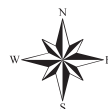


**Case File No. 21-0001  
Meadowland Estates**





PROPERTIES INC

Date: January 8, 2021

RE: Meadowlands Project Narrative

NR Properties INC is a local residential building company that my wife Trisha Raich and I started together. Our company began in 2016 with a couple custom built homes in Edina. Since then we have expanded into Blaine, Minnetonka and Lindstrom, MN. Creekside Village in Blaine is one of our first developments featuring various models of detached single-family villas with a base price starting in the \$350's.

We are purposing a 34-lot development located off 128<sup>th</sup> Ave. in Blaine MN. We plan on offering 4 different model options of single-family homes. Models starting with 1400 sq. Ft living space with a base price in the mid \$400's. Our larger custom homes can feature over 3,600 sq. Ft, starting in the \$600's.

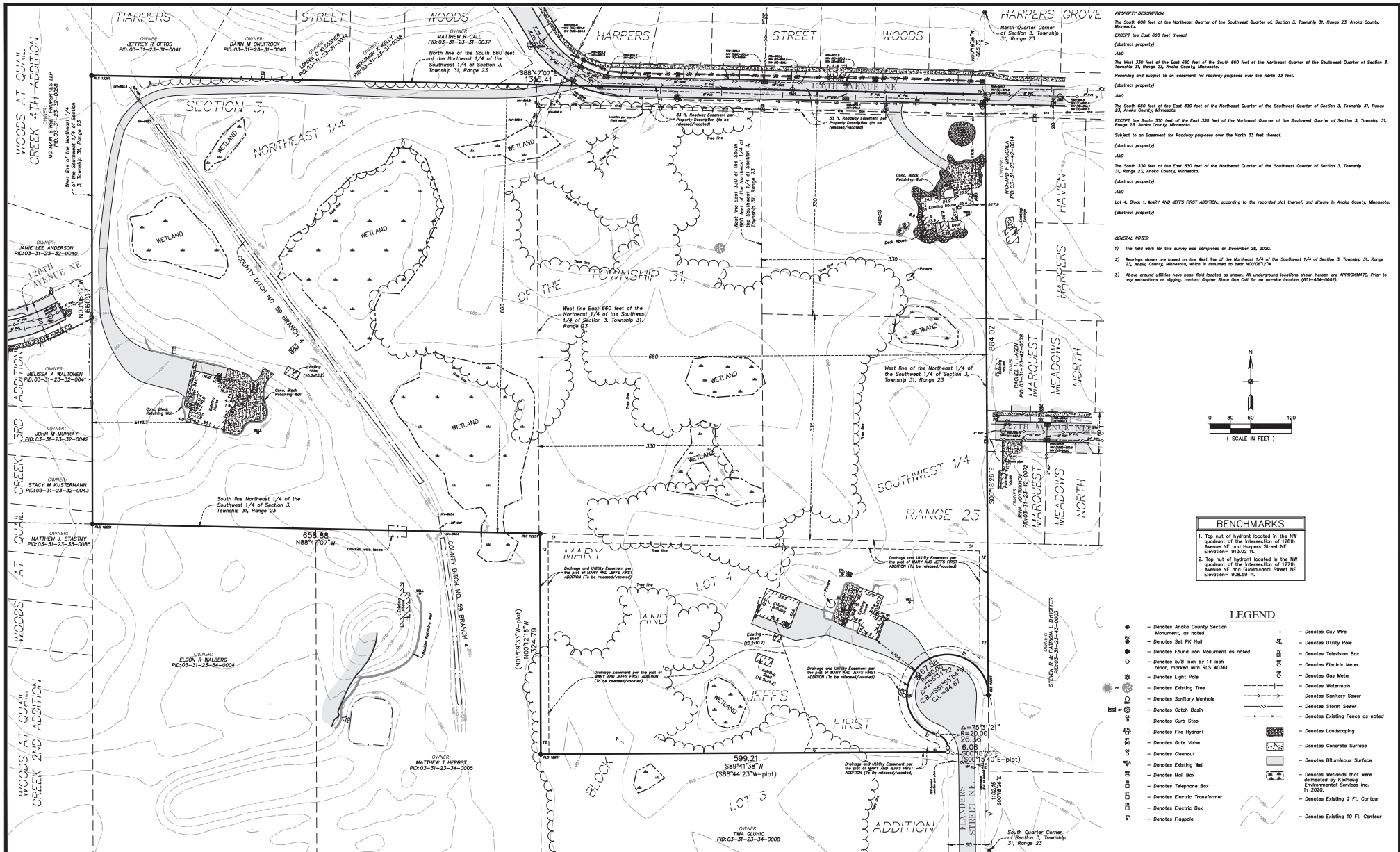
As residents of Blaine ourselves we are extremely excited about bringing new families and economic growth to the community we live in. We look forward to working with the City and community members during this process.

Thank you!

A handwritten signature in black ink, appearing to read 'Nathan Raich', with a long horizontal line extending to the right.

Nathan Raich

CEO, NR Properties INC



**PROPERTY DESCRIPTION:**  
 The South 600 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 EXCEPT the East 660 feet West:  
 (debatr property)  
 AND  
 The West 330 feet of the East 660 feet of the South 660 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 Reserving and subject to an easement for roadway purposes over the North 33 feet.  
 (debatr property)  
 AND  
 The South 600 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 EXCEPT the South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 Subject to an Easement for Roadway purposes over the North 33 feet thereof.  
 (debatr property)  
 AND  
 The South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 AND  
 Lot 4, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.  
 (debatr property)

**GENERAL NOTES:**  
 1) The field work for this survey was completed on December 28, 2020.  
 2) Bearings shown are based on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear N00°07'12"W.  
 3) Above ground utilities have been field located as shown. All underground locations shown herein are APPROXIMATE. Prior to any excavation or digging, contact Upper State One-Call for an accurate location. (651-454-0022)

BENCHMARKS	
1. Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE	Elevation= 913.02 ft.
2. Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quindaro Street NE	Elevation= 908.59 ft.

LEGEND	
	- Denotes Anoka County Monument, as noted
	- Denotes Set Pin Nail
	- Denotes Found Iron Monument as noted
	- Denotes 6/8 inch by 14 inch rebar, marked with RLS 40361
	- Denotes Light Pole
	- Denotes Existing Tree
	- Denotes Sanitary Manhole
	- Denotes Catch Basin
	- Denotes Curb Stop
	- Denotes Fire Hydrant
	- Denotes Gate Valve
	- Denotes Cleanout
	- Denotes Existing Well
	- Denotes Telephone Box
	- Denotes Electric Transformer
	- Denotes Electric Box
	- Denotes Flagpole
	- Denotes Guy Wire
	- Denotes Utility Pole
	- Denotes Television Box
	- Denotes Electric Meter
	- Denotes Gas Meter
	- Denotes Watermain
	- Denotes Sanitary Sewer
	- Denotes Storm Sewer
	- Denotes Existing Fence as noted
	- Denotes Landscaping
	- Denotes Concrete Surface
	- Denotes Bituminous Surface
	- Denotes Wetlands that were delineated by K/Johnson Environmental Services inc. in 2020.
	- Denotes Existing 2 Ft. Contour
	- Denotes Existing 10 Ft. Contour



