

LEXINGTON CROSSING SECOND ADDITION

CONSTRUCTION PLANS FOR TURN LANES INCLUDING;
GRADING, STORM SEWER, STREETS, SIGNING AND STRIPING
BLAINE, MINNESOTA



CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

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

APPROVED: ANOKA COUNTY ENGINEER DATE

- SHEET INDEX**
- T1. COVER SHEET
 - T2. REMOVALS AND GRADING, DRAINAGE & EROSION CONTROL PLAN
 - T3. SITE & UTILITY PLAN
 - T4. SIGNING & STRIPING PLAN
 - T5. CROSS SECTIONS
 - T6. TRAFFIC CONTROL PLAN

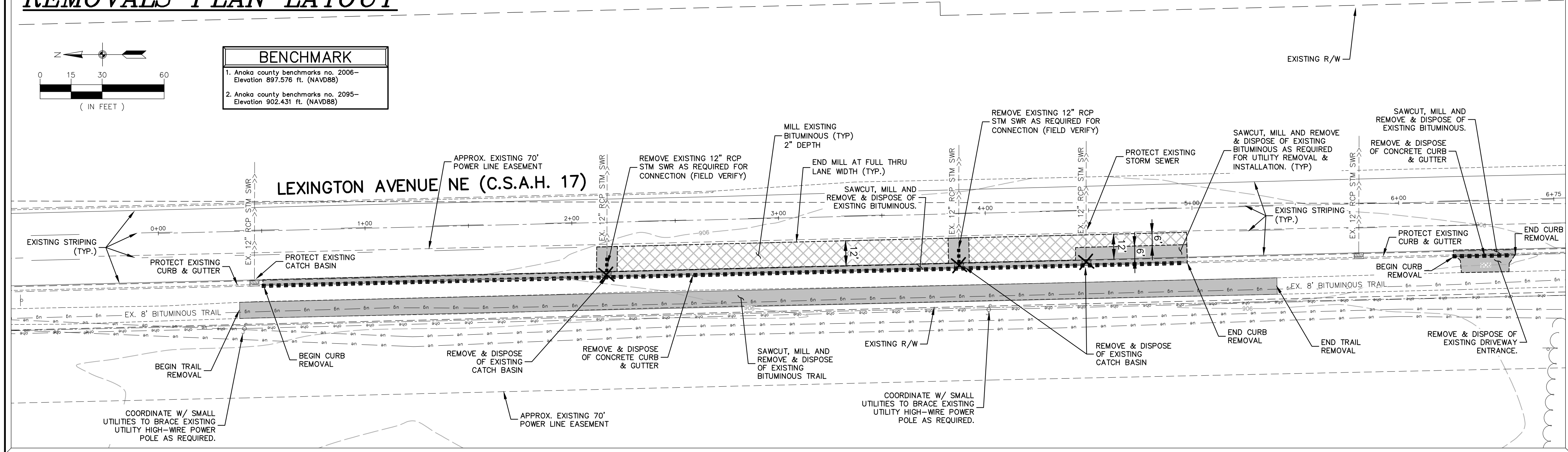
(IN FEET)

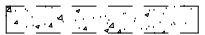
BENCHMARK

1. Anoka county benchmarks no. 2006—
Elevation 897.576 ft. (NAVD88)

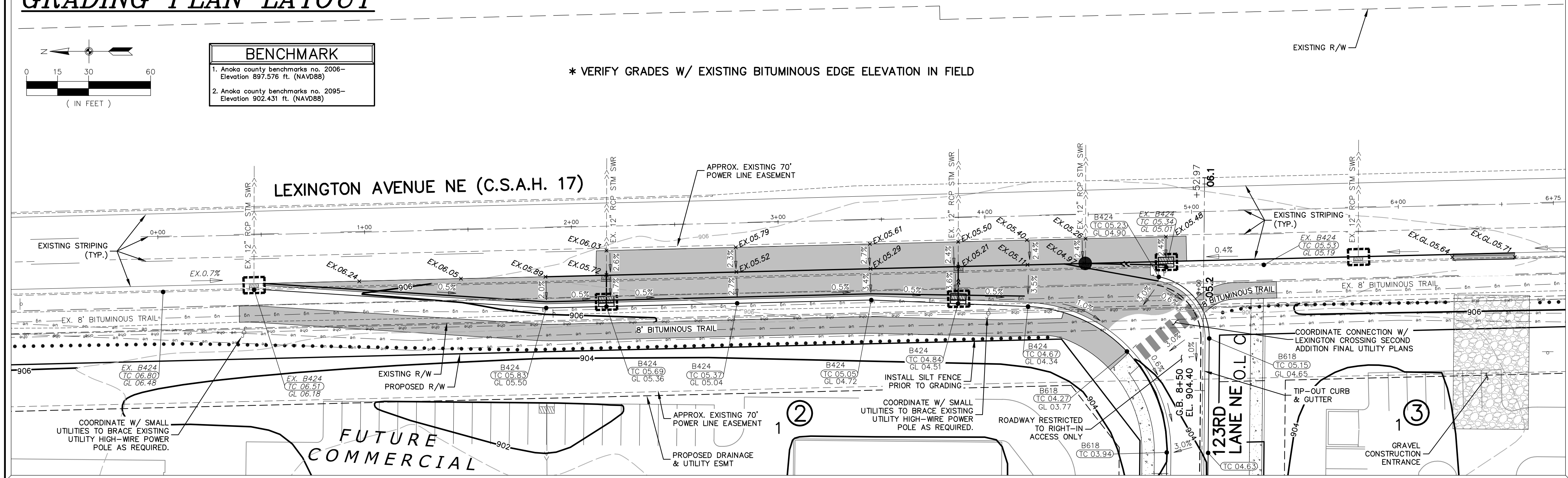
2. Anoka county benchmarks no. 2095—
Elevation 902.431 ft. (NAVD88)

