

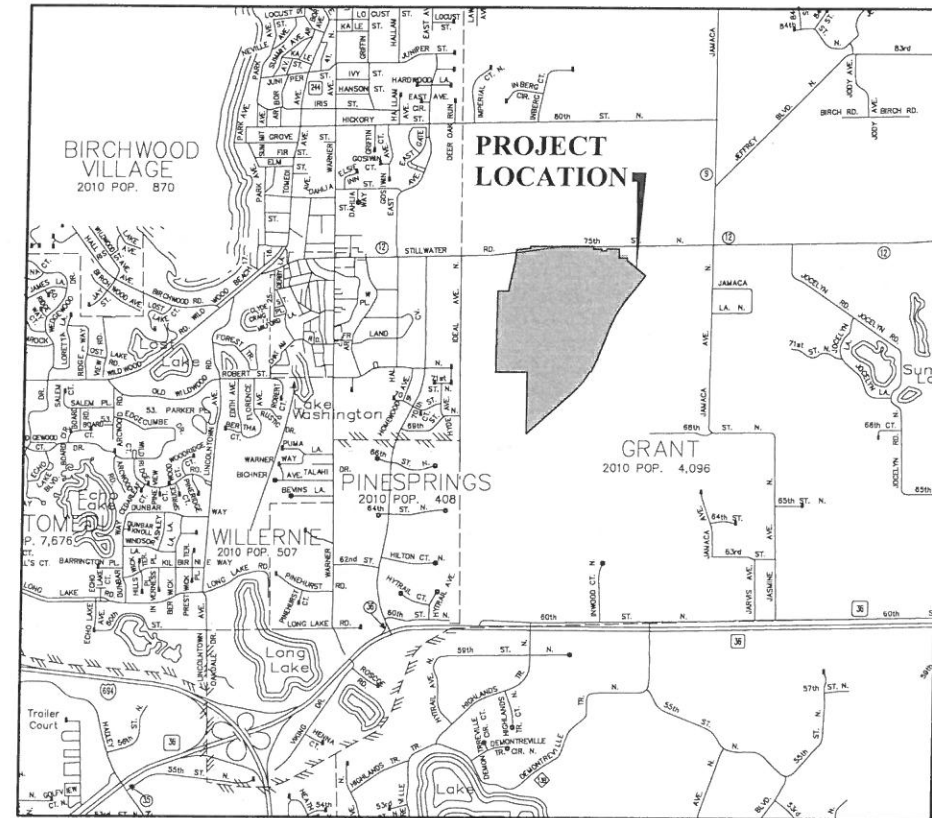
THE GATEWAY

GRANT, MINNESOTA



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2-5
PRELIMINARY PLAT	6-8
SITE PLAN	9-11
GRADING AND DRAINAGE PLAN	12-19
EROSION CONTROL NOTES AND DETAILS	20
GRADING PROFILES	21
WETLAND MANAGEMENT PLAN	22-23

DEVELOPER

THE EXCELSIOR GROUP
1660 HIGHWAY 100 S.
SUITE 400
ST. LOUIS PARK, MN 55416
PH: 952-525-3208
CONTACT: PAUL THOMAS
EM: paul.thomas@excelsiorllc.COM

CONSULTANT

ALLIANT ENGINEERING, INC.
733 MARQUETTE AVENUE
SUITE 700
MINNEAPOLIS, MN 55402
PH: 612-758-3080

ENGINEER

MARK RAUSCH
LICENSE NO. 43480
EM: mrausch@alliant-inc.com

SURVEYOR

DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

THE GATEWAY
 8255 75TH STREET N
 GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
COVER SHEET

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

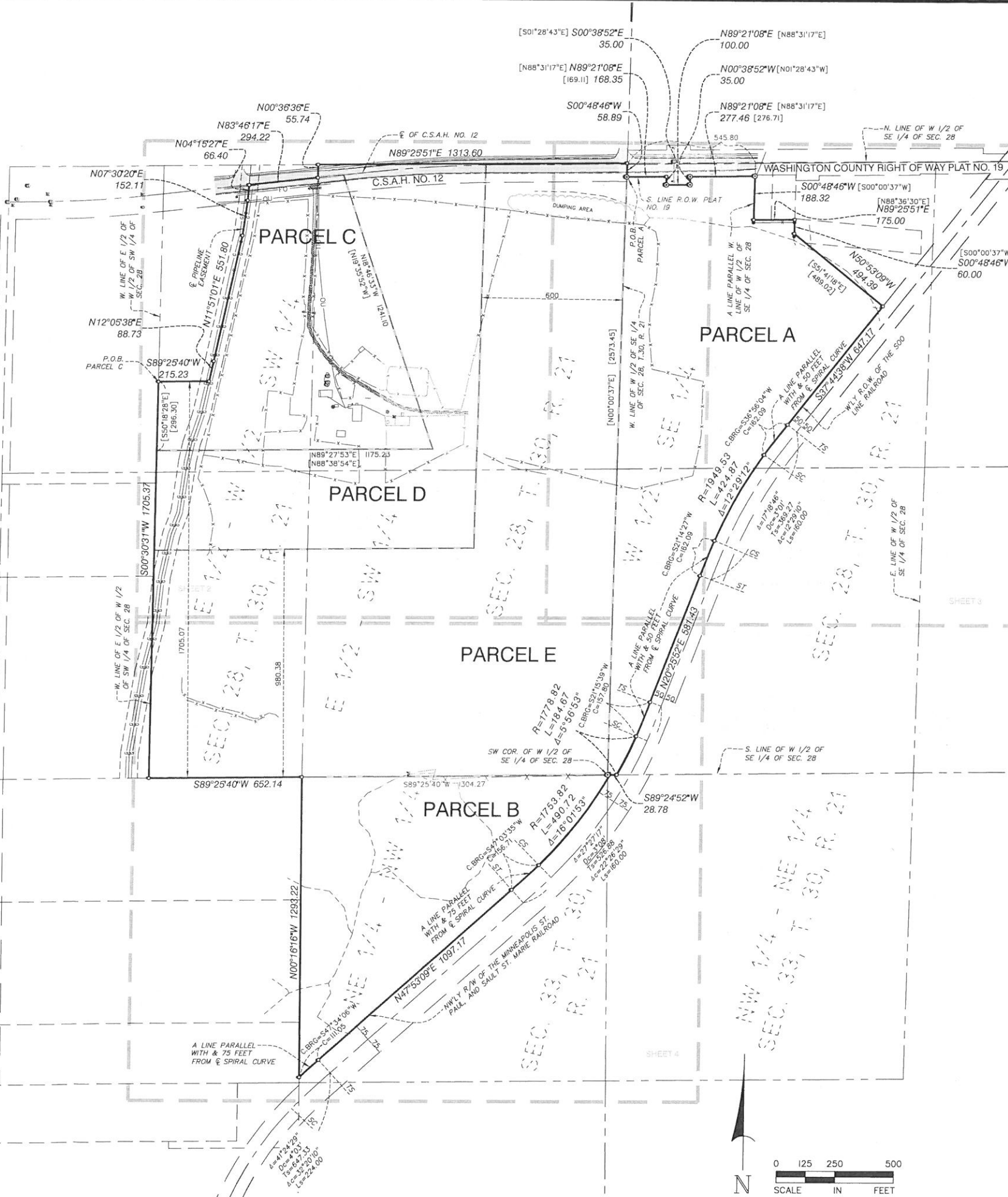
BY DATE

DATE ISSUE

10-11-18 CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AKA
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION



PROPERTY DESCRIPTION

Parcel A: That part of the West half of the Southeast Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota, according to the government survey thereof, described as follows: Beginning at the intersection of the West line of said West half of the Southeast Quarter and the South line of Washington County Right of Way Plat No. 19; thence North 88 degrees 31 minutes 17 seconds East, on a bearing based on the Washington County coordinate system, South zone, along said South plat line a distance of 168.11 feet; thence South 1 degree 28 minutes 43 seconds East along said plat line a distance of 35.00 feet; thence North 88 degrees 31 minutes 17 seconds East along said plat line a distance of 100.00 feet; thence North 1 degree 28 minutes 43 seconds West along said plat line a distance of 276.71 feet to a point on a line parallel with and 545.80 feet West of the West line of said West half of the Southeast Quarter, as measured along the North line of said West half of the Southeast Quarter; thence South 0 degrees 00 minutes 37 seconds West along said parallel line a distance of 188.32 feet; thence North 89 degrees 36 minutes 30 seconds East and parallel with the North line of said West half of the Southeast Quarter a distance of 175.00 feet; thence South 0 degrees 00 minutes 37 seconds West a distance of 60.00 feet; thence South 51 degrees 41 minutes 18 seconds East a distance of 489.02 feet to the Westerly right-of-way line of the Soo Line Railroad, as the same is now located, thence Southwesterly along said Westerly right-of-way line to the South line of said West half of the Southeast Quarter; thence South 88 degrees 36 minutes 02 seconds West along said South line a distance of 39.53 feet to the Southwest corner of said West half of the Southeast Quarter; thence North 0 degrees 00 minutes 37 seconds East along the West line of said West half of the Southeast Quarter a distance of 257.45 feet to the point of beginning.

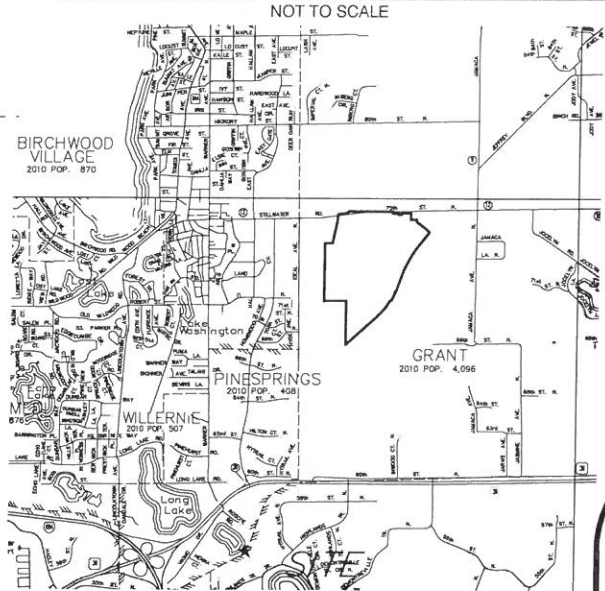
Parcel B: All that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and all that part of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-three (33), in Township Thirty (30) North, of Range Twenty-one (21) West, Grant Township, Washington County, Minnesota, lying Westerly of the Northwesterly R/W of the Minneapolis, St. Paul and Sault St. Marie Railroad.

Parcel C: That part of the Southwest Quarter of Section 28, Township 30, Range 21, Washington County, Minnesota described as follows: Beginning at the intersection of the West line of the East 1/2 of the West 1/2 of said Southwest 1/4 and the North line of the South 1705.07 feet of said Southwest 1/4; thence South 07° 18' 28" East along said West line a distance of 296.30 feet; thence North 88° 38' 54" East a distance of 1175.23 feet; thence North 19° 39' 52" West to the center line of County State Aid Highway No. 12; thence Westerly along said center line to the center line of a Minnesota Pipe Line Company easement as now laid out across said Southwest 1/4; thence Southerly along the center line of said easement to the North line of the South 1705.07 feet of said Southwest 1/4; thence West to the point of beginning.

Parcel D: East 1/2 of the Southwest 1/4 of Section 28, Township 30 Range 21 in Washington County, Minnesota. Also that part of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 28 lying South of the center line of County State Aid Highway No. 12 as now laid out and traveled except the South 980.38 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 and except that part lying Westerly of the center line of a Minnesota Pipe Line Company Easement as now laid out across the Southwest 1/4 of said Section 28 and lying Northerly of the South 1705.07 feet of said East 1/2 of the West 1/2 of the Southwest 1/4 as measured along the West line thereof. Subject to the right of way of County State Aid Highway No. 12 as now laid out and traveled along the North line of said Southwest 1/4 and subject to a 66 foot wide easement to Minnesota Pipe Line Company as now laid out across said Southwest 1/4.

Parcel E: The East 600.00 feet of the Southwest 1/4; the South 980.38 feet of the East 1/2 of the Southwest 1/4 lying West of the East 600.00 feet thereof and the South 980.38 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 in Section 28, Township 30, Range 21, Washington County, Minnesota.

VICINITY MAP



LEGEND

○ SET CAP IRON MONUMENT 18425	— G — GAS
● FOUND IRON MONUMENT	--- EDGE OF WETLAND
● CAST IRON MONUMENT	— DU — OVERHEAD ELECTRIC
■ GRAVEL SURFACE	— X — FENCE
■ BITUMINOUS SURFACE	■ GRAVEL
■ DEED BEARING AND/OR DISTANCE	■ CONCRETE SURFACE

CERTIFICATION

To TEG Land Holdings, LLC:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7(a), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on May 5, 2014.

