NOTE:
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LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- FOUND REBAR
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- STORM SEWER
- SANITARY SEWER
- MAPPED SANITARY SEWER
- MAPPED WATERMAIN
- ELE MAPPED UNDERGROUND ELECTRIC
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- CE CEDAR
- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB
- TOPOGRAPHIC LIMITS

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Trevor D. Grujs - PE

License No.	53706
Date	

QUALITY CONTROL

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

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
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EXISTING CONDITIONS

C1.1

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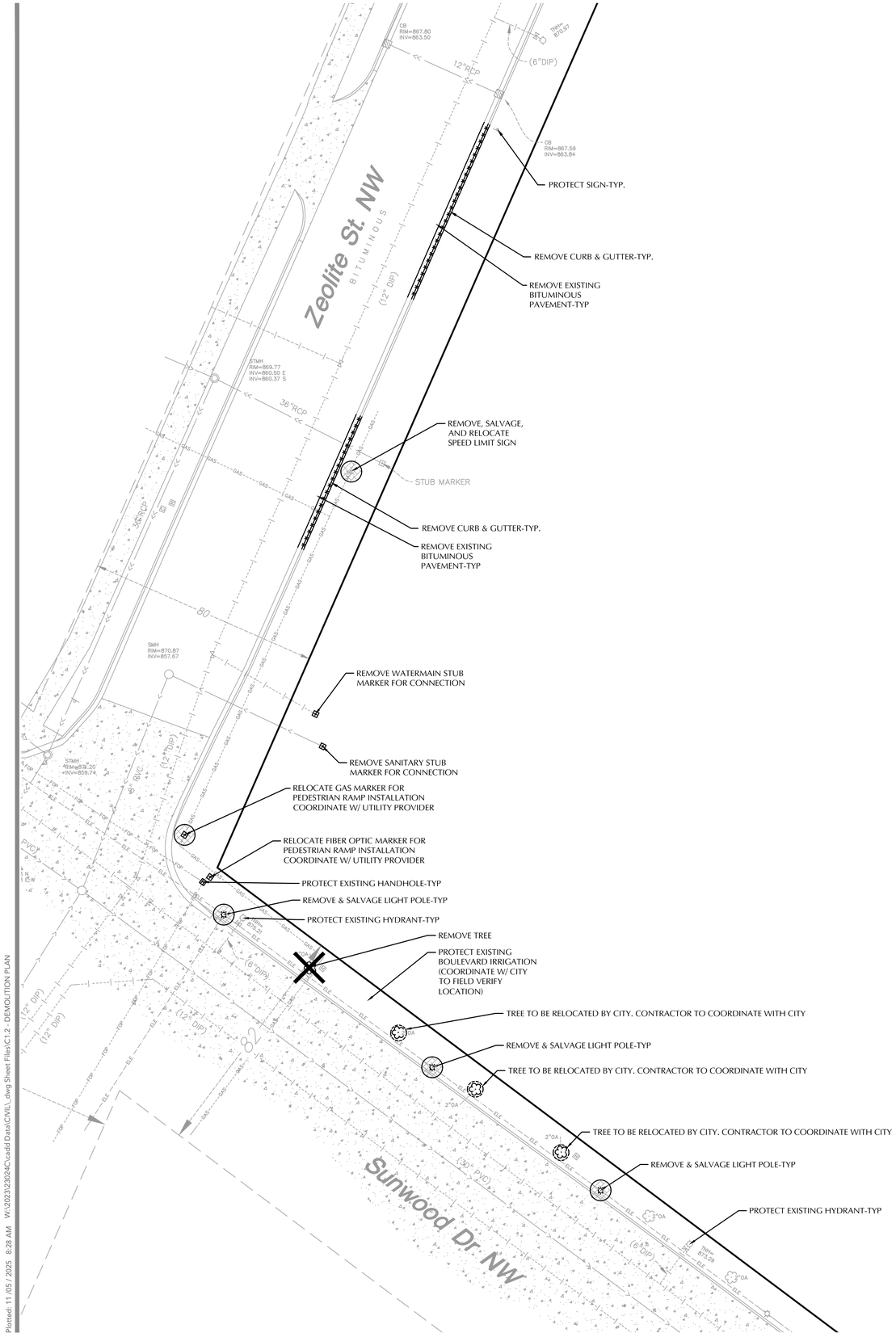

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0 20 40
SCALE IN FEET

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LEGEND

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- CATCH BASIN
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- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- HAND HOLE
- LIGHT POLE
- SIGN
- UNDERGROUND UTILITY MARKER
- STORM SEWER
- SANITARY SEWER
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- ELE MAPPED UNDERGROUND ELECTRIC
- CONCRETE CURB
- 972 CONTOUR
- 972.5 SPOT ELEVATION
- CONIFEROUS TREE
- CE CEDAR
- DECIDUOUS TREE
- BO BOXELDER
- EL ELM
- TC TOP OF CURB

DEMOLITION LEGEND

- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES
- TREE TO BE RELOCATED BY CITY. COORDINATE WITH CITY
- TREE PROTECTION FENCE

SITE DEMOLITION NOTES

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
2. CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL, VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE ON-SITE. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) / GRADING & EROSION CONTROL PLAN.
3. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
4. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
5. CONTRACTOR TO VERIFY LOCATION OF SEPTIC FIELD(S) & WELL(S) ON SITE. COORDINATE REMOVALS AND/OR ABANDONMENT WITH THE APPLICABLE GOVERNING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS. WELLS ON THE PROPERTY SHALL BE SEALED BY A MINNESOTA DEPARTMENT OF HEALTH (MDH) LICENSED CONTRACTOR.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.
9. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE APPLICABLE GOVERNING AGENCIES. ALL WORK SHALL BE PERFORMED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES. PER CITY COMMENT, WHEN DIGGING IN ZEOLITE TRAFFIC CONTROL WILL BE NEEDED.
10. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
11. CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
12. REFER TO THE GEOTECHNICAL REPORT PREPARED BY PSI INTERTEK, DATED 12, 2023 FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
13. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.

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Trevor D. Gruys - PE

License No. 53706
Date

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Drawn By	TDG/DCR/MDC
Checked By	TDG
Review Date	10/10/25

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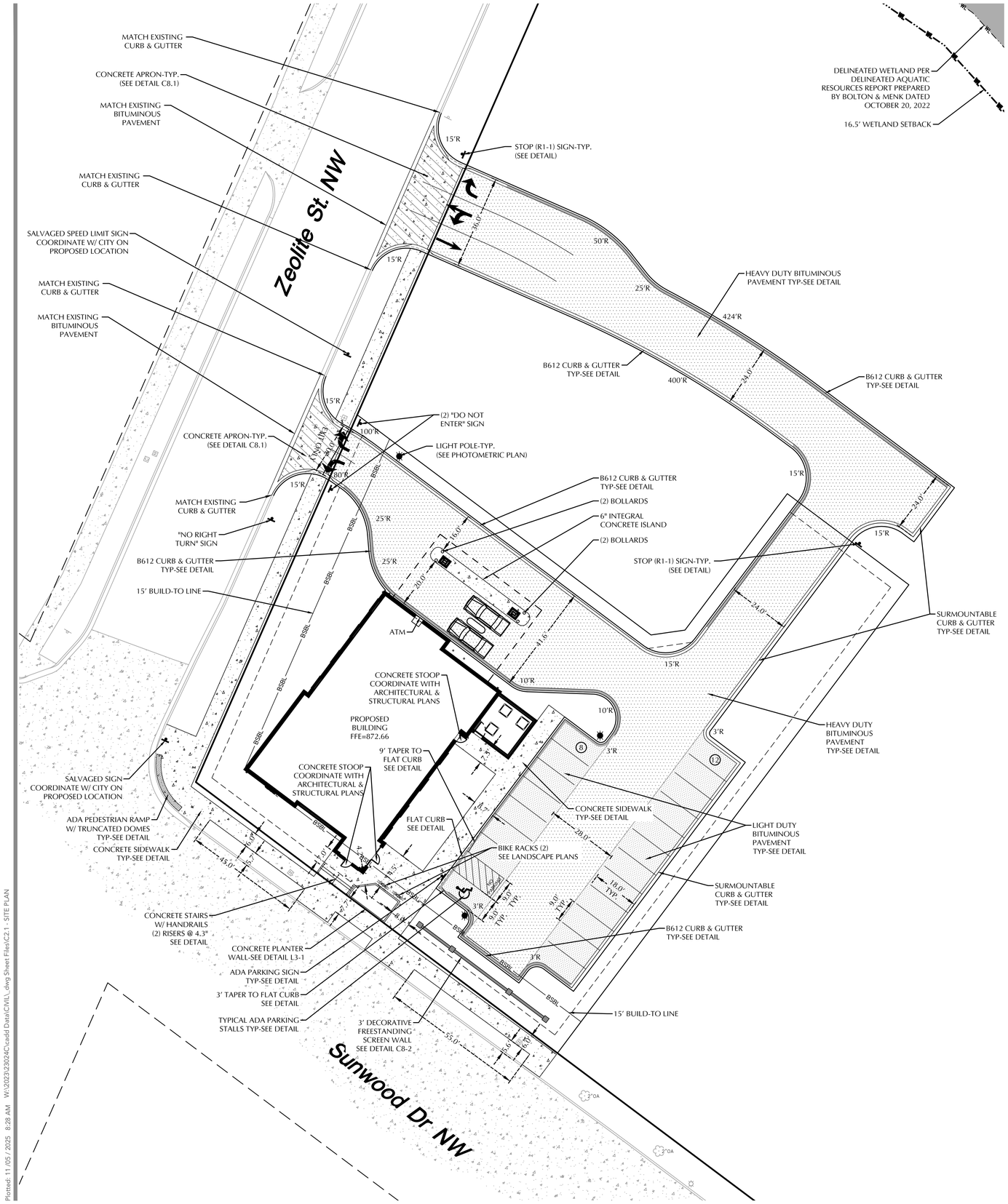
L3.1	LANDSCAPE DETAILS

DEMOLITION PLAN

C1.2



SITE DATA

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

CURRENT PROPERTY AREA (OUTLOT C):	16.26 ± AC
PROPOSED PROPERTY AREA (LOT 1, BLOCK 1):	0.76 ± AC
PROPOSED OUTLOT AREA (OUTLOT A):	15.50 ± AC
DISTURBED AREA:	1.48 ± AC
EXISTING IMPERVIOUS AREA:	0.00 ± AC (0.0%)*
PROPOSED IMPERVIOUS AREA:	0.50 ± AC (33.8%)*

*IMPERVIOUS AREAS BASED ON DISTURBED AREA ONLY

DEVELOPMENT AND DESIGN STANDARDS

YARD (BUILDING) SETBACKS:

FRONT	15 FT MAXIMUM
SIDE	0 FT MINIMUM
REAR	0 FT MINIMUM

OFF-STREET PARKING SETBACKS:

FRONT	0 FT MINIMUM
SIDE	0 FT MINIMUM
REAR	0 FT MINIMUM

MINIMUM PARKING LAYOUT DIMENSIONS (90 DEGREE PATTERN):

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

STREET FRONTAGE (SUNWOOD DR):

REQUIRED (173.5' x 0.40)	= 69.4 FT
TOTAL PROPOSED	= 89.8 FT
BUILDING = 60.5 FT	
DECORATIVE WALL = 29.3 FT	

PARKING CALCULATIONS

APPLICABLE PARKING REQUIREMENT: OFFICES - 1 STALL PER 300 SQUARE FEET OF GROSS FLOOR AREA

BANK:	5,020 SF
TOTAL:	5,020 SF @ 1 STALL PER 300 SF = 17 STALLS
	TOTAL PARKING REQUIRED = 17 STALLS
	PROPOSED OFF-STREET PARKING = 19 STALLS
	PROPOSED ADA PARKING = 1 STALLS
	TOTAL OFF-STREET PARKING PROVIDED = 20 STALLS
	PROPOSED STREET PARKING: = 6 STALLS
	TOTAL PARKING PROVIDED = 26 STALLS

ACCESSIBLE PARKING

REQUIRED ACCESSIBLE PARKING: 1 STALLS**

PROPOSED ACCESSIBLE PARKING: 1 STALLS

***REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 1 TO 25 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 GEOTECHNICAL REPORT PREPARED BY INTERTEK PSI, JUNE 12, 2023 FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO PAVEMENTS AND EXTERIOR SLABS.

SIGNAGE AND STRIPING NOTES

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.

SCALE IN FEET: 0 20 40

NOTE:
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CORTRUST BANK

7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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

PAVEMENT TYPES

CONCRETE SIDEWALK
CONCRETE PAVEMENT
LIGHT DUTY BITUMINOUS PAVEMENT
HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR TYPE AND DEPTH INFORMATION.

