

VIKING ESTATES

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

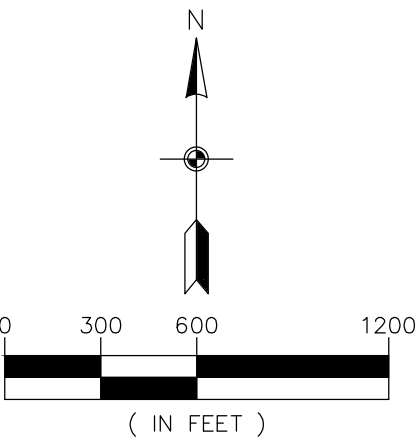


APPROVED: ANOKA COUNTY ENGINEER DATE

SHEET INDEX

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

BENCHMARK
1. Minnesota Department of Transportation Geodetic GSD Station No. 102716 (MnDot Name 0206 AC) ELEVATION: 911.81 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSD Station No. 523 (MnDot Name 0206 Q) ELEVATION: 925.40 ft. (NAVD88)



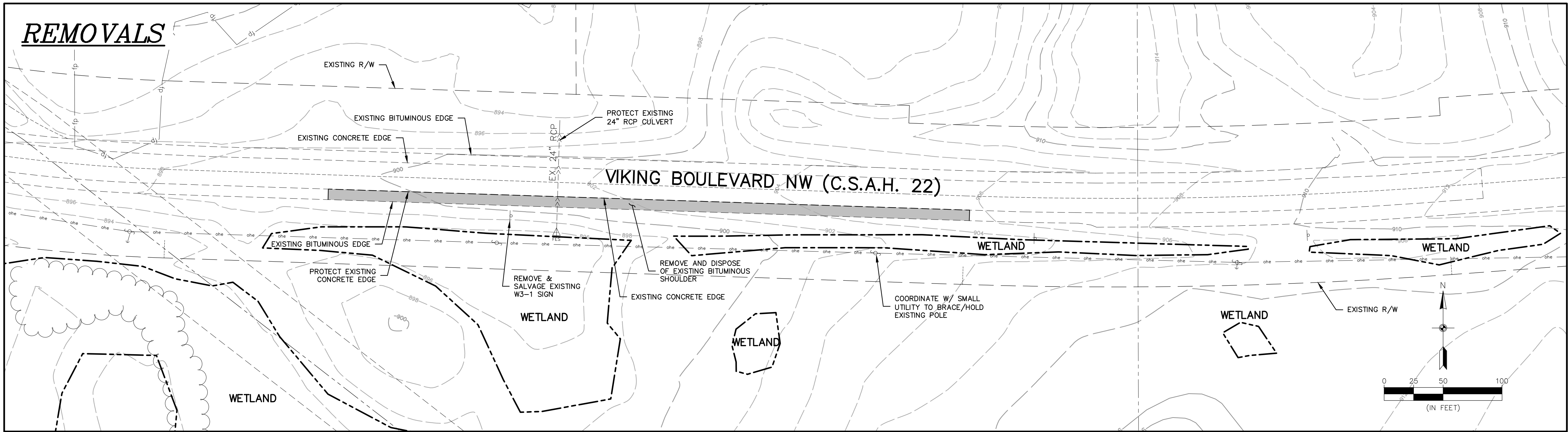
CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

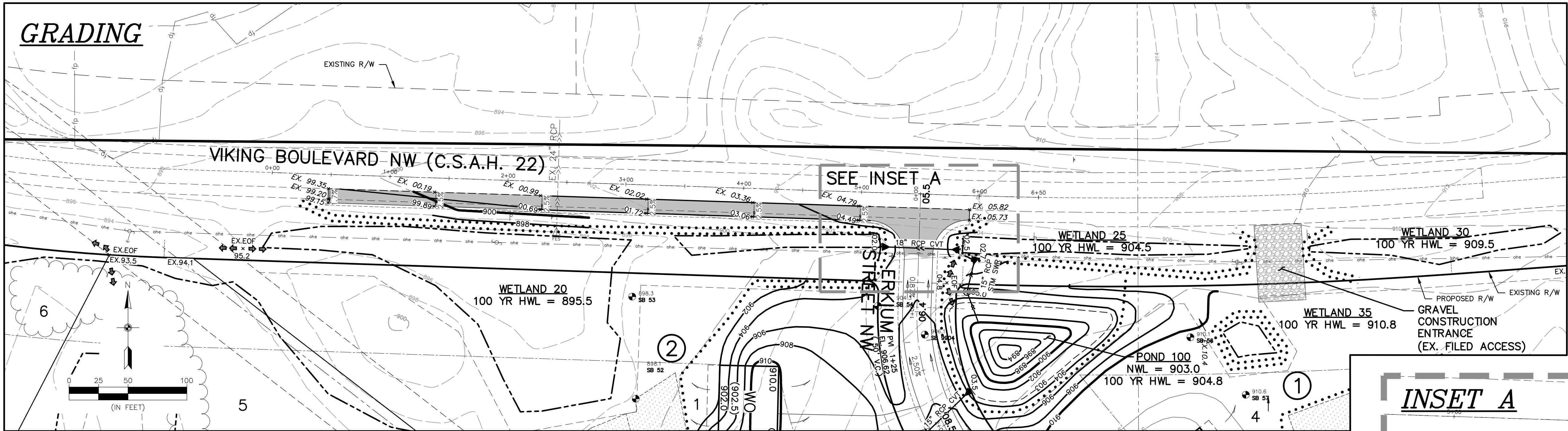
The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

