

**City of Ramsey**  
**Agenda**  
**Environmental Policy Board (EPB)**  
**Monday, October 20, 2025**  
**6:30 pm**  
**Council Chambers, 7550 Sunwood Drive NW**

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

1. **Call to Order**
  
2. **Citizen Input**
  
3. **Approve Agenda**
  
4. **Approve Minutes**
  1. Approve Meeting Minutes Dated September 15, 2025
  
5. **Policy Board Business**
  1. Consider Natural Resources Aspects of a Site Plan for CorTrust Bank (Project No. 25-123); Case of CorTrust Bank
  
6. **Board/Staff Input**
  
7. **Adjournment**

**Environmental Policy Board (EPB)**

**Meeting Date:** 10/20/2025

**Primary Strategic Plan Initiative:**

**Information**

**Title:**

Approve Meeting Minutes Dated September 15, 2025

**Purpose/Background:**

The purpose of this case is to approve the meeting minutes dated September 15, 2025.

**Recommendation:**

Staff recommends approving the September 15, 2025, meeting minutes.

**Outcome/Action:**

Motion to approve the meeting minutes dated September 15, 2025.

**Attachments**

Meeting Minutes Dated September 15, 2025

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 10/16/2025

**Reviewed By**

Brian Hagen

**Date**

10/16/2025 09:45 AM

Started On: 10/15/2025 08:50 AM

**ENVIRONMENTAL POLICY BOARD  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

On Monday, September 15, 2025, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:     Chairperson Melissa Fetterley  
                            Board Member Reid Bernard  
                            Board Member Nick Burgess  
                            Board Member Thomas Hagerty  
                            Board Member Paula Houts  
                            Board Member Laura Moore  
                            Board Member Hassan Salami

Members Absent:     None

Also Present:         Senior Planner Chris Anderson  
                            City Council Liaison Eric Peters

**1.     CALL TO ORDER**

Chairperson Fetterley called the meeting to order at 6:30 p.m.

**2.     CITIZEN INPUT**

None.

**3.     APPROVE AGENDA**

Motion by Board Member Moore and seconded by Board Member Bernard to approve the agenda as submitted.

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

**4.     APPROVE MINUTES**

**4.01:   Approve Meeting Minutes Dated August 18, 2025**

Motion by Board Member Hagerty and seconded by Board Member Houts to approve the regular meeting minutes dated August 18, 2025.

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

## **5. POLICY BOARD BUSINESS**

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

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

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

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

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

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

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

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

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

### **5.02: Consider the Natural Resources Aspects of the Site Plan for a New Mixed-Use Apartment/Retail Building in The COR (Case No. 25-119); Case of Roers Companies**

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Roers Companies for a proposed 5.5-story mixed-use apartment and retail building located between Sunwood Drive and Zeolite Street, south of Ramsey Parkway and north of Home2Suites Hotel. This is the same location that the Norhart apartment project previously received Site Plan Approval. However, Norhart officially withdrew its application and opted not

to proceed with the project. This new project is proposing 191 units, along with 5,000 square feet of commercial space on the first floor, and will include sunken (partially underground) parking.

Board Member Burgess asked where residents would take their pets.

Senior Planner Anderson replied that a dog run has not been designated, but he was also not aware whether pets would be allowed in the building. He noted that this location is also close to parks within The COR. He stated that the City Code does not require a dog run.

Chairperson Fetterley commented that the plan is straightforward and in compliance.

Motion by Board Member Burgess and seconded by Board Member Houts to recommend approval of the Landscape Plan, contingent upon compliance with staff's review comments.

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

## **6. BOARD / STAFF INPUT**

- **Update on Status of the Recycling Contract**

Senior Planner Anderson provided an update on the recycling contract process, noting quotes received and a plan to bring that information to the City Council at the October 14<sup>th</sup> work session. He also noted the fall recycling event on Saturday, September 27<sup>th</sup>, from 8 a.m. to noon.

## **7. ADJOURNMENT**

Motion by Board Member Salami and seconded by Board Member Hagerty to adjourn the meeting.

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

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Chris Anderson  
Senior Planner

ATTEST:

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Kalia Lor  
Planning Administrative Assistant

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

**Environmental Policy Board (EPB)****Meeting Date:** 10/20/2025**Primary Strategic Plan Initiative:**

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**Information****Title:**

Consider Natural Resources Aspects of a Site Plan for CorTrust Bank (Project No. 25-123); Case of CorTrust Bank

**Purpose/Background:**

The City has received a Land Use Application from CorTrust Bank (the "Applicant") for a Site Plan for a proposed new bank to be located at the northeast corner of the intersection of Sunwood Drive and Zeolite Street (the "Subject Property").

**Time Frame/Observations/Alternatives:****Project Overview**

The City is currently the owner of the Subject Property. The Applicant is also platting the Subject Property so that they purchase only the land they need. The proposed bank will be approximately 5,000 square feet in size and will include two points of access off Zeolite Street (there will not be vehicular access to the Subject Property from Sunwood Drive). The southern access is exit only, while the northern access includes both ingress and egress to/from the Subject Property. There will be a drive-thru situated on the north side of the building and there will be twenty (20) parking stalls east of the building. A decorative wall is proposed to screen the parking lot from Sunwood Drive.

**Natural Resources Inventory Land Cover Classification**

Per the City's Natural Resources Inventory (NRI), there are no native plant communities within the Subject Property. Furthermore, the Minnesota Land Cover Classification System (MLCCS) categorizes the entirety of the Subject Property as 'Urban with Little Vegetative Cover'. There are no wetlands or floodplain on the Subject Property.

**Tree Inventory and Preservation Plan**

The Subject Property is devoid of any significant trees and thus, there was no need for a Tree Inventory and Preservation Plan. However, the City did install 'boulevard' trees in the fall of 2023 (none of these meet the definition of a significant tree). The City will be attempting to salvage and relocate these trees, rather than having them removed and discarded. It is unlikely that their locations align with the proposed planter beds, which have been spaced and located to ensure pedestrian access to the building from Sunwood Drive.

**Landscape Plan**

The submittal does include a Landscape Plan. The plan includes a combination of deciduous overstory trees, deciduous and coniferous shrubs, and perennials. Ground cover will be established primarily with sod, with a portion (between the two points of access) being seeded with a native seed mix. The Landscape Plan will need to be modified to include a boulevard not less than six (6) feet along Zeolite Street and a public sidewalk. Additionally, with the COR Design Framework emphasizing the public streetscape, the Landscape Plan will need to be further modified to include trees within the boulevard area.

The COR Design Framework requires screening of a parking area if it fronts a public street. The parking lot fronts against Sunwood Drive and thus, does require screening (can be in the form of a decorative wall, hedge, and/or a combination of the two). The plans indicate a decorative wall that is 1.5 feet in height will be constructed directly south of the drive aisle through the center of the parking lot. The length of the wall needs to be extended so that it

provides screening for the entire width of the parking lot. Additionally, the height of the wall needs to be increased to at least three (3) feet in height, but not more than 4.5 feet in height, per the COR Design Framework.

**Funding Source:**

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

**Recommendation:**

Staff recommends approval of the Landscape Plan contingent upon compliance with Staff's review comments.

**Outcome/Action:**

Motion to recommend approval of the Landscape Plan for CorTrust Bank, contingent upon compliance with Staff's review comments.

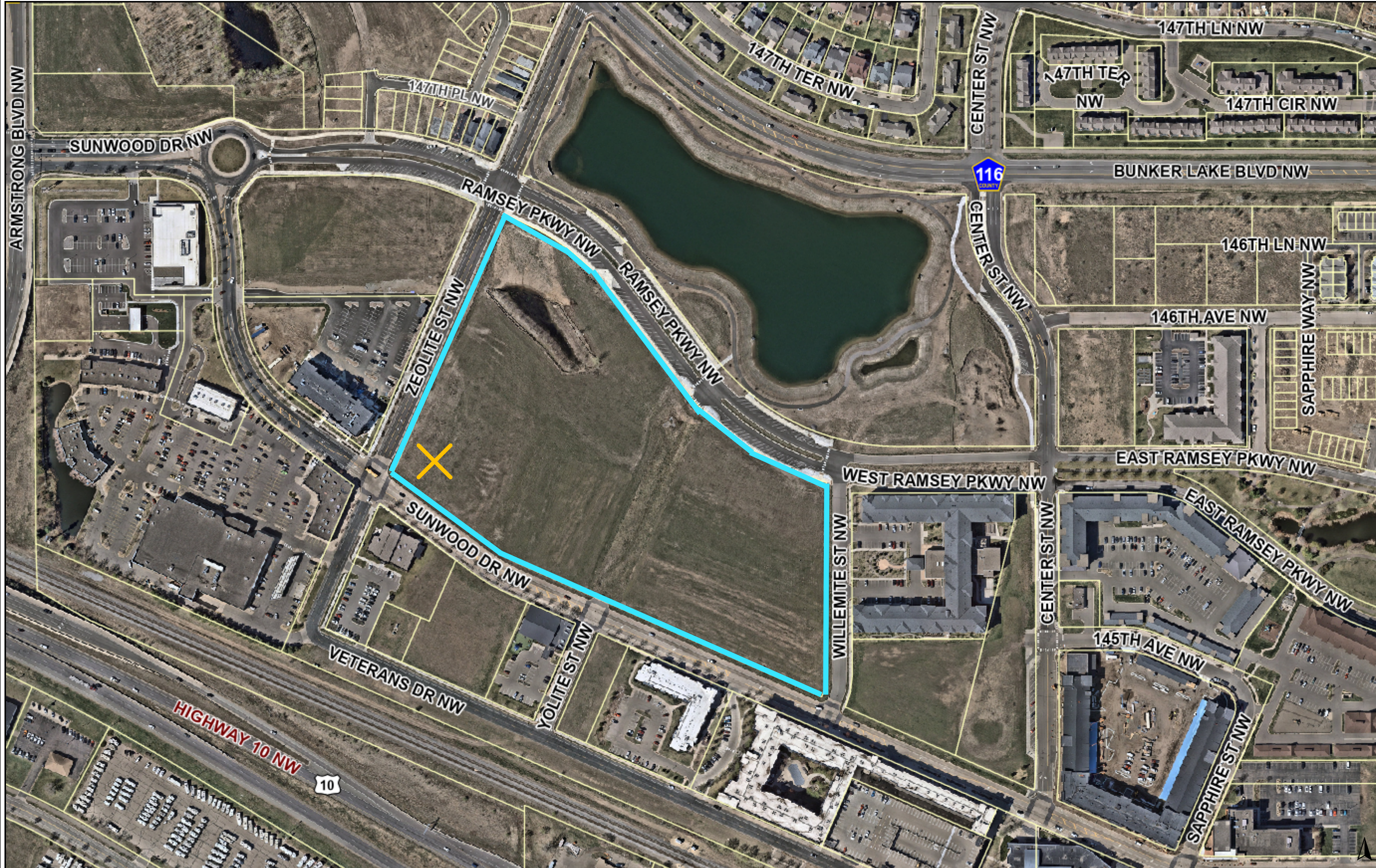
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**Attachments**

- Site Location Map
- Final Plat
- Site Plan
- Existing Conditions Plan with Changemarks
- Civil Details with Changemarks
- Landscape Plan with Changemarks

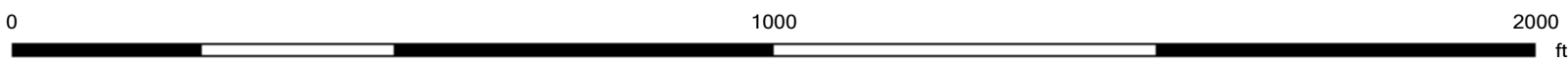
**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	10/16/2025 09:45 AM
Form Started By: Chris Anderson		Started On: 10/14/2025 12:20 PM
Final Approval Date: 10/16/2025		



PID:  
28-32-25-24-0022

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



# 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

Printed Name, Mayor Printed Name, 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.

