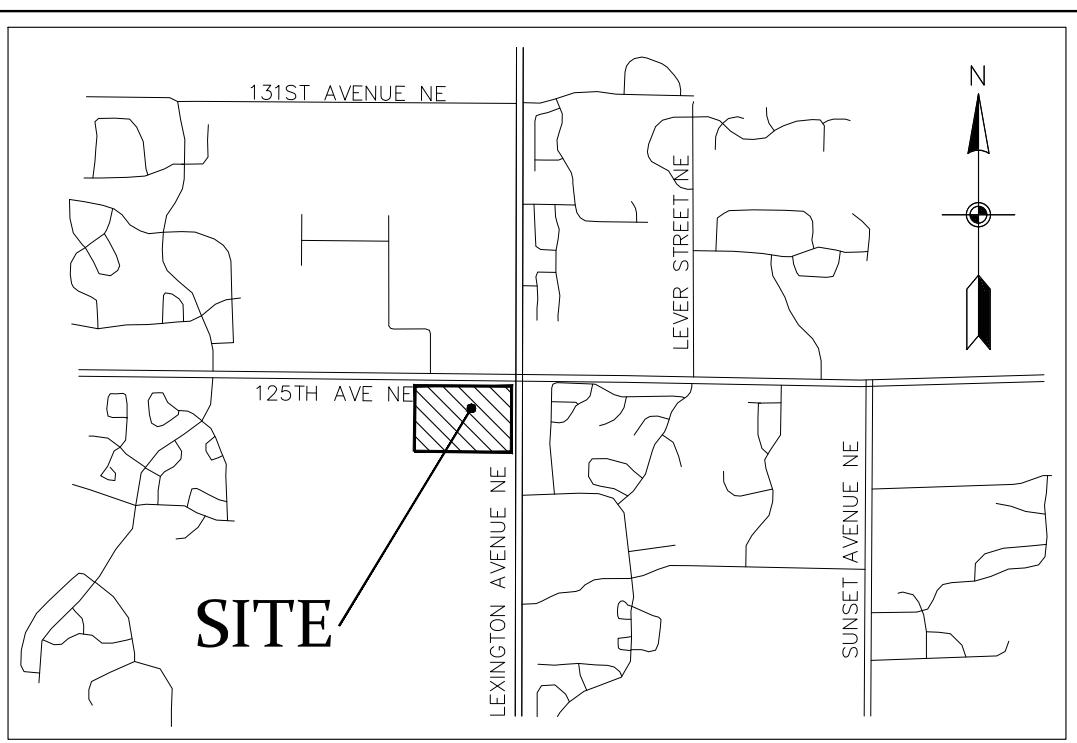


LEXINGTON CROSSING

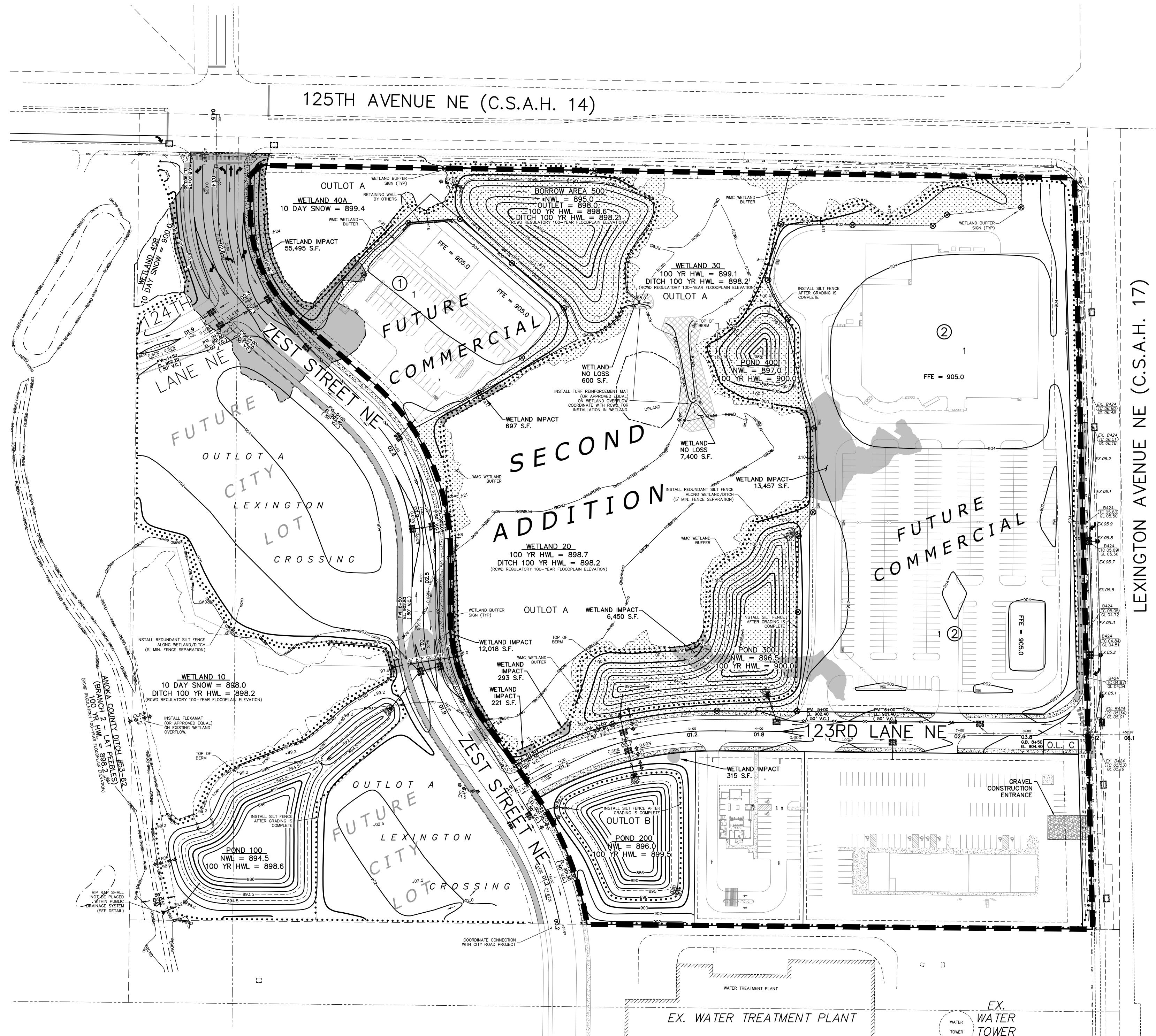
GRADING, DEVELOPMENT & EROSION CONTROL PLAN

BLAINE, MINNESOTA

VICINITY MAP



NOT TO SCALE



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."



