

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

CORTRUST BANK
RAMSEY, MINNESOTA

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
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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	+972.5 SPOT ELEVATION
⊕ HAND HOLE	☼ CONIFEROUS TREE
⊕ LIGHT POLE	CE CEDAR
⊕ SIGN	☼ DECIDUOUS TREE
⊕ UNDERGROUND UTILITY MARKER	BO BOXELDER
	EL ELM
	TC TOP OF CURB
	===== TOPOGRAPHIC LIMITS

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

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. Grays - PE 53706
Date

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

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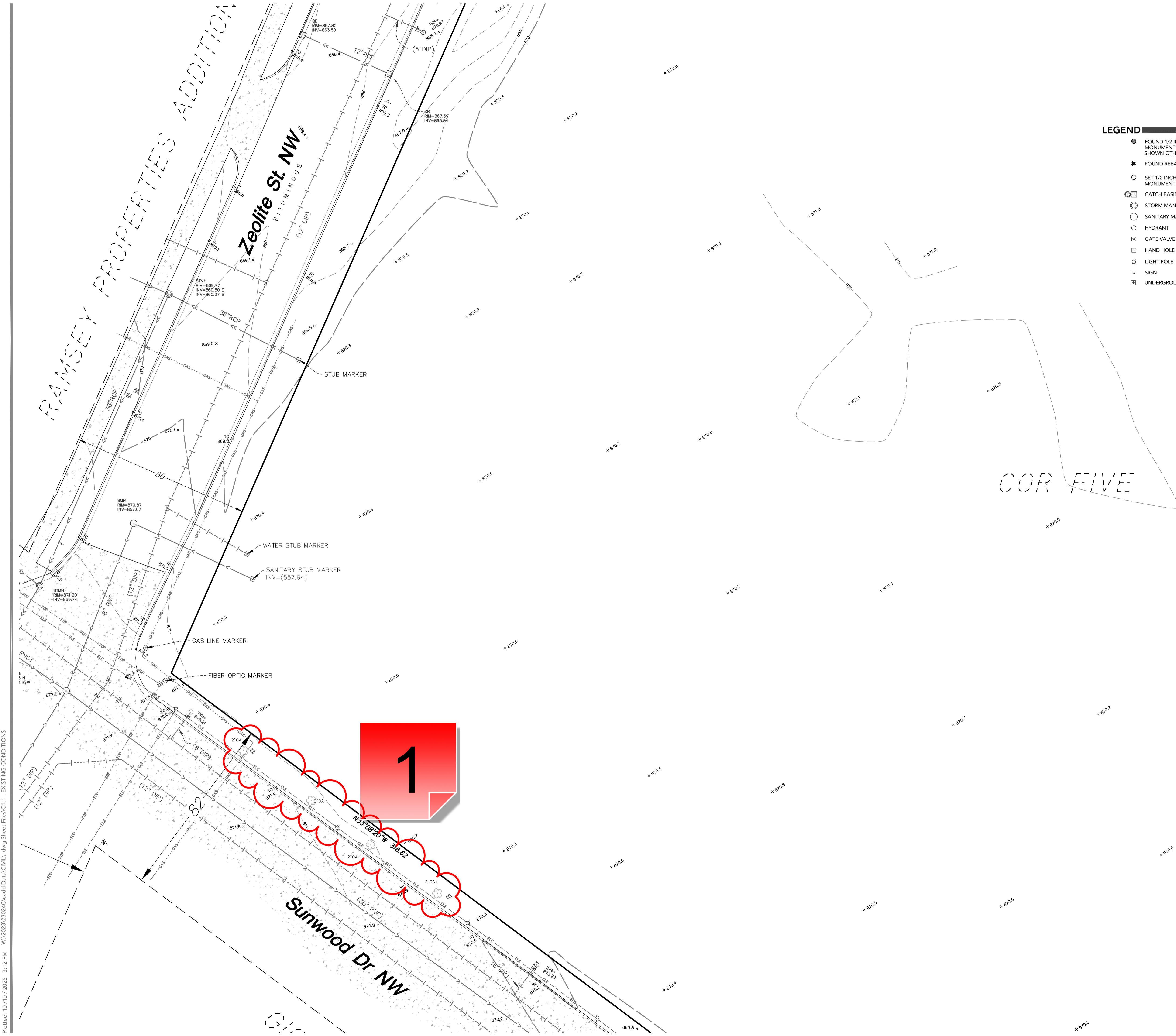


CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

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



Plotted: 10/10/2025 3:12 PM W:\2023\23024\Cadd\Civil\Civil.dwg Sheet File:C1.1 - EXISTING CONDITIONS

1 - Salvage Existing Trees

Created by: Chris Anderson
On: 10/14/2025 10:35 AM

The City would like to salvage the existing boulevard trees, at least 3 of the 4 of them (the western most one was damaged by a vehicle, but the other 3 are healthy). Do not remove these trees. Please coordinate with the city to ensure that we can get these trees relocated.

----- 0 Replies -----