

City of Ramsey
Agenda
Regular Planning Commission
Thursday, November 20, 2025

7:00 pm

City Hall Council Chamber, 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**
 1. Approve the Planning Commission Meeting Minutes for October 23, 2025.
- 6. Public Hearing**
 1. PUBLIC HEARING: Conditional Use Permit for a Bank with Two Drive-Thru Lanes at 7845 Sunwood Drive NW (CorTrust Bank)
- 7. Commission Business**
- 8. Commission/Staff Input**
- 9. Adjournment**

Regular Planning Commission

Meeting Date: 11/20/2025

Primary Strategic Plan Initiative:

Information

Title:

Approve the Planning Commission Meeting Minutes for October 23, 2025.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for October 23, 2025.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for October 23, 2025.

Attachments

PC October 23 2025 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 11/06/2025

Reviewed By

Brian Hagen

Date

11/06/2025 01:10 PM

Started On: 11/06/2025 10:34 AM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, October 23, 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 (remote attendee)
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove

Members Absent: Commissioner Gary VanScoy

Also Present: Planning Manager Todd Larson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Chairperson Gengler called the regular meeting to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Chairperson Gengler requested to swap the order of Items 6 and 7.

Motion by Chairperson Gengler, seconded by Commissioner Anderson, to approve the agenda as amended.

A roll call vote was performed:

Commissioner Musgrove	aye
Commissioner N. Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye

Commissioner R. Bauer aye
Chairperson Gengler aye

Motion Carried.

5. **CONSENT AGENDA**

5.01: Approve the October 2, 2025, Planning Commission Meeting Minutes

Motion by Commissioner Musgrove, seconded by Commissioner Anderson, to approve the consent agenda as presented.

A roll call vote was performed:

Commissioner R. Bauer aye
Commissioner Lubarski aye
Commissioner Anderson aye
Commissioner N. Bauer aye
Commissioner Musgrove aye
Chairperson Gengler aye

Motion Carried.

6. **COMMISSION BUSINESS (Agenda Item 7)**

6.01: Review Sketch Plan for All Day Retail – NW Corner of Armstrong Boulevard and 147th Avenue NW (Agenda Item 7.01)

Presentation

Planning Manager Larson presented the Staff Report stating that the applicant would like input on the sketch plan to aid in preparing the preliminary plat submittal.

Commission Business

Commissioner Lubarski asked if there had been consideration of a roundabout at 147th and Ferret Street.

Planning Manager Larson replied that Ferret Street dead-ends and therefore would likely not have much traffic to the south.

Commissioner Musgrove stated that she likes the right-in/right-out access. She asked if the full access was approved, and there were issues; could it then be converted to a right-in/right-out with signage.

Planning Manager Larson replied that people do not always respond to signage, and a physical barrier is required. He stated that the applicant's team will be commissioning a traffic study as part of preliminary plat.

Commissioner Musgrove stated that she prefers the right-in/right-out. She stated that currently there are two straight lanes of traffic and asked if that would be reduced to accommodate turn lanes.

Planning Manager Larson replied that a lane of traffic would not be removed, and a turn lane would be added.

Chairperson Gengler invited the applicant to address the Commission.

Bruce Carlson, All Day Retail, provided background information on the company, which is retail-focused. He explained that they are not a speculative developer and instead find sites for their users. He stated that the number one priority for these clients is the right-in from Armstrong, along with a right-in/right-out on 147th. He stated that they have the three lots under contract and explained that All Day Retail would install the infrastructure, and the individual users would then submit their own Conditional Use Permits (CUPs). He recognized that while older retail models used an anchor with smaller users, this proposal would include equal partners.

Commissioner Anderson commented that he does not want residents walking on the street and would like to see sidewalks along Armstrong as well as connecting to the retail users. He stated that he would like to see the Pines along Ferret Street remain.

Mr. Carlson replied that the pines are on the Kwik Trip property.

Commissioner Anderson stated that he would support a right-in/right-out access as it seems to work for the existing retail center on Armstrong.

Commissioner Musgrove stated that she likes the right-in/right-out. She was unsure if another daycare would be needed in the area and would prefer to have another retail user.

Mr. Carlson stated that they do not have a particular daycare subscribed to this project, but they do have a daycare client that is building in three states. He stated that the daycare providers do their research to determine where there are market demands, as all three locations have full waiting lists while under construction. He stated that there is an incredible need for daycare, and therefore, he would like to remain open to that option and let the user decide if they think there is a market.

Chairperson Gengler stated that although this is a commercial node, it is close to The COR, which has a focus on walkability. She recognized that people would not ride bikes to the carwash but would like to see bike racks to encourage clients to walk and ride bikes when appropriate.

Mr. Carlson confirmed that their clients would be open to that, and once they get further along, they will find the appropriate locations for those features. He stated that one of the users who was

interested in this site was a tire service center, noting that the business only completes tire installation and repair and does not complete other auto repair or service.

Commissioner R. Bauer commented that the other retail development in that area seems to work fine with a full access and did not think they should rule out the option of a full access.

Mr. Carlson asked about the best path to solidify how 147th would work best as they move forward with the plans.

Commissioner R. Bauer commented that he has never had a problem making a left out onto 147th. He stated that he did not see any issues unless the users would have high traffic counts.

Planning Manager Larson commented that staff will work with Kimley-Horn to determine the best option.

Mr. Carlson commented that the retailers want, at minimum, a right-in/right-out on 147th. He stated that if the County does not allow the right-in from Armstrong, he does not believe this would move forward.

Commissioner Musgrove commented that she agrees, noting that a right-in from Armstrong would alleviate pressure and stacking at the 147th access and assist with the flow of traffic.

Mr. Carlson confirmed that would be a right-in only, and they would construct the turn lane as part of the project.

7. PUBLIC HEARINGS/COMMISSION BUSINESS (Agenda Item 6)

7.01: Public Hearing: Amendments to Chapters 2 and 106 Pertaining to Variances (Agenda Item 6.01)

Public Hearing

Chairperson Gengler called the public hearing to order at 7:37 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff is presenting the ordinance at the direction of the City Council.

Councilmember Peters commented that it was the consensus of the Council that the final decision on a variance should be of the Council, as they are the elected body.

Chairperson Gengler asked for clarification on the process that would be followed under this scenario and whether residents would need to attend both the Planning Commission and City Council meetings.

Planning Manager Larson confirmed that this process would add an extra step for residents, as they would also need to go before the City Council. He stated that if the recommendation from the Planning Commission were unanimous, the item would be placed on the consent agenda for the Council, and if there were a split vote, the item would be its own case.

Chairperson Gengler asked if the resident would have an opportunity to speak at the City Council meeting or whether that input would only be allowed at the public hearing conducted by the Planning Commission.

Planning Manager Larson replied that applicants do have the right to make their case, and while items before the Council are often not public hearings, the Mayor and past mayors have allowed residents to comment.

Commissioner Musgrove stated that she appreciates the thought of the Council but disagrees with the proposal. She stated that in the process, as presented, an appeal would go before a judge through the court, which would be additional time and expense for residents. She noted that in the current process, the Commission makes a decision, and the resident can appeal that decision to the City Council.

Planning Manager Larson commented that currently, anyone can appeal the decision of the Planning Commission within ten days. He commented that the decision of the Council could then be appealed through the courts.

Commissioner Musgrove commented that she believes the time and process as it exists today is better for residents, and it still provides the opportunity to appeal to the Council if it is denied.

Commissioner R. Bauer agreed with Commissioner Musgrove. He stated that this process is fairly efficient and quick, without many problems, as only a few cases have been appealed to the Council. He stated that the process works well, and it is to the benefit of the residents that they only have to attend one meeting, or could appeal that decision and go to the City Council. He believed that the proposed process would add extra steps and delays and would not be best for the residents.

Commissioner N. Bauer stated that she disagrees with the recommendation of the City Council. She stated that she believes in checks and balances, and the job of the Planning Commission is not political. She stated that the current process is tried and true, and the proposed process would complicate that and bring detriment to the residents.

Chairperson Gengler asked if there were any concerns with the 60-day review for this process.

Planning Manager Larson stated that all land use applications follow the same process, with the exception that variances currently fall off earlier in that process, so there would be no concerns with the review period.

Commissioner Musgrove stated that perhaps the ten days should be clarified as business days within the current ordinance if the Council could be convinced to keep the current process.

Planning Manager Larson commented that there is a paragraph related to time in the City Code, but the definition of a day has not been provided. He stated that there has only been one instance where the definition of a day could have been an issue.

Citizen Input

No comments.

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

A roll call vote was performed:

Commissioner Musgrove	aye
Commissioner N. Bauer	aye
Commissioner Anderson	aye
Commissioner Lubarski	aye
Commissioner R. Bauer	aye
Chairperson Gengler	aye

Motion Carried.

Chairperson Gengler closed the public hearing at 7:47 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner R. Bauer, to recommend that City Council deny the proposed ordinance pertaining to variances.

A roll call vote was performed:

Commissioner R. Bauer	aye
Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner N. Bauer	aye
Commissioner Musgrove	aye
Chairperson Gengler	aye

Motion Carried.

It was noted that this item will move forward to the City Council at the November 10, 2025, meeting.

Councilmember Peters wanted to clarify the Planning Commission's concerns regarding the additional time residents may have to spend in the queue when applying for variances, as well as the potential increased costs associated with having to appear before the City Council.

8. COMMISSION / STAFF INPUT

Planning Manager Larson commented that we will have our next Planning Commission meeting on November 20, 2025 which is the third Thursday due to the holiday, Thanksgiving falling on the fourth Thursday. We do have one application in called CorTrust Bank. They are back and will be at the same site and have a similar plan as last time that was discussed a few years ago.

Commissioner Anderson commented that he has enjoyed serving for the last nine years on the Planning Commission, but will be resigning on Tuesday, October 28, 2025. He commented that the previous City Council and current City Council do not respect the Planning Commission and make decisions based on their own political backing.

Commissioner Musgrove wanted to thank Amanda and her company for their work in helping with the meeting minutes.

9. ADJOURNMENT

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

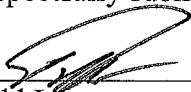
A roll call vote was performed:

Commissioner Lubarski	aye
Commissioner Anderson	aye
Commissioner N. Bauer	aye
Commissioner Musgrove	aye
Commissioner R. Bauer	aye
Chairperson Gengler	aye

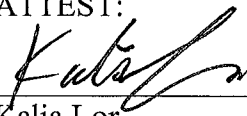
Motion Carried.

The regular meeting of the Planning Commission adjourned at 7:53 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:** 11/20/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

PUBLIC HEARING: Conditional Use Permit for a Bank with Two Drive-Thru Lanes at 7845 Sunwood Drive NW (CorTrust Bank)

Purpose/Background:

CorTrust Bank (the applicant) previously worked on the development of the northeast corner of Sunwood Drive and Zeolite Street in early 2023 for construction of a one-story bank branch with two drive-thru lanes. The development included a purchase of some land from the City. The requests were eventually denied by the Council for a variety of reasons, including how the accesses along Zeolite Street would work. Since then, Zeolite Street was reconstructed, the adjacent land to the east was regraded, and Home2 Suites to the west is now open for business. CorTrust Bank is still committed to the site and worked with the current City Council on a purchase agreement to revive the previous plans.

Property Use

The use of the 0.76-acre property will be for a bank, a permitted use within the COR-2b Commercial Subdistrict. All properties within a COR district require a Site Plan Review approval. This site did receive rezoning approval in 2023 in order to allow a second drive-thru lane (only one lane is allowed in the COR-2 District, its previous zoning). Drive-thrus are conditional uses and a Conditional Use Permit (CUP) is required (a CUP review automatically includes a Site Plan Review).

Building Design

The one-level 5,000 square foot building will be constructed with a mostly brick exterior. Several windows are shown on all sides of the building and some metal accents. The front door and is shown at the southeast corner of the building in a prominent way, providing access from both the Sunwood Drive sidewalk directly and the parking lot. The building design meets the requirements of the COR Framework.

Access and Parking

Vehicular access to the parking lot will come from Zeolite Street via a shared roadway that is aligned with the Home2 Suites driveway. This roadway will be retained by the City and extended as other developments occur. The roadway will be designed in such a way that it could be converted into a standard public roadway, should it warrant. In the meantime, a shared access and maintenance agreement document will need to be signed by the applicant. Until other users are present, CorTrust Bank will be responsible for all of the construction costs and maintenance obligations in this segment. After other users are constructed (and while still a private roadway), they will pay some portion of the maintenance costs.

The 20-space parking lot on the east side of the building will not have direct access to Sunwood Drive. Driveways along this roadway are limited to maintain good traffic flow. One may be possible in the future roughly midway between Zeolite and Yolite Streets, depending on how the balance of the property is developed. For a bank of this size, 17 spaces are required. The applicant has operated several bank branches and has sized the parking lot to meet the needs of the staff and customers. In addition, on-street parking is available on this portion of Sunwood Drive and would be a very convenient option for customers. In order to prevent employees (or other people) from parking on the street all day, the applicant has requested approval to sign this area for one-hour parking.

Drive-Thru

Drive-thrus are considered conditional uses in the Zoning Code and a conditional use permit (CUP) is required.

City Code Section 106-525(6) lists out "standard conditions" for this use and the proposed lane configuration appears to be designed to those conditions. The drive-thru will be accessed from the parking lot with cars exiting onto Zeolite Street. The drive-thru will have a bypass lane that can be used as an exit for the parking lot. Sound from any speaker system must not be audible from the adjacent rights-of-way or residential use (which will be several hundred feet away).

Pedestrian Connections

As a part of the development of this site, sidewalks will be constructed along both Sunwood Drive and Zeolite Street. The Sunwood Drive sidewalk will contain planter beds that fit the streetscape while making an adjustment to frame the front door. The sidewalk along Zeolite Street will be a six-foot wide sidewalk with a boulevard between the sidewalk and curb of the roadway. This sidewalk will be constructed to the north private roadway in order to provide better snow clearing operations for City crews.

The building is being constructed so that the front door directly accesses the sidewalk along Sunwood Drive.

Landscaping and Screening

The applicant submitted a landscape plan with the application. An earlier draft was reviewed by the Environmental Policy Board (EPB) at its meeting on October 20. A revised plan has been submitted (attached) that addressed the issues raised at that time. It is noted that two of the trees are too close to the intersection, violating the vision clearance triangle rule, and should be removed with the remaining trees being able to be spread out a little more.

Along the east side of the building is a mechanical area screened by a short brick wall that matches the building's exterior. The COR Framework also requires screening of parking areas from Sunwood Drive. A decorative block kneewall will stretch the entire frontage of the parking lot, augmented by shrubs, to provide screening of the parking lot. The block wall will not match the brick in the building, though it is complementary in its design.

Lighting

The lighting plan shows a mix of decorative wall-mounted lights, freestanding lighting, and under-canopy lighting. All of the light fixtures appear to meet City Code requirements, provided the side shields are installed on the under-canopy lights in order to prevent glare. There are some areas of the parking lot that fall below the 1.0 foot-candle minimum. An additional light pole or two will likely correct this deficit.

Future Development Site

The area between the private roadway and the drive-thru exit will be retained by the City. This area was created so that the private roadway can line up with the Home2 Suites driveway. The applicant has stated that they do not need or want it. It is possible that a small single-user building up to about 3,000 square feet and the associated parking can be developed on this space. It is not big enough, however, to accommodate anything with a drive-thru. Any use on this site will be brought forward when a user and site design are known.

Plat

The application includes a final plat to subdivide the bank site off from the larger outlot. This final plat is considered a "minor plat" and will be considered by the Council.

Notification:

Mailed notices were sent to property owners within 350 feet of the site. A "proposed development" sign was placed on the property. A legal notice was placed in the November 7 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the Conditional Use Permit as recommended by staff.
2. Recommend approval of the CUP with modifications or additional conditions.
3. Recommend denial of the CUP based on specific findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant. The applicant is purchasing land from the City. Development fees will also be collected through the development agreement.

Recommendation:

Staff recommends approval of the Conditional Use Permit for a bank with two drive-thru lanes.

Outcome/Action:

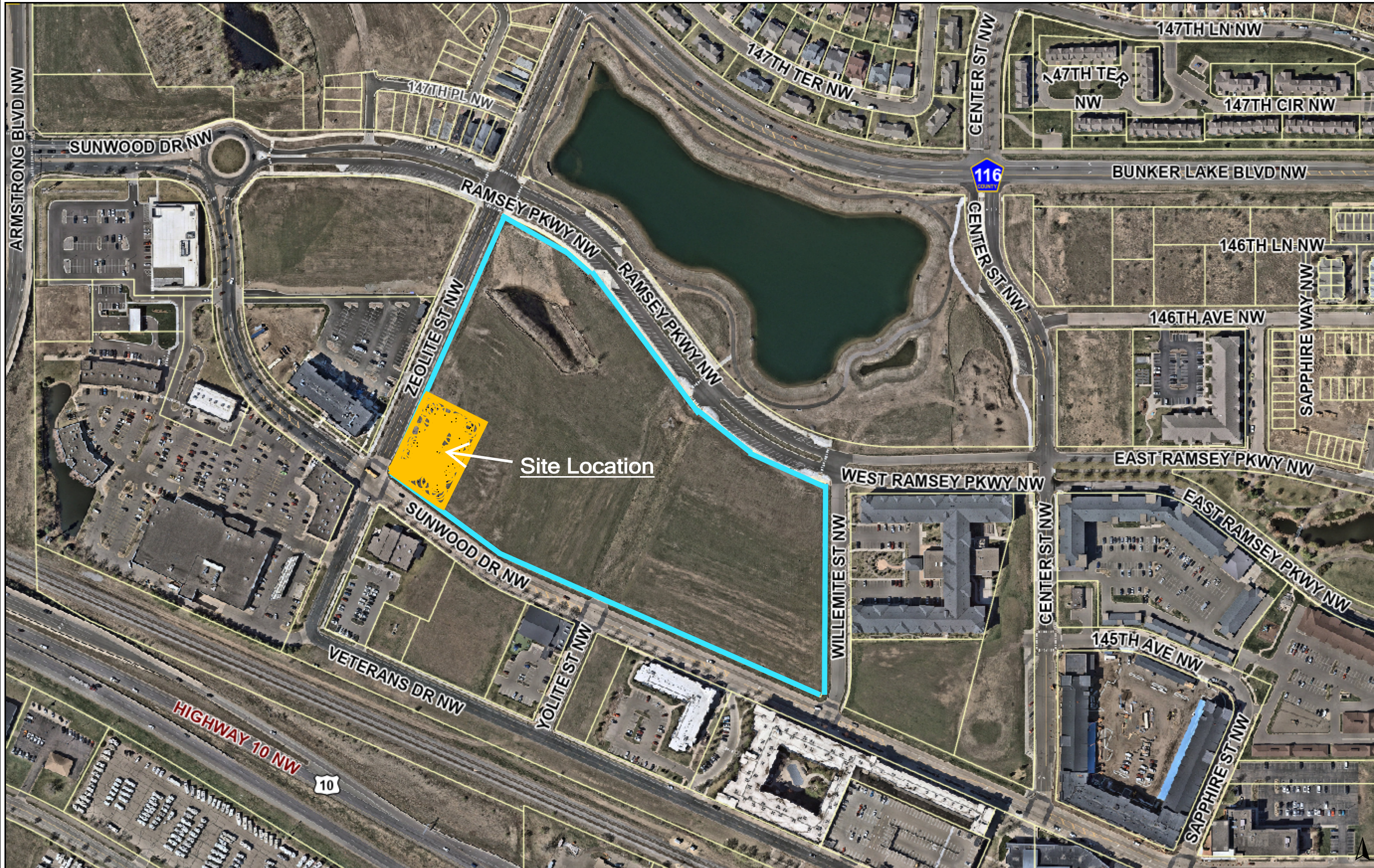
Motion to recommend approval of a Conditional Use Permit for a bank with two drive-thru lanes at 7845 Sunwood Drive NW.

Attachments

Location Map
Architectural Plans
Civil Plans
Landscapae Plans
Lighting Plans
Final Plat
Resolution #25-272 CUP

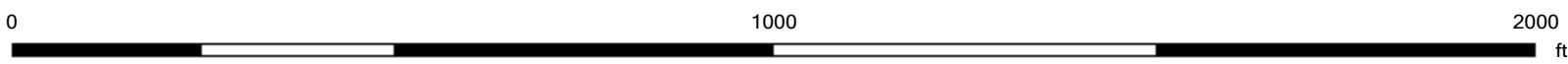
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/14/2025 08:59 AM
Form Started By: Todd Larson		Started On: 10/29/2025 10:19 AM
Final Approval Date: 11/14/2025		

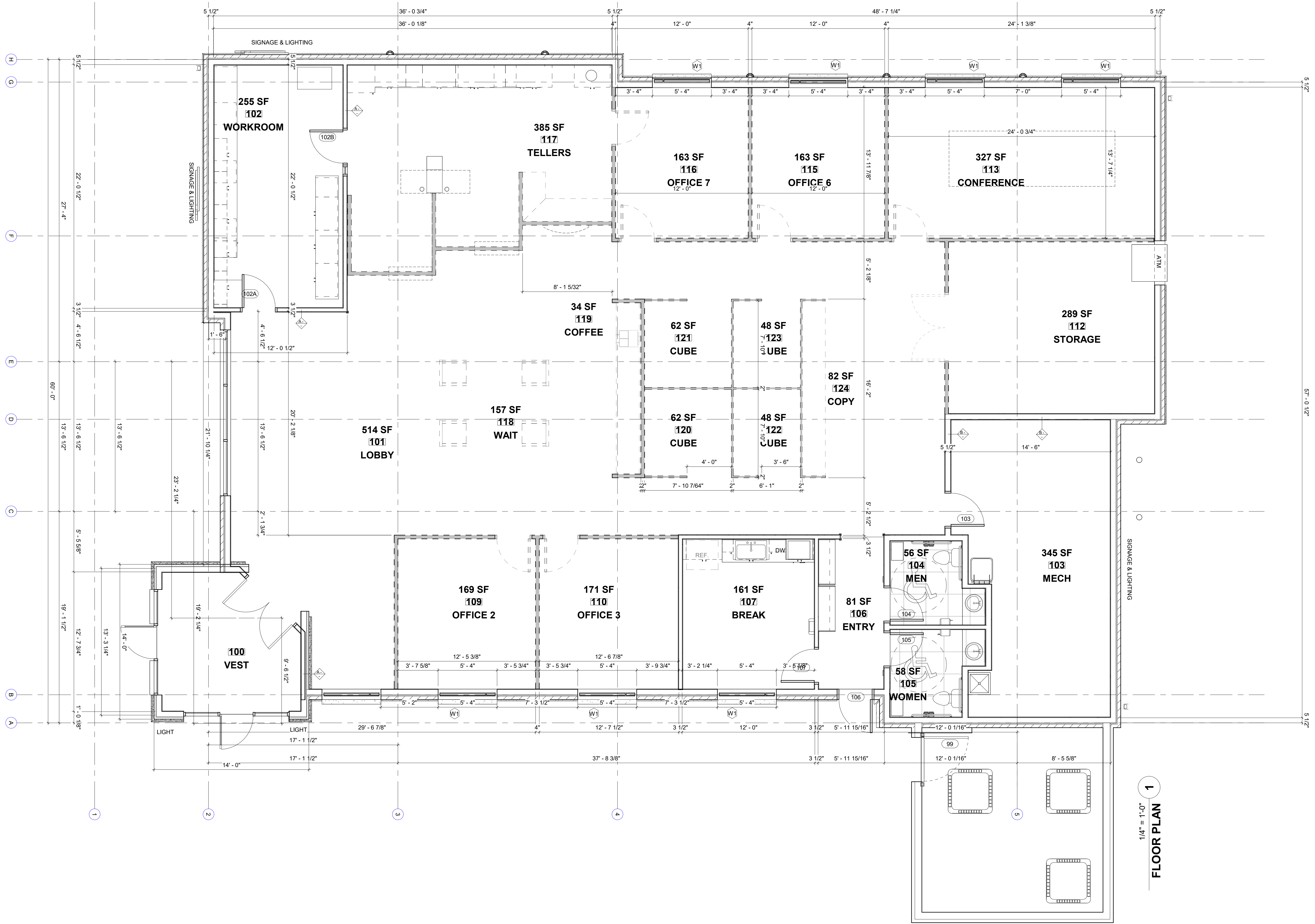


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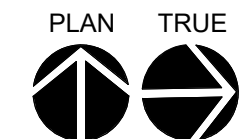
NE Corner of
Intersection of
Zeolite St. NW
and Sunwood Dr.
NW



October 2025



1/4" = 1'-0"
FLOOR PLAN 1



GENERAL FLOOR PLAN NOTES

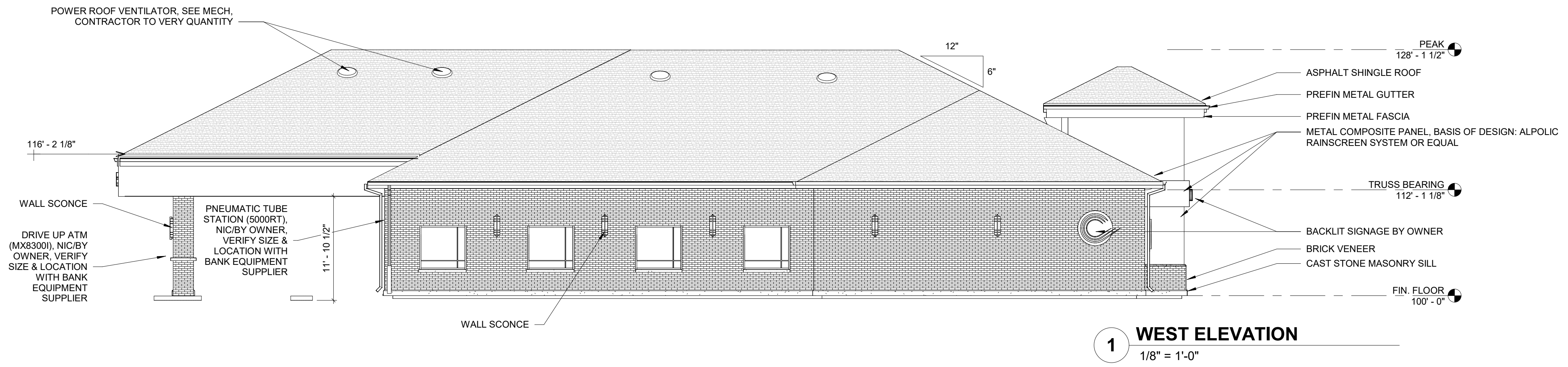
- A. INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O.
- B. SEE SHEET **A7.1** FOR WALL TYPE LEGEND
- C. SEE SHEET **A7.1** FOR DOOR SCHEDULE

Revision Schedule

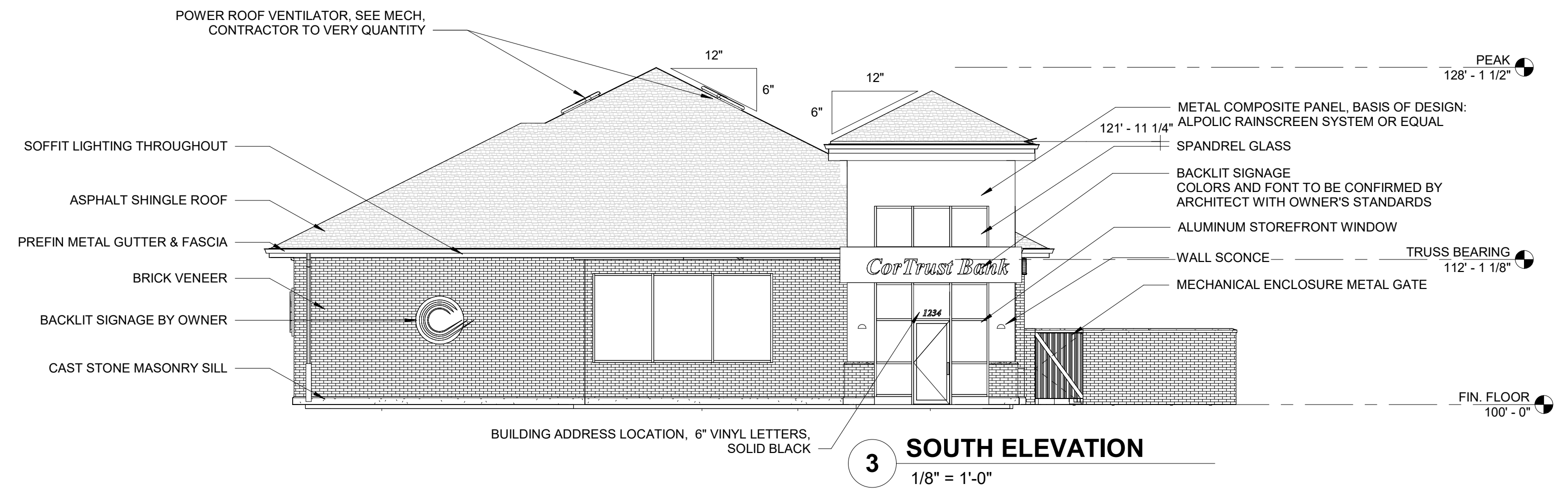
No.	Description	Date

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 Checked By: SW
 Date: 11/03/2025

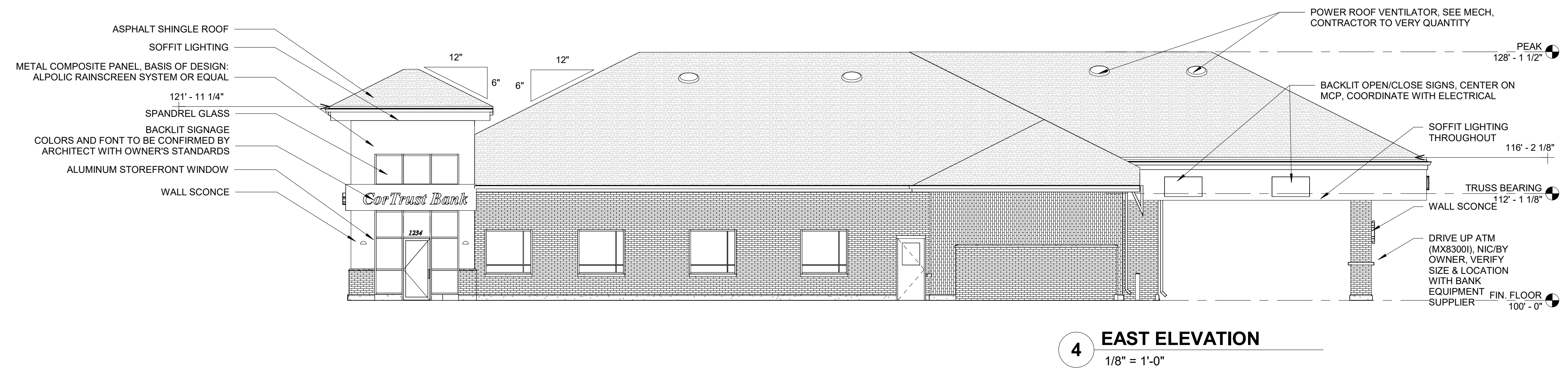
11/3/2025 2:51:25 PM | THESE DRAWINGS ARE A COPYRIGHT 2021 DOCUMENT. THESE DRAWINGS SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF PUETZ DESIGN + BUILD



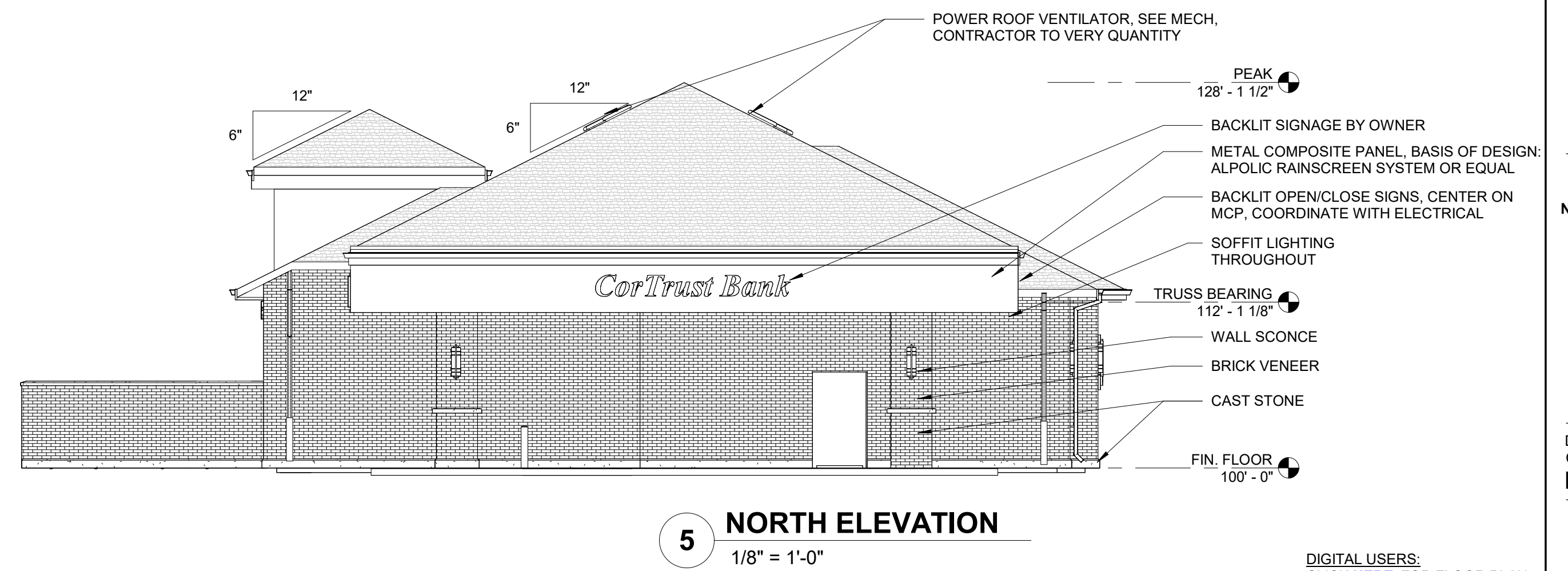
1 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

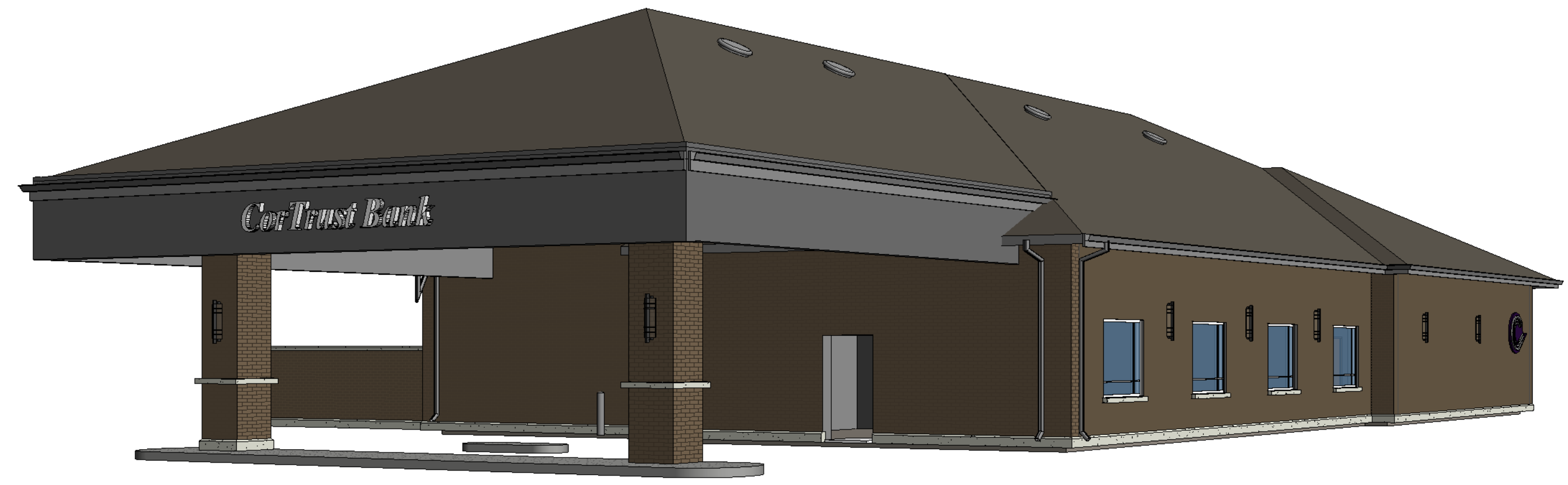


5 NORTH ELEVATION
1/8" = 1'-0"

Revision Schedule

No.	Description	Date

Drawn By: SW
Checked By: SW
Date: 11/03/2025



1 3D VIEW



2 3D VIEW



3 3D VIEW

Revision Schedule

No.	Description	Date

Drawn By: SW
Checked By: SW
Date: 11/03/2025

CORTRUST BANK

7845 SUNWOOD DR. NW
RAMSEY, MN

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

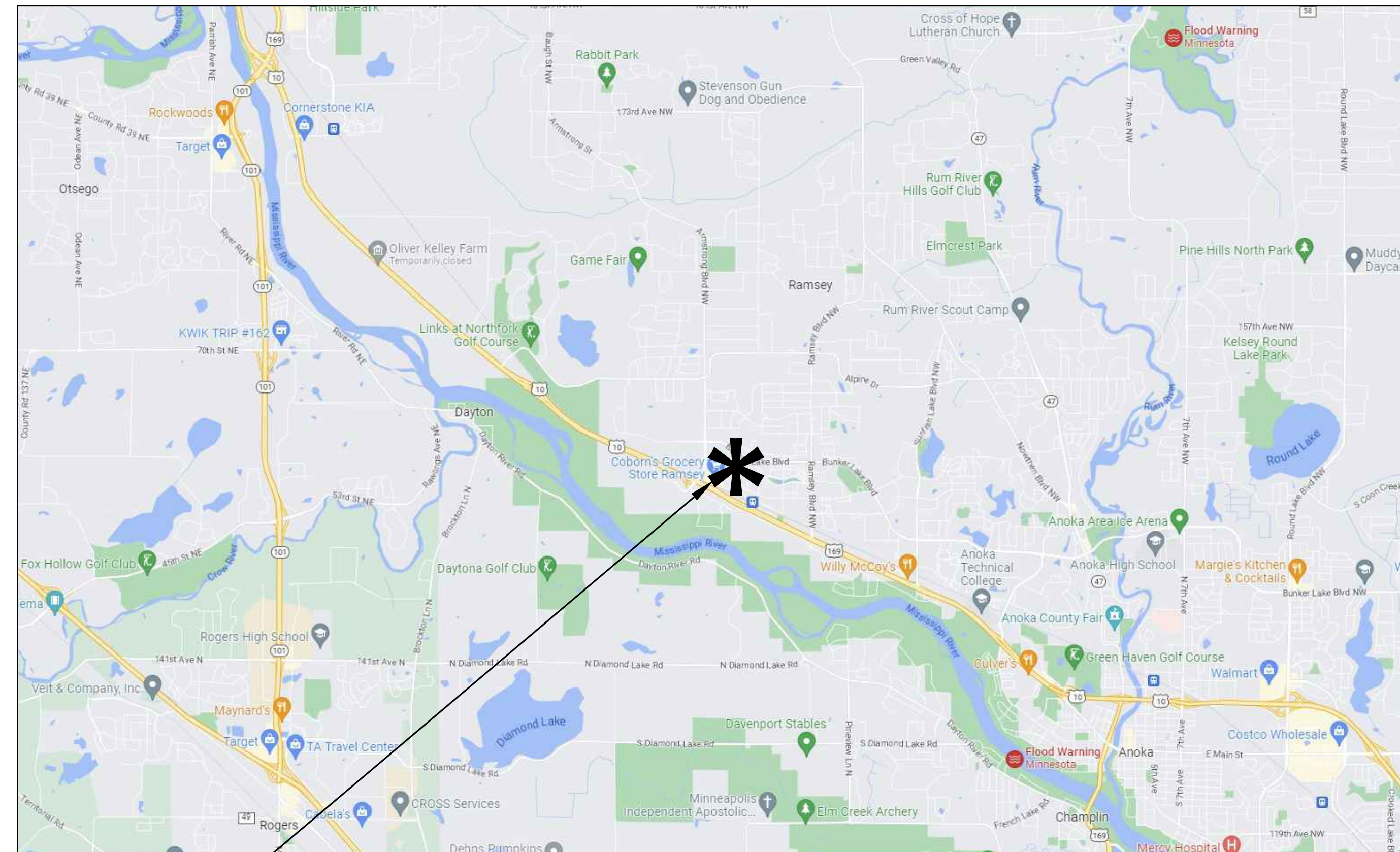
**CORTRUST
BANK**

7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CADD QUALIFICATION

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

SUBMITTAL/REVISIONS

10/10/2025 CITY SUBMITTAL
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.

