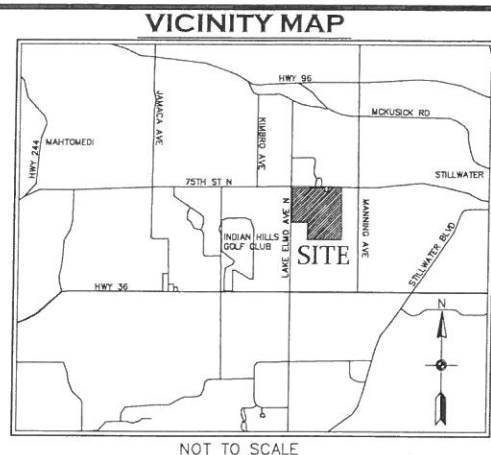


THE FARMS OF GRANT

GRANT, MINNESOTA



NOT TO SCALE

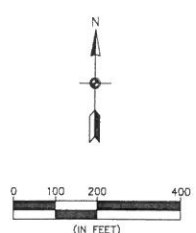
LAKE ELMO AVENUE NORTH

75TH STREET NORTH

OUTLOT B

STREET A

OUTLOT 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: AAMDOT MNDOT, 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



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



- environmental
- engineering
- surveying

3890 Phasant Ridge Drive NE,
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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. Radtke, P.E.
Signature: [Signature]
Date: 1/20/17 License #: 45889

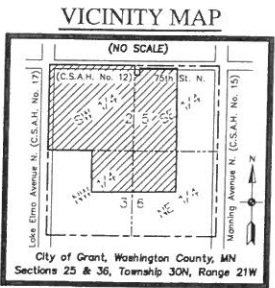
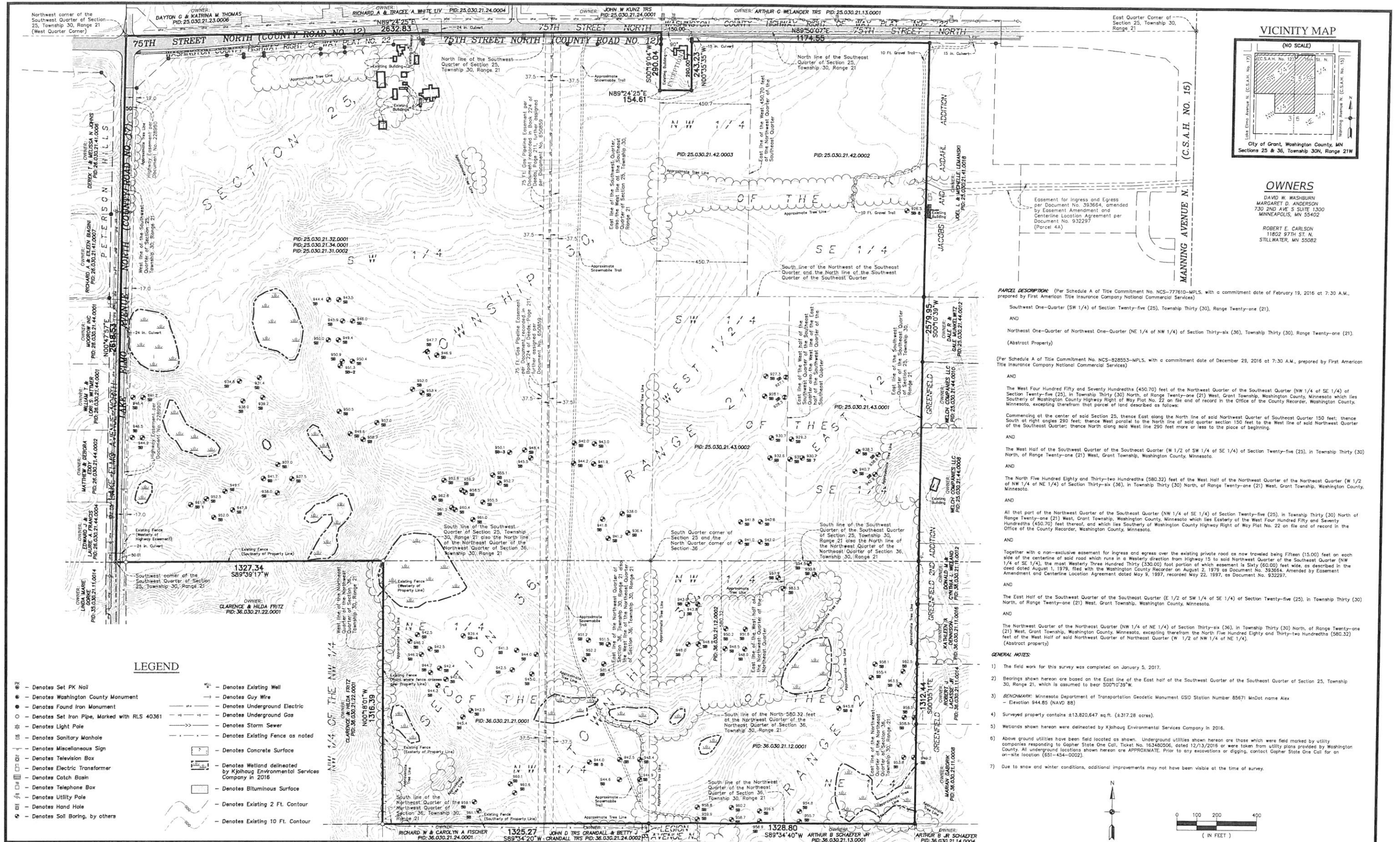
Drawn: JJO
Designed: JTR
Date: 1/20/17

Revisions:
1. 4/10/17 City & County Comments

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

THE FARMS OF GRANT
City of Grant, MN

COVER SHEET



OWNERS

DAVID W. WASHBURN
MARGARET D. ANDERSON
730 2ND AVE S SUITE 1300
MINNEAPOLIS, MN 55402

ROBERT E. CARLSON
11802 97TH ST. N.
STILLWATER, MN 55062

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 Plot 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 Plot No. 22 on file and of record in the Office of the County Recorder, Washington County, Minnesota.

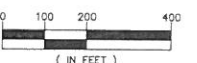
AND
Together with a non-exclusive easement for ingress and egress over the existing private road as now traveled being Fifteen (15.00) feet on each side of the centerline of said road which runs in a Westerly direction from Highway 15 to said Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), 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:

- 1) The field work for this survey was completed on January 5, 2017.
- 2) Bearings shown hereon are based on the East line of the East half of the Southwest Quarter of the Southeast Quarter of Section 25, Township 30, Range 21, which is assumed to bear S00°10'39"W.
- 3) **BENCHMARK:** Minnesota Department of Transportation Geodetic Monument GSD Station Number 85671 MnDOT name Alex - Elevation 944.85 (NAVD 88)
- 4) Surveyed property contains ±13,820,647 sq. ft. (±317.28 acres).
- 5) Wetlands shown hereon were delineated by Kjoehavug Environmental Services Company in 2016.
- 6) 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).
- 7) Due to snow and winter conditions, additional improvements may not have been visible at the time of survey.