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

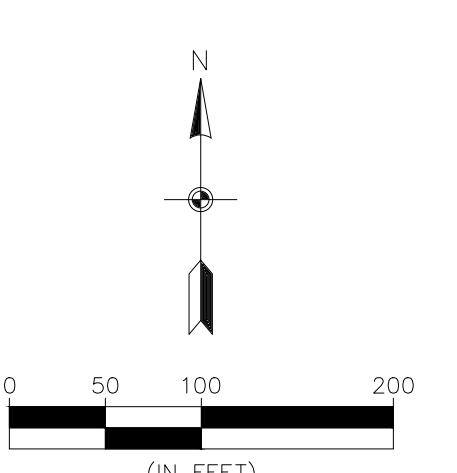
LEXINGTON CROSSING
Blaine, Minnesota

COVER

1
of
6

SHEET INDEX

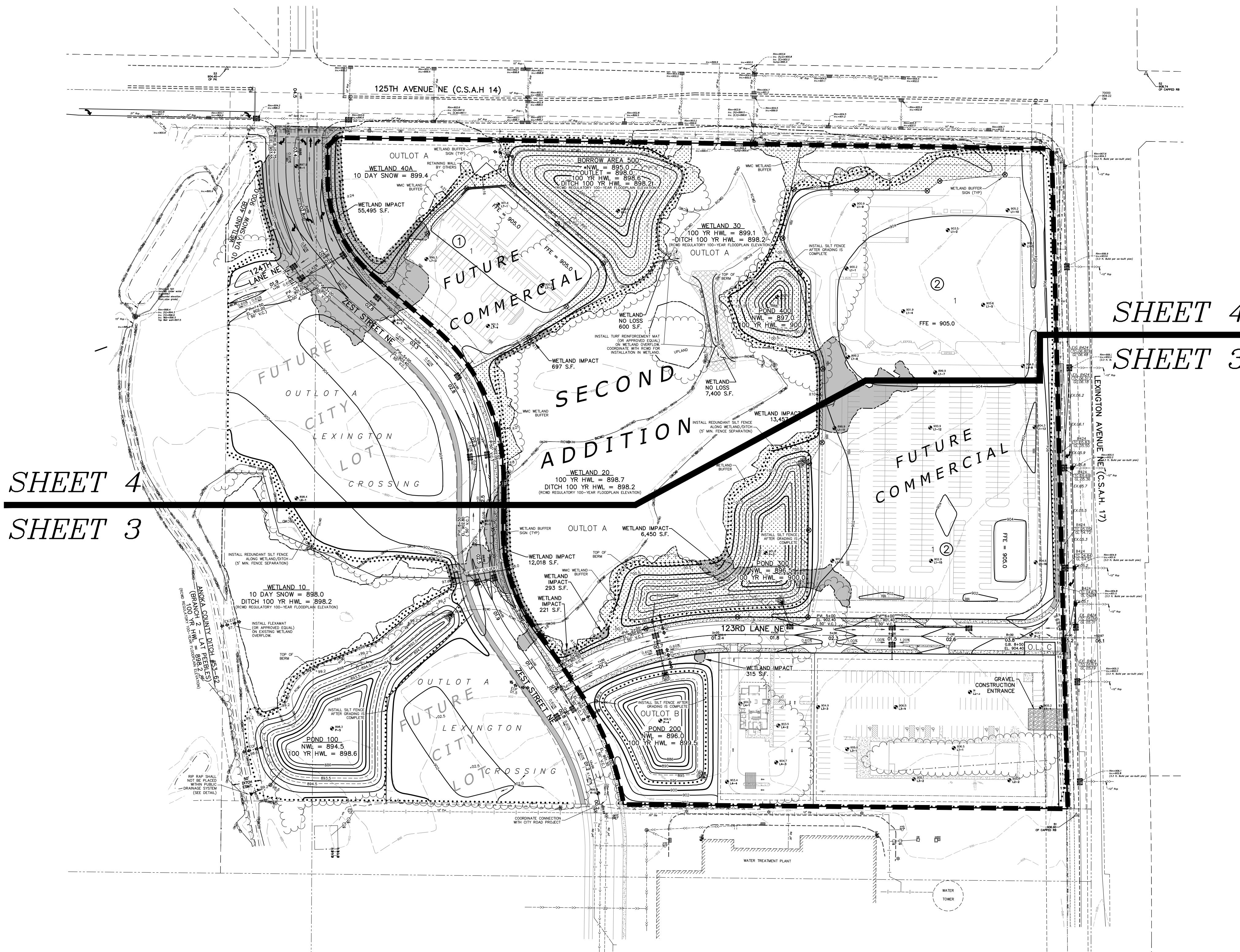
1. COVER
2. GRADING INDEX
- 3-4. GRADING, DEVELOPMENT & EROSION CONTROL PLANS
- 5-6. DETAILS



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

SITE PLAN LEGEND

EXISTING	PROPOSED
LIGHT POLE	*
MISCELLANEOUS SIGN	v.0000.0
EXISTING SPOT ELEVATION	S
EXISTING TREE	T
TELEVISION BOX	TV
ELECTRIC BOX	EB
GAS METER	GM
ELECTRIC METER	EM
TELEPHONE BOX	TP
UTILITY POLE	UP
SOIL BORING/TEST HOLE	SB
SANITARY MANHOLE	SMH
FIRE HYDRANT	HYD
GATE VALVE	GV
SERVICE	S
CLEANOUT	CLN
CATCH BASIN	CB
STORM MANHOLE	SMH
FLARED END SECTION	FES
WATERMAIN	WM
SANITARY SEWER	SS
STORM SEWER	S
PROPERTY LINE	PL
SETBACK LINE	SL
CURB	C
WETLAND	W
DITCH	D
UNDERGROUND TELEPHONE	UT
UNDERGROUND ELECTRIC	UE
UNDERGROUND GAS	UG
UNDERGROUND FIBEROPTIC	UF
FENCE	F
OVERHEAD ELECTRIC	OE
RETAINING WALL	RW
CONCRETE SURFACE	CS
BITUMINOUS SURFACE	BS



SHEET 4
SHEET 3

SHEET 4
SHEET 3

NOTES

1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE RICE CREEK WATERSHED DISTRICT.
2. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
3. STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
4. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
5. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
6. 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.



FLOODPLAIN SUMMARY

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

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

WETLAND SUMMARY

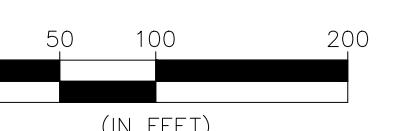
WETLAND IMPACT = 88,946 S.F.
WETLAND NO LOSS = 8,000 S.F.

WETLAND REPLACEMENT CREDITS WILL BE PURCHASED IN LIEU OF ONSITE REPLACEMENT

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

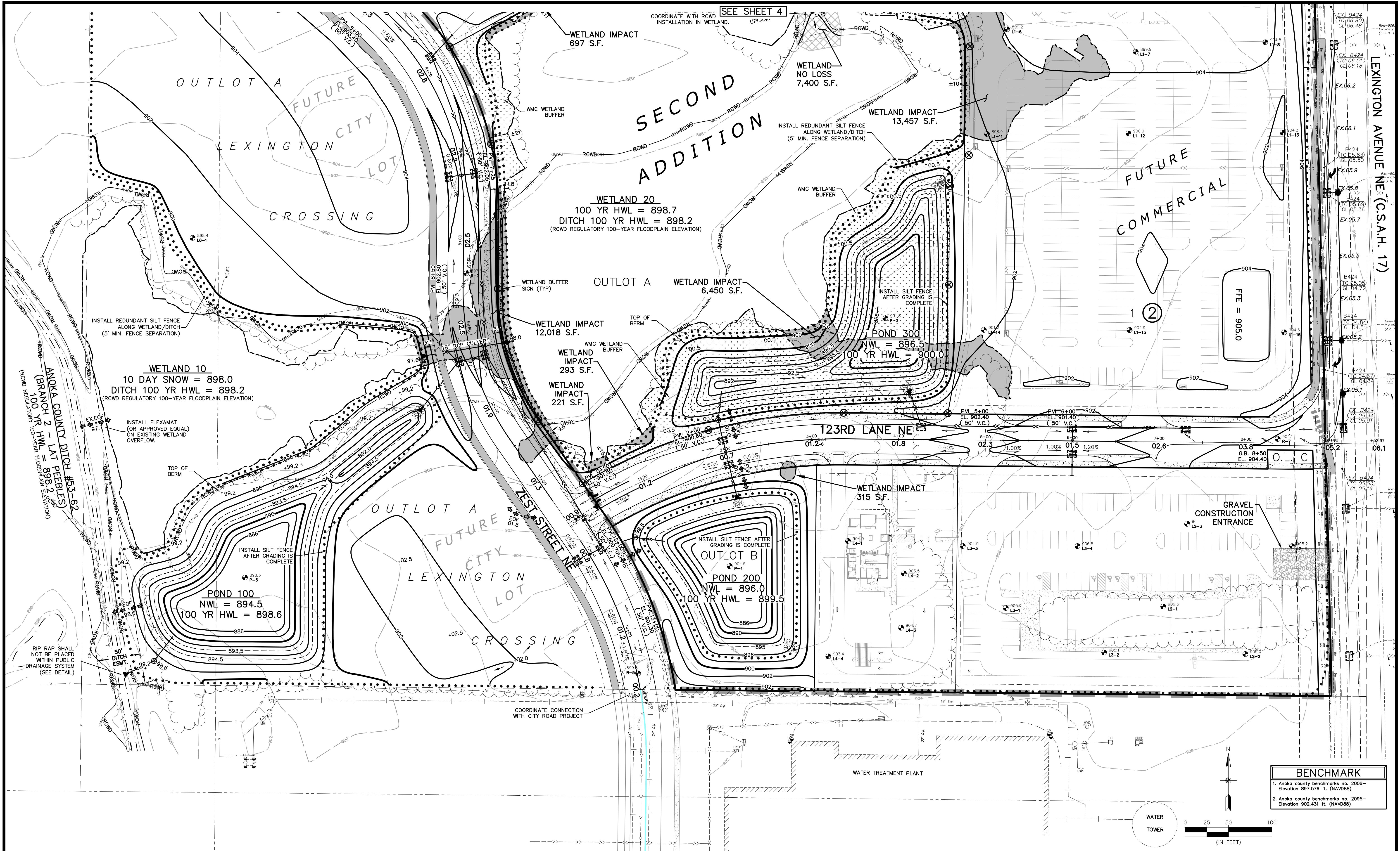
WMC WETLAND BUFFER AREA = 186,294 SF (4.28 AC)
[REQUIRED WMC BUFFER = 153,629 SF (3.53 AC)]