License No. Trevor D. Gruys - PE 53706
Date

QUALITY CONTROL

Loecks Project No. 23024
Project Lead TDC
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

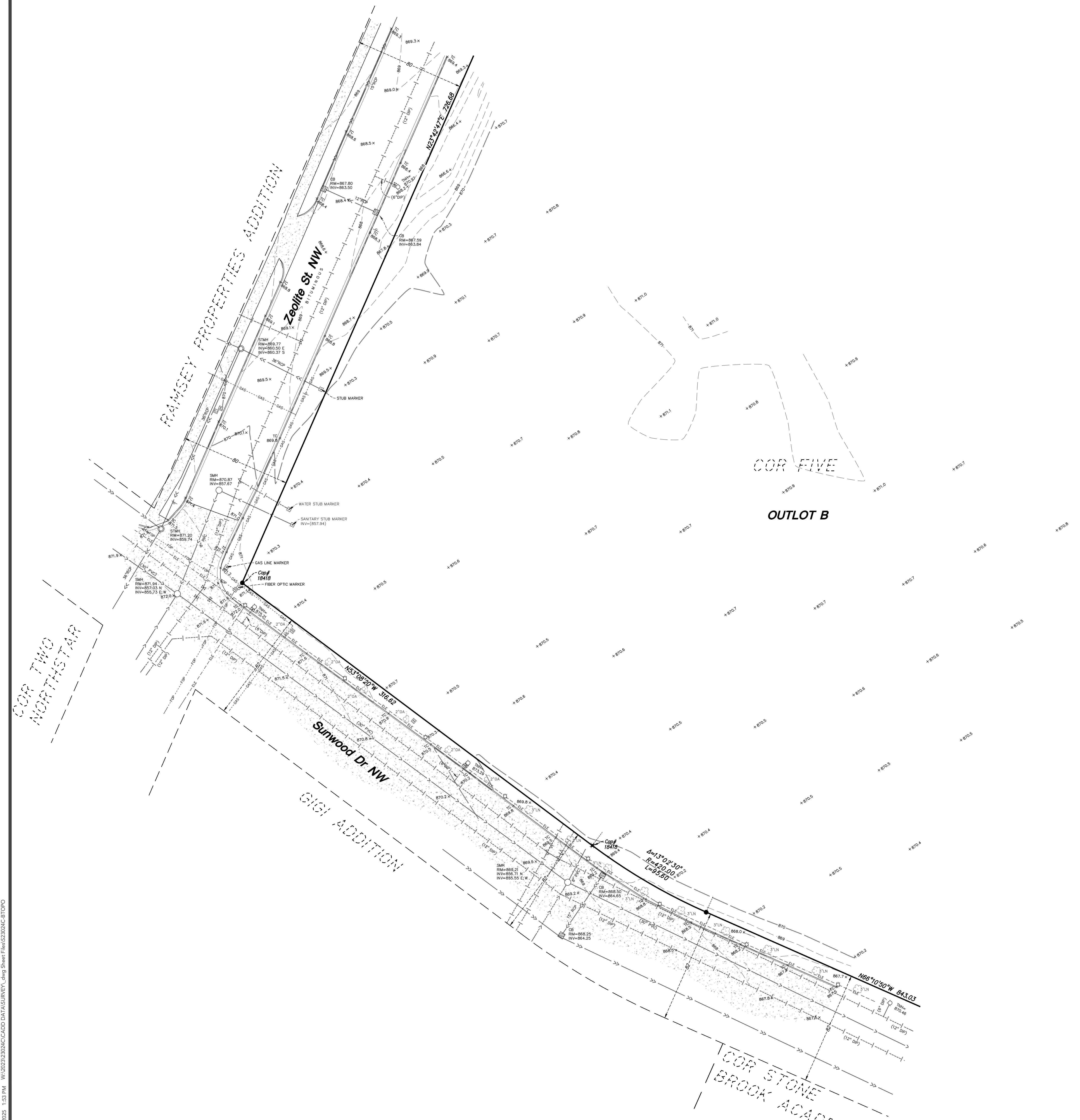
WARNING:

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.

COVER SHEET

C1.0



LEGEND

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

DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

OUTLOT B, COR FIVE, Anoka County, Minnesota

SURVEY REPORT

- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
 - Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
 - The bearings for this survey are based on the Anoka County Coordinate System NAD 83 (1996 Adjust).
 - The purpose of this sheet is to show the partial topography limits.
 - Benchmark: MNDOT Disk G257 cast-in-place concrete monument located 5.0 miles northwest of Anoka, 4.5 miles northwest along Trunk Highway 10/Trunk Highway 169 from the junction of Trunk Highway 10/Trunk Highway 169 and Trunk Highway 47 in Anoka, at Trunk Highway 10 Milepoint 220.6, 0.9 mile northwest of the junction of Trunk Highway 10 and Ramsey Boulevard Northwest (County Road 56), 0.28 mile east of county road 83 (Armstrong Boulevard), 74.0 feet southwest of eastbound Trunk Highway 10, 69.0 feet northwest of Alpaca Street Northwest, 50.0 feet northwest of a power pole number 1824, 14.0 feet south of a witness post. Elevation = 873.32 feet (NAVD88)
- Site Benchmark: Top nut of hydrant shown heron located at the intersection of Zeolite St. NW and Sunwood Dr.
Elevation = 857.21 feet (NAVD88)
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 251983320 & 251983351. The following utilities and municipalities were notified:

ANOKA COUNTY	(763)324-3127
COMCAST	(800)778-9140
CITY OF RAMSEY	(763)433-9861
CENTURYLINK	(800)778-9140
CONNEXUS ENERGY	(763)323-4215
MCI	(800)624-9675
METRO TRANSIT FACILITIES	(612)349-7317
CENTER POINT ENERGY	(800)778-9140
ZAYO BANDWIDTH	(800)961-6500
 - Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
 - Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
 - Tree diameters shown hereon are measured at breast height.
 - The field work was completed on July 23, 2025.
 - See sheet 2 of 2 for boundary survey.
 - Maps received through the Gopher State One-Call Tickets appear to not be current to the site due to recent construction.

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full title of the project name and revision numbers in addition to the user's name and date. The Consultant shall not be held responsible for any errors or omissions from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

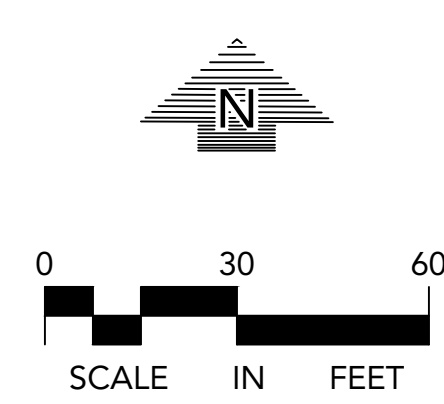
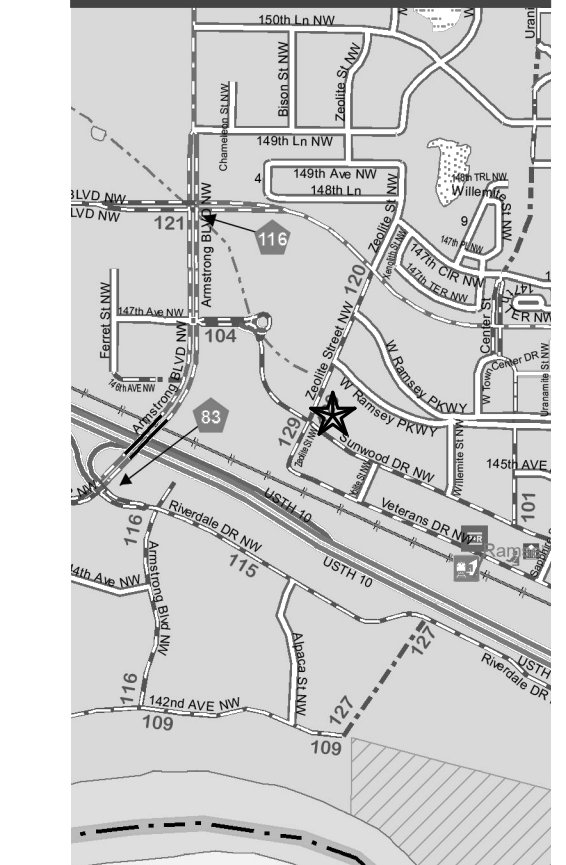
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Minnesota.

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

QUALITY CONTROL

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

VICINITY MAP



DESCRIPTION OF PROPERTY SURVEYED

(Per Anoka County Tax Records)

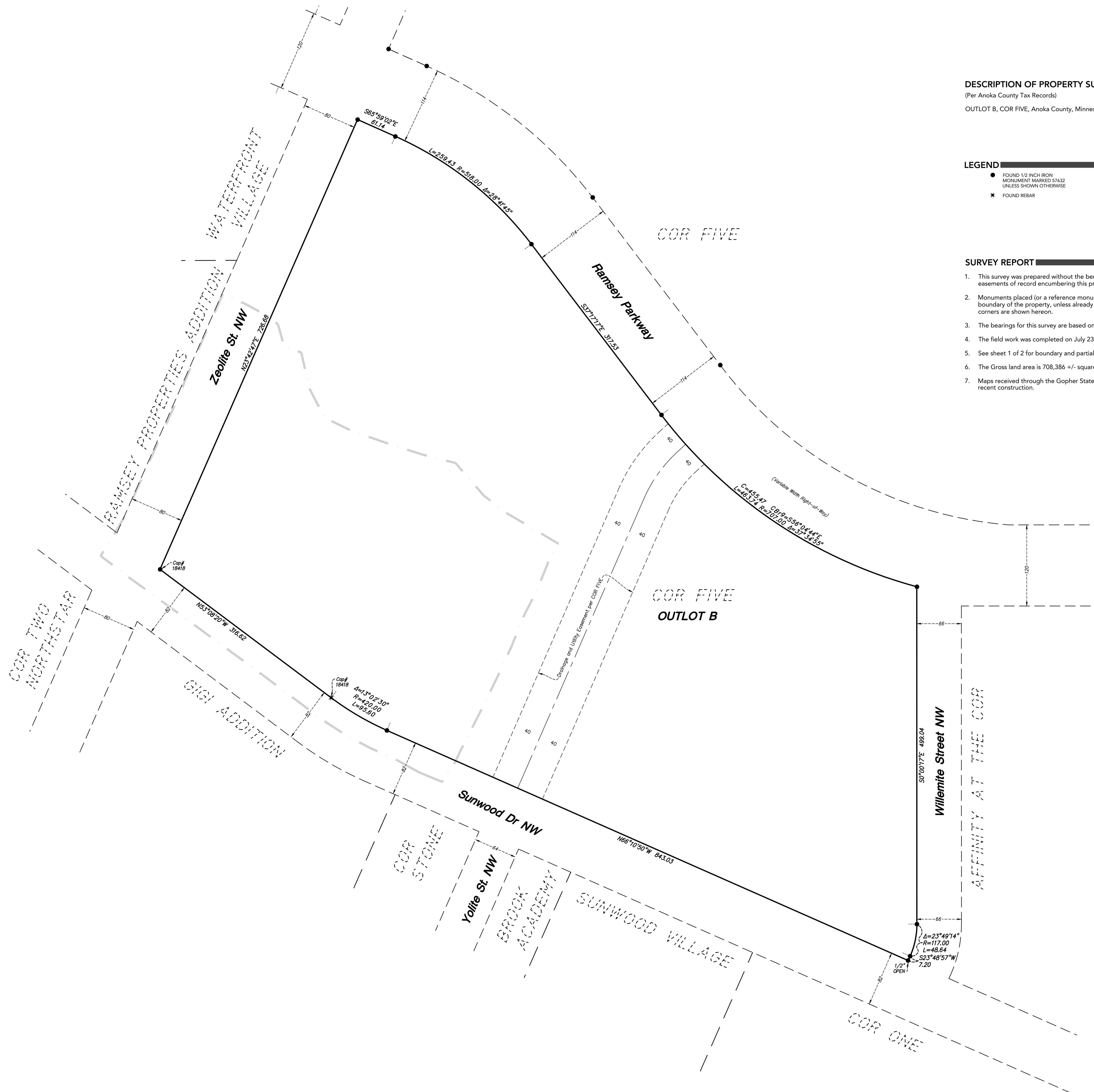
OUTLOT B, COR FIVE, Anoka County, Minnesota

LEGEND

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

SURVEY REPORT

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



CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared in accordance with the Consultant's standard practices and are intended 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 consideration of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full title of the project name and revision number. The Consultant shall not be held responsible for any errors, omissions, or omissions that the user shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

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

PROFESSIONAL SIGNATURE

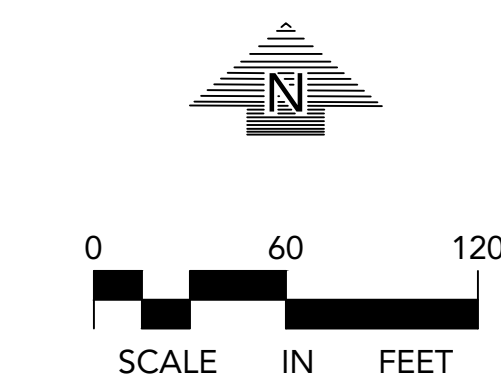
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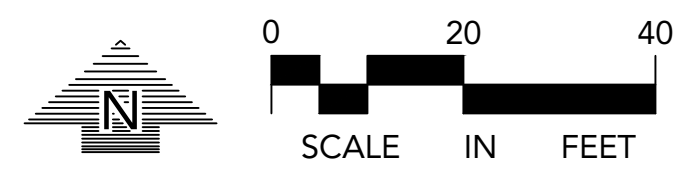
Dillon J. Tews
 License No. 62268
 Date 08/05/25

QUALITY CONTROL

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

VICINITY MAP





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

**CORTRUST
 BANK**

7845 SUNWOOD DR. NW
 RAMSEY, MINNESOTA

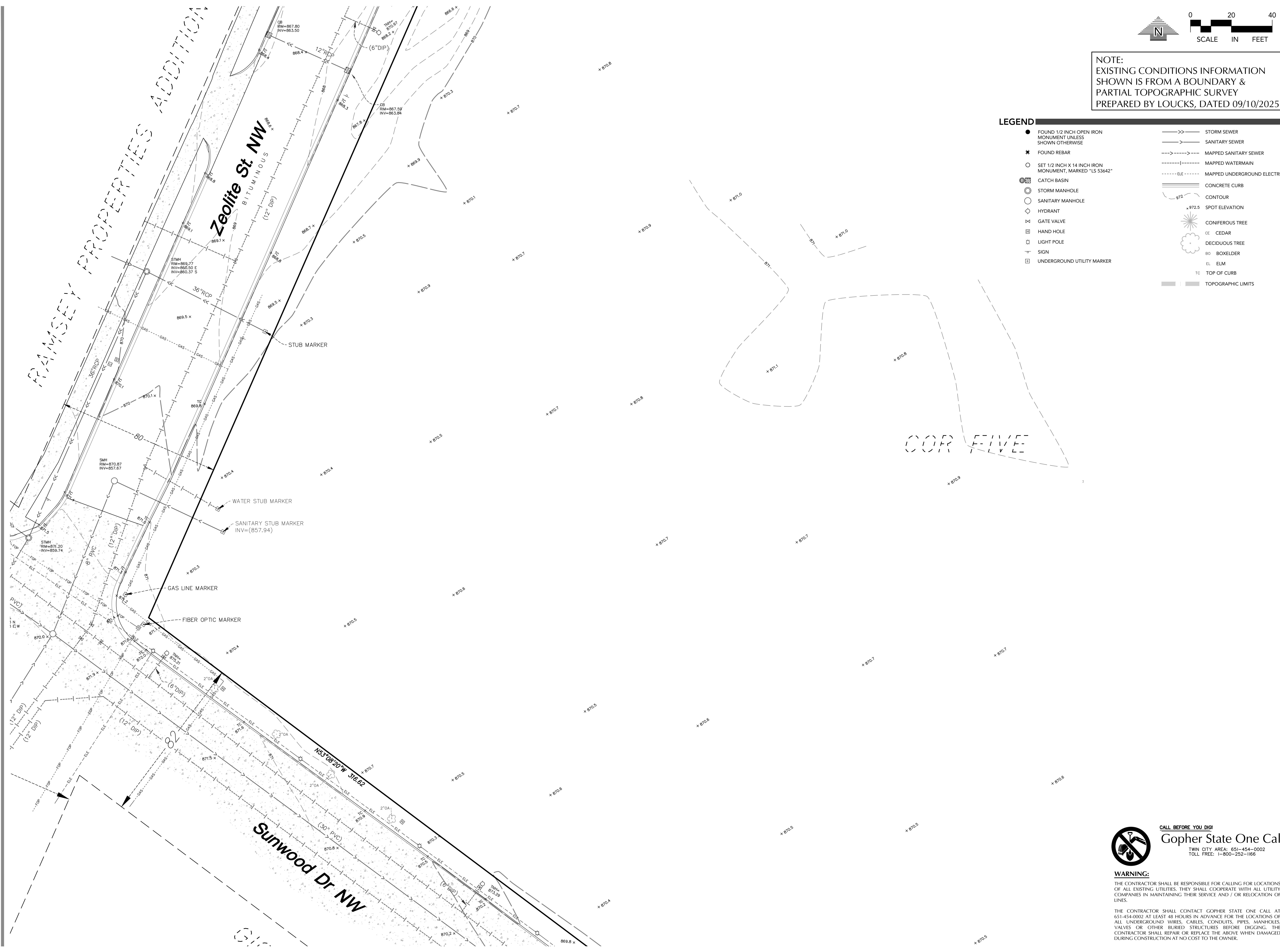
LOUCKS

PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

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

LEGEND

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



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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.

License No. Trevor D. Gruys - PE 53706
 Date

QUALITY CONTROL

Locks Project No.	23024
Project Lead	TDC
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

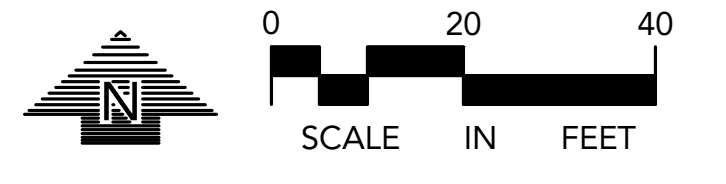
WARNING:

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.

**EXISTING
 CONDITIONS**

C1.1



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

CORTRUST BANK
 7845 SUNWOOD DR. NW
 RAMSEY, MINNESOTA

LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—>—> STORM SEWER
* FOUND REBAR	—> SANITARY SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 53642"	- - - - - MAPPED SANITARY SEWER
⊠ CATCH BASIN	- - - - - MAPPED WATERMAIN
⊙ STORM MANHOLE	- - - - - MAPPED UNDERGROUND ELECTRIC
○ SANITARY MANHOLE	===== CONCRETE CURB
○ HYDRANT	~~~~~ CONTOUR
⊠ GATE VALVE	••••• SPOT ELEVATION
⊠ HAND HOLE	☀ CONIFEROUS TREE
⊠ LIGHT POLE	CE CEDAR
⊠ SIGN	☀ DECIDUOUS TREE
⊠ UNDERGROUND UTILITY MARKER	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

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SUBMITTAL/REVISIONS

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

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Trevor D. Gruys - PE

License No. 53706
 Date

QUALITY CONTROL

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

SHEET INDEX

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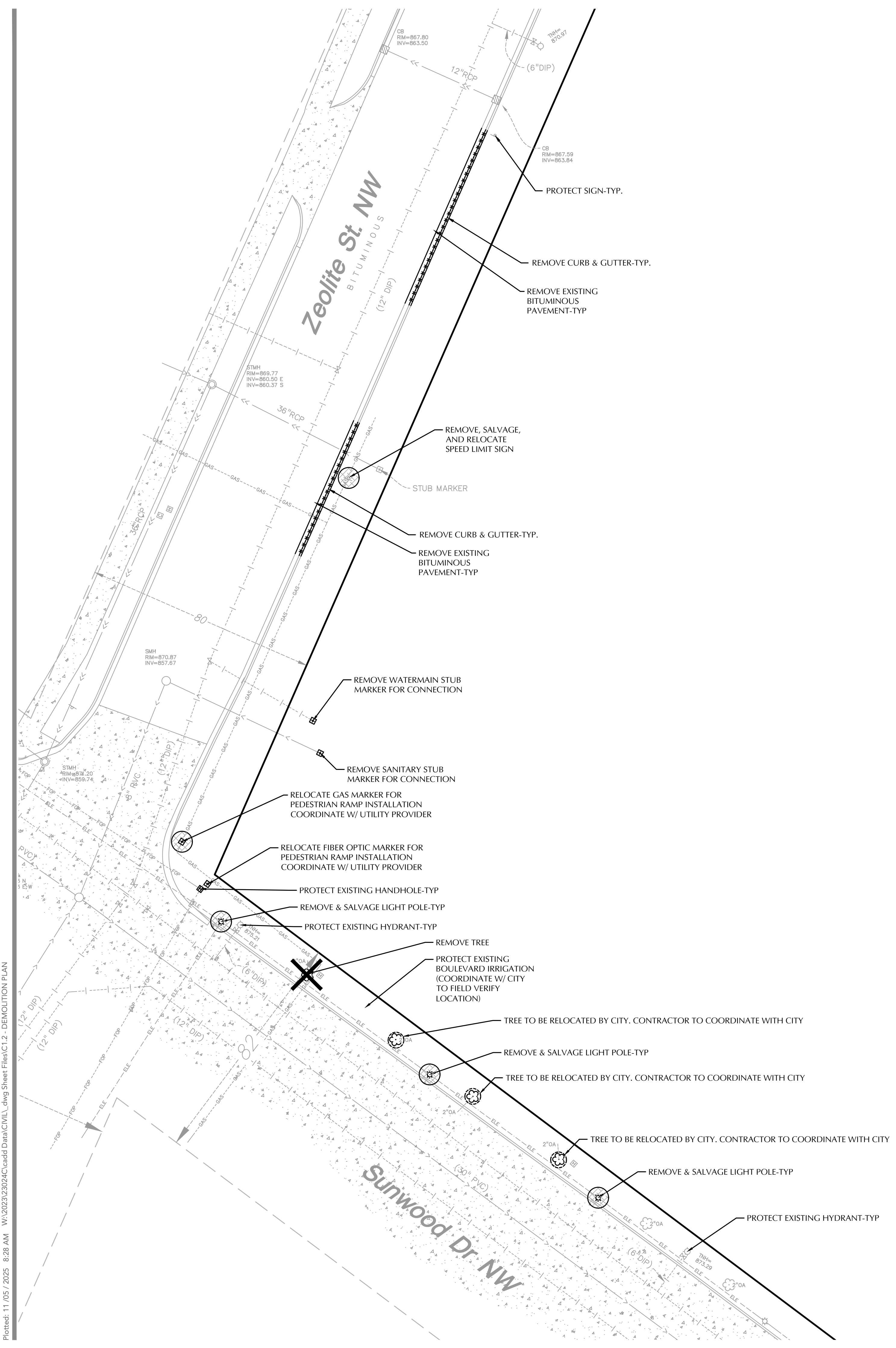
DEMOLITION PLAN
C1.2

SITE DEMOLITION NOTES

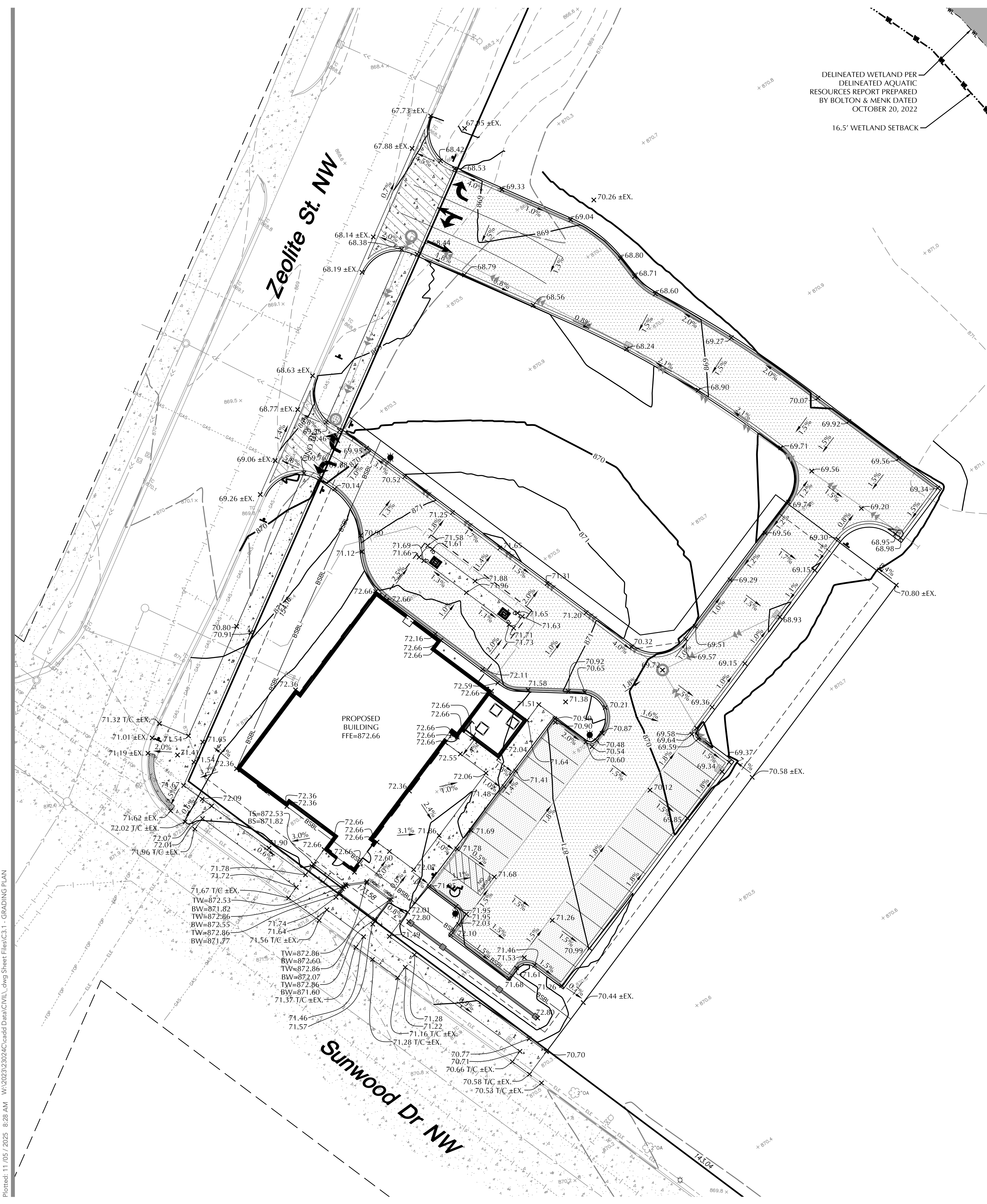
- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES & OWNER.
- CLEAR AND GRUB AND REMOVE ALL TREES NOTED FOR REMOVAL. VEGETATION AND SITE DEBRIS WITHIN CONSTRUCTION LIMITS PRIOR TO GRADING. STRIP TOP SOIL AND STOCKPILE 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.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL. CONTRACTOR TO NOTIFY ENGINEER WITH ANY CONFLICTS OR PLAN DISCREPANCIES.
- CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING(S) WITH UTILITY OWNER(S) TO DISCUSS DISCONNECTIONS AND/OR RELOCATIONS.
- 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.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE ALL WORK WITHIN THE ADJACENT PROPERTIES WITH THE OWNER AND ADJACENT PROPERTY OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION PHASING WITH ALL DISCIPLINES INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL, & OWNER.
- 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.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR ANY REPAIRS TO THE IRRIGATION SYSTEM THAT IS AFFECTED DURING CONSTRUCTION.



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.

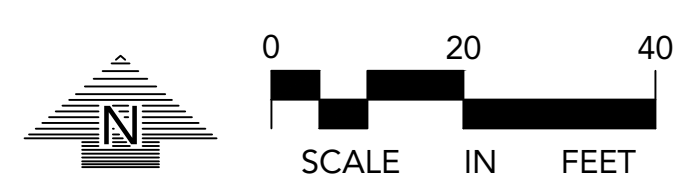


Plotted: 11/05/2025 8:28 AM W:\2023\23024\CADD\Drawn\Sheet\Files\C1.2 - DEMOLITION PLAN



GRADING, DRAINAGE & EROSION CONTROL NOTES

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



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

CORTRUST BANK
7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

EXISTING	PROPOSED

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PLANNING
CIVIL ENGINEERING
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LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
12755 Highway 55, Suite R100
Plymouth, MN 55441
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10/10/2025	CITY SUBMITTAL
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PROFESSIONAL SIGNATURE
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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

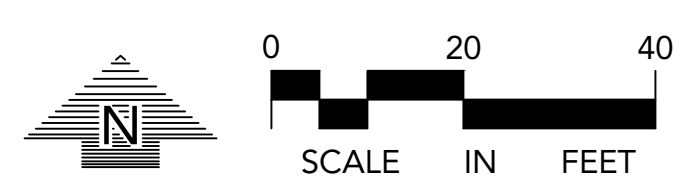
SHEET INDEX	
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.1	SITE PLAN
C2.2	FIRE TRUCK TURNING
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
C4.1	UTILITY PLAN - STORM SEWER
C4.2	UTILITY PLAN - SS & WM
C8.1-C8.3	CIVIL DETAILS
L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT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

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Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:
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GRADING PLAN
C3.1



NOTE:
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 SHOWN IS FROM A BOUNDARY &
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 PREPARED BY LOUCKS, DATED 09/10/2025.

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 Plymouth, MN 55441
 763.424.5505
 www.loucksinc.com

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
	DRAIN TILE
	SANITARY SEWER
	FORCE MAIN
	WATER MAIN
	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

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SUBMITTAL/REVISIONS

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

SWPPP LEGEND

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

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

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

QUALITY CONTROL

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

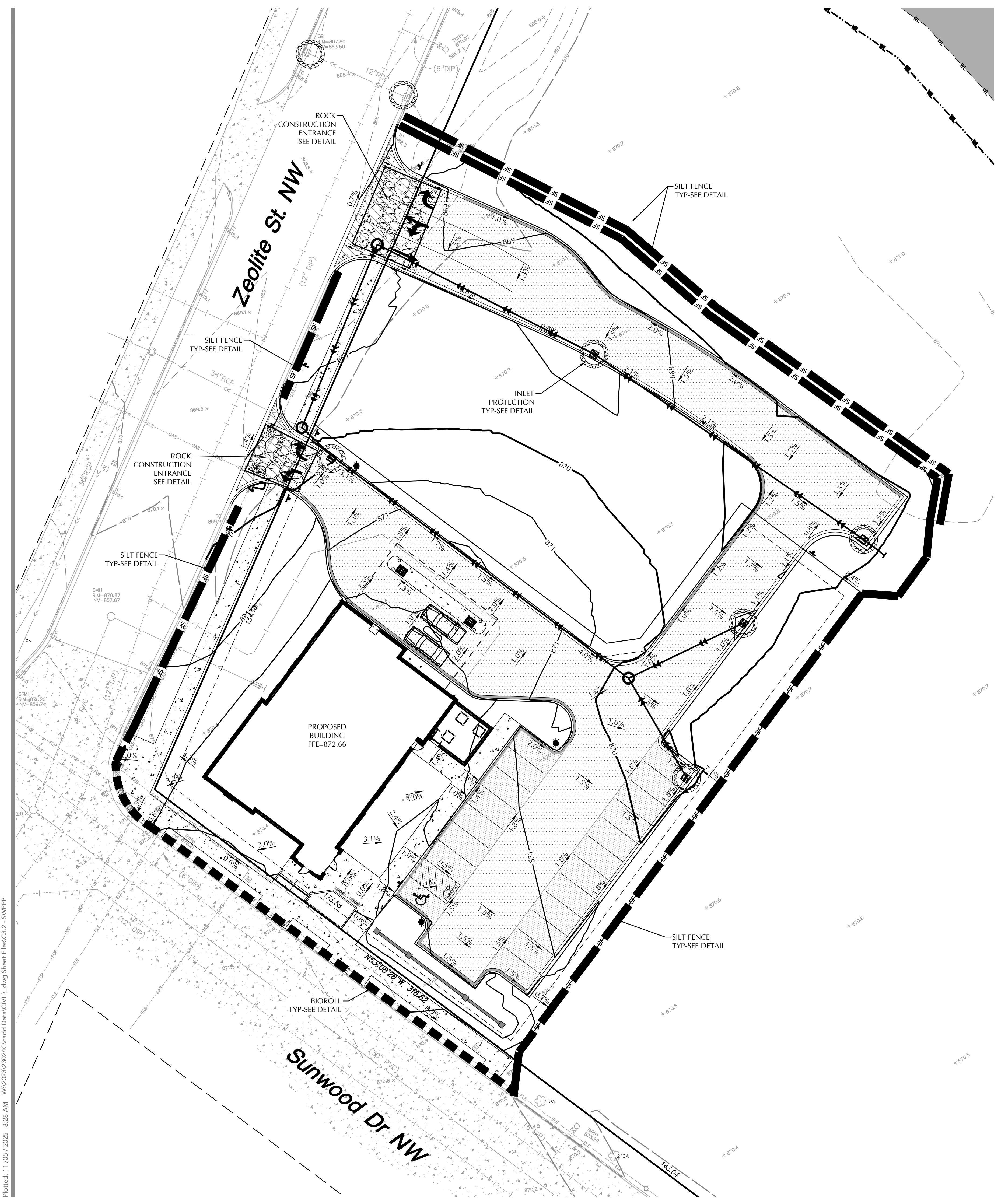
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SWPPP
C3.2



Plotted: 11/05/2025 8:28 AM W:\2023\23024\Cadd\Drawn\Civil.dwg Sheet Filed\C3.2 - SWPPP

SWPPP NOTES

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

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

GENERAL SOIL TYPE: SEE GEOTECHNICAL EVALUATION REPORT
- EROSION AND SEDIMENT CONTROLS WERE DESIGNED TO EFFECTIVELY CONTROL STORMWATER RUNOFF WITHIN THE PROJECT AREAS. EROSION AND SEDIMENT CONTROL HAVE BEEN PROPOSED TO MINIMIZE CHANNEL EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS. FACTORS THAT WERE CONSIDERED INCLUDE PROPOSED IMPERVIOUS AREAS, SLOPE OF IMPERVIOUS SURFACES, STORMWATER INFRASTRUCTURE DISCHARGE POINTS, AND ANNUAL AVERAGE PRECIPITATION DATA FOR THE PROJECT AREA.
- ANOKA COUNTY RECEIVES AN AVERAGE OF 30 INCHES OF PRECIPITATION PER YEAR. THE FOLLOWING ANOKA COUNTY 24-HOUR STORM EVENTS ARE BASED ON ATLAS 14 RAINFALL DATA:

2-YR	2.83 INCHES
10-YR	4.21 INCHES
100-YR	7.06 INCHES
- THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE IDENTIFIED WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC. BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL INSTALL RAIN GAUGE ON SITE.
- GROUNDWATER & DEWATERING
 - REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION INCLUDING BUT NOT LIMITED TO GROUNDWATER CONDITIONS AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - FOLLOW LOCAL, STATE, AND FEDERAL REGULATIONS FOR GROUNDWATER PUMPING AND OBTAIN ALL NECESSARY PERMITS. A WATER USE PERMIT FROM THE DNR IS REQUIRED WHEN WITHDRAWING MORE THAN 10,000 GALLONS OF WATER PER DAY OR 1 MILLION GALLONS PER YEAR.
 - DISPERSE DISCHARGE USING APPROPRIATE ENERGY DISSIPATION MEASURES.
 - BMPs SHALL BE USED TO PREVENT TURBID OR SEDIMENT LADEN WATERS FROM LEAVING SITE.
 - DEWATERING SHALL NOT CAUSE NUISANCE CONDITIONS INCLUDING BUT NOT LIMITED TO EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS THAT CAUSES SIGNIFICANT ADVERSE IMPACTS TO THE WETLAND.
- REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION AND RECOMMENDATIONS RELATED TO SOIL CONTAMINATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN (7) OR MORE DAYS SHALL BE STABILIZED BY SEEDING OR SODDING (ONLY AVAILABLE PRIOR TO SEPTEMBER 15) OR BY MULCHING OR COVERING OR OTHER EQUIVALENT CONTROL MEASURE.
- ON SLOPES 3:1 OR GREATER MAINTAIN SHEET FLOW AND MINIMIZE RILLS AND/OR GULLIES. SLOPE LENGTHS CAN NOT BE GREATER THAN 75 FEET.
- ALL STORM DRAINS AND INLETS MUST BE PROTECTED UNTIL ALL SOURCES OF POTENTIAL DISCHARGE ARE STABILIZED.
- SOIL COMPACTION SHALL BE MINIMIZED DURING CONSTRUCTION.
- TEMPORARY SOIL STOCKPILES MUST HAVE EFFECTIVE SEDIMENT CONTROL AND CAN NOT BE PLACED IN SURFACE WATERS OR STORM WATER CONVEYANCE SYSTEMS. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT AMOUNT OF SILT, CLAY, OR ORGANIC COMPOUNDS ARE EXEMPT EX: CLEAN AGGREGATE STOCK PILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES.
- SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED ON ALL DOWNGRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER ZONES.
- SEDIMENT LADEN WATER MUST BE DISCHARGED TO A SEDIMENTATION BASIN WHENEVER POSSIBLE. IF NOT POSSIBLE, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S.
- SOLID WASTE MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- NO VEHICLE WASHING ALLOWED ON SITE.
- NO ENGINE DEGREASING IS ALLOWED ON SITE.
- THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT. THE OPERATOR IS RESPONSIBLE FOR COMPLIANCE WITH SECTIONS 3, 4, 6-22, 24 AND APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23.
- TERMINATION OF COVERAGE-PERMITTEE(S) WISHING TO TERMINATE COVERAGE MUST SUBMIT A NOTICE OF TERMINATION (NOT) TO THE MPCA. ALL PERMITTEE(S) MUST SUBMIT A NOT WITHIN 30 DAYS AFTER THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - PERMIT TERMINATION CONDITIONS, PER NPDES PERMIT SECTION 13.1 HAVE BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE.
 - PERMANENT UNIFORM PERENNIAL VEGETATIVE COVER MUST BE ESTABLISHED AT 70% DENSITY OF ITS EXPECTED FINAL GROWTH.
 - THE PERMANENT STORMWATER TREATMENT SYSTEM IS CONSTRUCTED, MEETS ALL REQUIREMENTS, AND IS OPERATING AS DESIGNED.
 - ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs MUST BE REMOVED.
 - CLEAN OUT SEDIMENT FROM CONVEYANCE SYSTEMS AND PERMANENT STORMWATER TREATMENT SYSTEMS (RETURN TO DESIGN CAPACITY).
- INSPECTIONS
 - INITIAL INSPECTION FOLLOWING SILT FENCE INSTALLATION BY CITY REPRESENTATIVE IS REQUIRED.
 - EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 0.5" OVER 24 HOUR RAIN EVENT.
 - STABILIZED AREAS: ONCE EVERY 30 DAYS
 - FROZEN GROUND: AS SOON AS RUNOFF OCCURS OR PRIOR TO RESUMING CONSTRUCTION.
 - INSPECTION AND MAINTENANCE RECORDS MUST BE RETAINED FOR 3 YEARS AFTER FILING OF THE NOTICE OF TERMINATION AND MUST INCLUDE: DATE AND TIME OF ACTION, NAME OF PERSON(S) CONDUCTING WORK, FINDING OF INSPECTIONS AND RECOMMENDATIONS FOR CORRECTIVE ACTION, DATE AND AMOUNT OF RAINFALL EVENTS GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD.
 - OBSERVE ANY DISCHARGE OCCURRING ONSITE AND DOCUMENT CORRECTIVE ACTIONS TAKEN. DISCHARGE SHOULD BE DESCRIBED AND PHOTOGRAPHED.

