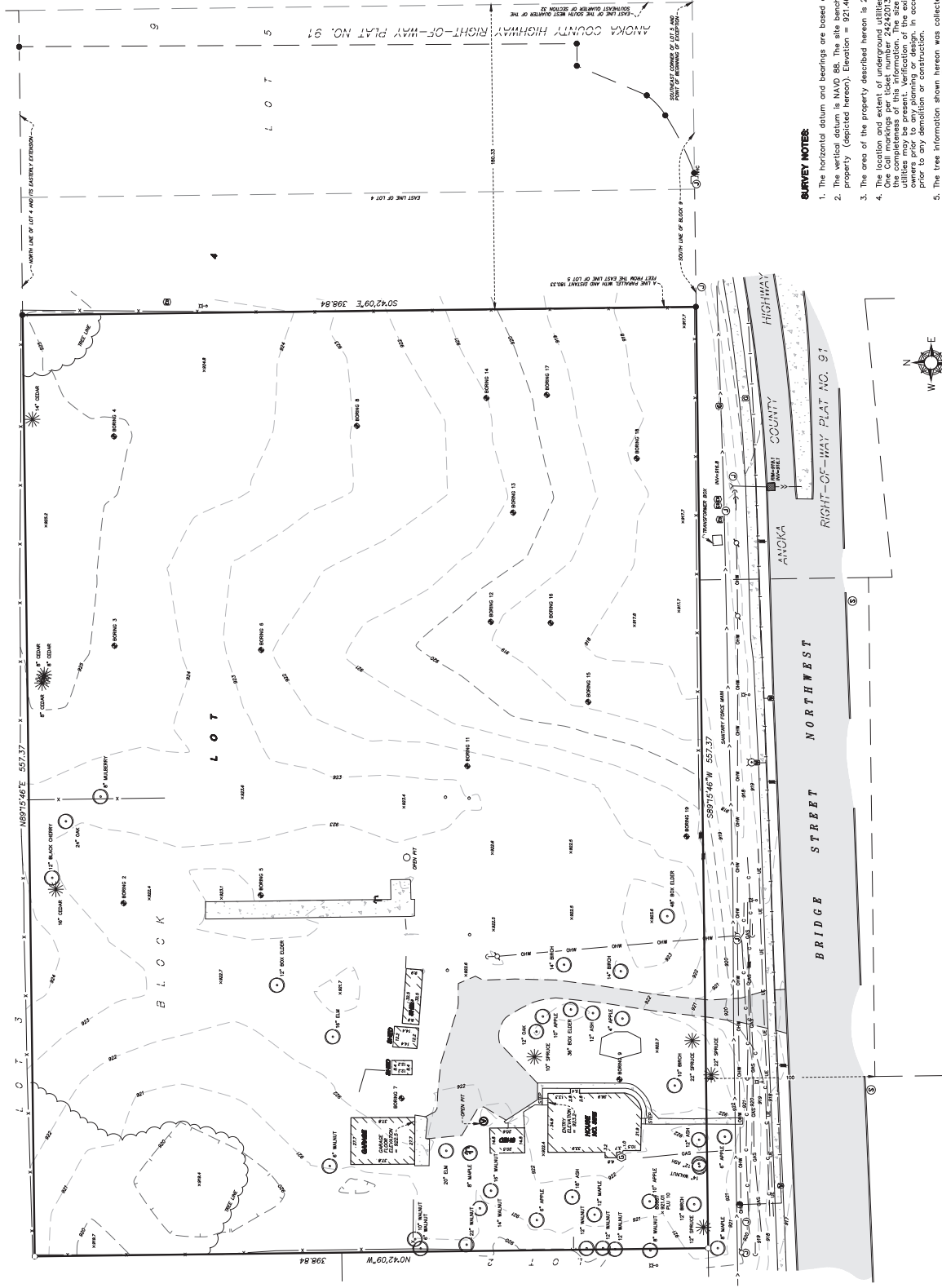


EXISTING CONDITIONS SURVEY



- LEGEND**
- ☐ CATCH BASIN
 - ☐ COMMUNICATION PEDESTAL
 - > CULVERT
 - ⊕ CURB STOP
 - ⊕ ELECTRIC BOX
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ GUARD POST
 - ☐ HANDHOLE COMMUNICATIONS
 - ☐ HYDRANT
 - ☐ LIGHT POLE
 - ☐ POWER POLE ANCHOR
 - ☐ SANITARY MANHOLE
 - ☐ SIGN
 - ☐ SOIL BORING
 - ☐ SPOUT
 - ☐ WATER VALVE
 - ☐ WELL
 - FOUND ANOKA COUNTY ROW MARKER
 - FOUND IRON MONUMENT
 - SET 1/2" x 1/4" IRON PIPE MARKED U.S. NO. 45774
 - ☐ CONIFEROUS TREE
 - ☐ DECIDUOUS TREE
 - ☐ COMMUNICATION
 - ☐ FENCE
 - ☐ GAS MAIN
 - ☐ OVERHEAD WIRES
 - ☐ SANITARY SEWER
 - ☐ STORM SEWER
 - ☐ UNDERGROUND ELECTRIC
 - ☐ WATER MAIN
 - ☐ BITUMINOUS SURFACE
 - ☐ CONCRETE SURFACE

ADDRESS: 3515 Bridge Street NW, St. Francis, Minnesota 55070.

LEGAL DESCRIPTION
 Lot 4, Block 9, VILLAGE OF ST. FRANCIS, Anoka County, Minnesota, except the following portion thereof:
 That part of Lot 4, Block 9, and vacated Elm Street, VILLAGE OF ST. FRANCIS, described as follows:
 Beginning at the southeast corner of Lot 5, Block 9, VILLAGE OF ST. FRANCIS; thence West along the South line of said Block 9, a distance of 144.00 feet to the North line of said Lot 4; thence East along the said North line of Lot 4, and its extension thereof East, to the said East line of said Lot 5; thence South along said East line of Lot 5 to the point of beginning.

CERTIFICATION
 I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated: September 17, 2024

Anderson Engineering of Minnesota, LLC
 by: Nicholas Hillmer
 Minnesota License No. 45774

SURVEY NOTES:

- The horizontal datum and bearings are based on the Anoka County Coordinate System NAD83(2011).
- The vertical datum is MADS 88. The site benchmark is the Top Nut of Hydrant located 144 feet east of the entrance to property (captioned hereon). Elevation is 921.46 feet.
- The area of the property described hereon is 222,303 square feet or 5.1034 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence and Capitec State Survey, Inc. records. The location and extent of underground utilities shown hereon are not to be construed as a warranty of the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility companies. The location and extent of all utilities shown hereon are not to be construed as a warranty of the completeness of this information. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- The legal description was provided by Chicago Title Insurance Company per title commitment number MN426E1.
- The field work was completed in September, 2024.