REVIEW COPY

Date of Plat or Map: _____
 Dennis B. Olmstead, Professional Land Surveyor
 Minnesota License No. 18425

NOTES

- This survey and the property description shown here on are based upon information found in the commitment for title Insurance prepared by Stewart Title Guaranty Company, a Texas Corporation ("Company"), LT # no. 567375, dated July 16, 2018.
- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of the above described property is 7,192,667 square feet or 165,121 acres.
- There are 0 regular striped parking stalls and 0 handicapped parking stalls.
- The property lies within Zone X (unshaded) areas determined to be outside the 0.2% annual chance floodplain of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27163C0245E, effective February 2, 2010 and Panel No. 27163C0240E, effective February 2, 2010.
- There was no observed evidence of earth moving work or building construction at the time of our field work.
- Names of adjoining owners are depicted based on Washington County GIS tax information.
- Wetland areas were delineated by Alliant Engineering, Inc. on September 7, 2018.
- The easterly/southeasterly boundary adjoins the GATEWAY TRAIL established on the right of way of the former Minneapolis St. Paul and Sault St. Marie Railroad: Soo Line Railroad. The right of way was surveyed by the Minnesota Department of Natural Resources (MnDNR) in 1988 prior to track removal to document and preserve the location of the right of way. The right of way shown here is dimensioned and monumented based on the survey map prepared by the MnDNR dated April 11, 1988 and filed in Washington County. The right of way is established with spiral transitions to circular curves and tangents. The circular curves are defined by degree of curve based on the railroad definition. There is not a mathematical way to dimension the offset of a spiral curve, so we have dimensioned the chord of the spiral offset and noted it is parallel to the centerline of the right of way.
- Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:
 - Item no. 13 references an Easement in favor of Minnesota Pipe Line Company dated August 17, 1954, filed in Book 190 of Deeds, page 622 (Affects Parcels C, D & E).
 - Item no. 14 references an Easement in favor of Minnesota Pipe Line Company dated September 14, 1954, filed September 28, 1954 in Book 191 of Deeds, page 257 (Affects Parcels C, D & E).
 - Item no. 15 references an Easement in favor of Minnesota Pipe Line Company dated April 21, 1955, filed April 22, 1955 in Book 194 of deeds, page 194 (Affects Parcels C, D & E).
 - Item no. 16 references an Easement in favor of the County of Washington dated March 20, 1972, filed April 6, 1972, in Book 315 of Deeds, page 974 (Affects Parcels C, D & E).
 - Item no. 17 references an Easement in favor of the County of Washington dated March 20, 1972, filed April 6, 1972 in Book 315 of Deeds, page 975 (Affects Parcels C, D & E).
 - Item no. 18 references an Easement in favor of the County of Washington dated March 20, 1972, filed April 6, 1972 in Book 315 of Deeds, page 977 (Affects Parcel C).
 - Item no. 19 references an Easement in favor of the County of Washington dated March 20, 1972, filed April 6, 1972 in Book 315 of Deeds, page 980 (Affects Parcel C).
 - Item no. 20 references a Washington County Highway Right of Way Plat No. 19 filed November 17, 1977 as Document Number 367210 (Affects Parcels A, C, D & E).
 - Item no. 21 references an Agreement regarding Easement dated December 16, 1999, filed March 8, 2000, as Document Number 3095369.
 - Item no. 22 reference is Subject to wetland as shown by available maps.
 - Item no. 23 references Resolution No. 2012-13 filed January 24, 2013 as Document Number 3928342.
 - Item no. 24 references Findings of Fact, Conclusions of Law, Order for Default Judgment and Judgment For Premier Bank VS Darrel A. Flug, Christina C. Flug et al. dated August 22, 2014, filed September 6, 2014 as Document Number 3999644.
 - Note: The above will be deleted upon the fulfillment of items D-H, and K on Schedule B1.

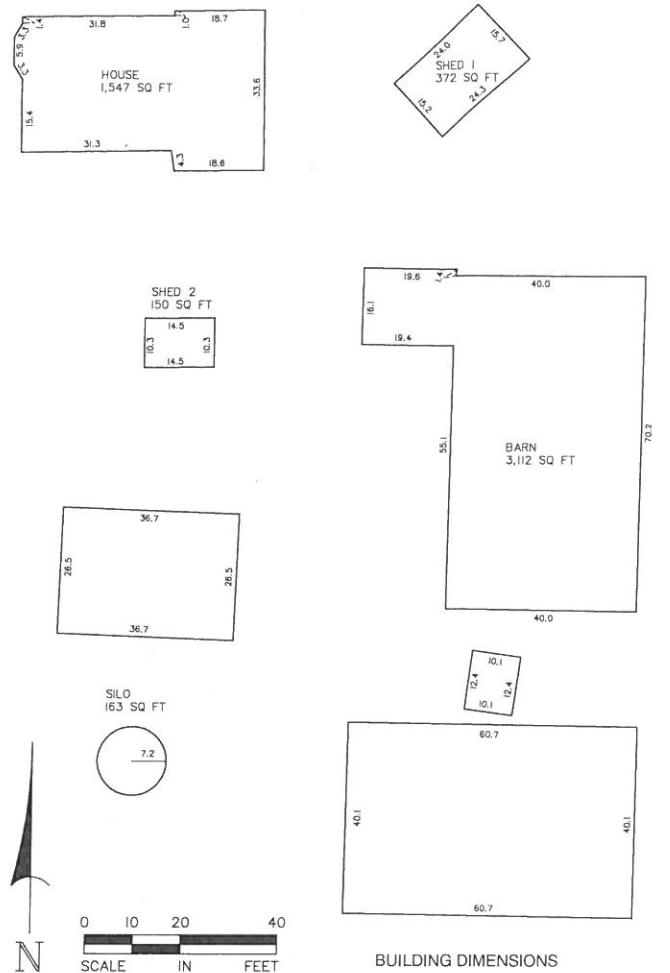
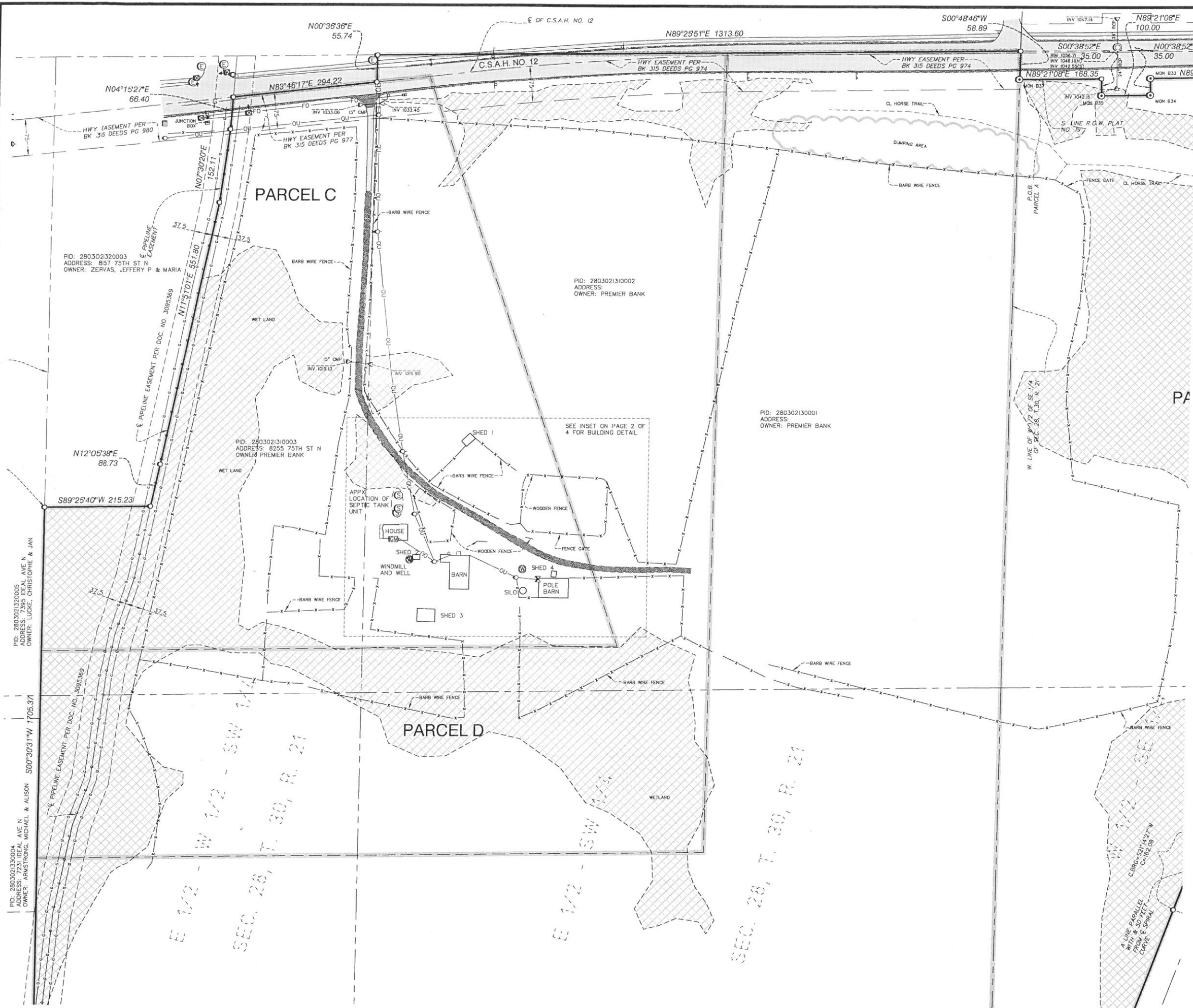
ALLIANT ENGINEERING
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

ALTA/NSPS LAND TITLE SURVEY

THE GATEWAY
 GRANT, MINNESOTA

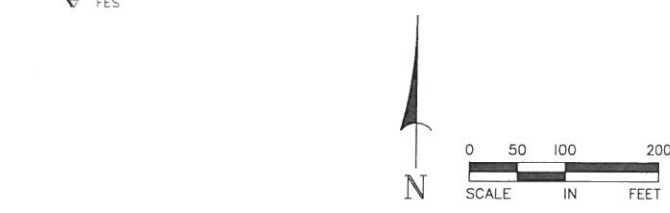
DRAWN BY	PG, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	09/11/2018
SCALE	1"=250'
JOB NO.	18-0144
FIELD CREW	PG, DA

Drawing name: x:\2018\180144\survey\existing conditions\180144survey.dwg Oct 11, 2018 - 11:20am



LEGEND

○ SET CAP IRON MONUMENT 18425	— G — GAS
● FOUND IRON MONUMENT	- - - EDGE OF WETLAND
⊙ CAST IRON MONUMENT	OU — OVERHEAD ELECTRIC
⊗ WATER VALVE	- - - X — FENCE
☒ TELEPHONE BOX	- - - GRVEL
⊙ SANITARY MANHOLE	▨ CONCRETE SURFACE
⊙ ELECTRIC MANHOLE	▨ GRVEL SURFACE
⊙ POWER POLE	▨ BITUMINOUS SURFACE
⊙ WELL	▨ DELINEATED WETLAND
⊙ GAS METER	
⊙ TRAFFIC SIGNAL	
⊙ SIGN	
⊙ BOLLARD	
⊙ HAND HOLE	
⊙ FES	



ALLIANT ENGINEERING

733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

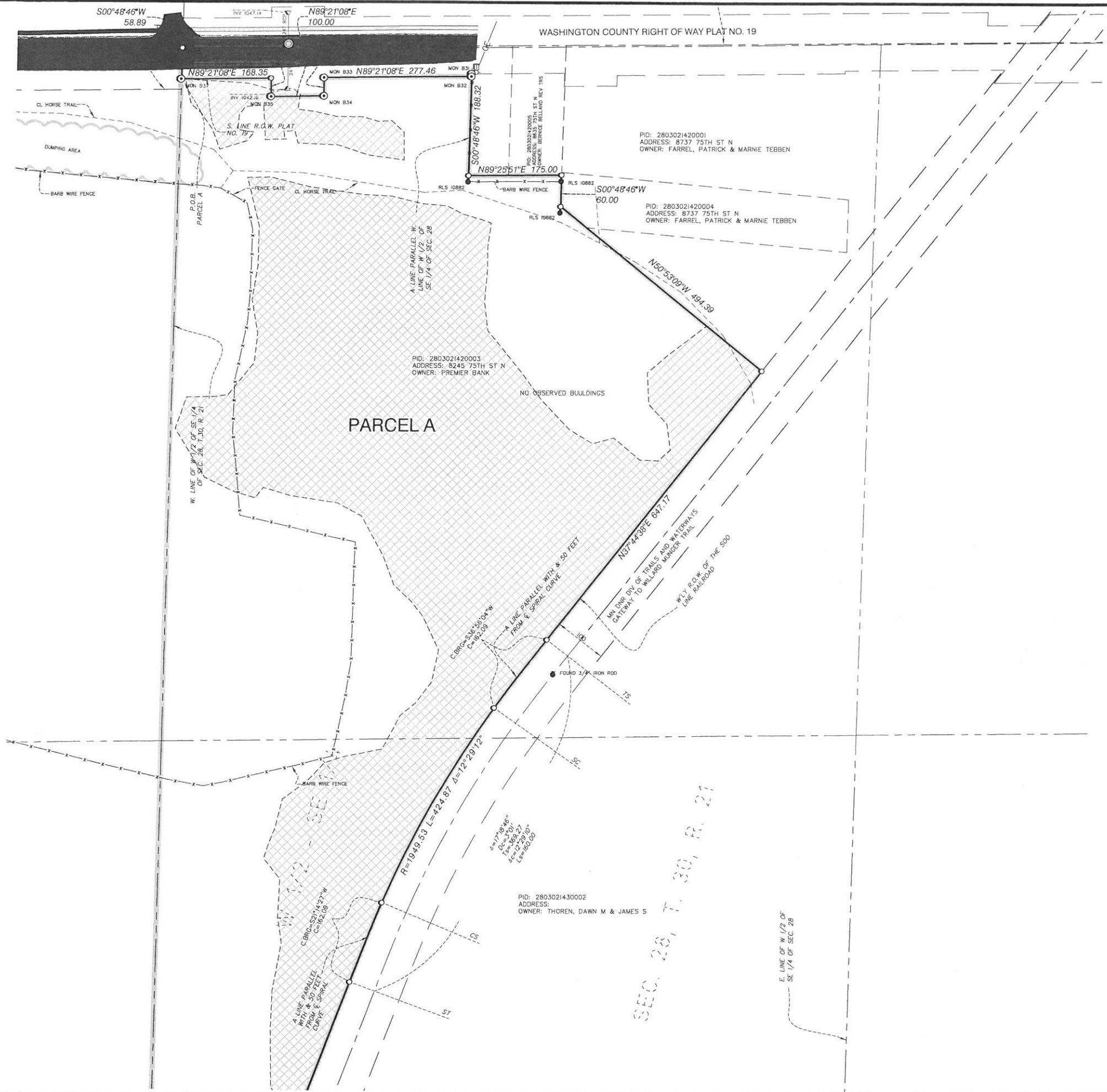
ALTA/NSPS LAND TITLE SURVEY

THE GATEWAY

GRANT, MINNESOTA

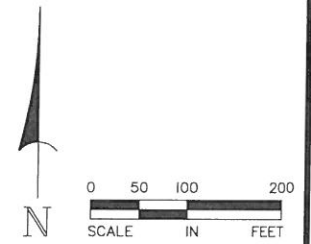
DRAWN BY PG, JDT, DPE
 CHECKED BY DBO
 DATE ISSUED 09/18
 SCALE 1"=100'
 JOB NO. 18-0144
 FIELD CREW PG, DA

