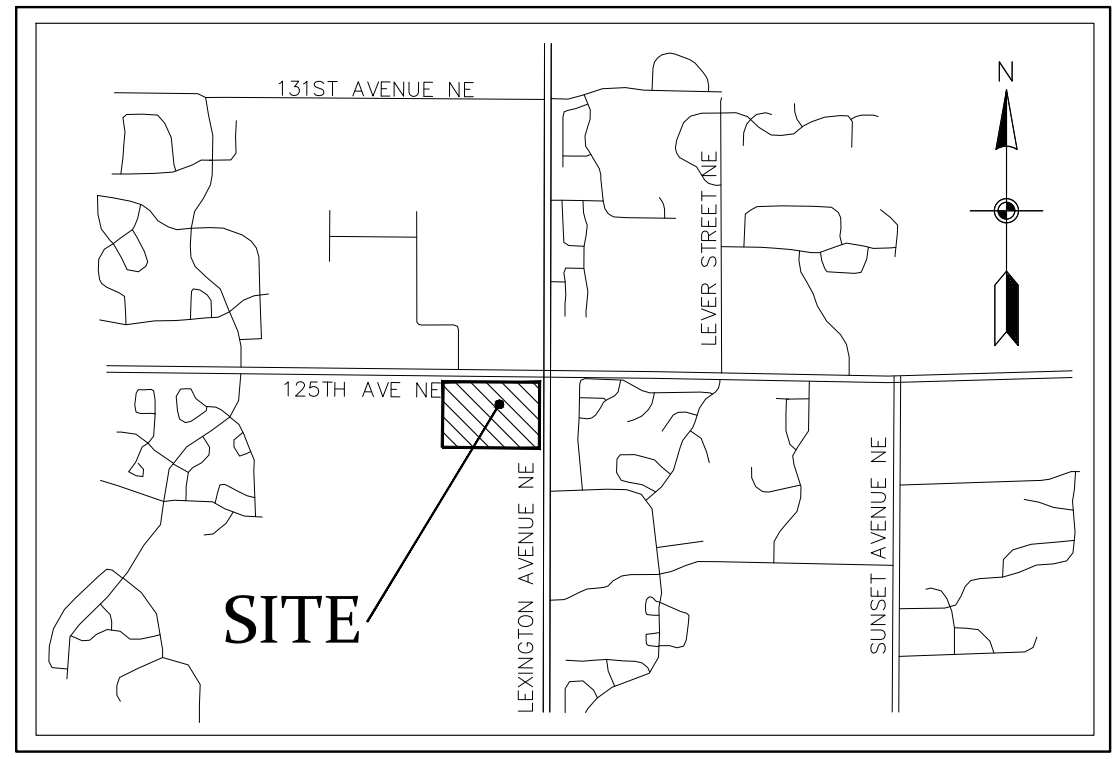
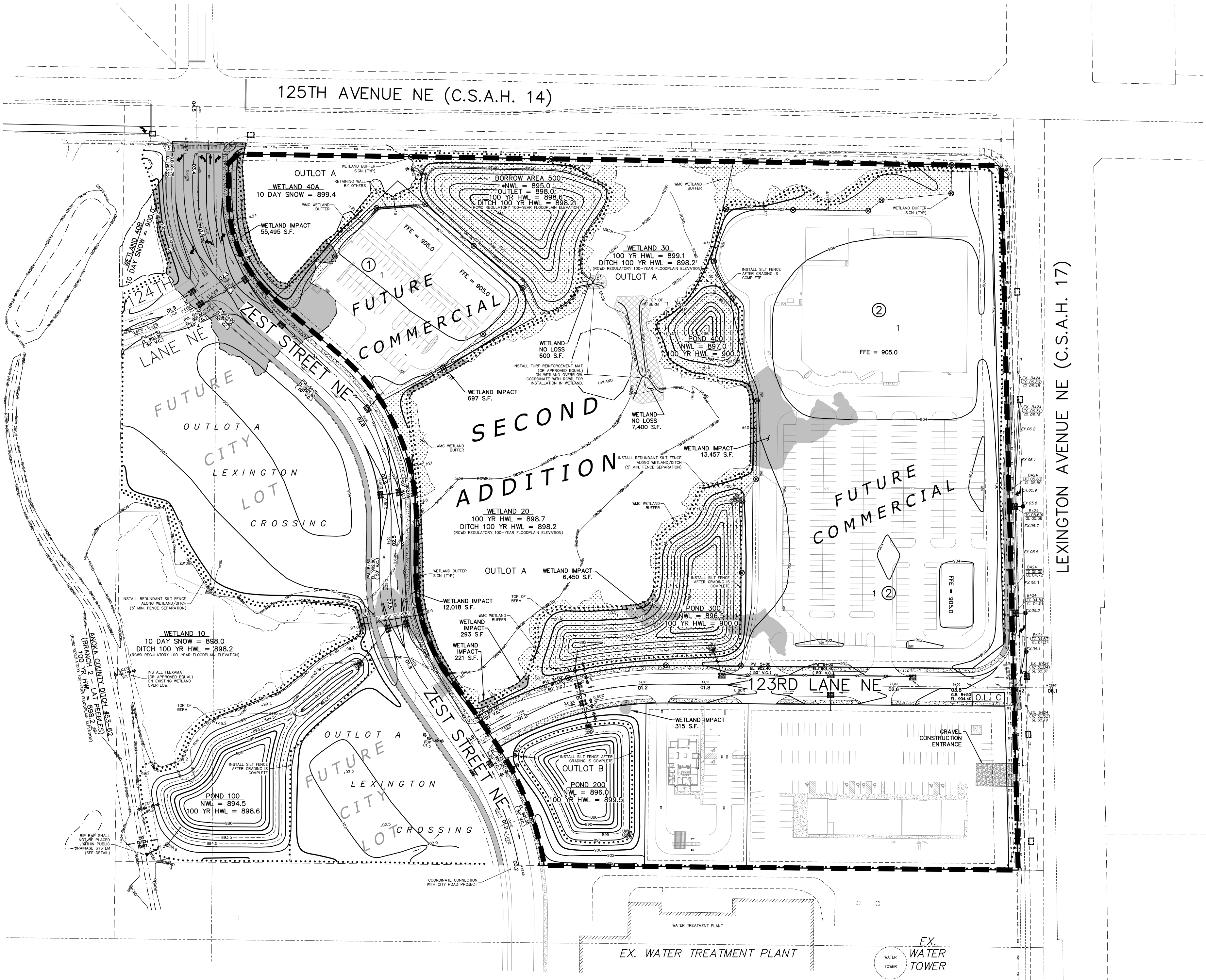