**PROFESSIONAL ENGINEER**  
 THOMAS B. BAUFF, L.S.  
 License # 40361  
 State of Minnesota

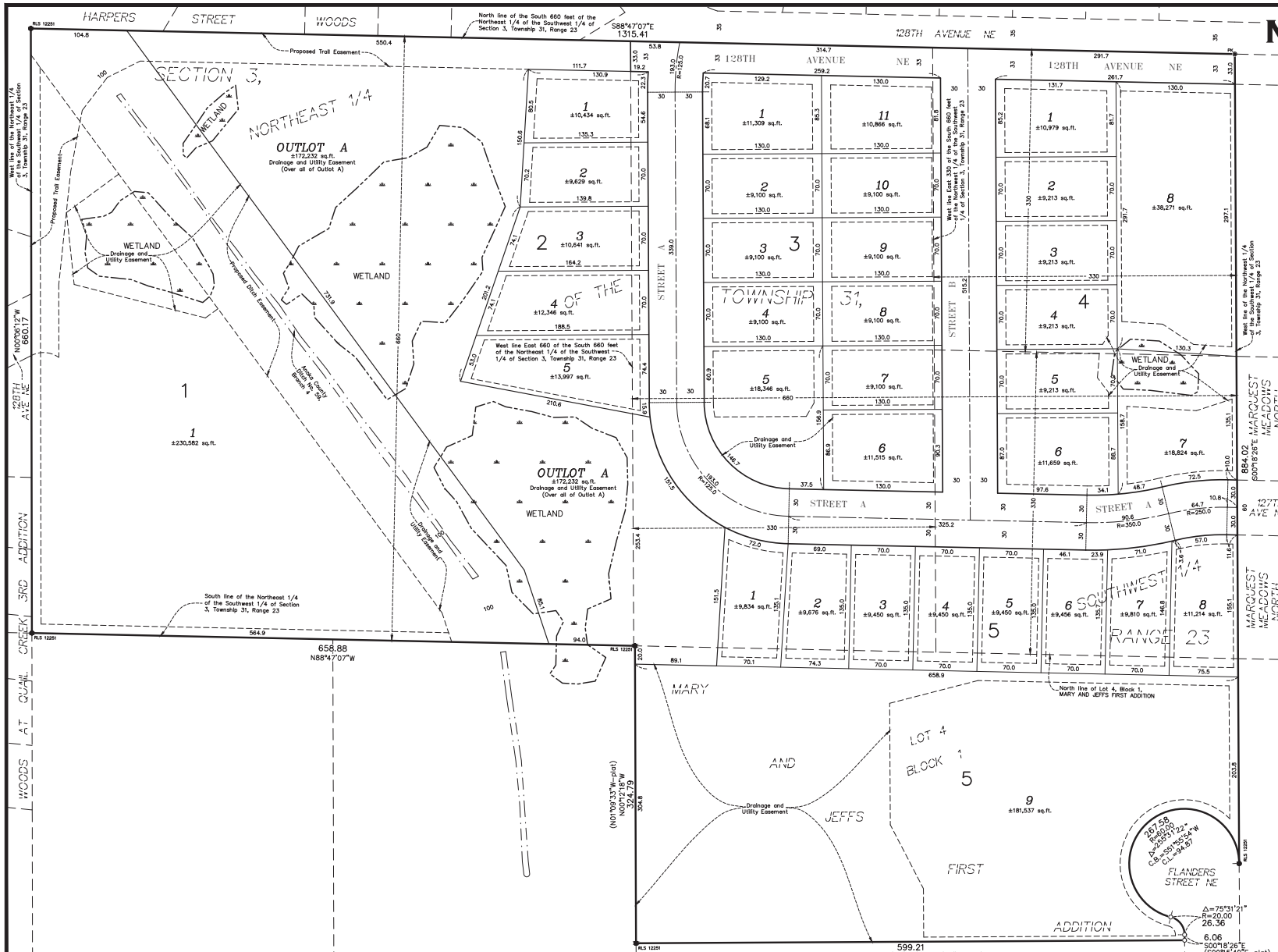
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Print Name: Thomas B. Bauff, L.S.  
 Signature: *Thomas B. Bauff*  
 Date: 12/30/20 License #: 40361

DRAWN BY: BLS  
 ISSUE DATE: 12/30/20  
 Revisions:  
 FILE NO.: 2236

**MEADOWLANDS DEVELOPMENT, LLC**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**EXISTING CONDITIONS**  
 2 of 7



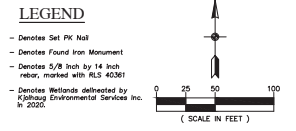
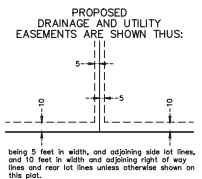
# MEADOWLAND ESTATES

**PROPERTY DESCRIPTION**  
 The South 600 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 EXCEPT the East 660 feet thereof.  
 (abstract property)  
 AND  
 The West 330 feet of the East 660 feet of the South 660 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 Resurvey and subject to an easement for roadway purposes over the North 33 feet.  
 (abstract property)  
 AND  
 The South 660 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 EXCEPT the South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 Subject to an easement for roadway purposes over the North 33 feet thereof.  
 (abstract property)  
 AND  
 The South 330 feet of the East 330 feet of the Northeast Quarter of the Southwest Quarter of Section 3, Township 31, Range 23, Anoka County, Minnesota.  
 (abstract property)  
 AND  
 Lot 4, Block 1, MARY AND JEFFS FIRST ADDITION, according to the recorded plat thereof, and situate in Anoka County, Minnesota.  
 (abstract property)

**GENERAL NOTES:**  
 1) The field work for this survey was completed on December 28, 2020.  
 2) Bearings shown are based on the South five Northeast 1/4 of the Southwest 1/4 of Section 3, Township 31, Range 23, Anoka County, Minnesota, which is assumed to bear N89°47'07" E.

### SITE DATA

TOTAL SITE AREA	±24.42 AC.
TOTAL ROW AREA	±2.57 AC.
TOTAL OUTLOT AREA	±3.95 AC.
TOTAL LOT AREA	±17.90 AC.
SMALLEST LOT	±9,100 S.F.
LARGEST LOT	±230,582 S.F.
AVERAGE LOT	±22,936 S.F.
TOTAL NUMBER OF LOTS	34
GROSS DENSITY	1.39 LOTS/AC.
EXISTING ZONING	DF
PROPOSED ZONING	DF
UTILITIES	AVAILABLE
<b>MINIMUM RESIDENTIAL SETBACK DATA:</b>	
FRONT	25 FT.
REAR	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.



**CARLSON MCEAN**  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 12221  
 STATE OF MINNESOTA

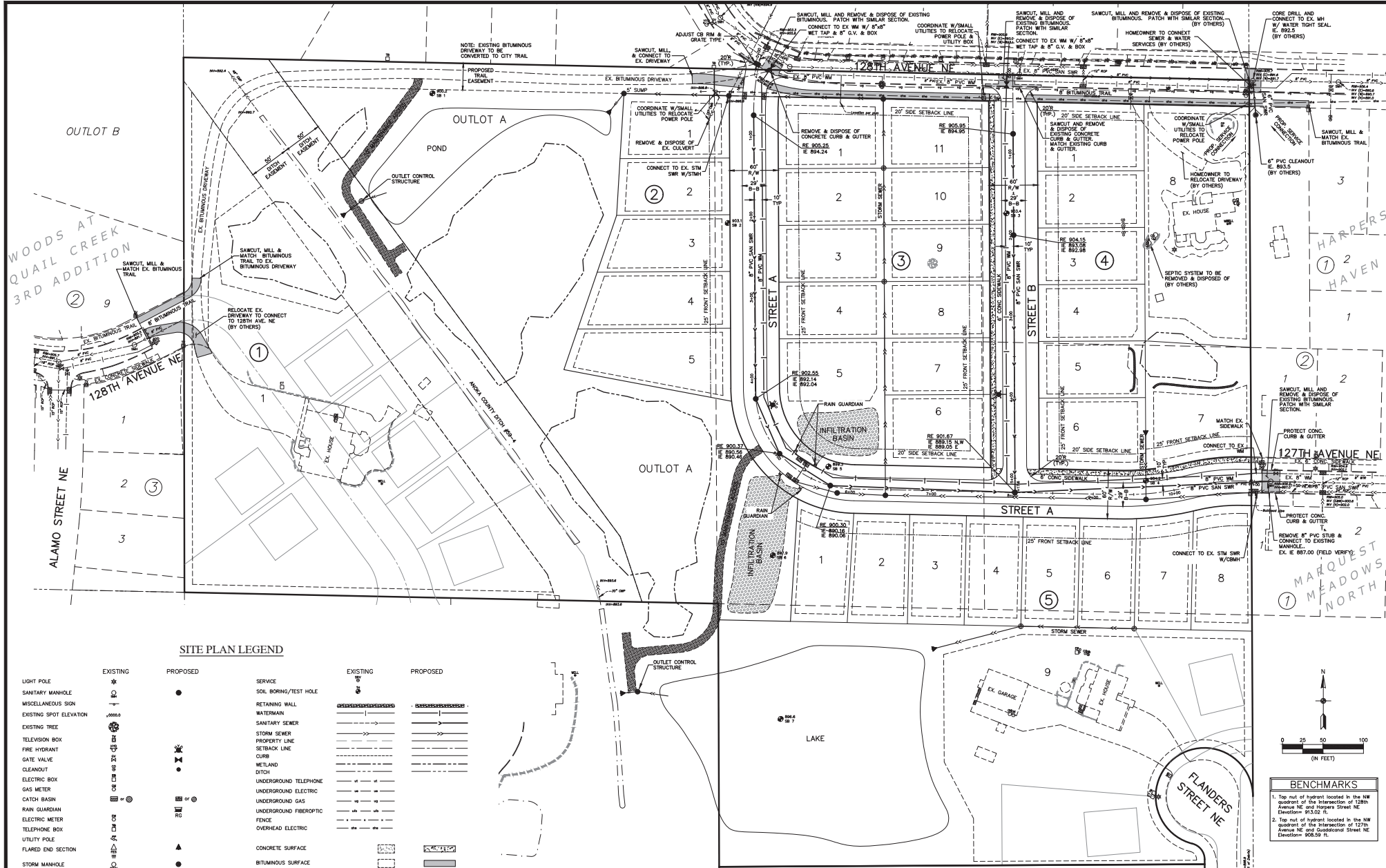
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Print Name: Thomas B. Balluff, L.S.  
 Signature: *Thomas B. Balluff*  
 Date: 12/29/20 License #: 40361  
 DRAWN BY: K01  
 ISSUE DATE: 12/29/20  
 FILE NO.: 2236

**MEADOWLANDS DEVELOPMENT, LLC**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

**MEADOWLAND ESTATES**  
 Blaine, Minnesota

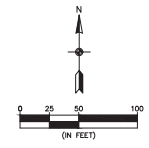
**PRELIMINARY PLAT**  
 3 of 7





**SITE PLAN LEGEND**

EXISTING	PROPOSED	SERVICE	EXISTING	PROPOSED
[Symbol]	[Symbol]	SOIL BORING/TEST HOLE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	RETAINING WALL	[Symbol]	[Symbol]
[Symbol]	[Symbol]	WATERSHED	[Symbol]	[Symbol]
[Symbol]	[Symbol]	SANITARY SEWER	[Symbol]	[Symbol]
[Symbol]	[Symbol]	STORM SEWER	[Symbol]	[Symbol]
[Symbol]	[Symbol]	PROPERTY LINE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	SEBACK LINE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	CURB	[Symbol]	[Symbol]
[Symbol]	[Symbol]	WETLAND	[Symbol]	[Symbol]
[Symbol]	[Symbol]	UNDERGROUND TELEPHONE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
[Symbol]	[Symbol]	UNDERGROUND GAS	[Symbol]	[Symbol]
[Symbol]	[Symbol]	UNDERGROUND FIBEROPTIC	[Symbol]	[Symbol]
[Symbol]	[Symbol]	FENCE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	OVERHEAD ELECTRIC	[Symbol]	[Symbol]
[Symbol]	[Symbol]	CONCRETE SURFACE	[Symbol]	[Symbol]
[Symbol]	[Symbol]	BITUMINOUS SURFACE	[Symbol]	[Symbol]



- BENCHMARKS**
- Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE. Elevation= 913.02 ft.
  - Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quail Creek Street NE. Elevation= 908.59 ft.