Drawing name: X:\2018\180144\survey\existing conditions\180144surv.dwg Oct 11, 2018 - 11:20am



LEGEND

- SET CAP IRON MONUMENT 1B425
- FOUND IRON MONUMENT
- ⊙ CAST IRON MONUMENT
- ⊕ SANITARY MANHOLE
- ⊗ SIGN
- ▽ FES
- ① ITEM NO. PER SCH. B, SEC TWO OF TITLE COMMITMENT
- G — GAS
- - - - EDGE OF WETLAND
- OU — OVERHEAD ELECTRIC
- X — FENCE
- - - - GRAVEL
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ▧ BITUMINOUS SURFACE
- ▤ DELINEATED WETLAND



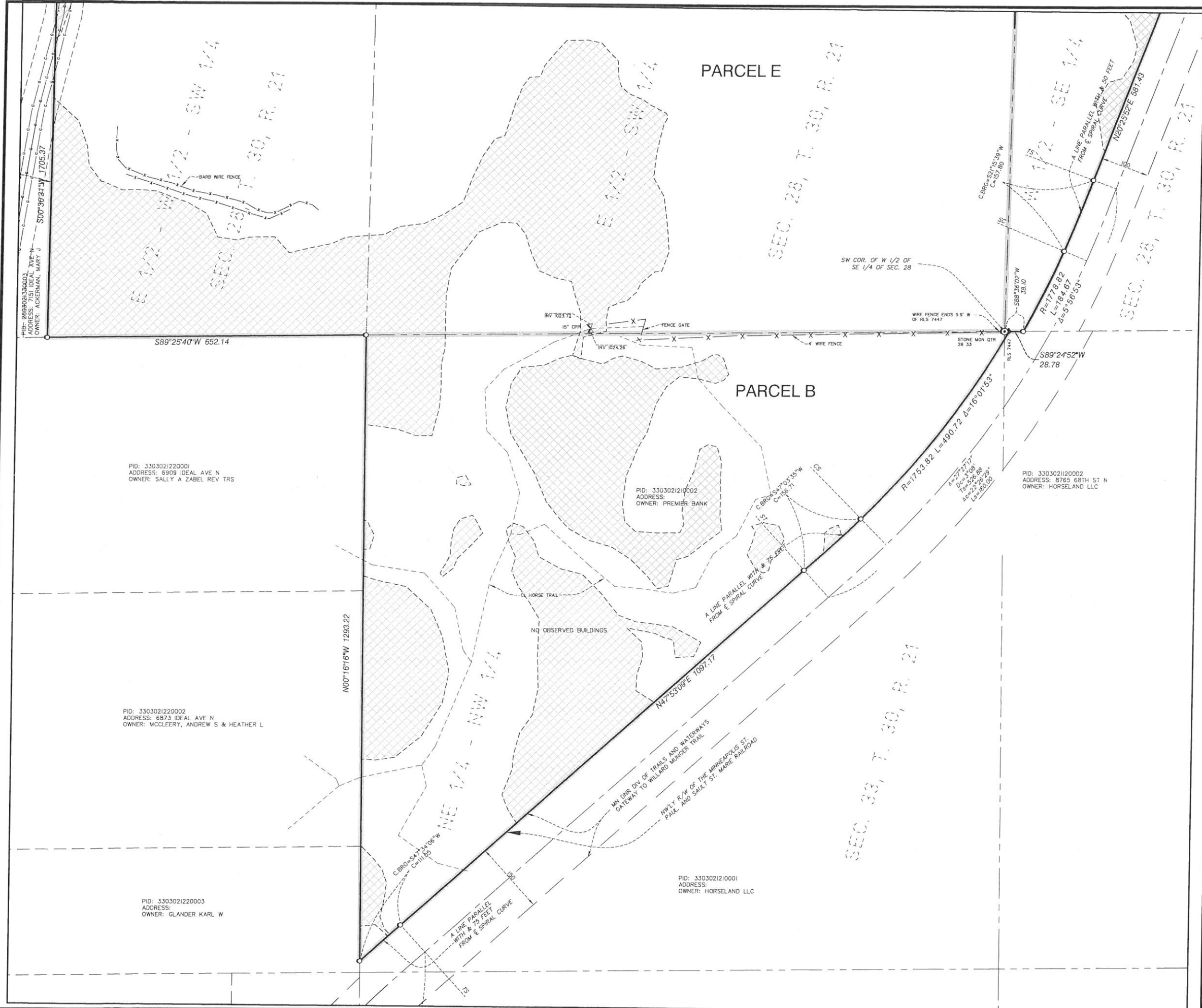
ALLIANT ENGINEERING
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

**ALTA/NSPS
 LAND TITLE
 SURVEY**

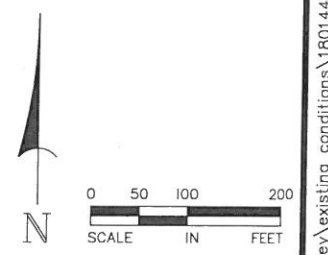
THE GATEWAY
 GRANT, MINNESOTA

DRAWN BY	PG, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	09/~/2018
SCALE	1"=100'
JOB NO.	18-0144
FIELD CREW	PG, DA

Drawing name: x:\2018\180144\survey\existing conditions\180144survey.dwg Oct 11, 2018 - 11:20am



LEGEND	
○	SET CAP IRON MONUMENT 18425
●	FOUND IRON MONUMENT
⊙	CAST IRON MONUMENT
⊕	SANITARY MANHOLE
+	SIGN
▽	FES
①	ITEM NO. PER SCH. B, SEC TWO OF TITLE COMMITMENT
— G —	GAS
- - -	EDGE OF WETLAND
- - - OU - - -	OVERHEAD ELECTRIC
- - - X - - -	FENCE
- - -	GRAVEL
▨	CONCRETE SURFACE
▩	GRAVEL SURFACE
▪	BITUMINOUS SURFACE
▧	DELINEATED WETLAND



ALLIANT ENGINEERING
 733 Marquette Ave, Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 612.758.3099 FAX
 www.alliant-inc.com

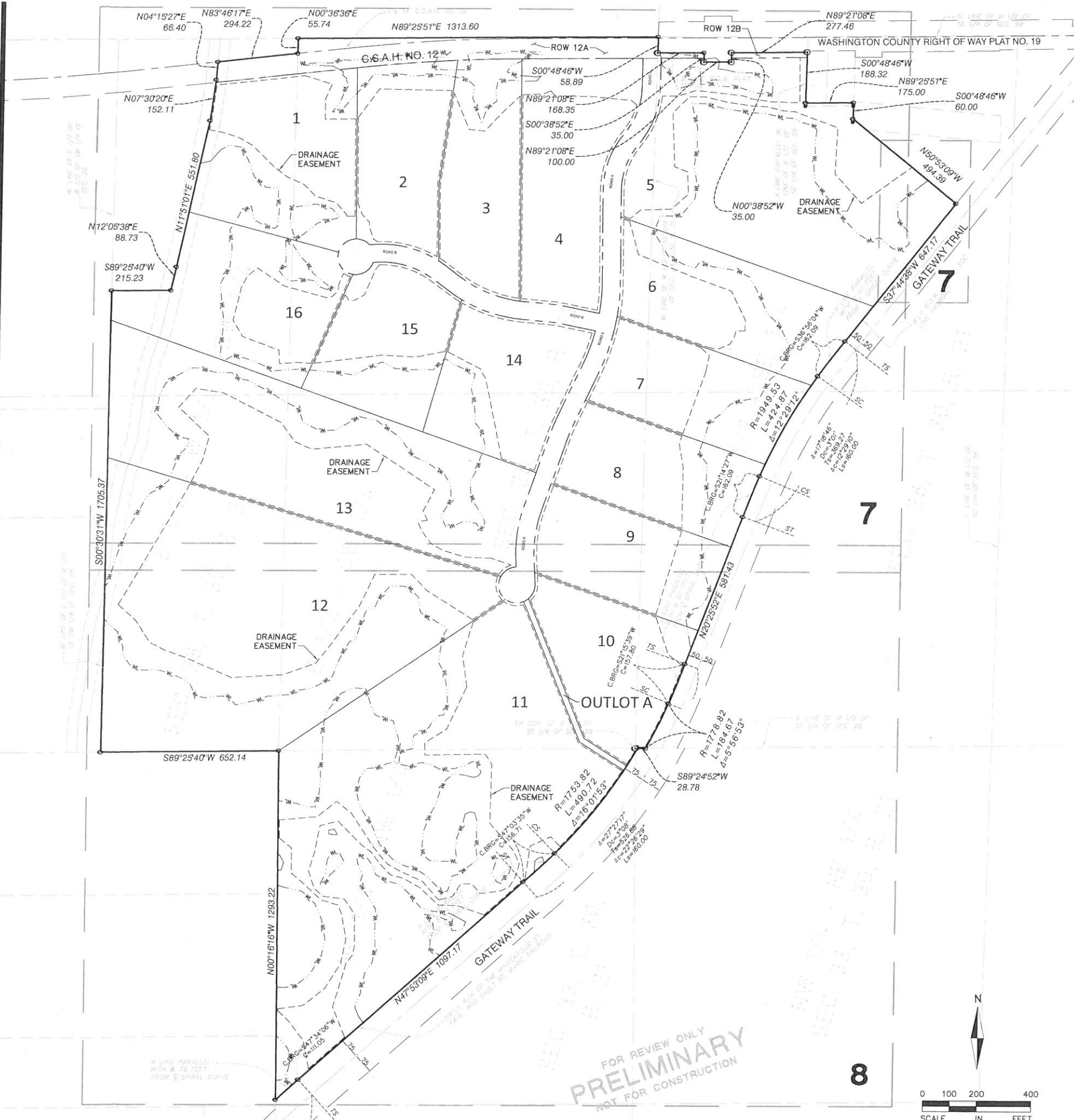
**ALTA/NSPS
 LAND TITLE
 SURVEY**

THE GATEWAY
 GRANT, MINNESOTA

DRAWN BY	PG, JDT, DPE
CHECKED BY	DBO
DATE ISSUED	09-1-2018
SCALE	1"=100'
JOB NO.	18-0144
FIELD CREW	PG, DA

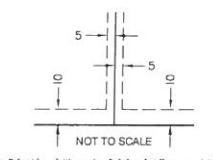
Drawing name: X:\2018\180144\survey\existing conditions\180144surv.dwg Oct 11, 2018 - 11:20am

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plat\180144.dwg, Oct. 11, 2018 - 11:21am



PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
LOT 1	330,759	7.59
LOT 2	217,821	5.00
LOT 3	236,283	5.42
LOT 4	314,969	7.23
LOT 5	697,566	16.01
LOT 6	302,150	6.94
LOT 7	235,821	5.41
LOT 8	231,769	5.32
LOT 9	225,238	5.17
LOT 10	241,468	5.54
LOT 11	1,234,483	28.34
LOT 12	1,036,496	23.79
LOT 13	704,938	16.18
LOT 14	245,833	5.64
LOT 15	231,691	5.32
LOT 16	323,520	7.43
OUTLOT A	14,998	0.34
ROW	216,543	4.97
ROW 12A	144,779	3.32
ROW 12B	5,544	0.13
TOTAL	7,192,668	165.12

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - R.O.W
 - - - EASEMENT LINE
 - FOUND IRON MONUMENT
 - WETLAND

Bring 5 feet in width and adjoining lot lines and 10 feet in width and adjoining right of way lines, unless otherwise indicated on the plat.

ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA

PRELIMINARY PLAT SUBMITAL
PRELIMINARY PLAT

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.

MARK RAUSCH, PE

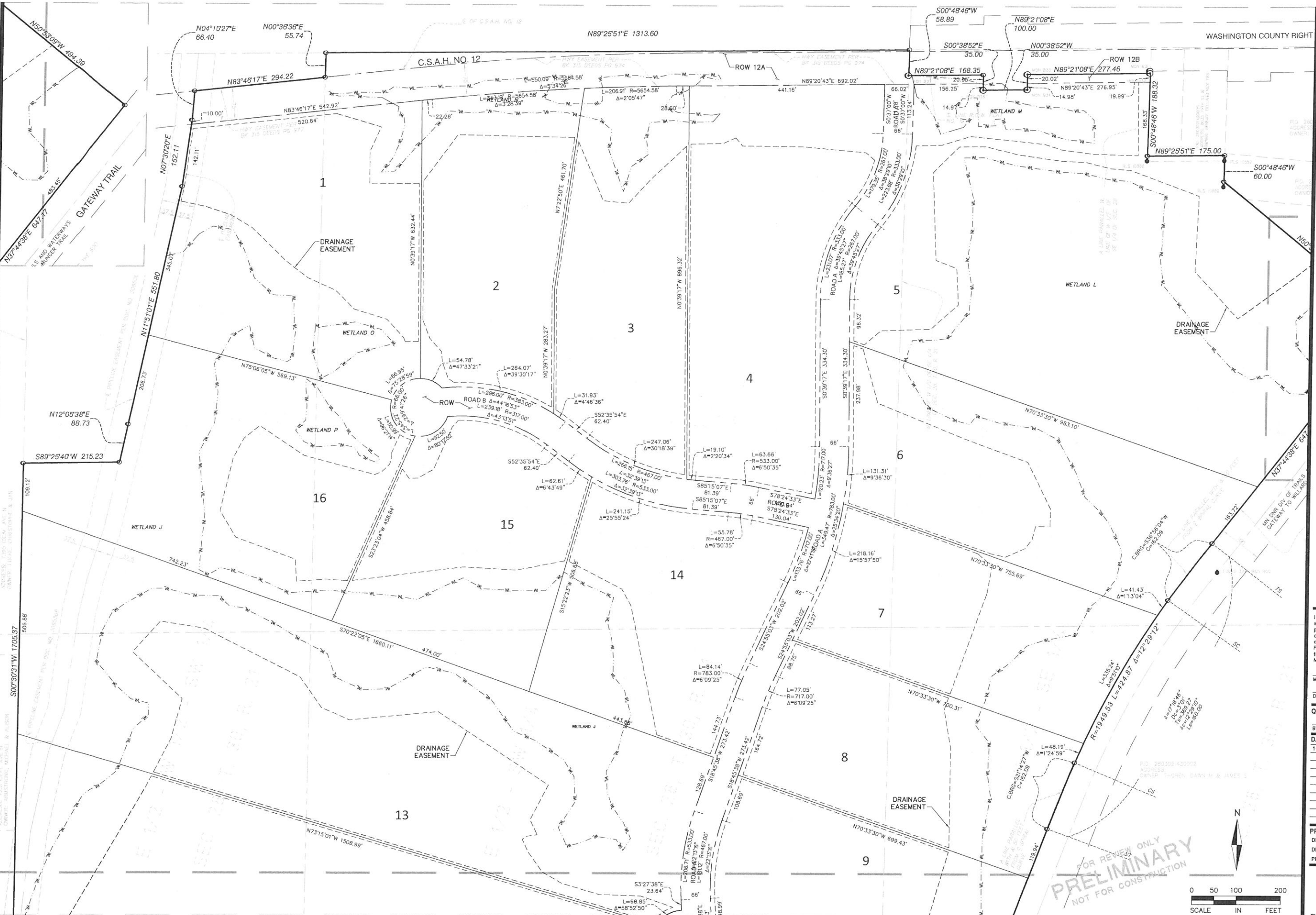
Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 218-0144

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plat\180144preplst.dwg Oct 11, 2018 11:21am



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA

PRELIMINARY PLAT SUBMITAL
PRELIMINARY PLAT

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

MARK RAUSCH, PE

Date: License No.:

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plat\180144preplat.dwg, Oct. 11, 2018 - 11:21am



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA

PRELIMINARY PLAT SUBMITAL
PRELIMINARY PLAT

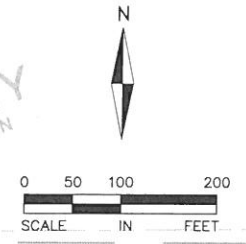
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA.