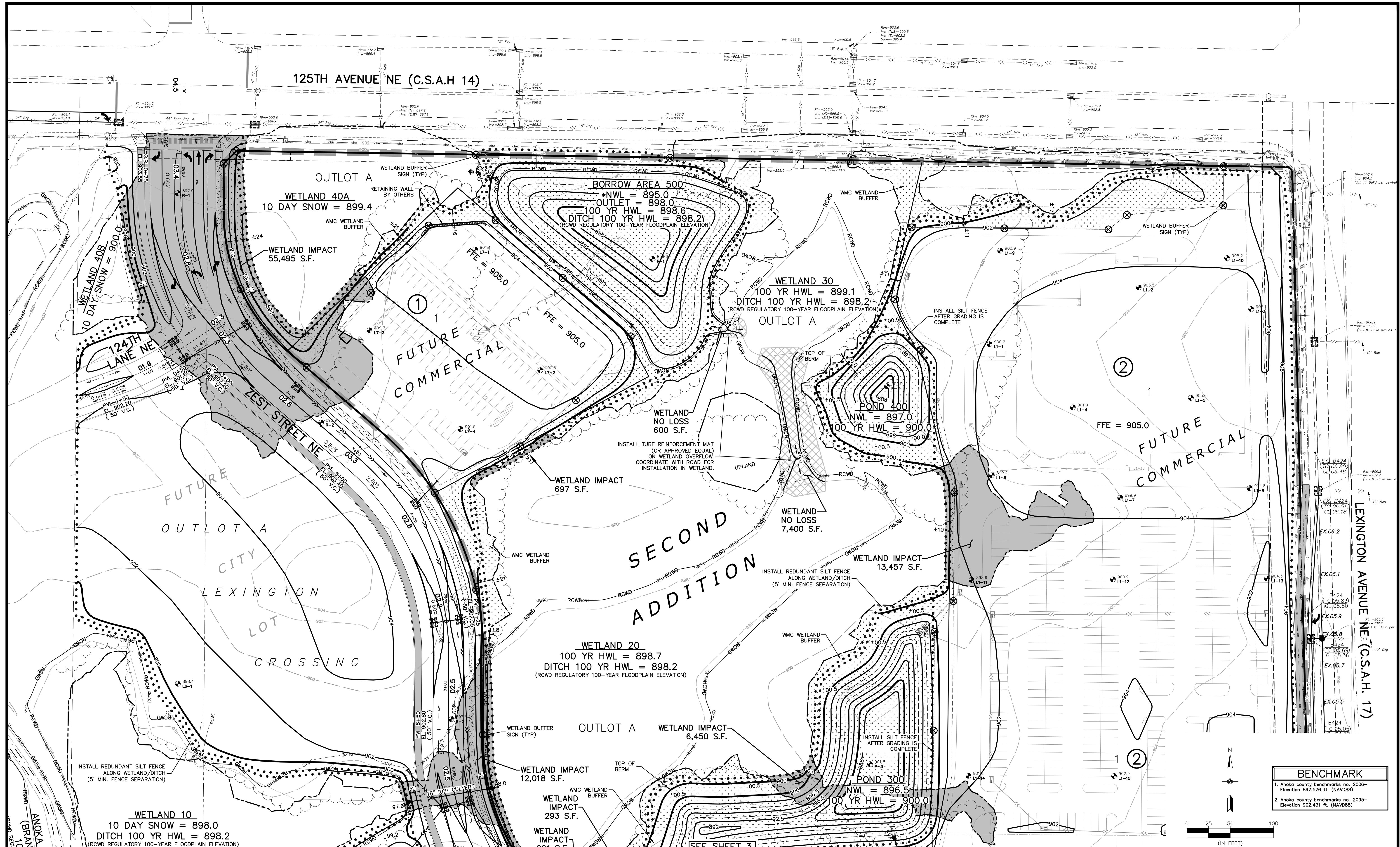
WETLAND BUFFER SIGN



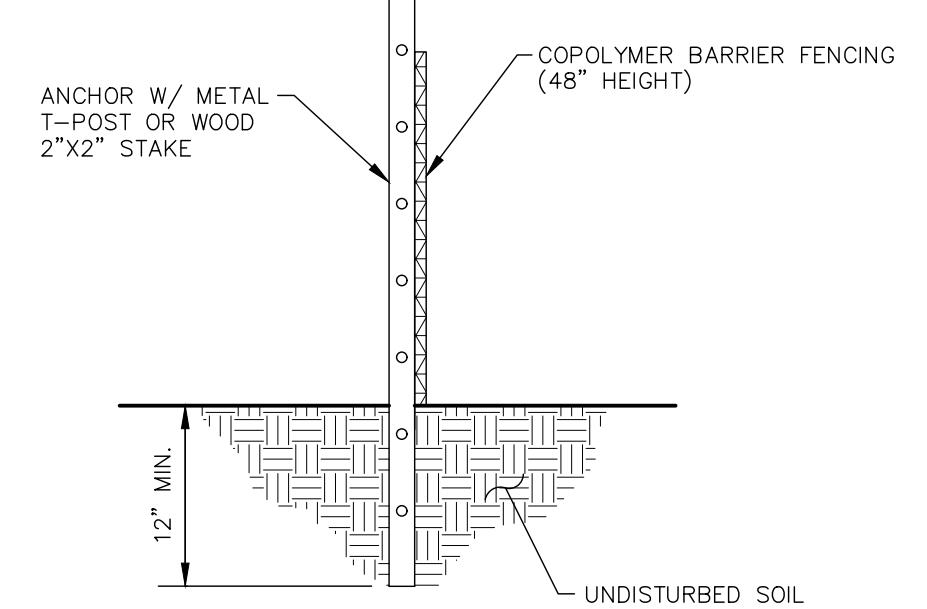
BENCHMARK

1. Anoka county benchmarks no. 2096-
Elevation 897.576 ft. (NAVD88)
2. Anoka county benchmarks no. 2095-
Elevation 902.431 ft. (NAVD88)





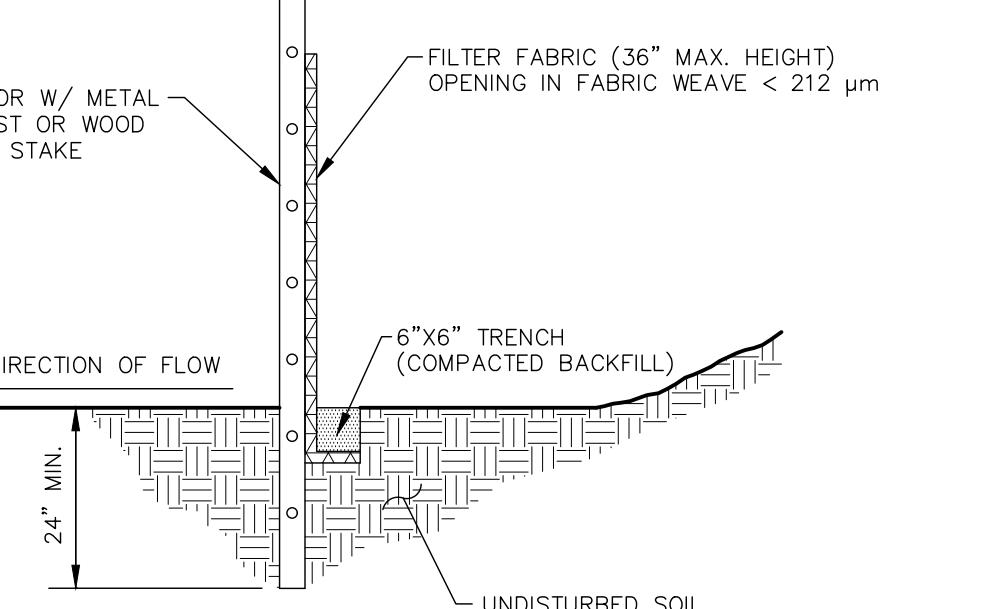
TREE FENCE



NOTES:

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.

