

CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

FOR

LEXINGTON WOODS BLAINE, MN

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044
CONTACT: REID SCHULZ
PHONE: 952-985-3757
EMAIL: RTSCHULZ@DRHORTON.COM

PREPARED BY:
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PROJECT NUMBER: 0024428.00
CONTACT: JOHN BENDER



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover
2	Overall
3	Sanitary Sewer and Watermain Construction Plan
4	Sanitary Sewer and Watermain Construction Plan
5	Sanitary Sewer and Watermain Construction Plan
6	Street & Storm Sewer Construction Plan
7	Street & Storm Sewer Construction Plan
8	Street & Storm Sewer Construction Plan
9	Storm Sewer Construction Plan
10	Storm Sewer Construction Plan
11	Intersection Details
12	Details
13	Details
14	MnDOT Pedestrian Ramp Details
15	MnDOT Pedestrian Ramp Details
16	MnDOT Pedestrian Ramp Details
17	MnDOT Pedestrian Ramp Details
18	MnDOT Pedestrian Ramp Details
19	MnDOT Pedestrian Ramp Details
20	Overall Landscape Plan
21	Landscape Plan - North
22	Landscape Plan - South
23	Planting Notes & Details
24	Lexington Avenue - Turn Lane Plan
25	Lexington Avenue - Turn Lane Plan
26	Traffic Control Plan

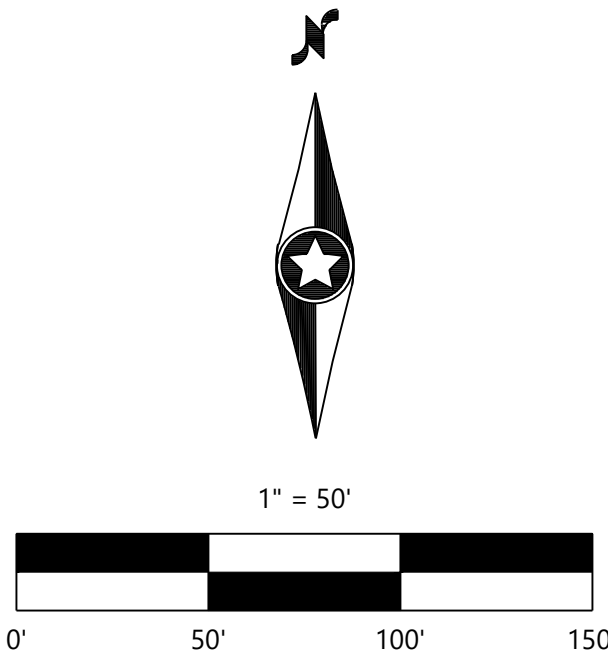
NO.	DATE	REVISION	SHEETS
1	05/27/21	COUNTY TURN LANE COMMENTS	10,24,25
2	06/16/21	COUNTY TURN LANE COMMENTS	24,25,26
3	06/28/21	COUNTY TURN LANE COMMENTS	6,25
4	07/06/21	CITY COMMENTS	1-10, 12, 13, 25, 26
5	07/12/21	IRRIGATION SERVICE	5
6	08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE	3-11, 21-22
7	08/23/21	STM STRUCTURES 55, 56, 57	7,8
	.	.	
	.	.	
	.	.	

CONSTRUCTION PLANS
FOR
SANITARY SEWER, WATER MAIN,
STORM SEWER, AND STREETS
FOR
LEXINGTON WOODS
BLAINE, MN

OVERALL UTILITY LEGEND

- PROPOSED
- Sanitary Sewer
 - Storm Sewer
 - Drain Tile
 - Water Main
 - Hydrant
- EXISTING
- SAN
 - STO
 - DT
 - WAT
 - WAT
- FUTURE
- Sanitary Sewer
 - Storm Sewer
 - Drain Tile
 - Water Main
 - Hydrant

STORM SEWER CASTING SCHEDULE			
Structure			Casting Type
Number	Type	Dia.	
50	FES	24"	-
51	CBMH	48"	R-3067-VB
52	CBMH	60"	R-3067-VB
53	CBMH	48"	R-3067-V
54	CB	2'x 3'	R-3067-V
55	STMH	48"	R-1733
56	CBMH	48"	R-3067-VB
57	CB	2'x 3'	R-3067-VB
58	STMH	48"	R-1733
59	CBMH	48"	R-2577-1 TYPE C
60	CB	27"	R-2577-1 TYPE C
61	CBMH	60"	R-2577-1 TYPE C
62	CBMH	48"	R-2577-1 TYPE C
63	CB	27"	R-2577-1 TYPE C
64	CBMH	48"	R-3067-V
65	CBMH	48"	R-3067-VB
66	CB	2'x 3'	R-3067-V
67	CB	48"	R-3067-VB
68	CB	2'x 3'	R-3067-VB
69	CB	27"	R-2577-1 TYPE C
70	FES	18"	-
71	CBMH	48"	R-3067-VB
72	CBMH	48"	R-3067-VB
73	CBMH	48"	R-2577-1 TYPE C
74	CB	27"	R-2577-1 TYPE C
75	CBMH	48"	R-3067-VB
76	CB	2'x 3'	R-3067-VB
77	CBMH	48"	R-2577-1 TYPE C
78	CB	27"	R-2577-1 TYPE C
163	FES	12"	-
164	OCS	60"	SEE DETAIL
165	FES	12"	-
407A	CBMH	48"	R-3067-VB
408A	CB	2'x 3'	R-3067-VB
413A	CBMH	48"	R-3067-V



DESIGNED:	FDHIII
CHECKED:	FDHII
DRAWN:	FDHIII
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/05/21	
REVISIONS:		
△	06/16/21	COUNTY TURN LANE COMMENTS
△	06/28/21	COUNTY TURN LANE COMMENTS
△	07/06/21	CITY COMMENTS
△	07/12/21	IRRIGATION SERVICE
△	08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

John Bender
JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

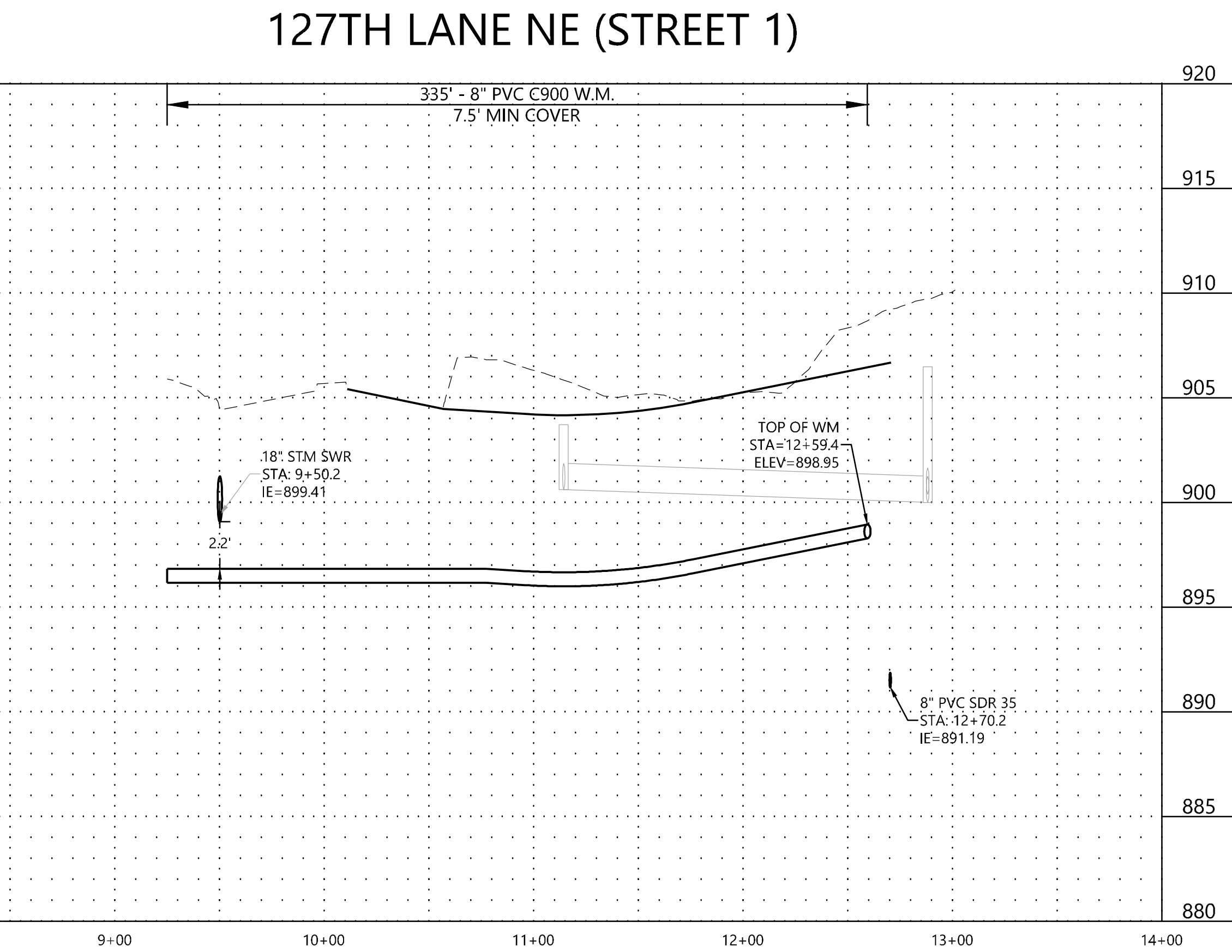
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

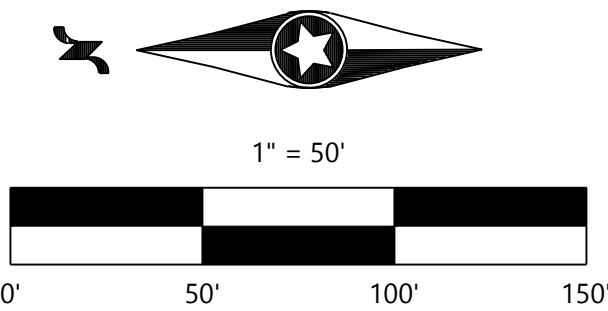
OVERALL

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
2 OF 26
DATE: 08/18/21

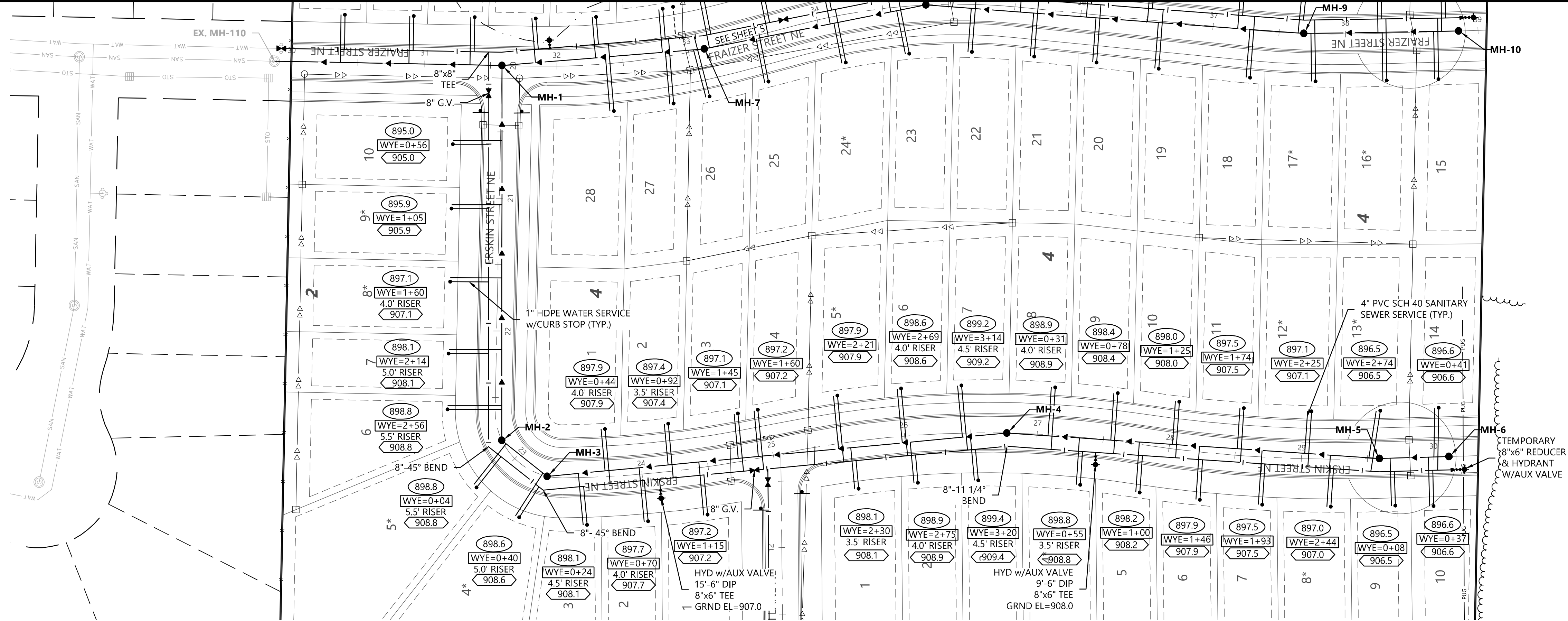


SANITARY MANHOLES TO BE 48" UNLESS OTHERWISE NOTED

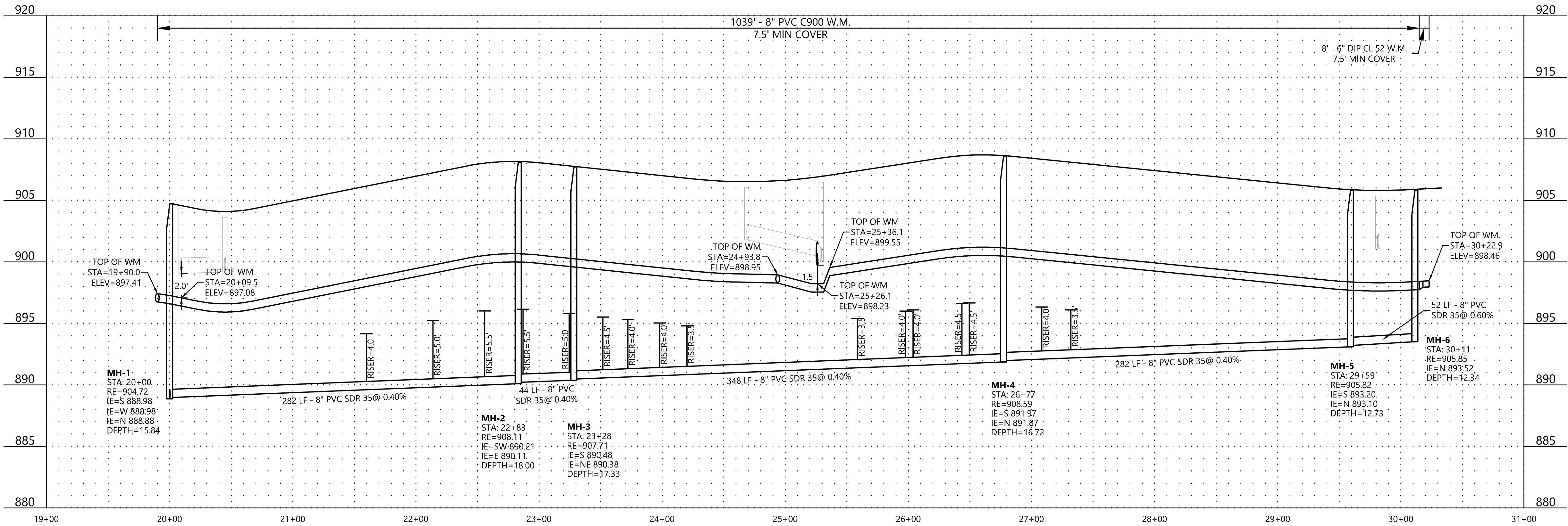


DATE: 08/23/21

LEXINGTON WOODS



ERSKIN STREET NE (STREET 2)



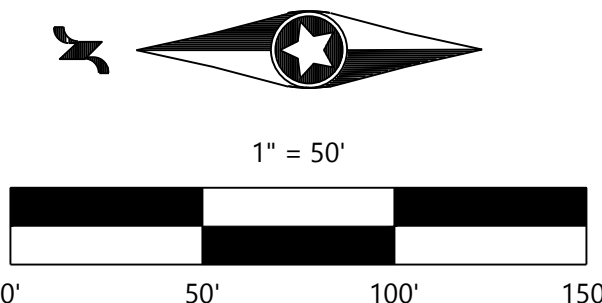
LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ END OF SERVICE
- WYE = X+XX XX' RISER SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- XXXX DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX

GENERAL NOTES

- ALL PVC SANITARY PIPE SHALL BE SDR 35 UNLESS OTHERWISE NOTED
- WATERMAIN SHALL HAVE MINIMUM OF 7.5 FT OF COVER
- FLAG HYDRANTS
- EXTEND RODS ON DEEP VALVES
- ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40 UNLESS OTHERWISE NOTED
- ALL SINGLE FAMILY SERVICES SHALL BE 1" HDPE UNLESS OTHERWISE NOTED
- SANITARY MANHOLES TO BE 48" UNLESS OTHERWISE NOTED

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/05/21
REVISIONS:
06/16/21 COUNTY TURN LANE COMMENTS
06/28/21 COUNTY TURN LANE COMMENTS
07/06/21 CITY COMMENTS
07/12/21 IRRIGATION SERVICE
08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

**SANITARY SEWER AND
WATERMAIN CONSTRUCTION
PLAN**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

4

OF

26

DATE: 08/23/21

LEGEND

- XXX.X SANITARY SEWER SERVICE
INVERT ELEVATION @ END OF SERVICE
- WYE = X+XX
XX' RISER SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX

GENERAL NOTES

ALL PVC SANITARY PIPE SHALL BE SDR 35 UNLESS OTHERWISE NOTED

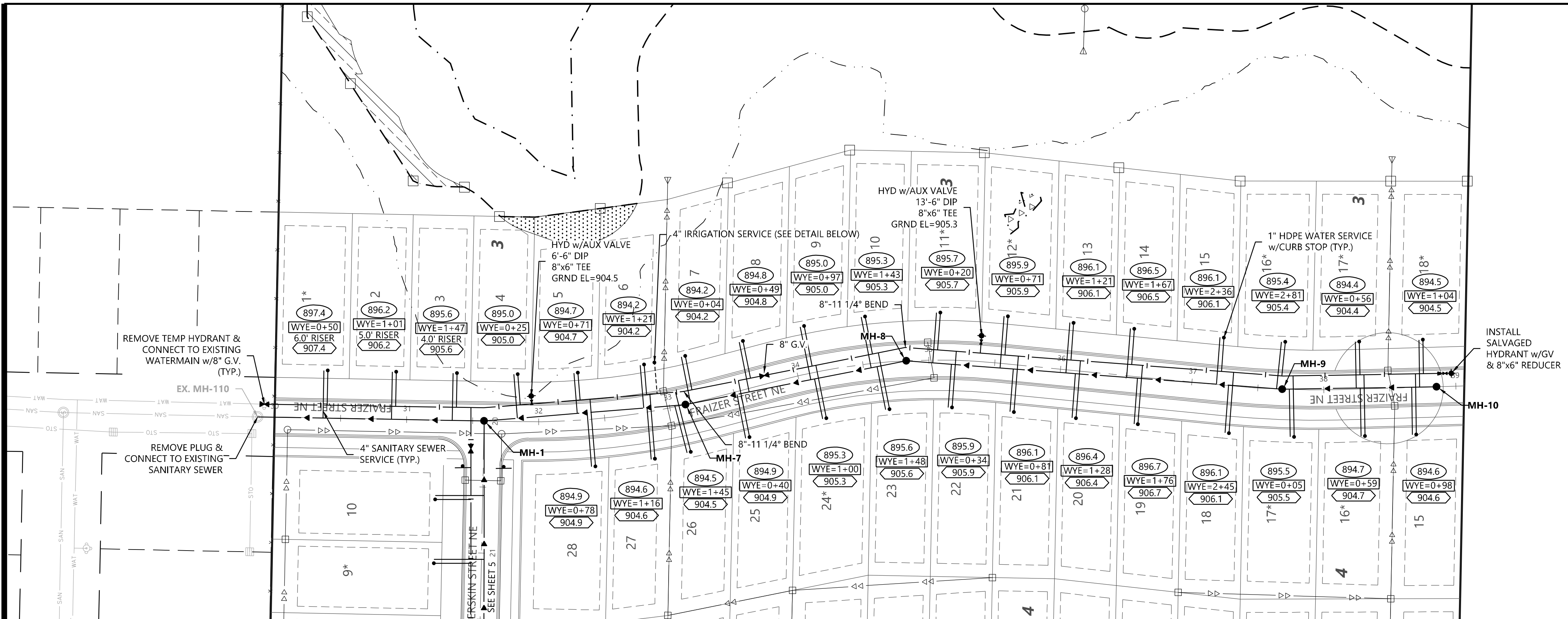
WATERMAIN SHALL HAVE MINIMUM OF 7.5 FT OF COVER

FLAG HYDRANTS

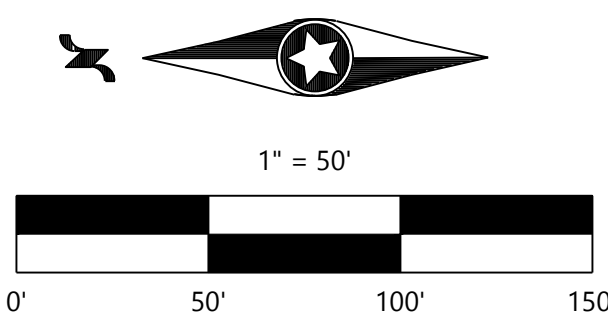
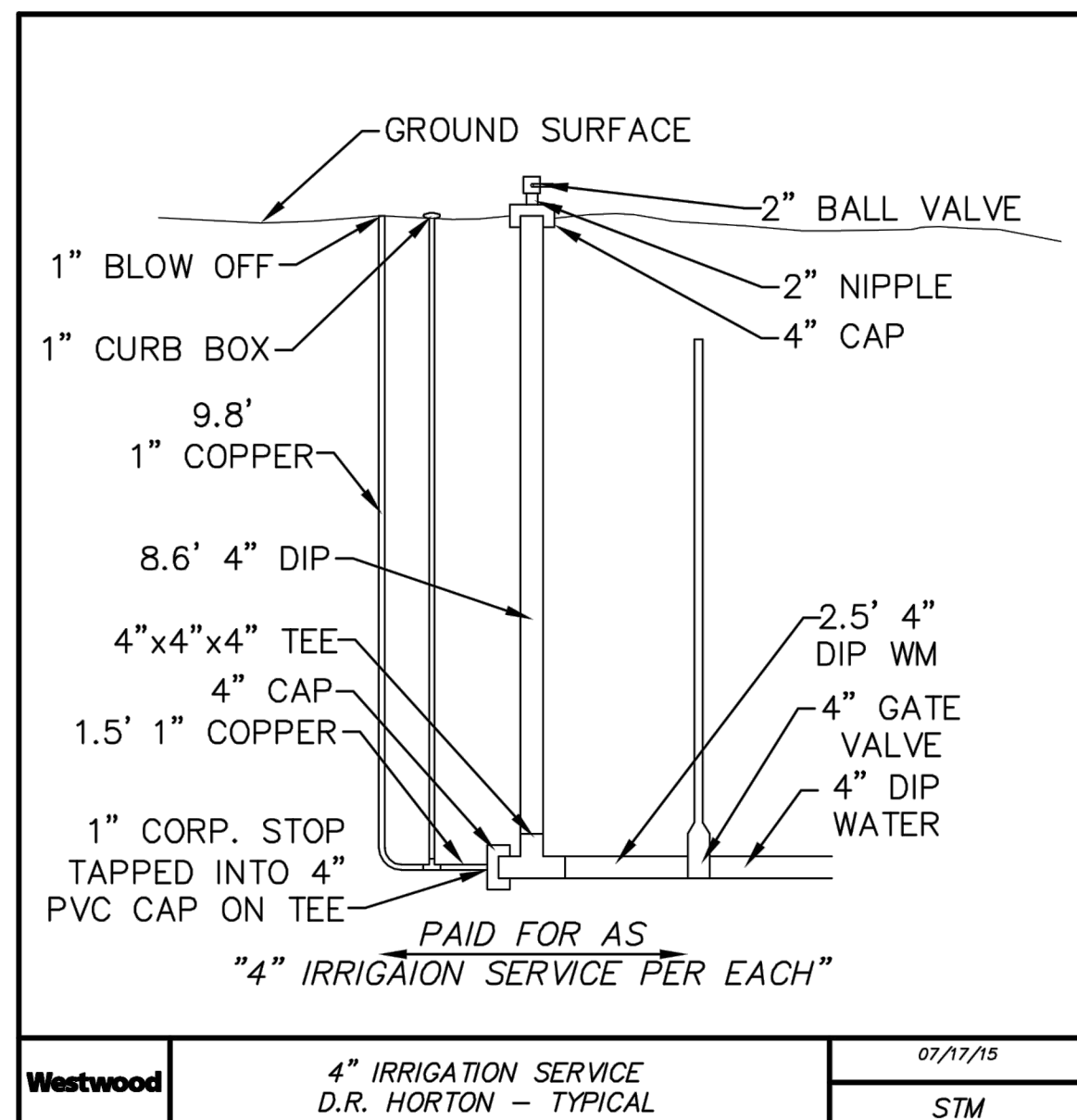
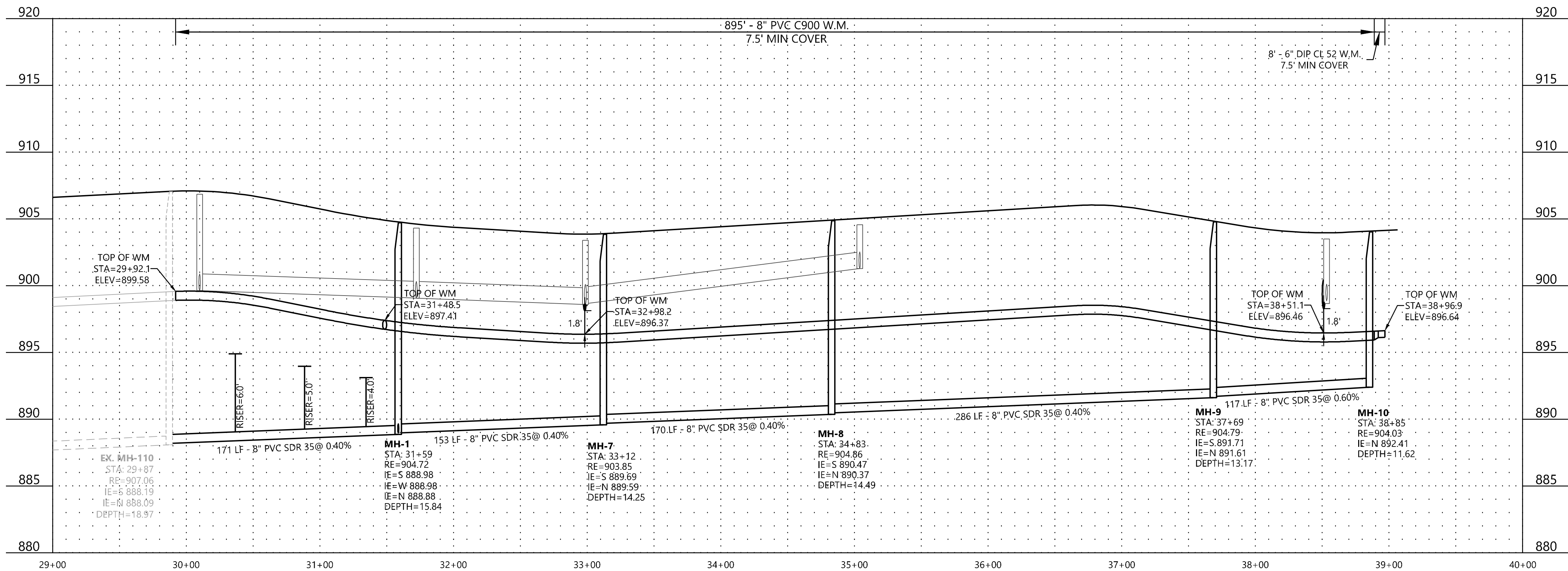
EXTEND RODS ON DEEP VALVES

ALL SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40
UNLESS OTHERWISE NOTEDALL SINGLE FAMILY SERVICES SHALL BE 1" HDPE UNLESS OTHERWISE
NOTED

SANITARY MANHOLES TO BE 48" UNLESS OTHERWISE NOTED



FRAIZER STREET NE (STREET 3)



DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/05/21
REVISIONS:
06/16/21 COUNTY TURN LANE COMMENTS
06/28/21 COUNTY TURN LANE COMMENTS
07/06/21 CITY COMMENTS
07/12/21 IRRIGATION SERVICE
08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #900
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER AND
WATERMAIN CONSTRUCTION
PLAN

PROJECT NUMBER: 0024428.00

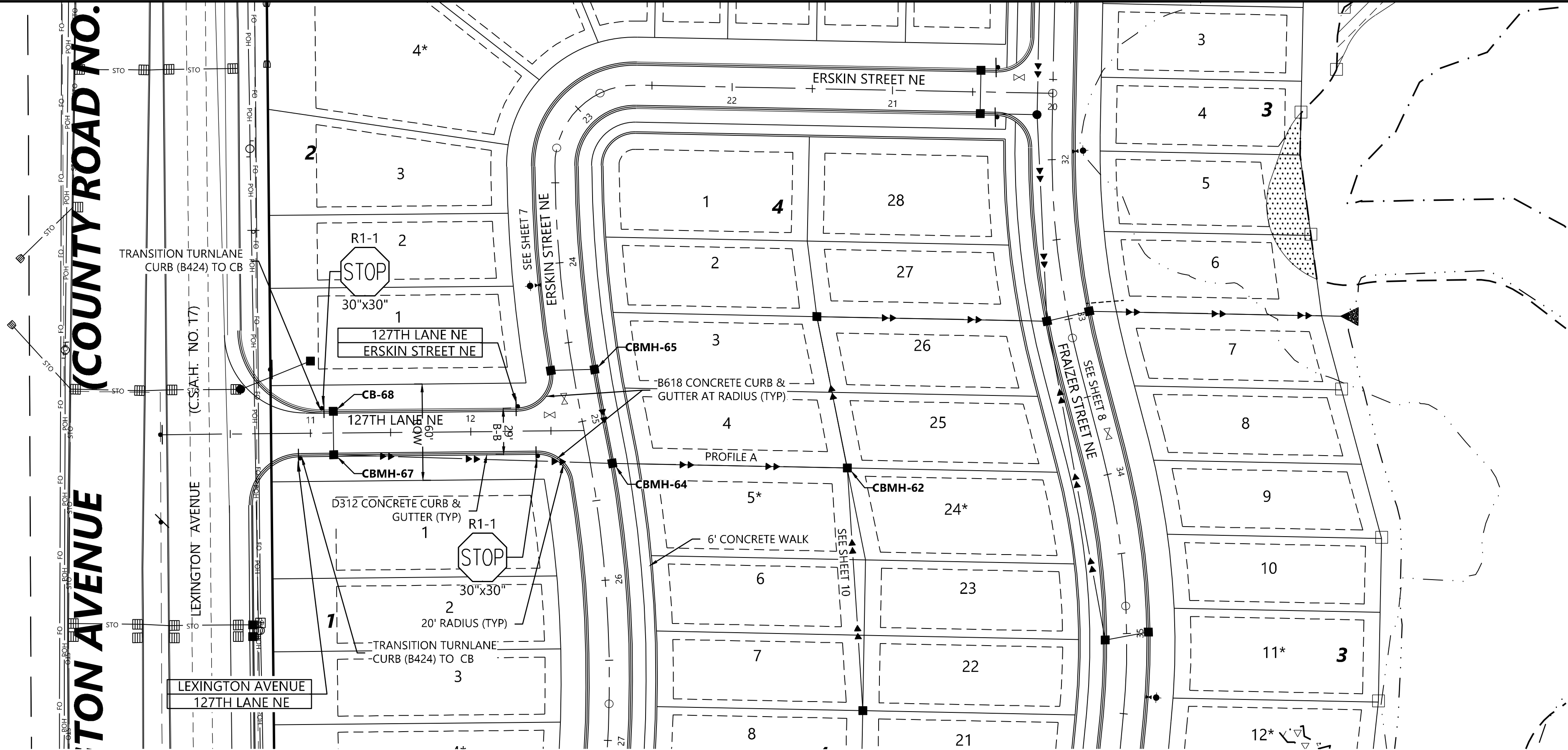
SHEET NUMBER:

5

OF

26

DATE: 08/23/21



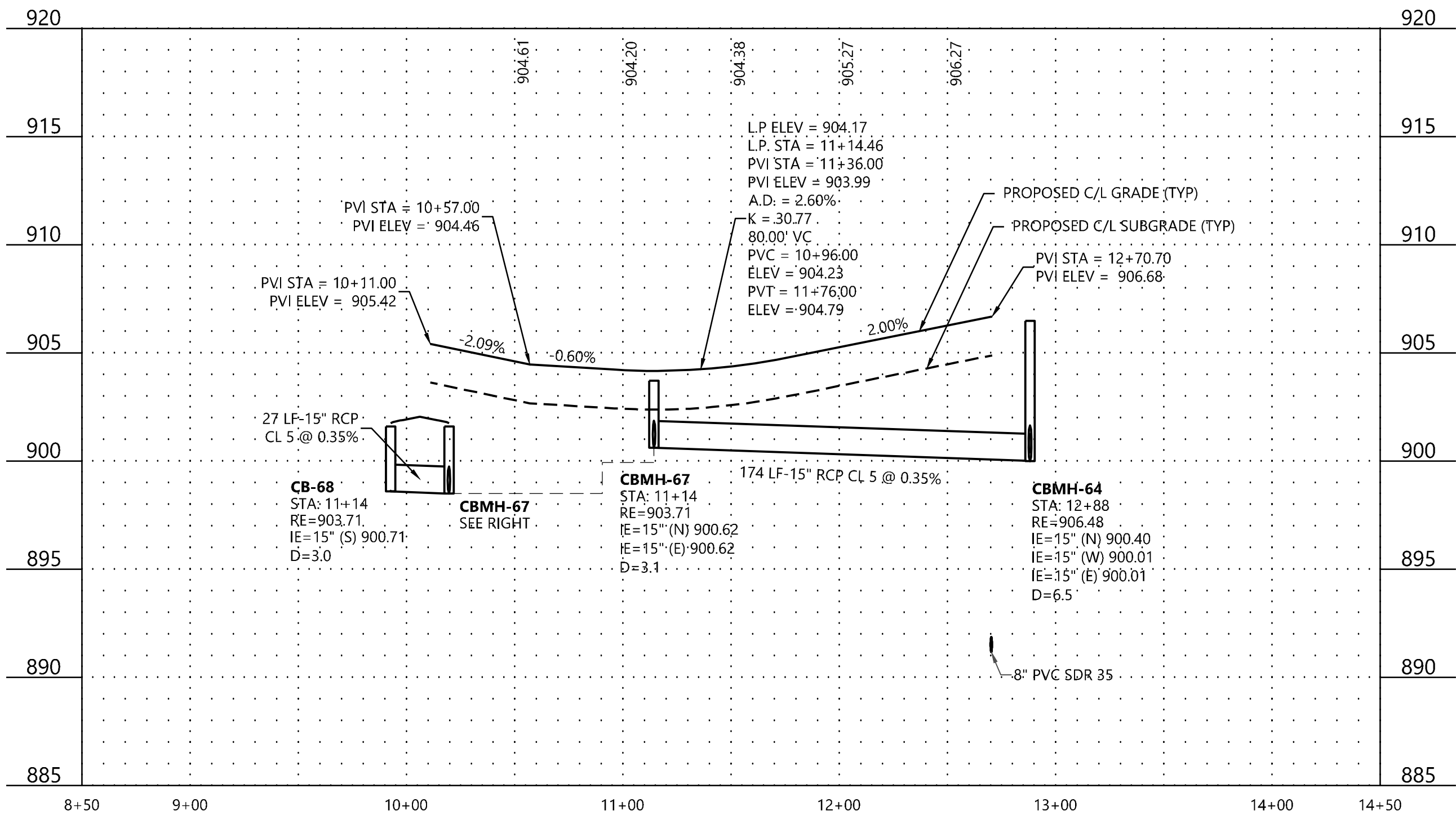
LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
+ 900.00	× 900.00	

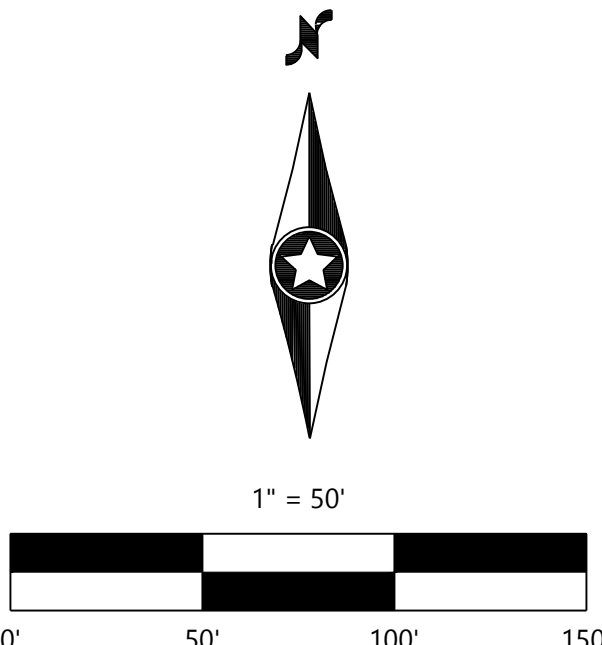
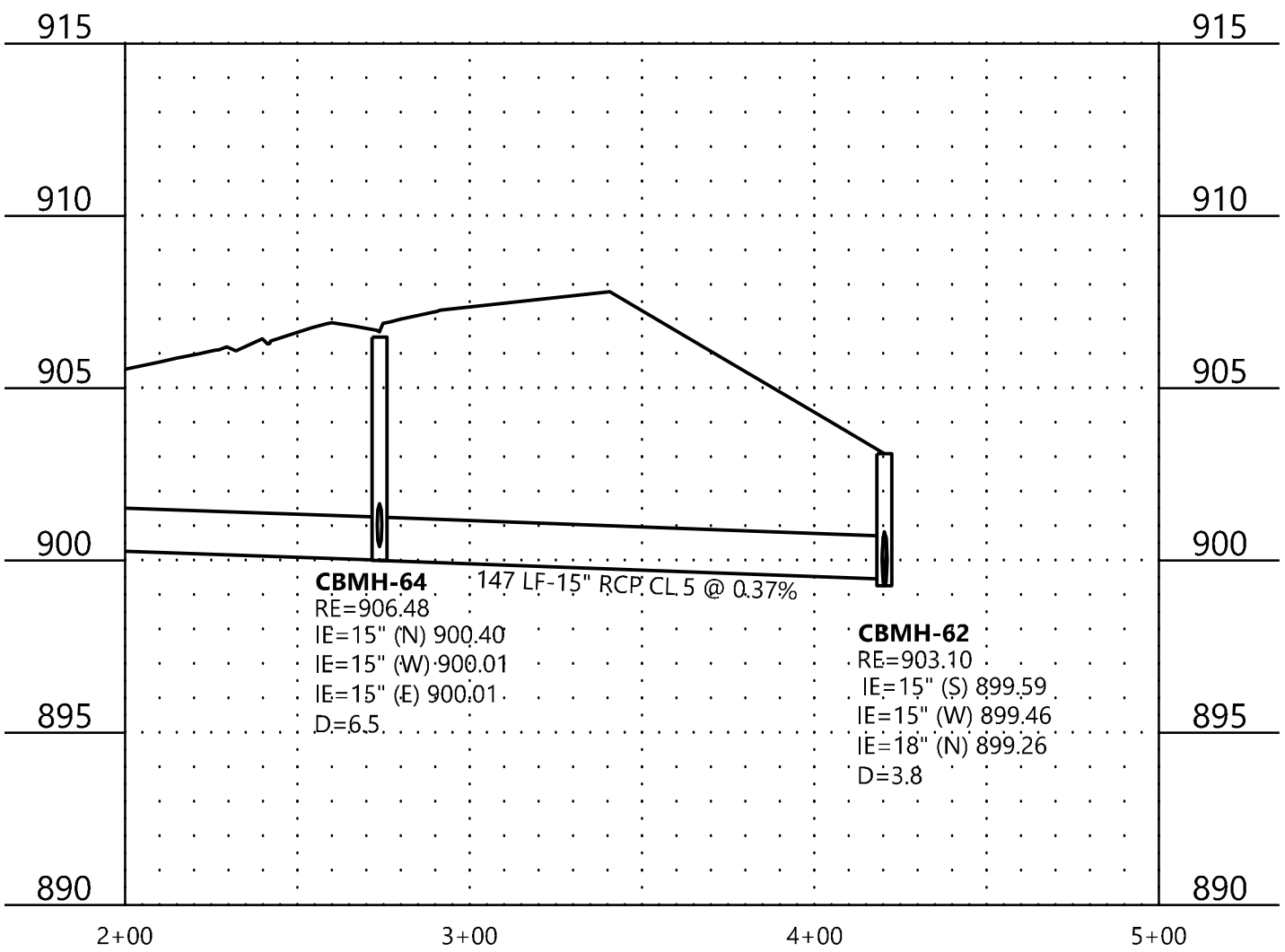
GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION

127TH LANE NE (STREET 1)



PROFILE A



DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/05/21
REVISIONS:	
△	06/16/21 COUNTY TURN LANE COMMENTS
△	06/28/21 COUNTY TURN LANE COMMENTS
△	07/06/21 CITY COMMENTS
△	07/12/21 IRRIGATION SERVICE
△	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

John Bender
JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STREET & STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

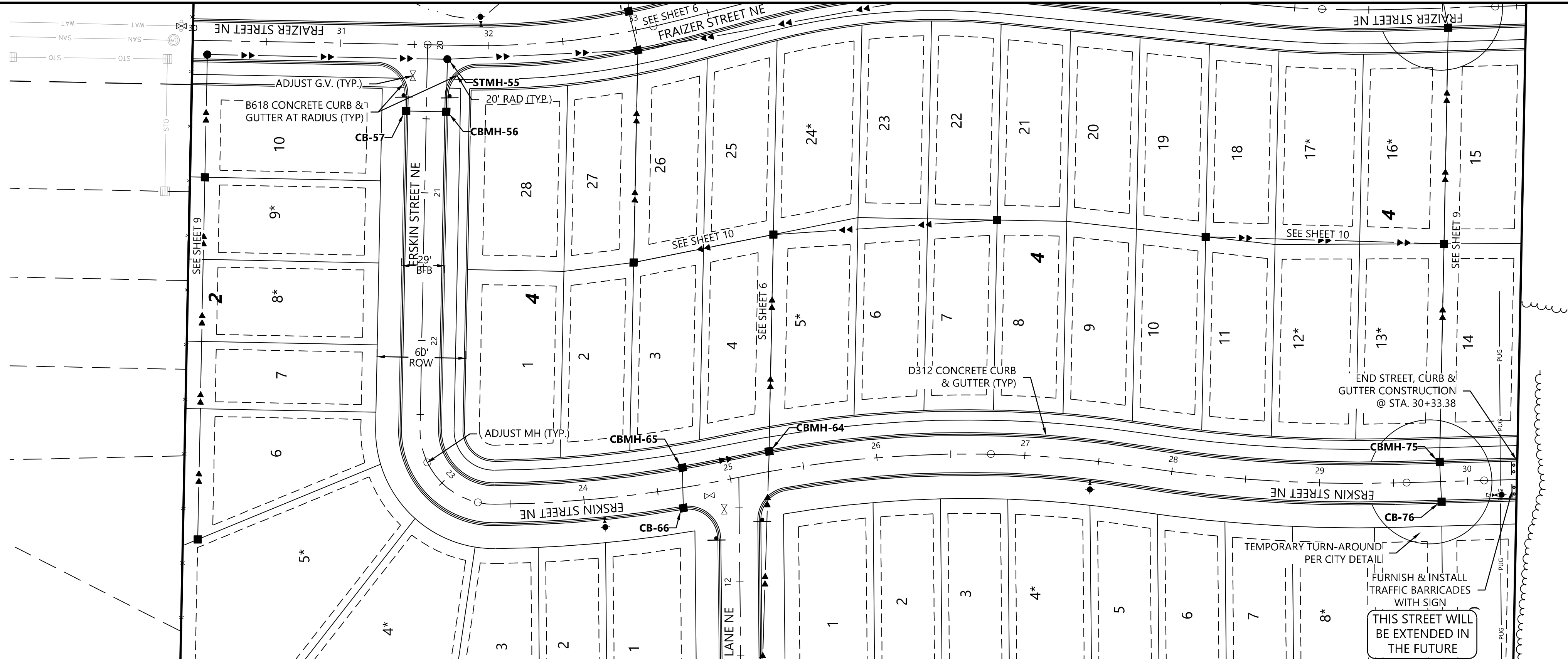
6

OF

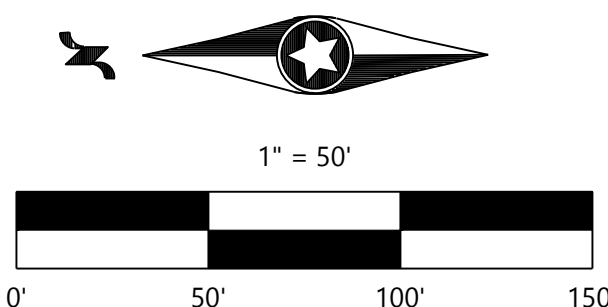
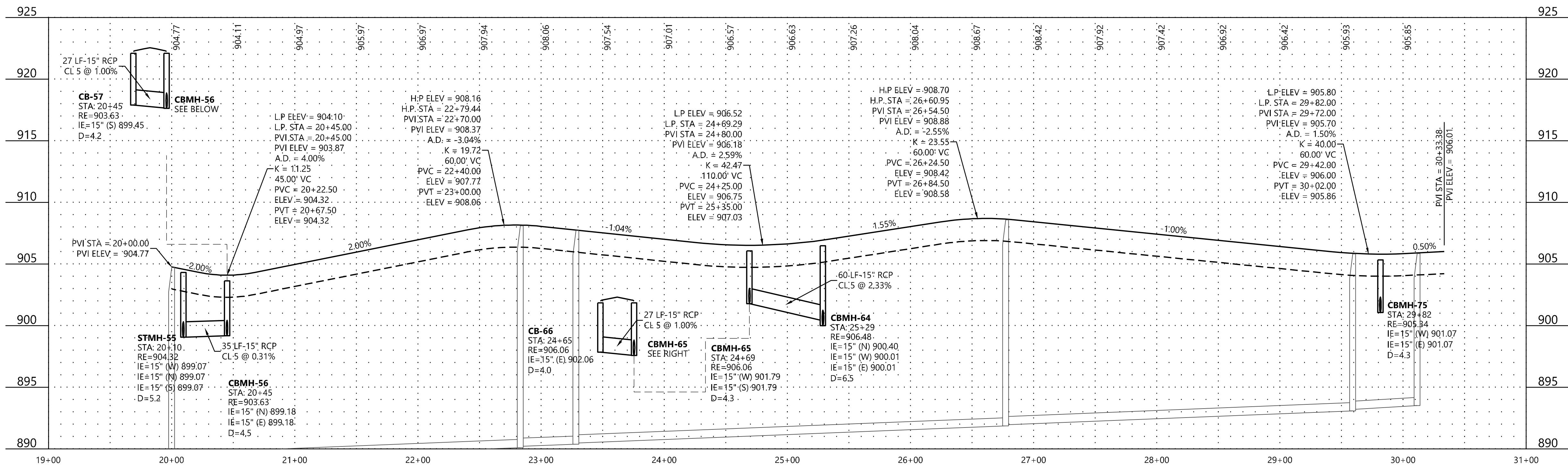
26

DATE: 08/23/21

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVEMENT AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
4. PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION



ERSKIN STREET NE (STREET 2)



LEXINGTON WOODS

INITIAL ISSUE:	05/05/21		
REVISIONS:			
△	06/16/21	COUNTY TURN LANE COMMENTS	
△	06/28/21	COUNTY TURN LANE COMMENTS	
△	07/06/21	CITY COMMENTS	
△	07/12/21	IRRIGATION SERVICE	08/23/21 STM STRUCTURES 55, 56, 57
△	08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE	

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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


JOHN BENDER

DATE: 08/23/21 LICENSE NO. 43358

BLAINE, MN

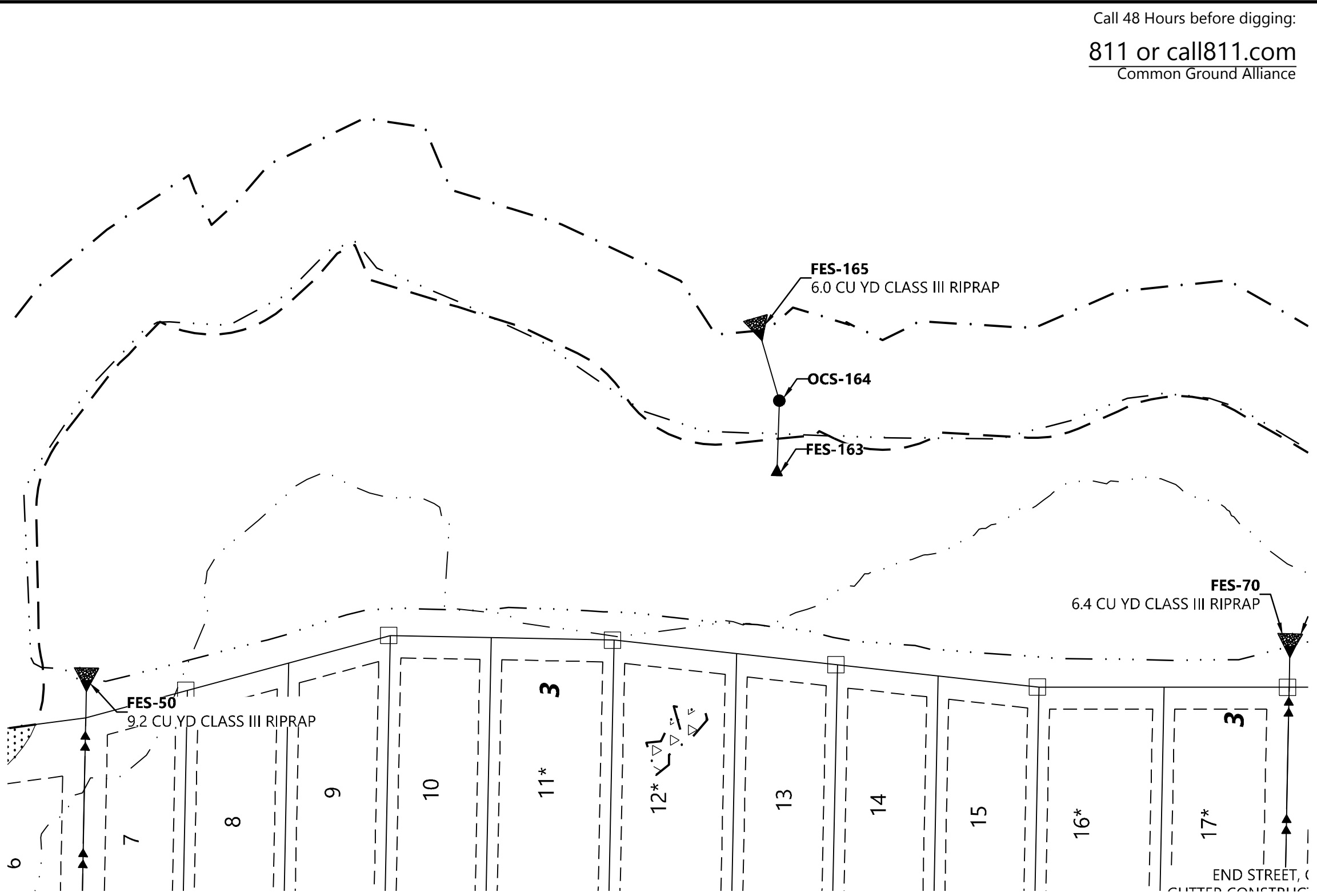
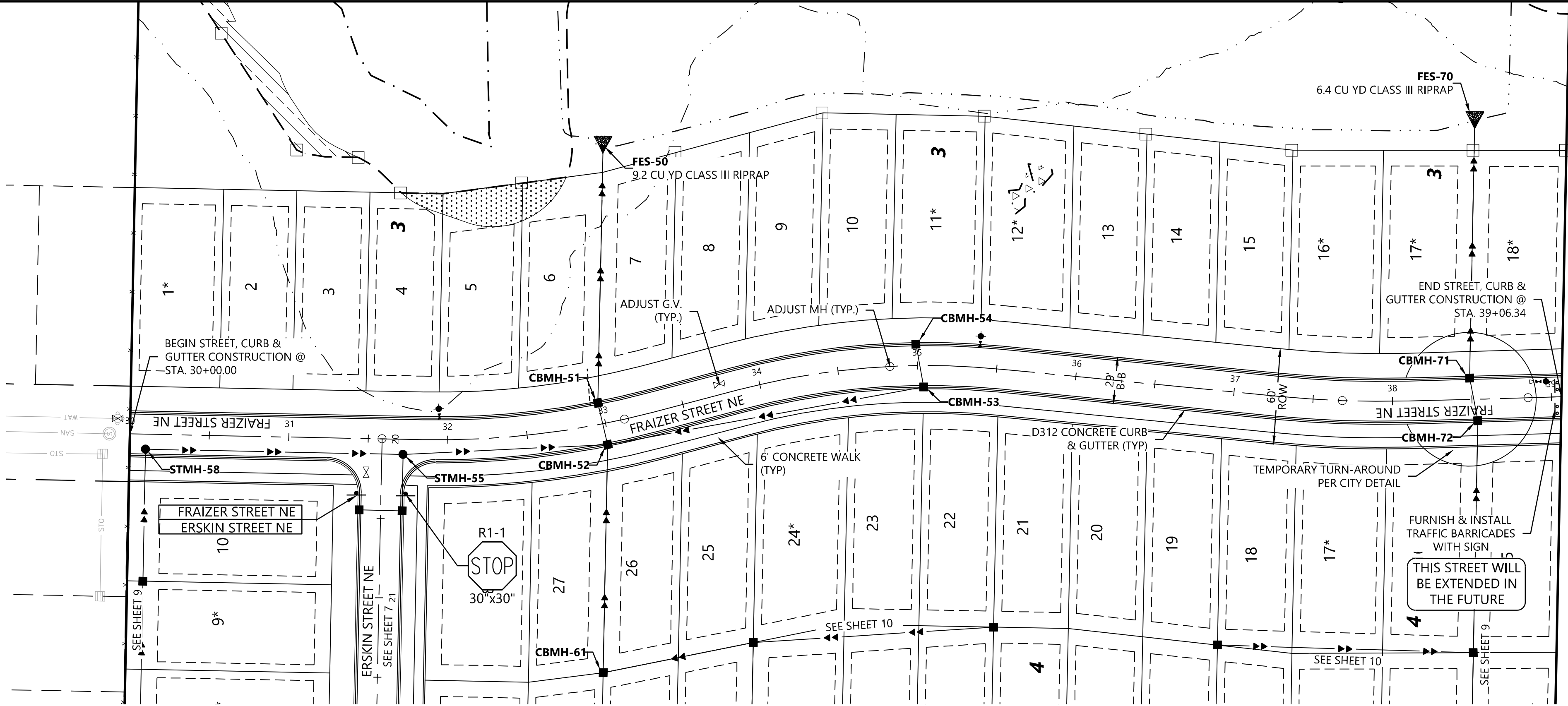
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

PROJECT NUMBER: 0024428.00

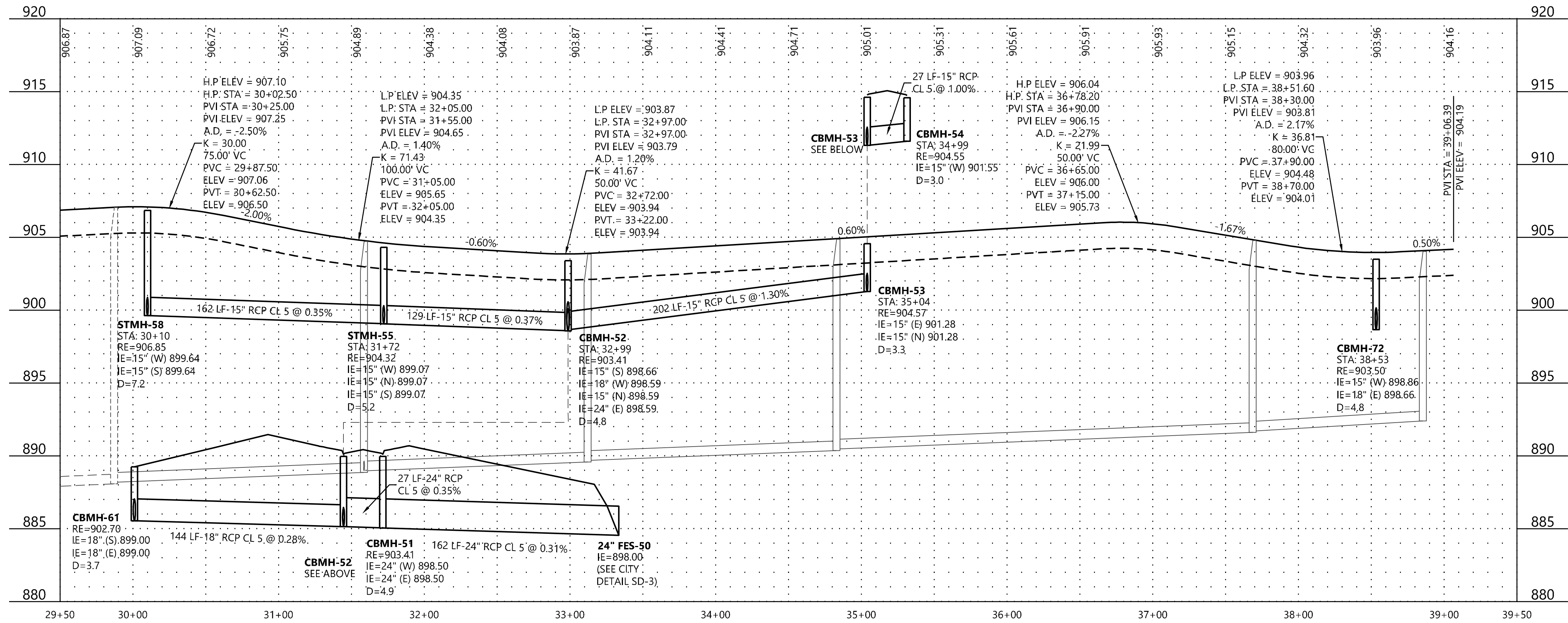
26

DATE: 08/23/21

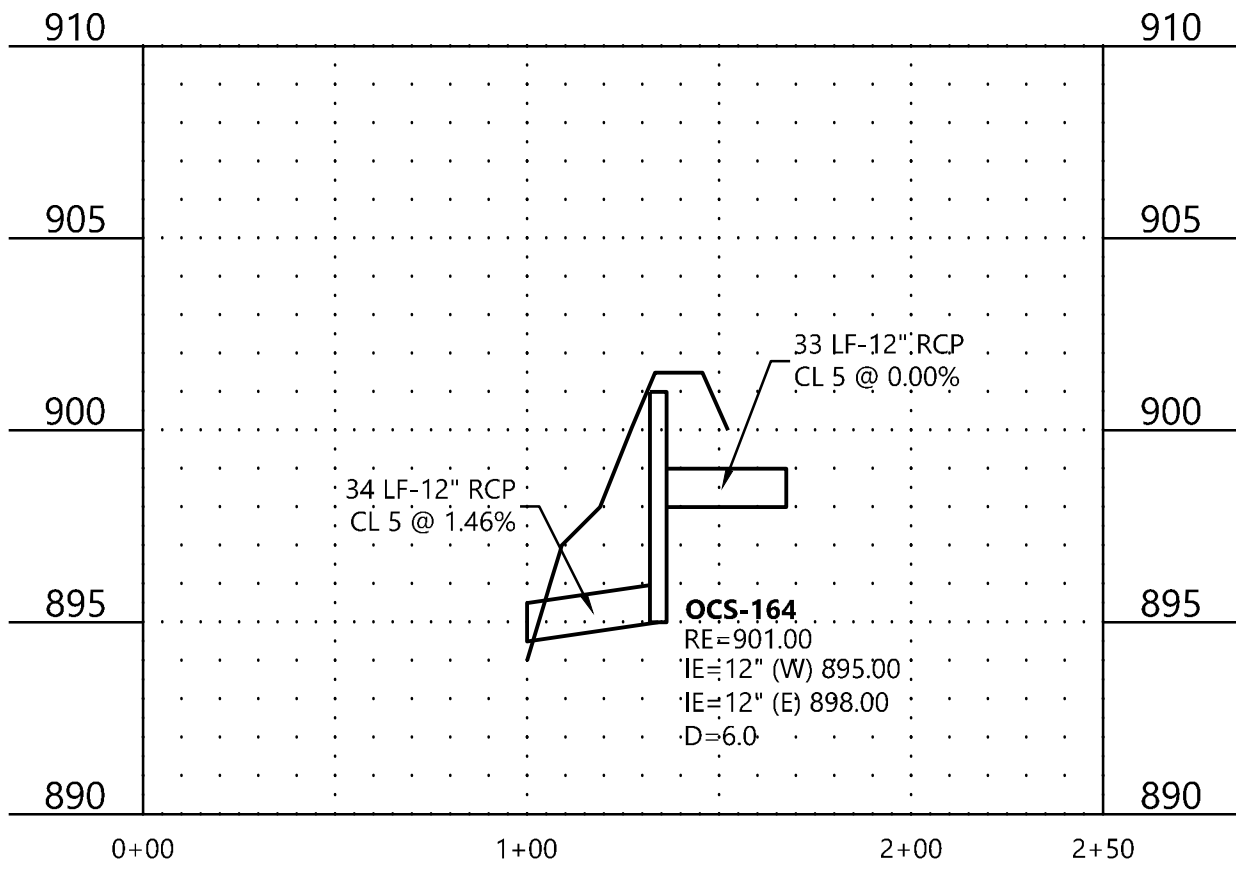


Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

FRAIZER STREET NE (STREET 3)



PROFILE B

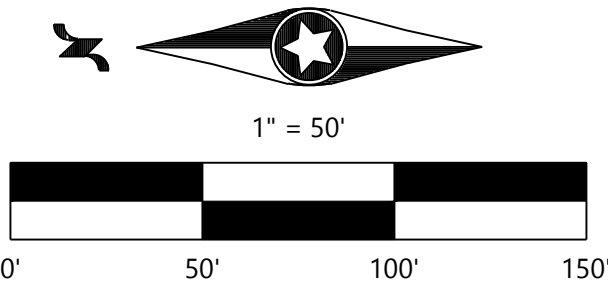


LEGEND

EXISTING PROPOSED
* 900.00 * 900.00 GUTTER ELEVATION

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION



DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/05/21
REVISIONS:	
△ 06/16/21	COUNTY TURN LANE COMMENTS
△ 06/28/21	COUNTY TURN LANE COMMENTS
△ 07/06/21	CITY COMMENTS
△ 07/12/21	IRRIGATION SERVICE 08/23/21 STM STRUCTURES 55, 56, 57
△ 08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
John Bender
JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

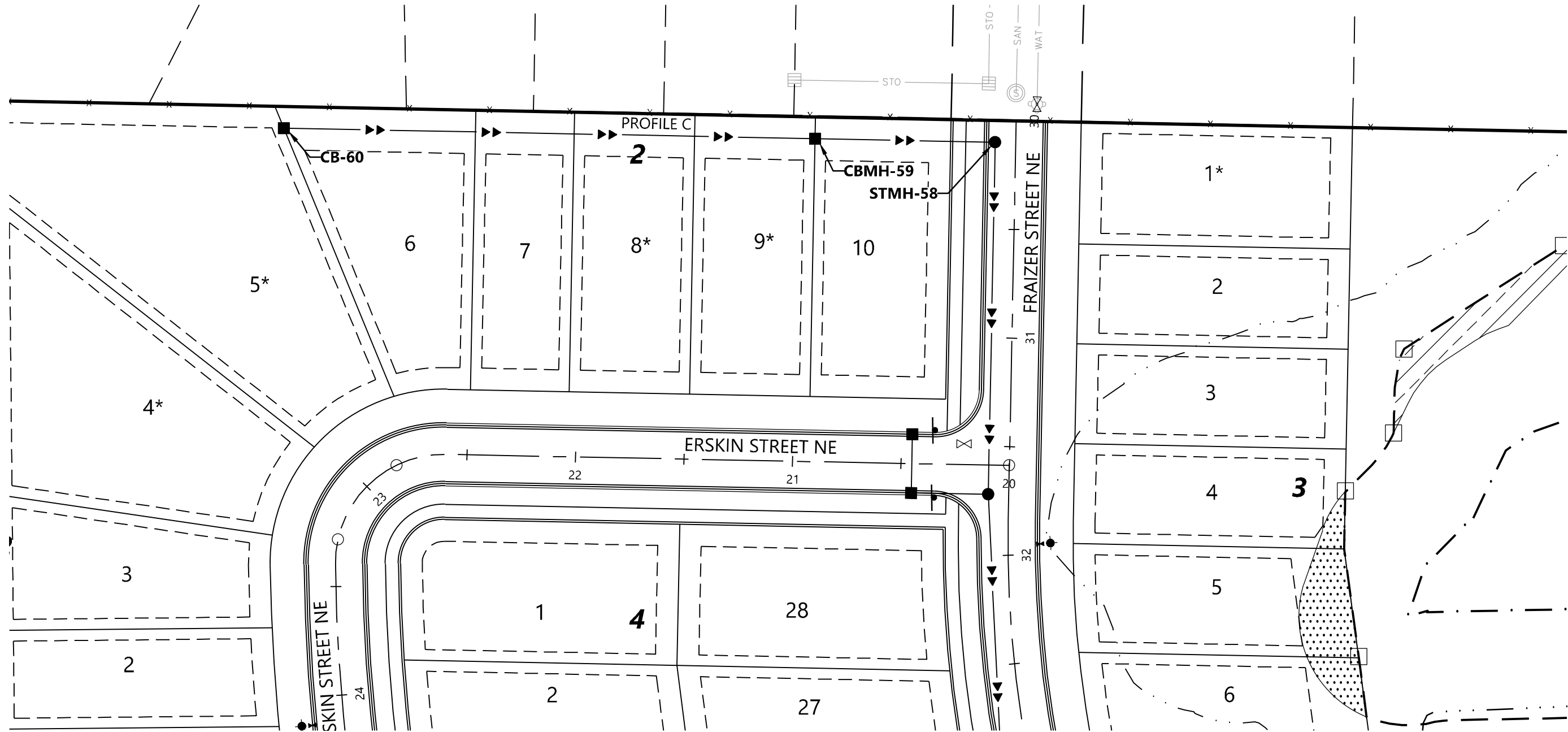
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

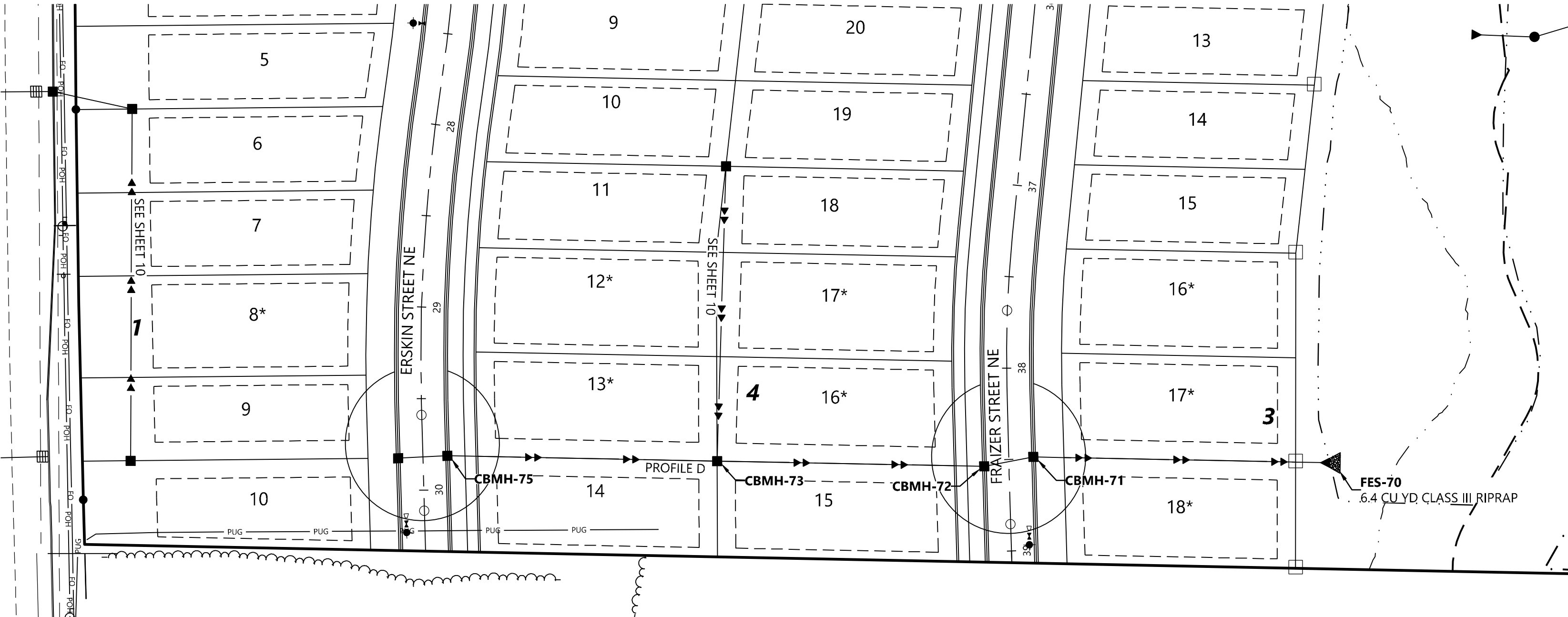
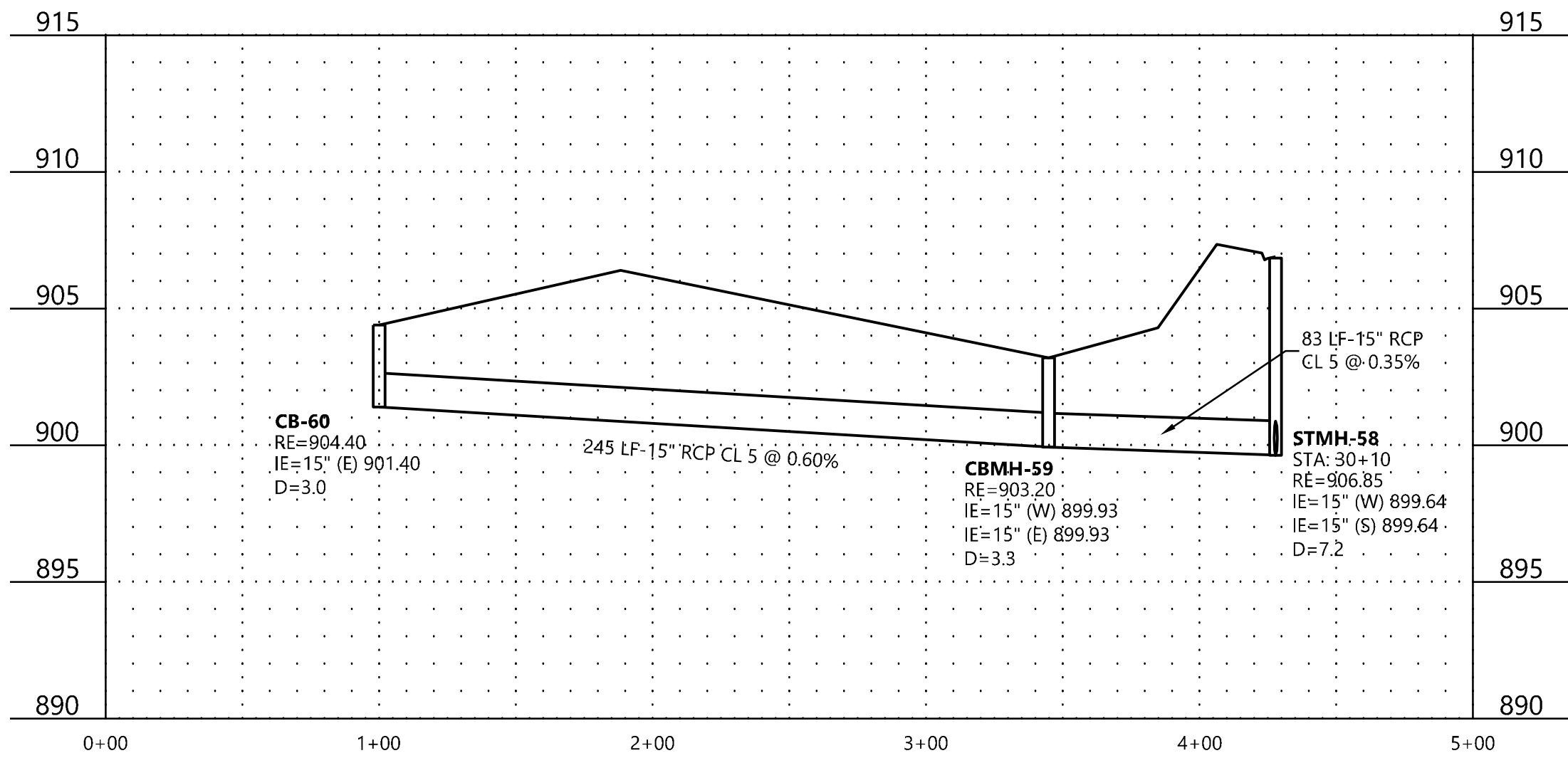
**STREET & STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0024428.00

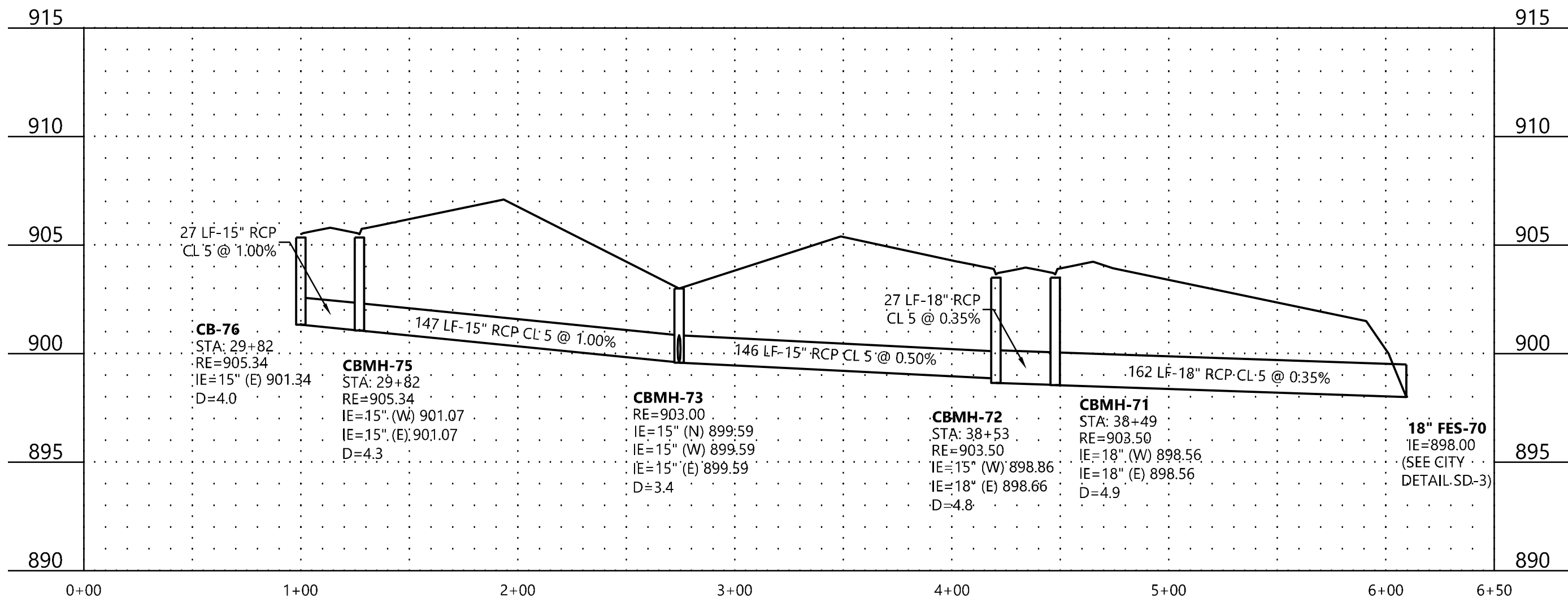
SHEET NUMBER:
8 OF **26**
DATE: 08/23/21



PROFILE C



PROFILE D

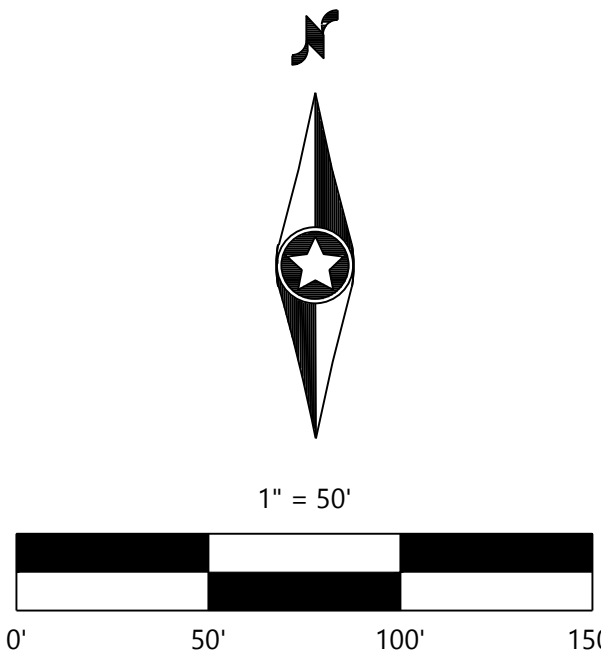


LEGEND

EXISTING PROPOSED
× 900.00 × 900.00 GUTTER ELEVATION

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION



DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/05/21
REVISIONS:
△ 06/16/21 COUNTY TURN LANE COMMENTS
△ 06/28/21 COUNTY TURN LANE COMMENTS
△ 07/06/21 CITY COMMENTS
△ 07/12/21 IRRIGATION SERVICE
△ 08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
John Bender
JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

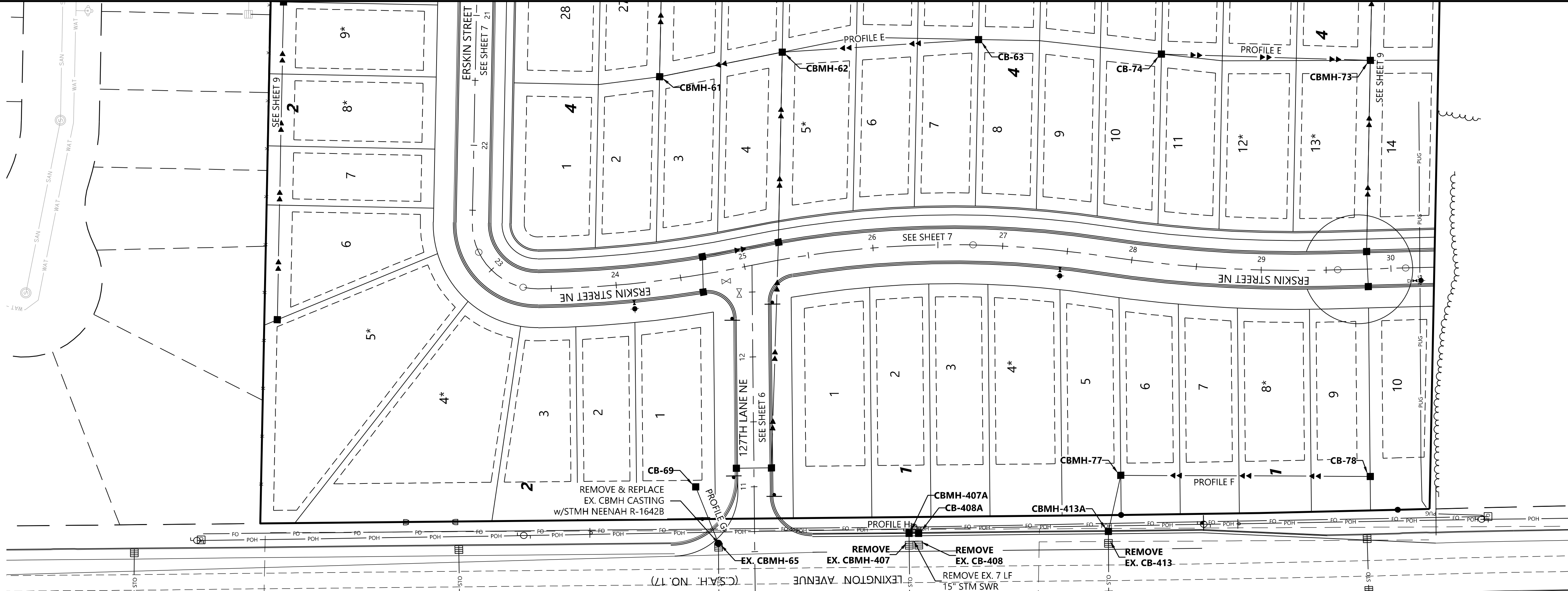
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
9 OF **26**
DATE: 08/23/21