3890 Pleasant Ridge Drive NE,
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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. Blom
Signature: [Signature]
Date: 1/10/2017 License #: 40361

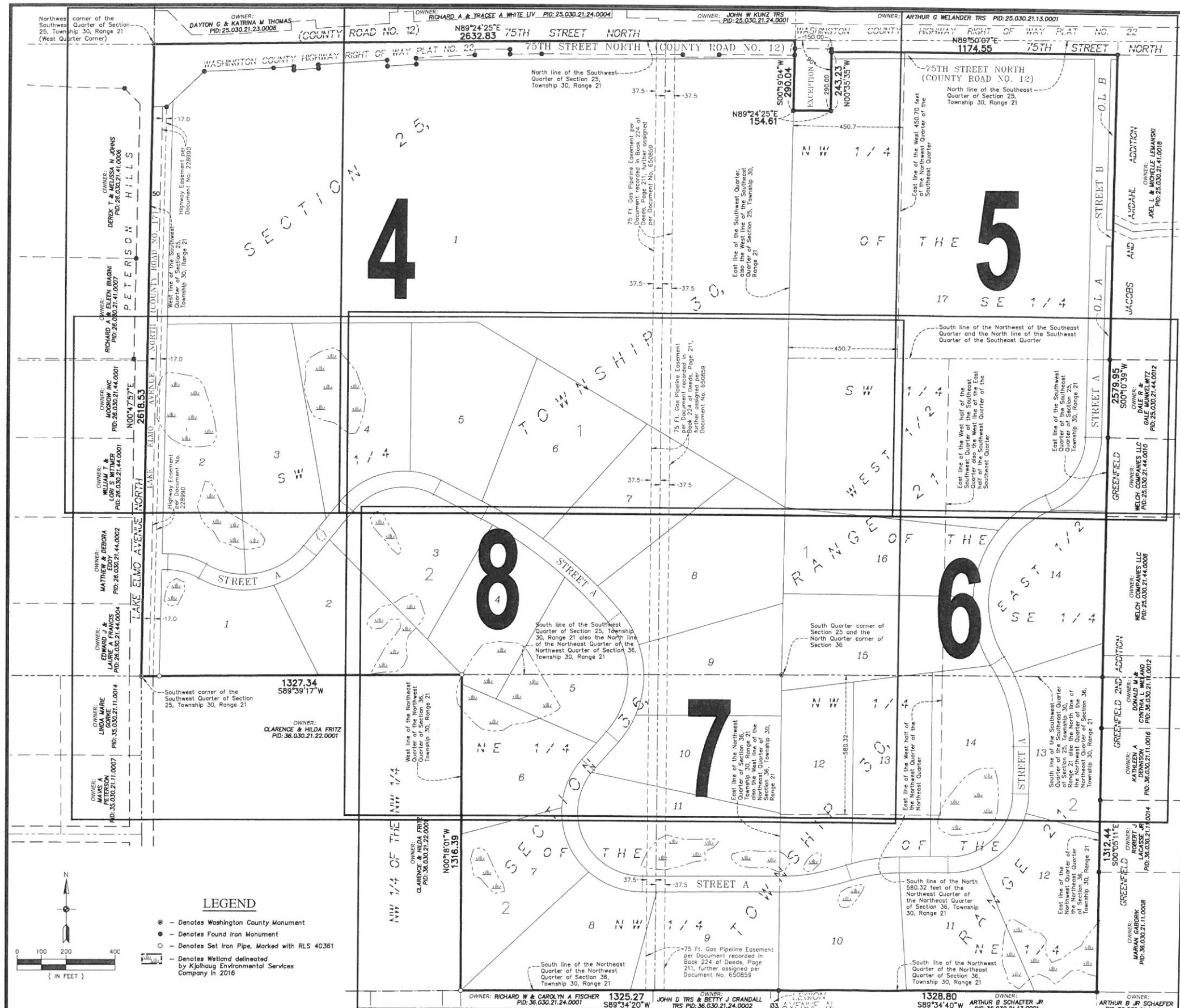
DRAWN BY: JAB
ISSUE DATE: 1/20/2017
FILE NO.: 1353

Revisions:
1) 4/10/17 City & County Comments

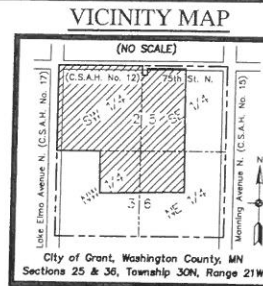
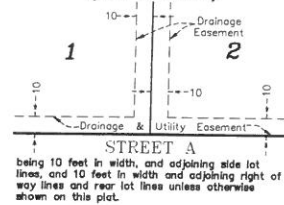
STREETCAR HOLDINGS, LLC
4084 Oakbrooke Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

EXISTING CONDITIONS



PROPOSED DRAINAGE EASEMENTS AND DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS: (NOT TO SCALE)



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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 ±23.68 AC.
COUNTY ROADS ROW AREA ±10.54 AC.
CITY ROADS ROW AREA ±13.14 AC.
TOTAL OUTLOT AREA ±1.51 AC.
OUTLOT A ±1.07 AC.
OUTLOT B ±0.44 AC.
TOTAL LOT AREA ±292.08 AC.
SMALLEST LOT ±5.00 AC.
LARGEST LOT ±74.38 AC.
AVERAGE LOT ±9.42 AC.
TOTAL NUMBER OF LOTS 33
OUTLOTS 2
SINGLE FAMILY 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 BUILDING SETBACKS:
FRONT 65 FT.
HOUSE SIDE 20 FT.
GARAGE SIDE 20 FT.
SIDE STREET CORNER 65 FT.
REAR 55 FT.



environmental
engineering
surveying

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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. B...
Signature: [Signature]
Date: 1/20/2017, License #: 40361