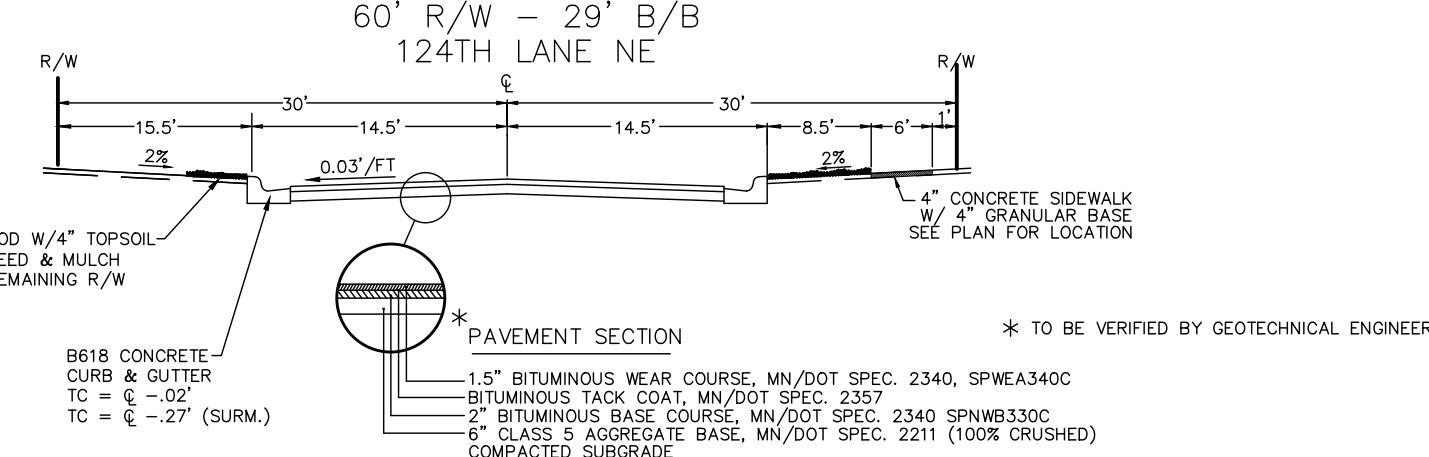
SILT FENCE



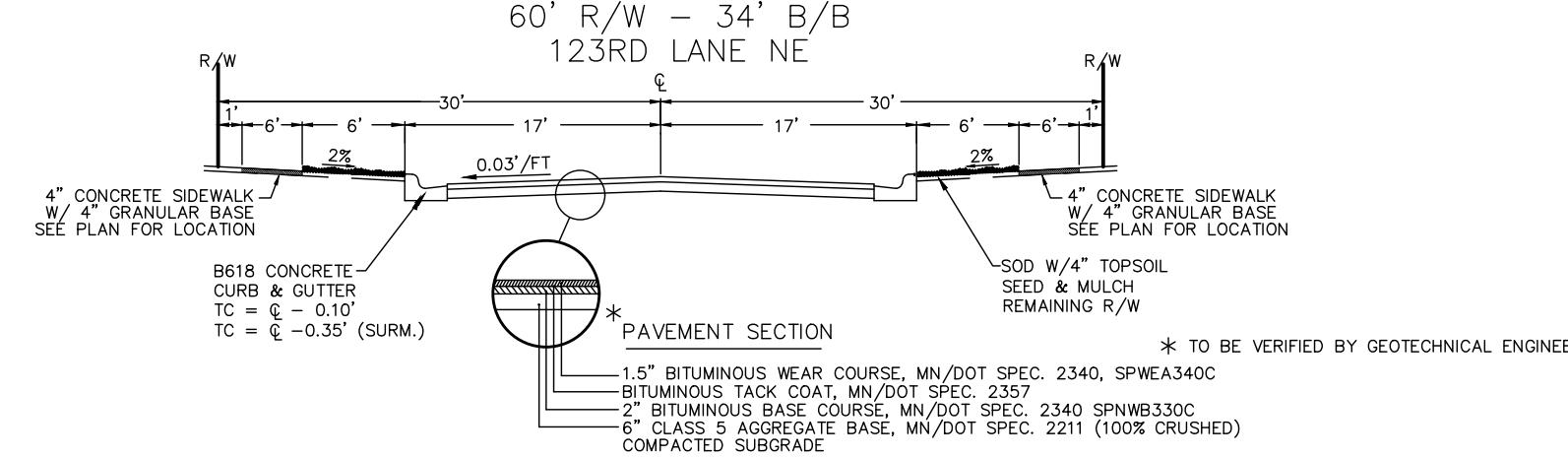
NOTES:

1. DIG A 6"X6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNSHILL 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.