MARK RAUSCH, PE
Date _____ License No. _____

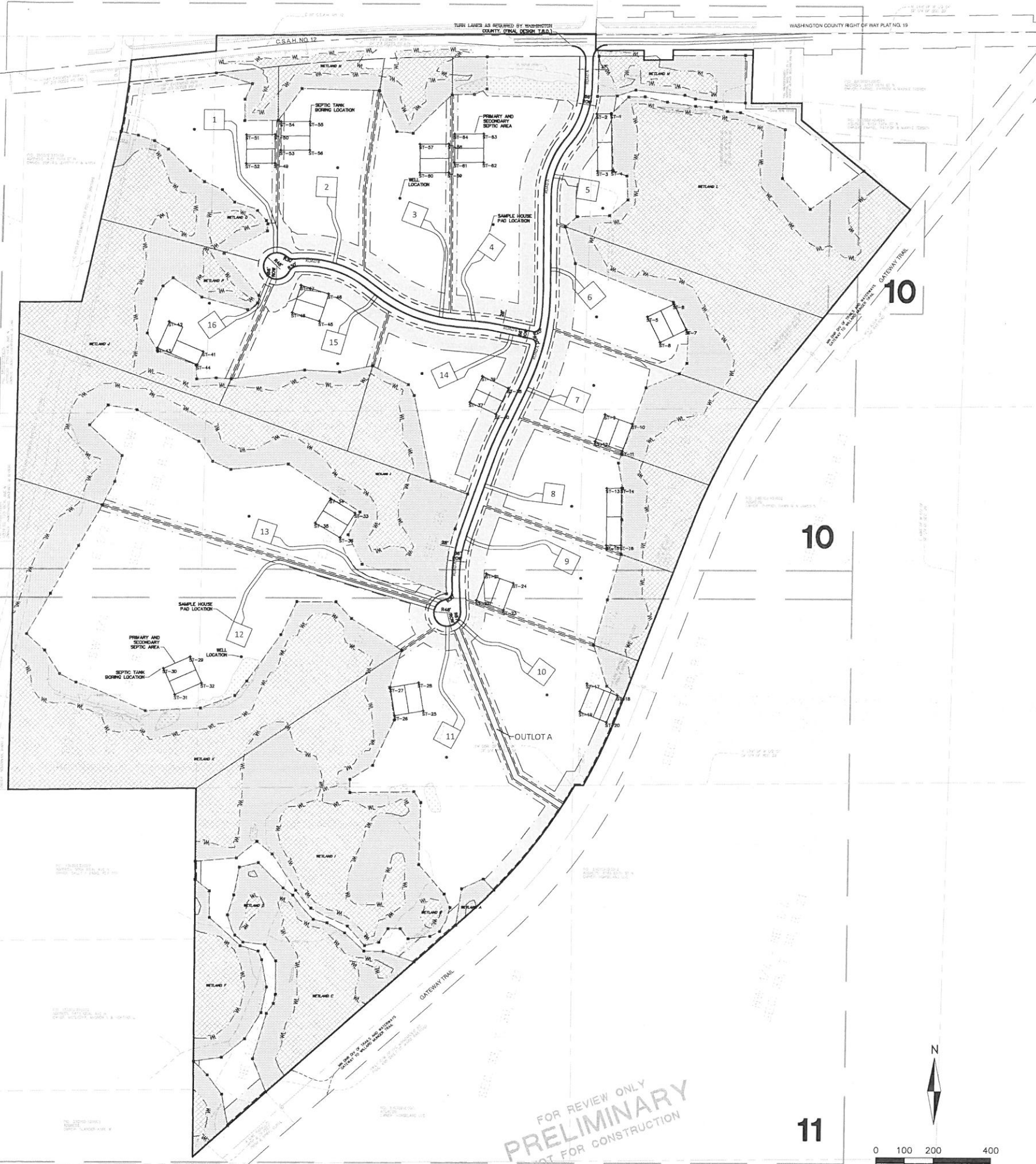
QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



Drawing name: x:\2018\180144\plan_sheets\Preliminary Plat\180144site.dwg Oct 11, 2018 11:21am



SITE PLAN DATA:

INCLUDED PIN'S: 2803021420003 = PARCEL A
 3303021210002 = PARCEL B
 2803021310003 = PARCEL C
 2803021310002 = PARCEL D
 2803021340001 = PARCEL E

LAND USE AND ZONING:

EXISTING LAND USE AND ZONING: A-2 AGRICULTURAL SMALL SCALE
 PROPOSED LAND USE AND ZONING: A-2 AGRICULTURAL SMALL SCALE

PROPOSED MINIMUM SINGLE LOT WIDTH PROPOSED AT FRONT SETBACK: 300 FT

PROPOSED SETBACKS:

C.S.A.H. NO. 12 BUILDING SETBACK: 50 FT
 FRONT/CORNER SETBACK TO PROPOSED RIGHT OF WAY: 65 FT
 SIDE YARD SETBACK: 20 FT
 REAR SETBACK: 50 FT

AREA DATA:

GROSS AREA 165.12 ACRES
 WETLAND 45.98 ACRES *
 C.S.A.H. 12 ROW DEDICATION 3.45 ACRES
 STREET ROW DEDICATION 4.97 ACRES
 TOTAL LOTS PROPOSED 16
 PROPOSED NEW DWELLING UNITS 16

* SEE WETLAND MANAGEMENT PLAN FOR ADDITIONAL WETLAND DATA AND BUFFER CALCULATIONS AND SETBACKS. WETLAND AREA INCLUDES ALL WETLAND AREA, INCLUDING AREA IN DEDICATED C.S.A.H. 12 ROW.

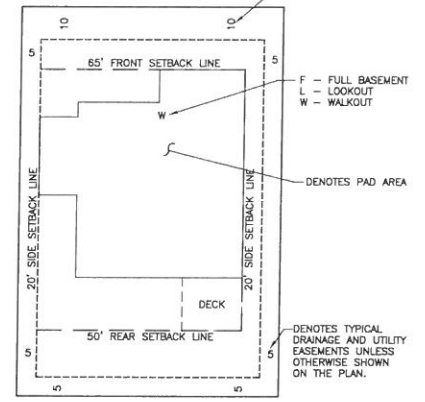
LEGEND:

- EASEMENT LINE
- - - BUILDING SETBACK
- PROPERTY LINE
- LOT LINE
- ROW
- WL --- WL --- WETLAND
- RETAINING WALL (BOULDER)
- - - WETLAND BUFFER
- - - WETLAND SETBACK * * DECKS ALLOWED TO ENCR OACH 6' IN WETLAND BUFFER SETBACK
- WETLAND BUFFER AREA (NON BUILDABLE)
- WETLAND BUFFER MONUMENT
- WETLAND AREA (WETLAND AREA)
- ST-1 SEPTIC TANK BORING LOCATION
- BUILDABLE LOT AREA/PUBLIC RIGHT OF WAY
- NON-BUILDABLE AREA LOT AREA
- 25% GREATER SLOPE
- 10 SEE SHEET
- WELL LOCATION

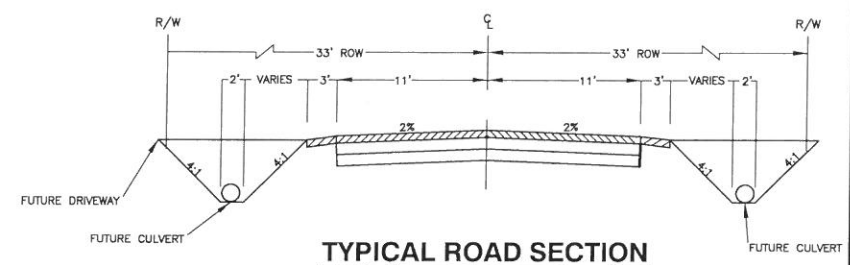
LOT NO.	LOT AREA AC		IMPERVIOUS AREAS S.F.	
	TOTAL	BUILDABLE*	SHOWN**	DESIGN***
1	7.59	3.17	11,906	20,000
2	5.00	3.20	8,384	20,000
3	5.42	3.16	9,959	20,000
4	7.23	3.92	8,775	20,000
5	16.01	2.27	6,714	20,000
6	6.94	1.88	7,363	20,000
7	5.41	2.00	7,261	20,000
8	5.32	2.54	8,059	20,000
9	5.17	2.94	9,753	20,000
10	5.54	4.03	9,418	20,000
11	28.34	8.71	10,549	20,000
12	23.79	10.99	15,580	20,000
13	16.18	5.75	13,288	20,000
14	5.64	2.58	8,554	20,000
15	5.32	2.23	7,750	20,000
16	7.43	1.82	8,456	20,000

NOTES

- * MINIMUM BUILDABLE AREA IS 1 AC.
- ** REFLECTS CURRENT PAD AND DRIVEWAY SHOWN IN PROPOSED SITE PLAN.
- *** MAXIMUM IMPERVIOUS LOT COVERAGE USED FOR STORMWATER MANAGEMENT DESIGN. IF DESIGN IMPERVIOUS IS EXCEEDED, ADDITIONAL STORMWATER MANAGEMENT MAY BE REQUIRED.

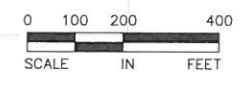


TYPICAL LOT DETAIL
NOT TO SCALE



TYPICAL ROAD SECTION
NOT TO SCALE

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION



ALLIANT
ENGINEERING

733 Marquette Avenue
 Suite 700
 Minneapolis, MN 55402
 612.758.3080
 www.alliant-inc.com

THE GATEWAY
 8255 75TH STREET N
 GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
SITE 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

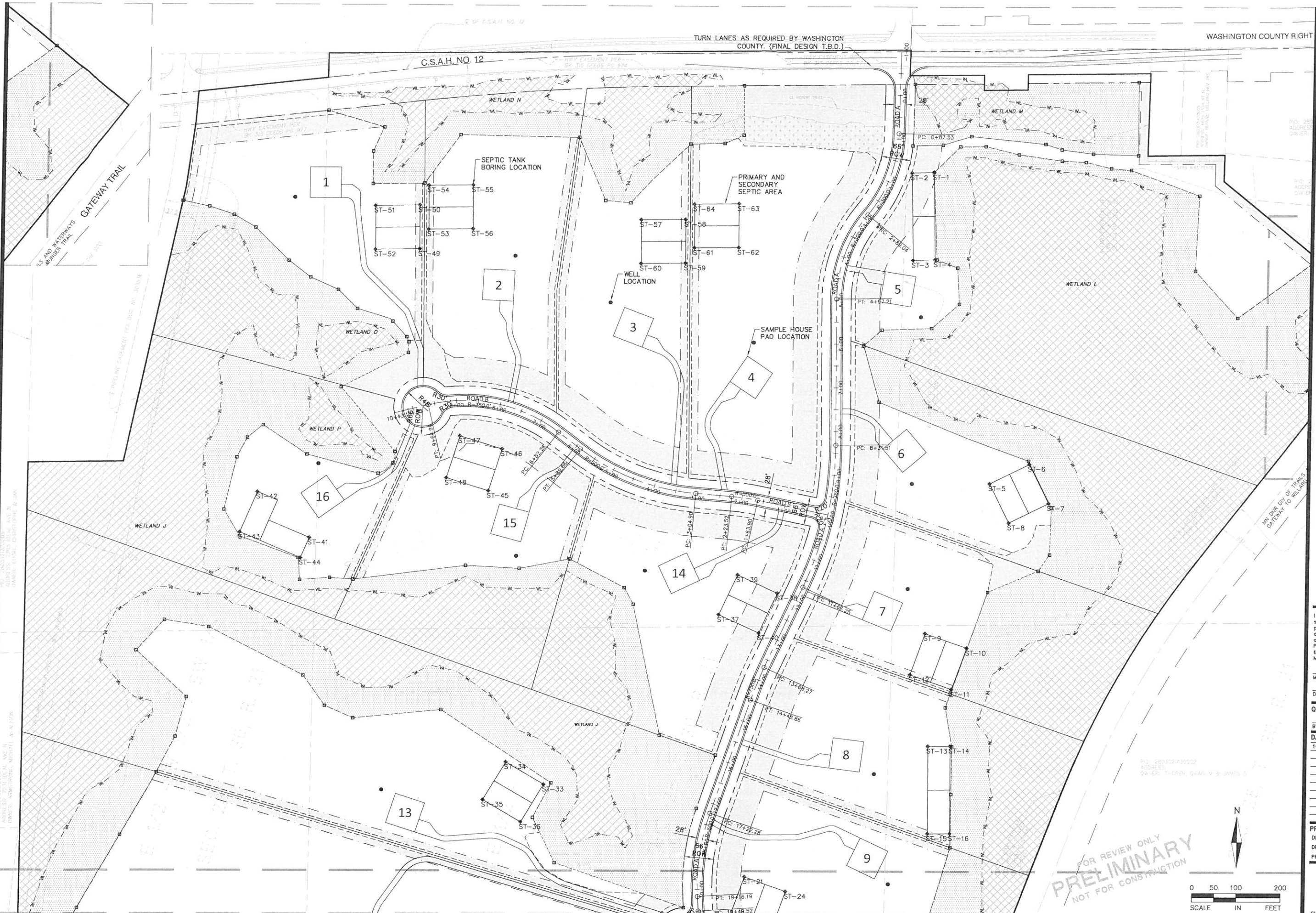
MARK RAUSCH, PE
 Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
 DESIGNED: MPR
 DRAWN: AKA
 PROJECT NO: 218-0144