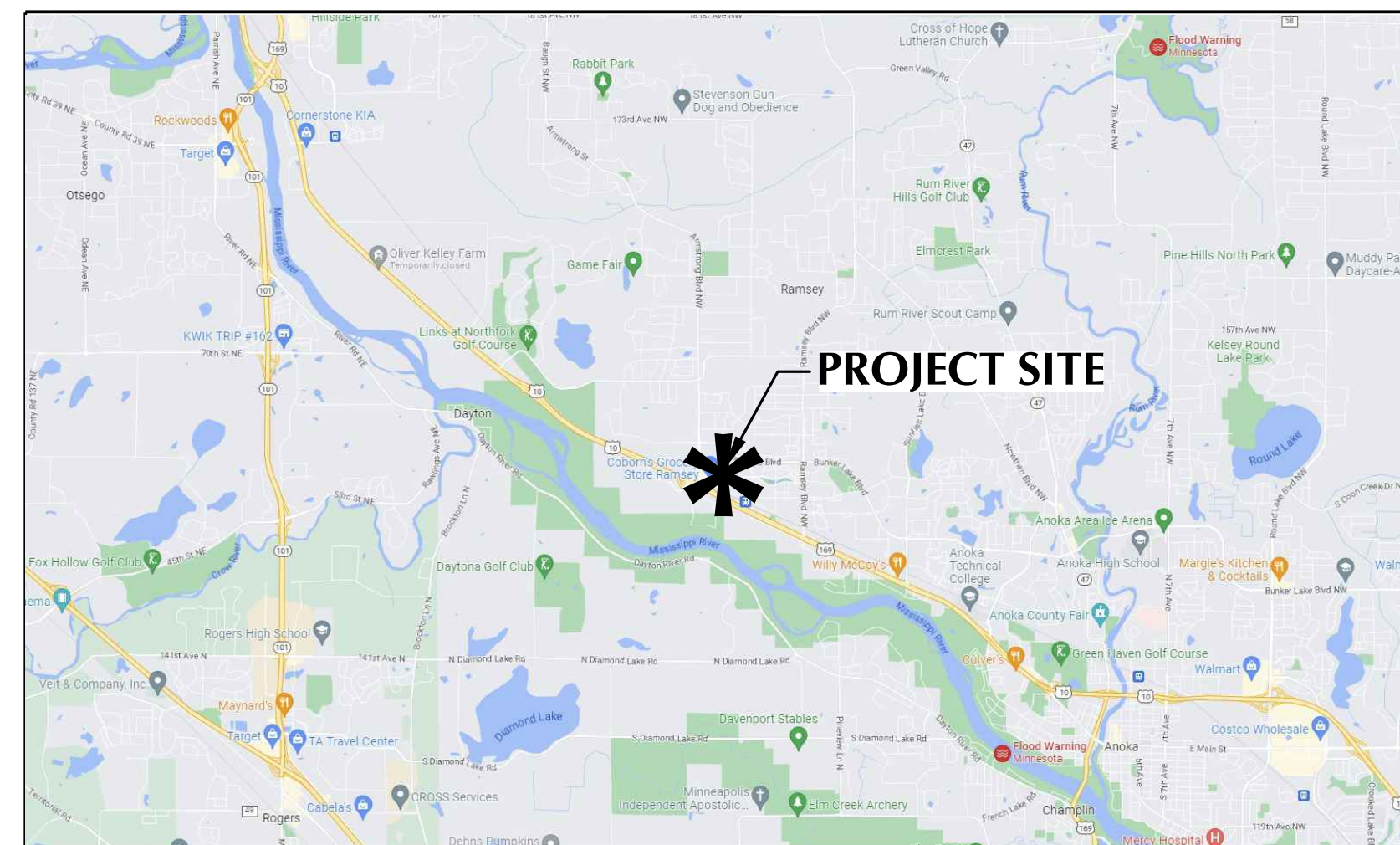
- MINIMUM MAINTENANCE
 - ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR AS SOON AS FIELD CONDITIONS ALLOW.
 - REPAIR, REPLACE, OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR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

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

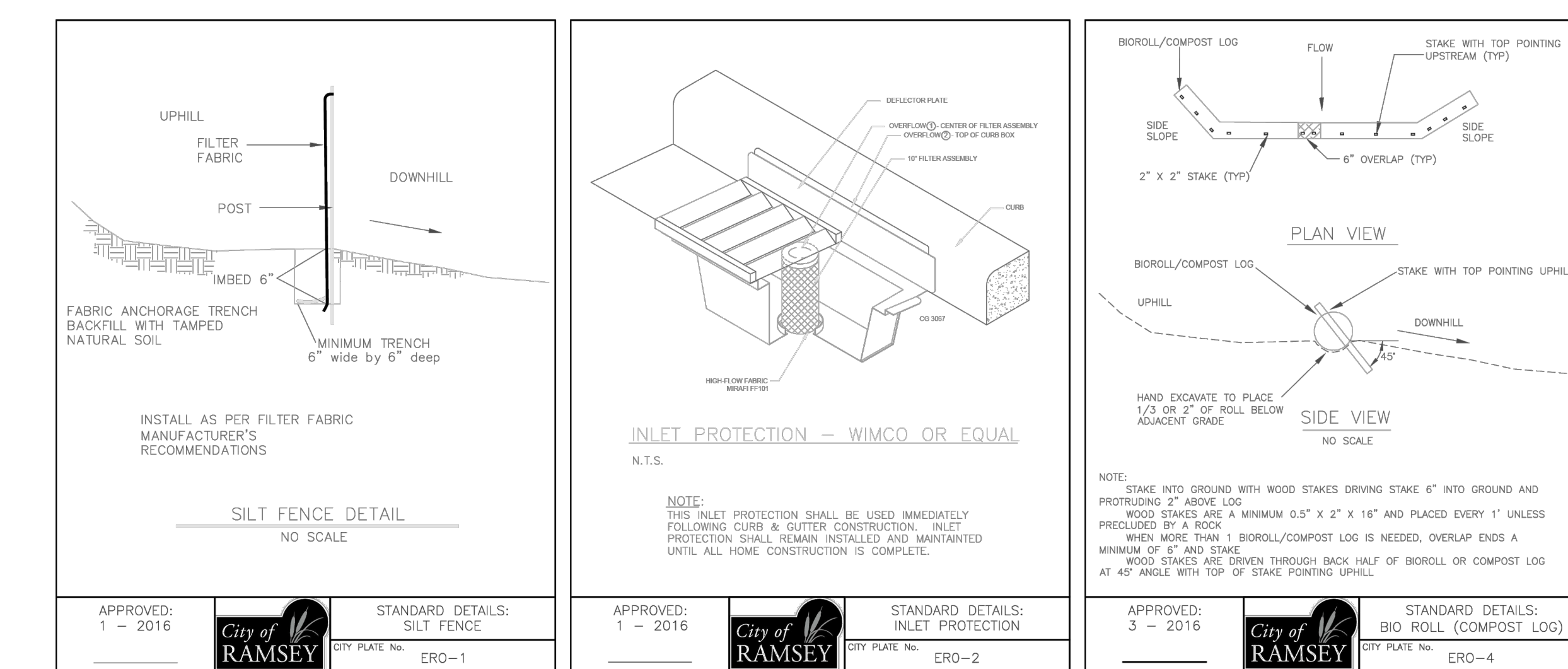
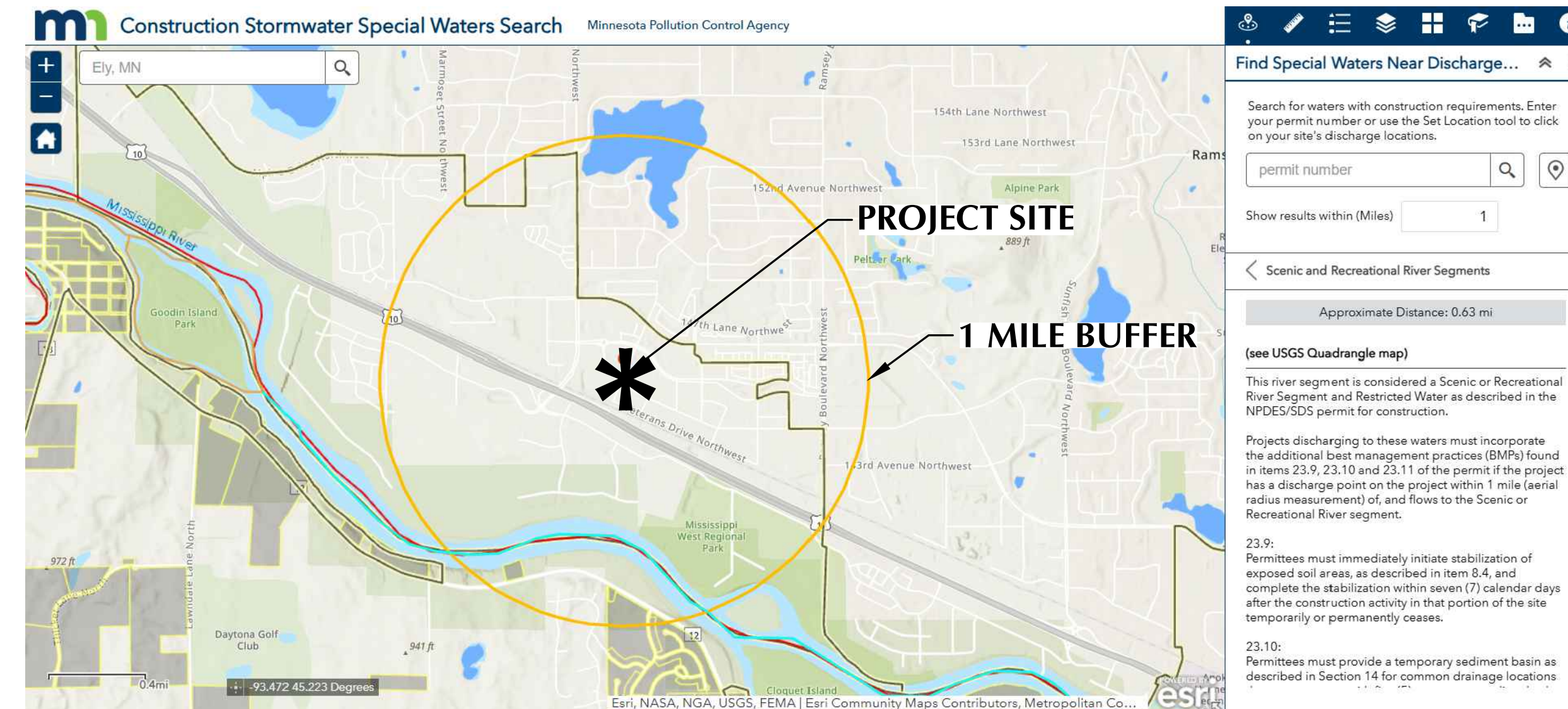
CONTACT: TBD
COMPANY: TBD
PHONE: TBD
 - THE OWNER MUST IDENTIFY THE PERSON WHO WILL BE RESPONSIBLE FOR LONG TERM OPERATIONS AND MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM:

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

SITE VICINITY MAP



CONSTRUCTION STORMWATER SPECIAL WATERS SEARCH MAP



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Travis D. Gray, PE
License No. 53706
Date

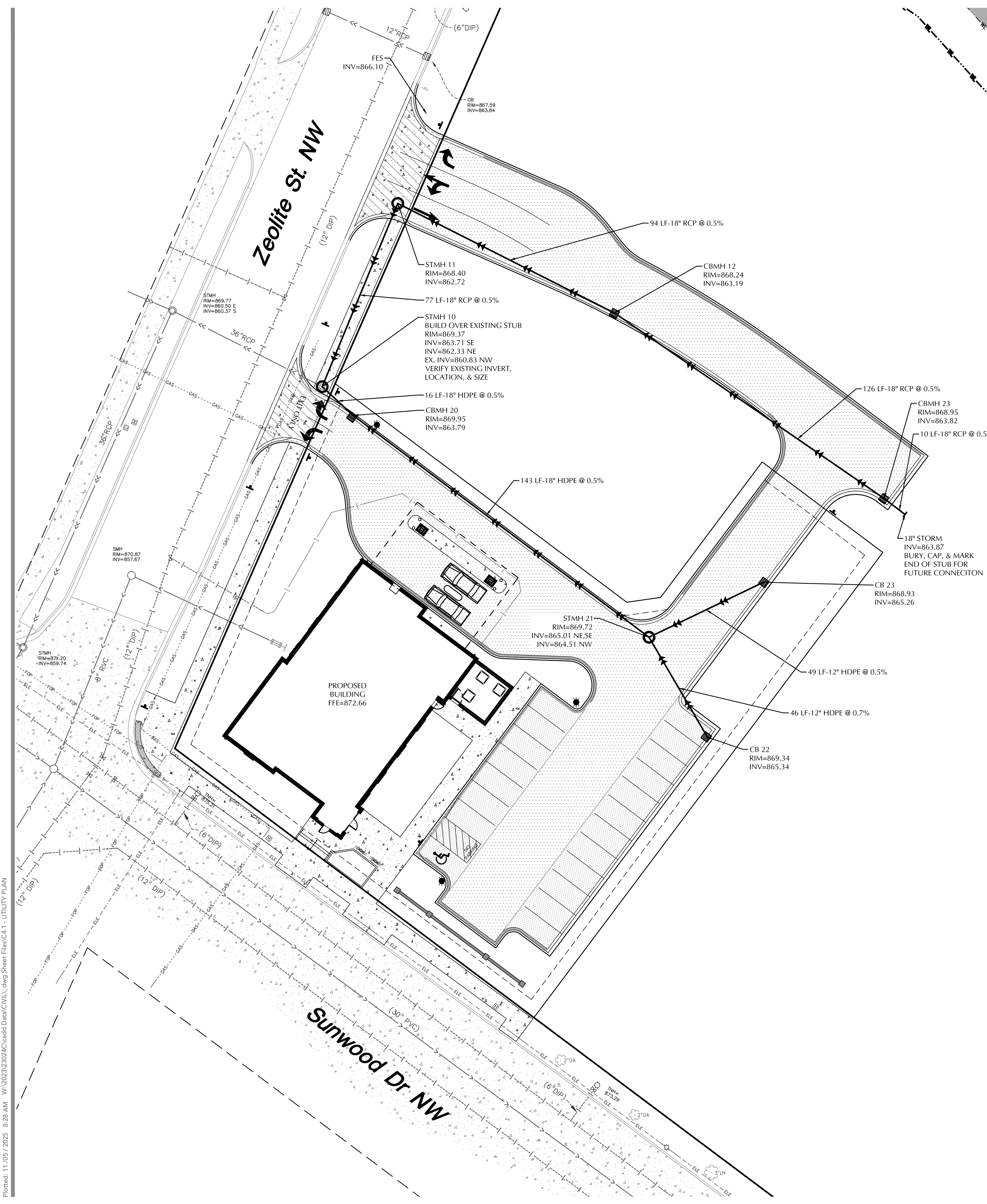
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C3.3

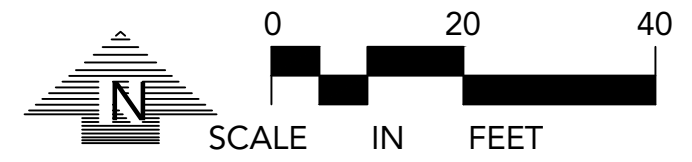


STORM SEWER NOTES

- ALL STORM SEWER SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- PER MINNESOTA DEPARTMENT OF LABOR & INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATERMAIN TO ANY MANHOLE, SEPTIC SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN.
- ALL STORM SEWER DOWNSPOUT COLLECTION PIPES AND WYES SHALL BE PVC (SCHEDULE 40).
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF STORM STRUCTURE(S) FOR ENGINEER'S REVIEW.
- ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4714.
- REFER TO GEOTECHNICAL EVALUATION REPORT DATED JUNE 12TH, 2023 AS PREPARED BY INTERTEK PSI, FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS INCLUDING BUT NOT LIMITED TO:
 - REUSE OF ON-SITE SOILS
 - GROUNDWATER AND RECOMMENDATIONS FOR EXCAVATION DEWATERING.
 - SITE GRADING AND SUBGRADE PREPARATION.
 - PAVEMENTS AND EXTERIOR SLABS.
 - TRENCH EXCAVATION AND BACKFILL.
 - EXTERIOR UTILITY SUPPORTS.
 - FROST PROTECTION.
- CONTRACTOR SHALL PROVIDE AS-BUILT INFORMATION OF CONSTRUCTED STORMWATER MANAGEMENT SYSTEMS & ASSOCIATED INFRASTRUCTURE (RECOMMENDED PRIOR TO BACKFILLING) PER APPLICABLE PERMIT REQUIREMENTS AND/OR DEVELOPMENT AGREEMENTS.
- ALL UNUSED UTILITY SERVICES SHALL BE ABANDONED PER THE REQUIREMENTS OF THE APPLICABLE GOVERNING AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS FROM THE APPLICABLE GOVERNING AGENCIES.

PIPE MATERIALS

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



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LEGEND

EXISTING	PROPOSED

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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



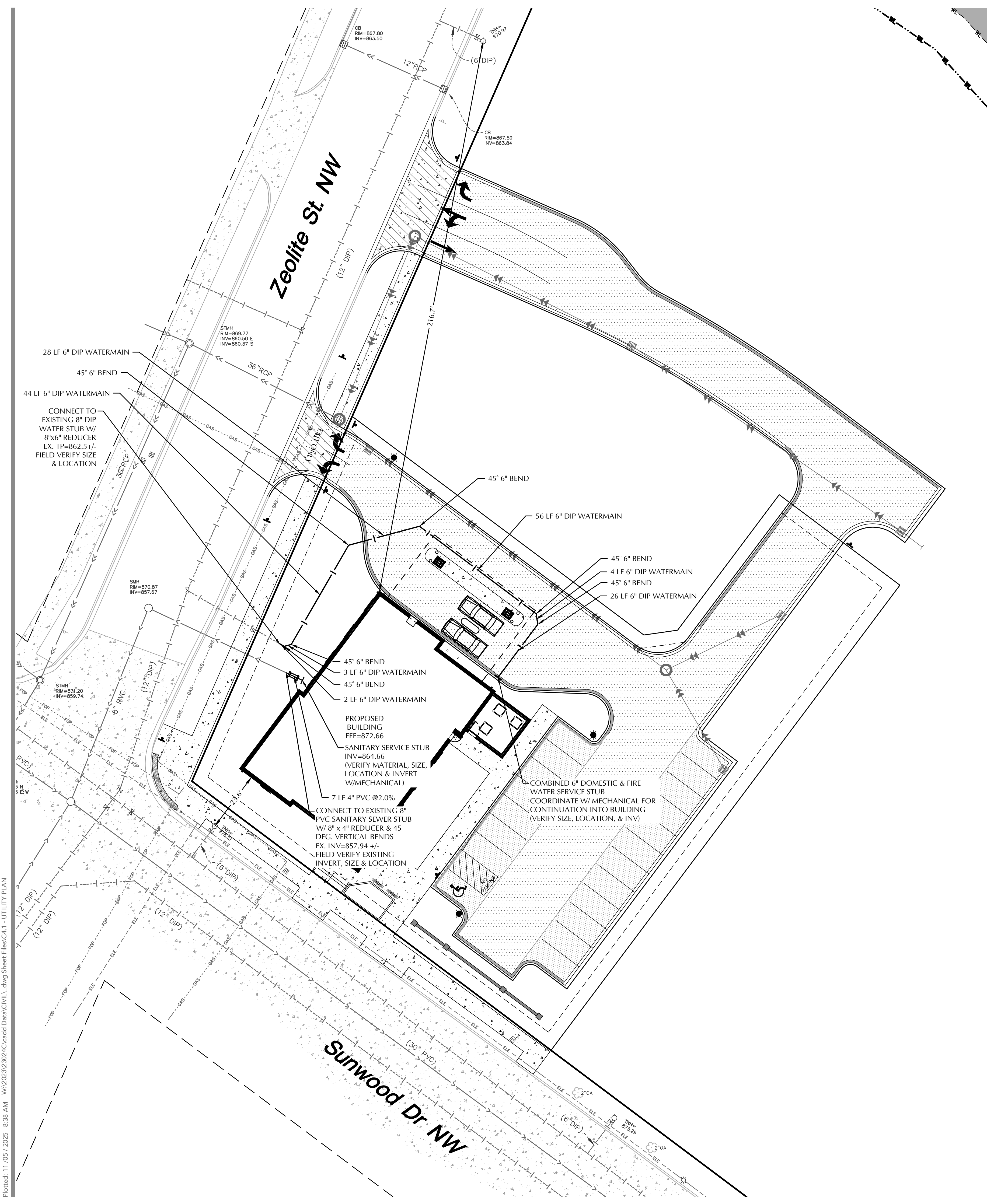
CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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.

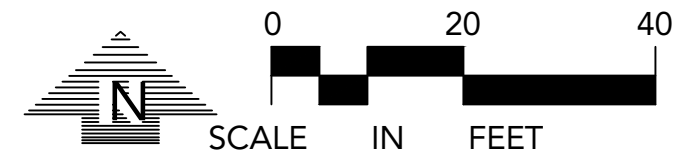
**UTILITY PLAN
STORM SEWER
C4.1**

Plotted: 11/05/2025 8:26 AM W:\2023\23024\Cadd\Drawn\Sheet\Files\C4.1 - UTILITY PLAN



SANITARY SEWER & WATERMAIN NOTES

- ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), CURRENT EDITION.
- ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
- ALL SITE UTILITY SERVICES SHALL TERMINATE 5' FROM THE EXTERIOR BUILDING WALL UNLESS OTHERWISE NOTED. THE SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, MECHANICAL CONTRACTOR AND MECHANICAL ENGINEER TO DETERMINE THE RESPONSIBILITY OF BRINGING THE SERVICE(S) INTO THE BUILDING, INSPECTIONS AND TESTING PER APPLICABLE GOVERNING AGENCIES.
- ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 8.0 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18\"/>



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

LEGEND	
EXISTING	PROPOSED

CORTRUST BANK
7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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

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L3.1	LANDSCAPE DETAILS

PIPE MATERIALS

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

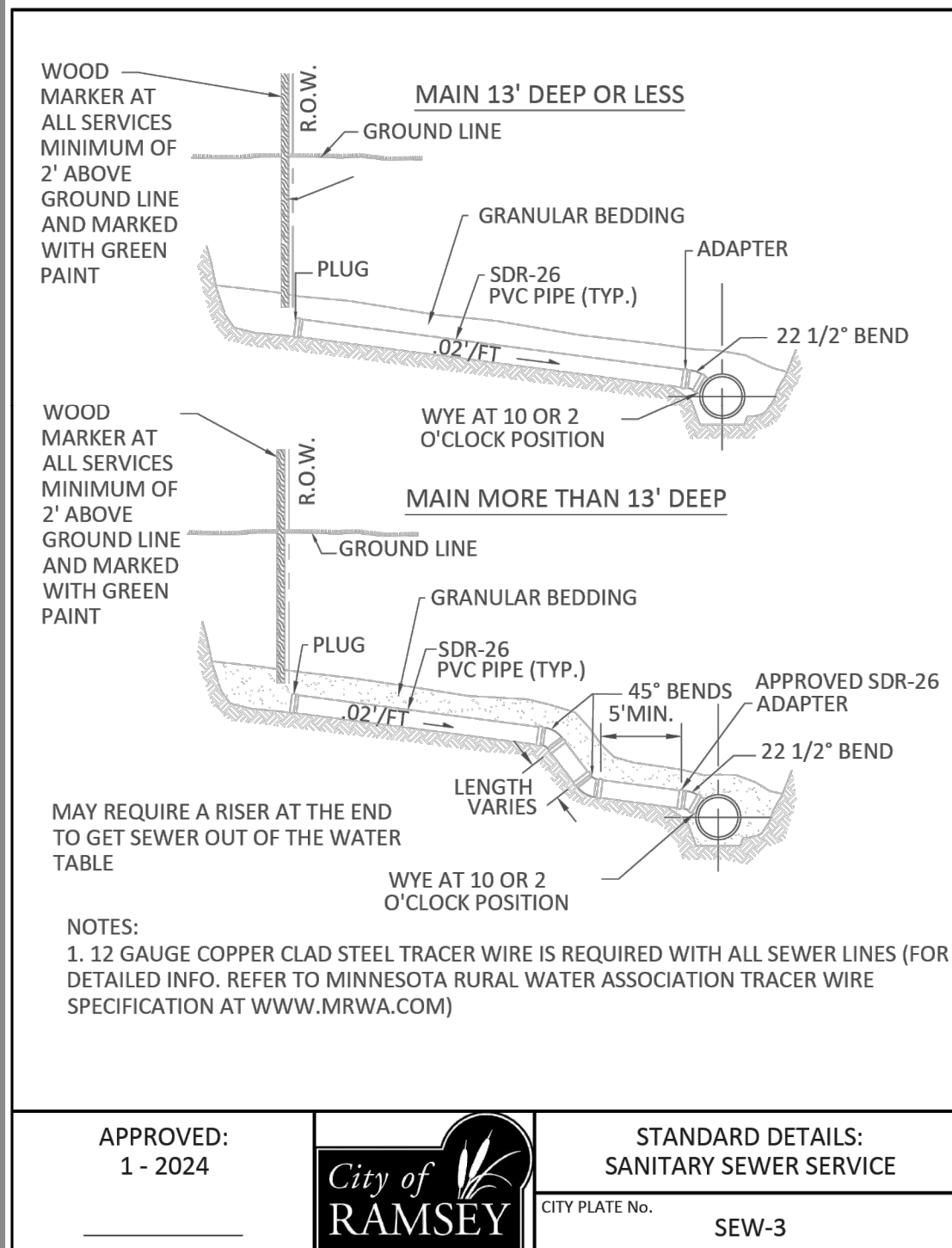


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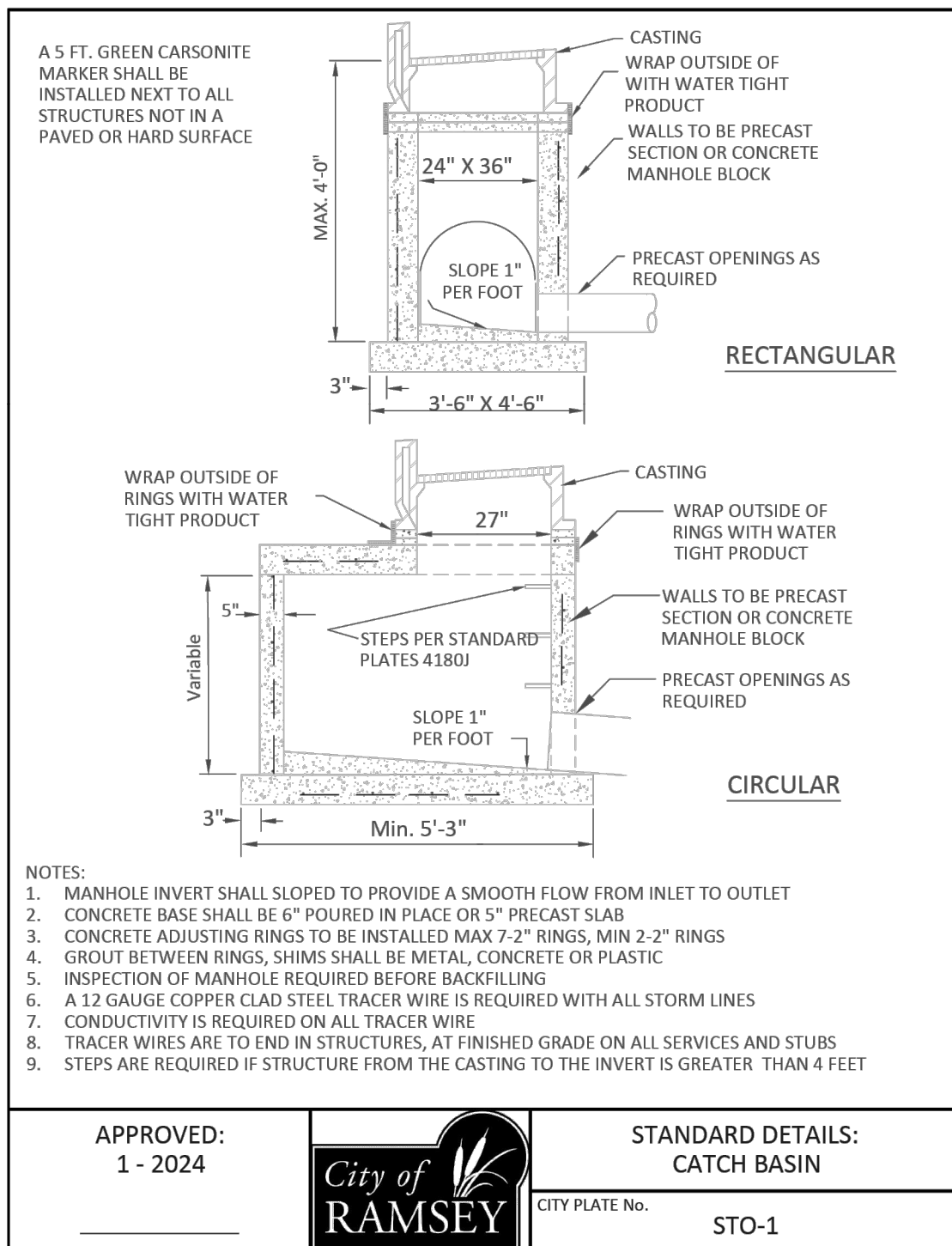
**UTILITY PLAN
SANITARY &
WATERMAIN
C4.2**



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. SEW-3

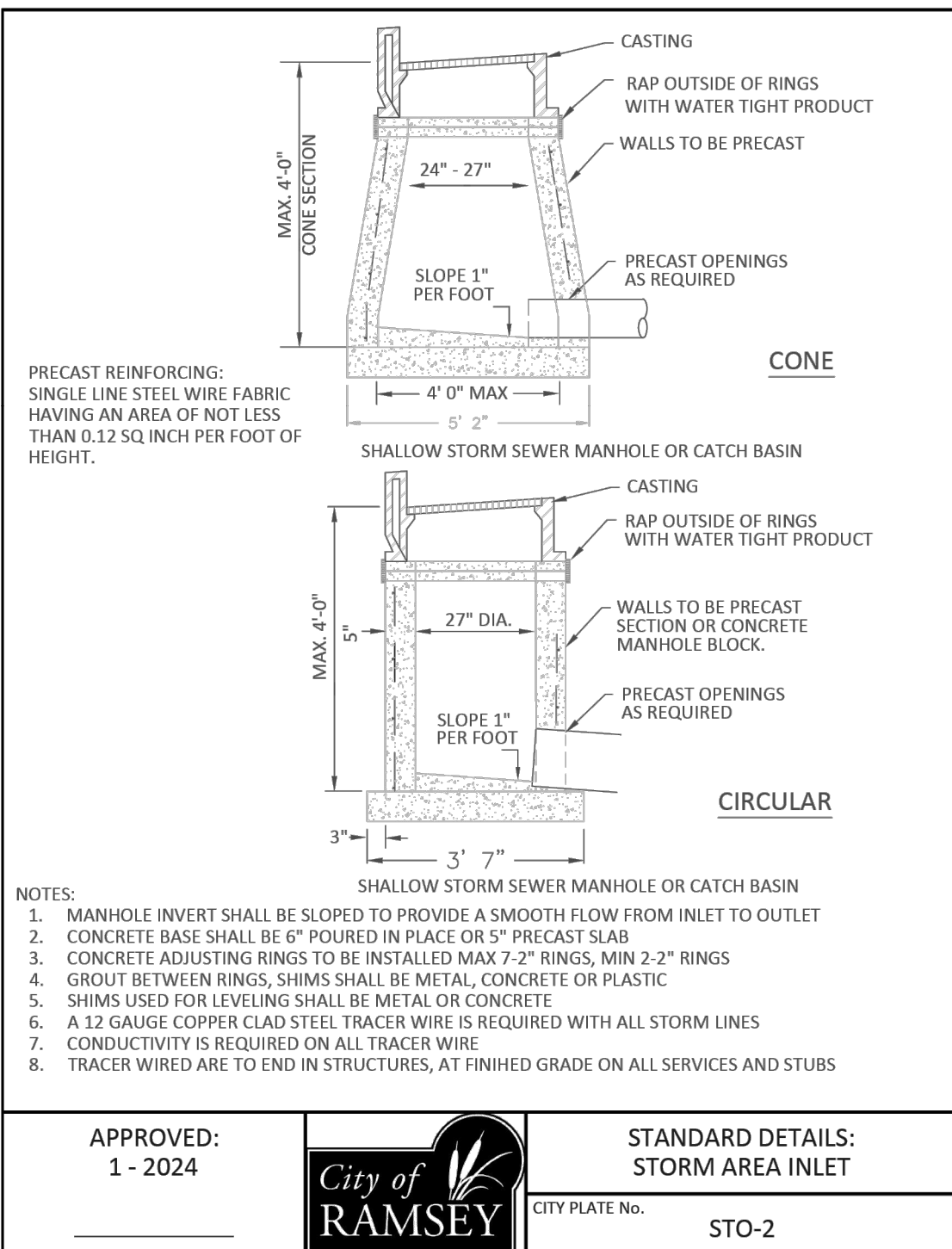
STANDARD DETAILS: SANITARY SEWER SERVICE