REMOVALS



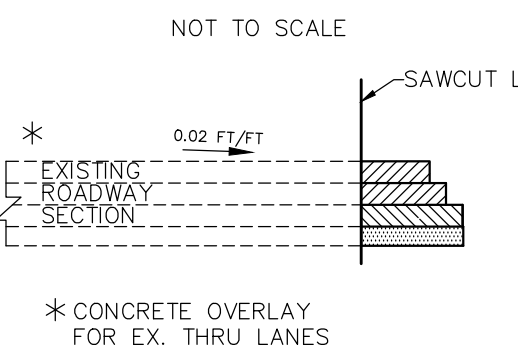
REMOVALS LEGEND	
EXISTING	REMOVALS
PROPERTY LINE	
EASEMENT LINE	
SAWCUT	
BITUMINOUS	
CONCRETE CURB & GUTTER	
CONCRETE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
OVERHEAD UTILITY	
UNDERGROUND TELEPHONE	
UNDERGROUND FIBEROPTIC	
UNDERGROUND GAS	
STORM CATCH BASIN	
SIGN	
HYDRANT	
GATE VALVE	
TELEPHONE BOX	
UTILITY POLE	
FENCE	
GRAVEL EDGE	
STRIPING	
5' CONTOUR	
1' CONTOUR	
WETLAND LINE	
SPOT ELEVATION	

GRADING

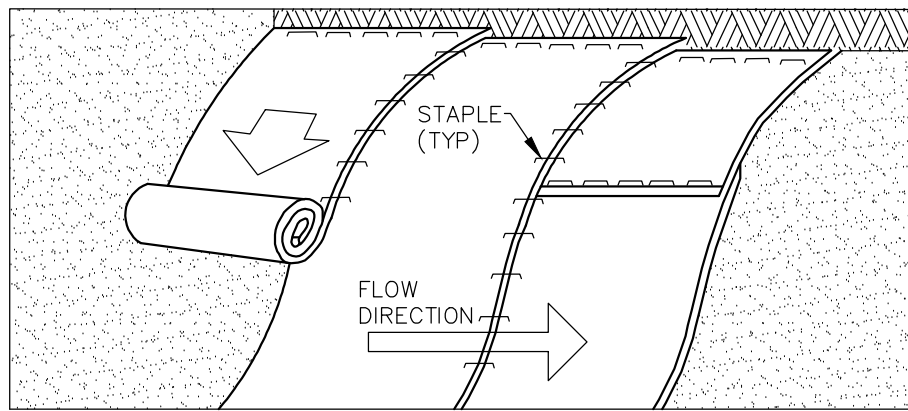


GRADING LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	
EASEMENT LINE	
CURB LINE	
GRADING LIMITS	
BITUMINOUS	
CONCRETE	
SANITARY SEWER	
STORM SEWER	
WATER MAIN	
OVERHEAD UTILITY	
UNDERGROUND TELEPHONE	
UNDERGROUND FIBEROPTIC	
UNDERGROUND GAS	
STORM CATCH BASIN	
STORM MANHOLE	
HYDRANT	
GATE VALVE	
TELEPHONE BOX	
UTILITY POLE	
FENCE	
GRAVEL EDGE	
5' CONTOUR	
1' CONTOUR	
WETLAND LINE	
SPOT ELEVATION	
SIGN	

SAWCUT & MILLING DETAIL



EROSION CONTROL BLANKET



NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND/OR SEED.
2. BEGIN AT THE TOP OF THE SLOPE (OR CHANNEL) BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN (STARTING DOWNSTREAM PROCEEDING UPSTREAM) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH A MINIMUM 4" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
6. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
7. THE TERMINAL ENDS OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. CONTRACTOR TO CONTACT ANOKA COUNTY HIGHWAY DEPARTMENT 3 BUSINESS DAYS PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.

