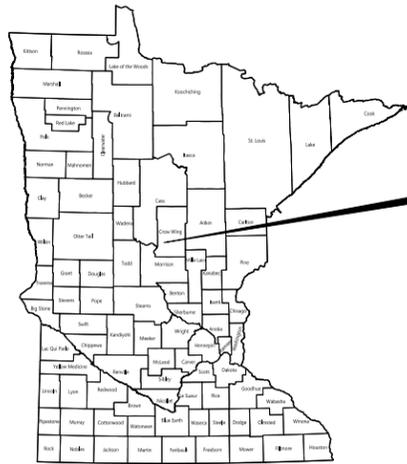


# FIVE BELOW - BAXTER

BAXTER, MINNESOTA  
FEBRUARY, 2026



**PROJECT LOCATION**  
BAXTER, CROW WING COUNTY

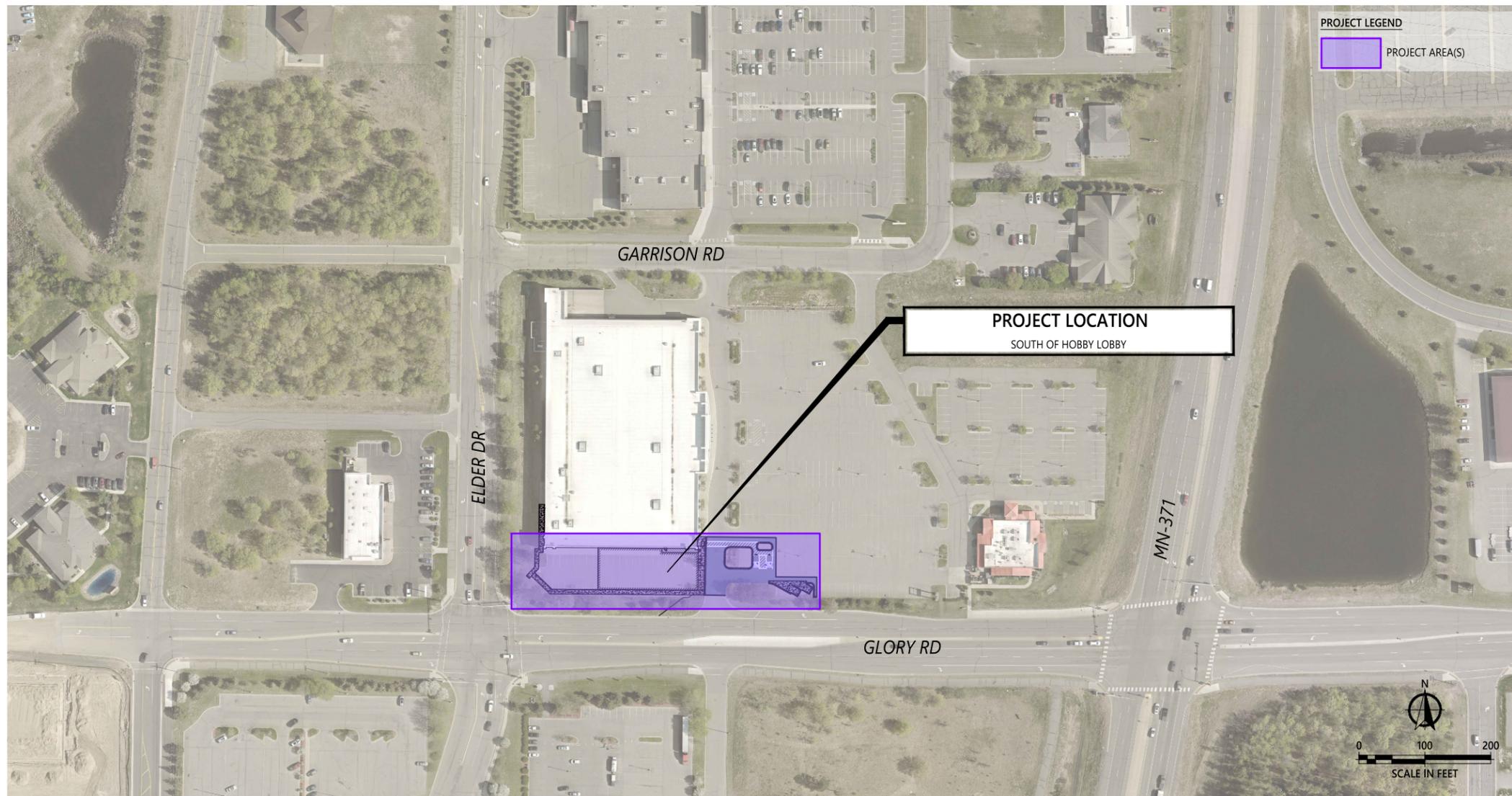
### GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE 2025 SCHEDULE OF "MATERIALS CONTROL FOR 2025 STANDARD SPECIFICATIONS" SHALL GOVERN.