LEGEND

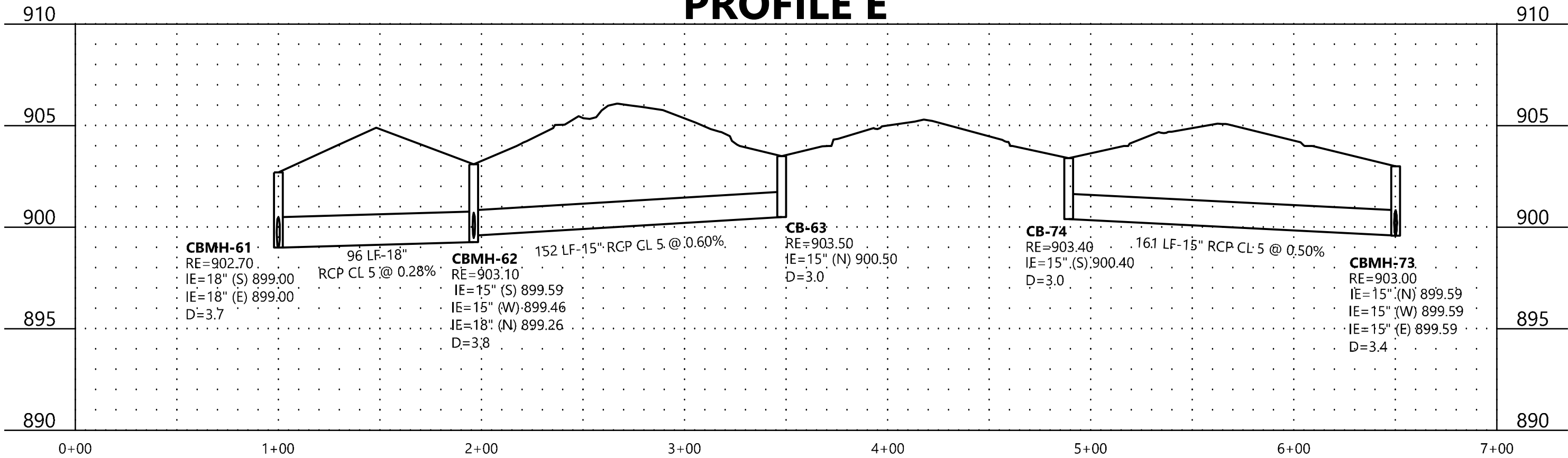
EXISTING	PROPOSED	GUTTER ELEVATION
+ 900.00	× 900.00	

GENERAL NOTES

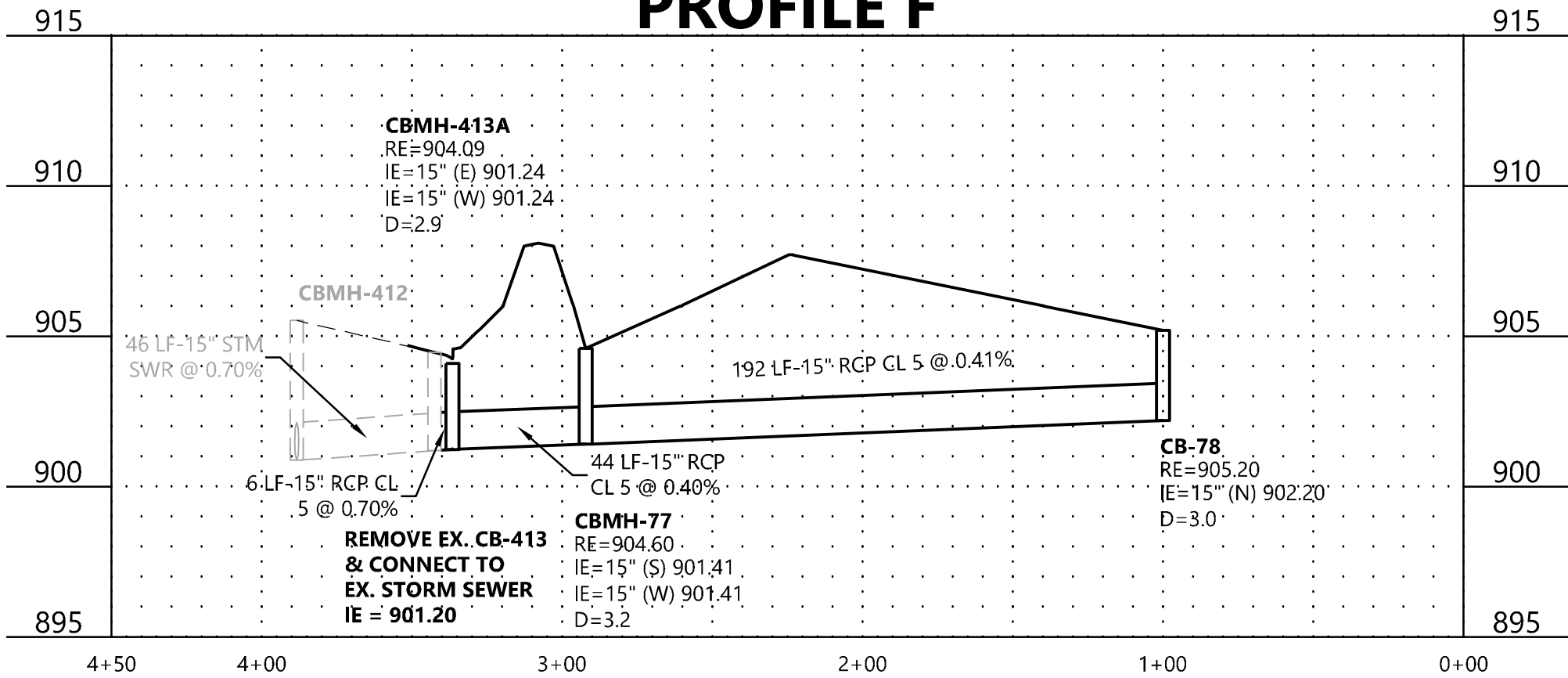
- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- PIPE LENGTHS SHOWN INCLUDE THE FLARED END SECTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

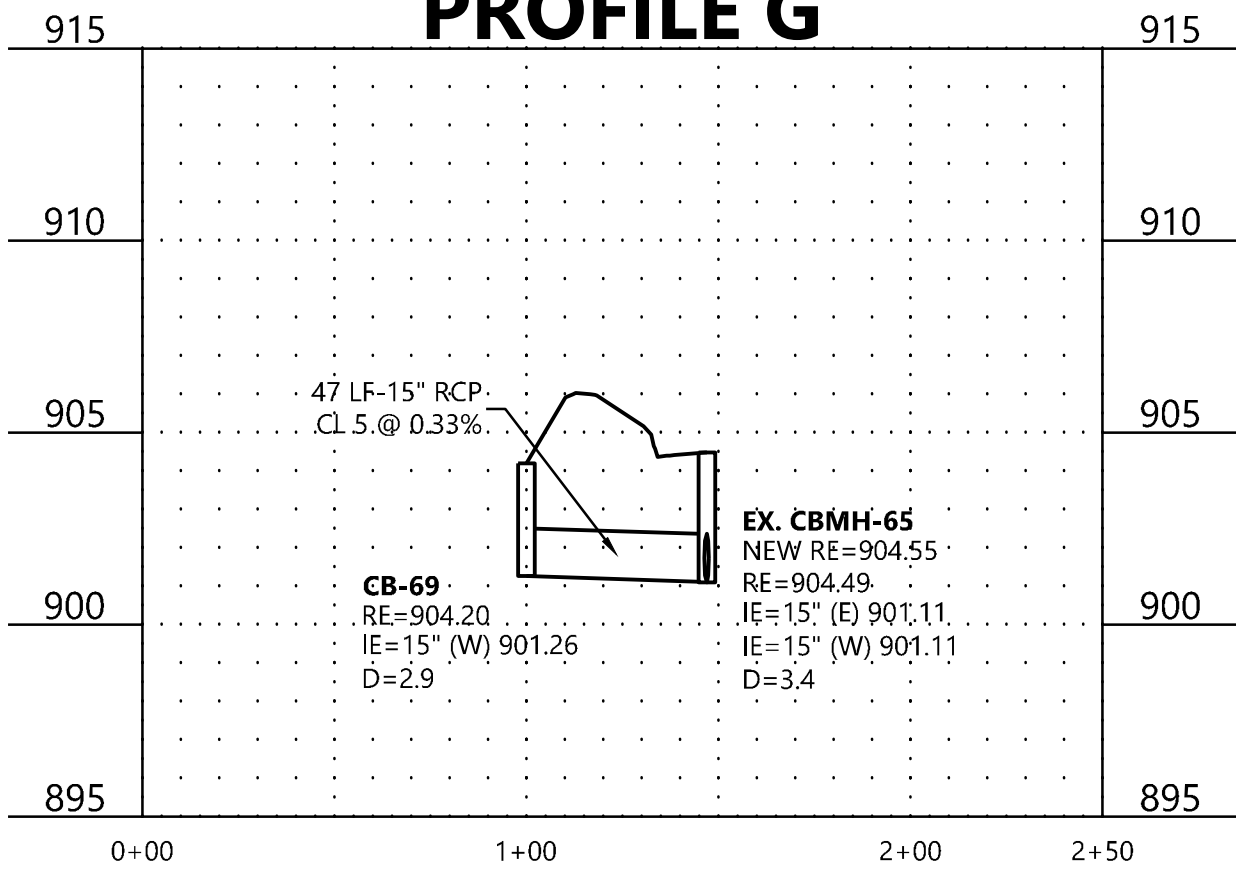
PROFILE E



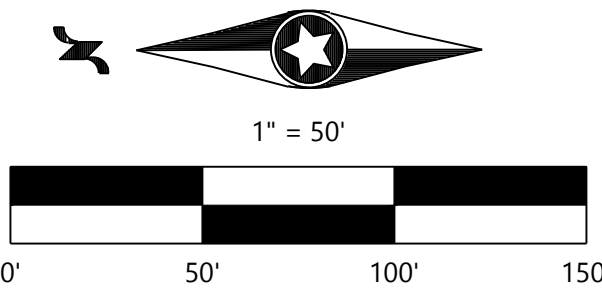
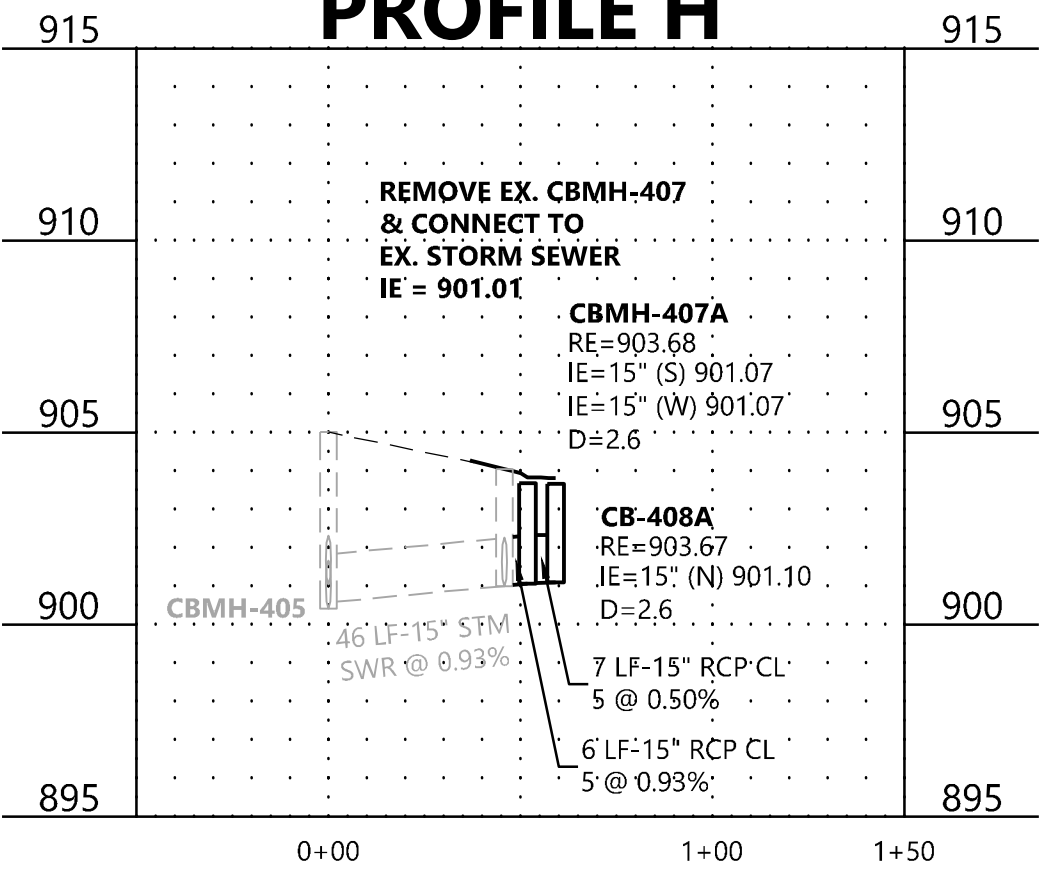
PROFILE F



PROFILE G



PROFILE H



DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/05/21	
REVISIONS:		
△	06/16/21	COUNTY TURN LANE COMMENTS
△	06/28/21	COUNTY TURN LANE COMMENTS
△	07/06/21	CITY COMMENTS
△	07/12/21	IRRIGATION SERVICE
△	08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
John Bender
JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

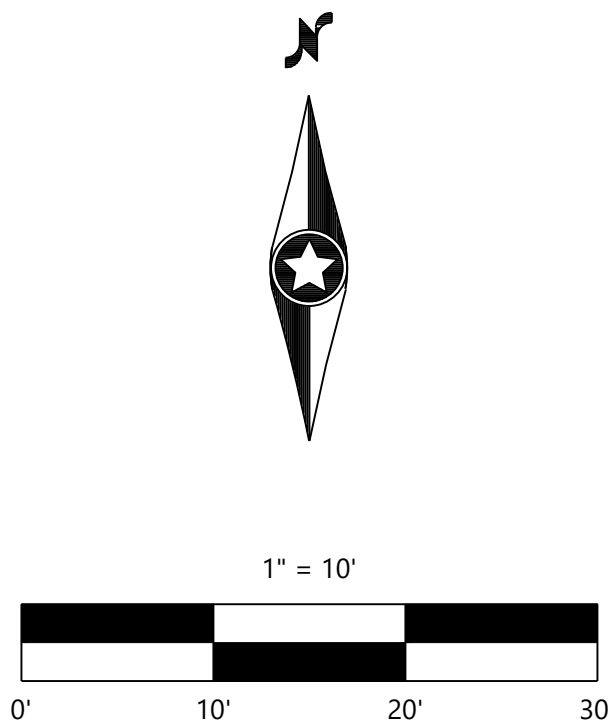
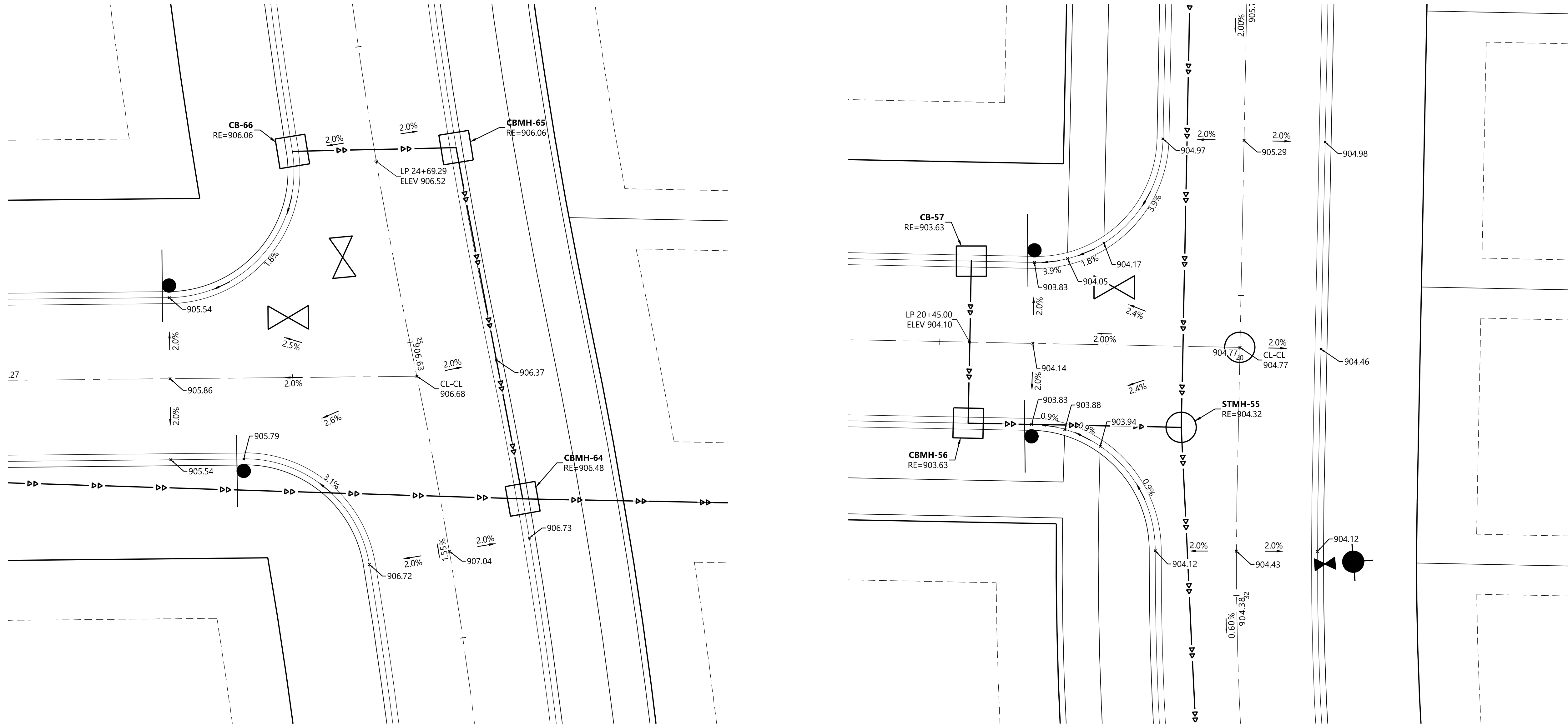
STORM SEWER
CONSTRUCTION PLAN

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

10 OF 26

DATE: 08/23/21



DESIGNED:	FDHIII
CHECKED:	JB
DRAWN:	FDHIII
HORIZONTAL SCALE:	10'
VERTICAL SCALE:	2' OR 1'

INITIAL ISSUE:	05/05/21	
REVISIONS:		
△	06/16/21	COUNTY TURN LANE COMMENTS
△	06/28/21	COUNTY TURN LANE COMMENTS
△	07/06/21	CITY COMMENTS
△	07/12/21	IRRIGATION SERVICE
△	08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
John Bender
JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

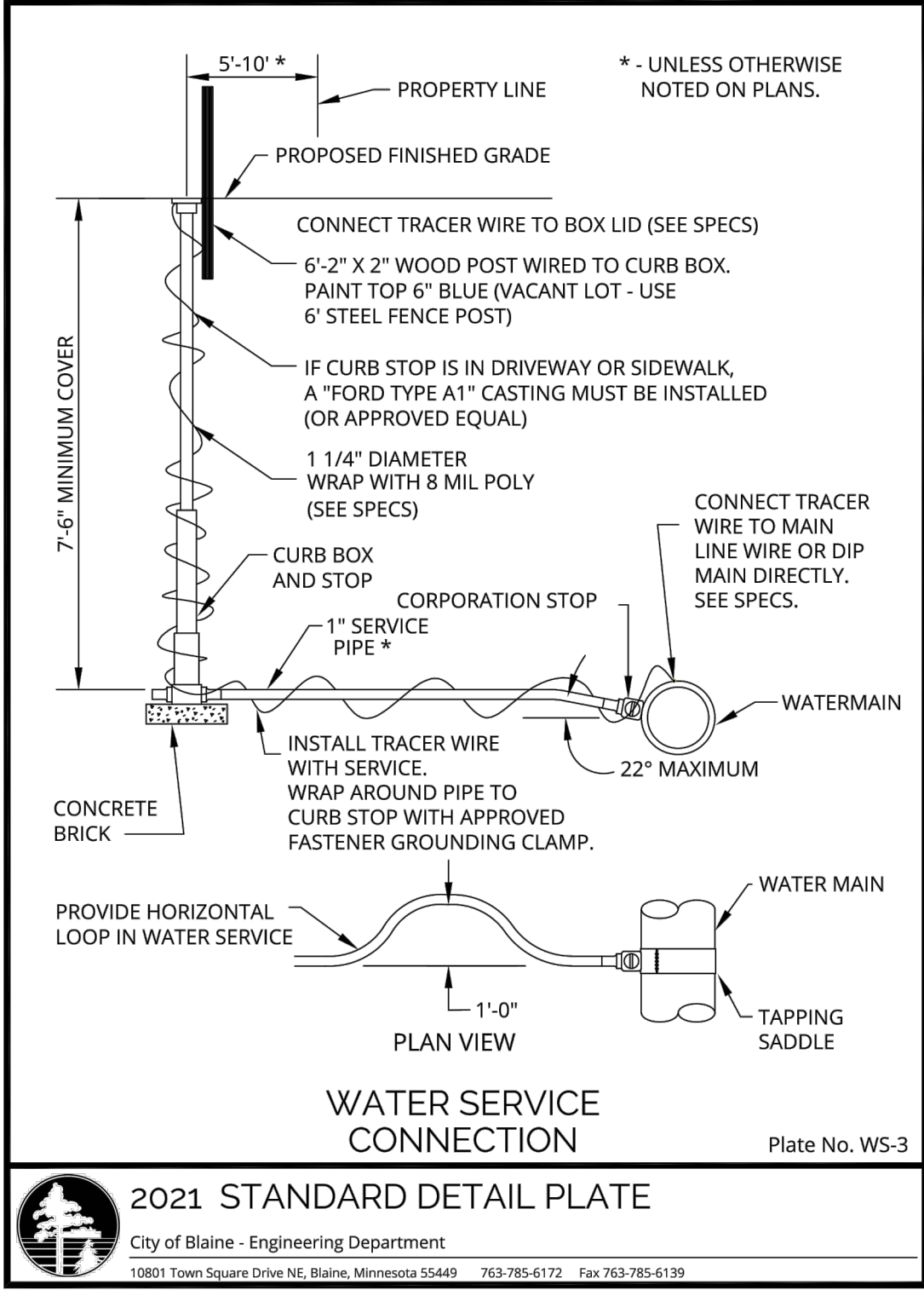
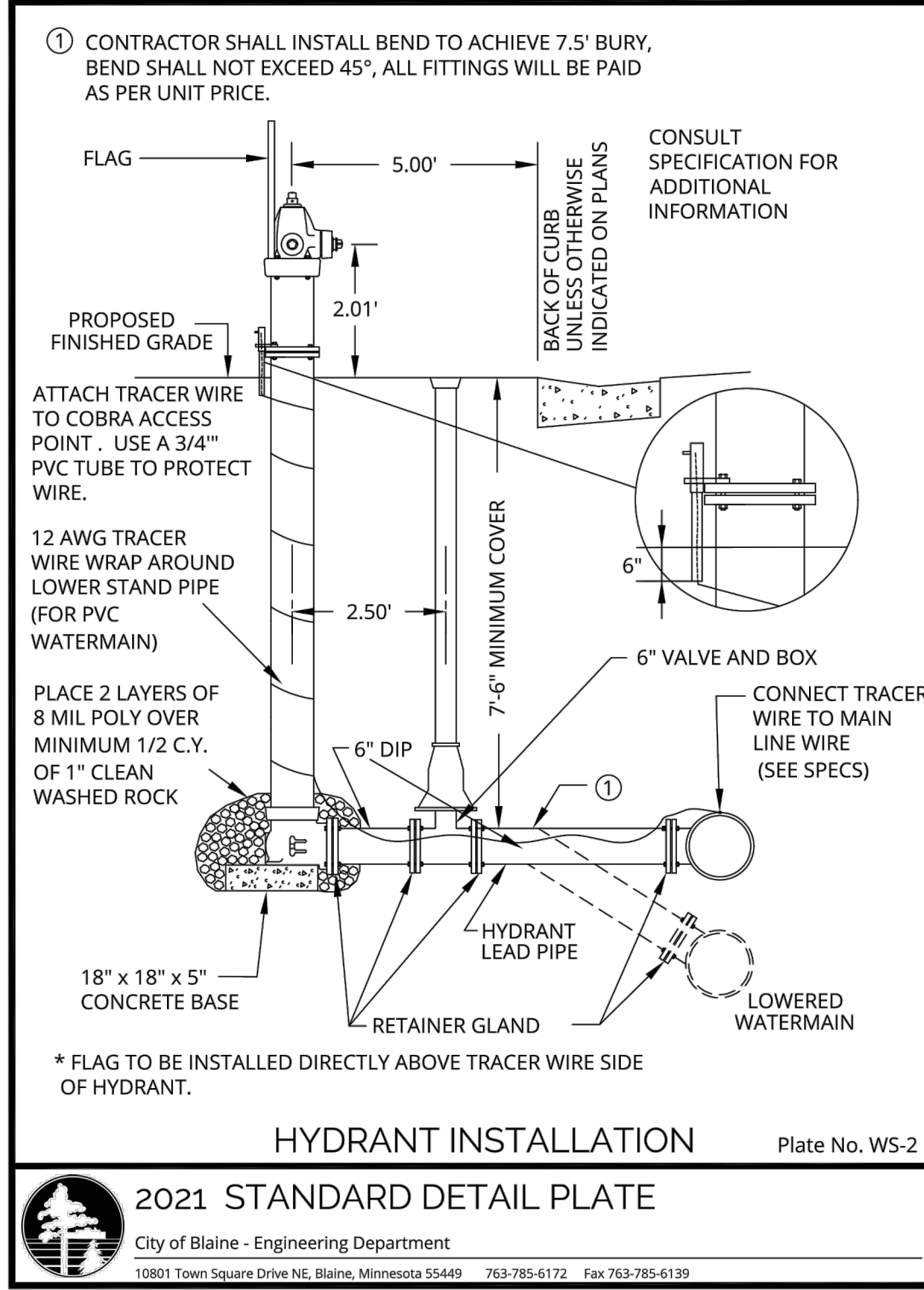
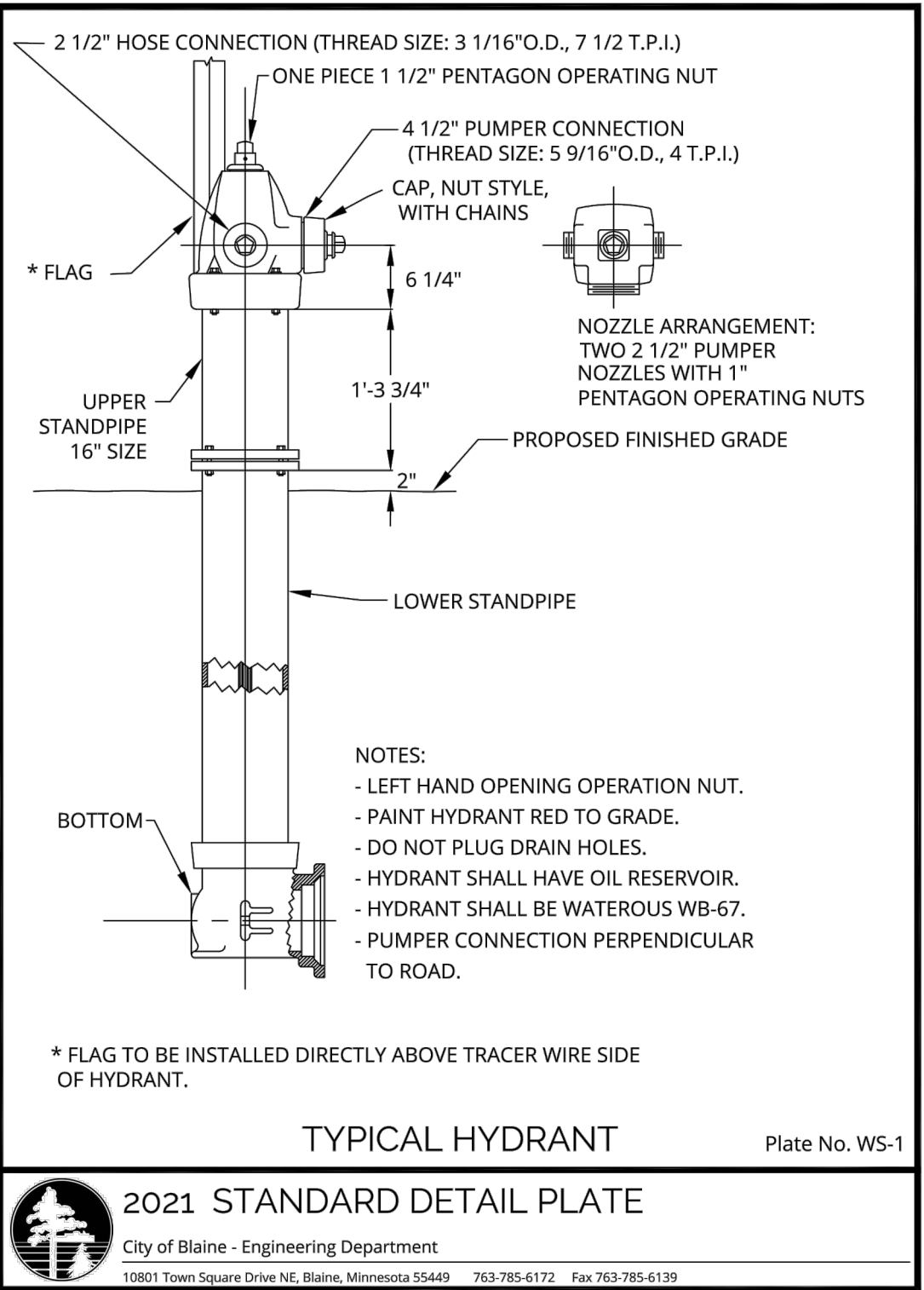
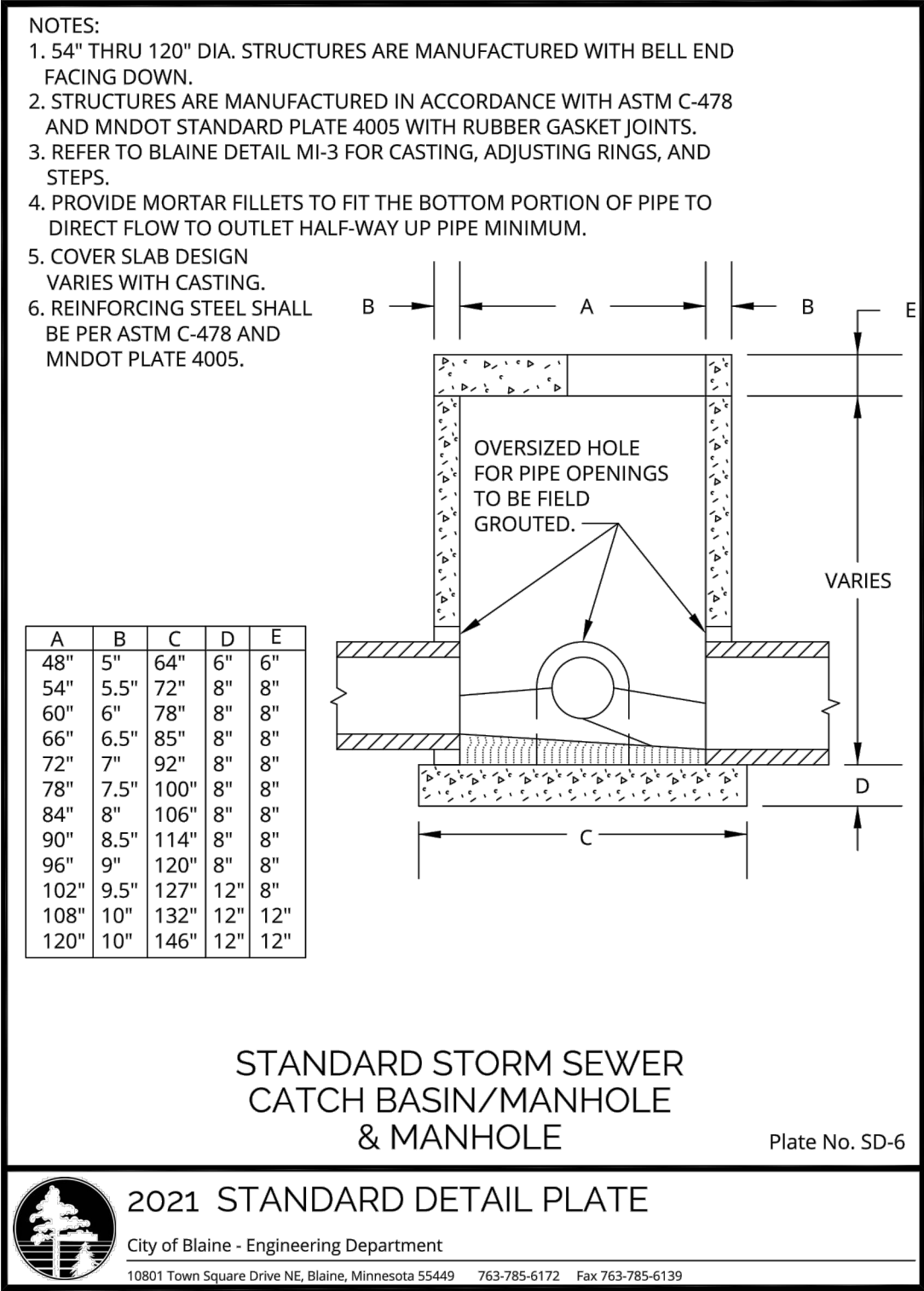
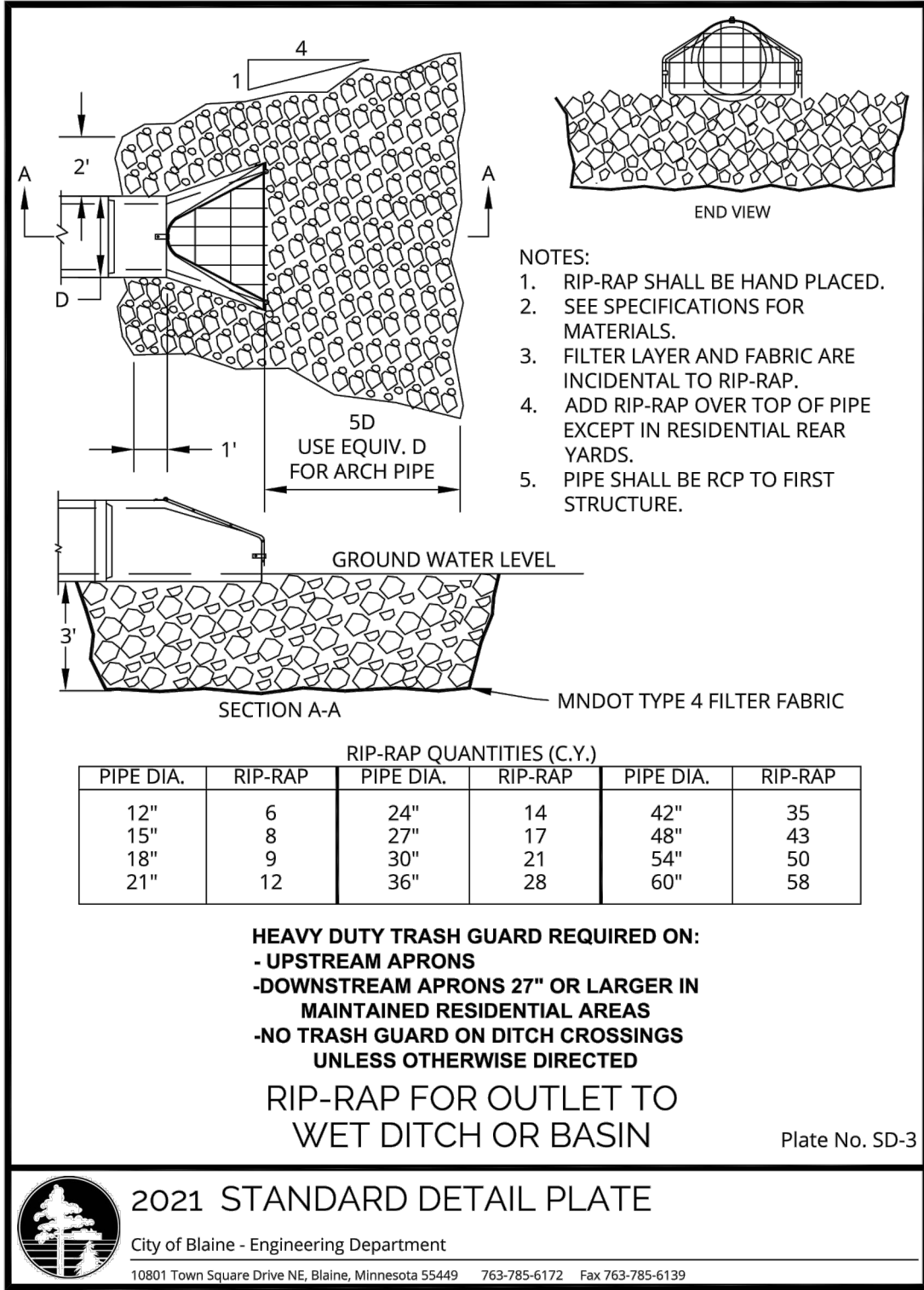
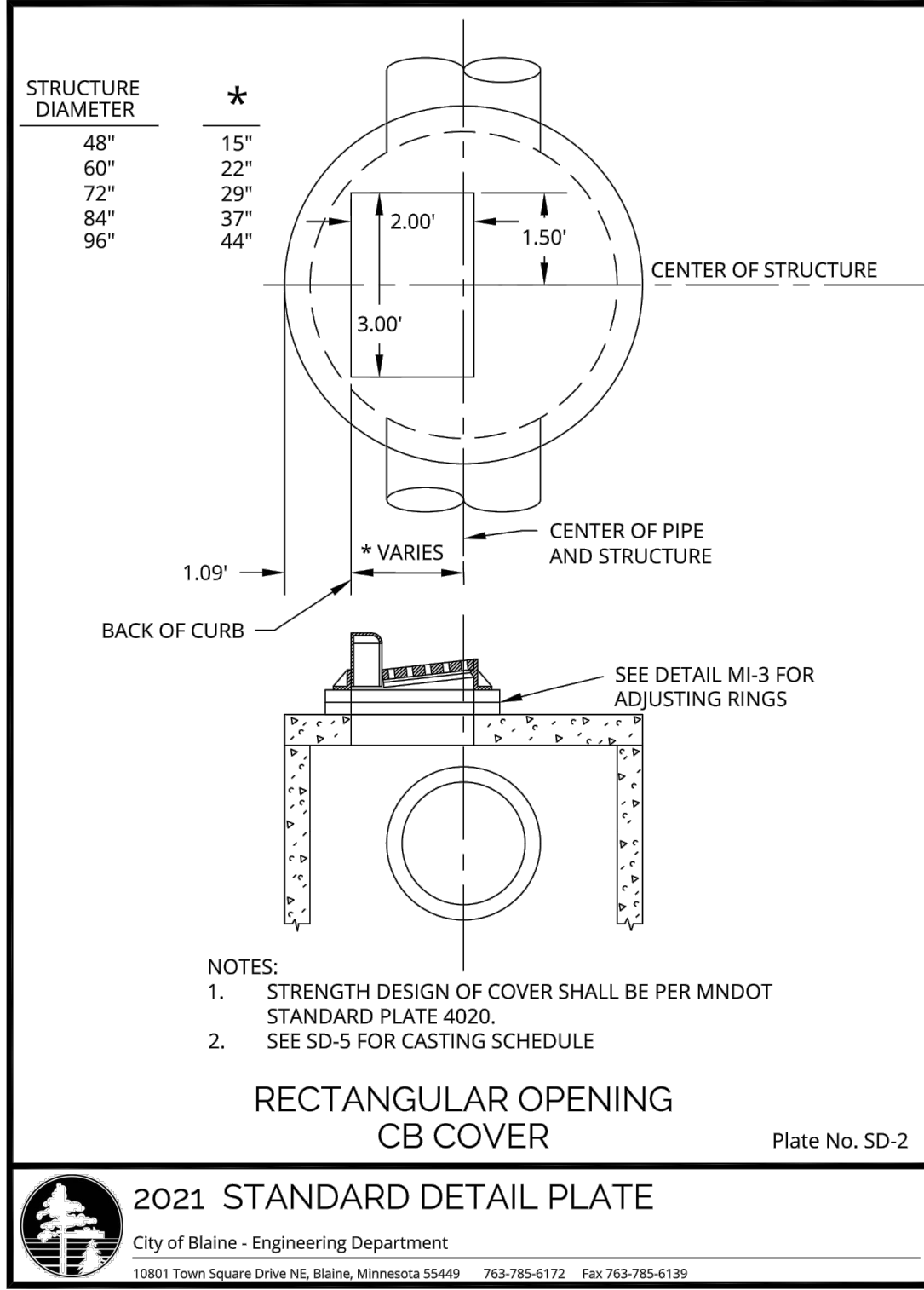
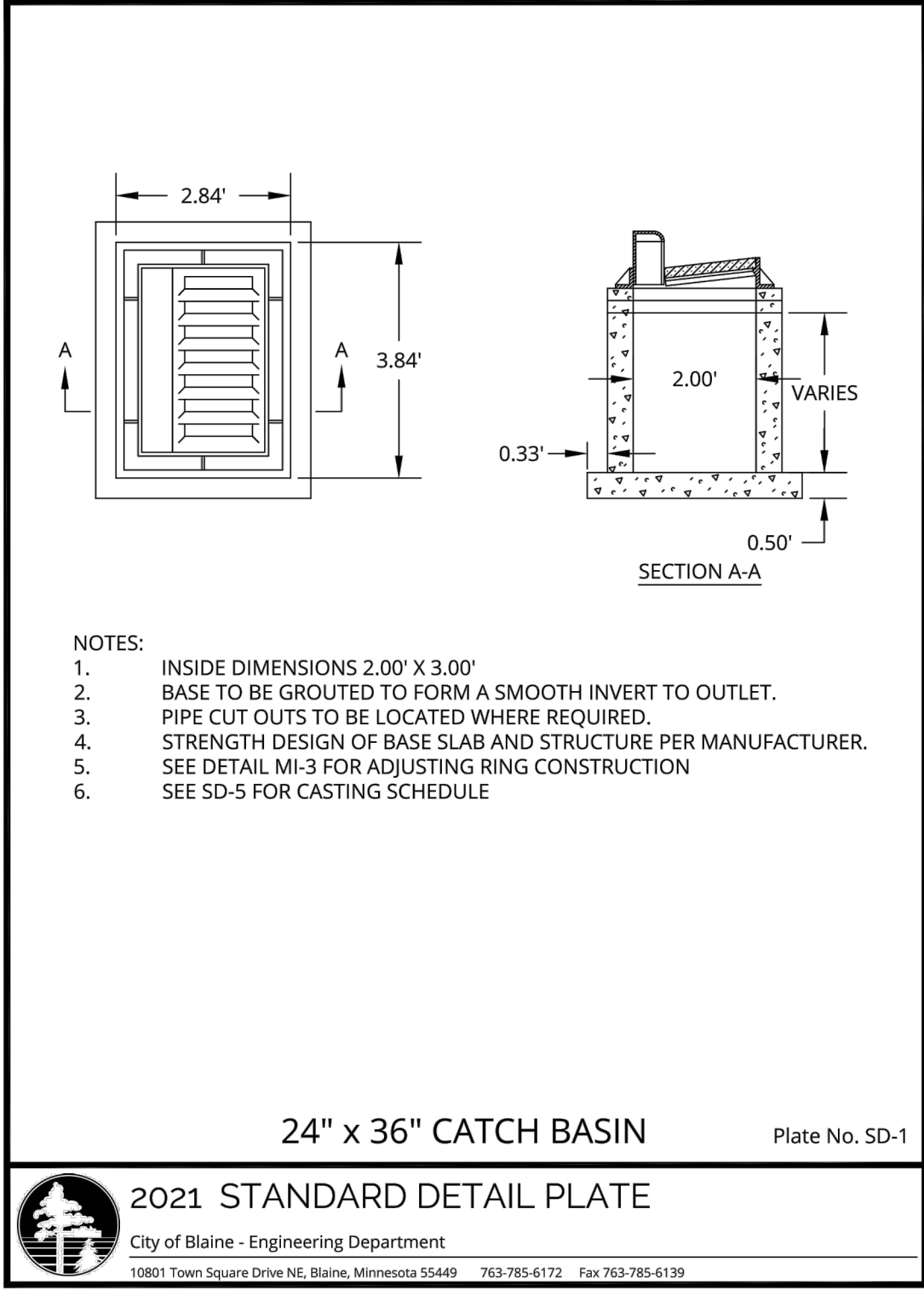
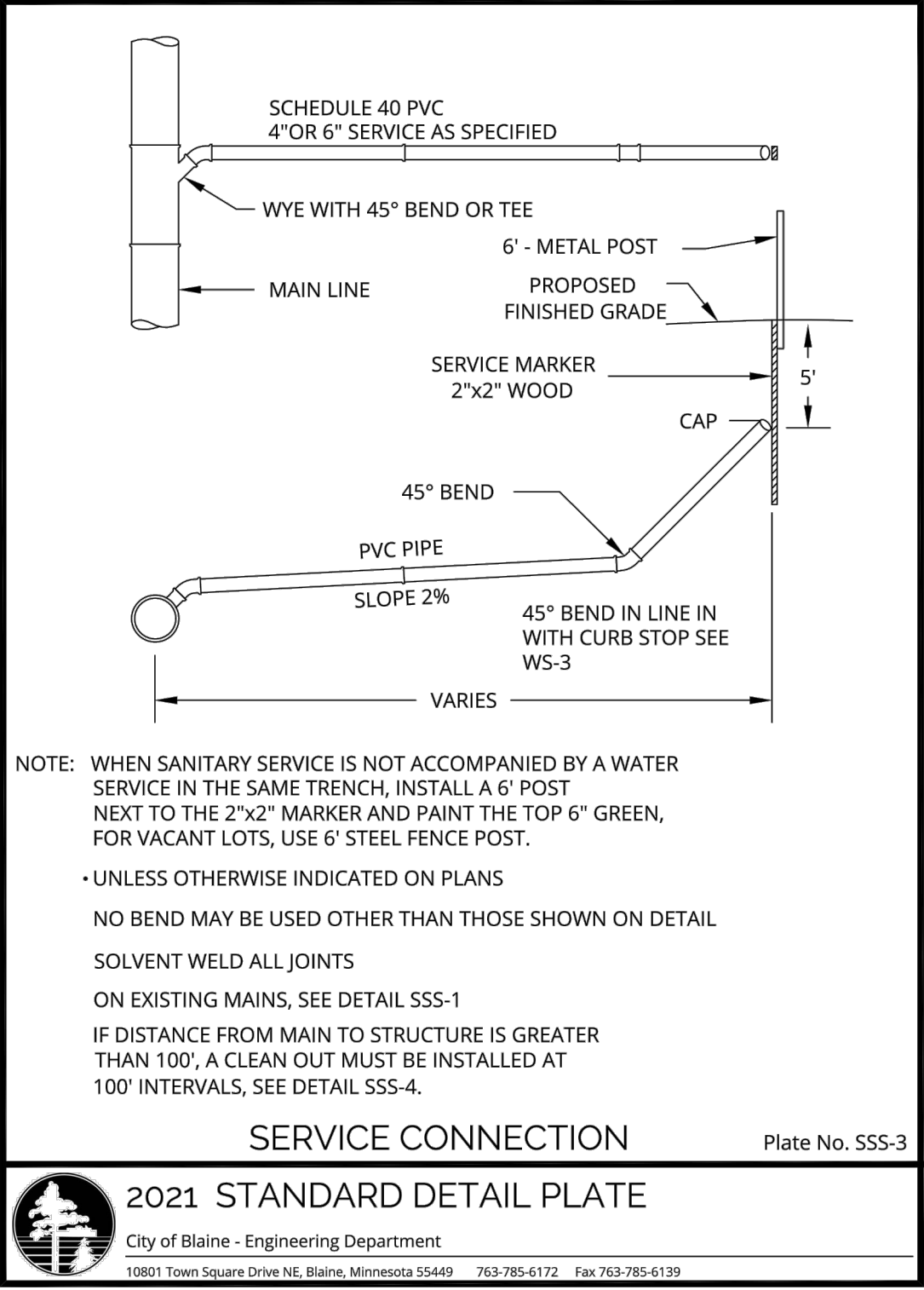
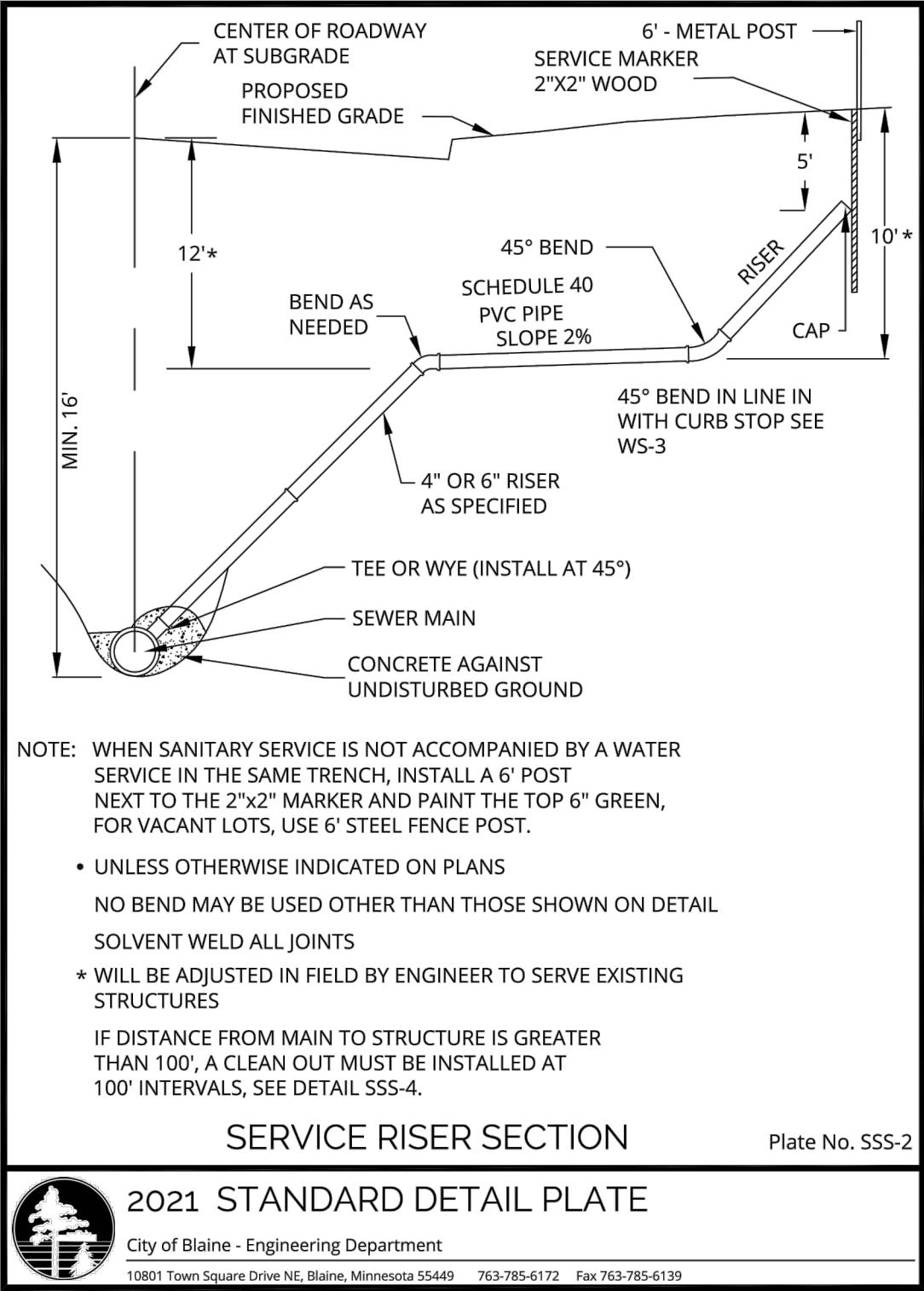
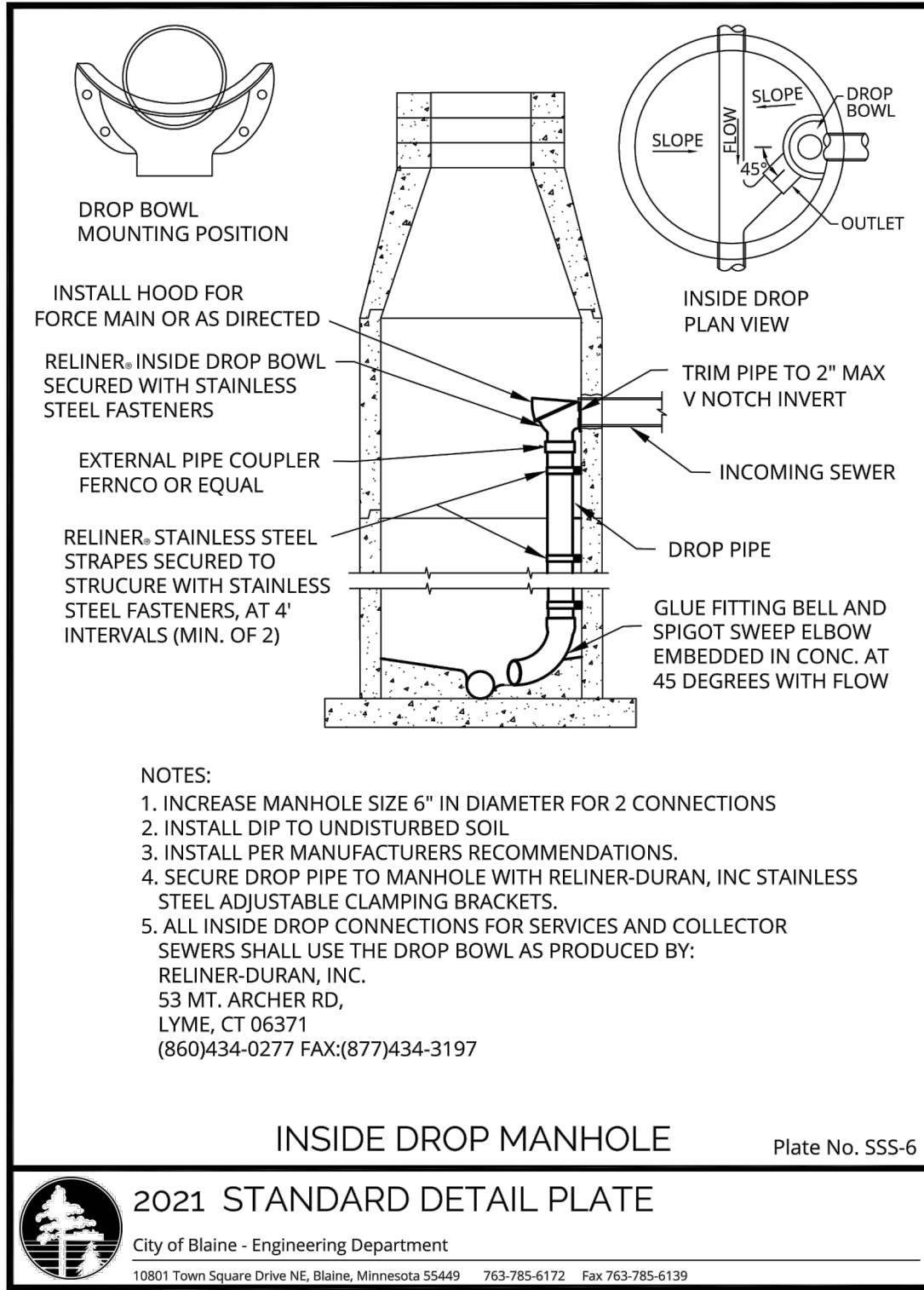
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
11 OF **26**
DATE: 08/18/21



DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/05/21
REVISIONS:	
△	06/16/21 COUNTY TURN LANE COMMENTS
△	06/28/21 COUNTY TURN LANE COMMENTS
△	07/06/21 CITY COMMENTS
△	07/12/21 IRRIGATION SERVICE
△	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

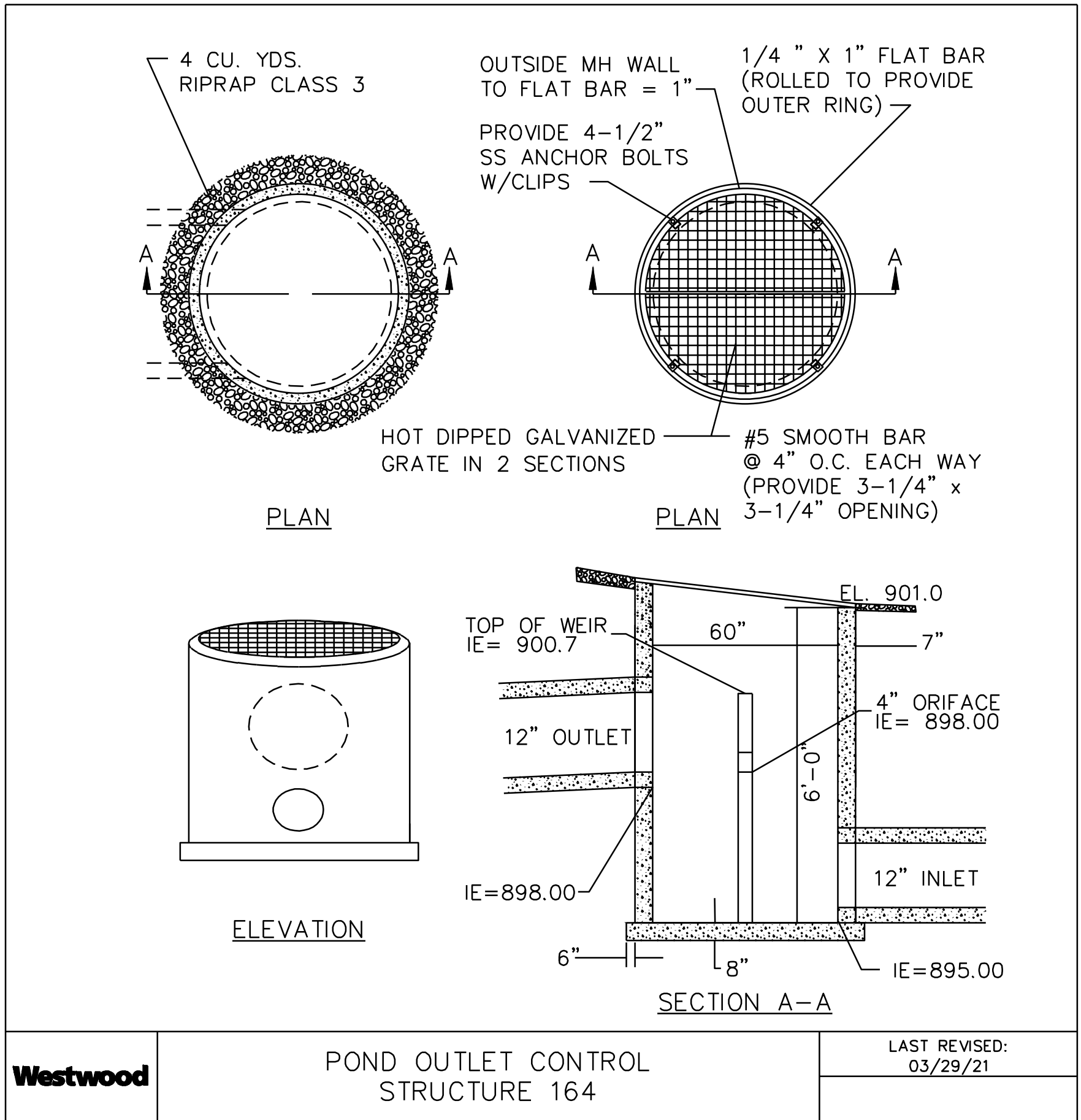
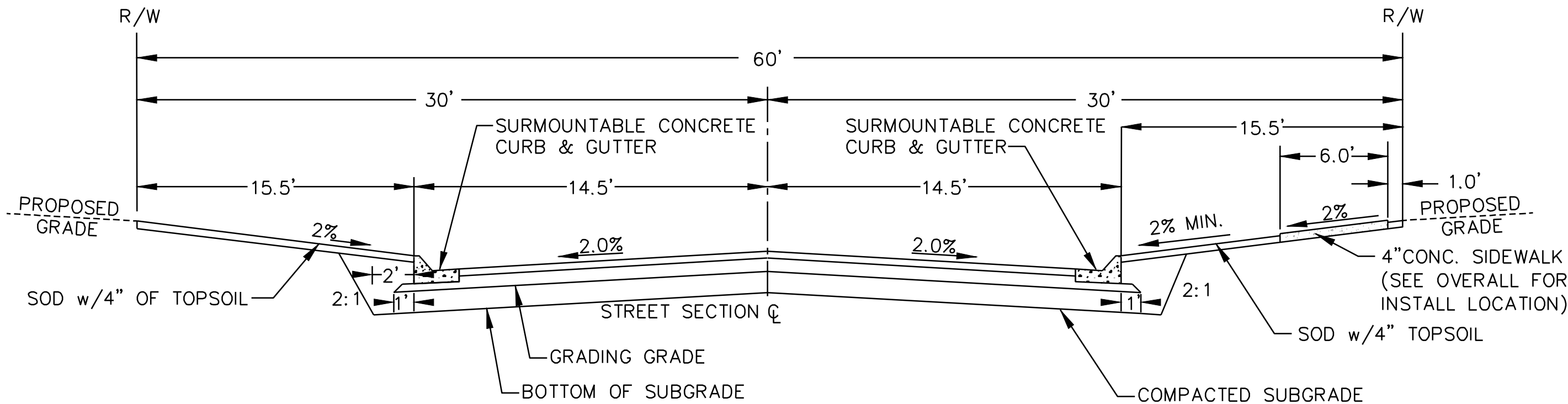
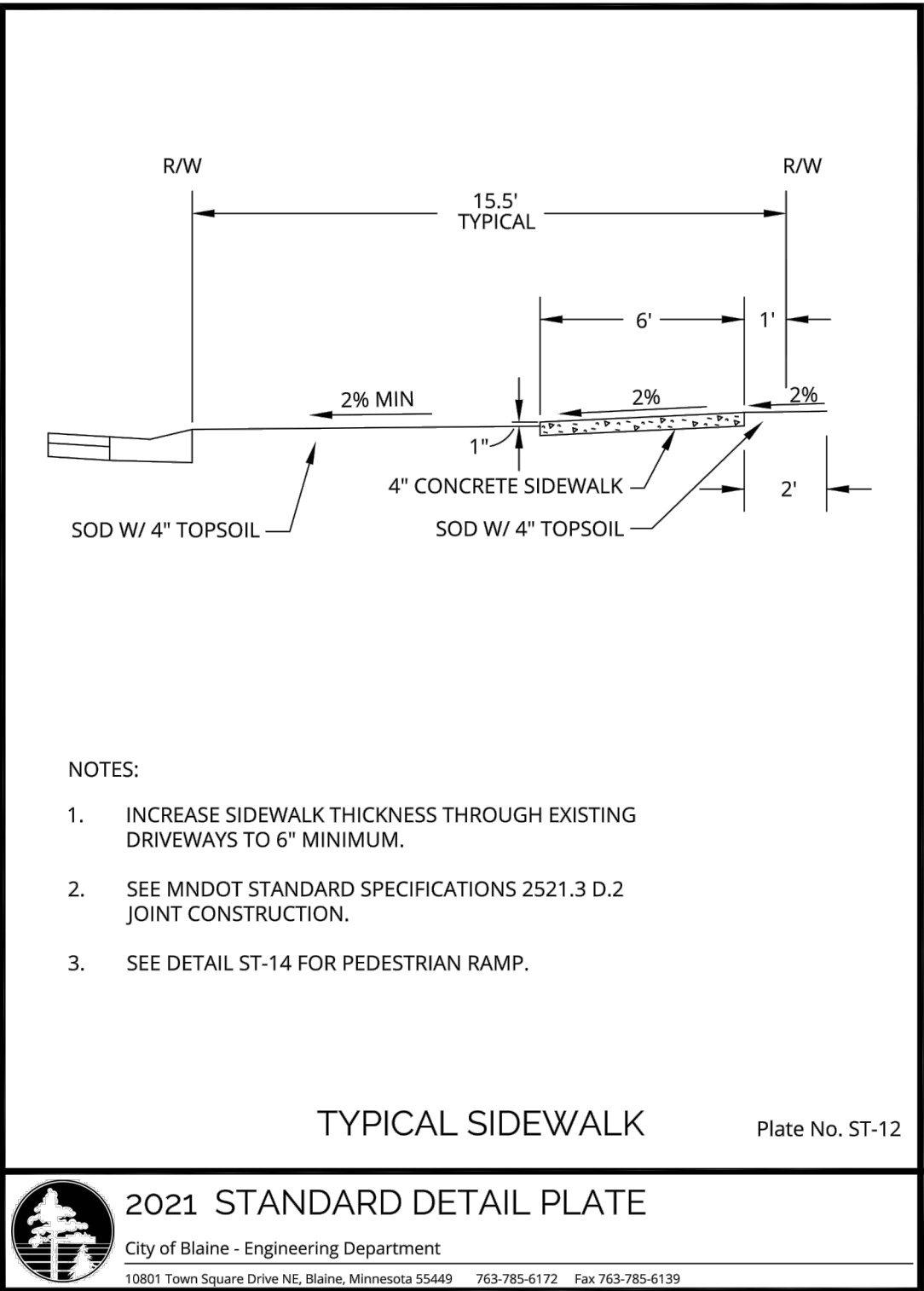
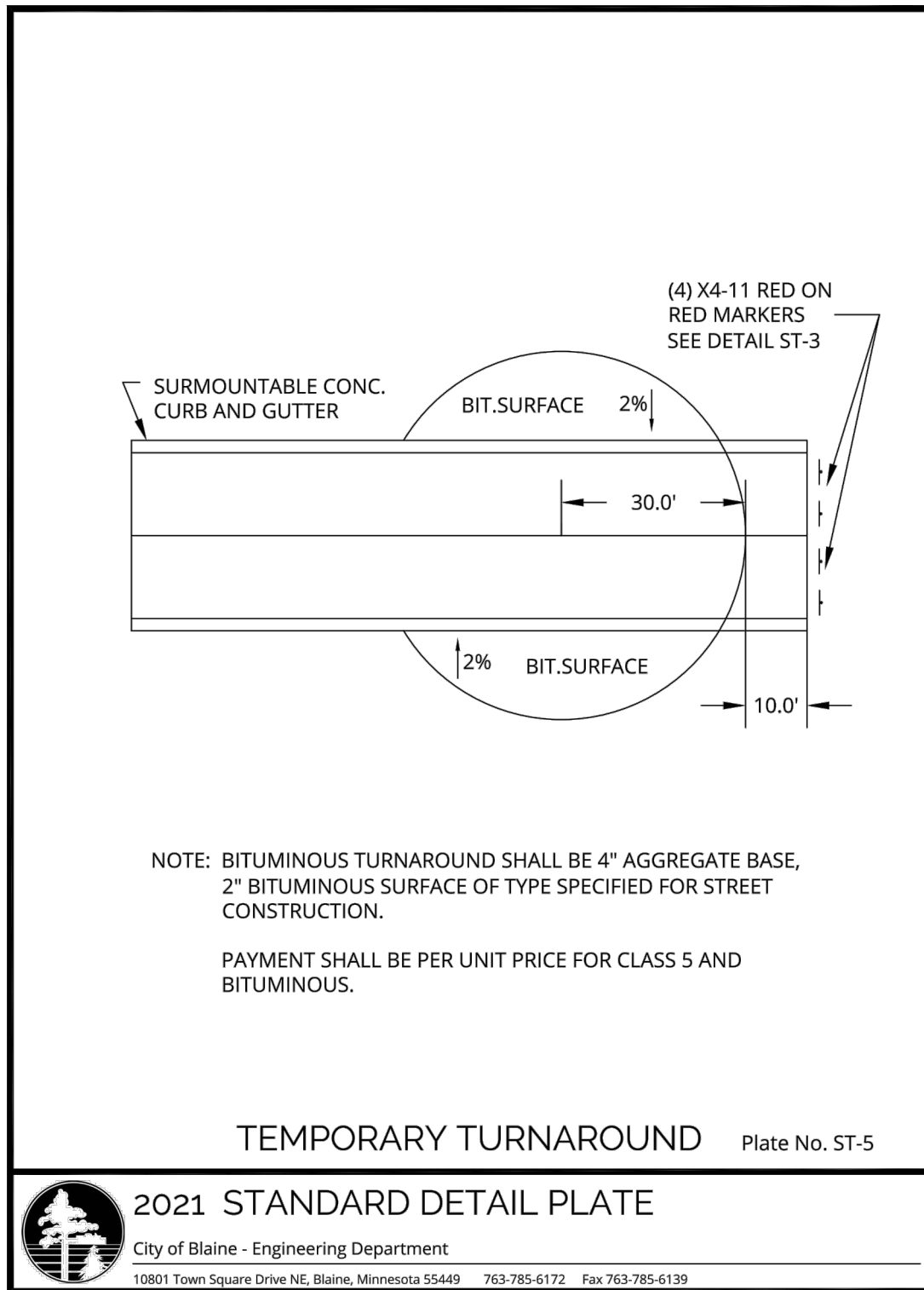
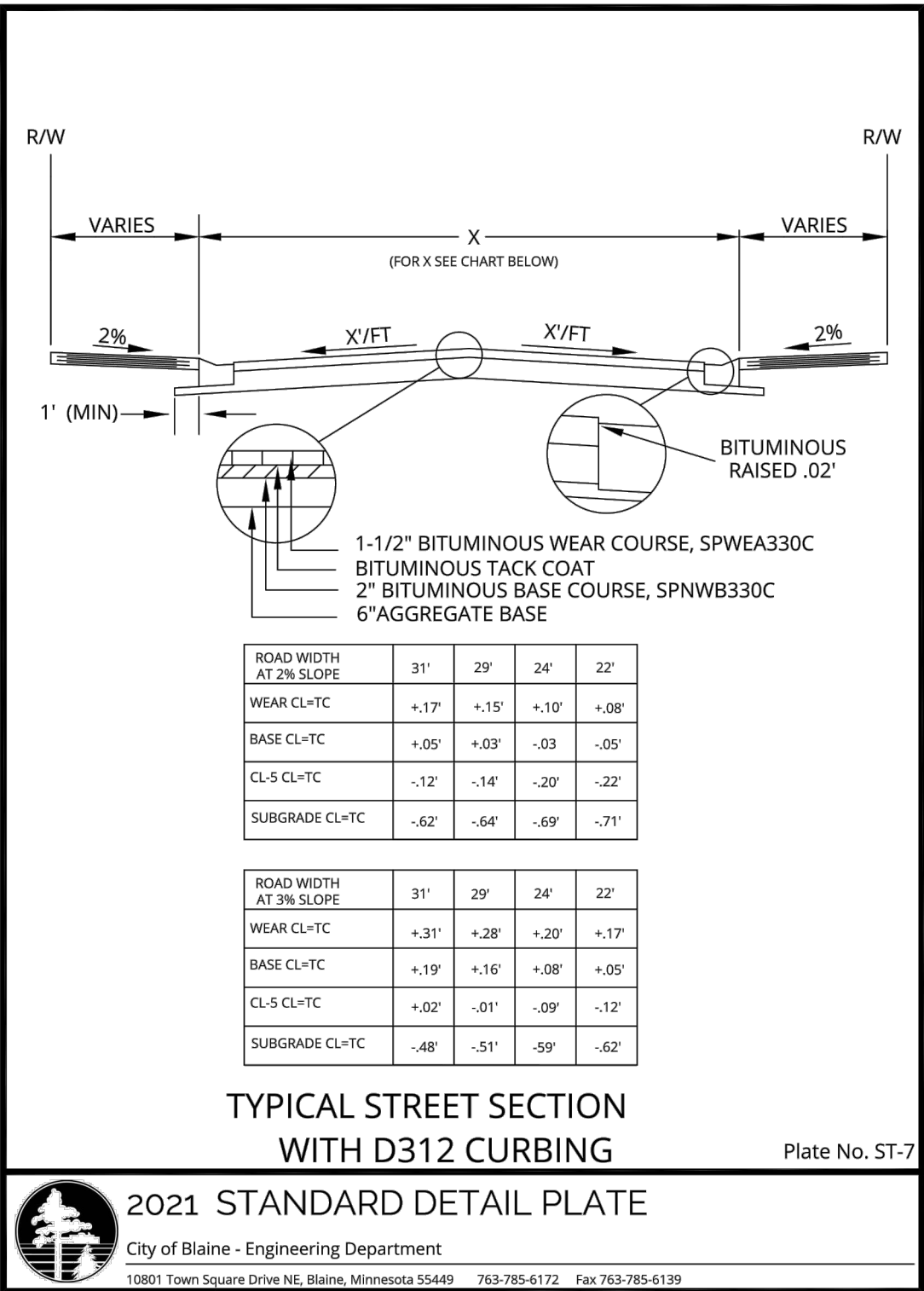
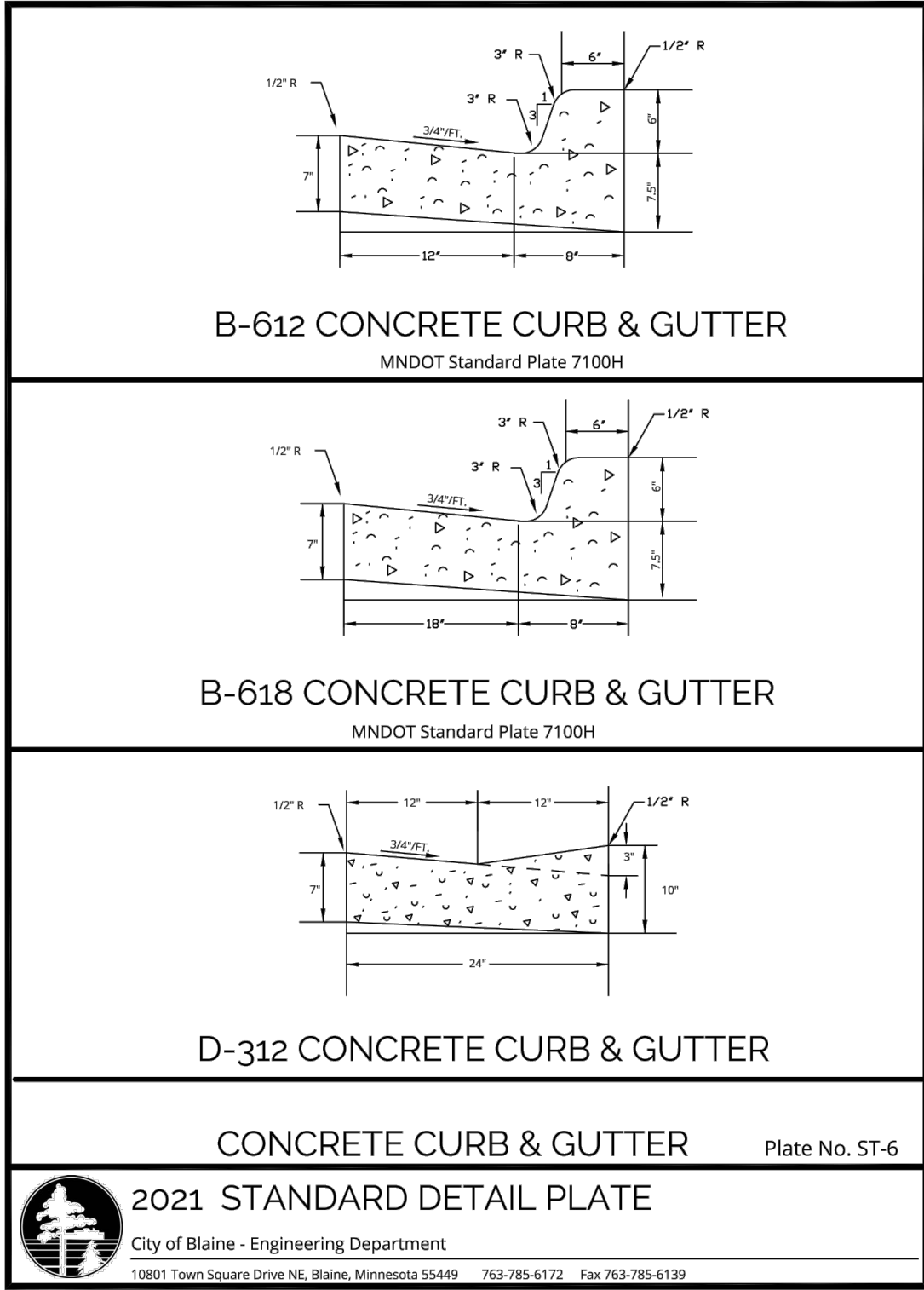
SHEET NUMBER:

12 OF 26

DETAILS

PROJECT NUMBER: 0024428.00

DATE: 08/18/21



DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 05/05/21
REVISIONS:
△ 06/16/21 COUNTY TURN LANE COMMENTS
△ 06/28/21 COUNTY TURN LANE COMMENTS
△ 07/06/21 CITY COMMENTS
△ 07/12/21 IRRIGATION SERVICE
△ 08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
John Bender
JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

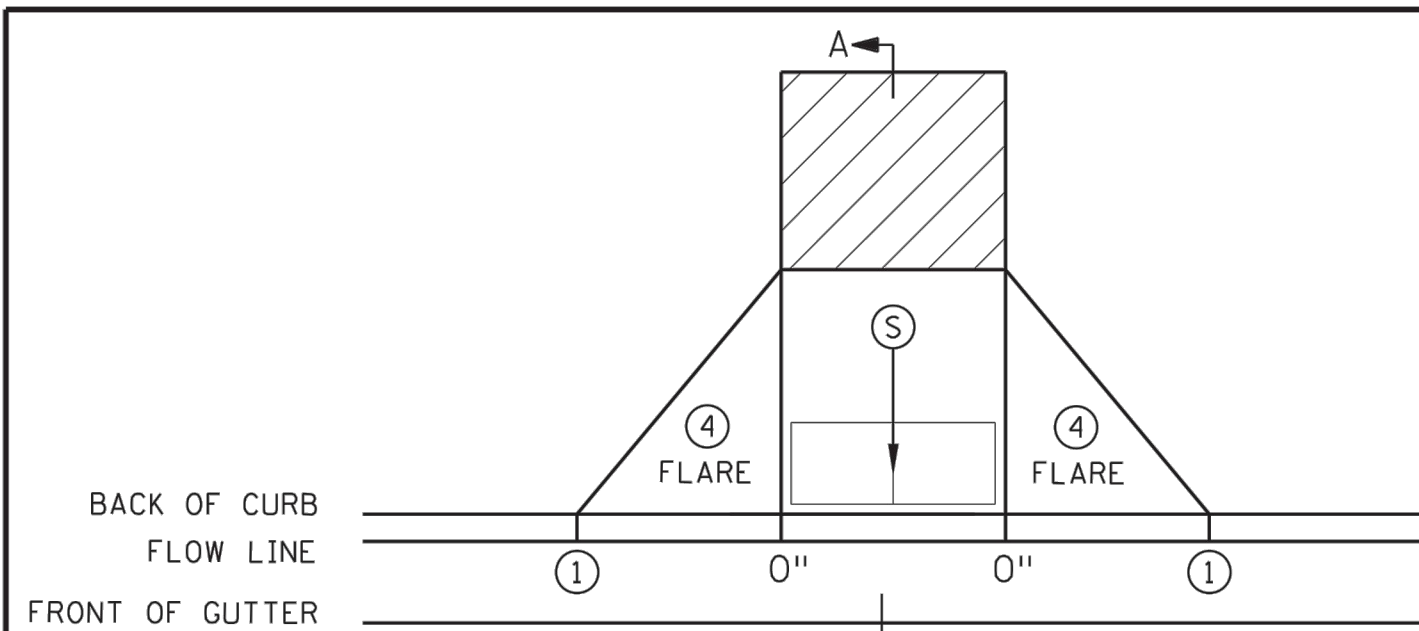
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

