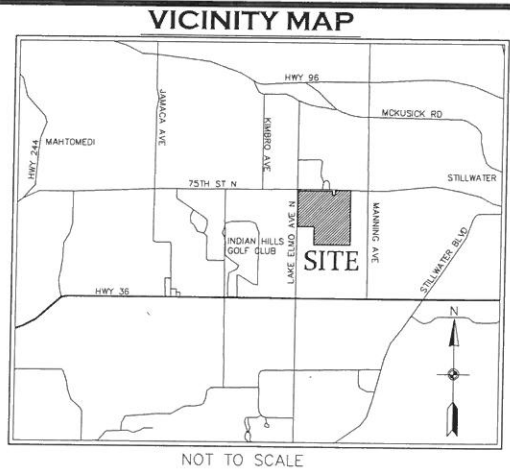


THE FARMS OF GRANT

GRANT, MINNESOTA



LAKE-ELMO AVENUE, NORTH

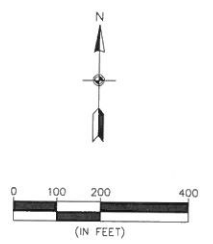
75TH STREET NORTH

STREET A

OUTLOT B

OUTLOT A

STREET A



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAMODT MNDT, ELEVATION: 1008.95 (NAVD 88)

SHEET INDEX	
1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT INDEX
4-8.	PRELIMINARY PLAT
9-11.	LIVABILITY PLAN
12.	GRADING INDEX
13-22.	PRELIMINARY GRADING & EROSION CONTROL PLANS
23.	DETAILS

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain
 • environmental
 • engineering
 • surveying
 3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.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 Professional Engineer under the laws of the State of Minnesota

Print Name: Joseph T. Radach, P.E.
 Signature: *[Signature]*
 Date: 1/20/17 License #: 45889

Drawn: JJO
 Designed: JTR
 Date: 1/20/17

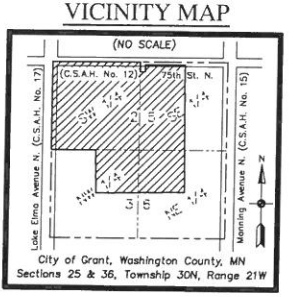
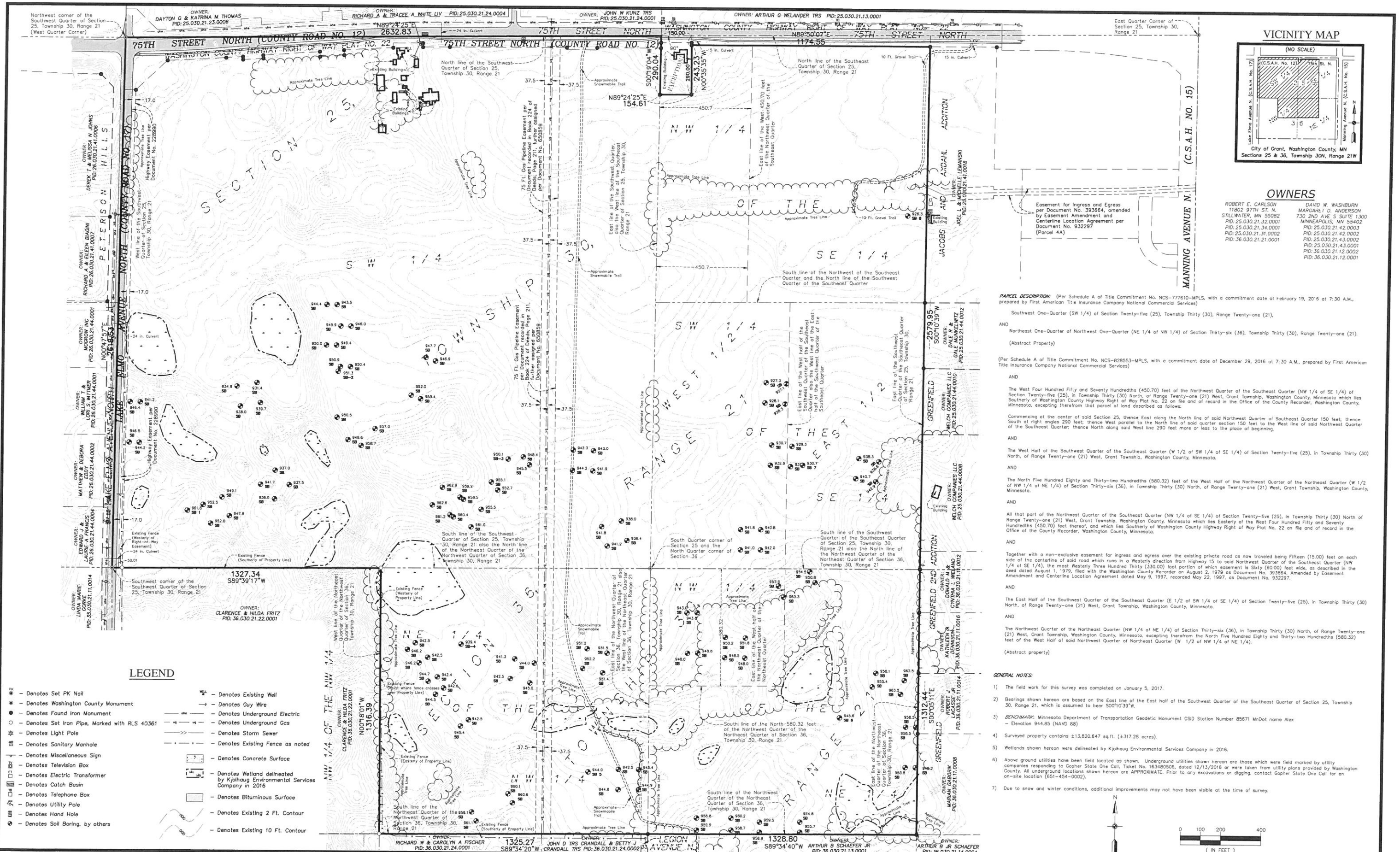
Revisions:
 1.

STREETCAR HOLDINGS, LLC.
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, MN

COVER SHEET

1 of 23



OWNERS

ROBERT E. CARLSON 11802 97TH ST. N. STILLWATER, MN 55082 PID: 25.030.21.32.0001 PID: 25.030.21.34.0001 PID: 25.030.21.31.0002 PID: 36.030.21.21.0001	DAVID W. WASHBURN MARGARET D. ANDERSON 730 2ND AVE. S SUITE 1300 MINNEAPOLIS, MN 55402 PID: 25.030.21.42.0003 PID: 25.030.21.42.0002 PID: 25.030.21.43.0002 PID: 25.030.21.43.0001 PID: 36.030.21.12.0002 PID: 36.030.21.12.0001
--	---

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment No. NCS-777610-MPLS, with a commitment date of February 19, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)

Southwest One-Quarter (SW 1/4) of Section Twenty-five (25), Township Thirty (30), Range Twenty-one (21),

AND

Northeast One-Quarter of Northwest One-Quarter (NE 1/4 of NW 1/4) of Section Thirty-six (36), Township Thirty (30), Range Twenty-one (21). (Abstract Property)

(Per Schedule A of Title Commitment No. NCS-828553-MPLS, with a commitment date of December 29, 2016 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services)

AND

The West Four Hundred Fifty and Seventy Hundredths (450.70) feet of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota, excepting therefrom that parcel of land described as follows:

Commencing at the center of said Section 25, thence East along the North line of said Northwest Quarter of Southeast Quarter 150 feet; thence South at right angles 290 feet; thence West parallel to the North line of said quarter section 150 feet to the West line of said Northwest Quarter of the Southeast Quarter; thence North along said West line 290 feet more or less to the place of beginning.

AND

The West Half of the Southwest Quarter of the Southeast Quarter (W 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.

AND

The North Five Hundred Eighty and Thirty-two Hundredths (580.32) feet of the West Half of the Northwest Quarter of the Northeast Quarter (W 1/2 of NW 1/4 of NE 1/4) of Section Thirty-six (36), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.

AND

All that part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota which lies Easterly of the West Four Hundred Fifty and Seventy Hundredths (450.70) feet thereof, and which lies Southerly of Washington County Highway Right of Way Plat No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota.

AND

Together with a non-exclusive easement for ingress and egress over the existing private road as now traveled being Fifteen (15.00) feet on each side of the centerline of said road which runs in a Westerly direction from Highway 15 to said Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), the most Westerly Three Hundred Thirty (330.00) foot portion of which easement is Sixty (60.00) feet wide, as described in the deed dated August 1, 1979, filed with the Washington County Recorder on August 2, 1979 as Document No. 393664. Amended by Easement Amendment and Centerline Location Agreement dated May 9, 1997, recorded May 22, 1997, as Document No. 932297.

AND

The East Half of the Southwest Quarter of the Southeast Quarter (E 1/2 of SW 1/4 of SE 1/4) of Section Twenty-five (25), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota.

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(Abstract property)

- GENERAL NOTES:**
- The field work for this survey was completed on January 5, 2017.
 - Bearings shown hereon are based on the East line of the East half of the Southeast Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, which is assumed to bear S00°10'39"W.
 - BENCHMARK:** Minnesota Department of Transportation Geodetic Monument GSD Station Number 85671 MnDot name Alex - Elevation 944.85 (NAVD 88)
 - Surveyed property contains 13,820,647 sq.ft. (±317.28 acres).
 - Wetlands shown hereon were delineated by Kjhough Environmental Services Company in 2016.
 - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 163480506, dated 12/13/2016 or were taken from utility plans provided by Washington County. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).
 - Due to snow and winter conditions, additional improvements may not have been visible at the time of survey.

LEGEND

- PK - Denotes Set PK Nail
- W - Denotes Washington County Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- ★ - Denotes Light Pole
- ⊕ - Denotes Sanitary Manhole
- ⊙ - Denotes Miscellaneous Sign
- - Denotes Television Box
- ⊞ - Denotes Electric Transformer
- ⊠ - Denotes Catch Basin
- ⊡ - Denotes Telephone Box
- ⊣ - Denotes Utility Pole
- ⊤ - Denotes Hand Hole
- ⊥ - Denotes Soil Boring, by others
- ⊕ - Denotes Existing Well
- - Denotes Guy Wire
- - Denotes Underground Electric
- - Denotes Underground Gas
- - Denotes Storm Sewer
- - Denotes Existing Fence as noted
- - Denotes Concrete Surface
- - Denotes Wetland delineated by Kjhough Environmental Services Company in 2016
- - Denotes Bituminous Surface
- - Denotes Existing 2 Ft. Contour
- - Denotes Existing 10 Ft. Contour

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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 R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 1/20/2017 License #: 40361

