



## HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM    WEDNESDAY, SEPTEMBER 28,    6:00 PM  
2022

1. Call to Order
2. Approval of the Minutes
3. General Heritage Preservation Items
  - A. Citizen Comment Period
4. Design Reviews
  - A. Former Farmers Seed and Nursery - 818 4th Street NW - Midwest Storage
5. Items for Discussion
  - A. Update on Statewide Annual Historic Preservation Conference (PreserveMN 2022)
  - B. Updates and General Discussion
6. Adjournment

## **Heritage Preservation Commission**

### **Meeting Minutes**

August 20, 2022

---

**Members Present:** Ron Dwyer, Rob Kuhlman, Lee Nordmeyer, Samuel Temple, Karl Vohs, Cori Weems and Chair Sauer

**Members Absent:** None.

**Staff Present:** Peter Waldock, Kari Casper

Also Present: Gail Keilmeyer with the Mural Society and Krista Swanson.

#### **1. Call to Order/Approve Agenda**

Chair Sauer called the meeting to order at 6:00 p.m.

Weems brought a motion to approve the agenda, seconded by Dwyer. Motion carried on a 7/0 vote.

#### **2. Approval of the Minutes from July 20, 2022 Regular Meeting**

Temple made a motion to approve the minutes of July 20, 2022, seconded by Vohs. Motion carried on a 7/0 vote.

#### **3. General Heritage Preservation Items**

A. Citizen Comment Period – None.

#### **4. Design Reviews**

A. Proposed New Location for the Tilt-a Whirl Mural – Paradise Center for the Arts – 321 Central Ave

A motion was made by Temple, seconded by Kuhlman to approve the request to move the Tilt-a-Whirl Mural to 321 Central. Motion carried on a 7/0 vote.

#### **5. Items for Discussion**

A. ~~Discussion of Former Farm's See Site — 818 4<sup>th</sup> St NW. Mural and Memorial on Site Park—~~ Discussion Rescheduled to Next Meeting.

B. Annual Historic Preservation Conference – Duluth – Sept 14-16, 2022.

No action required.

C. Updates and Other Items

Letter Re: Tax Credit Program. A motion was made by Temple, seconded by Vohs to approve a letter in this regard.

Vohs suggested that Peace Park be put on the National Register

**7. Adjourn**

A motion was brought by Commissioner Temple and seconded by Commissioner Weems to adjourn the meeting at 6:50 p.m.

Respectfully submitted,

---

By: Kari Casper, Recording Secretary



**Request for Action**

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Mathias Hughey Community Development Coordinator  
**MEETING DATE:** September 28, 2022  
**SUBJECT:** Former Farmers Seed and Nursery - 818 4th Street NW - Midwest Storage

---

**BACKGROUND:**

On May 3rd, 2022 the HPC approved the certificate of appropriateness for demolition subject to the following conditions:

- 1) The HPC shall provide a design review for development plans before construction to assure the design includes themes representing the Farmer Site heritage at the site.
- 2) Historic items and signage must be a part of the new development plans for the site, including components salvaged from the historic building and re-used in the new development.
- 3) Ensure that the historical items like the public art representing the site be preserved and maintained.

**REQUESTED ACTION:**

Vote on approval of proposed design for the former Farmers Seed and Nursery site.

**ATTACHMENTS:**

1. Approved Cert of Appropriateness Design Review Application 4.13.2022
2. Mural Farmer Seed 20 x 24 Poster
3. 2022.09.23\_Update on Midwest Indoor Storage Site - HPC Meeting
4. Civil Set 6.7.22



Heritage Preservation Commission  
**CERTIFICATE OF APPROPRIATENESS**

Site Address: **Former Farmers Seed and Nursery – 818 4<sup>th</sup> Street NW**

I hereby certify that the Heritage Preservation Commission has reviewed the above-described project and found the work proposed by the applicant to meet or exceed the design guidelines established by the City of Faribault.

The design features approved by the Heritage Preservation Commission are to be considered a condition of the building permit issued by the City of Faribault as stipulated in the Code of Ordinances.



Deanna Kuennen, Director of Community & Economic Development

**Notes:**

The HPC recommends the City and State provide financial assistance to the project in order to preserve and re-use reclaimed materials from the site and include design themes based on the historic development of the site.

The Commissioners approved the certificate of appropriateness for demolition subject to the conditions as follow:

- 1) The HPC shall provide a design review for development plans before construction to assure the design includes themes representing the Farmer Site heritage at the site
- 2) Historic items and signage must be a part of the new development plans for the site, including components salvaged from the historic building and re-used in the new development.
- 3) Ensure that the historical items like the public art representing the site be preserved and maintained.

Date of Heritage Preservation Commission Review: April 20, 2022  
Certificate of Appropriateness Issued: May 3, 2022  
Expiration Date: May 3, 2023

|                     |                    |            |
|---------------------|--------------------|------------|
| Copies forwarded to | Building Official: | <u>X</u>   |
|                     | Property Owner:    | <u>X</u>   |
|                     | Site File:         | <u>X</u>   |
|                     | SCDP File          | <u>N/A</u> |

# DESIGN REVIEW APPLICATION FORM

## Heritage Preservation Commission

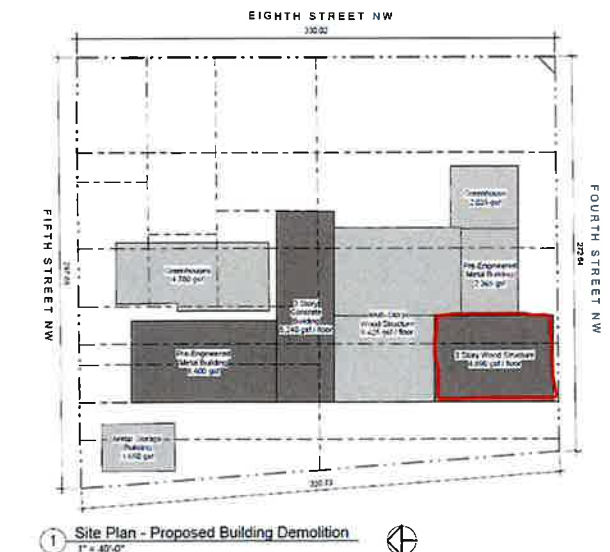
Site Address: 818 4<sup>th</sup> St. NW, Faribault, MN – Farmer's Seed and Nursey

Owner / Applicant: KK&G Properties LLC / Nicole Elsawaf  
 Mailing Address: 2105 Winnetka Ave N  
 City/State: Golden Valley, MN 55427  
 Phone Number: 507-272-6024  
 Work Site Address: 818 4<sup>th</sup> ST NW  
 Site File Number: #268

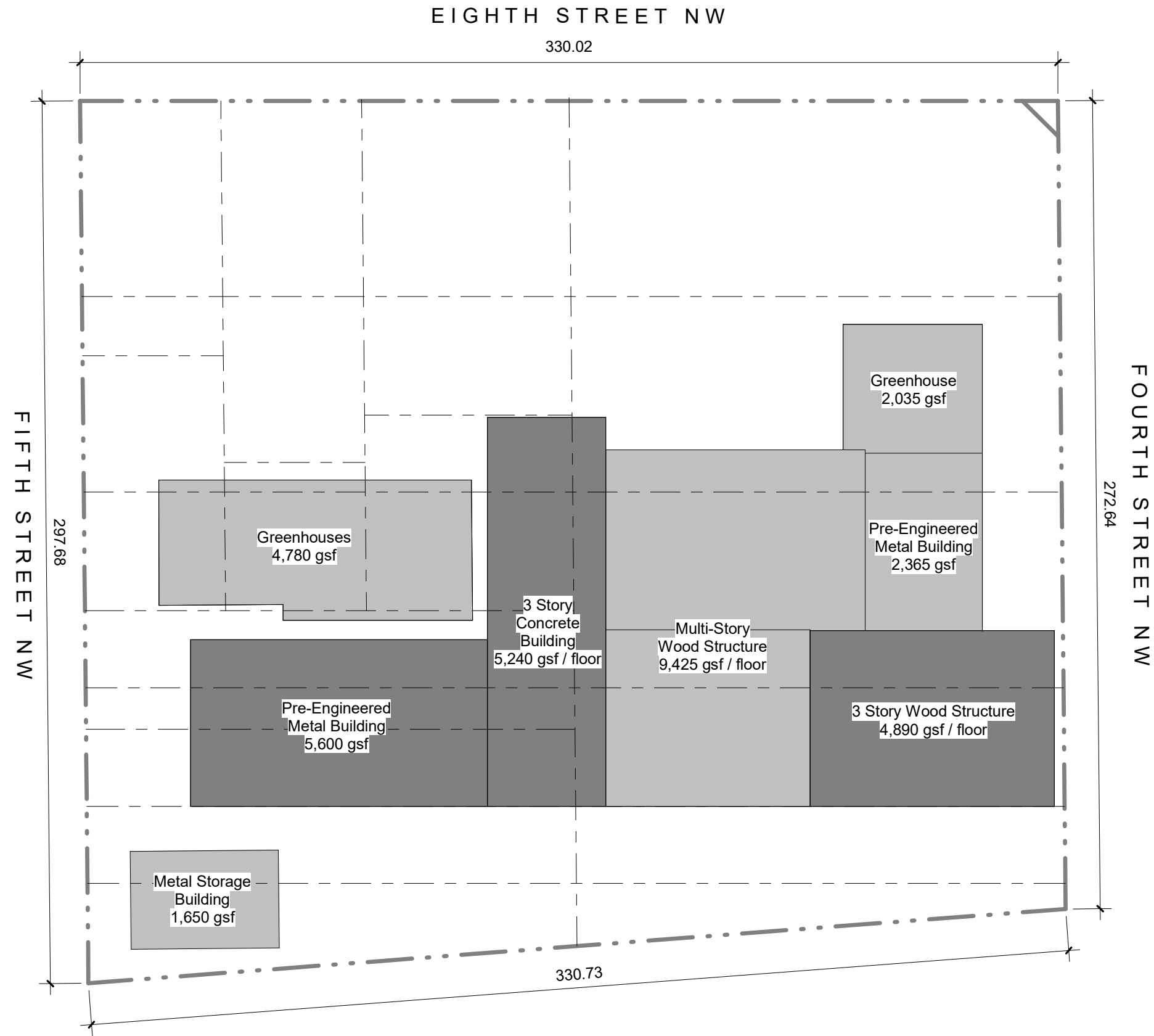
|               |                  |        |                   |       |
|---------------|------------------|--------|-------------------|-------|
| Type of Work: | Restoration      | _____  | Remodeling        | _____ |
|               | New Construction | _____  | Site Improvements | _____ |
|               | Demolition       | X_____ | Other             | _____ |

### Brief Description of Project:

Demolition of 3-story Wood Structure labelled with 4890 gsf/floor due to structural deterioration prior to property acquisition. Upon further review, the building is in worse condition than originally thought. The main structural supports in the building have settled and sagged. The settling of the structural beams have pulled the floor trusses down significantly and apartments need level floors to accommodate cabinets and such. The cost to repair and bring the floor loading back into spec is too costly for redevelopment. Building preservation is planned for 2 of the eight buildings on site. The building to be demolished is the building outlined in red below. Historical plaques will be placed in a green amenity area to tell the story of the site's history.







**1** Site Plan - Proposed Building Demolition  
1" = 40'-0"



DECEMBER 23, 2021  
 Nicole Elsawaf  
 President  
 Midwest Indoor Storage  
 Rochester, MN  
[nicole@midwestindoorstorage.com](mailto:nicole@midwestindoorstorage.com)



RE: STRUCTURAL CONDITION UPDATE OF THE FARMER SEED BUILDING IN FARIBAULT, MN  
 ISG PROJECT NUMBER 23224

**To Whom It May Concern:**

ISG was engaged by the City of Faribault in 2019 to complete a Structural Evaluation Report of the vacant Farmer Seed and Nursery Company building located at 818 NW 4<sup>th</sup> St in Faribault, Minnesota. Multiple site visits were completed by Sam Brockshus of ISG and several other ISG staff during the summer of 2019, including the completion of a 3D scan of the building. A final copy of the Structural Evaluation Report was delivered to the City of Faribault on February 4, 2020. The primary objective of that report was to identify existing or potential structural deficiencies that could affect the short- and long-term use of the building. The report also identified conditions that required urgent repairs to preserve the building for a future rehabilitation effort.

ISG was engaged by Midwest Indoor Storage in October of 2021 to complete a walk-through of the building to observe the condition of the structure shortly after their purchase of the property. A walk-through was made by Sam Brockshus of ISG on October 28, 2021, to record observations for comparison with those made in the February 4, 2020, Structural Evaluation Report. All observations were limited to non-destructive visual inspection of readily visible structural elements and their condition at the time of the inspection. No destructive testing methods were implemented.

A summary of the observations made during the October 28, 2021, walk-through:

1. A majority, if not all, of the urgent repairs recommended in the February 4, 2020, report did not appear to be complete.
2. Noticeably more moisture was present near areas identified in the February 4, 2020, report as requiring urgent repairs to preserve the building from further deterioration while it remained unoccupied.
3. Moisture was present in areas of the building that was not apparent during the 2019 site visits completed by ISG.
4. Rot and mold appeared to have spread to larger areas of wood framing than was apparent during the 2019 site visits completed by ISG.
5. Portions of the building's roof and floor framing appeared to have weakened due to the increased levels of moisture, rot, and/or mold throughout the building, thus increasing the labor and costs associated with the urgent, short-term, and long-term repairs identified in the February 4, 2020, report.

Please feel free to contact our office with questions or if any additional assistance is needed.