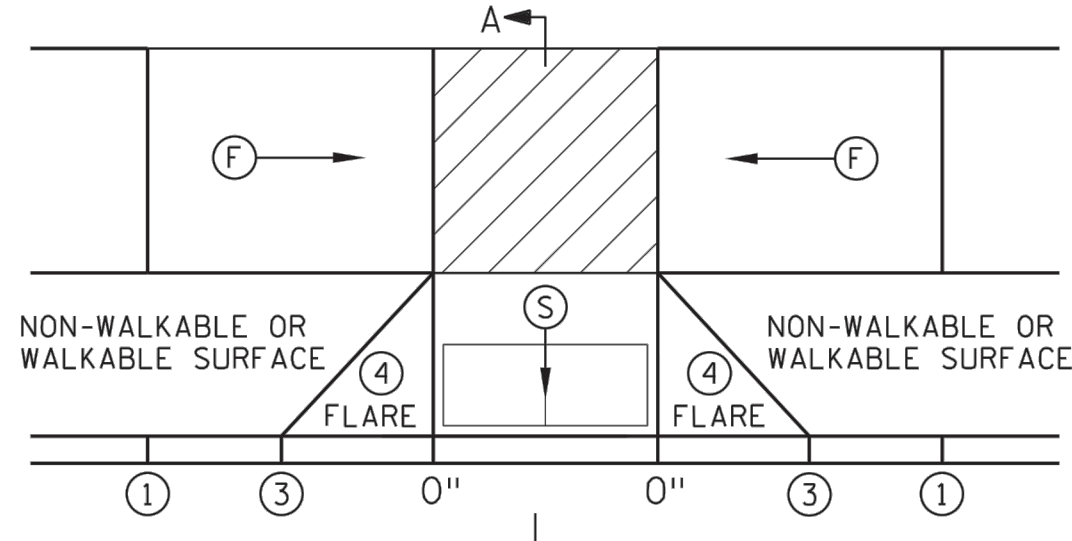
DETAILS

PROJECT NUMBER: 0024428.00

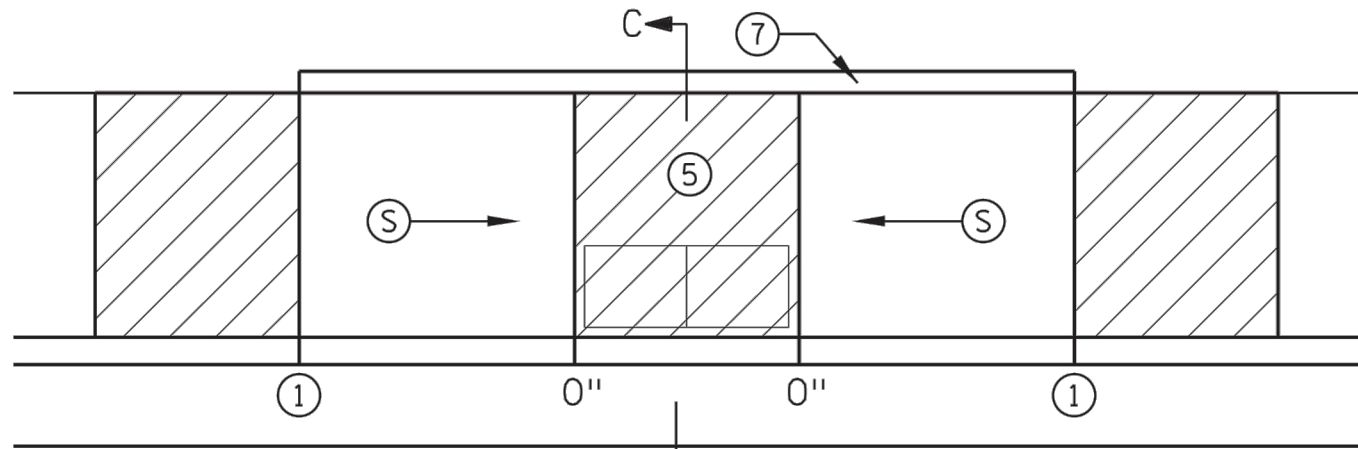
SHEET NUMBER:
13 OF **26**
DATE: 08/18/21



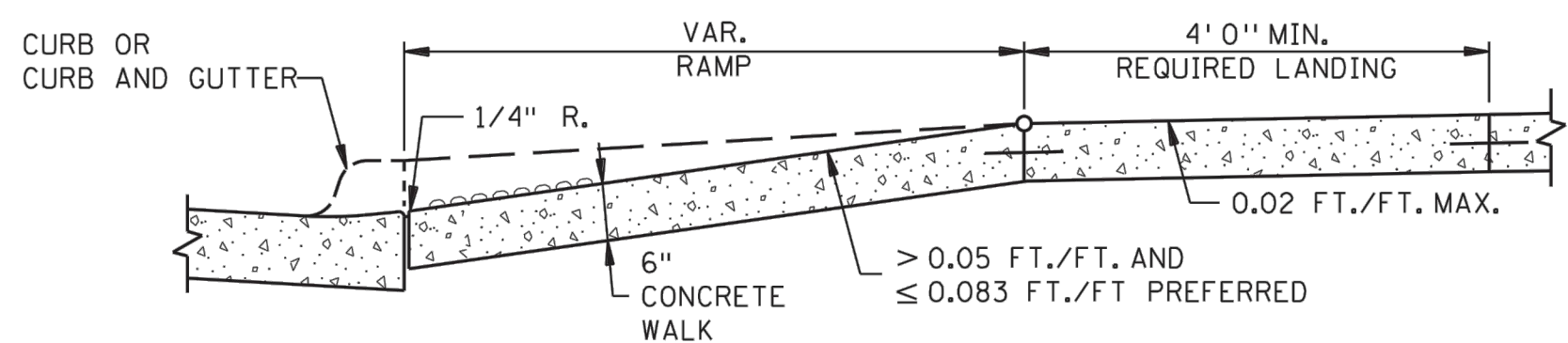
PERPENDICULAR



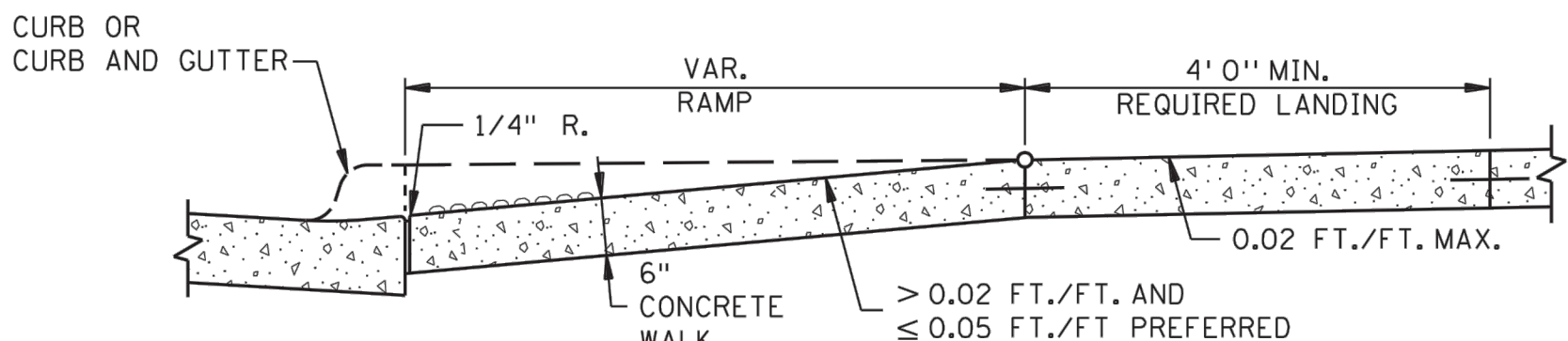
TIERED PERPENDICULAR



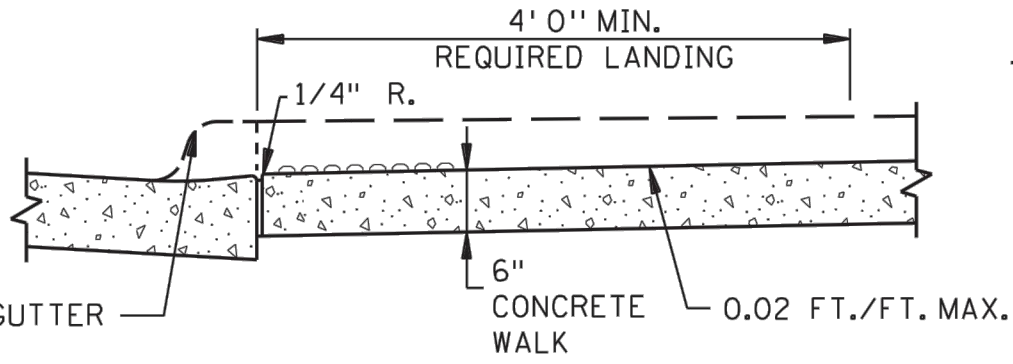
PARALLEL



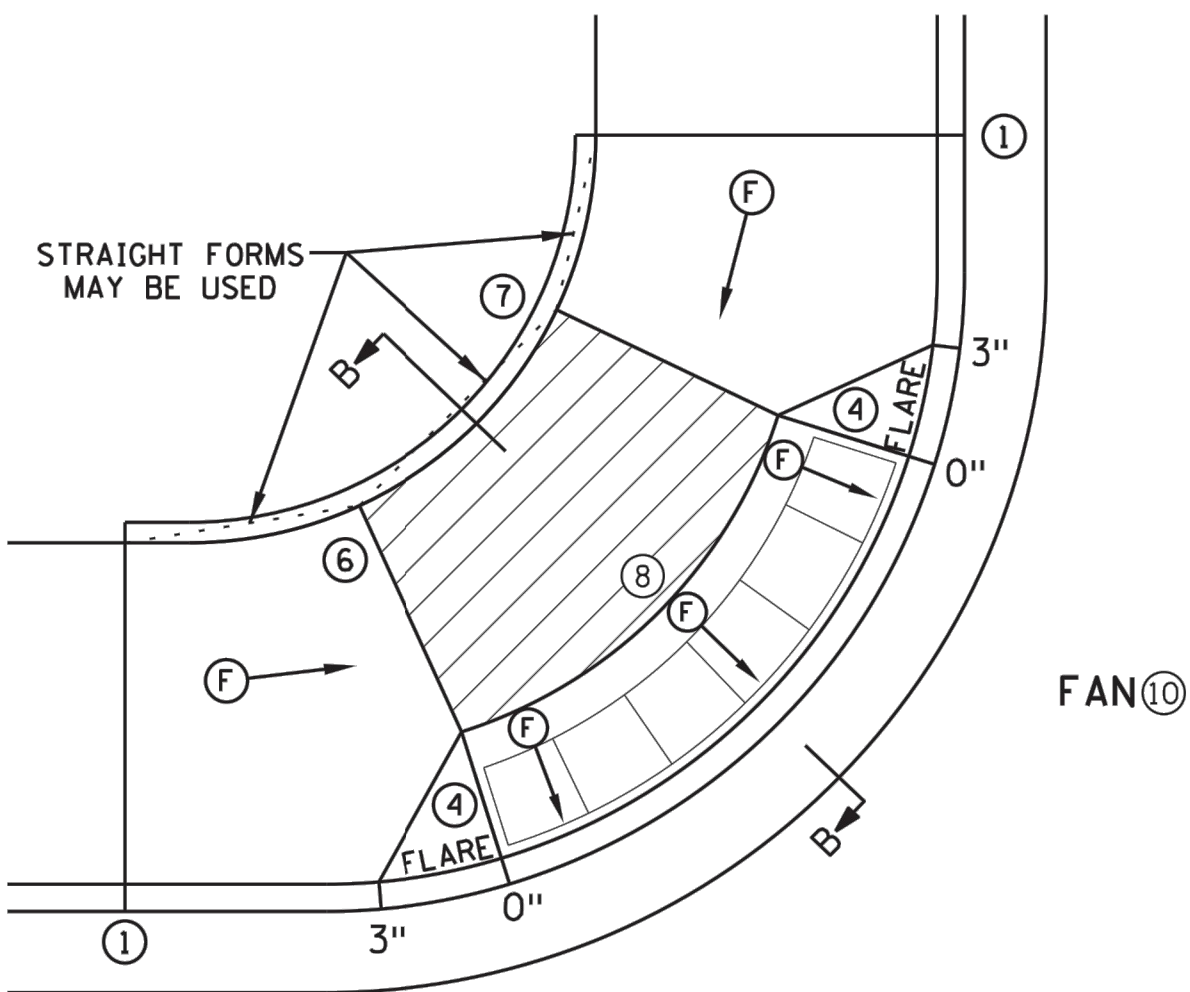
SECTION A-A
PERPENDICULAR/TIERED/DIAGONAL



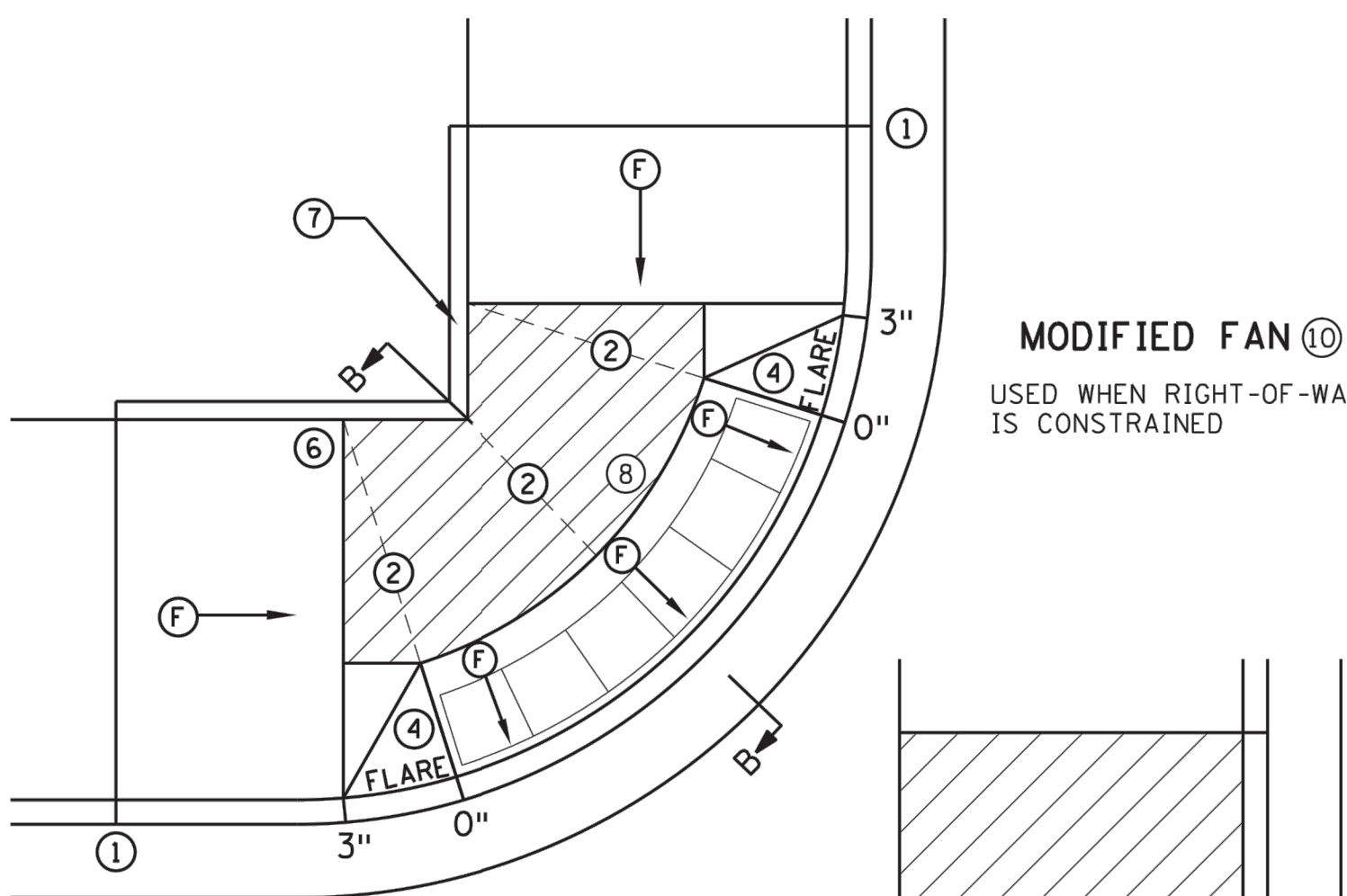
SECTION B-B
FAN



SECTION C-C
PARALLEL/DEPRESSED CORNER

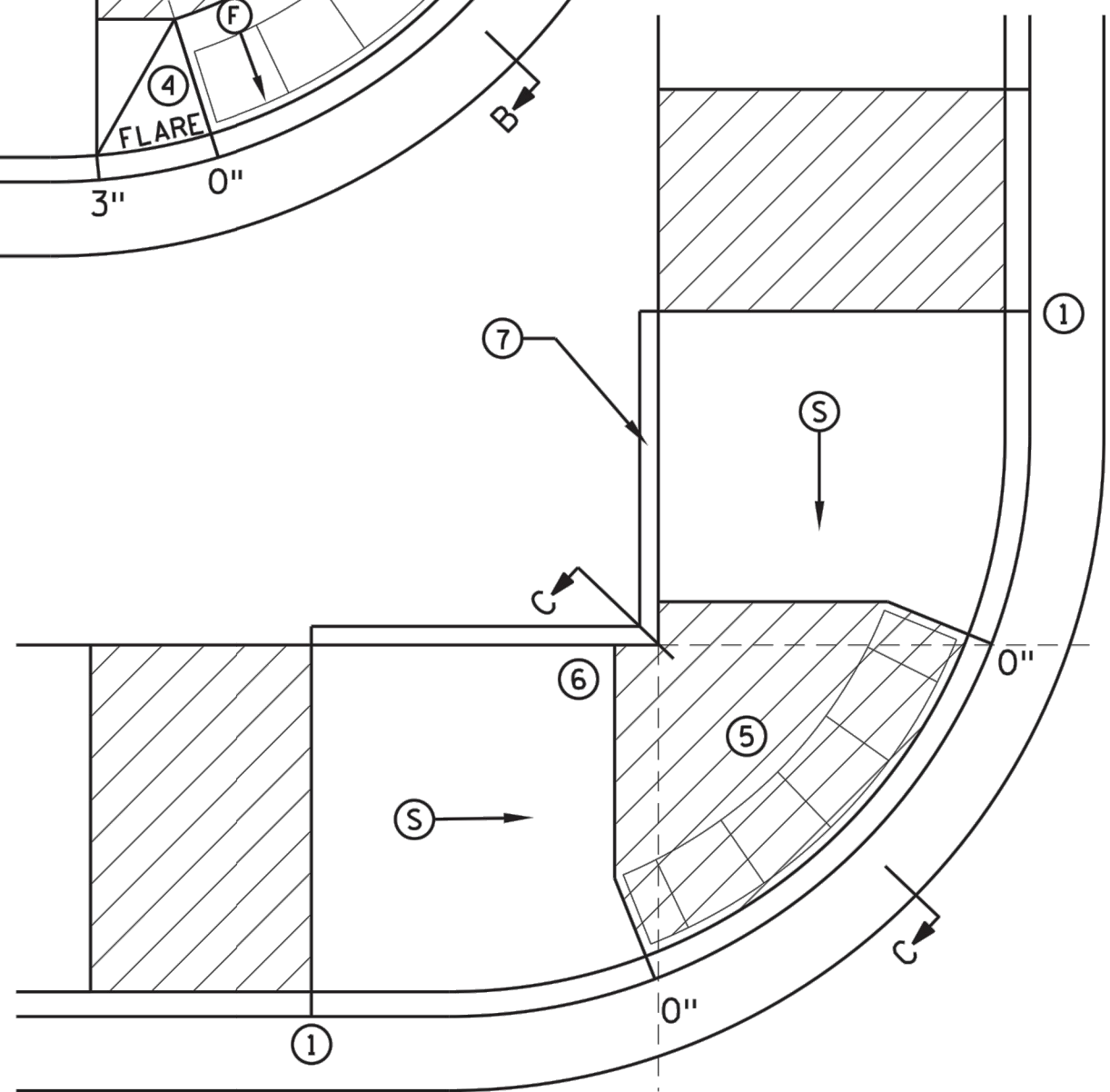


FAN 10

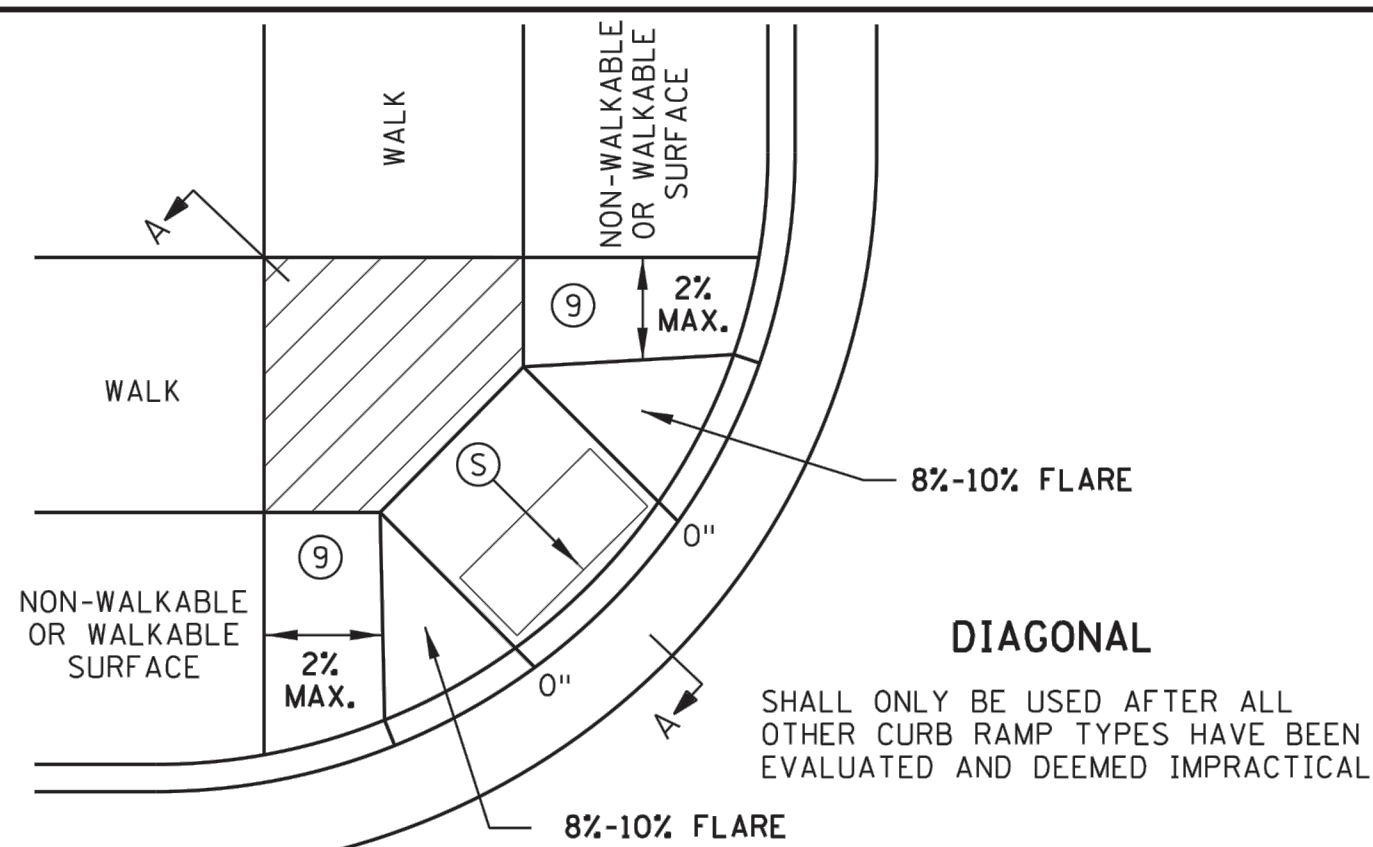


MODIFIED FAN 10

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMP THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
- INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
- SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30' OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES. ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN 6 BELOW.
- TO ENSURE INITIAL RAMP AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISIONS - PROSECUTION OF WORK (ADA).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMP. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/TRAIL WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

- 1 MATCH FULL HEIGHT CURB.
- 2 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
- 3 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
- 4 SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS, WHEN INITIAL LANDING IS AT FULL CURB HEIGHT.
- 5 DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
- 6 THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
- 7 WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
- 8 A 7' MIN TOP RADIUS GRADE BREAK REQUIRED TO BE CONSTRUCTIBLE.
- 9 PAVE FULL WALK WIDTH.
- 10 "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- S INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- F INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
- X" CURB HEIGHT

REVISION:	
APPROVED: JANUARY 23, 2017	
OPERATIONS ENGINEER	

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISOR: 1-23-2017

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS
STANDARD PLAN 5-297.250 (SHEET 1 OF 6)
SAP 070-616-033/SAP 070-615-016 SHEET NO. 1.20

DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/05/21
REVISIONS:	
06/16/21	COUNTY TURN LANE COMMENTS
06/28/21	COUNTY TURN LANE COMMENTS
07/06/21	CITY COMMENTS
07/12/21	IRRIGATION SERVICE
08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

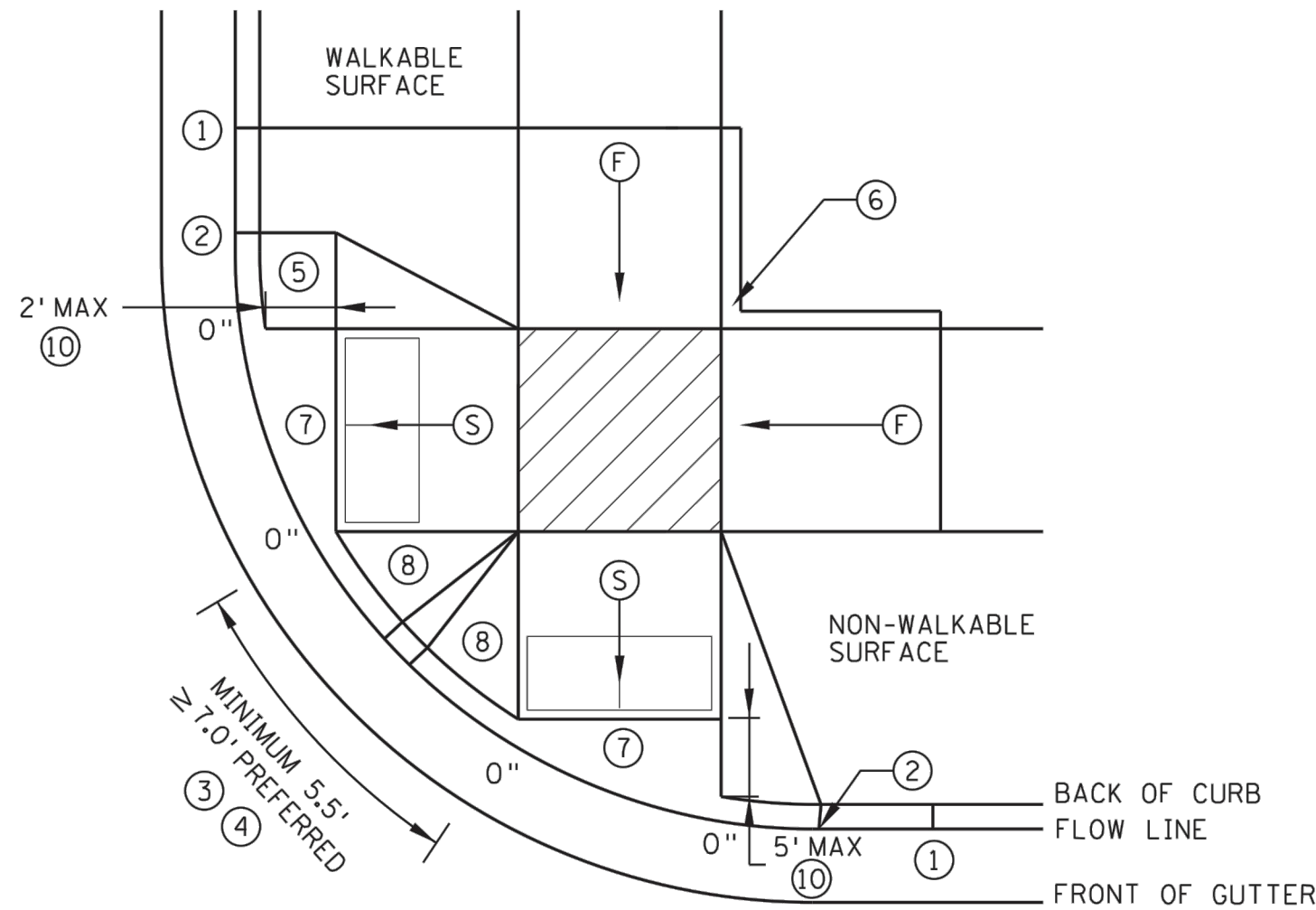
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0024428.00

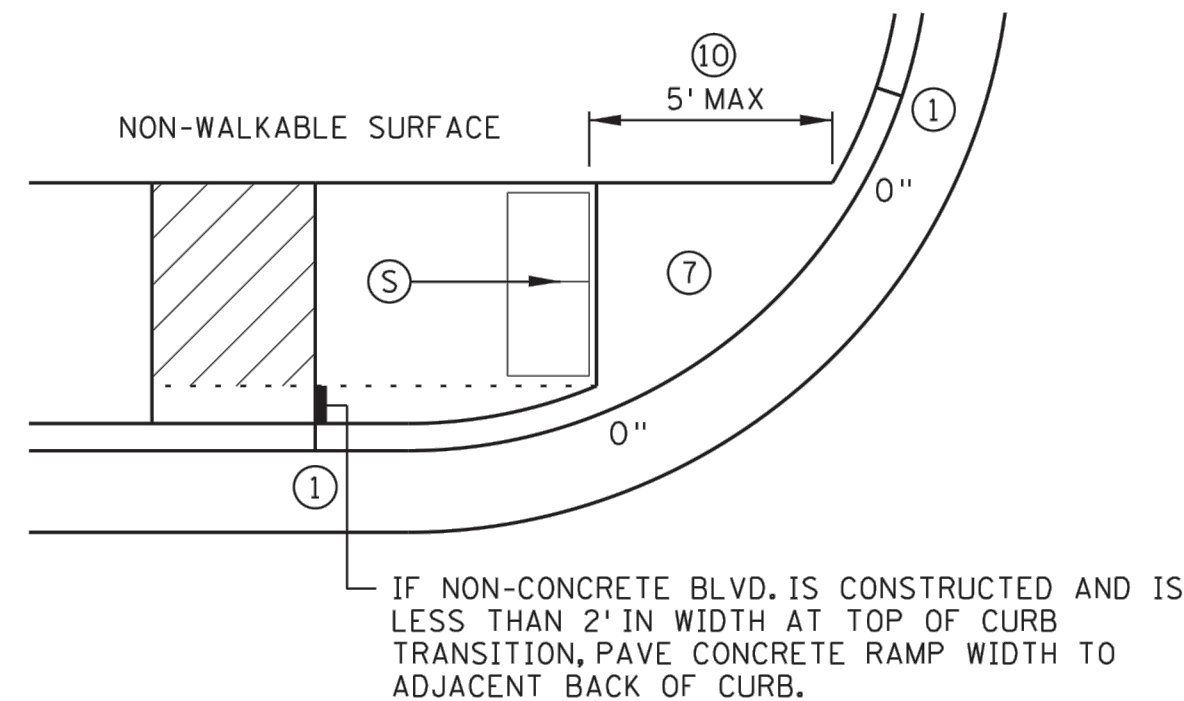
SHEET NUMBER:

14 OF 26

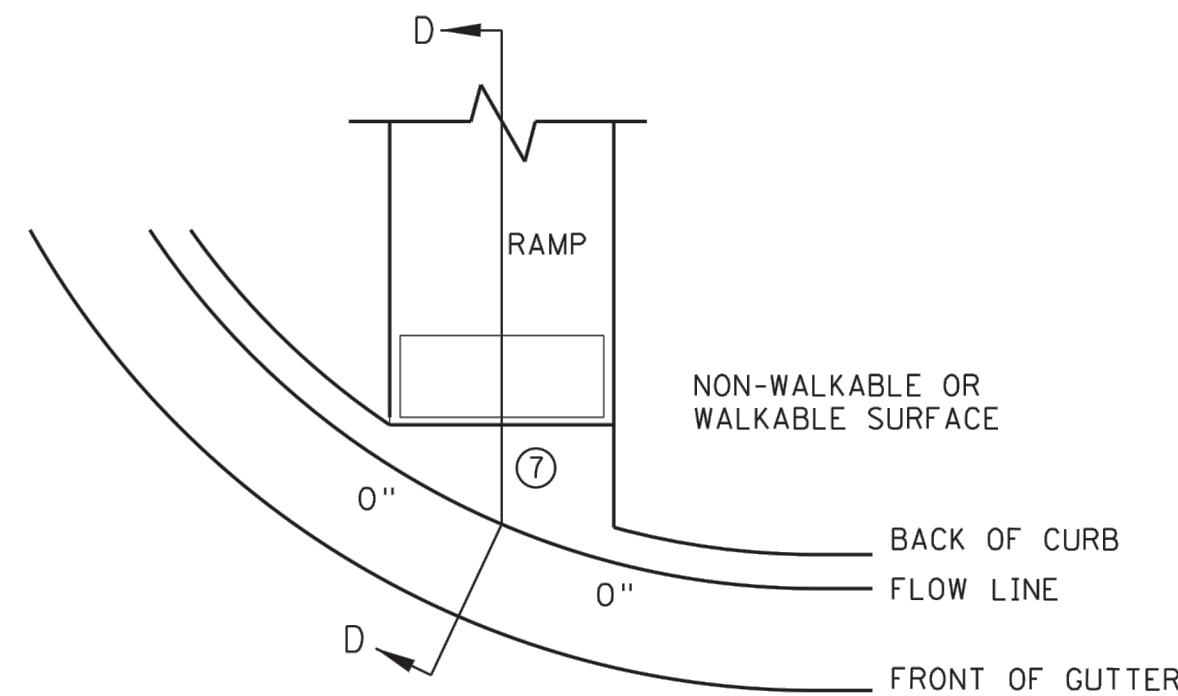
DATE: 08/18/21



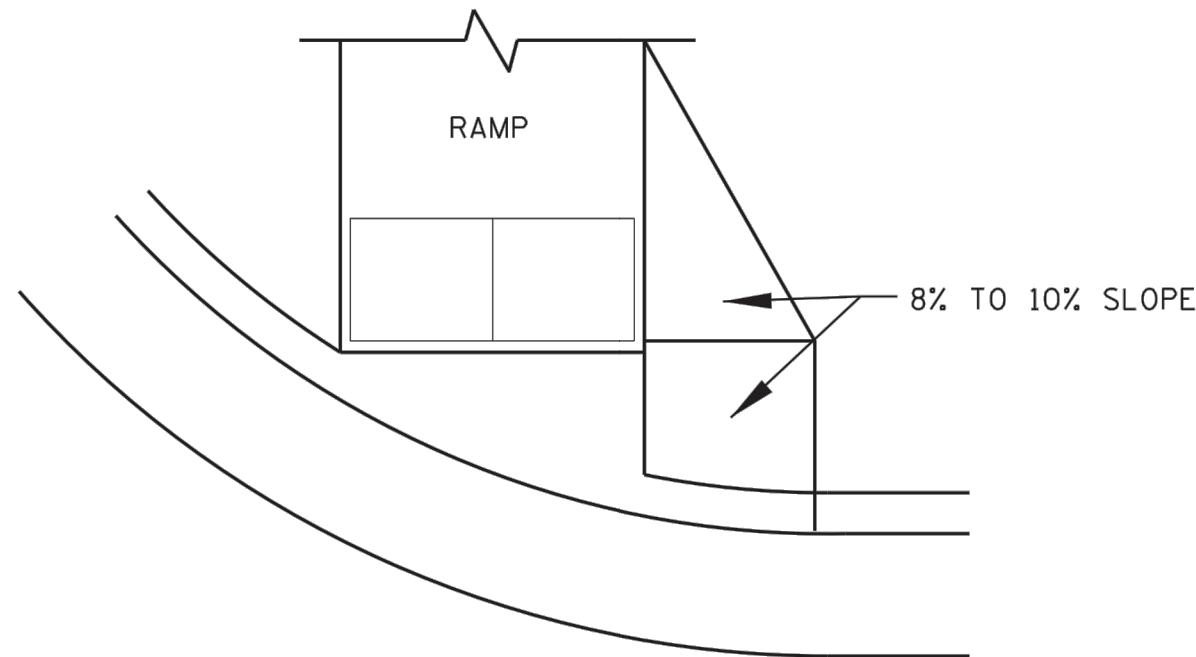
COMBINED DIRECTIONAL ⑨



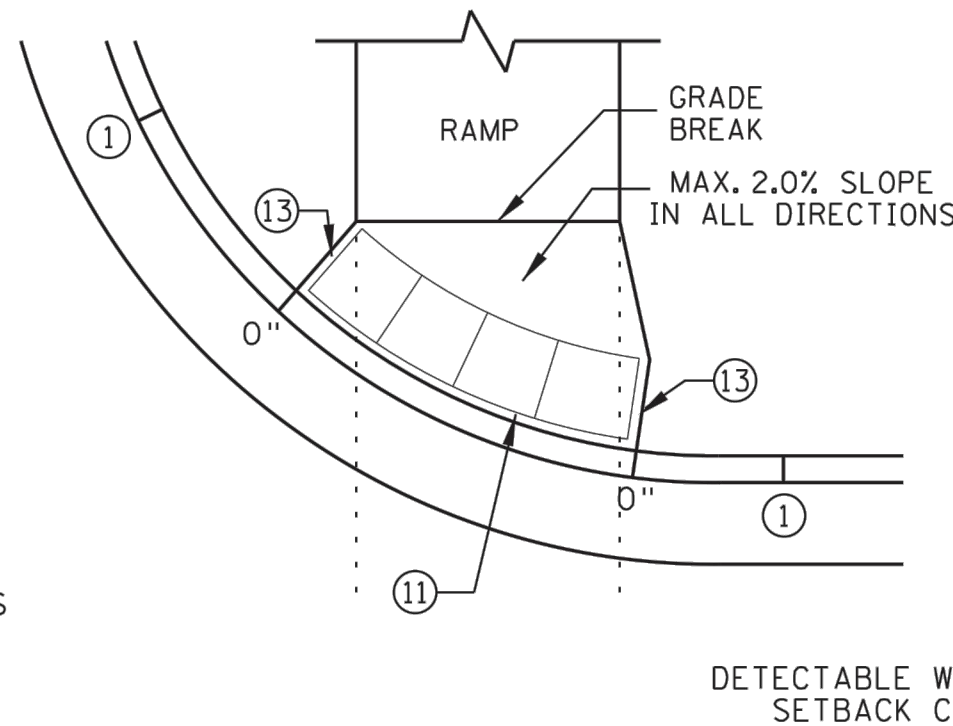
STANDARD ONE-WAY DIRECTIONAL ⑨



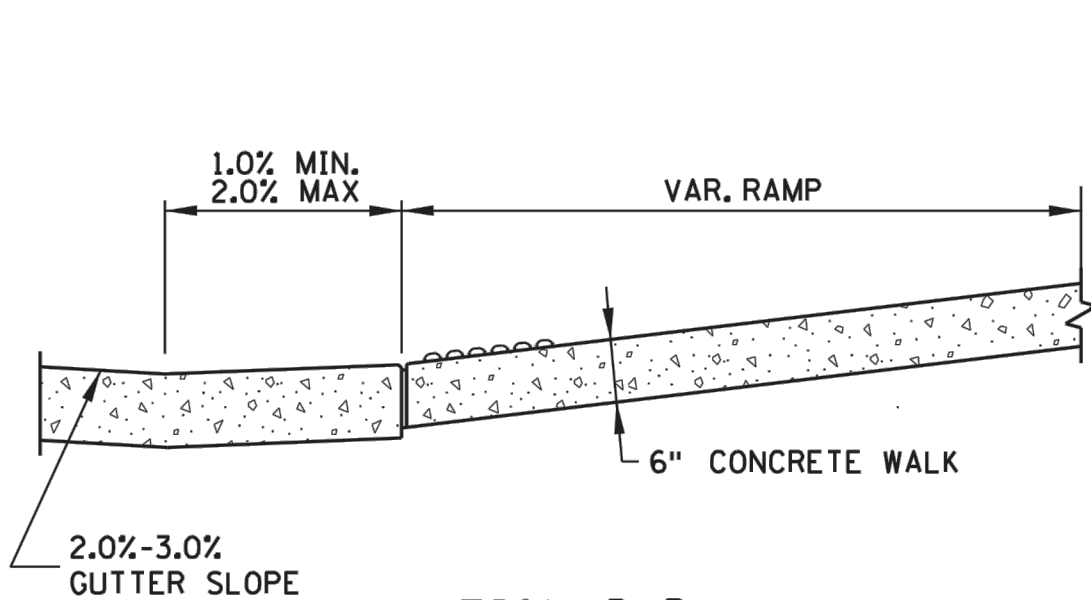
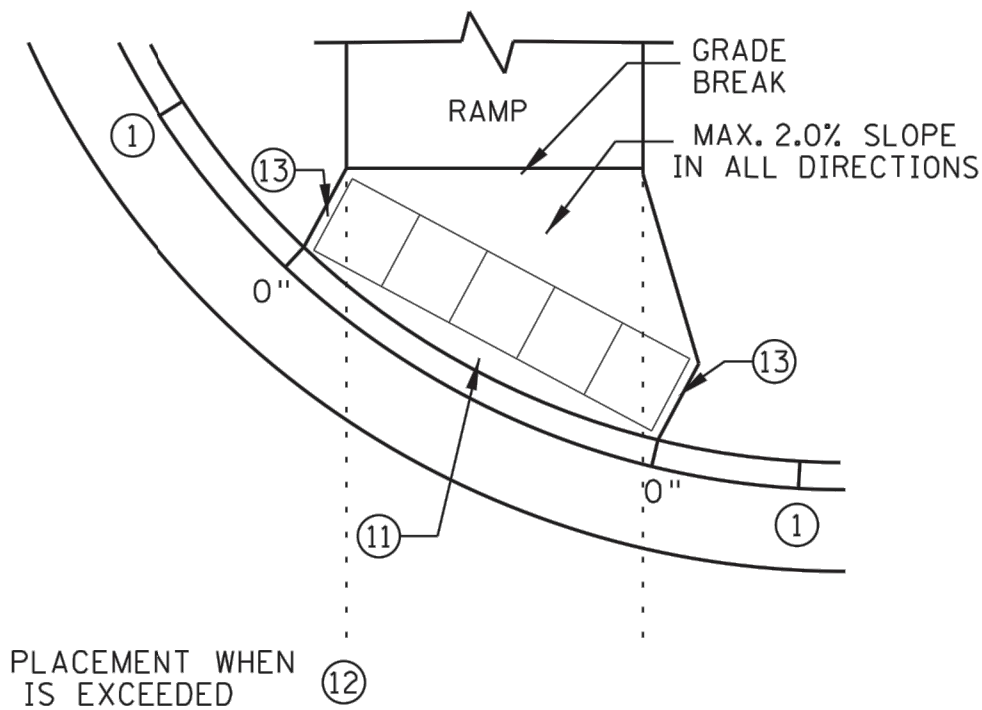
CURB FOR DIRECTIONAL RAMPS ⑭



