

IMPERVIOUS AREA TABLE		
	AREA (S.F.)	IMPERVIOUS (%)
PROPERTY AREA:	315,746	
<b>EXISTING IMPERVIOUS AREAS</b>		
EXISTING PAVEMENT AREA:	157,598	49.91%
EXISTING BUILDING AREA:	83,796	26.54%
<b>TOTAL PROPOSED IMPERVIOUS AREA:</b>	<b>241,394</b>	<b>76.45%</b>
<b>PROPOSED IMPERVIOUS AREAS</b>		
PROPOSED PAVEMENT AREA:	142,486	45.13%
PROPOSED BUILDING AREA:	92,967	29.44%
<b>TOTAL PROPOSED IMPERVIOUS AREA:</b>	<b>235,453</b>	<b>74.57%</b>

**GENERAL CONSTRUCTION NOTES**

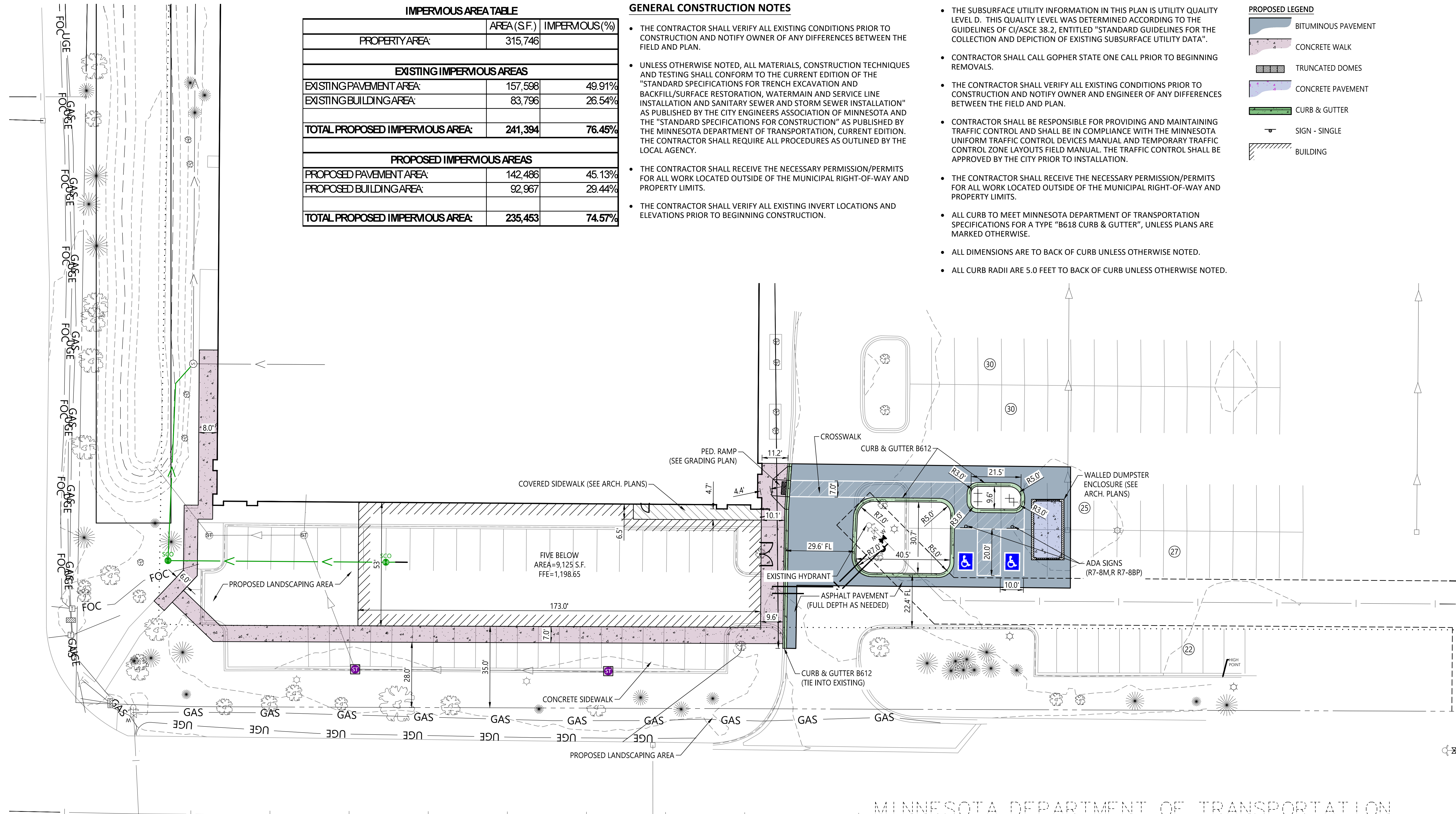
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, CURRENT EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

**GENERAL SITE PLAN NOTES**

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
- CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.
- ALL CURB TO MEET MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR A TYPE "B618 CURB & GUTTER", UNLESS PLANS ARE MARKED OTHERWISE.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5.0 FEET TO BACK OF CURB UNLESS OTHERWISE NOTED.

**PROPOSED LEGEND**

- BITUMINOUS PAVEMENT
- CONCRETE WALK
- TRUNCATED DOMES
- CONCRETE PAVEMENT
- CURB & GUTTER
- SIGN - SINGLE
- BUILDING



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DRAWN BY: MJM  
 CHECKED BY: ALW  
 THOMAS M. RIENTS LIC. NO.: 63111 DATE: 03/06/2026

DATE	REV#	REVISIONS DESCRIPTION

**FIVE BELOW - BAXTER**  
 SITE PLAN



**C4.01**  
 PROJECT #: 2025-12133