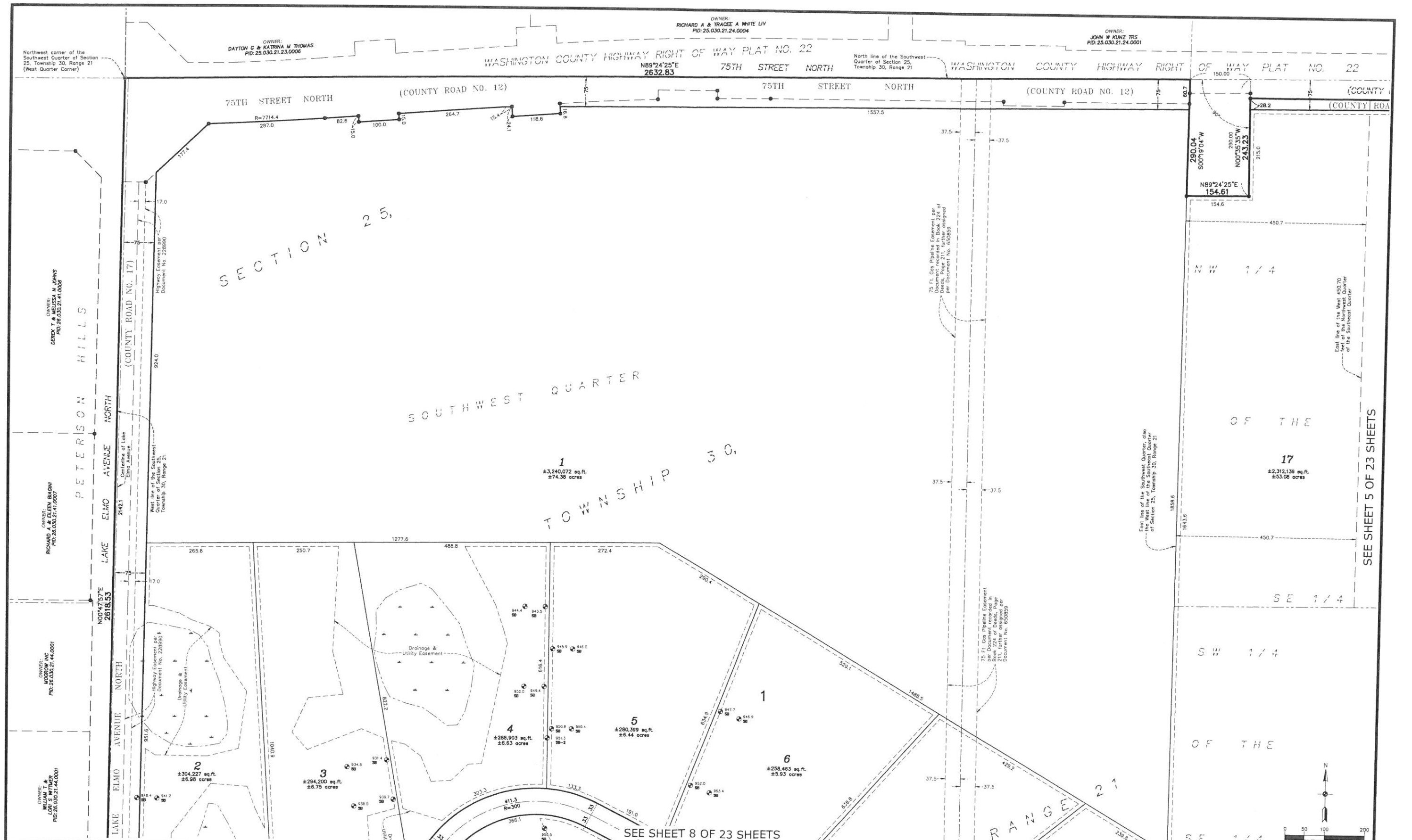
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ISSUE DATE: 1/20/2017
FILE NO.: 1353

Revisions:
1.) 4/10/17 City & County Comments

STREETCAR HOLDINGS, LLC
4084 Oakbrook Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT INDEX
3 of 23



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I hereby certify that this plan, specification
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Print Name: Thomas R. Blum
Signature: *Thomas R. Blum*
Date: 1/20/2017 License #: 40361

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

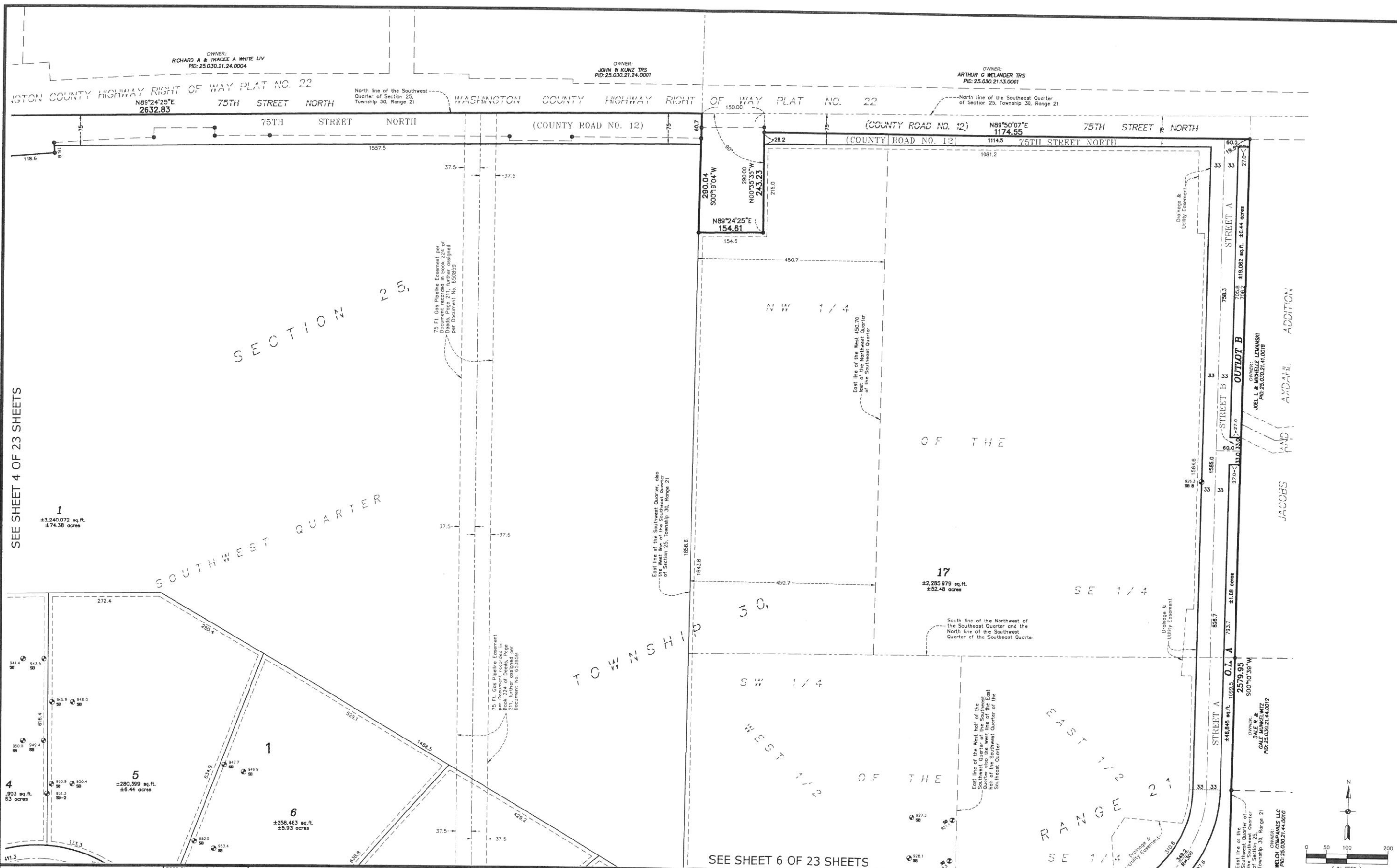
Revisions:
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STREETCAR HOLDINGS, LLC
4084 Oakbrooke Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