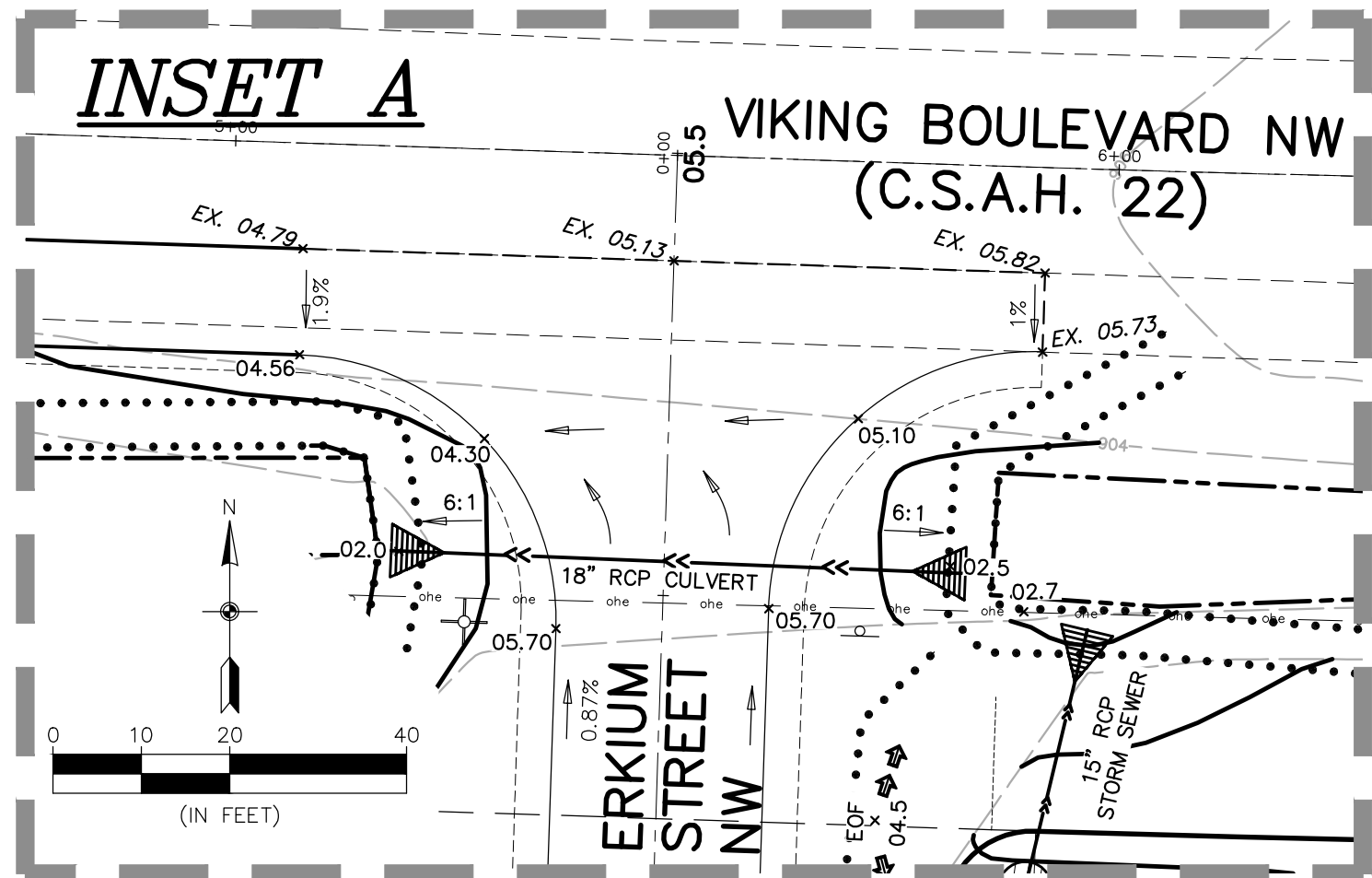
* CONTRACTOR TO VERIFY UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF ANY EXCAVATION.

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

BENCHMARK

1. Minnesota Department of Transportation
Geodetic GSD Station No. 102716 (MnDot Name 0206 AG)
ELEVATION: 911.81 ft. (NAVD88)
2. Minnesota Department of Transportation
Geodetic GSD Station No. 523 (MnDot Name 0206 Q)
ELEVATION: 925.40 ft. (NAVD88)

INSET A



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: 4/15/26 License #: 57811

Drawn: CRM
Designed: ADB
Date: 4/15/26

Revisions:
1.5/22/26 - per ACHD Comments & Street Names

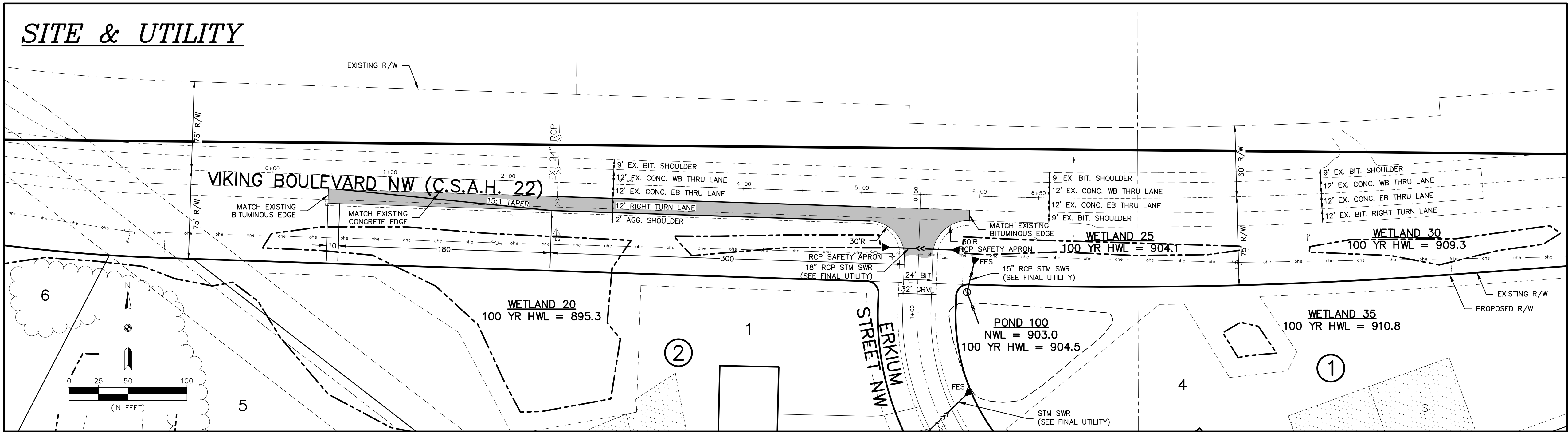
RADEMACHER FAMILY L.P.
19680 Rum River Boulevard NW
Oak Grove, Minnesota 55303