SCALE IN FEET
 0 30 60



Mark	Revision / Issue	Date

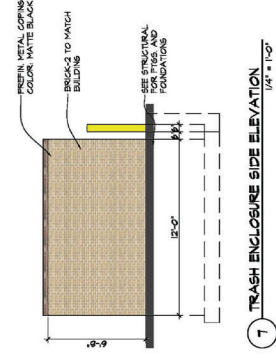
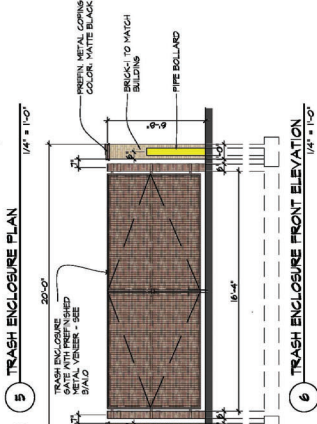
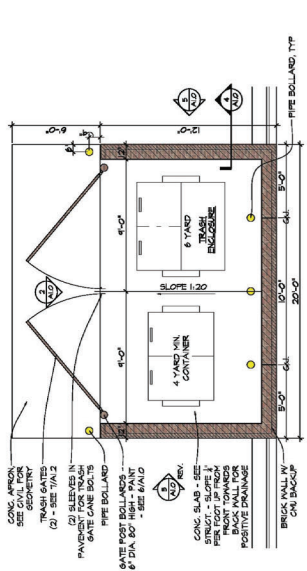
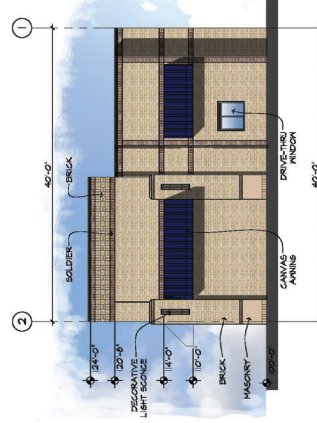
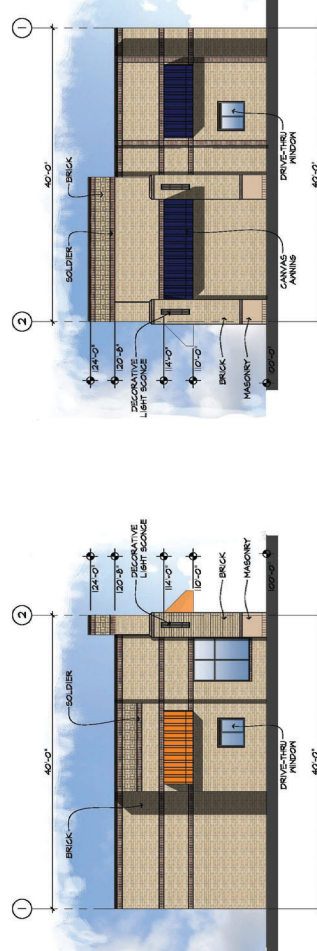
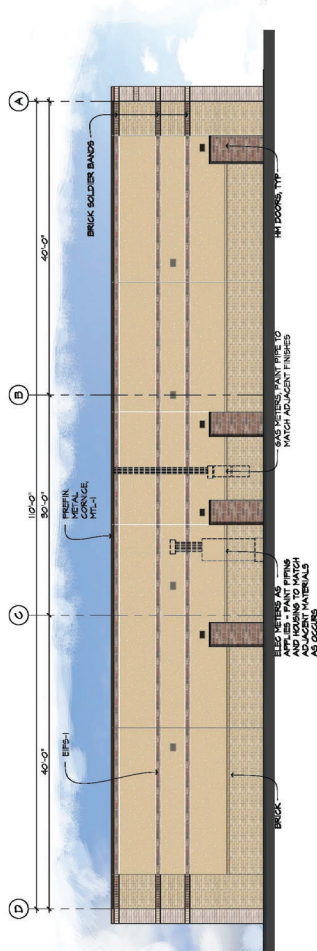
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Printed Name: Esther L. Anderson
Signature: _____ License #: 22252
Date: _____

**RUM RIVER
PRESERVE
WEAVER**
3503 BRIDGE ST NW
ST. FRANCIS, MN 55374

**EXTERIOR
ELEVATIONS**

PROJECT NUMBER:	24-0474-D
ISSUED DATE:	04-25-24
DRAWN BY:	KA
CHECKED BY:	KA

A3.1





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 P 763.432.4090 | F 763.432.4090
 Anderson Engineering of Minnesota, LLC

**RUM RIVER
 PRESERVE**

3503 BRIDGE ST NW
 ST. FRANCIS, MN 55070

KINGHORN CONSTRUCTION

C6

DRAWING NO.

COMPL. NO.
18299

PLOTTED: ---



LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- SOIL BORING LOCATION
- DRAINAGE ARROW
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- TIP OUT CURB
- SILT FENCE
- INLET SEDIMENT PROTECTION
- ROCK CONSTRUCTION ENTRANCE
- SPOT ELEVATION
- RM ELEVATION
- TOP OF WALL
- BOTTOM OF WALL

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS AND SERVICEABLE IN THE FOLLOWING ORDER:
 - A. SILT FENCE
 - B. COMMON EXCAVATION AND EMBANKMENT (GRADING)
 - C. ROCK BARRIERS IN FINISHED GRADED AREAS.
 - D. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK.
3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS AND SPECIFICATIONS AND ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE GRADING CONTRACTOR UNTIL THE GRADING CONTRACTOR SHALL THEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL THEN THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT THE SPECIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER. DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.
5. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY IDENTIFIED AS SUCH, SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION CONTROL MEASURES INSTALLED AND MAINTAINED THROUGHOUT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX: MINOT NO. 25-131 220#/ACRE (DISK ANCHORED)
 FERTILIZER: 150#/ACRE RATE OF APPLICATION 20-10-10
 ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION CONTROL MEASURES INSTALLED AND MAINTAINED THROUGHOUT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

TYPE OF SLOPE	TIME	(Maximum time an area can remain in this state as not actively being worked)
FLATTER THAN 10:1	14 DAYS	
10:1 TO 3:1	14 DAYS	
3:1 TO 1:1	14 DAYS	