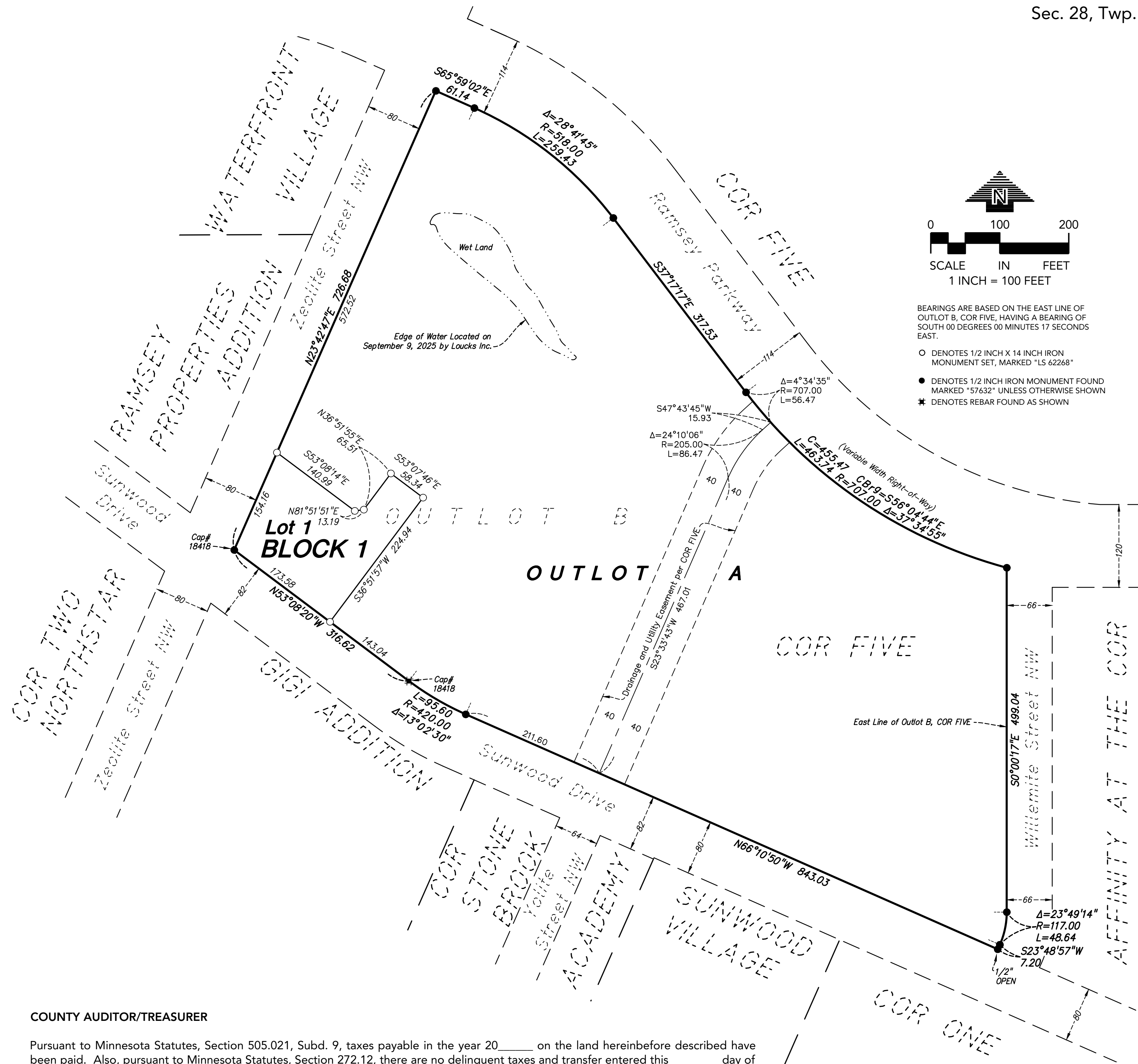
City Council, City of Ramsey, Minnesota

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



### 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\_\_\_\_\_.

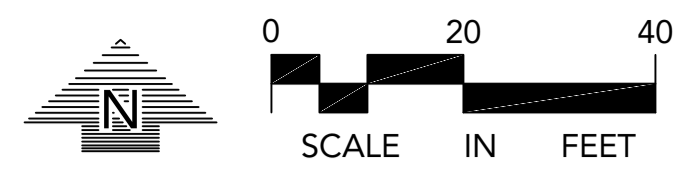
By: \_\_\_\_\_, Deputy  
Property Tax Administrator

### 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 \_\_\_\_\_.

By: \_\_\_\_\_, Deputy  
County Recorder/Registrar of Titles





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

**CORTRUST BANK**  
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	972.5	SPOT ELEVATION
⊕	HAND HOLE	972.5	CONIFEROUS TREE
⊕	LIGHT POLE	CE	CEDAR
⊕	SIGN	DE	DECIDUOUS TREE
⊕	UNDERGROUND UTILITY MARKER	BO	BOXELDER
		EL	ELM
		TC	TOP OF CURB
		TC	TOPOGRAPHIC LIMITS

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

**CADD QUALIFICATION**  
CADD files prepared by the Consultant for this project are instruments of 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

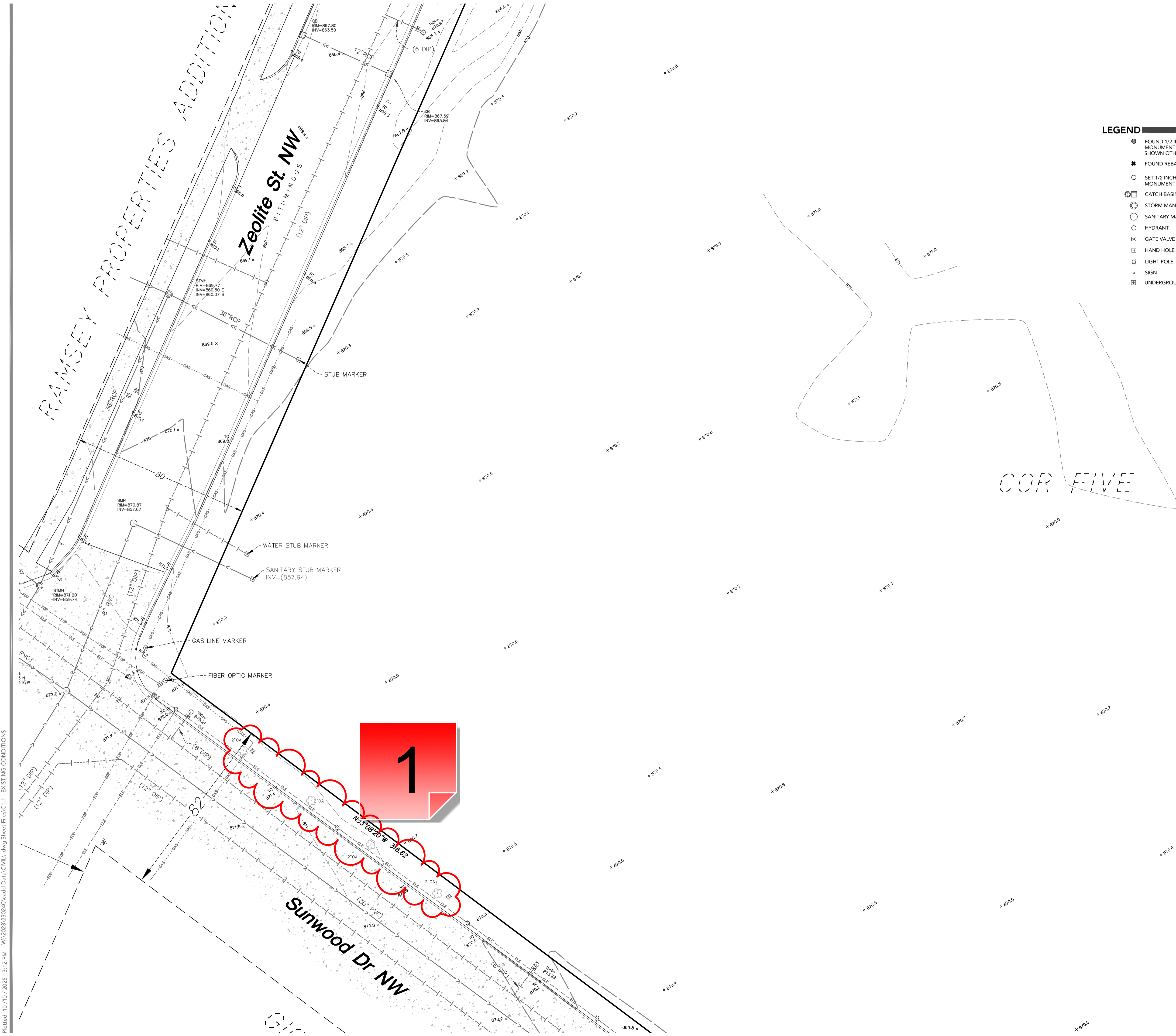
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**CALL BEFORE YOU DIG!**  
**Gopher State One Call**  
TWIN CITY AREA: 651-454-0002  
TOLL FREE: 1-800-252-1166

