

# STILLWATER OAKS

KNOW ALL PERSONS BY THESE PRESENTS: Fairway Estates of Grant, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Tract "A":  
The NW 1/4 of the SW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minnesota, excepting therefrom the West 660.0 feet thereof.

Tract "B":  
The North 790.1 feet of the NE 1/4 of the SW 1/4 and the North 790.1 feet of the NW 1/4 of the SE 1/4, all in Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minnesota, excepting therefrom all that part thereof on file and of record in the office of the Register of Deeds in and for said Wash. Co., Minn., as White Pine Estates, as the same is monumented.

Tract "C":  
The East 1528.0 feet of the S 1/2 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., which lies South of the centerline of 88th St. No., as the same is presently located and traveled, excepting therefrom all that part of the Southwest Quarter of the Northwest Quarter (SW 1/4 of NW 1/4) of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minnesota, described as follows: Commencing at an iron pipe located at the southeast corner of SW 1/4 of NW 1/4 of Sec. 24, T30N, R21W, Wash. Co., Minnesota; thence westerly along the South line of said SW 1/4 of NW 1/4, on an assumed bearing of South 89°31'03" West, for 215.90 feet; thence North 0°04'17" East for 275.75 feet to the point of beginning of this description; thence continuing North 0°04'17" East for 560.48 feet to the centerline of 88th Street North, as the same is presently located and traveled; thence South 81°03'48" East along said centerline of traveled 88th Street North for 65.98 feet; thence South 1°18'33" East for 464.83 feet; thence South 33°47'56" West for 99.23 feet; thence South 81°49'13" West for 21.53 feet to the point of beginning.

Tract "D":  
The North 109.89 feet (6.66 Rods) of the SE 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying westerly of the westerly right-of-way line of the Northern Pacific Railroad as now laid and operated.

Tract "E":  
All that part of the NE 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying southwesterly of the southwesterly right-of-way line of the Northern Pacific Railroad as now laid out and operated.

Tract "F":  
The North 109.89 feet (6.66 Rods) of the East 500.0 feet of the SW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn.

Tract "G":  
The East 500.0 feet of the NW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying southerly of the southerly right-of-way of the Northern Pacific Railroad as now laid out and operated.

Tract "H":  
The West 196.0 feet of the SE 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying North of the centerline of 88th St. No., as the same is presently located and travelled, excepting therefrom the North 109.89' (6.66 Rods) thereof.

Tract "I":  
The East 500.0 feet of the SW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying North of the centerline of 88th St. No., as the same is presently located and travelled, excepting therefrom the North 109.89' (6.66 Rods) thereof.

Tract "J":  
All that part of the SW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying West of a line that is parallel with and 500.0 feet West of the East line of said SW 1/4 of the NW 1/4 and North of the centerline of 88th St. No. as the same is presently located and travelled. Excepting therefrom the North 109.89' (6.66 Rods) thereof.

Tract "K":  
The North 109.89 feet (6.66 Rods) of the SW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying West of the line that is parallel with and 500.0 feet West of the East line of said SW 1/4 of the NW 1/4 and northeasterly of the centerline of 88th St. No. as the same is presently located and travelled.

Tract "L":  
All that part of the NW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., lying southerly of the southerly right-of-way of the Northern Pacific Railroad and northerly of the centerline of 88th St. No. as the same is presently located and travelled, excepting therefrom the East 500.00 feet thereof and also excepting therefrom the following described tract: All that part of the West 590.0 feet of the East 1090.0 feet of said NW 1/4 of the NW 1/4 which lies South of said Southerly right-of-way of the Northern Pacific Railroad and northerly of the following described line: the point of beginning of the line to be described is a point in the West line of the East 1090.0 feet of said NW 1/4 of the NW 1/4; said point being 895.0 feet North of the SW corner of said East 1090.0 feet, and running thence southeasterly to a point in the West line of the East 500.00 feet of said NW 1/4 of the NW 1/4, said point being 635.0 feet North of the SW corner of said East 500.0 feet, said point being the end of the line to be described.

Tract "M":  
All that part of the NE 1/4 of the NE 1/4 of Sec. 23, T30N, R21 W, Grant Twp., Wash. Co., Minn., lying southerly of the southerly right-of-way line of the Northern Pacific Railroad, and lying northerly of the centerline of 88th St. No., as the same is presently located and travelled.

Tract "N":  
All that part of the SW 1/4 of the NW 1/4 of Sec. 24, T30N, R21W, Grant Twp., Wash. Co., Minn., described as follows: Commencing at an iron pipe located at the southeast corner of SW1/4 of NW1/4 of Sec. 24, T30N, R21W, Wash. Co., Minn.; thence westerly along the South line of said SW1/4 of NW1/4, on an assumed bearing of South 89°31'03" West, for 215.90 feet to the point of beginning of this description; thence North 0°04'17" East for 275.75 feet; thence South 81°49'13" West for 16.05 feet; thence South 2°52'16" East for 181.28 feet; thence North 86°28'41" West for 219.15 feet; thence South 3°20'57" West for 79.04 feet; thence North 88°13'20" West for 94.15 feet; thence North 3°25'46" West for 69.37 feet; thence South 82°46'43" West for 61.25 feet; thence South 2°19'25" East for 94.77 feet to a point on said South line of SW1/4 of NW1/4 of Sec. 24; thence North 89°31'03" East along said South line of SW1/4 of NW1/4 for 385.15 feet to the point of beginning.

(Clubhouse and parking lot site):  
All that part of the West 590.0 feet of the East 1090 feet of the NW1/4 of the NW1/4 of Sec. 24, T30N, R21W, Grant Twp., Washington Co., Minn., which lies southerly of the southerly right-of-way line of the Burlington-Northern Ry. Co., (formerly Northern-Pacific Ry.) and northerly of the following described line. The point of beginning of the line to be described is a point in the West line of the East 1090.00 feet of said NW1/4 of the NW1/4, said point being 895.00 feet North of the SW corner of said East 1090.00 feet, and running thence southeasterly to a point in the West line of the East 500.00 feet of said NW1/4 of the NW1/4, said point being 635.00 feet North of the SW corner of said East 500.00 feet, said point being the end of the line to be described.  
Abstract Property

Has caused the same to be surveyed and platted as STILLWATER OAKS and does hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Fairway Estates of Grant, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

Signed: Fairway Estates of Grant, LLC

By \_\_\_\_\_  
President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ by \_\_\_\_\_ President of Fairway Estates of Grant, LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I Kaleb J. Kadelbach do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
Kaleb J. Kadelbach  
Licensed Land Surveyor  
Minnesota License No. 57070

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Kaleb J. Kadelbach, Minnesota License No. 57070

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY OF STILLWATER, MINNESOTA

This plat was approved by the City Council of Stillwater, Minnesota this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

Signed: \_\_\_\_\_ Attest: \_\_\_\_\_  
Mayor City Administrator

COUNTY SURVEYOR

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Surveyor

COUNTY AUDITOR/TREASURER APPROVAL

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9 and Section 272.12, taxes payable in the year 202\_\_, on real estate hereinbefore described, have been paid; there are no delinquent taxes, the current taxes and transfer has been entered on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Auditor/Treasurer

COUNTY RECORDER

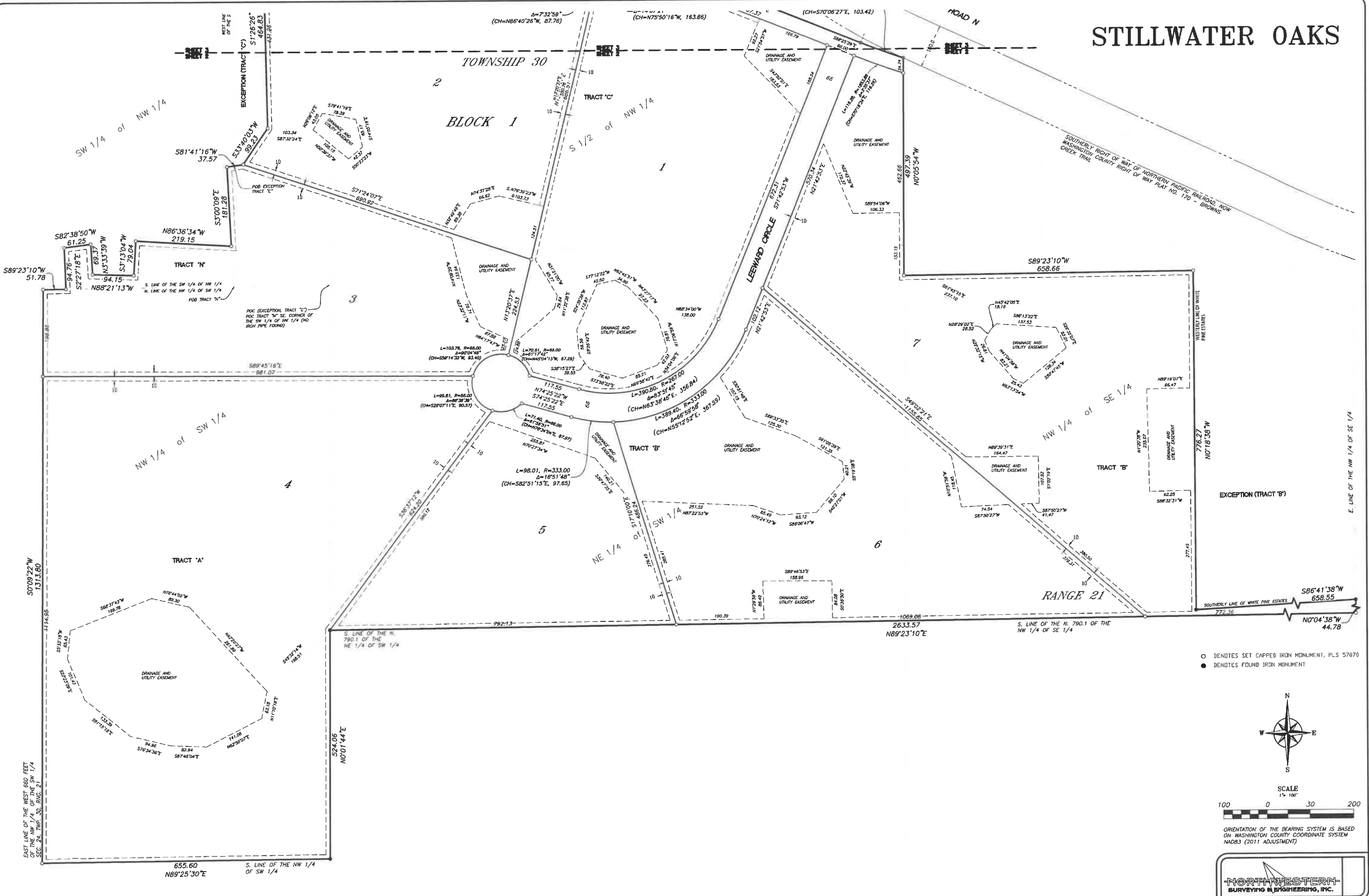
Document Number \_\_\_\_\_

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly recorded in Washington County Records.

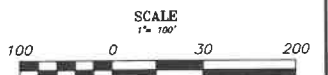
By: \_\_\_\_\_ By: \_\_\_\_\_  
Washington County Recorder



# STILLWATER OAKS



○ DENOTES SET CAPPED IRON MONUMENT, PLS 57670  
 ● DENOTES FOUND IRON MONUMENT

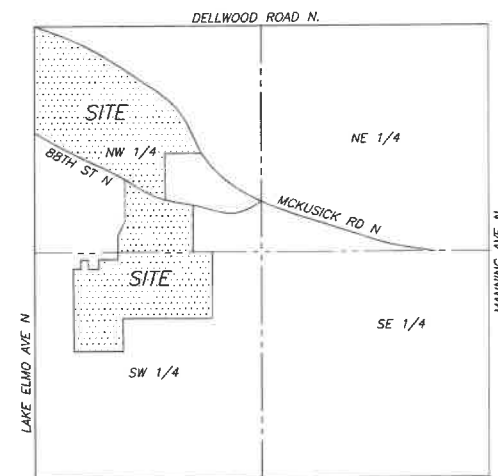


ORIENTATION OF THE BEARING SYSTEM IS BASED ON WASHINGTON COUNTY COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT)