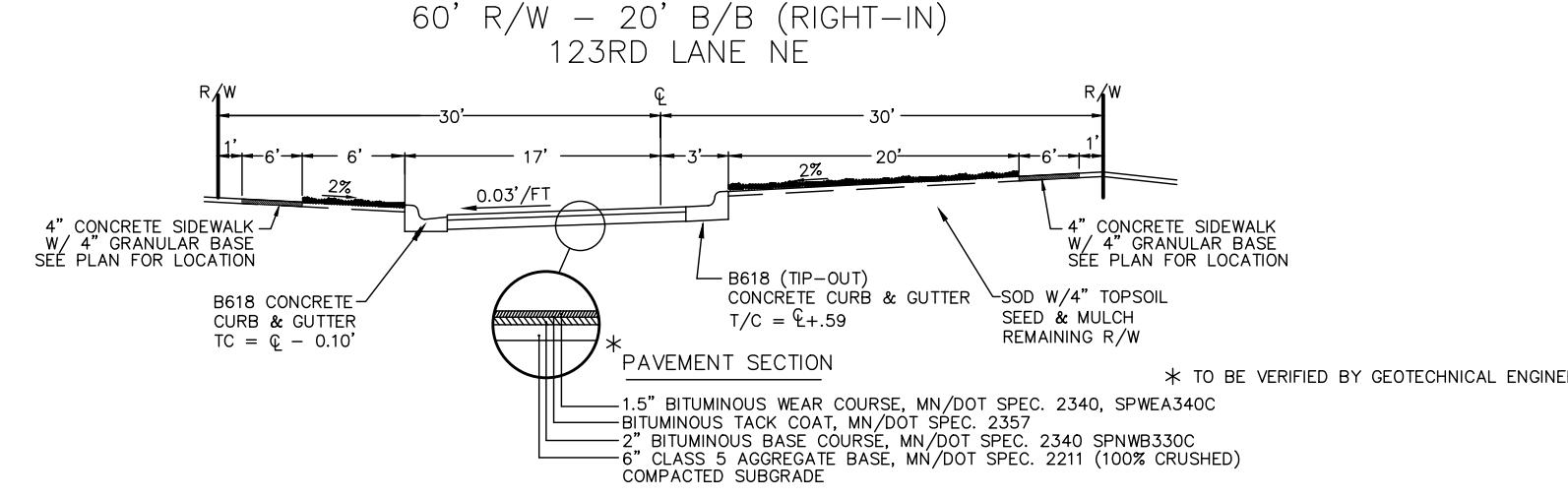
TYPICAL STREET SECTION



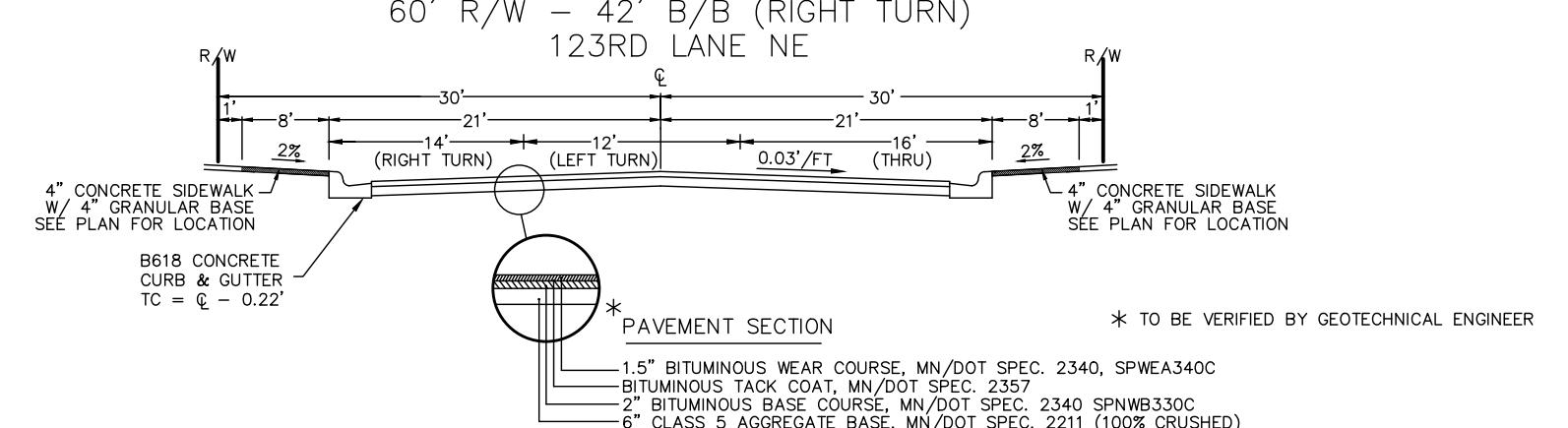
TYPICAL STREET SECTION



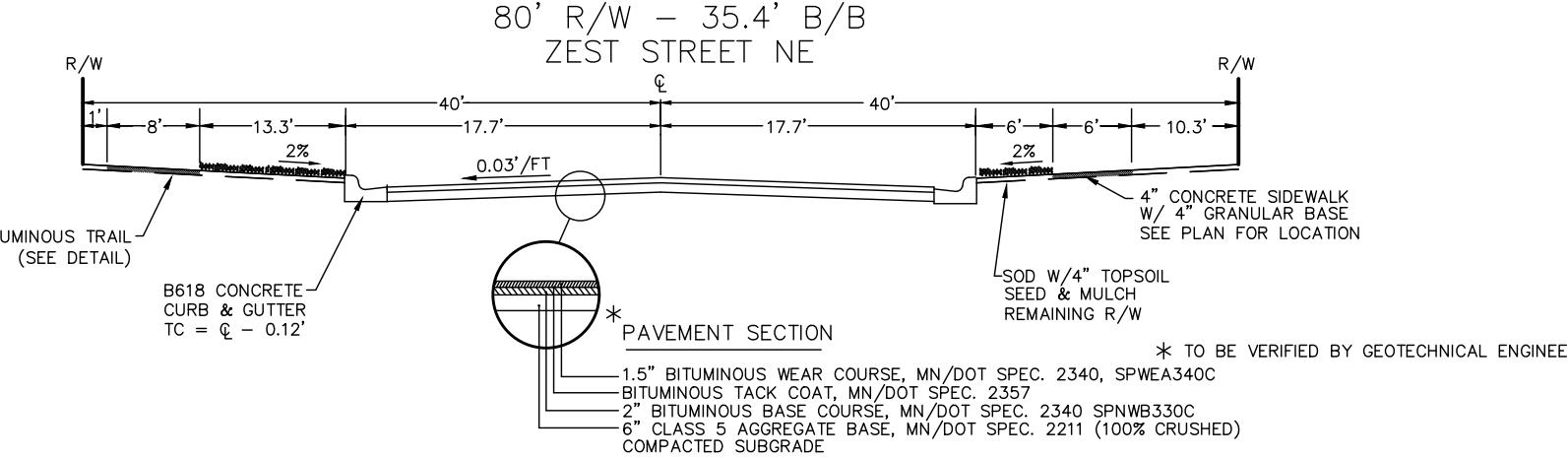
TYPICAL STREET SECTION



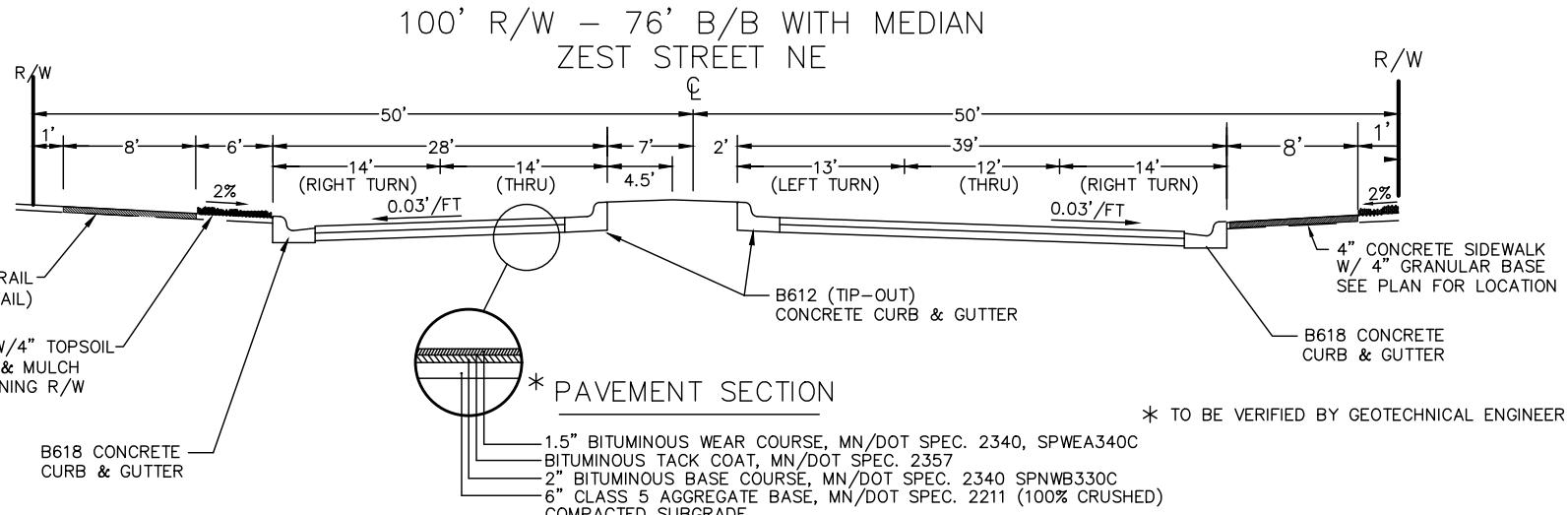
TYPICAL STREET SECTION



TYPICAL STREET SECTION



TYPICAL STREET SECTION



Wetland Buffer

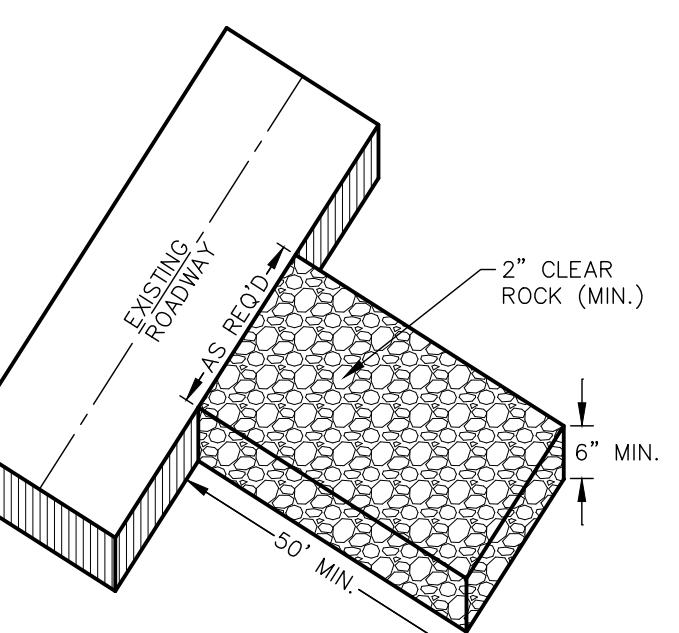
No mowing,
yard waste,
structures or similar
impacts allowed.



Violators subject
to enforcement action.