### SHEET INDEX TABLE

SHEET NUMBERS	SHEET TITLE
C1.00	SHEET TITLE
C1.01	CIVIL LEGEND
C2.01-C2.18	CIVIL DETAILS
C3.01	EXISTING CONDITIONS & REMOVALS PLAN
C4.01	SITE PLAN
C5.01-C5.02	UTILITY PLAN
C6.01	SWPPP NARRATIVE
C6.02	SWPPP MAPS
C7.01-C7.03	GRADING PLAN
C8.01	EROSION CONTROL PLAN

THIS PLAN CONTAINS 30 SHEETS



MAP DESCRIPTION: PARTIAL MAP OF BAXTER, CROW WING COUNTY, MINNESOTA

THIS PLAN SET CONTAINS COLOR GRAPHICS. BLACK AND WHITE PRINTS ARE NOT OFFICIAL SIGNED DOCUMENTS.



DRAWN BY:  
MJM  
CHECKED BY:  
ALW

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.

*Thomas M. Rients*  
THOMAS M. RIENTS  
LIC. NO.: 63111 DATE: 02/09/2026

DATE	REV#	REVISIONS DESCRIPTION

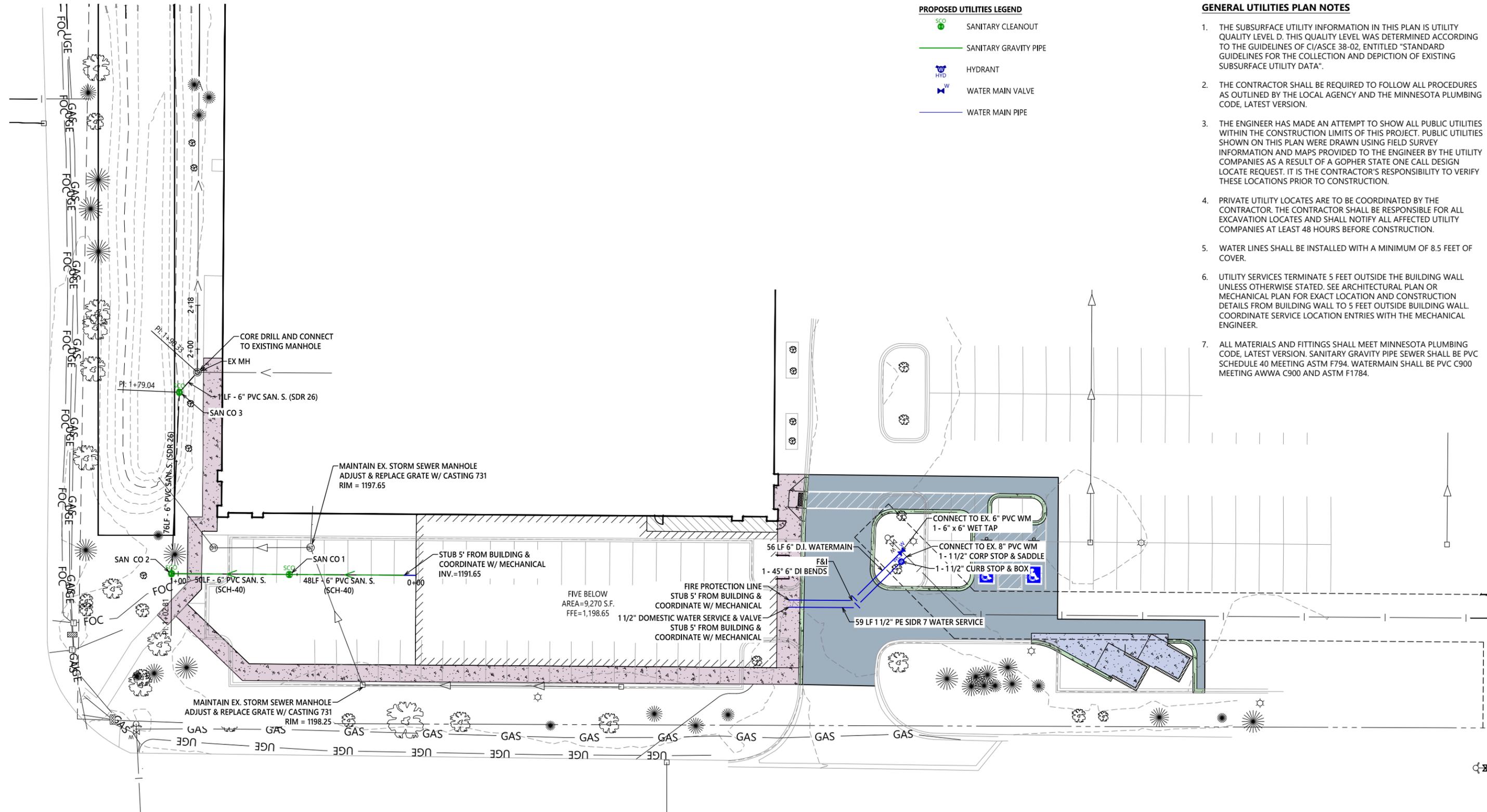
FIVE BELOW - BAXTER  
TITLE SHEET

C1.00  
PROJECT #: 2025-12133





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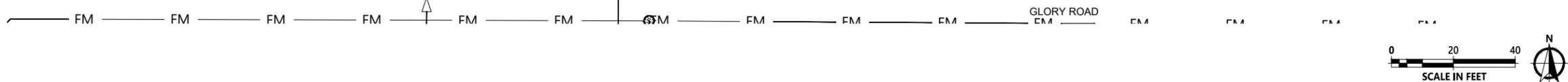


**PROPOSED UTILITIES LEGEND**

- SANITARY CLEANOUT
- SANITARY GRAVITY PIPE
- HYDRANT
- W WATER MAIN VALVE
- WATER MAIN PIPE

- GENERAL UTILITIES PLAN NOTES**
1. THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
  2. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY AND THE MINNESOTA PLUMBING CODE, LATEST VERSION.