REMOVALS PLAN LAYOUT



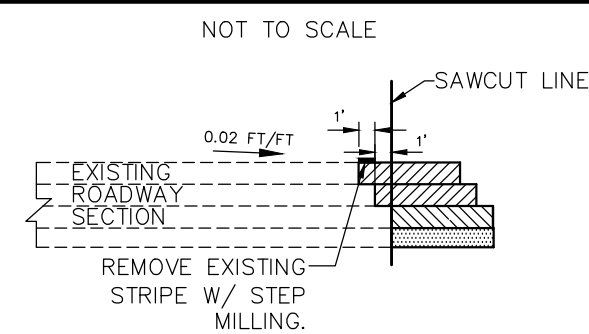
EXISTING		REMOVALS	
PROPERTY LINE	---		
EASEMENT LINE	---		
CURB	----	■ ■ ■ ■ ■ ■ ■ ■	
SAWCUT			
BITUMINOUS	----		
CONCRETE			
SANITARY SEWER	--->---		
STORM SEWER	--->---	■ ■ ■ ■ ■ ■ ■ ■	
WATER MAIN	--- ---		
OVERHEAD UTILITY	--- ohe ---		
UNDERGROUND TELEPHONE	--- ut --- ut ---		
UNDERGROUND FIBEROPTIC	--- ufo ---		
UNDERGROUND GAS	--- ug --- ug ---		
SIGN			
STORM CATCH BASIN			
MANHOLE			
HYDRANT			
GATE VALVE			
TELEPHONE BOX			
UTILITY POLE	--- t-pole ---		
FENCE	--- x --- x ---		
STRIPING	---		
10' CONTOUR	---		
2' CONTOUR	---		
WETLAND LINE	----		
SPOT ELEVATION			
TRFF			

GRADING PLAN LAYOUT



	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
GRAVEL EDGE	---	---
BITUMINOUS	[]	[]
CONCRETE	[]	[]
SANITARY SEWER	--->---	--->---
STORM SEWER	--->>---	--->>---
WATER MAIN	--- ---	--- ---
OVERHEAD UTILITY	ohe	ohe
UNDERGROUND TELEPHONE	ut ut	ut ut
UNDERGROUND FIBEROPTIC	ufo	ufo
UNDERGROUND GAS	ug ug	ug ug
STORM CATCH BASIN	[]	[]
MANHOLE	OH	OH
HYDRANT	HTD	HTD
GATE VALVE	GV	GV
TELEPHONE BOX	TEB	TEB
UTILITY POLE	U ₂	U ₂
FENCE	x x	x x
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
SIGN	+	+
SILT FENCE	---	---
BIO LOG (DITCH CHECK)	...	...
TRAILLINE	~~~~~	~~~~~
SOIL BORING	TH	TH
EROSION CONTROL BLANKET	[]	[]

SAWCUT & MILLING DETAIL



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).

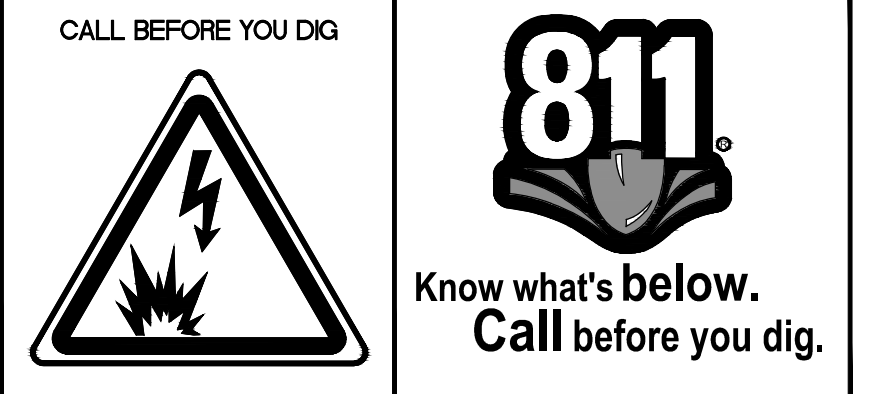
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

* CONTRACTOR TO VERIFY UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

COORDINATE WITH UTILITY COMPANIES
FOR RELOCATION OF ANY UNDERGROUND
UTILITIES UNDER THE PROPOSED ROAD.