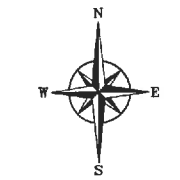


# STILLWATER OAKS

VICINITY MAP

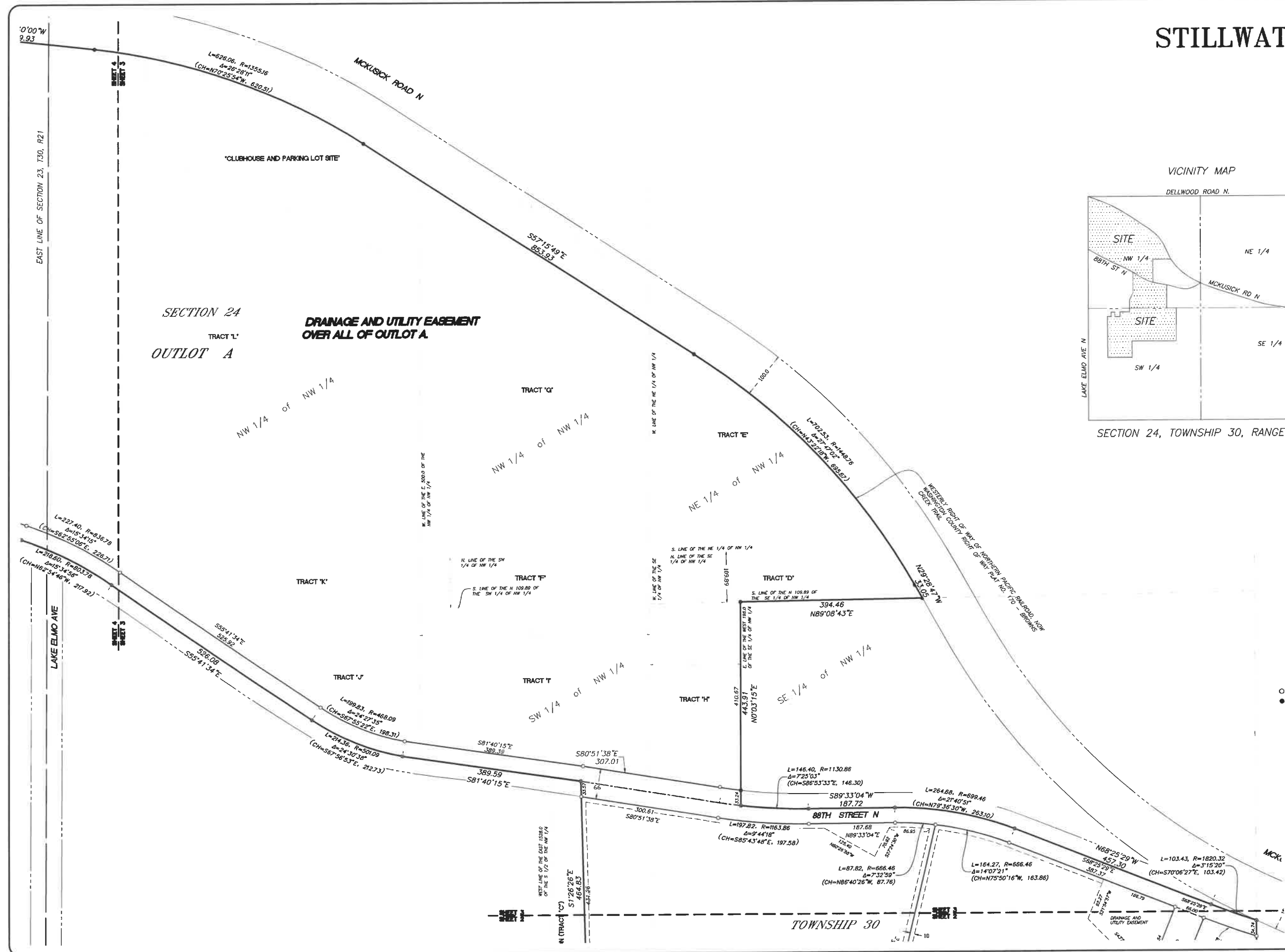


SECTION 24, TOWNSHIP 30, RANGE 21



- DENOTES SET CAPPED IRON MONUMENT, PLS 57070
- DENOTES FOUND IRON MONUMENT

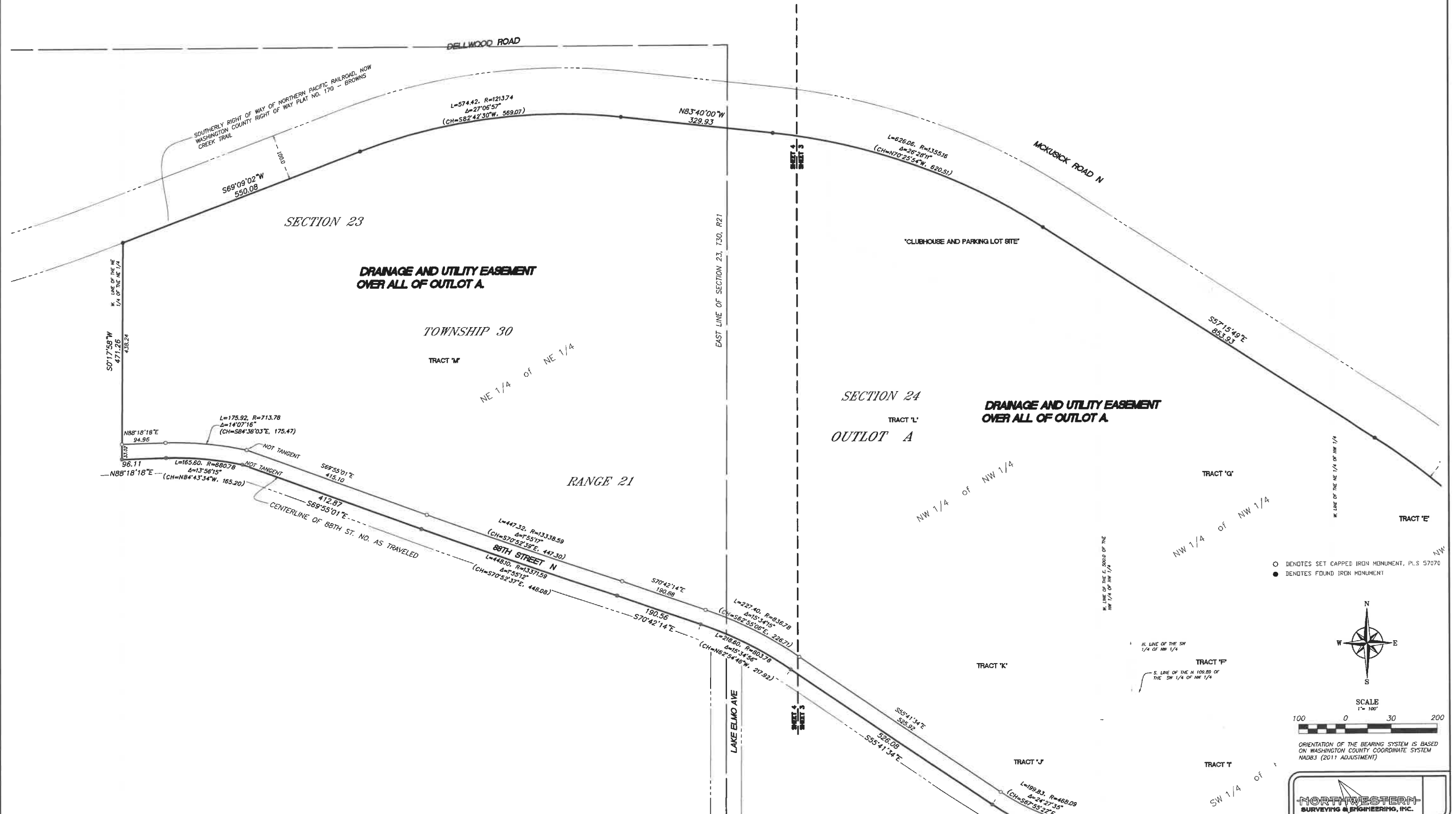
ORIENTATION OF THE BEARING SYSTEM IS BASED ON WASHINGTON COUNTY COORDINATE SYSTEM NAD83 (2011 ADJUSTMENT)



SECTION 24  
TRACT 'L'  
OUTLOT A  
**DRAINAGE AND UTILITY EASEMENT  
OVER ALL OF OUTLOT A.**

TOWNSHIP 30

# STILLWATER OAKS



# STILLWATER OAKS

(PHASE 1)

## RESIDENTIAL DEVELOPMENT PROJECT

### CITY OF GRANT, MN

OWNER:  
FAIRWAY ESTATES  
OF GRANT, LLC

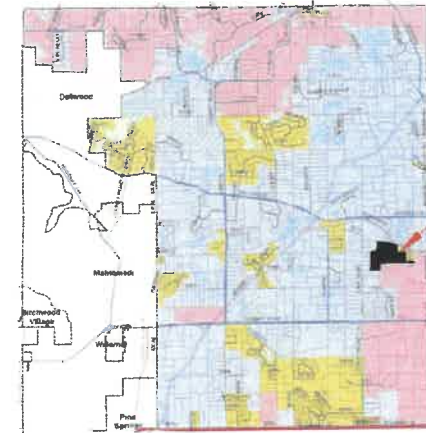
Jason Palmby  
612-220-6641  
jason@palmby.com



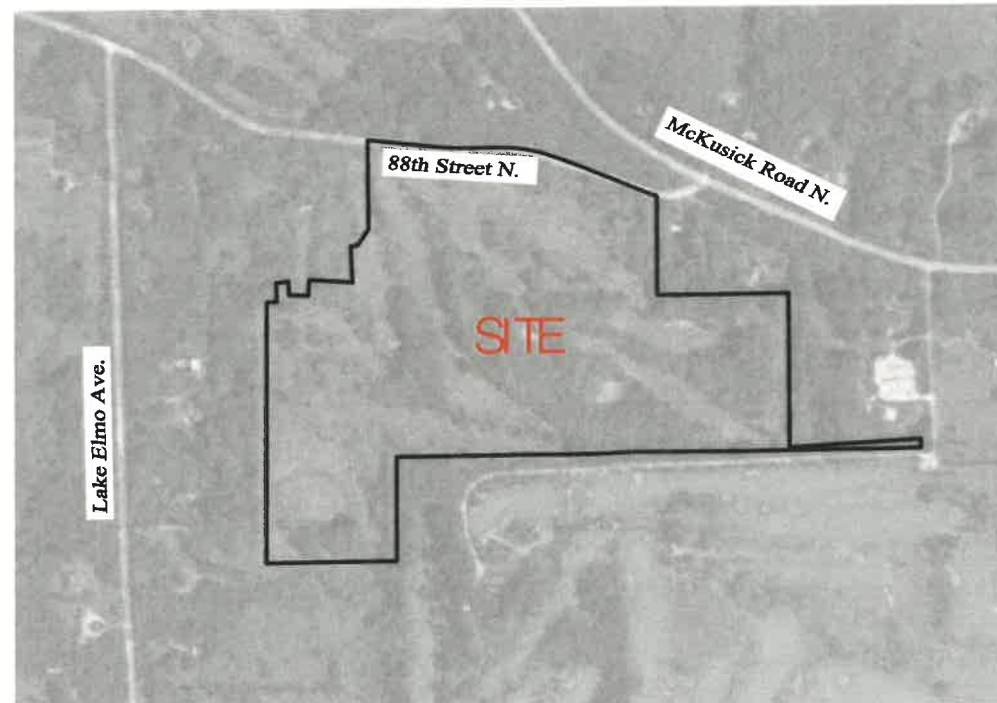
MINNESOTA



WASHINGTON COUNTY



CITY OF GRANT, MN



PROJECT LOCATION



STILLWATER OAKS  
(PHASE 1)  
RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT  
WASHINGTON COUNTY, MN

PROJECT LOCATION PLAN

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: 01/22/24 Reg. No. 24345  
PREPARED BY: *Jason Palmby*  
CIVIL ENGINEERING  
SITE DESIGN  
118 East Broadway St.  
Monticello, MN 55362  
www.civildesign.com

REVISIONS

DATE	01/22/24	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD
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FILE NO. 00835

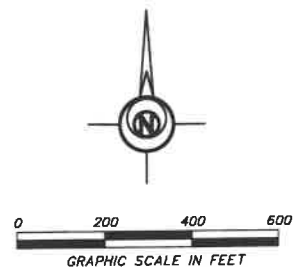
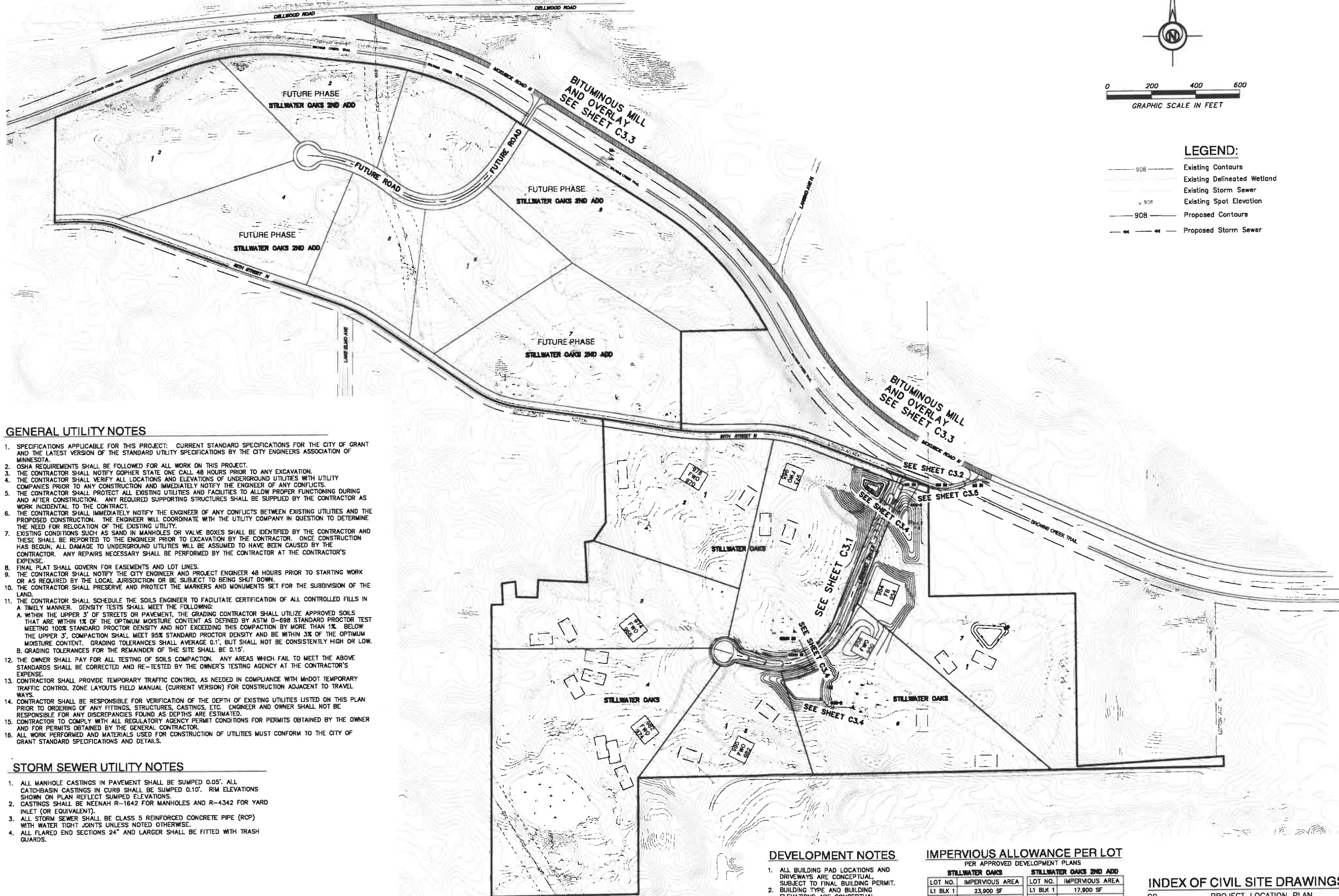
INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1.1	OVERALL LAYOUT & UTILITY NOTES
C2.1	GRADING & DRAINAGE PLAN
C3.1-C3.5	STORM SEWER & STREET PLANS
C4.1-C4.2	SWPPP
C5.1	EXISTING CONDITIONS & REMOVAL PLAN
C6.1-C6.2	DETAILS
C7.1	VEGETATION MANAGEMENT PLAN