Sincerely,

Samuel Brockshus, PE  
 Structural Engineering Practice Group Leader  
[Sam.Brockshus@ISGInc.com](mailto:Sam.Brockshus@ISGInc.com)

|                                                                                                                                  |                                                                |                            |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------------|
| HISTORIC NAME: Farmer Seed and Nursery Company                                                                                   |                                                                | COUNTY: Rice               |
| CURRENT NAME: Farmer Seed Company                                                                                                |                                                                | CITY/TWP.: Faribault       |
| LEGAL DESC.: The south half of Block 9, McClelland's Addition to Faribault, excluding the railroad right-of-way at the west end. |                                                                | ADDRESS: 818 NW 4th Street |
| CLASSIFICATION:                                                                                                                  | CONDITION:                                                     | SIGNIFICANCE:              |
| Building <u>X</u>                                                                                                                | Excellent _____                                                | Local <u>X</u>             |
| Structure _____                                                                                                                  | Good _____                                                     | State _____                |
| Object _____                                                                                                                     | Fair <u>X</u>                                                  | National _____             |
| District _____                                                                                                                   | Deteriorated _____                                             | Others _____               |
| OPEN TO THE PUBLIC: Yes _____ No _____ Restricted <u>X</u>                                                                       | PRESENT USE: Commercial                                        |                            |
| VISIBLE FROM THE ROAD: Yes <u>X</u> No _____                                                                                     |                                                                |                            |
| OCCUPIED: Yes <u>X</u> No _____                                                                                                  |                                                                |                            |
| DATE CONSTRUCTED: c.1890-1909                                                                                                    | ORIGINAL USE: Commercial                                       |                            |
| ORIGINAL OWNER: Farmer Seed and Nursery                                                                                          | ARCHITECT/BUILDER: <u>unknown</u>                              |                            |
| OWNER'S NAME AND ADDRESS: Farmer Seed Company<br>818 NW 4th Street<br>Faribault, MN 55021                                        | ACREAGE: Less than one acre<br>approx. 2 acres                 |                            |
| LOCAL CONTACT/CRG.: Rice County Historical Society,<br>P.O. Box 5, Faribault, MN 55021                                           | UTM REFERENCE:<br>Faribault Quad. 7.5<br>15 / 477550 / 4904440 |                            |
| FORM PREPARED BY: Britta Bloomberg                                                                                               |                                                                |                            |
| DATE: April 1981                                                                                                                 |                                                                |                            |

## DESCRIPTION:

The Farmer Seed and Nursery Company is a highly visible warehouse on the north side of NW Fourth Street (Highway 60), about eight blocks west of downtown Faribault. (The massive structure is a local landmark amidst the commercial strip development along Highway 60.)

The large warehouse was constructed in phases between the early 1890s and 1920s. The building is of stone and wood frame construction and is a sprawling, multi-leveled structure ranging from three to five stories in height. The main section measures 65 by 155 and is three stories with a one story base of rock-faced Faribault stone. The stone portion dates to the early 1890s and was occupied by the Faribault Thresher Company before it was purchased by Farmer Seed in 1899. Windows in this section are slightly arched and double hung, excepting a large rectilinear store window on the west side of the front (south) facade. A series of additions were constructed after 1900: a two story elevator in 1902, an east wing in 1906, second and third stories over the main section in 1907 and 1909, and the fourth and fifth stories in the 1920s. These addition are of frame construction sheathed with light green aluminum siding. Bands of dark green siding are located between the first three floors. The firm's name appears in bold white letters between the second and third floors, lending variety to the surface and regular fenestration. The siding apparently dates to the 1920s. Windows are rectilinear throughout. A two story concrete section (1950s) is located at the rear, and a recent metal shed for the nursery and plant department is located at the southeast corner.

Today Farmer Seed occupies the basement and first two floors. The main floor consists of offices and retail space; the second floor is offices and storage. The basement is also utilized for storage and as part of the nursery department. The upper floors are vacant, although the shell remains totally intact, including elevator shafts, grain and seed storage bins, and some machinery. The furnishings and much of the machinery have been removed.

## SIGNIFICANCE:

Farmer Seed and Nursery Company is significant as the most visible surviving structure linked to Faribault's role as a major agricultural processing and distribution center for south central Minnesota from the 1890s through the 20th century. Farmer Seed was established in Chicago in 1888 by Otto Kozlowski and William Kueker, associate editors of a monthly farm paper. Impressed by the numerous requests from readers, they decided to launch a mail order seed business which distributed over 20,000 seed catalogs within a few years.

Significance - continued

During the 1893 Chicago Exposition, they selected Faribault as the future location of the business. The city was considered one of the true "garden spots" of the Northwest and an important trade and distribution center in one of Minnesota's richest agricultural regions.<sup>1</sup> In 1894 the company moved to Faribault and purchased forty acres outside of town to begin growing seeds themselves (before they had contracted to other growers). A store was erected on the south side of Fourth Street NW (south of the present structure). By 1899 they purchased the larger warehouse across the street and proceeded to enlarge the building in phases to accommodate a rapidly expanding operation. The business continued to prosper, and additional seed farms were purchased in Rice and Blue Earth Counties; a nursery department was added in 1909 and the present name assumed. Farmer Seed and Nursery's national market peaked in the late 1930s. The firm remains in operation and maintains an active business in Faribault, although its home base is now LeCenter in neighboring LeSueur County. It continues to represent Rice County's agricultural base and the role that Faribault has traditionally played as an important distribution and processing center for the region.

<sup>1</sup> "Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938, 12.

Bibliography:

Curtiss-Wedge, Franklyn ed.; History of Rice and Steele Counties Minnesota, Chicago: 1910.  
"Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938.  
Farmer Seed and Nursery Co. historical file, Rice County Historical Museum.  
Sanborn Insurance Company maps, 1893, 1899, 1905, 1909, 1921, 1930.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

OMB NO. 1024-0018

EXP. 12/31/84

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic GroupName Rice County Multiple Resource Area  
State MN

Nomination/Type of Review

Date/Signature

21. Nerstrand City Hall

Entered in the  
National Register

Keeper

Attest

Delores Byers 4/6/82

- 22. Faribault Water Works

Substantive Review

Keeper

Attest

William H. Brotham 4.6.82Linda McClelland 4/6/82

23. Hutchinson, John, House

Entered in the  
National Register

Keeper

Attest

Delores Byers 4/6/82

24. Farmer Seed and Nursery Company

Entered in the  
National Register

Keeper

Attest

Delores Byers 4/6/82

- 25. Steensland Library

Substantive Review

Keeper

Attest

William H. Brotham 4.6.82Linda McClelland 4/6/82

26. Buck, Cassius, House

Entered in the  
National Register

Keeper

Attest

Delores Byers 4/6/8227. Theopold Mercantile Company  
Wholesale Grocery BuildingEntered in the  
National Register

Keeper

Attest

Delores Byers 4/6/82

- 28. Wilson, Hudson, House

Substantive Review

Keeper

Attest

William H. Brotham 4.6.82Linda McClelland 4/2/82

110 29. Faribault City Hall

Entered in the  
National Register

Keeper

Attest

Delores Byers 4/6/82

30.

Keeper

Attest



# NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior  
National Park Service

## EVALUATION / RETURN SHEET

(Rice County Multiple Resource Area)

82 003013

Property: Farmer Seed and Nursery Company  
State, County: MN, Rice  
Federal Agency: \_\_\_\_\_

Working No. 312/82-586  
Fed. Reg. Date: 2.1.83  
Date Due: 4/1/82 - 4/16/82  
Action: ☒ ACCEPT 4/6/82  
☐ RETURN  
☐ REJECT

Entered in the  
National Register  
photos 2  
maps \_\_\_\_\_

- ☐ resubmission  
☐ nomination by person or local government  
☐ owner objection  
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below  
☐ substantive reasons discussed below

### 1. Name

### 2. Location

### 3. Classification

|          |                    |            |             |
|----------|--------------------|------------|-------------|
| Category | Ownership          | Status     | Present Use |
|          | Public Acquisition | Accessible |             |

### 4. Owner of Property

### 5. Location of Legal Description

### 6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

### 7. Description

|                                    |                                       |                                           |
|------------------------------------|---------------------------------------|-------------------------------------------|
| Condition                          | Check one                             | Check one                                 |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |                                           |

Describe the present and original (if known) physical appearance

- ☐ summary paragraph  
☐ completeness  
☐ clarity  
☐ alterations/integrity  
☐ dates  
☐ boundary selection

## C. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

USGS References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



03603  
1a

Farmer Seed and Nursery Company  
Faribault, MN; Rice County  
Britta Bloomberg  
1980

Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 55101  
Northeast  
03603/1a      MAR 2 1982

NOTICE: This material may be protected  
by copyright law (Title 17 U. S. Code).

FROM THE COLLECTIONS OF THE  
MINNESOTA HISTORICAL SOCIETY  
THIS PHOTOGRAPH IS FOR REFERENCE USE  
ONLY. IT MAY NOT BE REPRODUCED OR  
SOLD WITHOUT WRITTEN PERMISSION



04171  
8

Farmer Seed and Nursery Company  
Faribault, MN; Rice County  
Britta Bloomberg  
1980

Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 5510  
Northwest  
04171/8

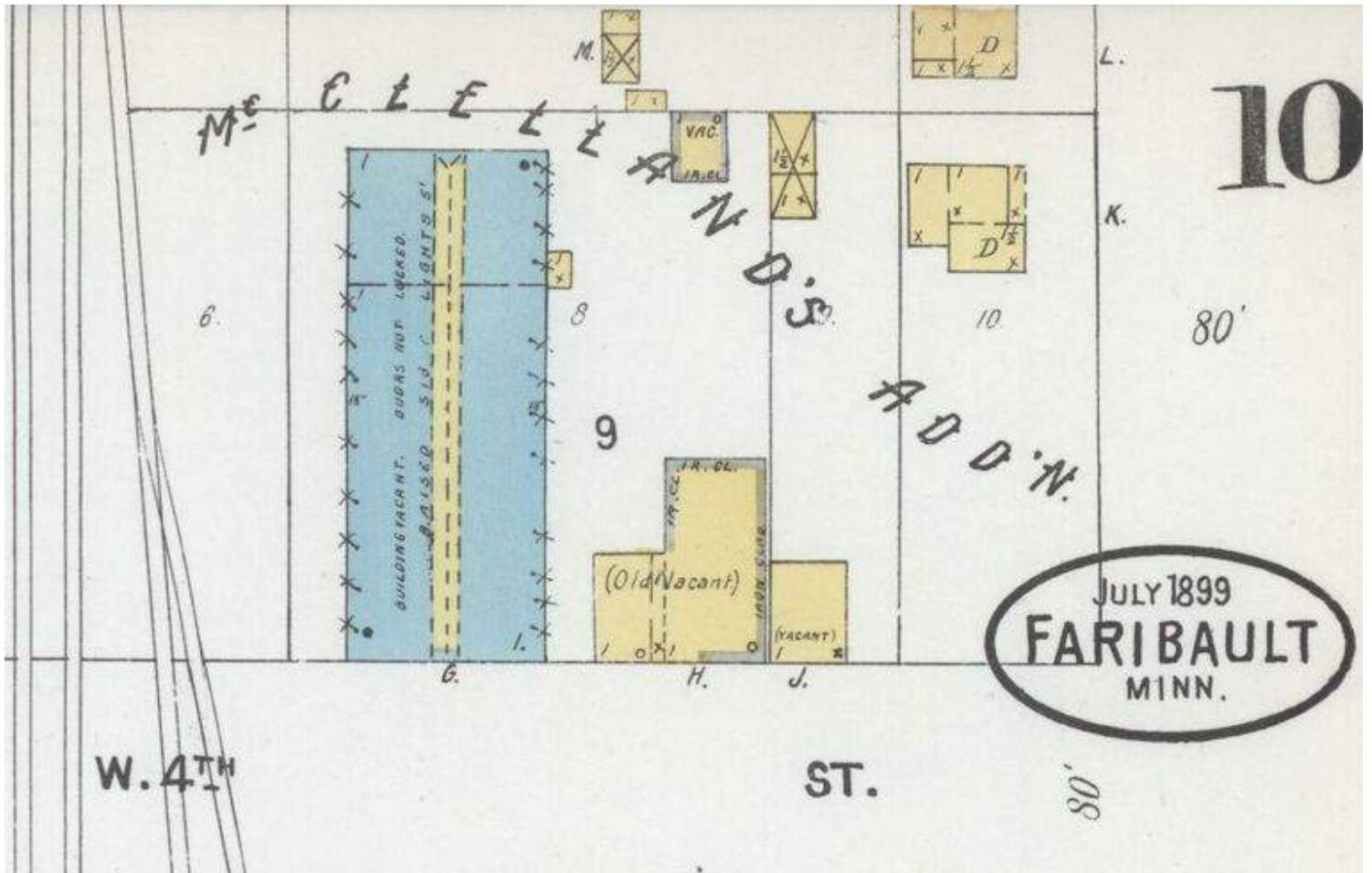
MAR 2 1982

NOTICE: This material may be protected  
by copyright law (Title 17 U. S. Code).

FROM THE COLLECTIONS OF THE  
MINNESOTA HISTORICAL SOCIETY  
THIS PHOTOGRAPH IS FOR REFERENCE USE  
ONLY. IT MAY NOT BE REPRODUCED OR  
SOLD WITHOUT WRITTEN PERMISSION.