  3. THE ENGINEER HAS MADE AN ATTEMPT TO SHOW ALL PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. PUBLIC UTILITIES SHOWN ON THIS PLAN WERE DRAWN USING FIELD SURVEY INFORMATION AND MAPS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AS A RESULT OF A GOPHER STATE ONE CALL DESIGN LOCATE REQUEST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS PRIOR TO CONSTRUCTION.
  4. PRIVATE UTILITY LOCATES ARE TO BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION LOCATES AND SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS BEFORE CONSTRUCTION.
  5. WATER LINES SHALL BE INSTALLED WITH A MINIMUM OF 8.5 FEET OF COVER.
  6. UTILITY SERVICES TERMINATE 5 FEET OUTSIDE THE BUILDING WALL UNLESS OTHERWISE STATED. SEE ARCHITECTURAL PLAN OR MECHANICAL PLAN FOR EXACT LOCATION AND CONSTRUCTION DETAILS FROM BUILDING WALL TO 5 FEET OUTSIDE BUILDING WALL. COORDINATE SERVICE LOCATION ENTRIES WITH THE MECHANICAL ENGINEER.
  7. ALL MATERIALS AND FITTINGS SHALL MEET MINNESOTA PLUMBING CODE, LATEST VERSION. SANITARY GRAVITY PIPE SEWER SHALL BE PVC SCHEDULE 40 MEETING ASTM F794. WATERMAIN SHALL BE PVC C900 MEETING AWWA C900 AND ASTM F1784.