VIKING ESTATES
Nowthen, MN

**REMOVALS & GRADING,
DRAINAGE & EROSION
CONTROL PLAN**

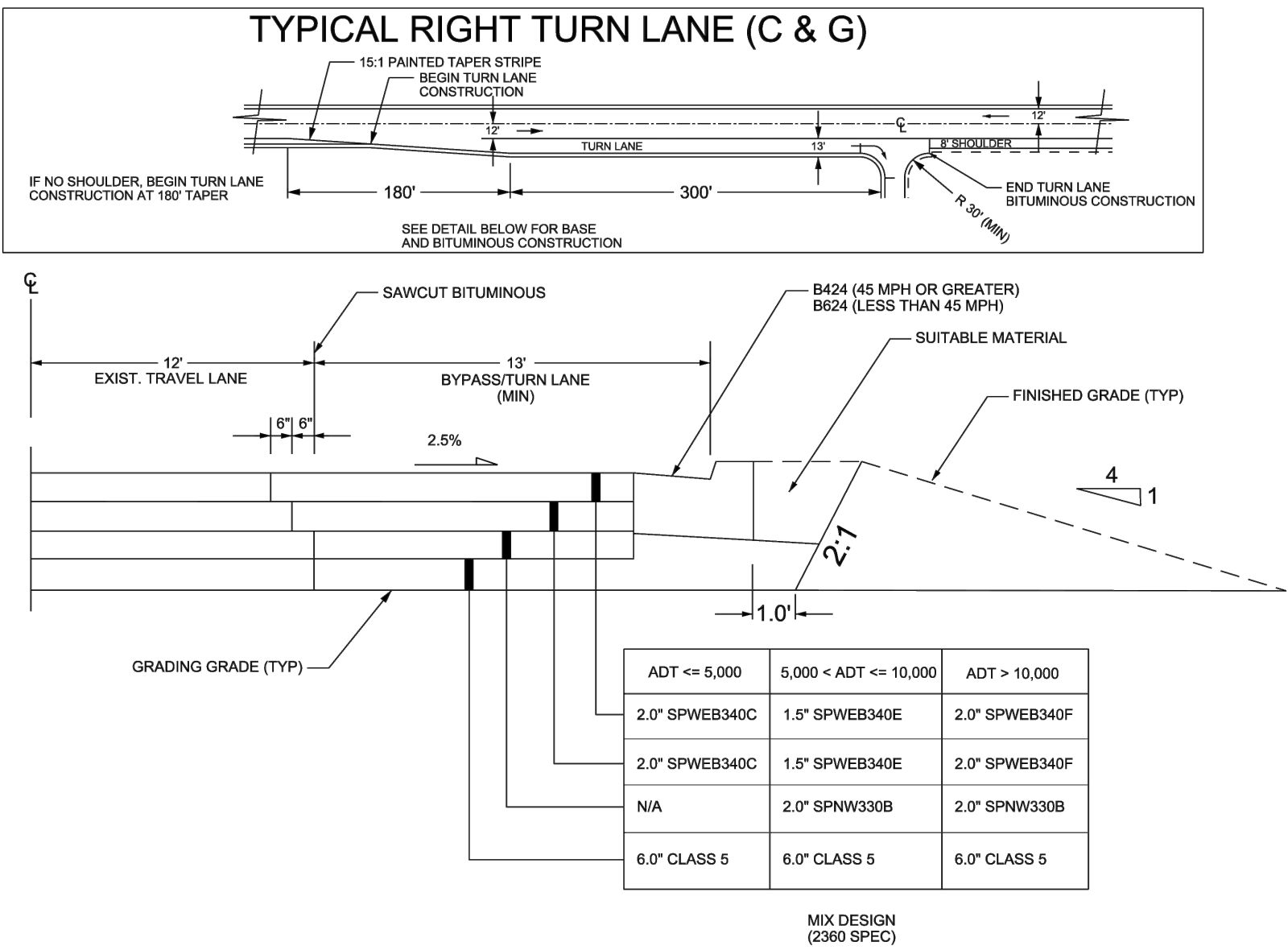
T2
of
T6

SITE & UTILITY



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
CURB LINE	-----
BITUMINOUS	=====
GRAVEL	-----
CONCRETE	=====
SANITARY SEWER	-----
FORCEMAIN	-----
STORM SEWER	-----
WATER MAIN	-----
OVERHEAD UTILITY	-----
UNDERGROUND TELEPHONE	-----
UNDERGROUND FIBEROPTIC	-----
UNDERGROUND GAS	-----
STORM CATCH BASIN	-----
STORM MANHOLE	-----
HYDRANT	-----
GATE VALVE	-----
TELEPHONE BOX	-----
UTILITY POLE	-----
FENCE	-----
GRAVEL EDGE	-----
STRIPING	-----
WETLAND LINE	-----
SIGN	-----
TREELINE	-----