**DESIGN PROFESSIONAL INFORMATION**  
 Brian J. Krystofak, P.E.  
 License # 25963  
 Date: 12/30/20

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.  
 Signature: *Brian J. Krystofak*  
 Date: 12/30/20 License #: 25963 Date: 12/30/20

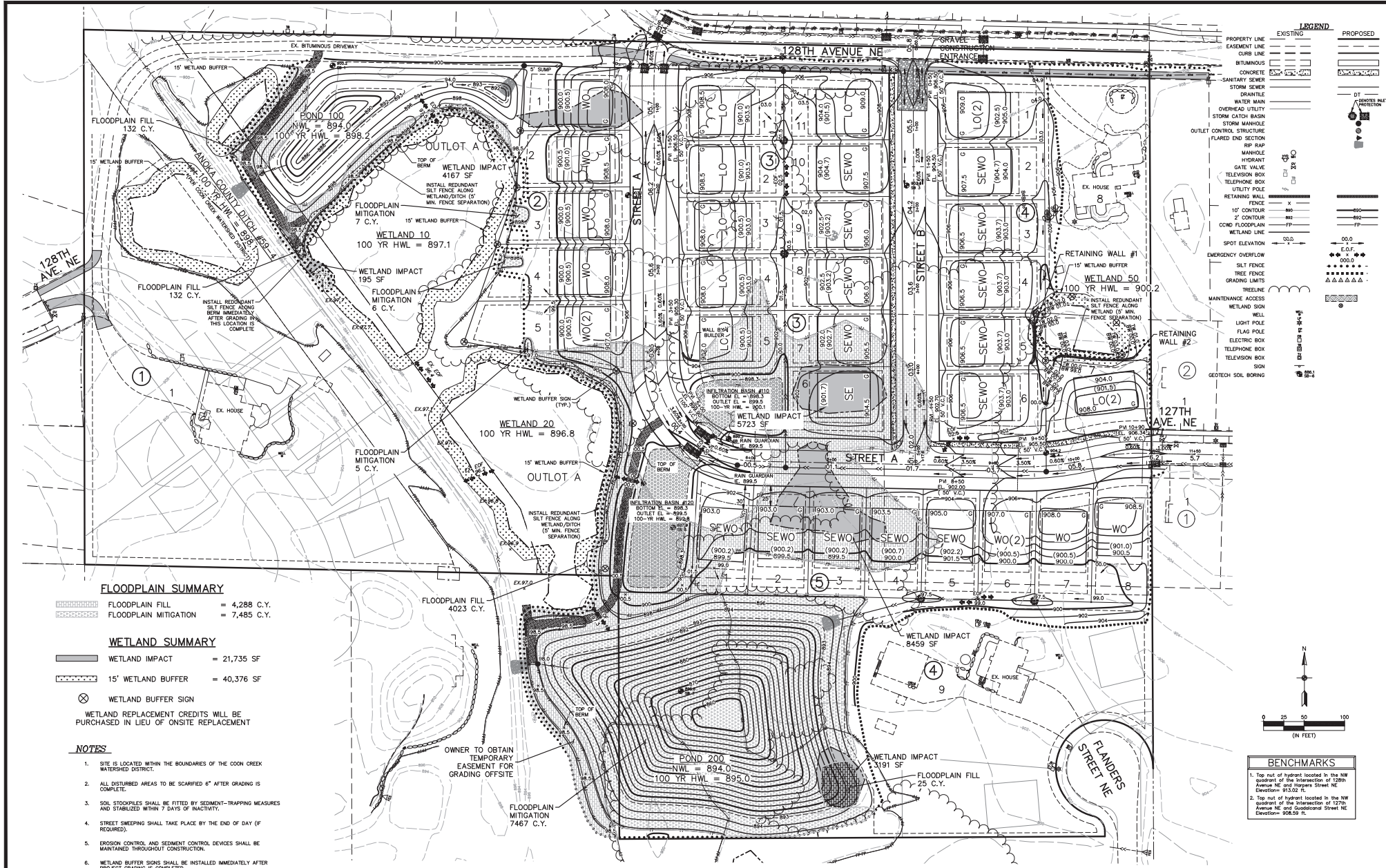
Print Name: Brian J. Krystofak, P.E.  
 Drawn: ADB  
 Checked: BLK  
 Date: 12/30/20 License #: 25963 Date: 12/30/20

Revisions:  
 1. 1/13/21 per CWD Comments  
 2. 1/22/21 Revise Outlet A per Owner

**MEADOWLANDS DEVELOPMENT, LLC.**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**PRELIMINARY SITE & UTILITY PLAN**

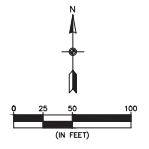


**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
DRAINILE	DRAINILE
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
FLARED END SECTION	FLARED END SECTION
SPR RAMP	SPR RAMP
MANHOLE	MANHOLE
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
COND FLOODPLAIN	COND FLOODPLAIN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
WETLAND LIMITS	WETLAND LIMITS
BREELINE	BREELINE
MAINTENANCE ACCESS	MAINTENANCE ACCESS
WETLAND SIGN	WETLAND SIGN
WELL	WELL
LIGHT POLE	LIGHT POLE
FLAG POLE	FLAG POLE
ELECTRIC BOX	ELECTRIC BOX
TELEPHONE BOX	TELEPHONE BOX
TELEVISION BOX	TELEVISION BOX
SIGN	SIGN
GEOTECH SOIL BORING	GEOTECH SOIL BORING

**BENCHMARKS**

- Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Flanders Street NE. Elevation= 913.02 ft.
- Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quinderson Street NE. Elevation= 908.59 ft.



**FLOODPLAIN SUMMARY**

	FLOODPLAIN FILL	= 4,288 C.Y.
	FLOODPLAIN MITIGATION	= 7,485 C.Y.

**WETLAND SUMMARY**

	WETLAND IMPACT	= 21,735 SF
	15' WETLAND BUFFER	= 40,376 SF
	WETLAND BUFFER SIGN	

**NOTES**

- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
- ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE.
- SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
- STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
- EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.