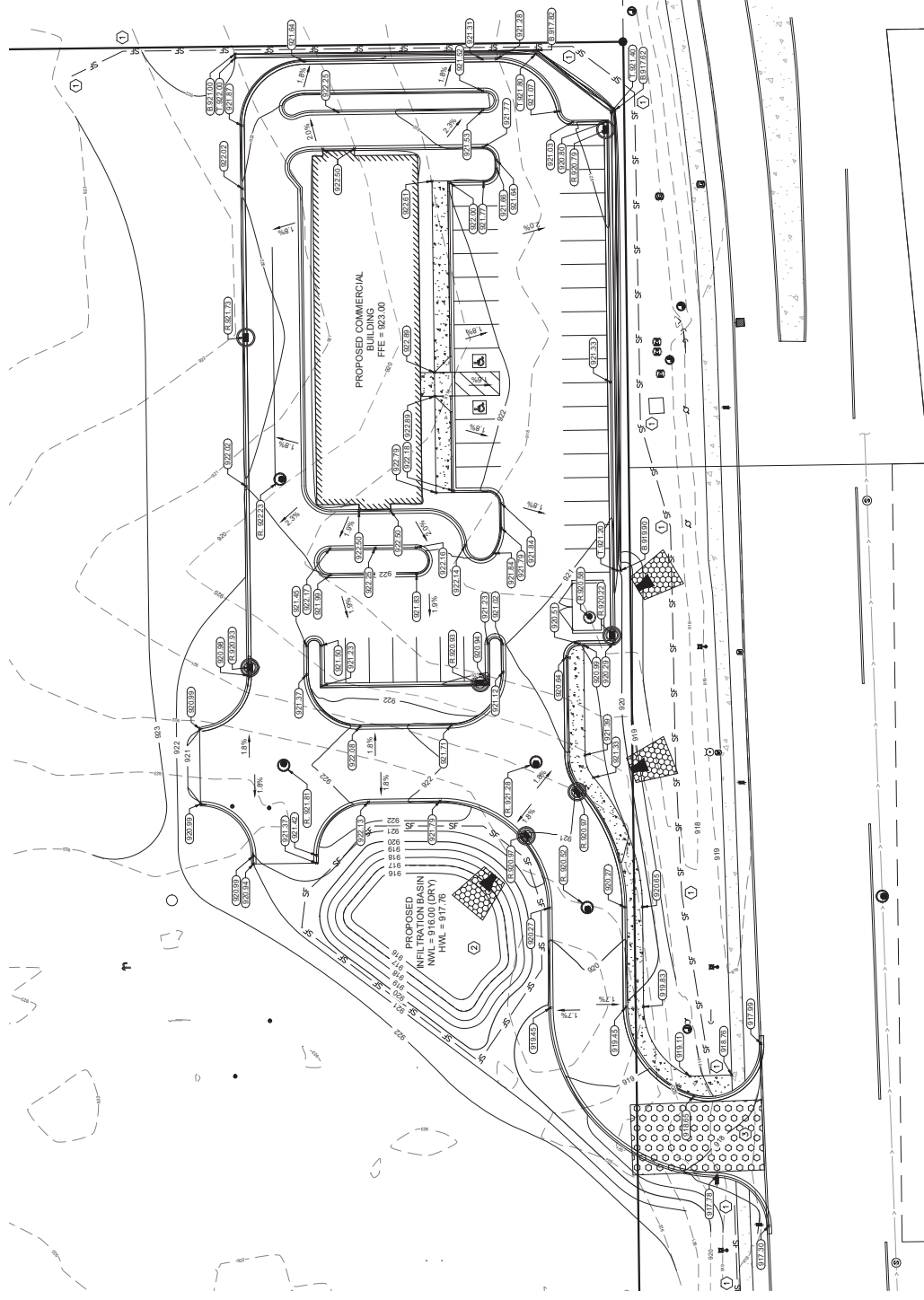
6. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE STORED PER THE APPROVED PERMIT. TRACKING AREAS SHOWN ON THIS PLAN AND ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S "PROTECTING WATER QUALITY IN URBAN AREAS: BEST MANAGEMENT PRACTICES FOR MINNESOTA".
7. ALL MATERIALS TO BE STORED OR DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS SHALL BE STORED/DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
8. INLET SEDIMENTATION CONTROLS TO BE PROVIDED TO ALL STORM SEWER APPLICATIONS OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
9. ALL CONSTRUCTION SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION. DUST SHALL BE SUPPRESSED BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMPs AS APPROVED BY THE ENGINEER.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH 2020 EDITION OF MINOT STANDARD CONSTRUCTION SPECIFICATIONS (INCLUDING SUPPLEMENTS) AND 2015 CEAM STANDARD SPECIFICATIONS, AS APPLICABLE. ALL CONSTRUCTION SHALL COMPLY WITH STATE CITY, WATERSHED DISTRICT, AND COUNTY PERMIT REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION, PRIOR TO BEGINNING THE WORK.
3. NEW CONSTRUCTION FEATURES SHALL MATCH IN THE EXISTING WHERE APPLICABLE (PAVEMENTS, CURBS, SIDEWALKS). PROVIDE SMOOTH TRANSITIONS AT MATCH-POINTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ANY NECESSARY TRAFFIC CONTROL FOR THE WORK.
7. CONCRETE CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT IN FULL SECTIONS.
8. PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED.
9. SUBSTITUTIONS FROM INFO. SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD.
10. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND FOUNDATION PLAN.
11. OWNER AND CONTRACTOR TO HOLD A PRECONSTRUCTION MEETING PRIOR TO CONSTRUCTION.