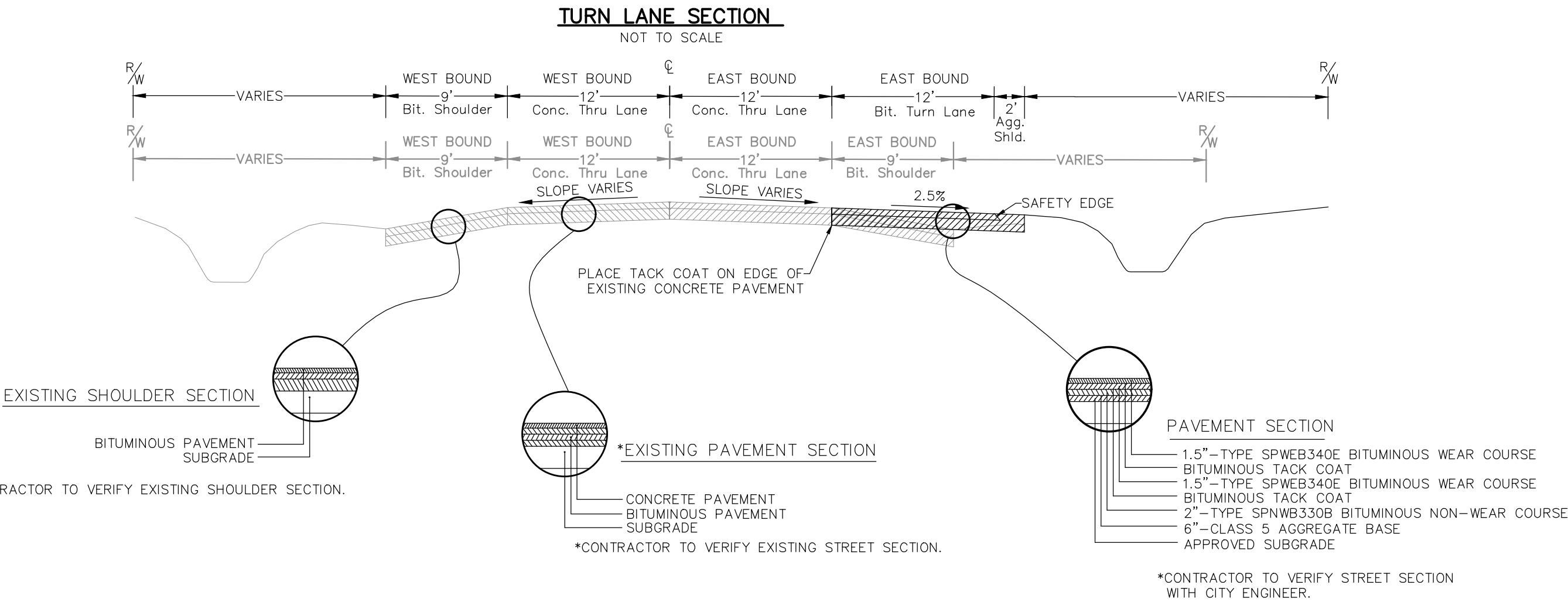
ANOKA COUNTY HIGHWAY DEPARTMENT



ALL DISTURBED SOIL MUST BE SEEDED, MULCHED, AND DISK ANCHORED IN ACCORDANCE WITH MN/DOT STANDARD SPECIFICATIONS. RAPID-DEGRADABLE STRAW BLANKET SHALL BE USED IN AREAS OF HIGH EROSION.

Base and Bituminous Construction Detail
For Curb and Gutter Section

NOT TO SCALE
DETAIL A
January 2020



CURB TYPES LEGEND	
-----	EDGE OF BITUMINOUS
-----	EDGE OF GRAVEL

TURN LANE NOTES

- ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
- GOVERNING SPECIFICATIONS SHALL BE THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION"
- ALL TEMPORARY TRAFFIC CONTROL DEVICES AND ALL PERMANENT SIGNING & MARKINGS SHALL CONFORM TO THE MN MUTCD, 11TH EDITION, 2025.
- CONTRACTOR SHALL NOTIFY ANOKA COUNTY HIGHWAY DEPARTMENT AND SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
- ALL TURN LANE STRIPING SHALL BE COMPLETED USING MULTICOMP/EPOXY PAINT.
- CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.
- CONTRACTOR TO CONTACT ANOKA COUNTY HIGHWAY DEPARTMENT 3 BUSINESS DAYS PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.

BENCHMARK
1. Minnesota Department of Transportation Geodetic GSID Station No. 102716 (MnDot Name 0206 AG) ELEVATION: 911.81 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 523 (MnDot Name 0206 Q) ELEVATION: 925.40 ft. (NAVD88)



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."



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: 4/15/26 License #: 57811

Drawn: CRM
Designed: ADB
Date: 4/15/26

Revisions:
1.5/22/26 - per ACHD Comments & Street Names

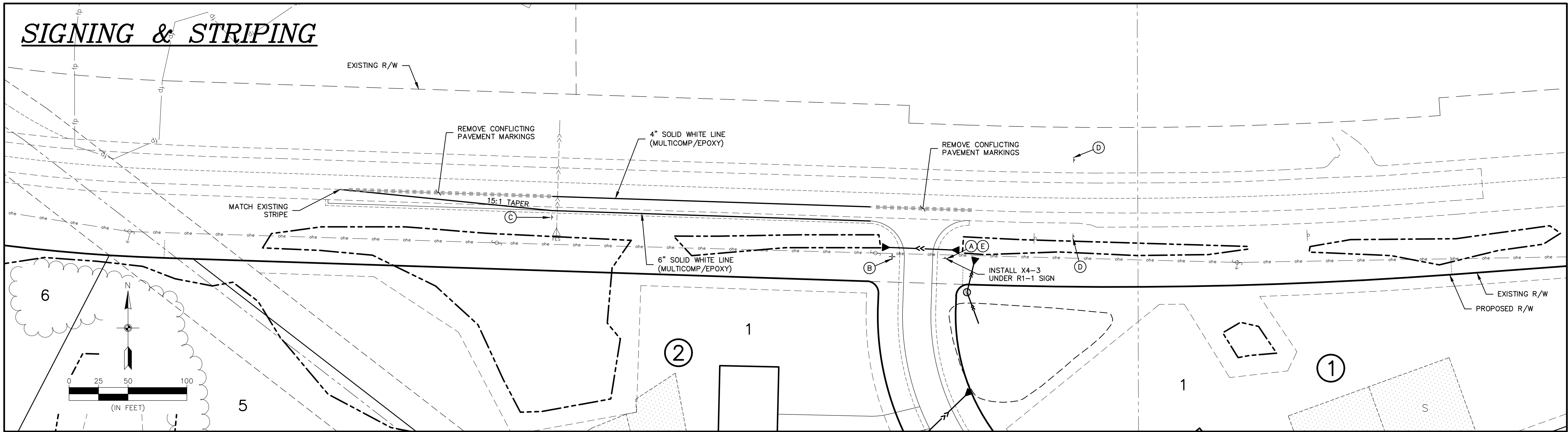
RADEMACHER FAMILY L.P.
19680 Rum River Boulevard NW
Oak Grove, Minnesota 55303