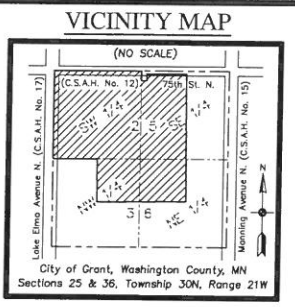
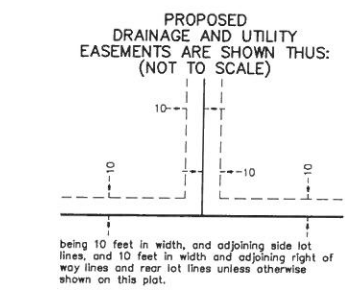
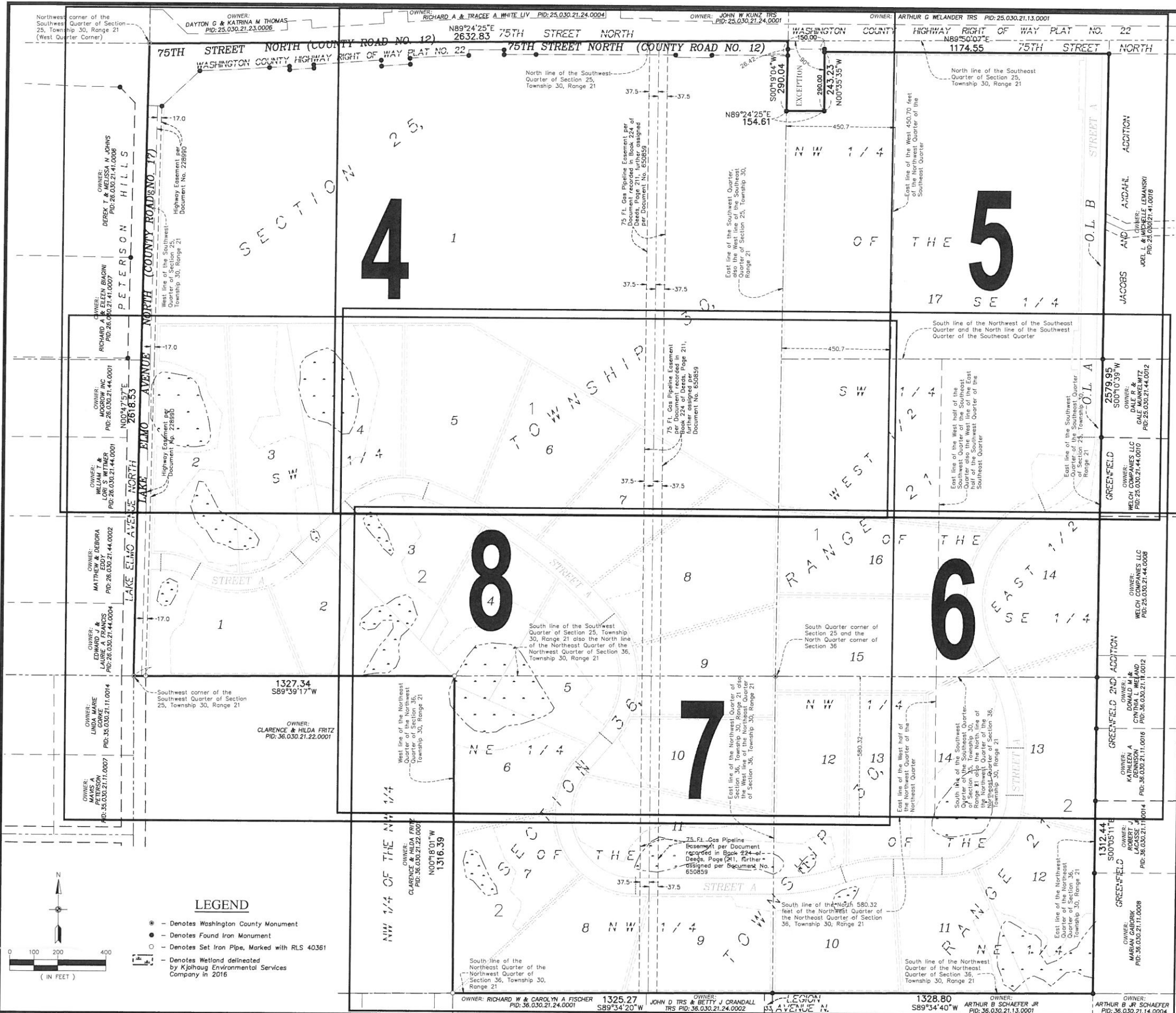
DRAWN BY: JAB
 ISSUE DATE: 1/20/2017
 FILE NO.: 1353

STREETCAR HOLDINGS, LLC
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, Minnesota

EXISTING CONDITIONS
 2 of 23

Base Date: 02/12/17 10091821 - 63404532 - grant township property.sdc.csl.survey6334-eaor.dwg



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(Abstract property)

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 - Due to snow and winter conditions, additional improvements may not have been visible at the time of survey.

SITE DATA

TOTAL SITE AREA	±317.28 AC.
TOTAL ROW AREA	±21.50 AC.
COUNTY ROADS ROW AREA	±8.39 AC.
CITY ROADS ROW AREA	±13.01 AC.
TOTAL OUTLOT AREA	±0.98 AC.
OUTLOT A	±0.20 AC.
OUTLOT B	±0.78 AC.
TOTAL LOT AREA	±294.80 AC.
SMALLEST LOT	±5.00 A.C.
LARGEST LOT	±75.38 A.C.
AVERAGE LOT	±9.51 A.C.
TOTAL NUMBER OF LOTS	31
GROSS DENSITY	0.10 LOTS/AC.
NET DENSITY	0.11 LOTS/AC.
EXISTING ZONING	A-1
PROPOSED ZONING	A-1
EXISTING ADJUTING LAND ZONING	A-1

MINIMUM SETBACKS:

FRONT	65 FT.
HOUSE SIDE	20 FT.
GARAGE SIDE	20 FT.
SIDE STREET CORNER	65 FT.
REAR	55 FT.

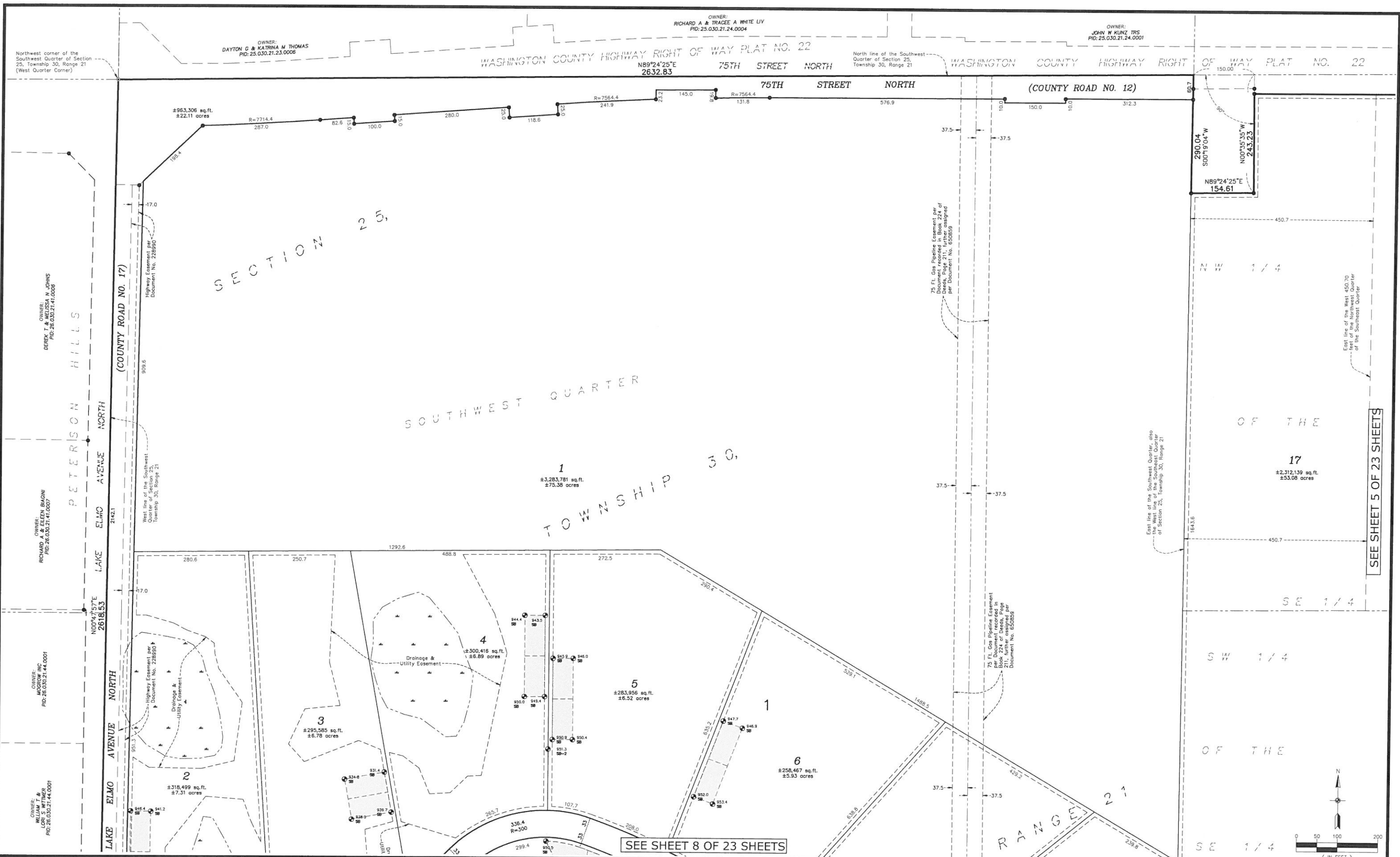
CALL BEFORE YOU DIG

Know what's below. Call before you dig.

LEGEND

- - Denotes Washington County Monument
- - Denotes Found Iron Monument
- - Denotes Set Iron Pipe, Marked with RLS 40361
- Denotes Wetland delineated by Kjolhaug Environmental Services Company in 2016

0 100 200 400
(IN FEET)



Carlson McCain
 environmental
 engineering
 surveying
 3890 Pheasant Ridge Drive NE,
 Suite 100
 Blaine, MN 55449
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.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 Land Surveyor under the laws of the State of Minnesota
 Print Name: Thomas R. Balluff, L.S.
 Signature: *Thomas R. Balluff*
 Date: 1/20/2017 License #: 40361

Revisions:
 DRAWN BY: JAB
 ISSUE DATE: 1/20/2017
 FILE NO: 1353

STREETCAR HOLDINGS, LLC
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, Minnesota

PRELIMINARY PLAT

4 of 23

Scale Date: 6/21/2017 1:00:55:11 6390 6333 - grant township property cad clip.dwg 6333-pp.dwg

OWNER: RICHARD A & TRACEE A WHITE LIV
PID: 25.030.21.24.0004

OWNER: JOHN W KUNZ TRS
PID: 25.030.21.24.0001

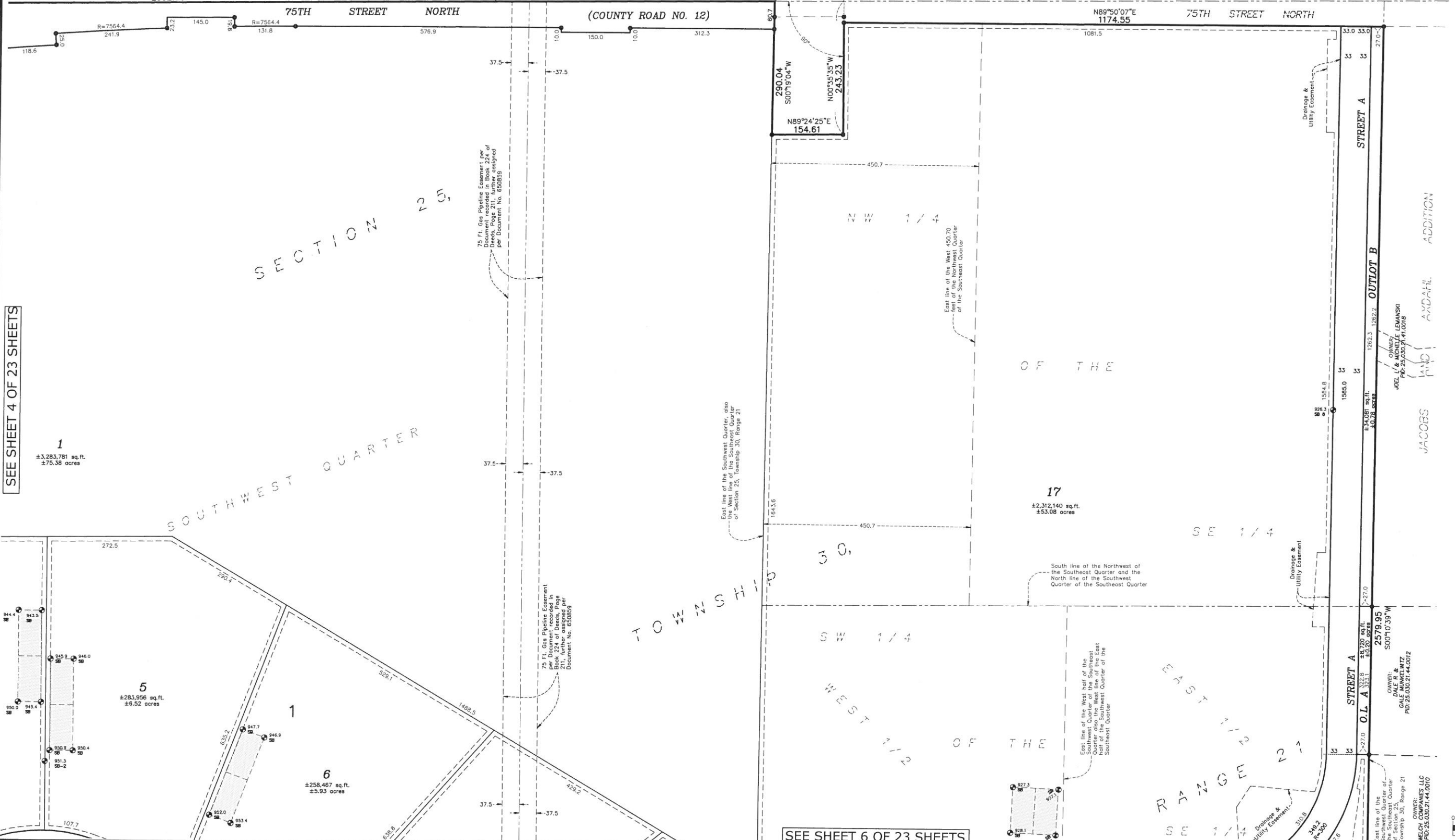
OWNER: ARTHUR G MELANDER TRS
PID: 25.030.21.13.0001

IOTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 22

WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 22

North line of the Southwest Quarter of Section 25, Township 30, Range 21

North line of the Southeast Quarter of Section 25, Township 30, Range 21

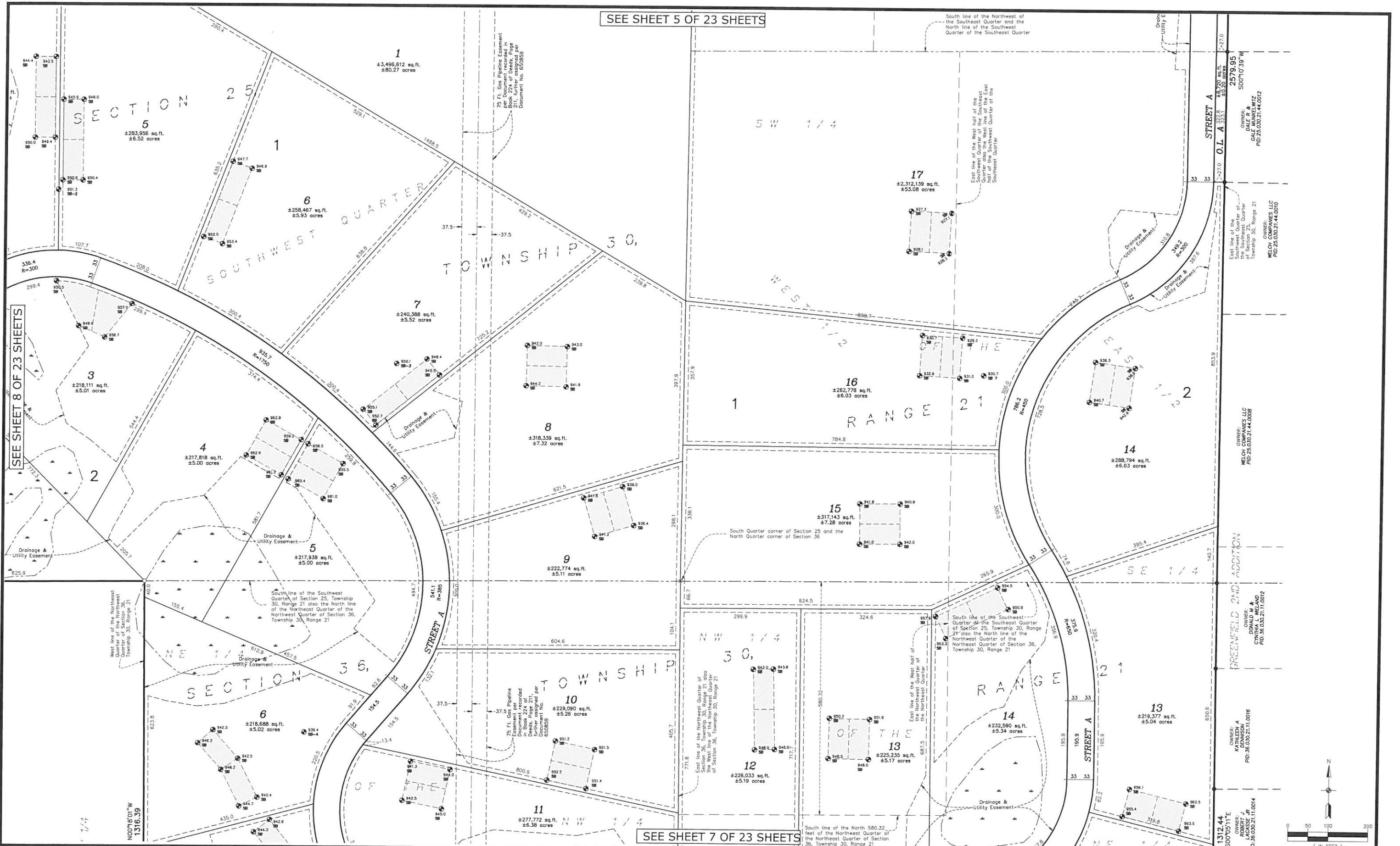


SEE SHEET 4 OF 23 SHEETS

SEE SHEET 6 OF 23 SHEETS

<p>• environmental • engineering • surveying</p>	<p>3890 Pheasant Ridge Drive NE, Suite 100 Blaine, MN 55449 Phone: (763) 489-7900 Fax: (763) 489-7959 www.carlsonmccain.com</p>	<p>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</p>	<p>Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 1/20/2017 License #: 40361</p>	<p>DRAWN BY: JAB ISSUE DATE: 1/20/2017 FILE NO: 1353</p>	<p>Revisions:</p>	<p>STREETCAR HOLDINGS, LLC 4084 Oakbrooke Alcove Eagan, MN 55122</p>	<p>THE FARMS OF GRANT City of Grant, Minnesota</p>	<p>PRELIMINARY PLAT</p>	<p>5 of 23</p>
		<p>Scale: 0 50 100 200 (IN FEET)</p>							

SEE SHEET 5 OF 23 SHEETS



SEE SHEET 7 OF 23 SHEETS

Carlson McCain
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 • engineering
 • surveying

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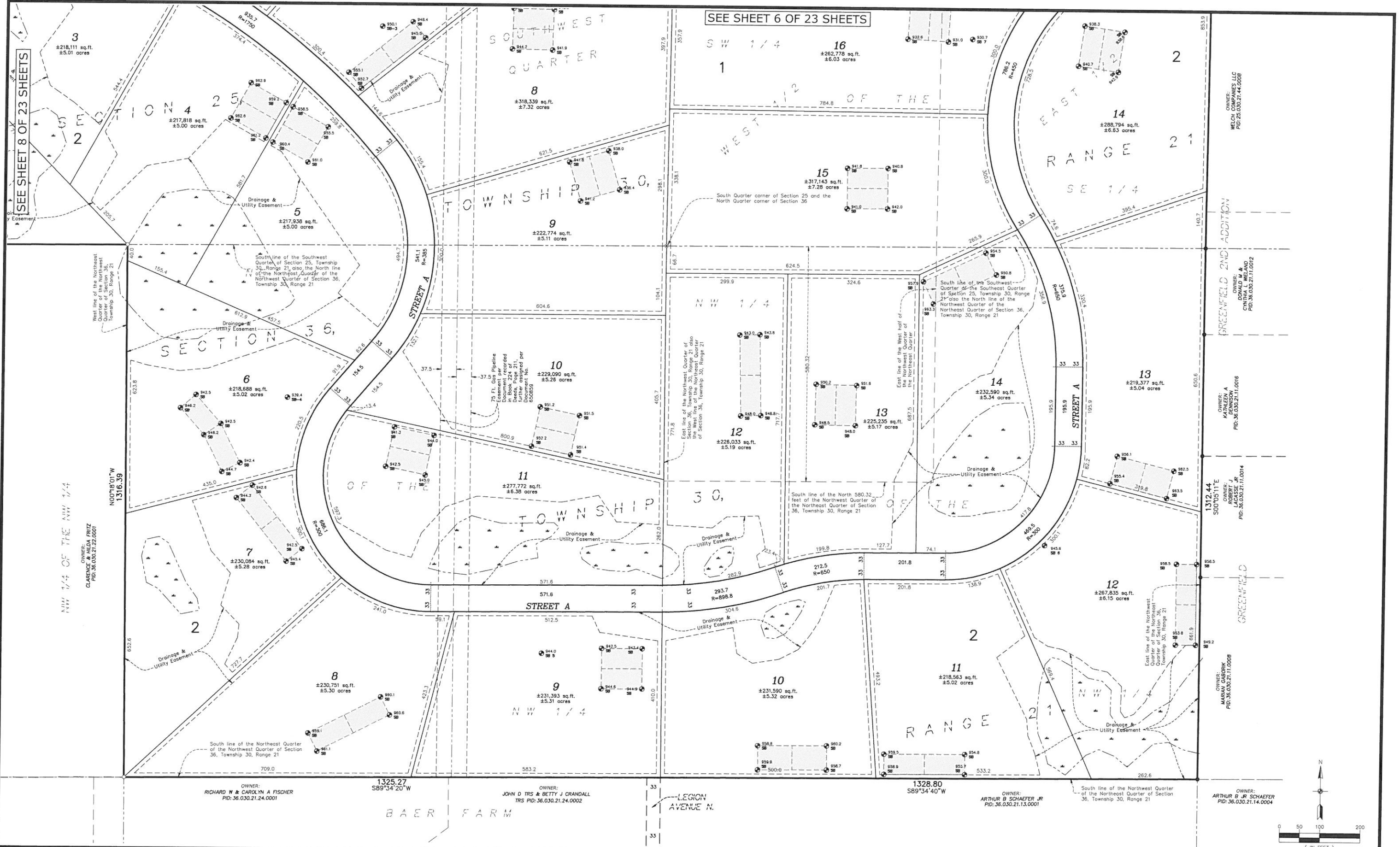
Revisions:
 1. 1/20/2017

STREETCAR HOLDINGS, LLC
 4084 Oakbrooke Alcove
 Eagan, MN 55122

THE FARMS OF GRANT
 City of Grant, Minnesota

PRELIMINARY PLAT

Sheet Date: 02/14/17 1:00pm 6333 - grant township property tax c:\carter\6333-pp.dwg



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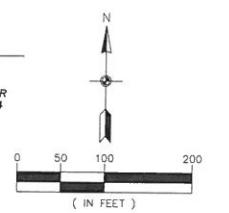
Revisions:

STREETCAR HOLDINGS, LLC
4084 Oakbrooke Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

7 of 23



SEE SHEET 4 OF 23 SHEETS

SECTION 25,
1
±3,283,781 sq.ft.
±75.38 acres

East line of the Southwest Quarter, also the West line of the Southeast Quarter of Section 25, Township 30, Range 21