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144site.dwg Oct 11, 2018 - 11:21am



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
SITE 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

MARK RAUSCH, PE

Date: License No.:

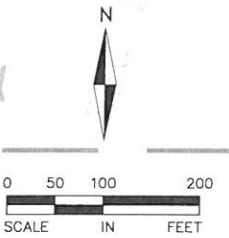
QUALITY ASSURANCE/CONTROL

BY: DATE:

DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AKA
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



Drawing name: X:\2018\180144\plan sheets\Preliminary Plat\180144site.dwg Oct 11, 2018 - 11:21am



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
SITE 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

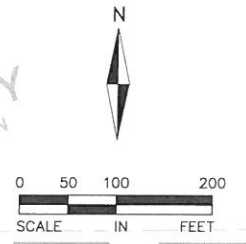
MARK RAUSCH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

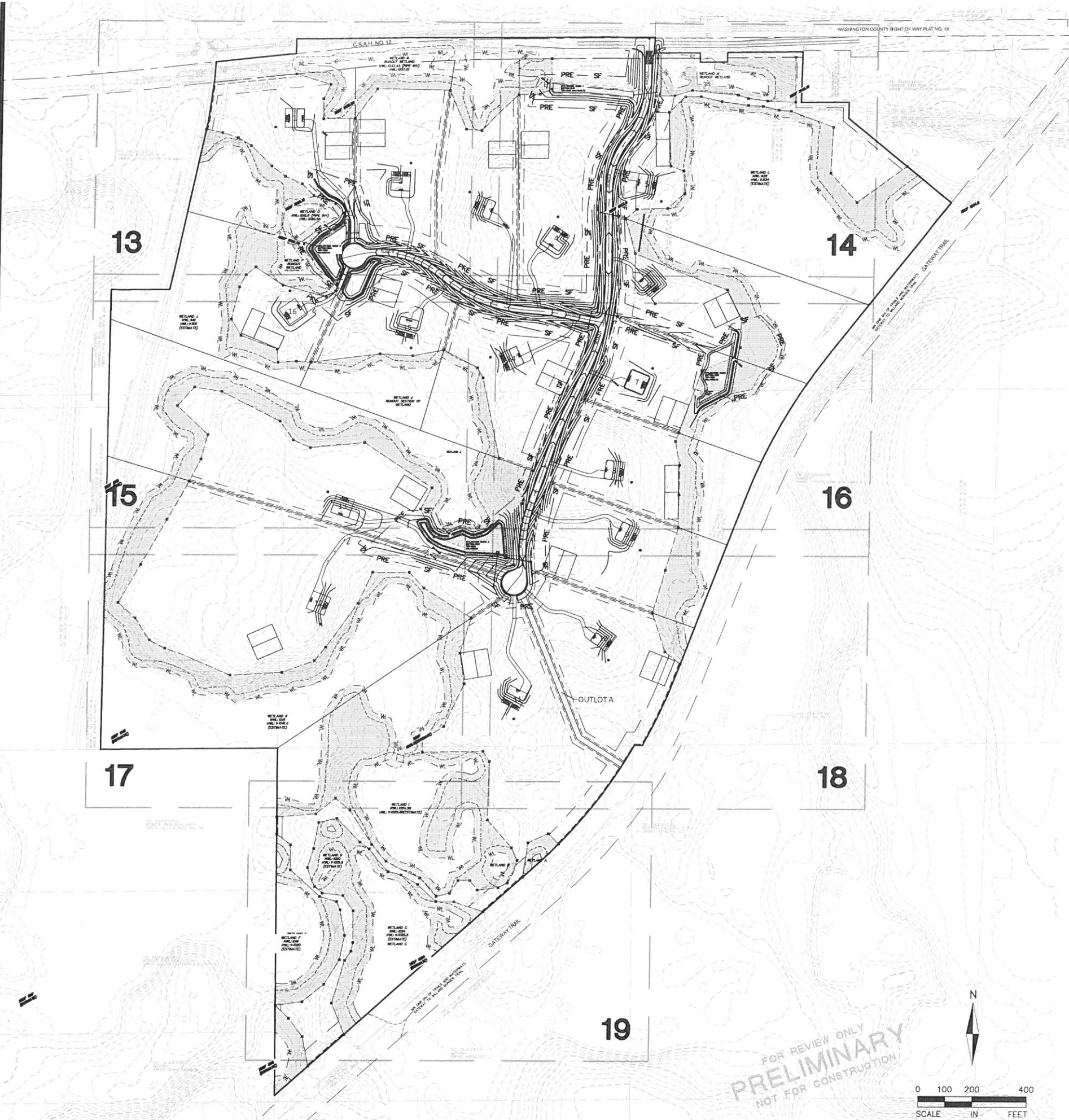
BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AKA
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144grad.dwg Oct 11, 2018 11:21am



GRADING AND DRAINAGE NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
3. NOTIFY GOPHER STATE ONE CALL, AT (800) 252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY OF GRANT CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
6. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 6" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. REFER TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATION, DESCRIPTIONS, NOTES AND DETAILS INCLUDING CONCRETE WASHOUT STATION INSTRUCTIONS.
12. WETLAND BUFFER MONUMENT SIGNS SHALL BE INSTALLED AT EACH POINT WHERE A LOT LINE INTERSECTS WITH THE WETLAND BUFFER, SEE DETAILS FOR SIGN TYPE.
13. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
14. HOME BUILDERS FOR INDIVIDUAL LOTS ARE RESPONSIBLE FOR MAINTAINING DITCH FLOW. CULVERT PIPES TO BE PLACED UNDER DRIVEWAYS TO MAINTAIN PROPER DRAINAGE.

INFILTRATION BASIN NOTES:

1. ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF INFILTRATION BASIN.
2. ALL STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM INFILTRATION AREA TO TEMPORARY SEDIMENT POND UNTIL BASIN IS COMPLETELY GRADED AND PLANTED.
3. CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
4. COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE INFILTRATION BASIN AREA, SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE INFILTRATION BASIN SHALL BE CORDONED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.
5. IF COMPACTION OCCURS AT THE BASE OF THE BASIN, THE SOIL SHALL BE REFRACTURED TO A DEPTH AT LEAST 36". IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.
6. CONTRACTOR TO DIG TEST PITS DURING TIME OF CONSTRUCTION TO EVALUATE ANY POSSIBLE NEEDS FOR SOIL CORRECTIONS. ENGINEER TO REVIEW TEST PITS TO DETERMINE THE NEED FOR AN UNDERDRAIN FOR EITHER TEMPORARY TURF ESTABLISHMENT, OR TO RELIEVE SEASONALLY HIGH WATER CONDITIONS.

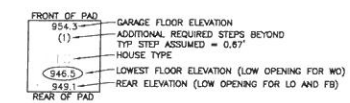
PAD GRADING NOTES:

1. PAD ELEVATIONS ARE FLEXIBLE - OPTIONAL GRADING IS SHOWN. LOW FLOOR ELEVATIONS MUST REMAIN A MINIMUM OF 3' ABOVE DOWNSTREAM EOF'S.

ESTIMATED EOF'S
 -WEST (ESTIMATE) - 917 EOF ALLOWS FOR A 920 LFE
 -EAST (ESTIMATE) - 1034 EOF ALLOWS FOR A 937 LFE

DEVELOPER:

THE EXCELSIOR GROUP
 1660 HIGHWAY 100 S. SUITE 400
 ST. LOUIS PARK, MN 55416



GRADING LEGEND:

- EXISTING CONTOUR
- 789 PROPOSED CONTOUR
- RETAINING WALL
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPERTY LINE
- SETBACK LINE
- LOT LINE
- RIGHT-OF-WAY
- TREE PROTECTION LIMITS
- WETLAND
- EMERGENCY OVERFLOW ROUTING
- EMERGENCY OVERFLOW ELEVATION
- DRAINAGE DIRECTION ARROW
- PROPOSED SILT FENCE (PRE GRADING)
- ROCK CONSTRUCTION ENTRANCE
- SEPTIC TANK BORING LOCATION

ALLIANT
ENGINEERING

733 Marquette Avenue
 Suite 700
 Minneapolis, MN 55402
 612.758.3080
 www.alliant-inc.com

THE GATEWAY
 8255 75TH STREET N
 GRANT, MINNESOTA
 PRELIMINARY PLAT SUBMITAL
 GRADING AND 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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
10-11-18	CITY SUBMITAL

PROJECT TEAM DATA
 DESIGNED: MPR
 DRAWN: AKA
 PROJECT NO: 218-0144



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
GRADING AND 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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

10-11-18 CITY SUBMITAL

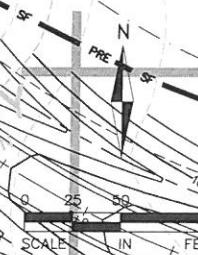
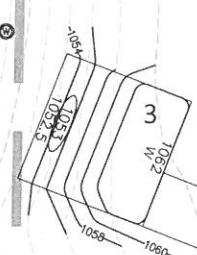
PROJECT TEAM DATA

DESIGNED: MPR

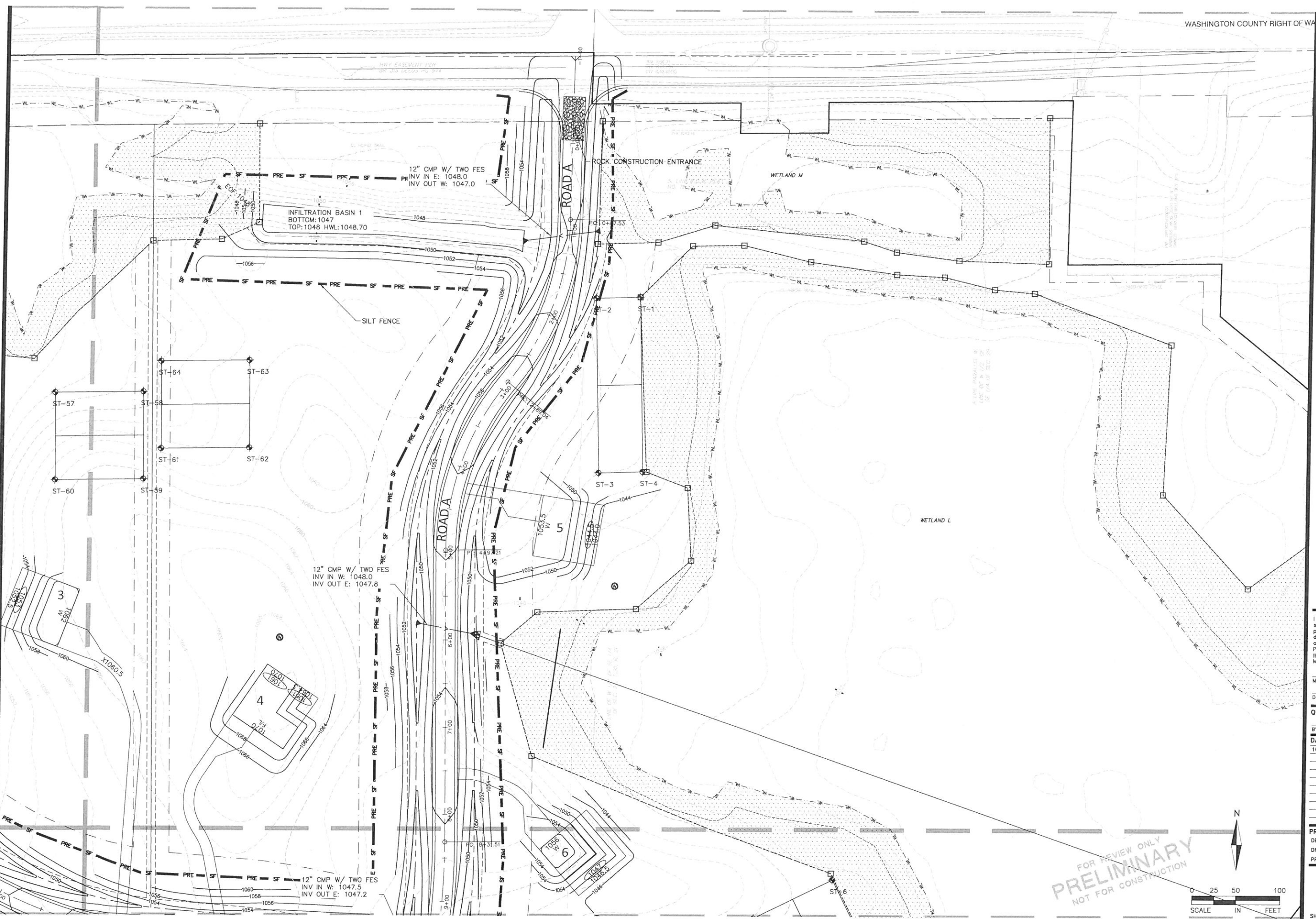
DRAWN: AKA

PROJECT NO: 218-0144

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144\grad.dwg Oct 11, 2018 11:21am



Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144.dwg Oct 11, 2018 11:21am



THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA

PRELIMINARY PLAT SUBMITAL
GRADING AND 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

MARK RAUSCH, PE

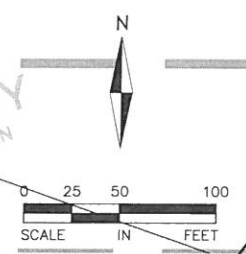
Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
10-11-18	CITY SUBMITAL