60450-164706 VOSS SIGNS, LLC. 1-800-473-0698 www.VossSigns.com

ROCK CONSTRUCTION ENTRANCE



TURF ESTABLISHMENT

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

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

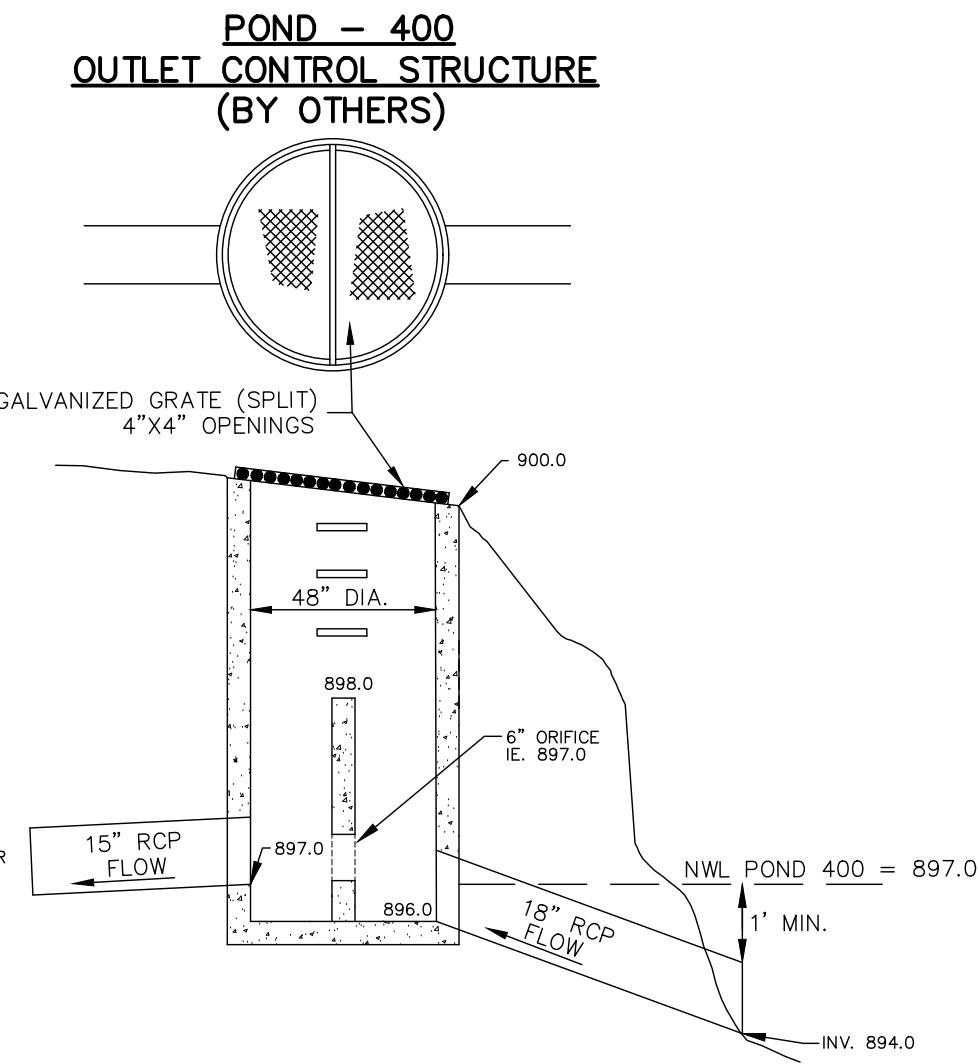
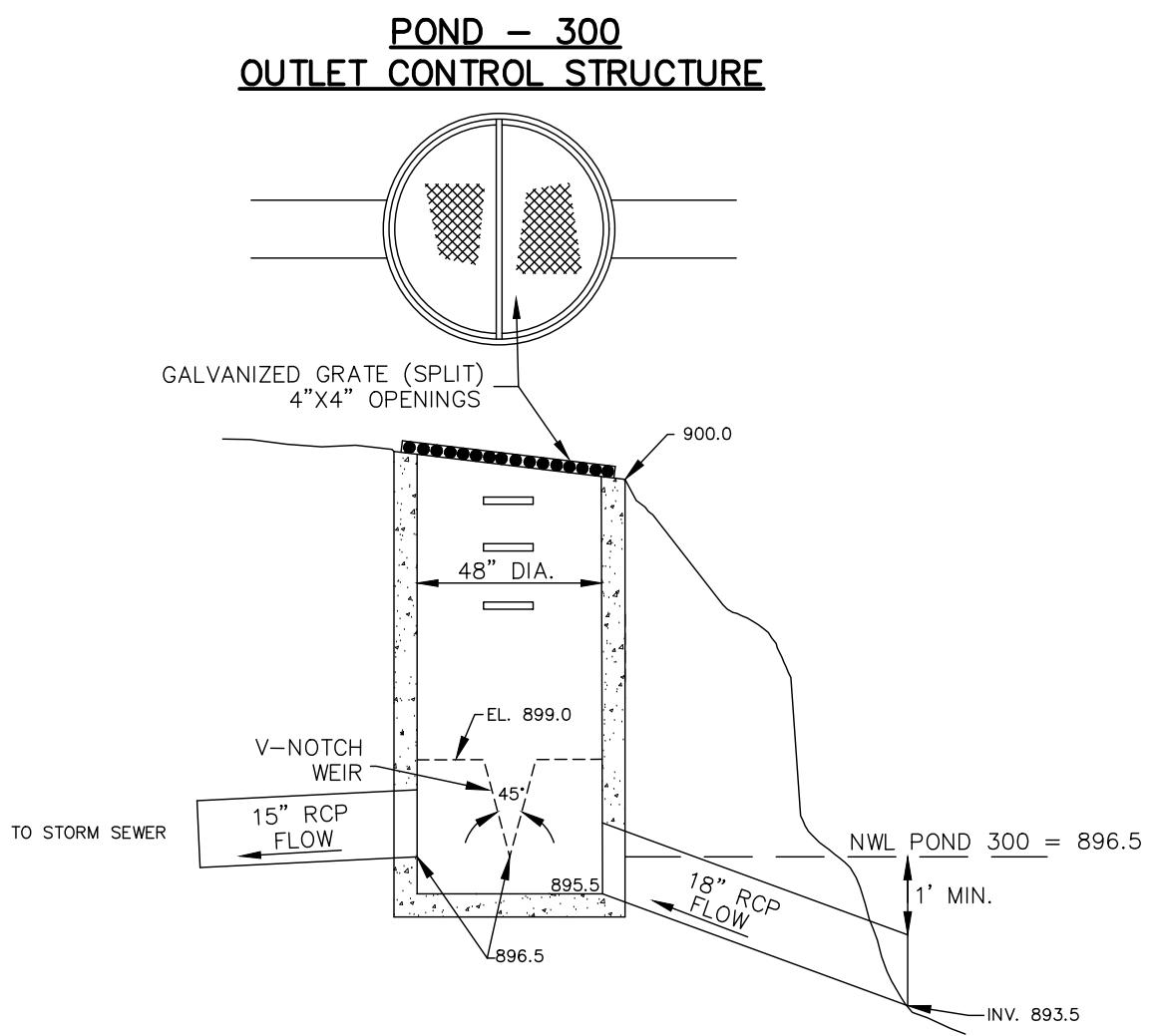
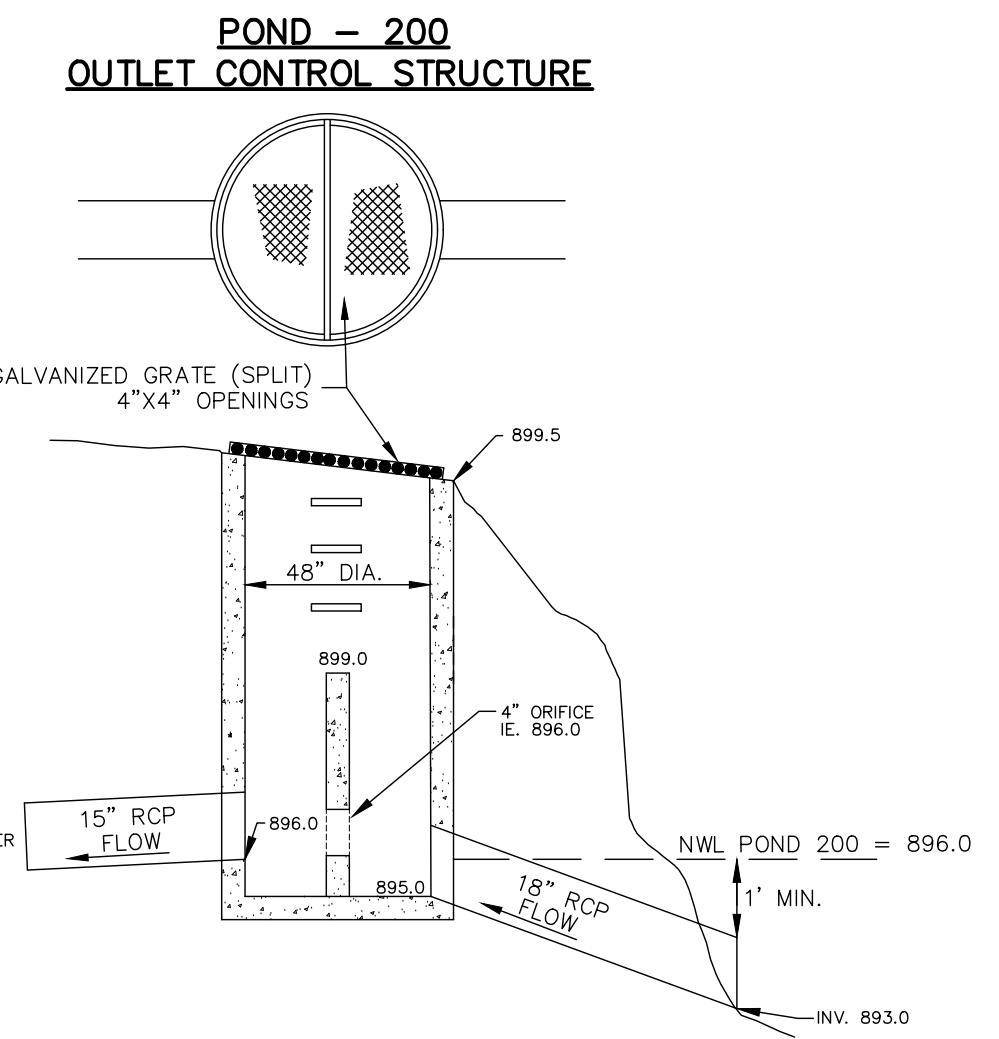
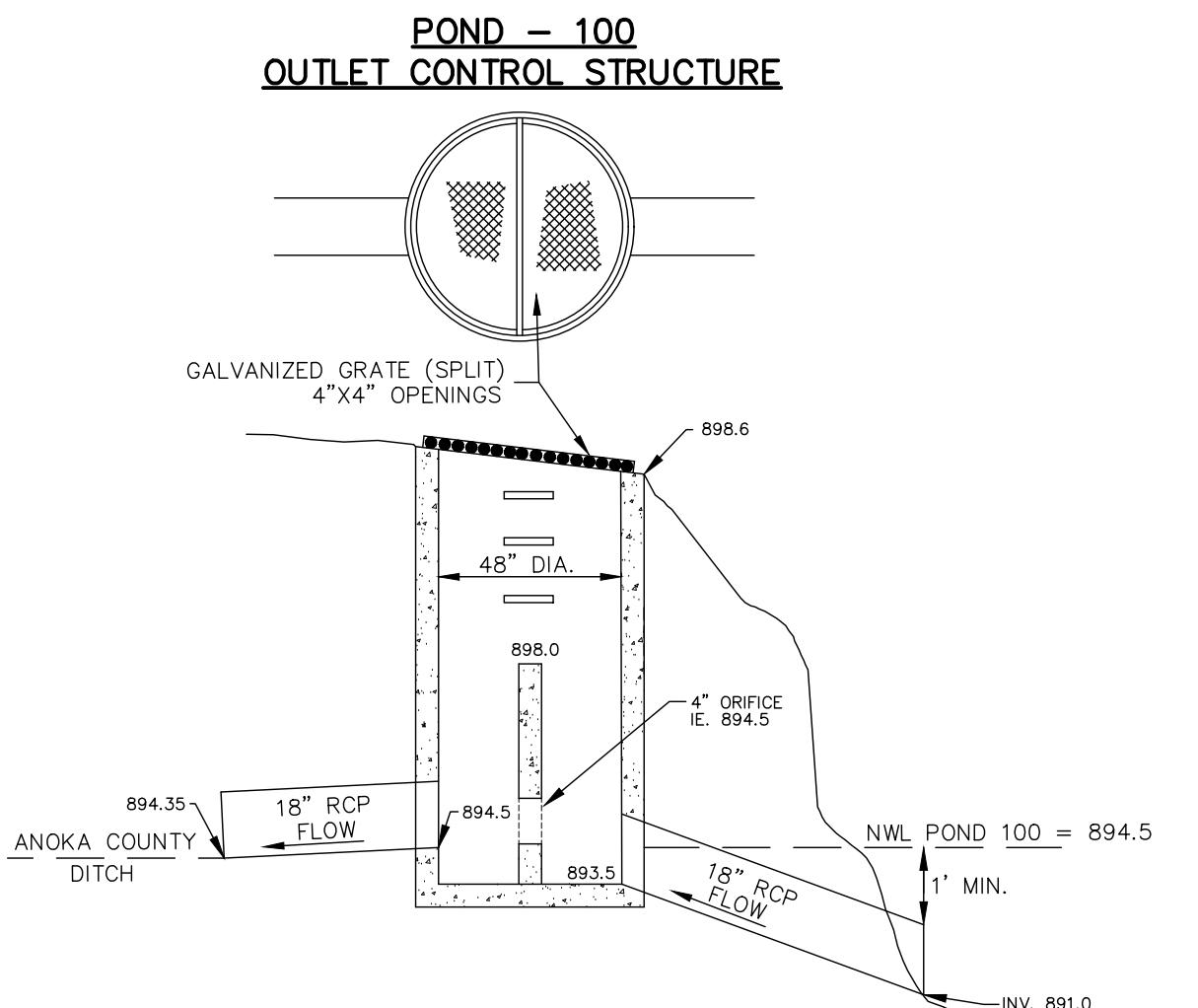
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