NW 1/4

OF THE

SE 1/4

17
±2,312,139 sq.ft.
±53.08 acres

SW 1/4

OF THE

16
±262,778 sq.ft.
±6.03 acres

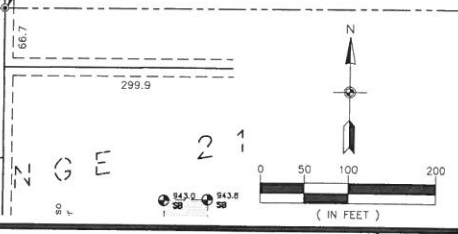
SE 1/4

15
±317,143 sq.ft.
±7.28 acres

NE 1/4

South Quarter corner of Section 25 and the North Quarter corner of Section 36

NE 1/4



PETERSON NORTH
LAKE ELMO AVENUE NORTH
LAKE ELMO AVENUE NORTH
LAKE ELMO AVENUE NORTH
LAKE ELMO AVENUE NORTH

OWNER:
RICHARD A. & EILEEN BAGONI
PID: 26.030.21.41.0007

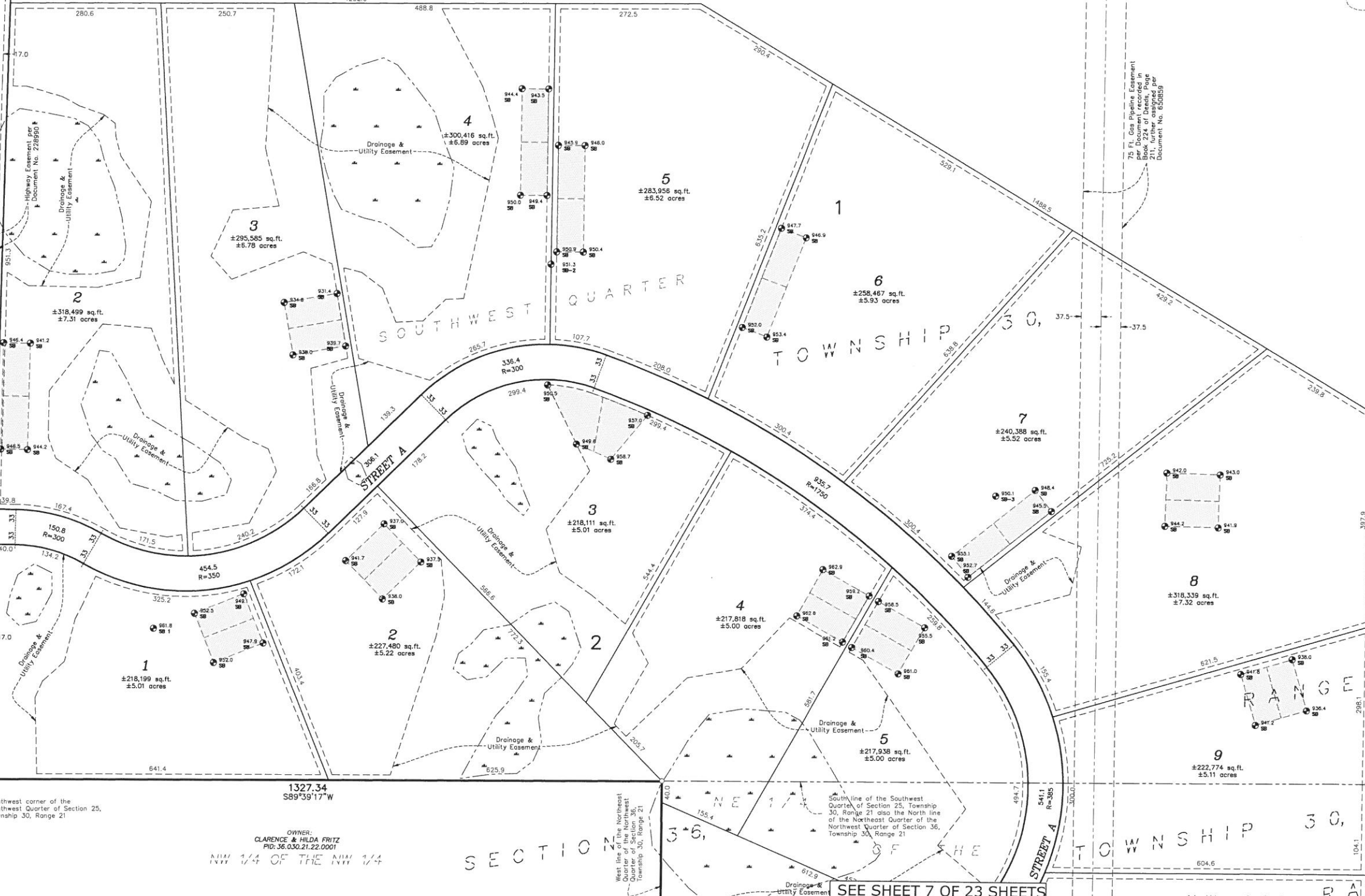
OWNER:
MORRIS MC
PID: 26.030.21.44.0001

OWNER:
WILLIAM T. &
LORI S. WITTMER
PID: 26.030.21.44.0001

OWNER:
MATTHEW & DEBORA
PID: 26.030.21.44.0002

OWNER:
EDWARD J. &
LAUREN A. FRANCOIS
PID: 35.030.21.11.0014

OWNER:
LINDA MARIE
PID: 35.030.21.11.0014



West line of the Southwest Quarter of Section 25, Township 30, Range 21

Highway Easement per Document No. 228990

Drainage & Utility Easement

Drainage & Utility Easement

75 ft. Gas Pipeline Easement per Document No. 228990, Document No. 228990, Document No. 228990

Southwest corner of the Southwest Quarter of Section 25, Township 30, Range 21

1327.34
S89°39'17"W

OWNER:
CLARENCE & HILDA FRITZ
PID: 36.030.21.22.0001

NW 1/4 OF THE NW 1/4

West line of the Northwest Quarter of Section 36, Township 30, Range 21

South line of the Southwest Quarter of Section 25, Township 30, Range 21 also the North line of the Northeast Quarter of Section 36, Township 30, Range 21

SEE SHEET 7 OF 23 SHEETS



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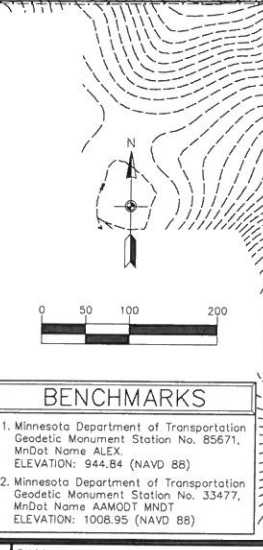
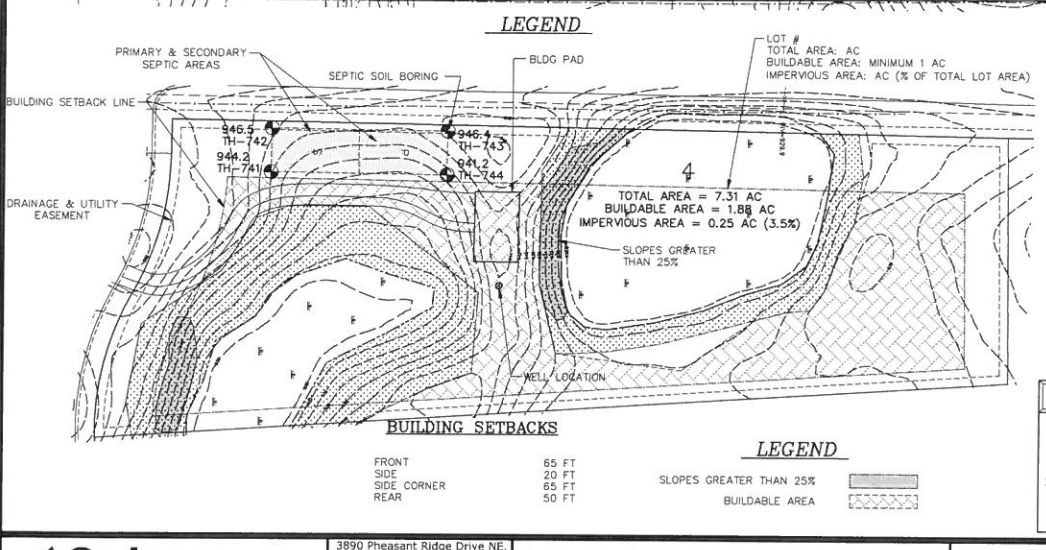
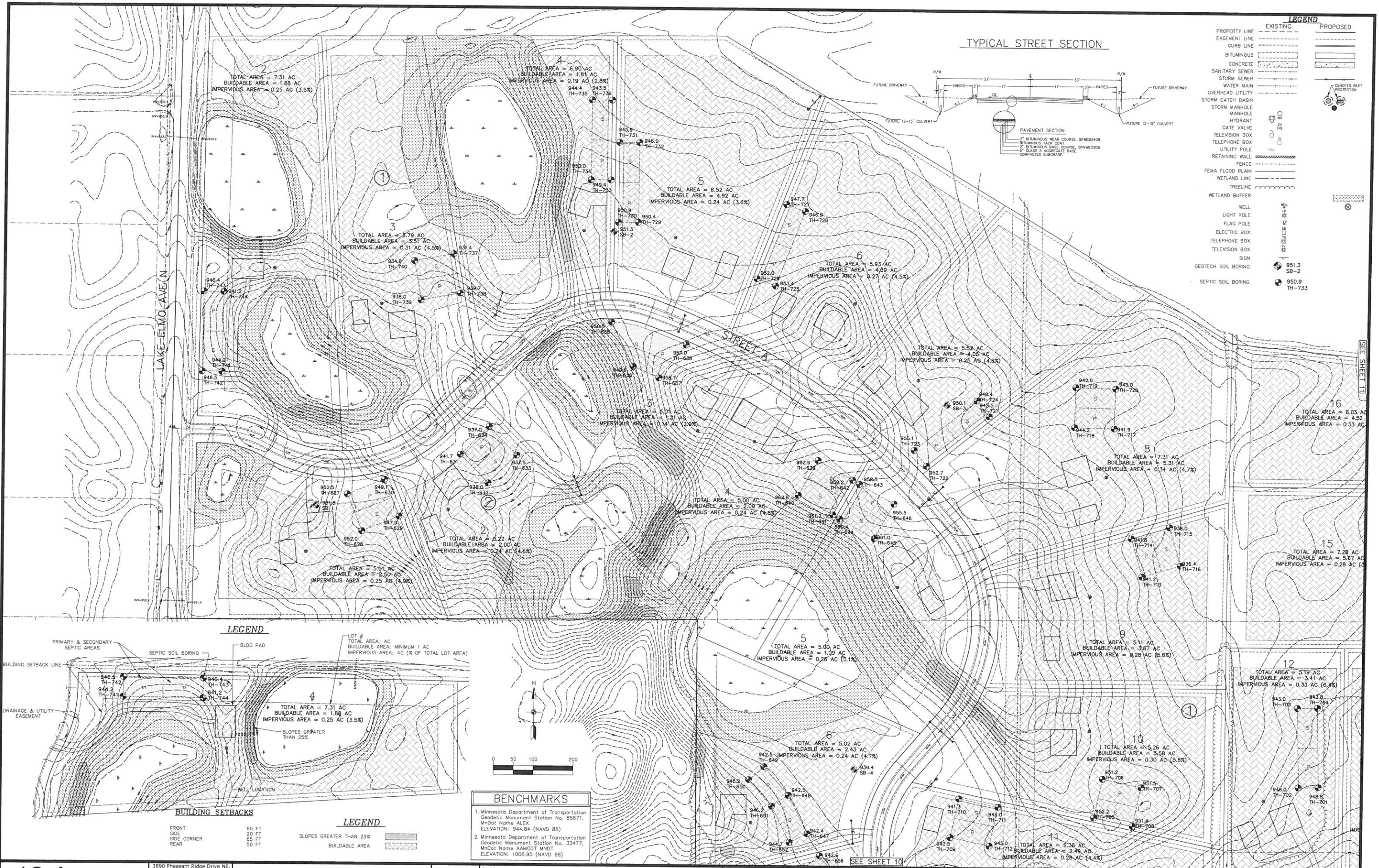
DRAWN BY: JAB
ISSUE DATE: 1/20/2017
FILE NO: 1353

Revisions:

STREETCAR HOLDINGS, LLC
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THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT
8 of 23



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 Designed: JTR
 Date: 1/20/17

Revisions:
 1.