MINNESOTA DEPARTMENT OF TRANSPORTATION



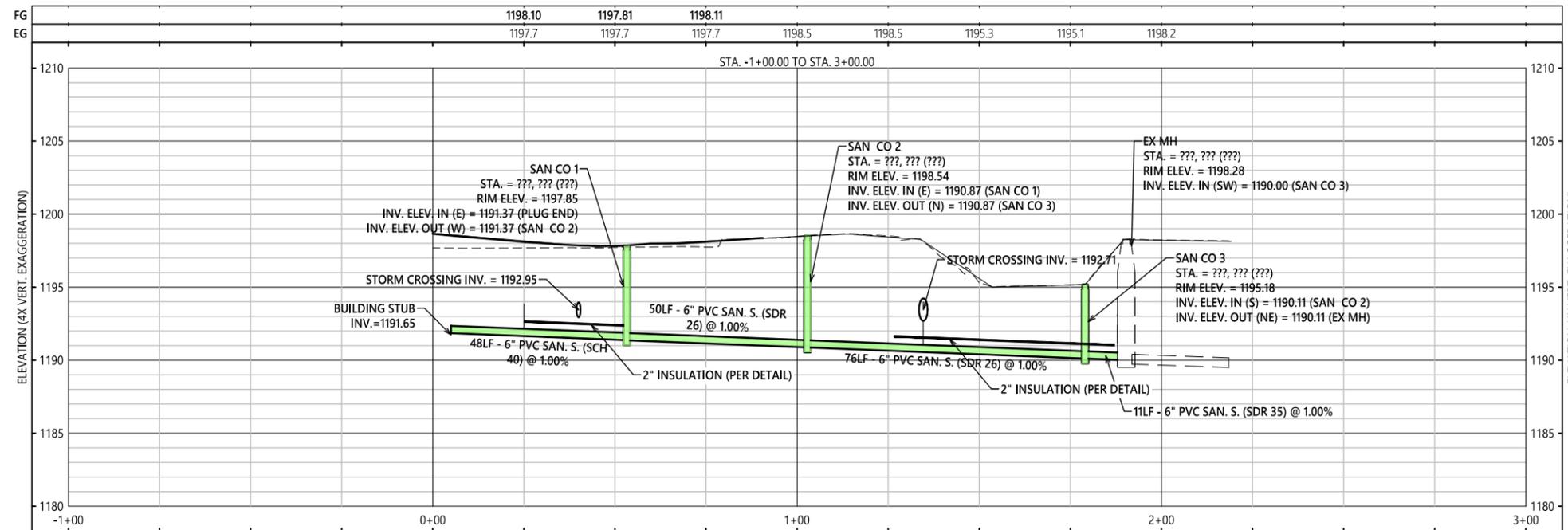
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 CHECKED BY: ALW  
 THOMAS M. RIENTS LIC. NO.: 63111 DATE: 02/09/2026

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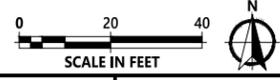
**FIVE BELOW - BAXTER**  
 UTILITY PLAN

**C5.01**  
 PROJECT #: 2025-12133

SANITARY SEWER CENTERLINE PROFILE



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DATE	REV#	REVISIONS DESCRIPTION

FIVE BELOW - BAXTER  
 UTILITY PROFILES

C5.02  
 PROJECT #: 2025-12133

SPECIAL WATERS SEARCH

**Find Special Waters Near Discharge...**

Search for waters with construction requirements. Enter your permit number or use the Set Location tool to click on your site's discharge locations.

permit number

Show results within (Miles) 1

No results found. Review any near by waters using the measure tools.

WEB SOIL SURVEY

Custom Soil Resource Report  
Soil Map

Soil Map may not be valid at this scale.

Map Scale: 1:1,490 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
D70A	Barber-Urban land complex, 0 to 3 percent slopes	8.0	100.0%
<b>Totals for Area of Interest</b>		<b>8.0</b>	<b>100.0%</b>

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**GENERAL GRADING PLAN NOTES**