**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**



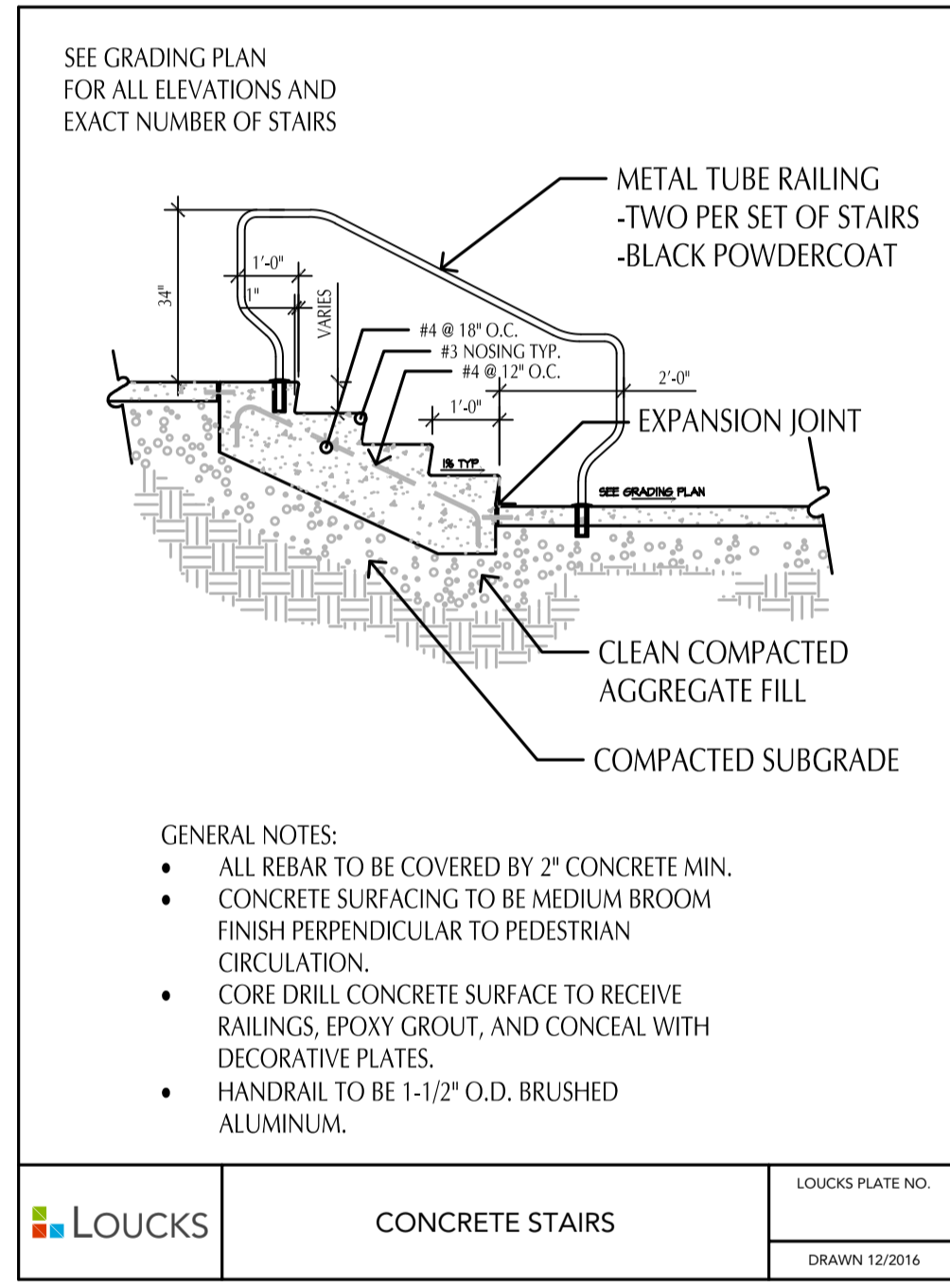
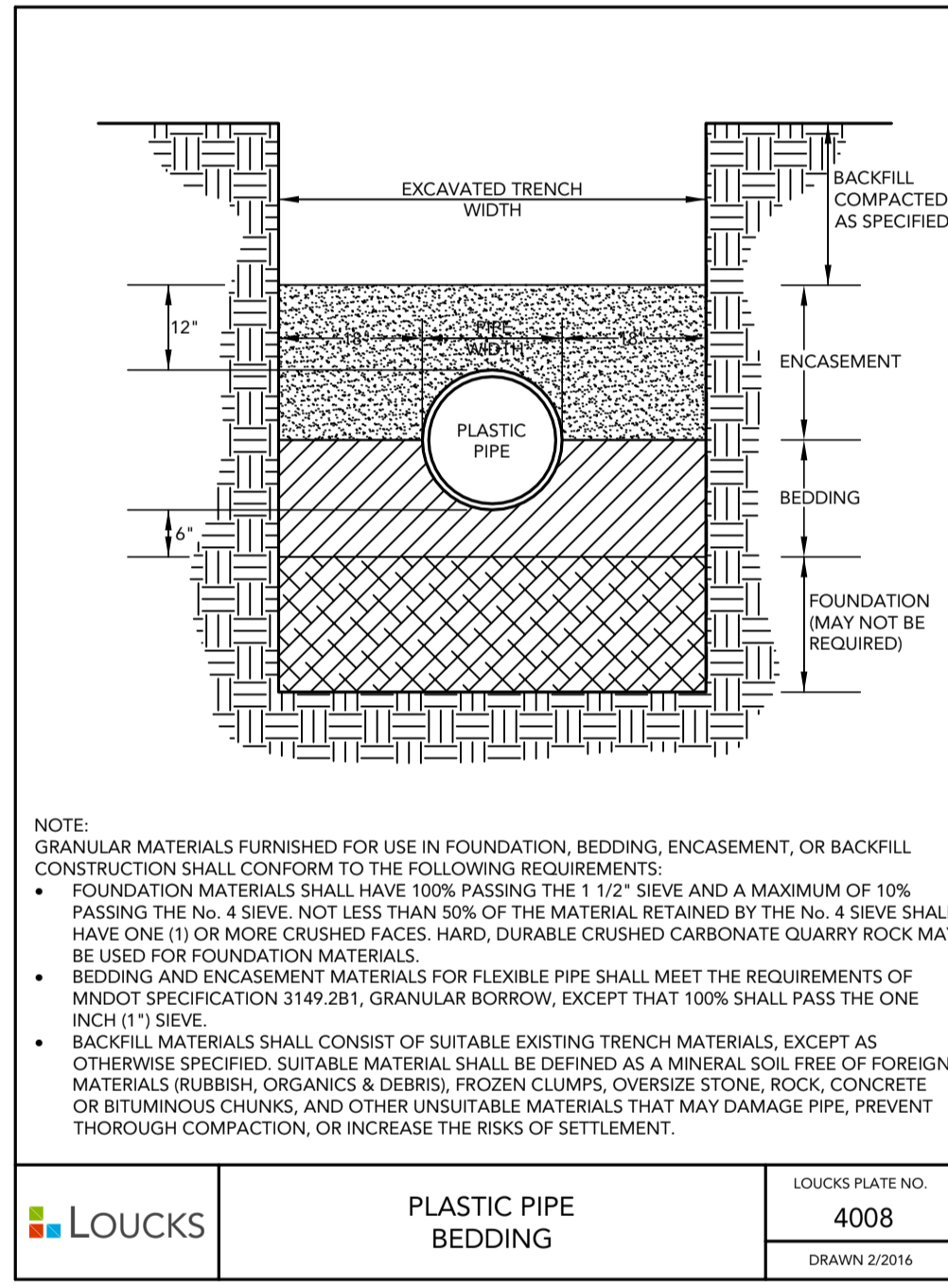