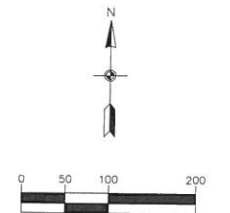
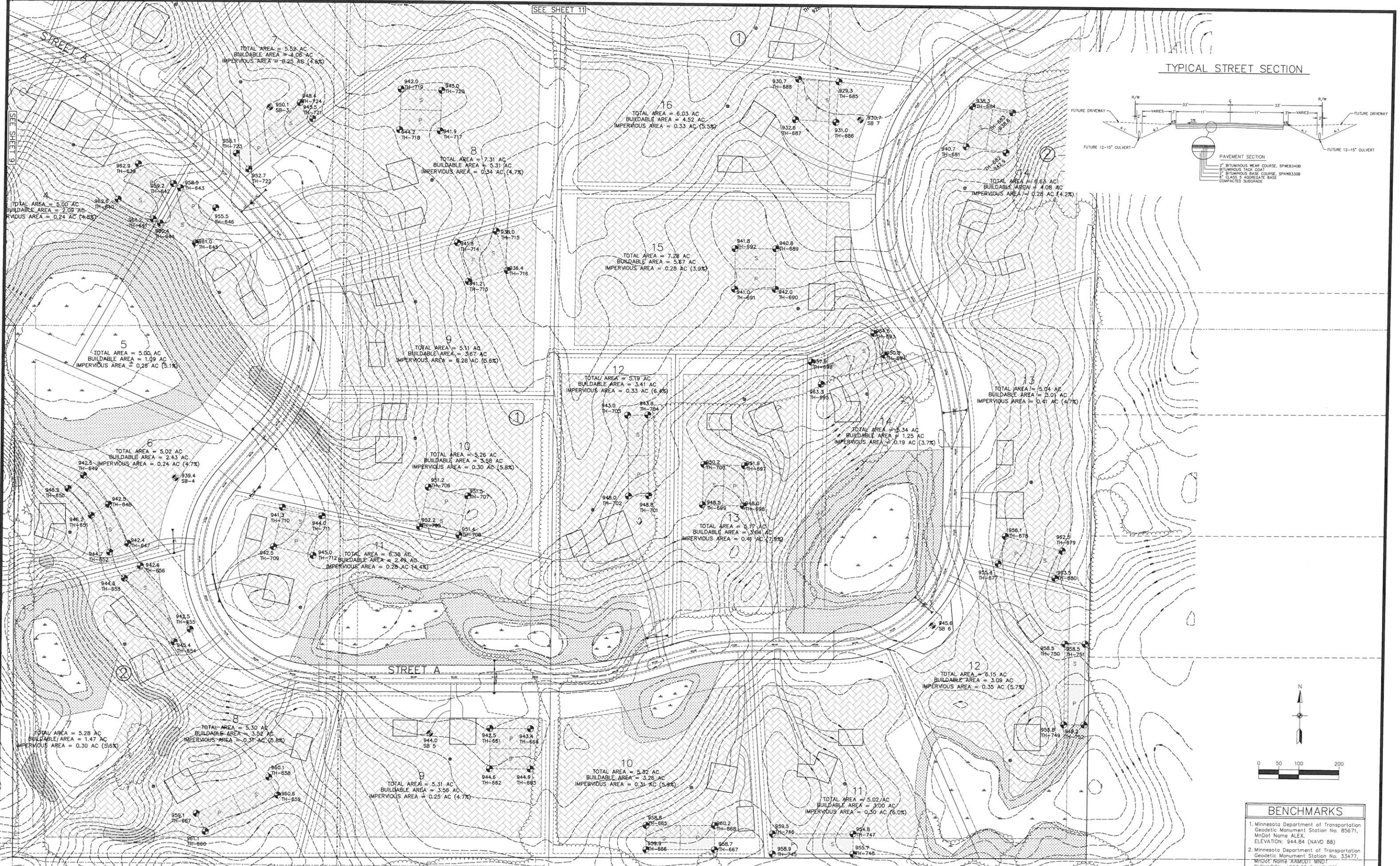
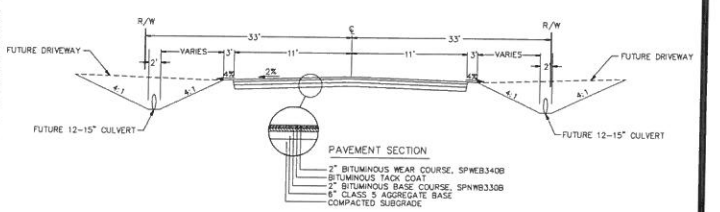
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THE FARMS OF GRANT
 City of Grant, MN

LIVABILITY PLAN

SEE SHEET 11

TYPICAL STREET SECTION



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name: ALEX, ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name: AXMUDT MNDT, ELEVATION: 1008.95 (NAVD 88)

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Print Name: Joseph T. Radach, P.E.
 Signature: *[Signature]*
 Date: 1/20/17 License #: 45889

Drawn: JJD
 Designed: JTR
 Date: 1/20/17

Revisions:
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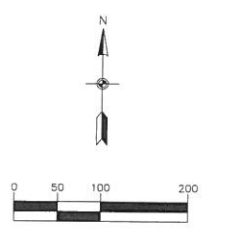
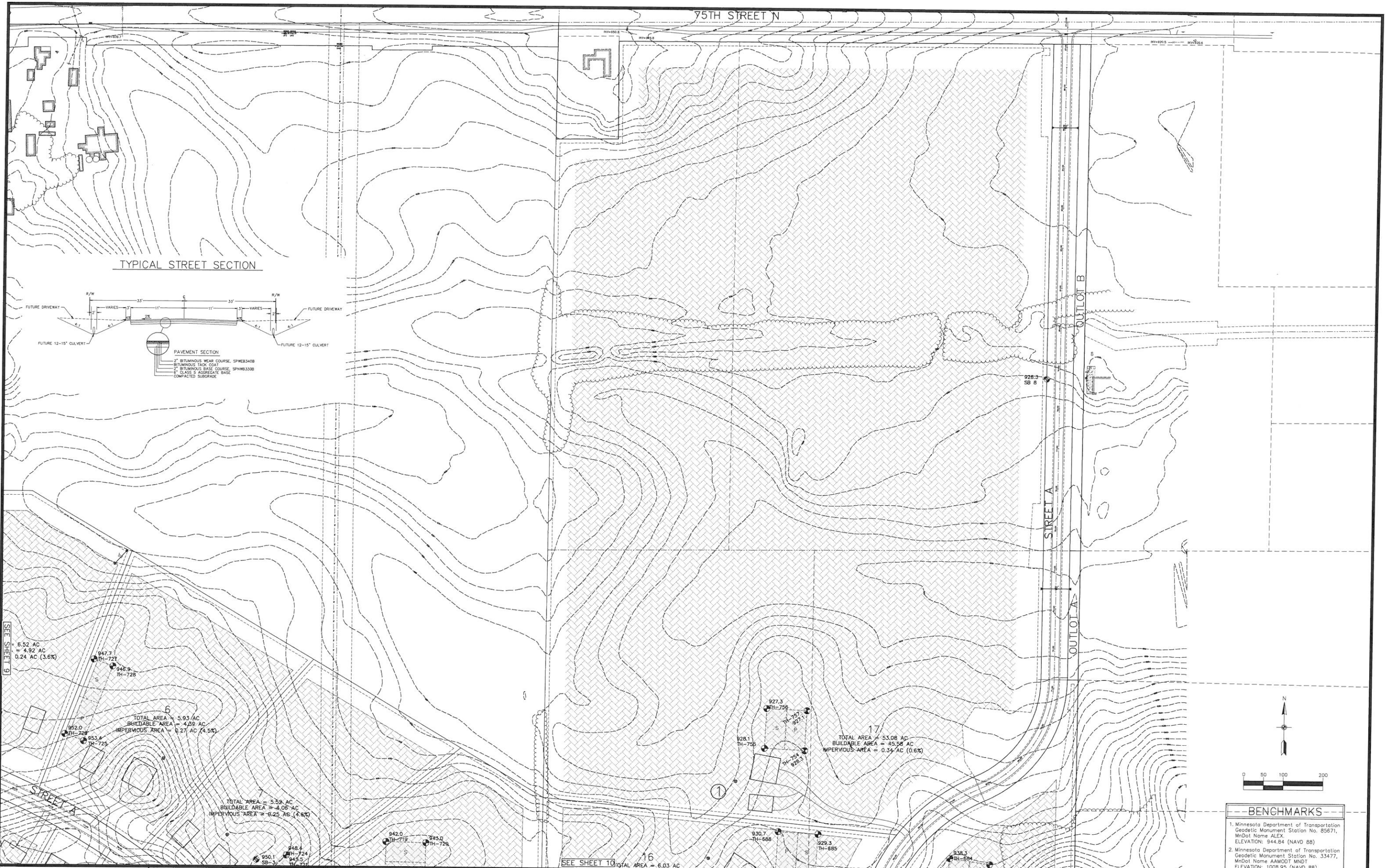
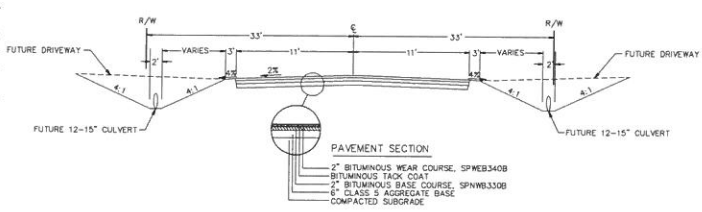
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THE FARMS OF GRANT
 City of Grant, MN

LIVABILITY PLAN

75TH STREET N

TYPICAL STREET SECTION



BENCHMARKS

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- Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAWDOT MNDT, ELEVATION: 1008.95 (NAVD 88)

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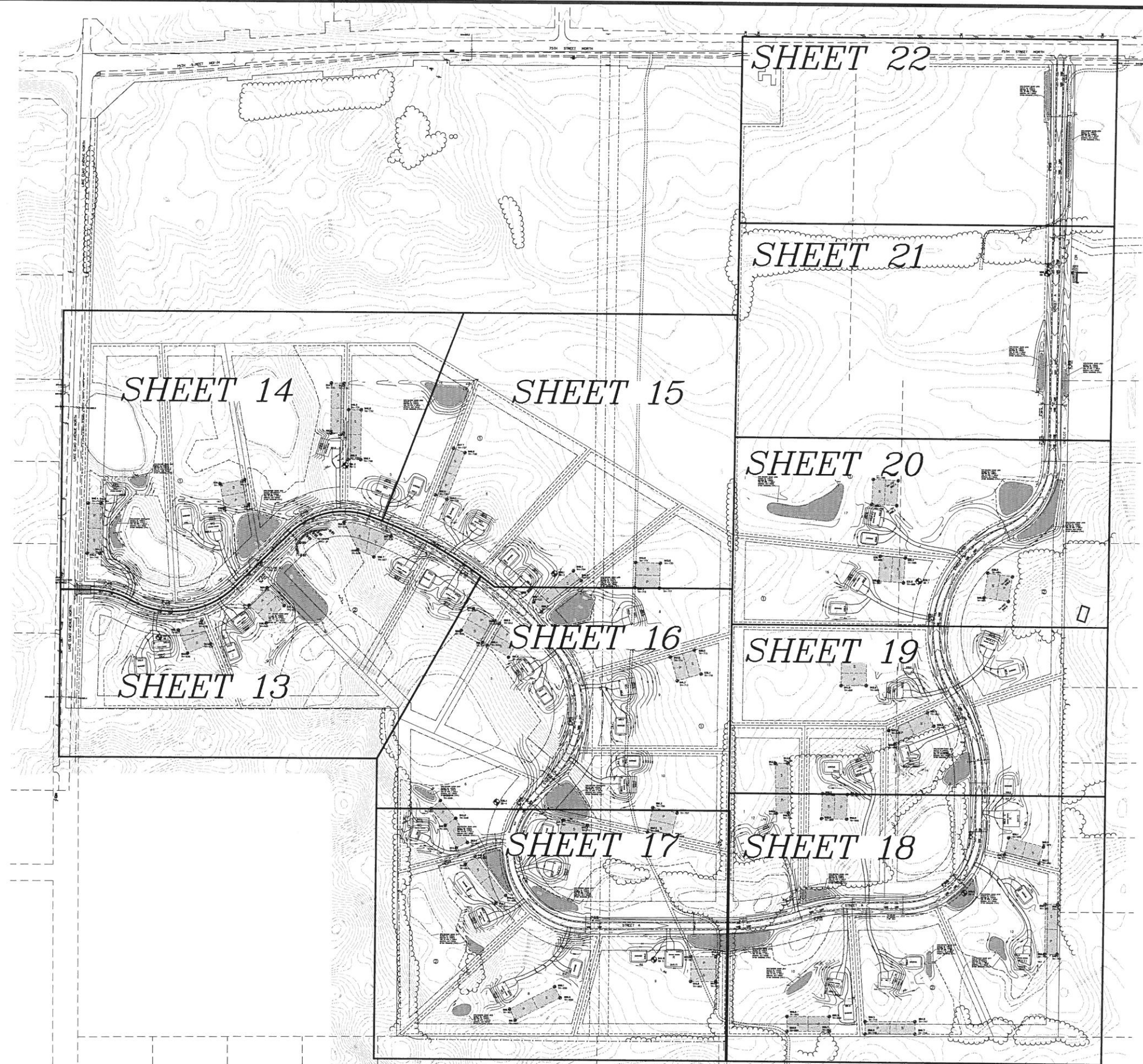
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SEE SHEET 10 TOTAL AREA = 6.03 AC