KEYNOTES:

1. INSTALL SILT FENCE AT GRADING LIMITS
2. INSTALL TEMPORARY SILT FENCE AROUND PERIMETER OF THE PROPOSED INFILTRATION BASIN. ALL TEMPORARY BMPs SHALL BE COMPLETELY REMOVED AT END OF CONSTRUCTION. WATERSHEDS HAVE BEEN FULLY ESTABLISHED.
3. INSTALL ROCK CONSTRUCTION ENTRANCE.



**GOPHER STATE ONE CALL
 CALL 48 HOURS BEFORE DIGGING
 811 OR 1-800-252-1166**



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**RUM RIVER
 PRESERVE**

3503 BRIDGE ST NW
 ST. FRANCIS, MN 55070

KINGHORN CONSTRUCTION

LANDSCAPE ARCHITECTURE
 PROFESSIONAL REGISTERED UNDER THE LAWS OF THE STATE
 OF MINNESOTA

PRINT NAME

SIGNATURE: NOT FOR CONSTRUCTION
 DATE: 01/19/2024 LICENSE NO.

REVISION LOG
 NO. DATE DESCRIPTION OF REVISIONS

PHASE 1
 SEPTEMBER 19, 2024

DESIGNED: JMD
 CHECKED BY: JWP

**LANDSCAPE
 RESTORATION
 PLAN**

DRAWING NO.

