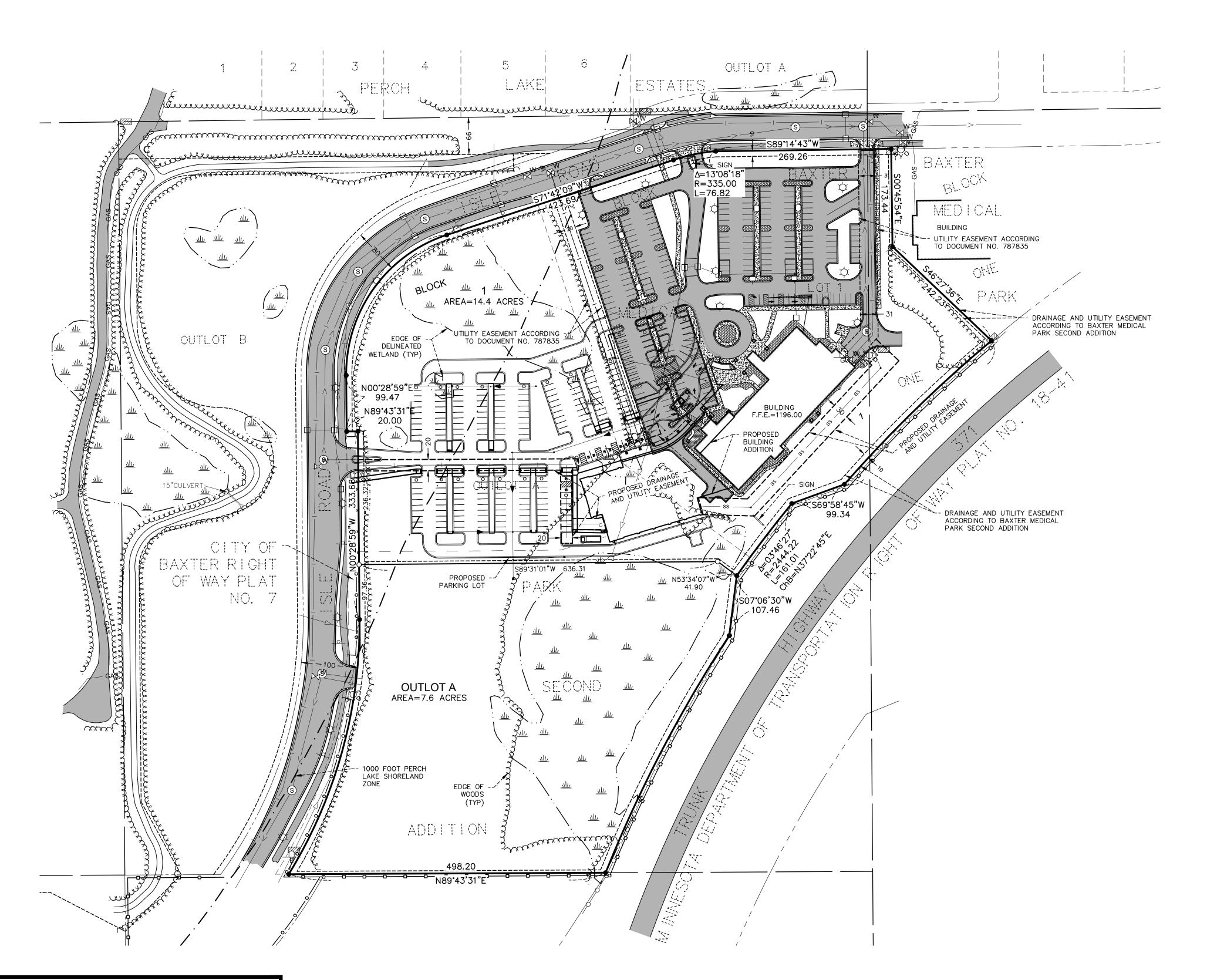
### PRELIMINARY PLAT

# BAXTER MEDICAL PARK THIRD ADDITION



BRAINERD LAKES INTEGRATED HEALTH 2024 SOUTH 6TH ST BRAINERD, MN 56401 DESCRIPTION LOT 1, BLOCK ONE AND OUTLOT A, BAXTER MEDICAL PARK SECOND ADDITION SECTION 18, TOWNSHIP 133, RANGE 28, CROW WING COUNTY, MN. SURVEYOR CHAD M. CONNER WIDSETH 7804 INDUSTRIAL PARK ROAD BAXTER, MN. 22.0 ACRES OS, OFFICE SERVICE JUNE 15, 2022

#### SURVEYOR'S NOT

ACCORDING TO THE CROW WING COUNTY GIS MAPPING APPLICATION, THE SUBJECT PROPERTY IS LOCATED WITHIN THE OFFICE SERVICE ZONING DISTRICT.