LEXINGTON CROSSING  
GRADING, DEVELOPMENT &  
EROSION CONTROL PLAN  
BLAINE, MINNESOTA

VICINITY MAP



NOT TO SCALE



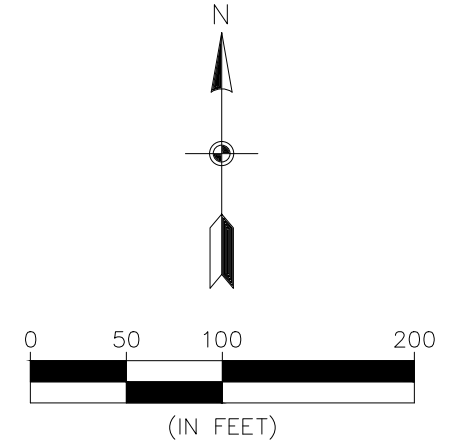
SHEET INDEX

- 1. COVER
- 2. GRADING INDEX
- 3-4. GRADING, DEVELOPMENT & EROSION CONTROL PLANS
- 5-6. DETAILS

CALL BEFORE YOU DIG



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



BENCHMARK

- 1. Anoka county benchmarks no. 2006 - Elevation 897.576 ft. (NAVD88)
- 2. Anoka county benchmarks no. 2095 - Elevation 902.431 ft. (NAVD88)



ENGINEERING  
SURVEYING  
PLANNING

3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSON-ENGINEERING.COM

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

Print Name: Aaron D. Briski, P.E.  
Signature: *Aaron Briski*  
Date: 9/2/25 License #: 57811

Drawn: GJS  
Designed: ADB  
Date: 9/2/25

Revisions:  
1. 9/11/25 per City and RCWD Comments  
2. 9/12/25 per City Comments  
3. 10/8/25 Bid Set.

HJ DEVELOPMENT  
2655 Cheshire Lane N  
Plymouth, MN, 55447

LEXINGTON CROSSING  
Blaine, Minnesota

COVER

1  
of  
6

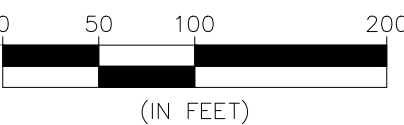


SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
ELECTRIC BOX		
GAS METER		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
SOIL BORING/TEST HOLE		
SANITARY MANHOLE		
FIRE HYDRANT		
GATE VALVE		
SERVICE		
CLEANOUT		
CATCH BASIN		
STORM MANHOLE		
FLARED END SECTION		
WATERMAIN		
SANITARY SEWER		
STORM SEWER		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
UNDERGROUND GAS		
UNDERGROUND FIBEROPTIC		
FENCE		
OVERHEAD ELECTRIC		
RETAINING WALL		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

NOTES

- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
- SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
- STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
- EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
- THE DNR DEWATERING PERMIT MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE RICE CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.



BENCHMARK

- Anoka county benchmarks no. 2006-- Elevation 897.576 ft. (NAVD88)
- Anoka county benchmarks no. 2095-- Elevation 902.431 ft. (NAVD88)



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FLOODPLAIN SUMMARY

FLOODPLAIN FILL = 530 C.Y.  
FLOODPLAIN MITIGATION = 550 C.Y.

WETLAND SUMMARY

WETLAND IMPACT = 88,946 S.F.  
WETLAND NO LOSS = 8,000 S.F.

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

WMC WETLAND BUFFER SUMMARY  
(25' MIN/50' AVG)

WMC WETLAND BUFFER AREA = 186,294 SF (4.28 AC)  
[REQUIRED WMC BUFFER = 153,629 SF (3.53 AC)]  
WETLAND BUFFER SIGN



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BLAINE, MN 55449  
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HJ DEVELOPMENT  
2655 Cheshire Lane N  
Plymouth, MN, 55447

LEXINGTON CROSSING  
Blaine, Minnesota

GRADING INDEX

2 of 6









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**HJ DEVELOPMENT**  
2655 Cheshire Lane N  
Plymouth, MN, 55447

**LEXINGTON CROSSING**  
Blaine, Minnesota

## GRADING, DEVELOPMENT & EROSION CONTROL PLAN

4 of 6



Diagram illustrating the installation of a vertical post into the ground. The post is labeled "ANCHOR W/ METAL T-POST OR WOOD 2\"x2\" STAKE". The barrier fencing is labeled "COPOLYMER BARRIER FENCING (48\" HEIGHT)". The ground surface is indicated by a horizontal line, and the soil below is labeled "UNDISTURBED SOIL". A dimension line indicates a minimum depth of "12\" MIN." for the post in the soil.

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

Diagram illustrating the installation of a T-post or wood stake with a filter fabric and trench:

- ANCHOR W/ METAL T-POST OR WOOD 2"X2" STAKE
- FILTER FABRIC (36" MAX. HEIGHT) OPENING IN FABRIC WEAVE < 212  $\mu$ m
- 6"X6" TRENCH (COMPACTED BACKFILL)
- 24" MIN.
- DIRECTION OF FLOW
- UNDISTURBED SOIL

1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

[illegible]

The plan view shows a 60' Right-of-Way (R/W) with a 20' Built-up Base (B/B) on the right side, labeled "RIGHT-IN". The centerline is marked with stationing from 0+00 to 0+70. Key features include:

- Left Side:** A 4" concrete sidewalk with a granular base, 17' wide, sloping at 2%.
- Center:** A 30' wide area containing a 17' wide B&B concrete curb & gutter with a 0.03'/ft slope, and a 13' wide area sloping at 2%.
- Right Side:** A 20' wide area sloping at 2%, followed by a 4" concrete sidewalk with a granular base, 17' wide, sloping at 2%.