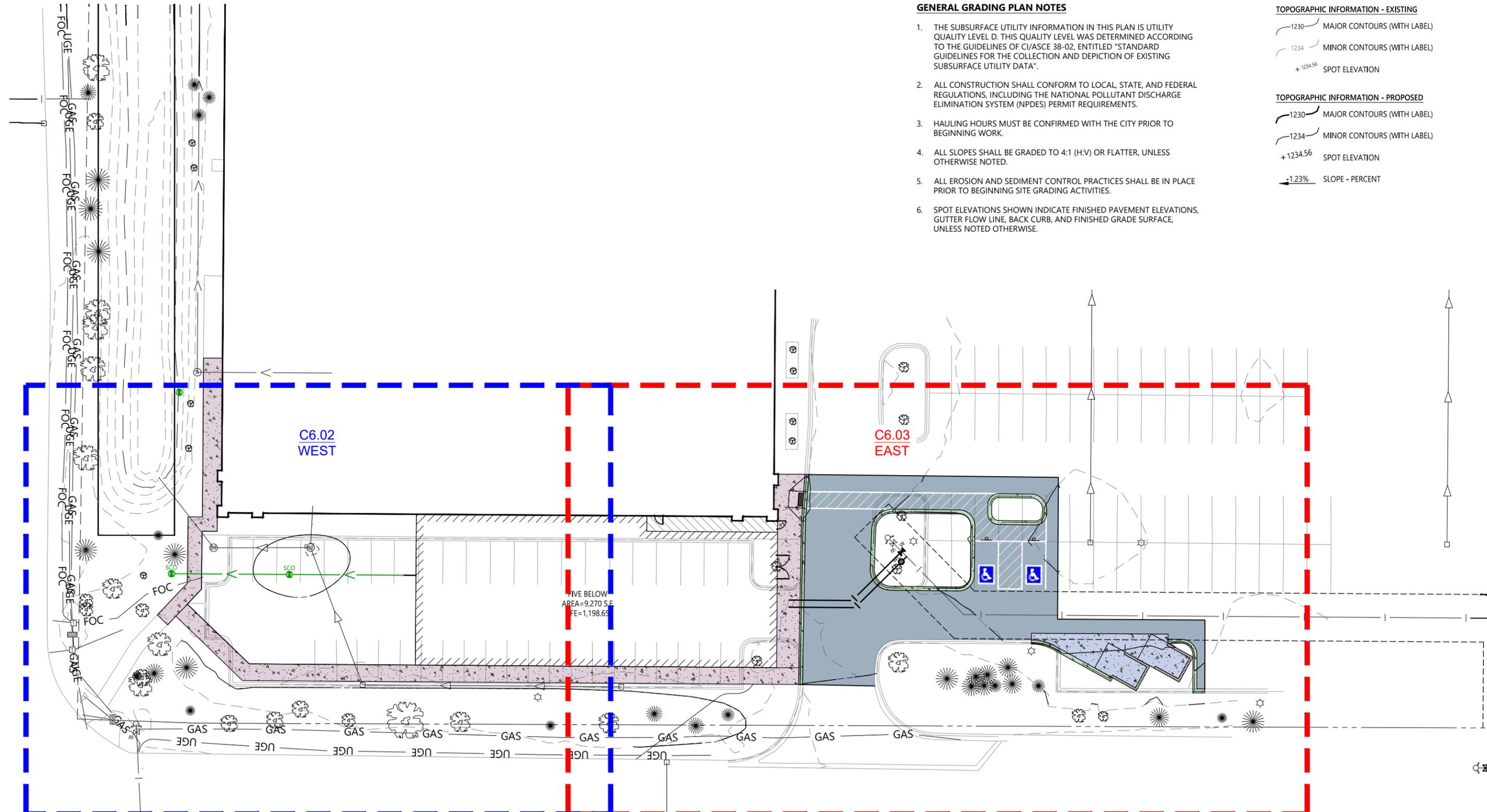
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5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO BEGINNING SITE GRADING ACTIVITIES.
6. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE, BACK CURB, AND FINISHED GRADE SURFACE, UNLESS NOTED OTHERWISE.