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 City of Grant, MN

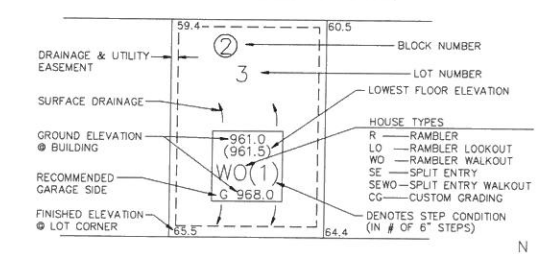
LIVABILITY PLAN



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
GRADING LIMITS	---	---
TREELINE	---	---
INFILTRATION AREA	---	---
WELL	---	---
LIGHT POLE	---	---
FLAG POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEVISION BOX	---	---
SIGN	---	---
GEOTECH SOIL BORING	---	---
SEPTIC SOIL BORING	---	---

GRADING PLAN LOT KEY



BENCHMARKS

- Minnesota Department of Transportation Geodetic Monument Station No. 85671, MnDot Name ALEX, ELEVATION: 944.84 (NAVD 88)
- Minnesota Department of Transportation Geodetic Monument Station No. 33477, MnDot Name AAM007 MNDT, ELEVATION: 1008.95 (NAVD 88)

WETLAND FILL SUMMARY

	AREA
WETLAND FILL:	1,355 S.F.
TOTAL WETLAND IMPACT:	1,355 S.F.
NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.	
WETLAND BUFFER:	860,251 S.F.
WETLAND BUFFER REQUIRED:	679,645 S.F.

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility quality level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

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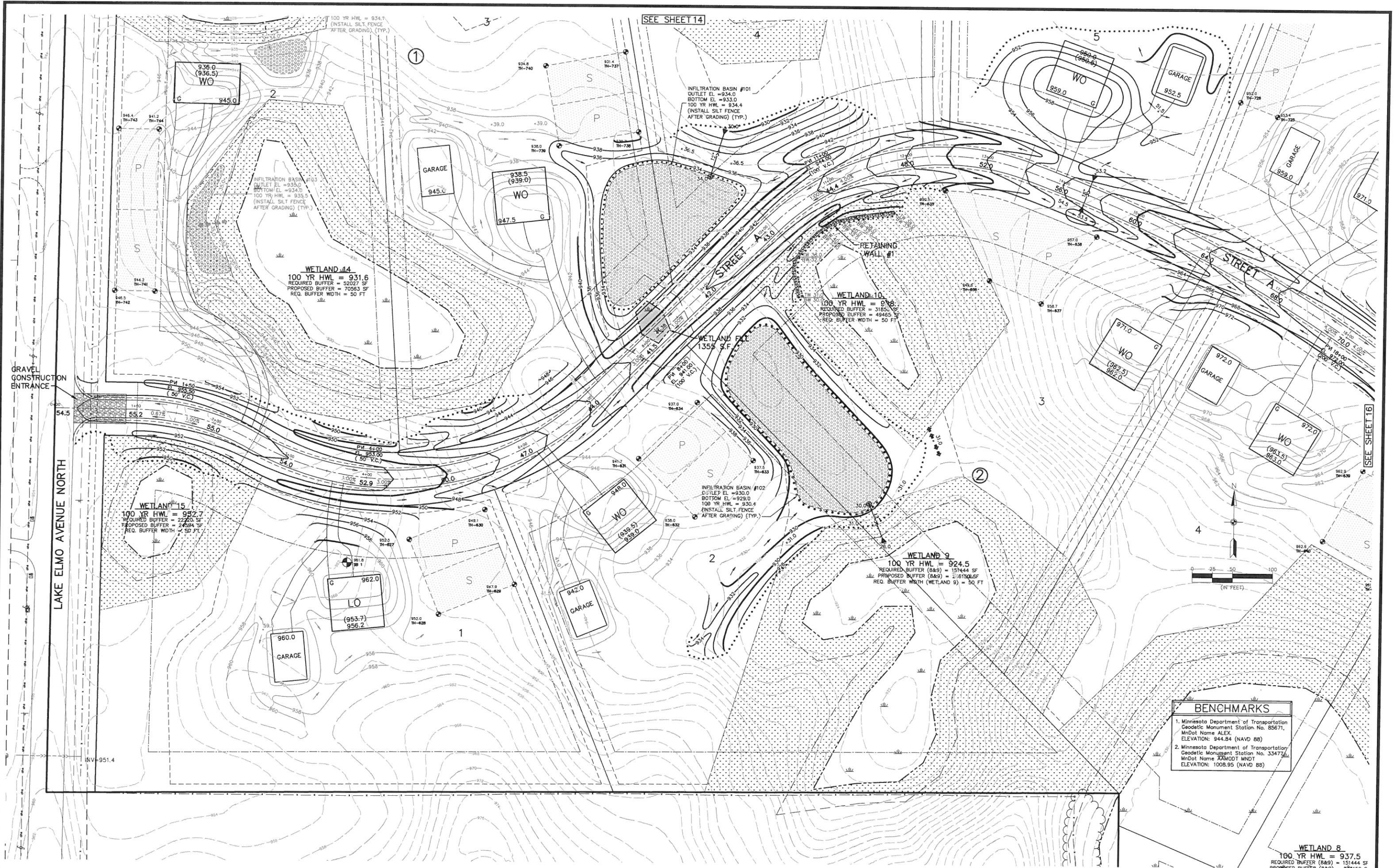
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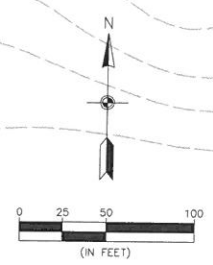
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BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671 MnDot Name ALEX. ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477 MnDot Name AAMODT MNDT ELEVATION: 1008.95 (NAVD 88)

WETLAND 13
100 YR HWL = 931.8
REQUIRED BUFFER = 18274 SF
PROPOSED BUFFER = 22845 SF
REQ. BUFFER WIDTH = 25 FT

WETLAND 12
100 YR HWL = 929.3
REQUIRED BUFFER = 128433 SF
PROPOSED BUFFER = 133956 SF
REQ. BUFFER WIDTH = 100 FT

INFILTRATION BASIN #105
OUTLET EL. = 936.0
BOTTOM EL. = 935.0
100 YR HWL = 937.0
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #104
OUTLET EL. = 934.0
BOTTOM EL. = 933.0
100 YR HWL = 934.1
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #101
OUTLET EL. = 934.0
BOTTOM EL. = 933.0
100 YR HWL = 934.4
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #103
OUTLET EL. = 935.0
BOTTOM EL. = 934.0
100 YR HWL = 935.5
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

WETLAND 14
100 YR HWL = 931.6
REQUIRED BUFFER = 52027 SF
PROPOSED BUFFER = 70563 SF
REQ. BUFFER WIDTH = 50 FT

WETLAND 10
100 YR HWL = 916
REQUIRED BUFFER = 3185 SF
PROPOSED BUFFER = 4946 SF
REQ. BUFFER WIDTH = 50 FT

WETLAND 11
1355 S.F.

LAKE ELMO AVENUE NORTH

SEE SHEET 13

SEE SHEET 15



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THE FARMS OF GRANT
City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN

14 of 23



INFILTRATION BASIN #105
 OUTLET EL = 936.0
 BOTTOM EL = 935.0
 100 YR HWL = 937.0
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

INFILTRATION BASIN #106
 OUTLET EL = 948.0
 BOTTOM EL = 947.0
 100 YR HWL = 948.6
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

BENCHMARKS	
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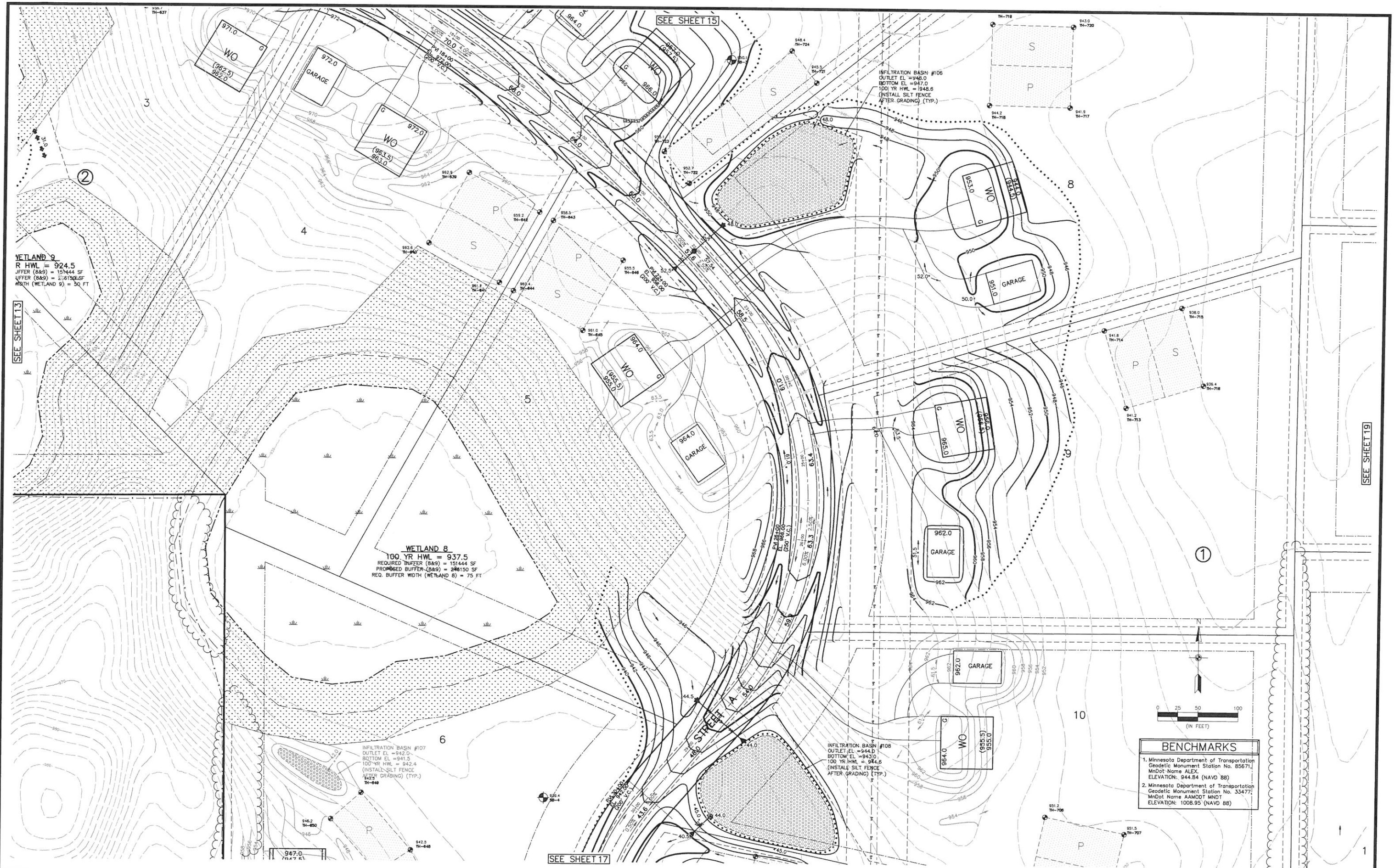
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**GRADING, DRAINAGE &
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WETLAND 9
 R HWL = 924.5
 JFFER (8&9) = 151,444 SF
 JFFER (8&9) = 2,615,000 SF
 WIDTH (WETLAND 9) = 50 FT

WETLAND 8
 100 YR HWL = 937.5
 REQUIRED BUFFER (8&9) = 151,444 SF
 PROMISED BUFFER (8&9) = 2,615,000 SF
 REQ. BUFFER WIDTH (WETLAND 8) = 75 FT

INFILTRATION BASIN #107
 OUTLET EL = 942.0
 BOTTOM EL = 941.5
 100 YR HWL = 942.4
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

INFILTRATION BASIN #108
 OUTLET EL = 944.0
 BOTTOM EL = 943.0
 100 YR HWL = 944.6
 (INSTALL SILT FENCE
 AFTER GRADING) (TYP.)