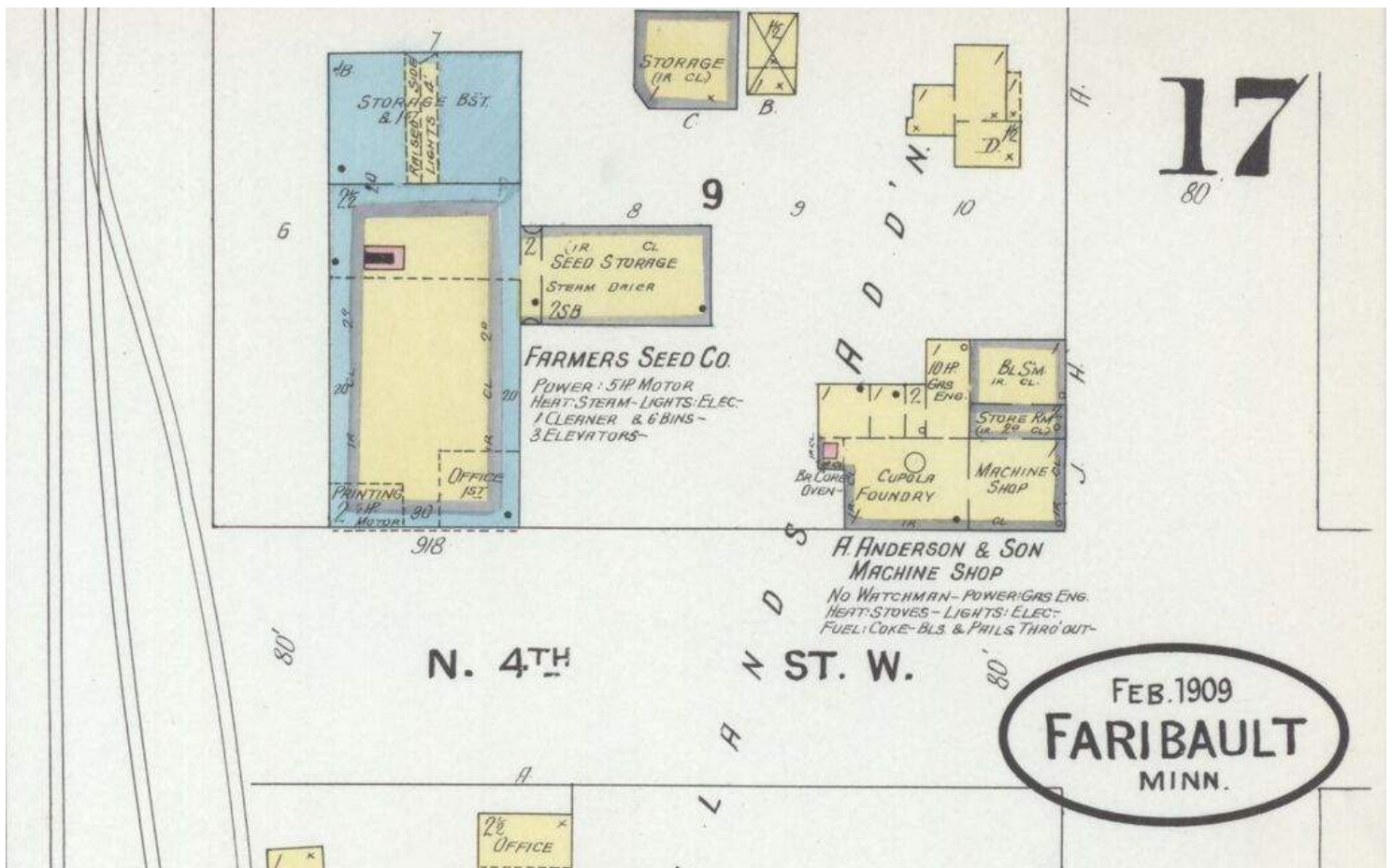
(CONT.) APPENDIX B:  
COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUILDING. THIS STRUCTURE IS STILL VISIBLE TODAY.

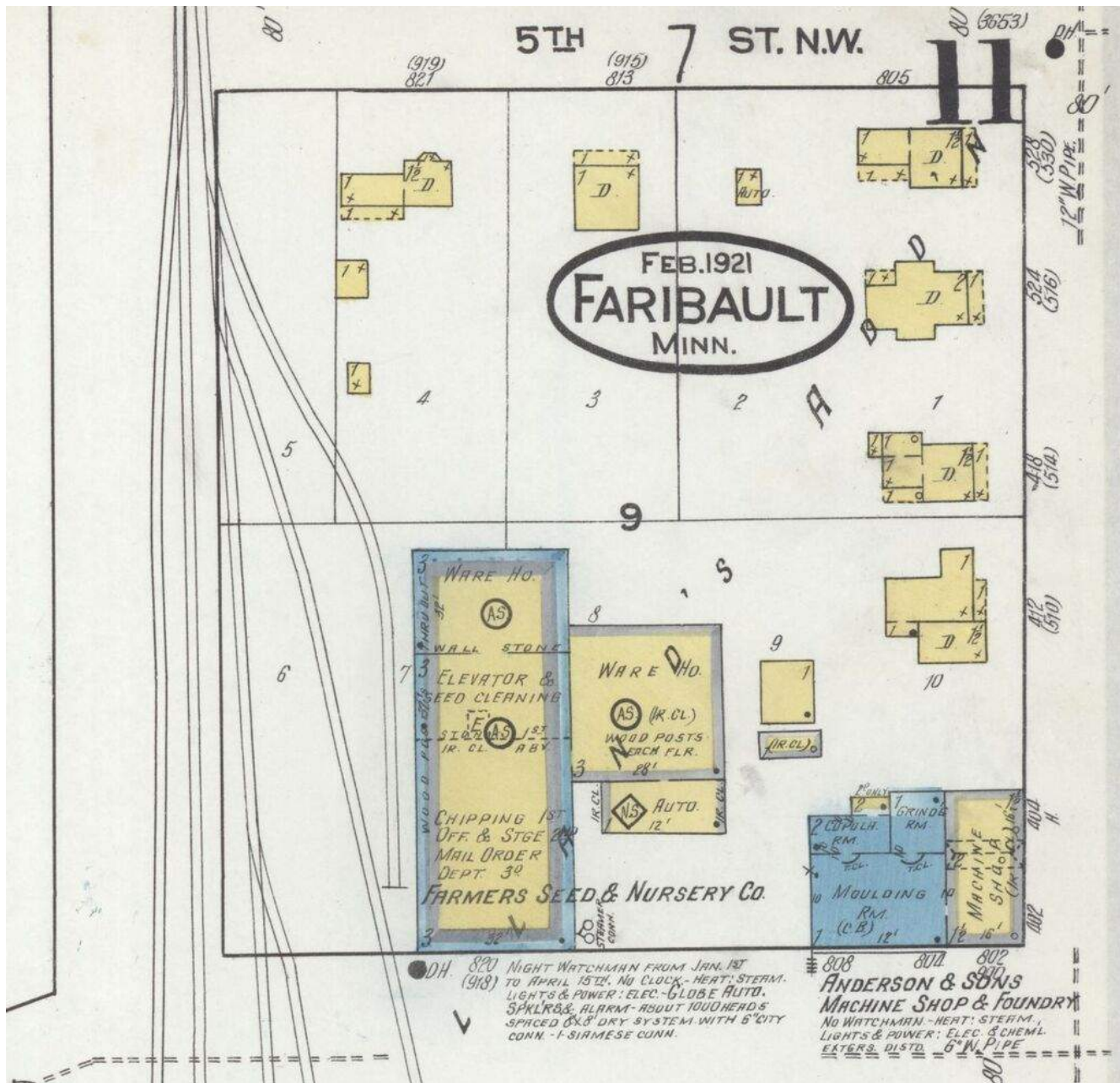


# (CONT.) APPENDIX B: COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



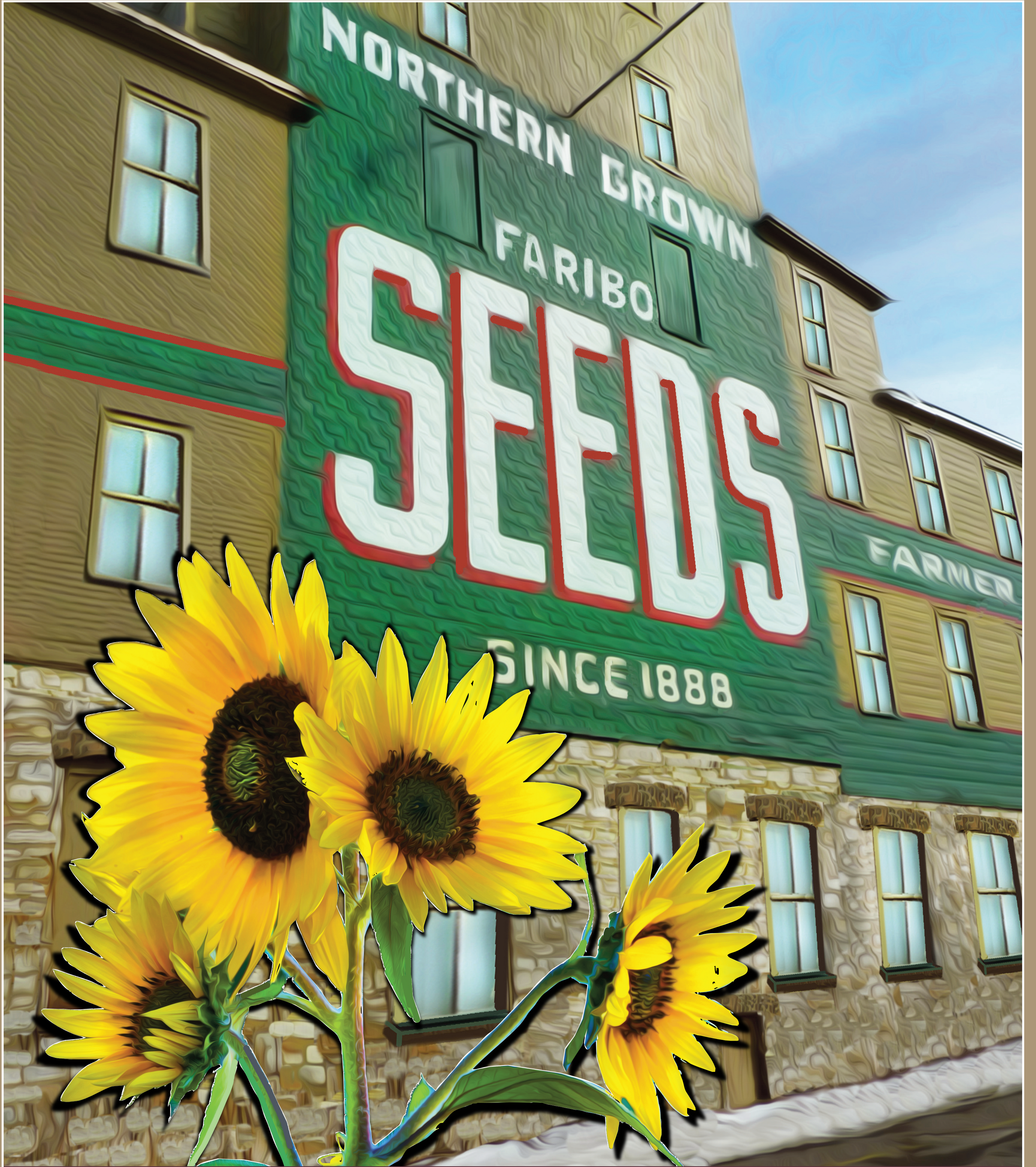
FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUILDING AND ONE OF THE FIRST ADDITIONS. THIS STRUCTURE IS STILL VISIBLE TODAY.

# (CONT.) APPENDIX B: COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUILDING AND MORE OF THE EARLY ADDITIONS. MOST OF THESE STRUCTURE ARE STILL VISIBLE TODAY.





FARMER SEED AND NURSERY CO.



**From:** [Mathias Hughey](#)  
**To:** [Mathias Hughey](#)  
**Subject:** FW: Update on Midwest Indoor Storage Site - HPC Meeting  
**Date:** Friday, September 23, 2022 3:40:13 PM  
**Attachments:** [Civil Set 6.7.22.pdf](#)

---

**From:** Nicole Elsawaf <nicole@midwestindoorstorage.com>  
**Sent:** Friday, September 23, 2022 2:06 PM  
**To:** Mathias Hughey <mhughey@ci.faribault.mn.us>  
**Cc:** Deanna Kuennen <dkuennen@ci.faribault.mn.us>; Peter Waldock <pwaldock@ci.faribault.mn.us>  
**Subject:** Re: Update on Midwest Indoor Storage Site - HPC Meeting

Hi Mathias -

Congratulations on the new position! Sorry for the delayed response as I was traveling the last couple of days and this email was pushed down in the list.

Item 1: I provided the mural which should meet this item. I have attached the civil plan and there are a few changes being made to it but it is close.

Item 2: The proposed mural we believe meets this guideline and once demo starts, we will start to additional recover pieces to be preserved. There have been many, many pieces saved already and are for exhibit in the Rice County Historical Society.

Item 3: The mural will be made of "Durable aluminum composite panels will be used. Panels will have a 1" x 4" frame glued and riveted to the backs so panels can be mounted to the building. Panels are primed and then painted with high quality exterior acrylic mural colors, and then finished with a protective clear topcoat." By using high quality materials we are ensuring the mural will be maintained and preserved. The wood recovered from the rest of the property to be used in the new development will be maintained to ensure longevity.

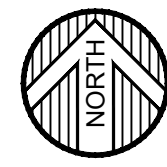
I can talk to all these items at Wednesday's meeting. Looking forward to meeting you in person!

Best,  
Nicole Elsayaf, MBA  
President  
Cell: 507-272-6024



# TOPOGRAPHIC AND BOUNDARY SURVEY

FARMER SEED AND NURSERY CO.  
818 4TH ST NW, CITY OF FARIBAULT, MINNESOTA



0 30 60  
SCALE ( IN FEET )

**BEARINGS**  
BEARINGS ARE BASED ON THE  
RICE COUNTY COORDINATE SYSTEM  
(NAD 83 - 2011 ADJUSTMENT)

**VERTICAL DATUM**  
THE ELEVATIONS ON THIS MAP ARE  
BASED ON THE NORTH AMERICAN  
VERTICAL DATUM NAVD88

**PROPERTY AREA**  
AREA = 93,928 SQ.FT. / 2.16 AC.

## LEGEND

|  |                   |  |                         |
|--|-------------------|--|-------------------------|
|  | BENCH MARK        |  | PROPERTY BOUNDARY       |
|  | GUARD POST        |  | LOT OR DEED LINE        |
|  | AC UNIT           |  | SECTION LINE            |
|  | SIGN SINGLE POST  |  | SANITARY SEWER          |
|  | GUY ANCHOR        |  | STORM SEWER             |
|  | SANITARY MANHOLE  |  | WATERMAIN               |
|  | SANITARY CLEANOUT |  | WATERMAIN SERVICE       |
|  | STORM MANHOLE     |  | OVERHEAD ELECTRIC       |
|  | STORM CATCH BASIN |  | UNDERGROUND ELECTRIC    |
|  | WATER HYDRANT     |  | UNDERGROUND TELE        |
|  | WATER VALVE       |  | UNDERGROUND FIBER OPTIC |
|  | WATER CURB STOP   |  | UNDERGROUND GAS         |
|  | ELEC POLE         |  | RAILROAD                |
|  | ELEC SIGNAL       |  | FENCE CHAIN LINK        |
|  | ELEC LIGHT POLE   |  |                         |
|  | ELEC METER        |  | BUILDING WALL HATCH     |
|  | ELEC HANDHOLE     |  | BITUMINOUS SURFACE      |
|  | TELE MANHOLE      |  | CONCRETE SURFACE        |
|  | TELE PEDESTAL     |  | GRAVEL SURFACE          |
|  | TELE HANDHOLE     |  |                         |
|  | GAS METER         |  |                         |
|  | TREE DECIDUOUS    |  |                         |
|  | TREE CONIFER      |  |                         |
|  | SHRUB             |  |                         |

## UTILITIES

The utilities shown on this survey are according to visible evidence along with GOPHER STATE ONE CALL markings (ticket number 220180658). Widseth Smith Nolting assumes no responsibility for the completeness and accuracies of these locations. Further locations and verifications are recommended prior to any construction or excavation.