ACCORDING TO THE CITY OF BAXTER CITY CODE, THE BUILDING SETBACK LINES FOR THE OFFICE SERVICE ZONING DISTRICT ARE AS FOLLOWS:

#### PRINCIPLE STRUCTURE SETBACKS

FRONT YARD = 35 FEET
SIDE YARD = 10 FEET
SIDE YARD = 35 FEET ABUTTING CORNER

#### ......

FRONT YARD = 35 FEET

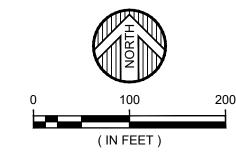
SIDE YARD = 10 FEET SIDE YARD = 35 FEET ABUT

E YARD = 35 FEET ABUTTING CORNER

OR YARD = 10 FEET

ACCORDING TO F.E.M.A. COMMUNITY PANEL NUMBER 27035C0510C EFFECTIVE DATE AUGUST 15, 2017 THE SUBJECT PROPERTY IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION).

THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO OBSERVED EVIDENCE AND GOPHER ONE, TICKET NO. 220670664 TOGETHER WITH PLANS. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THESE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED REFORE ANY CONSTRUCTION OR EXCAVATION



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD 83

ELEVATIONS ARE BASED ON THE NATIONAL

GEODETIC VERTICAL DATUM OF 1929

■ DENOTES FOUND IRON MONUMENT

O = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643

S = DENOTES SANITARY SEWER MANHOLE

= DENOTES HYDRANT

W = DENOTES WATER VALVE

☐ = DENOTES CATCH BASIN
☐ = DENOTES STORM SEWER APRON
☐ = DENOTES LIGHT POLE

= DENOTES ELECTRIC TRANSFORMER

E = DENOTES ELECTRIC METER

G = DENOTES GAS METER

# = DENOTES CONIFEROUS TREE

= DENOTES SHRUB

্বৈট্ৰ = DENOTES DECIDUOUS TREE

1/1/2 = DENOTES DELINEATED WETLAND

GAS — = DENOTES HANDICAPPED PARKING STALL

DENOTES UNDERGROUND NATURAL GAS LINE

= DENOTES SANITARY SEWER LINE
= DENOTES STORM SEWER LINE

= DENOTES WATER LINE

DENOTES CHAINLINK FENCE

DENOTES EASEMENT

DENOTES PICUT OF CONTROL

--- o --- = DENOTES RIGHT OF CONTROLLED ACCESS DEDICATED TO THE CITY OF BAXTER

= DENOTES RIGHT OF CONTROLLED ACCESS DEDICATED TO THE STATE OF MINNESOTA

= DENOTES CONCRETE SURFACE

= DENOTES LANDSCAPING SURFACE

DENOTES BITUMINOUS SURFACE

IMPERVIOUS CALCULATIONS:
(FOR LOT 1, BLOCK 1, BAXTER MEDICAL PARK THIRD ADDITION ONLY)

TOTAL AREA NON-SHORELAND= 496,973± SQ.FT. (11.4 ACRES)

EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 298,806 SQ.FT IMPERVIOUS PERCENTAGE = 60.1 % ( 298,806 / 496,973 = 0.6013 )

TOTAL AREA SHORELAND= 131,886± SQ.FT. (3.0 ACRES)

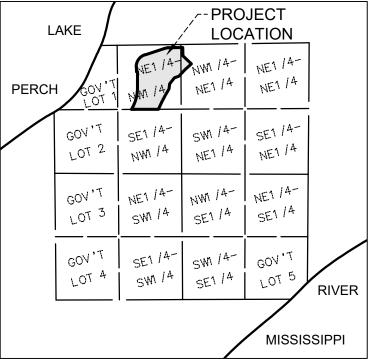
EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 26,189 SQ.FT

IMPERVIOUS PERCENTAGE = 19.9 %

IMPERVIOUS PERCENTAGE = 19.9 % ( 26,189 / 131,886 = 0.1986 )

## VICINITY MAP (NOT TO SCALE)





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