CURB TYPES

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

NOTE:
SEE CURB & GUTTER DETAILS ON SHEETS C8.1

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11/05/2025	CITY RESUBMITTAL

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Trevor D. Gruys - PE
License No. 53706
Date

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Loucks Project No.	23024
Project Lead	TDG
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C3.3 SWPPP NOTES
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C4.2 UTILITY PLAN - SS & WM
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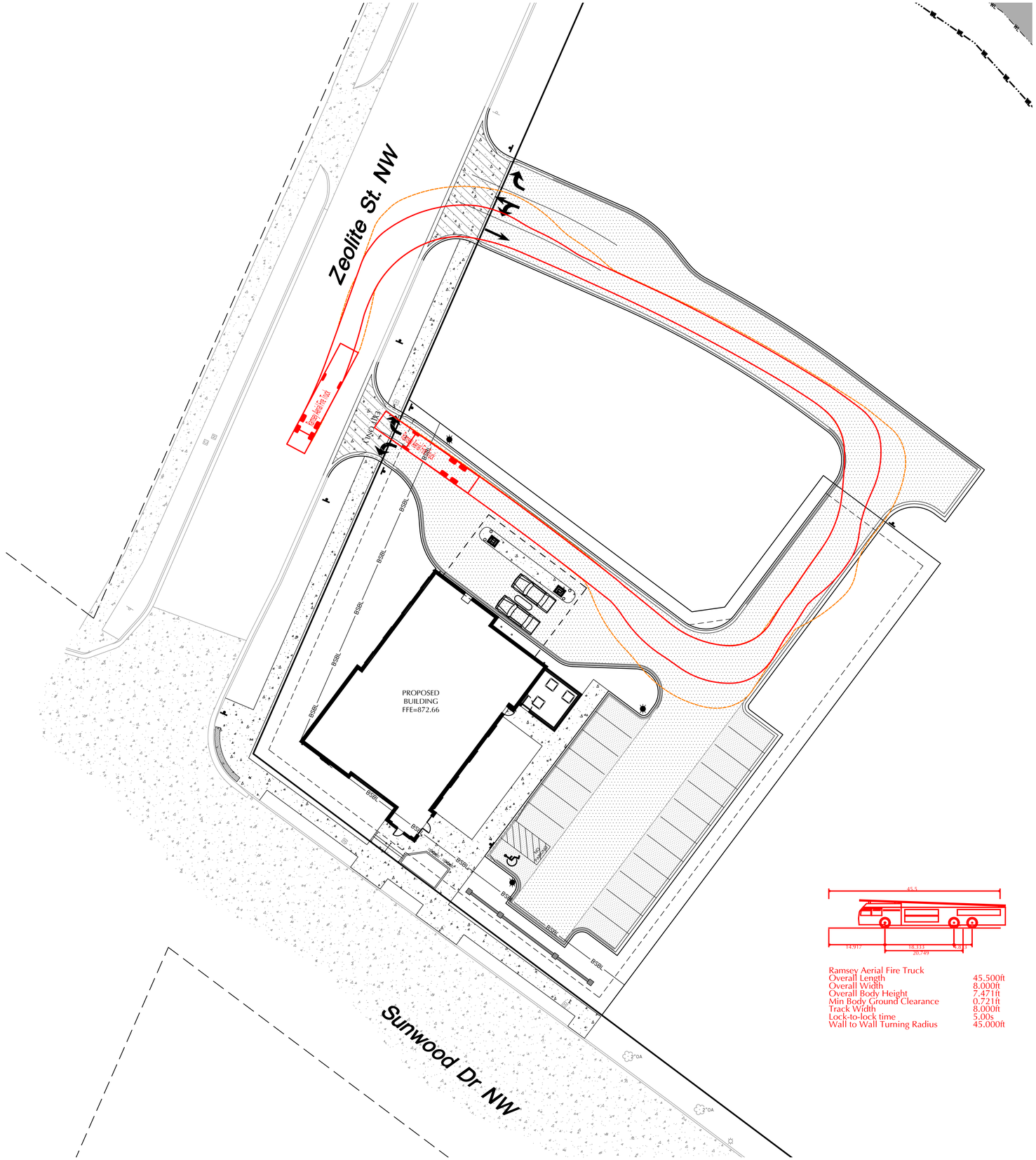
SITE PLAN
C2.1

Plotted: 11 /05 / 2025 8:28 AM W:\2023\23024\cadd Data\CIVIL_dwg Sheet Files\C2.1 - SITE PLAN



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

N

0 20 40
SCALE IN FEET

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OH	OVERHEAD UTILITY	OH
X	FENCE	X
O	CHAIN LINK FENCE	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	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

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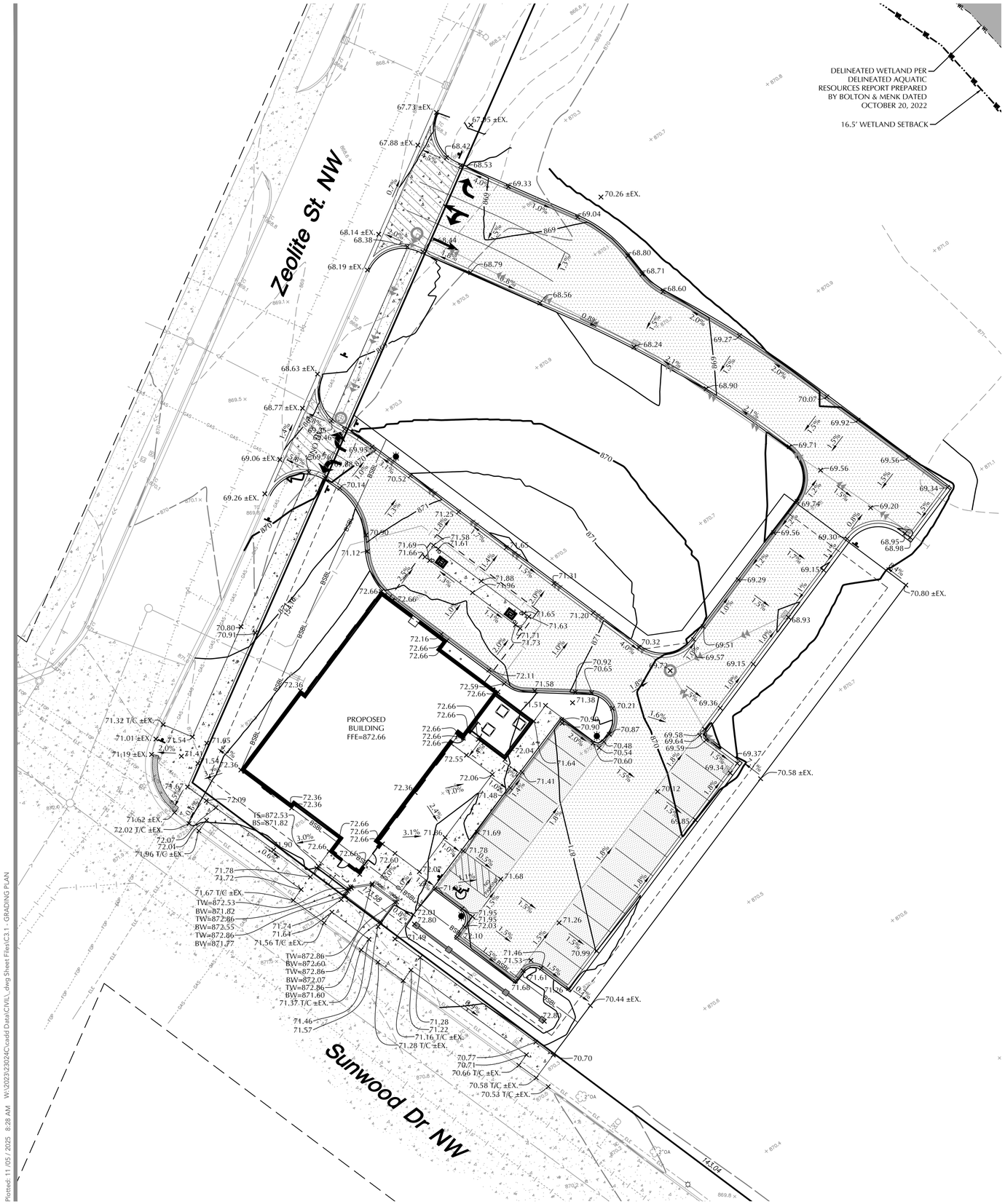
FIRE TRUCK TURNING

C2.2

Plotted: 11 /05 / 2025 8:42 AM W:\2023\23024\cadd Data\CIVIL_dwg Sheet Files\C2.1 - SITE PLAN



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, DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, 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. CITY AND WATERSHED SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF STORMWATER BMPS.
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. ADDITIONALLY, SWEEPING MUST OCCUR WITHIN 3 HOURS OF NOTIFICATION FROM THE CITY.
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.

N

0 20 40
SCALE IN FEET

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LEGEND

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	FLARED END SECTION	
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	GATE VALVE	
	POST INDICATOR VALVE	PIV
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	GAS METER	
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	SIGN	
BM#	BENCHMARK	
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DT	DRAINTILE	DT
S	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	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
972.5	SPOT ELEVATION	972.5 1.0%
1.0%	DIRECTION OF FLOW	
	TREE LINE	
	PARKING SETBACK LINE	PSBL
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GRADING PLAN

C3.1

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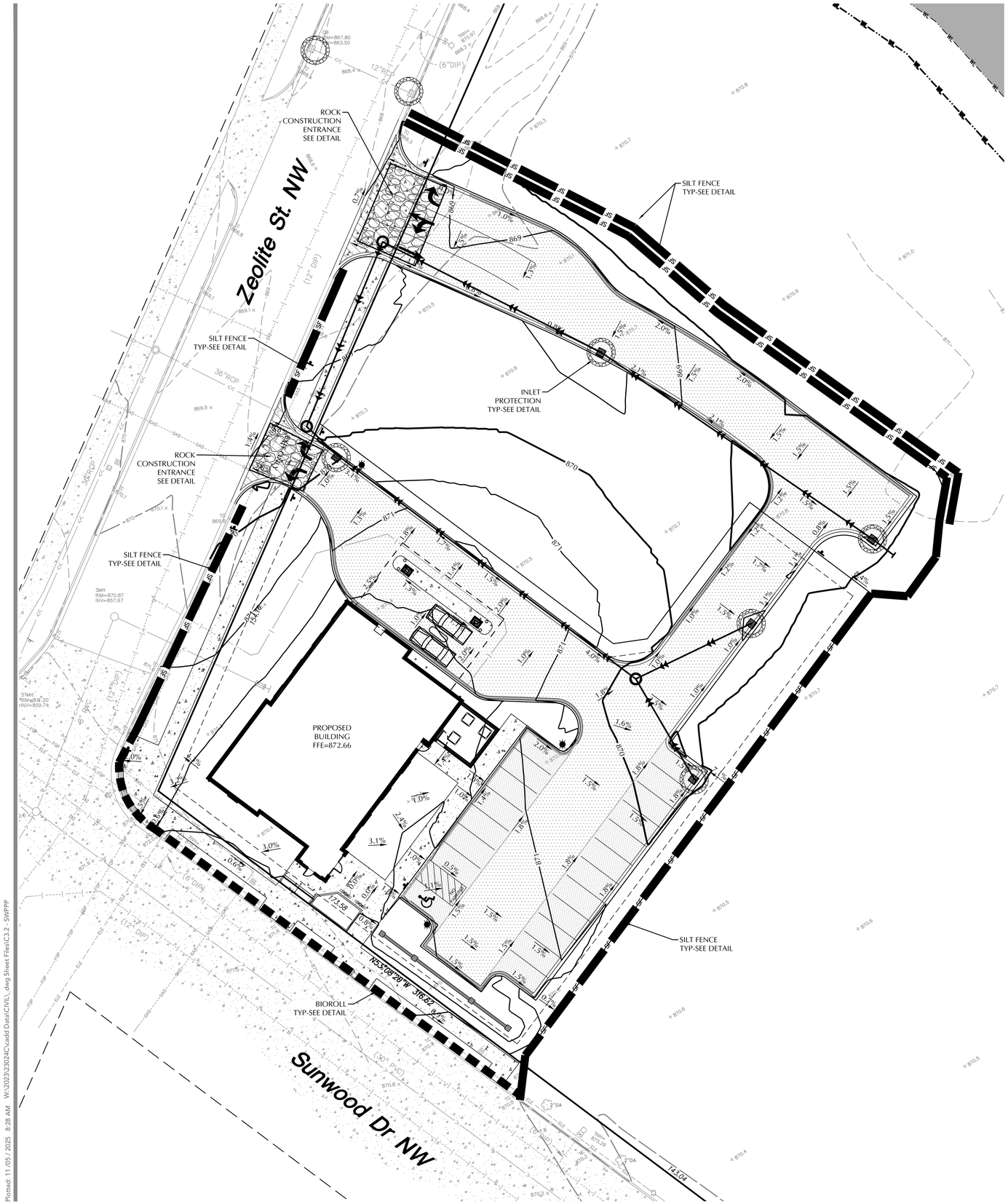

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CORTRUST BANK

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	STORM MANHOLE	
	FLARED END SECTION	
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	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	>>
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	>
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	S
W	WATER SERVICE	W
ELE	UNDERGROUND ELECTRIC	ELE
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GAS	UNDERGROUND GAS	GAS
TEL	UNDERGROUND TELEPHONE	TEL
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X	FENCE	X
O	CHAIN LINK FENCE	O
	CONCRETE CURB	
	RETAINING WALL	
	CONCRETE	
	NO PARKING	
	BUILDING	
972	CONTOUR	972
x 972.5	SPOT ELEVATION	x 972.5
1.0%	DIRECTION OF FLOW	1.0%
	TREE LINE	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

SWPPP LEGEND

- SF — SILT FENCE
- BIO ROLLS
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN
- EROSION CONTROL BLANKET

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	2
SILT FENCE (STANDARD)	LF	±973
EROSION CONTROL BLANKET	SY	N/A
INLET PROTECTION	EA	7
BIOROLLS	LF	±219

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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE

License No. 53706
Date

QUALITY CONTROL

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

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK TURNING
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SS & WM
C8.1-C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS

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

WARNING:

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

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

SWPPP
C3.2

Plotted: 11 /05 / 2025 8:28 AM W:\2023\23024\cadd Data\CIVIL_dwg Sheet Files\C3.2 - SWPPP

SWPPP NOTES

1. THE NATURE OF THIS PROJECT WILL CONSIST OF CONSTRUCTING A PROPOSED BUILDING, SURFACE PAVEMENTS, UTILITIES, AND A PROPOSED POND.

2. THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL VEHICLE TRACKING BMP (DATE)
2. INSTALL INLET PROTECTION (DATE)
3. INSTALL SILT FENCE AROUND SITE (DATE)
4. CLEAR AND GRUB SITE (DATE)
5. STRIP AND STOCKPILE TOPSOIL (DATE)
6. REMOVE PAVEMENTS AND UTILITIES (DATE)
7. ROUGH GRADE SITE (DATE)
8. IMPORT CLEAN FILL FOR REPLACEMENT AND BALANCE (DATE)
9. INSTALL UTILITIES (DATE)
10. INSTALL BUILDING FOUNDATIONS (DATE)
11. INSTALL CURB AND GUTTER (DATE)
12. INSTALL PAVEMENTS AND WALKS (DATE)
13. FINAL GRADE SITE (DATE)
14. REMOVE ACCUMULATED SEDIMENT FROM STORMWATER SYSTEMS (DATE)
15. SEED AND MULCH (DATE)
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE, INLET PROTECTION, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

3. SITE DATA:

DISTURBED AREA:	1.48 AC
PRE-CONSTRUCTION IMPERVIOUS AREA:	0.00 AC
POST-CONSTRUCTION IMPERVIOUS AREA:	0.66 AC (O.50 AC WITHIN PROPERTY)

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT

4. EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.

5. ANOKA COUNTY RECEIVES AN AVERAGE OF 30 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	2.83 INCHES
10-YR	4.21 INCHES
100-YR	7.06 INCHES

6. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.

7. CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.

8. GROUNDWATER & DEWATERING
   A. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
   B. FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
   C. DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
   D. BMPS SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
   E. DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.

10. REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.

11. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.

12. ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES, SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.

13. ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.

14. SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.

15. TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEPMT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.

16. SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.

17. SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.

18. SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.

19. NO VEHICLE WASHING ALLOWED ON SITE.

20. NO ENGINE DEGREASING IS ALLOWED ON SITE.

21. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.

22. TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
   A. PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
   A.A. PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
   A.B. THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
   A.C. ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS MUST BE REMOVED.
   A.D. CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).

23. INSPECTIONS
   A. INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
   B. EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
   C. STABILIZED AREAS: ONCE EVERY 30 DAYS
   D. FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
   E. INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
   F. OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

24. MINIMUM MAINTENANCE
   A. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
   B. REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES $\frac{1}{2}$ THE HEIGHT OF THE DEVICE.
   C. SEDIMENT BASINS DRAINED AND SEDIMENT REMOVED WHEN REACHES 1/2 STORAGE VOLUME.
   D. SEDIMENT REMOVED FROM SURFACE WATERS WITHIN (7)SEVEN CALENDAR DAYS OF DISCOVERY.
   E. CONSTRUCTION SITE EXITS INSPECTED, TRACKED SEDIMENT REMOVED WITHIN (1)ONE CALENDAR DAY.
   F. PROVIDE COPIES OF EROSION INSPECTION RESULTS TO CITY ENGINEER FOR ALL EVENTS GREATER THAN ½" IN 24 HOURS.

25. THE SWPPP, INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION ACTIVITY BY THE PERMITTEE(S) WHO HAVE OPERATIONAL CONTROL OF THE SITE.

26. OWNER MUST KEEP RECORDS OF ALL PERMITS REQUIRED FOR THE PROJECT, THE SWPPP, ALL INSPECTIONS AND MAINTENANCE, PERMANENT OPERATION AND MAINTENANCE AGREEMENTS, AND REQUIRED CALCULATIONS FOR TEMPORARY AND PERMANENT STORM WATER MANAGEMENT SYSTEMS. THESE RECORDS MUST BE RETAINED FOR THREE YEARS AFTER FILING NPDES NOTICE OF TERMINATION.

27. SWPPP MUST BE AMENDED WHEN:
   A. THERE IS A CHANGE IN DESIGN, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAS A SIGNIFICANT EFFECT ON DISCHARGE
   B. INSPECTIONS INDICATE THAT THE SWPPP IS NOT EFFECTIVE AND DISCHARGE IS EXCEEDING WATER QUALITY STANDARDS.
   C. THE BMP'S IN THE SWPPP ARE NOT CONTROLLING POLLUTANTS IN DISCHARGES OR IS NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE PERMIT.

28. CONCRETE WASHOUT AREA
   A. 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.
   B. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.

22. IN THE EVENT OF ENCOUNTERING A WELL OR SPRING DURING CONSTRUCTION CONTRACTOR TO CEASE CONSTRUCTION ACTIVITY AND NOTIFY ENGINEER.

23. PIPE OULTETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

24. FINAL STABILIZATION
   FINAL STABILIZATION REQUIRES THAT ALL SOIL DISTURBING ACVTIVITIES HAVE BEEN COMPLETED AND THAT DISTURBED AREAS ARE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH 70% OF THE EXPECTED FINAL DENSITY, AND THAT ALL PERMANENT PAVEMENTS HAVE BEEN INSTALLED. ALL TEMPORARY BMP'S SHALL BE REMOVED, DITCHES STABILIZED, AND SEDIMENT SHALL BE REMOVED FROM PERMANENT CONVEYANCES AND SEDIMENTATION BASINS IN ORDER TO RETURN THE POND TO DESIGN CAPACITY.

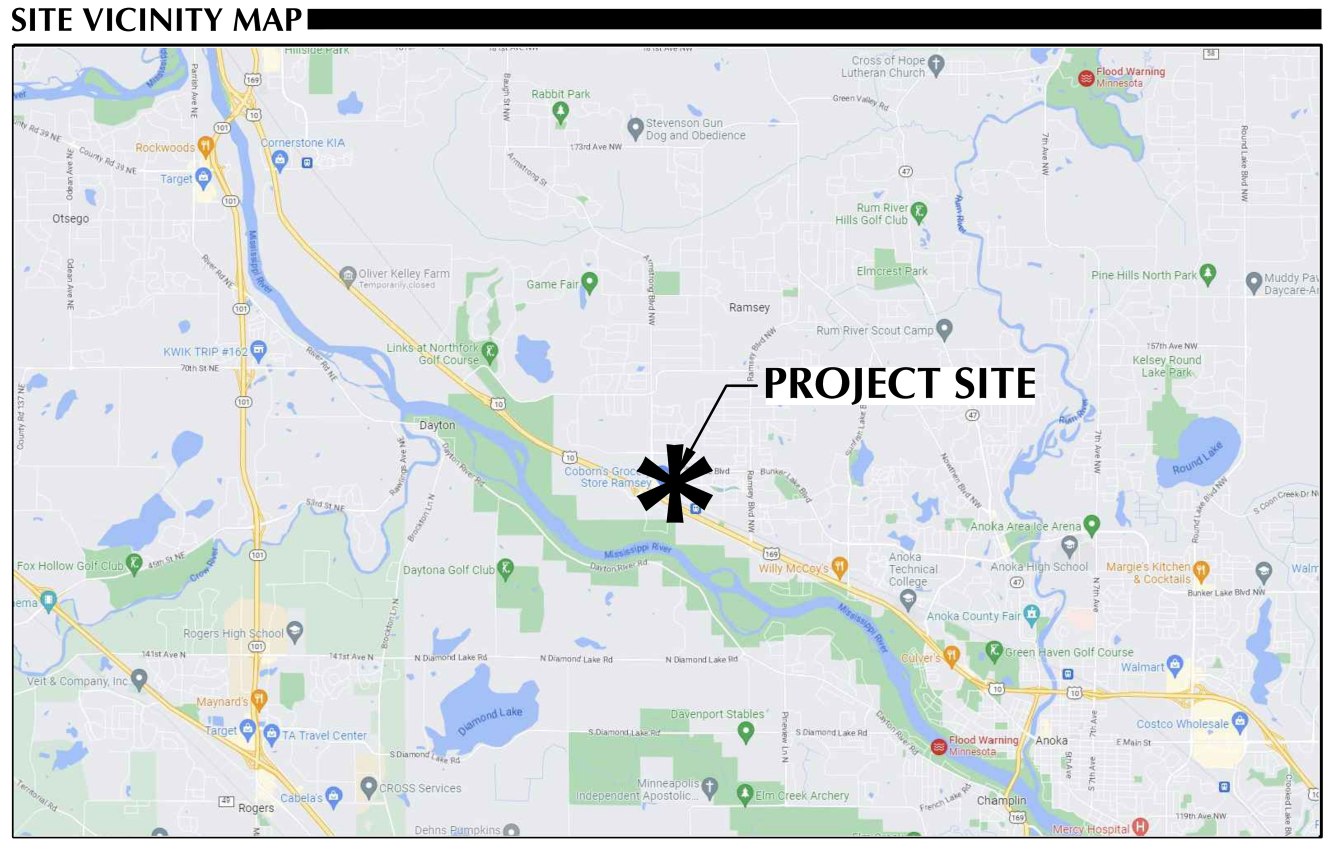
25. RESPONSIBILITIES
   A. THE OWNER MUST IDENTIFY A PERSON WHO WILL OVERSEE THE SWPPP IMPLEMENTATION AND THE PERSON RESPONSIBLE FOR INSPECTION AND MAINTENANCE:
   CONTACT: TBD
   COMPANY: TBD
   PHONE: TBD

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

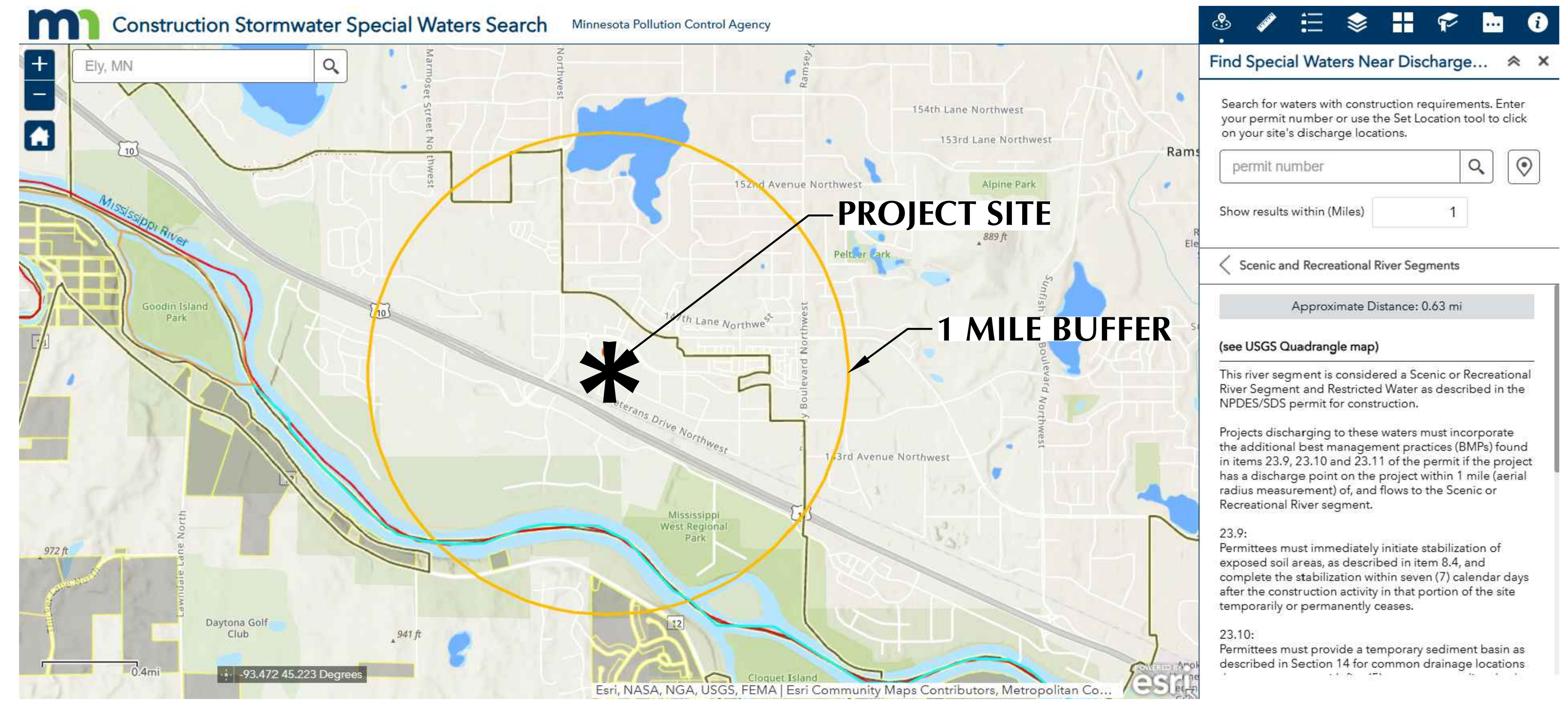
33. THE WATERSHED DISTRICT OR THE CITY MAY HAVE REQUIREMENTS FOR INSPECTIONS OR AS-BUILT DRAWINGS VERIFYING PROPER CONSTRUCTION OF THE BMPS.