A circular inset provides a detailed view of the "PAVEMENT SECTION":

- \* 1.5" BITUMINOUS WEAR COURSE, MN/DOT SPEC. 2340, SPWEA340C
- BITUMINOUS TACK COAT, MN/DOT SPEC. 2357
- 2" BITUMINOUS BASE COURSE, MN/DOT SPEC. 2340 SPWBN330C
- 6" CLASS 5 AGGREGATE BASE, MN/DOT SPEC. 2211 (100% CRUSHED)
- COMPACTED SUBGRADE

Additional notes include:

- "TO BE VERIFIED BY GEOTECHNICAL ENGINEER"
- "SEE PLAN FOR LOCATION"
- "SOD W/4\" TOPSOIL SEED & MULCH REMAINING R/W"
- "B&B CONCRETE CURB & GUTTER TC = C - 0.10"
- "CONCRETE SIDEWALK W/ 4\" GRANULAR BASE SEE PLAN FOR LOCATION"

80' R/W - 35.4' B/B  
ZEST STREET NE

Plan View Dimensions (from left to right): 1' (R/W), 8' (B/B), 13.3' (2% slope), 40' (centerline), 17.7' (0.03%/FT slope), 40' (centerline), 6' (2% slope), 6' (4" concrete sidewalk), 10.3' (R/W).

Labels and Notes:

- 8' BITUMINOUS TRAIL (SEE DETAIL)
- 6618 CONCRETE CURB & GUTTER TC =  $\epsilon - 0.12$
- 4" CONCRETE SIDEWALK W/ 4" GRANULAR BASE SEE PLAN FOR LOCATION
- SSOB W/ 4" TOPSOIL SEED & MULCH REMAINING R/W

**\* PAVEMENT SECTION \***

- 1.5" BITUMINOUS WEAR COURSE, MN/DOT SPEC. 2340, SPWEA340C
- BITUMINOUS TACK COAT, MN/DOT SPEC. 2157
- 2" BITUMINOUS BASE COURSE, MN/DOT SPEC. 2340 SPNBW330C
- 6" CLASS 5 AGGREGATE BASE, MN/DOT SPEC. 2211 (100% CRUSHED)
- COMPACTED SUBGRADE

\* TO BE VERIFIED BY GEOTECHNICAL ENGINEER

100' R/W - 76' B/B WITH MEDIAN  
ZEST STREET NE

Plan View Details:  
 - Total Right of Way (R/W): 100'  
 - Total Building Boundary (B/B): 76'  
 - Median: 6'  
 - Turn Radii: (RIGHT) 14', 45', 14', 12', 14' (LEFT TURN)  
 - Offsets: 50', 39', 50'  
 - Pavement Details: 8" BITUMINOUS TRAIL, SOD W/ 4" TOPSOIL SEED & MULCH REMAINING R/W, B618 CONCRETE CURB & GUTTER, B612 (TIP-OUT) CONCRETE CURB & GUTTER, B618 CONCRETE CURB & GUTTER.  
 - Slopes: 2%, 0.03'/FT.

PAVEMENT SECTION  
 \* TO BE VERIFIED BY GEOTECHNICAL ENGINEER

- 1.5" BITUMINOUS WEAR COURSE, MN/DOT SPEC. 2340, SPWEA340C
- BITUMINOUS TACK COAT, MN/DOT SPEC. 2357
- BITUMINOUS BASE COURSE, MN/DOT SPEC. 2340 SPWB330C
- 6" CLASS 5 AGGREGATE BASE, MN/DOT SPEC. 2211 (100% CRUSHED)
- COMPACTED SUBGRADE



Diagram illustrating the cross-section of a rock curb. The curb is shown with a sloped top surface and a vertical face. Key dimensions and labels include:

- EXISTING ROADWAY**: Indicated by a dashed line on the left side of the curb.
- 1/4" R.O.C.D.**: A dimension line indicating the thickness of the curb base.
- 2" CLEAR ROCK (MIN.)**: A dimension line indicating the clearance between the curb and the rock.
- 50" MIN.**: A dimension line indicating the minimum length of the curb.
- 6" MIN.**: A dimension line indicating the minimum height of the curb.