**TOPOGRAPHIC INFORMATION - EXISTING**

- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- + 1234.56 SPOT ELEVATION

**TOPOGRAPHIC INFORMATION - PROPOSED**

- 1230 MAJOR CONTOURS (WITH LABEL)
- 1234 MINOR CONTOURS (WITH LABEL)
- + 1234.56 SPOT ELEVATION
- 1.23% SLOPE - PERCENT



MINNESOTA DEPARTMENT OF TRANSPORTATION



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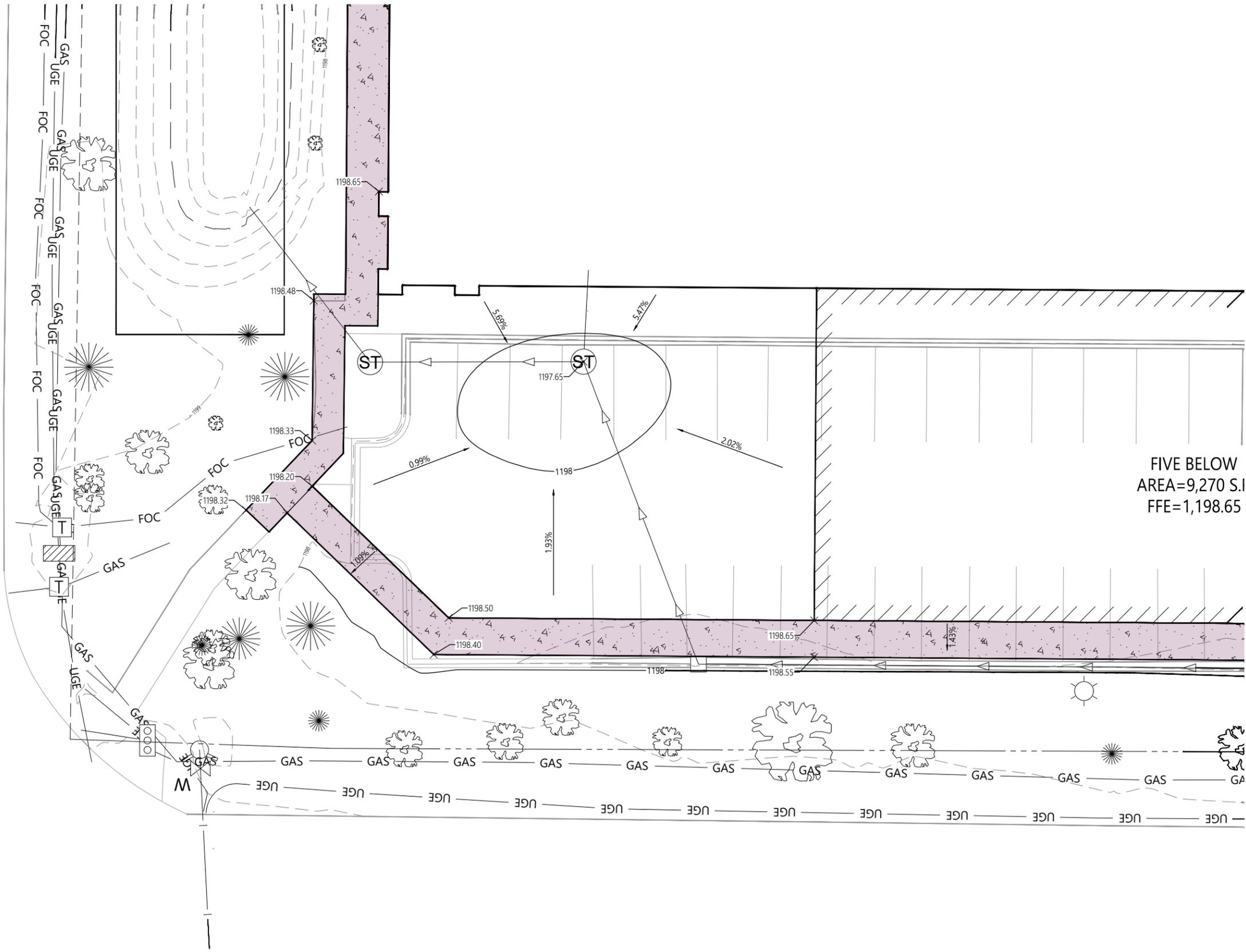
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 THOMAS M. RIENTS LIC. NO.: 63111 DATE: 02/09/2026

DATE	REV#	REVISIONS DESCRIPTION

**FIVE BELOW - BAXTER**  
 GRADING PLAN OVERALL

**C7.01**  
 PROJECT #: 2025-12133

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**FIVE BELOW**  
**AREA=9,270 S.I**  
**FFE=1,198.65**

**TOPOGRAPHIC INFORMATION - EXISTING**

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- + 1234.56 SPOT ELEVATION

**TOPOGRAPHIC INFORMATION - PROPOSED**

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- 1234 MINOR CONTOURS (WITH LABEL)
- + 1234.56 SPOT ELEVATION
- 1.23% SLOPE - PERCENT

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 CHECKED BY: ALW  
 THOMAS M. RIENTS  
 LIC. NO.: 63111 DATE: 02/09/2026