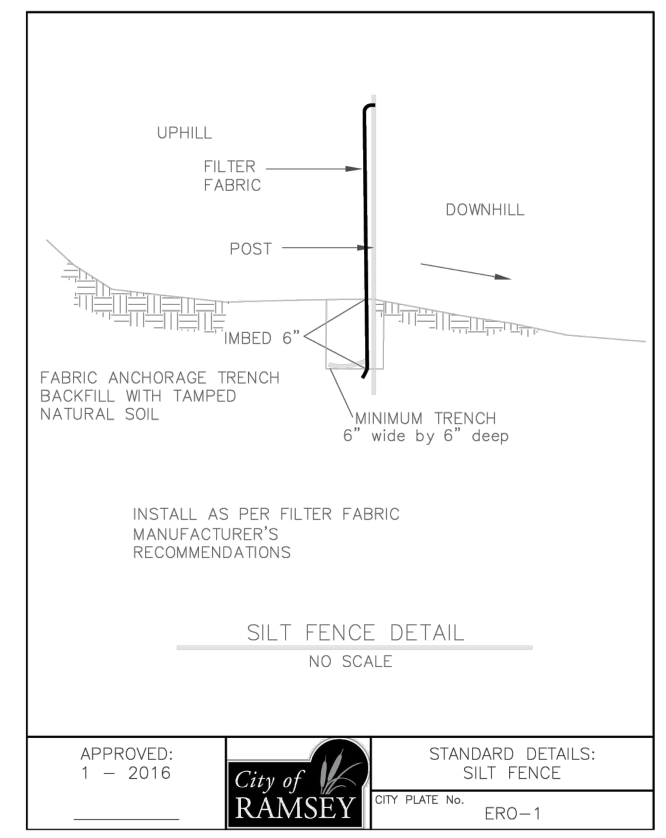
34. EROSION CONTROL DEVICES CANNOT BE REMOVED UNTIL THE WATERSHED DISTRICT HAS DETERMINED THE SITE HAS BEEN PERMANENTLY RESTABALIZED AND SHALL BE REMOVED WITHIN 30 DAYS THEREAFTER.

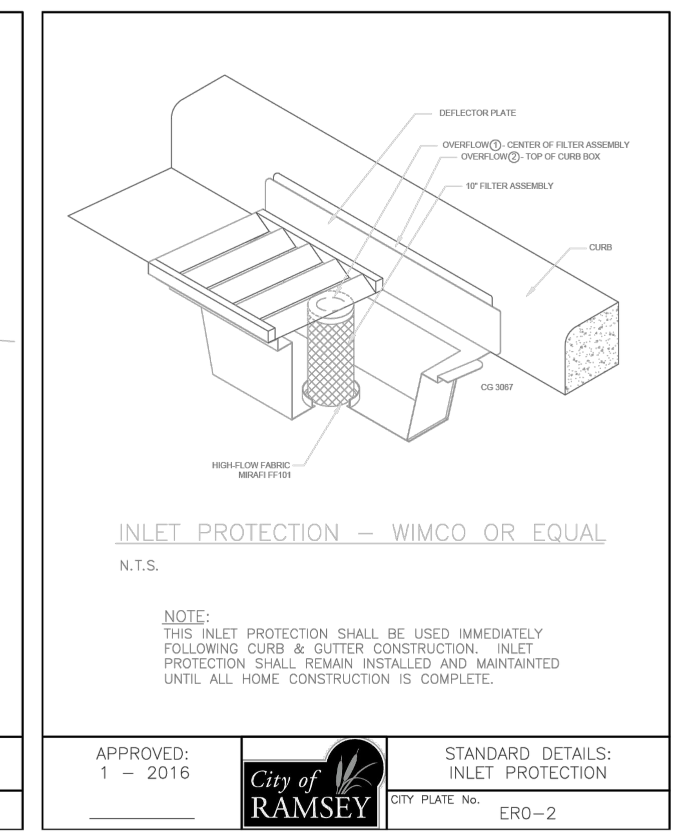
SITE VICINITY MAP

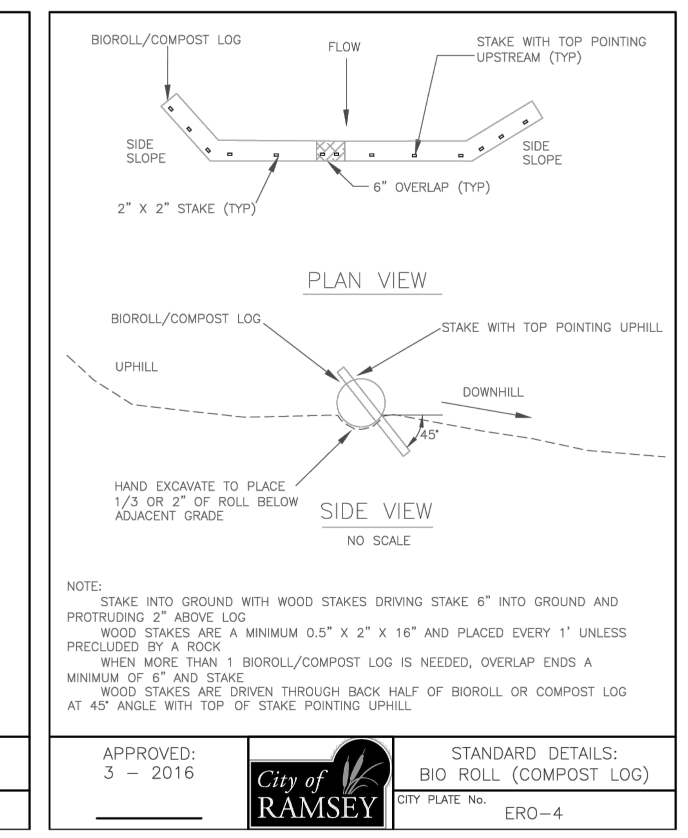


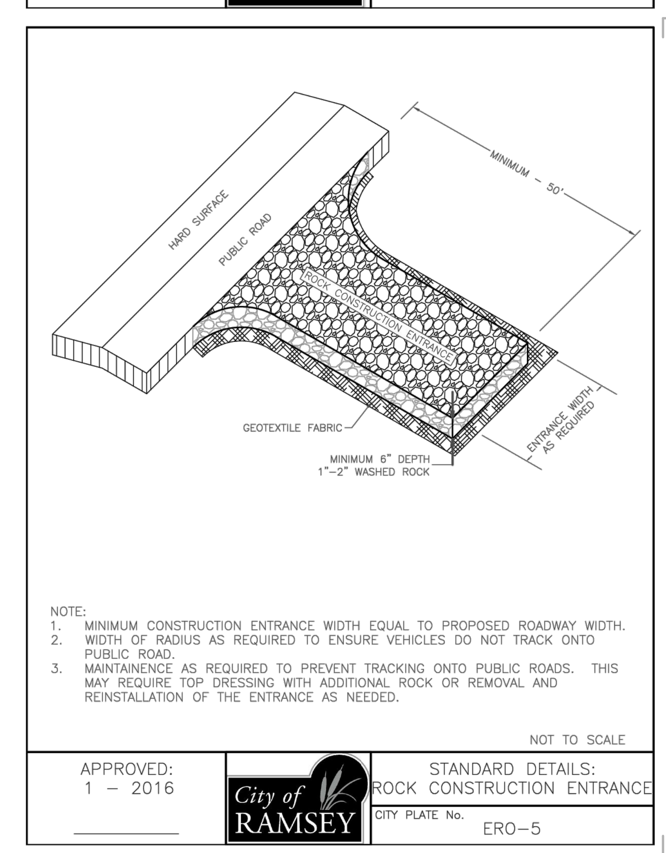
CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP

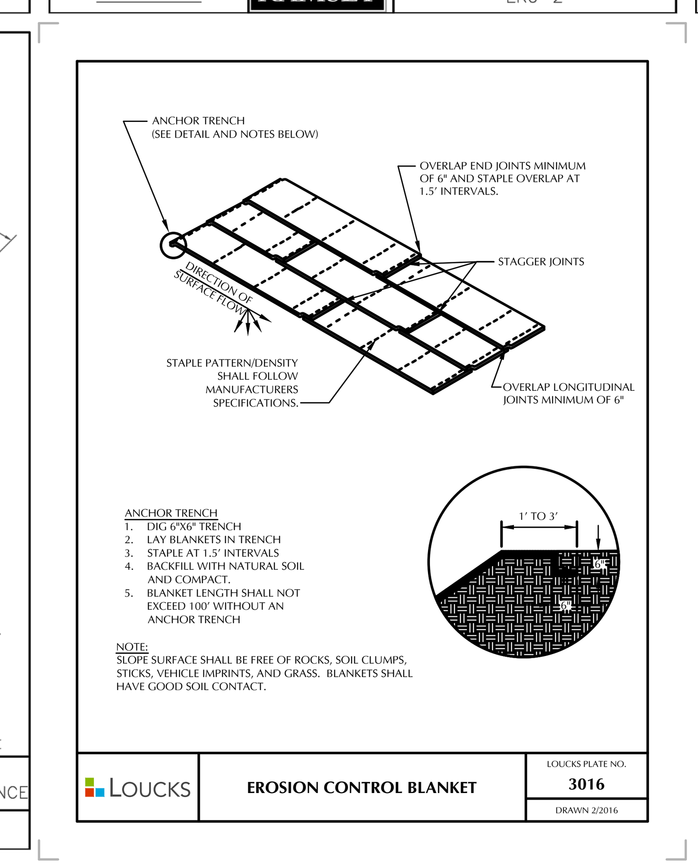












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C3.2	SWPPP
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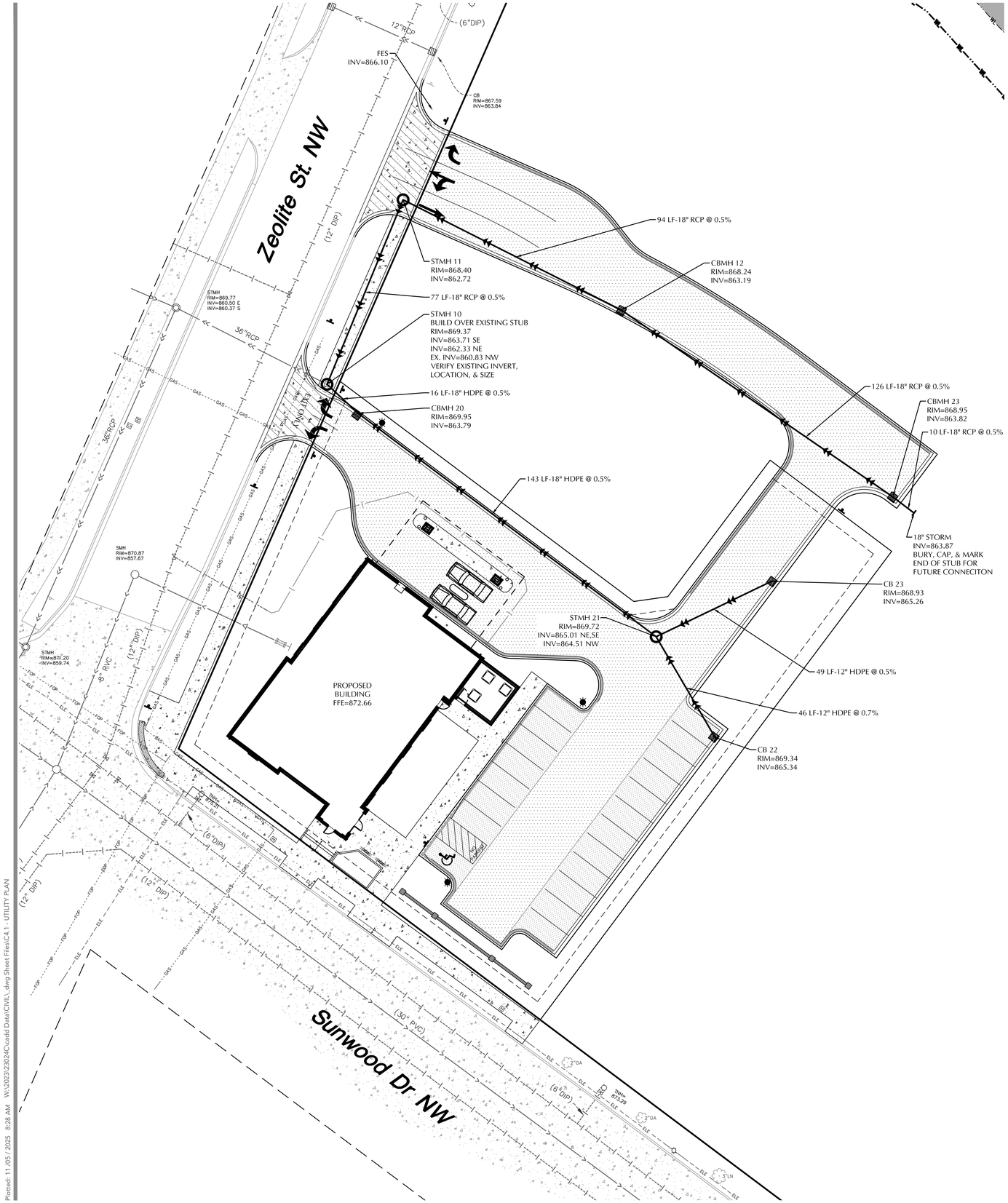
SWPPP NOTES