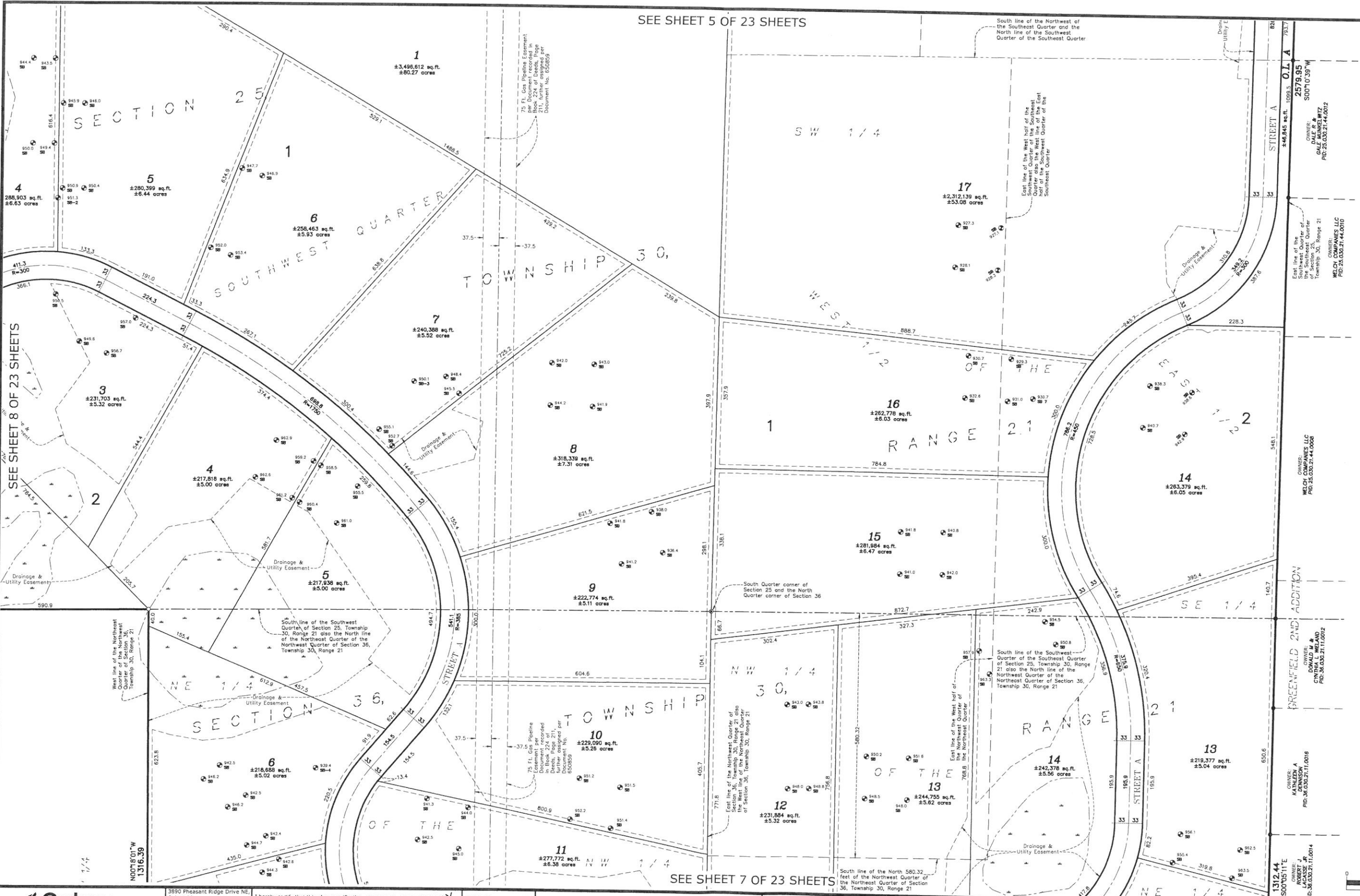
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of
23