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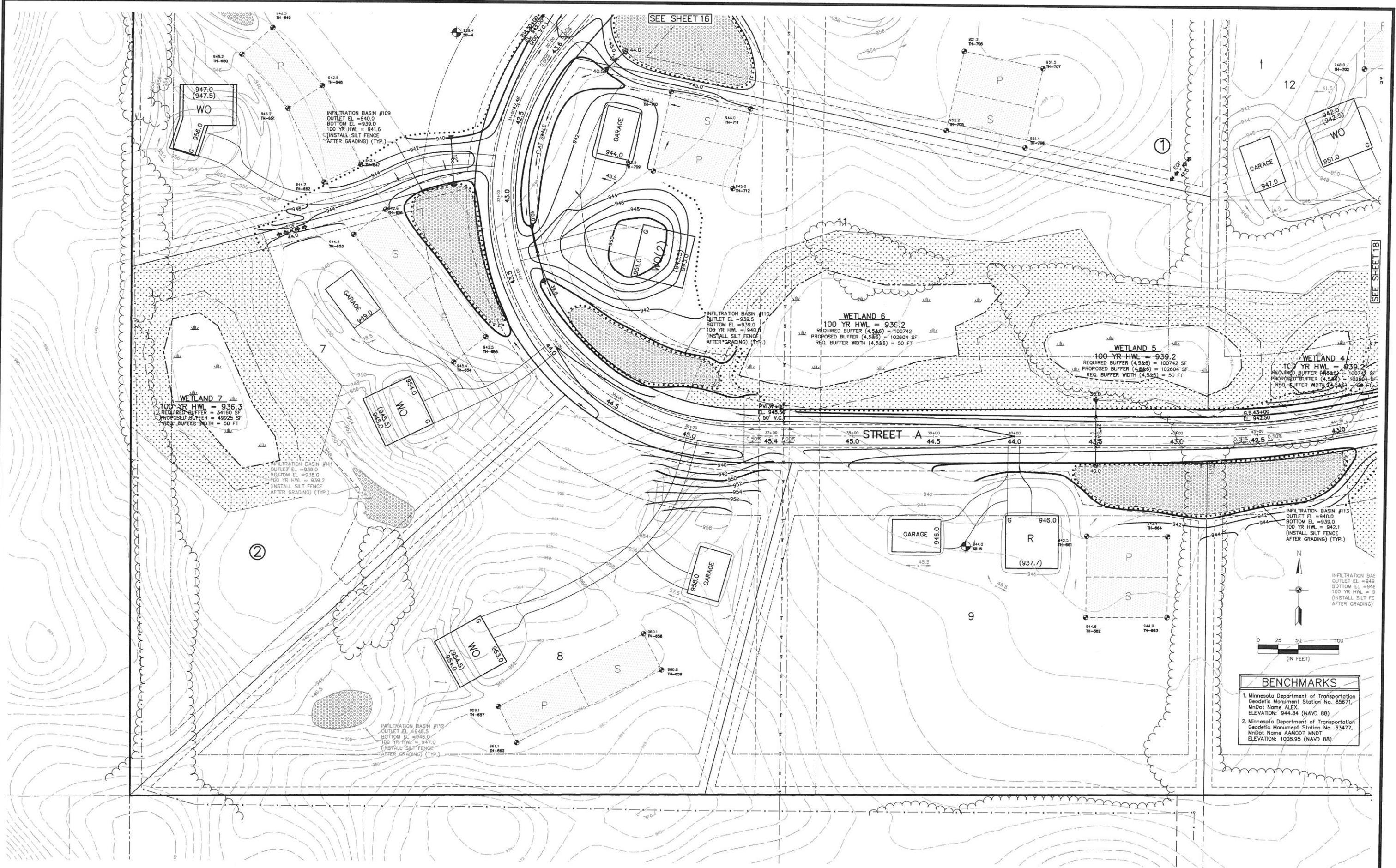
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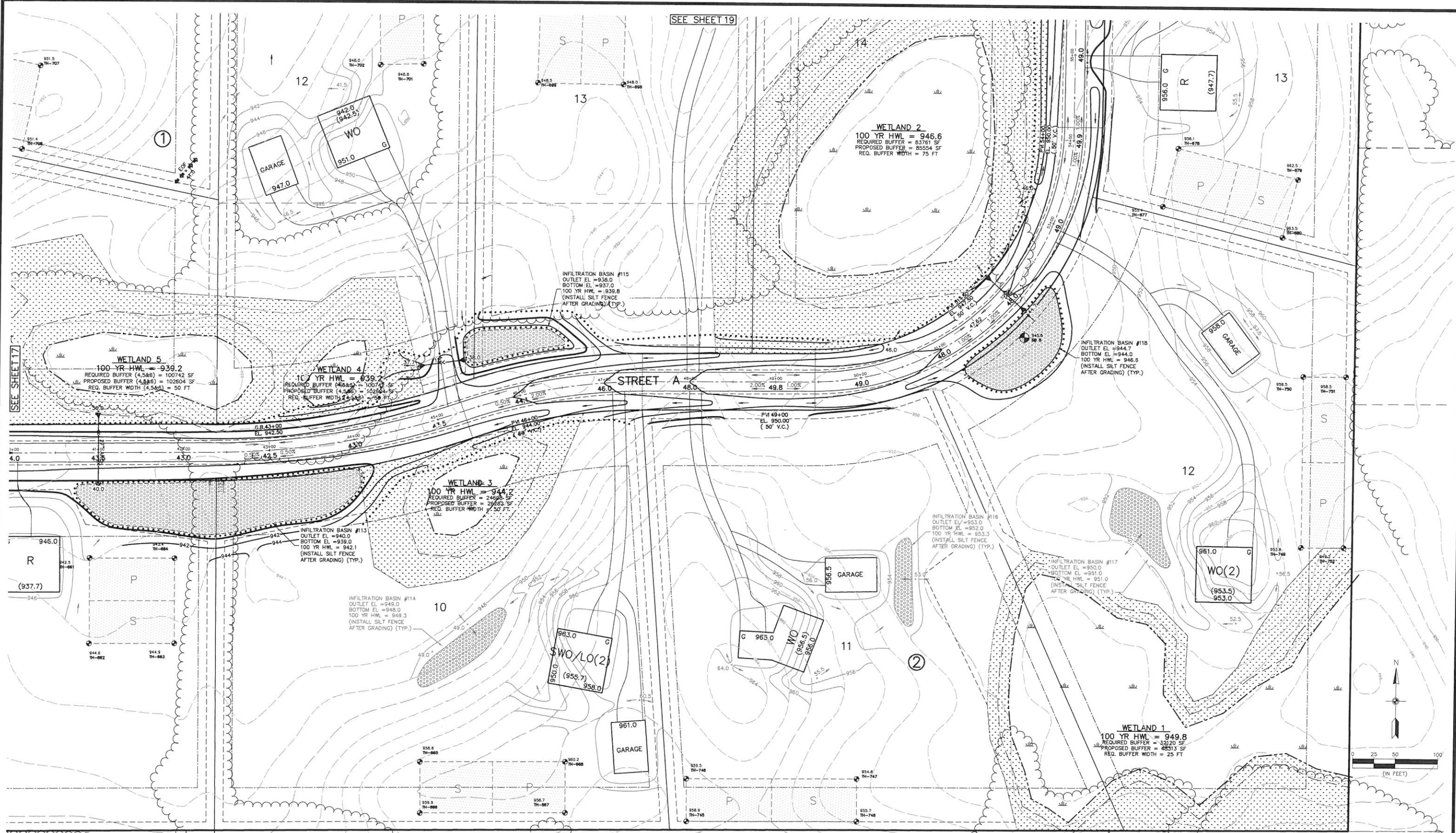
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THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN



SEE SHEET 19



BENCHMARKS	
1.	Minnesota Department of Transportation Geodetic Monument Station No. 85671; Mndot Name ALEX; ELEVATION: 944.84 (NAVD 88)
2.	Minnesota Department of Transportation Geodetic Monument Station No. 33477; Mndot Name AAMODT MNDT; ELEVATION: 1008.95 (NAVD 88)

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THE FARMS OF GRANT
 City of Grant, MN

GRADING, DRAINAGE & EROSION CONTROL PLAN

18 of 23



BENCHMARKS

1. Minnesota Department of Transportation
Geodetic Monument Station No. 85671,
MnDot Name ALEX,
ELEVATION: 944.84 (NAVD 88)

2. Minnesota Department of Transportation
Geodetic Monument Station No. 33477,
MnDot Name AAMODT MNDT,
ELEVATION: 1008.95 (NAVD 88)

WETLAND 2
100 YR HWL = 946.6
REQUIRED BUFFER = 83761 SF
PROPOSED BUFFER = 8554 SF
REQ. BUFFER WIDTH = 75 FT

INFILTRATION BASIN #119
OUTLET EL. = 943.5
BOTTOM EL. = 946.5
100 YR HWL = 944.4
(INSTALL SILT FENCE
AFTER GRADING) (TYP)

SEE SHEET 16

SEE SHEET 18

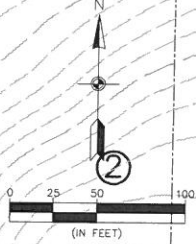
SEE SHEET 21

INFILTRATION BASIN #120
OUTLET EL = 921.0
BOTTOM EL = 920.0
100 YR HWL = 922.4
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #121
OUTLET EL = 922.7
BOTTOM EL = 922.0
100 YR HWL = 923.9
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #122
OUTLET EL = 923.0
BOTTOM EL = 922.0
100 YR HWL = 924.2
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

BENCHMARKS
1. Minnesota Department of Transportation
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2. Minnesota Department of Transportation
Geodetic Monument Station No: 33477,
MnDot Name AAMODT MNDT,
ELEVATION: 1008.95 (NAVD 88)



SEE SHEET 15

SEE SHEET 19

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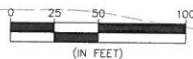
GRADING, DRAINAGE & EROSION CONTROL PLAN

20 of 23

SEE SHEET 22

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17



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ELEVATION: 944.84 (NAVD 88)
2. Minnesota Department of Transportation
Geodetic Monument Station No. 33477,
MnDot Name AAMDOT.MNDT
ELEVATION: 1008.95 (NAVD 88)

SEE SHEET 20

927.3

INFILTRATION BASIN #121
OUTLET EL = 922.7
BOTTOM EL = 922.0
100 YR HWL = 923.9
(INSTALL SILT FENCE)

INFILTRATION BASIN #123
OUTLET EL = 916.0
BOTTOM EL = 915.0
100 YR HWL = 919.8
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #124
OUTLET EL = 916.0
BOTTOM EL = 915.5
100 YR HWL = 916.5
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)