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

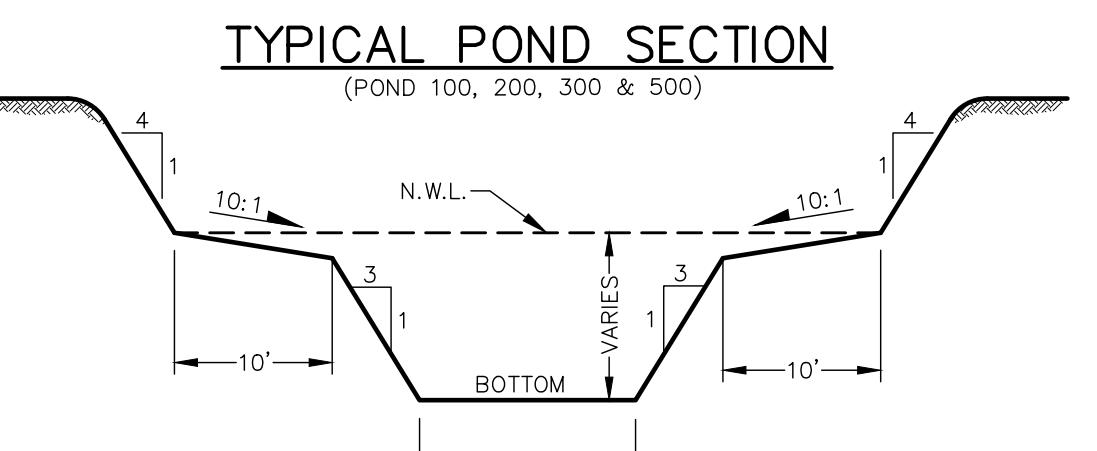
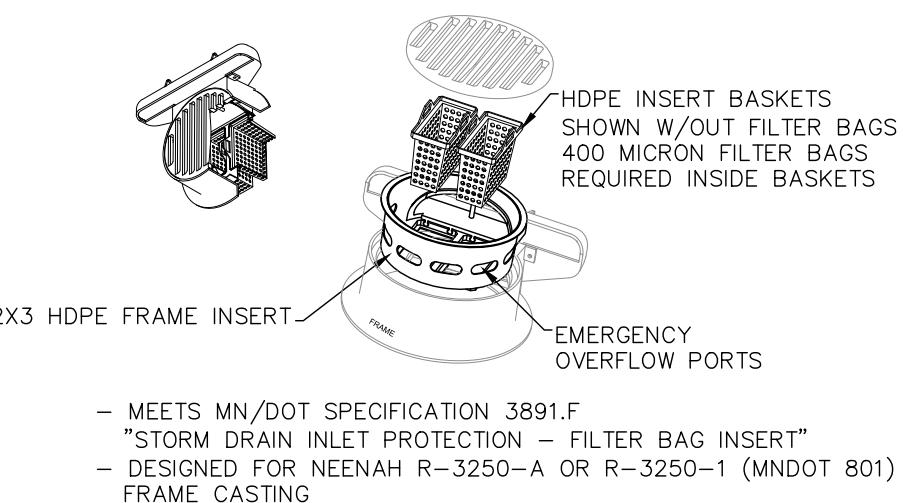
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

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

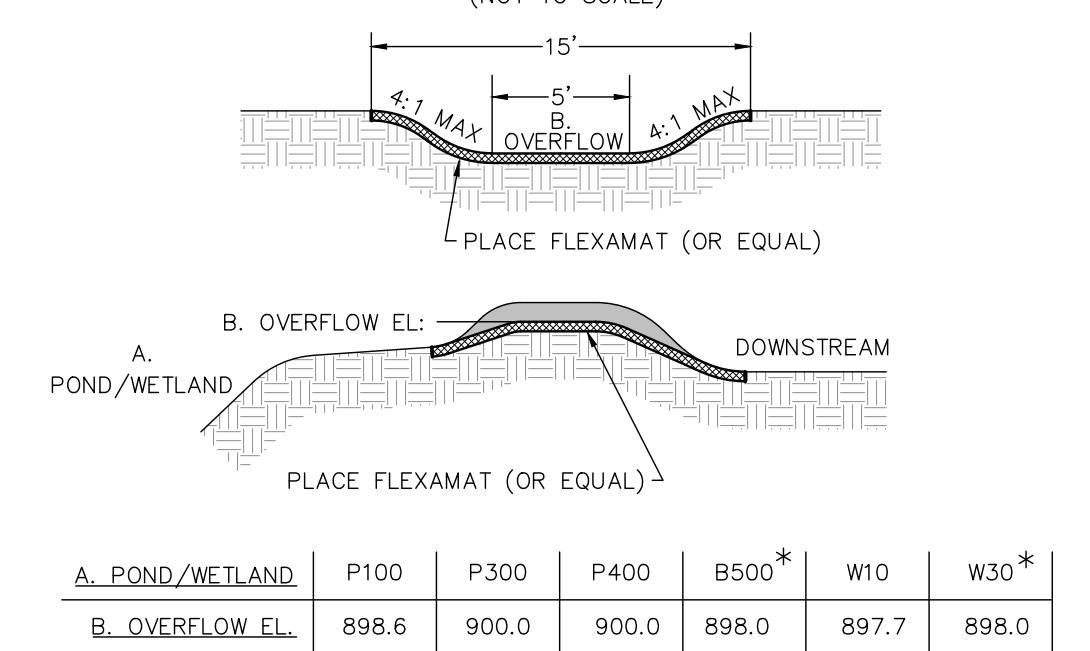
NOTE: WMC BUFFER AREA SHALL BE SEEDED WITH TEMPORARY COVER CROP SEEDING (MNDOT 21-111 / MNDOT 21-112 OR APPROVED EQUAL)