SEE SHEET 4 OF 23 SHEETS

SEE SHEET 6 OF 23 SHEETS

SEE SHEET 5 OF 23 SHEETS



SEE SHEET 7 OF 23 SHEETS



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Print Name: Thomas R. Blum
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ISSUE DATE: 1/20/2017
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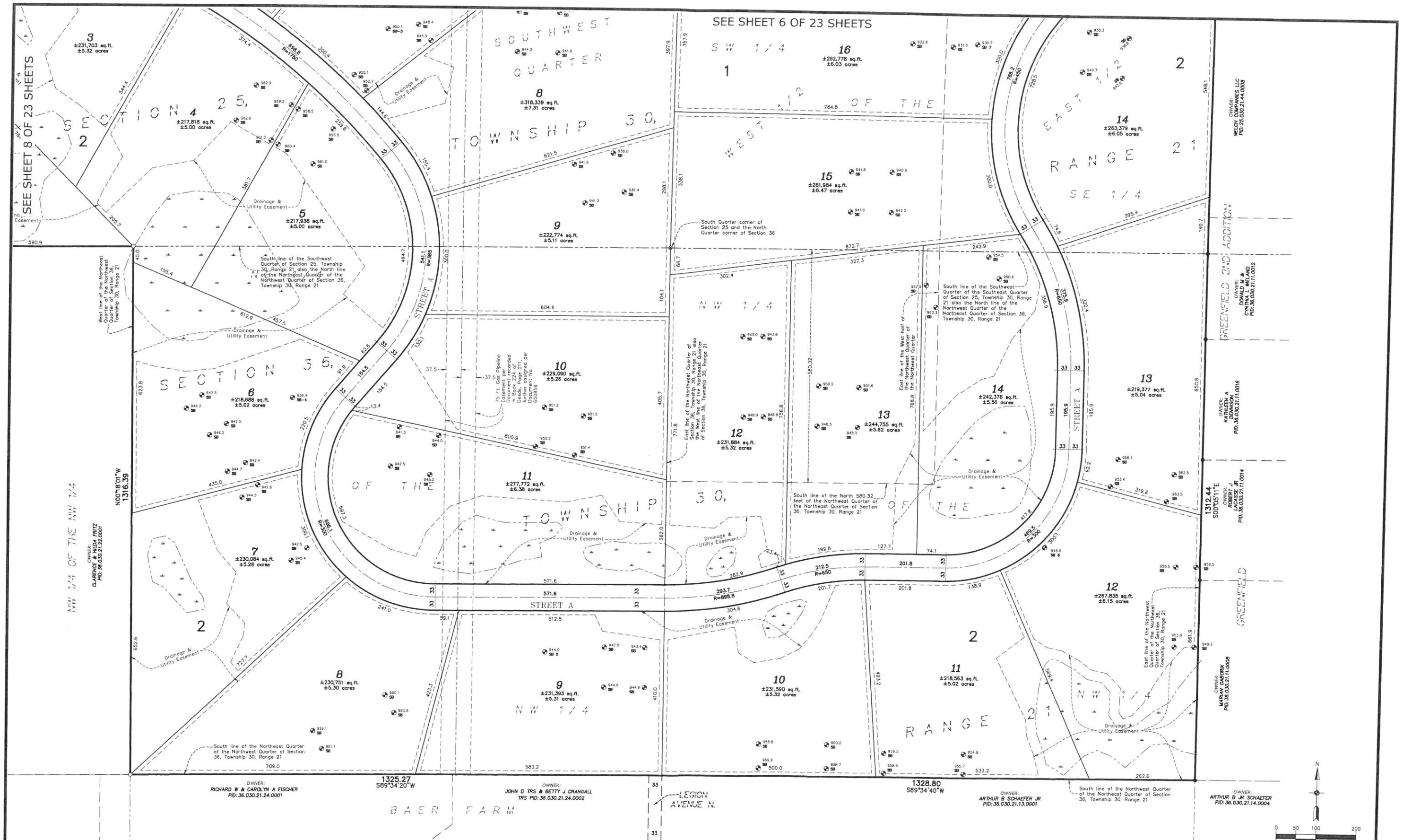
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THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

6 of 23



SEE SHEET 4 OF 23 SHEETS

SECTION 25,
1
±3,240,072 sq. ft.
±74.38 acres

NW 1/4

OF THE

SE 1/4

17
±2,312,138 sq. ft.
±53.08 acres

SW 1/4

OF THE

16
±262,778 sq. ft.
±6.03 acres

SE 1/4

15
±281,984 sq. ft.
±6.47 acres

21

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

8
of
23

SEE SHEET 6 OF 23 SHEETS

SEE SHEET 7 OF 23 SHEETS

OWNER:
RICHARD & EILEEN BLOOM
PID: 26.030.21.44.0007

OWNER:
MCGROW INC
PID: 26.030.21.44.0001

OWNER:
MILAN T &
LORI S MITCHELL
PID: 26.030.21.44.0001

OWNER:
MATTHEW & DEBORA
PID: 26.030.21.44.0002

OWNER:
EDWARD J &
LAURENCE A FRANCES
PID: 26.030.21.44.0004

OWNER:
LINDA MARIE
PID: 35.030.21.11.0014

OWNER:
CLARENCE & HILDA FRITZ
PID: 36.030.21.22.0001

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. Carlson
Signature: [Signature]
Date: 1/20/2017 License #: 40361

DRAWN BY: JAB
ISSUE DATE: 1/20/2017
Revisions: 1) 4/10/17 City & County Comments
FILE NO: 1353

STREETCAR HOLDINGS, LLC
4084 Oakbrooke Alcove
Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, Minnesota

PRELIMINARY PLAT

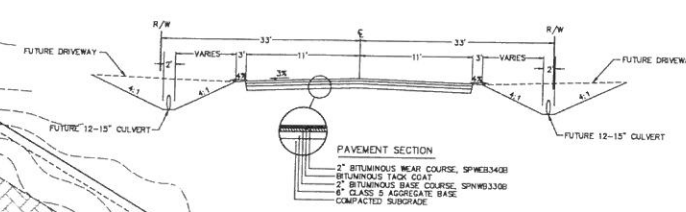
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McCain