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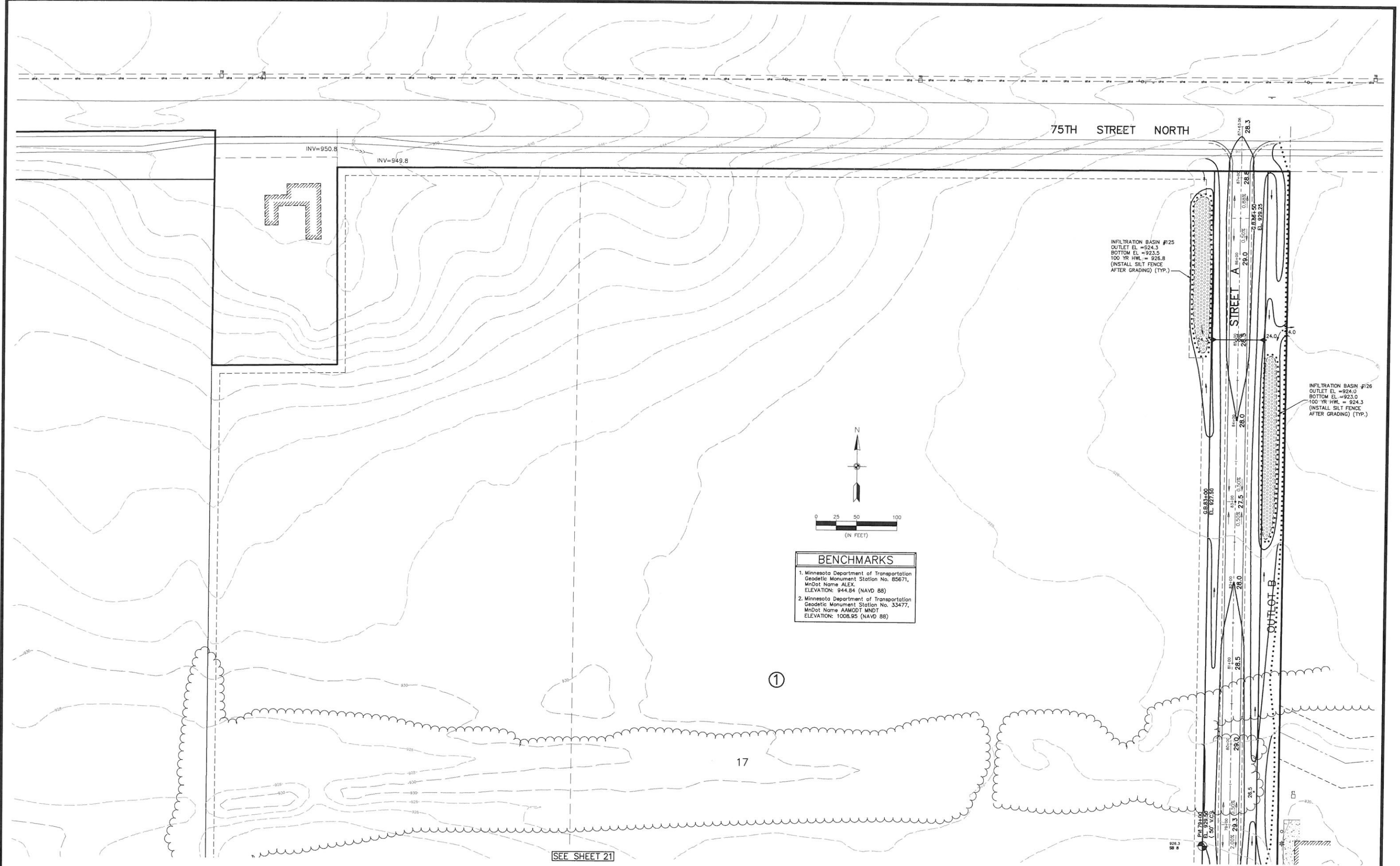
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GRADING, DRAINAGE & EROSION CONTROL PLAN

21
of
23

Sheet Date: 03/24/17 | File: 031015311 - 65806313 - grant_streetcar_priority_lane_cip_grading_erosion_control_preliminary.dwg

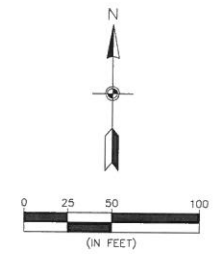


75TH STREET NORTH

INV=950.8
INV=949.8

INFILTRATION BASIN #125
OUTLET EL = 924.3
BOTTOM EL = 923.5
100 YR HWL = 926.8
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)

INFILTRATION BASIN #126
OUTLET EL = 924.0
BOTTOM EL = 923.0
100 YR HWL = 924.3
(INSTALL SILT FENCE
AFTER GRADING) (TYP.)



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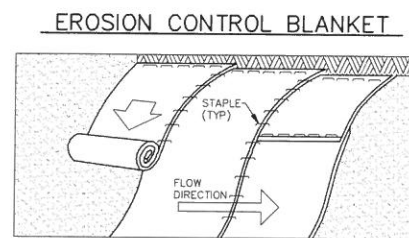
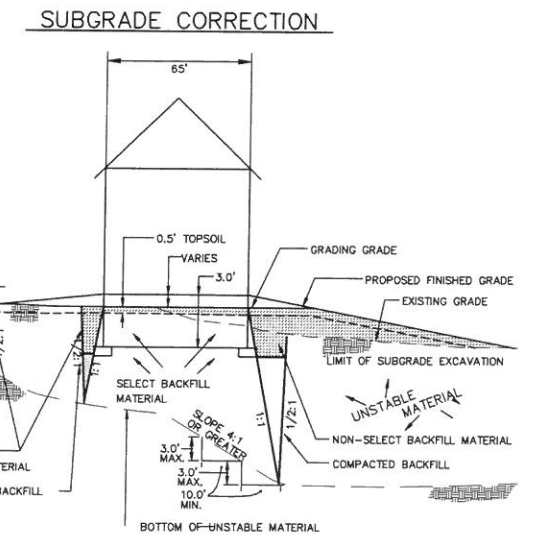
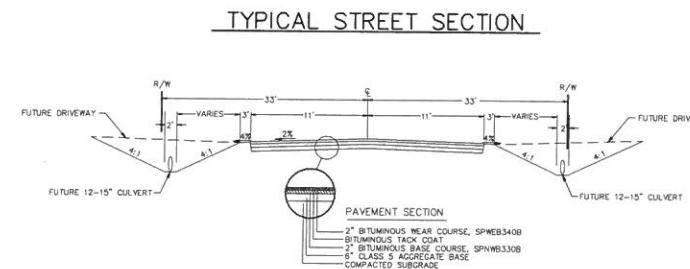
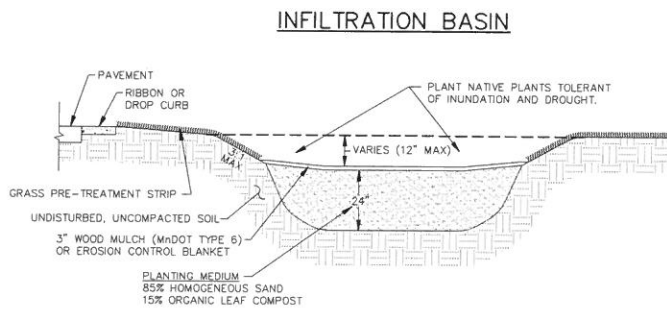
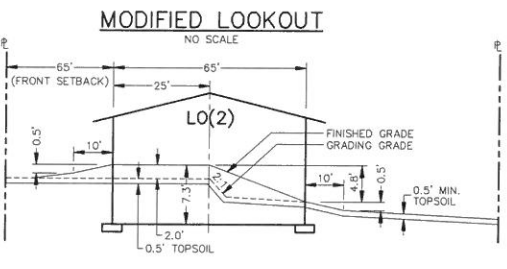
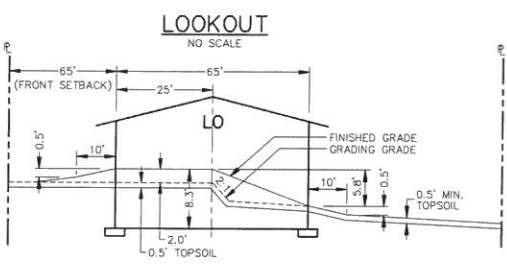
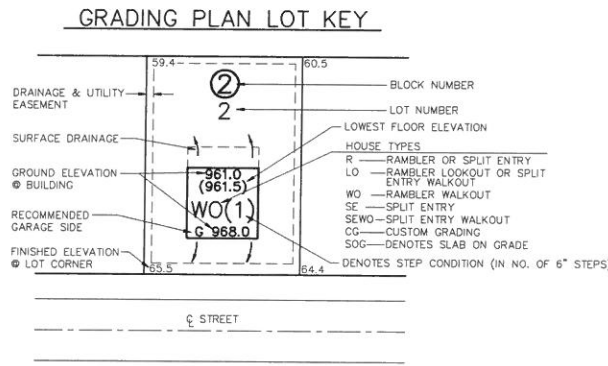
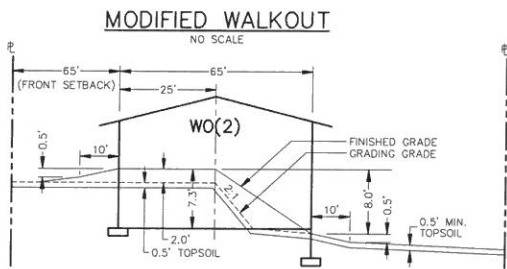
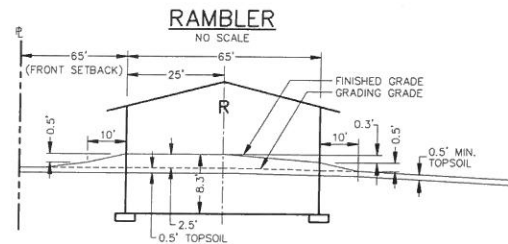
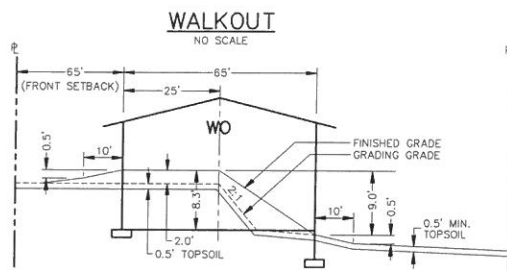
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THE FARMS OF GRANT
 City of Grant, MN

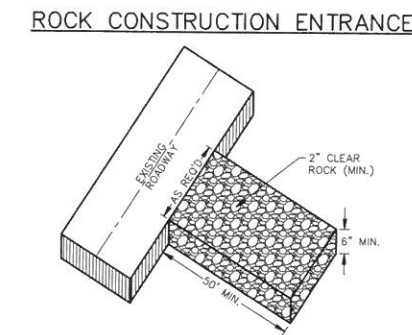
GRADING, DRAINAGE & EROSION CONTROL PLAN

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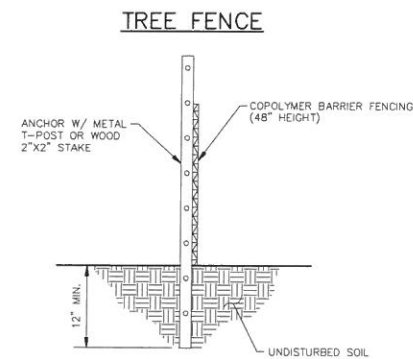
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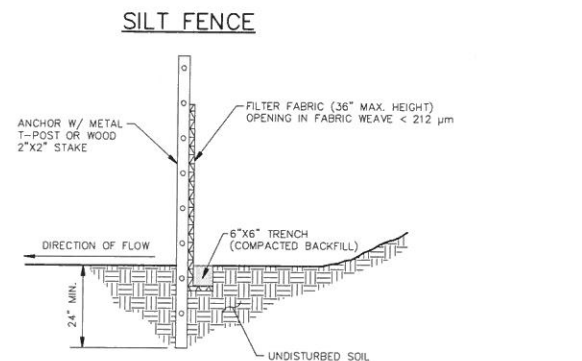
- #### NOTES:
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
 - BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 - ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
 - THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
 - WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 - IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
 - THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



- ### TURF ESTABLISHMENT
- TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.
- TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.
- SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.
- DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 15TH.
- MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).
- FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.



- #### NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATION 2572.



- #### NOTES:
- DIG A 6" X 6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6" X 6" TRENCH.
 - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 - SEE MNDOT SPECIFICATIONS 2573 & 3886.