CO

Project Location Plan





**LEGEND:**

--- 90B ---	Existing Contours
---	Existing Delineated Wetland
---	Existing Storm Sewer
▽ 90B	Existing Spot Elevation
--- 90B ---	Proposed Contours
---<<---	Proposed Storm Sewer

**GENERAL UTILITY NOTES**

- SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF GRANT AND THE LATEST VERSION OF THE STANDARD UTILITY SPECIFICATIONS BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
- EXISTING CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES SHALL BE IDENTIFIED BY THE CONTRACTOR AND THESE SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION BY THE CONTRACTOR. ONCE CONSTRUCTION HAS BEGUN, ALL DAMAGE TO UNDERGROUND UTILITIES WILL BE ASSUMED TO HAVE BEEN CAUSED BY THE CONTRACTOR. ANY REPAIRS NECESSARY SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- FINAL PLAT SHALL GOVERN FOR EASEMENTS AND LOT LINES.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
- THE CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MANNER. DENSITY TESTS SHALL MEET THE FOLLOWING:
  - WITHIN THE UPPER 3" OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1% BELOW THE UPPER 3". COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1", BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
  - GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15".
- THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENCY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL AS NEEDED IN COMPLIANCE WITH MDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL (CURRENT VERSION) FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
- CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY THE OWNER AND FOR PERMITS OBTAINED BY THE GENERAL CONTRACTOR.
- ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF GRANT STANDARD SPECIFICATIONS AND DETAILS.

**STORM SEWER UTILITY NOTES**

- ALL MANHOLE CASTINGS IN PAVEMENT SHALL BE SUMPED 0.05'. ALL CATCH-BASIN CASTINGS IN CURB SHALL BE SUMPED 0.10'. RIM ELEVATIONS SHOWN ON PLAN REFLECT SUMPED ELEVATIONS.
- CASTINGS SHALL BE NEENAH R-1642 FOR MANHOLES AND R-4342 FOR YARD INLET (OR EQUIVALENT).
- ALL STORM SEWER SHALL BE CLASS 5 REINFORCED CONCRETE PIPE (RCP) WITH WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
- ALL FLARED END SECTIONS 24" AND LARGER SHALL BE FITTED WITH TRASH GUARDS.

**DEVELOPMENT NOTES**

- ALL BUILDING PAD LOCATIONS AND DRIVEWAYS ARE CONCEPTUAL SUBJECT TO FINAL BUILDING PERMIT.
- BUILDING TYPE AND BUILDING ELEVATIONS ARE CONCEPTUAL SUBJECT TO FINAL BUILDING PERMIT.
- FINAL BUILDING SITE AND DRIVEWAY TOTAL IMPERVIOUS AREA EXCEEDING IMPERVIOUS ALLOWANCE ON EACH LOT WILL REQUIRE ADDITIONAL PERMIT APPROVAL BY BROWNS CREEK WATERSHED DISTRICT.

**IMPERVIOUS ALLOWANCE PER LOT**  
PER APPROVED DEVELOPMENT PLANS

STILLWATER OAKS		STILLWATER OAKS 2ND ADD	
LOT NO.	IMPERVIOUS AREA	LOT NO.	IMPERVIOUS AREA
L1 BLK 1	23,900 SF	L1 BLK 1	17,900 SF
L2 BLK 1	18,580 SF	L2 BLK 1	17,390 SF
L3 BLK 1	22,560 SF	L3 BLK 1	25,220 SF
L4 BLK 1	24,060 SF	L4 BLK 1	22,150 SF
L5 BLK 1	24,770 SF	L5 BLK 1	20,820 SF
L6 BLK 1	16,980 SF	L6 BLK 1	18,890 SF
L7 BLK 1	17,450 SF	L7 BLK 1	21,180 SF
		L8 BLK 1	19,980 SF

**INDEX OF CIVIL SITE DRAWINGS:**

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C5.1	EXISTING CONDITIONS & REMOVAL PLAN
C6.1-C6.2	DETAILS
C7.1	VEGETATION MANAGEMENT PLAN

OWNER:  
**FAIRWAY ESTATES OF GRANT, LLC**

Jason Palmby  
612-220-6641  
jason@palmby.com

**STILLWATER OAKS (PHASE 1)**  
RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT  
WASHINGTON COUNTY, MN

OVERALL LAYOUT & UTILITY NOTES

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: 01/22/24 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
118 East Broadway St.  
P.O. Box 566  
Monticello, MN 55363  
Phone: 763-314-0929  
www.civilteam.com

REVISIONS

NO.	DATE	DESCRIPTION

DATE	01/22/24
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00835

**C1.1**  
Overall Layout & Utility Notes

**DEVELOPMENT NOTES**

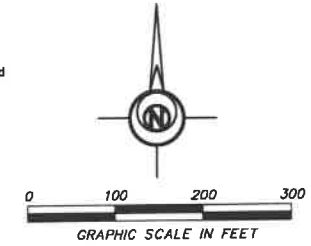
1. ALL BUILDING PAD LOCATIONS AND DRIVEWAYS ARE CONCEPTUAL. SUBJECT TO FINAL BUILDING PERMIT.
2. BUILDING TYPE AND BUILDING ELEVATIONS ARE CONCEPTUAL. SUBJECT TO FINAL BUILDING PERMIT.
3. FINAL BUILDING SITE AND DRIVEWAY TOTAL IMPERVIOUS AREA EXCEEDING IMPERVIOUS ALLOWANCE ON EACH LOT WILL REQUIRE ADDITIONAL PERMIT APPROVAL BY BROWNS CREEK WATERSHED DISTRICT.

**IMPERVIOUS ALLOWANCE PER LOT**  
PER APPROVED DEVELOPMENT PLANS

LOT NO.	IMPERVIOUS AREA
L1 BLK 1	23,800 SF
L2 BLK 1	18,580 SF
L3 BLK 1	22,560 SF
L4 BLK 1	24,080 SF
L5 BLK 1	24,770 SF
L6 BLK 1	16,980 SF
L7 BLK 1	17,450 SF

**LEGEND:**

- 90E Existing Contours
- Existing Delineated Wetland
- Existing Storm Sewer
- Existing Spot Elevation
- Proposed Contours
- Proposed Storm Sewer
- Proposed Spot Elevation
- Flow Direction



OWNER:  
**FAIRWAY ESTATES OF GRANT, LLC**

Jason Palmby  
612-220-6641  
jason@palmby.com

**STILLWATER OAKS (PHASE 1)**  
**RESIDENTIAL DEVELOPMENT PROJECT**  
CITY OF GRANT  
WASHINGTON COUNTY, MN

**GRADING & DRAINAGE PLAN**

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.

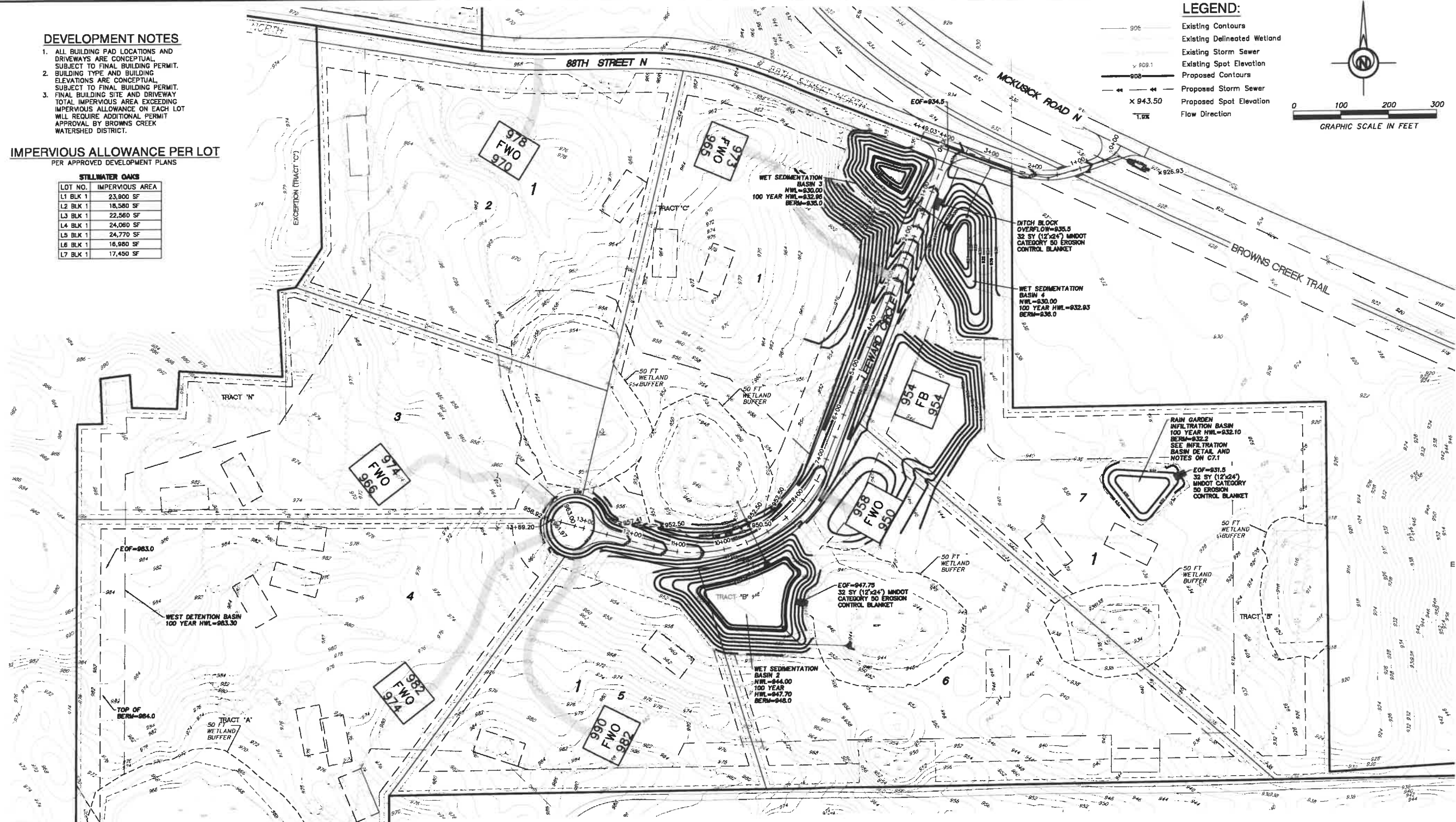
Date: 01/22/24 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**  
118 East Broadway St.  
Monticello, MN 55352  
Phone: 507-535-2828  
www.civiland.com

DATE	01/22/24
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. **00835**

**C2.1**  
Grading & Drainage Plan



- GENERAL GRADING NOTES:**
1. Specifications applicable for this project: Current standard specifications for City of Grant, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
  2. OSHA requirements shall be followed for all work on this project.
  3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166).
  4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
  5. Erosion Control shall be constructed, as applicable, as sequenced below:
    - A. Silt Fence.
    - B. Rock Construction Entrance.
    - C. Demolition
    - D. Common excavation (grading).
    - E. Seed and mulch or sod (See notes on Landscape plan).
  6. Final Plat shall govern for easements and lot dimensions.
  7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
  8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
  9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
    - A. Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
    - B. Grading tolerances for the remainder of the site shall be 0.25'.
  10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
  11. The Grading contractor shall provide positive drainage on the site at all times.
  12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
  13. All silt fence shall be removed at project completion.
  14. All septic fields shall be protected by fencing during grading.
  15. All erosion control best management practices shall be per City standards.