C3.3



STORM SEWER NOTES

1. ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
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.
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 STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
10. REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    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.
12. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
13. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
14. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

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

N

0 20 40
SCALE IN FEET

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

LEGEND

EXISTING		PROPOSED
	CATCH BASIN	
	STORM MANHOLE	
	FLARED END SECTION	
	SANITARY MANHOLE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	PIV
	WATER MANHOLE / WELL	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	GAS METER	
	TELEPHONE PEDESTAL	
	SIGN	
BM#	BENCHMARK	
B-	SOIL BORING	B-
2	PARKING STALL COUNT	2
	ACCESSIBLE PARKING STALL	
>>	STORM SEWER	>>
>> DT	DRAINTILE	>> DT
>	SANITARY SEWER	>
FM	FORCEMAIN	FM
I	WATERMAIN	I
S	SANITARY SEWER SERVICE	S
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	
	PARKING SETBACK LINE	PSBL
	BUILDING SETBACK LINE	BSBL

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SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

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

Trevor D. Gruys - PE
License No. 53706
Date

QUALITY CONTROL

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

SHEET INDEX

C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK TURNING
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SS & WM
C8.1-C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS

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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.

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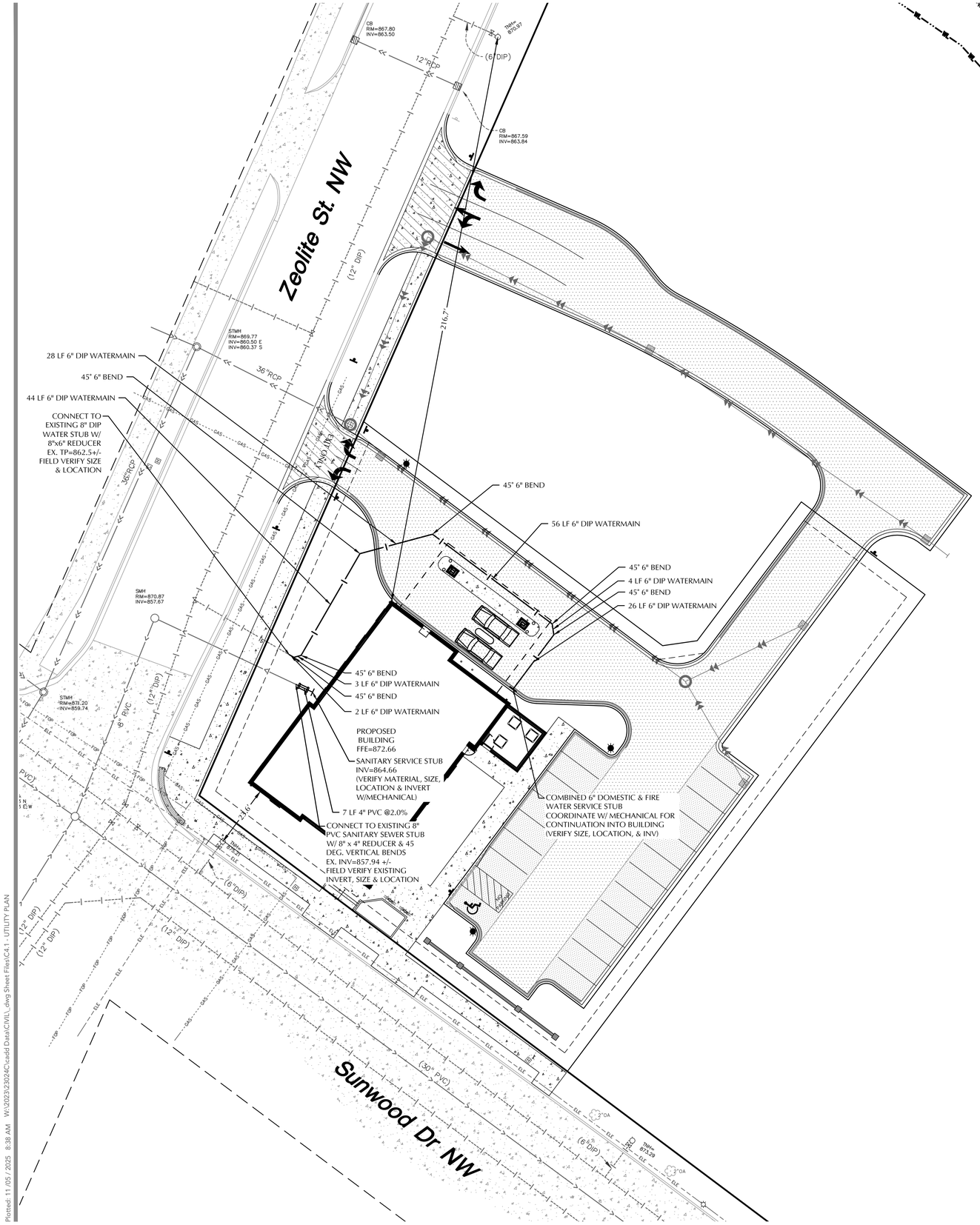
UTILITY PLAN STORM SEWER

C4.1

Plotted: 11 /05 / 2025 8:28 AM W:\2023\23024\Cad\Data\CIVIL_dwg Sheet Files\C4.1 - UTILITY PLAN



SANITARY SEWER & WATERMAIN NOTES

1. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS,THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
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. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF SANITARY STRUCTURE(S) AND UNDERGROUND SYSTEM(S) FOR ENGINEER'S REVIEW.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. HYDRANT ARE NOT TO BE USED: CONTRACTOR TO USE THE TWO FILL STATIONS LOCATED IN TOWN - ONE IS LOCATED AT THE PUBLIC WORKS FACILITY AND THE OTHER IS LOCATED ON QUICKSILVER STREET, SOUTH OF 167TH AVENUE. ALSO APPLIES TO SUBCONTRACTORS.
10. 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.
11. 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.
12. REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
    - 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.
13. CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED UTILITIES (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
14. ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PIPE MATERIALS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

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

SCALE IN FEET: 0 20 40

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

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

CORTRUST BANK

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RAMSEY, MINNESOTA

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PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

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UTILITY PLAN SANITARY & WATERMAIN

C4.2

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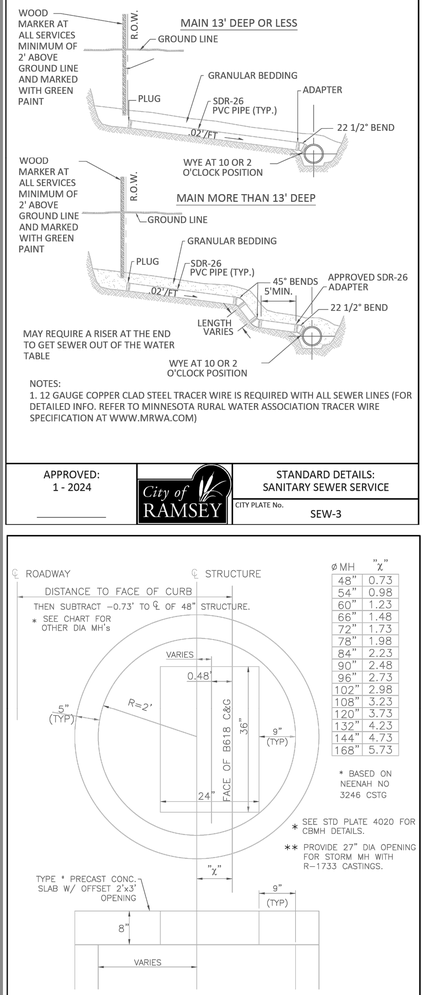
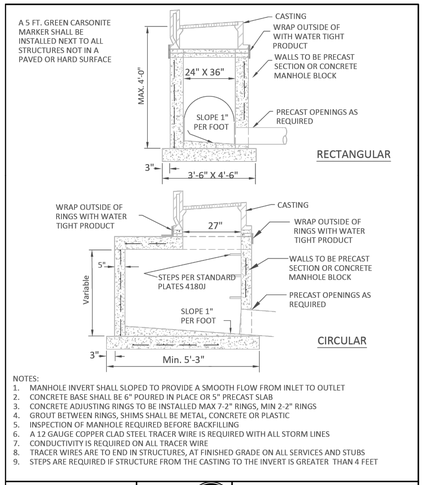


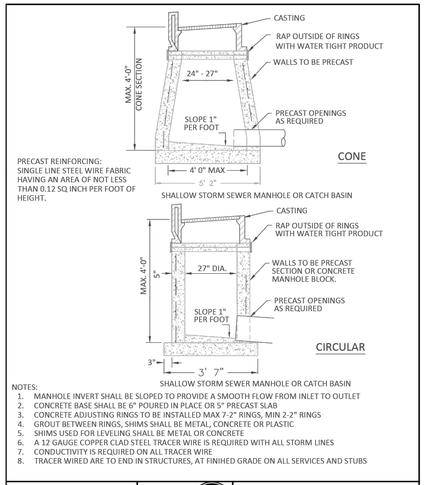
NOTES:
1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: SANITARY SEWER SERVICE | CITY PLATE No. SEW-3



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: CATCH BASIN | CITY PLATE No. STO-1



NOTES:
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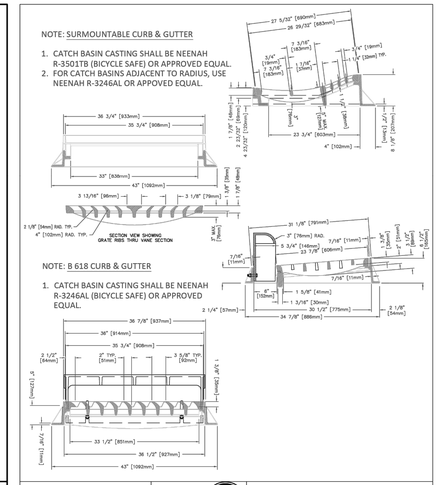
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: STORM AREA INLET | CITY PLATE No. STO-2

NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



APPROVED: 4 - 2024 | City of RAMSEY | STANDARD DETAILS: STORMWATER CASTING | CITY PLATE No. STO-4

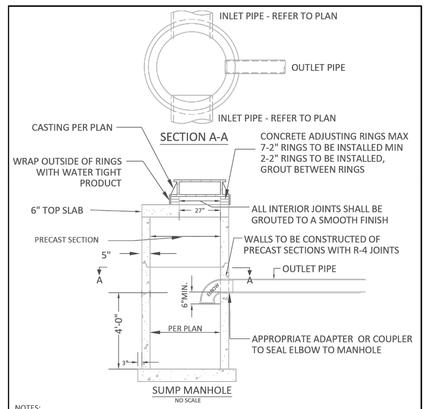
Ø MH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

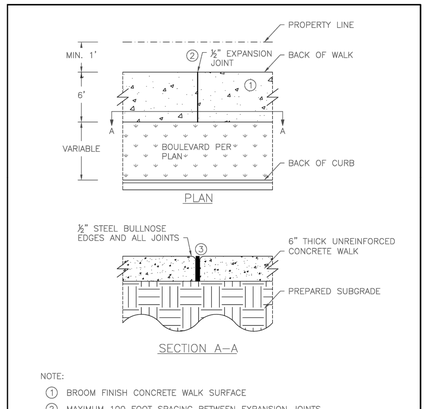
** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED: 4 – 2005 | City of RAMSEY | STANDARD DETAILS: SLAB TOP MANHOLE COVER | CITY PLATE No. STO–5