GRADING & EROSION CONTROL NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS" LATEST EDITION
4. CONTRACTOR TO OBTAIN A PERMIT FROM ANOKA COUNTY HIGHWAY DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
5. CONTRACTOR TO CONTACT ANOKA COUNTY HIGHWAY DEPARTMENT 3 BUSINESS DAYS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY
6. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY UP GRADIENT LAND DISTURBING ACTIVITY.
7. MAX SLOPE SHALL BE 4:1 UNLESS OTHERWISE NOTED.
8. INITIATE STABILIZATION ON ALL EXPOSED SOILS IMMEDIATELY AFTER CONSTRUCTION COMPLETE. STABILIZATION MUST BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS AFTER GRADING IN THAT PORTION IS COMPLETE.
9. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.



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

Print Name: Grant J. Smisek, P.E.
Signature: 
Date: 9/12/25 License #: 63856

Drawn: GJS
Designed: GJS
Date: 9/12/25

Revisions:
1. 10/8/25 Bid Set.
2. 12/31/25 per ACHD comments.

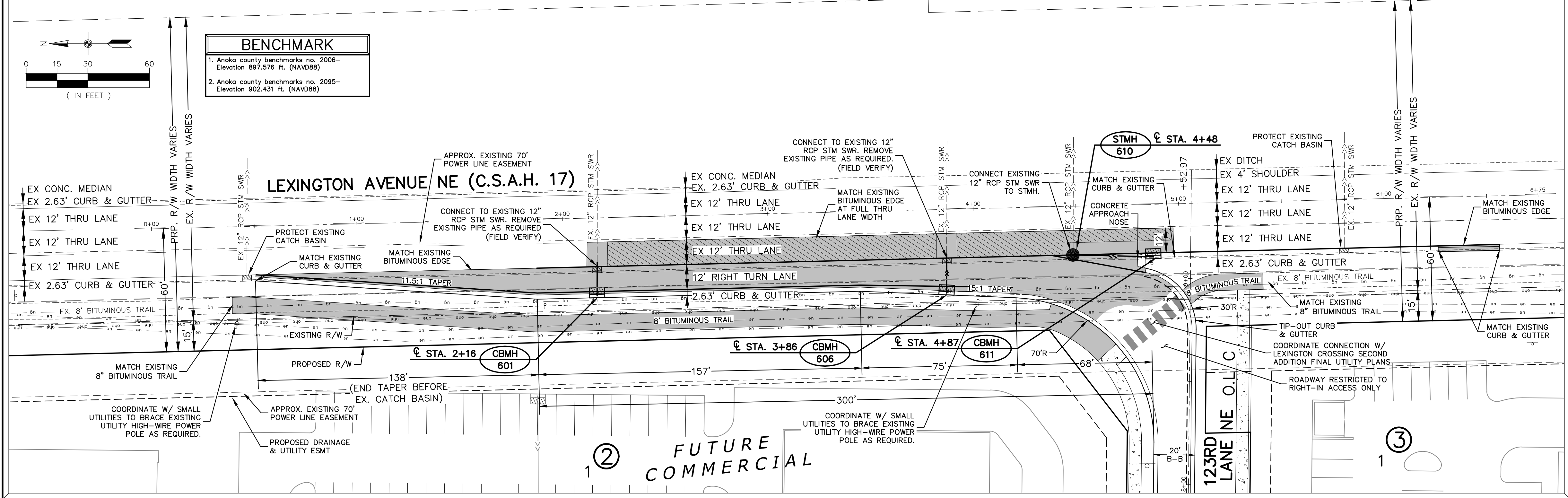
HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