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

SEED: MnDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

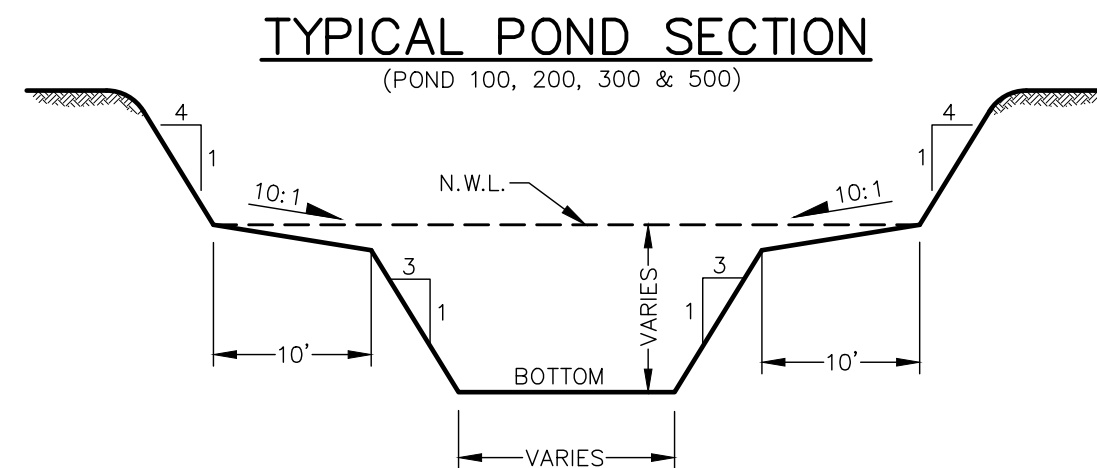
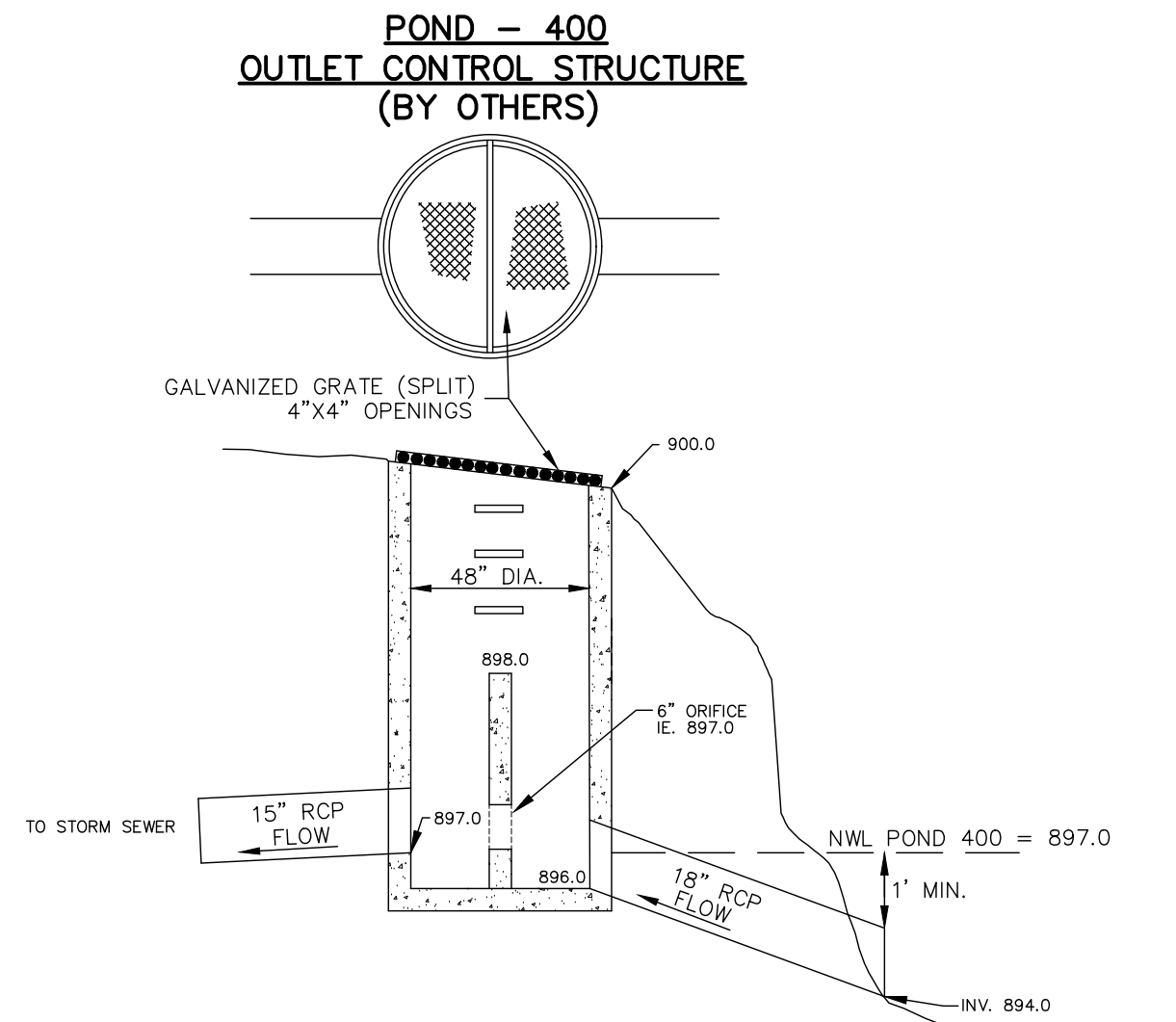