**TYPICAL HOUSE PADS**

<b>929.7</b> FWO	SUGGESTED GARAGE FLOOR ELEVATION
<b>921.7</b>	SUGGESTED BUILDING TYPE LOWEST OPENING ELEVATION

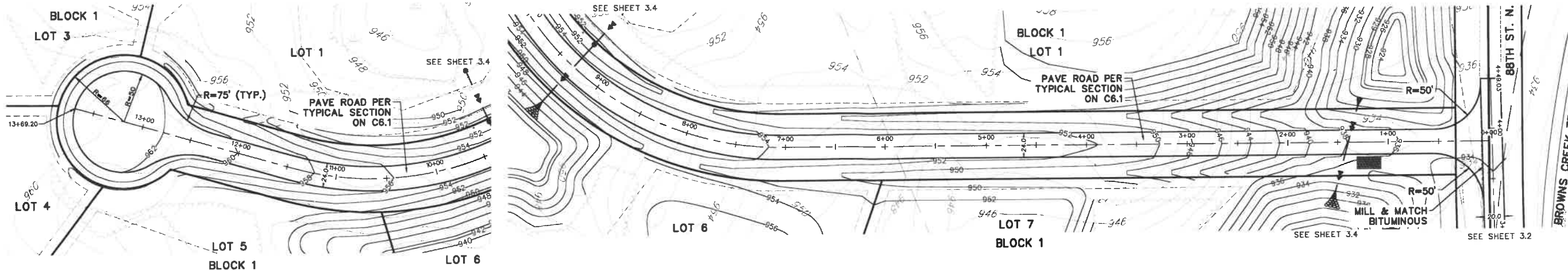
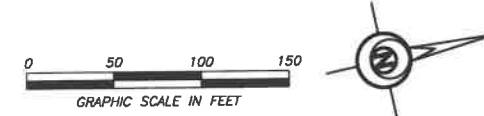
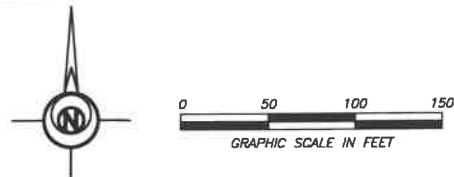
FB = FULL BASEMENT  
FBLO = FULL BASEMENT LOOKOUT  
FWO = FULL BASEMENT WALKOUT  
MLWO = MULTI-LEVEL WALKOUT

**INDEX OF CIVIL SITE DRAWINGS:**

- C0 PROJECT LOCATION PLAN
- C1.1 OVERALL LAYOUT & UTILITY NOTES
- C2.1 GRADING & DRAINAGE PLAN
- C3.1-C3.5 STORM SEWER & STREET PLANS
- C4.1-C4.2 SWPPP
- C5.1 EXISTING CONDITIONS & REMOVAL PLAN
- C6.1-C6.2 DETAILS
- C7.1 VEGETATION MANAGEMENT PLAN



# LEEWARD CIRCLE



### NOTES

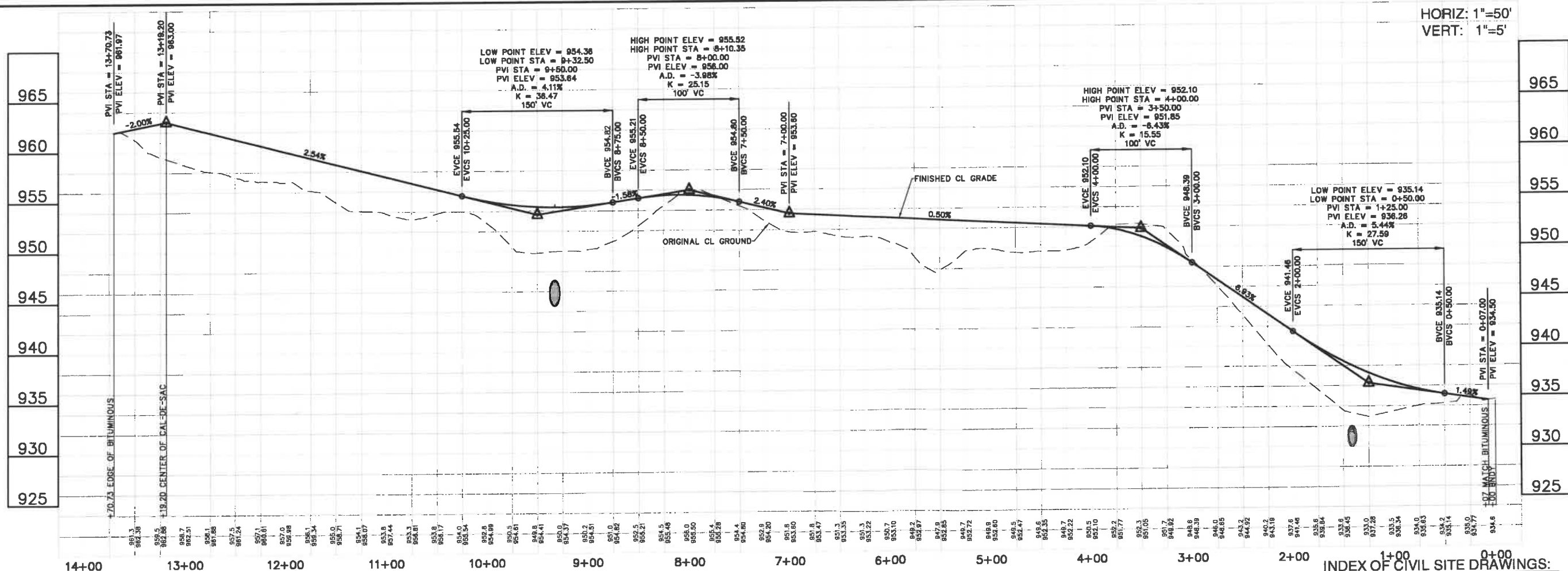
1. STATION REFERS TO STREET CENTERLINE.
2. ALL INLET CB & CBMH WILL HAVE INLET PROTECTION.

OWNER:  
FAIRWAY ESTATES  
OF GRANT, LLC

Jason Palmby  
612-220-6641  
jason@palmby.com

STILLWATER OAKS  
(PHASE 1)  
RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT,  
WASHINGTON COUNTY, MN

STORM & STREET PLANS



HORIZ: 1"=50'  
VERT: 1"=5'

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.  
*Jason Palmby*  
Date: 01/22/24 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING  
SITE DESIGN  
118 East Broadway St.  
Monticello, MN 55603  
Phone: 612-220-6641  
www.chylead.com

DATE	01/22/24
DRAWN BY	SD
DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00835

### INDEX OF CIVIL SITE DRAWINGS:

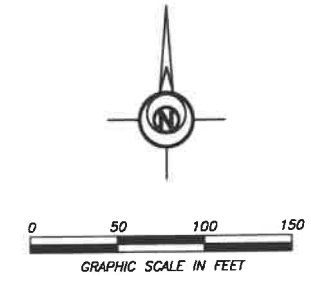
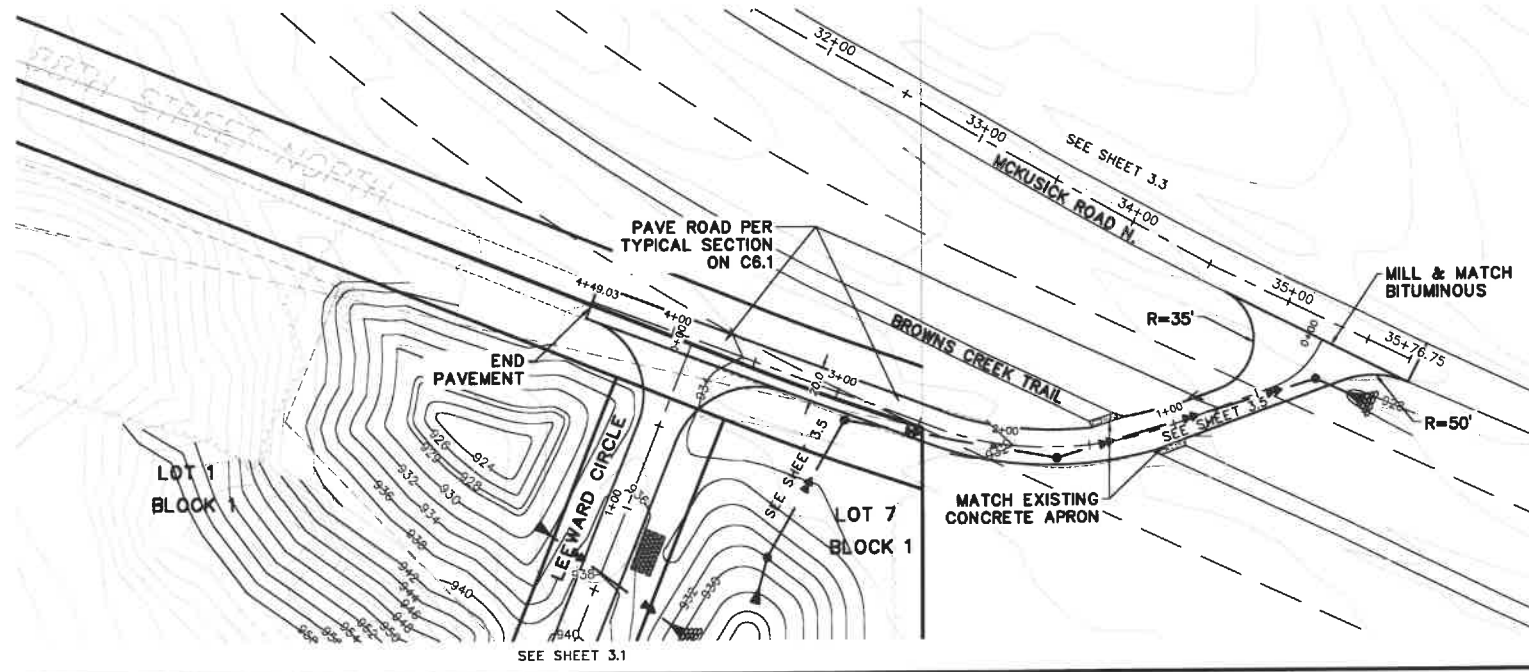
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- C7.1 VEGETATION MANAGEMENT PLAN

# C3.1

Storm & Street Plans



# 88TH STREET N.



OWNER:  
FAIRWAY ESTATES  
OF GRANT, LLC

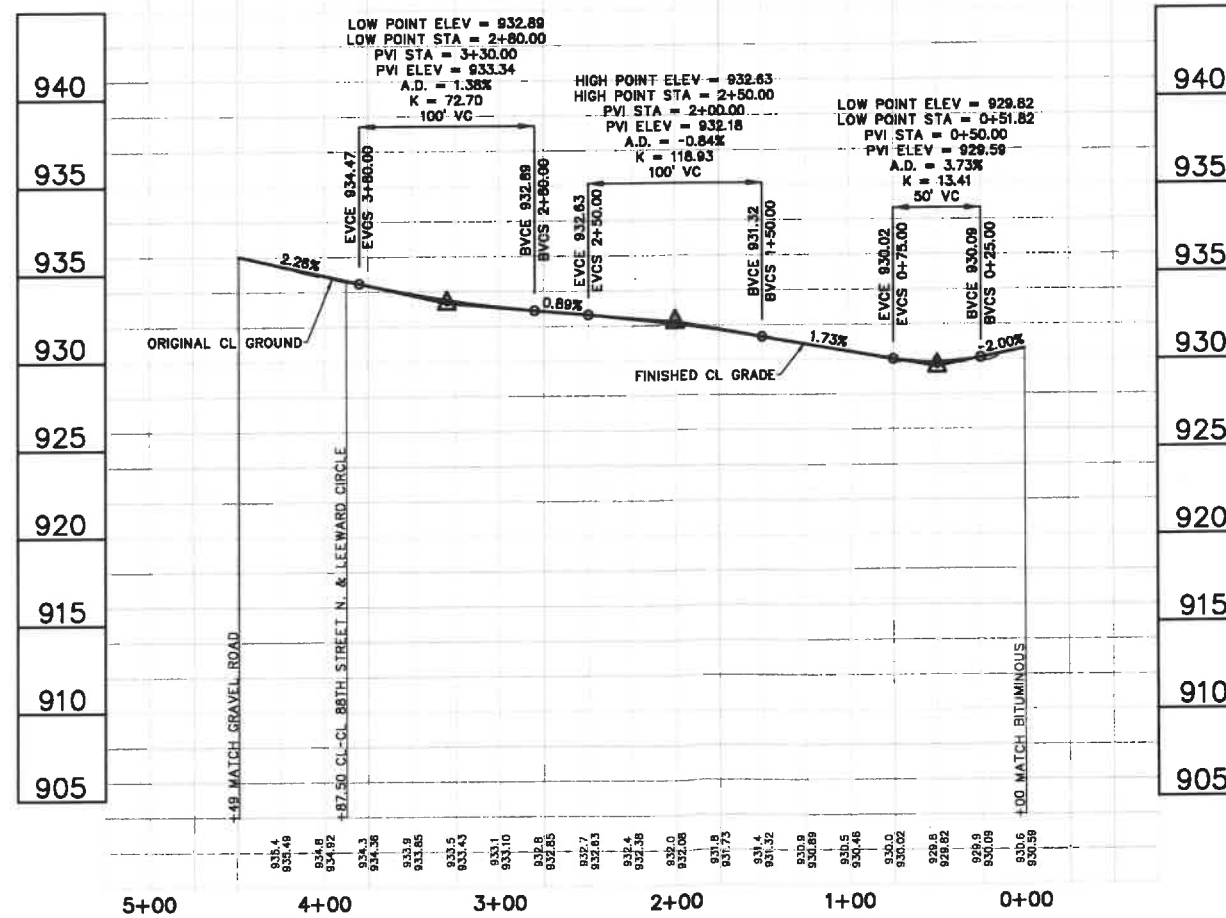
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STORM & STREET PLANS