REMOVALS AND GRADING, DRAINAGE & EROSION CONTROL PLAN

2 of T6

SITE & UTILITY PLAN

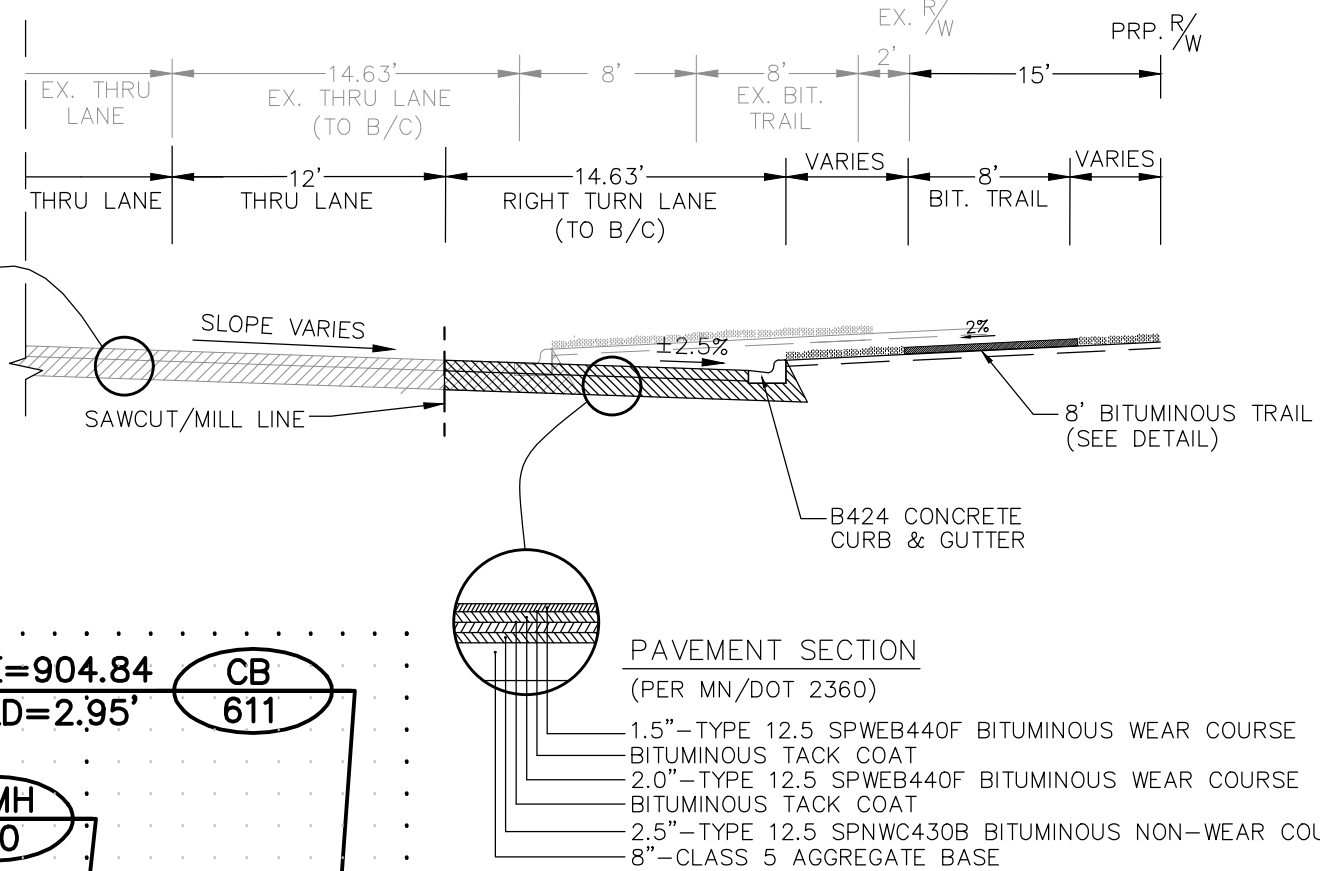


TURN LANE NOTES

1. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
2. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN AS WELL AS THE CITY OF BLAINE SPECIFICATIONS.
3. ALL TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS" LATEST EDITION
4. CONTRACTOR TO OBTAIN A PERMIT FROM ANOKA COUNTY HIGHWAY DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
5. ALL TURN LANE STRIPING SHALL BE COMPLETED USING EPOXY PAINT.
6. CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS VIA SANDBLASTING OR WATERBLASTING (OR APPROVED EQUAL).
7. CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.
8. CONTRACTOR SHALL COORDINATE ANY RELOCATION OF SMALL UTILITIES W/ ANOKA COUNTY HIGHWAY DEPARTMENT.
9. CONTRACTOR TO CONTACT ANOKA COUNTY HIGHWAY DEPARTMENT 3 BUSINESS DAYS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
10. ALL DIMENSIONS ARE TO BACK OF CURB.