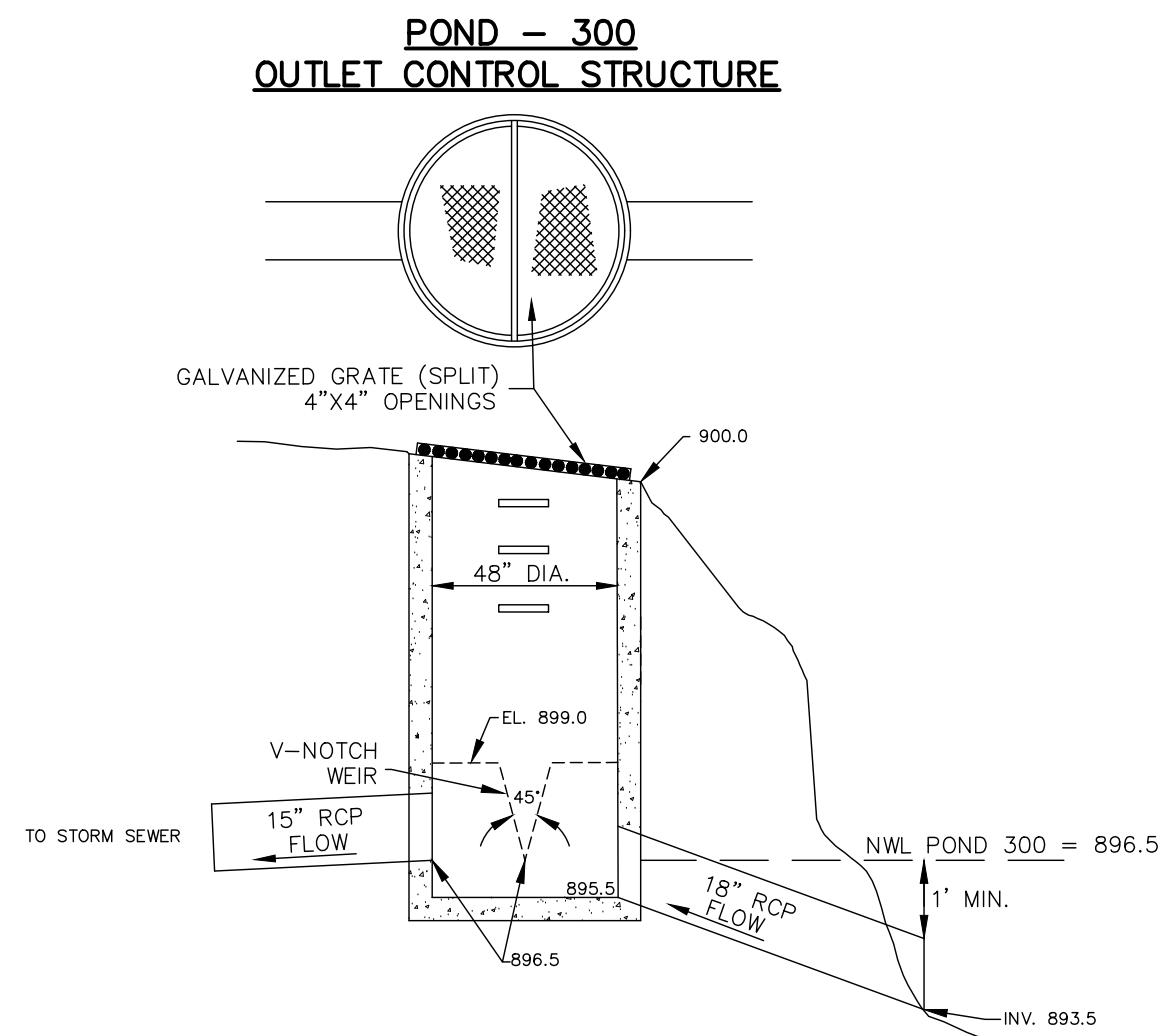
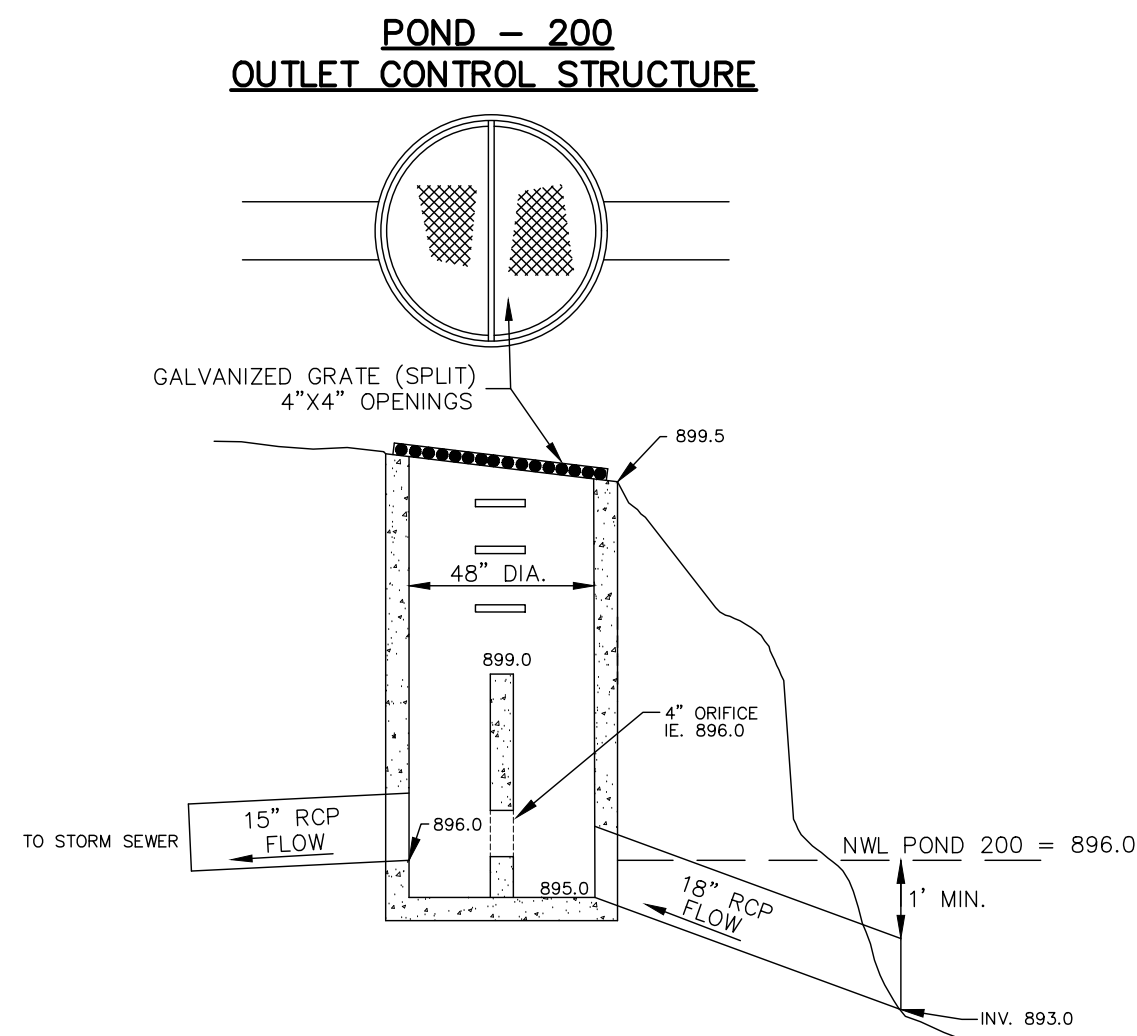
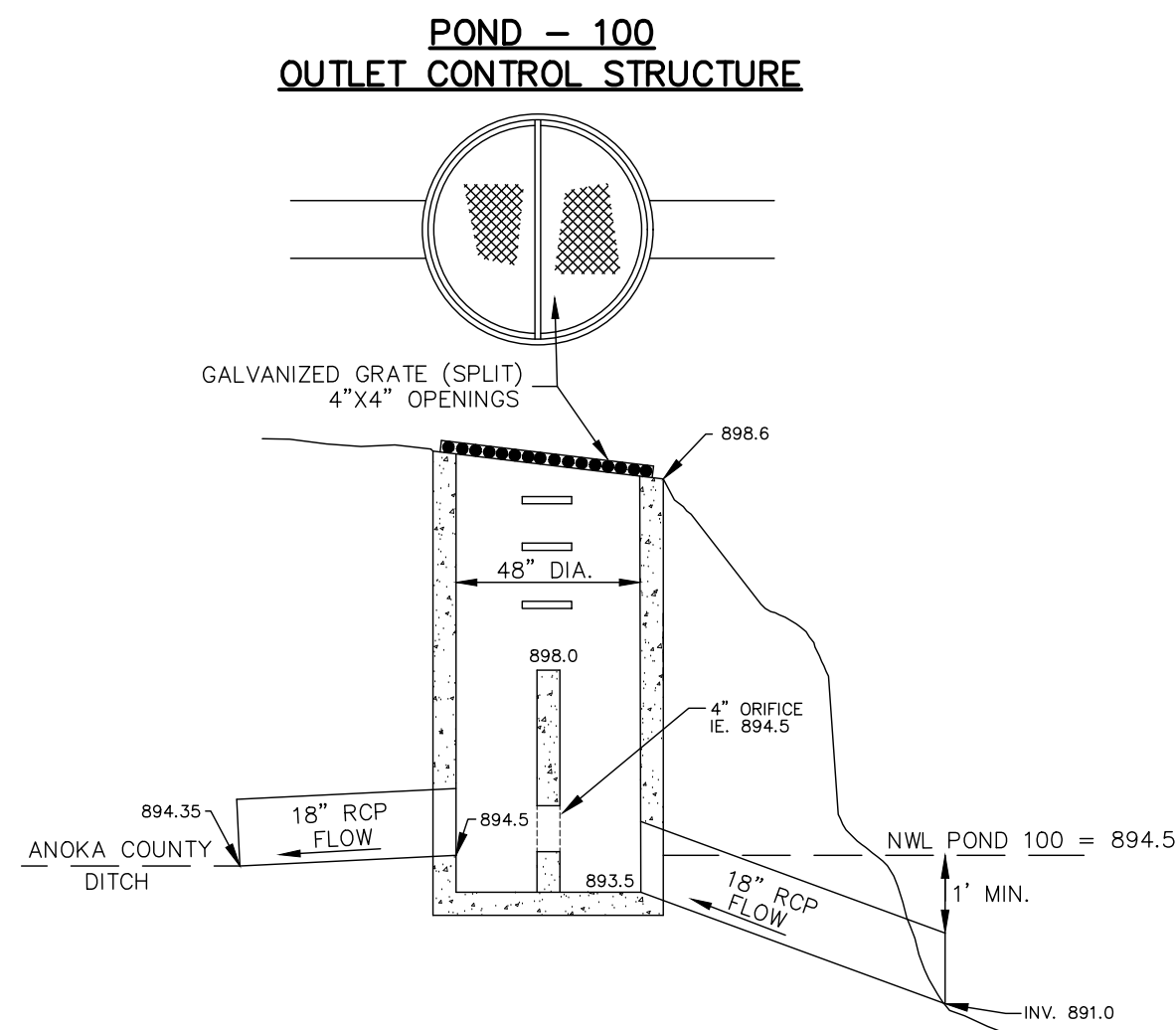
DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