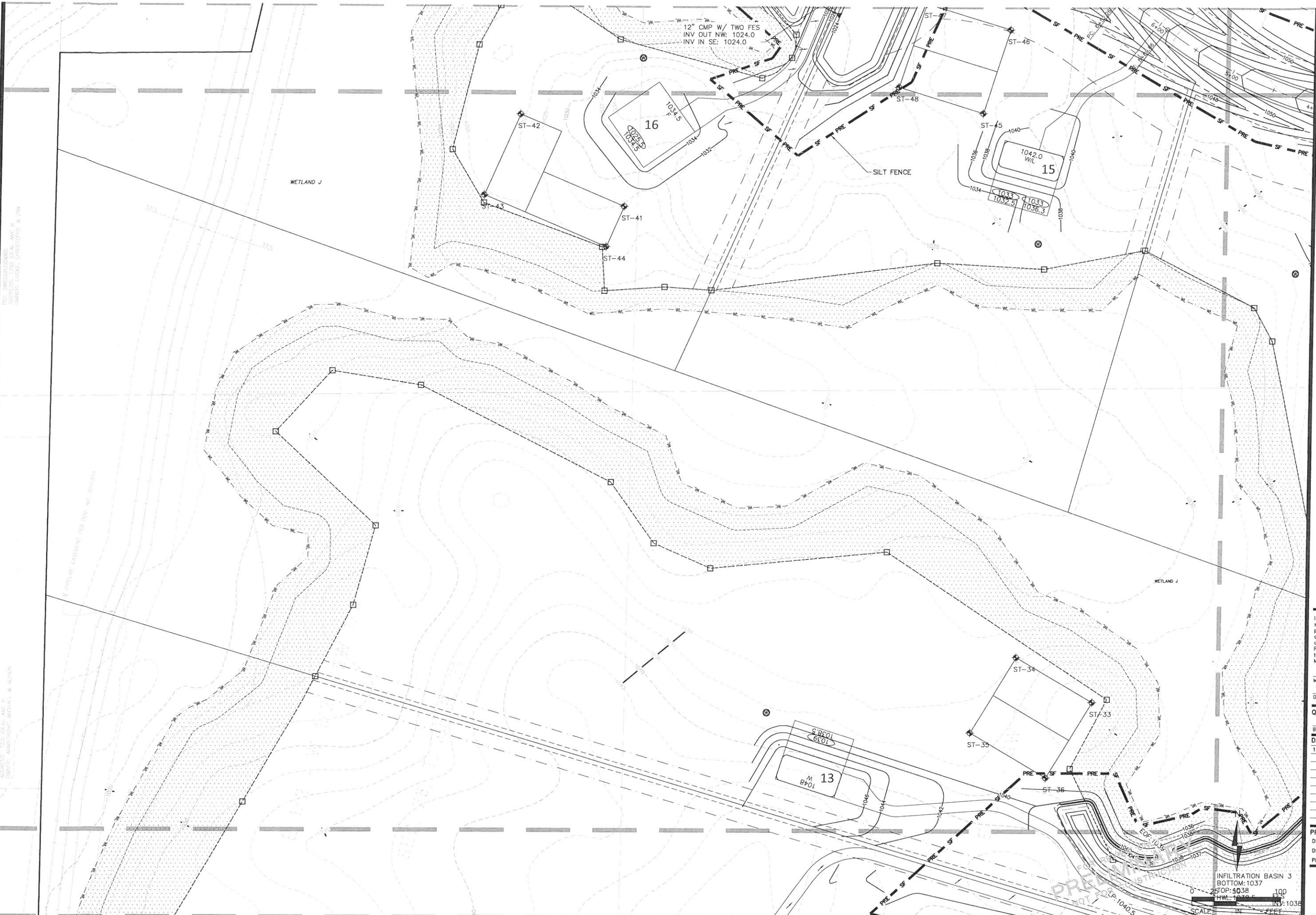
PROJECT TEAM DATA
DESIGNED: _____ MPR
DRAWN: _____ AKA
PROJECT NO: 218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



Drawing name: X:\2018\180144\plan sheets\Preliminary Plat\180144grad.dwg Oct 11, 2018 - 11:21am

PROJECT: 180144
 CLIENT: ALLIANT ENERGY SERVICES, INC.
 DATE: 10/11/18
 DRAWN BY: MPR
 CHECKED BY: AKA



THE GATEWAY
 8255 75TH STREET N
 GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
GRADING AND 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

MARK RAUSCH, PE
 Date License No.

QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA
 DESIGNED: MPR
 DRAWN: AKA
 PROJECT NO: 218-0144



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
GRADING AND 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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

10-11-18 CITY SUBMITTAL

PROJECT TEAM DATA

DESIGNED: MPR

DRAWN: AKA

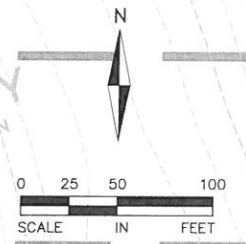
PROJECT NO: 218-0144

16

SHEET 16 of 23



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



Drawing name: X:\2018\180144\plan sheets\Preliminary Plot\180144grd.dwg Oct 11, 2018 11:21am

INFILTRATION BASIN 3
BOTTOM: 1037
TOP: 1038
HWL: 1038.5
FES INV: 1040
FES INV: 1038

Drawing name: X:\2018\180144\plan_sheets\Preliminary\Plot\180144grad.dwg Oct 11, 2018 - 11:21am



ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA

PRELIMINARY PLAT SUBMITAL
GRADING AND DRAINAGE PLAN

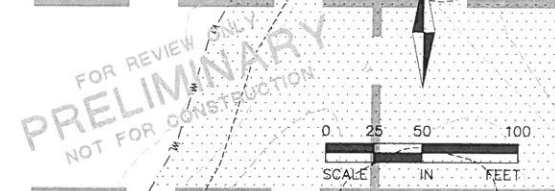
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

MARK RAUSCH, PE
Date _____ License No. _____

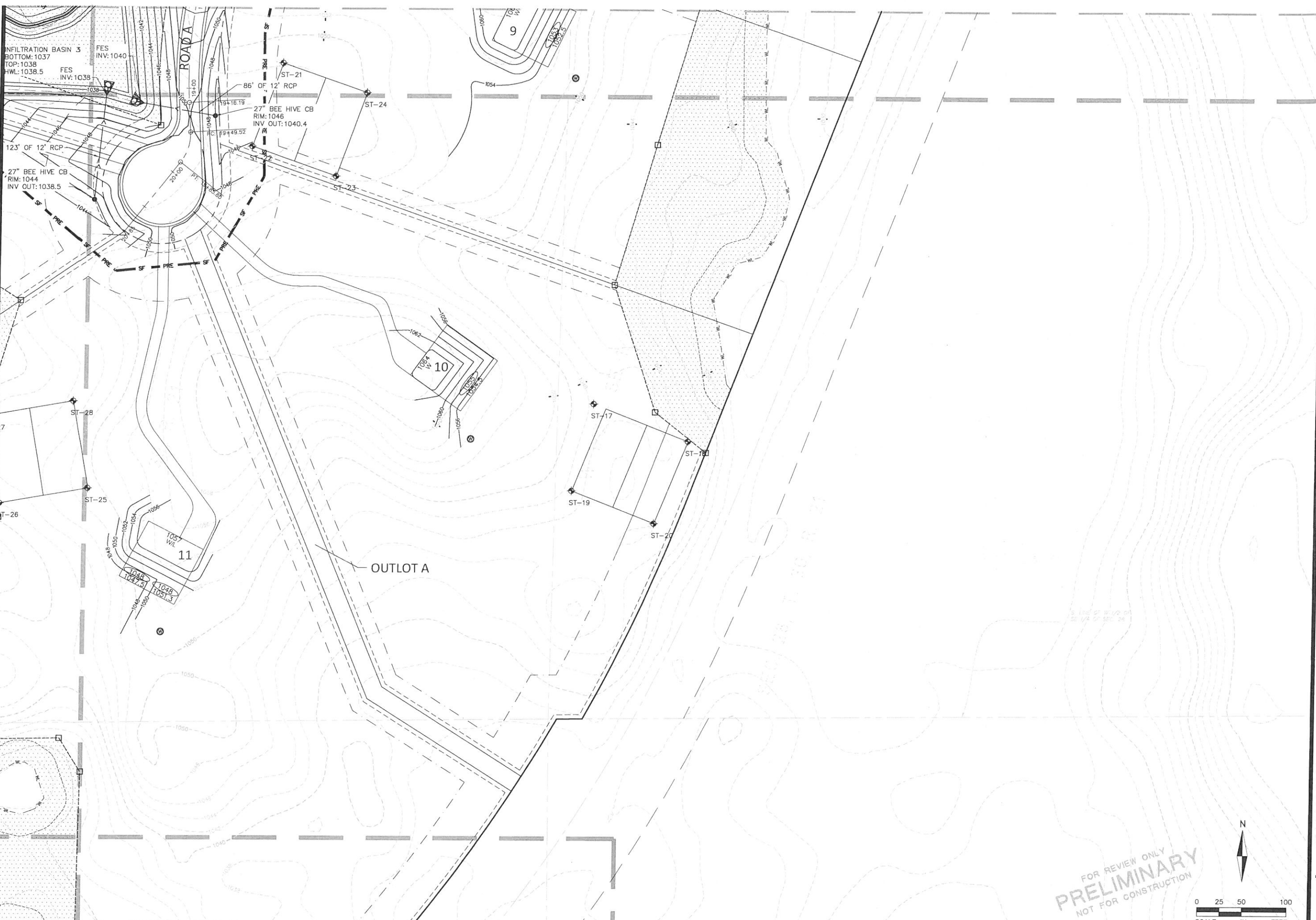
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AKA
PROJECT NO: 218-0144



Drawing name: X:\2018\180144\plan_sheets\Preliminary Plat\180144grad.dwg, Oct 11, 2018 11:22am



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
GRADING AND 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.

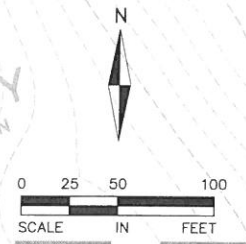
MARK RAUSCH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AXA
PROJECT NO: 218-0144

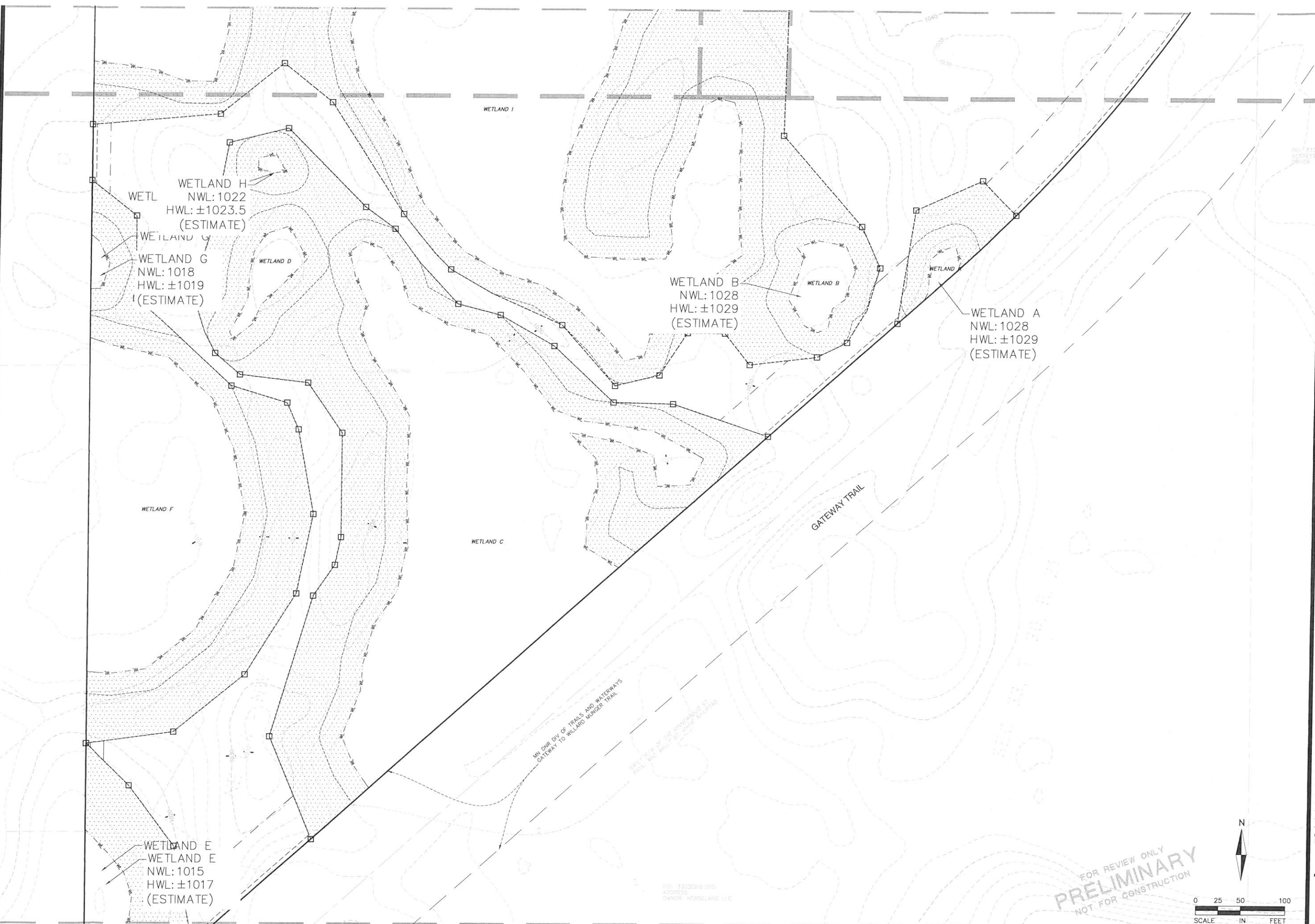
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION





ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

Drawing name: X:\2018\180144\plan sheets\Preliminary Plot\180144\grad.dwg Oct 11, 2018 11:22am



THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
GRADING AND DRAINAGE PLAN