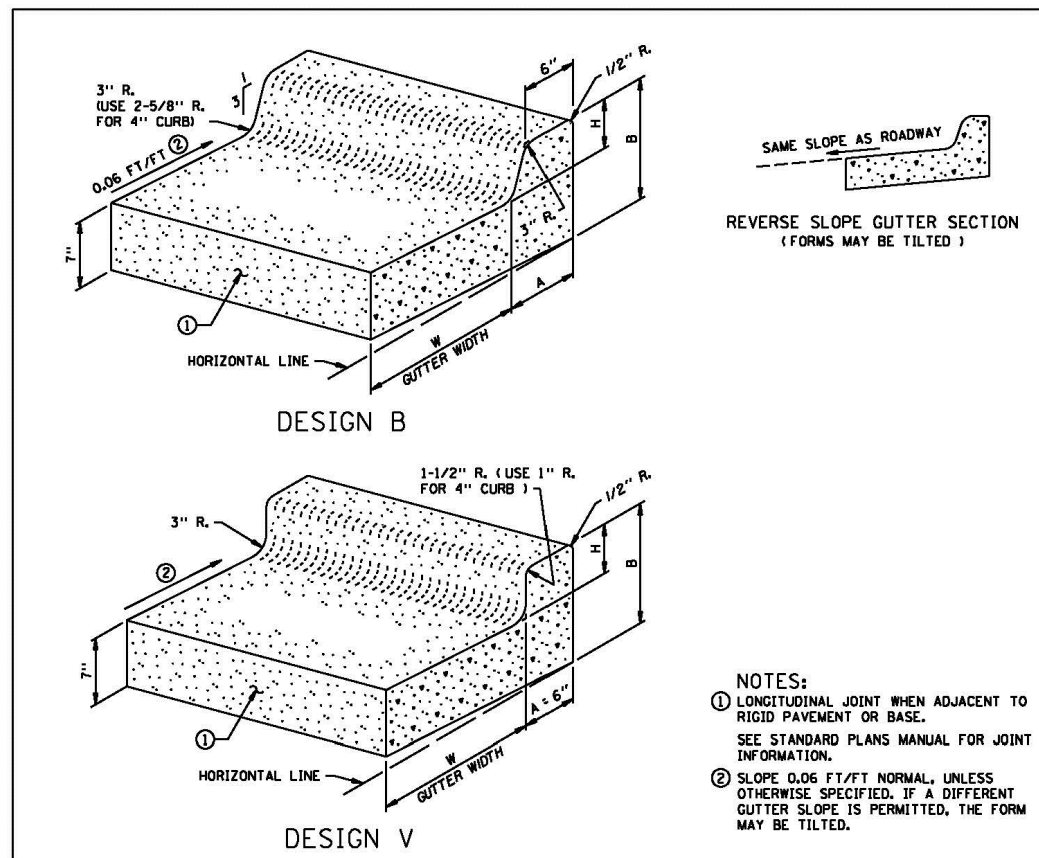
TURN LANE SECTION

NOT TO SCALE



CURB TYPES LEGEND

B424 CONCRETE CURB & GUTTER
TIP-OUT CURB & GUTTER



DESIGN B		W = 12"					W = 18"					W = 24"					W = 30"					W = 36"				
		CONCRETE					CONCRETE					CONCRETE					CONCRETE					CONCRETE				
DIMENSIONS		DESIGN NO.	CL. VOL. CU. YD.	CL. WT. TONS	CL. WT. TONS	DESIGN NO.	CL. VOL. CU. YD.	CL. WT. TONS	CL. WT. TONS	DESIGN NO.	CL. VOL. CU. YD.	CL. WT. TONS	CL. WT. TONS	DESIGN NO.	CL. VOL. CU. YD.	CL. WT. TONS	CL. WT. TONS	DESIGN NO.	CL. VOL. CU. YD.	CL. WT. TONS	CL. WT. TONS					
1'-4" x 7'-8"	11'-12"	B412	0.0472	2.18	8.64	0.0219	0.88	3.44	12.64	0.0337	1.37	5.40	0.0749	3.34	14.56	0.0963	11.7									
6" x 8"	11'-12"	B414	0.0421	2.14	8.618	0.0262	1.12	4.624	0.0360	1.45	5.630	0.0719	12.5	14.6	0.0906	11.6										
6" x 8'-5"	11'-12"	B416	0.0529	2.19	8.68	0.0283	1.17	4.824	0.0360	1.44	5.830	0.0833	11.7	14.856	0.0962	11.8										
6" x 8"	11'-12"	B418	0.0529	2.19	8.68	0.0283	1.17	4.824	0.0360	1.44	5.830	0.0833	11.7	14.856	0.0962	11.8										
10" x 9'-4"	17'-5"	B419	0.0589	1.70	8.108	0.0097	1.4	10.024	0.0085	1.24	0.0303	0.9913	1.10	10.036	0.0101	8.8										

DESIGN V			W = 12"					W = 18"					W = 24"					W = 30"					W = 36"				
			CONCRETE					CONCRETE					CONCRETE					CONCRETE					CONCRETE				
DIMENSIONS			DESIGN NO.	CL. VOLS.	CL. VOLS.	CL. VOLS.	DESIGN NO.	CL. VOLS.	CL. VOLS.	CL. VOLS.	DESIGN NO.	CL. VOLS.	CL. VOLS.	CL. VOLS.	DESIGN NO.	CL. VOLS.	CL. VOLS.	CL. VOLS.	DESIGN NO.	CL. VOLS.	CL. VOLS.	CL. VOLS.					
A	B	C		CL. VOLS.	CL. VOLS.	CL. VOLS.		CL. VOLS.	CL. VOLS.	CL. VOLS.		CL. VOLS.	CL. VOLS.	CL. VOLS.		CL. VOLS.	CL. VOLS.	CL. VOLS.		CL. VOLS.	CL. VOLS.	CL. VOLS.					
4	6"	13'-3/8"	V1012	0.0396	2.53	V418	0.0504	1.99	V424	0.0612	1.64	V430	0.0720	1.34	V436	0.0828	1.21										
4	6"	13'-3/8"	V1012	0.0426	2.35	V418	0.0534	1.82	V424	0.0642	1.56	V430	0.0750	1.35	V436	0.0858	1.22										
4	6"	13'-3/8"	V1012	0.0456	2.17	V418	0.0564	1.65	V424	0.0672	1.49	V430	0.0780	1.36	V436	0.0888	1.23										
4	6"	13'-3/8"	V1012	0.0487	2.12	V418	0.0595	1.62	V424	0.0708	1.45	V430	0.0816	1.37	V436	0.0914	1.11										
10	6"	13'-3/8"	V1012	0.0472	2.05	V1018	0.0580	1.67	V424	0.0689	1.42	V1030	0.0781	1.24	V1036	0.0904	1.11										

APPROVED <u>MARCH 11, 1994</u> <i>R.H. Carpend</i> ACTING STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION CONCRETE CURB AND GUTTER DESIGN B AND DESIGN V	SPECIFICATION REFERENCE 2531 REVISION DATE 2-28-95	STANDARD PLATE NO. 710
---	---	--	---