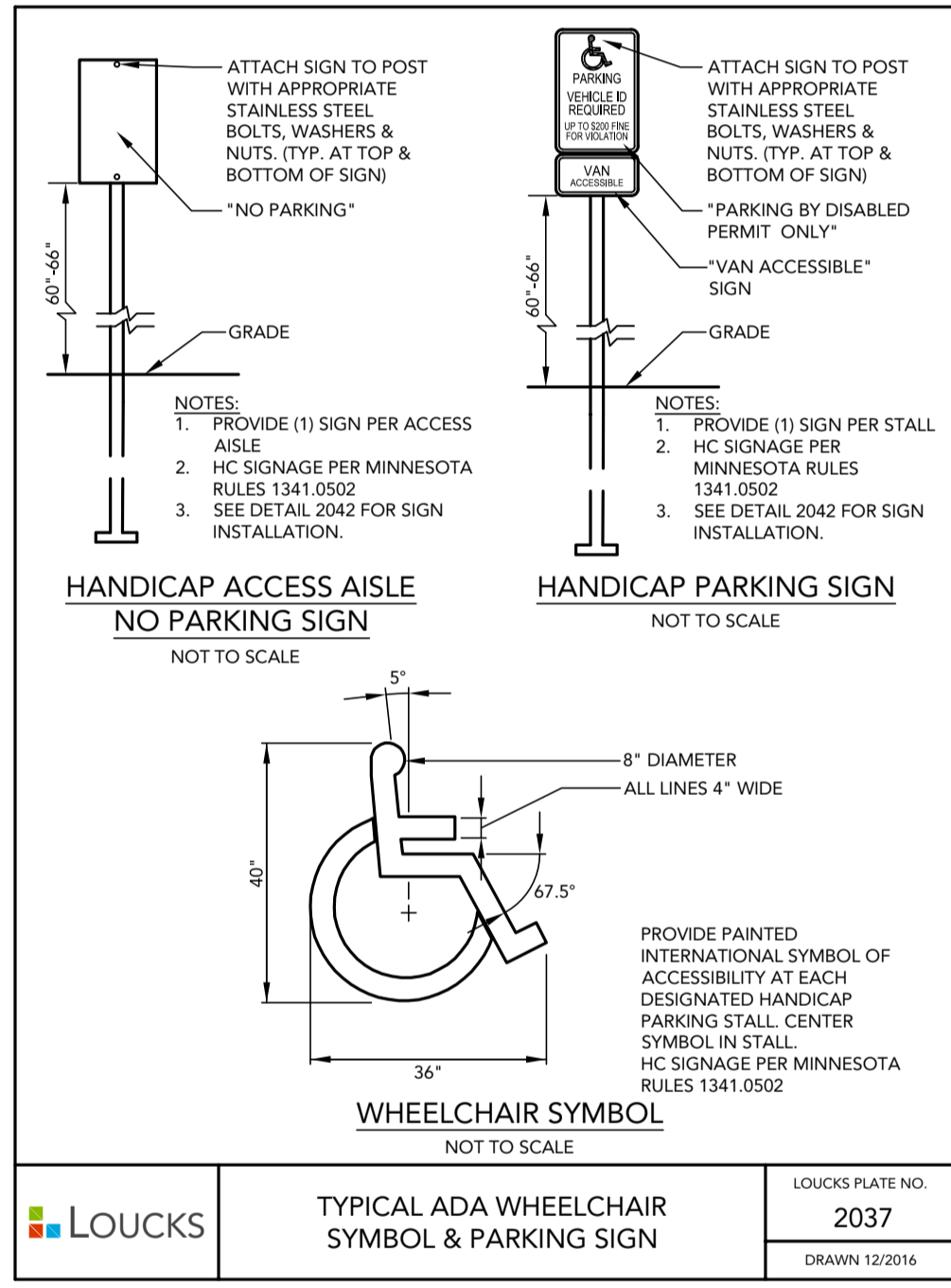
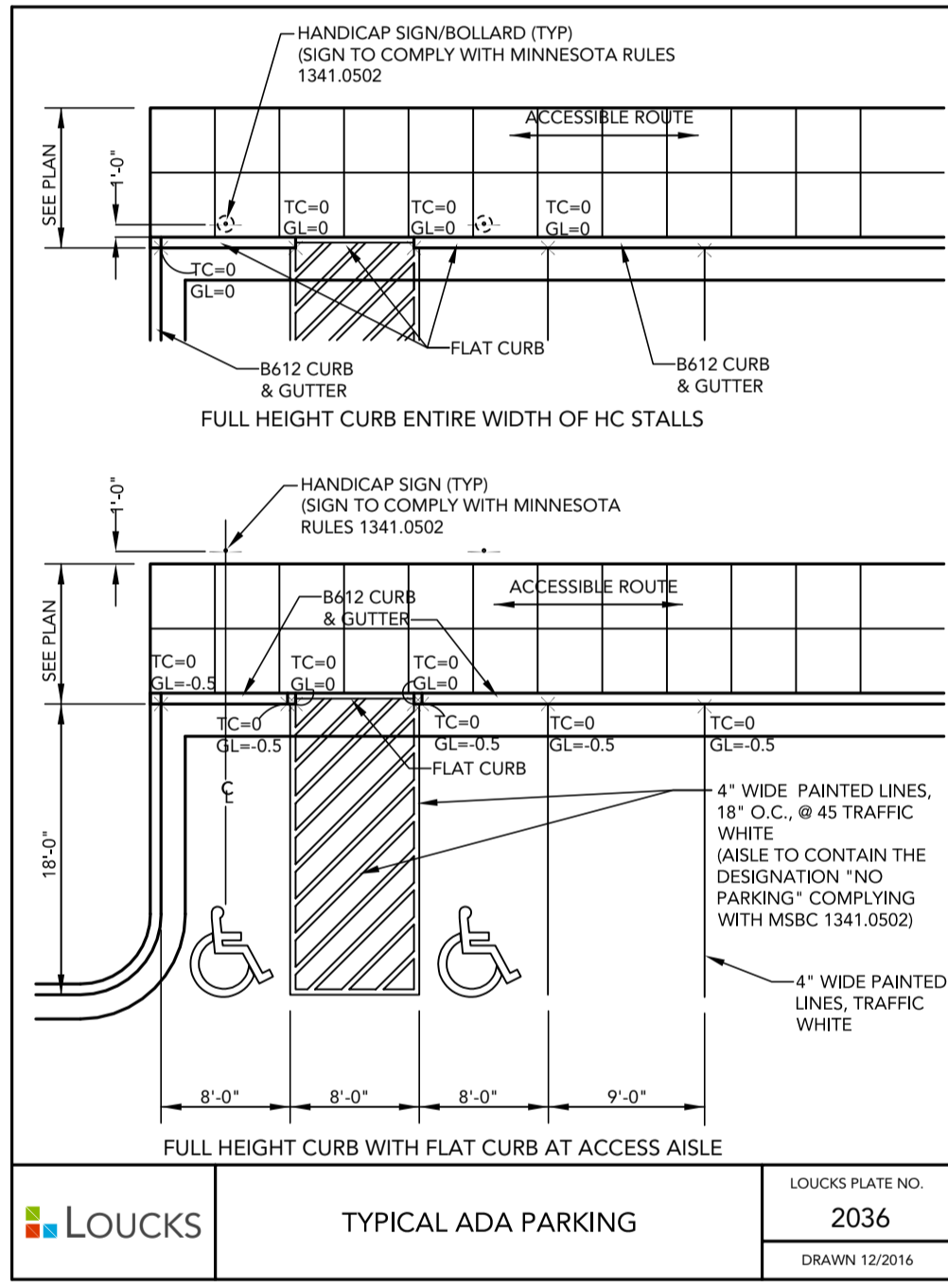
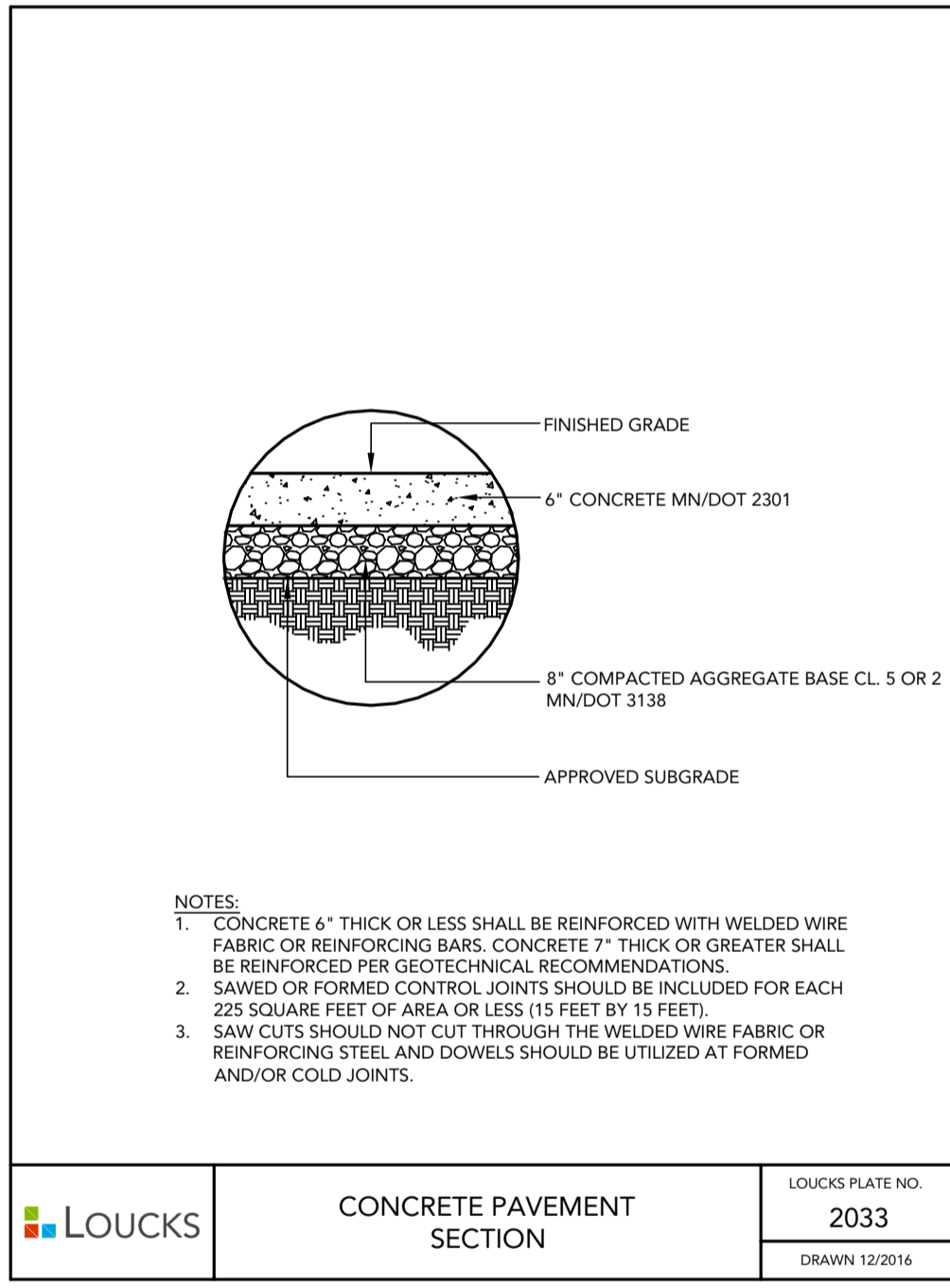
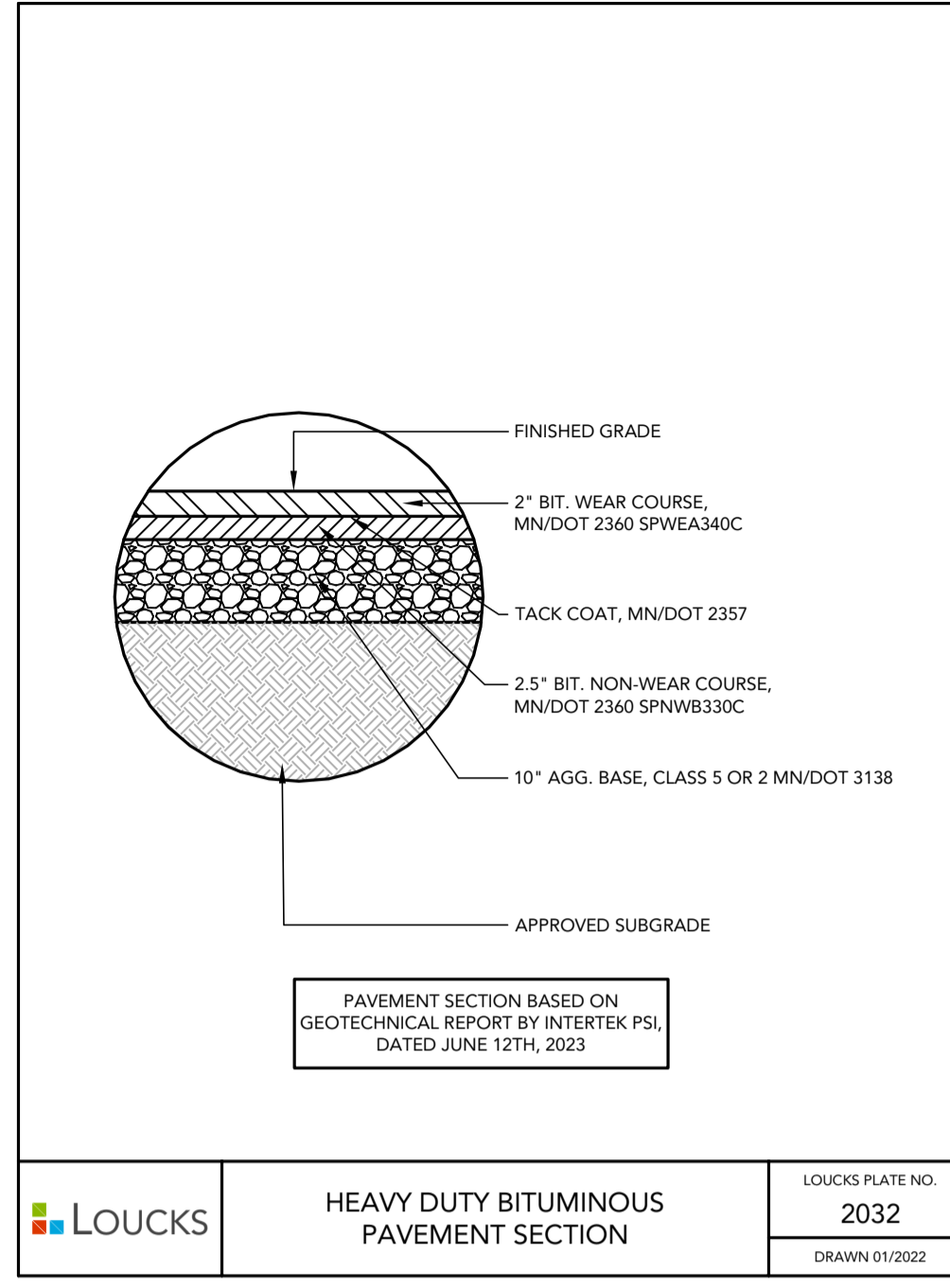