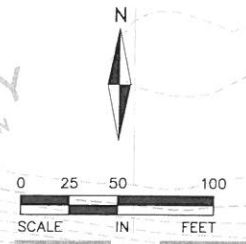
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

MARK RAUSCH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL	
BY	DATE
DATE	ISSUE
10-11-18	CITY SUBMITTAL

PROJECT TEAM DATA	
DESIGNED:	MPR
DRAWN:	AKA
PROJECT NO:	218-0144

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM THE CITY OF GRANT AND REVIEW FROM THE WATERSHED.
- BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND IS COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLENE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
- THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION, THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 7 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 7 DAYS. PERMANENT SEED AND MULCH OR SOO IS REQUIRED WITHIN 3 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- POND, BASIN AND WETLAND AREAS SHALL BE SEED IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- AN ALTERNATE EROSION & SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR LAND DISTURBANCES ON EACH LOT AS PART OF ANY FUTURE BUILDING PERMIT FOR THE CONSTRUCTION OF STRUCTURES AND DRIVEWAYS.
- ALL EROSION AND SEDIMENT CONTROL ITEMS MUST BE IN COMPLIANCE WITH MPCA CSW PERMIT (MN R100001)

FILTRATION BASIN NOTES:

- ALL TEMPORARY EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO INSTALLATION/CONSTRUCTION OF FILTRATION BASIN.
- CONSTRUCTION OF FINAL BASIN DESIGN AND INSTALLATION OF SAND FILTER/DRAIN TILE SHALL NOT OCCUR UNTIL LAND UPSTREAM OF BASIN HAS REACHED FINAL STABILIZATION.
- CONSTRUCTION OF BASIN SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR COMPACTION.
- COMPACTION AND SMEARING OF THE SOILS BENEATH THE FLOOR AND SIDE SLOPES OF THE FILTRATION BASIN AREA SHALL BE MINIMIZED. DURING SITE DEVELOPMENT, THE AREA DEDICATED TO THE FILTRATION BASIN SHALL BE CORDED OFF TO PREVENT ACCESS BY HEAVY EQUIPMENT. ACCEPTABLE EQUIPMENT FOR CONSTRUCTING THE BASIN INCLUDES EXCAVATION HOES, LIGHT EQUIPMENT WITH TURF TYPE TIRES, MARSH EQUIPMENT OR WIDE TRACK LOADERS.
- PRIOR TO INSTALLATION OF FILTRATION MEDIA SCARIFY 8"-12" OF SOIL BELOW THE FILTRATION MEDIA ELEVATION.
- IF COMPACTION OCCURS AT THE BASE OF THE BASIN, THE SOIL SHALL BE REFRACCTURED TO A DEPTH AT LEAST 36". IF SMEARING OCCURS, THE SMEARED AREAS OF THE INTERFACE SHALL BE CORRECTED BY RAKING OR ROTO-TILLING.
- FIRPCLOTH SKIMMER TO BE INSTALLED AT MINIMUM OF THREE LOCATIONS. INSTALL AT OTHER LOCATIONS AS NECESSARY.
- REFER TO SWPPP FOR ADDITIONAL EROSION CONTROL REQUIREMENTS.

HOME BUILDING NOTES:

- SEDIMENT BARRIERS SHOWN WILL BE INSTALLED AS NEEDED ON A LOT BY LOT BASIS DEPENDING UPON SITE ACTIVITY.
- ANTI-TRACKING CONTROL WILL BE INSTALLED AS NEEDED ON A LOT BY LOT BASIS DEPENDING UPON SITE ACTIVITY.
- CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND CONTROLLED BY THE CONCRETE CONTRACTOR.

EROSION CONTROL SCHEDULE:

- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 4" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEED (MNDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

SEDIMENT CONTROL PRACTICES:

- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
- THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
- SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTEE) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN THE FOLLOWING WAY:

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PREVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:
 - ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
 - ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
 - THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

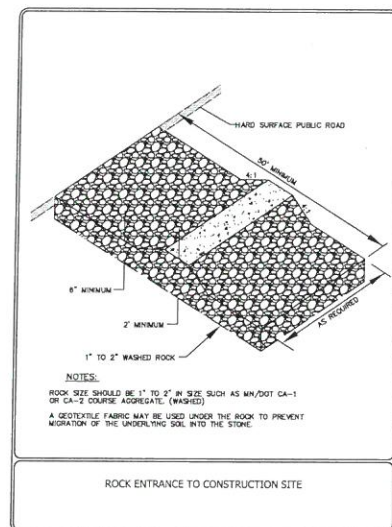
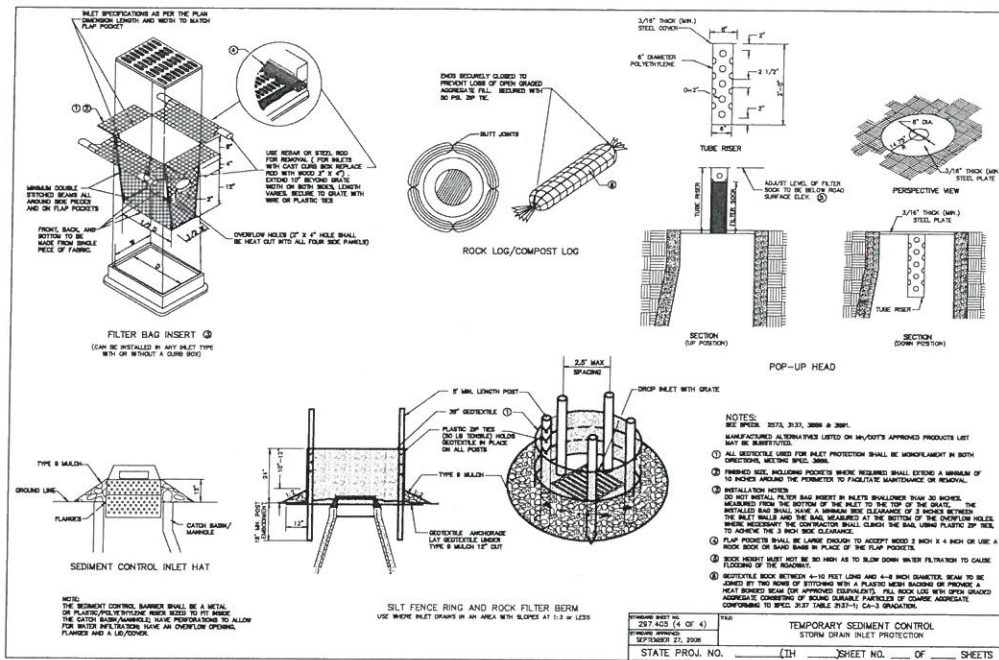
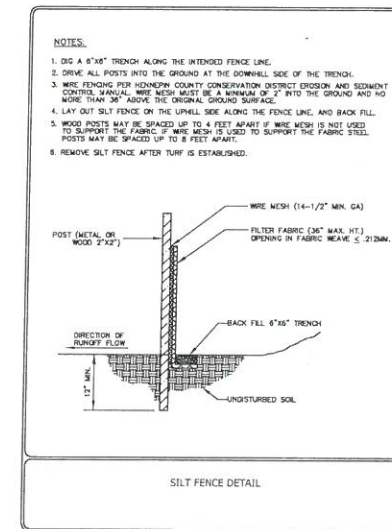
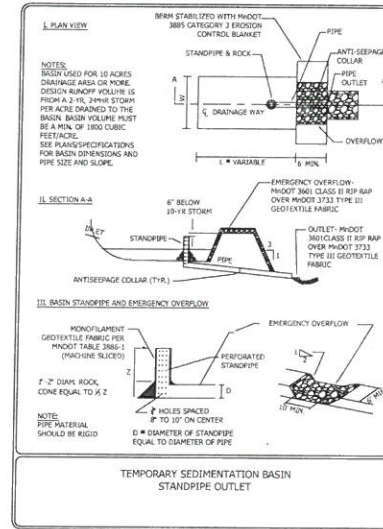
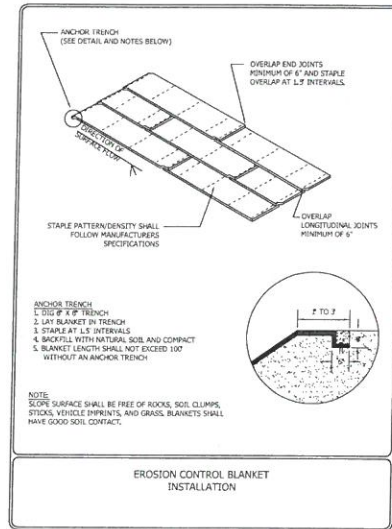
EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FAILED OR FAILING SILT FENCE.
- REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
- SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEED WITH THE APPROPRIATE SEED MIX, OR SODDED AS DIRECTED BY THE ENGINEER.
- REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
- THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
- ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - DATE AND TIME OF INSPECTIONS;
 - NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
 - CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES).
- DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
- DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART III.A.4.
- WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH. WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES 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 OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- CONCRETE WASHOUT IS DONE TRUCK BY TRUCK WITH A MOBILE WASHOUT SYSTEM PROVIDED AND CONTROLLED BY THE CONCRETE CONTRACTOR. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
- NO ENGINE DEGRADING IS ALLOWED ON SITE.
- STREET SWEEPING IS REQUIRED A MINIMUM OF 1 x PER WEEK OR AS DIRECTED BY CITY ENGINEER. ALL SEDIMENT TRACKING SHOULD BE SWEEPED WITHIN 24 HOURS AFTER DISCOVERY. MPCA PERMIT REQUIREMENT.



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

THE GATEWAY
8255 75TH STREET N
GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITTAL
EROSION CONTROL NOTES AND DETAILS

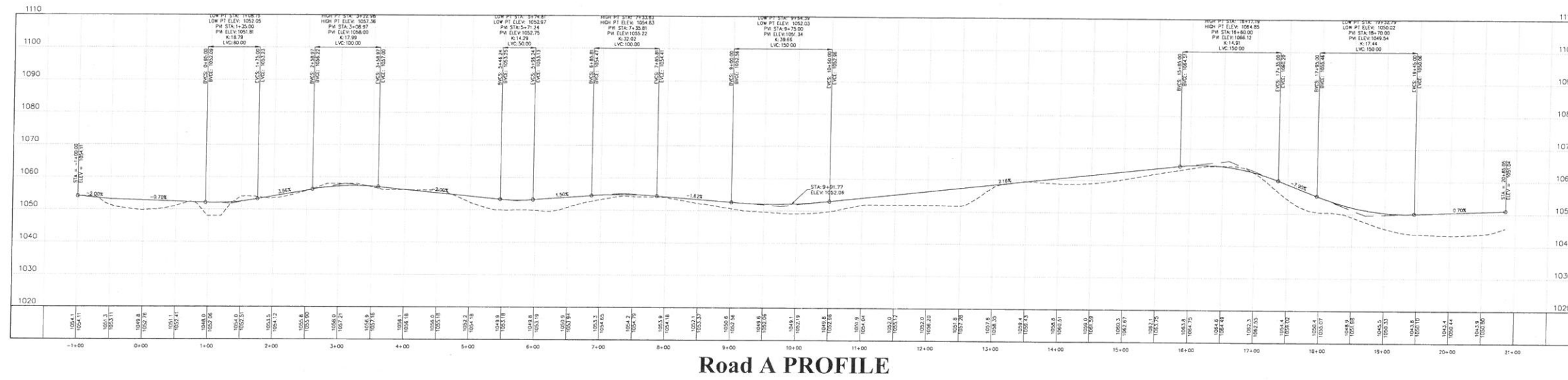
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

MARK RAUSCH, PE
Date _____ License No. _____
QUALITY ASSURANCE/CONTROL
BY _____ DATE _____
DATE ISSUE
10-11-18 CITY SUBMITTAL
PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AXA
PROJECT NO: 218-0144

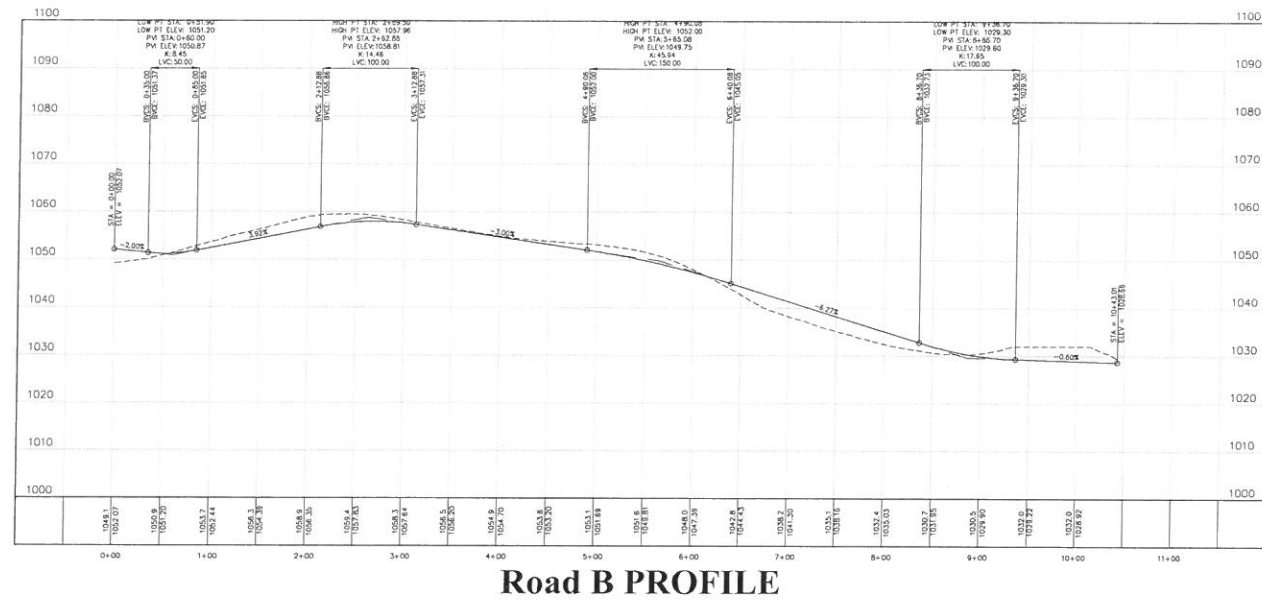
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2018\1801144\plan_sheets\Preliminary Plot\1801144\erocn.dwg Oct 11, 2018 11:22am

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144preof.dwg Oct 11, 2018 - 11:44am

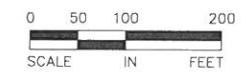


Road A PROFILE



Road B PROFILE

FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION



ALLIANT
 ENGINEERING
 733 Marquette Avenue
 Suite 700
 Minneapolis, MN 55402
 612.758.3080
 www.alliant-inc.com

THE GATEWAY
 GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
GRADING PROFILES

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.