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engineering
surveying

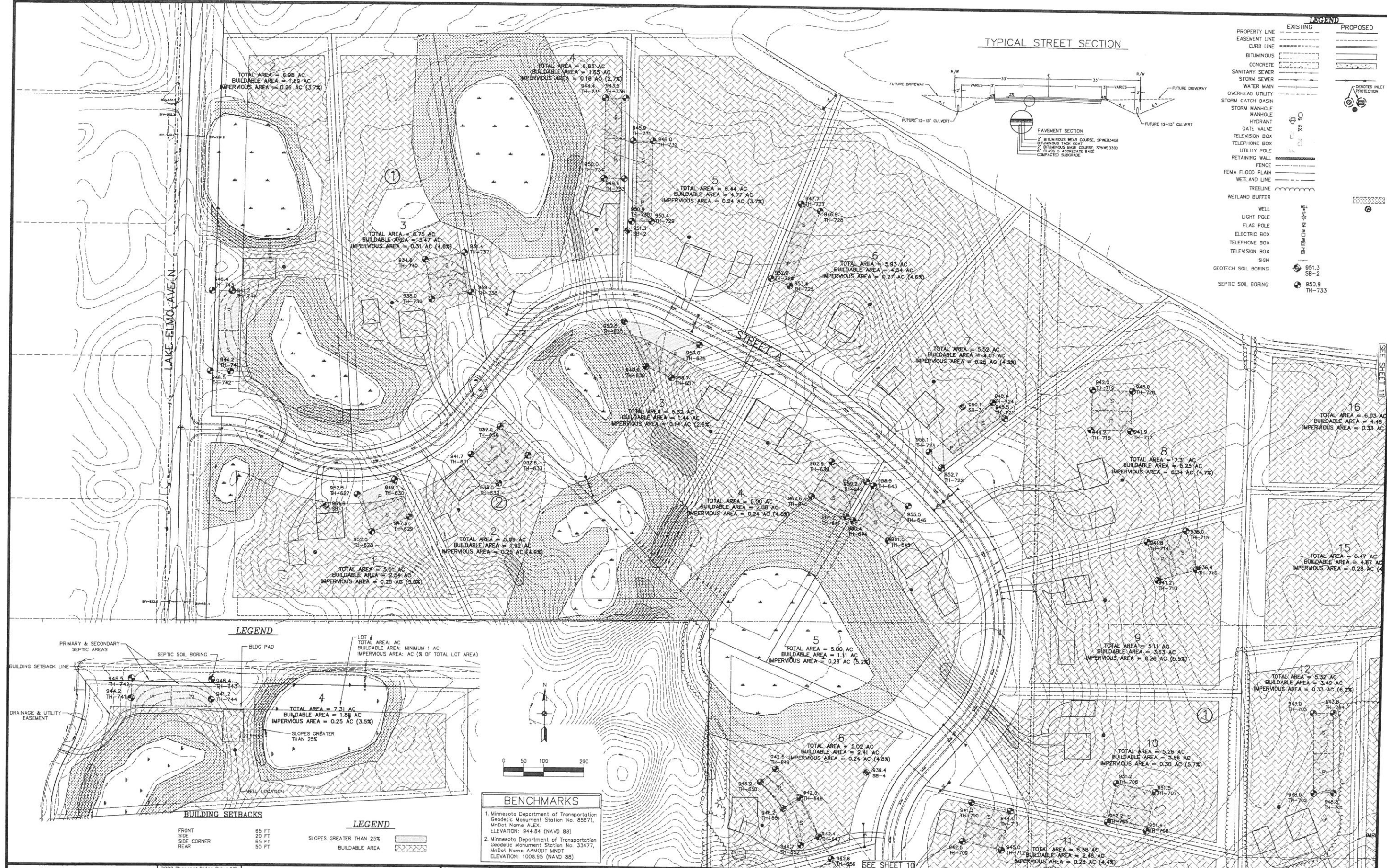
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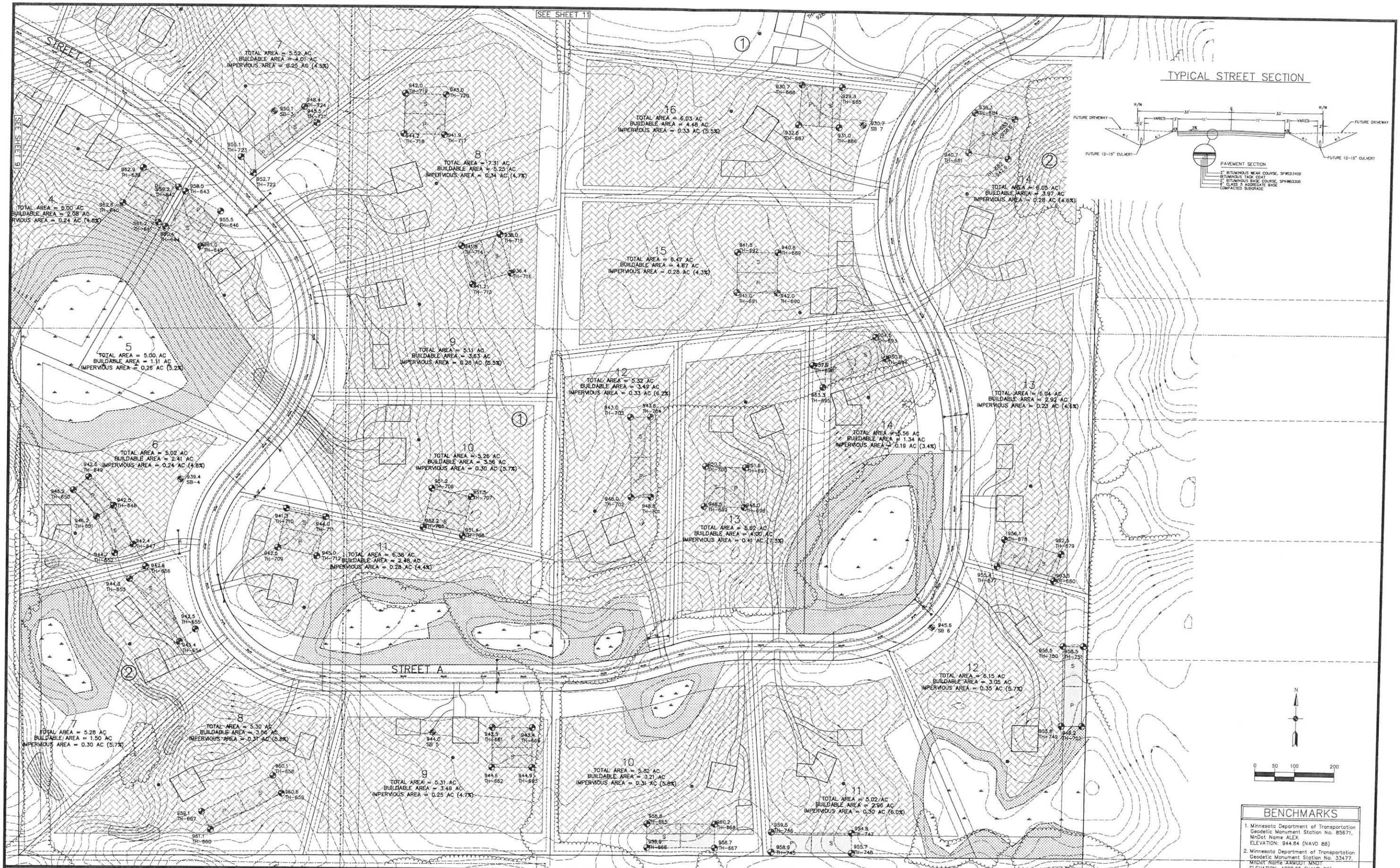
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TYPICAL STREET SECTION



	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEPHONE BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
TREELINE	---	---
WETLAND BUFFER	---	---
WELL	---	---
LIGHT POLE	---	---
FLAG POLE	---	---
ELECTRIC BOX	---	---
TELEPHONE BOX	---	---
TELEPHONE BOX	---	---
SIGN	---	---
GEOTECH SOIL BORING	---	---
SEPTIC SOIL BORING	---	---







- environmental
- engineering
- surveying

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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 Professional Engineer under the laws of the State of Minnesota