Utility Carriers:  
AT&T Transmission (866) 460-6324  
CenturyLink Telephone (800) 778-9140  
Consolidated Communications Fiber Optic (800) 778-9140  
Sprint Fiber Optic (800) 521-0579  
Xcel (800) 848-7558  
City of Faribault (507) 330-4175

## PROPERTY DESCRIPTION

Per Warranty Deed Doc. A744846

**Parcel 1:**  
Lot 1, Lot 2, Lot 3, Lot 4, Lot 7, Lot 8, Lot 9 and Lot 10 and those parts of Lot 5 and Lot 6, Block 9, in McClelland's Addition to Faribault, Rice County, Minnesota, described as follows: Beginning at the Southwest corner of the East 40 feet of said Lot 7; thence South 89 degrees, 17 minutes, 01 second West, along the Southerly line of said Block 9 (for purposes of this description bearings are assumed and based on said South line being South 89 degrees, 17 minutes, 01 second West), 34.63 feet; thence North 04 degrees, 30 minutes, 21 seconds West, 330.30 feet to a point in the north line of said Block 9; thence North 89 degrees, 15 minutes, 22 seconds East, along said North line, 59.67 feet to the Northwest corner of the East 40.00 feet of said Lot 4; thence South 00 degrees, 09 minutes 30 seconds East, along the West line of the East 40.00 feet of said Lots 4 and 7, a distance of 329.63 feet to said point of beginning.

EXCEPTING therefrom part of Lots 4, 5, 6 & 7, Block 9, in McClelland's Addition to Faribault, Rice County, Minnesota, described as follows: Beginning at the southwest corner of the East 40.00 feet of said Lot 7; thence South 89 degrees 17 minutes 01 second West, along the southerly line of said Block 9 (for purposes of this description bearings are assumed and based on said South line being South 89 degrees 17 minutes 01 second West), 34.63 feet; thence North 04 degrees 30 minutes 21 seconds West, 330.30 feet to a point in the North line of said Block 9; thence North 89 degrees 15 minutes 22 seconds East, along said North line, 59.67 feet to the Northwest corner of the East 40.00 feet of said Lot 4; thence South 00 degrees 09 minutes 30 seconds East, along the West line of the East 40.00 feet of said Lots 4 and 7, a distance of 329.63 feet to said point of beginning.

**Parcel 2:**  
Part of Lots 4, 5, 6 & 7, Block 9, in McClelland's Addition to Faribault, Rice County, Minnesota, described as follows: Beginning at the southwest corner of the East 40.00 feet of said Lot 7; thence South 89 degrees 17 minutes 01 seconds West, along the southerly line of said Block 9 (for purposes of this description bearings are assumed and based on said South line being South 89 degrees 17 minutes 01 second West), 34.63 feet; thence North 04 degrees 30 minutes 21 seconds West, 330.30 feet to a point in the North line of said Block 9; thence North 89 degrees 15 minutes 22 seconds East, along said North line, 59.67 feet to the Northwest corner of the East 40.00 feet of said Lot 4; thence South 00 degrees 09 minutes 30 seconds East, along the West line of the East 40.00 feet of said Lots 4 and 7, a distance of 329.63 feet to said point of beginning.

## EASEMENTS

- ⑧ EASEMENT TO US SPRINT COMMUNICATION CO. - BK. 116 OF M.R. , PAGE 378
- ⑨ EASEMENT TO SPRINT COMMUNICATIONS COMPANY - DOC. 666263 TO BE CONFIRMED BY ATTORNEY
- ⑩ PERMANENT RIGHT-OF-WAY EASEMENT - DOC. 709944
- ⑪ QUITCLAIM DEED - DOC. A711332 INTEREST (EASEMENT OF TITLE ?) TO BE CONFIRMED BY ATTORNEY

## OTHER DOCUMENTS

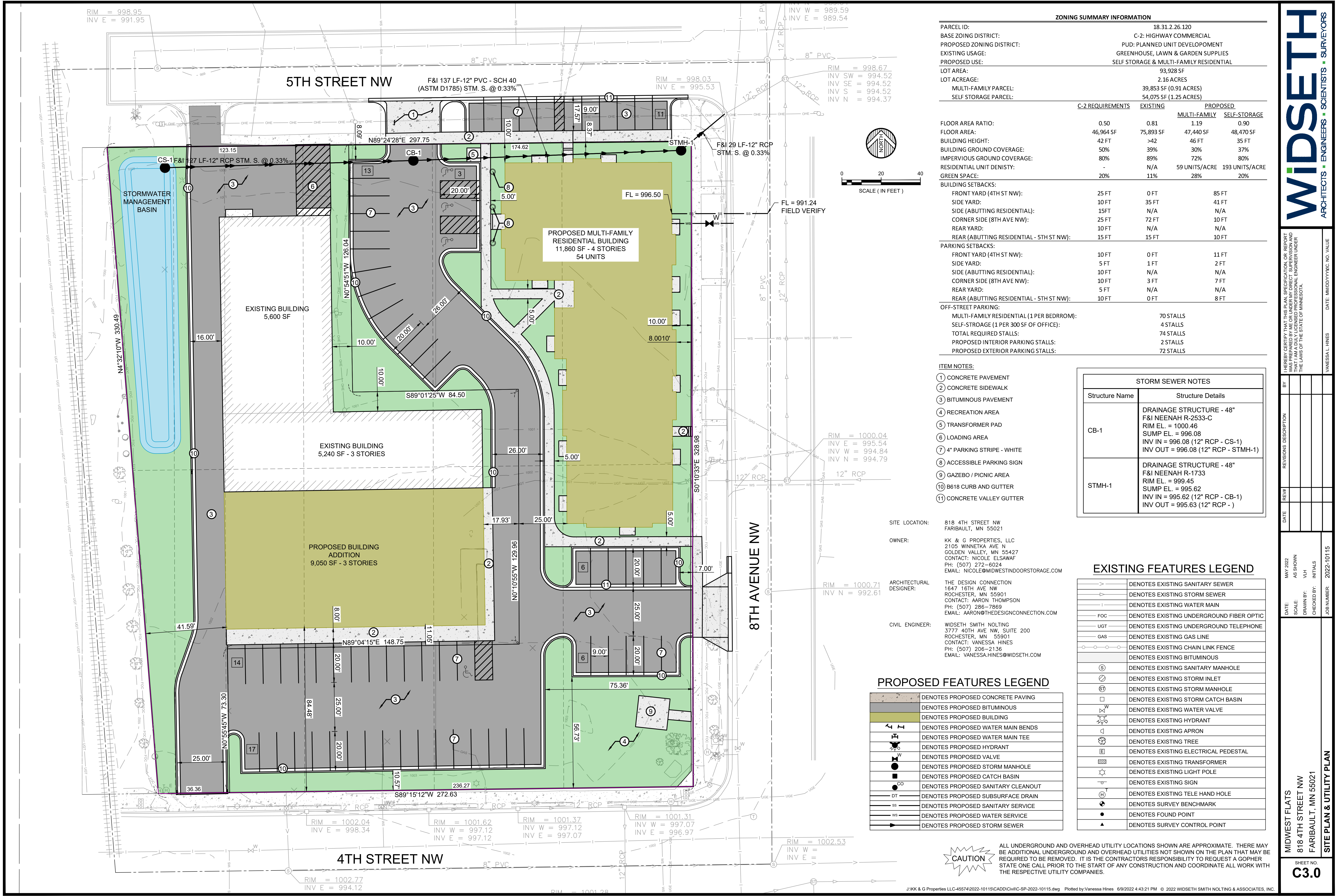
- |                                  |                                |
|----------------------------------|--------------------------------|
| LEASE 1985                       | BK. 424 OF MORTGAGES, PAGE 467 |
| LEASE 2008                       | DOC. 600105                    |
| GRANT AND REMOVAL AGREEMENT 2007 | DOC. 593141                    |

|              |                   |       |  |            |     |                                                                                                                                                                                           |
|--------------|-------------------|-------|--|------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE:        | FEBRUARY 11, 2022 | DATE: |  | AMENDMENTS | BY: | PREPARED FOR: <b>KK &amp; G PROPERTIES, LLC</b>                                                                                                                                           |
| SCALE:       | AS SHOWN          |       |  |            |     | I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA |
| DRAWN BY:    | M.P.C.            |       |  |            |     | <i>Peter G. Oetliker</i>                                                                                                                                                                  |
| CHECKED BY:  | P.G.O.            |       |  |            |     | PETER G. OETLIKER                                                                                                                                                                         |
| FILE NUMBER: | 2022-10115        |       |  |            |     | DATE: 03/16/2022 LIC. NO. 41887                                                                                                                                                           |

© 2022 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

**WIDSETH**  
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS



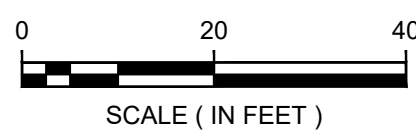
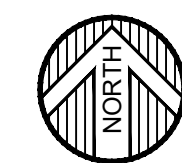




**NOT FOR CONSTRUCTION**

**GRADING, & GENERAL NOTES:**

- AN NPDES PERMIT SHALL BE APPLIED FOR BY THE OWNER AND CONTRACTOR IF DISTURBED AREA EXCEEDS 1 ACRE. AN NPDES PERMIT WILL BE REQUIRED FOR THIS PROJECT.
- ALL EROSION CONTROL AND SILTATION CONTROL SHALL COMPLY WITH THE SITE'S SWPPP AND THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) WATER QUALITY IN URBAN AREAS MANUAL AND THE REGULATIONS OF THE CITY OF FARIBAULT AND RICE COUNTY.
- SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S), WHICH PREVENT SEDIMENT FROM ENTERING A WATER OF THE STATE, SHALL BE ESTABLISHED BEFORE LAND DISTURBING OPERATIONS BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.  
**SILT FENCE - MNDOT STANDARD PLAN**  
**INLET PROTECTION - MNDOT STANDARD PLAN**  
**TEMPORARY ROCK CONSTRUCTION ENTRANCE - MNDOT STANDARD PLAN**
- TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED SOIL AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 7 DAYS WILL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 100 LBS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH TWO (2) TONS PER ACRE OF STRAW. THE STRAW MULCH IS TO BE TACKED INTO PLACE BY A DISK WITH THE BLADES SET NEARLY STRAIGHT.
- ALL DISTURBED PVIOUS AREAS SHALL BE SEEDED (MNDOT 25-151) UNLESS OTHERWISE NOTED OR SHOWN IN PLANS. THE CONTRACTOR SHALL USE METHOD 3 (BROADCAST SEEDING) AND SHALL TAKE MEASURES TO ENSURE GOOD SEED TO SOIL CONTACT BY RAKING OR OTHER APPROVED METHOD. MNDOT MULCH TYPE 1 SHALL BE USED ON ALL SEEDED AREAS. ALL SEEDING AND MULCHING PROCEDURES SHALL CONFORM TO THE MNDOT SEEDING MANUAL, 2014 EDITION.
- THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SEDIMENT DOES NOT LEAVE THIS SITE. IT IS REQUIRED THAT THE CONTRACTOR INSTALL A STABILIZED VEHICLE EXIT TO KEEP SEDIMENT TRACKING TO A MINIMUM. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY UNTIL ACCEPTANCE OF THE WORK BY THE OWNERS.
- ANY DEPOSITING OF SEDIMENT OR DEBRIS ON NEW OR EXISTING PAVEMENT, OR IN EXISTING STORM SEWERS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED. ANY TRACKING OF SEDIMENT OR DEBRIS FROM CONSTRUCTION TRAFFIC ONTO PUBLIC RIGHT OF WAY SHALL BE REMOVED BY THE END OF EACH WORK DAY AND AFFECTED AREAS CLEANED.
- THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAIN EVENTS FOR DAMAGE TO EROSION CONTROL DEVICES. IF DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES ARE DISCOVERED, THEY SHALL BE REPAIRED OR REPLACED. THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS, WHICH INCLUDE DATE AND TIME OF INSPECTIONS, DATES OF RAINFALL EVENTS, FINDINGS OF INSPECTIONS, CORRECTIVE ACTIONS TAKEN (INCLUDING DATES AND TIMES), AND DOCUMENTATION OF ANY CHANGES TO THE TEMPORARY OR PERMANENT EROSION CONTROL PLANS MADE DURING CONSTRUCTION.
- A PORTION OF THE STORM WATER RUNOFF WILL BE ROUTED TO A FILTRATION BASIN. THE REMAINING WILL SHEET FLOW TO THE EXISTING PUBLIC STORM SEWER INFRASTRUCTURE LOCATED WITHIN THE RIGHT-OF-WAY. THE EXISTING STORM SEWER DISCHARGES NORTH EAST. **(THERE IS AN IMPAIRED RECEIVING WATER WITHIN 1 MILE OF THE SITE).**
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEARING, GRUBBING AND REMOVALS WHICH WILL INCLUDE THE FOLLOWING: BITUMINOUS PAVEMENT, CONCRETE CURB AND GUTTER, CONCRETE SIDEWALK, ABANDONED UTILITIES, BUILDING FOOTINGS, AND COMMON EXCAVATION. THE CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE LOCAL UTILITY COMPANIES.
- REMOVAL OF PAVEMENT AND MISCELLANEOUS STRUCTURES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF MN/DOT 2104 AND THE FOLLOWING:
- ALL PROPOSED ELEVATIONS ARE TO TOP OF PAVING, GUTTER FLOWLINE OR FINISHED GRADE, UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.
- THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EARTHWORK QUANTITY ON THIS SITE. ANY EXCESS MATERIAL DISPOSED OF ON-SITE SHALL BE AT THE APPROVAL OF THE ENGINEER. EXCESS MATERIAL THAT IS UNABLE TO BE DISPOSED OF ON-SITE SHALL BE REMOVED AND DISPOSED OF AT AN OFF-SITE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL IMPORT SUITABLE MATERIAL AS NEEDED.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE CITY DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR TO MAINTAIN 2.0% MAX. CROSS SLOPE ON ALL SIDEWALK. SIDEWALK THROUGH DRIVEWAYS SHALL ALSO MAINTAIN A MAX 2.0% CROSS SLOPE.