DATE	REV#	REVISIONS DESCRIPTION

**FIVE BELOW - BAXTER**  
 GRADING PLAN WEST

**C7.02**  
 PROJECT #: 2025-12133

TOPOGRAPHIC INFORMATION - EXISTING

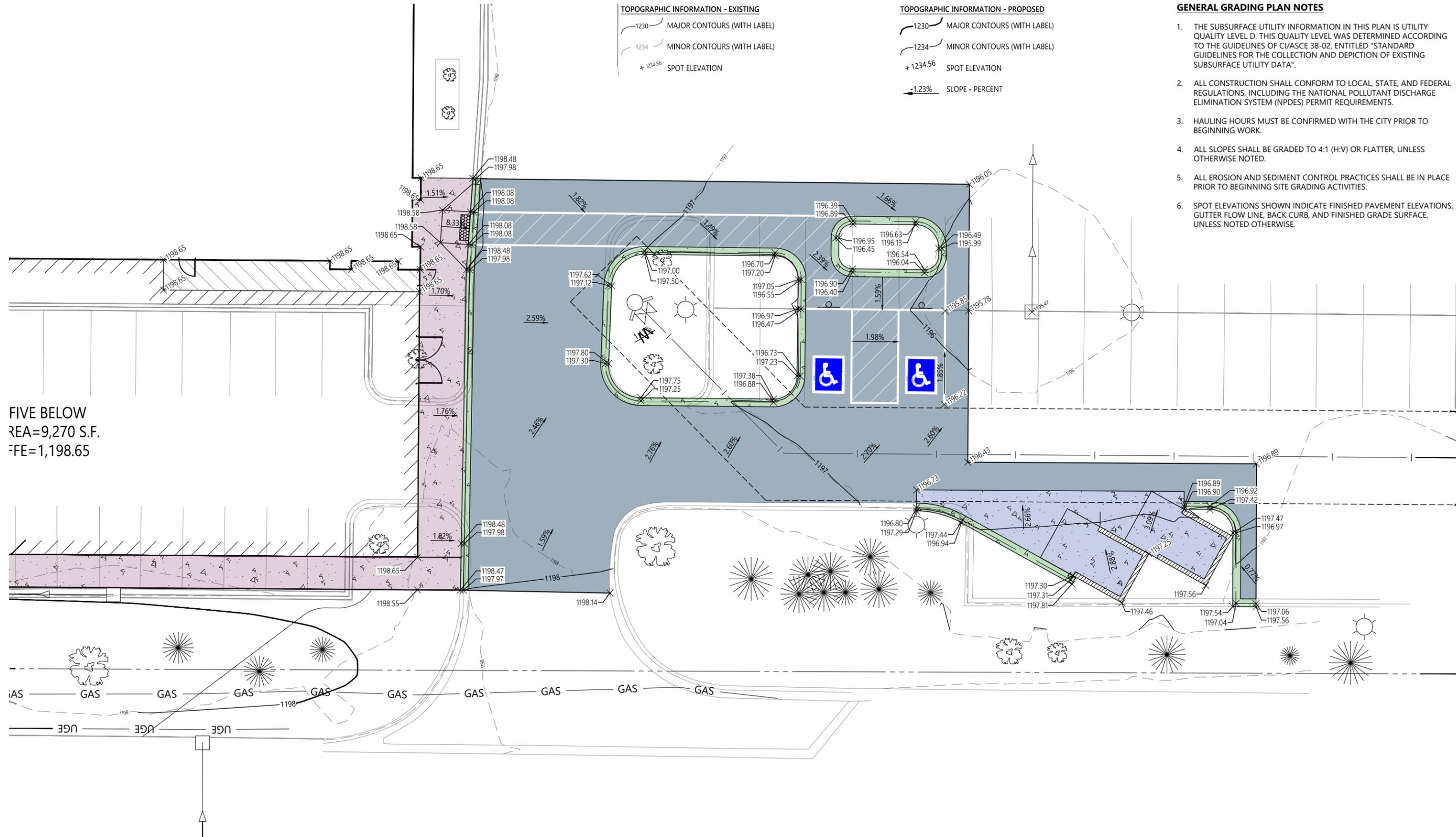
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TOPOGRAPHIC INFORMATION - PROPOSED

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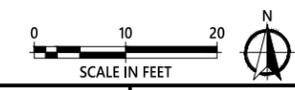
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FIVE BELOW  
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 THOMAS M. RIENTS LIC. NO.: 63111 DATE: 02/09/2026