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. STO-1

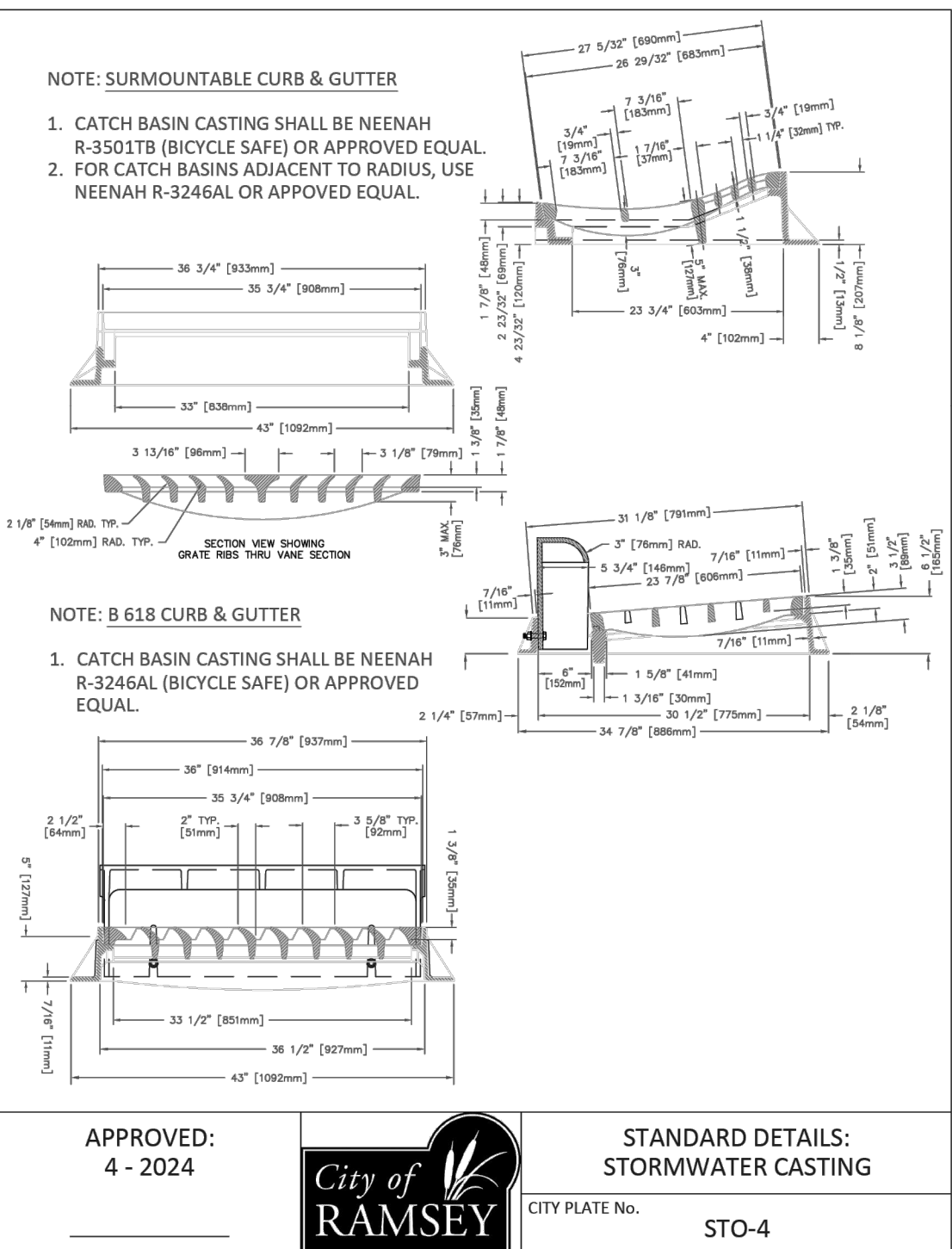
STANDARD DETAILS: CATCH BASIN



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. STO-2

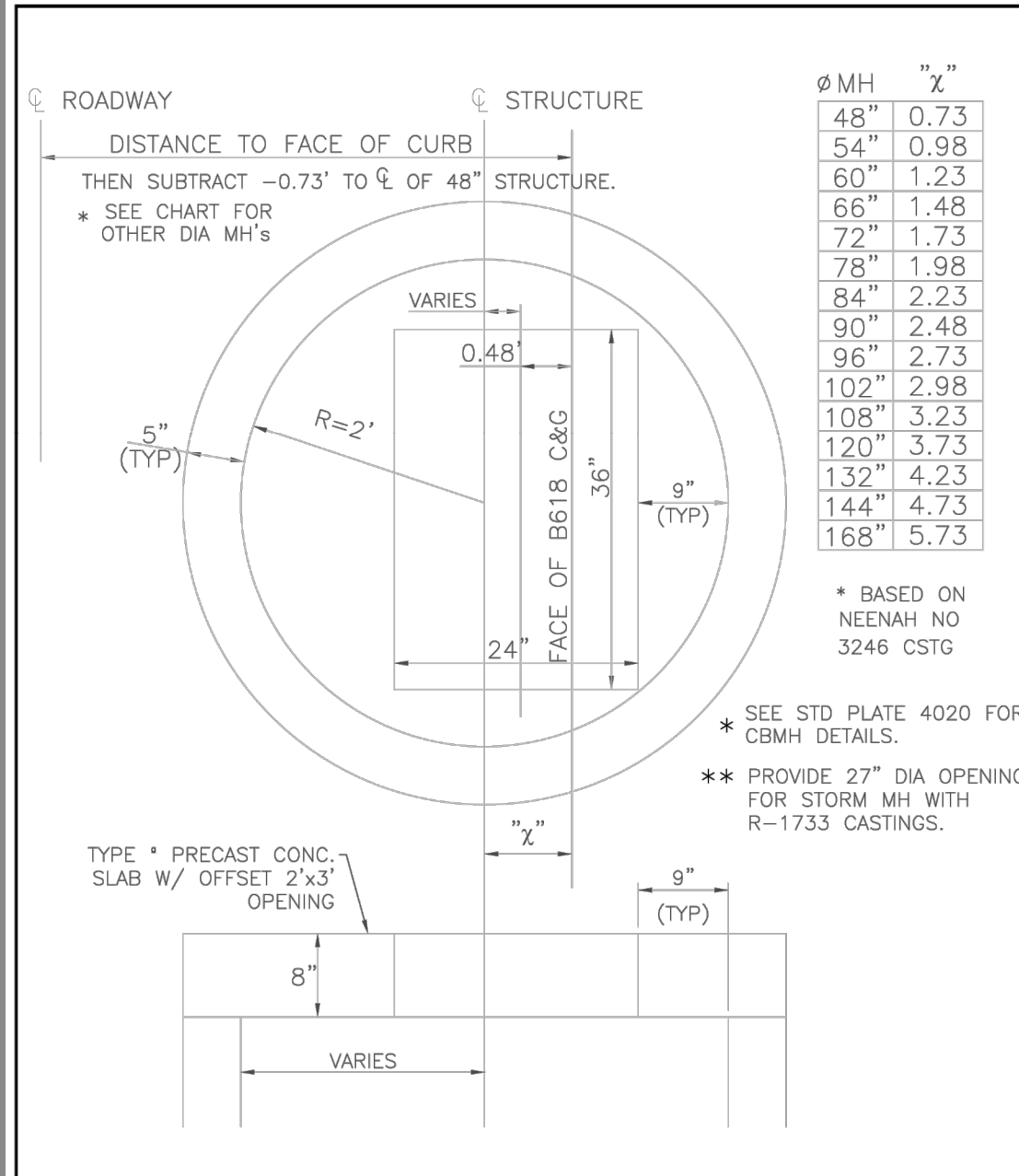
STANDARD DETAILS: STORM AREA INLET



APPROVED: 4 - 2024

City of RAMSEY CITY PLATE No. STO-4

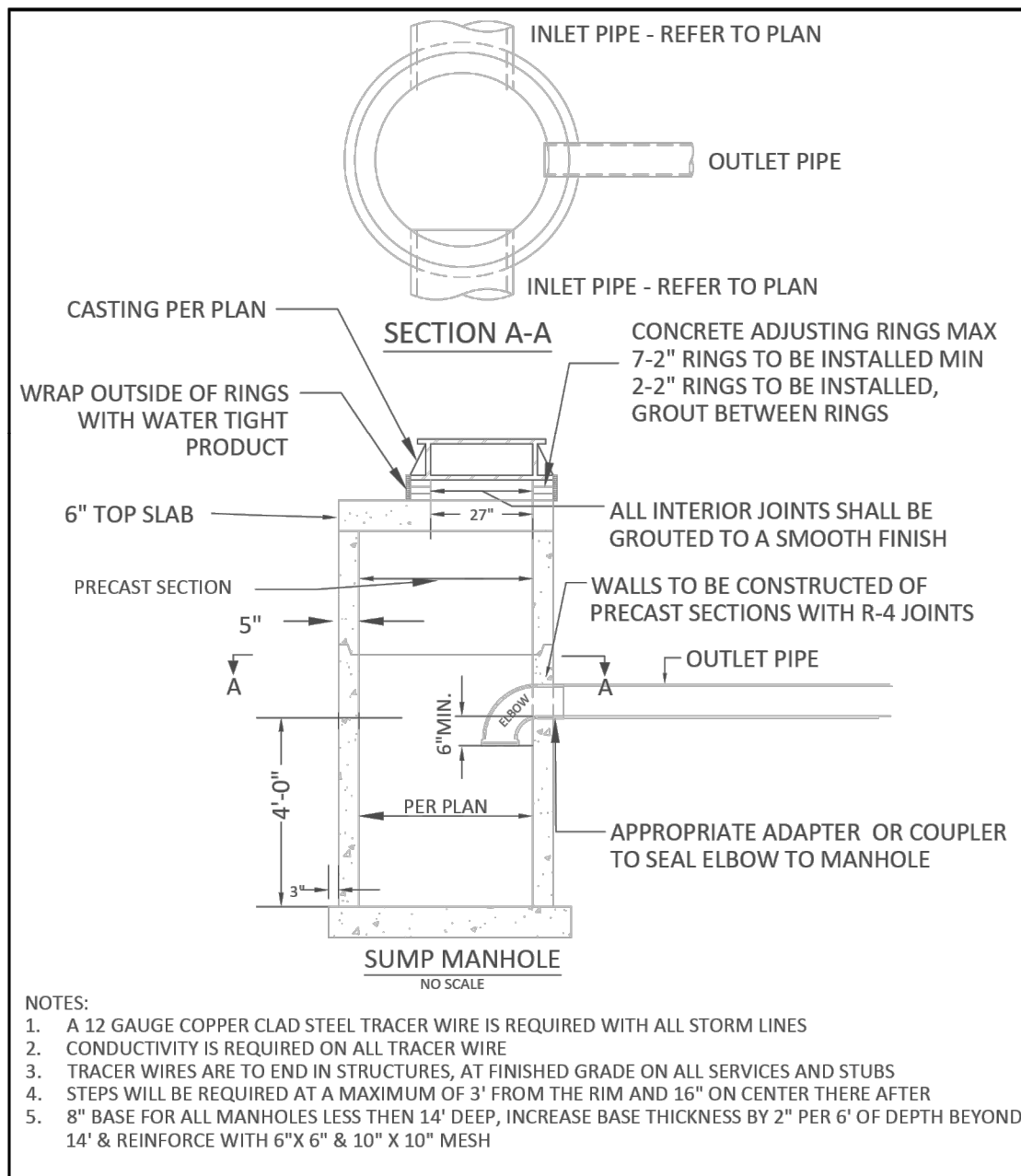
STANDARD DETAILS: STORMWATER CASTING



APPROVED: 4 - 2005

City of RAMSEY CITY PLATE No. STO-5

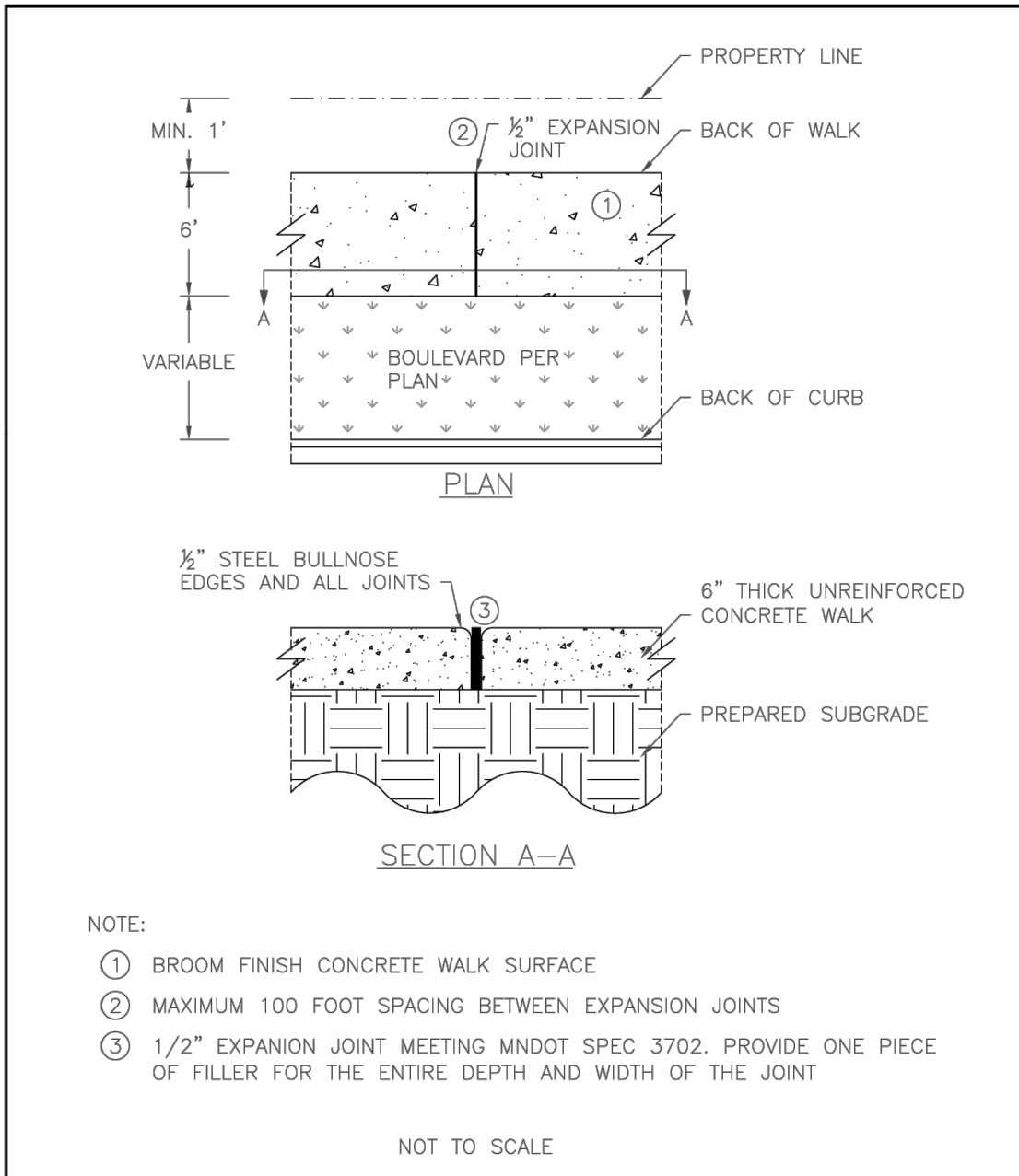
STANDARD DETAILS: SLAB TOP MANHOLE COVER



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. STO-9

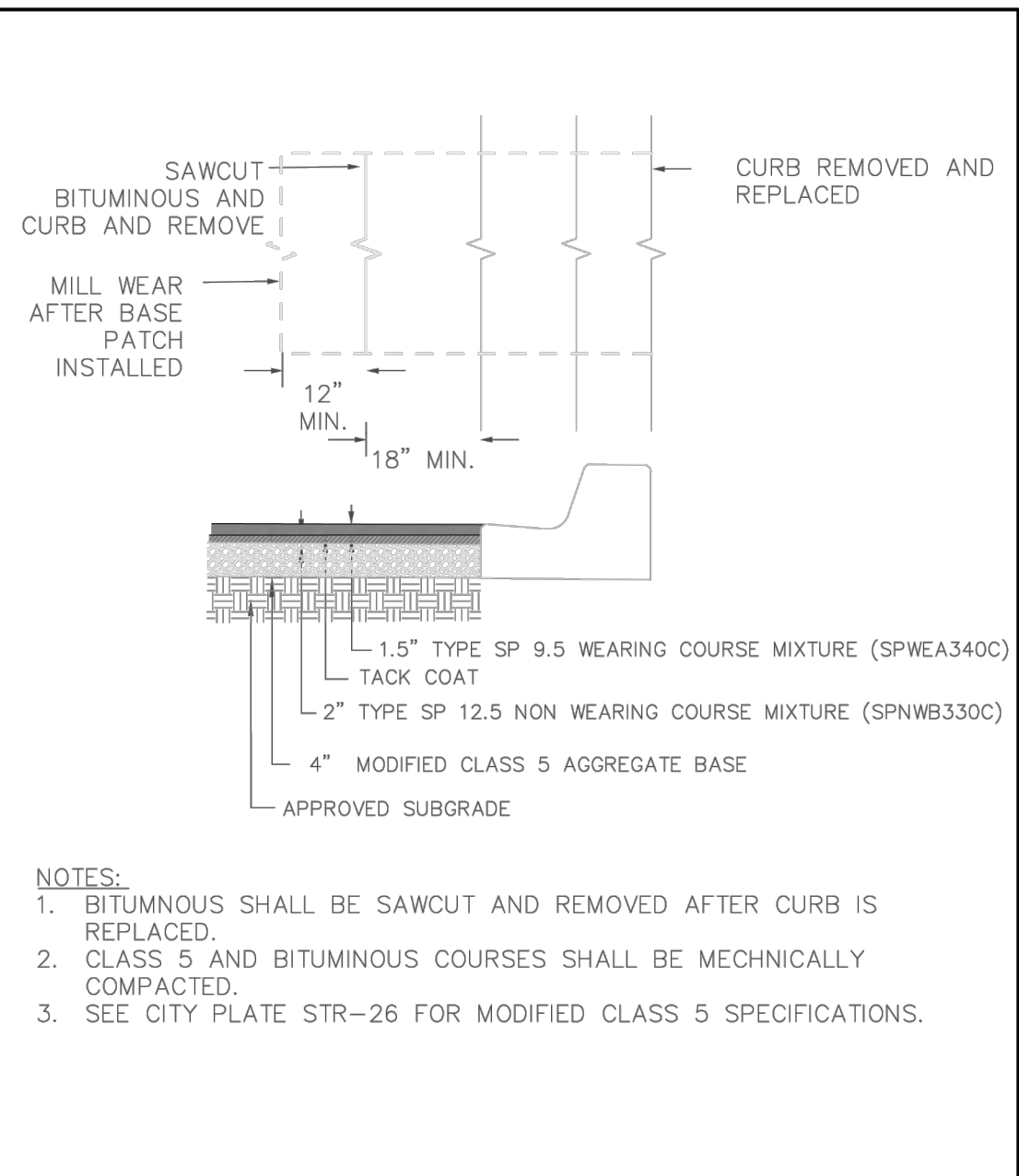
STANDARD DETAILS: SUMP MANHOLE



APPROVED: 10 - 2015

City of RAMSEY CITY PLATE No. STR-3

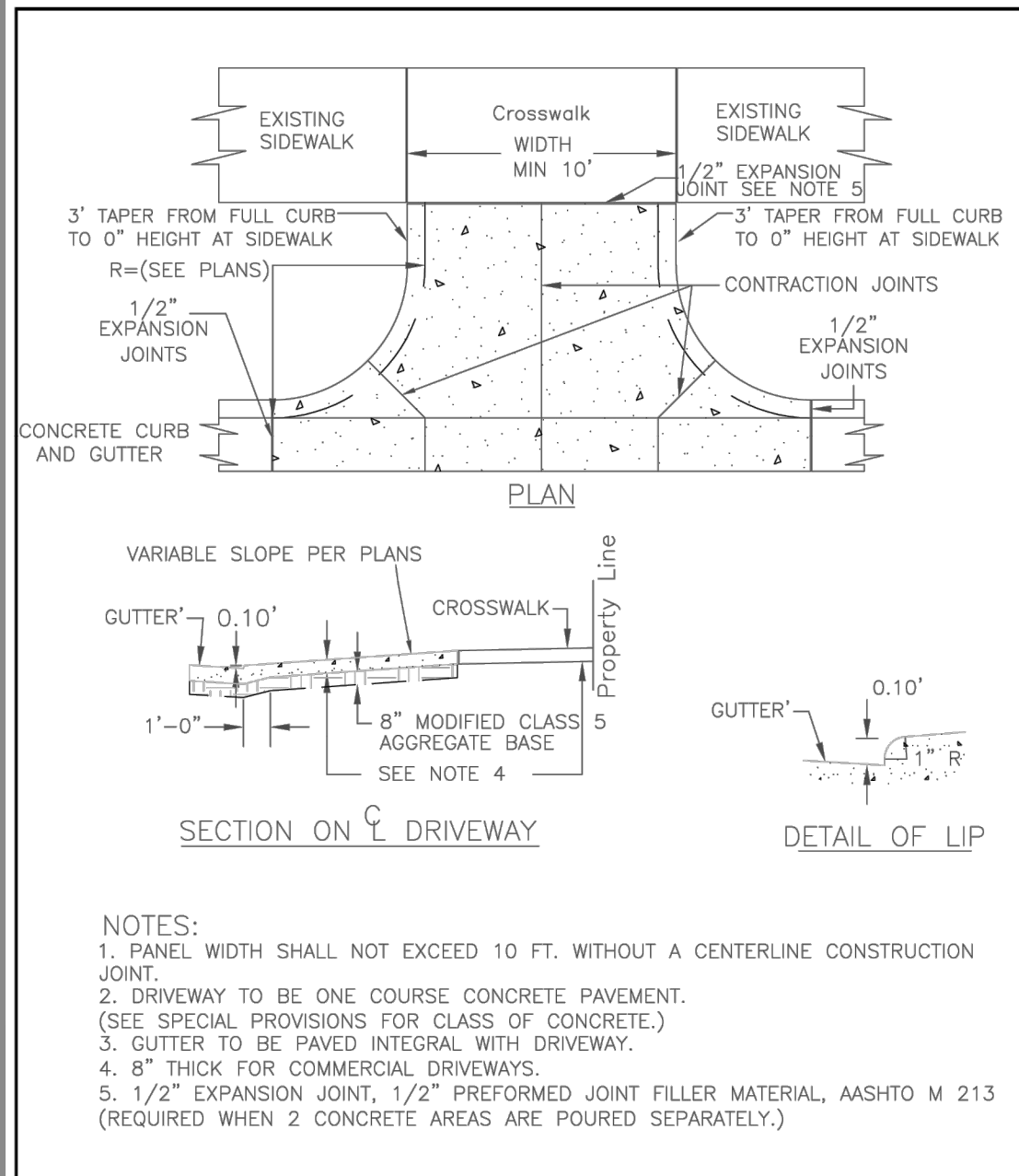
STANDARD DETAILS: CONCRETE SIDEWALK



APPROVED: 3 - 2022

City of RAMSEY CITY PLATE No. STR-25

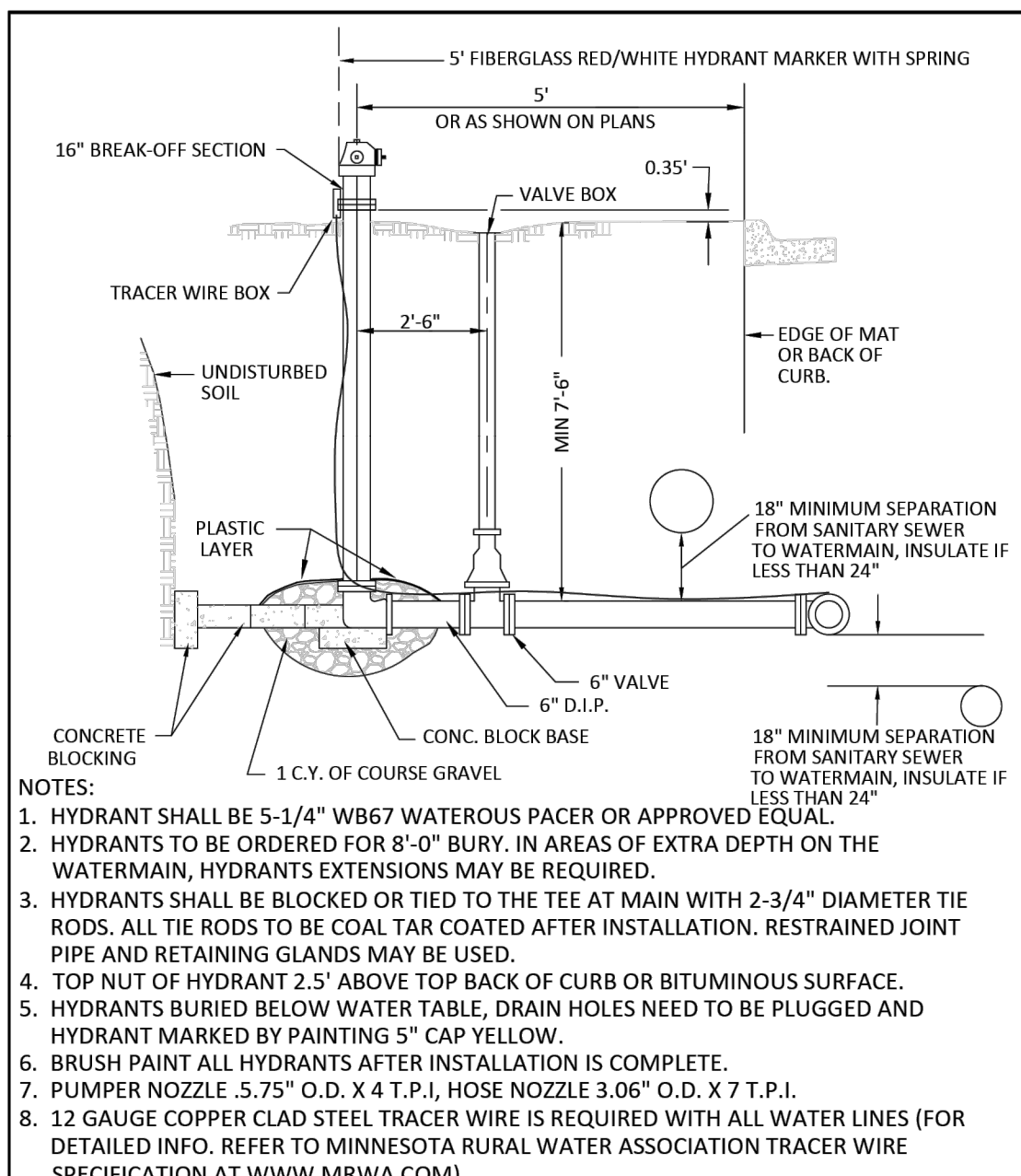
STANDARD DETAILS: STREET PATCHING STANDARDS



APPROVED: 4 - 2016

City of RAMSEY CITY PLATE No. STR-14

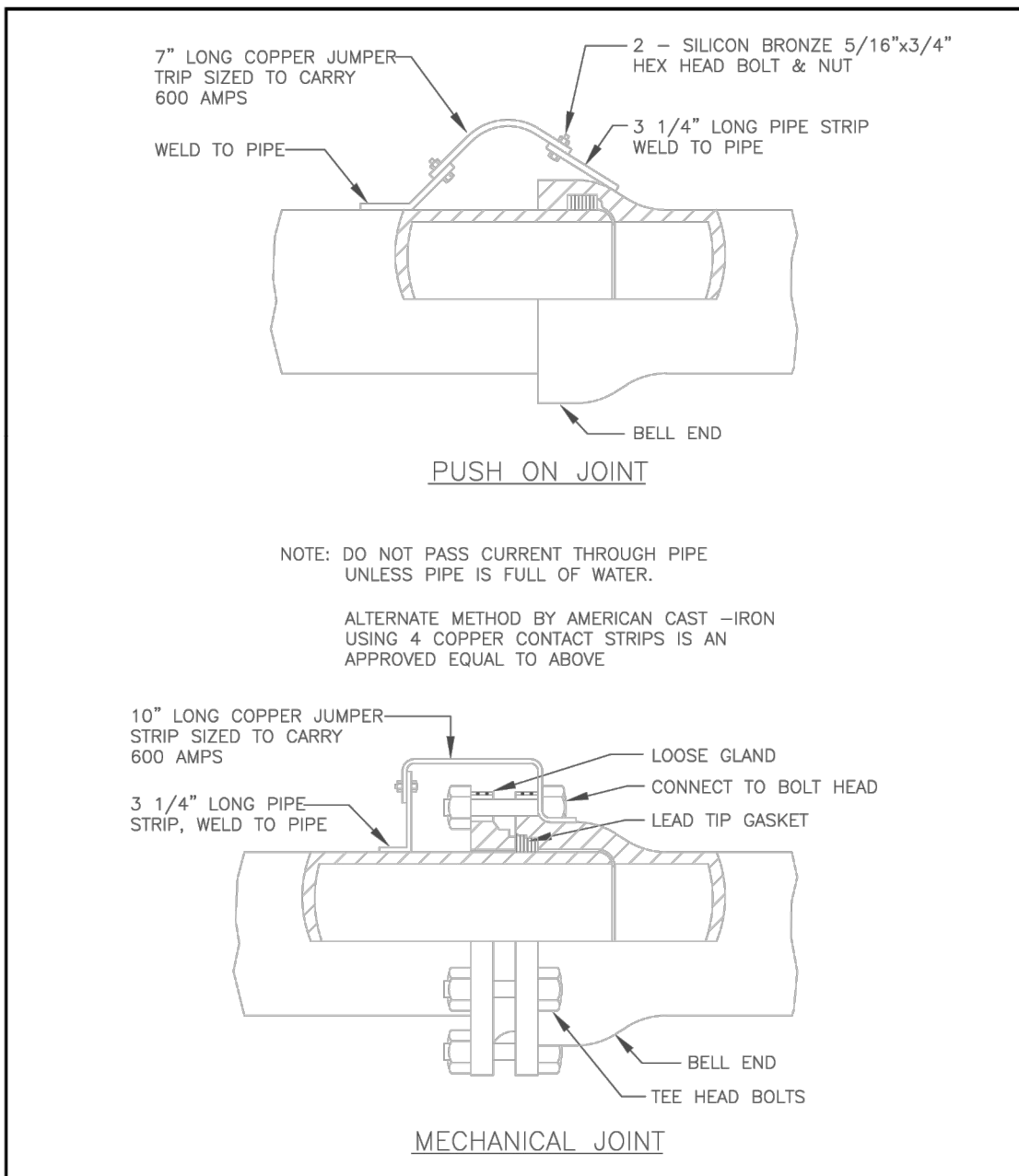
STANDARD DETAILS: COMMERCIAL DRIVEWAY CURB CUT



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. WAT-1

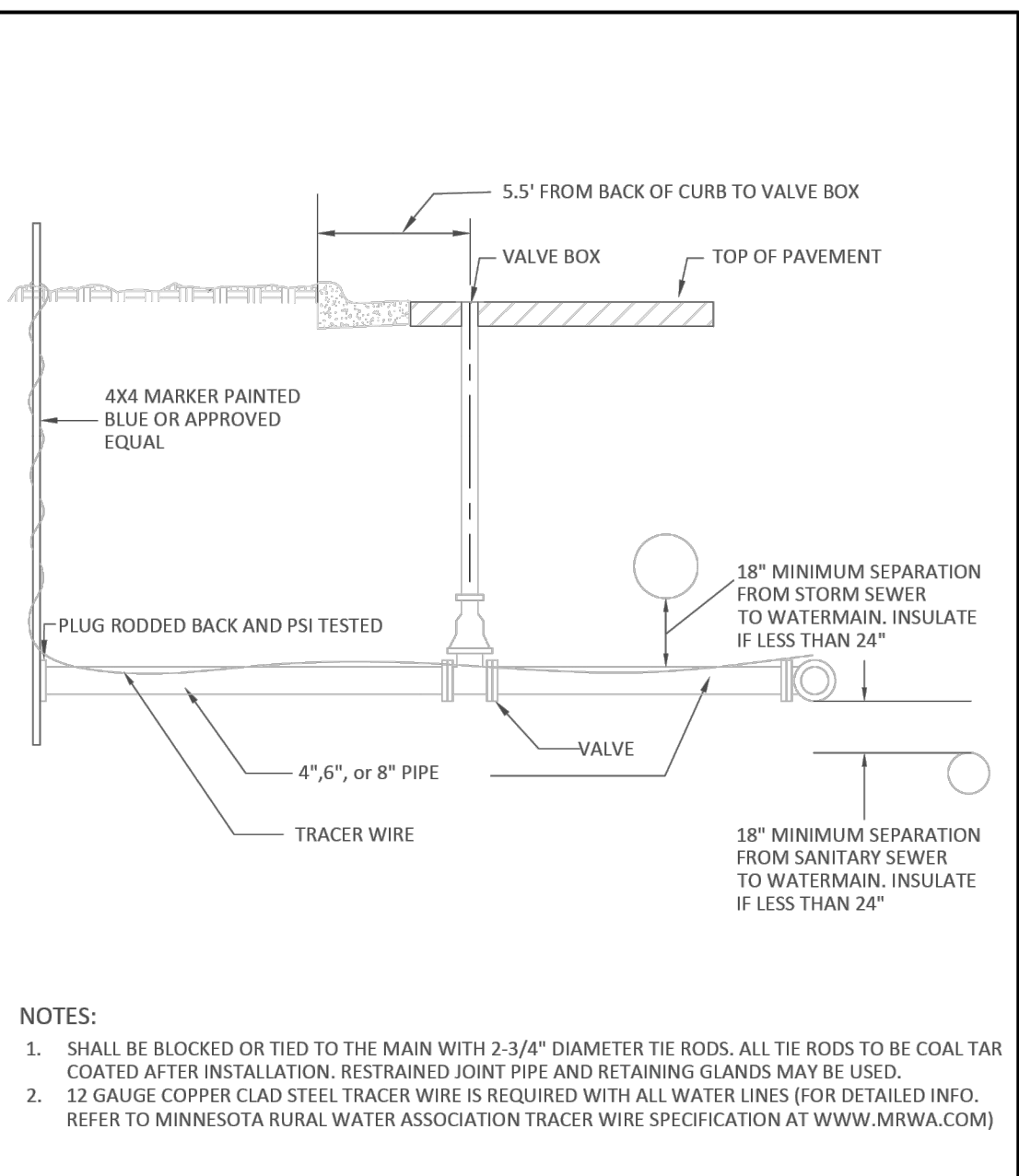
STANDARD DETAILS: HYDRANT



APPROVED: 1 - 2016

City of RAMSEY CITY PLATE No. WAT-4

STANDARD DETAILS: JOINT CONNECTION



APPROVED: 1 - 2024

City of RAMSEY CITY PLATE No. WAT-5