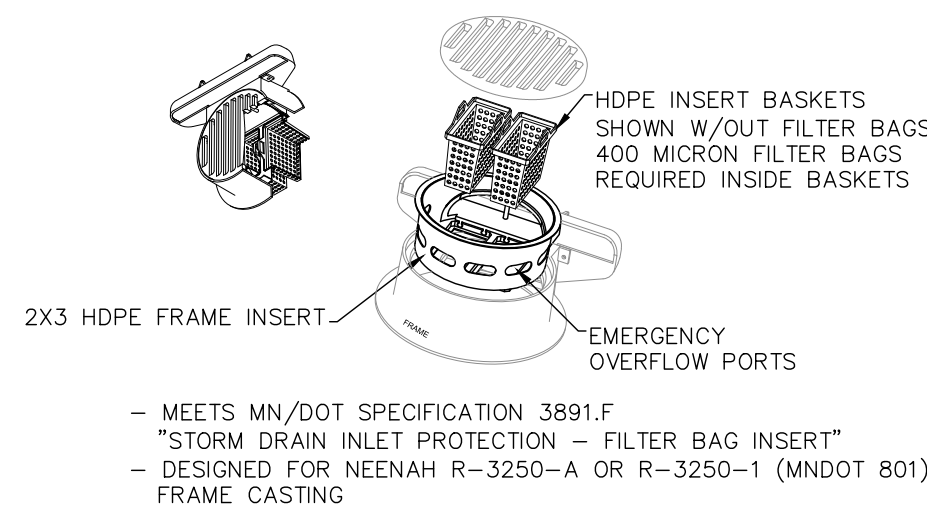
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

NOTE: WMC BUFFER AREA SHALL BE SEEDED WITH TEMPORARY COVER CROP SEEDING  
(MnDOT 21-111 / MnDOT 21-112 OR APPROVED EQUAL)