NOTES:
1. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
4. STEPS WILL BE REQUIRED AT A MAXIMUM OF 3' FROM THE RIM AND 16" ON CENTER THERE AFTER
5. 8" BASE FOR ALL MANHOLES LESS THEN 14' DEEP, INCREASE BASE THICKNESS BY 2" PER 6' OF DEPTH BEYOND 14' & REINFORCE WITH 6"X 6" & 10" X 10" MESH

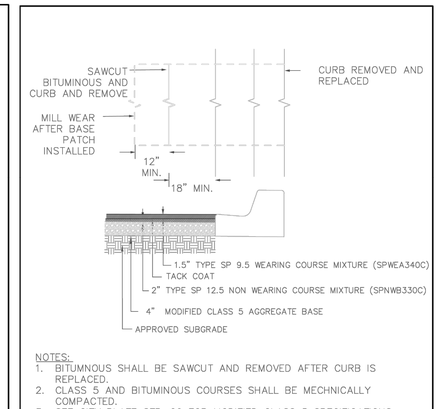
APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: SUMP MANHOLE | CITY PLATE No. STO-9



NOTE:
① BROOM FINISH CONCRETE WALK SURFACE
② MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
③ 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

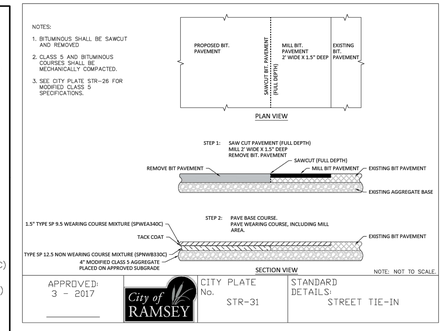
NOT TO SCALE

APPROVED: 10 – 2015 | City of RAMSEY | STANDARD DETAILS: CONCRETE SIDEWALK | CITY PLATE No. STR–3

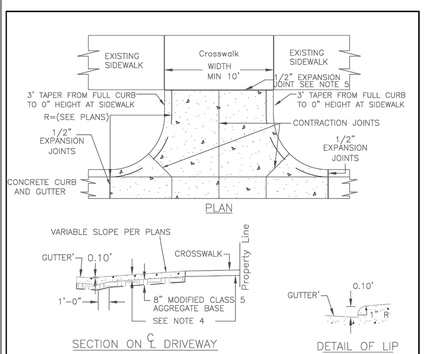


NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022 | City of RAMSEY | STANDARD DETAILS: STREET PATCHING STANDARDS | CITY PLATE No. STR–25

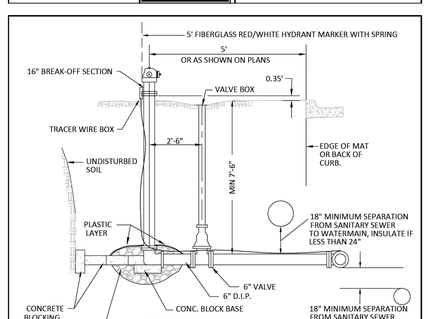


APPROVED: 3 - 2017 | City of RAMSEY | CITY PLATE No. STR-31 | STANDARD DETAILS: STREET TIE-IN



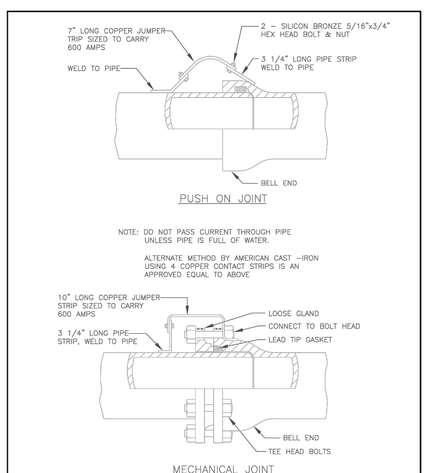
NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

APPROVED: 4 – 2016 | City of RAMSEY | STANDARD DETAILS: COMMERCIAL DRIVEWAY CURBCUT | CITY PLATE No. STR–14

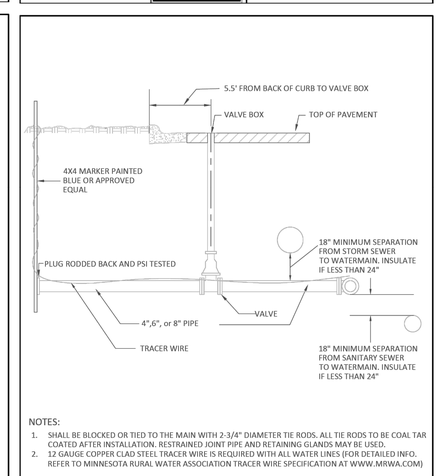


NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: HYDRANT | CITY PLATE No. WAT-1



APPROVED: 1 – 2016 | City of RAMSEY | STANDARD DETAILS: JOINT CONNECTION | CITY PLATE No. WAT–4



NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED: 1 - 2024 | City of RAMSEY | STANDARD DETAILS: COMMERCIAL SERVICE | CITY PLATE No. WAT-5

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License No. 53706
Date

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C1.1	EXISTING CONDITIONS
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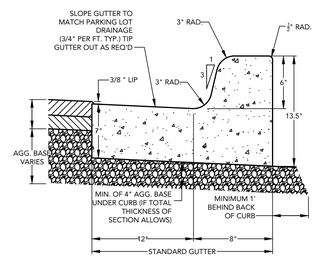
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SS & WM
C8.1-C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS

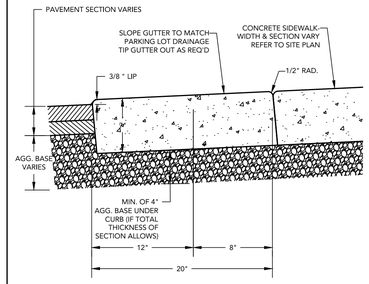
CIVIL DETAILS

C8.1



SPECIFICATION NOTES:
1. UPON COMPLETION, CURBING SHOULD BE SPRAYED WITH A MEMBRANE CURING COMPOUND PER MNDOT 3754.
2. EXPANSION JOINTS AT MAX. SPACING OF 200'.
3. CONSTRUCT IN ACCORDANCE WITH MNDOT 2531.

LOUCKS	B6-12 STYLE CONCRETE CURB AND GUTTER	LOUCKS PLATE NO. 2009 / DRAWN 2/2016



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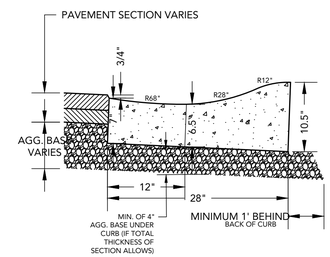
LOUCKS	FLAT CURB AND GUTTER (12")	LOUCKS PLATE NO. 2012 / DRAWN 2/2016



SPECIFICATION NOTES:
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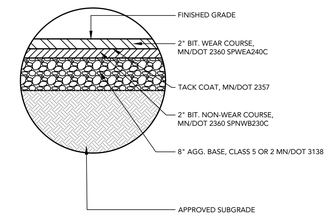
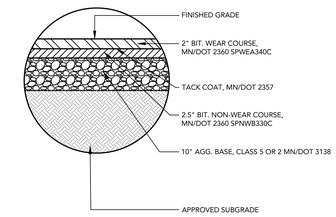
LOUCKS	SURMOUNTABLE CURB & GUTTER	LOUCKS PLATE NO. 2014 / DRAWN 2/2016



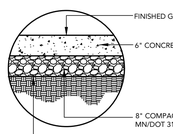
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY INTERTEK PSI, DATED JUNE 12TH, 2023

LOUCKS	STANDARD BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2031 / DRAWN 12/2016



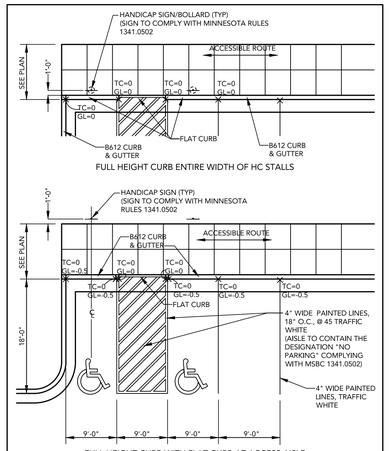
PAVEMENT SECTION BASED ON GEOTECHNICAL REPORT BY INTERTEK PSI, DATED JUNE 12TH, 2023

LOUCKS	HEAVY DUTY BITUMINOUS PAVEMENT SECTION	LOUCKS PLATE NO. 2032 / DRAWN 01/2022

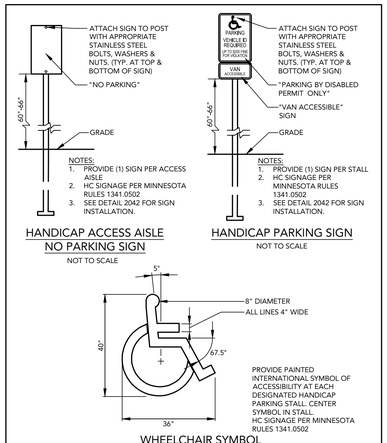


NOTES:
1. CONCRETE 6" THICK OR LESS SHALL BE REINFORCED WITH WELDED WIRE FABRIC OR REINFORCING BARS. CONCRETE 7" THICK OR GREATER SHALL BE REINFORCED PER GEOTECHNICAL RECOMMENDATIONS.
2. SAWED OR FORMED CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15 FEET BY 15 FEET).
3. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC OR REINFORCING STEEL AND DOWELS SHOULD BE UTILIZED AT FORMED AND/OR COLD JOINTS.

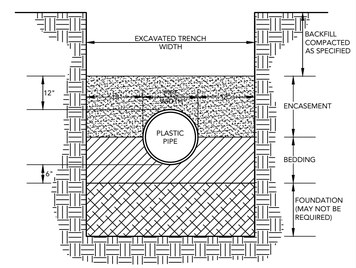
LOUCKS	CONCRETE PAVEMENT SECTION	LOUCKS PLATE NO. 2033 / DRAWN 12/2016



LOUCKS	TYPICAL ADA PARKING	LOUCKS PLATE NO. CUSTOM / DRAWN 12/2016



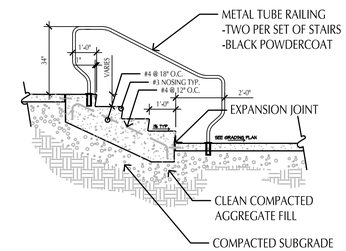
LOUCKS	TYPICAL ADA WHEELCHAIR SYMBOL & PARKING SIGN	LOUCKS PLATE NO. 2037 / DRAWN 12/2016



NOTE:
GRANULAR MATERIALS FURNISHED FOR USE IN FOUNDATION, BEDDING, ENCASEMENT, OR BACKFILL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- FOUNDATION MATERIALS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE AND A MAXIMUM OF 10% PASSING THE No. 4 SIEVE. NOT LESS THAN 50% OF THE MATERIAL RETAINED BY THE No. 4 SIEVE SHALL HAVE ONE (1) OR MORE CRUSHED FACES. HARD, DURABLE CRUSHED CARBONATE QUARRY ROCK MAY BE USED FOR FOUNDATION MATERIALS.
- BEDDING AND ENCASEMENT MATERIALS FOR FLEXIBLE PIPE SHALL MEET THE REQUIREMENTS OF MNDOT SPECIFICATION 3149.281, GRANULAR BORROW, EXCEPT THAT 100% SHALL PASS THE ONE INCH (1") SIEVE.
- BACKFILL MATERIALS SHALL CONSIST OF SUITABLE EXISTING TRENCH MATERIALS, EXCEPT AS OTHERWISE SPECIFIED. SUITABLE MATERIAL SHALL BE DEFINED AS A MINERAL SOIL FREE OF FOREIGN MATERIALS (RUBBISH, ORGANICS & DEBRIS), FROZEN CLUMPS, OVERSIZE STONE, ROCK, CONCRETE OR BITUMINOUS CHUNKS, AND OTHER UNSUITABLE MATERIALS THAT MAY DAMAGE PIPE, PREVENT THOROUGH COMPACTION, OR INCREASE THE RISKS OF SETTLEMENT.