STANDARD DETAILS: COMMERCIAL SERVICE

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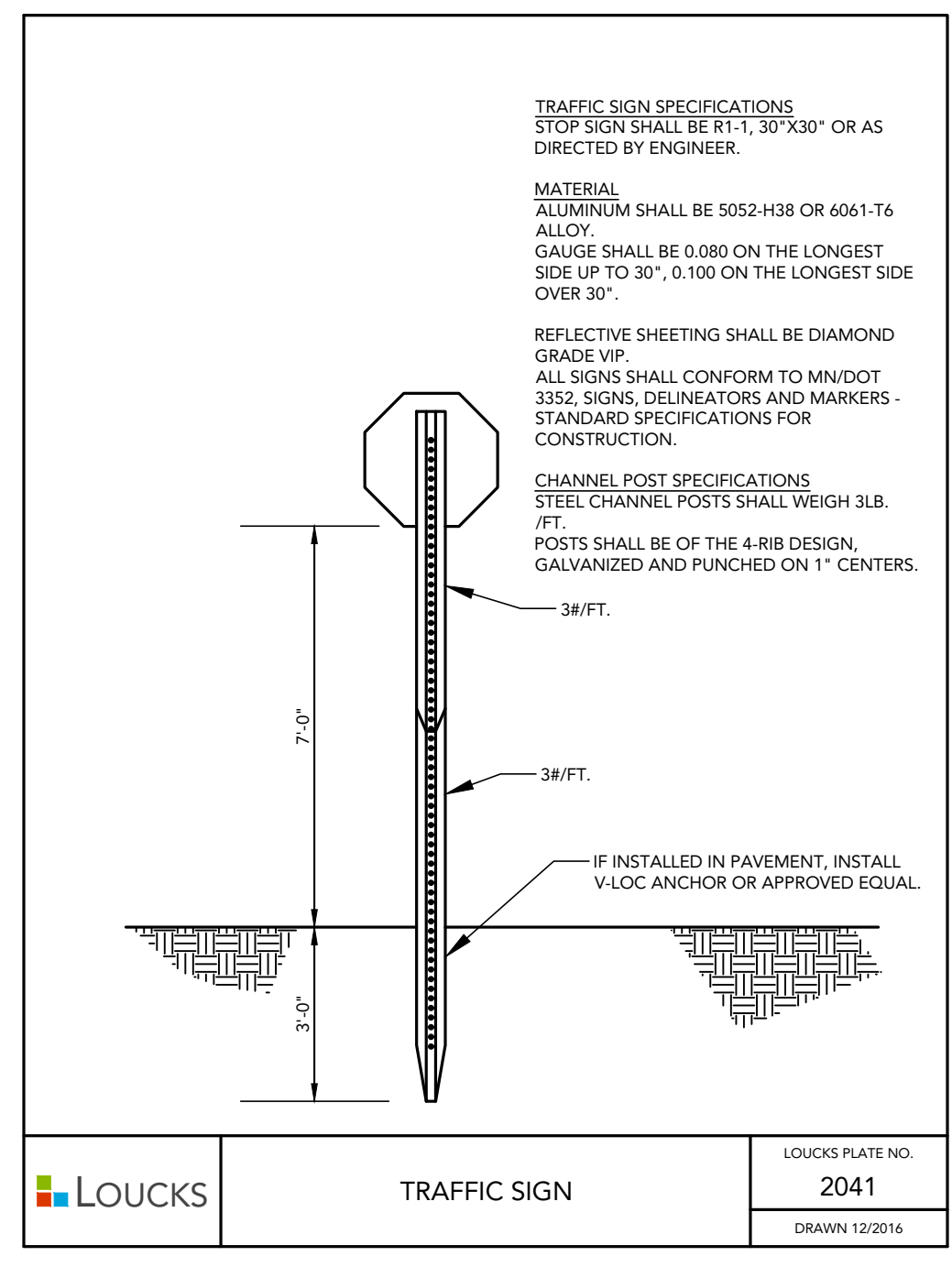
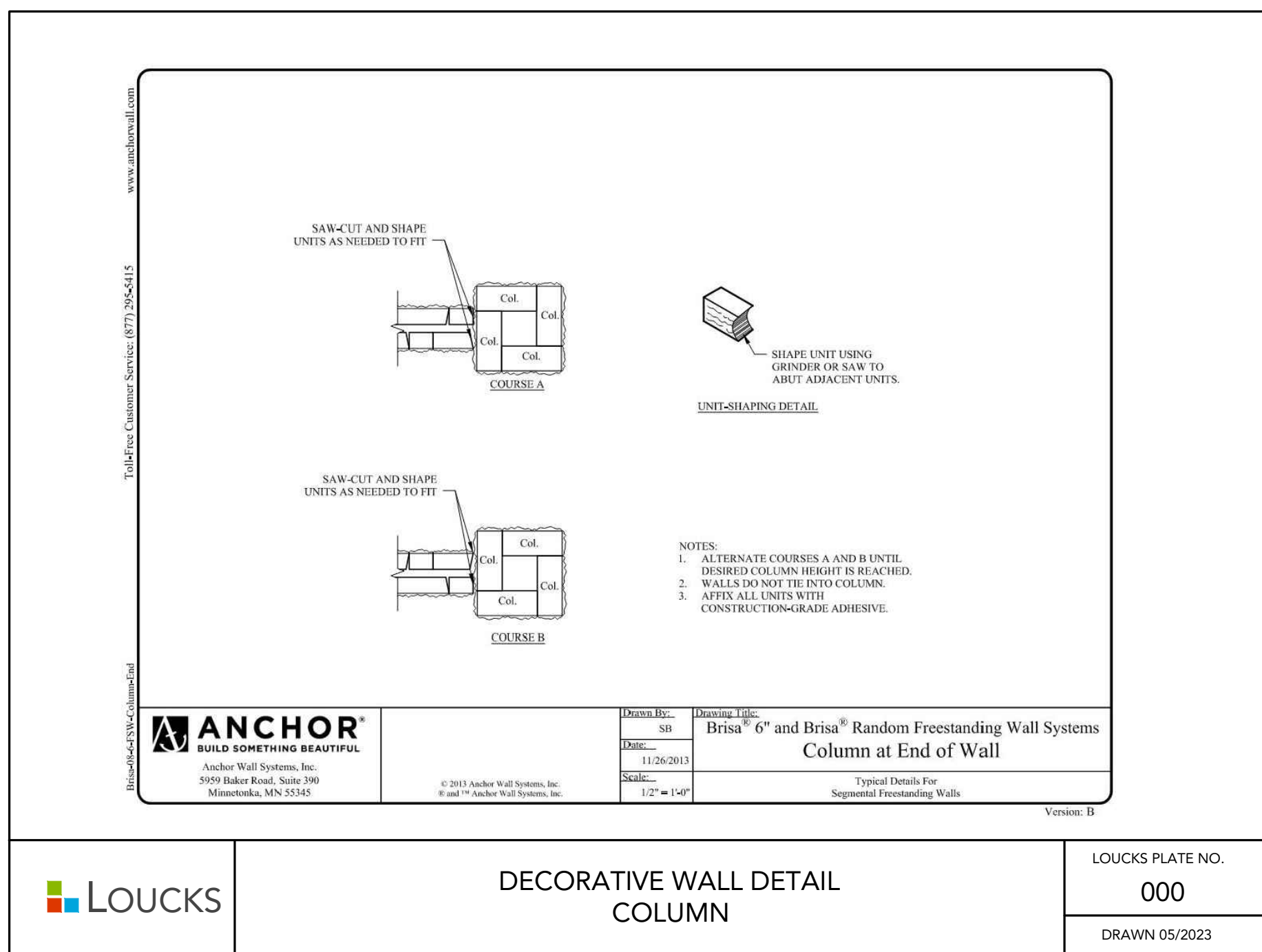
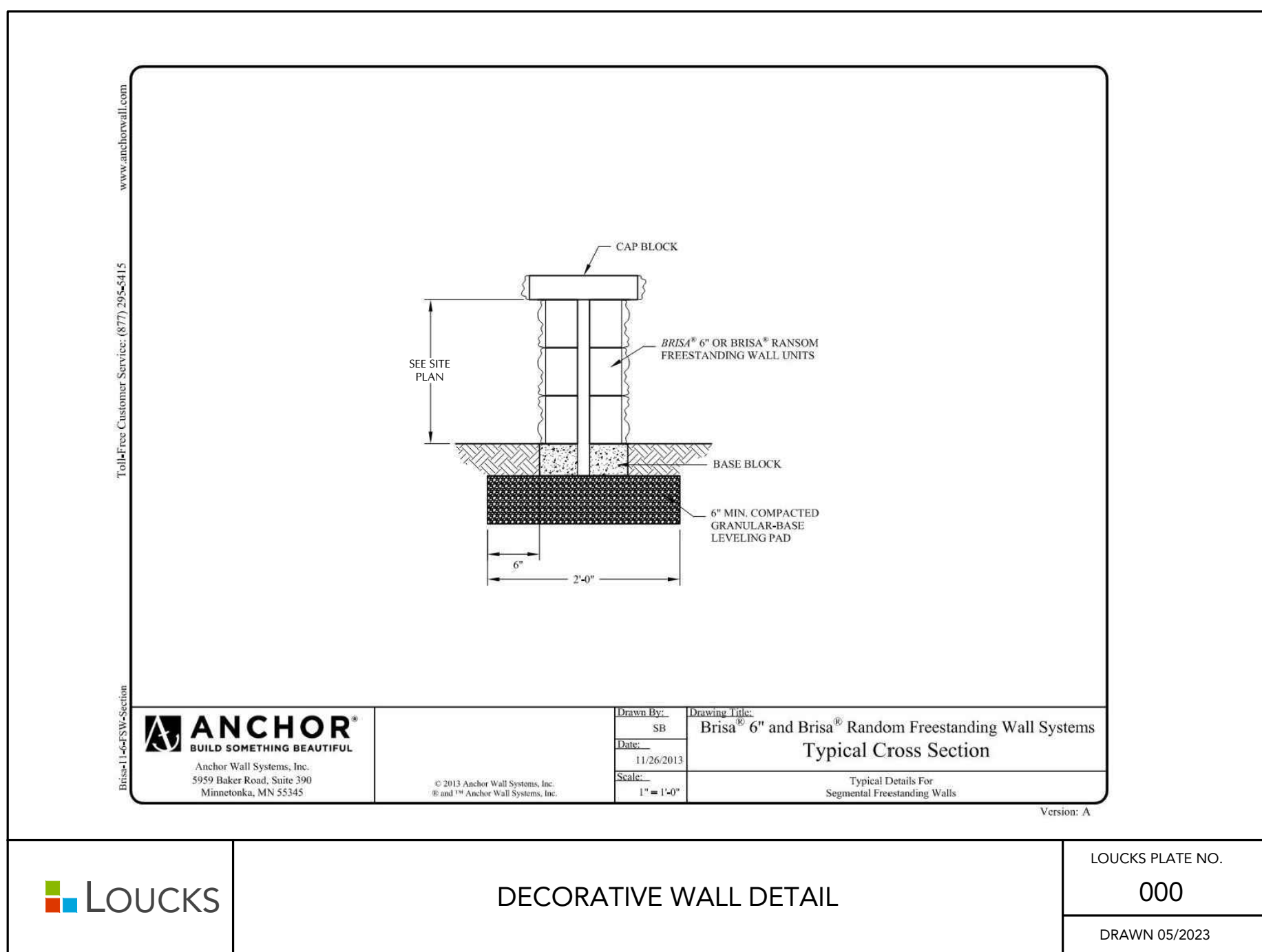
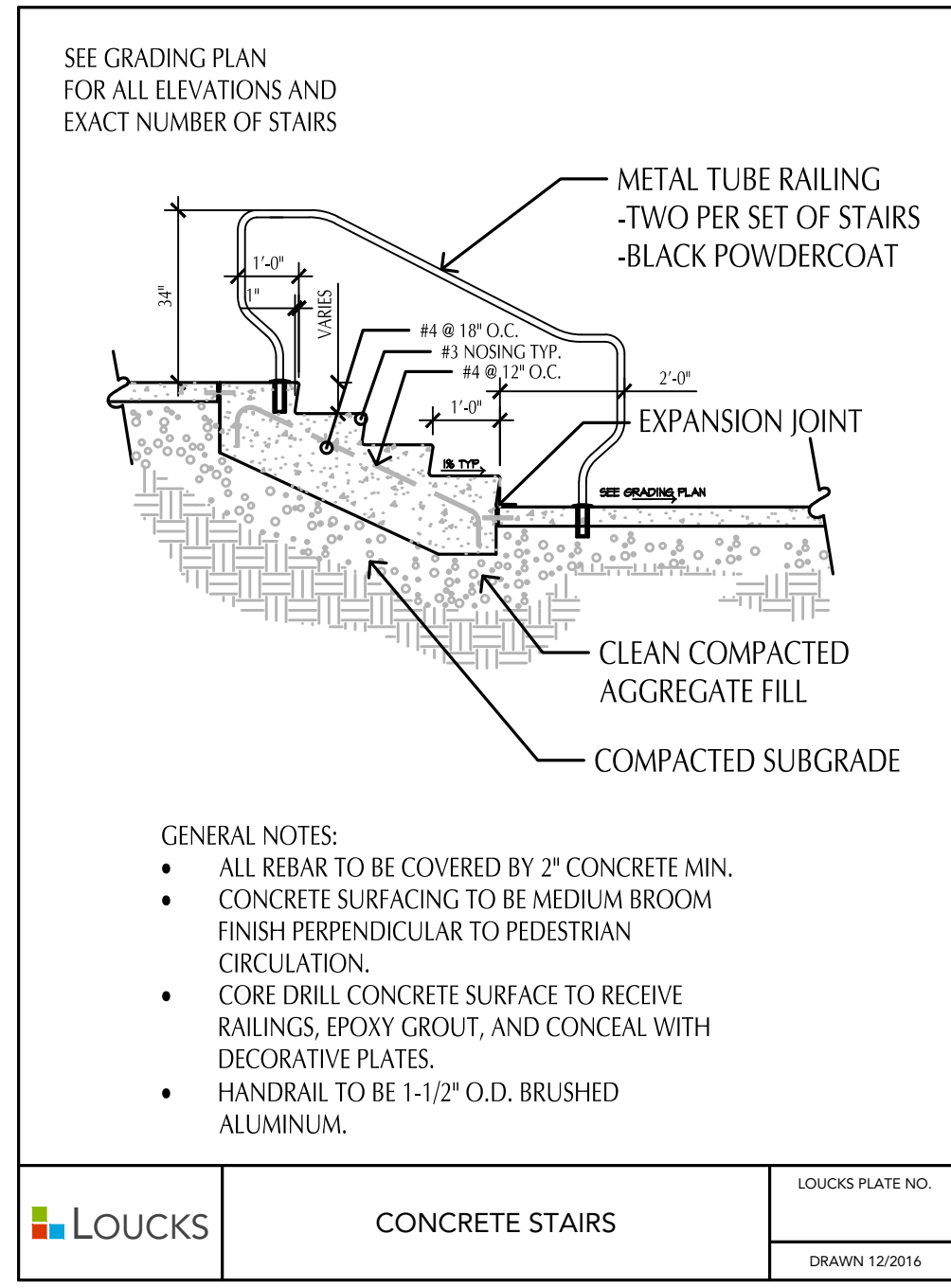
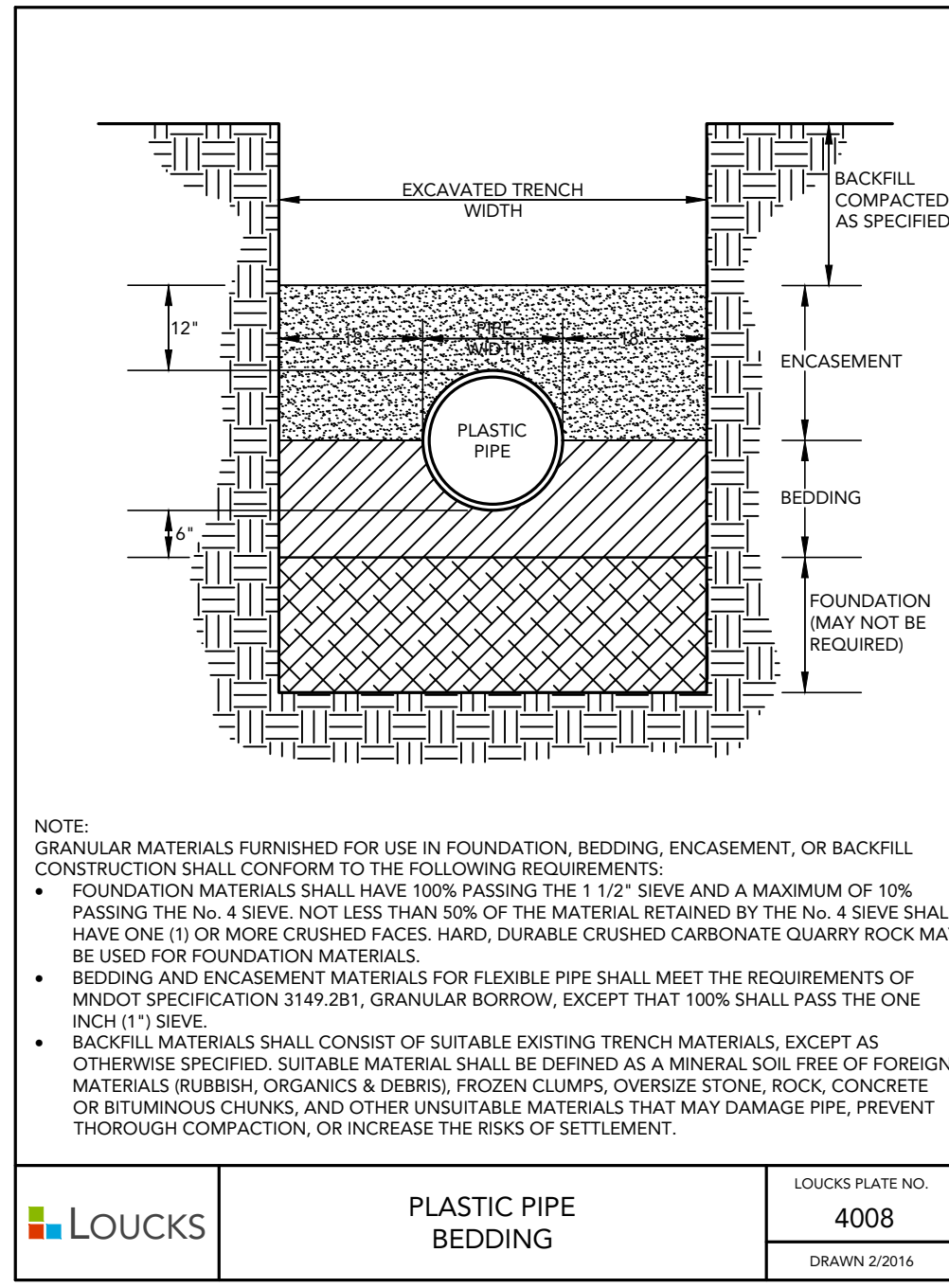
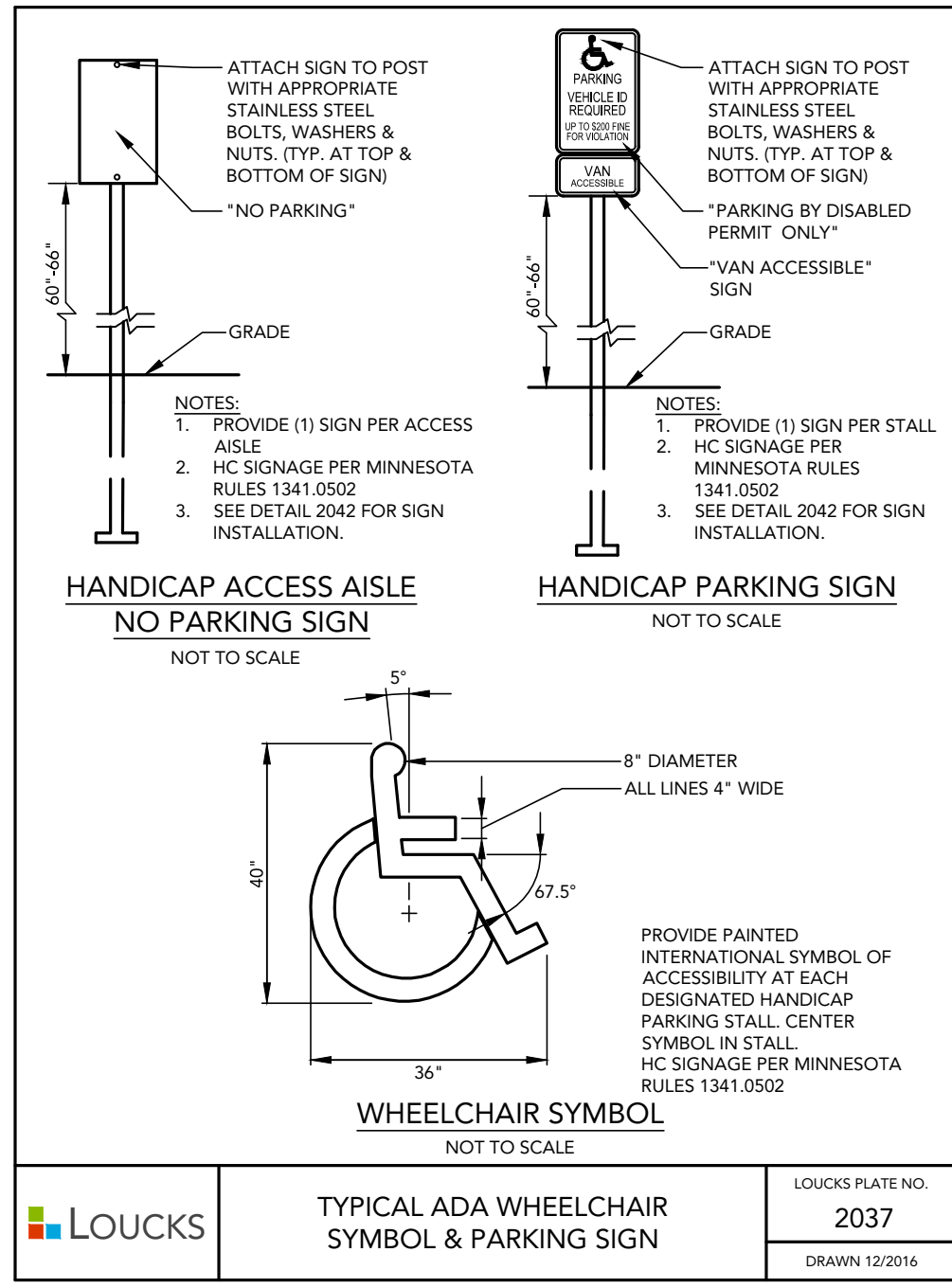
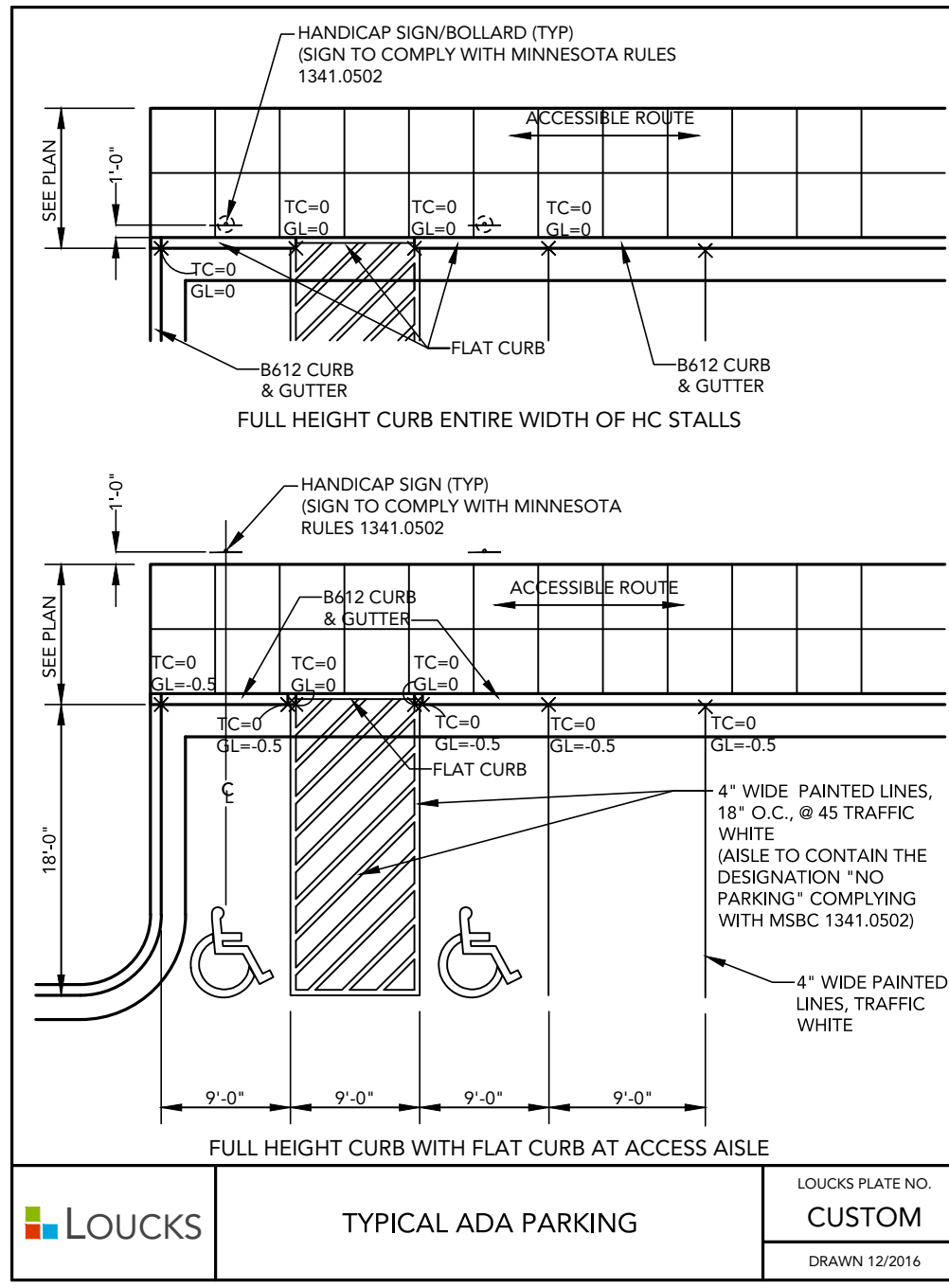
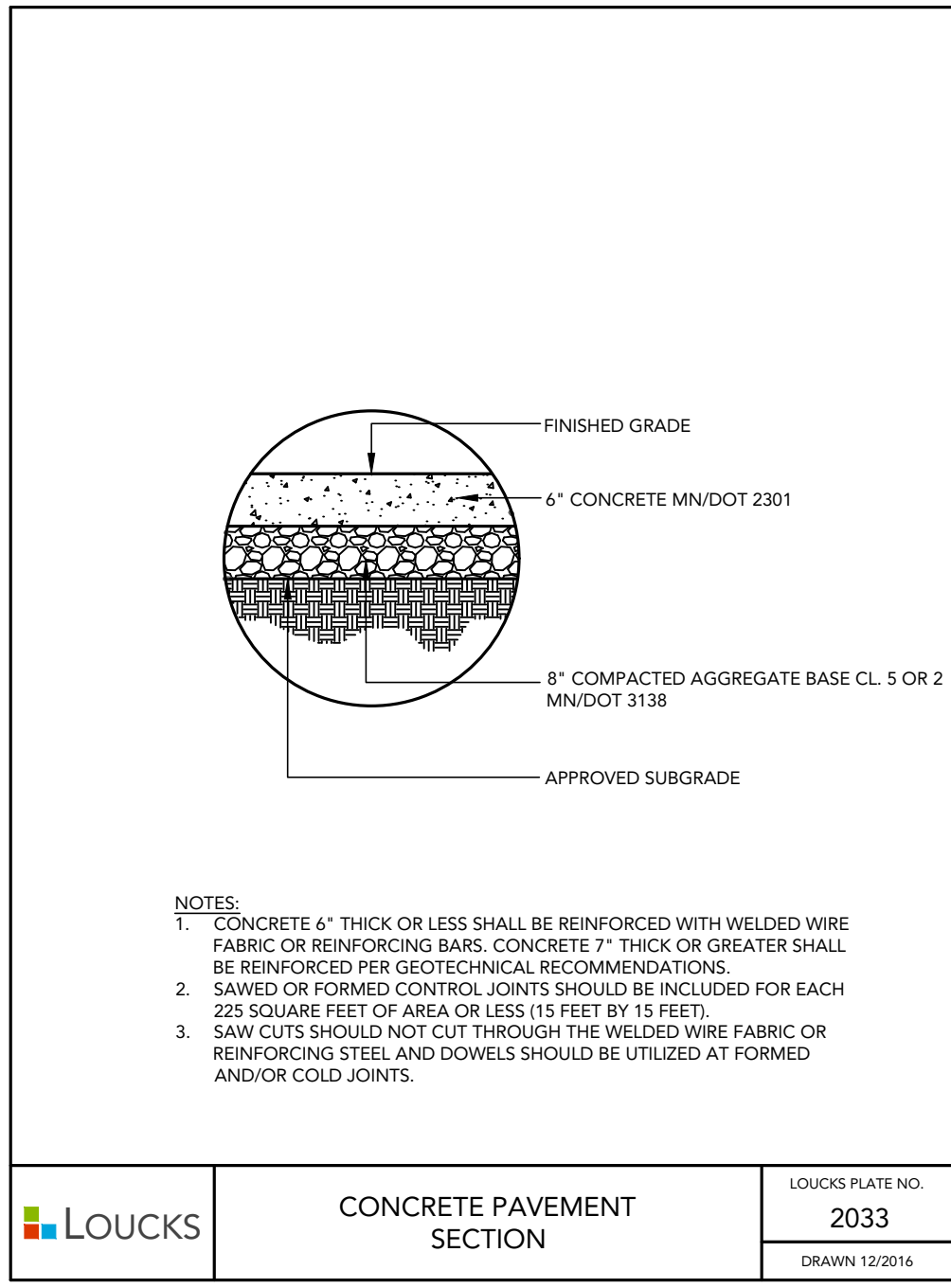
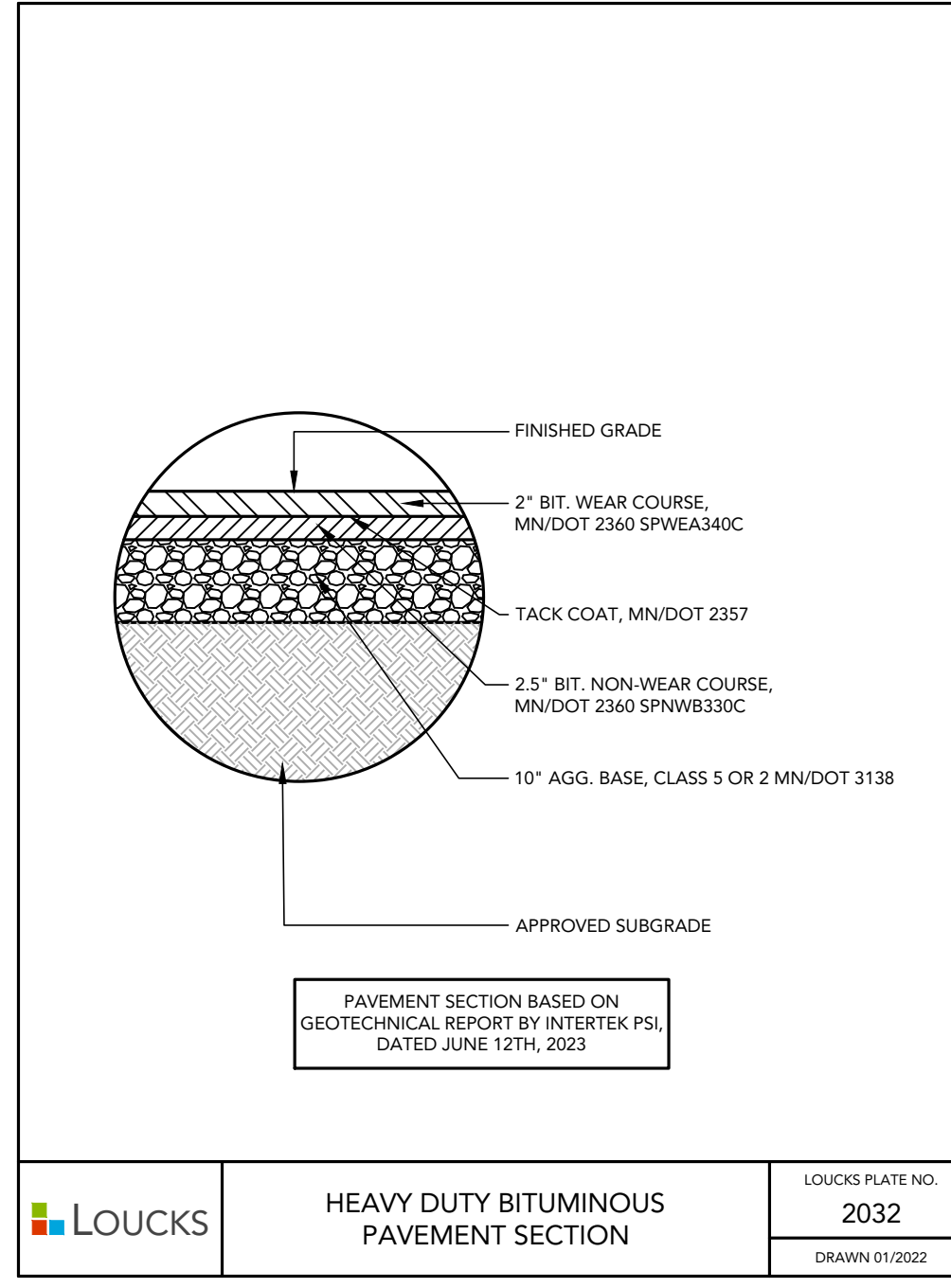
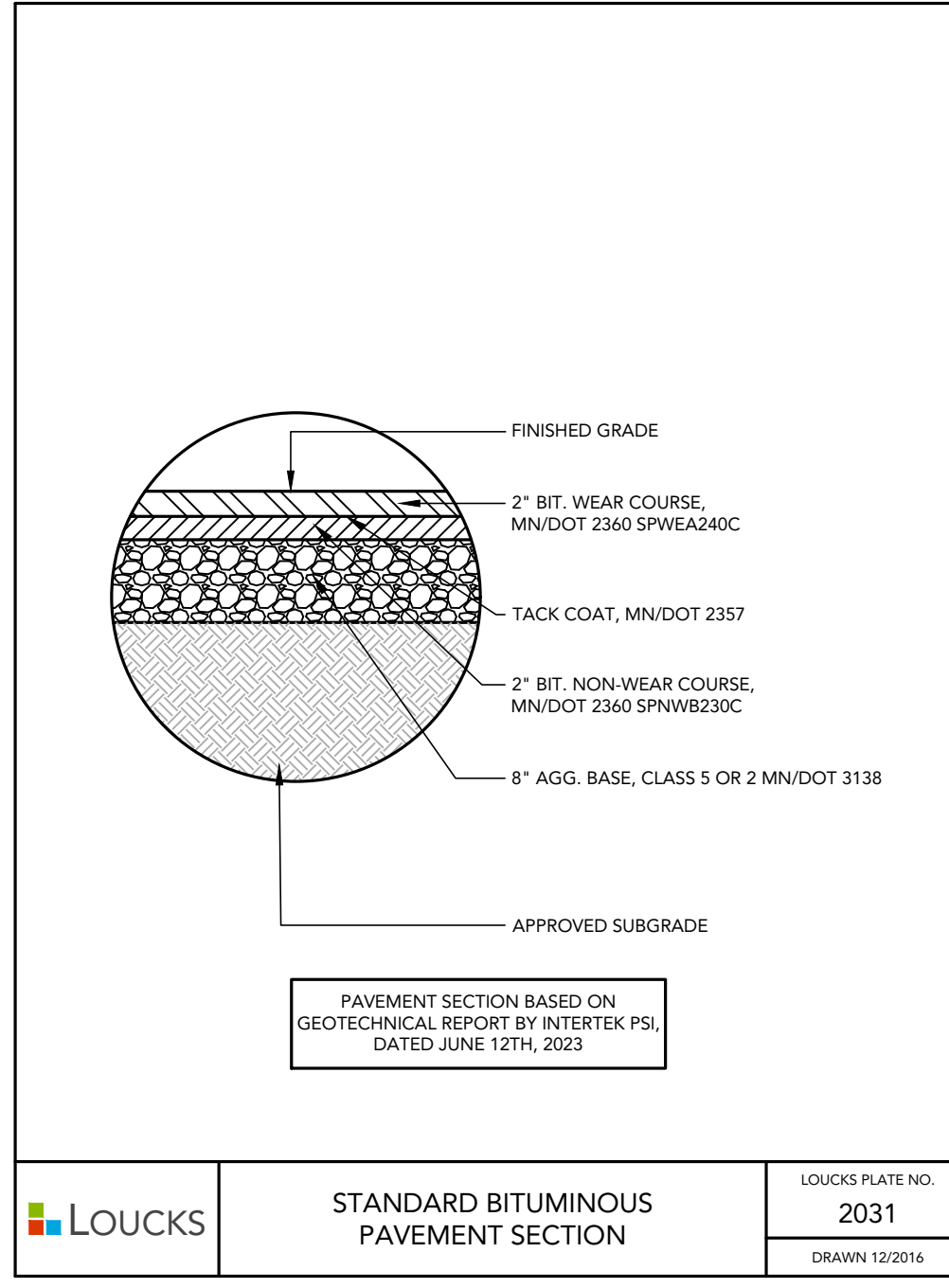
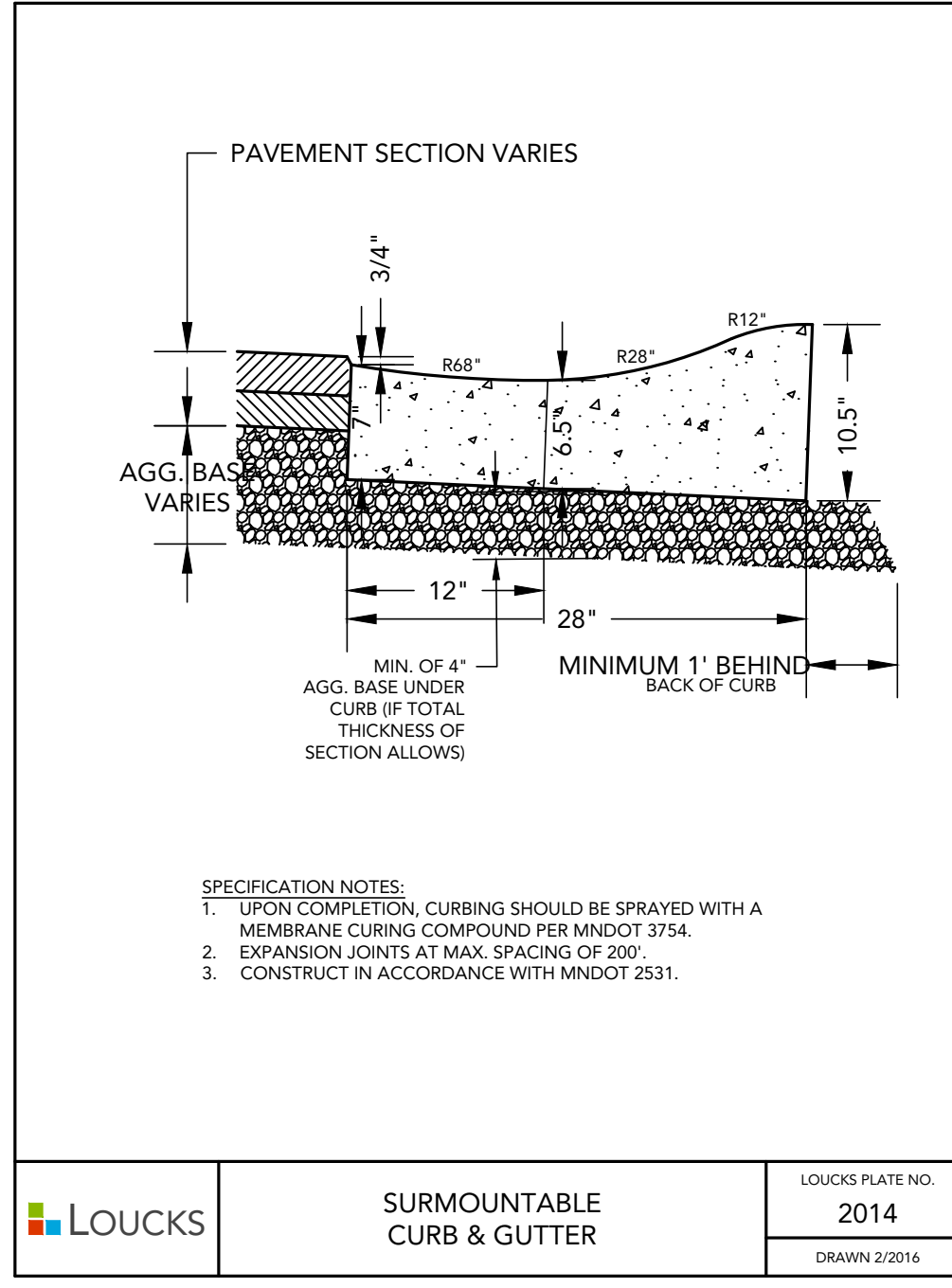
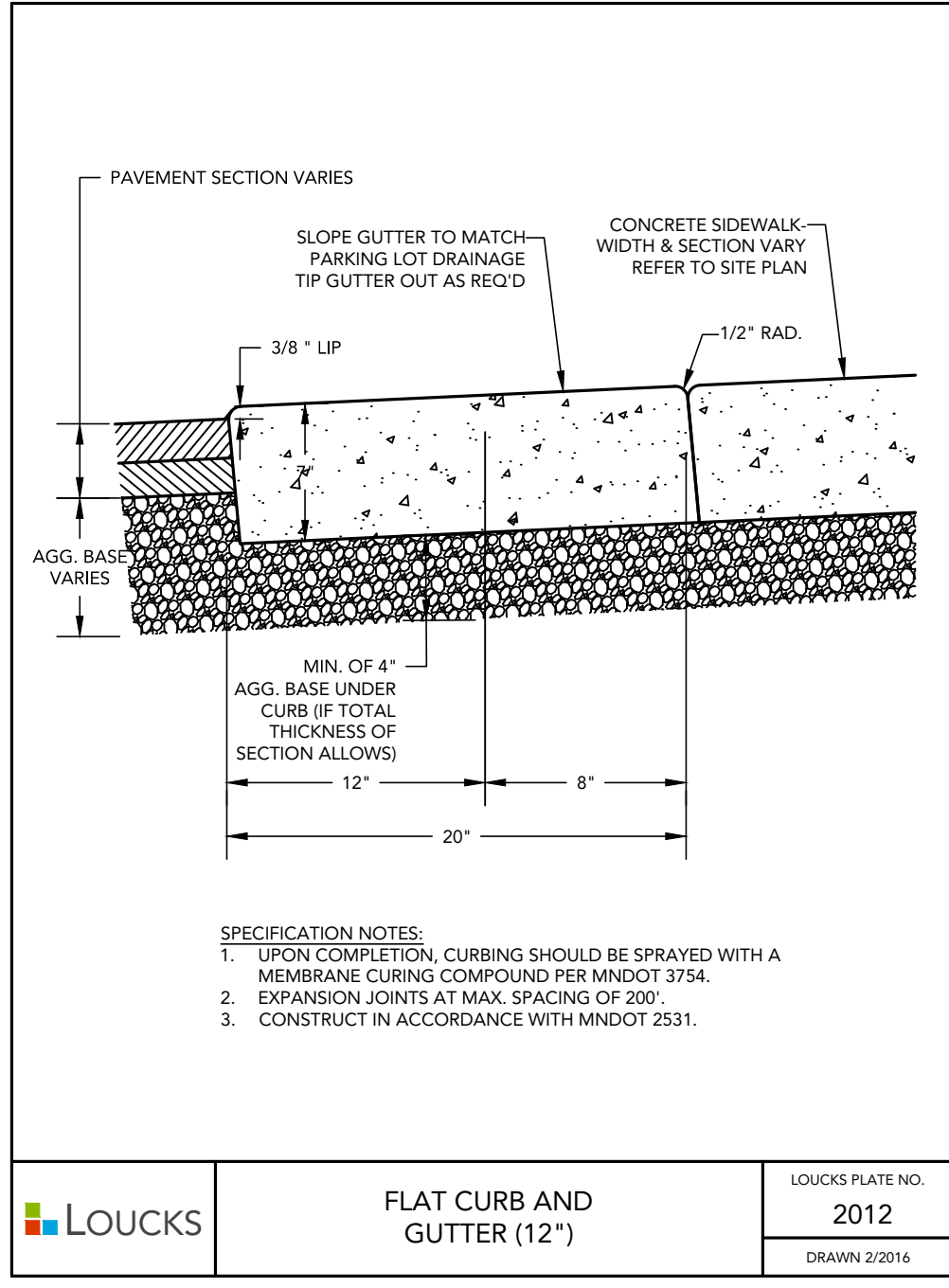
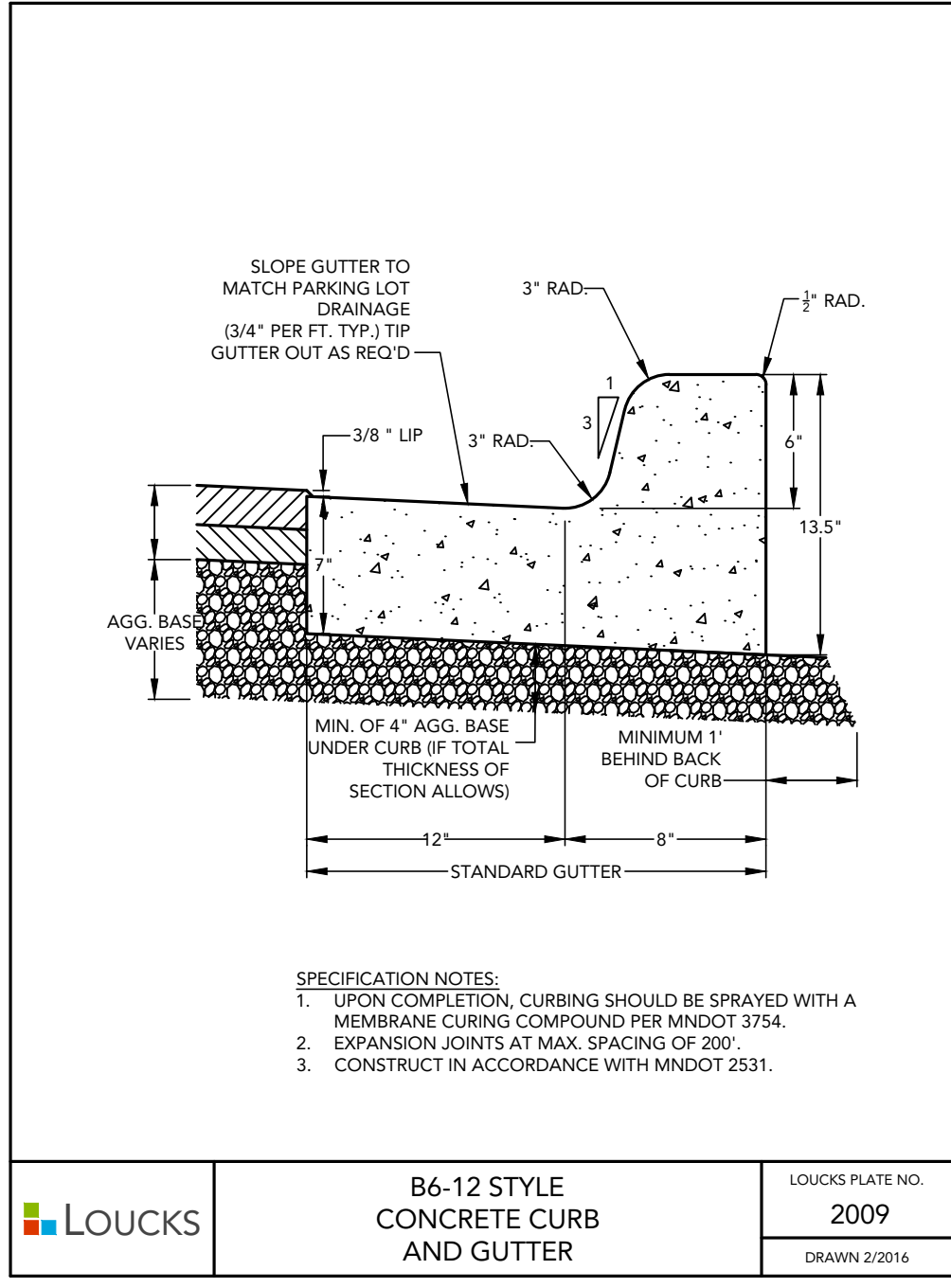
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PERPENDICULAR

FAN

MODIFIED FAN
USED WHEN HEIGHT-OF-WAY IS CONSTRAINED

PARALLEL

DEPRESSED CORNER

SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL

SECTION B-B
FAN

SECTION C-C
PARALLEL/DEPRESSED CORNER

SECTION D-D

NOTES:

- LANDINGS SHALL BE LOCATED AT THE PEDESTRIAN ACCESS ROUTE (PARALLEL TO THE FLOW LINE) AND SHALL BE CONSTRUCTED WITHIN 10' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
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- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 1:12 AND 1:20. SLOPE SHALL NOT EXCEED 5:1.
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER AND CROSS SLOPE SHALL NOT EXCEED 5:1.
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER AND CROSS SLOPE SHALL NOT EXCEED 5:1.