VIKING ESTATES
Nowthen, MN

SITE & UTILITY PLAN

T3
of
T6

SIGNING & STRIPING



LEGEND		
EXISTING		PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
		FULL SECTION
BITUMINOUS	----	----
GRAVEL	----	----
CONCRETE	----	----
SANITARY SEWER	---	---
FORCEMAIN	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND FIBEROPTIC	---	---
UNDERGROUND GAS	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
FENCE	---	---
GRAVEL EDGE	---	---
STRIPING	---	---
WETLAND LINE	---	---
SIGN	---	---
TREELINE	---	---

TURN LANE NOTES

- ALL GRADES ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED.
- THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR CONSTRUCTION' SHALL GOVERN AS WELL AS THE CITY OF BLAINE SPECIFICATIONS.
- ALL TEMPORARY TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MN MUTCD, 11TH EDITION, 2025.
- CONTRACTOR TO OBTAIN A PERMIT FROM ANOKA COUNTY HIGHWAY DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- ALL TURN LANE STRIPING SHALL BE COMPLETED USING MULTICOMP/EPOXY PAINT.
- CONTRACTOR SHALL REMOVE ALL CONFLICTING PAVEMENT MARKINGS.
- CONTRACTOR SHALL COORDINATE WORK AROUND AND RELOCATION OF SMALL UTILITIES.
- CONTRACTOR SHALL COORDINATE RELOCATION OF FIBER INTERCONNECT/CONDUIT & HAND HOLES W/ ANOKA COUNTY HIGHWAY DEPARTMENT.
- CONTRACTOR TO CONTACT ANOKA COUNTY HIGHWAY DEPARTMENT 3 BUSINESS DAYS PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.
- APPLICABLE MNDOT STANDARD PLATES: 3022C, 4006L, 9000E, 4129G, 4154B, 4160D, 9102E
- CONTRACTOR SHALL COORDINATE CONSTRUCTION WORK THROUGH ANOKA COUNTY HIGHWAY DEPARTMENT PERMITS AT HIGHWAYPERMITS@ANOKACOUNTYMN.GOV
- SPOTTING FOR STRIPING AND STAKING OF SIGNS WILL BE DONE BY ANOKA COUNTY

SIGN SCHEDULE			
SIGN	SIGN NO.	SIZE	QUANTITY
(A)	R1-1	30" X 30" (WHITE ON RED)	SEE FINAL UTILITY PLAN
(B)	STREET SIGN		SEE FINAL UTILITY PLAN
(C)	R3-7R	30" X 30" (BLACK ON WHITE)	1
(D)	W3-1	(SALVAGED)	SALVAGE EXISTING
(E)	X4-3	6" X 12" (YELLOW)	SEE FINAL UTILITY PLAN

BENCHMARK
1. Minnesota Department of Transportation Geodetic GSID Station No. 102716 (MnDot Name 0206 AG) ELEVATION: 911.81 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 523 (MnDot Name 0206 Q) ELEVATION: 925.40 ft. (NAVD88)

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 C1/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:
Date: 4/15/26 License #: 57811