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DATE: 01/22/24 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
118 East Broadway St.  
Monticello, MN 55929  
www.civilseed.com

REVISIONS


DATE 01/22/24	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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FILE NO. 00835

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## C3.2

Storm & Street Plans

**LEGEND**

MILL & Overlay Area

2" MILL W/ 2" OVERLAY MCKUSICK ROAD N.  
FROM INTERSECTION MCKUSICK ROAD N.E &  
DELLWOOD THENCE SE (3,587 LF +/- X  
22.0 FT +/-) TO INTERSECTION OF 88TH  
STREET N. & MCKUSICK ROAD N.  
(SEE TYP. DETAIL SHEET C6.2)

198 LF X 4 FT. WIDE  
X 2 IN. DEPTH  
MILLING

**MCKUSICK ROAD N.**



OWNER:  
**FAIRWAY ESTATES  
OF GRANT, LLC**

Jason Palmby  
612-220-6641  
jason@palmby.com

**STILLWATER OAKS  
(PHASE 1)  
RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT  
WASHINGTON COUNTY, MN**

**BITUMINOUS MILL & OVERLAY PLAN**

**NOTES:**  
1) AT EXISTING BITUMINOUS DRIVEWAYS,  
CONTRACTOR TO MATCH EXISTING DRIVEWAYS  
TO BITUMINOUS ROADWAY  
2) AT EXISTING AGGREGATE DRIVEWAYS OR  
ROADS, CONTRACTOR TO INSTALL 2.0 FT  
WIDE BITUMINOUS APRON MATCHING WIDTH  
OF DRIVEWAY AT EDGE OF STREET PAVEMENT.

MATCH LINE

MATCH LINE

**MCKUSICK ROAD N.**

22 LF X 4 FT. WIDE  
X 2 IN. DEPTH  
MILLING

116 LF X 4 FT. WIDE  
X 2 IN. DEPTH  
MILLING

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the laws of the State of Minnesota.

*Jason Palmby*  
Date: 01/22/24 Reg. No. 24345

PREPARED BY: **CIVIL ENGINEERING  
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www.civiland.com

**REVISIONS**

DATE	BY	SD	DESIGNED BY	SD	CHECKED BY	SD
01/22/24						

FILE NO. **00835**

**C3.3**  
Bituminous Mill & Overlay Plan

# STORM EASEMENT

# STORM EASEMENT

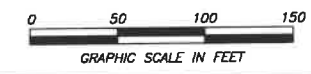
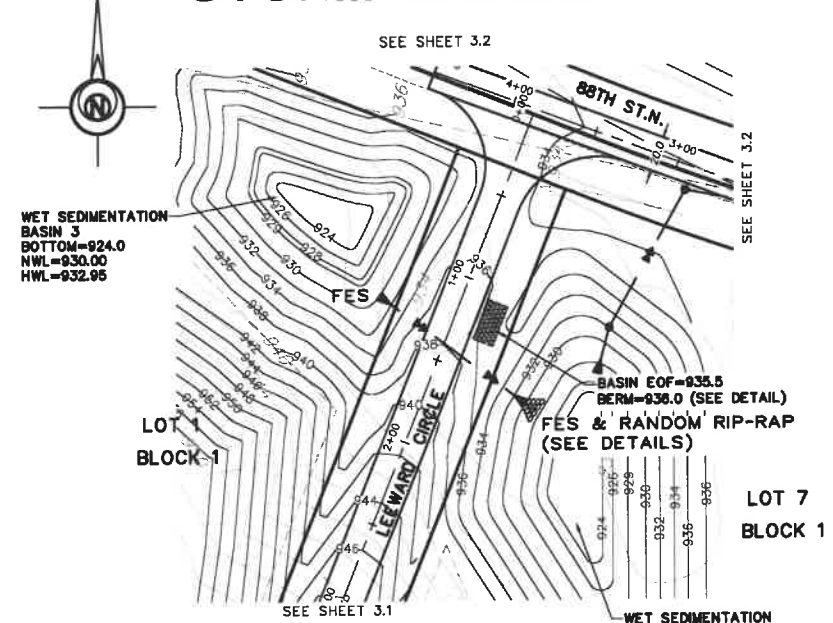
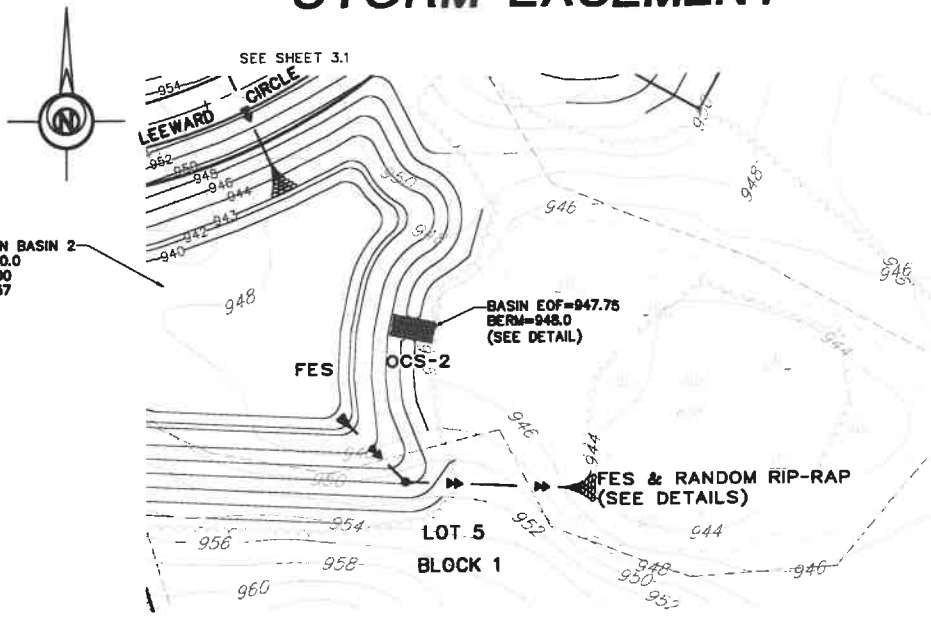
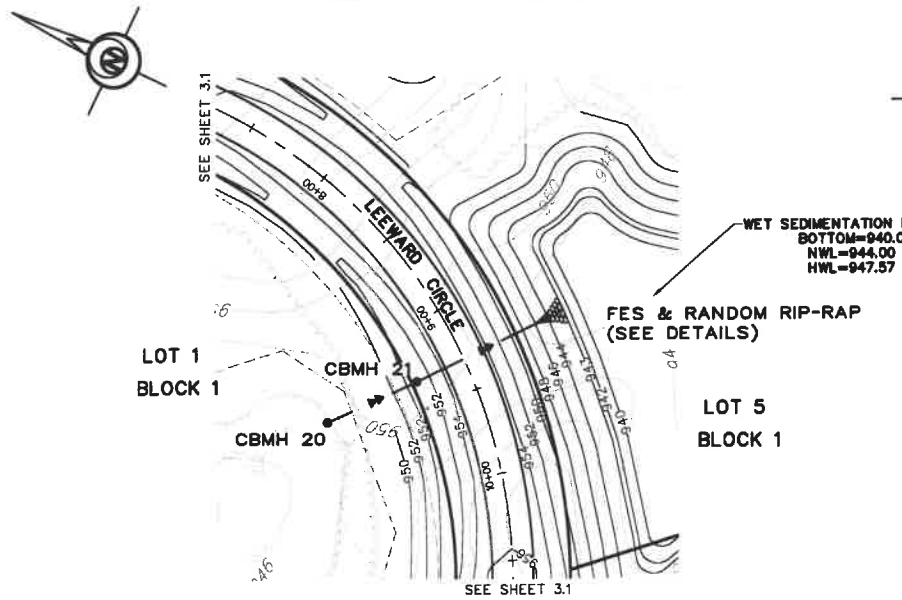
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jason@palmby.com

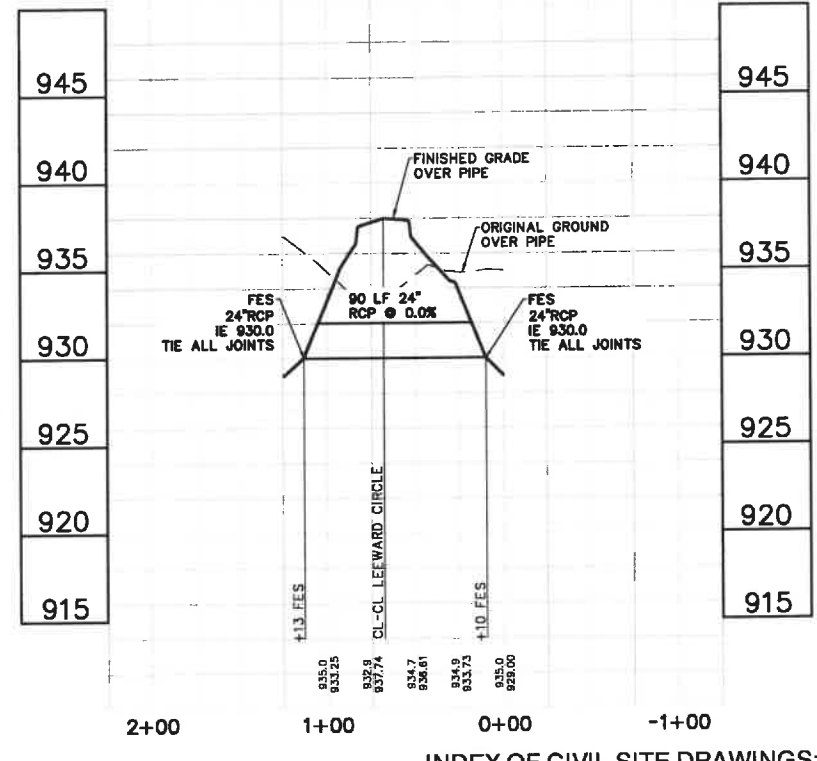
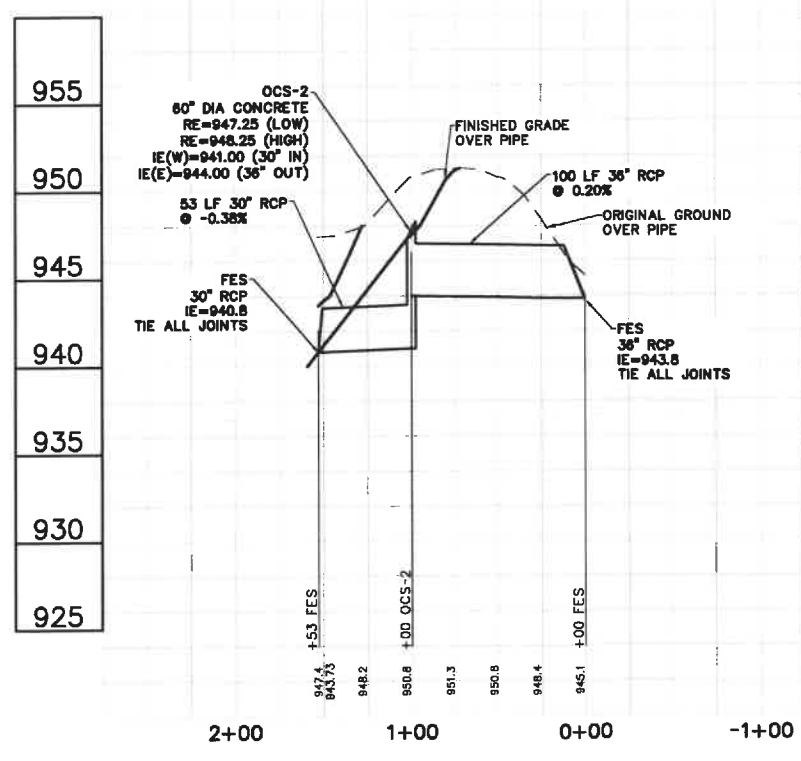
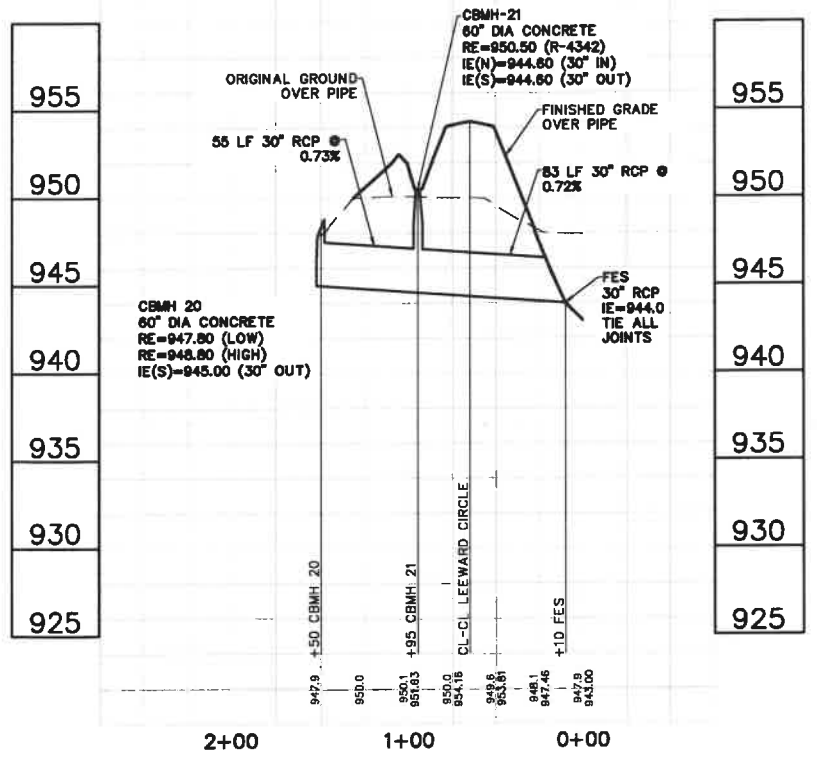
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WASHINGTON COUNTY, MN