DATE	REV#	REVISIONS DESCRIPTION

FIVE BELOW - BAXTER  
 GRADING PLAN EAST

C7.03  
 PROJECT #: 2025-12133

**GENERAL EROSION CONTROL PLAN NOTES**

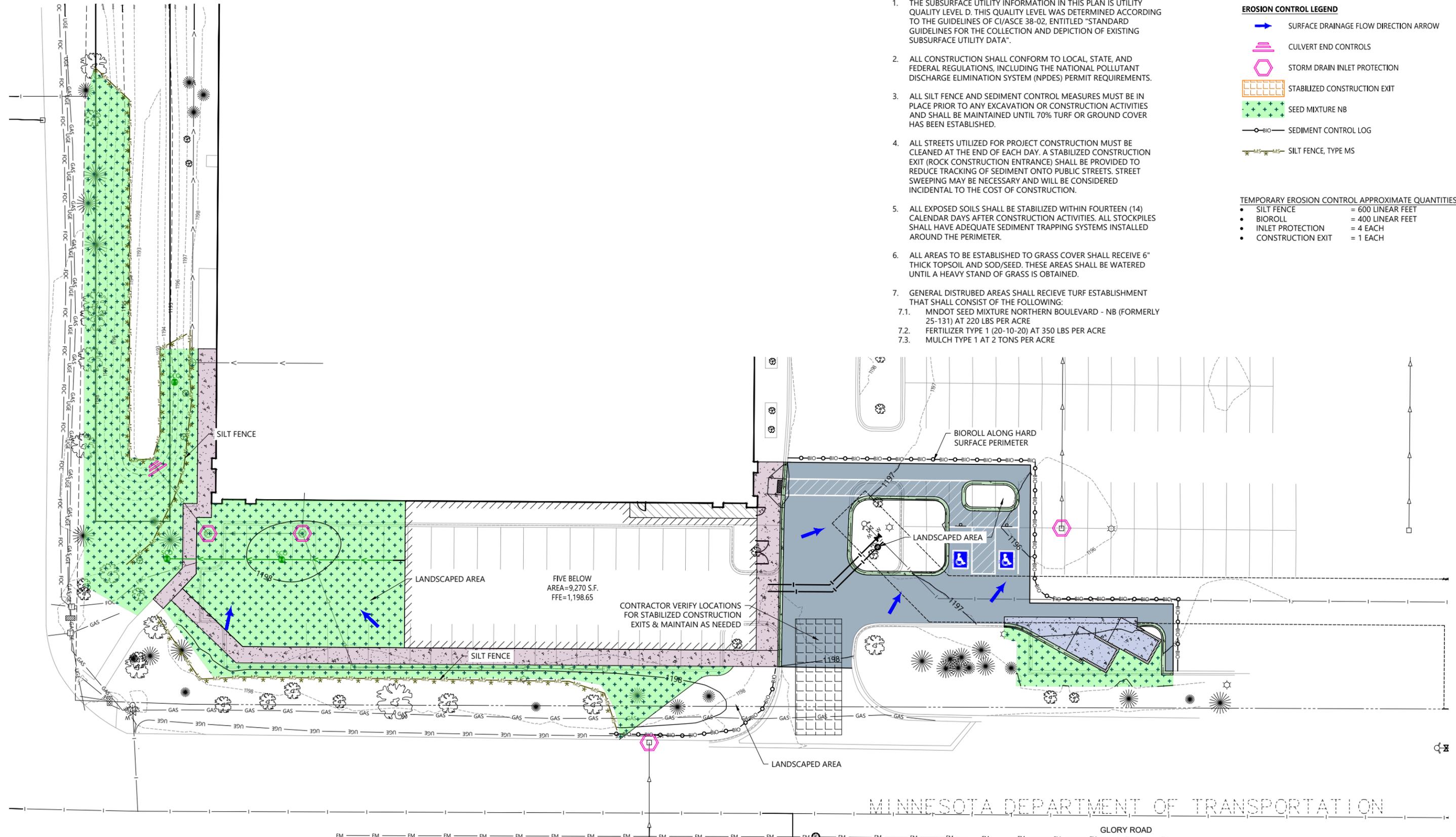
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3. ALL SILT FENCE AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES AND SHALL BE MAINTAINED UNTIL 70% TURF OR GROUND COVER HAS BEEN ESTABLISHED.
4. ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A STABILIZED CONSTRUCTION EXIT (ROCK CONSTRUCTION ENTRANCE) SHALL BE PROVIDED TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS. STREET SWEEPING MAY BE NECESSARY AND WILL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
5. ALL EXPOSED SOILS SHALL BE STABILIZED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER CONSTRUCTION ACTIVITIES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THE PERIMETER.
6. ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 6" THICK TOPSOIL AND SOD/SEED. THESE AREAS SHALL BE WATERED UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
7. GENERAL DISTURBED AREAS SHALL RECEIVE TURF ESTABLISHMENT THAT SHALL CONSIST OF THE FOLLOWING:
  - 7.1. MNDOT SEED MIXTURE NORTHERN BOULEVARD - NB (FORMERLY 25-131) AT 220 LBS PER ACRE
  - 7.2. FERTILIZER TYPE 1 (20-10-20) AT 350 LBS PER ACRE
  - 7.3. MULCH TYPE 1 AT 2 TONS PER ACRE

**EROSION CONTROL LEGEND**

-  SURFACE DRAINAGE FLOW DIRECTION ARROW
-  CULVERT END CONTROLS
-  STORM DRAIN INLET PROTECTION
-  STABILIZED CONSTRUCTION EXIT
-  SEED MIXTURE NB
-  SEDIMENT CONTROL LOG
-  SILT FENCE, TYPE MS

**TEMPORARY EROSION CONTROL APPROXIMATE QUANTITIES:**

- SILT FENCE = 600 LINEAR FEET
- BIOROLL = 400 LINEAR FEET
- INLET PROTECTION = 4 EACH
- CONSTRUCTION EXIT = 1 EACH



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DRAWN BY: ####  
 CHECKED BY: *Thomas Rients*  
 THOMAS M. RIENTS LIC. NO.: 63111 DATE: 02/09/2026

DATE	REV#	REVISIONS DESCRIPTION

**FIVE BELOW - BAXTER**  
 EROSION CONTROL PLAN



**C8.01**  
 PROJECT #: 2025-12133