Drawn: CRM
Designed: ADB
Date: 4/15/26

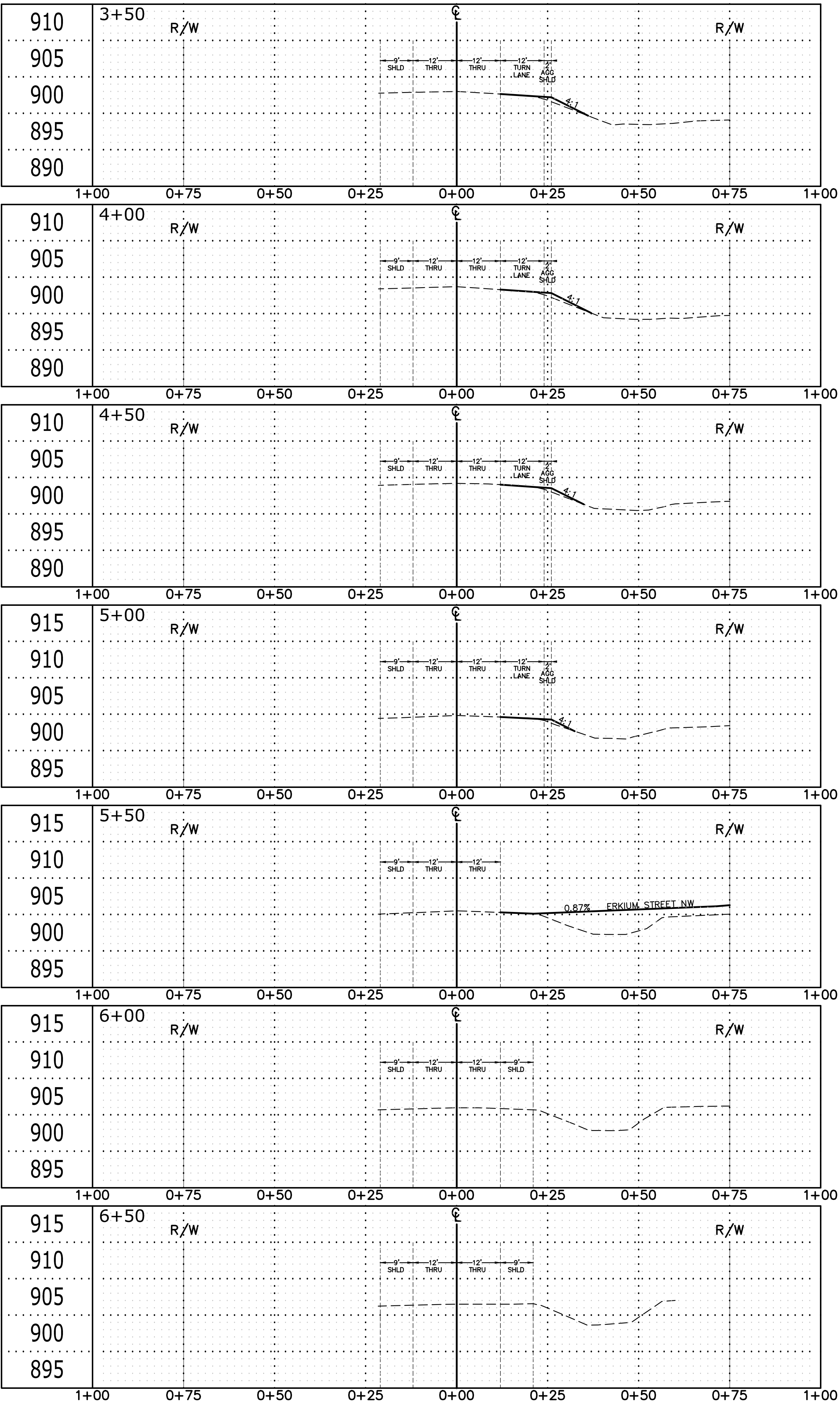
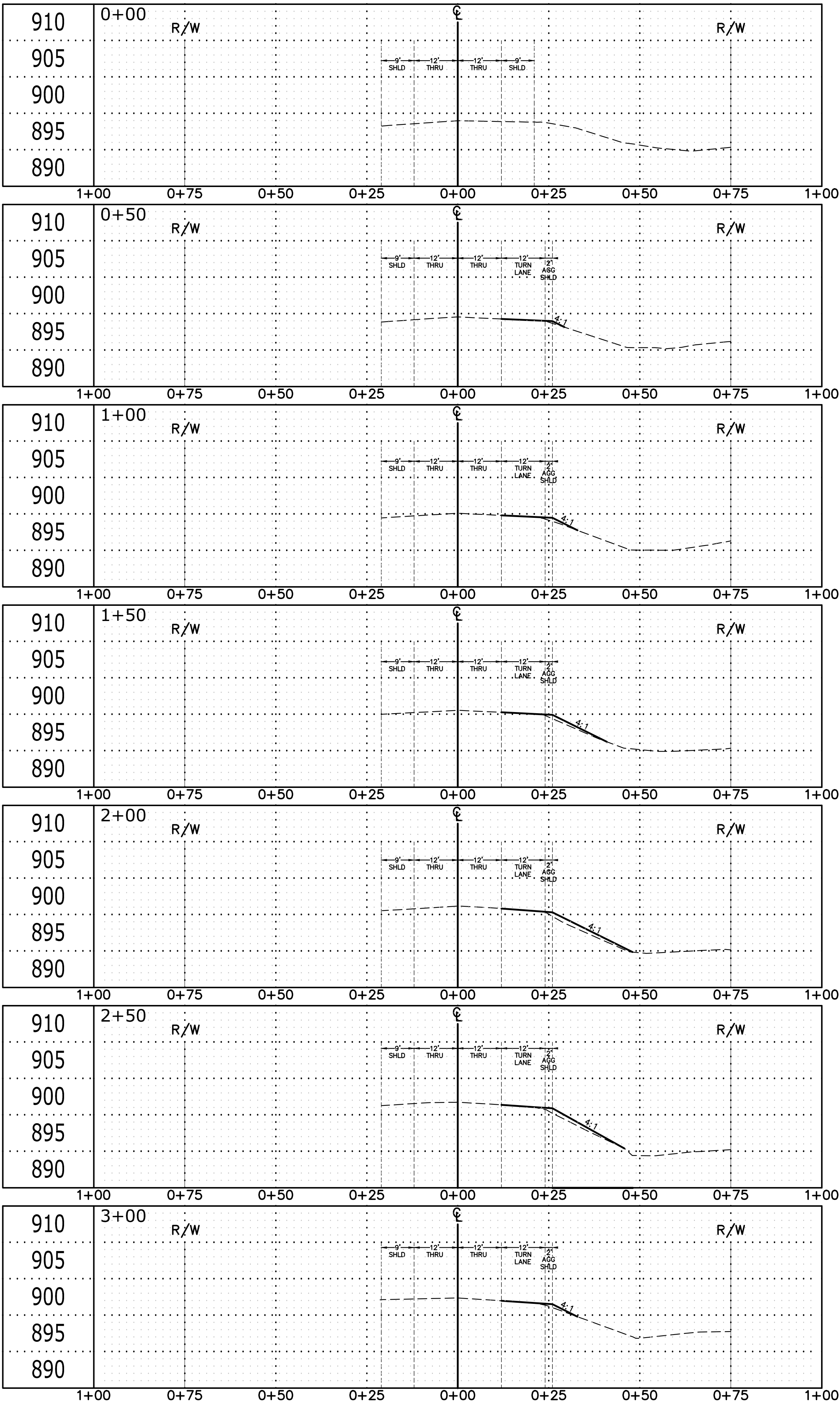
Revisions:
1.5/22/26 - per ACHD Comments & Street Names

RADEMACHER FAMILY L.P.
19680 Rum River Boulevard NW
Oak Grove, Minnesota 55303

VIKING ESTATES
Nowthen, MN

SIGNING & STRIPING PLAN

T4
of
T6



1"=20'