STORM & STREET PLANS



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PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
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Phone: 833-314-0828  
www.civildesign.com

DATE	01/22/24
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DESIGNED BY	SD
CHECKED BY	SD

FILE NO. 00835

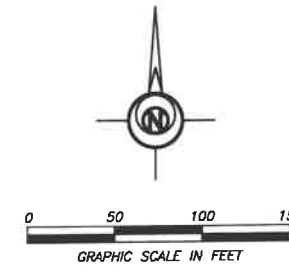
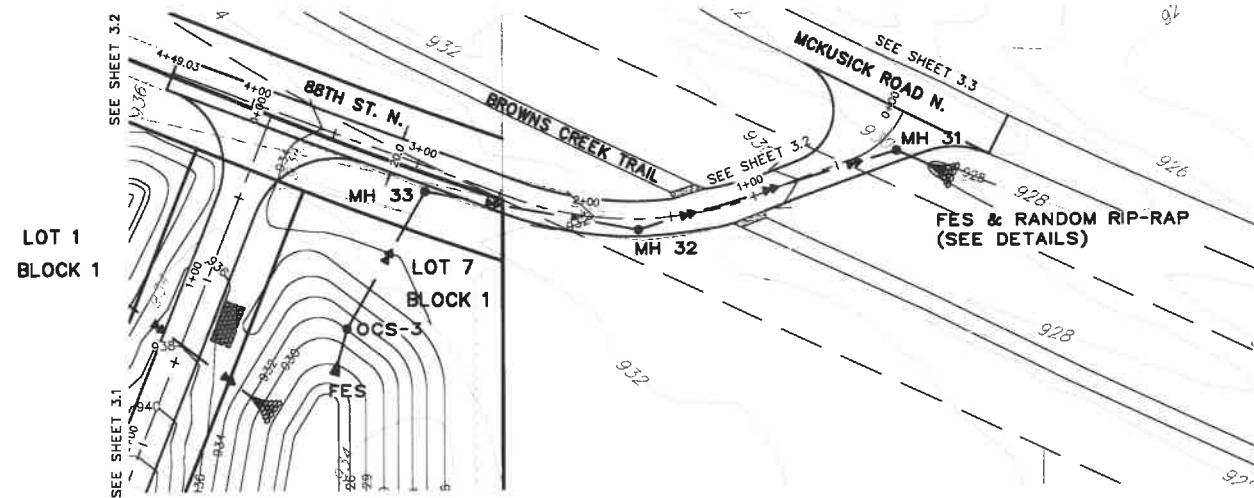
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C7.1	VEGETATION MANAGEMENT PLAN

# C3.4

Storm & Street Plans

# STORM EASEMENT



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OF GRANT, LLC

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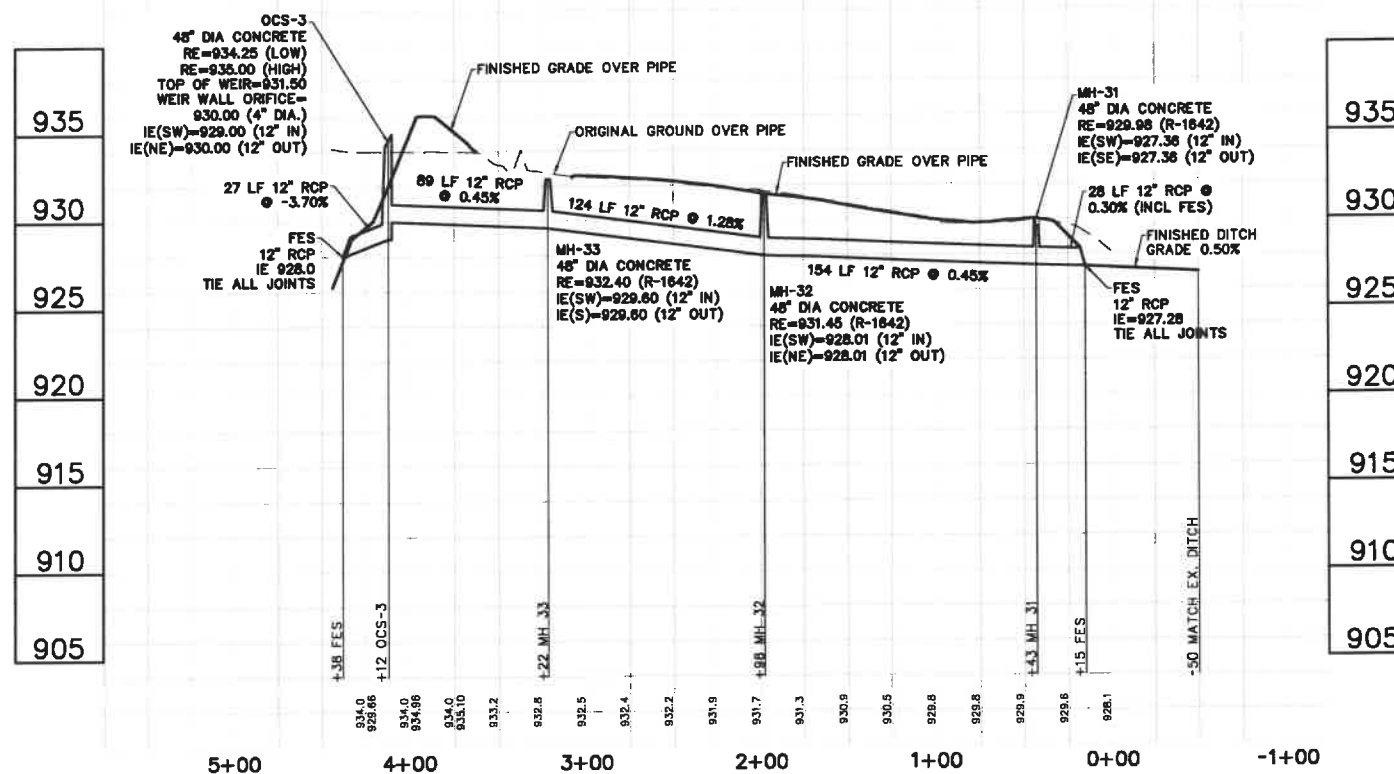
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**STORM & STREET PLANS**

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DATE	DRAWN BY	DESIGNED BY	CHECKED BY
01/22/24	SD	SD	SD

FILE NO. 00835

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C6.1-C6.2	DETAILS
C7.1	VEGETATION MANAGEMENT PLAN

# C3.5

Storm & Street Plans



**SWPPP NARRATIVE**

This residential site project construction will consist of site clearing, grading, utilities, and streets. Construction is planned for 2024.

First, perimeter silt fence and rock construction entrance shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, including gas, electric, and communication utilities, buildings constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and established, temporary erosion control measures shall be removed.

**POLLUTION PREVENTION NOTES**

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

Concrete truck washout is not to be allowed on site unless washout water is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

**DESIGN CALCULATIONS**

Design calculations, including soil types are on file with: Civil Engineering Site Design

SWPPP Designer: Scott Dehike (Expires 2025)

**EROSION CONTROL NOTES**

- All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrance, swales, ponds, berms, etc.) shall be installed prior to any other construction operations.
- After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HEDP with fiber reinforced matrix, erosion blanket with seed, or sod.
- The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
- Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be removed via street scraping and sweeping at the end of each working day.
- Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
- Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
- Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blankets.
- Sufficient personnel, equipment, and materials shall be mobilized within 24 hours of written order (i.e. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

**TEMPORARY SEDIMENT BASIN NOTES**

- Where 5 or more acres of disturbed soil drain to a common location, permittees must provide a temporary sediment basin prior to disturbing more than 5 acres to provide treatment of the runoff before it leaves the construction site or enters surface waters. Permittees may convert a temporary sediment basin to a permanent basin after construction is complete. The temporary basin is no less required when permanent cover has reduced the acreage of disturbed soil is less than 5 acres draining to a common location.
- The temporary basin must provide live storage for the greater of a calculated volume of runoff from a 2-year, 24-hour storm from each acre drained to the basin or 1,800 of live storage per acre drained.

The temporary sediment basin will incorporate the permanent stormwater management basin design and sediment material that is introduced into the BMP will need to be removed from the basin. The following live storage data is below:

Basin	Required Live Storage (cu ft)	Provided Live Storage (cu ft)
Basin 1	62,471	145,232
Basin 2	31,036	108,041
Basin 3	13,752	52,542
Basin 4	10,839	104,806

**RESPONSIBLE PARTY**

Contact information for the responsible party for erosion control is:

Owner: Jason Palmby  
PO Box 302  
Excelsior, MN 55331  
612-220-6641

Contractor: To be Determined

Message: To be Determined

**EROSION CONTROL INSTALLATION SCHEDULE**

- Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
- Rock Construction Entrance shall be installed prior to grading operations.
- All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "hood rain-top Silt" or "Wood Drain-Curbs & Gutters" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacturer's recommendations.
- All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
- Sufficient topsoil shall be stockpiled to allow for the replacement of 6" topsoil for disturbed areas to be re-vegetated.
- The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded upon after disturbance. Areas that will not be subject to construction traffic which has temporarily or permanently ceased shall be seeded and mulched or sodded within 7 days of final grading.

**EROSION CONTROL MAINTENANCE SCHEDULE**

- Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence - 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance - refresh as necessary to conform to detail; inlet protection inserts - remove sediment after each rain event, clean or replace filter when clogged; surface water - drain and stabilize within 7 days of discovery; and street sweeping - remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
- Replacement - Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
- Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
- Removal of the silt fence - Silt fences shall be removed when they have served their useful purpose, but not before the up-slope grading area has been permanently stabilized.

**VEGETATION GROUND COVER SCHEDULE**

- Stabilization of all exposed soil areas must be initiated immediately but in no case completed later than seven (7) days after the construction activity in that portion of the site has temporarily or permanently ceased. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Permanent turf ground cover shall include all disturbed areas be covered with a minimum 6" topsoil. Turf seed to be MNDOT mix 25-141 applied at 59 lbs/ac with MNDOT Type 3 mulch to be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Stormwater basin seed to be 34-283 applied at 35 lbs/ac within 10 feet of open water (for infiltration basin: bottom and 3 feet up from bottom) and 33-261 applied at 36.5 lbs/ac above that to top of slope. Do not seed stormwater ponds below normal water level. Seeding and mulching shall conform to the latest NPDES requirements for installation schedule with regards to grading.
- Temporary ground cover to be MNDOT seed mix 22-111 shall be applied at 31 lbs/ac, or equivalent as approved by City. MNDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket. Fertilizer for turf shall be MNDOT Type 3 22-5-10 and applied at 350 lbs/ac. Disc fertilizer into top 3" of soil. Fertilizer for stormwater basin shall be Type 4, 18-1-8 at 150 lbs/ac within 10 feet of open water and Type 3 22-5-10 applied at 200 lbs/acre above that to top of slope. Specification reference is MNDOT 2274.
- Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using sowing rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
- Any seeded areas that do not become established with vegetation shall be re-seeded at Contractor's expense.
- Erosion blanket shall be installed in seed areas with ground surface slopes of 4H:1V or steeper.

**INFILTRATION BASIN NOTES**

- Infiltration area shall be staked off during construction to restrict heavy equipment traffic from compacting native soils.
- Install appropriate temporary erosion control devices to prevent sediment from entering the practice during construction.
- 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 skid-steers with rubber tracks are recommended.
- 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.
- Install sediment control around basin after completion of basin grading.
- Seeding and installation of erosion control shall be completed within 48 hours of final grading of basin.

**BROWN'S CREEK WATERSHED DISTRICT RULES NOTES**

- Per Rule 3.3.1, all erosion and sediment control measures must be installed, and the District must be given three business days before land-clearing activity commences which includes demolition and removals.
- Any dewatering requires submittal of a written plan for review and approval by BCDW.