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
GRAVEL EDGE	---	---
BITUMINOUS	[---]	FULL SECTION [---] OVERLAY [---]
CONCRETE	[---]	[---]
SANITARY SEWER	--->---	--->---
STORM SEWER	--->>---	--->>---
WATER MAIN	--- ---	--- ---
OVERHEAD UTILITY	--- ohe ---	---
UNDERGROUND TELEPHONE	--- ut --- ut ---	---
UNDERGROUND FIBEROPTIC	--- ufo ---	---
UNDERGROUND GAS	--- ug --- ug ---	---
STORM CATCH BASIN		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEPHONE BOX		
UTILITY POLE	--- x --- x ---	--- x --- x ---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
SPOT ELEVATION	--- 00.0 ---	--- 00.0 ---
SIGN		
SILT FENCE	---	---
BIO LOG (DITCH CHECK)	---	---
TREELINE		
SOIL BORING		
EROSION CONTROL BLANKET	---	---

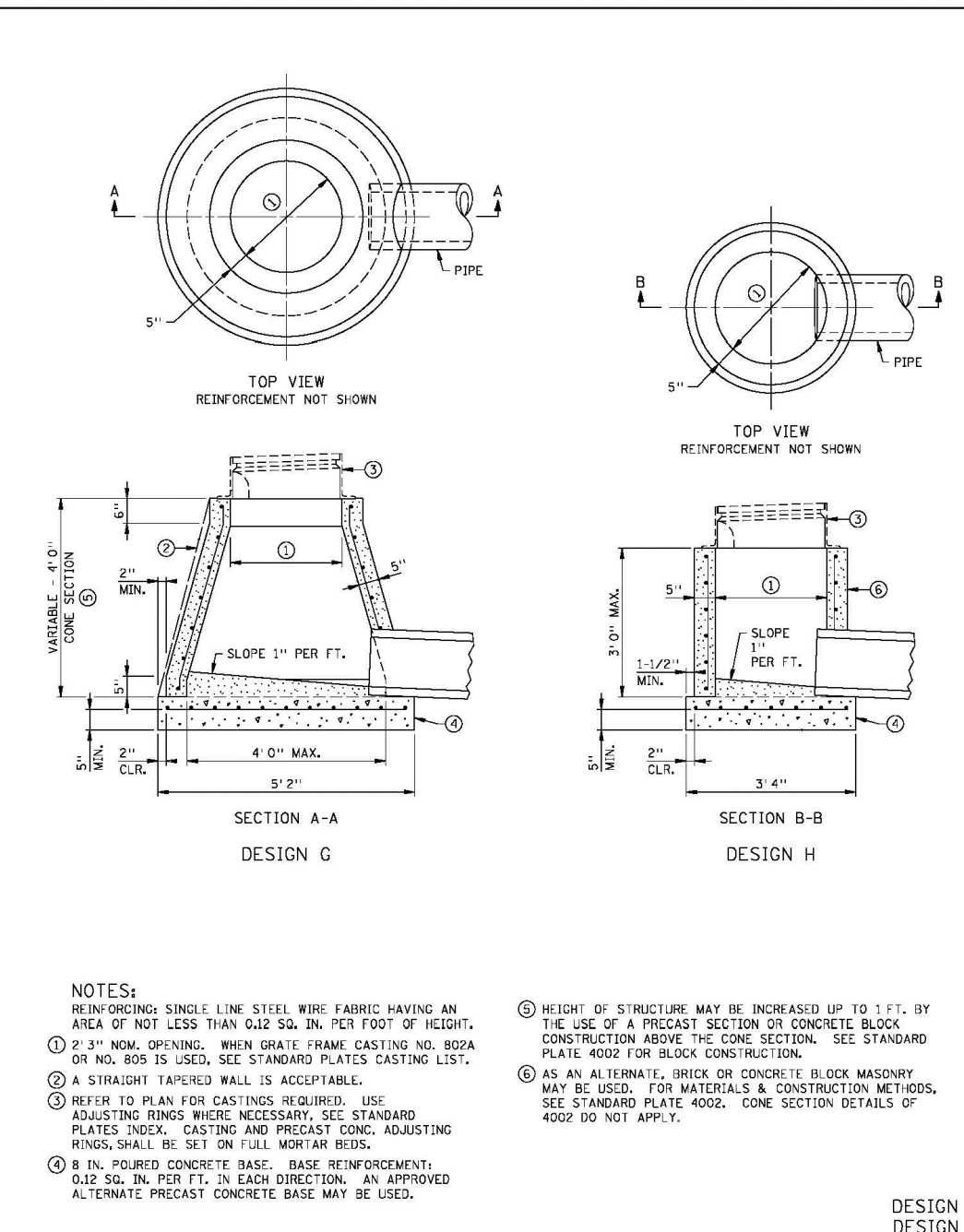


CALL BEFORE YOU DIG



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NOTES:

REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ. IN. PER FOOT OF HEIGHT.

① 2" Φ 30. NUM. OPENING. WHEN GRADE Φ 30. CASTING NO. B02A OR NO. B05 IS USED. SEE STANDARD PLATES CASTING LIST.

② A STRAIGHT TAPERED WALL IS ACCEPTABLE.

③ REFER TO PLAN FOR CASTINGS REQUIRED. USE ADJUSTING RINGS WHERE NECESSARY. SEE STANDARD PLATES INDEX. CASTING AND PRECAST CONC. ADJUSTING RINGS MAY BE SET IN 1' OR MORE BARS.