STANDARD PLAN

APPROVED: 11-04-2023
REVISIONS:
DATE: 11-04-2023
BY: JEFFREY PERKINS
CHECKED: JEFFREY PERKINS

LEAD EXPERT OFFICE: JEFFREY PERKINS OPERATIONS DIVISION

STANDARD PLAN 5-297.250 1 OF 6

DIRECTIONAL RAMP WALKABLE FLARE

COMBINED DIRECTIONAL

ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

SEMI-DIRECTIONAL RAMP

SECTION D-D

NOTES:

- LANDINGS SHALL BE LOCATED AT THE PEDESTRIAN ACCESS ROUTE (PARALLEL TO THE FLOW LINE) AND SHALL BE CONSTRUCTED WITHIN 10' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
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LEAD EXPERT OFFICE: JEFFREY PERKINS OPERATIONS DIVISION

STANDARD PLAN 5-297.250 2 OF 6

ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT)

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

PEDESTRIAN CURB RAMP DETAILS

NOTES:

- POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PARALLEL TO THE FLOW LINE) AND SHALL BE CONSTRUCTED WITHIN 10' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
- MINIMUM CURB HEIGHT SHALL BE 4" MINIMUM. CURBS SHALL BE CONSTRUCTED WITHIN 10' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
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LEGEND:

- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 1:12 AND 1:20. SLOPE SHALL NOT EXCEED 5:1.
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER AND CROSS SLOPE SHALL NOT EXCEED 5:1.
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STANDARD PLAN 5-297.250 3 OF 6

DETECTABLE EDGE WITH CURB AND GUTTER

DETECTABLE EDGE WITHOUT CURB AND GUTTER

TYPICAL SIDE TREATMENT OPTIONS

PEDESTRIAN APPROACH

NOTES:

- DETECTABLE CURB HEIGHTS SHALL BE 4" MINIMUM. CURBS SHALL BE CONSTRUCTED WITHIN 10' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
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STANDARD PLAN 5-297.250 4 OF 6

V CURB ADJACENT TO LANDSCAPE

V CURB INTERSECTION

TRANSITION PANEL

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

- A WALKABLE FLARE IS AN 8" WIDE CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRANSCENDS THE FLARE.
- ALL V CURB CONSTRUCTION JOINTS SHALL MATCH CONCRETE WALK GRAD.
- WHERE HEIGHT-OF-WAY ALLOWS USE OF A CURB SHOULD BE MINIMIZED. GRADING ADJACENT TO CURB SHOULD BE MAINTAINED TO MATCH THE PEDESTRIAN PATH OF TRAVEL.
- V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN HEIGHT OF WAY ALLOWS.
- V CURB NEXT TO BUILDING SHALL BE 4" WIDE AND SHALL MATCH PREVIOUS TOP SURFACE ELEVATION.
- END TAPER AT TRANSITION SECTION SHALL MATCH ADJACENT SIDEWALK GRADE.
- ALL V CURB SHALL MATCH TOP OF ADJACENT WALK.
- CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
- THE MAX RATE OF CROSS SLOPE TRANSITIONING IS 1:12. LINEAR TOP OF SIDEWALK SHALL BE MAINTAINED TO MATCH THE PEDESTRIAN PATH OF TRAVEL.
- CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
- TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, IF IT IS NECESSARY TO CROSS THE FULL CURB WIDTH.
- EXISTING CROSS SLOPE GREATER THAN 5:1.

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STANDARD PLAN 5-297.250 5 OF 6

CURB LINE AND ROAD CROSSING ADJUSTMENTS

CURB RAMP REINFORCEMENT DETAILS

SEPARATE LANDING

NOTES:

- TO ENCLOSE RAMP AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 5' FROM THE BACK OF CURB. SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED AS JOINTS WITH PROPOSED ADJACENT WALK GRAD. WHEN POSITIVE DRAINAGE IS REQUIRED TO TOP OF CURB, ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
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STANDARD PLAN 5-297.250 6 OF 6

CORTRUST BANK

7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

12755 Highway 55, Suite R100
Plymouth, MN 55441
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CADD QUALIFICATION

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

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.

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 & SW
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

C8.3

LANDSCAPE INSTALLATION:

GENERAL NOTES

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

NO PLANTING WILL BE INSTALLED UNTIL COMPLETE 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, HE 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 & GROUND COVER

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

ALL DISTURBED AREAS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING, SHALL BE FINISHED WITH FOUR (4) INCHES OF TOPSOIL WITH NOT MORE THAN 35% SAND CONTENT. A TOPSOIL INSPECTION IS REQUIRED PRIOR TO INSTALLING SOD AND PLANTINGS.

WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF RAIL, SLAB, CURB, ETC. AND INSTALLED OVER A MIN. 4" TOPSOIL CLEAR OF STONES, ROOTS, GRASS, WEEDS, DEBRIS, AND OTHER FOREIGN NON-ORGANIC MATERIAL.

SOD ALL DESIGNATED AREAS DISTURBED DUE TO GRADING. 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 Y 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 SUBSTITUTION WILL BE ACCEPTED UNLESS THE LANDSCAPE CONTRACTOR REQUESTS AND RECEIVES APPROVAL FROM BOTH THE LANDSCAPE ARCHITECT AND THE CITY OF RAMSEY PRIOR TO SUBMITTING A BID OR QUOTATION, AND BEFORE INSTALLATION.

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 MINK MULCH WITH NO WEED BARRIER.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP SHREDDED HARDWOOD MINK MULCH WITH NO WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MINK 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.

THE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM THE DATE OF LANDSCAPE INSPECTION APPROVAL BY THE CITY.

WARRANTY (TWO 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.

THERE IS AN EXISTING IRRIGATION LINE IN PLACE ALONG SUNWOOD DRIVE. THIS IRRIGATION LINE SHALL BE USED FOR THE PLANTER BEDS ALONG SUNWOOD DRIVE (IT SHALL NOT BE USED FOR INTERNAL SITE IRRIGATION). COORDINATE WITH CITY STAFF FOR USE OF THIS EXISTING IRRIGATION LINE.

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 PROPERLY, 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.

ANY IRRIGATION SYSTEM INSTALLED SHALL CONTAIN A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY SUCH AS A WEATHER COMPENSATING SMART CONTROLLER.

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

THE SYSTEM SHALL INCORPORATE A RAIN SENSOR INTO IRRIGATION SYSTEM.

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

IRRIGATION IN THE BOULEVARD ALONG ZEOLITE STREET; HEAD-TO-HEAD IRRIGATION COVERAGE, SUPPLIED BY THE BANK, SHALL BE PROVIDED WITHIN THE BOULEVARD AND BACK OF ALL CURB/SIDEWALK ALONG ZEOLITE STREET.

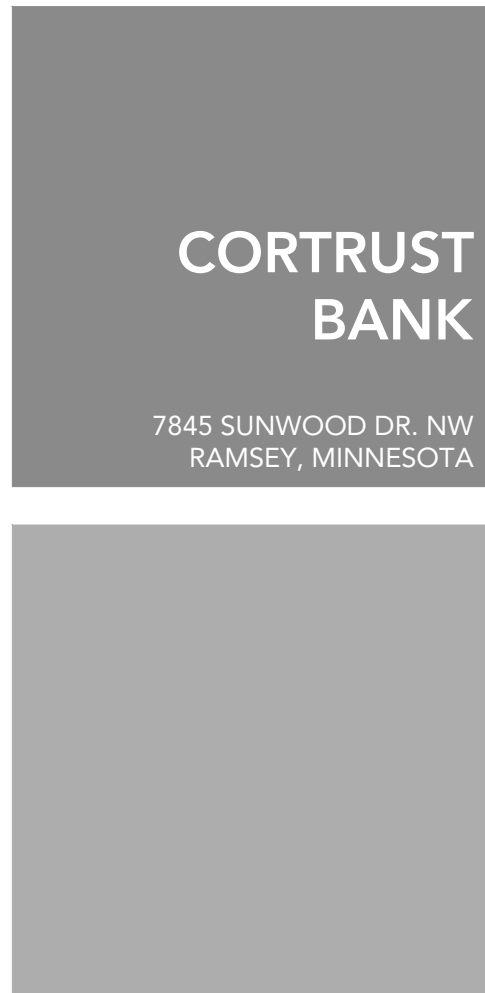
LANDSCAPE REQUIREMENTS

ZEOLITE AVE BOULEVARD TREE REQUIREMENTS

FRONTAGE ALONG ZEOLITE AVE: 259 LF
 REQUIRED TREES: 8 TREES
 (1 TREE PER 35 LF)
 PROVIDED TREES: 8 TREES

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
DECIDUOUS TREES						
	GB	5	GINKGO BILOBA	GINKGO TREE	B & B	2.5" CAL
	KC	7	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL
	SKH	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL
	UL-M	6	ULMUS 'MORTON'	ACCOLADE ELM	B & B	2.5" CAL
SHRUBS						
	AH	6	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	24" HEIGHT AT PLANTING
	ALC	24	RIBES ALPINUM	ALPINE CURRANT	5 GAL	24" HEIGHT AT PLANTING
	LN	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK	5 GAL	24" HEIGHT AT PLANTING
CONIFEROUS SHRUBS						
	TY	3	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	5 GAL	24" SPRD
PERENNIALS						
	AJS	33	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	
	KFG	24	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	
	PHO	53	HOSTA X 'PATRIOT'	PATRIOT HOSTA	1 GAL	
	RSD	69	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DAYLILY	1 GAL	
	WC	108	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME		
GROUND COVERS						
	HM		HARDWOOD MULCH	SHREDDED HARDWOOD MINK MULCH		
	NSM		BOULEVARD SEED MIX	MNDOT SOUTHERN BOULEVARD MIX:		
	SOD		TURF SOD	MIX OF SALT TOLERANT TURF SPECIES		
	STM		STONE MULCH	CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH		

REFERENCE NOTES SCHEDULE									
CODE	DESCRIPTION	QTY	DETAIL	MATERIAL	COLOR				
EDGING									
	ED-101		LANDSCAPE EDGER	6/5	METAL	BLACK			
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER/SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
PAVING									
	P-101		CONCRETE PAVER	5/5	HANOVER ARCH PRODUCTS	12" X 12" X 2.5" HT	PRECAST CONCRETE	NATURAL	TUDOR OR APPROVED EQUAL
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER/SUPPLIER	SIZE/MODEL	COLOR	FINISH		
SITE FURNITURE									
	SF-102	2	BIKE RACK	4/5	DUMOR	83-00 S-2	BLACK	POWDER COAT	



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11/05/2025	CITY RESUBMITTAL

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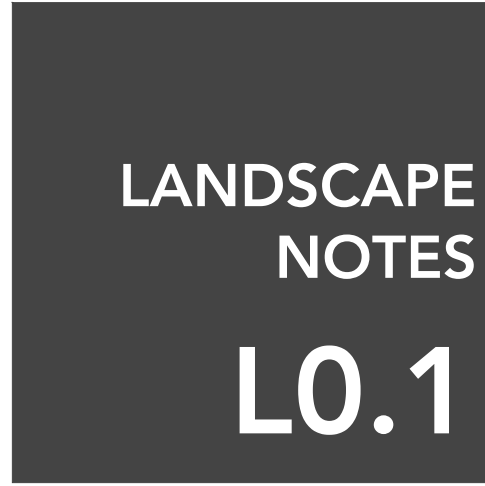
License No. Jordan Gedroia, PLA 58254
 Date 10/10/2025

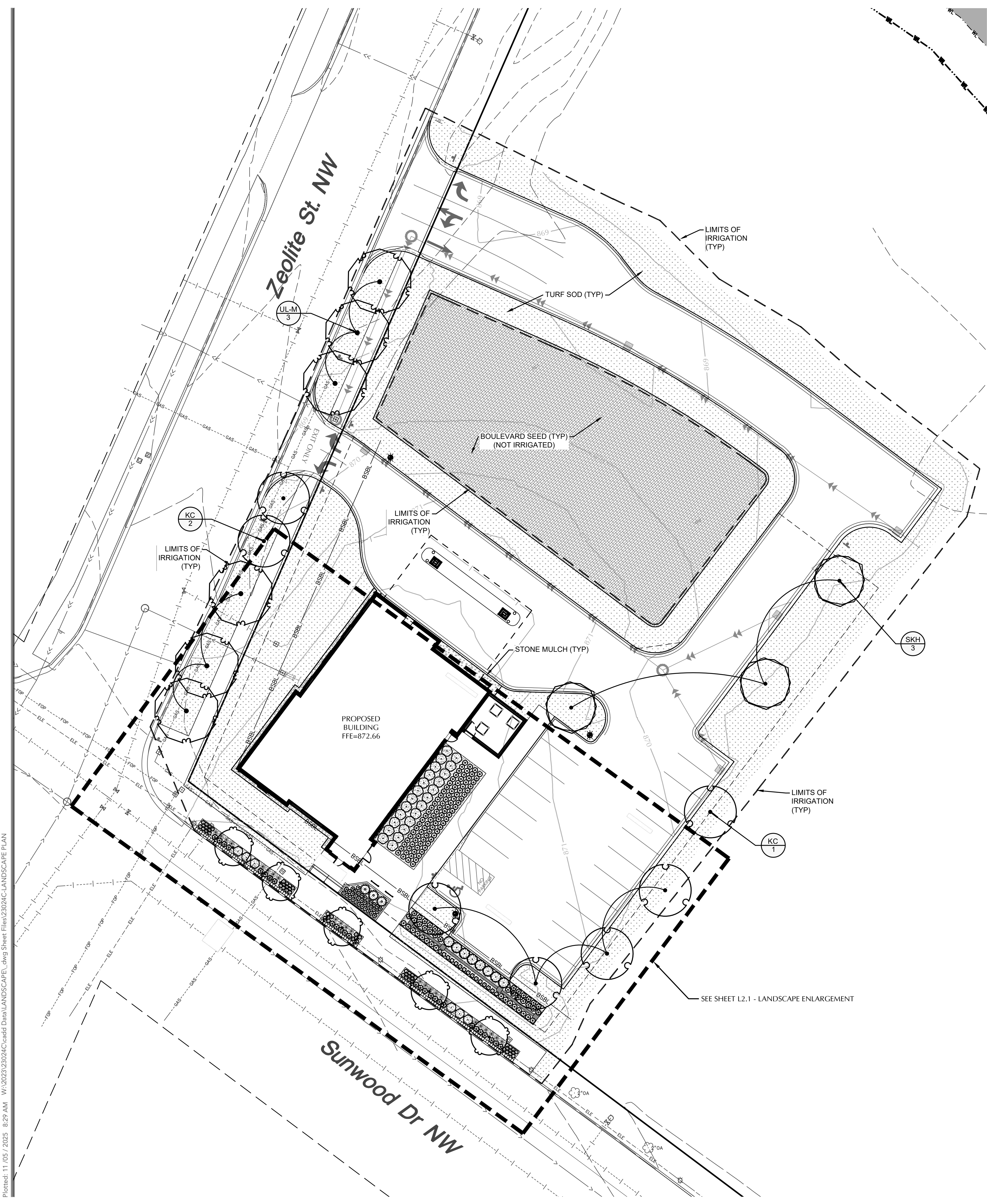
QUALITY CONTROL

Loucks Project No. 23024C
 Project Lead JDC
 Drawn By JDC
 Checked By NWE
 Review Date 10/10/2025

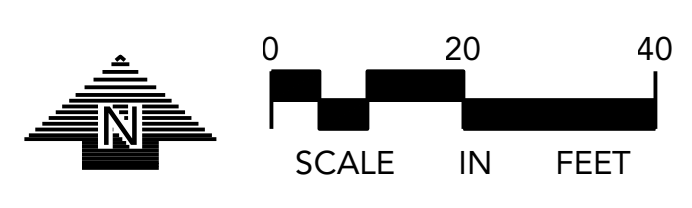
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L.3.1	LANDSCAPE DETAILS





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PREPARED BY LOUCKS, DATED 09/10/2025.



CORTRUST BANK
7845 SUNWOOD DR. NW
RAMSEY, MINNESOTA

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

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PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
	GB	GINKGO BILOBA	GINKGO TREE
	KC	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE
	SKH	GLEDTISIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST
	UL-M	ULMUS 'MORTON'	ACCOLADE ELM
SHRUBS			
	AH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
	ALC	RIBES ALPINUM	ALPINE CURRANT
	LN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
CONIFEROUS SHRUBS			
	TY	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW
PERENNIALS			
	AJS	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM
	KFG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
	PHO	HOSTA X 'PATRIOT'	PATRIOT HOSTA
	RSD	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DAYLILY
	WC	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT
GROUND COVERS			
	HM	HARDWOOD MULCH	SHREDDED HARDWOOD MINK MULCH
	NSM	BOULEVARD SEED MIX	MNDOT SOUTHERN BOULEVARD MIX
	SOD	TURF SOD	MIX OF SALT TOLERANT TURF SPECIES
	STM	STONE MULCH	CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
EDGING	
	LANDSCAPE EDGER
PAVING	
	CONCRETE PAVER
SITE FURNITURE	
	BIKE RACK

NOTE:
EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN 1/4 CUBIC YARD 'PLAISTED'S GROWERS MIX' INCORPORATED INTO THE PARENT SOIL IMMEDIATELY SURROUNDING EACH TREE, AT A RATE OF 25% PLAISTED'S SOIL TO 75% NATIVE OR PARENT SOIL.

PLAISTED'S GROWER MIX:
[HTTPS://PLAISTEDCOMPANIES.COM/HORTICULTURAL-MIXES/](https://plaistedcompanies.com/horticultural-mixes/)



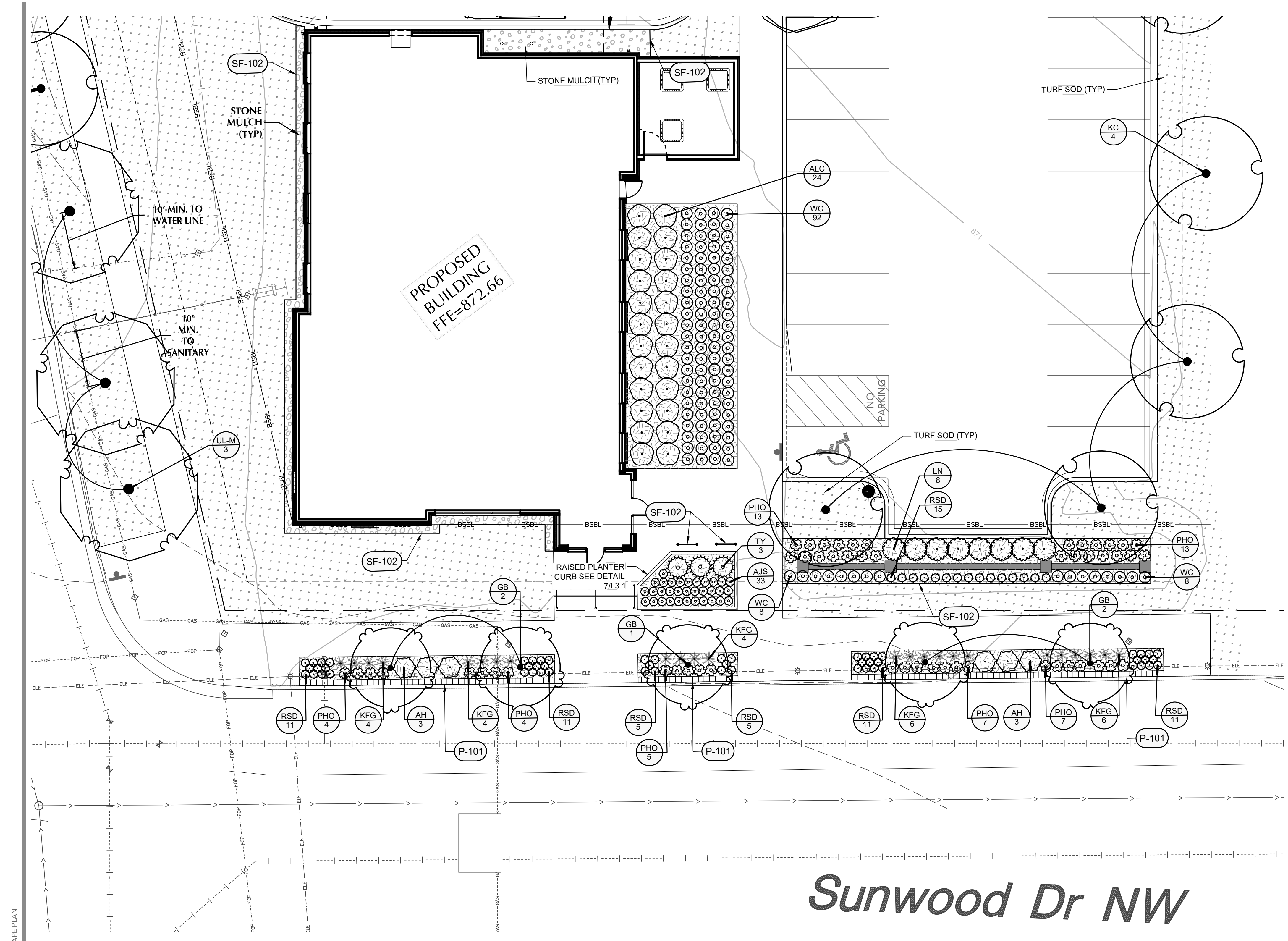
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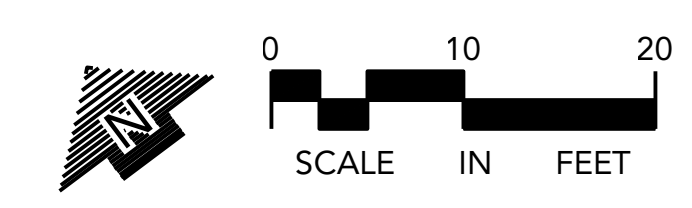
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OVERALL LANDSCAPE PLAN
L1.1

Plotted: 11/05/2025 8:29 AM W:\2023\23024C\Cadd\Draw\LANDSCAPE\DWG\Sheet Files\23024C-LANDSCAPE PLAN



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REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
EDGING	
(ED-101)	LANDSCAPE EDGER
PAVING	
(P-101)	CONCRETE PAVER
SITE FURNITURE	
(SF-102)	BIKE RACK

Sunwood Dr NW

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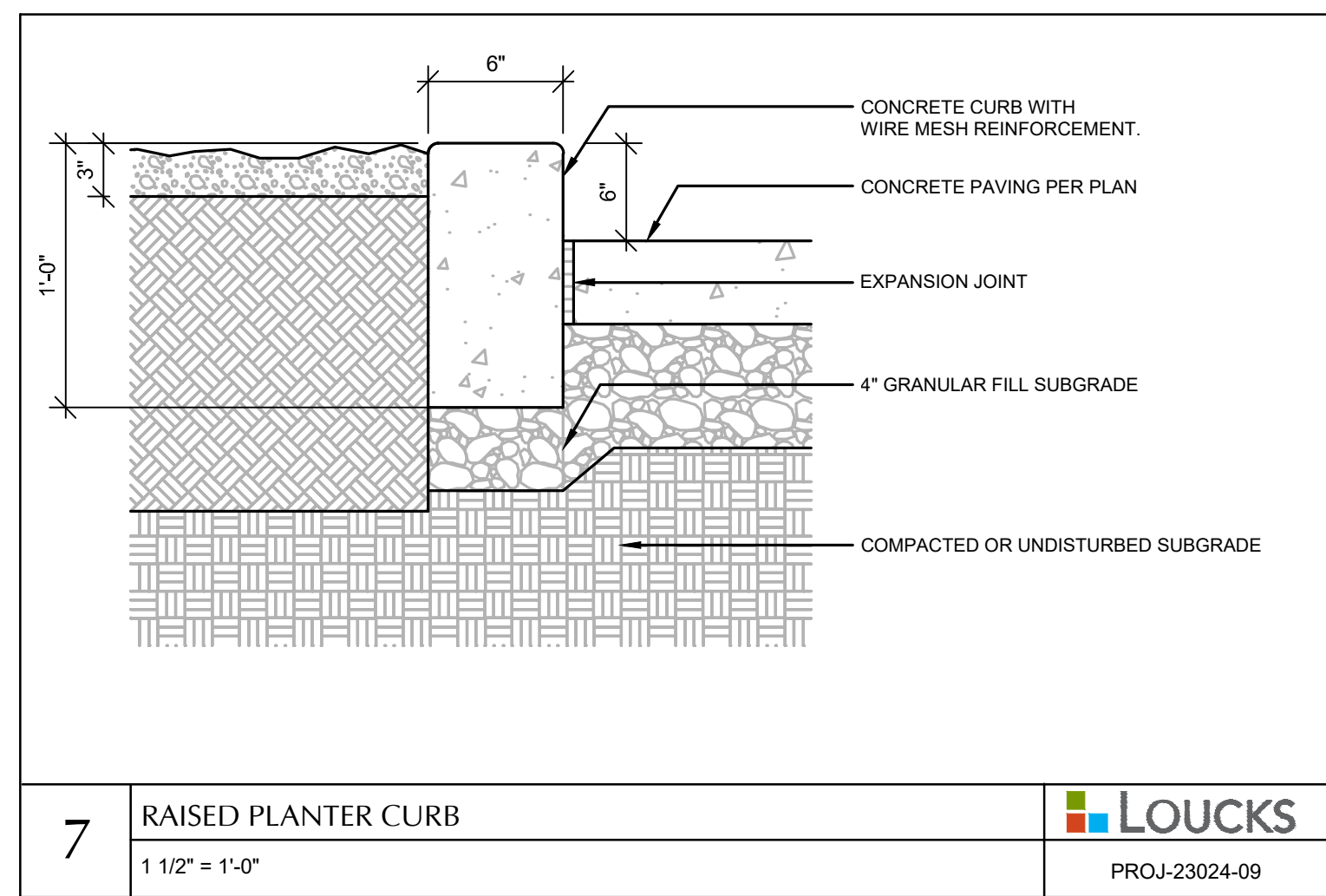
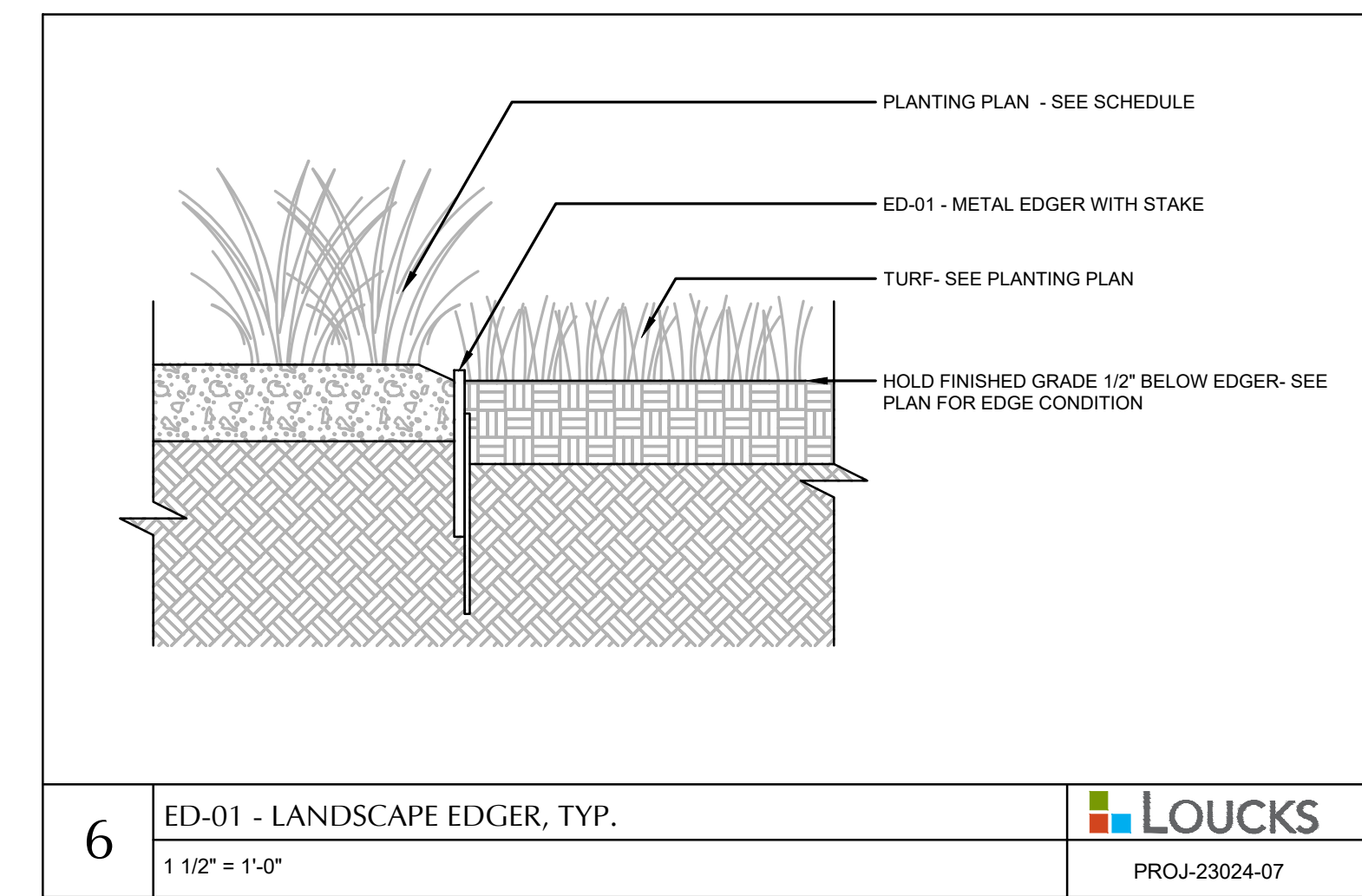
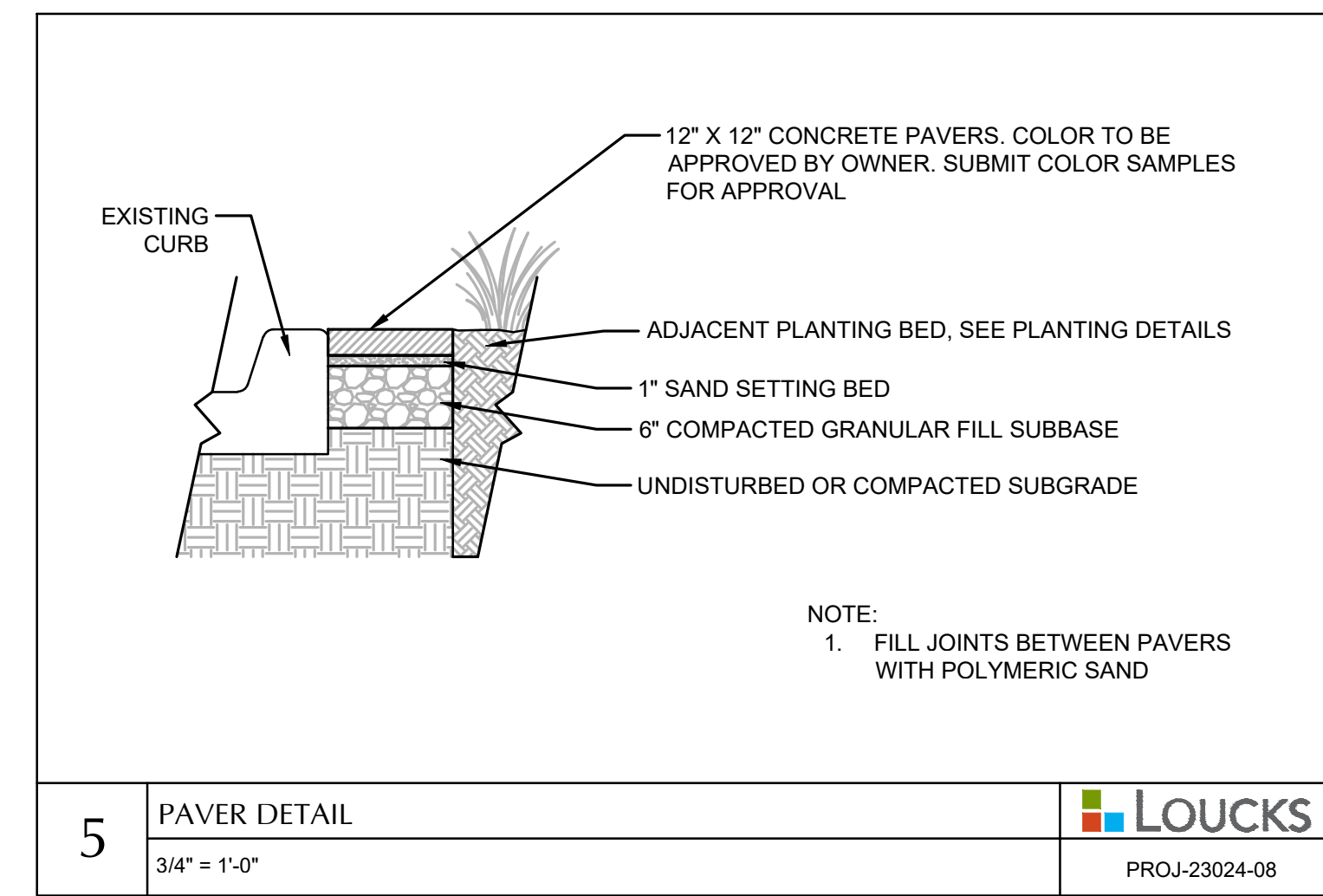
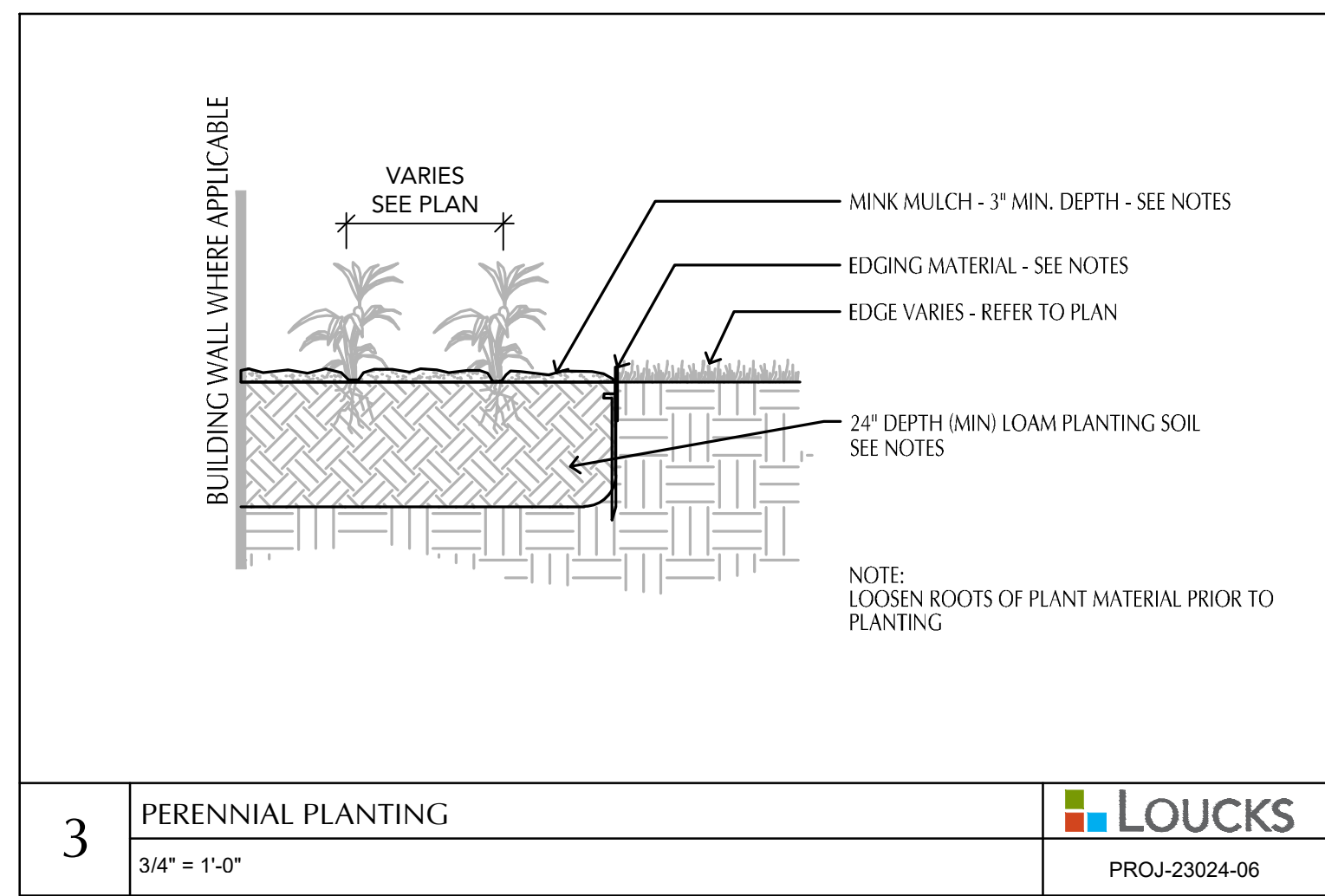
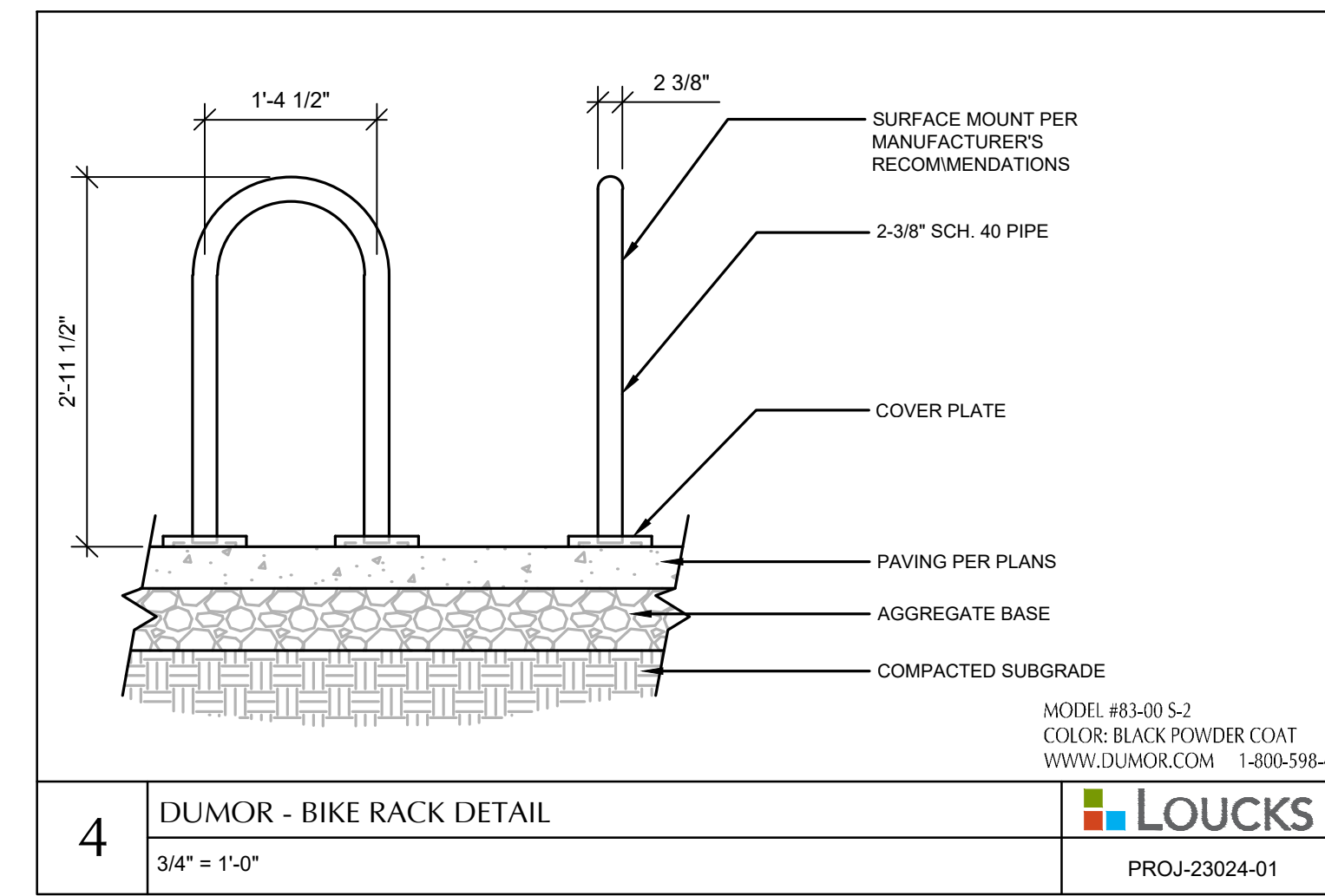
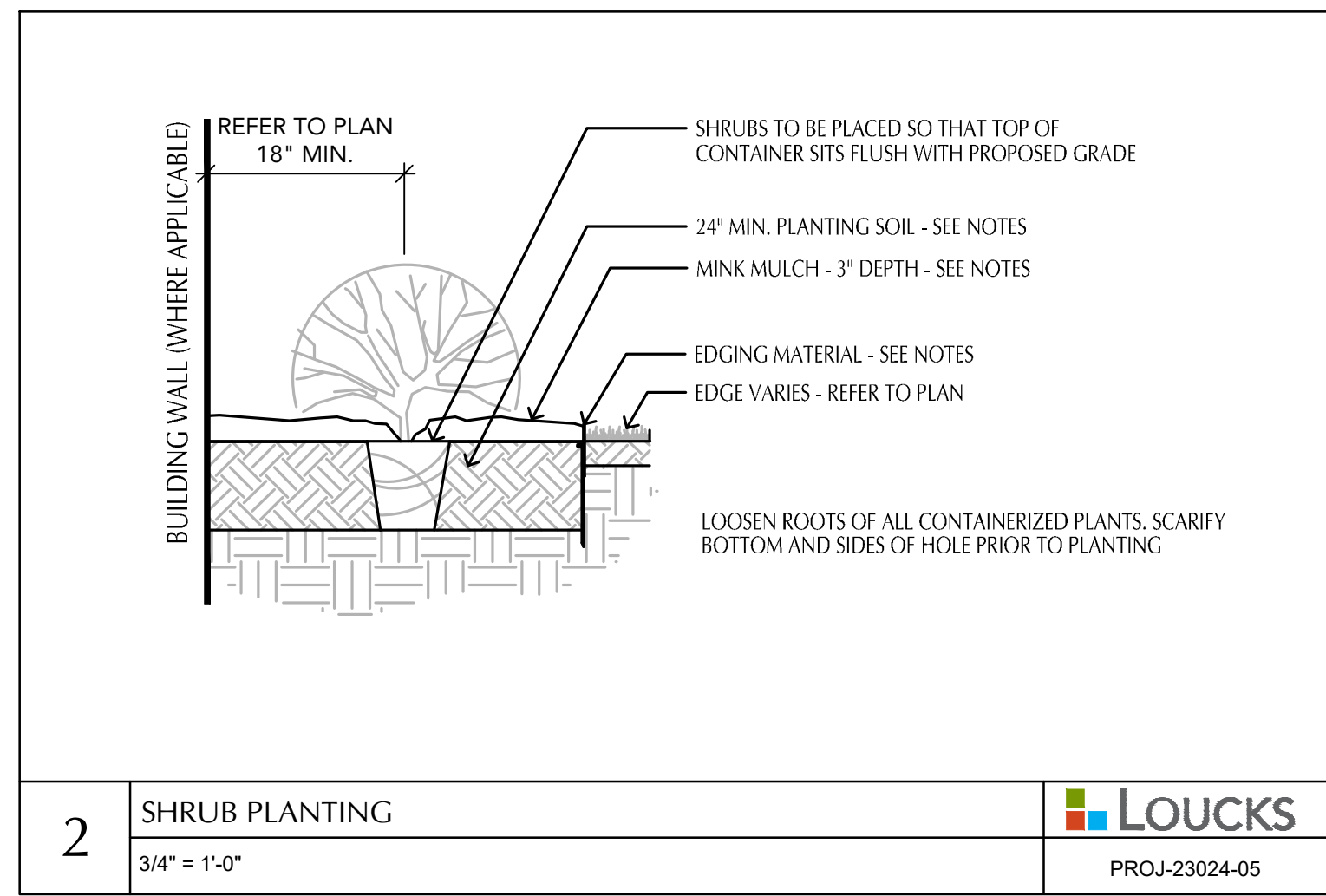
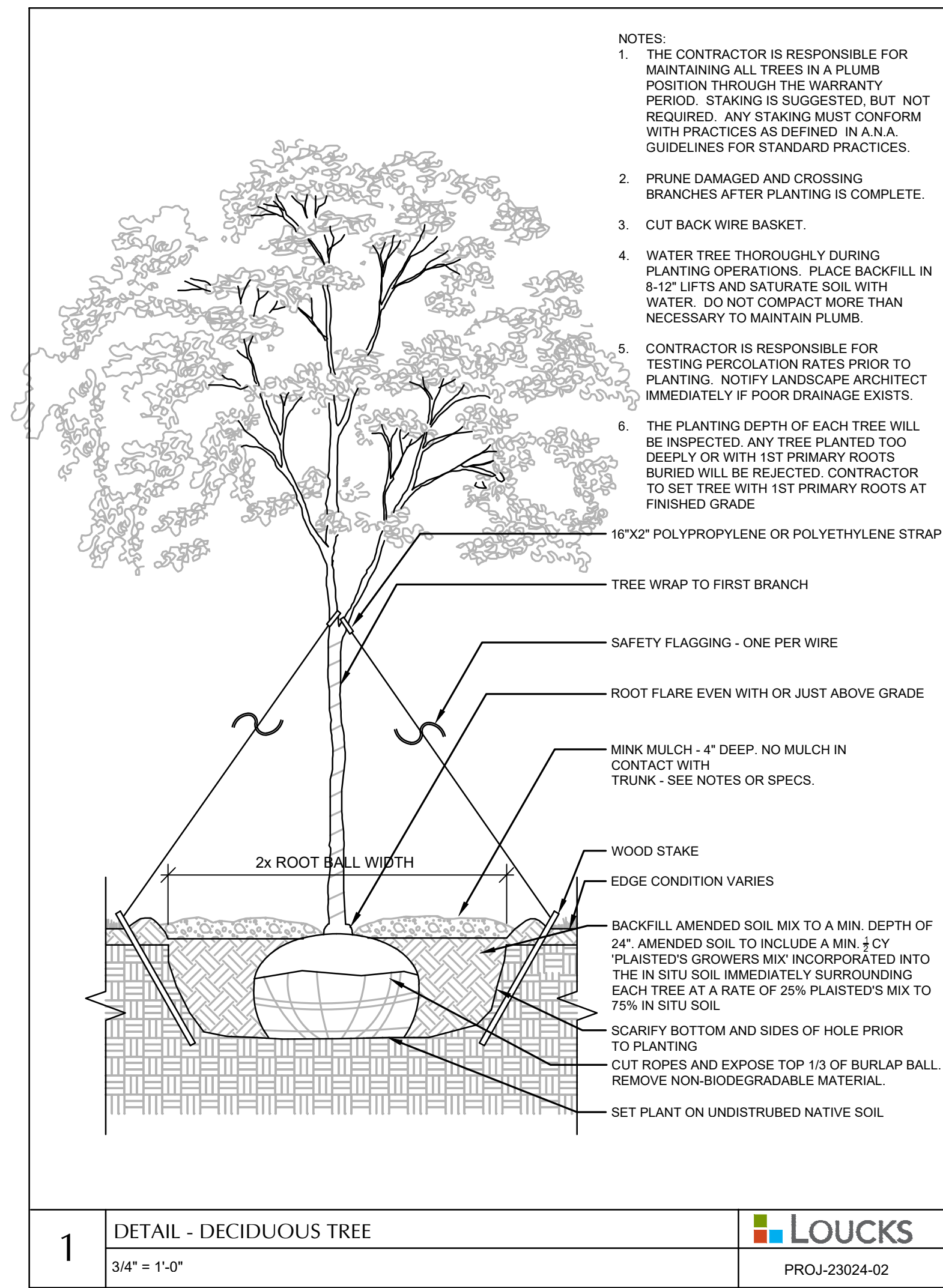
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LANDSCAPE ENLARGEMENT
L2.1