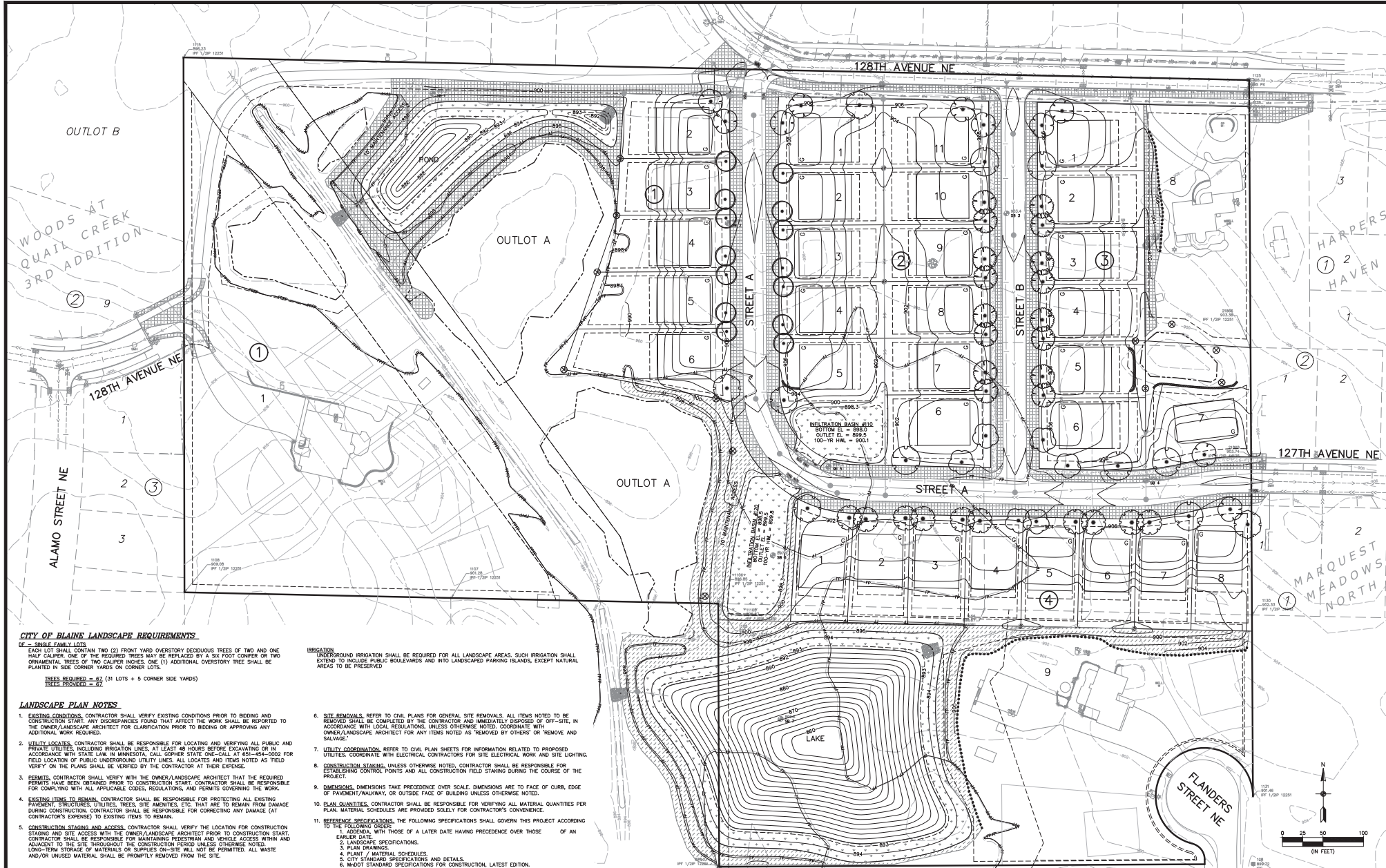
**DESIGNER'S RESPONSIBILITY**  
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
 Print Name: Brian J. Krystofak, P.E.  
 Signature: *Brian J. Krystofak*  
 Date: 12/30/20 License #: 25963 Date: 12/30/20

**MEADOWLANDS DEVELOPMENT, LLC.**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**PRELIMINARY GRADING & EROSION CONTROL PLAN**





**CITY OF BLAINE LANDSCAPE REQUIREMENTS**

1. **EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.

2. **UTILITY LOCATES:** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA, CALL Gopher STATE ONE-CALL AT 651-654-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS FIELD VERIFY ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.

3. **PERMITS:** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS CONCERNING THE WORK.

4. **EXISTING ITEMS TO REMAIN:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.

5. **CONSTRUCTION STAGING AND ACCESS:** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

**LANDSCAPE PLAN NOTES**

1. **EXISTING CONDITIONS:** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES:** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW IN MINNESOTA, CALL Gopher STATE ONE-CALL AT 651-654-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS FIELD VERIFY ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS:** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS CONCERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS:** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.

**IRRIGATION:**  
UNDERGROUND IRRIGATION SHALL BE REQUIRED FOR ALL LANDSCAPE AREAS. SUCH IRRIGATION SHALL EXTEND TO INCLUDE PUBLIC BOULEVARDES AND INTO LANDSCAPED PARKING ISLANDS, EXCEPT NATURAL AREAS TO BE PRESERVED.

6. **SITE REMOVALS:** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE'.
7. **UTILITY COORDINATION:** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING:** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS:** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES:** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS:** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:  
 1. AGREEMENT WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.  
 2. LANDSCAPE SPECIFICATIONS.  
 3. PLAN DRAWINGS.  
 4. PLAN / MATERIAL SCHEDULES.  
 5. CITY STANDARD SPECIFICATIONS AND DETAILS.  
 6. WOOD'S STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



**RESPONSIBLE DESIGNER**  
 RYAN J. BUTTNER, RIA  
 128TH AVENUE NE  
 BLAINE, MN 55449  
 TEL: 763-835-3333  
 FAX: 763-835-3333  
 WWW.CARLSONMECAIN.COM

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.  
 Signature: *[Signature]*  
 Date: 12/20/20 License #: 55346 Date: 12/20/20

Print Name: Ryan J. Buttner, RIA  
 Drawn: RJR  
 Designed: RJR  
 Date: 12/20/20

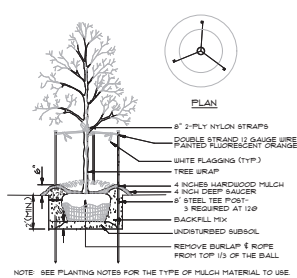
Reasons:  
 1. 6/2/021 per City Comments  
 2. 1/22/21 Revised Outlot A per Owner

**MEADOWLANDS DEVELOPMENT, LLC.**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**PRELIMINARY LANDSCAPE PLAN**

L1 of 2



1. SCRAPPY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
  2. HEAVY DUTY ORANGE WOOD AND WEAIR AND/OR DESIGNED TUBS, QUOTE OUT A LEADER DO NOT PLANT CUTS
  3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED SANDFILL SOIL. INSTALL PLANT SO THE ROOT FLANGES IS AT OR UP TO 1" ABOVE THE FINISHED GRADE
  4. PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WEAIR (IF USED) HELD BACKSIDE WITH APPROXIMATELY 1" OF THE TOP OF ROOTBALL UNDER PLANT. REMOVE TOP 1/2"
  5. PLACE BASKET OR THE TOP TWO LAYERS OF THE BASKET OR GRANULATE REMOVE ALL BURLAP AND WEAIR FROM TOP 1/2 OF THE BALL. REMOVE ALL TIES
  6. PLUMB AND BACKFILL WITH BACKFILL SOIL
  7. WATER TO SETTLE PLANTS AND FILL HOLES
  8. WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE
  9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNDER SOIL. POSTERS BE EXCESSIVE.
- CONFINED TREE PLANTING DETAIL**  
SEE PLAN
- STAKE**  
STAKE TO MAINTAIN POSITION OF TREE  
COORDINATE POSITION OF STAKE WITH STAKES AND STAKES
- SOIL PREPARATION**  
SOIL ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE TUB SPRING IN 6" DIA. AREA, 1" TUB (48 HIG) 1/2" (SIDE STRIP TYPE) DOUBLE STRIP IN 6" DIA. AREA, 1" TUB ROLLED STEEL POSTS (SHOULDER 1/2")
- NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.**