**EXISTING FEATURES LEGEND**

|         |                                          |
|---------|------------------------------------------|
| —>—     | DENOTES EXISTING SANITARY SEWER          |
| —>—     | DENOTES EXISTING STORM SEWER             |
| — —     | DENOTES EXISTING WATER MAIN              |
| —FOC—   | DENOTES EXISTING UNDERGROUND FIBER OPTIC |
| —UGT—   | DENOTES EXISTING UNDERGROUND TELEPHONE   |
| —GAS—   | DENOTES EXISTING GAS LINE                |
| —O—O—O— | DENOTES EXISTING CHAIN LINK FENCE        |
| ⊙       | DENOTES EXISTING BITUMINOUS              |
| ⊙       | DENOTES EXISTING SANITARY MANHOLE        |
| ⊙       | DENOTES EXISTING STORM INLET             |
| ⊙       | DENOTES EXISTING STORM MANHOLE           |
| ⊙       | DENOTES EXISTING STORM CATCH BASIN       |
| ⊙       | DENOTES EXISTING WATER VALVE             |
| ⊙       | DENOTES EXISTING HYDRANT                 |
| ⊙       | DENOTES EXISTING APRON                   |
| ⊙       | DENOTES EXISTING TREE                    |
| ⊙       | DENOTES EXISTING ELECTRICAL PEDESTAL     |
| ⊙       | DENOTES EXISTING TRANSFORMER             |
| ⊙       | DENOTES EXISTING LIGHT POLE              |
| ⊙       | DENOTES EXISTING SIGN                    |
| ⊙       | DENOTES EXISTING TELE HAND HOLE          |
| ⊙       | DENOTES SURVEY BENCHMARK                 |
| ⊙       | DENOTES FOUND POINT                      |
| ▲       | DENOTES SURVEY CONTROL POINT             |

**PROPOSED FEATURES LEGEND**

|   |                                    |
|---|------------------------------------|
| — | DENOTES PROPOSED CONCRETE PAVING   |
| — | DENOTES PROPOSED BITUMINOUS        |
| — | DENOTES PROPOSED BUILDING          |
| — | DENOTES PROPOSED WATER MAIN BENDS  |
| — | DENOTES PROPOSED WATER MAIN TEE    |
| — | DENOTES PROPOSED HYDRANT           |
| — | DENOTES PROPOSED VALVE             |
| — | DENOTES PROPOSED STORM MANHOLE     |
| — | DENOTES PROPOSED CATCH BASIN       |
| — | DENOTES PROPOSED SANITARY CLEANOUT |
| — | DENOTES PROPOSED SUBSURFACE DRAIN  |
| — | DENOTES PROPOSED SANITARY SERVICE  |
| — | DENOTES PROPOSED WATER SERVICE     |
| — | DENOTES PROPOSED STORM SEWER       |

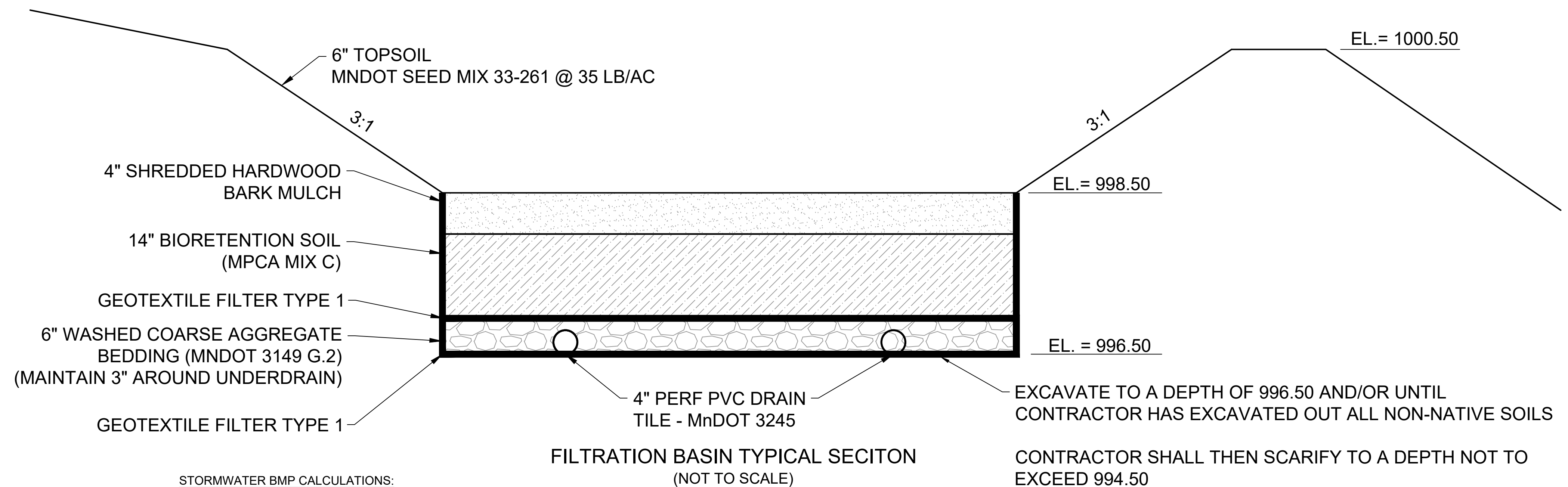
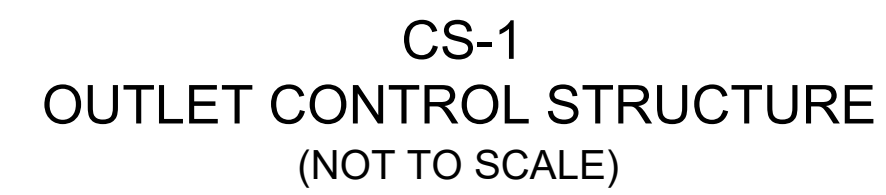


ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.



1. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS.
3. ALL DOWNGRAIDENT PERIMETER SEDIMENT-CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND-DISTURBING ACTIVITY BEGINS.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED THE STOCKPILE.
5. INSTALL UNDERGROUND UTILITIES TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
7. SEED AND MULCH DISTURBED AREAS ON SITE.
8. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORM WATER BMPs INTO CONSIDERATION.
9. FINAL GRADE THE SITE.
10. STABILIZE THE SITE BY IMPLEMENTING THE NATIVE SEEDING AND PLANTING PORTION OF THE LANDSCAPING PLAN.
11. INSTALL THE EROSION CONTROL BLANKET
12. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT ENGINEER APPROVAL.

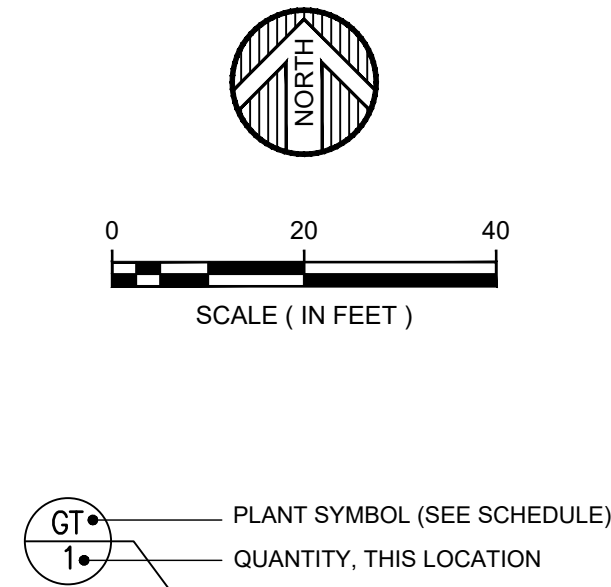
1. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
2. INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
3. IF THE STORMWATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN THREE (3) FEET OF FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE BMP.
4. GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
5. EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). IT IS RECOMMENDED THAT ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
6. GRADE TO THE DEPTH (ELEVATION) SPECIFIED IN THE CONSTRUCTION DOCUMENTS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE BASIN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS. SEDIMENT THAT HAS BEEN WASHED INTO THE BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
8. SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET SHALL BE COMPLETED WITHIN 48 HOURS OF FINAL GRADING.
9. FILTRATION AREA SHALL BE STAKED OFF DURING CONSTRUCTION TO RESTRICT HEAVY EQUIPMENT TRAFFIC FROM COMPACTING NATIVE SOILS.



EXCAVATE TO A DEPTH OF 996.50 AND/OR UNTIL  
CONTRACTOR HAS EXCAVATED OUT ALL NON-NATIVE SOILS

CONTRACTOR SHALL THEN SCARIFY TO A DEPTH NOT TO  
EXCEED 994.50





| LANDSCAPE PLANTING REQUIREMENTS                 |        |           |          |       |        |       |
|-------------------------------------------------|--------|-----------|----------|-------|--------|-------|
| LANDSCAPE REQUIREMENTS/PERFORMOMANCE STANDARDS: |        |           |          |       |        |       |
| BASE PLANTINGS REQUIRED                         |        |           |          |       |        |       |
| Ordinance                                       |        |           |          |       | Site   |       |
| Description                                     | Number | Plant     | Standard | Units | Actual | Total |
| Percent Impervious Surface                      | 10     | Plantings | 1        | Acre  | 2.15   | 21.5  |
| Total Number of Trees Required                  |        |           |          |       |        | 22.0  |
| 50% Increase for 3 Story Structure              |        |           |          |       |        | 11    |
| 100% Increase for Adjacency to Single Family    |        |           |          |       |        | 22    |
| Total Number of Trees Required                  |        |           |          |       |        | 56.0  |
| 1/3 Must be Evergreen                           |        |           |          |       |        | 18    |
| 1/3 Must be Shrubs                              |        |           |          |       |        | 19    |
| 1/3 Must be Trees                               |        |           |          |       |        | 19    |
| NOTES:                                          |        |           |          |       |        |       |
| Max increase in plantings is 150%               |        |           |          |       |        |       |
| PROPOSED LANDSCAPE PLAN                         |        |           |          |       |        |       |
| Total Trees Required                            |        |           |          | 19.0  |        |       |
| Total Trees Remaining                           |        |           |          | 19    |        |       |
| Total Trees Planned                             |        |           |          | 19    |        |       |
| Total Evergreens Required                       |        |           |          | 18.0  |        |       |
| Existing Evergreen Trees Remaining              |        |           |          | 0     |        |       |
| Total Evergreen Trees Planned                   |        |           |          | 18    |        |       |
| Total Shrubs Required                           |        |           |          | 19.0  |        |       |
| Existing Shrubs Remaining                       |        |           |          | 0     |        |       |
| Total Shrubs Planned                            |        |           |          | 19    |        |       |

| PLANT SCHEDULE  |      |                                    |                                               |     |           |                        |
|-----------------|------|------------------------------------|-----------------------------------------------|-----|-----------|------------------------|
| ITEM            | SYM. | COMMON NAME                        | BOTANICAL NAME                                | QTY | MIN SIZE  | MAX SIZE               |
| SHADE TREE      |      |                                    |                                               |     |           |                        |
|                 | SH   | Shademaster Honeylocust            | Gleditsia tricanthos inermis 'Shademaster'    | 4   | 1.5" Cal. | H: 50-75'<br>W: 25-40' |
|                 | PSO  | Prairie Stature Oak                | Quercus x bimundorum 'Midwest'                | 3   | 1.5" Cal. | H: 30-40'<br>W: 25-30' |
|                 | GL   | Greenspire Linden                  | Tilia cordata 'Greenspire'                    | 3   | 1.5" Cal. | H: 40-50'<br>W: 30-35' |
| ORNAMENTAL TREE |      |                                    |                                               |     |           |                        |
|                 | ABS  | Autumn Brilliance Serviceberry     | Amelanchier x grandiflora 'Autumn Brilliance' | 4   | 1" Cal.   | H: 20-25'<br>W: 15'    |
|                 | GC   | First Editions Gladiator Crabapple | Malus x adstringens 'Durlec'                  | 5   | 1" Cal.   | H: 20'<br>W: 8'        |
| EVERGREEN SHRUB |      |                                    |                                               |     |           |                        |
|                 | SGJ  | Sea Green Juniper                  | Juniperus chinensis 'Sea Green'               | 5   | 4' Height | H: 4-6'<br>W: 4-6'     |
|                 | MJ   | Maney Juniper                      | Juniperus chinensis 'Maney'                   | 8   | 4' Height | H: 4-5'<br>W: 5-6'     |
|                 | MP   | Mugo Pine                          | Pinus mugo pumilio                            | 5   | 4' Height | H: 3-5'<br>W: 3-6'     |
| SHRUB           |      |                                    |                                               |     |           |                        |
|                 | STP  | Straight Talk Privet               | Ligustrum vulgare 'Swift'                     | 7   | 5 Gal.    | H: 12'<br>W: 2-4'      |
|                 | GFS  | Gro-Low Fragrant Sumac             | Rhus aromatica 'Gro-Low'                      | 6   | 3 Gal.    | H: 30"<br>W: 6-8"      |
|                 | LSS  | Little Spark Spirea                | Spiraea japonica 'Minspili04'                 | 6   | 3 Gal.    | H: 18-24"<br>W: 18-30" |



CONSTRUCTION/SOIL NOTES

GOVERNING SPECIFICATIONS

1. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CURRENT EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