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Project Lead	JDG
Drawn By	JDG
Checked By	NWE
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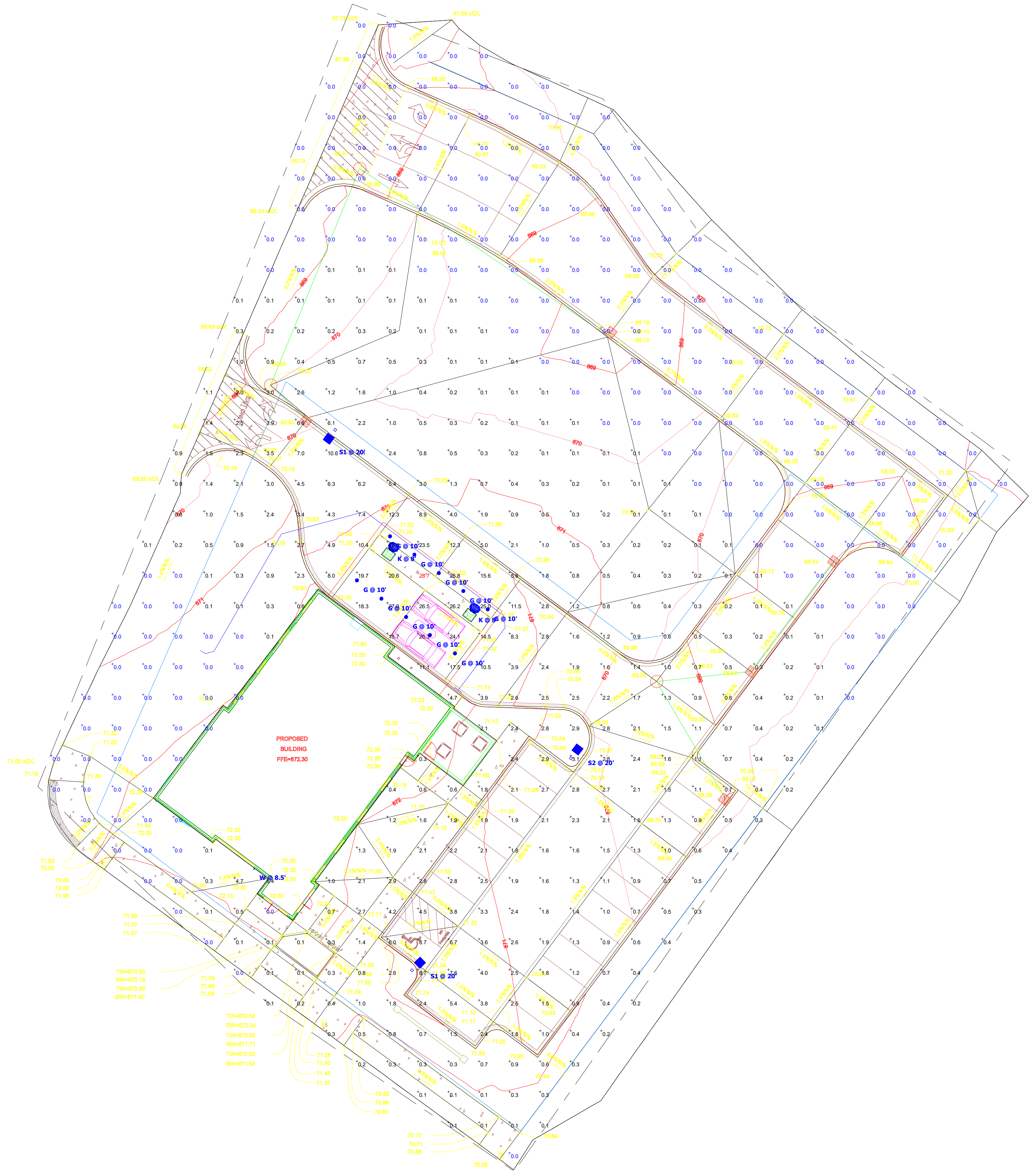
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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
○	G	10	Lithonia Lighting	VCPG LED P3 40K TSM MVOLT	VCPG LED WITH P3 - PERFORMANCE PACKAGE, 4000K, TSM OPTIC TYPE	1	6253	0.9	43.37
□	K	2	CAMMAN LIGHTING, INC.	OW915-24-LN-T3	WALL MOUNT	1	1329	0.9	23.36
○	RD	0	Lithonia Lighting	WF6 LL LED 30K40K50K 90CRI 4000K	6" low lumen Matte White Wafer Selectable White LED 30K40K50K - 4000K	1	923	0.9	9.77
□	S1	2	Lithonia Lighting	RSX2 LED P2 40K R4	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R4 Distribution	1	17427	0.9	114.07
□	S2	1	Lithonia Lighting	RSX2 LED P2 40K R5	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R5 Distribution	1	17660	0.9	114.07
□	W	1	Lithonia Lighting	WPX0 LED ALO-4 40K MVOLT	WPX0 LED, 1650 Lumen setting, 4000K Setting, 120-277V	1	1645	0.9	12.4511

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	1.6 fc	28.7 fc	0.0 fc	N/A	N/A

Note

- Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.
- All readings/calculations are shown @ grade.
- Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

Fixture Number				
Project Title		Type		Qty
Comments				



- White Acrylic Diffuser
- Decorative Metal Top & Bottom Cap
- Three Trim Options
- Wet Location
- ADA

Dimensions and Lamping:

OW915-24	7.25" A x 24" B x 4" D x 12" MCWeight: 10 lbs. LN LED: Nominal 25W, 1150 Delivered Lumens
OW915-36	7.25" A x 36" B x 4" D x 18" MCWeight: 12 lbs. LN LED: Nominal 40W, 2100 Delivered Lumens
OW915-48	7.25" A x 48" B x 4" D x 24" MCWeight: 14 lbs. LN LED: Nominal 55W, 3150 Delivered Lumens

LED Color Temperature:

35K	3500K	30K	3000K	40K	4000K
-----	-------	-----	-------	-----	-------

Control:

CLV Integral Power Supply, 0-10V Dimming to 1%

Voltage:

1	120V	2	277V	MV	Multi-Volt
---	------	---	------	----	------------

Diffusers:

WA	Gloss White Acrylic
WM	Matte White Acrylic

Standard Finishes:

PAL	Aluminum	PBB	Brushed Brass	POR	Pure Orange (RAL 2004)
PNL	Nickel	PAB	Antique Brass	PYL	Traffic Yellow (RAL 1023)
PBR	Bronze	PHB	Hammered Bronze	PGR	Emerald Green (RAL 6001)
PLB	Light Bronze	PHC	Hammered Copper	PBL	Signal Blue (RAL 5005)
PMB	Medium Bronze	PHS	Hammered Silver	STBD	To Be Determined
PDB	Dark Bronze	PSG	Satin Gold		
PSB	Satin Black	PPA	Patina		
PMW	Matte White	PRD	Traffic Red (RAL 3020)		

Premium Finishes:

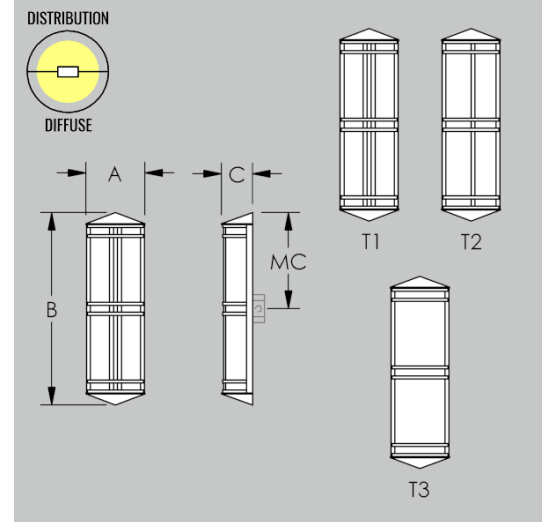
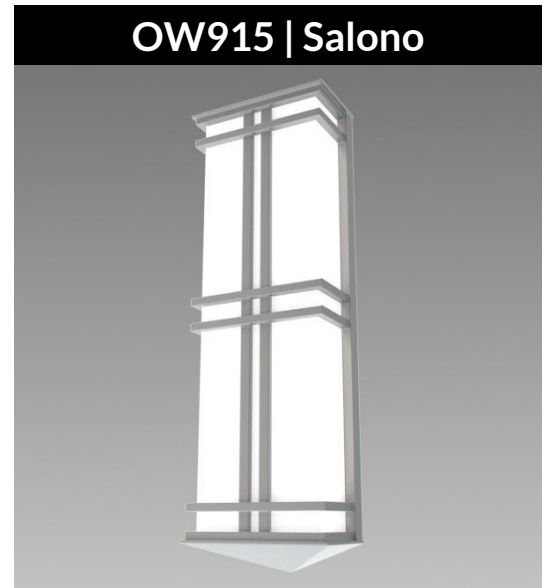
BA	Brushed Aluminum	PB	Polished Brass
SN	Satin Nickel	AB	Antique Brass
PC	Polished Chrome	PTBD	To Be Determined
BB	Brushed Brass		

Trim Options:

T1	Dual Horizontal, Dual Vertical Trim
T2	Dual Horizontal, Single Vertical Trim
T3	Dual Horizontal, No Vertical Trim

Other Options:

REM Remote Emergency Power Supply



Notes:

- Custom sizes and finishes available upon request.
- Camman reserves the right to make design changes without prior notice.
- Mounting is to a 4 inch octagonal junction box.
- Photometric information is available at cammanlighting.com



Additional Information

Color Temperature Adjustment	
Color Temperature	Multiplier
2700K	.967
3000K	.984
3500K	1.000
4000K	1.032

LED Performance	
Color Rendering Index	80CRI Standard (90CRI Available)
L70 (Projected):	>72,000 hours

Warranty	5 years (electrical components retain the component manufacturer warranty).
-----------------	---

Camman Plus Customizations



Camman **Standard Plus** products provide an extra degree of freedom to customize most standard products, including dimensions, finish, performance, and adding or removing details. Visit www.cammanlighting.com/plus to learn more about the Plus program, and visit this fixture to see what specific options might be available.

Standard Finishes

MODERN



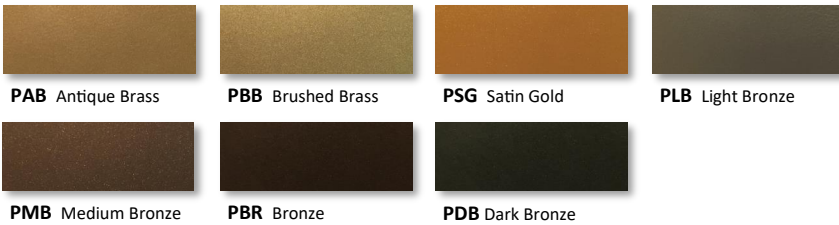
PAL Aluminum

PNL Nickel

PSB Satin Black

PMW Matte White

NEUTRAL



PAB Antique Brass

PBB Brushed Brass

PSG Satin Gold

PLB Light Bronze

PMB Medium Bronze

PBR Bronze

PDB Dark Bronze

COLORS



PRD Traffic Red
(RAL 3020)

POR Pure Orange
(RAL 2004)

PYL Traffic Yellow
(RAL 1023)

PGR Emerald Green
(RAL 6001)

PBL Signal Blue
(RAL 5005)

TEXTURES



PHS Hammered Silver

PHB Hammered Bronze

PHC Hammered Copper

PPA Patina

Premium Finishes



AB Antique Brass

BB Brushed Brass

PB Polished Brass

BA Brushed Aluminum

SN Satin Nickel

PC Polished Chrome

- Colors are for reference only and may vary per monitor.
- See cammanlighting.com/resources for more information, or contact your local rep for finish samples.





CNY LED

LED Canopy/Ceiling Luminaire



Catalog Number

Notes

Type

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

Specifications

	CNY LED P0/P1/P2
Width:	10"
Height:	4.7"
Depth:	10"
Weight:	6.5lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 250W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Ordering Information

EXAMPLE: CNY LED P1 50K MVOLT DDB

Series	Performance Package	Color Temperature ²	Voltage	Finish
CNY LED	P0 3,500 lumens ¹	40K 4000K ¹	MVOLT 120-277V ³	DDB Dark bronze
	P1 4,500 lumens ¹	50K 5000K		WH White ¹
	P2 6,600 lumens			

Accessories

Ordered and shipped separately.

CNYBCP 14 Inch x 14 Inch Beauty Cover Plate

NOTES

1. WH finish is only available in CNY P0 and P1 packages, and with 40K (4000K) color temperature only.
2. Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE

CNY LED luminaires are ideal, energy-efficient replacements for up to 250W MH canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION

Cast-aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Castings are sealed with a one-piece gasket. Rated for outdoor installations, -40°C minimum ambient. Frosted lens is designed for uniform light distribution.

ELECTRICAL

Includes an MVOLT (120-277V) electronic driver that is 0-10V, capable of continuous dimming and ensure system power factor >90% and THD <20%. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours). CNY is CRI 80.

INSTALLATION

Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with 3/4 NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time - no need to open the luminaire for installation.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

WARRANTY

Five-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.



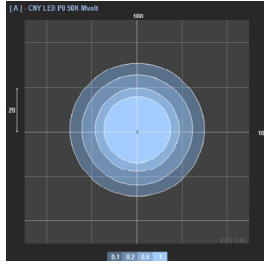
Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact [Acuity Tech Support](#).

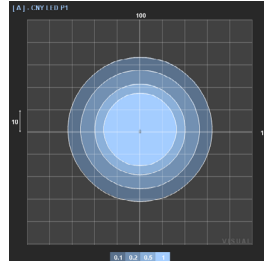
CNY LED - Mounting height = 10

LEGEND

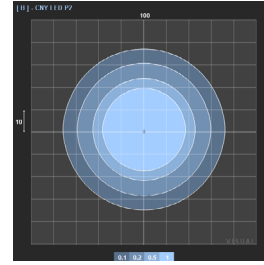
- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc



CNY LED P0



CNY LED P1

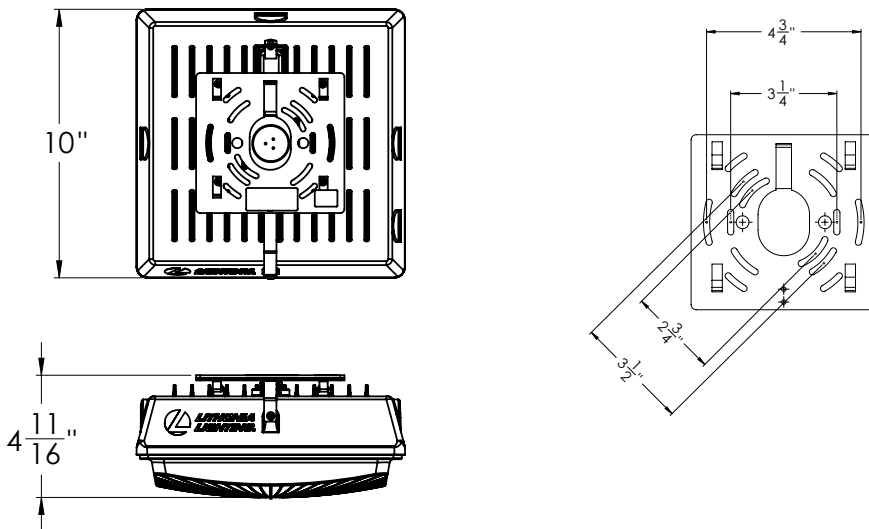


CNY LED P2

Performance Data

Performance Package	Lumens	Input Power	Lumens Per Watt
CNY LED P0	3,500	27W	130
CNY LED P1	4,500	35W	127
CNY LED P2	6,600	52W	128

Line Art





RSX2 LED Area Luminaire

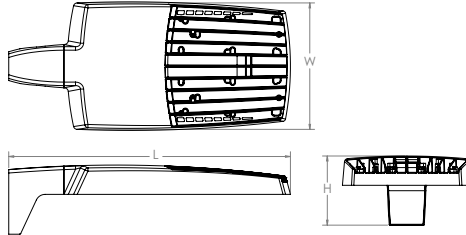


Catalog Number
Notes
Type

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

Specifications

EPA (ft ² @0°):	0.69 ft ² (0.06 m ²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



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

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
<p>Shipped Installed</p> <p>HS House-side shield⁷</p> <p>PE Photocontrol, button style^{8,9}</p> <p>PER7 Seven-wire twist-lock receptacle only (no controls)^{9,10,11}</p> <p>SF Single fuse (120, 277, 347)⁵</p> <p>DF Double fuse (208, 240, 480)⁵</p> <p>SPD20KV 20KV Surge pack (10KV standard)</p> <p>FAO Field adjustable output⁹</p> <p>DMG 0-10V dimming extend out back of housing for external control (control ordered separate)⁹</p> <p>DS Dual switching^{9,12}</p>	<p>DDBXD Dark Bronze</p> <p>DBLXD Black</p> <p>DNAXD Natural Aluminum</p> <p>DWHXD White</p> <p>DDBTXD Textured Dark Bronze</p> <p>DBLBXD Textured Black</p> <p>DNATXD Textured Natural Aluminum</p> <p>DWHGXD Textured White</p>
<p>Shipped Installed</p> <p>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)</p> <p>NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor^{9,13,14,15}</p> <p>BAA Buy America(n) Act Compliant</p> <p>CCE Coastal Construction¹⁶</p> <p>*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.</p> <p>Shipped Separately (requires some field assembly)</p> <p>EGS External glare shield⁷</p> <p>EGFV External glare full visor (360° around light aperture)⁷</p> <p>BS Bird spikes¹⁷</p>	



Ordering Information

Accessories

Ordered and shipped separately.

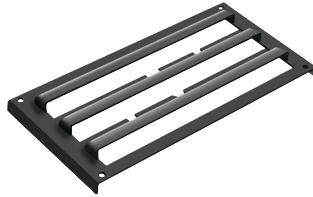
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSBC (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CULJU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CULJU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- 1 Any Type 5 distribution, is not available with WBA.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- 5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 6 Maximum tilt is 90° above horizontal.
- 7 It may be ordered as an accessory.
- 8 Requires MVOLT or 347V.
- 9 Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. (Exception: PE and FAO can be combined; also PE and DMG can be combined.)
- 10 Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire 6/Wire 7 capped inside luminaire. Twistlock photocell ordered and shipped

- as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- 11 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
 - 12 DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
 - 13 Must be ordered with PIRHN.
 - 14 Requires MVOLT or HVOLT.
 - 15 Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
 - 16 CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
 - 17 Must be ordered with fixture for factory pre-drilling.
 - 18 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

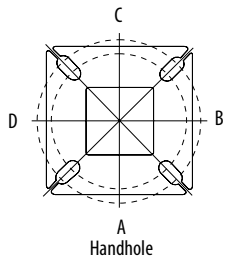


External 360 Full Visor

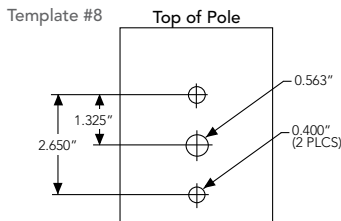
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

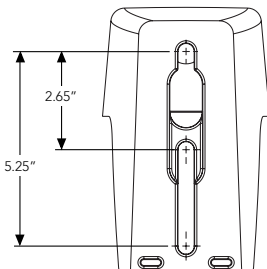
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

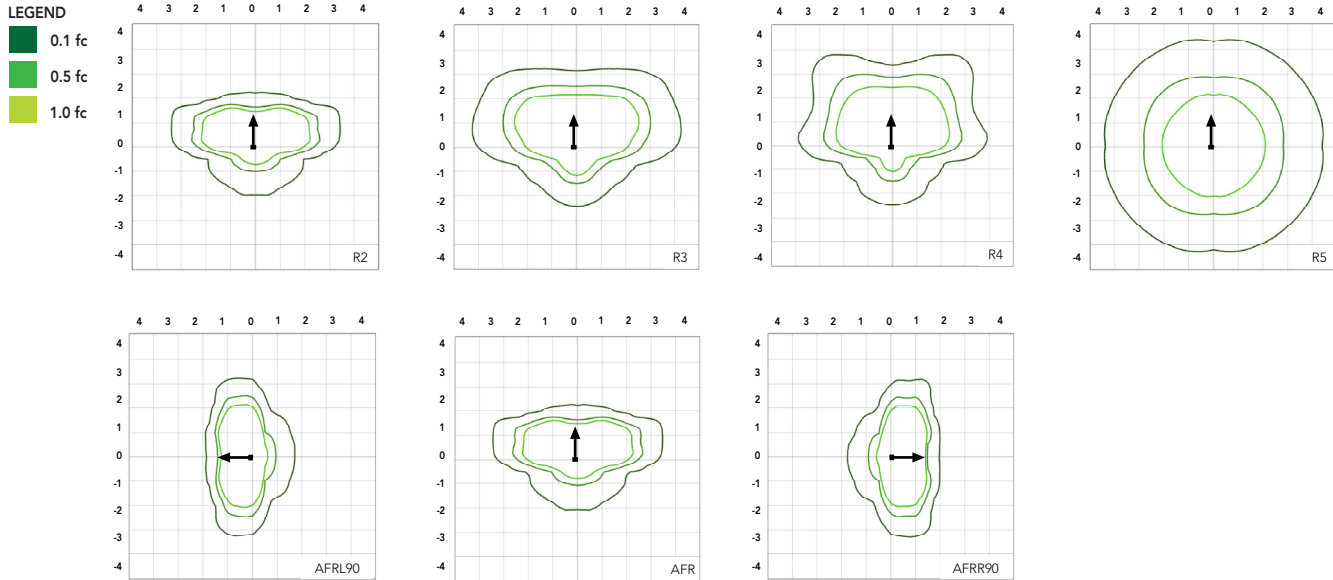
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor	0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor	0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

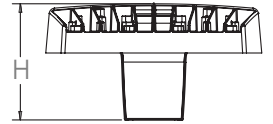
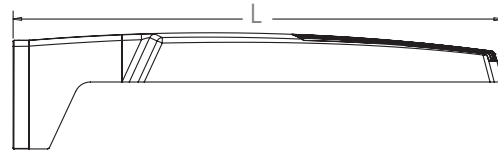
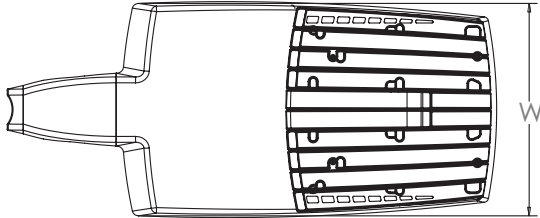
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)

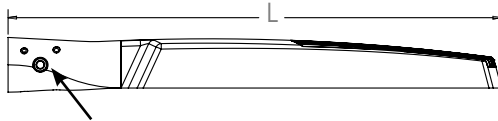
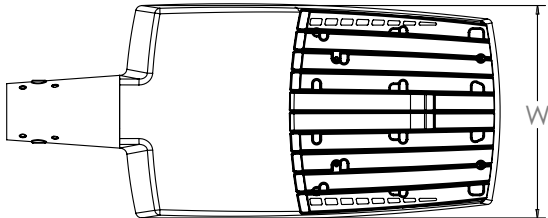


Length: 30.3" (77.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm

Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



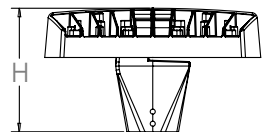
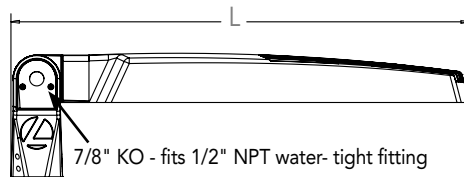
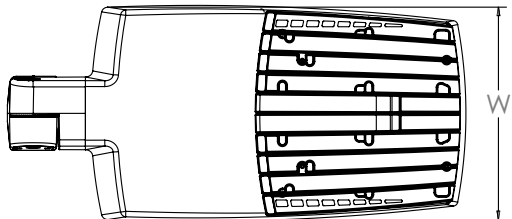
RSX2 with Mast Arm Adapter (MA)



Length: 30.6" (77.7 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

7/16" locking thru bolt/nut provided

RSX2 with Adjustable Slipfitter (IS)

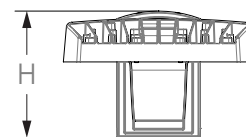
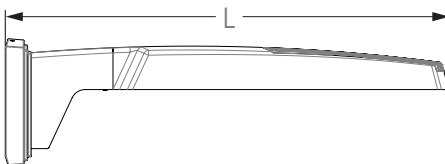
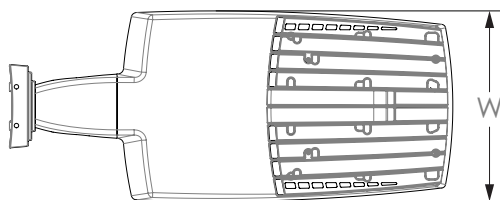


Length: 28.3" (71.9 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm

7/8" KO - fits 1/2" NPT water-tight fitting

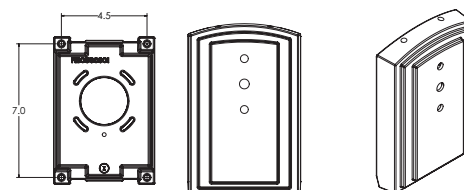
Dimensions

RSX2 with Wall Bracket (WBA)

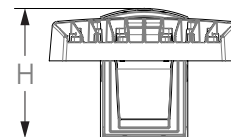
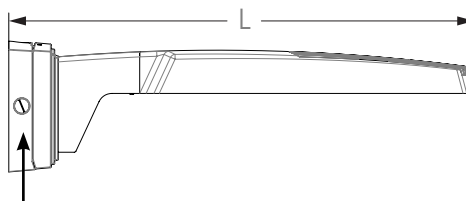
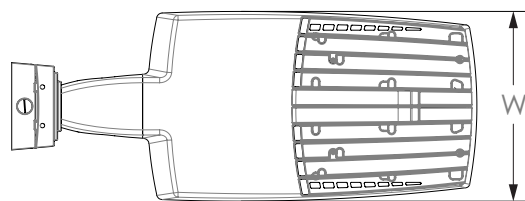


Length: 31.2" (79.2 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



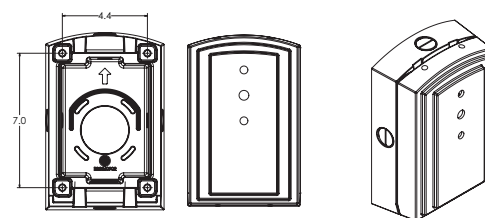
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

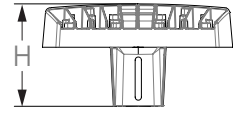
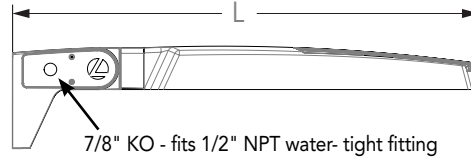
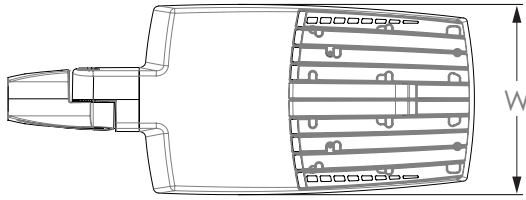
Length: 32.8" (83.3 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

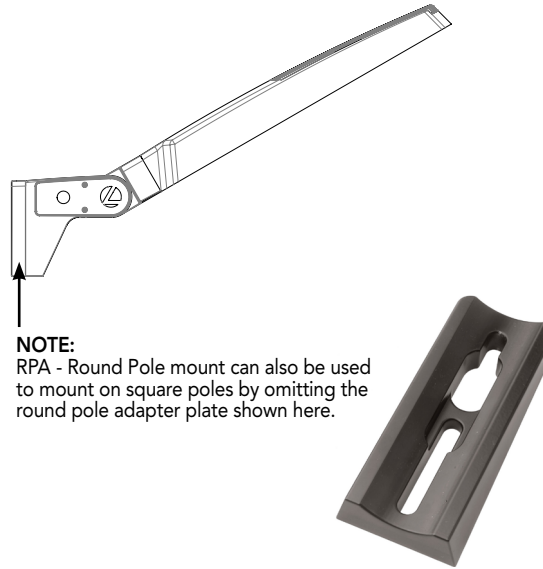


Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**
 33.8" (85.9 cm) **AARP**
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



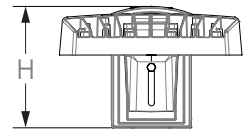
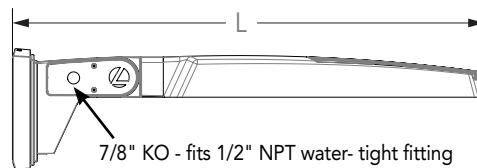
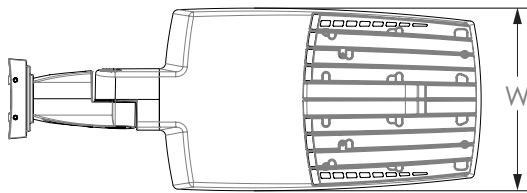
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

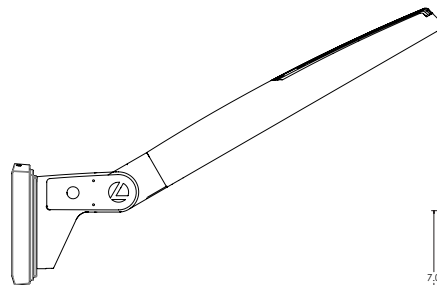
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

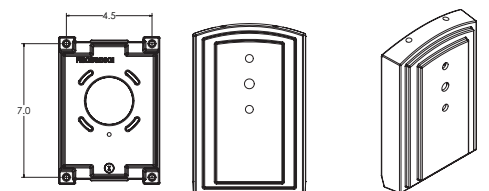
RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

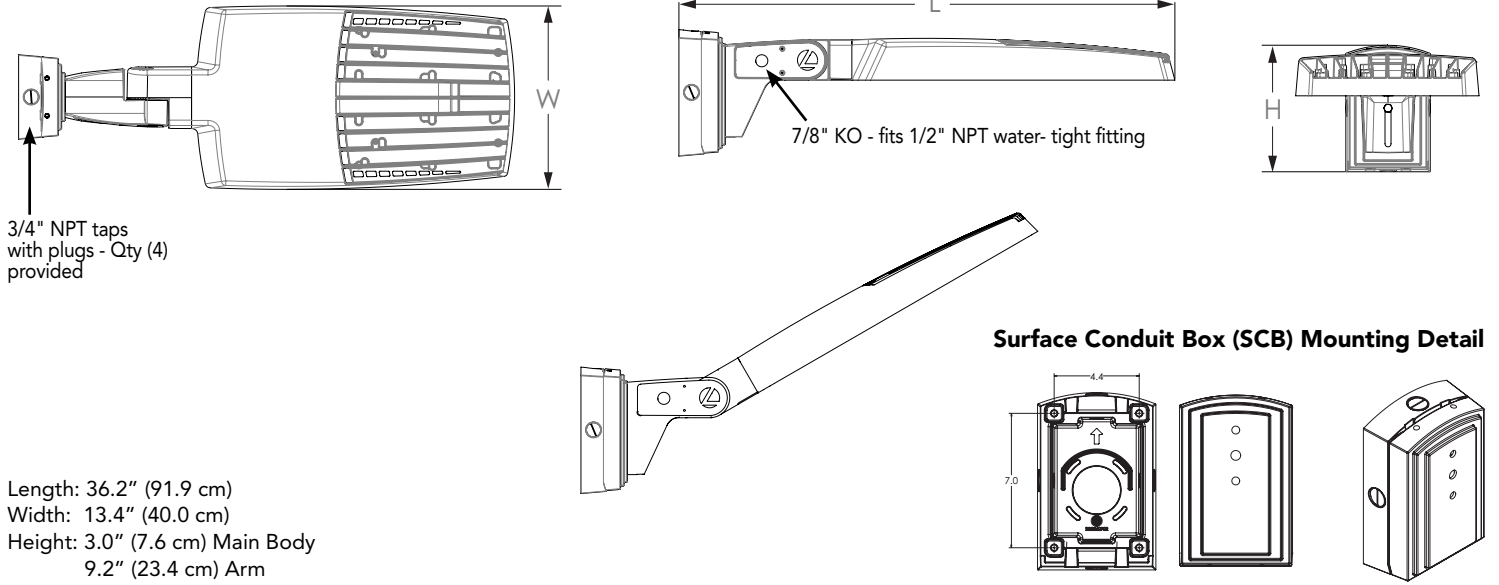


Wall Bracket (WBA) Mounting Detail

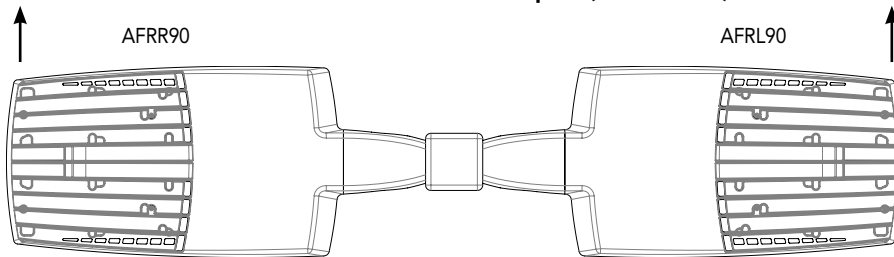


Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



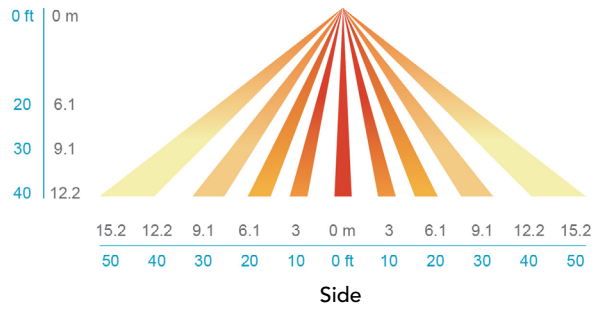
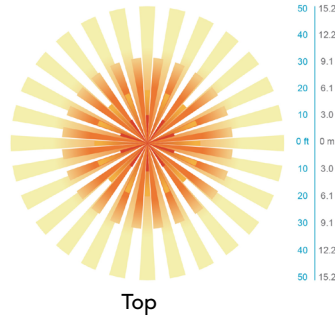
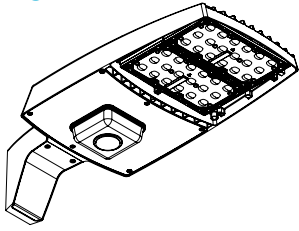
Automotive Front Row - Rotated Optics (AFRR90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSA rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

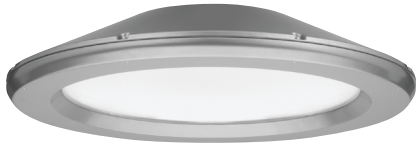
WARRANTY

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.