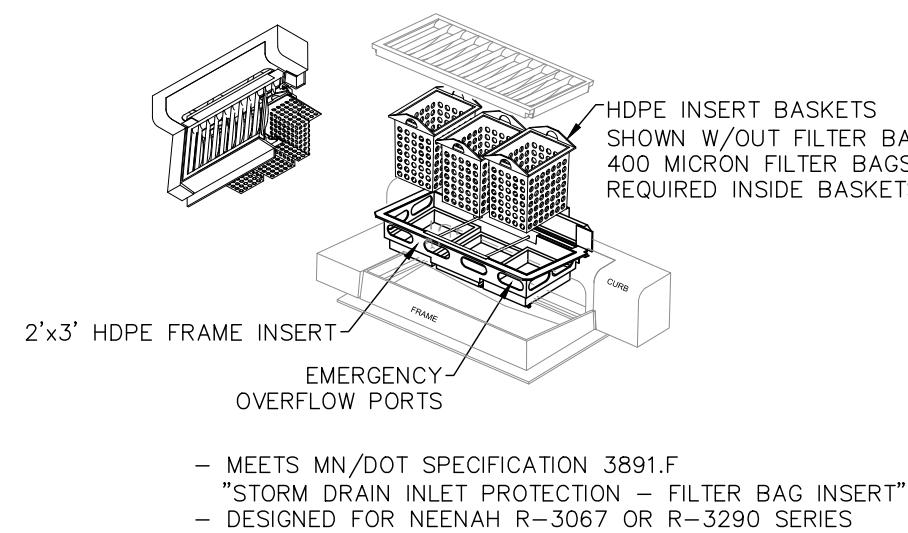




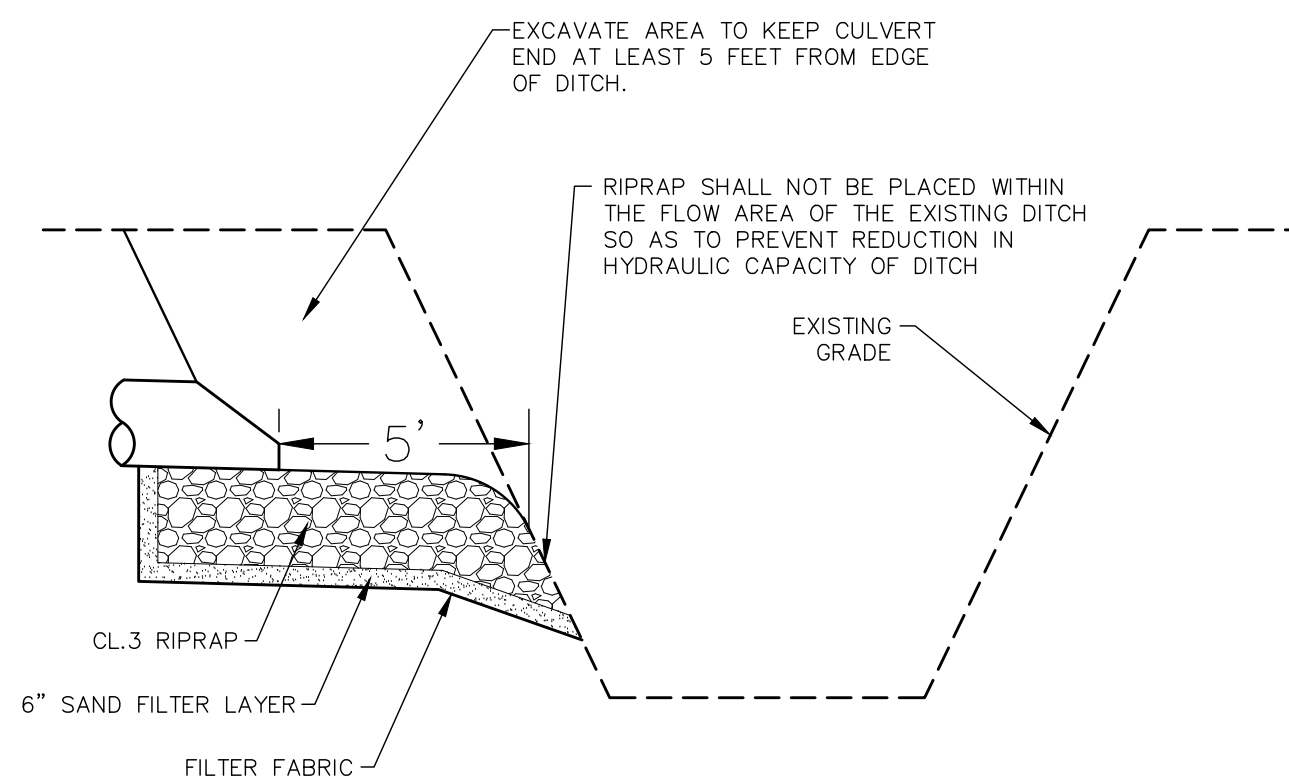
**INFRA SAFE — 27" DEBRIS COLLECTION DEVICE**  
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



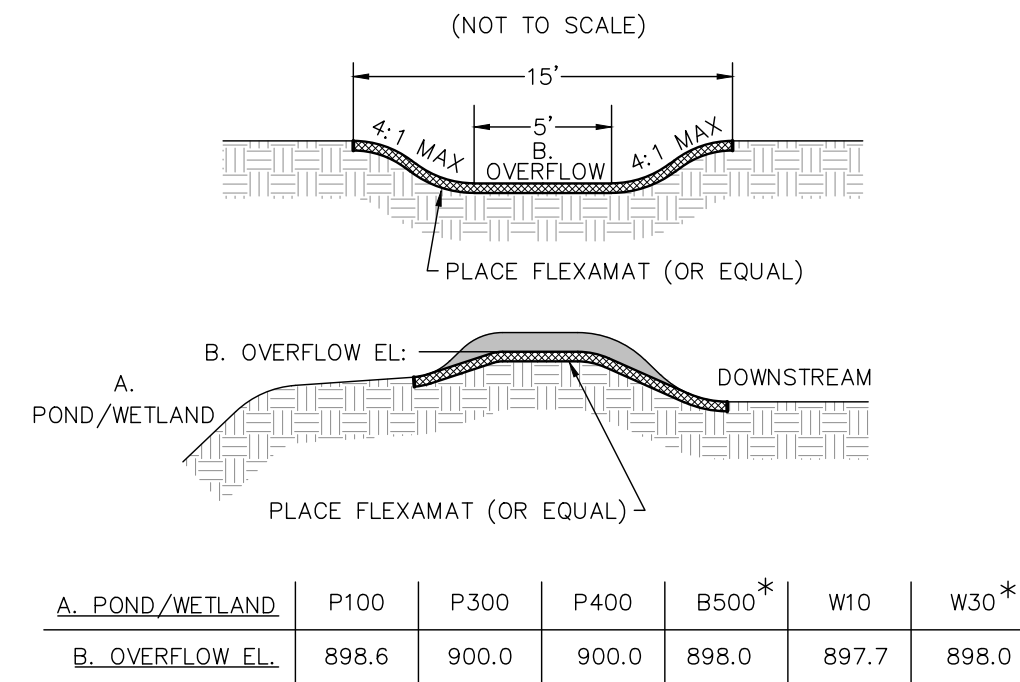
**INFRA SAFE — 2'x3' DEBRIS COLLECTION DEVICE**  
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