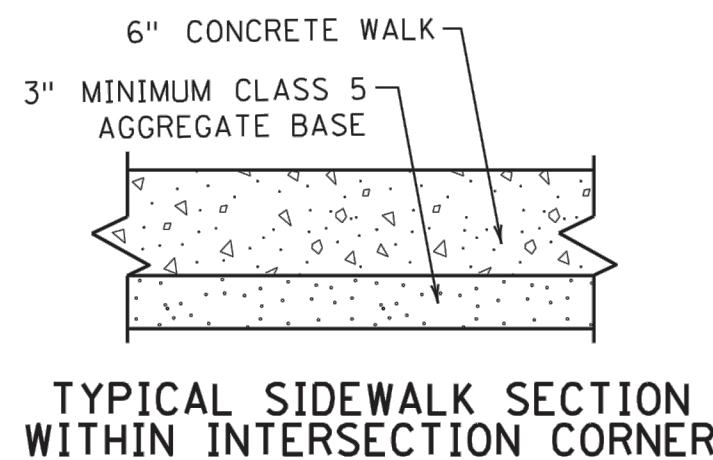
DIRECTIONAL RAMP WALKABLE FLARE



ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



SECTION D-D



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER ENTIRE WIDTH OF SHARED-USE PATH AND THE ENTIRE PAR WIDTH OF THE WALK. DETECTABLE WARNING SHOULD BE 6" LESS THAN THE PAR/PATH WIDTH. ARC LENGTH OF RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

- ① MATCH FULL CURB HEIGHT.
- ② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.
- ③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).
- ④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.
- ⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHOULD BE USED. SEE THE DETAIL ON THIS SHEET.
- ⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
- ⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
- ⑧ 8% TO 10% WALKABLE FLARE.
- ⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
- ⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- ⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.
- ⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.
- ⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
- ⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

⑤ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

⑥ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

⑦ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

Date: 8/13/2017
WSB: K:\01811-660_Cad\Plan\1811-660_spl_250.dgn

REVISION:	
APPROVED:	JANUARY 23, 2017
OPERATIONS ENGINEER	

STATE DESIGN ENGINEER

REVISOR:

APPROVED:

1-23-2017

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 (SHEET 2 OF 6)

SAP 070-616-033/SAP 070-615-016

SHEET NO. 1.21

DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/05/21
REVISIONS:	
△	06/16/21 COUNTY TURN LANE COMMENTS
△	06/28/21 COUNTY TURN LANE COMMENTS
△	07/06/21 CITY COMMENTS
△	07/12/21 IRRIGATION SERVICE
△	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

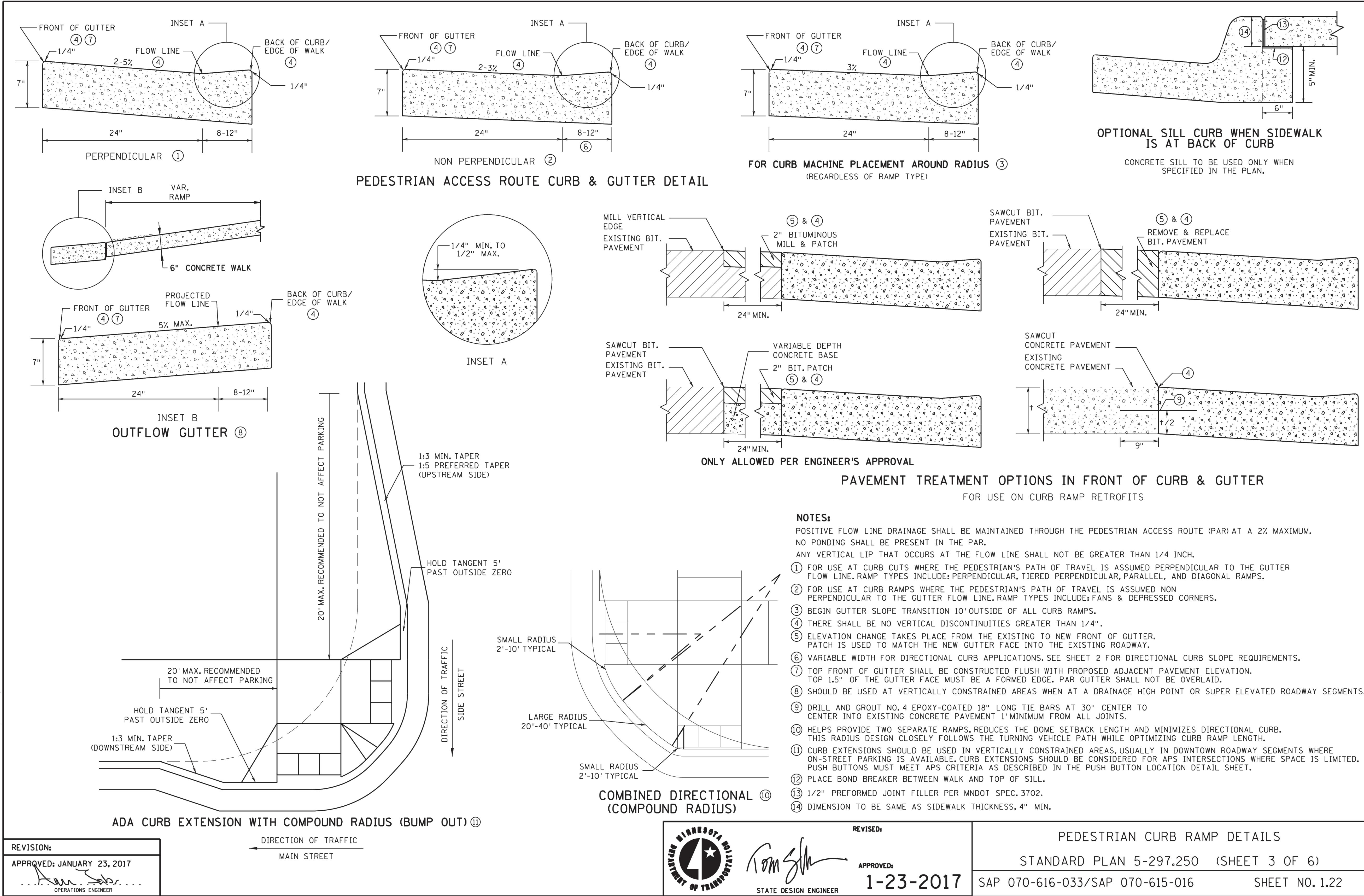
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

15 OF 26

DATE: 08/18/21



N:\0024428.00\DWG\CIVIL\UTILITY\0024428.00C-DTF02.DWG
Date Plotted: 8/13/2017
User: K:\0024428.00\DWG\CIVIL\UTILITY\0024428.00C-DTF02.DWG

LEXINGTON WOODS

DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/05/21
REVISIONS:
06/16/21 COUNTY TURN LANE COMMENTS
06/28/21 COUNTY TURN LANE COMMENTS
07/06/21 CITY COMMENTS
07/12/21 IRRIGATION SERVICE
08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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
JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

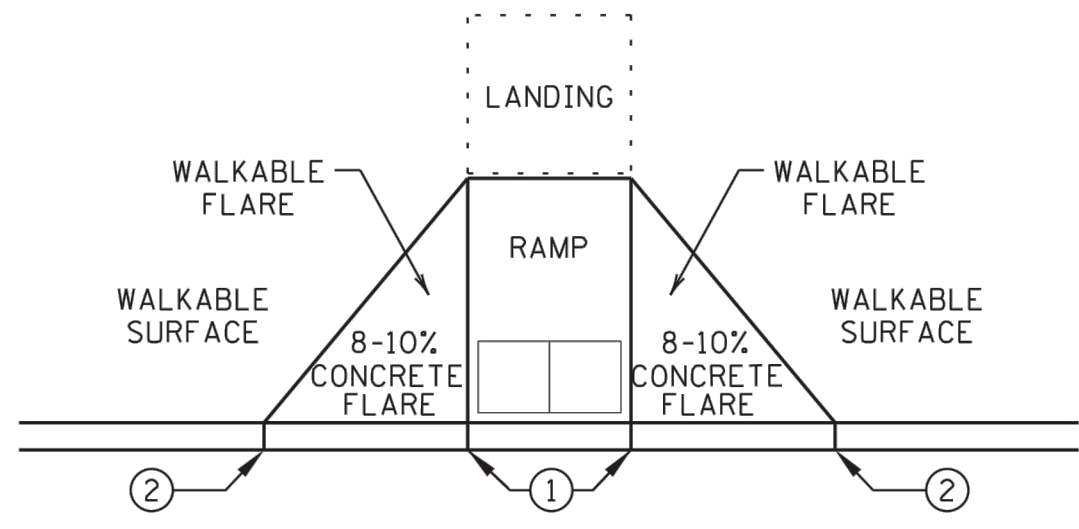
LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

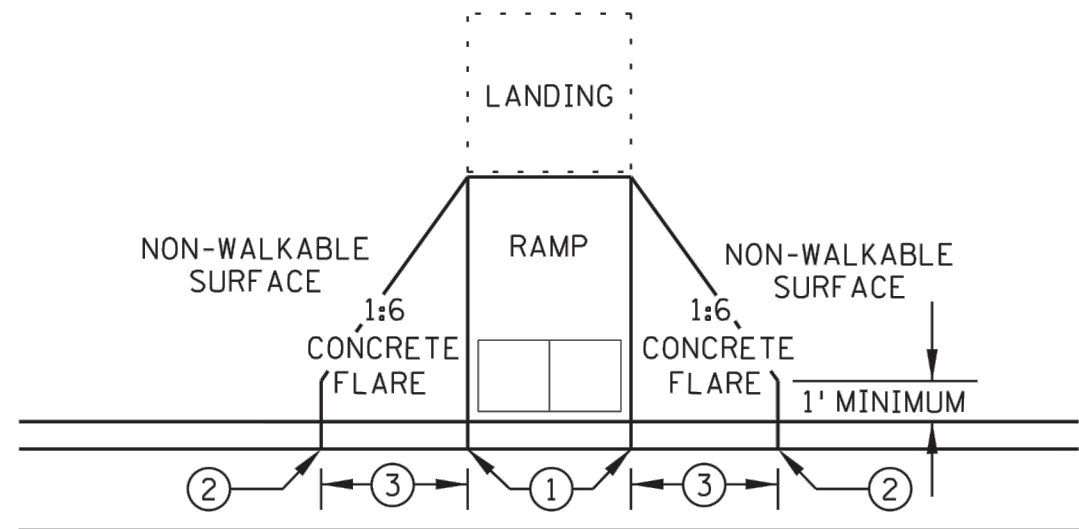
**MNDOT PEDESTRIAN
RAMP DETAILS**

PROJECT NUMBER: 0024428.00

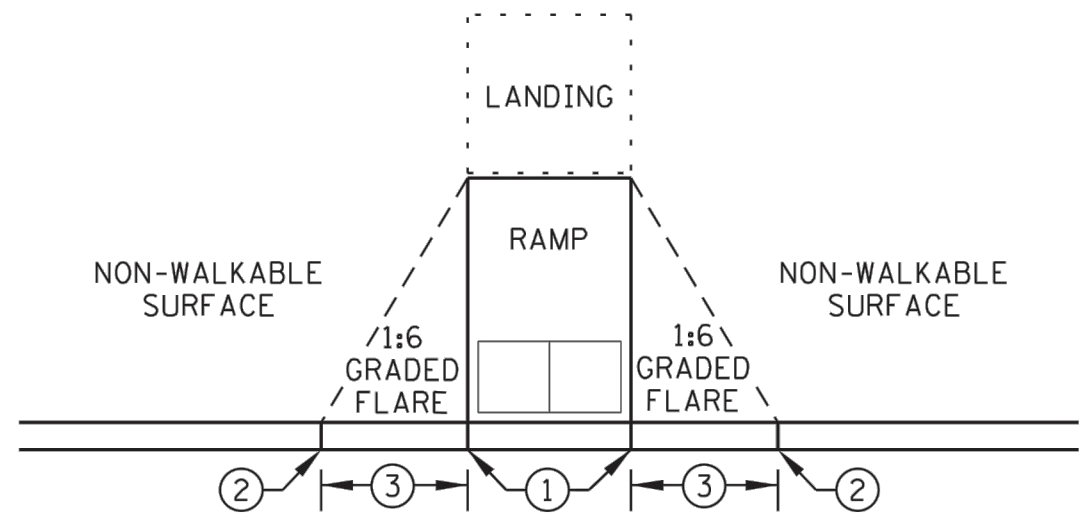
SHEET NUMBER:
16 OF **26**
DATE: 08/18/21



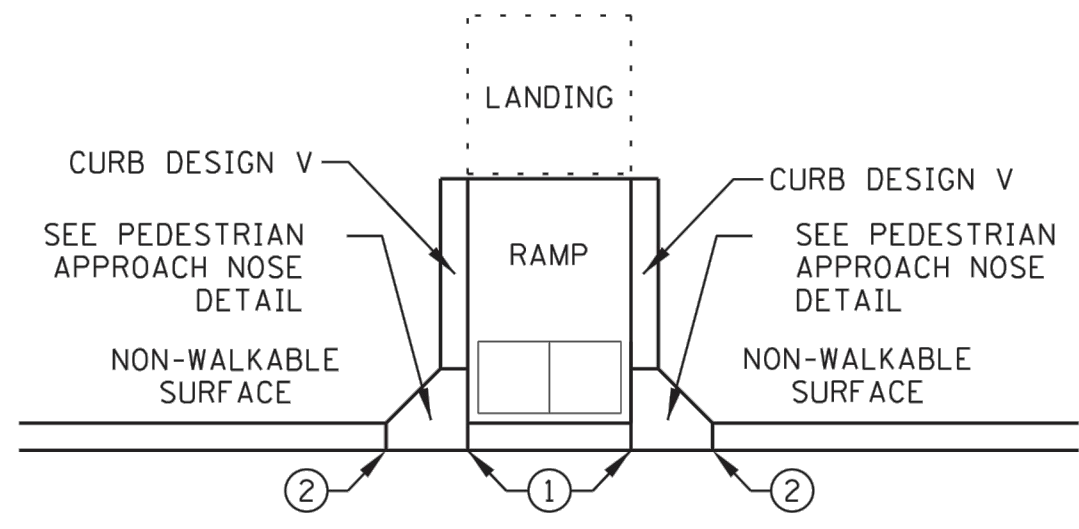
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

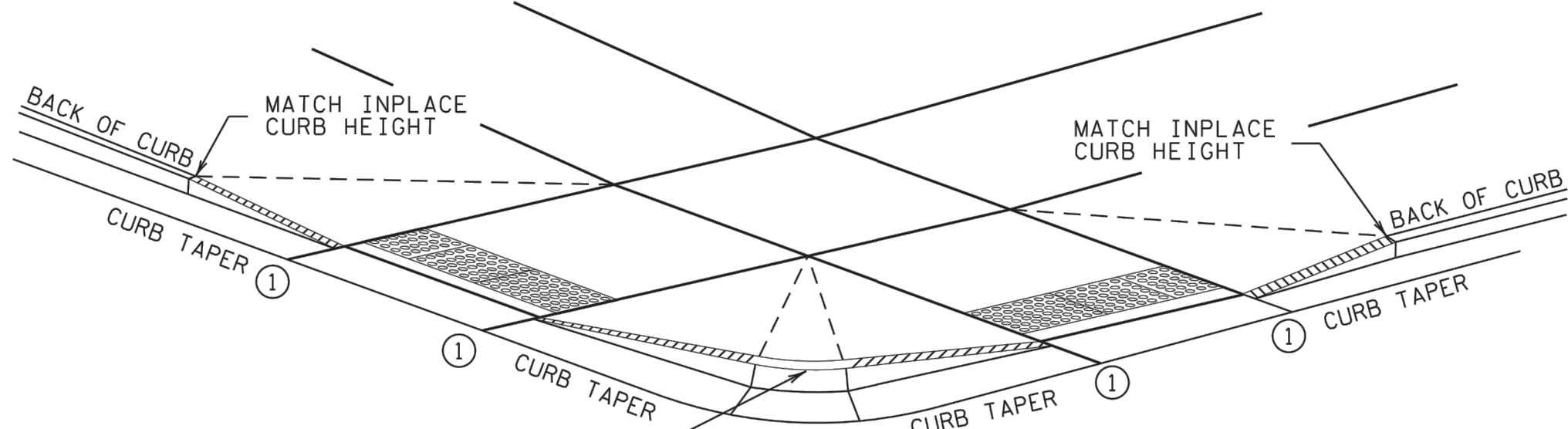


GRADED FLARES



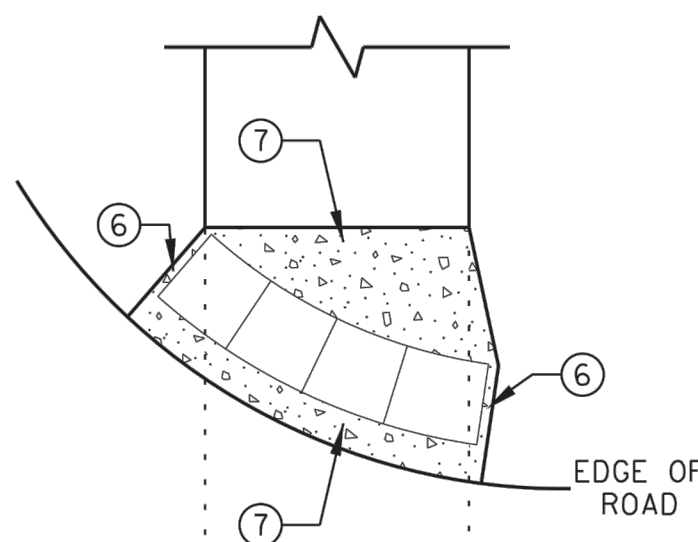
RETURNED CURB ⑤

TYPICAL SIDE TREATMENT OPTIONS ④ ⑪

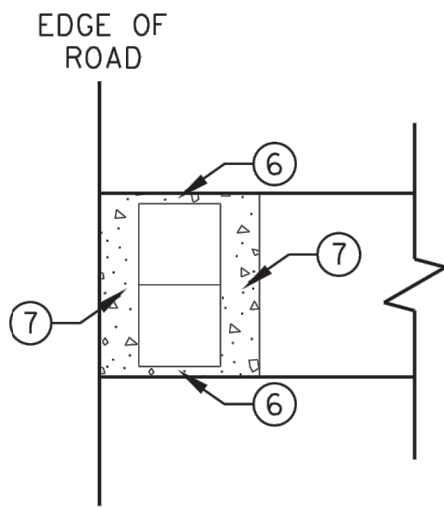


3" MINIMUM CURB HEIGHT, 4" PREFERRED
(MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

DETECTABLE EDGE WITH ⑧
CURB AND GUTTER

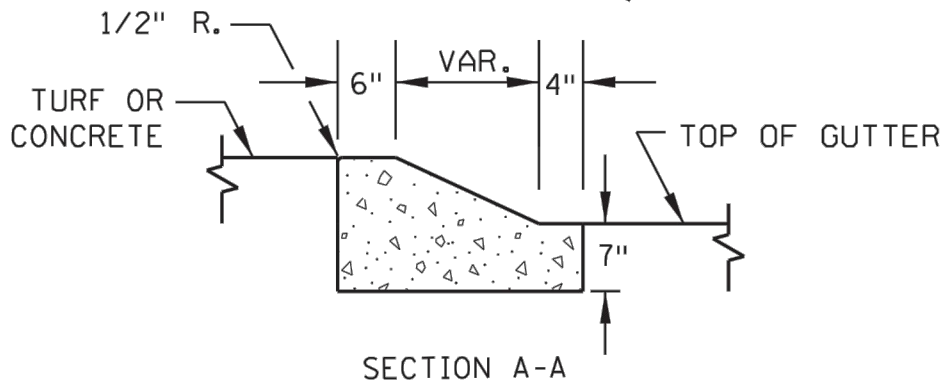
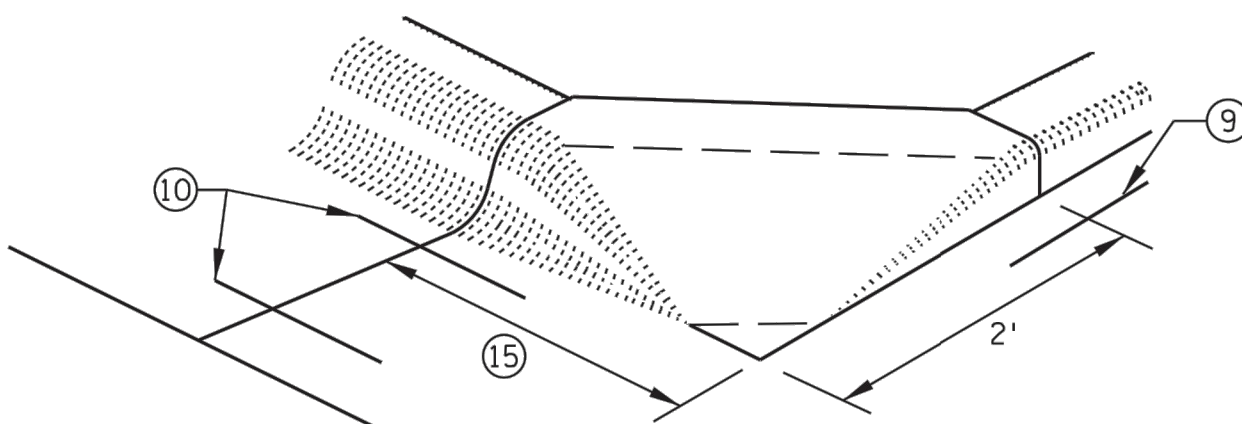


RADIAL DETECTABLE WARNING

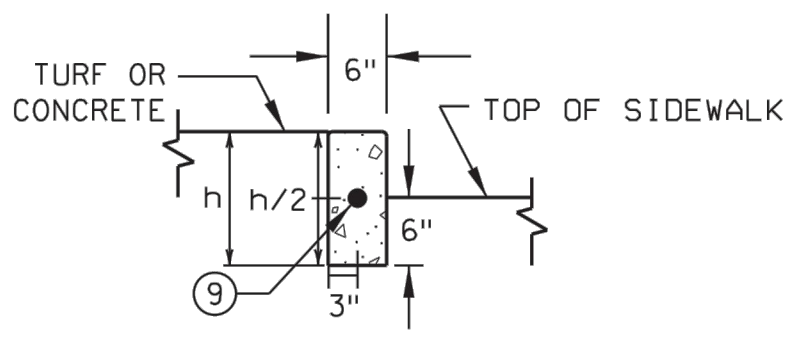


RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

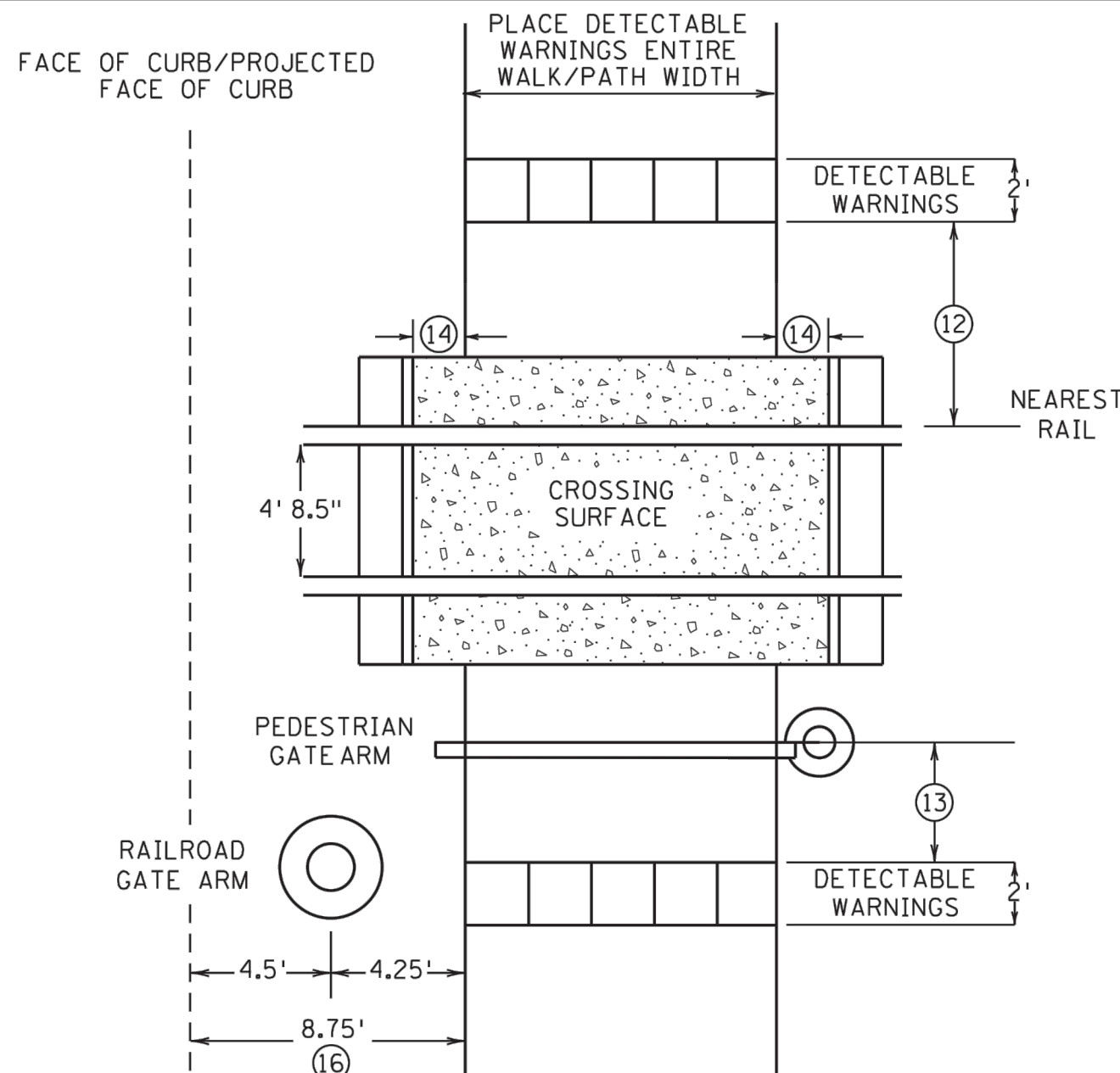
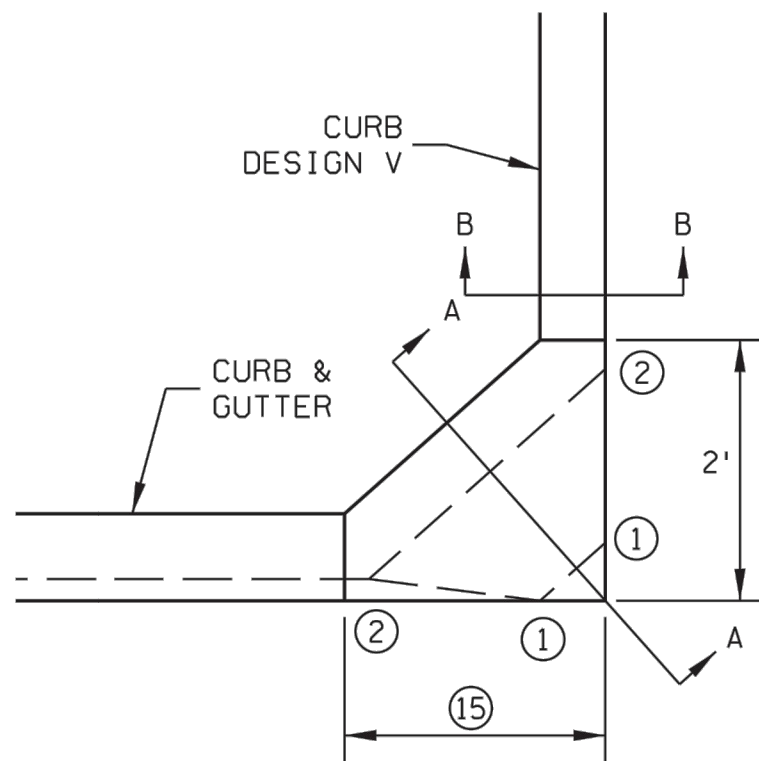


SECTION A-A



SECTION B-B

PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

- SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMP FROM THE BACK OF CURB.
- ① 0" CURB HEIGHT.
- ② FULL CURB HEIGHT.
- ③ 2' FOR 4" HIGH CURB AND 3' FOR 6" HIGH CURB.
- ④ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
- ⑤ TYPICALLY USED FOR MEDIANS AND ISLANDS.
- ⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
- ⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
- ⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
- ⑨ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
- ⑩ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
- ⑪ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6" LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE.
- ⑫ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
- ⑬ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑫.
- ⑭ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
- ⑮ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
- ⑯ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

REVISION:	
APPROVED: JANUARY 23, 2017	
OPERATIONS ENGINEER	



REVISOR:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS	
STANDARD PLAN 5-297.250 (SHEET 4 OF 6)	
SAP 070-616-033/SAP 070-615-016	SHEET NO. 1.23

DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/05/21
REVISIONS:	
△ 06/16/21	COUNTY TURN LANE COMMENTS
△ 06/28/21	COUNTY TURN LANE COMMENTS
△ 07/06/21	CITY COMMENTS
△ 07/12/21	IRRIGATION SERVICE
△ 08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

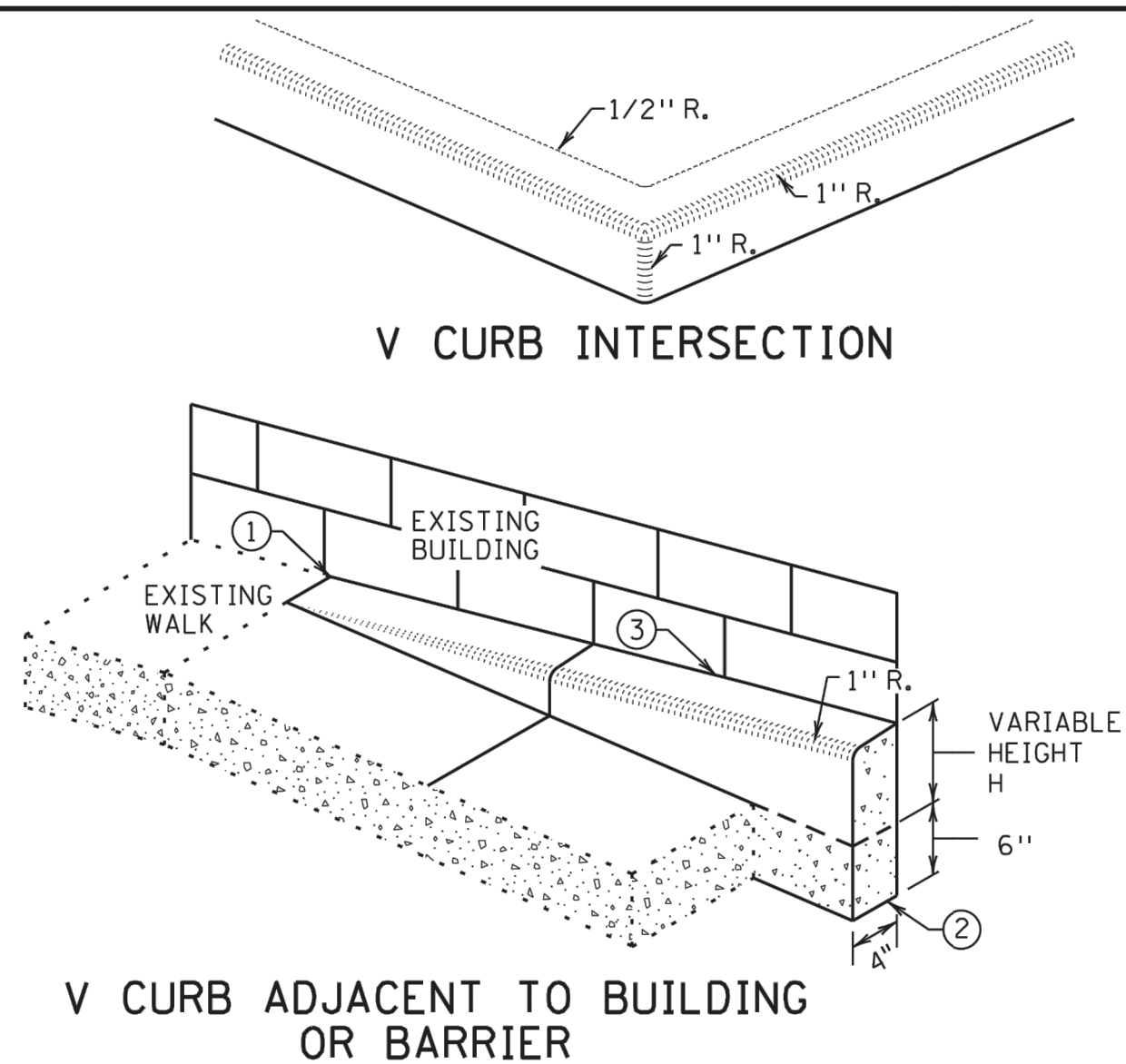
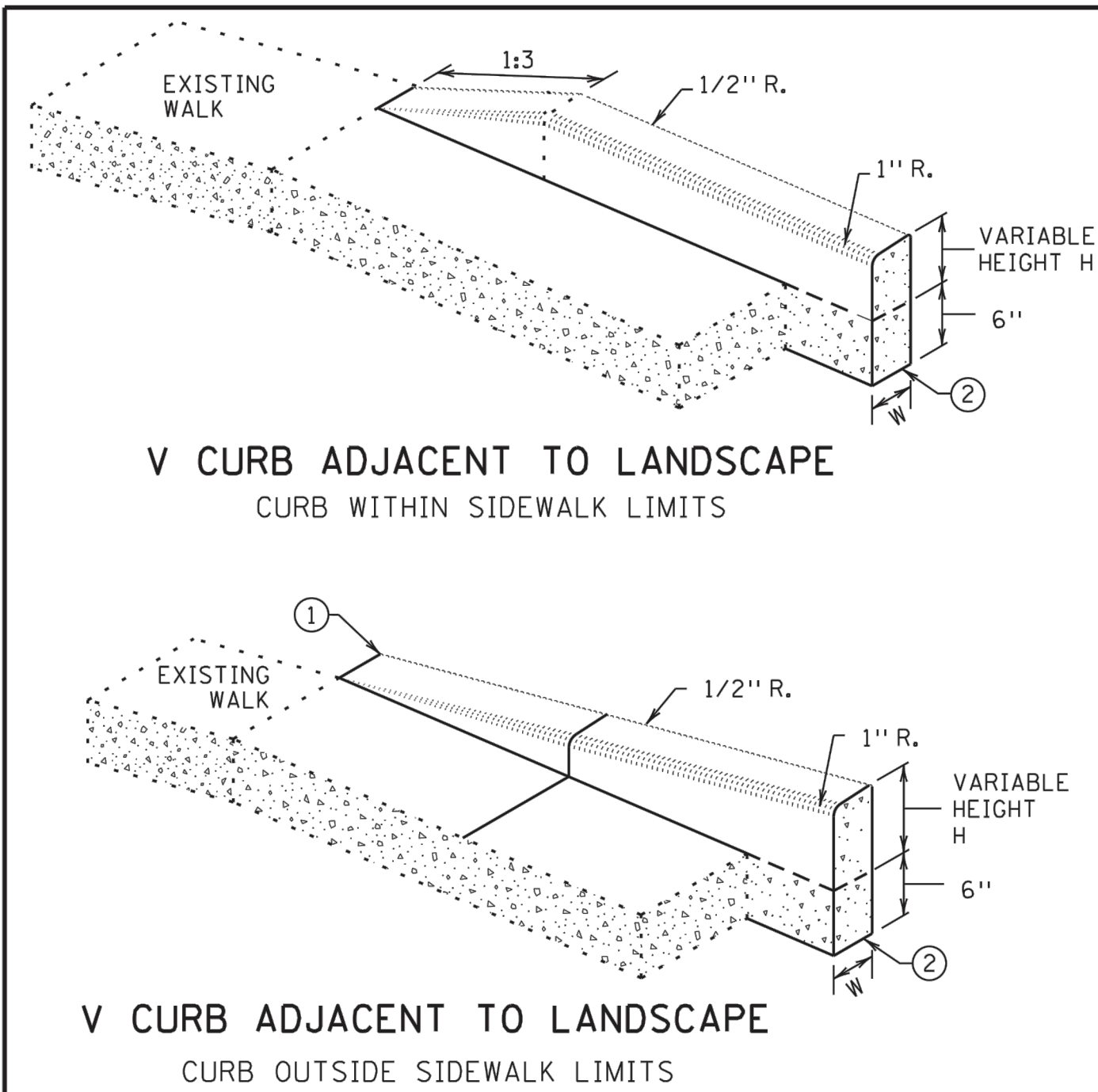
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0024428.00