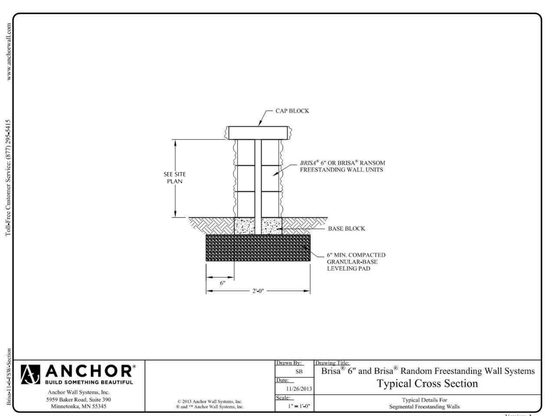
LOUCKS	PLASTIC PIPE BEDDING	LOUCKS PLATE NO. 4008 / DRAWN 2/2016

SEE GRADING PLAN FOR ALL ELEVATIONS AND EXACT NUMBER OF STAIRS

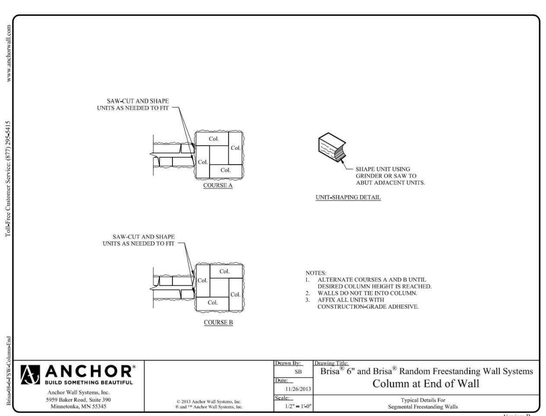


GENERAL NOTES:
- ALL REBAR TO BE COVERED BY 2" CONCRETE MIN.
- CONCRETE SURFACING TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN CIRCULATION.
- CORE DRILL CONCRETE SURFACE TO RECEIVE RAILINGS, EPOXY GROUT, AND CONCEAL WITH DECORATIVE PLATES.
- HANDRAIL TO BE 1-1/2" O.D. BRUSHED ALUMINUM.

LOUCKS	CONCRETE STAIRS	LOUCKS PLATE NO. / DRAWN 12/2016



LOUCKS	DECORATIVE WALL DETAIL	LOUCKS PLATE NO. 000 / DRAWN 05/2023



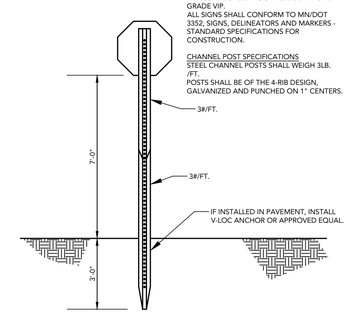
LOUCKS	DECORATIVE WALL DETAIL COLUMN	LOUCKS PLATE NO. 000 / DRAWN 05/2023

TRAFFIC SIGN SPECIFICATIONS
STOP SIGN SHALL BE R1-1, 30"X30" OR AS DIRECTED BY ENGINEER.

MATERIAL
ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY.
GAUGE SHALL BE 0.080 ON THE LONGEST SIDE UP TO 30", 0.100 ON THE LONGEST SIDE OVER 30".

REFLECTIVE SHEETING SHALL BE DIAMOND GRADE VIP.
ALL SIGNS SHALL CONFORM TO MN/DOT 3352, SIGNS, DELINEATORS AND MARKERS - STANDARD SPECIFICATIONS FOR CONSTRUCTION.

CHANNEL POST SPECIFICATIONS
STEEL CHANNEL POSTS SHALL WEIGH 3LB. /FT.
POSTS SHALL BE OF THE 4-RIB DESIGN, GALVANIZED AND PUNCHED ON 1" CENTERS.



LOUCKS	TRAFFIC SIGN	LOUCKS PLATE NO. 2041 / DRAWN 12/2016

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LAND SURVEYING
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C3.3 ..... SWPPP NOTES
C4.1 ..... UTILITY PLAN - STORM SEWER
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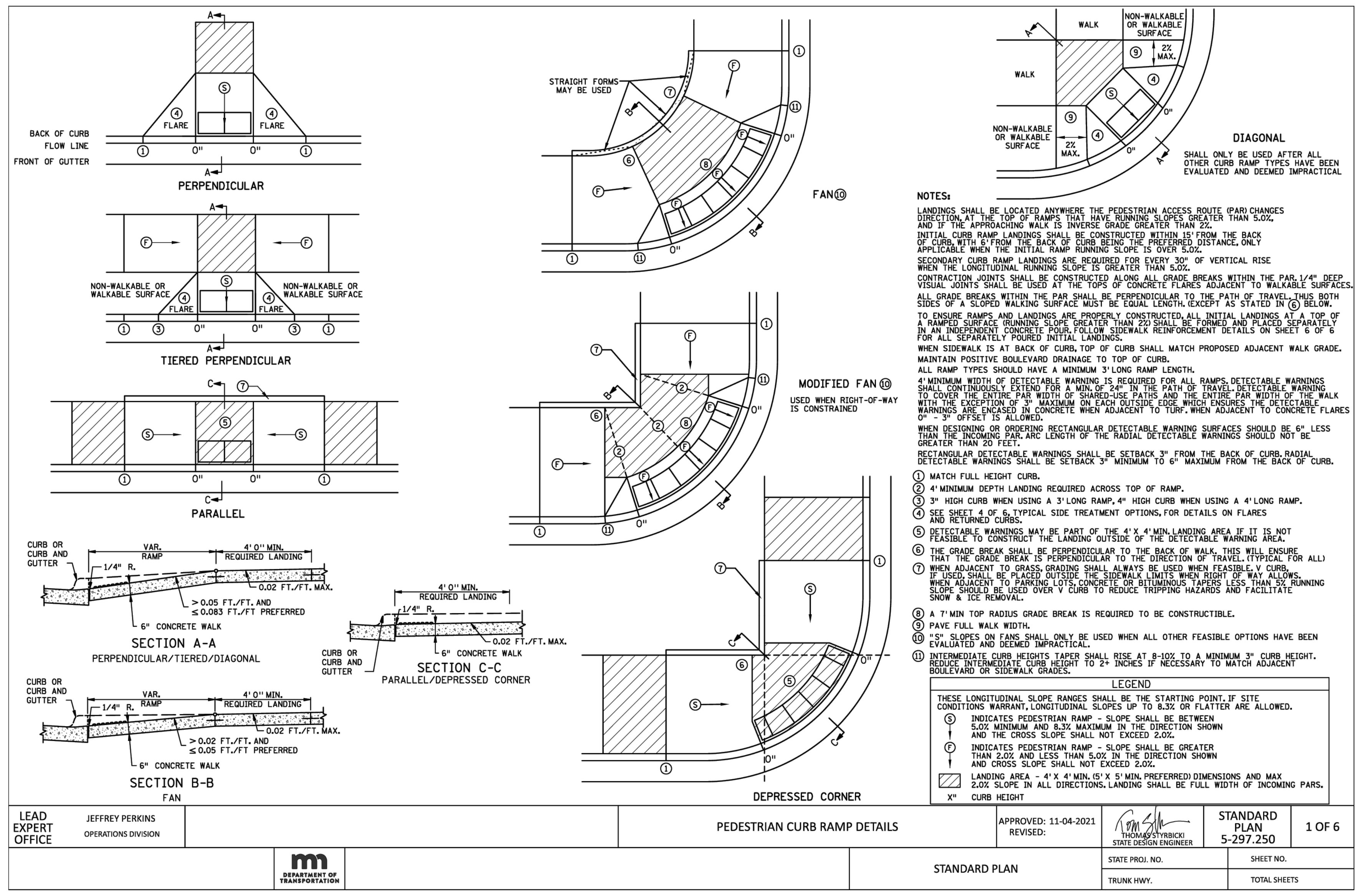
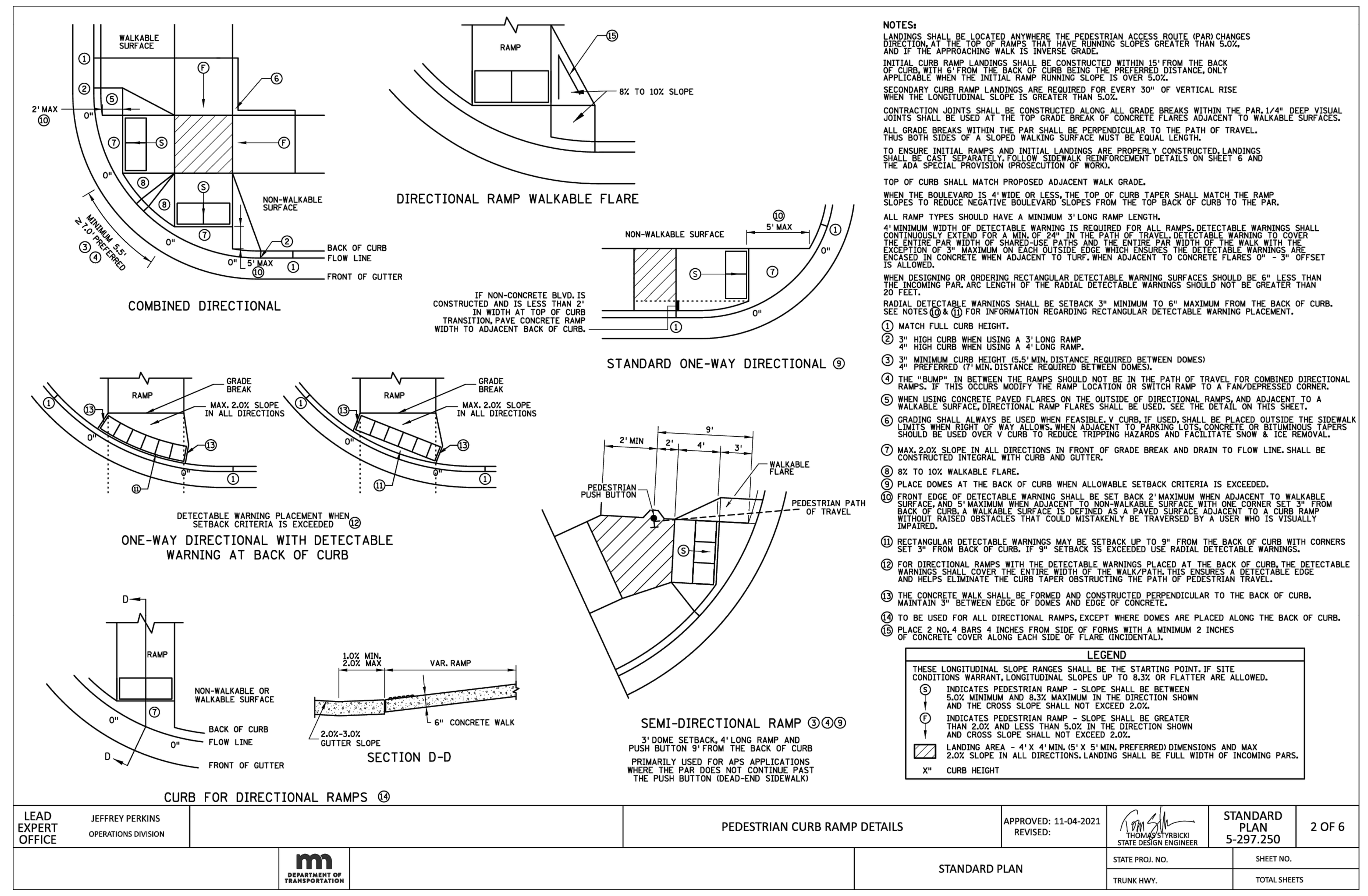
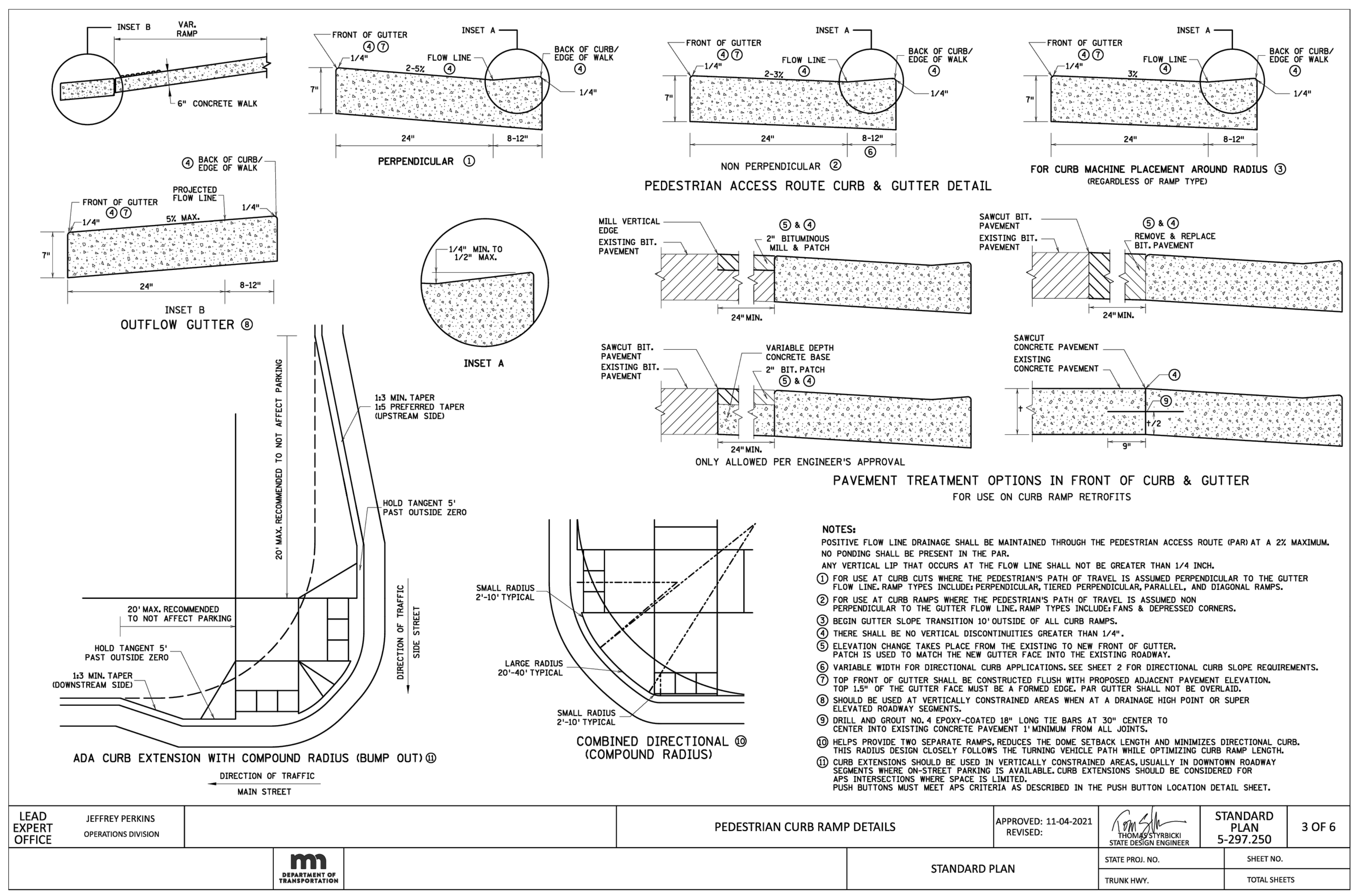
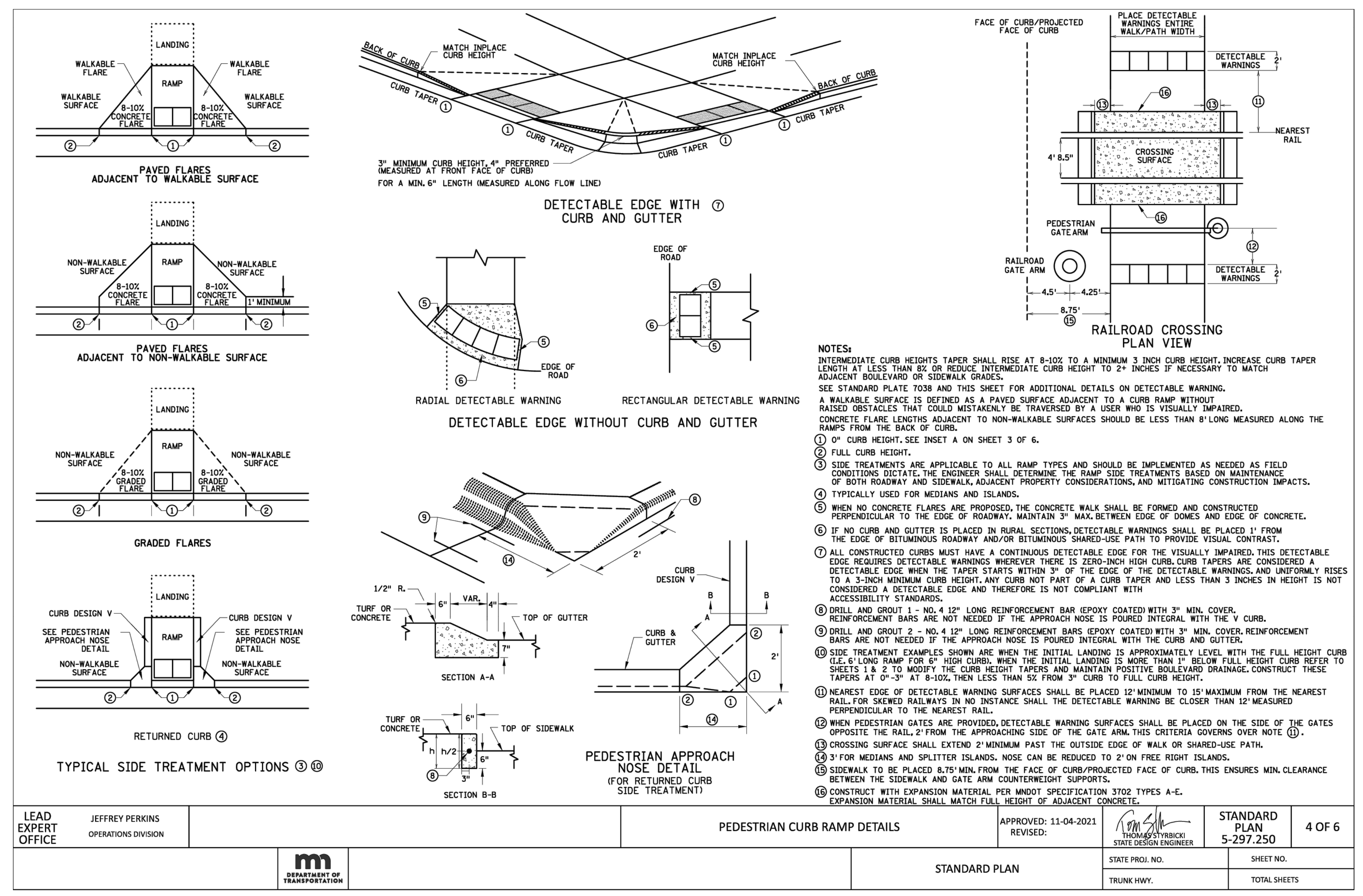
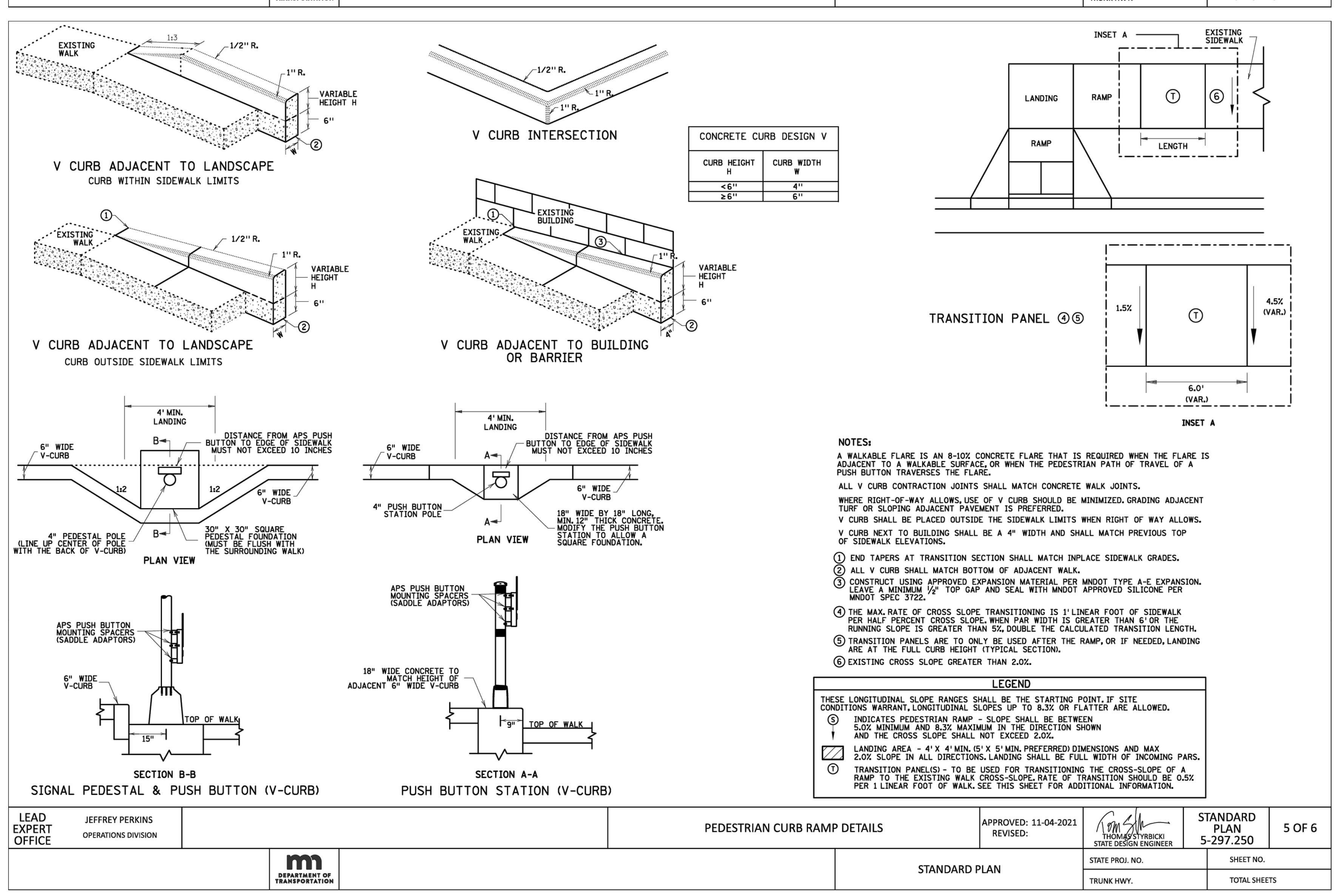
C8.2