GRADING, BASE AND SURFACE

2. TOP OF THE GRADING SUBSTRATE (GRADING GRADE) IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
3. UNSUITABLE MATERIALS ARE TOPSOILS, DEBRIS, PEAT, MUCK AND ORGANIC OR OTHER UNSTABLE SOILS.
4. STRIP SOD AND TOPSOIL FROM AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING.
5. ALL TOPSOIL STRIPPING SHALL BE CONSIDERED INCIDENTAL TO COMMON EXCAVATION QUANTITIES.
6. THE ORGANIC PORTIONS OF THE SURFICIAL DEPOSITS SHOULD BE REMOVED WITH A MINIMUM 1' DEEP SUBCUT IN THE PROPOSED PARKING LOT AREAS PRIOR TO CONSTRUCTION OF THE PAVEMENT SECTION. BACKFILL WITH CLASS 5 AGGREGATE BASE. ANY UNCONTAMINATED COMMON EMBANKMENT MATERIAL REMOVED FROM THE EXISTING SUBGRADE AREA MAY BE USED IN OTHER AREAS DESIGNATED FOR COMMON EMBANKMENT MATERIAL.
7. EXCESS TOPSOIL AND MUCK MATERIAL SHALL BE USED THROUGHOUT THE PROJECT AND AS DIRECTED BY THE ENGINEER.
8. OBTAIN COMPACTION ON THE GRADING PORTIONS OF PERMANENT CONSTRUCTION IN ACCORDANCE WITH THE "QUALITY COMPACTION METHOD" REQUIREMENTS.
9. COMPACTION OF THE AGGREGATE BASE LAYER SHALL BE OBTAINED IN ACCORDANCE WITH THE "QUALITY COMPACTION METHOD". COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION D.2 OF THE (2211) AGGREGATE BASE SPECIFICATION, INCLUDED IN THE MNDOT STANDARD SPECIFICATION FOR CONSTRUCTION.
10. THE BOTTOM OF ALL SUBCUTS SHALL BE SHAPED AND COMPACTED BY THE "QUALITY COMPACTION METHOD". THE CONTRACTOR SHALL USE A MINIMUM OF 4 PASSES OF AN APPROVED COMPACTION DEVICE.
11. WHERE CONNECTING TO THE INPLACE ROADWAYS AT THE TERMINI OF PROPOSED CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE INPLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING, WHICHEVER IS DEEPER, THEN 1(V):20(H) TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION, UNLESS OTHERWISE NOTED.
12. PROVIDE 1(V):20(H) LONGITUDINAL TAPERS BETWEEN CHANGES IN SUBGRADE AND SUBCUT DEPTHS.
13. DITCH BOTTOMS, TOE OF FILL, CUT RUNOUTS AND THE TOP EDGE OF THE BACKSLOPES SHALL BE ROUNDED REGARDLESS OF THE SECTION USED ON THE CROSS SECTION SHEETS.
14. AGGREGATE BASE CLASS 5 SHALL BE INCORPORATED INTO THE SUBGRADE AS STABILIZING AGGREGATE TO ACHIEVE SATISFACTORY SURFACE STABILITY AT LOCATIONS DEEMED NECESSARY BY THE ENGINEER. GRANULAR MATERIAL WHICH IS FURNISHED BY THE CONTRACTOR SHALL BE STABILIZED, IF NECESSARY, AT THE CONTRACTOR'S EXPENSE. WHERE STABILIZING AGGREGATE IS DEEMED NECESSARY, IT SHALL BE PLACED AT A RATE OF APPROXIMATELY 200 LBS/SY.
15. PROVIDE A SAWCUT WHERE PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT TO ENSURE A UNIFORM JOINT.
16. ALL PEDESTRIAN RAMPS SHALL MEET THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
17. CONNECT TO EXISTING CONCRETE CURB & GUTTER AND SIDEWALK IN ACCORDANCE WITH MNDOT STATE AID CONCRETE PAVEMENT REHABILITATION BEST PRACTICES MANUAL, REPAIR TYPE SA-CG AND SA-SW, RESPECTIVELY.

TURF ESTABLISHMENT

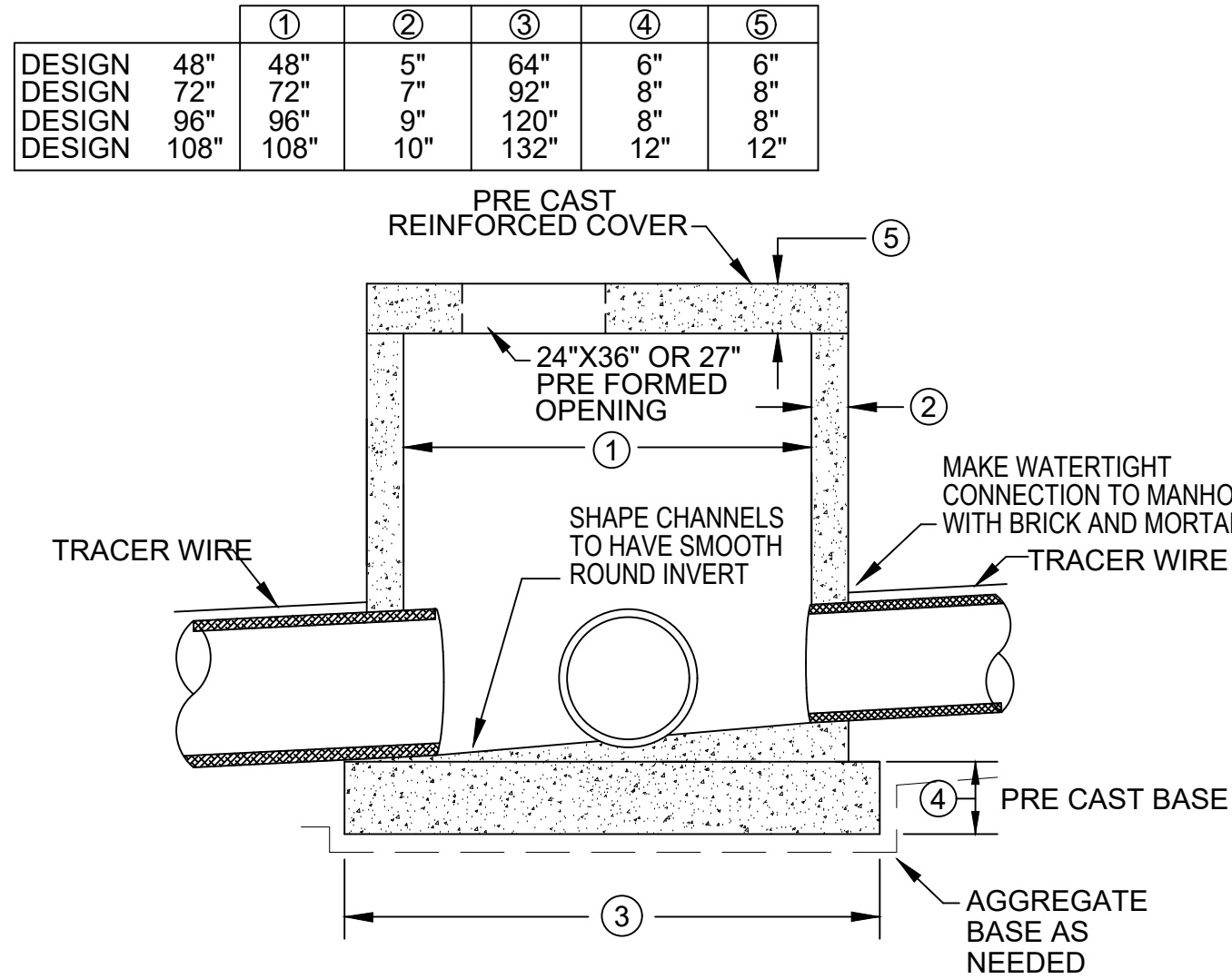
18. PLACE A MINIMUM OF 6 INCHES OF TOPSOIL IN AREAS SCHEDULED FOR PERMANENT TURF ESTABLISHMENT.
19. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
20. PROVIDE COMMERCIAL FERTILIZER TYPE 3, OR EQUIVALENT ON ALL AREAS TO BE SEEDED (INCIDENTAL ITEM).

MISCELLANEOUS

21. WHERE SEDIMENT DEPOSITS OFF-SITE OR IN A DITCH OR STREAM CHANNEL IN ANY LOCATION, THE MATERIAL MUST BE REMOVED BY THE CONTRACTOR, AT THEIR EXPENSE, WITHIN 2 DAYS.
22. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY WORK AREAS NEAR TRAFFIC IN ACCORDANCE WITH THE MMUTCD.
23. THE CONTRACTOR IS HEREBY REMINDED OF THEIR RESPONSIBILITY UNDER STATE LAW TO CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THE AREA. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE-CALL.
24. WHENEVER THE WORD "INCIDENTAL" IS USED IN THIS PLAN, IT SHALL MEAN THIS WORK WILL BE INCIDENTAL FOR WHICH NO DIRECT COMPENSATION WILL BE MADE.

THE FOLLOWING MNDOT STANDARD PLATES & PLANS, APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION, SHALL APPLY ON THIS PROJECT.

| STANDARD PLATES |                                                |
|-----------------|------------------------------------------------|
| 3000L           | REINFORCED CONCRETE PIPE                       |
| 3006G           | GASKET JOINT FOR R.C. PIPE                     |
| 4108F           | ADJUSTING RINGS FOR CATCH BASINS & MANHOLES    |
| 7035N           | CONCRETE WALK & CURB RETURNS AS ENTRANCES      |
| 7100H           | CONCRETE CURB & GUTTER (DESIGN B AND DESIGN V) |