LP100

PLOTTED: ---
 COMM. NO. 18299

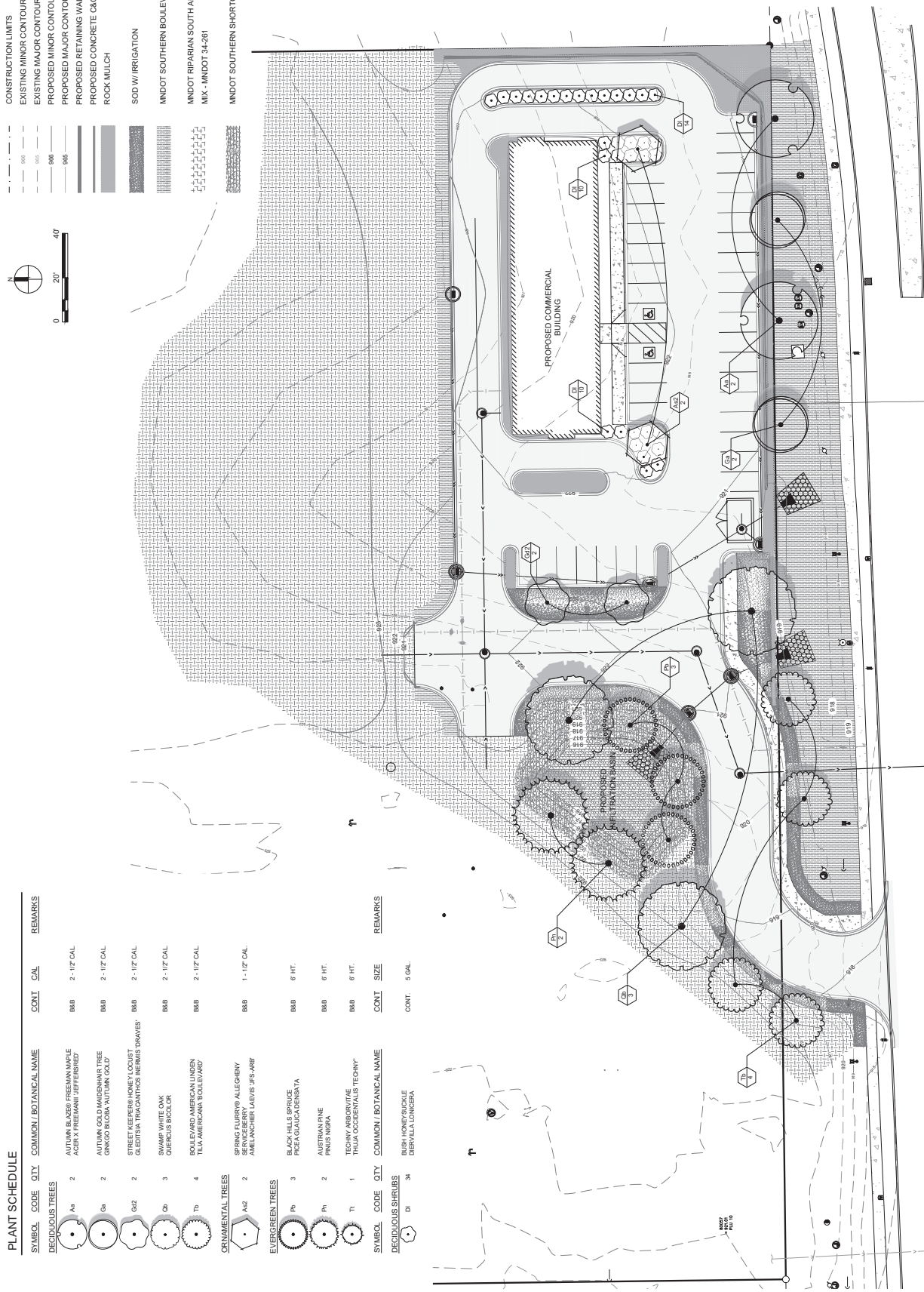
LEGEND

- PROPERTY LIMITS
- CONSTRUCTION LIMITS
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE C&G
- ROCK MULCH
- SOD W/ IRRIGATION
- MDOT SOUTHERN BOULEVARD SEED MIX
- MDOT RIPARIAN SOUTH AND WEST SEED MIX - MNDOT 34-251
- MDOT SOUTHERN SHORTGRASS ROADSIDE



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.	REMARKS
DECIDUOUS TREES						
	Au	2	AUTUMN BLAZE® FREEMAN MAPLE ACER X FREEMANI 'JEFFERSON'	B&B	2-1/2' CAL.	
	Ga	2	AUTUMN GOLD MAIDENHAIR TREE ORNITHOGALON AUTUMN GOLD	B&B	2-1/2' CAL.	
	Ga2	2	STREET KEEPER® HONEY LOCUST GLIEDERISIA TRACANTHOS NERMI'S DRAVES	B&B	2-1/2' CAL.	
	Qa	3	SWAMP WHITE OAK QUERCUS BICOLOR	B&B	2-1/2' CAL.	
	Ta	4	BOULEVARD AMERICAN LINDEN TLIA AMERICANA BOULEVARD	B&B	2-1/2' CAL.	
ORNAMENTAL TREES						
	Aa2	2	SPRING FLURRY® ALLEGHENY SERVIERBERY AMELANCHIER LACINIS 'JF-S-ARB'	B&B	1-1/2' CAL.	
EVERGREEN TREES						
	Pa	3	BLACK HILL® SERVICE PICEA GLAUCOCARPENSATA	B&B	6' HT.	
	Ph	2	AUSTRIAN PINE PINUS NIGRA	B&B	6' HT.	
	Ti	1	TECHNY® BIRCH/WHITE THUJA OCCIDENTALIS 'TECHNY'	B&B	6' HT.	
DECIDUOUS SHRUBS						
	Di	34	BUSH HONEY-SUCKLE DIERVILLA LONICERA	CONT.	5 GAL.	



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