**LANDSCAPE SPECIFICATIONS**

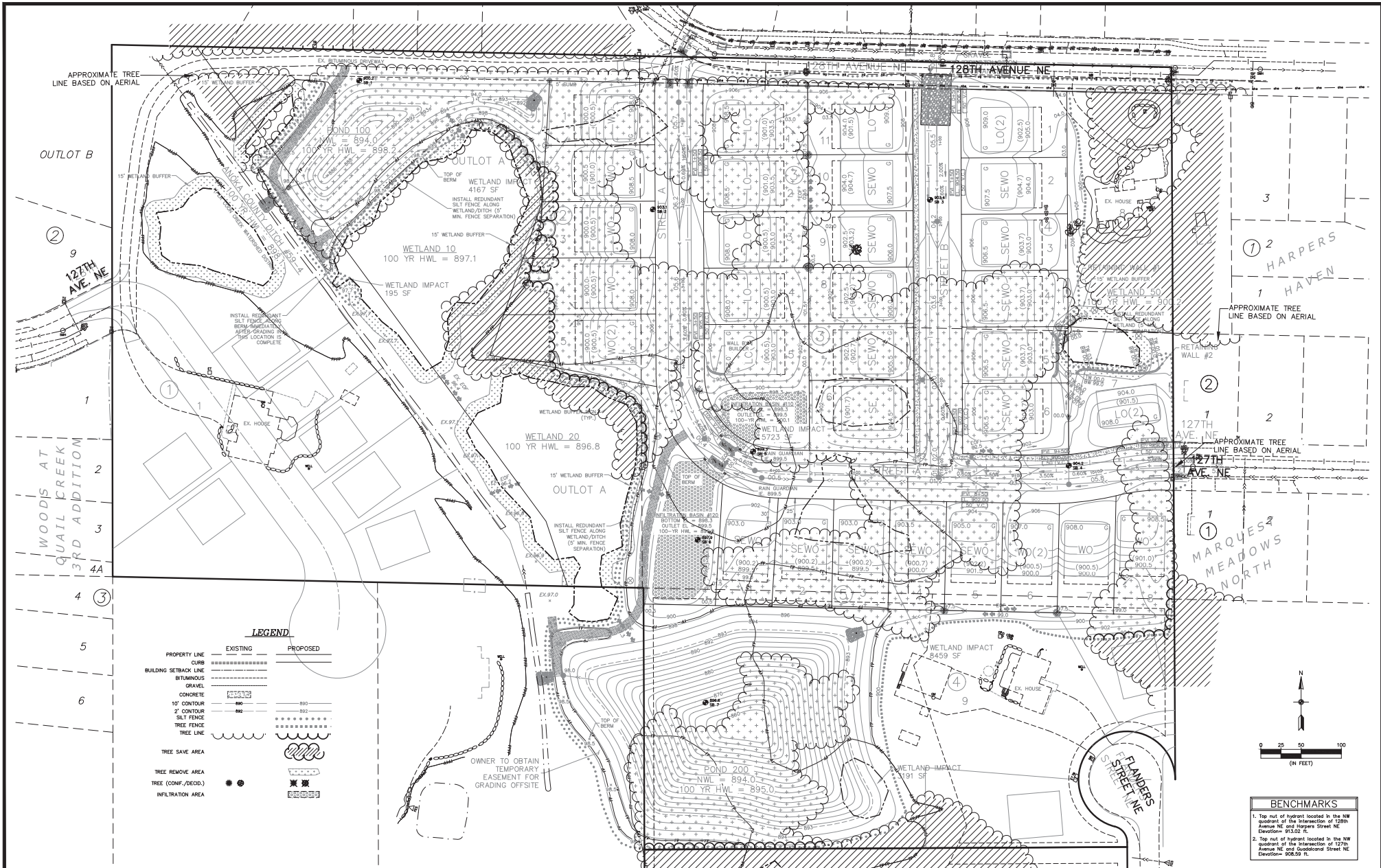
1. **TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DROP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED @ 6' O.C. MAX.
2. **EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, 30"-ROLLS, INLET PROTECTION, EROSION CONTROL, BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING:
  - a. MULCH: 2" THICK, 100% ORGANIC MULCH
  - b. HYDROMULCH: 10% HYDROMULCH MIXTURE
  - c. HYDROSEED: 10% HYDROSEED MIXTURE
3. **CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STAMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
4. **SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-Spread. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SOODED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL REPAIR, TILLING OR OTHER APPROVED SOIL LOOSENING METHODS.
5. **TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MANDATORY TYPE A. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SOODED OR SEEDED, A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND BRASS TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
6. **SEEDING AND TIME ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE AND PRIOR TO SEEDING. SEEDS SHALL BE SOED IN 2 PERPENDICULAR PASSES EACH PASS AT ONE-HALF THE INDICATED RATE. A BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER, FOLLOWING SEED APPLICATION, INSTALL TYPE "B" EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1 IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MADE OF A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
7. **SOODING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SOODING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SOODING. ON ROLL TOPSOIL TO OBTAIN A UNIFORM SURFACE FOR LAYING SOO. SOO SHALL NOT BE OUT MORE THAN 24 HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOO MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOO UNTIL FINAL ACCEPTANCE.
8. **PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI-260, LATEST EDITION OF THE "AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIALS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	6	Acer rubrum 'Northwood'	Northwood Red Maple	2.5' Cal.	B&B
	FM	10	Acer x freemantii 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B
	HL	16	Gleditsia tricanthos inermis 'Harve'	Northern Acclaim Thornless Honey Locust	2.5' Cal.	B&B
	KC	10	Gymnodia dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B
	WO	5	Quercus bicolor	Swamp White Oak	2.5' Cal.	B&B
	BL	14	Tilia americana 'Boulevard'	Boulevard Linden	2.5' Cal.	B&B
	AE	6	Ulmus americana 'Princeton'	American Elm	2.5' Cal.	B&B
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SOO	86,198 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TI	57,391 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
	TIW	53,305 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

9. **PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
10. **PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
11. **MULCH MATERIAL.** DOUBLE SHROUDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NODDUS, WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (OPTIONAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
12. **LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 1/2-INCH STEEL ANGLE STAKES.
13. **IRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINTS-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, CONTROLS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
14. **MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED. EXCLUSION OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
15. **WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BASIN, OR HAND-WATERING ARE ACCEPTABLE.
16. **FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
17. **WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, THE GUARANTEE SHALL COVER THE FULL COST OF REPLACING INCLUSIVE LABOR AND MATERIAL.

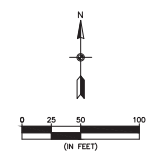
	<b>DESIGNER/ARCHITECT</b> Ryan J. Buttone License # 55346	<b>DRAWN</b> Ryan J. Buttone License # 55346	<b>DATE</b> 12/30/20	<b>PROJECT</b> MEADOWLANDS DEVELOPMENT, LLC. 3122 - 117th Avenue NE Blaine, MN 55449	<b>PROJECT</b> MEADOWLAND ESTATES Blaine, Minnesota	<b>PROJECT</b> PRELIMINARY LANDSCAPE PLAN	<b>SCALE</b> L2 of 2
	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.			Date: 12/30/20	Date: 12/30/20	Date: 12/30/20	Date: 12/30/20





**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
CURB	=====	=====
BUILDING SETBACK LINE	-----	-----
BITUMINOUS DRIVEWAY	-----	-----
GRAVEL	-----	-----
CONCRETE	-----	-----
10' CONTOUR	-----	-----
2' CONTOUR	-----	-----
SILT FENCE	-----	-----
TREE FENCE	-----	-----
TREE LINE	-----	-----
TREE SAVE AREA	-----	-----
TREE REMOVE AREA	-----	-----
TREE (CONF./DECID.)	-----	-----
INFILTRATION AREA	-----	-----



**BENCHMARKS**

- Top nut of hydrant located in the NW quadrant of the intersection of 128th Avenue NE and Harpers Street NE. Elevation = 913.02 ft.
- Top nut of hydrant located in the NW quadrant of the intersection of 127th Avenue NE and Quindaro Street NE. Elevation = 908.59 ft.



**PROFESSIONAL ENGINEER**  
 STATE OF MINNESOTA  
 License # 25963  
 Brian J. Krystofak, P.E.

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.  
 Date: 12/30/20 License #: 25963

Print Name: Brian J. Krystofak, P.E.  
 Signature: *Brian J. Krystofak*  
 Date: 12/30/20 License #: 25963

Drawn: ADB  
 Designed: BLK  
 Date: 12/30/20

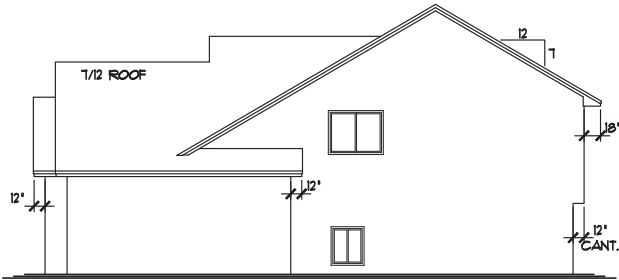
Revisions:  
 1. 11/13/21 per CCWD Comments  
 2. 12/21/21 Revise Outlet A per Owner

**MEADOWLANDS DEVELOPMENT, LLC.**  
 3122 - 117th Avenue NE  
 Blaine, MN 55449

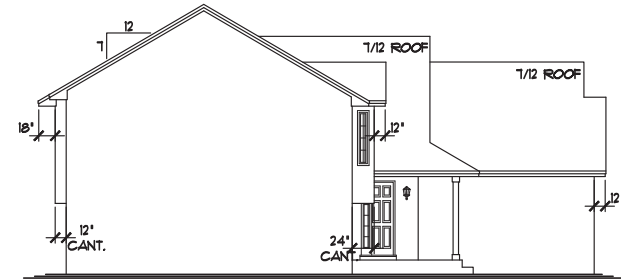
**MEADOWLAND ESTATES**  
 Blaine, Minnesota

**TREE PRESERVATION PLAN**

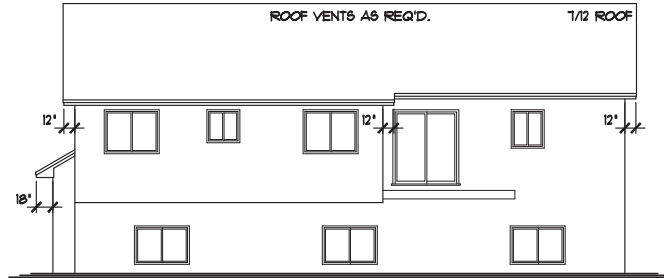
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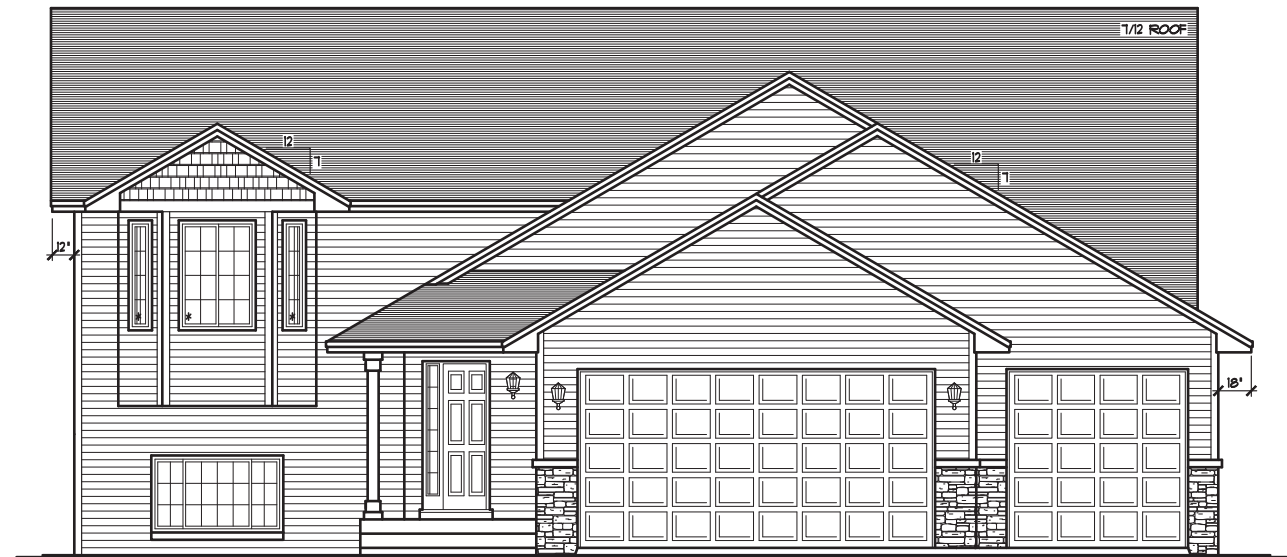
RIGHT ELEVATION 1/8"=1'-0"



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



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



FRONT ELEVATION 1/4"=1'-0"  
1364 SQ. FT. MAIN LEVELS

THE: MEADOWLAND SPLIT MODEL  
BLAINE, MN

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06010	N.F.
13030	N.F.
13182	J.C.
16312	L.V.