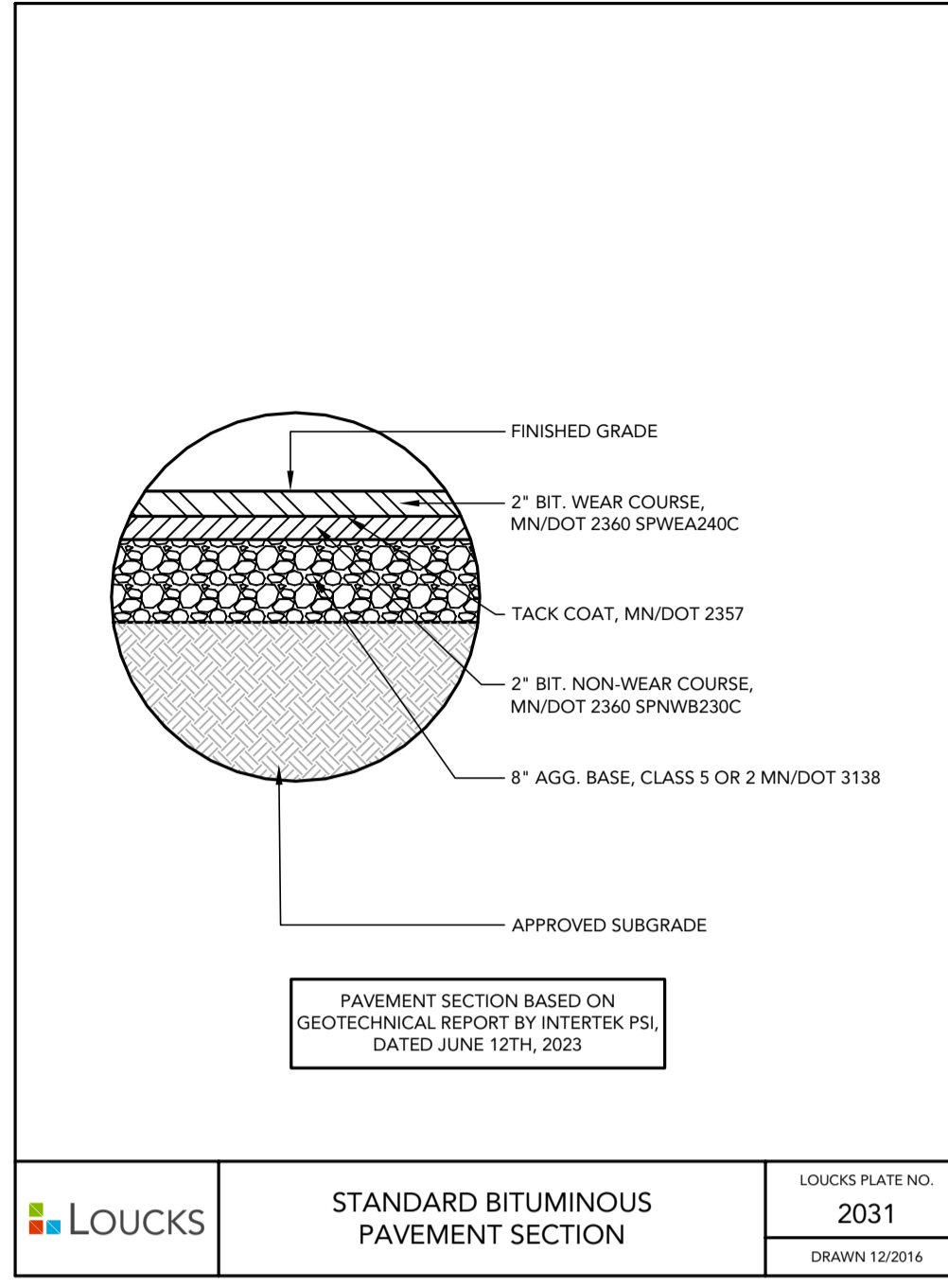
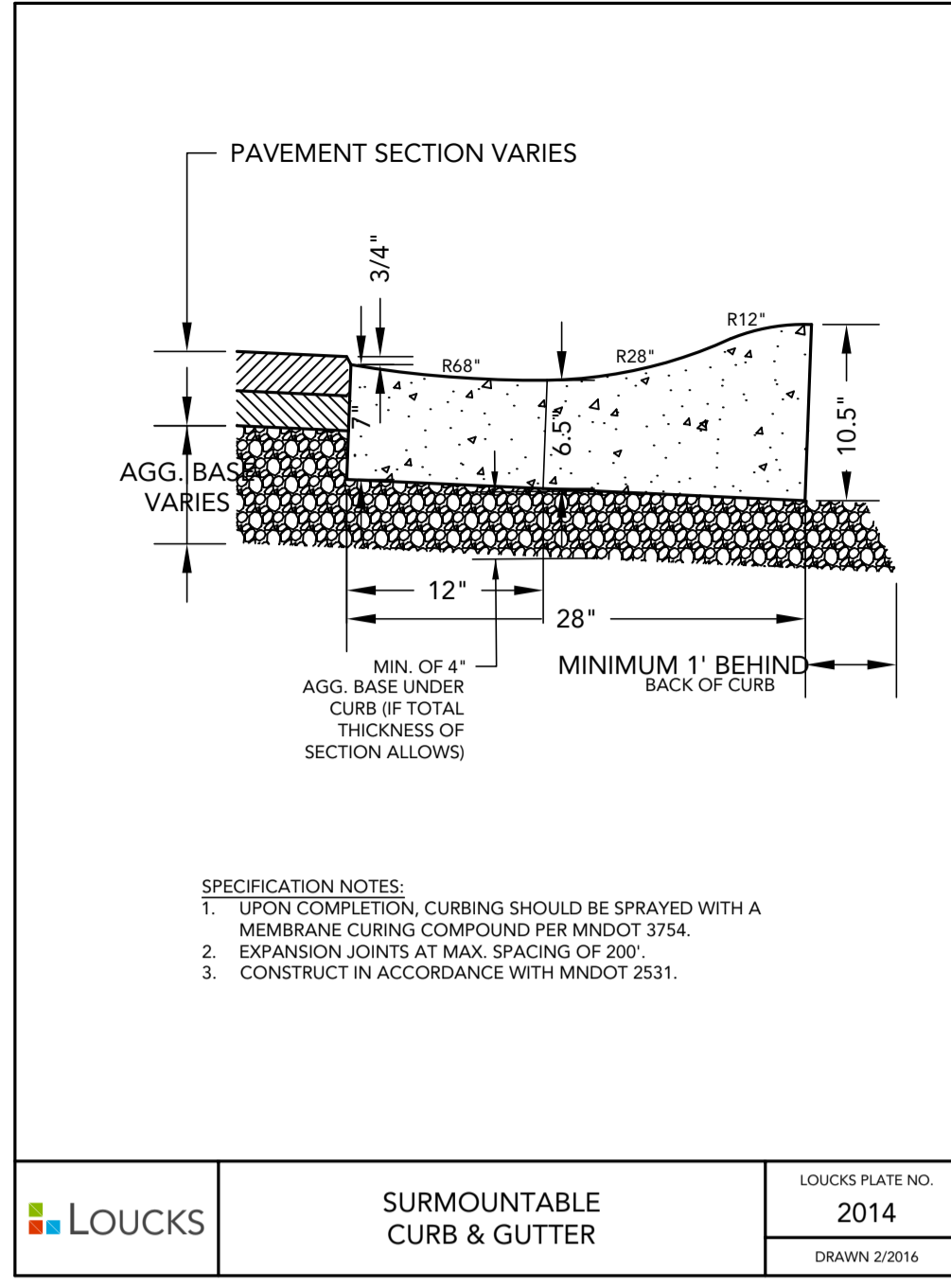
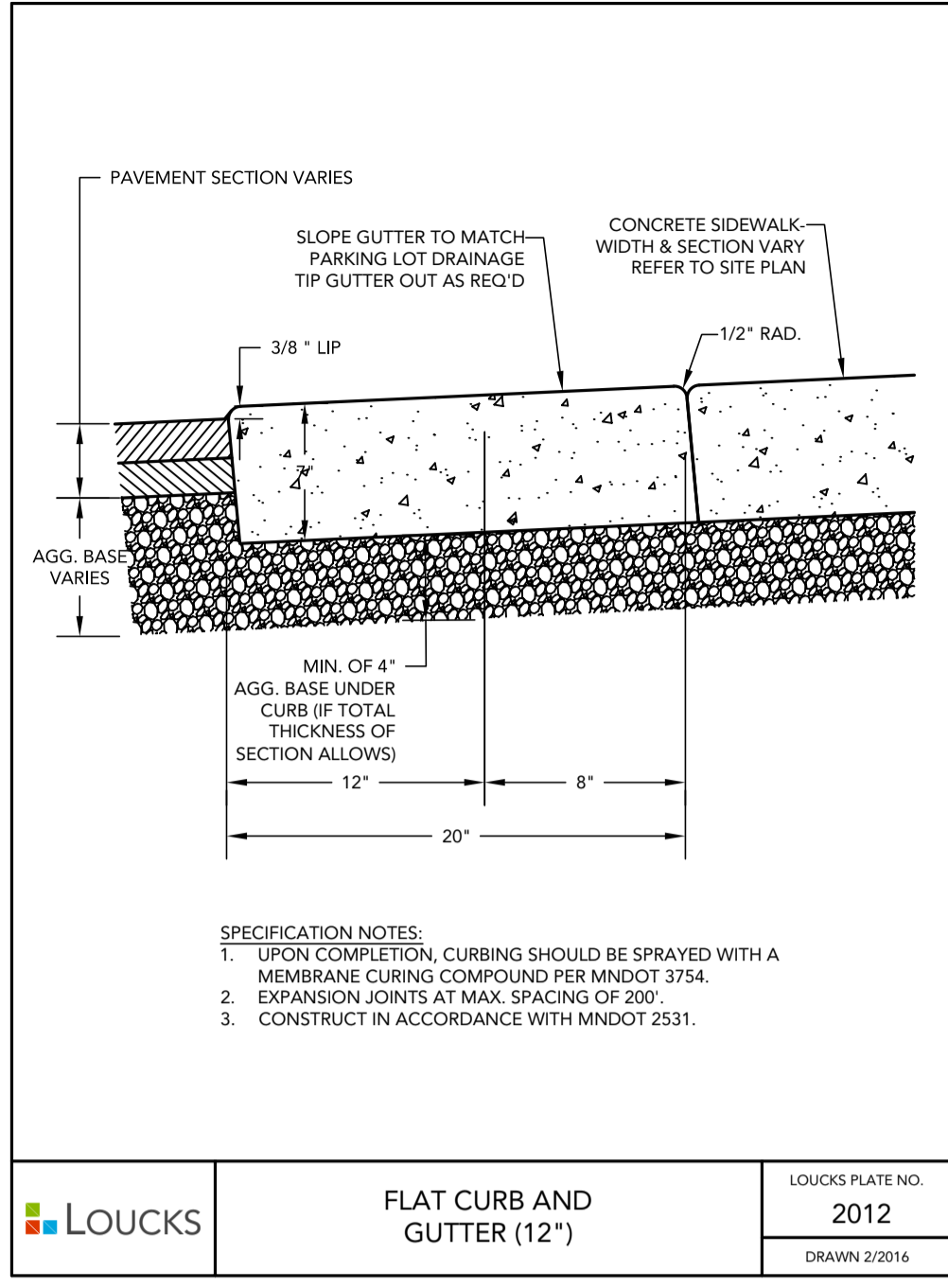
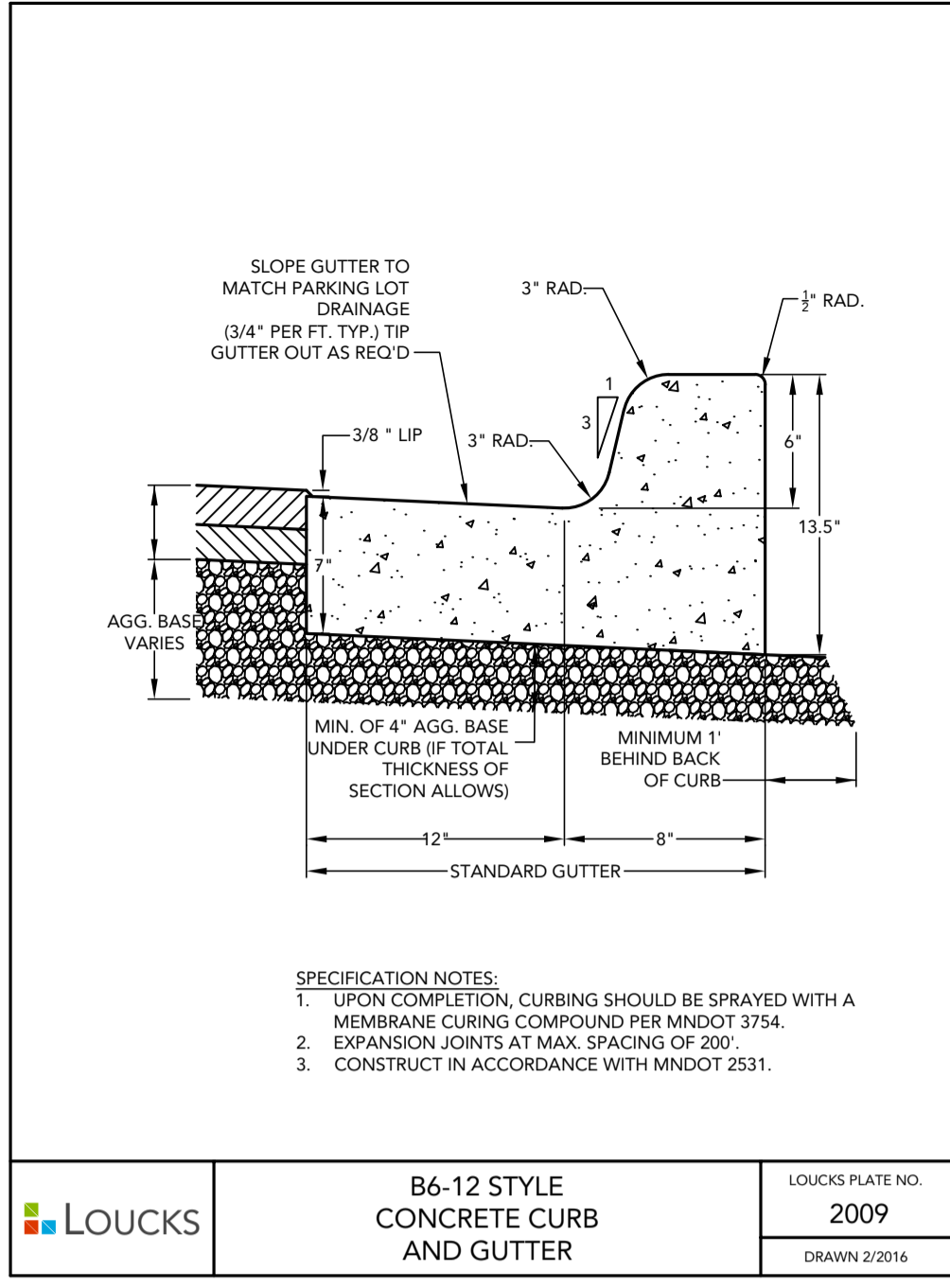
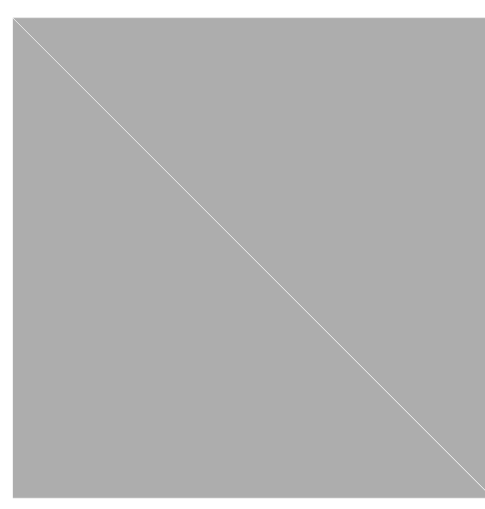
Plotted: 10/10/2025 3:12 PM W:\2023\23024\Cadd\Drawn\Civil\Civil.dwg Sheet File:C1.1 - EXISTING CONDITIONS