**BANK RIP RAP**

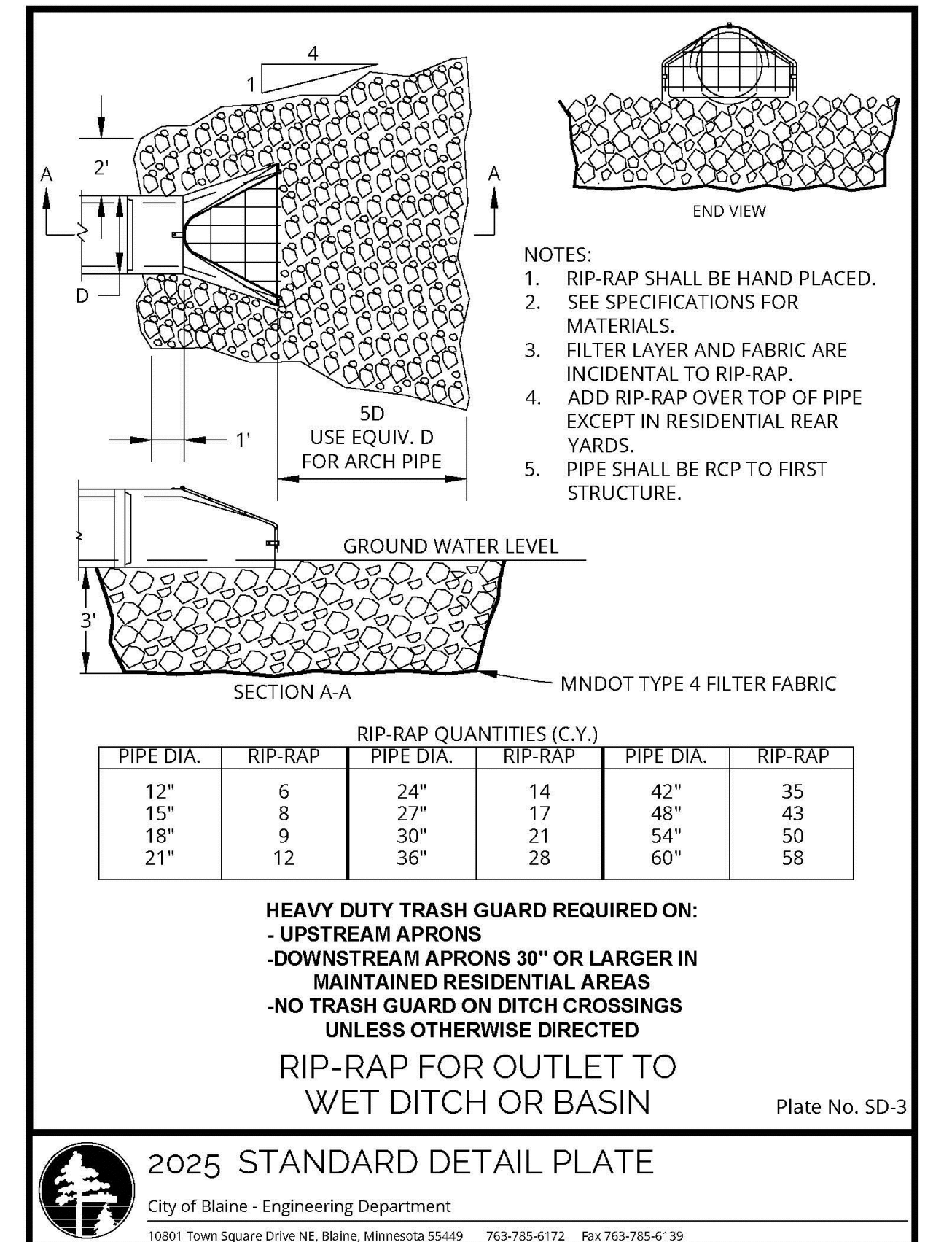


**REINFORCED EMERGENCY OVERFLOW**



A. POND/WETLAND	P100	P300	P400	B500*	W10	W30*
B. OVERFLOW EL.	898.6	900.0	900.0	898.0	897.7	898.0

\* NOTE: TURF REINFORCEMENT MAT (OR APPROVED EQUAL) SHALL BE USED FOR THE OVERFLOWS FOR BORROW AREA 500 AND WETLAND 30. COORDINATE WITH THE RICE CREEK WATERSHED DISTRICT FOR INSTALLATION WITHIN WETLAND.



RIP-RAP QUANTITIES (C.Y.)					
PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP	PIPE DIA.	RIP-RAP
12"	6	24"	14	42"	35
15"	8	27"	17	48"	43
18"	9	30"	21	54"	50
21"	12	36"	28	60"	58

**HEAVY DUTY TRASH GUARD REQUIRED ON:**  
- UPSTREAM APRONS  
- DOWNSTREAM APRONS 30" OR LARGER IN MAINTAINED RESIDENTIAL AREAS  
- NO TRASH GUARD ON DITCH CROSSINGS UNLESS OTHERWISE DIRECTED  
**RIP-RAP FOR OUTLET TO WET DITCH OR BASIN**

Plate No. SD-3



**2025 STANDARD DETAIL PLATE**

City of Blaine - Engineering Department  
10801 Town Square Drive NE, Blaine, Minnesota 55449 763-785-6172 Fax 763-785-6139



**CARLSON ENGINEERING**

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**DETAILS**

6  
of  
6