Print Name: Joseph T. Radabaugh E
Signature: _____
D.P. 12/20/17 License #: 4588

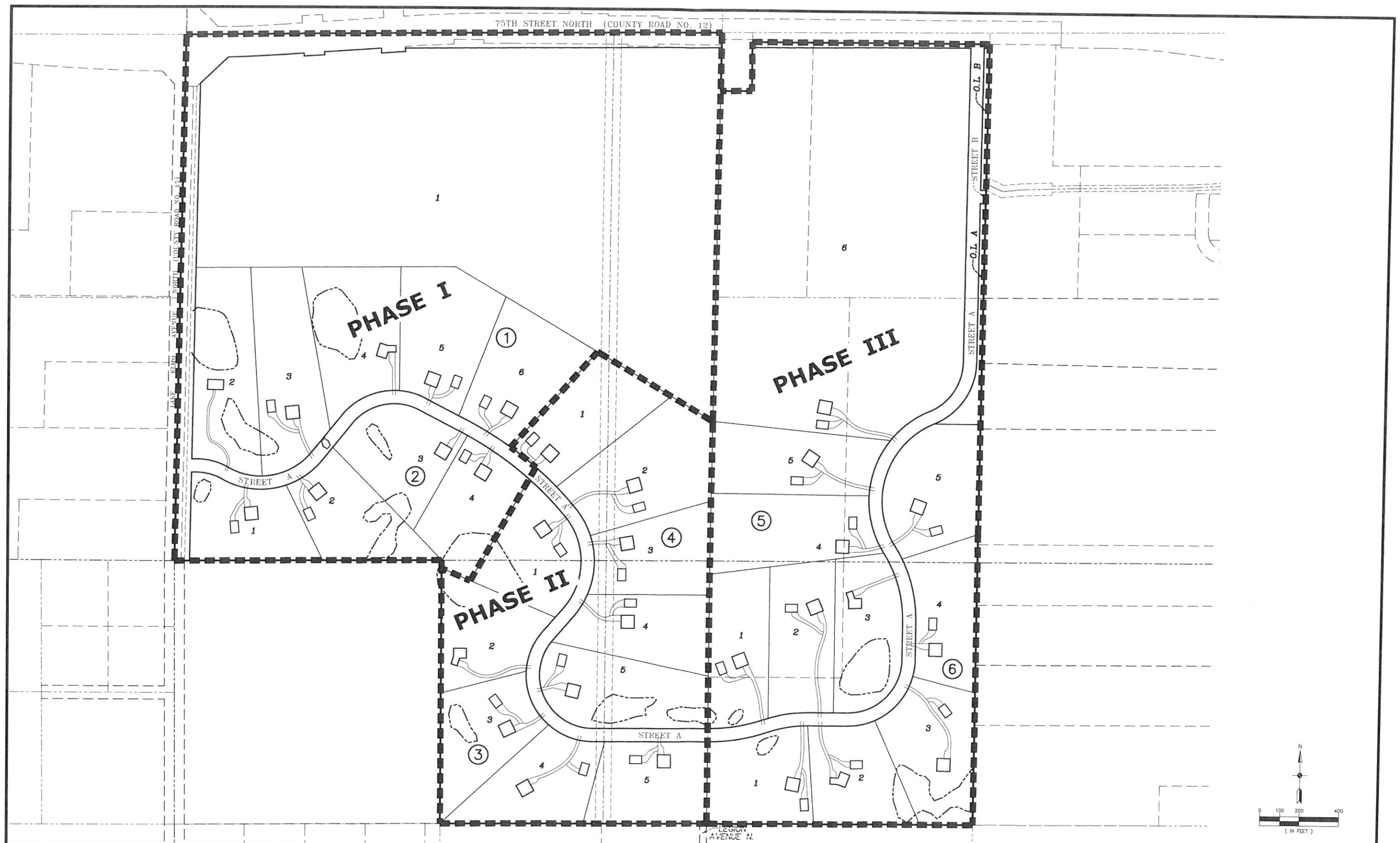
Drawn: JJO
Designed: JTR
Date: 1/20/17

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STREETCAR HOLDINGS, LLC.
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Eagan, MN 55122

THE FARMS OF GRANT
City of Grant, MN

LIVABILITY PLAN



[S:\env\04111717\F100816571 - 4340\6533 - grant township property\cad\cst\img\p000006533_phase.png]

West Intersection
Screening Location

East Property
Screening Location



- environmental
- engineering
- surveying

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Print Name: Scott D. Bilben, PLA

Signature:

Date: 04/11/17 License #: 40647

Drawn:

Designed: SDB

Date: 04/11/17

Revisions:

1.