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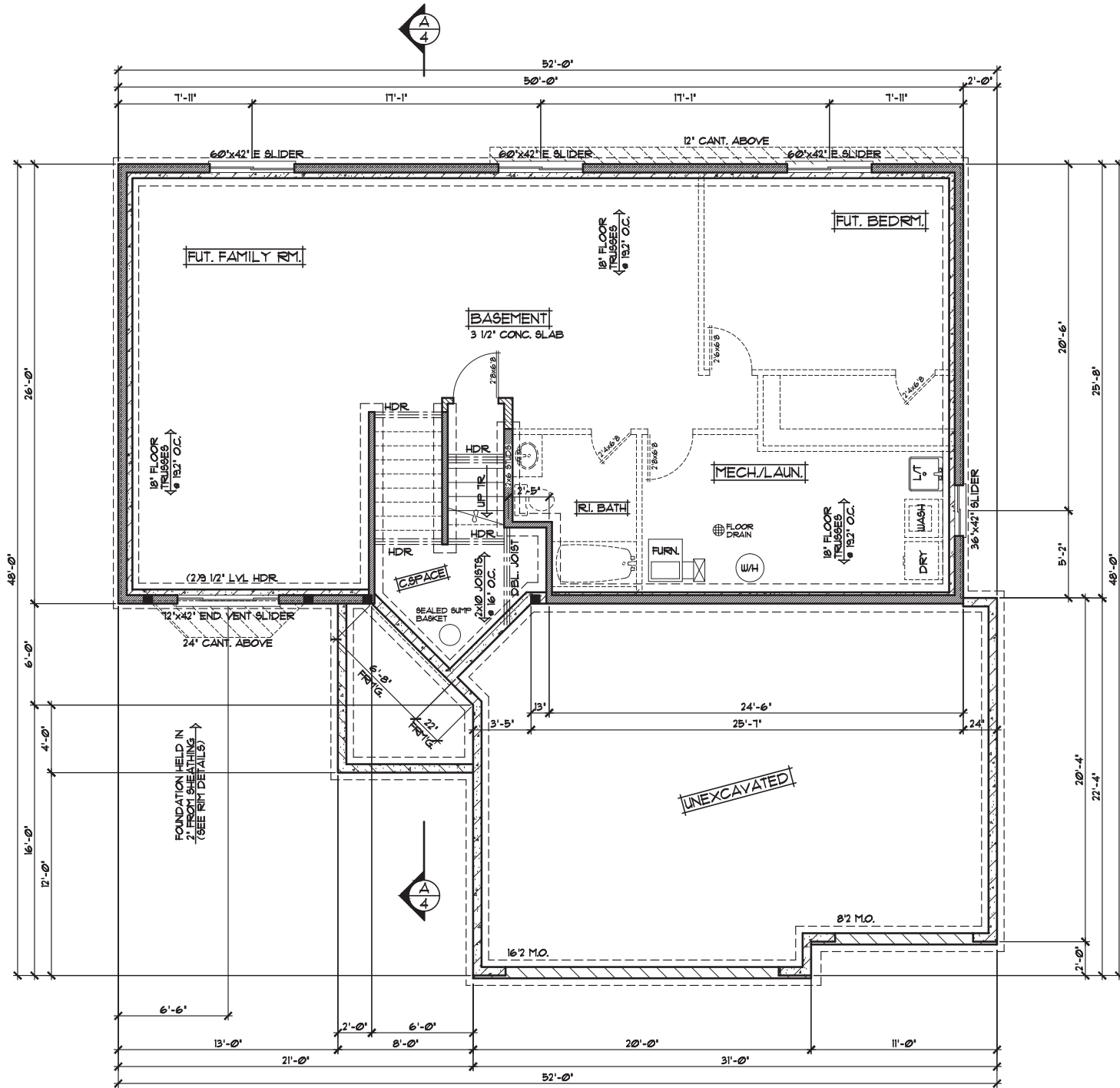
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SCALE	AS NOTED
CADD FILE #	21014
SHEET	1 OF 4



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

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XX/XX/XX BY:XX

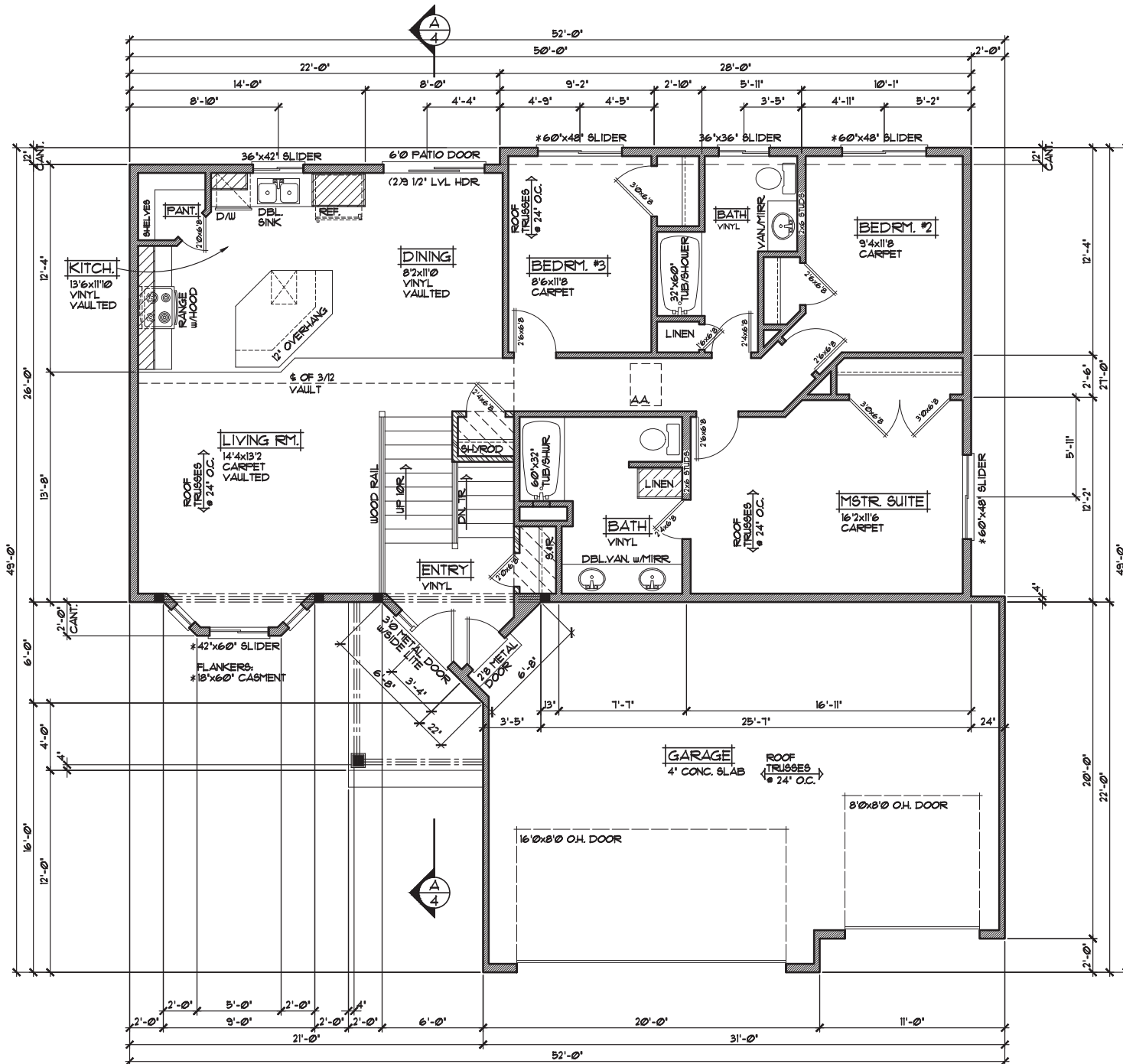
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**MAIN LEVEL FLOOR PLAN** 1/4" = 1'-0"  
1364 SQ.FT.