④ 8 IN. POURED CONCRETE BASE. BASE REINFORCEMENT: 0.12 SQ. IN. PER FT. IN EACH DIRECTION. AN APPROVED ALTERNATE PRECAST CONCRETE BASE MAY BE USED.

⑤ HEIGHT OF STRUCTURE MAY BE INCREASED UP TO 1 FT. BY THE USE OF A PRECAST SECTION OR CONCRETE BLOCK CONSTRUCTION ABOVE THE CONE SECTION. SEE STANDARD PLATE 4002 FOR BLOCK CONSTRUCTION.

⑥ AS AN ALTERNATE, BRICK OR CONCRETE BLOCK MASONRY MAY BE USED. FOR MATERIALS & CONSTRUCTION METHODS, SEE STANDARD PLATE 4002. CONE SECTION DETAILS OF 4002 DO NOT APPLY.

APPROVED JULY 31, 1995
Donald J. Robinson
 STATE DESIGN ENGINEER

STATE OF MINNESOTA
 DEPARTMENT OF TRANSPORTATION
 MANHOLE OR CATCH BASIN
 PRECAST

SPECIFICATION REFERENCE	STANDARD PLATE NO.
2506	4006L
REVISED 8-22-96	



**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: Grant J. Smisek, P.E.
Signature: 
Date: 9/12/25 License #: 6385

Drawn: GJS
Designed: GJS
Date: 9/12/25

Revisions:
1. 10/8/25 Bid Set.
2. 12/31/25 per ACHD comments.

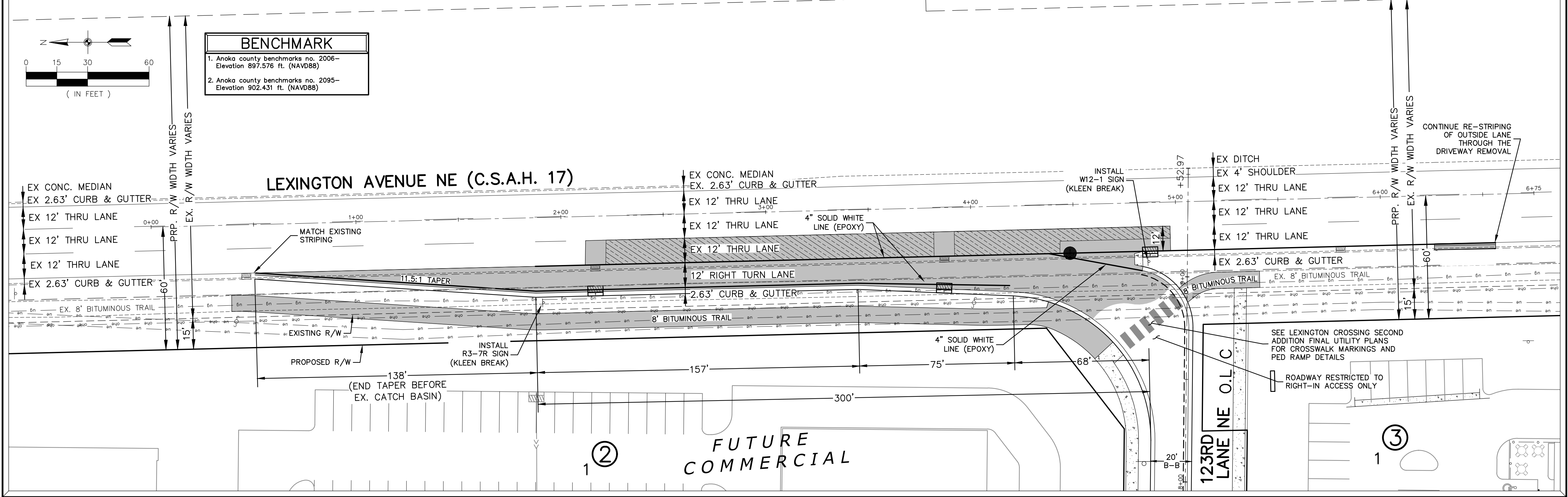
HJ DEVELOPMENT
2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

SITE & UTILITY PLAN

T3 of T6

SIGNING & STRIPING PLAN



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
CURB LINE	---
GRAVEL EDGE	---
BITUMINOUS	---
CONCRETE	---
SANITARY SEWER	---
STORM SEWER	---
WATER MAIN	---
OVERHEAD UTILITY	---
UNDERGROUND TELEPHONE	---
UNDERGROUND FIBEROPTIC	---
UNDERGROUND GAS	---
STORM CATCH BASIN	---
MANHOLE	---
HYDRANT	---
GATE VALVE	---
TELEPHONE BOX	---
UTILITY POLE	---
FENCE	---
10' CONTOUR	---
2' CONTOUR	---
WETLAND LINE	---
SPOT ELEVATION	---
SIGN	---
SILT FENCE	---
BIO LOG (DITCH CHECK)	---
TREELINE	---
SOIL BORING	---
EROSION CONTROL BLANKET	---