VCPG LED Parking Garage



Catalog Number
Notes
Type

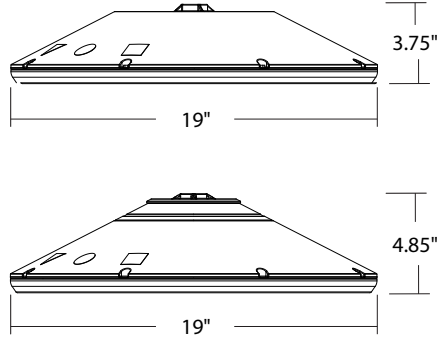
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 19"

Height: 3.75"
(4.85" with Up-Light)

Weight (max, with no options): 18 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

Series	LED Light Engines	Package	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 4 Light Engines	P1	30K 3000 K	70CRI	T5M Type V, medium	MVOLT	Shipped included PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads) ARM Arm mount (use RSXWBA accessory to mount to a wall) Shipped separately YK Yoke/trunnion mount ²
		P2	35K 3500 K	80CRI	TSR ¹ Type V, rectangular	347	
	V8 8 Light Engines	P3	40K 4000 K	T5W Type V, wide	480	120	
		P4	50K 5000 K		208		
		P5	TSE Type V entry		240		
		P6			277		
		P7 (with V8 only)			LANE ¹ Drive lane	347	
						480	

Options	Finish (required)	Packaging
Shipped installed UPL1 Up-Light: 500 lumens ³ UPL2 Up-Light: 700 lumens ⁴ E7WC Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (7W, -20°C min) ^{5,6,7} E10WH Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (10W, 0°C, min) ^{5,6,7} E18WC Emergency battery backup, AC Activate, Certified in CA Title 20 MAEDBS (18W, -20°C, min) ^{5,6,7} HA High ambient (50°C, only P1-P4) SF Single fuse (120V, 277V, 347V) DF Double fuse (208V, 240V, 480V) SPD10KV 10KV Surge Pack LDS36 36in (3ft) lead length LDS72 72in (6ft) lead length LDS108 108in (9ft) lead length DMG External 0-10V leads (no controls) ⁸ TP Tamper proof screws CCE Coastal Construction Shipped Separately WG Wire Guard BDS Bird Shroud ⁹ HS House Side Shield BSW Bird Spikes	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black	(blank) Job Pack/Units (ships as job pack of 18pcs per; balance in units) U Unit packs only
Standalone Sensors/Controls¹ PIR Motion/ambient sensor for 8-15' mounting heights PIRH Motion/ambient sensor for 15-30' mounting heights PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output Networked Sensors/Controls¹ NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights (provides NPS signal) NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights (provides NPS signal) NLTAIREM2 PIR nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 8-15' mounting heights NLTAIREM2 PIRH nLIGHT AIR Wireless enabled, UL924 Listed motion/ambient sensor for 15'-30' mounting heights		



Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)	VCPGWG U	Wire guard
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)	SLVSQ	Quick mount pendant swivel kit, square
VCPGUBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)	SLVRD	Quick mount pendant swivel kit, round
VCPGUBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)	VCPG YK DWHXD U	Yoke mount kit (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light	RSXWBA DWHXD U	RSX WBA wall bracket (specify finish)
VCPGUSRM U	Surface mount kit, with Up-Light	VCPGHS U	House side shield
VCPGSC120	Safety cable 120"		

NOTES

- Not available in P7 package or with V8 option.
- Only vertical height adjustment. No angle adjustment. Use PM and SLVSQ or SLVRD for mounting to angled ceiling or canopies.
- UPL1 not available with dim-to-off functionality.
- UPL2 available with dim-to-off upon request.
- Not available with 347V or 480V.
- E7WC, E10WH, and E18WC only rated up to 35°C, ambient.
- E7WC and E18WC only available with P1-P4 packages. E10WH available with P1-P5 packages.
- DMG option not available with standalone or networked sensors/controls.
- BDS is only available with PM and YK mounting options.
- Needs an nLight AIR Normal Power Sensing (NPS) device in the group.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Watts	Distribution Type	30K (3000K, 70 CRI)		35K (3500K, 70 CRI)		40K (4000K, 70 CRI)		50K (5000K, 70 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	27W	TSE	3,581	135	3,670	138	3,815	144	3,876	146
		TSM	3,620	136	3,710	140	3,856	145	3,917	147
		TSW	3,592	135	3,681	139	3,827	144	3,888	146
		TSR	3,464	130	3,550	134	3,690	139	3,749	141
		LANE	3,507	132	3,594	135	3,736	141	3,796	143
P2	34W	TSE	4,577	135	4,691	138	4,876	144	4,954	146
		TSM	4,626	136	4,741	140	4,928	145	5,007	147
		TSW	4,591	135	4,705	139	4,891	144	4,968	146
		TSR	4,427	130	4,537	134	4,716	139	4,791	141
		LANE	4,482	132	4,594	135	4,775	141	4,851	143
P3	43W	TSE	5,808	134	5,952	137	6,187	143	6,286	145
		TSM	5,870	135	6,015	139	6,253	144	6,353	146
		TSW	5,825	134	5,970	138	6,205	143	6,304	145
		TSR	5,617	130	5,757	133	5,984	138	6,079	140
		LANE	5,688	131	5,829	134	6,059	140	6,155	142
P4	56W	TSE	7,391	131	7,575	135	7,874	140	7,999	142
		TSM	7,470	133	7,656	136	7,958	141	8,085	144
		TSW	7,414	132	7,597	135	7,898	140	8,023	143
		TSR	7,149	127	7,326	130	7,615	135	7,737	137
		LANE	7,238	129	7,418	132	7,711	137	7,834	139
P5	82W	TSE	10,189	124	10,442	127	10,854	132	11,027	134
		TSM	10,298	125	10,553	128	10,970	134	11,145	136
		TSW	10,220	124	10,473	128	10,887	133	11,060	135
		TSR	9,855	120	10,099	123	10,498	128	10,665	130
		LANE	9,978	121	10,226	124	10,629	129	10,799	131
P6	108W	TSE	12,878	120	13,197	123	13,719	127	13,937	129
		TSM	13,015	121	13,338	124	13,865	129	14,086	131
		TSW	12,917	120	13,237	123	13,760	128	13,979	130
		TSR	12,455	116	12,764	119	13,268	123	13,480	125
		LANE	12,611	117	12,924	120	13,435	125	13,649	127
P7	122W	TSE	15,503	125	15,887	128	16,515	133	16,778	135
		TSM	15,668	126	16,057	129	16,691	135	16,957	137
		TSW	15,549	125	15,935	129	16,564	134	16,828	136

Up-light Lumen Output

Up-light Option	Watts	Lumens
UPL1	6.5W	519
UPL2	8.5W	715

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.926
35K	0.945
40K	0.967
50K	0.965

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

Electrical Load

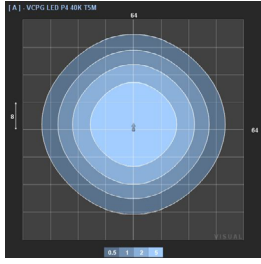
Power Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27



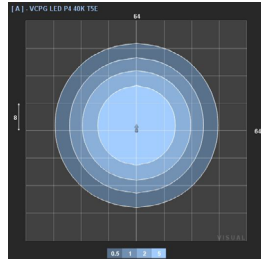
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the [Lithonia Lighting VCPG LED homepage](#).
Tested in accordance with IESNA LM-79 and LM-80 standards

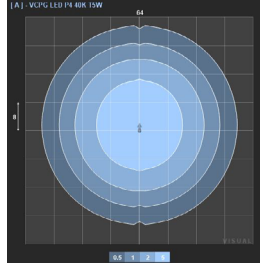
VCPG LED P4 TSM 40K



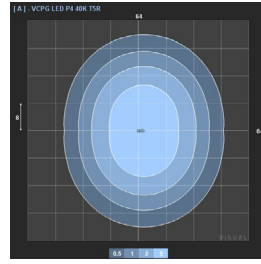
VCPG LED P4 T5E 40K



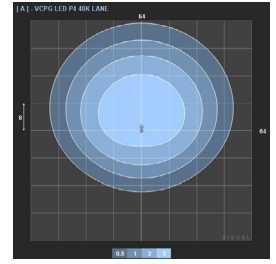
VCPG LED P4 T5W 40K



VCPG LED P4 T5R 40K



VCPG LED P4 LANE 40K



Control/Sensor Options

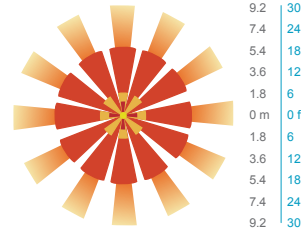
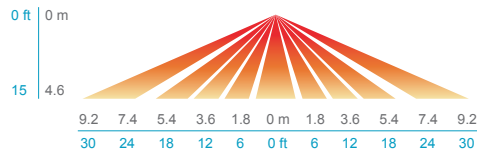
Motion/Ambient Sensor (PIR_, PIRH)

Motion/Ambient sensor (Sensor Switch MSOD, nLight AIR RMSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

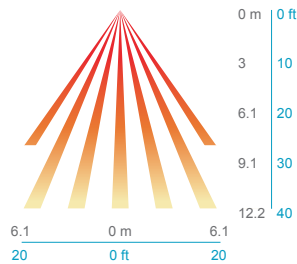
nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™+) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR HIGH VIEW

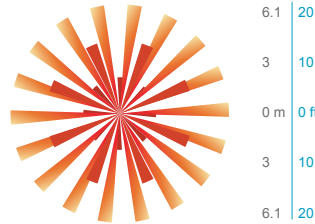


PIRH

SIDE VIEW



TOP VIEW



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR3FC3V or PIRH3FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 3fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

Mounting, Options & Accessories



PM – Pendant Mount
(compatible with 3/4" NPT, pendant stem provided by others)
D = 19"
H = 4.1"



SRM – Surface Mount
D = 19"
H = 4.1"



SRM – Surface Mount with Up-Light
D = 19"
H = 5.3"



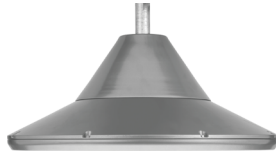
YK – Yoke/Trunnion Mount
D = 19"
H (Yoke) = 10"-18"



ARM – Arm Mount
L = 28"
W = 19"
H = 8"



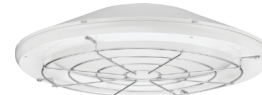
PIR & PIRH – Motion/Ambient sensor
D = 19"
H = 4.6" or
+1.2" (with up-light)
+2" (with nLight AIR)



BDS – Bird shroud for pendant mount
D = 19"
H = 8"



BDS – Bird shroud for yoke mount
D = 19"
H (Yoke) = 10"-18"



WG – Wire guard
D = 19"
H = 4.9" (no up-light) or
5.9" (with up-light)



HS – House side shield
D = 19"
H = 7.1" (no up-light) or
8.1" (with up-light)

FEATURES & SPECIFICATIONS

INTENDED USE

The visually comfortable optics, energy savings, and long life of the VCPG LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay applications.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high angle glare from the luminaire. A combination of precision molded micro prismatic acrylic lenses and back reflectors provide five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (5kA) surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to 10% or lower.

INSTALLATION

Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with set screws. Also, available with a yoke/trunnion mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10-18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. IK08 Rated. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american 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.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • www.lithonia.com
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VCPG LED
Rev. 12/11/24

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer™ LED Downlight with Switchable White provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment - while eliminating the need for recessed housings. The innovative, slim design allows for easy retrofit, remodel or new construction installation from below the ceiling. The LED module maintains at least 70% light output for 50,000 hours. The Wafer LED downlight is wet location listed – making it ideal for use in a breadth of outdoor residential, hospitality, commercial and multifamily applications.

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. FT4 plenum rated cable connector to connect from module to remote driver box. IC rated driver with convenience and value of two remote selectable color temperature options, each with a setting choice to chose either 2700K, 3000K, and 3500K or 3000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

PATENT PENDING.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 2" plenum space required for installation of the remote driver box.

OPTICS — Edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% with most standard incandescent dimers (see list of approved dimmers). Replaces 75W incandescent for 850L and 100W incandescent for 1150 lumens.

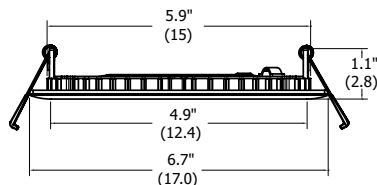
LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified product. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements.

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.

Specifications	
Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)



All dimensions are in inches (centimeters) unless otherwise indicated.

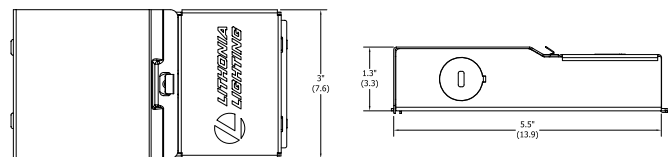


Wafer LED Recessed Downlight

WF6

6" LED Switchable White Color Temperature

IC/Non-IC
New Construction/Remodel



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WF6 LED 30K40K50K 90CRI MW

WF6				
Series	Lamp	CCT/W/Lumens ¹	CRI	Finish
WF6 6" wafer-thin LED downlight	LED LED	27K30K35K 2700K/14W/1040L 3000K/14W/1150L 3500K/14W/1110L 30K40K50K 3000K/14W/1090L 4000K/14W/1190L 5000K/14W/1120L	90CRI 90CRI	MW Matte White MB Matte Black BN Brush Nickel ORB Oil Rubbed Bronze

Notes

1 Total system delivered lumens.

See Accessories next page.

WF6 Switchable White 6" LED Wafer Module

Accessories: Order as separate catalog number.

WF6 PAN R12	6" new construction pan, retail pack of 12
WF8643 Pan U	Universal new construction pan
WFJB U	Remodel joist bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable
WF6GR MW JZ	6" round oversized trim ring



WF6 PAN R12 6" new construction pan, retail pack of 12



WF8643 Universal New Construction Pan



Remodel Joist Bar



WFEXC6 Cable

PHOTOMETRICS

Distribution Curve

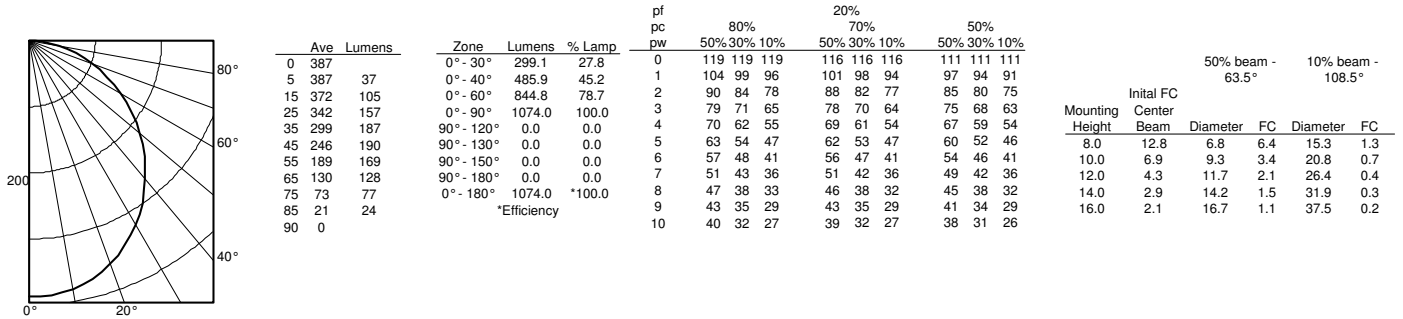
Distribution Data

Output Data

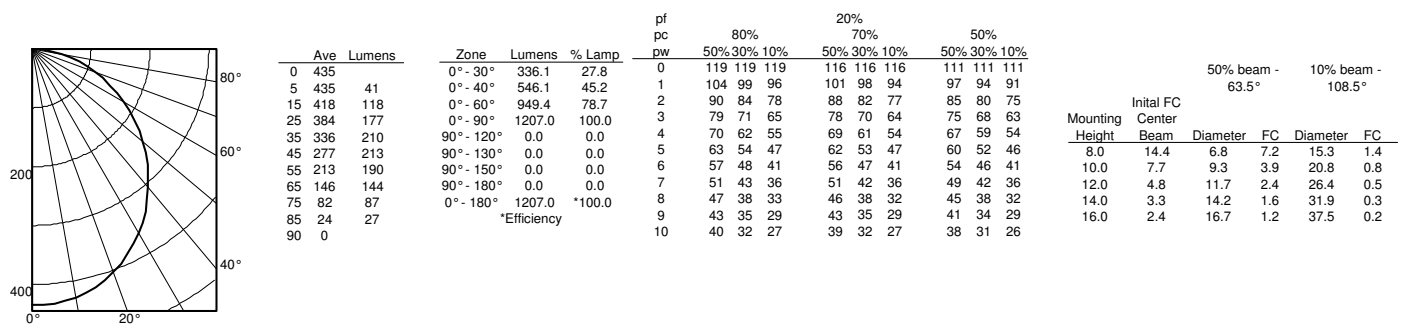
Coefficient of Utilization

Illuminance Data at 30" Above Floor for a Single Luminaire

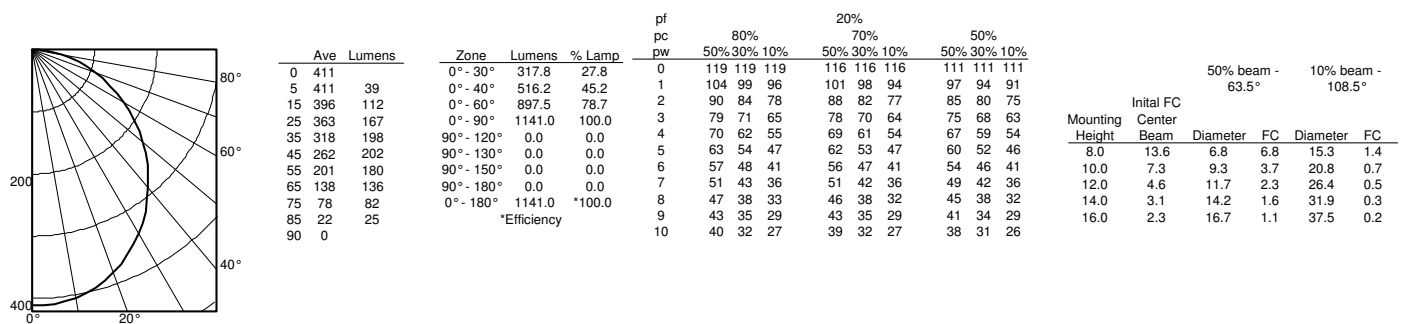
WF6 LED 27K30K35K, 2700K LEDs, input watts: 14, delivered lumens: 1074, LM/W=77, test no. ISF 36826P7



WF6 LED 27K30K35K, 3000K LEDs, input watts: 13, delivered lumens: 1207, LM/W=93, test no. ISF 36826P8



WF6 LED 27K30K35K, 3500K LEDs, input watts: 14, delivered lumens: 1141, LM/W=82, test no. ISF 36826P9

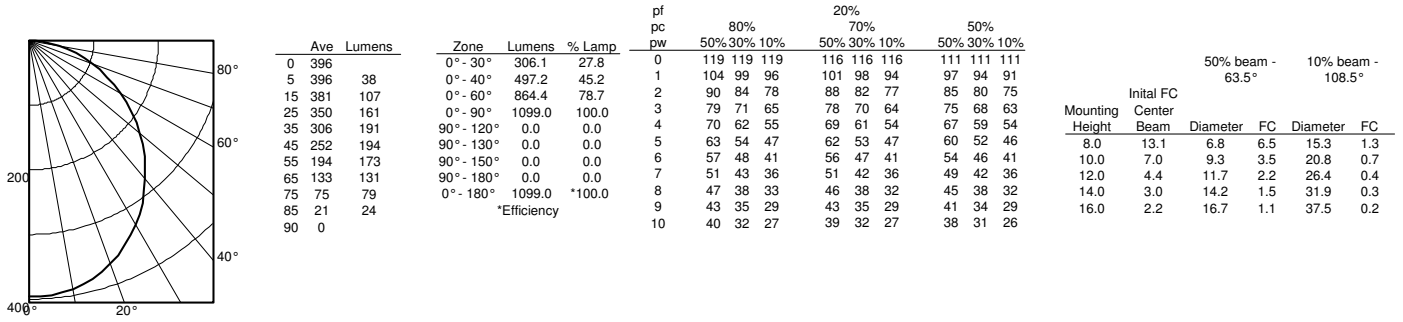


WF6 Switchable White 6" LED Wafer Module

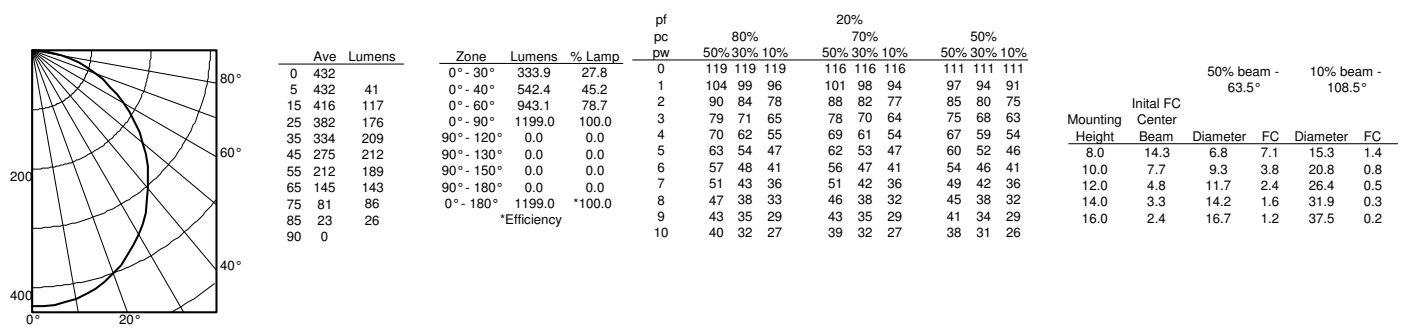
PHOTOMETRICS

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance Data at 30" Above Floor for a Single Luminaire

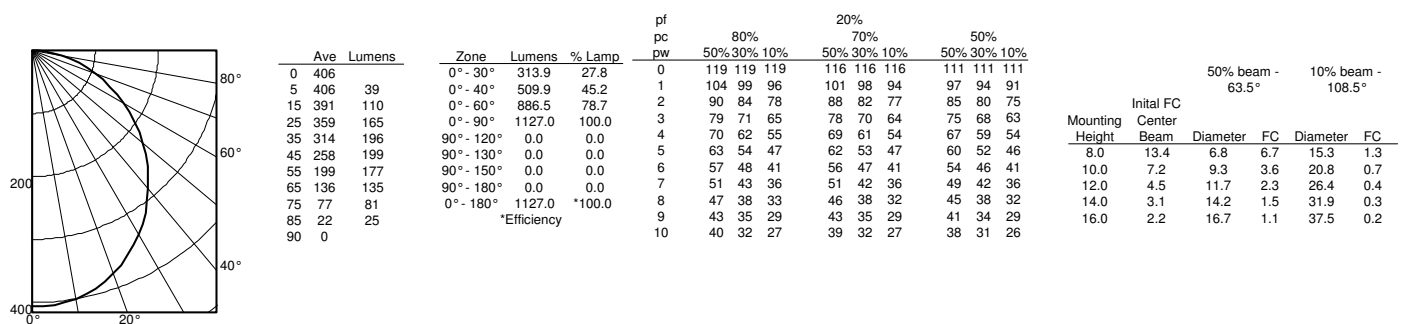
WF6 LED 30K40K50K, 3000K LEDs, input watts: 14, delivered lumens: 1099, LM/W=79, test no. ISF 36826P10



WF6 LED 30K40K50K, 4000K LEDs, input watts: 13, delivered lumens: 1199, LM/W=92, test no. ISF 36826P11



WF6 LED 30K40K50K, 5000K LEDs, input watts: 14, delivered lumens: 1127, LM/W=81, test no. ISF 36826P12



WF6 Switchable White 6" LED Wafer Module

ENERGY DATA

WF6 LED 27K30K35K			
Color Temperature	2700K	3000K	3500K
Lumens	1070	1150	1110
CRI	90	90	90
Rated wattage	14.1	13.4	13.9
Lu/Watts	75.9	85.8	79.9
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.12A	0.12A	0.12A

WF6 LED 30K40K50K			
Color Temperature	3000K	4000K	5000K
Lumens	1090	1190	1120
CRI	90	90	90
Rated wattage	13.8	13.4	13.9
Lu/Watts	79.0	88.8	80.6
Min. starting temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120V	120V	120V
Input current	0.12A	0.12A	0.12A

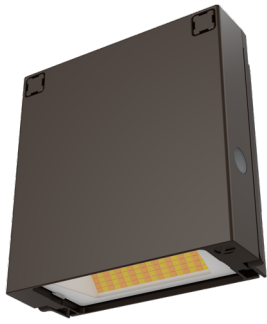
LIGHTING PERFORMANCE DATA



HIGH LUMEN

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
2700K soft white blanc doux	
1070 lumens 76 lumens per watt	
3000K warm white blanc chaud	
1150 lumens 82 lumens per watt	
3500K neutral white blanc neutre	
1110 lumens 79 lumens per watt	
Watts	14
Color Accuracy (CRI) Précision des couleurs (CRI)	90

LIGHTING PERFORMANCE DATA DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE	
Light Appearance (CCT) Aspect de la lumière (CCT)	
3000K warm white blanc chaud	
1090 lumens 78 lumens per watt	
4000K cool white blanc froid	
1190 lumens 85 lumens per watt	
5000K daylight blanc neutre	
1120 lumens 80 lumens per watt	
Watts	14
Color Accuracy (CRI) Précision des couleurs (CRI)	90



WPX0 LED Wall Pack



Catalog
Number

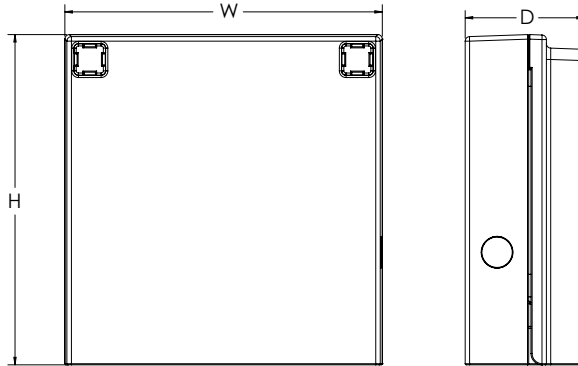
Notes

Type

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

Specifications

- Depth (D):** 2"
- Height (H):** 5.75"
- Width (W):** 5.5"
- Weight:** 2.5lbs



Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE

The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION

WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL

Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION

WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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/CustomerResources/Terms_and_conditions.aspx.

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

Electrical Load

ALO Setting	Input Power (W)	120 V (A)	208 V (A)	240 V (A)	277 V (A)
ALO 4	13.0	0.11	0.06	0.05	0.05
ALO 3	9.2	0.08	0.04	0.04	0.03
ALO 2	7.8	0.07	0.04	0.03	0.03
ALO 1	6.4	0.05	0.03	0.03	0.02

Lumen Output

ALO Setting	Color Temperature	Lumen Output
ALO 4	3000K	1,591
	4000K	1,644
	5000K	1,667
ALO 3	3000K	1,164
	4000K	1,191
	5000K	1,225
ALO 2	3000K	974
	4000K	994
	5000K	1,025
ALO 1	3000K	814
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).





To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

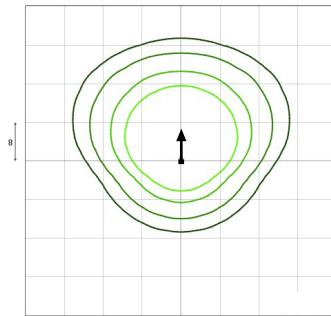
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [WPX LED](#) homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

	0.1 fc
	0.2 fc
	0.5 fc
	1.0 fc

WPX0 LED ALO4



Switchable Features



COR SIX

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot B, COR FIVE, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as COR SIX and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20_____.

Signed: City of Ramsey

Signature _____ Mayor Signature _____ City Administrator

Ryan Heineman, Mayor Brian Hagen, City Administrator

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as Mayor and _____, as City Administrator of the City of Ramsey, a Minnesota municipal corporation.

Signature _____ Printed Name, Notary
Notary Public, _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATION

I Dillon J. Tews do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

Dillon J. Tews, Licensed Land Surveyor
Minnesota License No. 62268

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20_____, by Dillon J. Tews.

Signature _____ Printed Name, Notary
Notary Public, _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of COR SIX was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

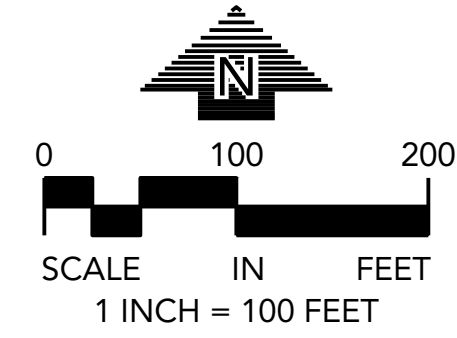
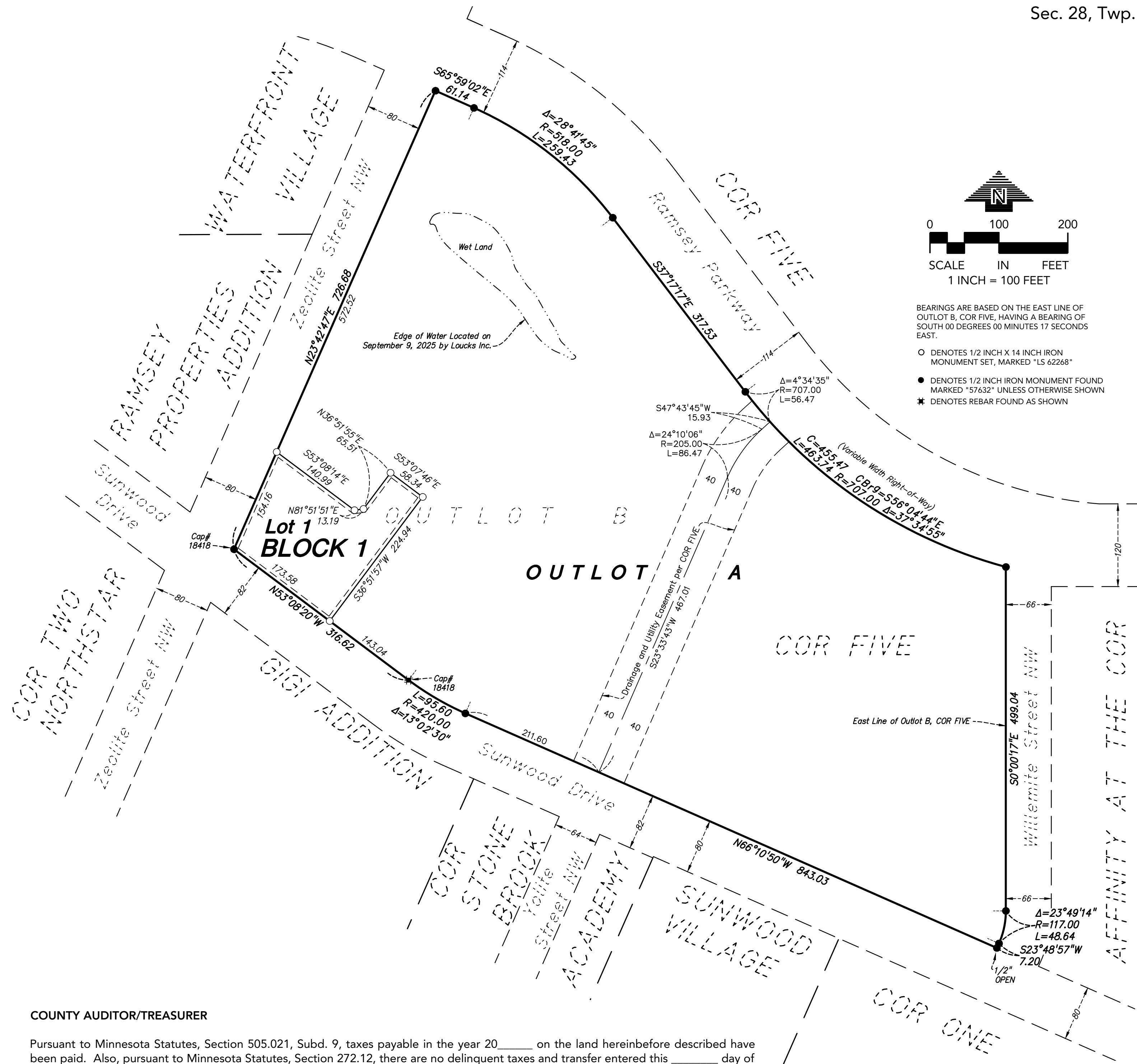
City Council, City of Ramsey, Minnesota

By: _____, Mayor By: _____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

David M. Ziegmeier, Anoka County Surveyor



BEARINGS ARE BASED ON THE EAST LINE OF OUTLOT B, COR FIVE, HAVING A BEARING OF SOUTH 00 DEGREES 00 MINUTES 17 SECONDS EAST.

- DENOTES 1/2 INCH X 1/4 INCH IRON MONUMENT SET, MARKED "LS 62268"
- DENOTES 1/2 INCH IRON MONUMENT FOUND MARKED "57632" UNLESS OTHERWISE SHOWN
- ✕ DENOTES REBAR FOUND AS SHOWN

COUNTY AUDITOR/TREASURER

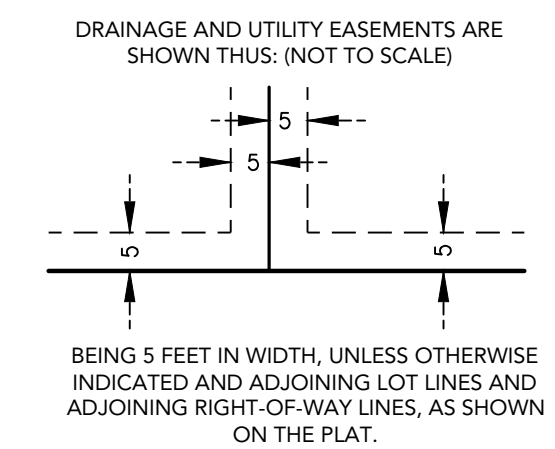
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

Property Tax Administrator By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of COR SIX was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20_____, at _____ o'clock _____M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles By: _____, Deputy



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

RESOLUTION #25-272

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR A BANK WITH TWO DRIVE-THRU LANES
AT 7845 SUNWOOD DRIVE NW**

WHEREAS, Mr. Dean Suchy of CorTrust Bank (the "Applicant") has properly applied for a conditional use permit for a bank with two drive-thru lanes on the property legally described as follows:

Lot 1, Block 1, COR SIX, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, the Subject Property is zoned COR-2b Commercial Subdistrict and guided as Mixed Use in the City's 2040 Comprehensive Plan; and

WHEREAS, the proposed use of the property as a bank is a permitted use and the two drive-thru lanes are a conditional use; and

WHEREAS, construction of new business uses within the COR-2b Subdistrict requires a formal site plan review by the Planning Commission and approval by the City Council; and

WHEREAS, a conditional use permit review includes a site plan review; and

WHEREAS, the Planning Commission held the public hearing for the proposed use and site plan at its meeting on November 20, 2025, and recommended [REDACTED].

WHEREAS, the City Council reviewed the proposal at its meeting on December 9, 2025.

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

That the Conditional Use Permit for a bank with two drive-thru lanes and associated site improvements are hereby approved subject to the following conditions:

1. Plans must conform to those presented to the City Council dated [REDACTED]
2. Plans are subject to approval from the Lower Rum River Watershed Management Organization.
3. The Applicant must enter into a development agreement with the City of Ramsey to guarantee completion of site improvements in a timely manner.
4. Speakers shall not be audible from adjacent rights-of-way or residential uses.

5. The Applicant shall enter into a maintenance agreement for the shared access roadway to the north of the subject property.
6. The lighting plan shall be modified so that the parking lot achieves a 1.0 foot-candle minimum light level.
7. This conditional use permit expires one year from the date of approval unless a building permit has been issued.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, 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 City Council this the 9th day of December, 2025.

Mayor

ATTEST:

City Clerk