BROWN CREEK, IMPAIRED WATER WITHIN 1 MILE RADIUS OF PROJECT

**LOCATION OF SWPPP REQUIREMENTS IN PLANS**

DESCRIPTION	LOCATION
STANDARD BMP DETAILS	DETAILS ON SHEET C6.1 & 6.2
STORMWATER CALCULATIONS	DRAINAGE REPORT
SITE MAP	DRAINAGE REPORT
SITE GRADING	GRADING PLAN SHEET C2.1
TEMPORARY SEDIMENT BASIN	SWPPP
SOILS DATA	GEOTECHNICAL REPORT

**EXISTING LEGAL DESCRIPTION**

SEE SURVEY

**SITE DATA:**

AREA OF PROJECT:	80.90 AC
PROPOSED IMPERVIOUS AREA:	39,540 SF (0.91 AC)
PERCENT IMPERVIOUS AREA: (39,540 SF / 3,824,004 SF)	0.1%
AREA OF DISTURBANCE:	7.9 AC

**EROSION CONTROL QUANTITIES:**

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	3,316	LF
INLET PROTECTION	5	EA
STRAW MULCH TYPE 3	4.3	AC
EROSION BLANKET CAT. 20	8,225	SY
6" FIBER LOG	1,992	LF
10" FIBER LOG	192	LF

**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
NORTHWESTERN SURVEYING & ENGINEERING, INC.  
P.O. BOX 3067  
BEMIDJ, MN 56801

DATED: SEPT 23, 2021

OWNER:  
FAIRWAY ESTATES  
OF GRANT, LLC

Jason Palmby  
612-220-6641  
jason@palmby.com

STILLWATER OAKS  
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RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT  
WASHINGTON COUNTY, MN

SWPPP

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Scott Dehike

Date: 01/22/24 Reg. No. 24348

PREPARED BY:  
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SITE DESIGN

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www.djwland.com

REVISIONS

DATE	BY	SD	DESIGNED BY	SD	CHECKED BY	SD
01/22/24						

FILE NO. 00835

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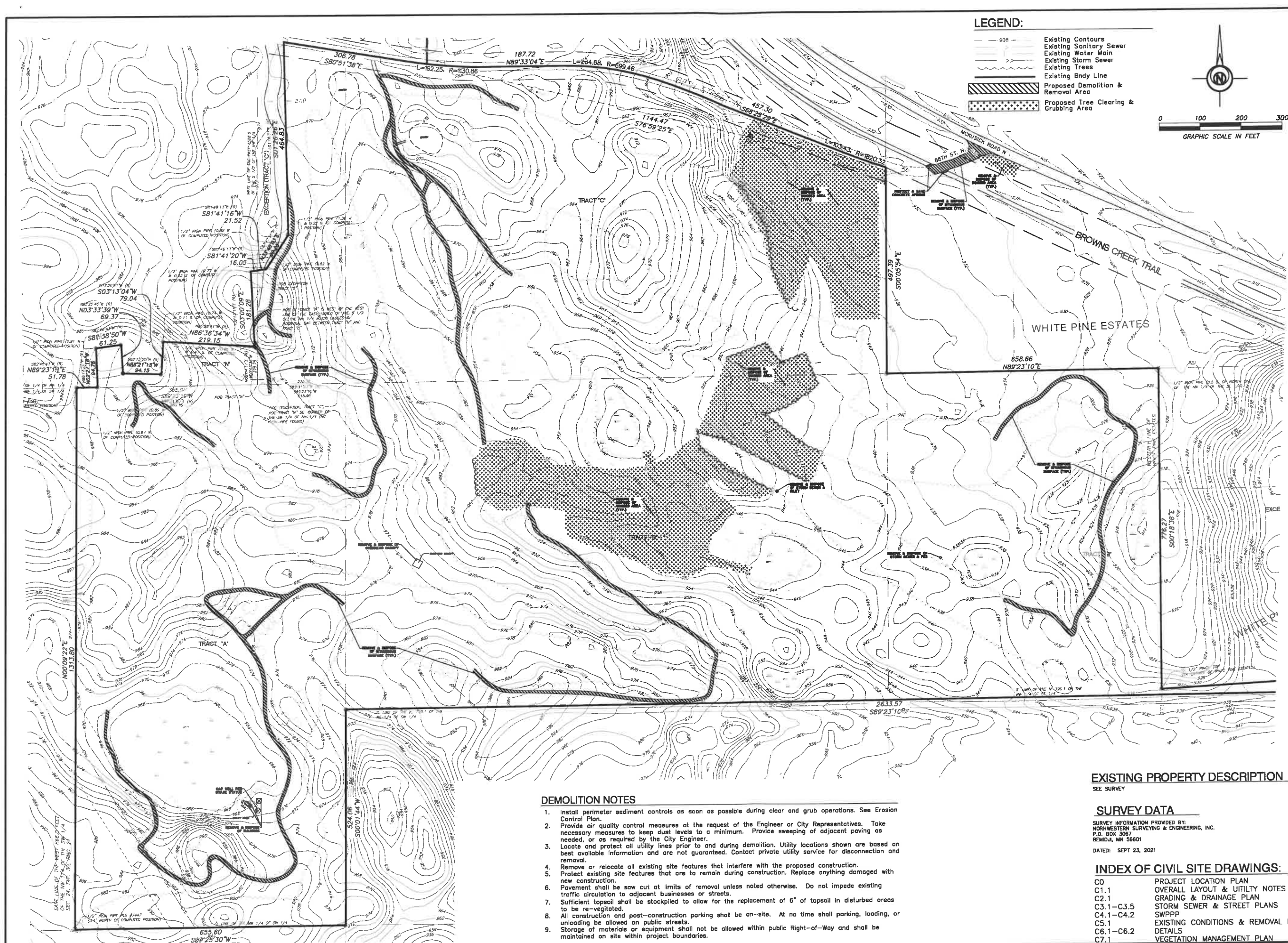
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C3.1-C3.5	STORM SEWER & STREET PLANS
C4.1-C4.2	SWPPP
C5.1	EXISTING CONDITIONS & REMOVAL PLAN
C6.1-C6.2	DETAILS
C7.1	VEGETATION MANAGEMENT PLAN

C4.1

SWPPP

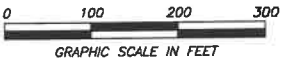






**LEGEND:**

- Existing Contours
- Existing Sanitary Sewer
- Existing Water Main
- Existing Storm Sewer
- Existing Trees
- Existing Body Line
- Proposed Demolition & Removal Area
- Proposed Tree Clearing & Grubbing Area



**OWNER:**  
**FAIRWAY ESTATES  
 OF GRANT, LLC**

Jason Palmby  
 612-220-6641  
 jason@palmby.com

**STILLWATER OAKS  
 (PHASE 1)  
 RESIDENTIAL DEVELOPMENT PROJECT  
 CITY OF GRANT  
 WASHINGTON COUNTY, MN**

**EXISTING CONDITION &  
 REMOVAL PLAN**

I hereby certify that this plan, specification, or report was prepared by me or by a professional engineer under the supervision of me or another professional engineer under the laws of the State of Minnesota.

Date: 01/22/24 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING  
 SITE DESIGN**

118 East Broadway St.  
 Monticello, MN 55952  
 Phone: 507-539-0025  
 www.civildesign.com

**REVISIONS**


<b>DATE</b> 01/22/24	<b>DRAWN BY</b> SD	<b>DESIGNED BY</b> SD	<b>CHECKED BY</b> SD
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FILE NO. 00835

**C5.1**  
**Existing Conditions &  
 Removal Plan**

**DEMOLITION NOTES**

1. Install perimeter sediment controls as soon as possible during clear and grub operations. See Erosion Control Plan.
2. Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
3. Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal.
4. Remove or relocate all existing site features that interfere with the proposed construction.
5. Protect existing site features that are to remain during construction. Replace anything damaged with new construction.
6. Pavement shall be saw cut at limits of removal unless noted otherwise. Do not impede existing traffic circulation to adjacent businesses or streets.
7. Sufficient topsoil shall be stockpiled to allow for the replacement of 6" of topsoil in disturbed areas to be re-vegetated.
8. All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
9. Storage of materials or equipment shall not be allowed within public Right-of-Way and shall be maintained on site within project boundaries.

**EXISTING PROPERTY DESCRIPTION**

SEE SURVEY

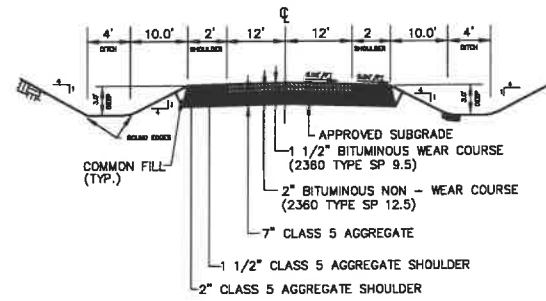
**SURVEY DATA**

SURVEY INFORMATION PROVIDED BY:  
 NORTHWESTERN SURVEYING & ENGINEERING, INC.  
 P.O. BOX 3067  
 BEMIDJI, MN 56601

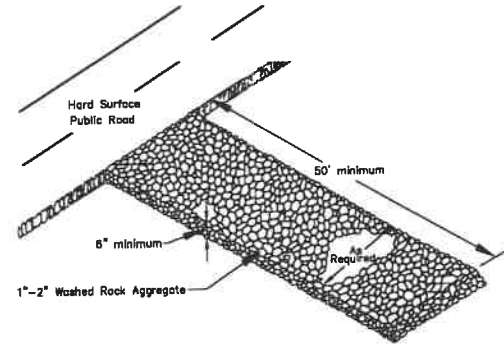
DATED: SEPT 23, 2021

**INDEX OF CIVIL SITE DRAWINGS:**

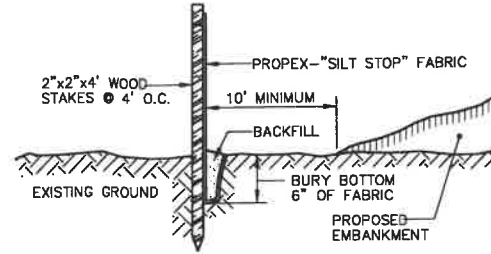
- |           |                                    |
|-----------|------------------------------------|
| CO        | PROJECT LOCATION PLAN              |
| C1.1      | OVERALL LAYOUT & UTILITY NOTES     |
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| C6.1-C6.2 | DETAILS                            |
| C7.1      | VEGETATION MANAGEMENT PLAN         |



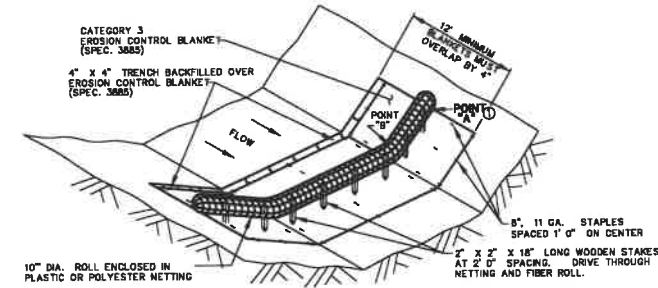
TYPICAL ROAD SECTION (LEEWARD CIRCLE)



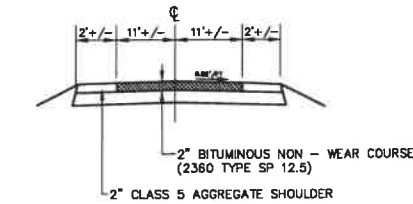
ROCK CONSTRUCTION ENTRANCE



SILT FENCE DETAIL (NTS)



FIBER LOGS / BLANKET SYSTEM



TYPICAL ROAD SECTION (MCKUSICK ROAD N.)

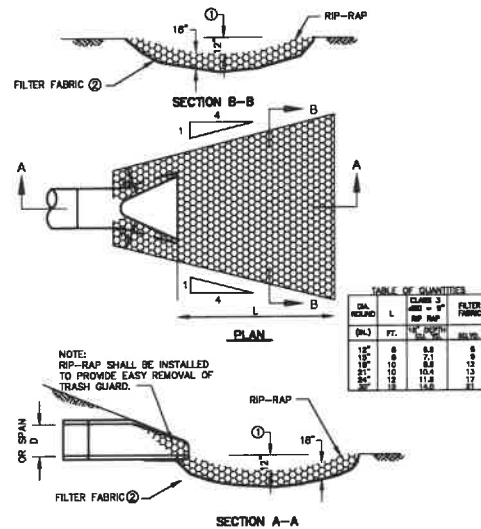
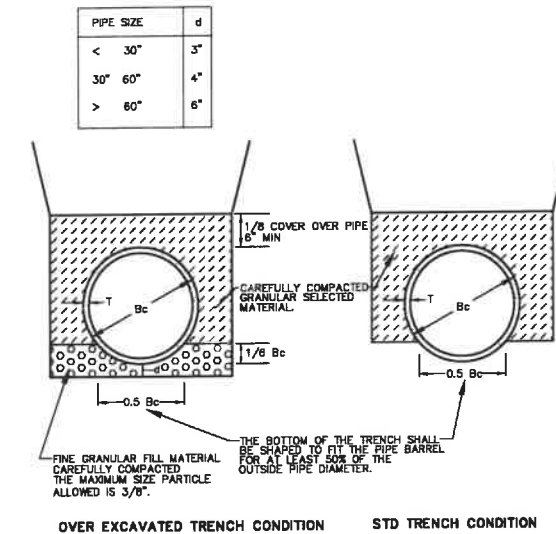


TABLE OF QUANTITIES

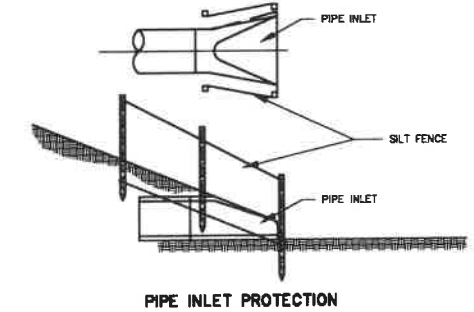
PIPE SIZE (IN.)	L (FT.)	CLASS C RIP-RAP (CY)	FILTER FABRIC (SQ. YD.)
18"	8	8.8	8
24"	8	11.7	8
30"	8	16.4	8
36"	8	21.2	8



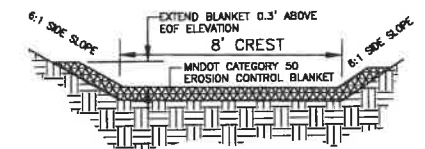
REFERENCE: CONCRETE PIPE DESIGN MANUAL PREPARED BY AMERICAN CONCRETE PIPE INSTITUTE

NOTE: FOR ROCK OR OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHOULD BE OVEREXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIAL.