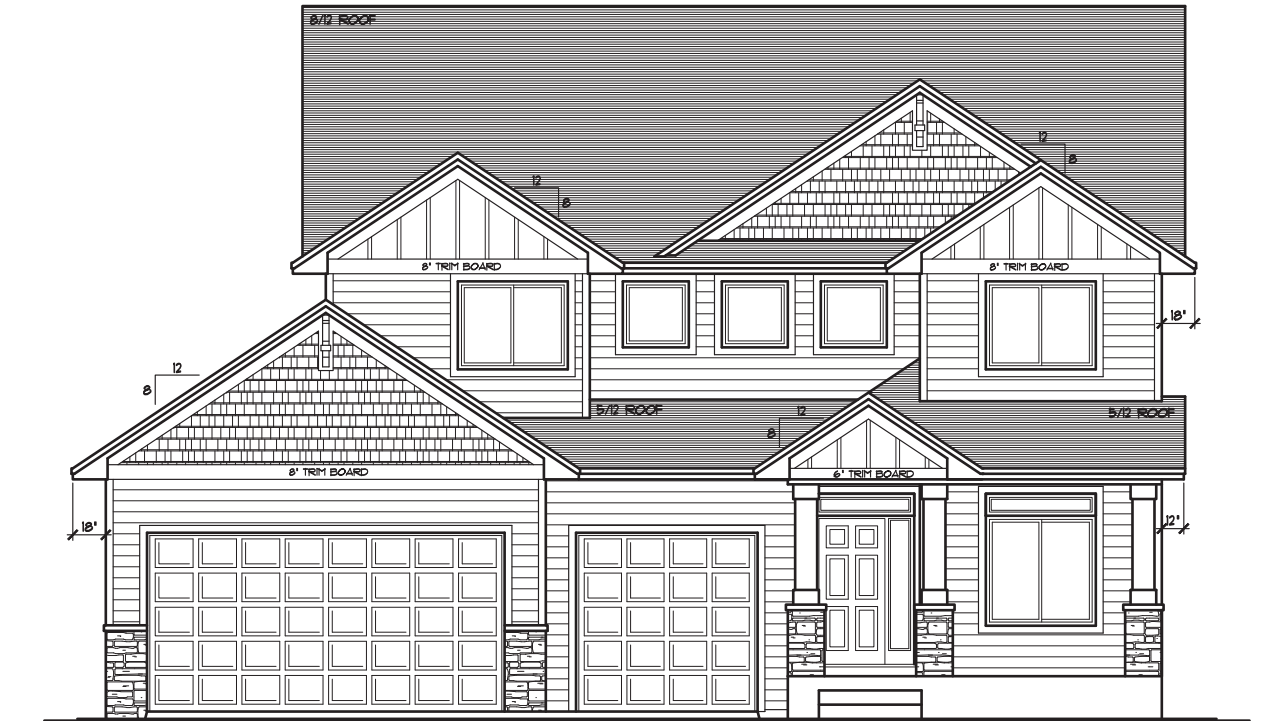
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**FRONT ELEVATION** 1/4"=1'-0"  
 1124 SQFT. MAIN LEVEL  
 1300 SQFT. UPPER LEVEL  
 2424 SQFT. ABOVE GRADE

THE: **MEADOWLAND ESTATE 2-STORY**

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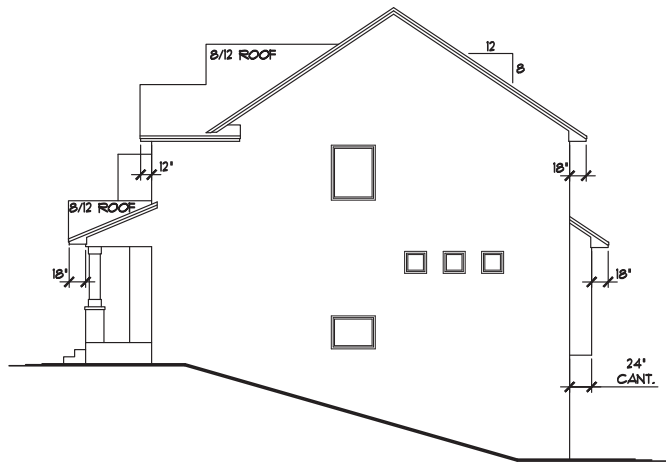


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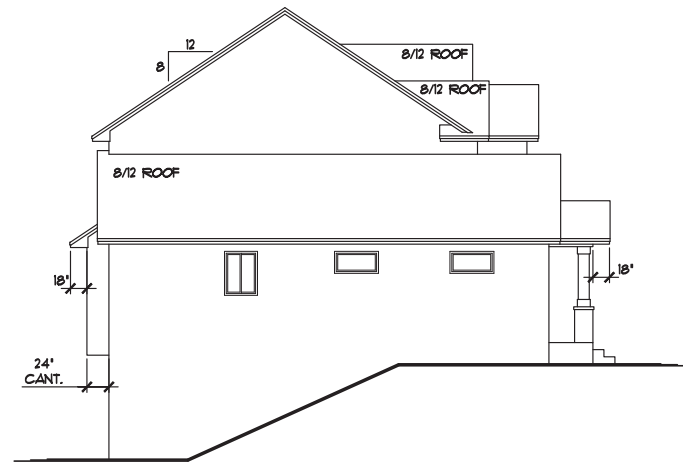
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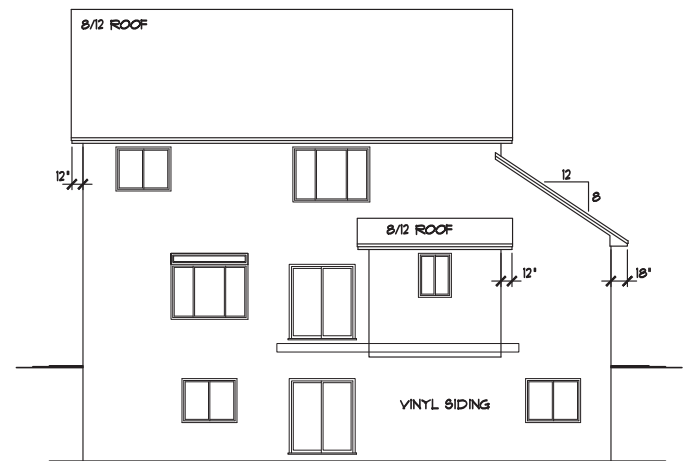
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RIGHT ELEVATION 1/8"=1'-0"