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: 4/15/26 License #: 57811

Drawn: CRM
Designed: ADB
Date: 4/15/26

Revisions:
1.5/22/26 - per ACHD Comments & Street Names

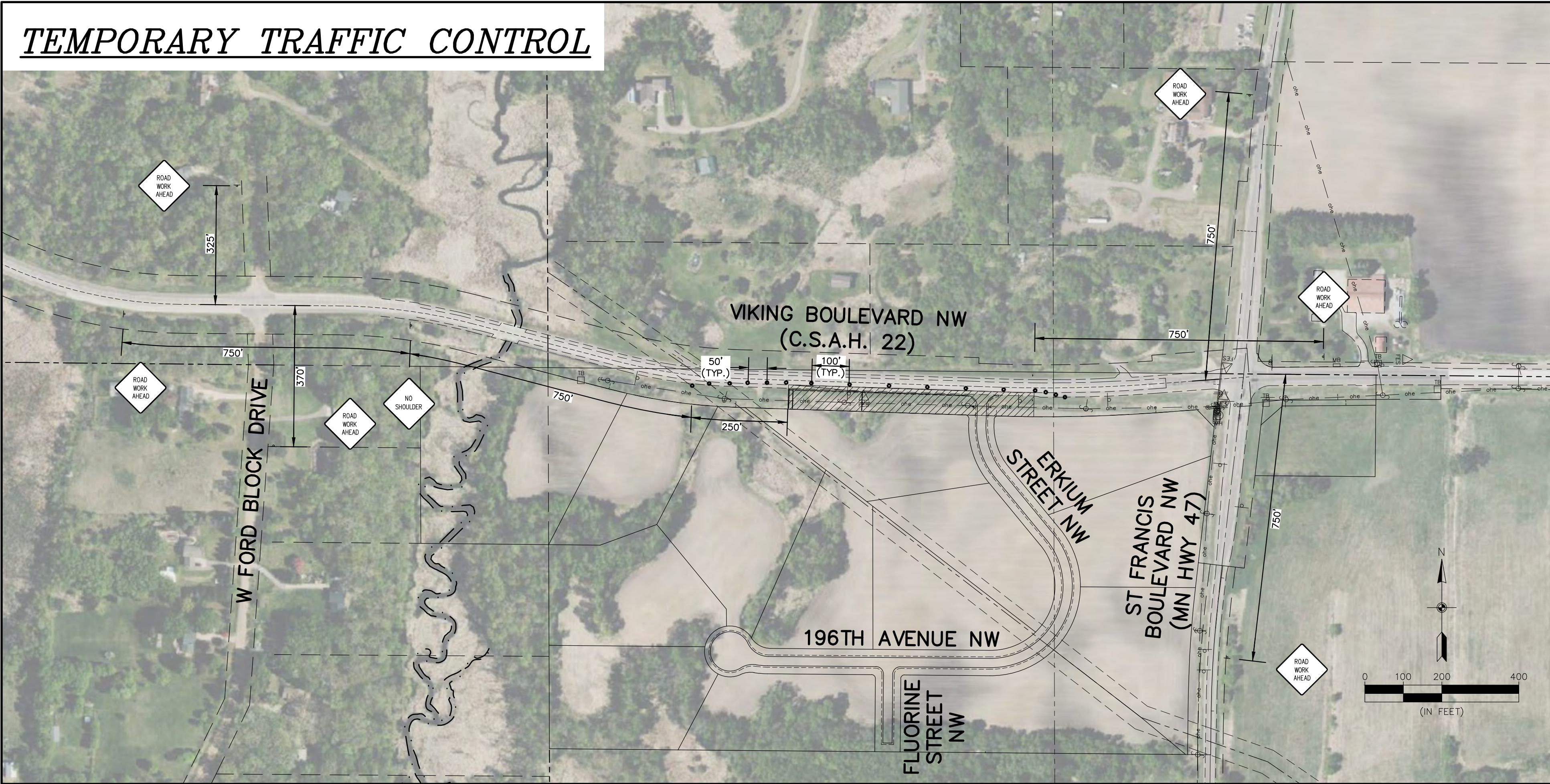
RADEMACHER FAMILY L.P.
19680 Rum River Boulevard NW
Oak Grove, Minnesota 55303

VIKING ESTATES
Nowthen, MN

CROSS SECTIONS

T5
of
T6

TEMPORARY TRAFFIC CONTROL



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

SIGN SCHEDULE	
SIGN	QUANTITY
	6
	1

NOTES:

- INTERMITTENT SIGNS SHALL BE USED FOR LOOSE GRAVEL, UNEVEN LANES, BUMP, ETC.
- LANE WIDTHS MINIMUM OF 10'. IF MINIMUM LANE WIDTH CANNOT BE MAINTAINED A TWO PERSON FLAGGING OPERATION SHALL BE USED.
- CONTRACTOR TO COMPLY WITH MnDOT LONGITUDINAL DROP OFF GUIDELINES (J-BARRIER MIGHT BE NEEDED)
- THE ACCESS IS TO REMAIN CLOSED TO THE PUBLIC UNTIL CONSTRUCTION IS COMPLETED FOR RIGHT TURN LANE.
- REFER TO THE 2025 MN MUTCD (LATEST EDITION) FOR TEMPORARY TRAFFIC CONTROL STANDARDS.

BENCHMARK
1. Minnesota Department of Transportation Geodetic GSID Station No. 102716 (MnDot Name 0206 AG) ELEVATION: 911.81 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSID Station No. 523 (MnDot Name 0206 Q) ELEVATION: 925.40 ft. (NAVD88)

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 CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."