INLET PROTECTION

CO₂PP

00.0

TH

TURN LANE NOTES

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SIGN SCHEDULE

SIGN	SIGN NO.	SIZE	QUANTITY
	R3-7R	36" X 36" (BLACK ON WHITE)	1
	W12-1	24" X 24" (BLACK ON YELLOW)	1

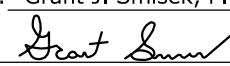


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Print Name: Grant J. Smisek, P.E.
Signature: 
Date: 9/12/25 License #: 63856

Drawn: GJS
Designed: GJS
Date: 9/12/25

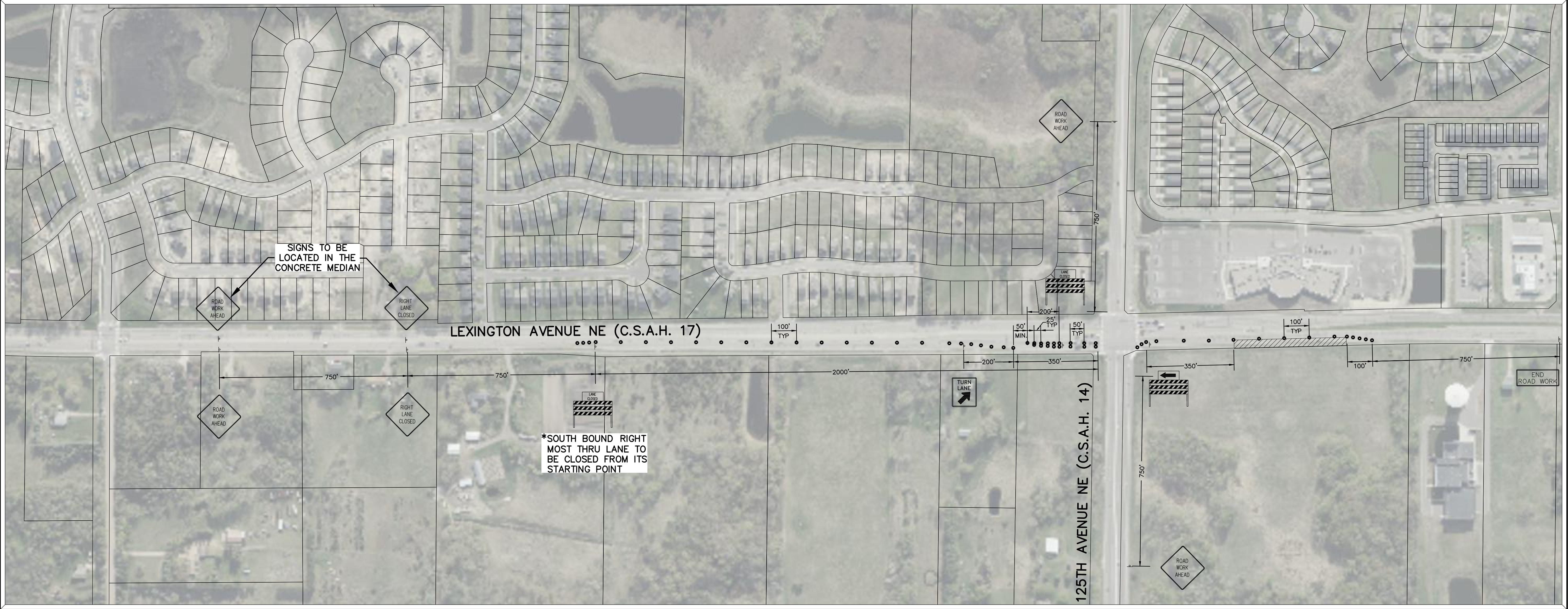
Revisions:
1. 10/8/25 Bid Set.
2. 12/31/25 per ACHD comments.
3. 2/4/26 per ACHD comments. (Sheet T4)

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2655 Cheshire Lane N
Plymouth, MN, 55447

**LEXINGTON CROSSING
SECOND ADDITION**
Blaine, Minnesota

SIGNING & STRIPING PLAN

T4
of
T6

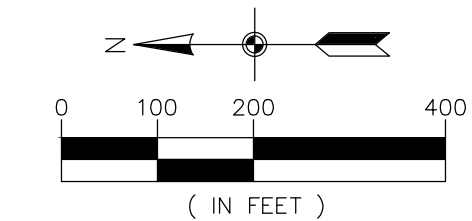


SIGN SCHEDULE			
SIGN	QUANTITY	SIGN	QUANTITY
	4		1
	2		1
	2		1

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS		
CONCRETE		
CONSTRUCTION AREA		
TRAFFIC CONES		
SIGN		

NOTES:

- INTERMITTENT SIGNS SHALL BE USED FOR LOOSE GRAVEL, UNEVEN LANES, BUMP, ETC.
- LANE WIDTHS MINIMUM 10'.
- CONTRACTOR TO COMPLY WITH MnDOT LONGITUDINAL DROP OFF GUIDELINES (J-BARRIER MIGHT BE NEEDED)
- IF BARRIER IS REQUIRED CRASH SLEDS MUST BE USED. ANOKA COUNTY DOES NOT PERMIT SAND/WATER CRASH DRUMS/BARRELS



BENCHMARK
1. Anoka county benchmarks no. 2006-- Elevation 897.578 ft. (NAVD88)
2. Anoka county benchmarks no. 2095-- Elevation 902.431 ft. (NAVD88)

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811

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