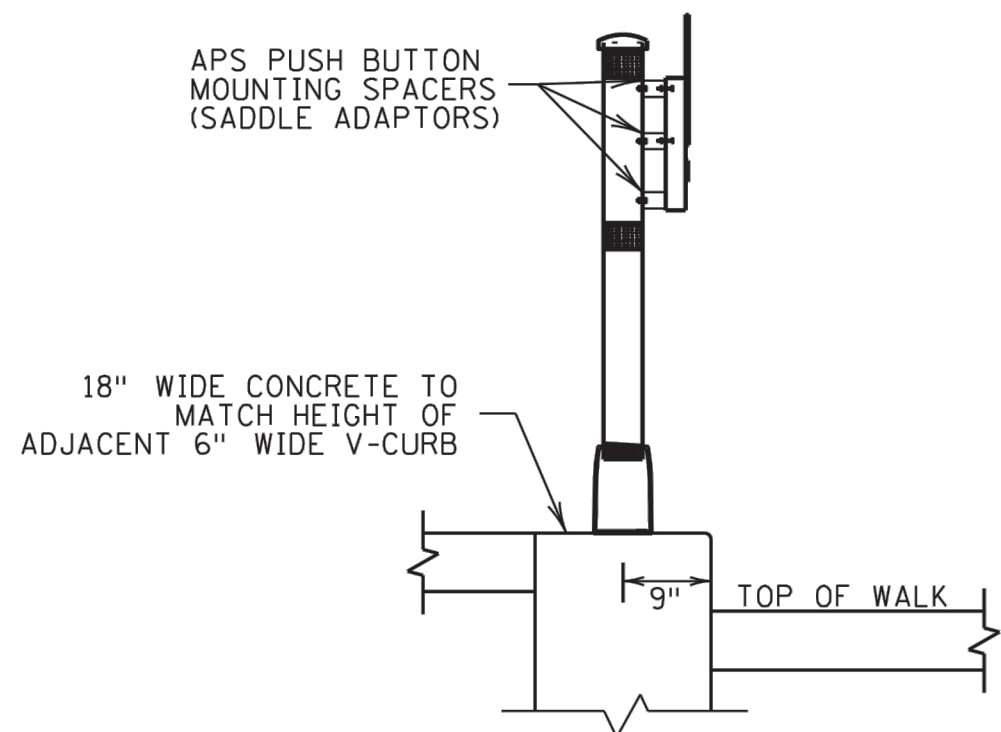
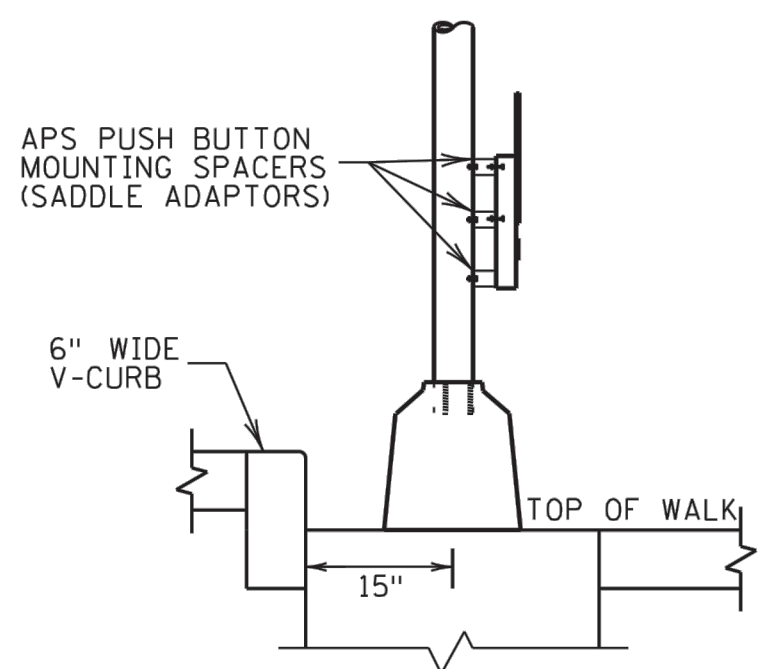
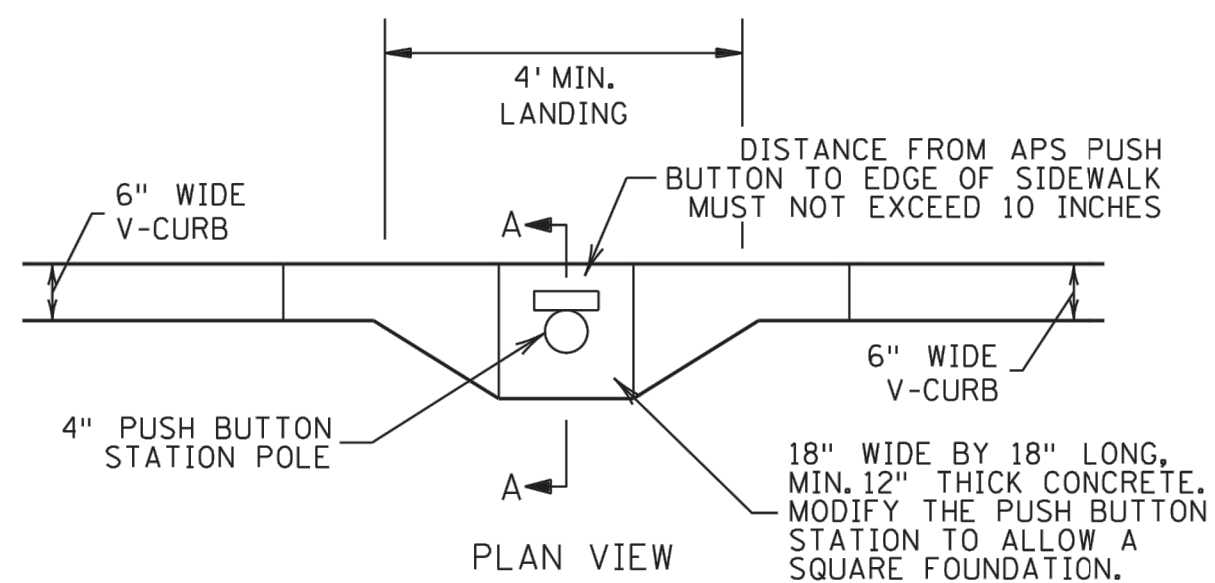
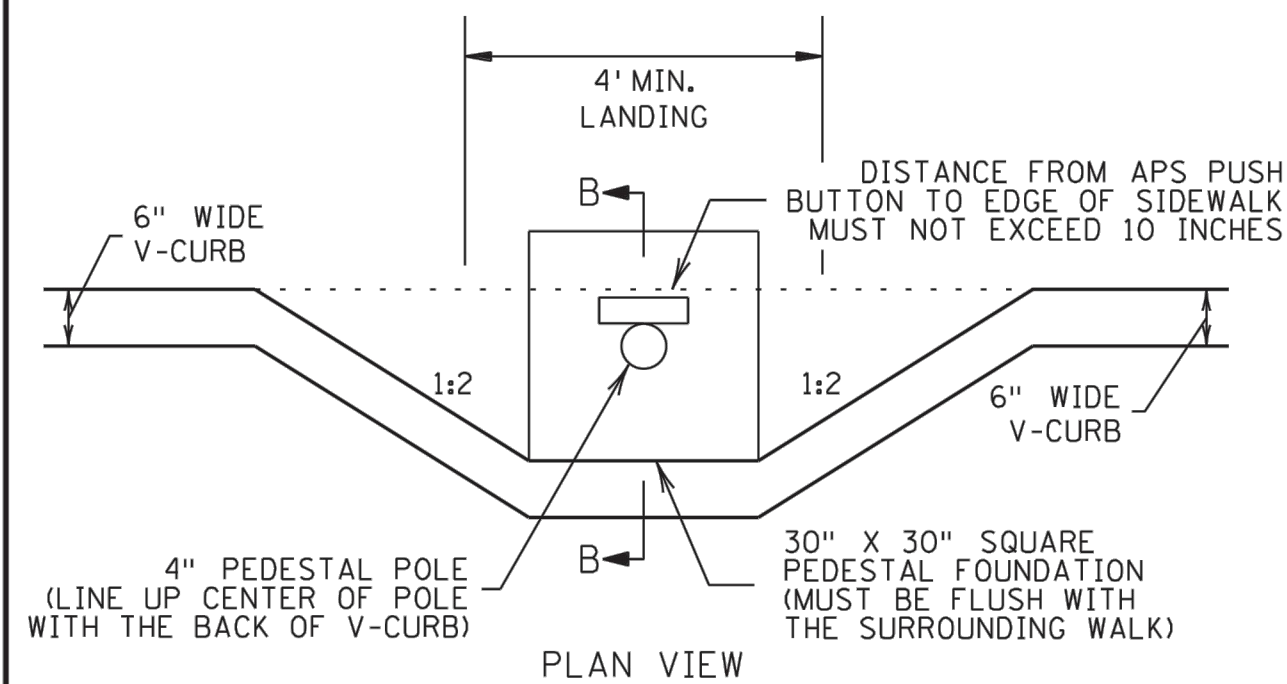
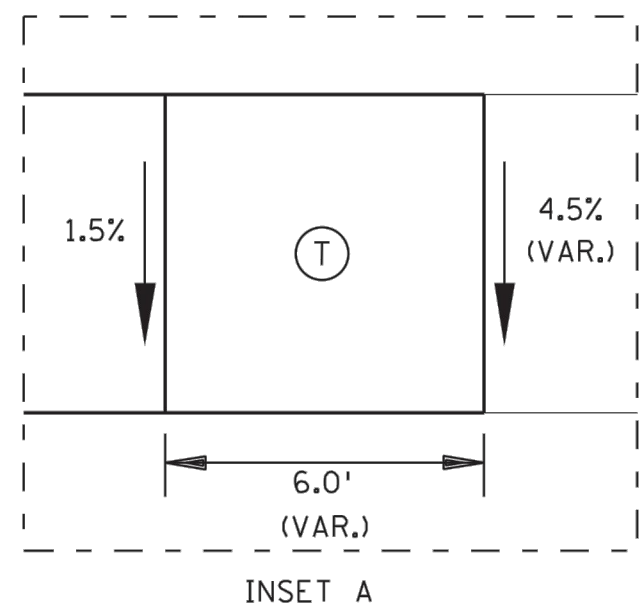
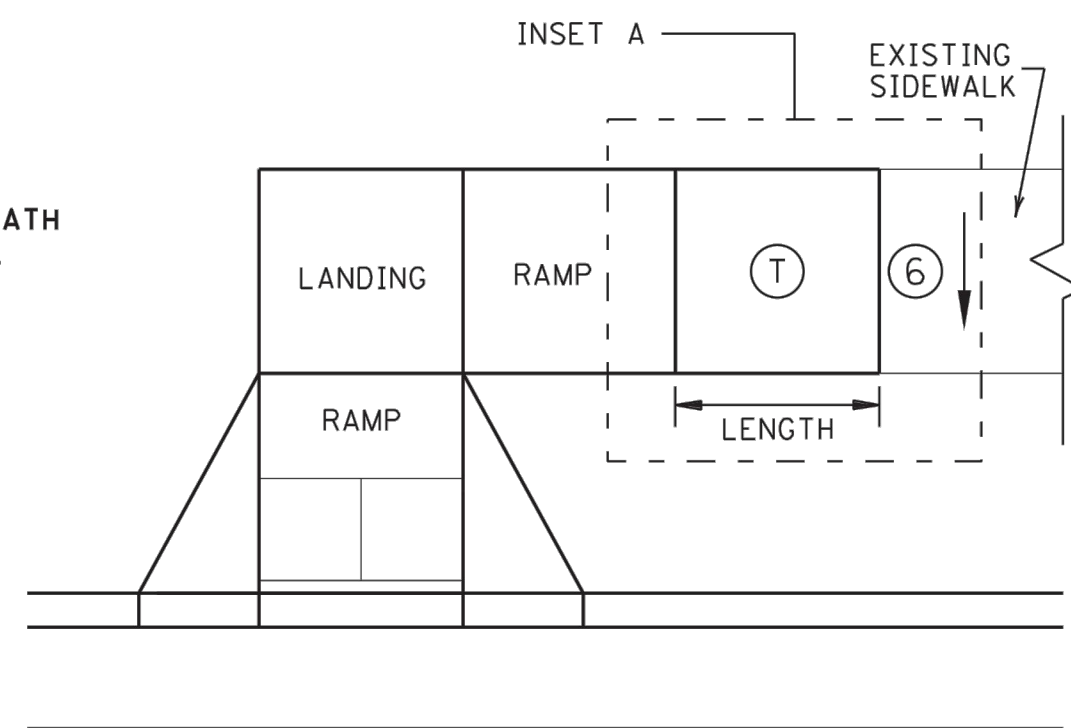
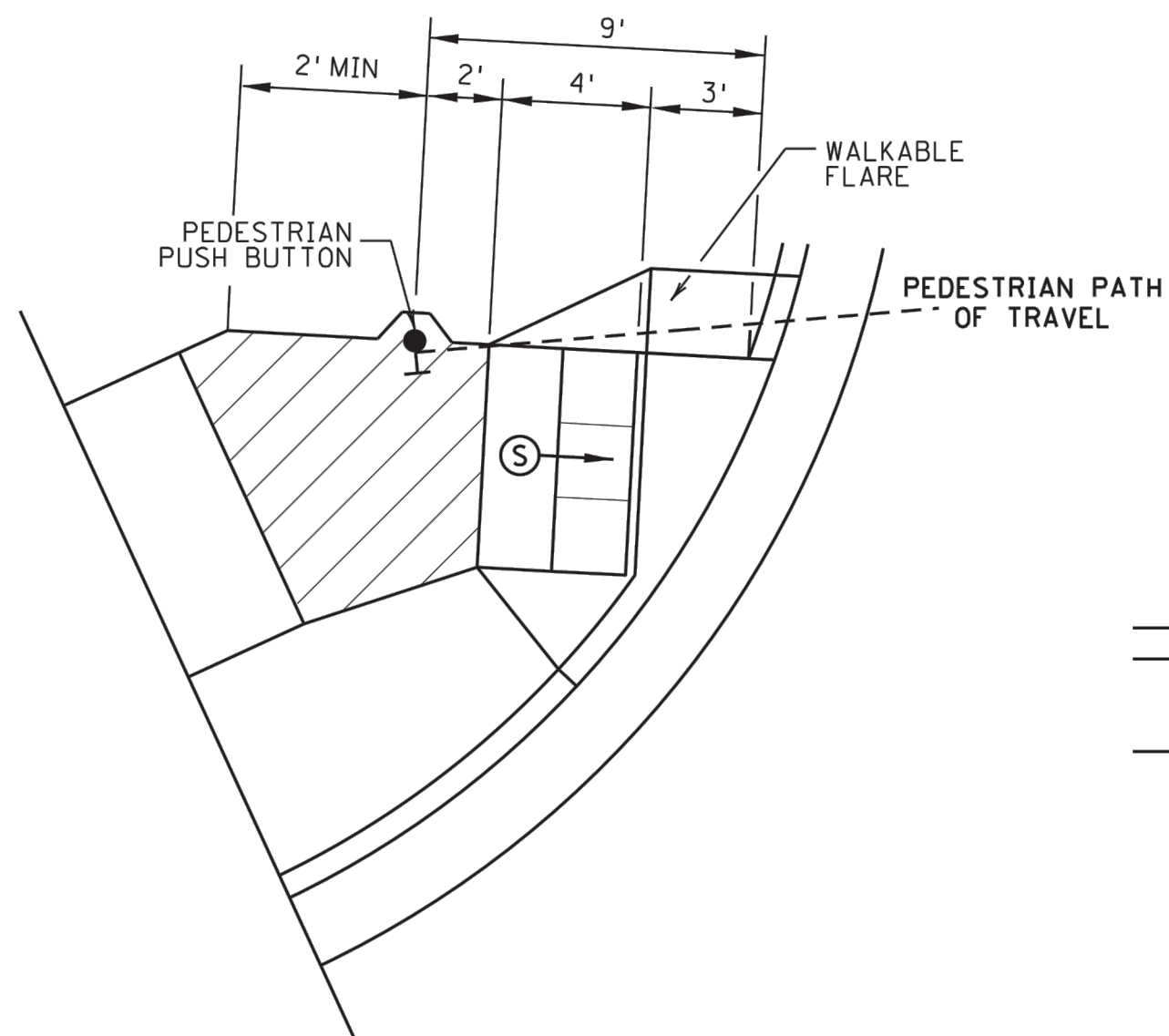
SHEET NUMBER:

17 OF 26

DATE: 08/18/21



CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



NOTES:

- A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.
- ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
- WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.
- V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
- V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
- END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
 - ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
 - EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
 - THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
 - TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
 - EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- ⑤ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- ④ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- ③ TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:	
APPROVED:	JANUARY 23, 2017
OPERATIONS ENGINEER	

MINNESOTA DEPARTMENT OF TRANSPORTATION

REVISOR: Tom Bender

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS	
STANDARD PLAN 5-297.250 (SHEET 5 OF 6)	
SAP 070-616-033/SAP 070-615-016	SHEET NO. 1.24

DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 05/05/21	
REVISIONS:	
△	06/16/21 COUNTY TURN LANE COMMENTS
△	06/28/21 COUNTY TURN LANE COMMENTS
△	07/06/21 CITY COMMENTS
△	07/12/21 IRRIGATION SERVICE
△	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

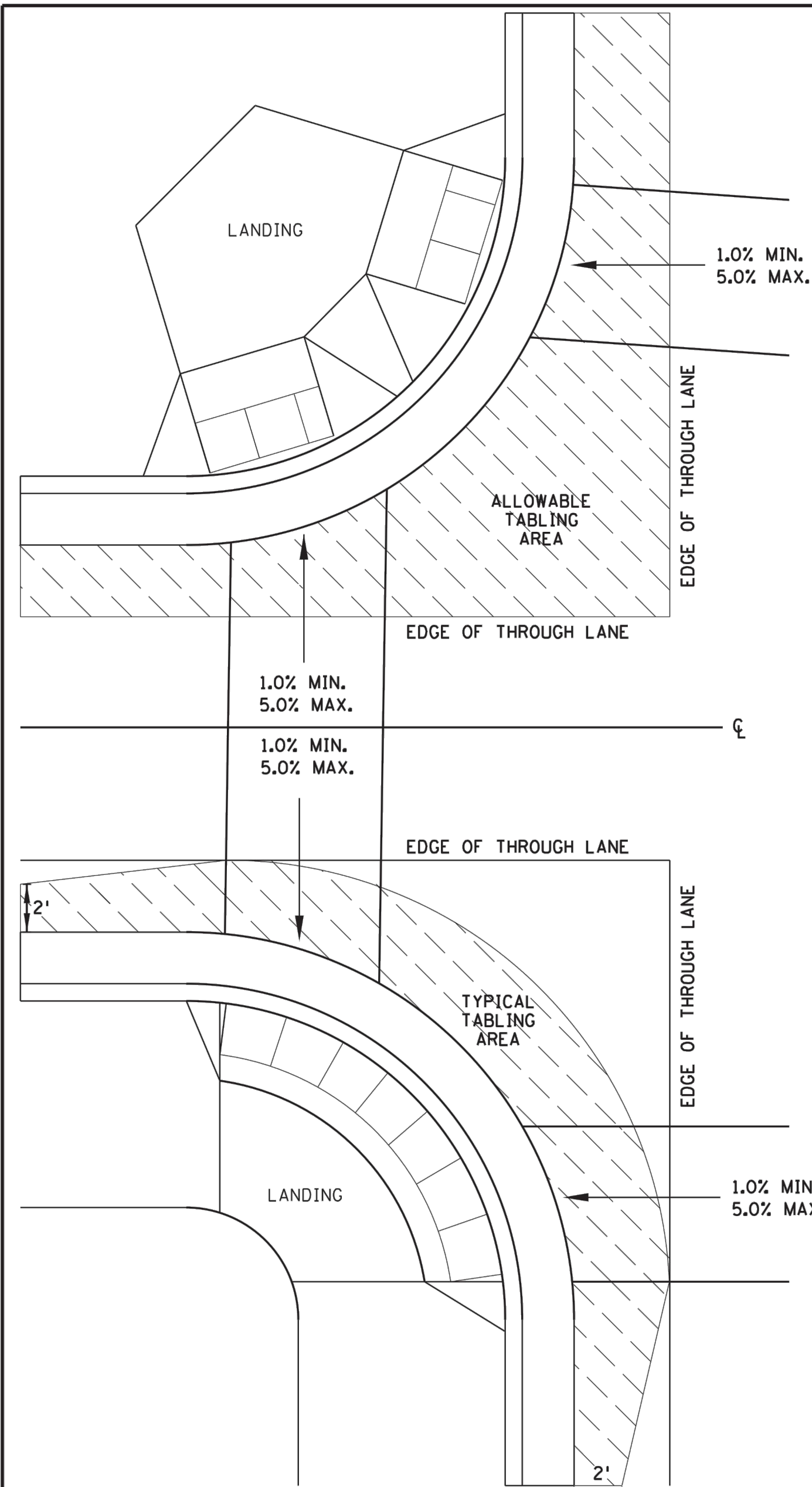
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

18 OF 26

DATE: 08/18/21



CURB LINE AND ROAD CROSSING ADJUSTMENTS

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

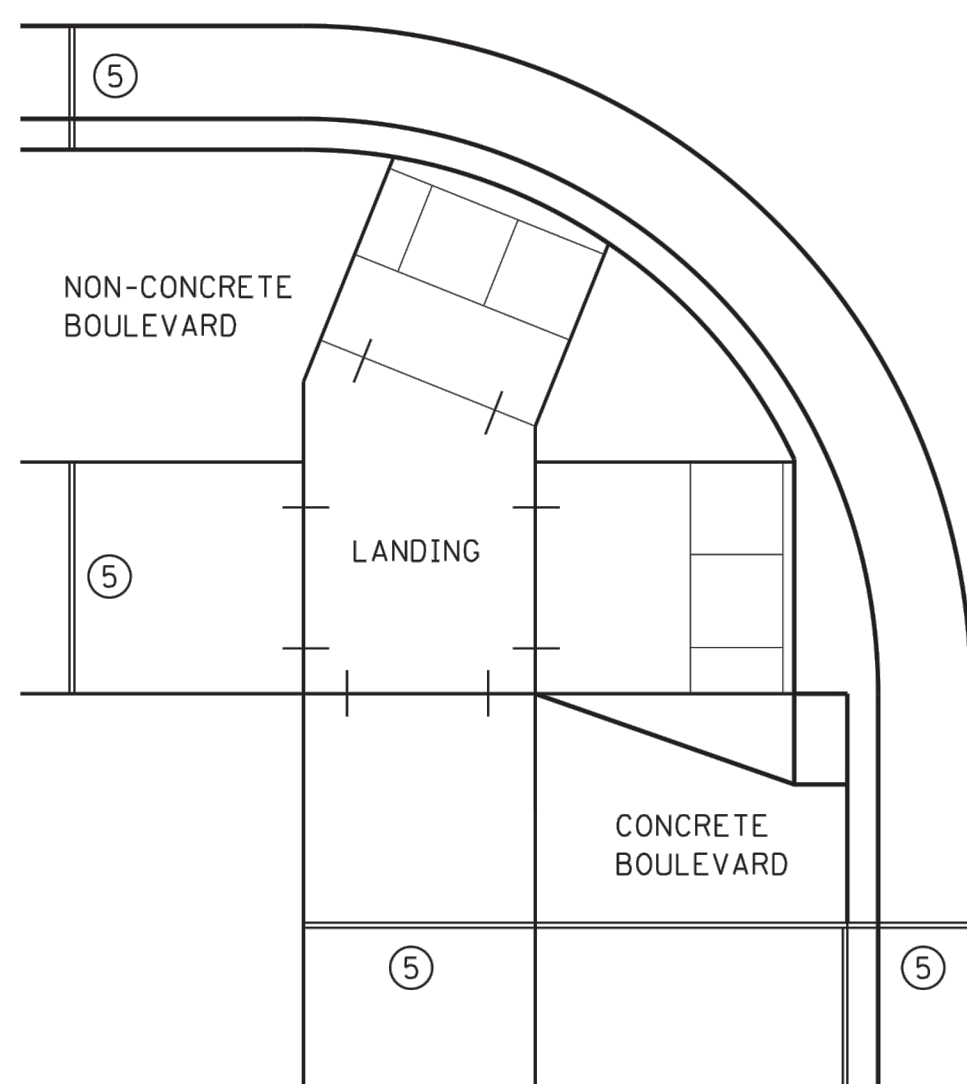
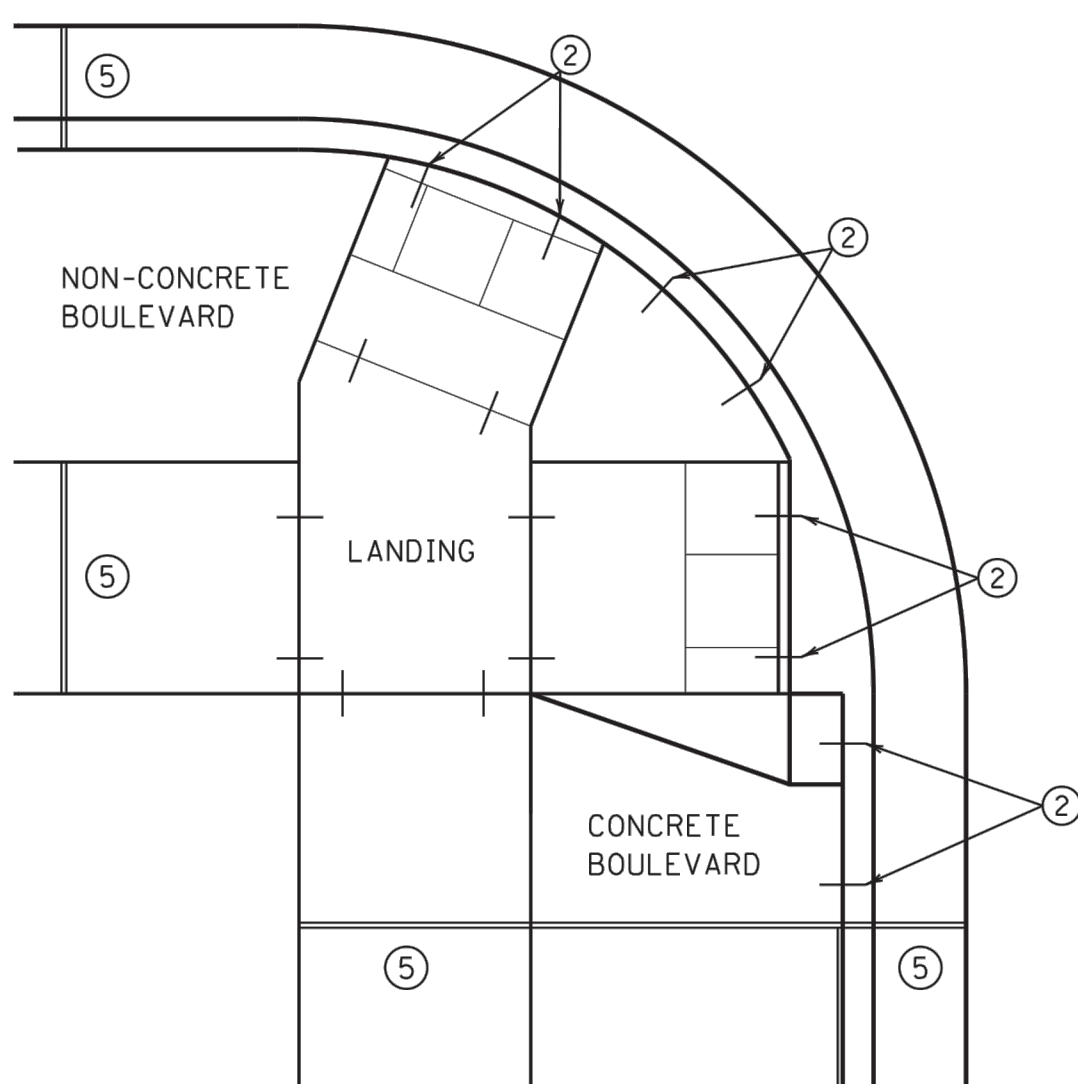
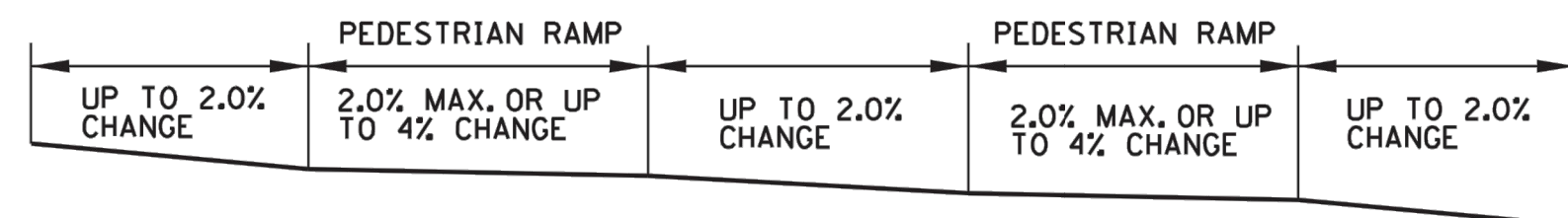
MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
- 2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
- 3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
- 4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

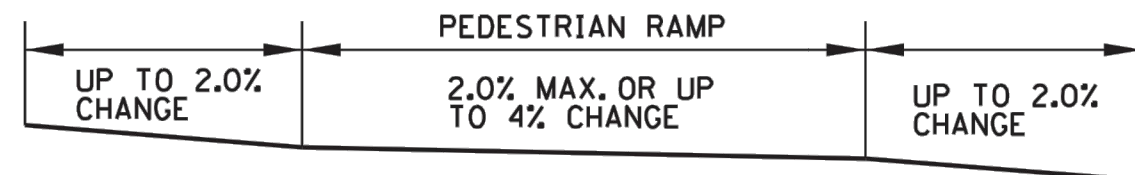
STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

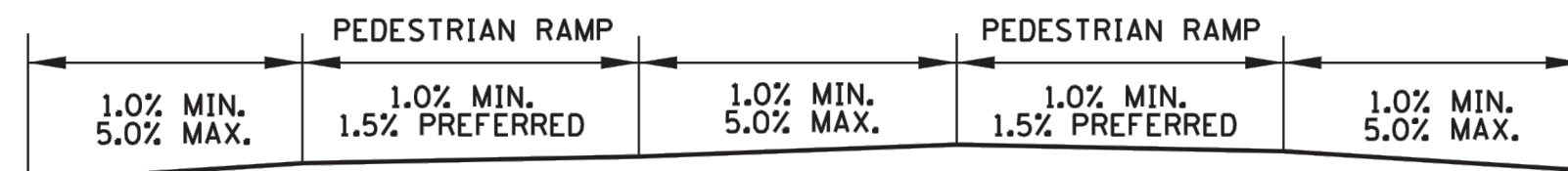
- 1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
- 2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 3) 5.0% RECOMMENDED MAX. FLOW LINE
- 4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

EXPANSION MATERIAL PLACEMENT FOR
CONCRETE AND BITUMINOUS ROADWAYSOPTIONAL CURB LINE REINFORCEMENT
PLACEMENT ON BITUMINOUS ROADWAYS ④

FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



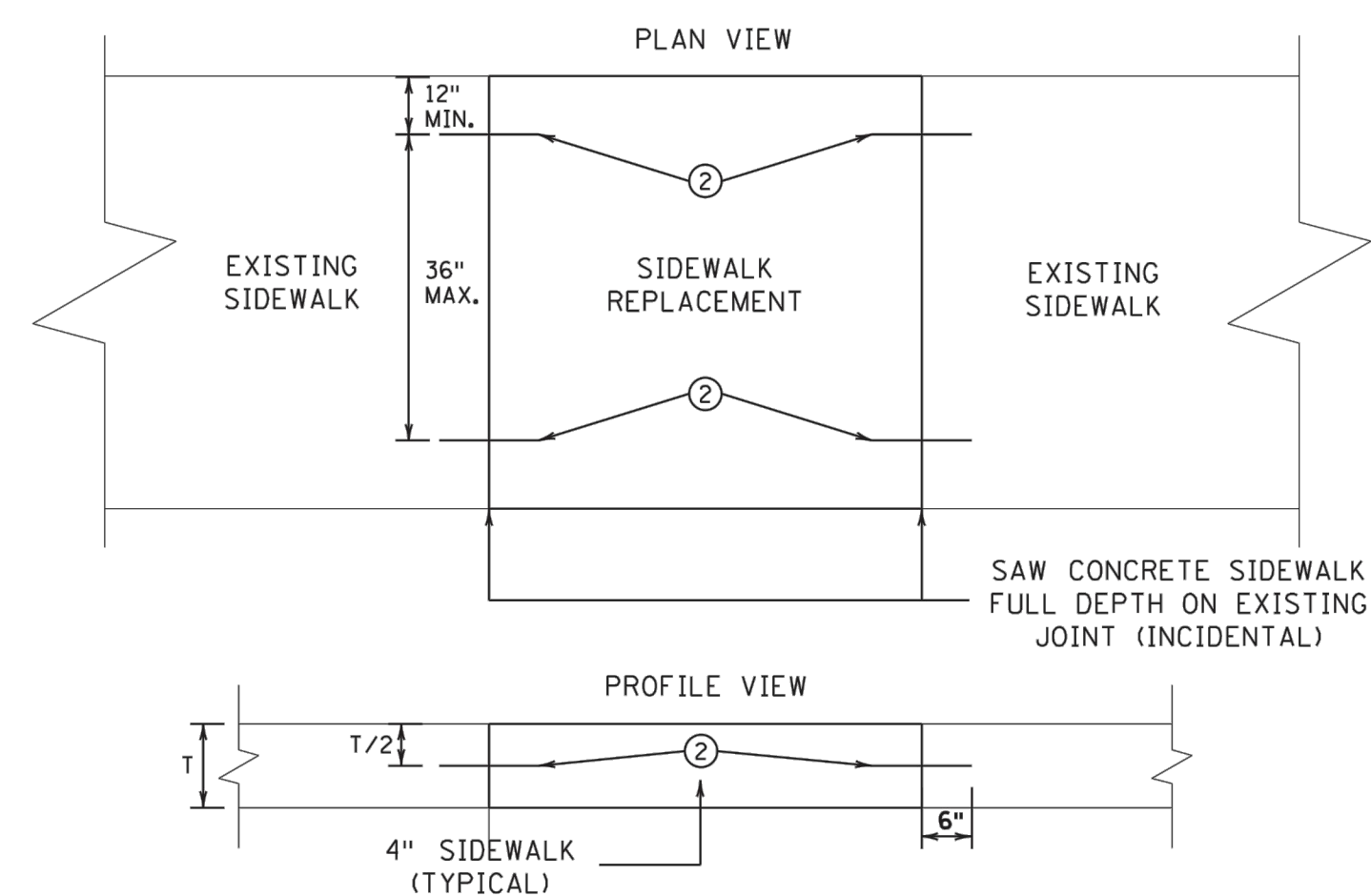
FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS

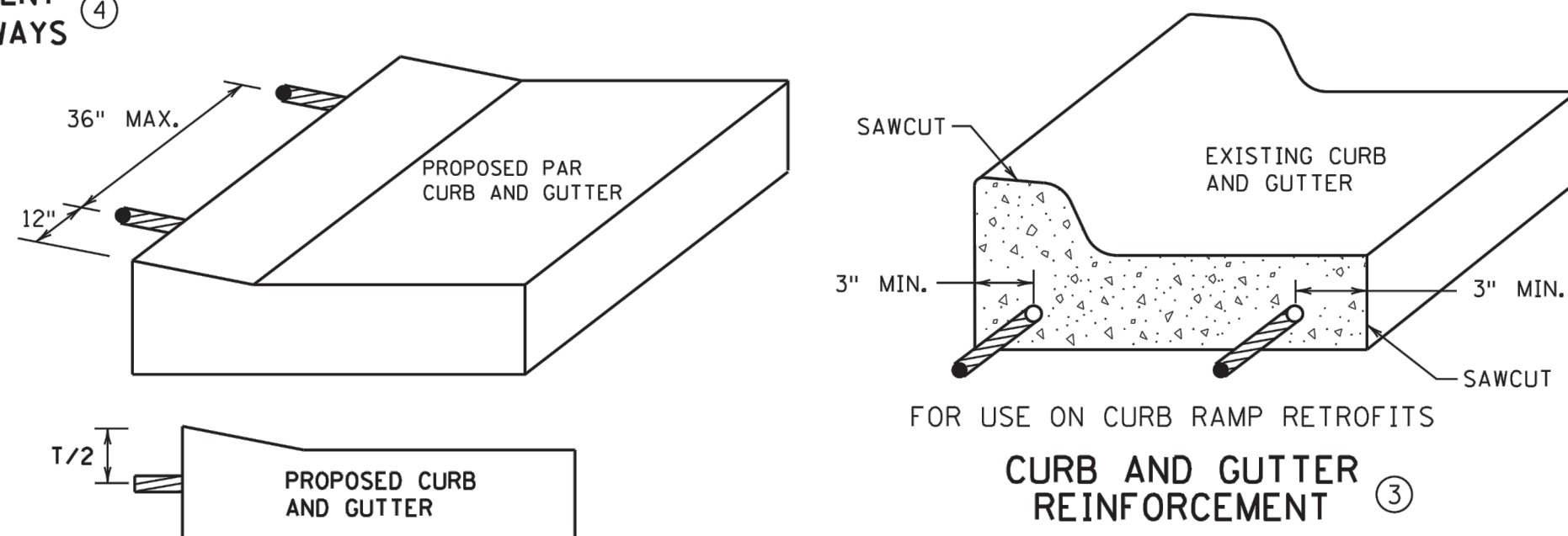


FLOW LINE PROFILE RAISE - FAN

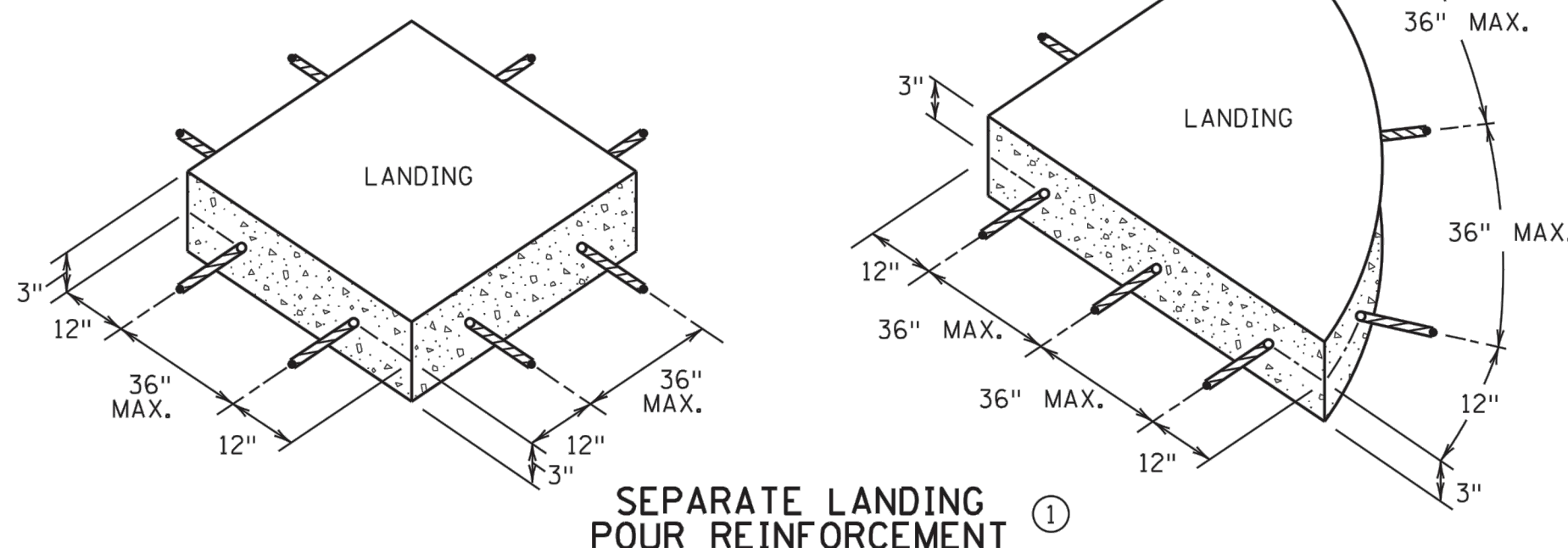


OPTIONAL SIDEWALK REINFORCEMENT

SIDEWALK REINFORCEMENT TO BE USED ONLY WHEN SPECIFIED IN THE PLAN.