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

10-11-18 CITY SUBMITTAL

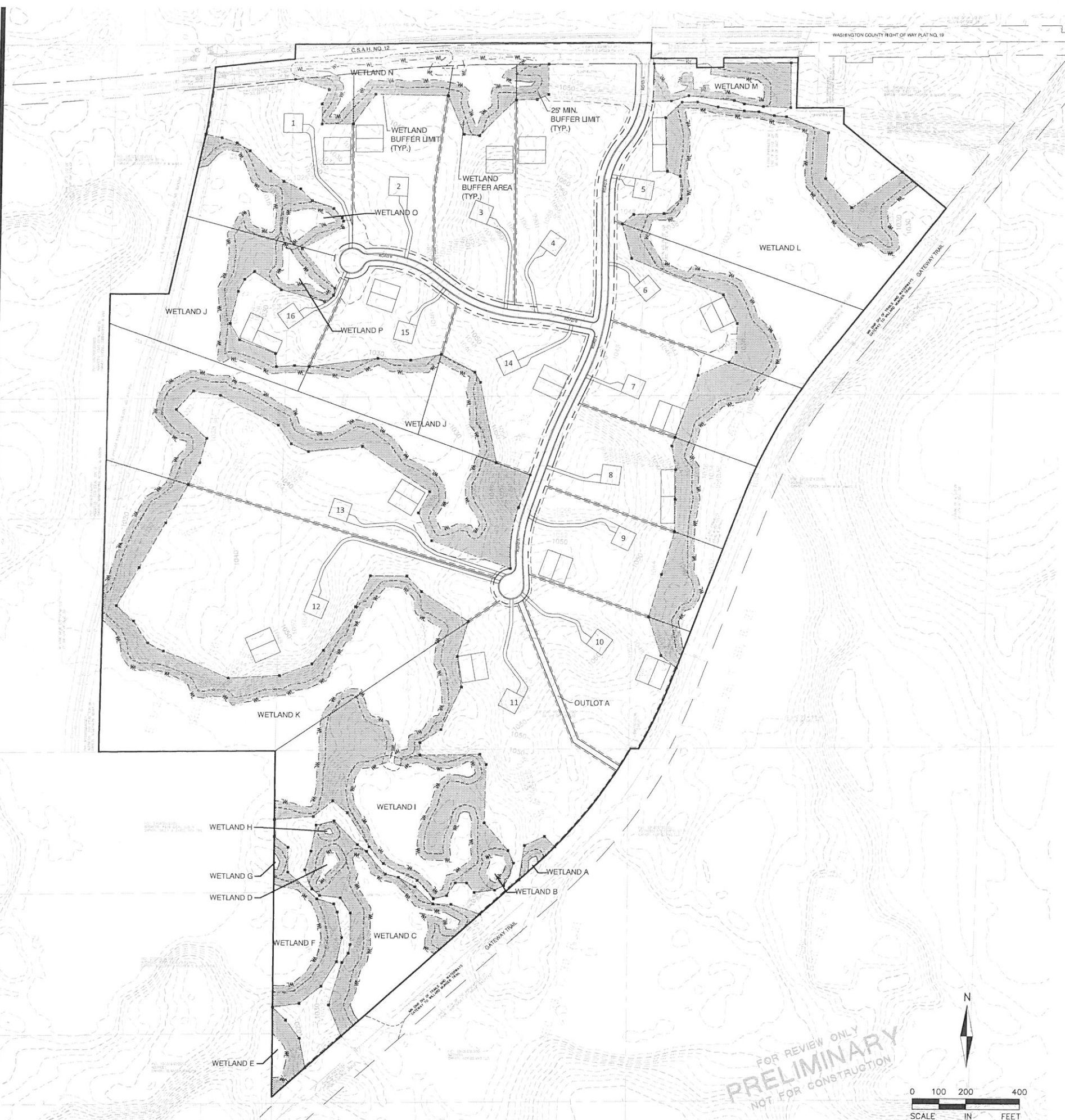
PROJECT TEAM DATA

DESIGNED: MPR

DRAWN: AKA

PROJECT NO: 218-0144

Drawing name: X:\2018\180144\plan_sheets\Preliminary Plot\180144wet.dwg Oct 11, 2018 11:22am



FOR REVIEW ONLY
PRELIMINARY
 NOT FOR CONSTRUCTION

WETLAND SUMMARY

WETLAND	TYPE	VBWD CLASS.	AREA*
A	TYPE 1	B-MANAGE 1	1,191 SF (0.273 AC)
B	TYPE 1	B-MANAGE 1	5,144 SF (0.118 AC)
C	TYPE 3	B-MANAGE 1	95,810 SF (2.199 AC)
D	TYPE 1	B-MANAGE 1	4,178 SF (0.959 AC)
E	TYPE 2	B-MANAGE 1	6,779 SF (0.156 AC)
F	TYPE 3	B-MANAGE 1	51,899 SF (1.191 AC)
G	TYPE 1	B-MANAGE 1	884 SF (0.020 AC)
H	TYPE 1	B-MANAGE 1	445 SF (0.010 AC)
I	TYPE 2/3	B-MANAGE 1	112,806 SF (2.590 AC)
J	TYPE 6/2/3	B-MANAGE 1	578,533 SF (13.281 AC)
K	TYPE 6/7/2	B-MANAGE 1	395,851 SF (9.087 AC)
L	TYPE 6	B-MANAGE 1	629,414 SF (14.449 AC)
M	TYPE 2/6	C-MANAGE 2	27,111 SF (0.622 AC)
N	TYPE 2/6/7	C-MANAGE 2	46,932 SF (1.077 AC)
O	TYPE 2	C-MANAGE 2	12,901 SF (0.296 AC)
P	TYPE 2/3	C-MANAGE 2	11,681 SF (0.268 AC)
TOTAL AREA			1,981,559 SF (45.490 AC)

* AREA OF WETLAND LIMITS WITHIN DEVELOPMENT SITE BOUNDARIES AND EXCLUDING EXISTING AND PROPOSED RIGHT OF WAY AREAS.

WETLAND BUFFER CALCULATION

WETLAND BUFFERS AND SETBACK REQUIREMENTS:
 THE VALLEY BRANCH WATERSHED DISTRICT BUFFER REQUIREMENTS PER WETLAND CLASSIFICATION. THE BUFFER REQUIREMENTS ARE AS FOLLOWS:

REQUIREMENT	A-PRESERVE* CLASS.	B-MANAGE 1* CLASS.	C-MANAGE 2 CLASS.
MIN. BUFFER	= 25'	= 25'	= 25'
MAX. BUFFER	= 200'	= 150'	= 100'
BUFFER AVG	= 100'	= 75'	= 50'

*NOTE: BUFFER MONUMENTS ARE REQUIRED TO MARK THE BUFFER EDGES AT A MINIMUM AROUND PRESERVE AND MANAGE 1 WETLAND BUFFERS.

REFER TO 2ND WETLAND MANAGEMENT PLAN SHEET FOR DETAILED DEPICTION OF WETLAND BUFFERS PER INDIVIDUAL WETLAND.

LEGEND:

- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- WL --- WL --- WETLAND DELINEATION
- WETLAND BUFFER LIMIT
- WETLAND BUFFER MONUMENT
- WETLAND BUFFER STRIP

ALLIANT
 ENGINEERING
 733 Marquette Avenue
 Suite 700
 Minneapolis, MN 55402
 612.758.3080
 www.alliant-inc.com

THE GATEWAY
 8255 75TH STREET N
 GRANT, MINNESOTA
PRELIMINARY PLAT SUBMITAL
WETLAND MANAGEMENT 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

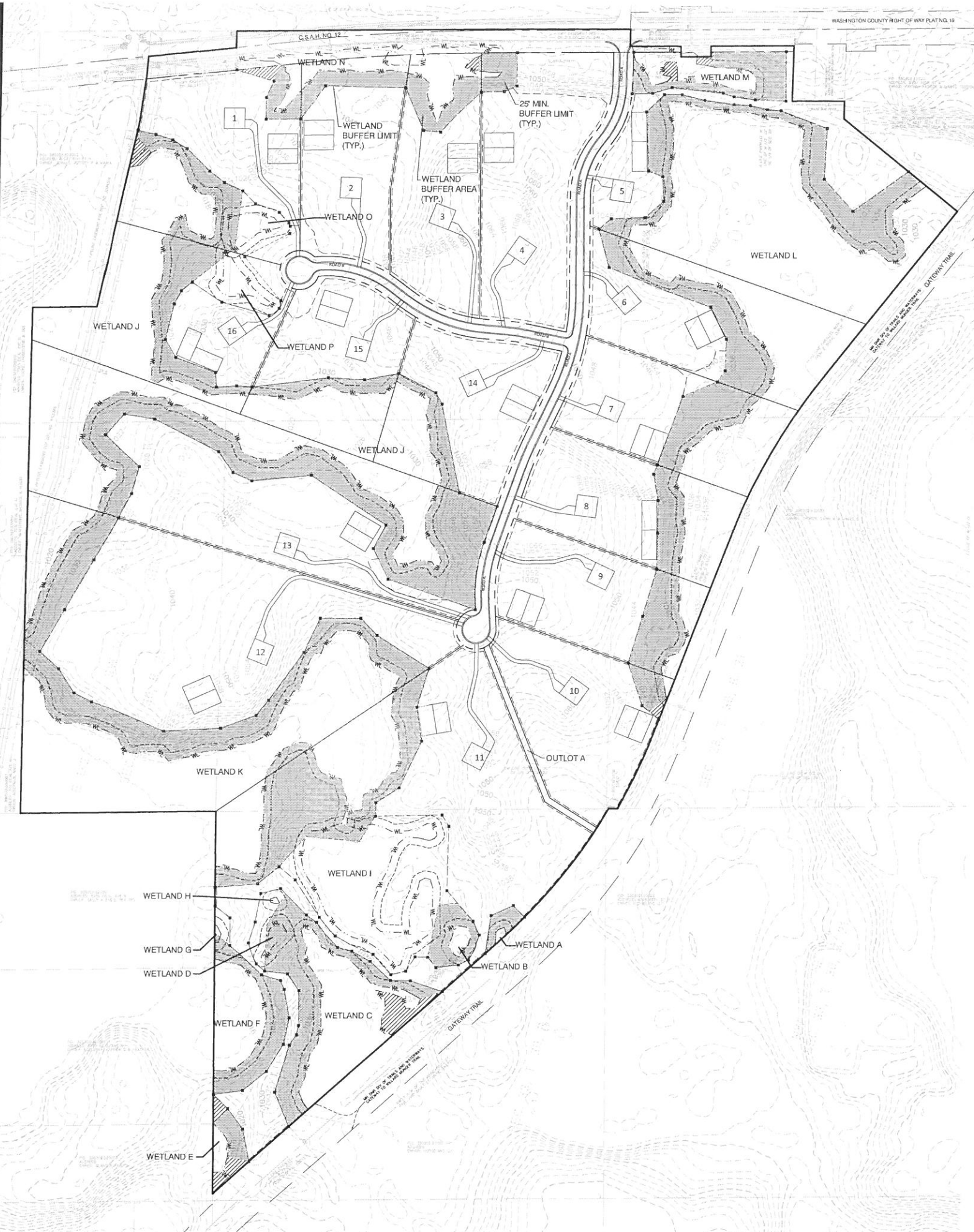
MARK RAUSCH, PE
 Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE

PROJECT TEAM DATA
 DESIGNED: MPR
 DRAWN: AKA
 PROJECT NO: 218-0144

Drawing name: X:\2018\180144\plan sheets\Preliminary Plat\180144wet.dwg Oct. 11, 2018 11:22am



WETLAND BUFFER CALCULATION (PER WETLAND)

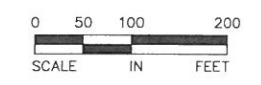
WETLAND	FRONTAGE*	BUFFER AREA*	MIN. BUFFER WIDTH	PROPOSED AVG. WIDTH
A	111 LF	8,356 SF	25'	75.3'
B	292 LF	22,002 SF	25'	75.3'
C	1,152 LF	87,362 SF	25'	75.8'
D	322 LF	25,522 SF	25'	79.3'
E	133 LF	10,398 SF	25'	78.2'
F	579 LF	43,900 SF	25'	75.8'
G	83 LF	6,288 SF	25'	75.8'
H	86 LF	6,753 SF	25'	78.5'
I	1,456 LF	115,551 SF	25'	79.4'
J	5,308 LF	399,479 SF	25'	75.3'
K	3,364 LF	252,857 SF	25'	75.2'
L	4,067 LF	305,474 SF	25'	75.1'
M	705 LF	40,100 SF	25'	56.9'
N	1,352 LF	72,153 SF	25'	53.4'
O	505 LF	27,521 SF	25'	54.5'
P	603 LF	38,541 SF	25'	63.9'

* NOTE: LINEAR FRONTAGE AND BUFFER AREA NOT CALCULATED ALONG SIDES FACING PUBLIC ROW (C.S.A.H. NO. 12) OR SITE BOUNDARIES OR WHERE AVERAGE BUFFER WIDTHS CANNOT NOT BE PROVIDED DUE TO LIMITS TO PROPERTY CONTROLS OUTSIDE OF DEVELOPMENT BOUNDARY.

LEGEND:

- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- WETLAND DELINEATION
- WETLAND BUFFER
- WETLAND BUFFER MONUMENT
- ▨ WETLAND BUFFER STRIP
- ▩ WETLAND BUFFER STRIP (EXCLUDED FROM BUFFER AVERAGING CALCULATION)

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



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

MARK RAUSCH, PE
Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY	DATE
10-11-18	CITY SUBMITAL

PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: AKA
PROJECT NO: 218-0144