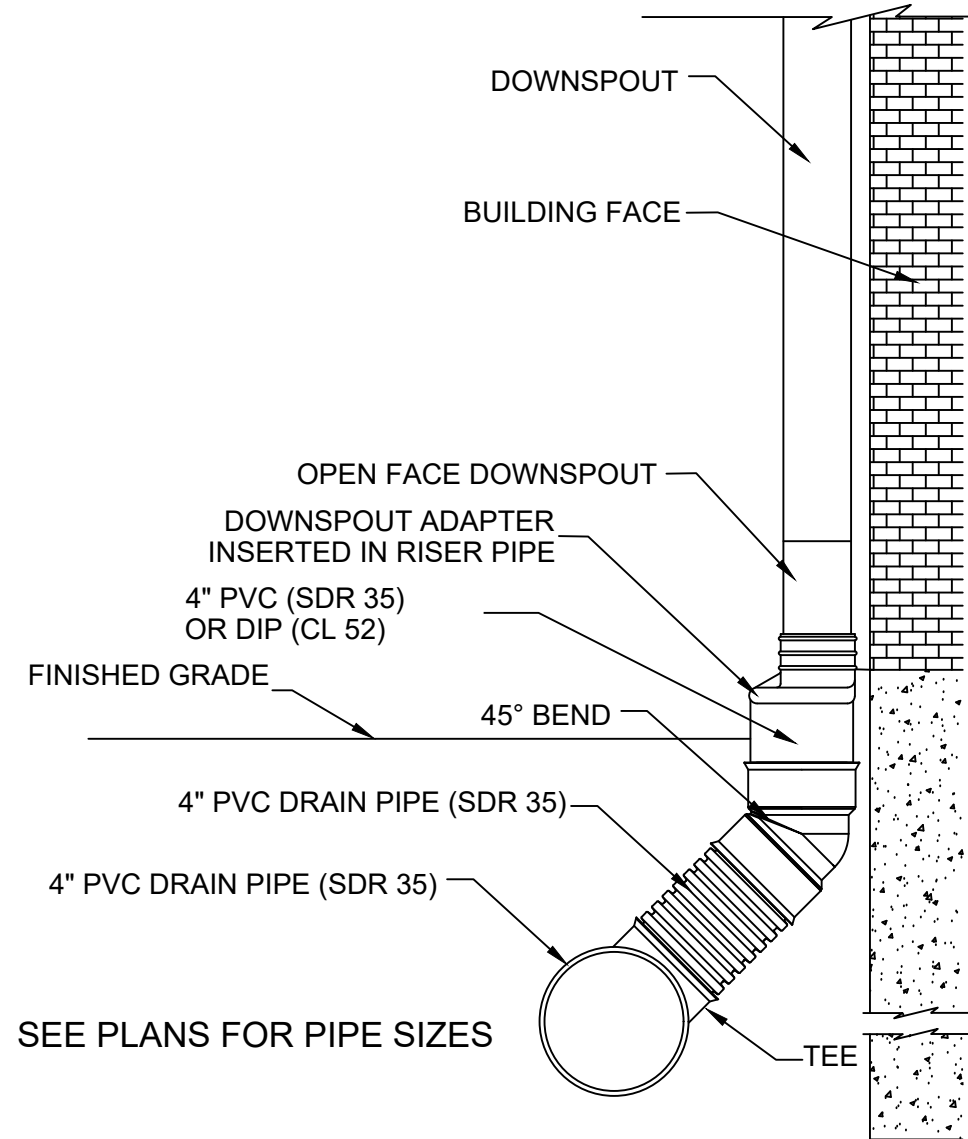
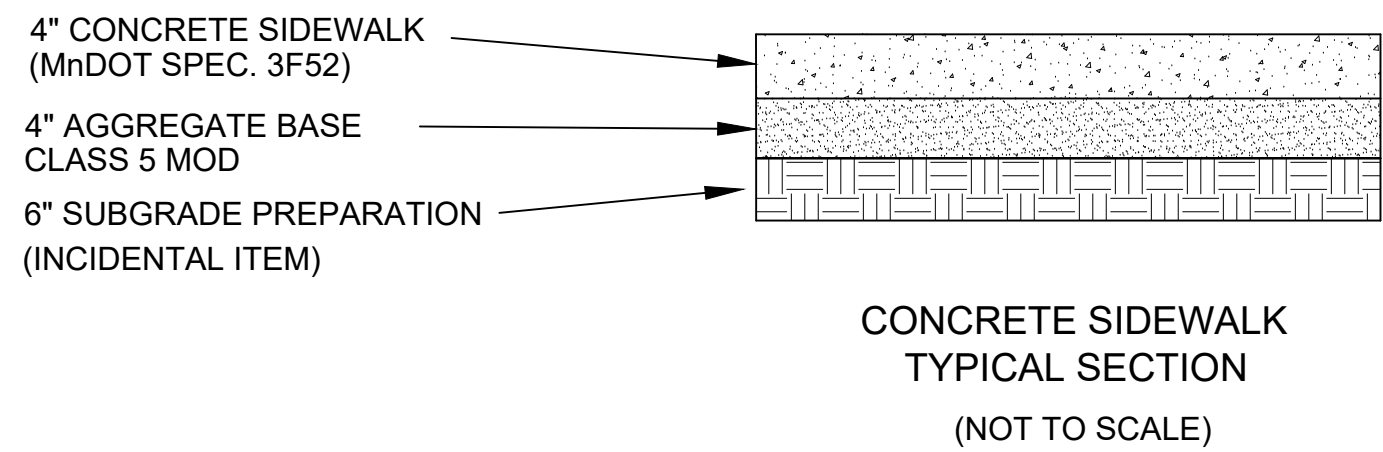
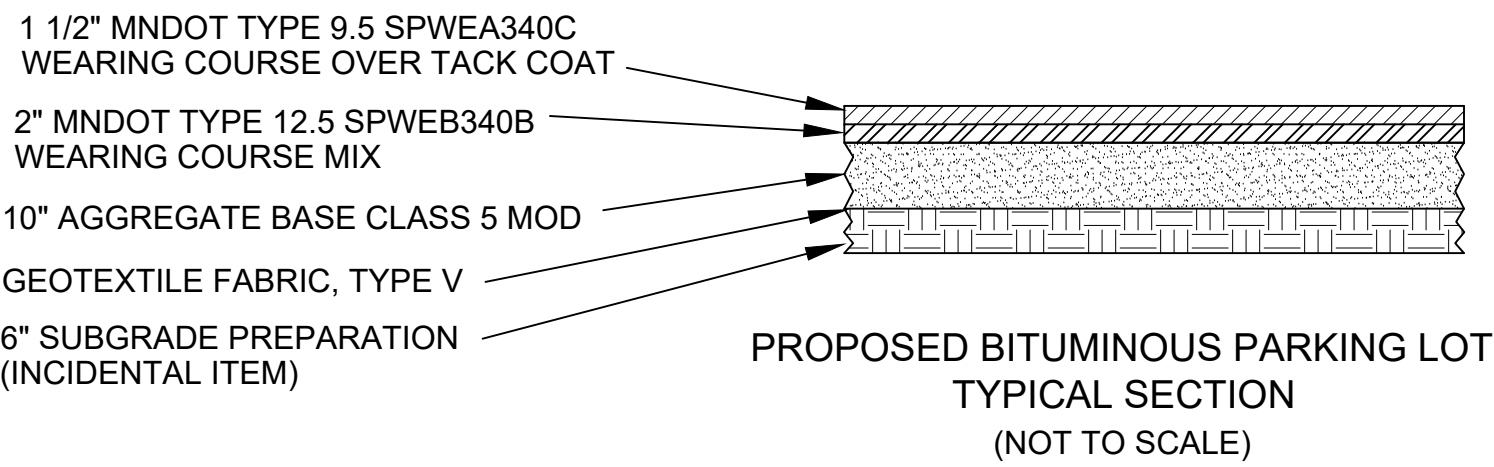
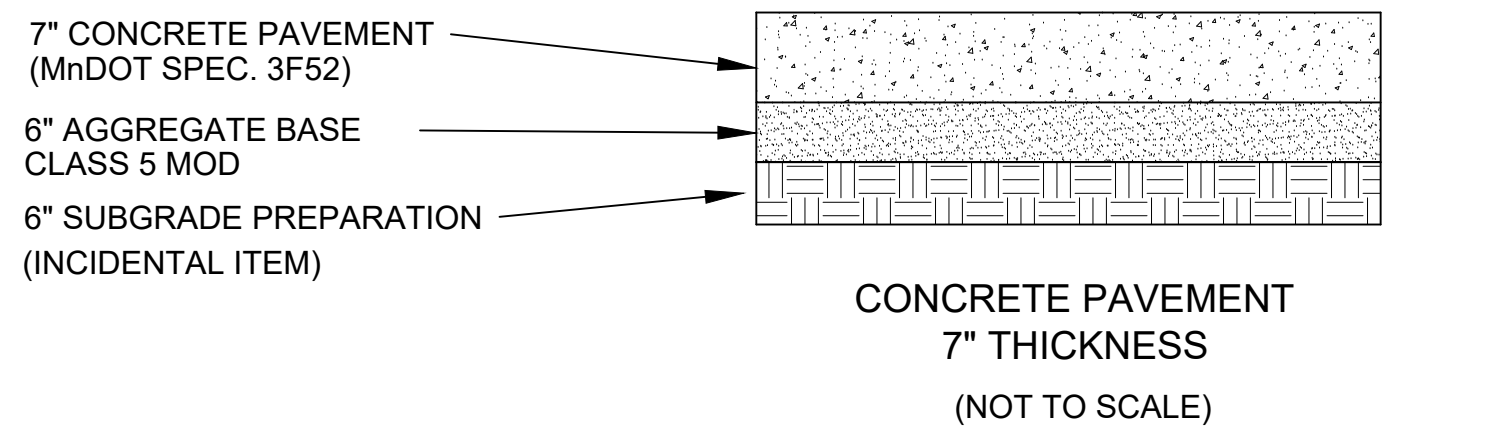


NOTES:

1. FRAME, CASTING, AND ADJUSTING RINGS TO BE SET IN FULL MORTAR BED, OUTSIDE RINGS TO BE PLASTERED 3/8" THICK.
2. PRE CAST REINFORCED COVER SHALL MEET THE COVER REINFORCEMENT REQUIREMENTS OF MN/DOT STD. PLATE NO. 4020.
3. 24"x36" PRE FORMED OPENING IN PRE CAST TOP TO RECEIVE NEENAH R-3067L CASTING ASSEMBLY OR APPROVED EQUAL. FIELD VERIFY LOCATION OF OPENING BEFORE PLACING MANHOLE FOR PROPER CURB ALIGNMENT.

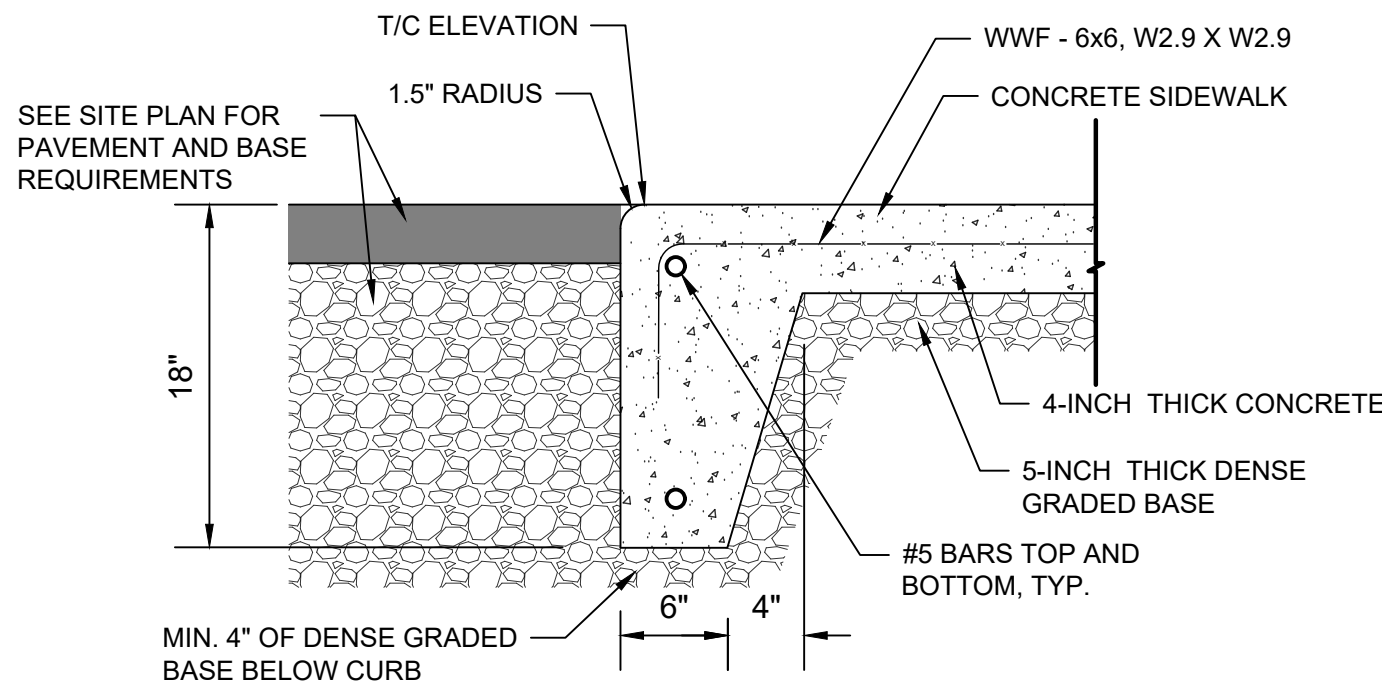
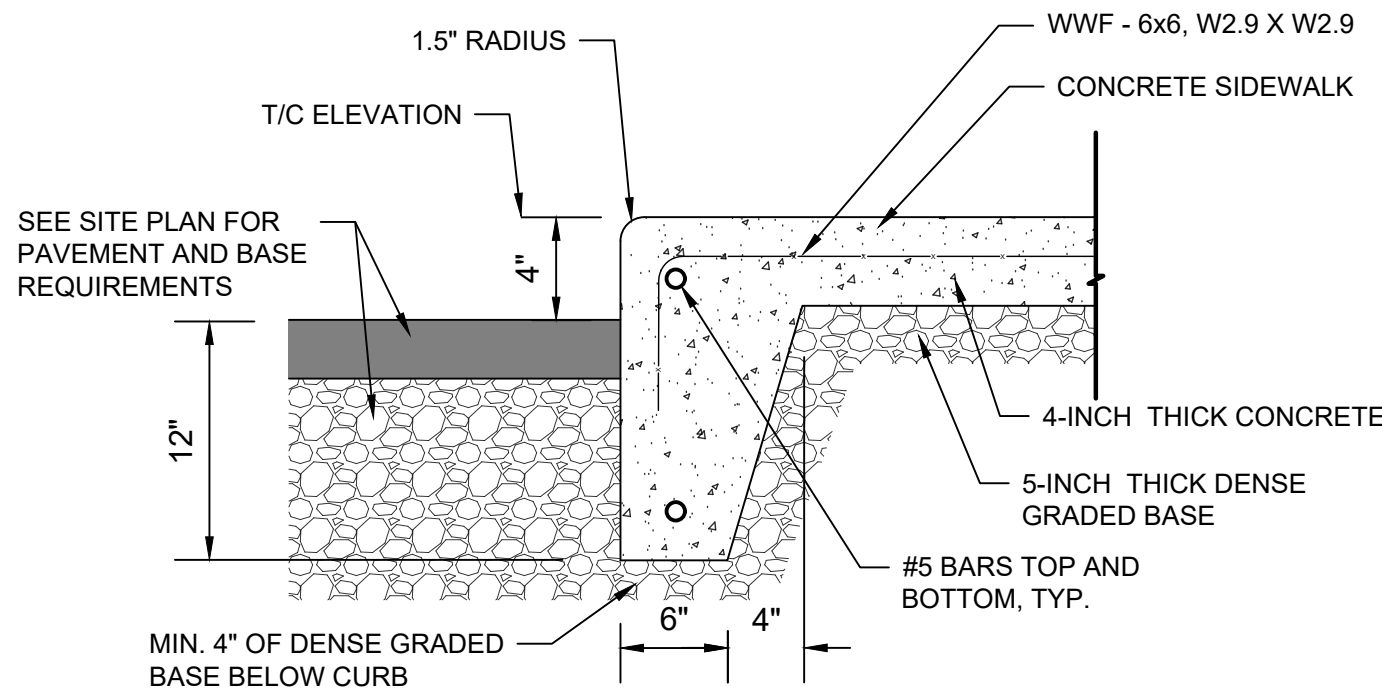
DRAINAGE STRUCTURE  
DESIGN 48-4020

(NOT TO SCALE)



SUBSURFACE PIPE INLET

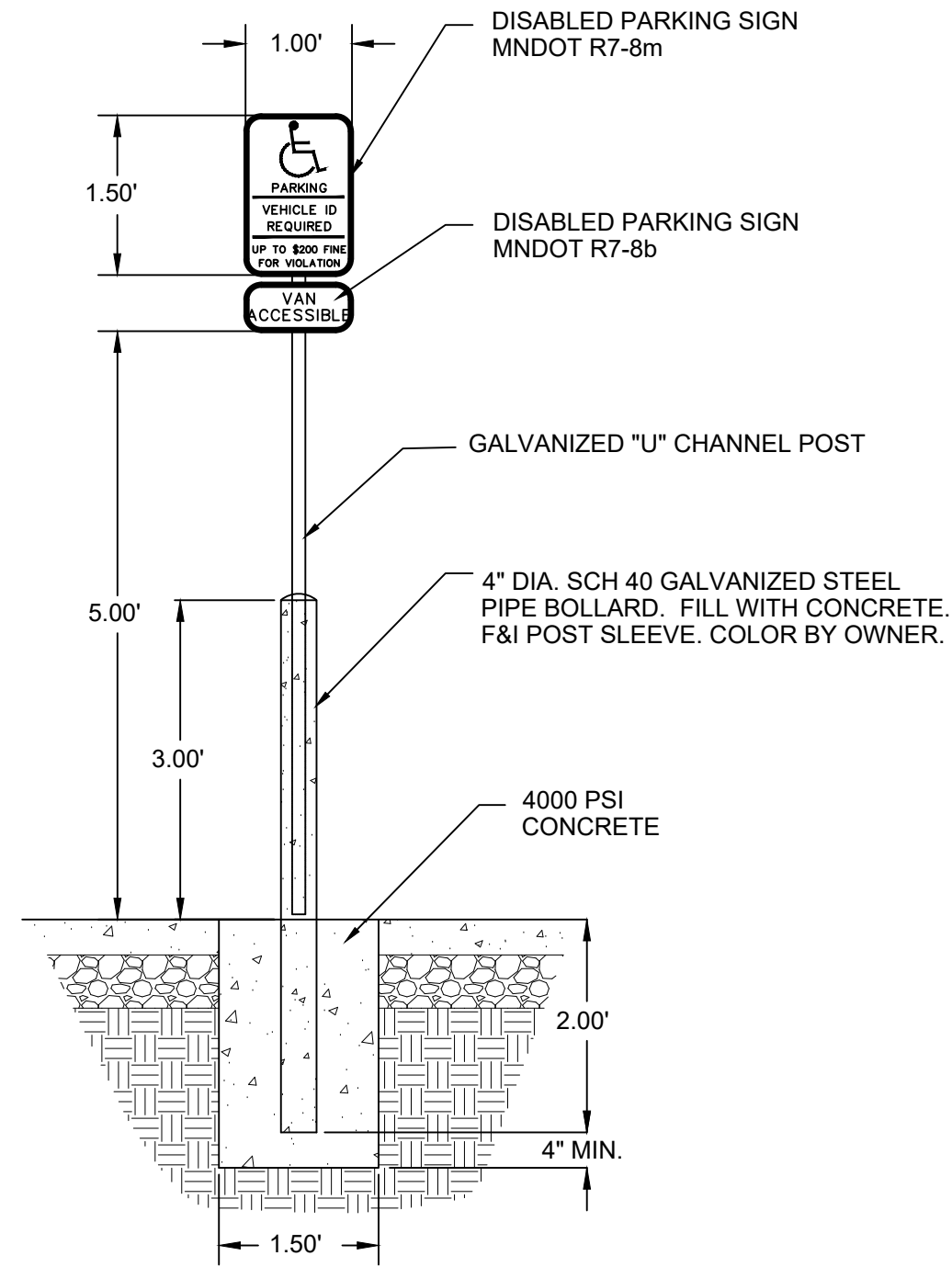
(NOT TO SCALE)



NOTE: NO. 6 REBAR @ 3'-0" C-C REQUIRED WHERE CURB IS ADJACENT TO CONCRETE PAVEMENT.