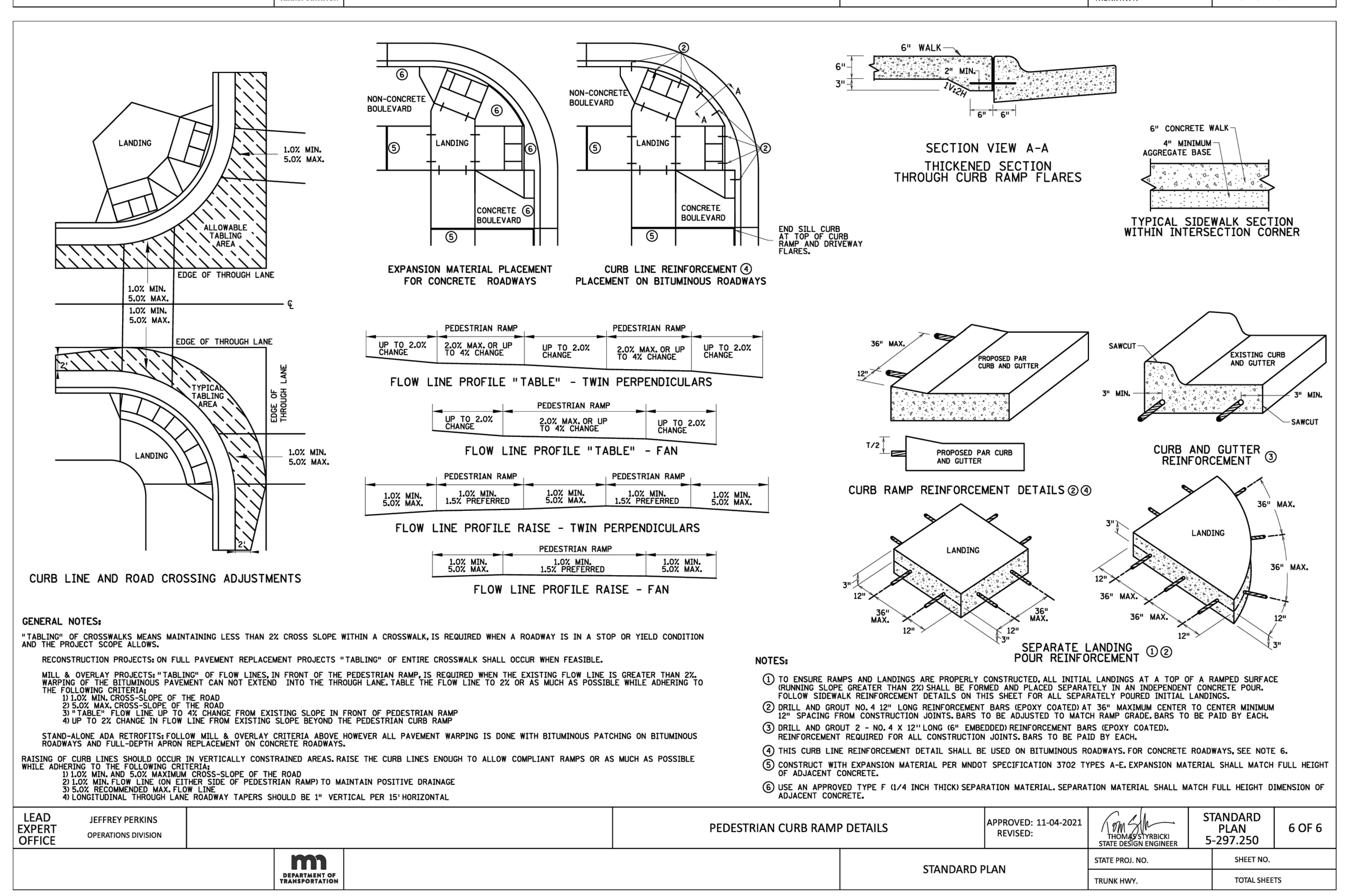












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