**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 -----



**CADD QUALIFICATION**  
CADD files prepared by the Consultant for this project are instruments of the Consultant's professional service for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to 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

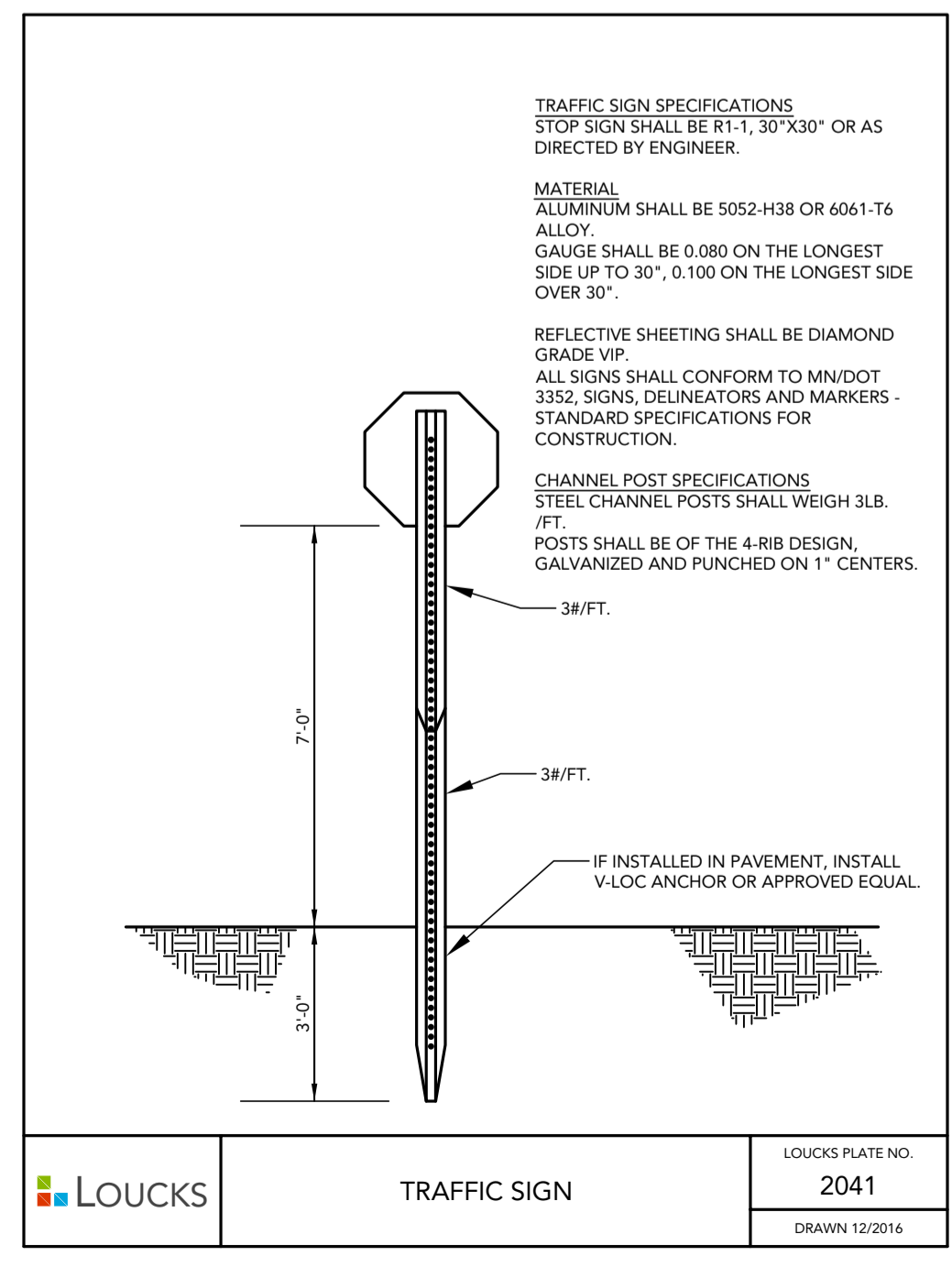
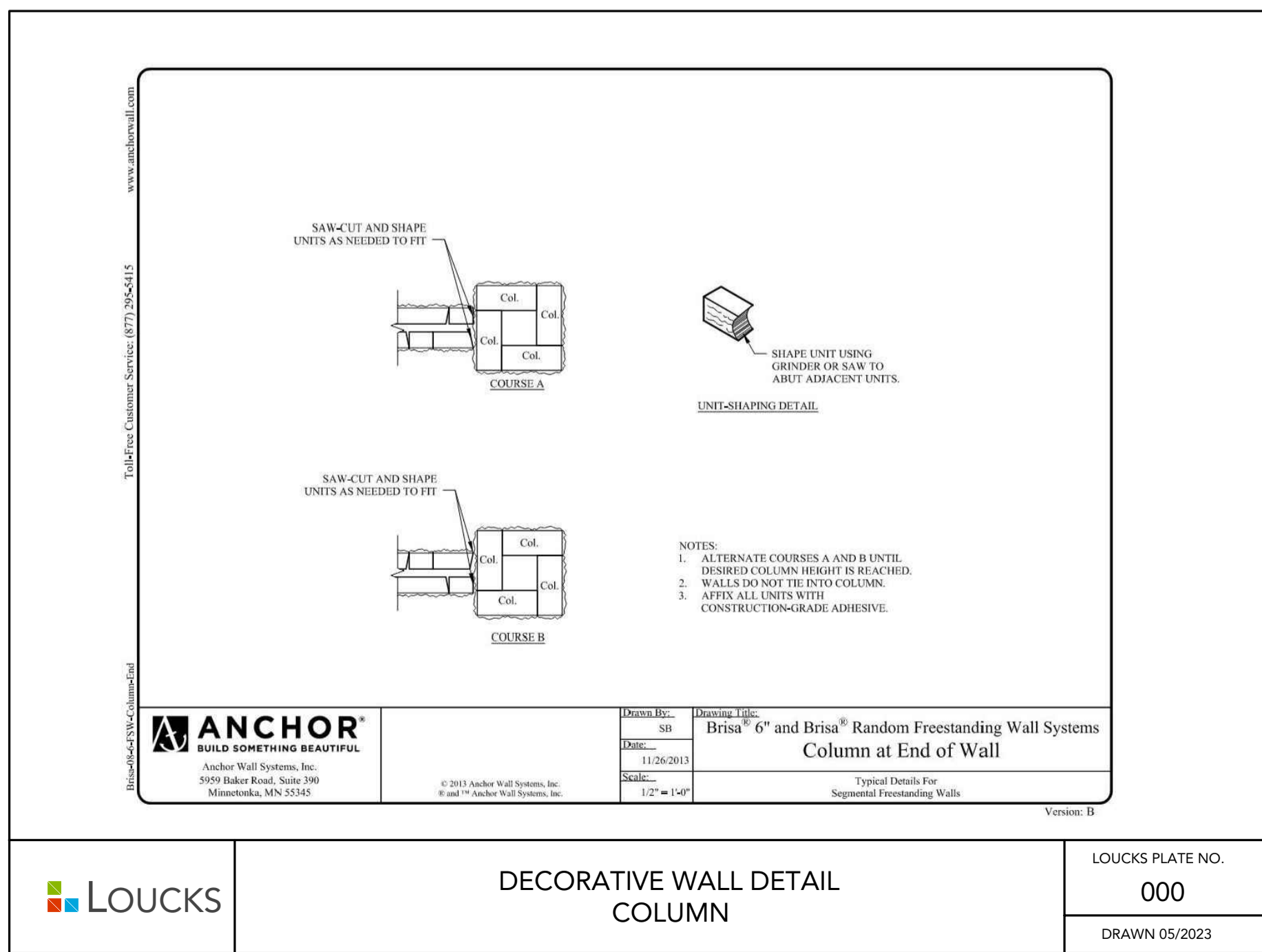
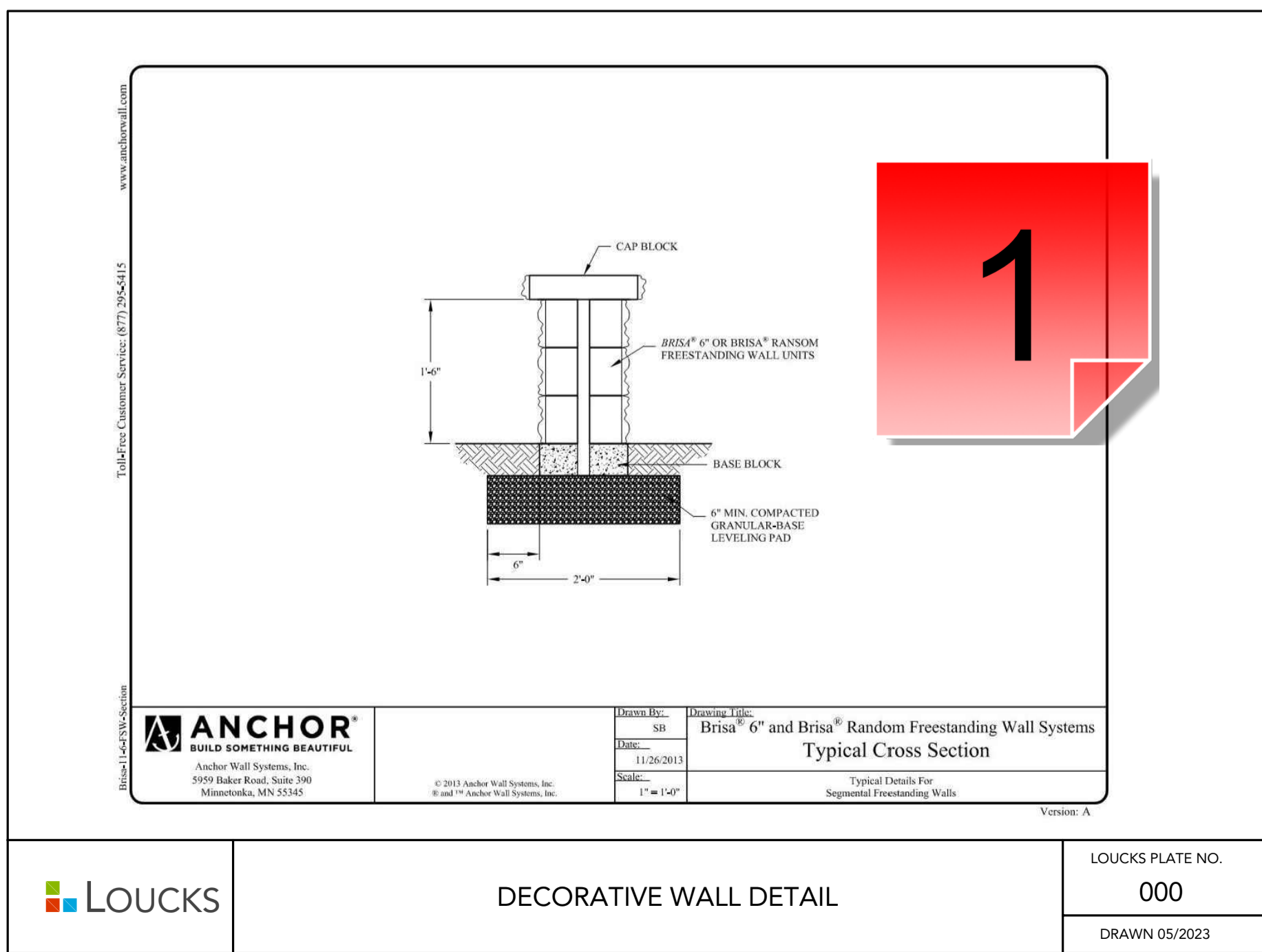
**PROFESSIONAL SIGNATURE**  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

License No. 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**

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L0.1	LANDSCAPE NOTES
L1.1	OVERALL LANDSCAPE PLAN
L2.1	LANDSCAPE ENLARGEMENT
L3.1	LANDSCAPE DETAILS



## 1 - Exterior Materials

Created by: Chris Anderson  
On: 10/14/2025 12:49 PM

The exterior finish of this wall appears different from the exterior finish of the building. Can you please provide additional information on how the materials will compliment one another?

Also, the minimum height of the wall shall be three (3) feet and the maximum height shall not exceed 4.5 feet.

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

**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 TRAIL, 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 V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

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

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

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

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

NO PLANT MATERIAL 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 CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SODDED/SEDED 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.

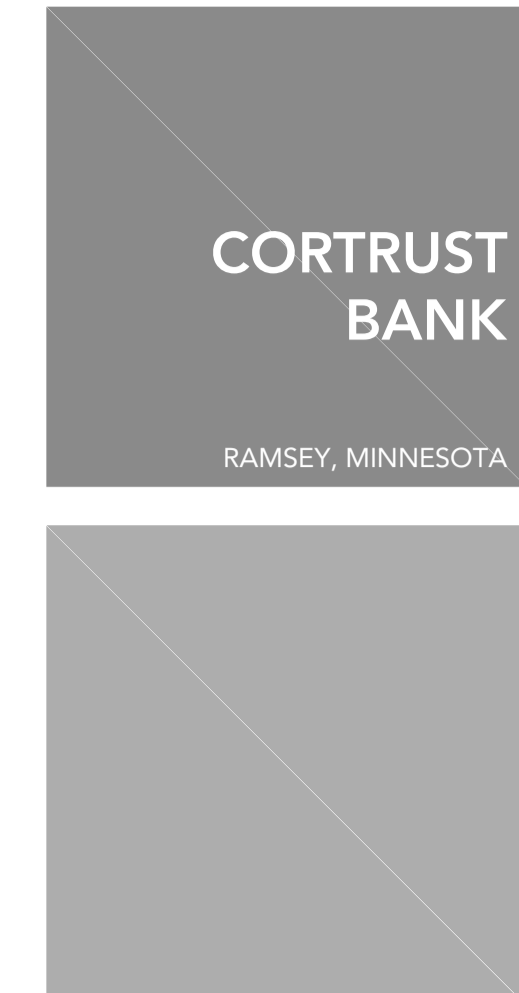
PLANTINGS OUTSIDE THE LIMITS OF IRRIGATION ARE TO BE WATERED REGULARLY UNTIL PLANTING/SOD/SEED HAS BEEN ESTABLISHED.