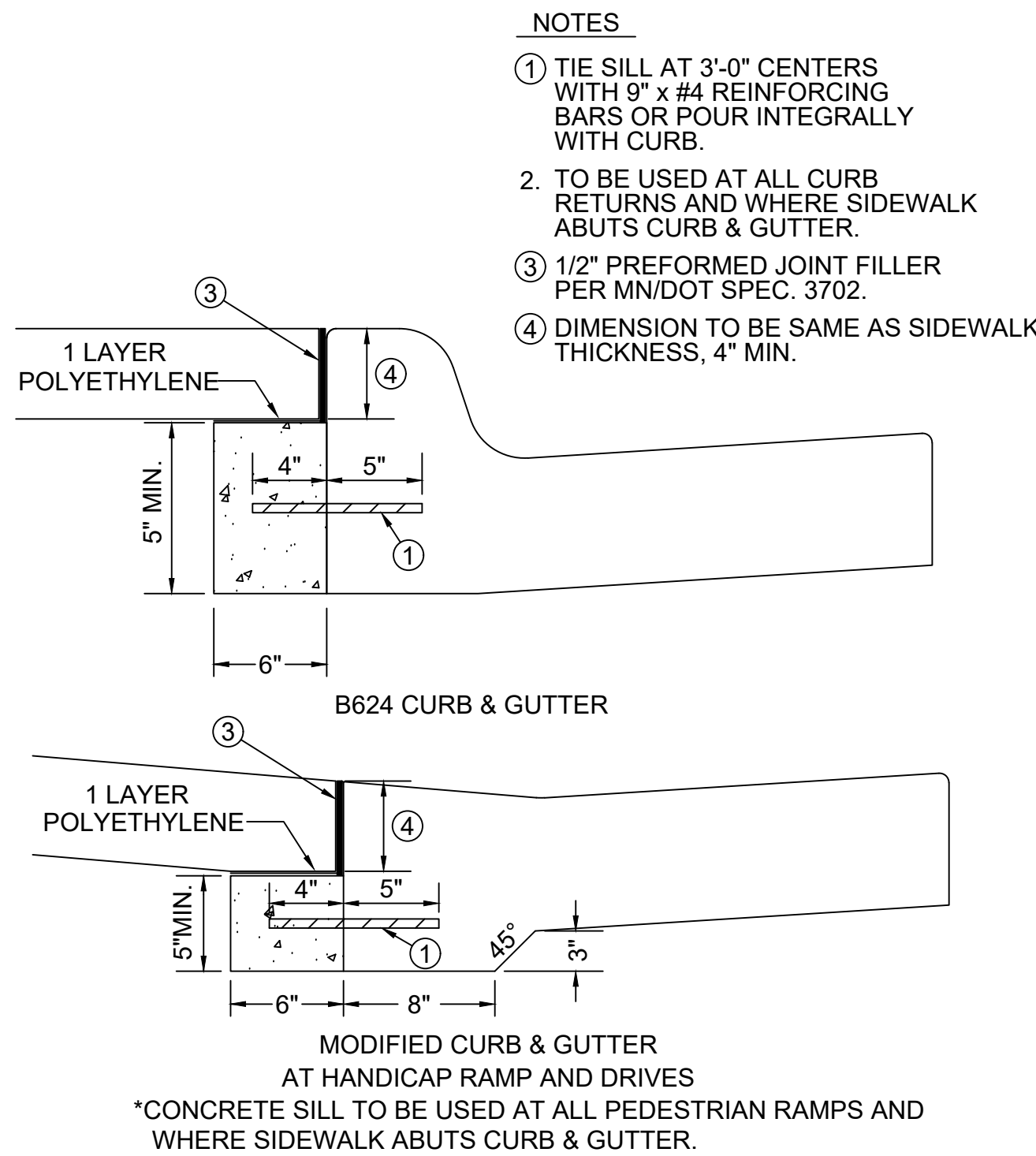
THICKENED EDGE SIDEWALK

NOT TO SCALE



ACCESSIBLE PARKING  
SIGN & BOLLARD DETAIL

NOT TO SCALE

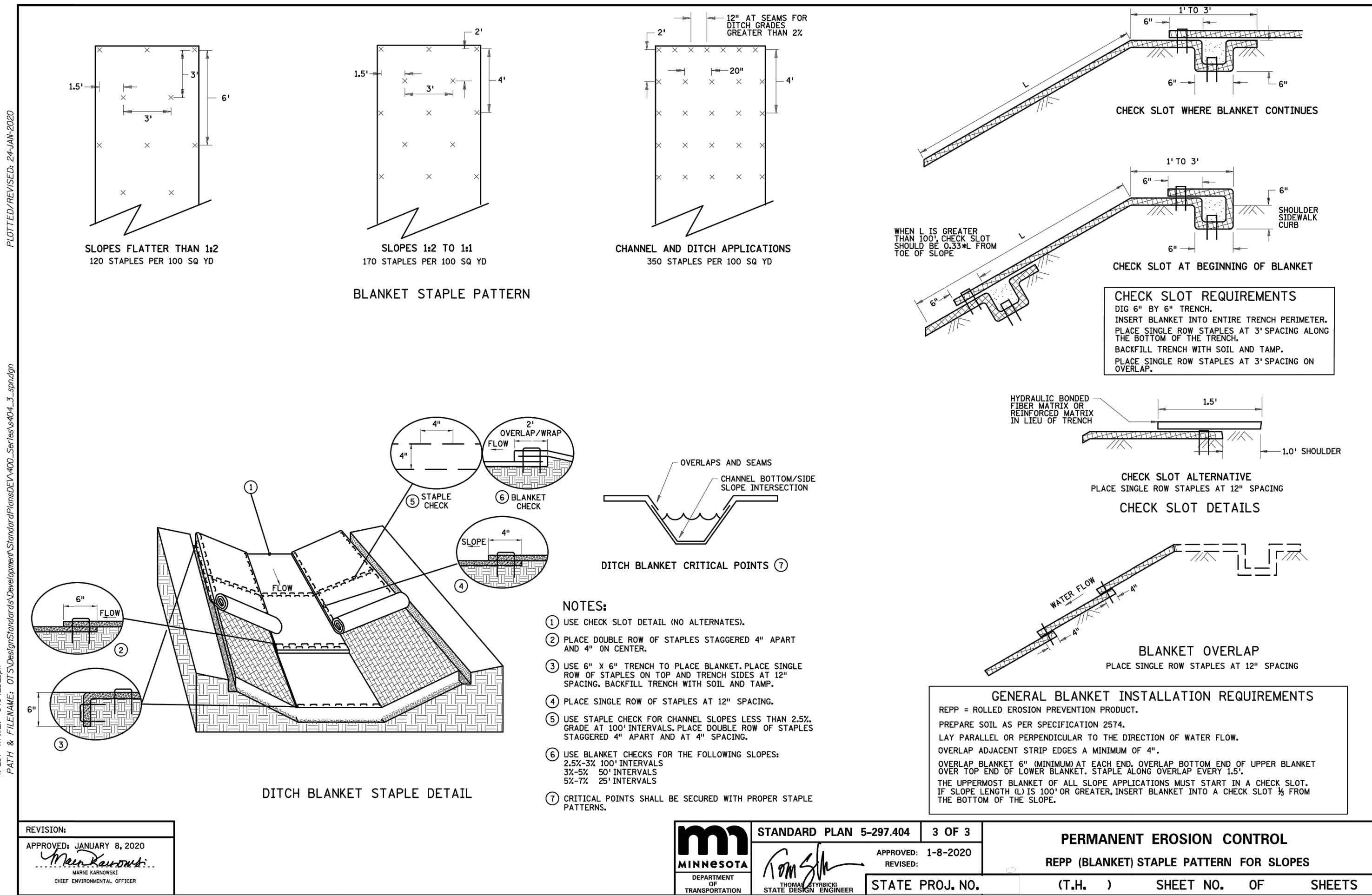
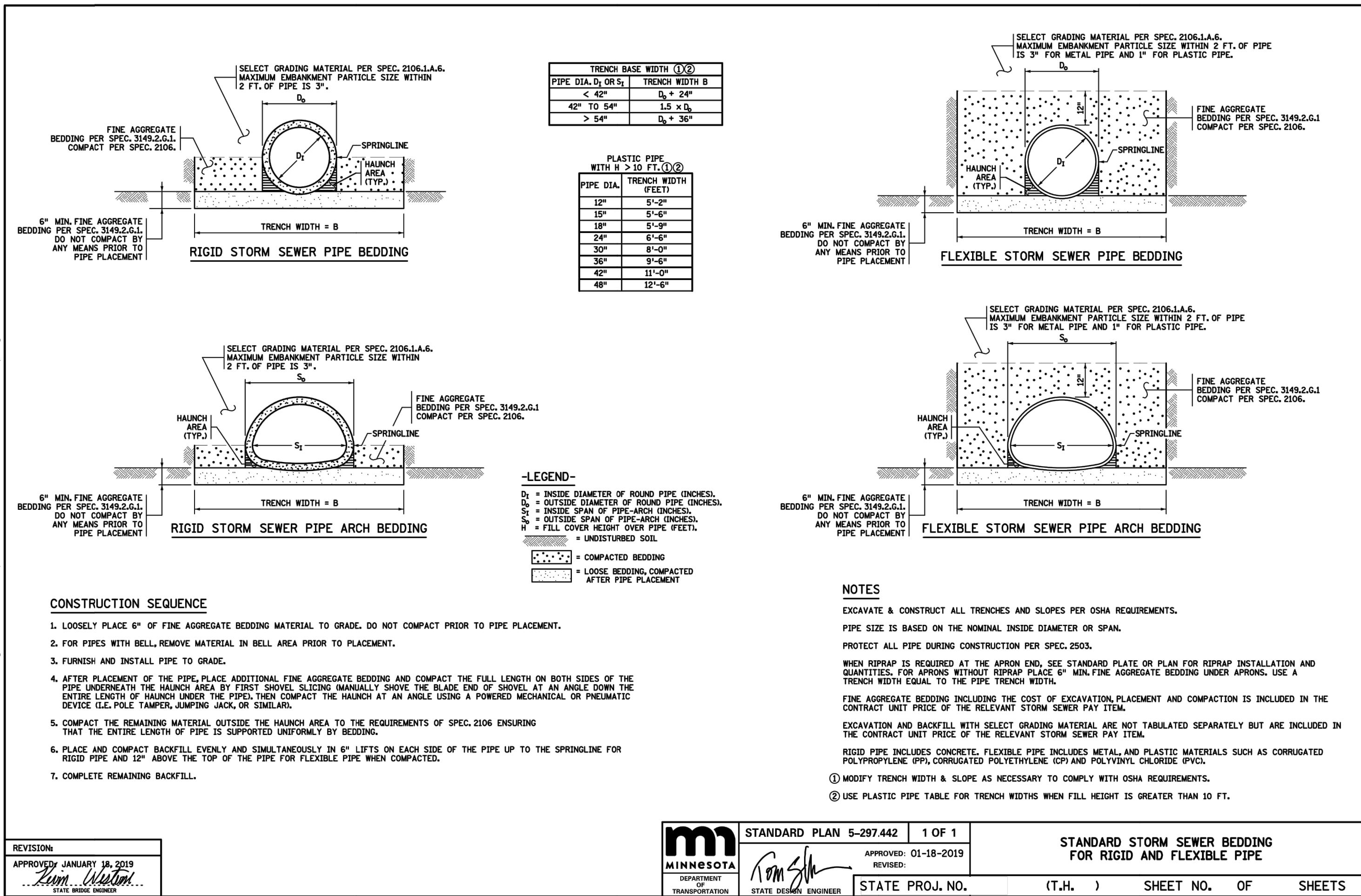


CONCRETE SILL

WSN STANDARD PLATE NO. 2-02A



PROJECT NAME: 4402 L.1.100  
PLOT: 1 & 2 (EAST) OF 1/4 SECTION 36 TOWNSHIP 45 NORTH RANGE 14 WEST  
PLOT: 1 & 2 (EAST) OF 1/4 SECTION 36 TOWNSHIP 45 NORTH RANGE 14 WEST







**Request for Action**

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Peter Waldock, Planning & Zoning Coordinator  
**MEETING DATE:** September 28, 2022  
**SUBJECT:** Update on Statewide Annual Historic Preservation Conference (PreserveMN 2022)

---

**BACKGROUND:**

Staff will provide a verbal update on the PreserveMN 2022, 42nd Annual Statewide Historic Preservation Conference.

**REQUESTED ACTION:**

No Action Necessary

**ATTACHMENTS:**