INFRASAFE - 27" DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES

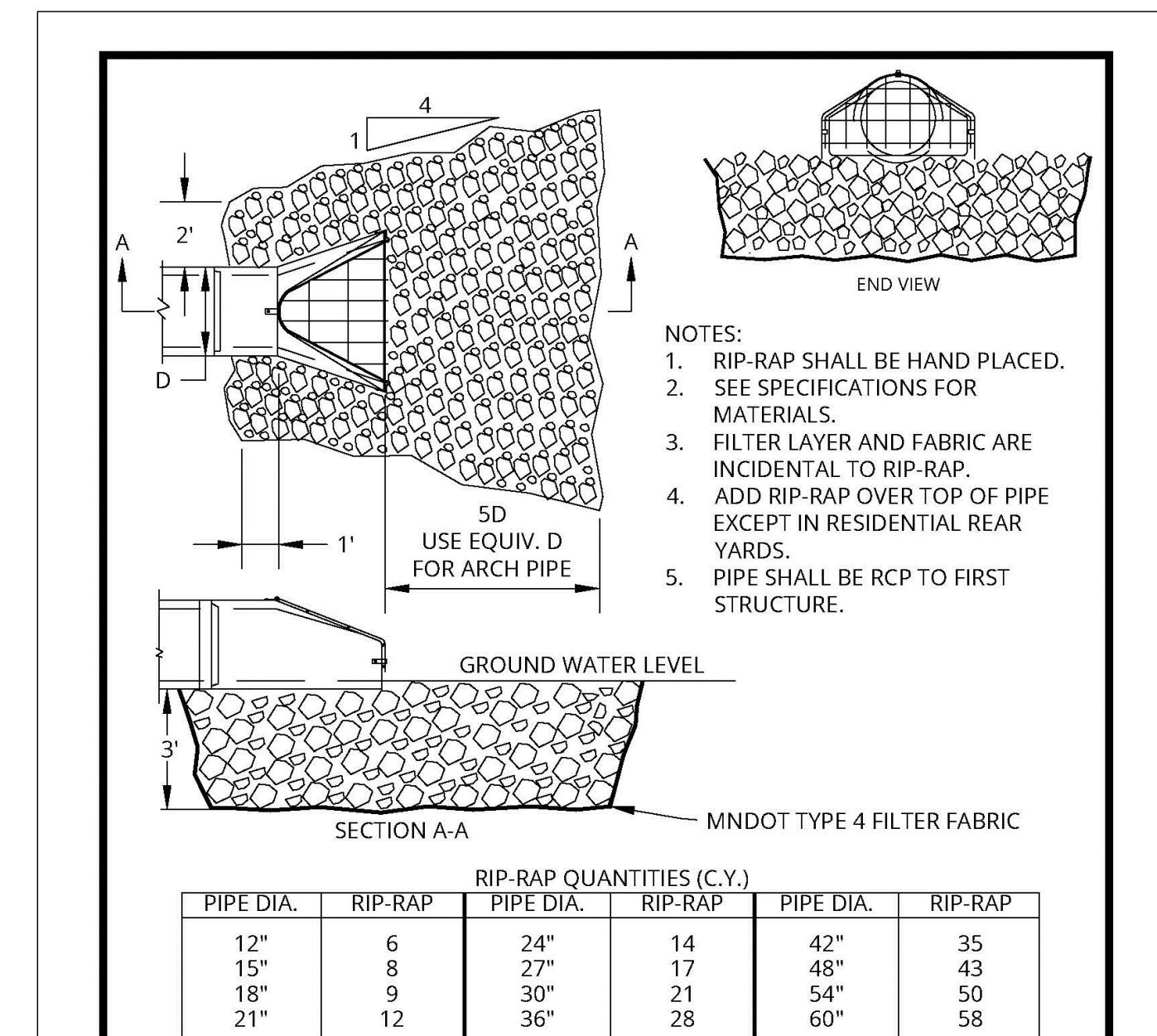


REINFORCED EMERGENCY OVERFLOW
(NOT TO SCALE)

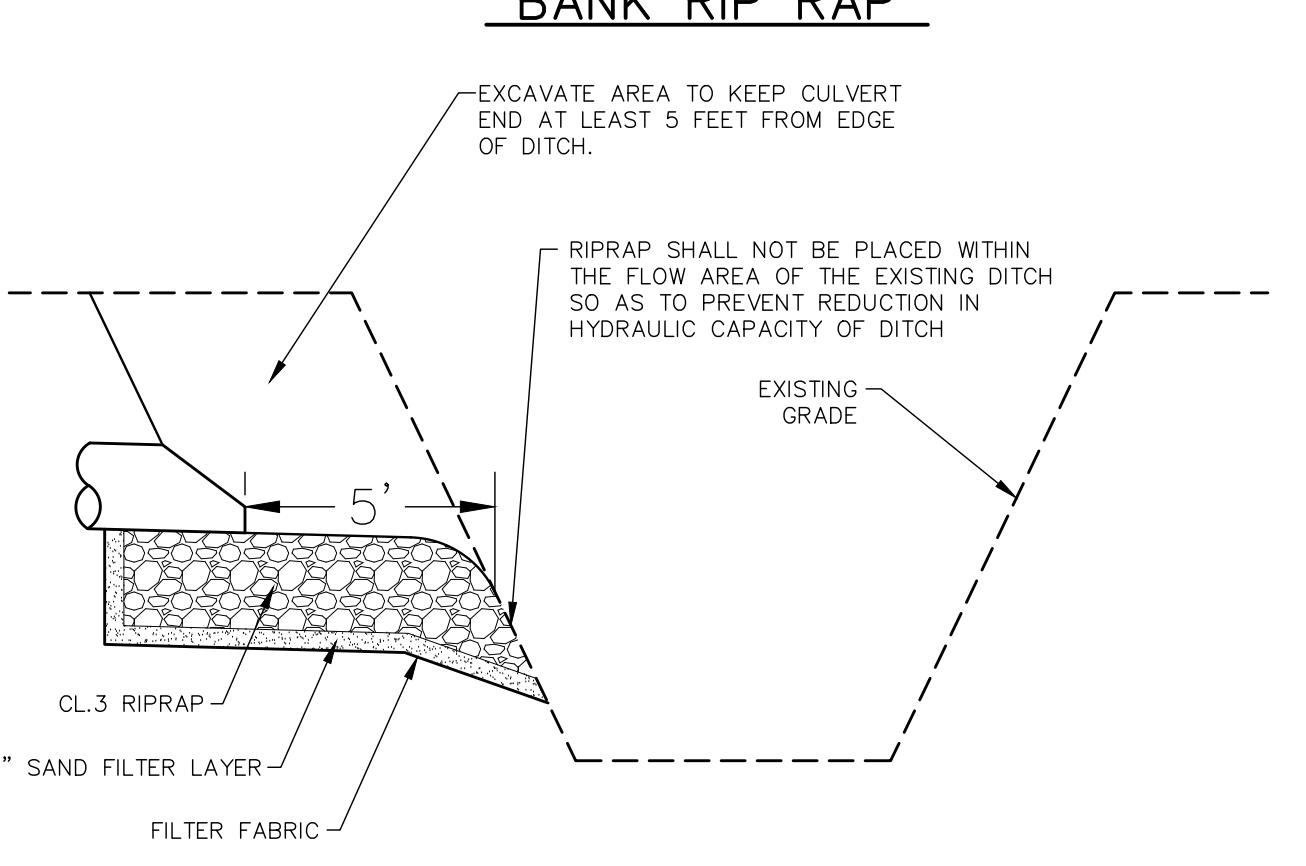
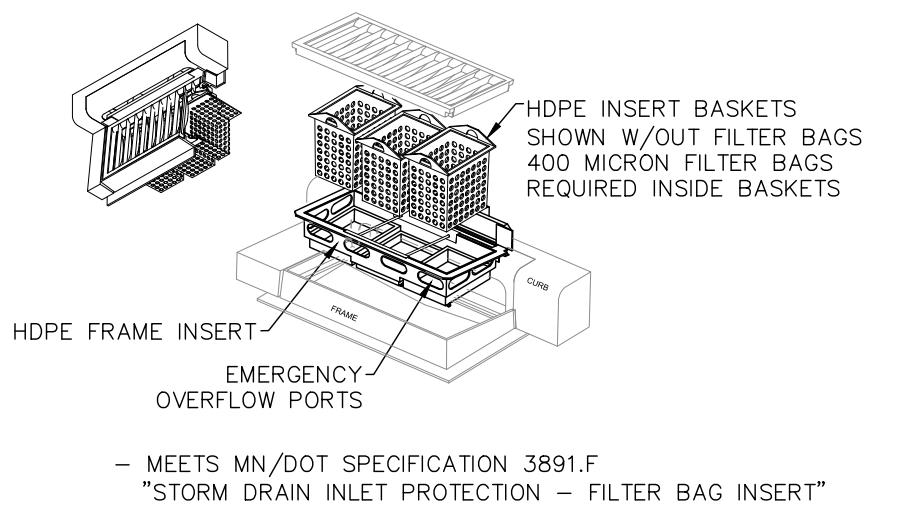


A. POND/WETLAND	P100	P300	P400	B500*	W10	W30*
B. OVERFLOW EL.	898.6	900.0	900.0	898.0	897.7	898.0

* NOTE: TURF REINFORCEMENT MAT (OR APPROVED EQUAL) SHALL BE USED FOR THE OVERFLOWS FOR BORROW AREA 300 AND WETLAND 30. COORDINATE WITH THE RICE CREEK WATERSHED DISTRICT FOR INSTALLATION WITHIN WETLAND.



INFRASAFE - 2'x3' DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



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