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

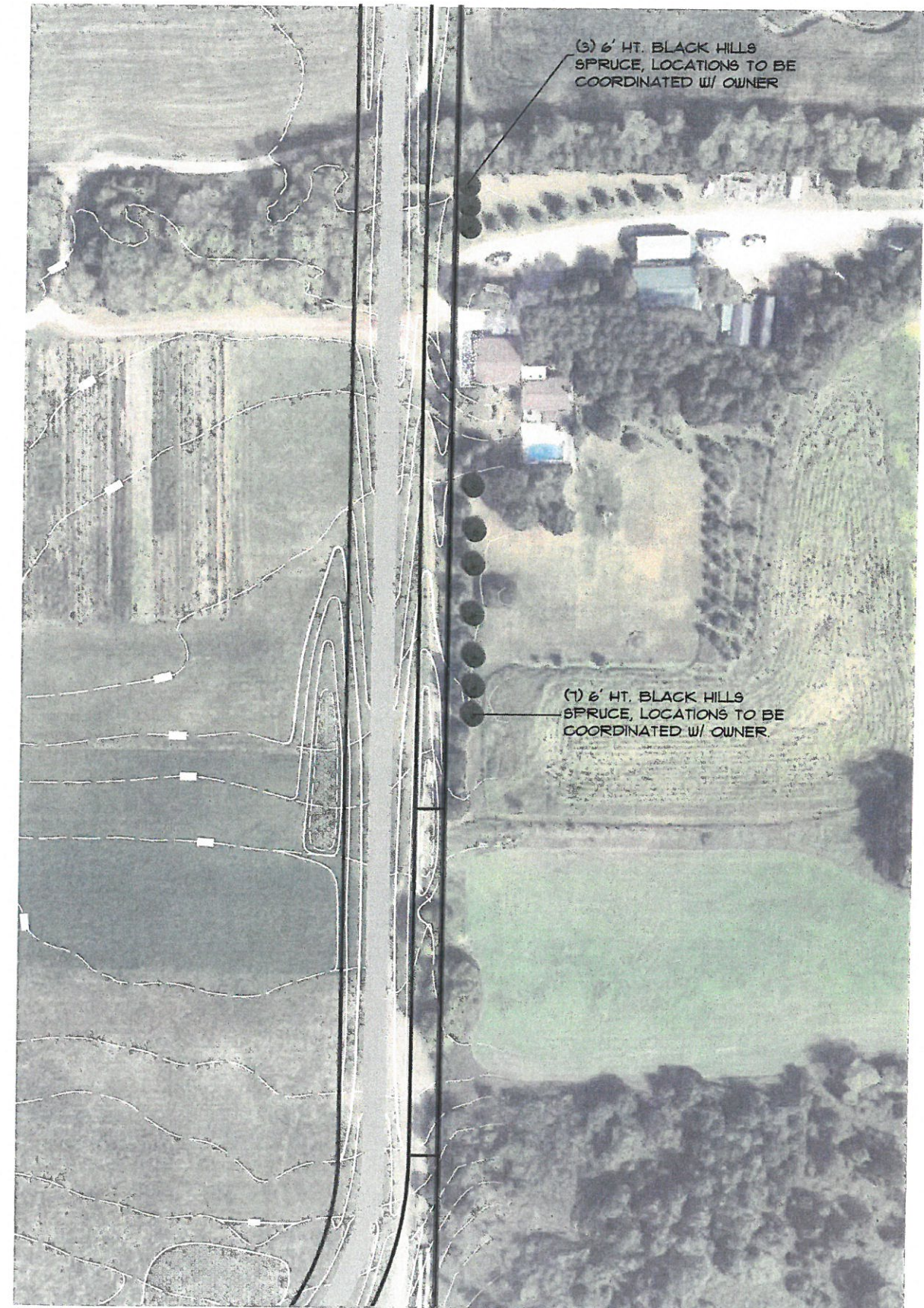
THE FARMS OF GRANT
City of Grant, MN

Landscape Screening Exhibit

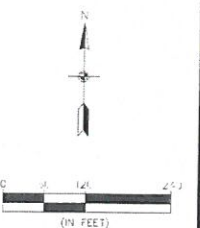
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of
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■ WEST INTERSECTION ADDITIONAL SCREENING



■ EAST PROPERTY ADDITIONAL SCREENING



• environmental
• engineering
• surveying

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Print Name: Scott D. Bilben, PLA

Signature:

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Drawn:

Designed: SDB

Date: 04/11/17

Revisions:

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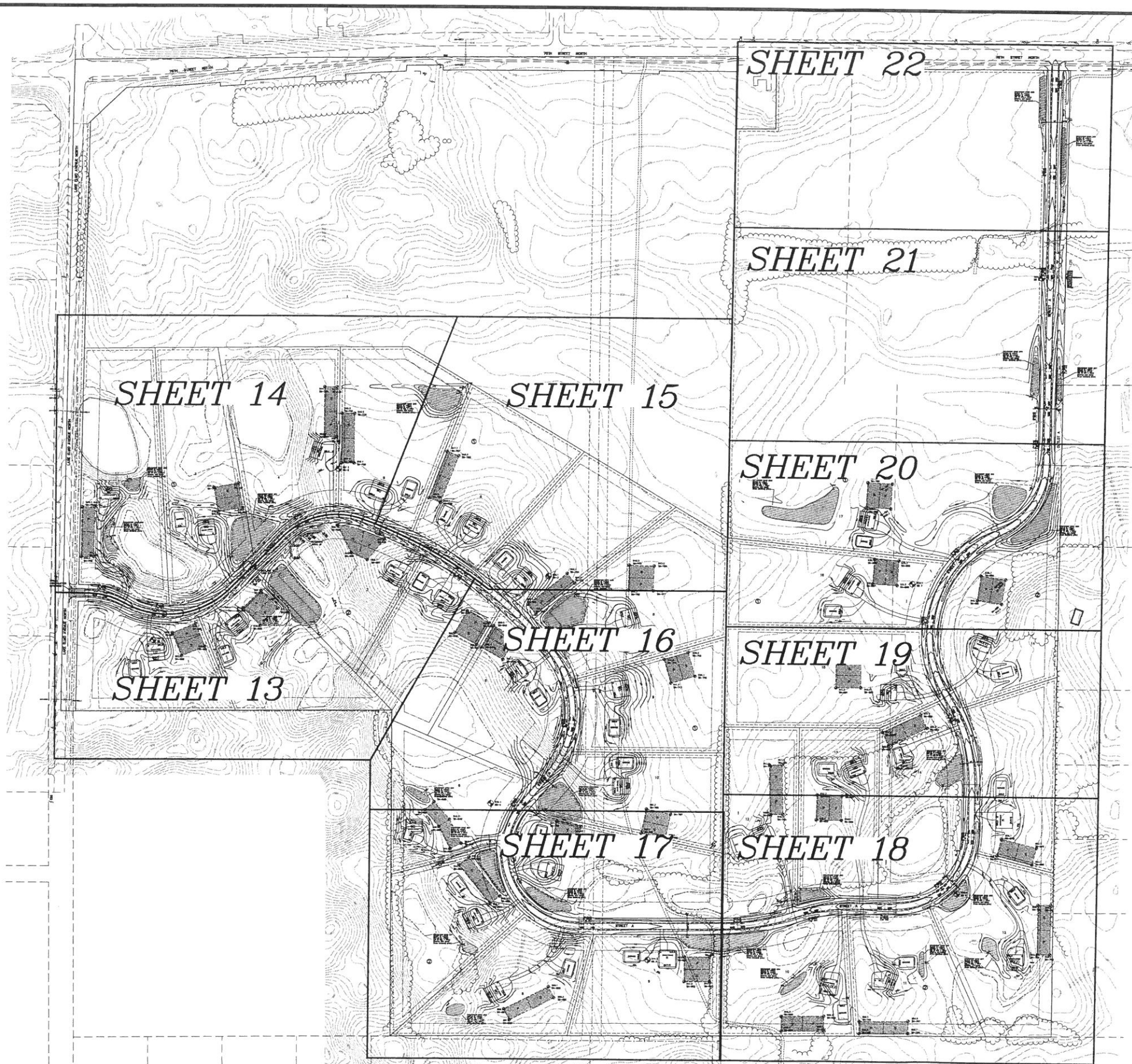
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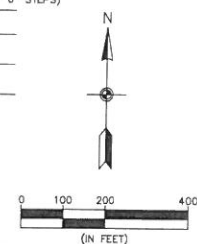
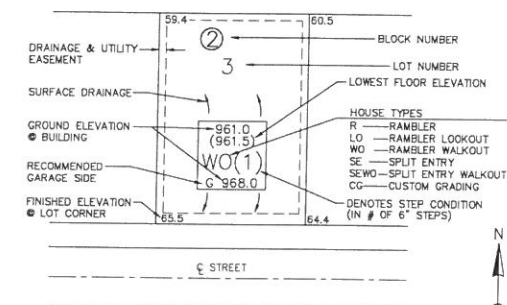
Landscape Screening Exhibit

L2
of
2



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 PLAIN	=====
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	
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: AAMCOT MNDT, ELEVATION: 1008.95 (NAVD 88)	

WETLAND FILL SUMMARY	
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

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 G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



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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:
Date: 1/20/17 License #: 45889

Drawn: JJD
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

GRADING INDEX