OPTIONAL CURB LINE REINFORCEMENT DETAILS ② ④

SEPARATE LANDING
POUR REINFORCEMENT ①

NOTES:

- ① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- ② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAXIMUM CENTER TO CENTER (EPOXY COATED). BARS TO BE ADJUSTED TO MATCH RAMP GRADE.
- ③ DRILL AND GROUT 2 - NO. 4 X 12" LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS WITHIN RADIUS.
- ④ THIS OPTIONAL CURB LINE REINFORCEMENT DETAIL SHOULD ONLY BE USED ON BITUMINOUS ROADWAYS WHEN SPECIFIED IN THE PLAN.
- ⑤ 1/2 IN. PREFORMED JOINT FILLER MATERIAL PER MNDOT SPEC. 3702.

REVISION:	
APPROVED: JANUARY 23, 2017	
OPERATIONS ENGINEER	

MINNESOTA
DEPARTMENT OF TRANSPORTATION

REVISOR:

APPROVED: 1-23-2017

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 (SHEET 6 OF 6)

SAP 070-616-033/SAP 070-615-016

SHEET NO. 1.25

DESIGNED:	FDHIII
CHECKED:	FDHIII
DRAWN:	FDHIII
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/05/21
REVISIONS:	
△ 06/16/21	COUNTY TURN LANE COMMENTS
△ 06/28/21	COUNTY TURN LANE COMMENTS
△ 07/06/21	CITY COMMENTS
△ 07/12/21	IRRIGATION SERVICE
△ 08/18/21	REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER

DATE: 08/18/21 LICENSE NO. 43358

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

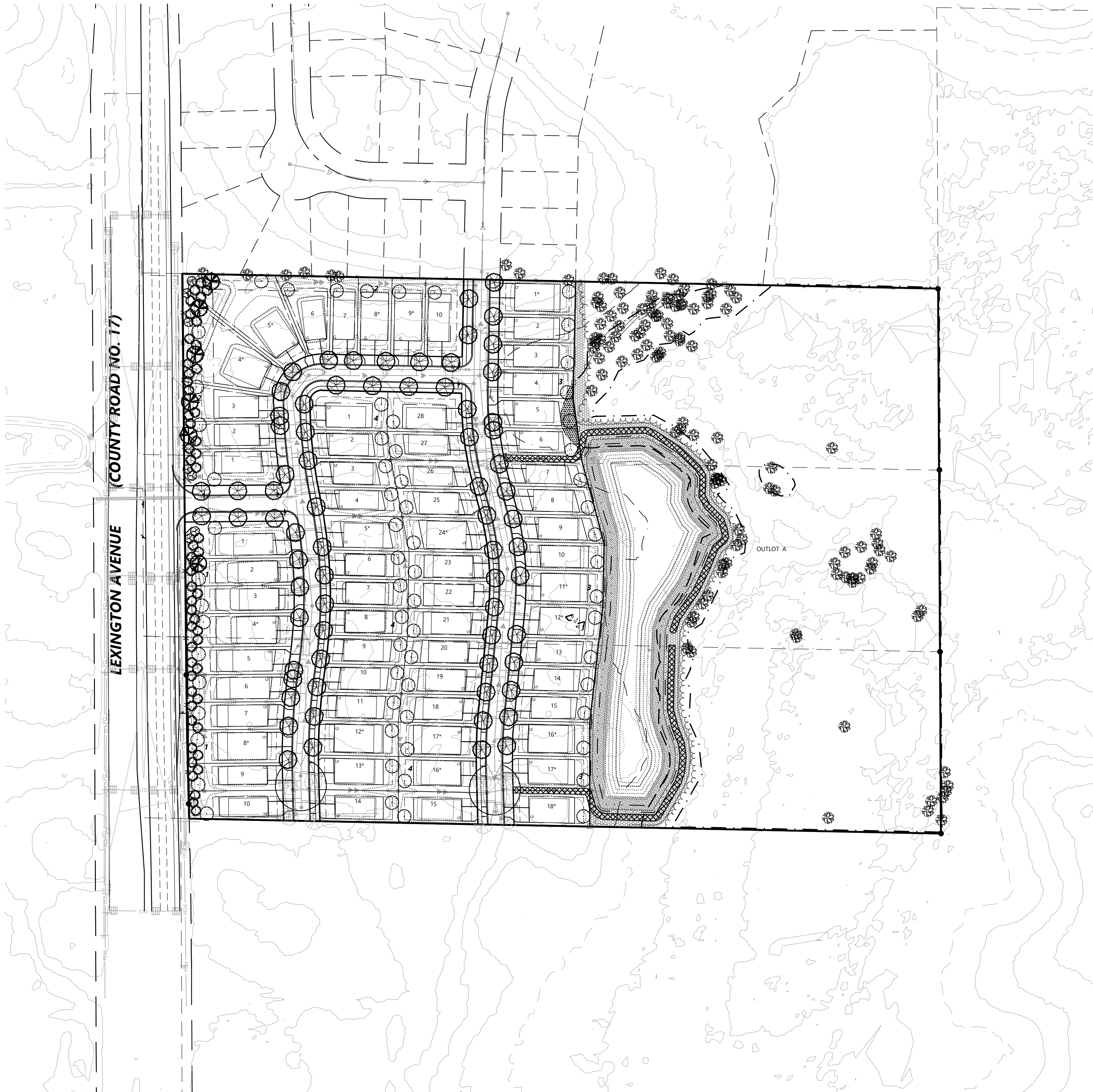
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

19 OF 26

DATE: 08/18/21



Final Plant Schedule

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
OVERSTORY TREES 151					
SGM	8	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN	H 40'-50' W 35'-40'
RSM	16	Red Sunset Maple / Acer rubrum 'Franksred'	2.5" BB	AS SHOWN	H 45' W 35'
FFM	16	Fall Fiesta Maple / Acer saccharum 'Bailsta'	2.5" BB	AS SHOWN	H 50'-70' W 50'
SKH	8	Skyline Honeylocust / Gleditsia tricanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN	H 50' W 35'-40'
WHO	8	White Oak / Quercus alba	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
REO	14	Red Oak / Quercus rubra	2.5" BB	AS SHOWN	H 50'-70' W 40'-50'
SWO	4	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN	H 50'-60' W 40'
STE	8	St. Croix Elm / Ulmus americana 'St. Croix'	2.5" BB	AS SHOWN	H 60'-80' W 40'-60'
ACE	16	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN	H 70' W 40'-50'
RVB	6	River Birch / Betula nigra	2.5" BB	AS SHOWN	H 60' W 30'-40'
BOL	15	Boulevard Linden / Tilia Americana 'Boulevard'	2.5" BB	AS SHOWN	H 60'-80' W 30'-60'
GSL	14	Greenspire Linden / Tilia Cordata 'Greenspire'	2.5" BB	AS SHOWN	H 50' W 30'-40'
SEL	8	Sentry Linden / Tilia Americana 'McKsentry'	2.5" BB	AS SHOWN	H 40'-45' W 25'-30'
HAK	10	Hackberry / Celtis occidentalis	2.5" BB	AS SHOWN	H 50'-75' W 50'
CONIFEROUS TREES 52					
BHS	13	Black Hills Spruce / Picea glauca densata	6' HT., BB	AS SHOWN	H 30'-40' W 20'-30'
NOS	6	Norway Spruce / Picea abies	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
CGS	13	Colorado Spruce / Picea pungens	6' HT., BB	AS SHOWN	H 40'-60' W 15'-30'
WHP	11	White Pine / Pinus strobus	6' HT., BB	AS SHOWN	H 50'-80' W 30'-40'
NOP	9	Norway Pine / Pinus resinosa	6' HT., BB	AS SHOWN	H 60'-80' W 25'-30'
ORNAMENTAL TREES 7					
TCH	4	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB		H 15'-20' W 15'-20'
ALS	3	Allegheny Serviceberry / Amelanchier laevis	2" BB		H 30'-35' W 15'-20'

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
SEE FINAL PLANS FOR TREE SELECTIONS AND QUANTITIES.

Landscape Requirements

TOTAL LANDSCAPE REQUIRED:		282 TREES
RESIDENTIAL DEVELOPMENT:		142 TREES
B. LANDSCAPING MATERIALS		
a. EACH LOT SHALL ALSO CONTAIN TWO FRONT YARD OVERSTORY DECIDUOUS TREES OF TWO AND ONE HALF CALIPER. ONE OF THE REQUIRED TREES MAY BE REPLACED BY A SIX FOOT CONIFER OR TWO ORNAMENTAL TREES OF TWO CALIPER INCHES. ONE ADDITIONAL OVERSTORY TREE SHALL BE PLANTED IN SIDE CORNER YARDS ON CORNER LOTS. IN ADDITION, ALL CORNER LOTS WILL CONTAIN AN ADDITIONAL BOULEVARD TREE ALONG THE CORNER SIDE YARD.		
TREE REMOVAL & REPLACEMENT:		140 TREES
* SEE OVERALL TREE PRESERVATION PLAN FOR CALCULATION DETAILS		
TREE PRESERVATION CREDIT:		102 TREES
H. TREE PRESERVATION AND CREDIT POLICY: (ORD. NO. 93-1337; AMENDED 6-3-1993)		
1. IT IS THE POLICY OF THE CITY WITH RESPECT TO SPECIFIC SITE DEVELOPMENT TO RETAIN, AS FAR AS PRACTICAL, EXISTING TREES WHICH SHOULD BE INCORPORATED INTO THE SITE. CREDIT FOR RETENTION OF EXISTING TREES WHICH ARE OF THE ACCEPTABLE MINIMUM SIZE, SPECIES, AND LOCATION, MAY BE GIVEN TO SATISFY THE MINIMUM NUMBER OF REQUIREMENTS. REPLACEMENT TREES REQUIRED BY A TREE PRESERVATION PLAN WILL BE CREDITED TO THE LANDSCAPE REQUIREMENTS.		

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:		312 TREES
* OVERSTORY DECIDUOUS STREET TREES:		79 TREES
* OVERSTORY DECIDUOUS YARD TREES:		66 TREES
* OVERSTORY DECIDUOUS TREES:		6 TREES
* BUFFER CONIFEROUS TREES:		52 TREES
* BUFFER ORNAMENTAL TREES:		7 TREES
* TREE PRESERVATION CREDIT TREES:		102 TREES

NOTES:

- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED AS INDICATED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS. (5' MIN. SEPARATION REQUIRED)
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

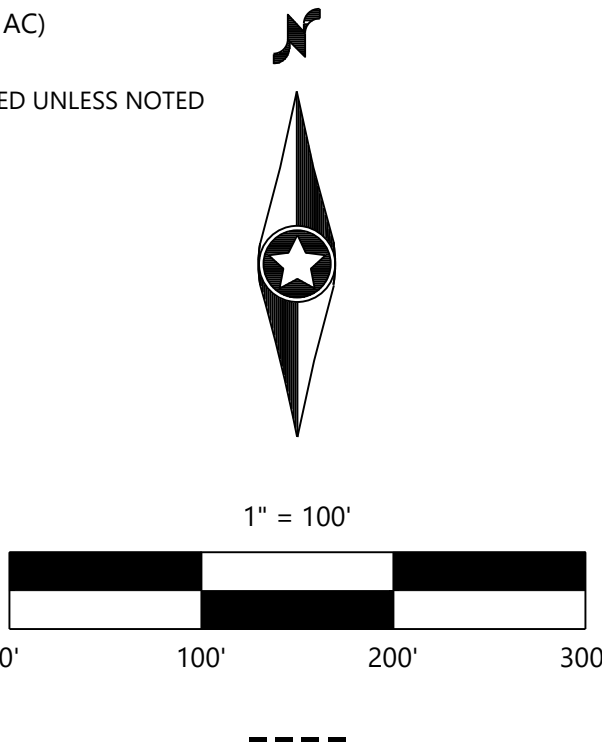
Plant Legend

OVERSTORY DECIDUOUS STREET TREES	
BUFFER OVERSTORY DECIDUOUS TREES	
OVERSTORY DECIDUOUS YARD TREES (BY BUILDER)	
BUFFER EVERGREEN TREES	
ORNAMENTAL TREES	

Native Seeding Legend

	DENOTES STORMWATER NATIVE SEED MIX (33-261) TOTAL AREA (0.72 AC)
	MESIC PRAIRIE GENERAL SEED MIX (35-241) TOTAL AREA (0.79 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE



DESIGNED:	EC
CHECKED:	NTM
DRAWN:	EC
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE:	05/05/21
REVISIONS:	
	06/16/21 COUNTY TURN LANE COMMENTS
	06/28/21 COUNTY TURN LANE COMMENTS
	07/06/21 CITY COMMENTS
	07/12/21 IRRIGATION SERVICE
	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NICOLAS T. MEYER
DATE: 08/18/21 LICENSE NO. 53774

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

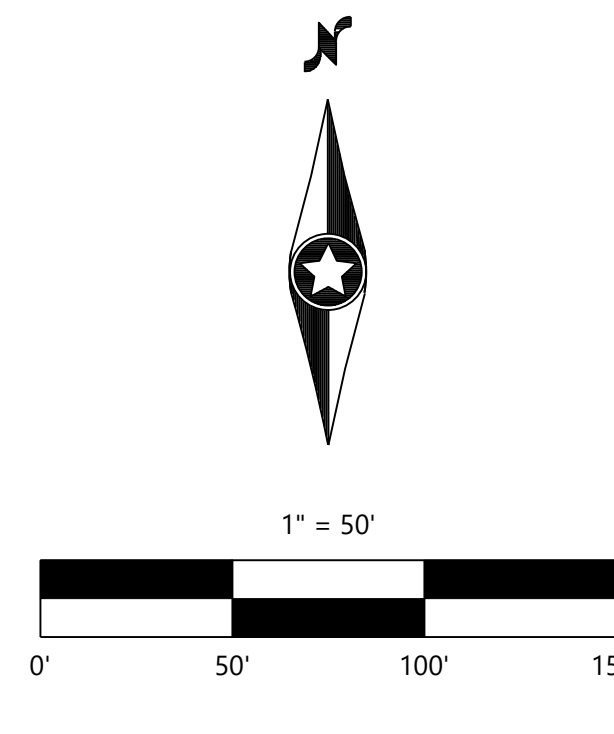
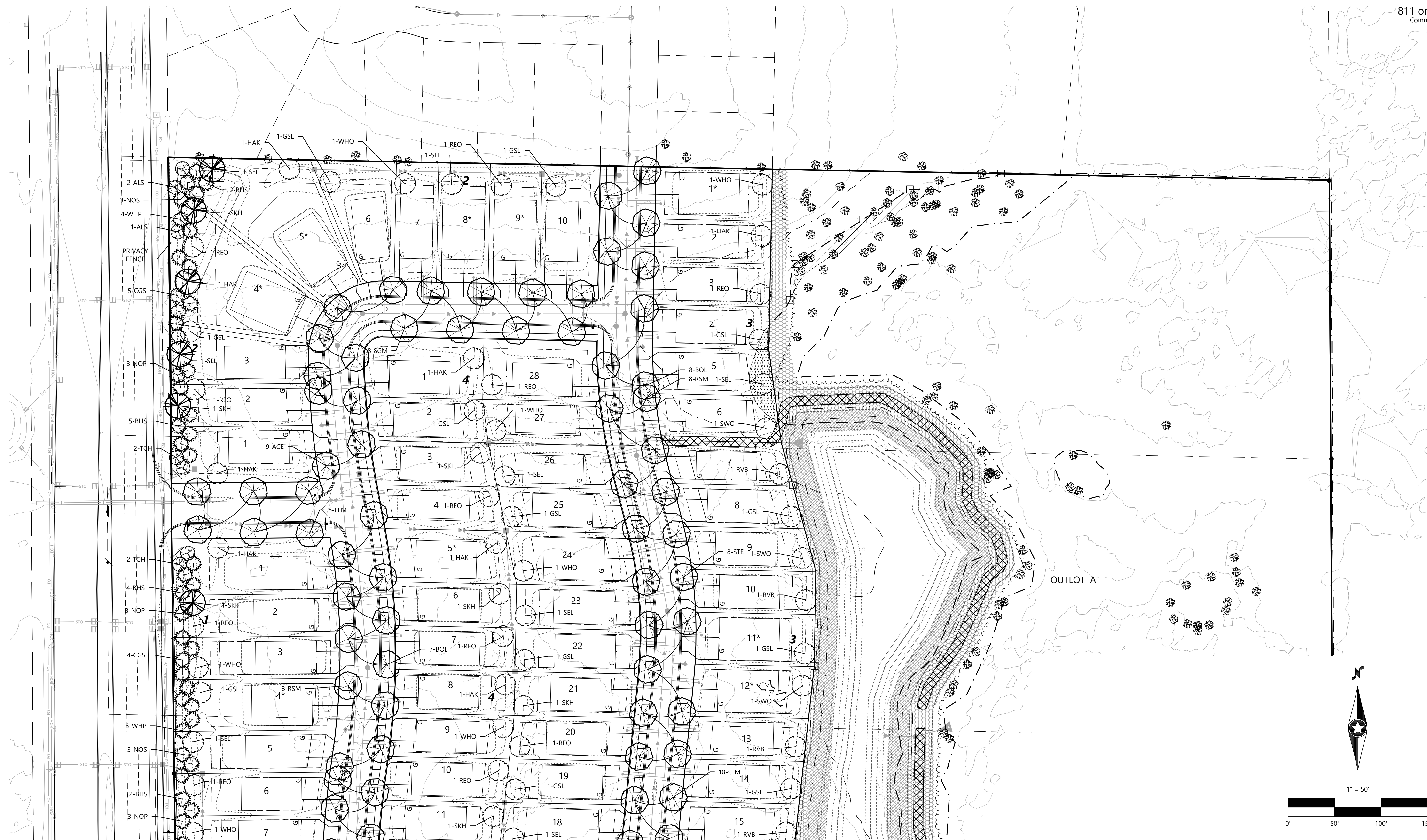
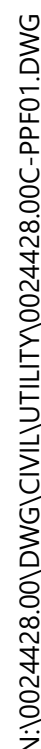
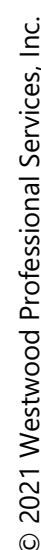
**OVERALL LANDSCAPE
PLAN**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

20 OF **26**

DATE: 08/18/21



LEXINGTON WOODS

DESIGNED:	EC
CHECKED:	NTM
DRAWN:	EC
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE: 05/05/21	
REVISIONS:	
△	06/16/21 COUNTY TURN LANE COMMENTS
△	06/28/21 COUNTY TURN LANE COMMENTS
△	07/06/21 CITY COMMENTS
△	07/12/21 IRRIGATION SERVICE
△	08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA

Nicholas Meyer
NICOLAS T. MEYER
DATE: 08/18/21 LICENSE NO. 53774

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

LANDSCAPE PLAN -
NORTH

PROJECT NUMBER: 0024428.00

21 OF 26

DATE: 08/18/21



DESIGNED: EC
CHECKED: NTM
DRAWN: EC
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/05/21
REVISIONS:
△ 06/16/21 COUNTY TURN LANE COMMENTS
△ 06/28/21 COUNTY TURN LANE COMMENTS
△ 07/06/21 CITY COMMENTS
△ 07/12/21 IRRIGATION SERVICE
△ 08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA
Nicholas T. Meyer
NICOLAS T. MEYER
DATE: 08/18/21 LICENSE NO. 53774

LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

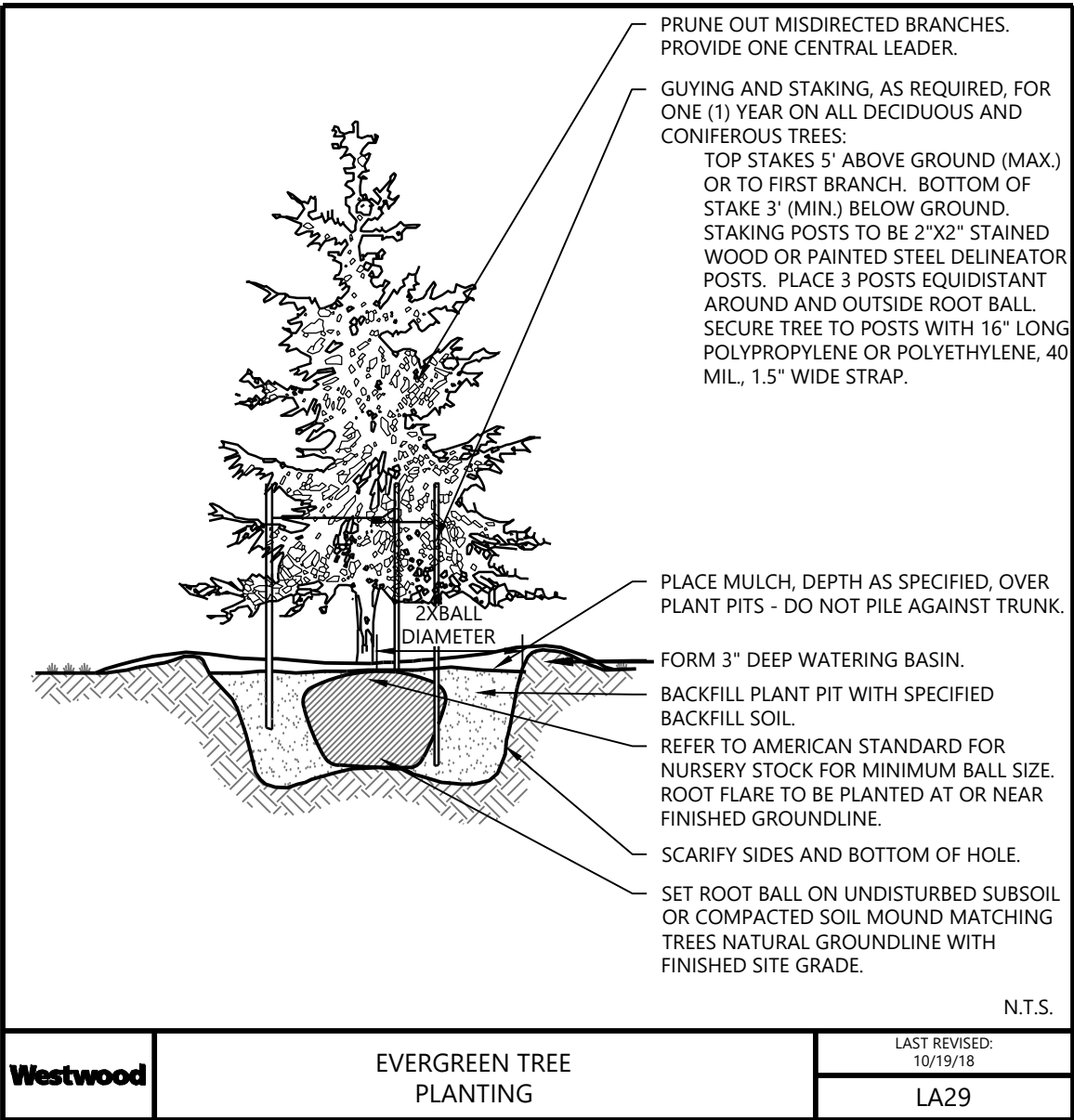
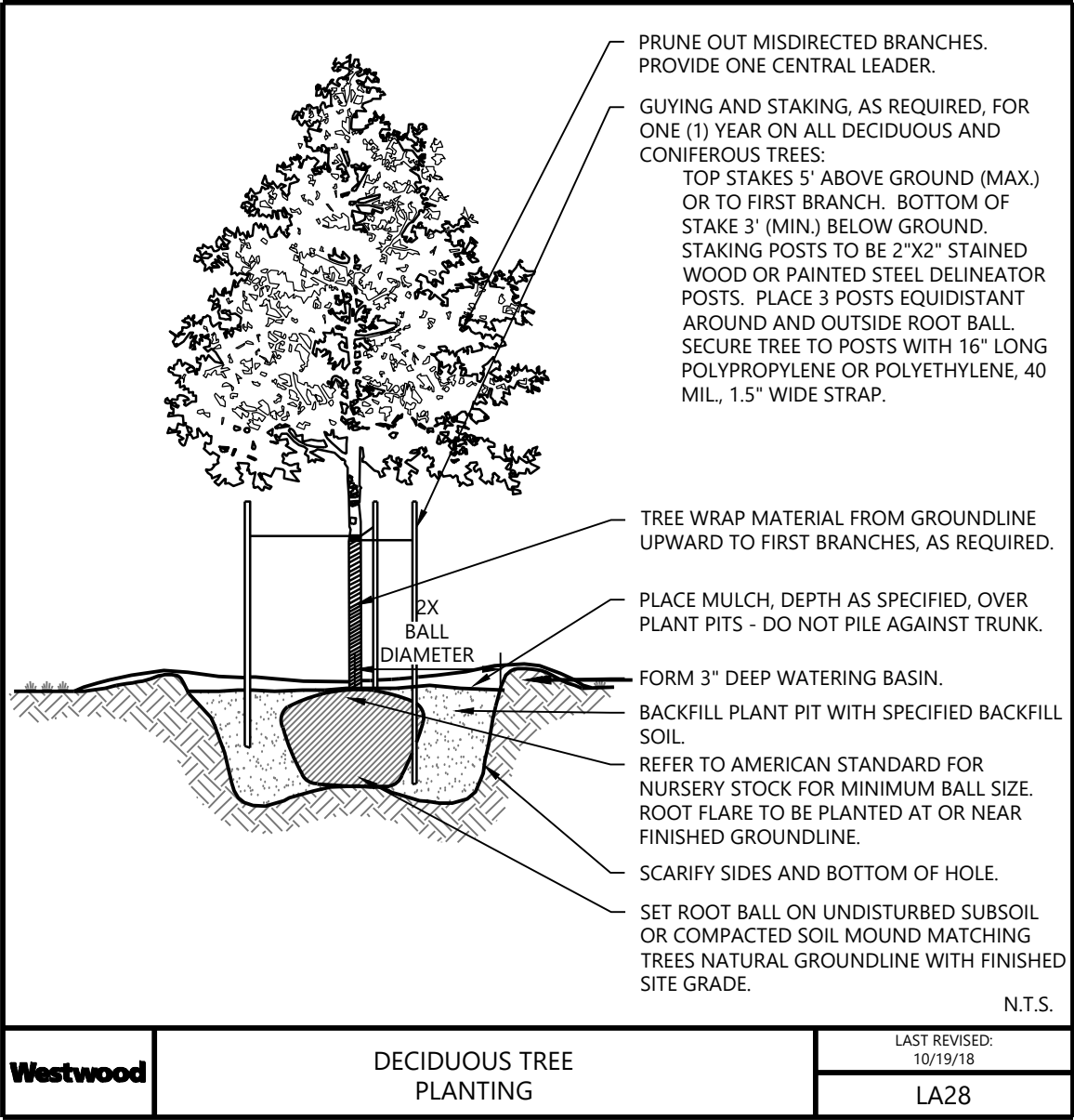
**LANDSCAPE PLAN -
SOUTH**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:

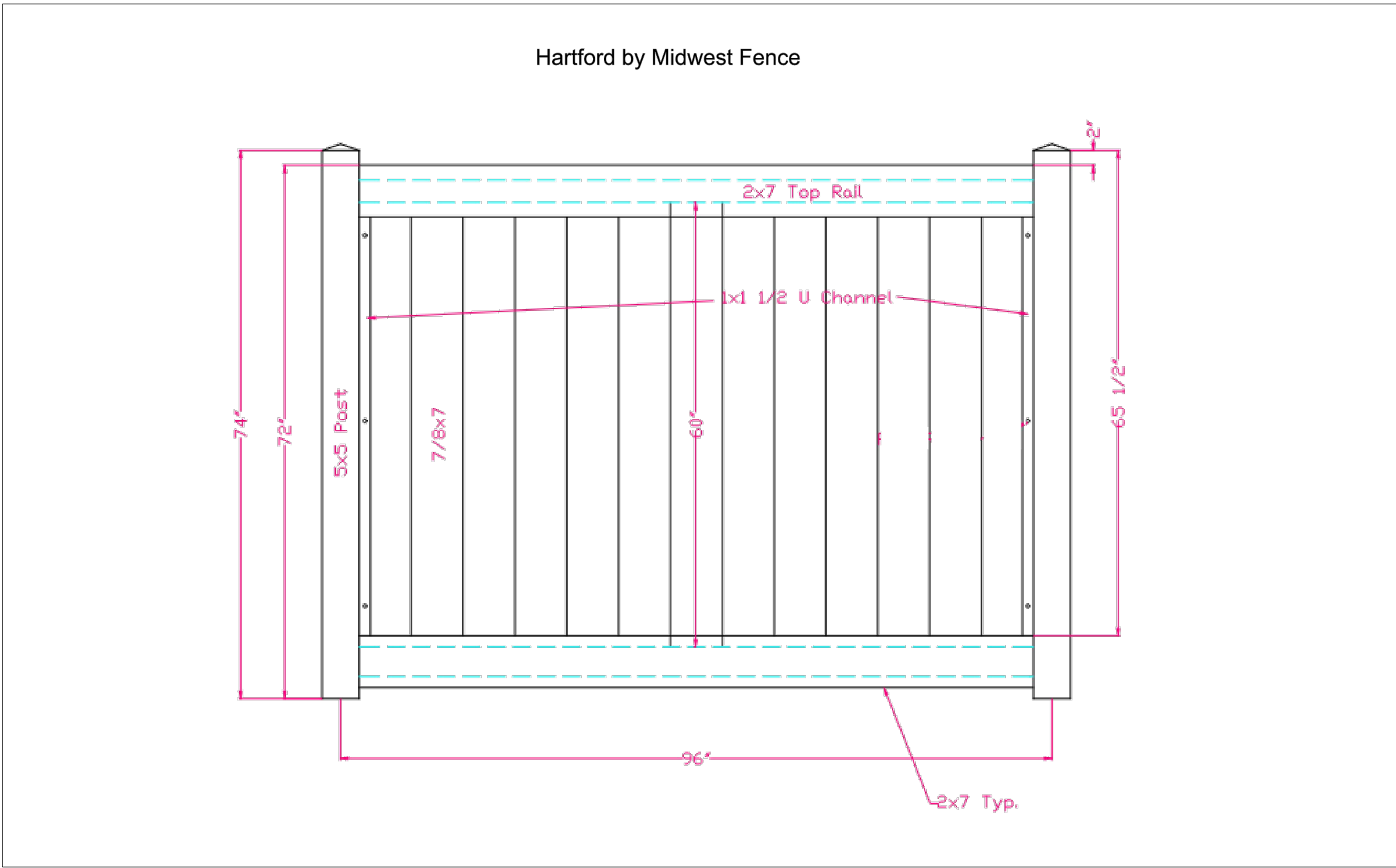
22 OF **26**

DATE: 08/18/21



PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
 - ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
 - ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
 - ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
 - ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
 - CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.





VS.
Other Brands



not actual size (size comparison only)

The Rails Make the Difference

It is common for PVC privacy fence to utilize 5" square posts along with tongue and groove vertical pickets. However, the horizontal rails can make the difference between a weak and strong fence system.

Industry standard rails are 1.5" wide x 5.5" tall. The Hartford privacy fence, offered exclusively by Midwest Fence, uses 2" x 7" rails to provide superior strength and performance.

Available Colors

White

Tan





The Hartford privacy fence is a great choice for a homeowner who needs a maintenance free solution for privacy and security. Our 50 year warranty assures long term durability and confidence for today and many years to come.

- 100% American Made
- 70% Larger rails
- Tongue & Groove pickets

- 5" x 5" Posts
- Bell shaped concrete footings
- U.V. Protection



est. 1947

525 E. Villaume Ave.
South St. Paul, MN 55075
651-451-2222
www.midwestfence.com

© Copyright Midwest Fence & Mfg. Co. All rights reserved. Midwest Fence is a registered trademark of Midwest Fence & Mfg. Co.



exclusively from Midwest Fence



MAINTENANCE FREE FENCING





est. 1947

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

1 Hartford Fence Detail N.T.S.

DESIGNED: EC
CHECKED: NTM
DRAWN: EC
HORIZONTAL SCALE:
VERTICAL SCALE:

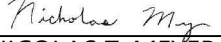
INITIAL ISSUE: 05/05/21
REVISIONS:
△ 06/16/21 COUNTY TURN LANE COMMENTS
△ 06/28/21 COUNTY TURN LANE COMMENTS
△ 07/06/21 CITY COMMENTS
△ 07/12/21 IRRIGATION SERVICE
△ 08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:

DR HORTON, INC. - MINNESOTA

20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA


NICOLAS T. MEYER
DATE: 08/18/21 LICENSE NO. 53774

LEXINGTON WOODS

BLAINE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

PLANTING NOTES &
DETAILS

PROJECT NUMBER: 0024428.00

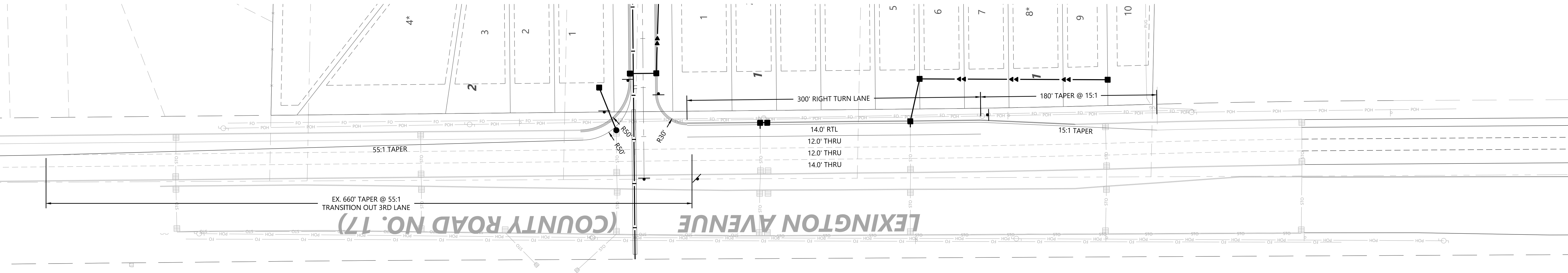
SHEET NUMBER:

23 OF 26

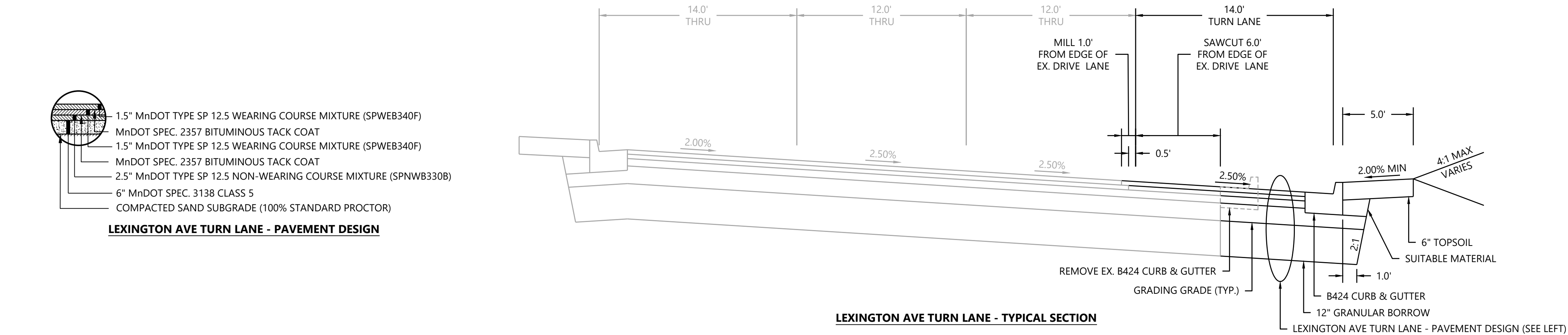
DATE: 08/18/21

LEXINGTON WOODS

EXISTING CONDITIONS & REMOVALS PLAN



GEOMETRIC LAYOUT

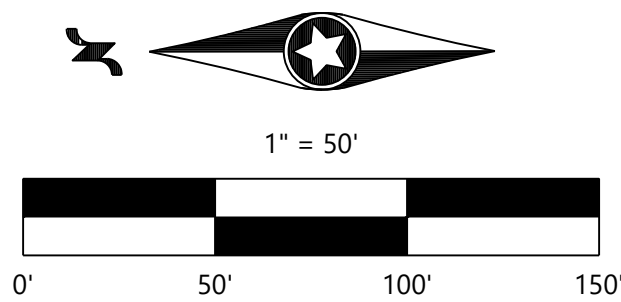


- 1.5" MnDOT TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB340F)
- MnDOT SPEC. 2357 BITUMINOUS TACK COAT
- 1.5" MnDOT TYPE SP 12.5 WEARING COURSE MIXTURE (SPWEB340F)
- MnDOT SPEC. 2357 BITUMINOUS TACK COAT
- 2.5" MnDOT TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330B)
- 6" MnDOT SPEC. 3138 CLASS 5
- COMPACTED SAND SUBGRADE (100% STANDARD PROCTOR)

LEXINGTON AVE TURN LANE - PAVEMENT DESIGN

OVERALL UTILITY LEGEND

- | PROPOSED | FUTURE | |
|----------|--------|----------------|
| | | SANITARY SEWER |
| | | STORM SEWER |
| | | DRAIN TILE |
| | | WATER MAIN |
| | | HYDRANT |
-
- | EXISTING | |
|----------|-----|
| | SAN |
| | STD |
| | DT |
| | VAT |
| | VAT |



DESIGNED: FDHIII
CHECKED: FDHIII
DRAWN: FDHIII
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE:

INITIAL ISSUE: 05/05/21
REVISIONS:
△ 06/16/21 COUNTY TURN LANE COMMENTS
△ 06/28/21 COUNTY TURN LANE COMMENTS
△ 07/06/21 CITY COMMENTS
△ 07/12/21 IRRIGATION SERVICE
△ 08/18/21 REVISED STREETS AND UTILITIES FOR GRADING UPDATE

PREPARED FOR:
DR HORTON, INC. - MINNESOTA
20860 KENBRIDGE COURT, SUITE 100
LAKEVILLE, MINNESOTA 55044

I HEREBY CERTIFY THAT THIS PLAN 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

JOHN BENDER
DATE: 08/23/21 LICENSE NO. 43358

LEXINGTON WOODS
BLAINE, MN

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**LEXINGTON AVENUE -
TURN LANE PLAN**

PROJECT NUMBER: 0024428.00

SHEET NUMBER:
24 OF **26**
DATE: 08/23/21

PAVING PLAN

STRIPING PLAN

SIGNING & PAVEMENT MARKING NOTES:

1. ALL SIGNS MUST MEET MnMUTCD

2. ALL SIGN SHEETING TO BE HIGH INTENSITY DIAMOND GRADE DG3

3. ALIGN POST ON LEXINGTON, MnDOT 3401 SPEC, 3.0LB5/FT

4. CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING STREET SIGNS

5. SIGN PANELS: SIGN PANELS SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MnDOT STANDARD SIGNS MANUAL, THE MINNESOTA TRAFFIC ENGINEERING MANUAL, THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MnMUTCD), AND MnDOT SPECIFICATIONS 2564 & 3352, AND AS APPROVED BY THE ANOKA COUNTY TRANSPORTATION DEPARTMENT. SIGN FACE MATERIAL BE REFLECTIVE SIGN SHEETING MEETING 3M DIAMOND GRADE DG3, OR APPROVED EQUAL. SIGN PANELS SHALL BE TYPE OF THE TYPE AND QUANTITIES AS SHOWN ON THE PLAN.

6. STREET NAME SIGNS: ALL STREET SIGN PANELS TO BE MANUFACTURED SHALL BE APPROVED BY ANOKA COUNTY PRIOR TO FABRICATION.
7. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.

8. PAVEMENT MARKINGS MUST BE EPOXY RESIN w/DROP-ON GLASS BEADS PER ANOKA COUNTY.

9. EPOXY RESIN: EPOXY RESIN FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION.

10. DROP-ON GLASS BEADS: DROP-ON GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET REQUIREMENTS OF MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018 EDITION.

11. POLYMER PREFORMED MATERIAL: PAVEMENT MARKING SYMBOLS SHALL BE 3M STAMARK HIGH PERFORMANCE PAVEMENT MARKING TAPE, SERIES 380, OR APPROVED EQUAL.

12. ALL STREET SIGNS & POST: TO BE APPROVED BY DEVELOPER
 - LONGER STREET SIGN TO PLACED ON THE BOTTOM.
 - IF STREET SIGN PLATES ARE THE SAME LENGTH, THEN THE HIGHER VOLUME STREET SIGN TO BE PLACED ON BOTTOM.

OVERALL UTILITY LEGEND