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



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

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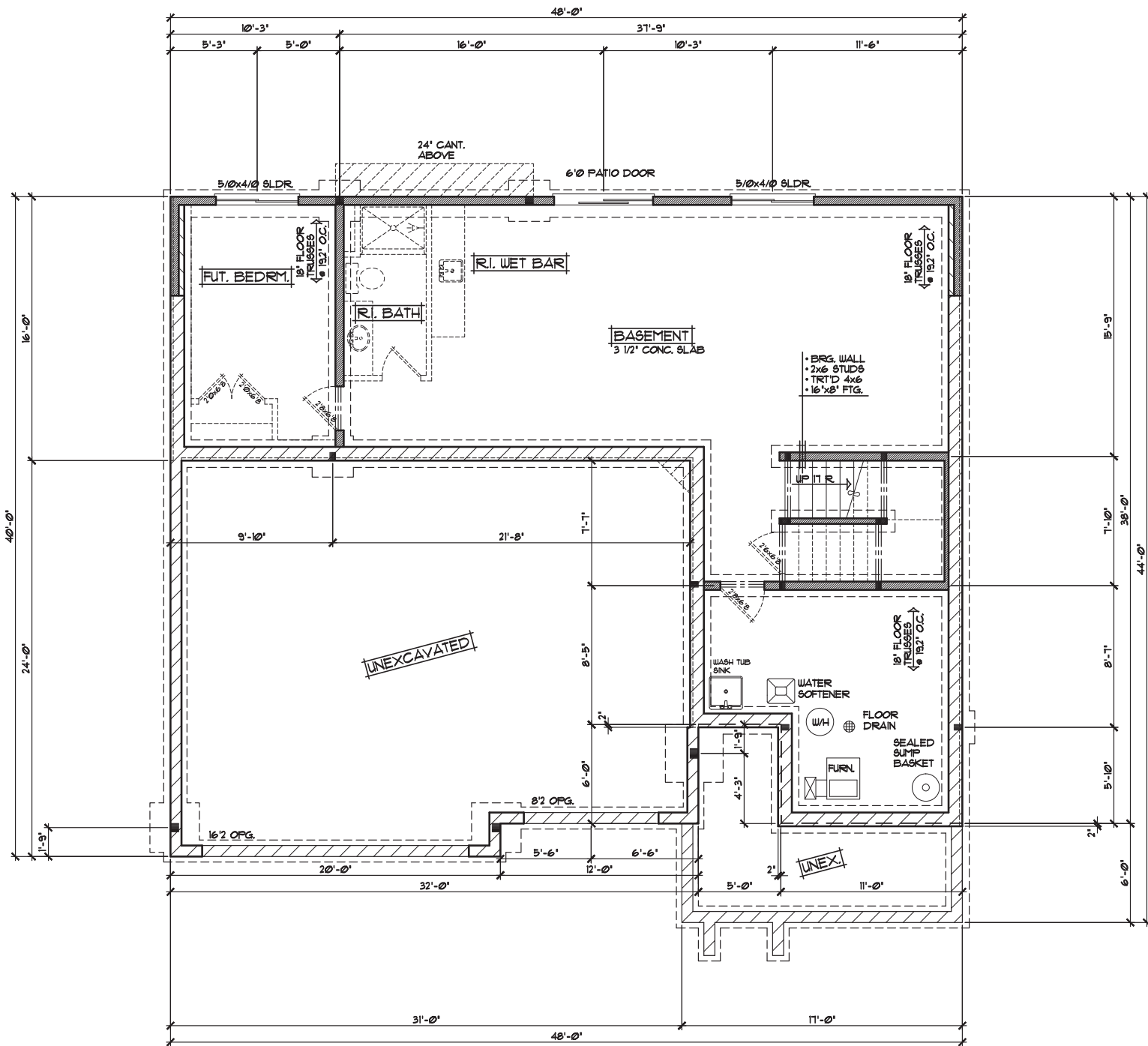
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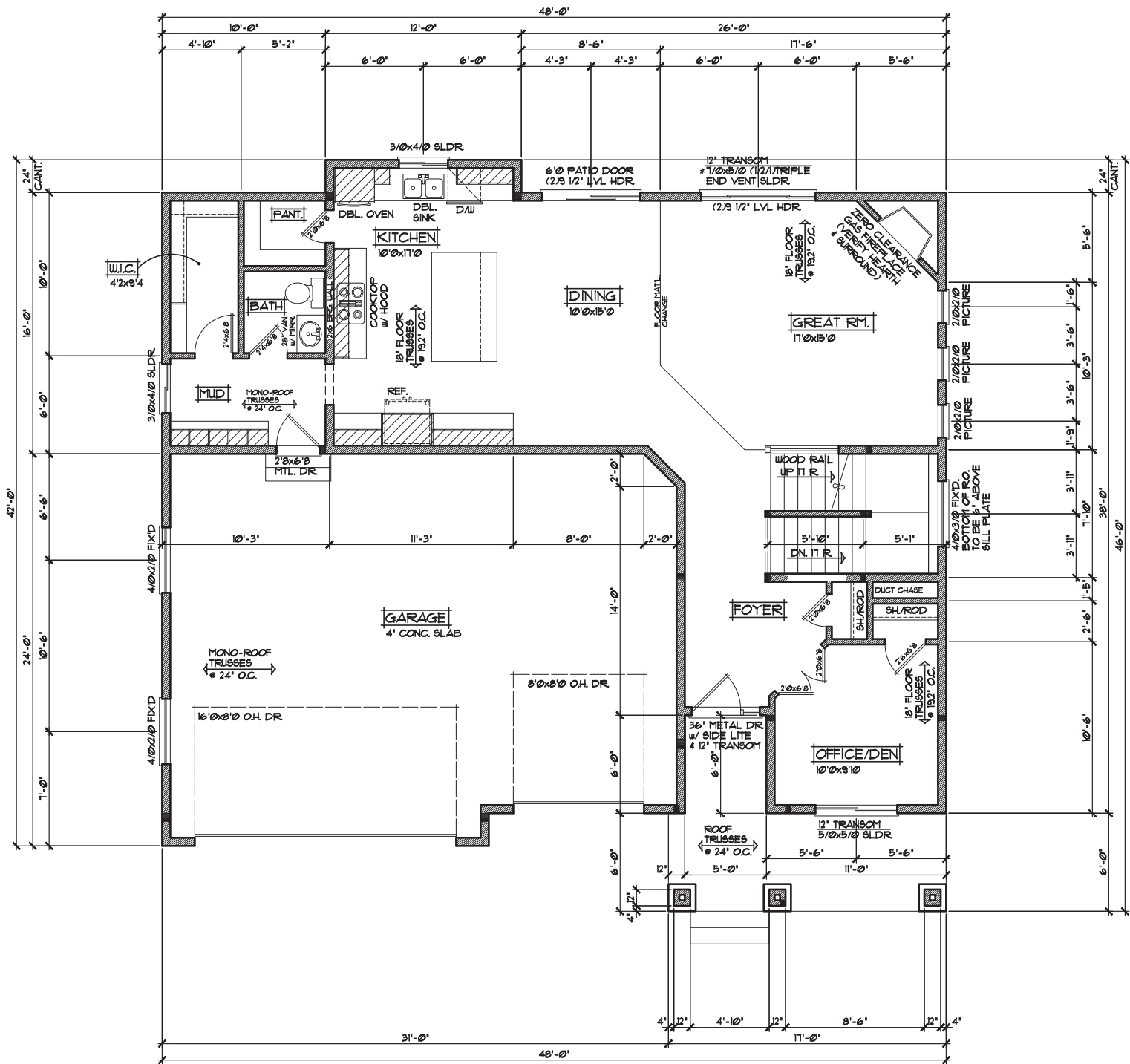
**FOUNDATION PLAN** 1/4" = 1'-0"  
UNFINISHED

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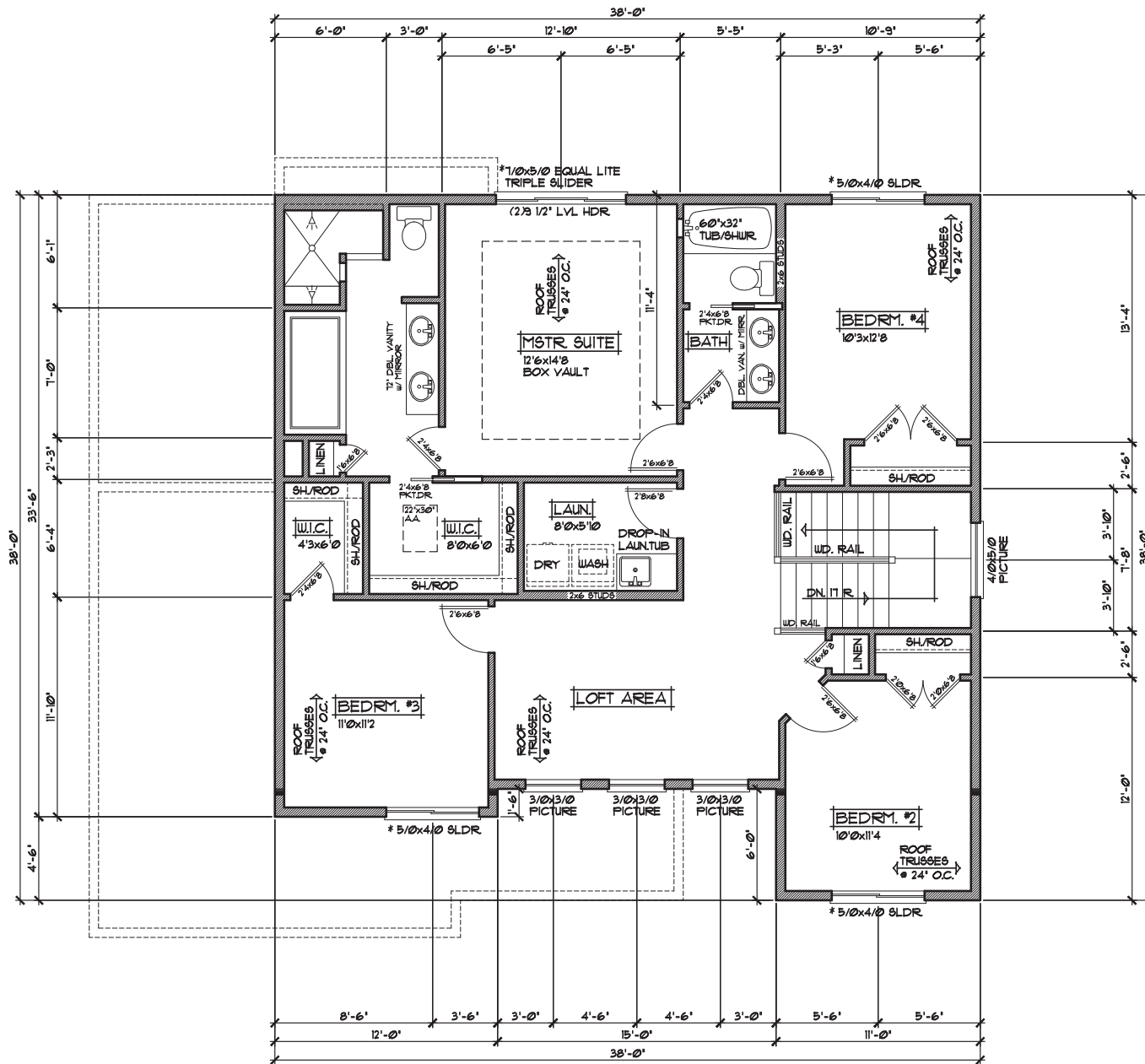
**MAIN LEVEL PLAN** 1/4"=1'-0"  
1124 SQ.FT. MAIN LEVEL

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**4**  
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**SECOND LEVEL PLAN** 1/4" = 1'-0"  
 1300 SQ.FT. SECOND LEVEL

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**CROIX**  
 DESIGN & ARCHITECTURE, INC.  
 OFFICE: 763.757.5987  
 FAX: 763.757.4383  
 ANDOVER, MINNESOTA  
 WWW.CROIXDESIGN.COM

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