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
<b>DECIDUOUS TREES</b>						
	CH	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL
	GB	5	GINKGO BILOBA	GINKGO TREE	B & B	2.5" CAL
	KC	5	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL
	NH	4	ULMUS CARPINIFOLIA 'NEW HORIZON'	NEW HORIZON ELM	B & B	2.5" CAL
	SKH	3	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	B & B	2.5" CAL
<b>SHRUBS</b>						
	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
<b>CONIFEROUS SHRUBS</b>						
	TY	3	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	5 GAL	24" SPRD
<b>PERENNIALS</b>						
	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	27	HOSTA X 'PATRIOT'	PATRIOT HOSTA	1 GAL	
	RSD	69	HEMEROCALLIS X 'RUBY STELLA'	RUBY STELLA DAYLILY	1 GAL	
	WC	92	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	
SYMBOL	CODE		BOTANICAL NAME	COMMON NAME		
<b>GROUND COVERS</b>						
	HM		HARDWOOD MULCH	SHREDDED HARDWOOD MINK MULCH		
	NSM		NATIVE SEED MIX	MNDOT SOUTHERN SHORTGRASS ROADSIDE 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				
<b>EDGING</b>									
	LANDSCAPE EDGER		6/5	METAL	BLACK				
CODE	DESCRIPTION	QTY	DETAIL	MANUFACTURER/SUPPLIER	SIZE/MODEL	MATERIAL	COLOR	FINISH	COMMENTS
<b>PAVING</b>									
	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		
<b>SITE FURNITURE</b>									
	BIKE RACK	2	4/5	DUMOR	83-00 S-2	BLACK	POWDER COAT		

Plotted: 10/10/2025 3:15 PM W:\2023\23024C\Cadd\Draw\LANDSCAPE\Draw Sheet Files\23024C-LANDSCAPE DETAILS



**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 Landscape Architect under the laws of the State of Minnesota.

*Jordan J. Sedore*  
Jordan Sedore, PLA

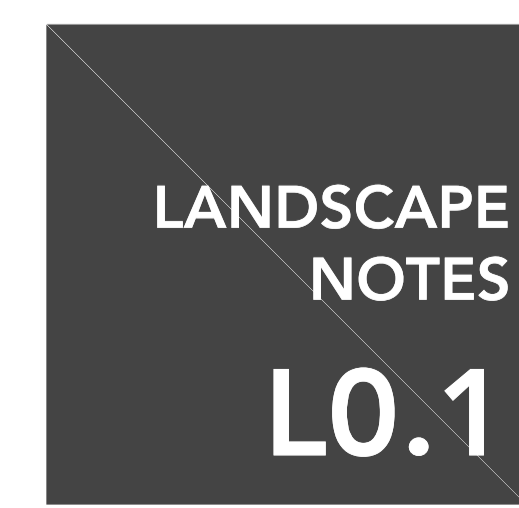
License No. 58254  
Date 10/10/2025

**QUALITY CONTROL**

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

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C2.1	SITE PLAN
C3.1	GRADING PLAN
C3.2	SWPPP
C3.3	SWPPP NOTES
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C8.1	CIVIL DETAILS
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L3.1	LANDSCAPE DETAILS





L1.1 OVERALL LANDSCAPE PLAN.pdf V1 - Changemark Notes ( 6 Notes )

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**1 - Boulevard & Sidewalk**

Created by: Chris Anderson  
On: 10/14/2025 09:28 AM

Along Zeolite Street, there shall be a boulevard at least six (6) feet in width and a concrete sidewalk that is at least six (6) feet in width.

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

**2 - Boulevard Trees**

Created by: Chris Anderson  
On: 10/14/2025 09:30 AM

In the boulevard, there shall be street trees planted at a spacing not more than 35 feet on center.

Acceptable species in the boulevard include the following: Bicolor Oak, Princeton Elm, Accolade Elm, Autumn Blaze Maple, Skyline Honeylocust, Kentucky Coffeetree, or River Birch (single stem only).

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

**3 - Native Seed Mix Maintenance**

Created by: Chris Anderson  
On: 10/14/2025 09:39 AM

A 3-5 year maintenance plan is required if using this native seed mix. Please submit the maintenance plan for review. The maintenance plan must outline what maintenance activities are necessary, frequency, and time of year. A copy of the maintenance plan must be provided to the bank so that they know what they are required to do to ensure proper establishment.

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

**4 - Blvd Trees**

Created by: Chris Anderson  
On: 10/14/2025 09:48 AM

With boulevard trees being required, it may not make sense to keep all these trees here, so it would be optional to retain them or they could be eliminated.

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

**5 - Extend Irrigation**

Created by: Chris Anderson  
On: 10/14/2025 10:39 AM

Why not extend irrigation to these sodded areas? They will be highly visible to all customers coming to the bank via vehicles.

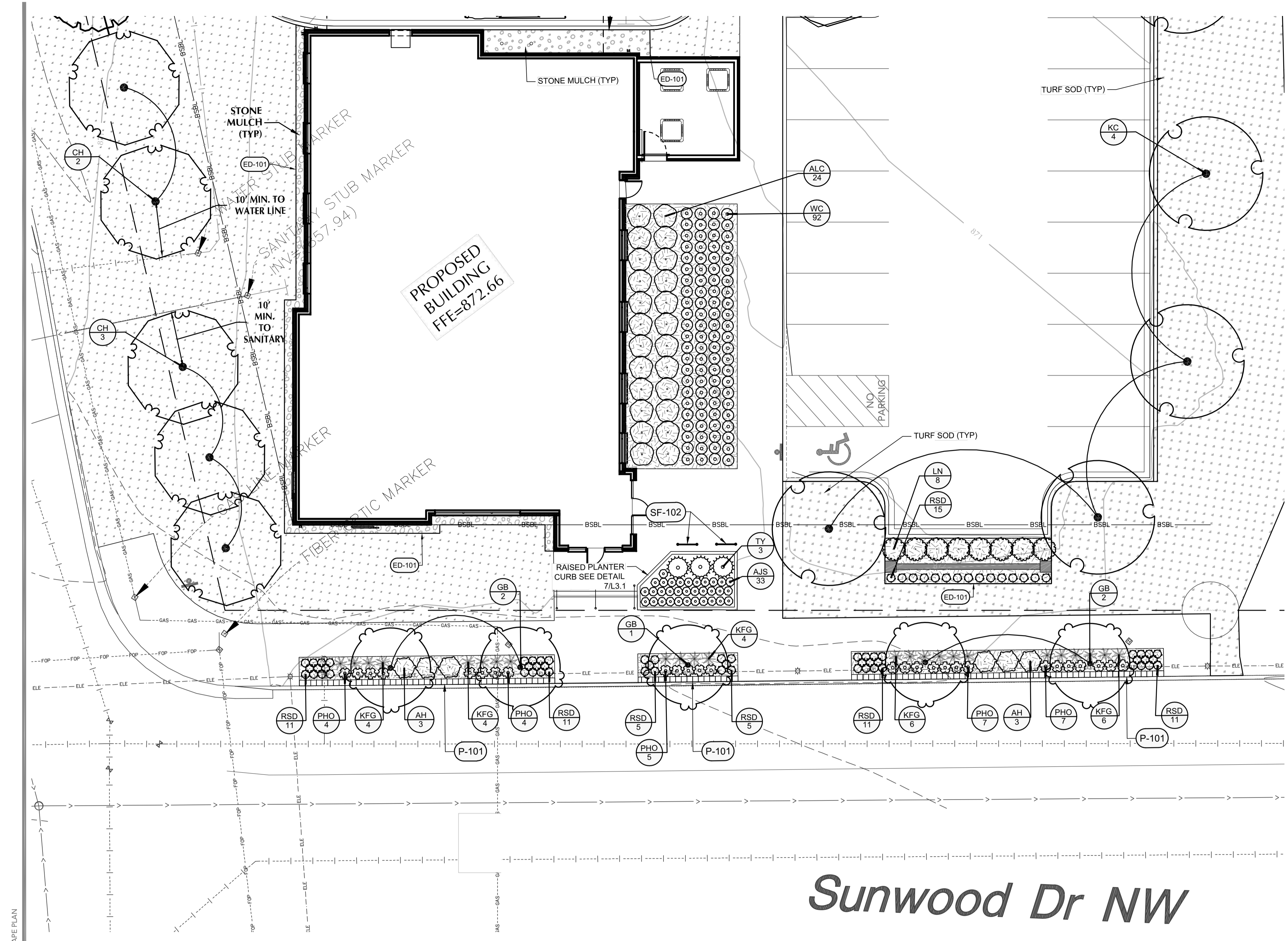
----- 0 Replies -----

## 6 - Knee Wall

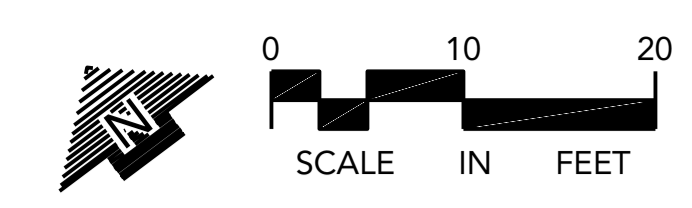
Created by: Chris Anderson  
On: 10/15/2025 08:20 AM

The decorative knee wall needs to be extended to provide screening of the entire width of the parking lot from Sunwood Drive. The height of the knee wall shall be not less than three (3) feet and not more than 4.5 feet in height.

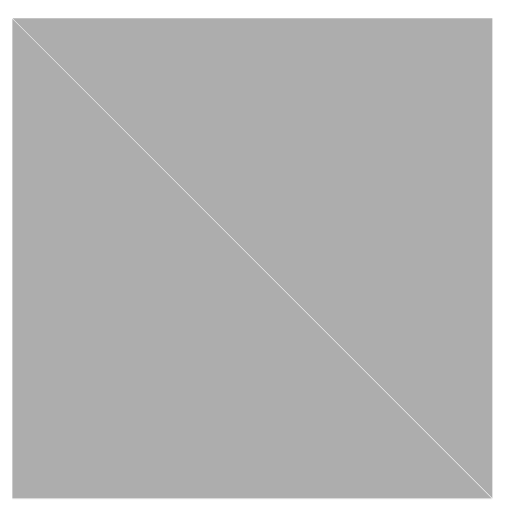
----- 0 Replies -----



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

PLANT SCHEDULE			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS TREES</b>			
	CH	CELTIS OCCIDENTALIS	COMMON HACKBERRY
	GB	GINKGO BILOBA	GINKGO TREE
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<b>SHRUBS</b>			
	AH	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA
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<b>CONIFEROUS SHRUBS</b>			
	TY	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEWE
<b>PERENNIALS</b>			
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	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
<b>GROUND COVERS</b>			
	HM	HARDWOOD MULCH	SHREDDED HARDWOOD MINK MULCH
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	SOD	TURF SOD	MIX OF SALT TOLERANT TURF SPECIES
	STM	STONE MULCH	CRUSHED GRAY ROCK 1/4" MINUS 3" DEPTH

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**SUBMITTAL/REVISIONS**  
10/10/2025 CITY SUBMITTAL

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

**PROFESSIONAL SIGNATURE**  
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
*Jordan J. Johnson*  
Jordan Johnson, P.L.A.  
License No. 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

**SHEET INDEX**

*Sunwood Dr NW*

**NOTE:**  
EACH TREE WITHIN THE PLANTER BEDS ALONG SUNWOOD DRIVE SHALL HAVE NO LESS THAN 1/2 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://plaisted.companies.com/horticultural-mixes/)

C.1.1	EXISTING CONDITIONS
C.1.2	DEMOLITION PLAN
C.2.1	SITE PLAN
C.3.1	GRADING PLAN
C.3.2	SWPPP
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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.

**LANDSCAPE ENLARGEMENT**  
**L2.1**