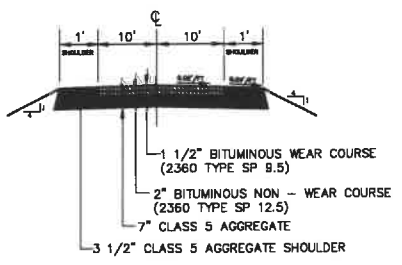
CLASS C PIPE BEDDING



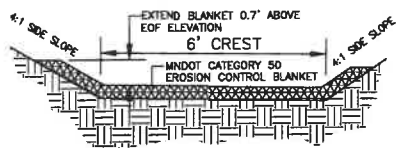
PIPE INLET PROTECTION



ALL BASINS EXCEPT FOR RAIN GARDEN INFILTRATION BASIN



TYPICAL ROAD SECTION (88TH STREET N.)



FOR RAIN GARDEN INFILTRATION BASIN

INFILTRATION BASIN GENERAL NOTES:

- 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.
- INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
- IF THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE 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 INFILTRATION BASIN.
- 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.
- EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER. SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
- INFILTRATION BASIN TO BE SEEDDED WITH MNDOT SEED MIX 33-261 OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- BOTTOM OF INFILTRATION BASIN TO BE SEEDDED AND SHALL BE MULCHED WITH CLEAN GRAIN STRAW (MNDOT TYPE 3) AT A RATE OF 2 TONS PER ACRE.
- SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN (7) DAYS OF FINAL GRADING.

WETLAND BUFFER / CONSERVATION EASEMENT  
DO NOT DISTURB  
GLAUCONITE CONTACT CITY HALL 401-408-3003

SPECIFICATIONS:  
WETLAND BUFFER: COURTESY OF A POST AND A WETLAND BUFFER SIGN  
WETLAND BUFFER SIGNS: FABRICATED FROM 1/2\"/>

INDEX OF CIVIL SITE DRAWINGS:

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OWNER:  
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Jason Palmby  
612-220-6641  
jason@palmby.com

**STILLWATER OAKS (PHASE 1)**  
RESIDENTIAL DEVELOPMENT PROJECT  
CITY OF GRANT  
WASHINGTON COUNTY, MN

DETAILS

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.  
*Scott Dahl*  
Date: 01/22/24 Reg. No. 24348  
PREPARED BY: CIVIL ENGINEERING  
118 East Broadway St.  
PO Box 568  
Mankato, MN 56001  
Phone: 562-374-0029  
www.civillead.com

REVISIONS:

DATE	DRAWN BY	DESIGNED BY	CHECKED BY
01/22/24	SD	SD	SD

FILE NO. 00835

**C6.1**

Details



ADJUST CASTING TO 1/2" BELOW FINISHED GRADE.

MANHOLE FRAME AND COVER-NEENAH R-1642-B, ESS BROS. 309 OR APPROVED EQUAL. MACHINED BEARING SURFACE WITH 2 CONSEALED PICK HOLES.

ADJUSTMENT RINGS TO PROVIDE A MINIMUM OF 4" AND A MAXIMUM OF 12" OF TOTAL ADJUSTMENT. USE LARGER SIZE RINGS TO REDUCE THE NUMBER OF MORTAR JOINTS. INCLUDE ONE 2" RING IMMEDIATELY UNDER THE CASTING, AND ANY OTHER 2" RINGS UNDER THE LARGER SIZE RINGS.

FULL BED OF MORTAR BETWEEN RINGS AND THE CASTING, WRAP RINGS.

**RING WRAPPING PRODUCTS:**  
 WRAPIDSEAL - CCI PIPELINE SYSTEMS  
 GATOR WRAP - ESS BROTHERS  
 OR ENGINEER APPROVED EQUALS.

**NOTES:**  
 1. MANHOLES 8' DEEP OR GREATER, THE PRECAST SECTION IMMEDIATELY BELOW THE CONE SECTION SHALL BE 1'-4" (16") IN HEIGHT.

RUBBER GASKETS BETWEEN EACH JOINT IN MANHOLE SECTIONS.

\* 48" DIAMETER WHEN PIPE IS 36" OR SMALLER.  
 72" DIAMETER WHEN PIPE IS LARGER THAN 36". SEE ST-5

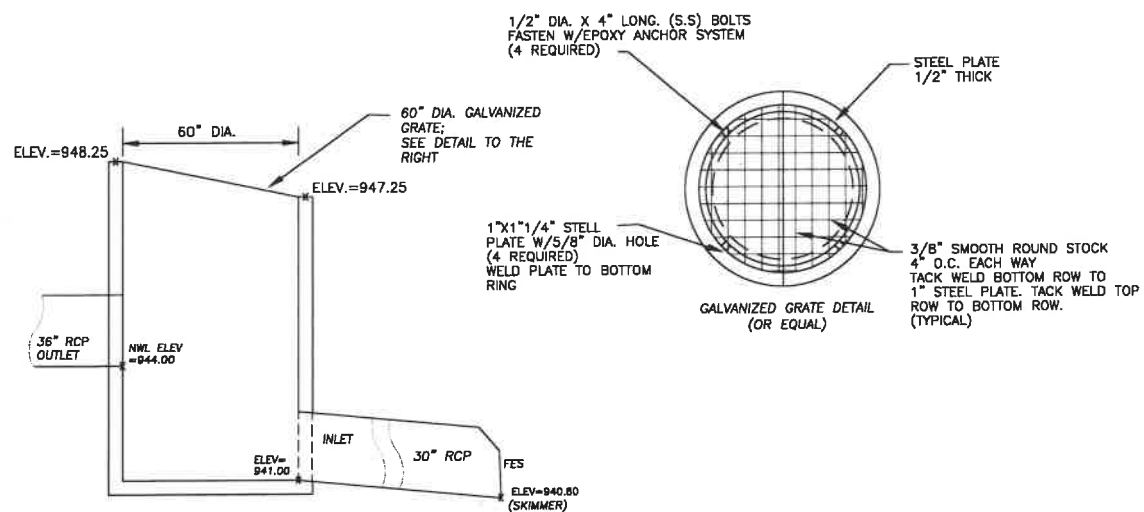
USE T-SECTION MANHOLE WHERE POSSIBLE (DESIGN J) WITH OFFSET CONE CONNECTION OR PRECAST SLAB.

DOGHOUSES SHALL BE GROUTED ON BOTH THE OUTSIDE AND INSIDE.

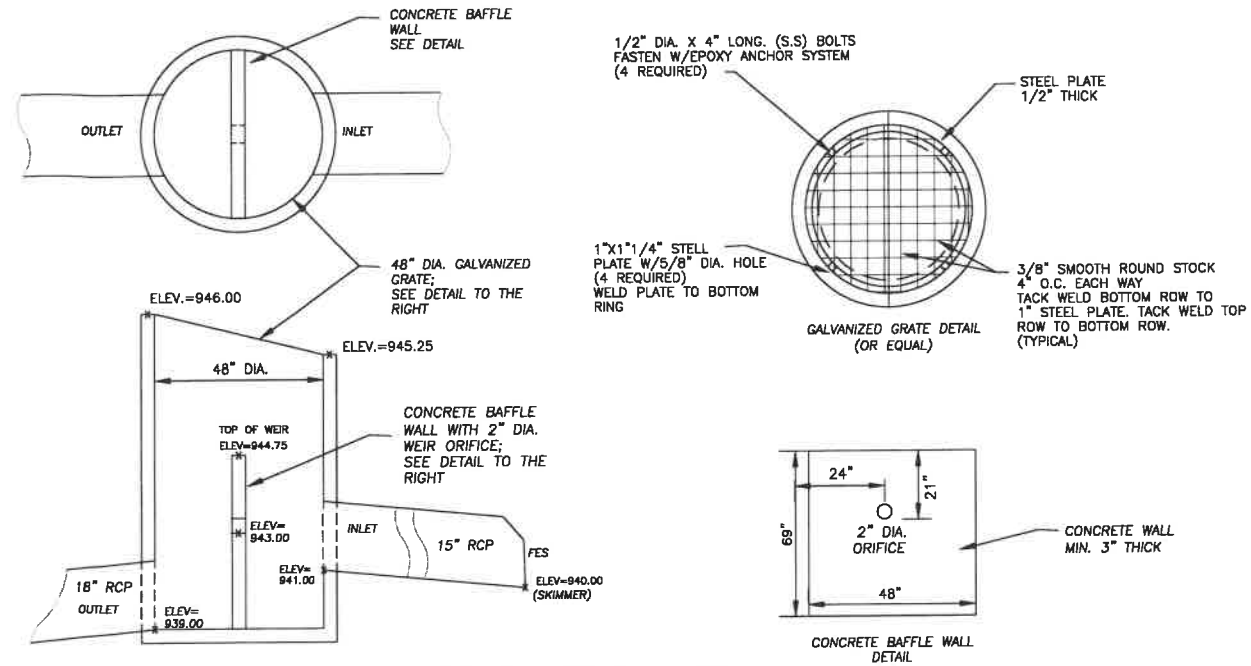
**NOTE**

MINIMUM SLAB THICKNESS 6" FOR 14" DEPTH. INCREASE THICKNESS 1" FOR EACH 4" OF DEPTH GREATER THAN 14" AND REINFORCE WITH 6"x8" 10/10 MESH.

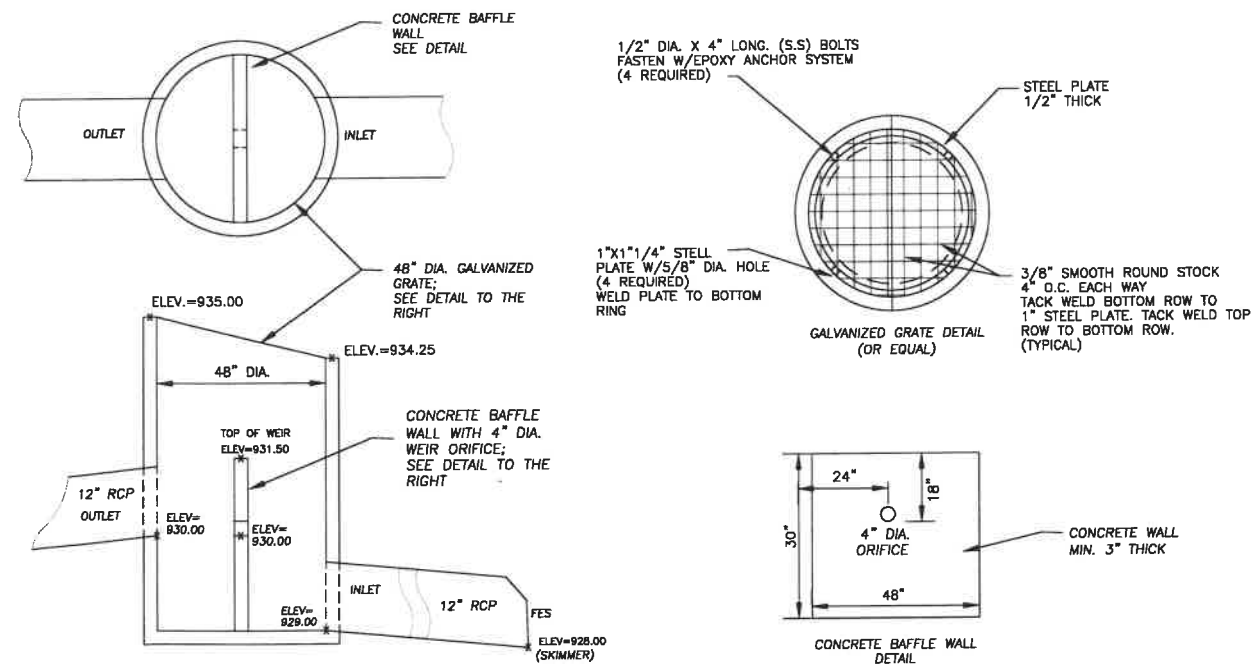
**STORM SEWER MANHOLE WITH CONE SECTION TYPICAL DETAIL**



**POND OUTLET CONTROL STRUCTURE OCS-2 NOT TO SCALE**



**POND OUTLET CONTROL STRUCTURE OCS-1 NOT TO SCALE**



**POND OUTLET CONTROL STRUCTURE OCS-3 NOT TO SCALE**

**OWNER:**  
 FAIRWAY ESTATES OF GRANT, LLC

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**DETAILS**

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: 01/22/24 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING SITE DESIGN  
 118 East Broadway St.  
 Monticello, MN 55362  
 Phone: 507-535-2255  
 www.civiland.com

REVISIONS

DATE	01/22/24	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD
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FILE NO. 00835

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**C6.2**

Details

