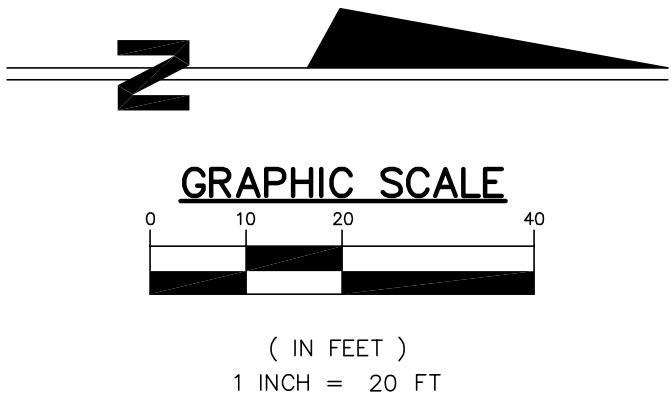
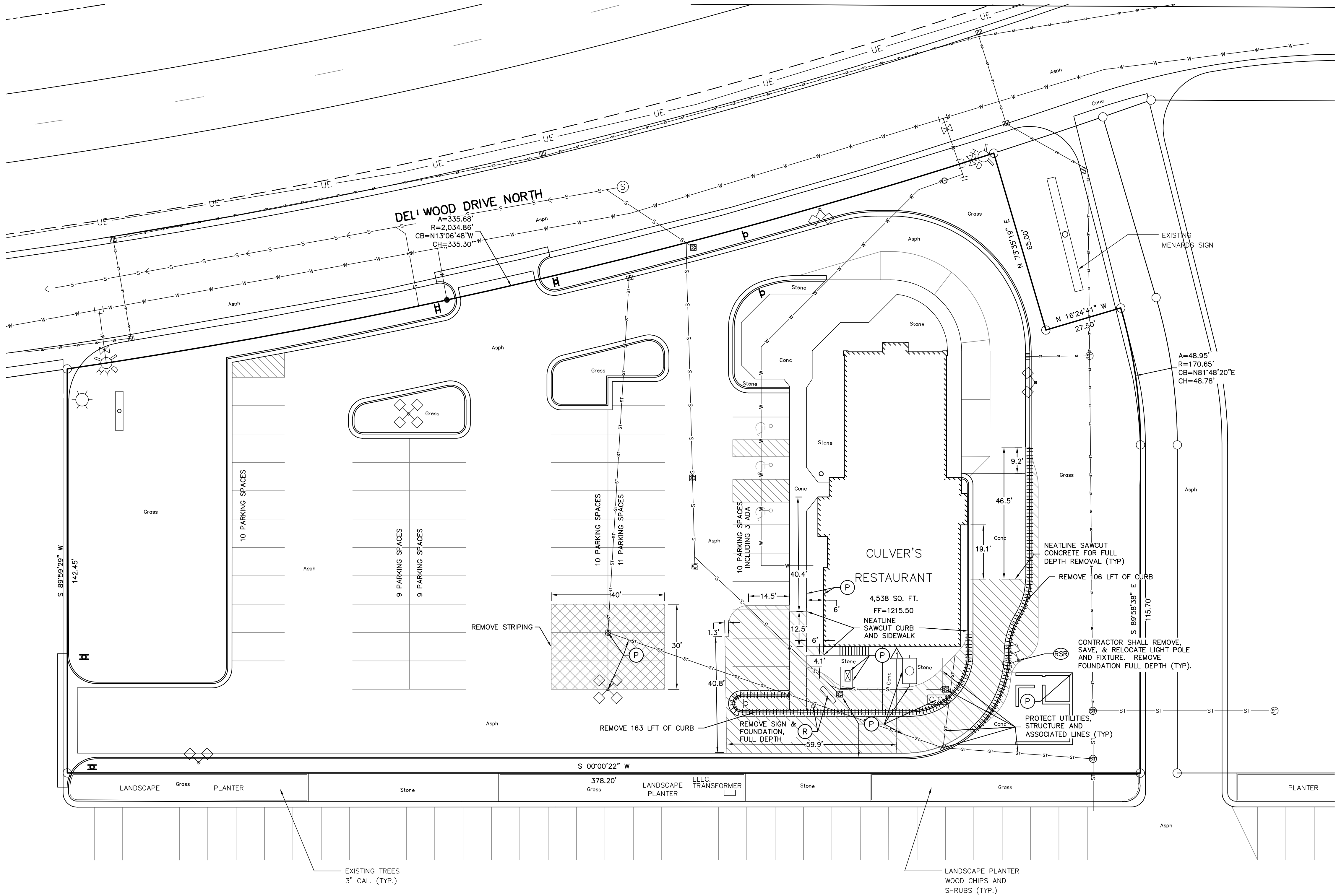




LEGEND

- (P) PROTECT
- (R) REMOVE
- [Hatched Box] FULL DEPTH REMOVAL OF ASPHALT, CONCRETE, AND VEGETATION (±4,080 SFT)
- [Cross-hatched Box] REMOVE PAVEMENT STRIPING
- [Dashed Line] REMOVE CONCRETE CURB & GUTTER FULL DEPTH
- [Line with 'ST'] EXISTING STORM SEWER
- [Line with 'W'] EXISTING WATER LINE
- [Line with 'S'] EXISTING SANITARY

NOTES:

- TRANSFORMER AND CONCRETE PAD LOCATION ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION. CONCRETE PAD MAY BE TRIMMED TO ALLOW FOR CURB IMPROVEMENTS. CONTRACTOR SHALL NOT DISRUPT ELECTRIC SERVICE.
- SURVEY PROVIDED TO JPR BY OTHERS. UTILITIES AND SOME FEATURES ARE APPROXIMATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE CONSTRUCTION.

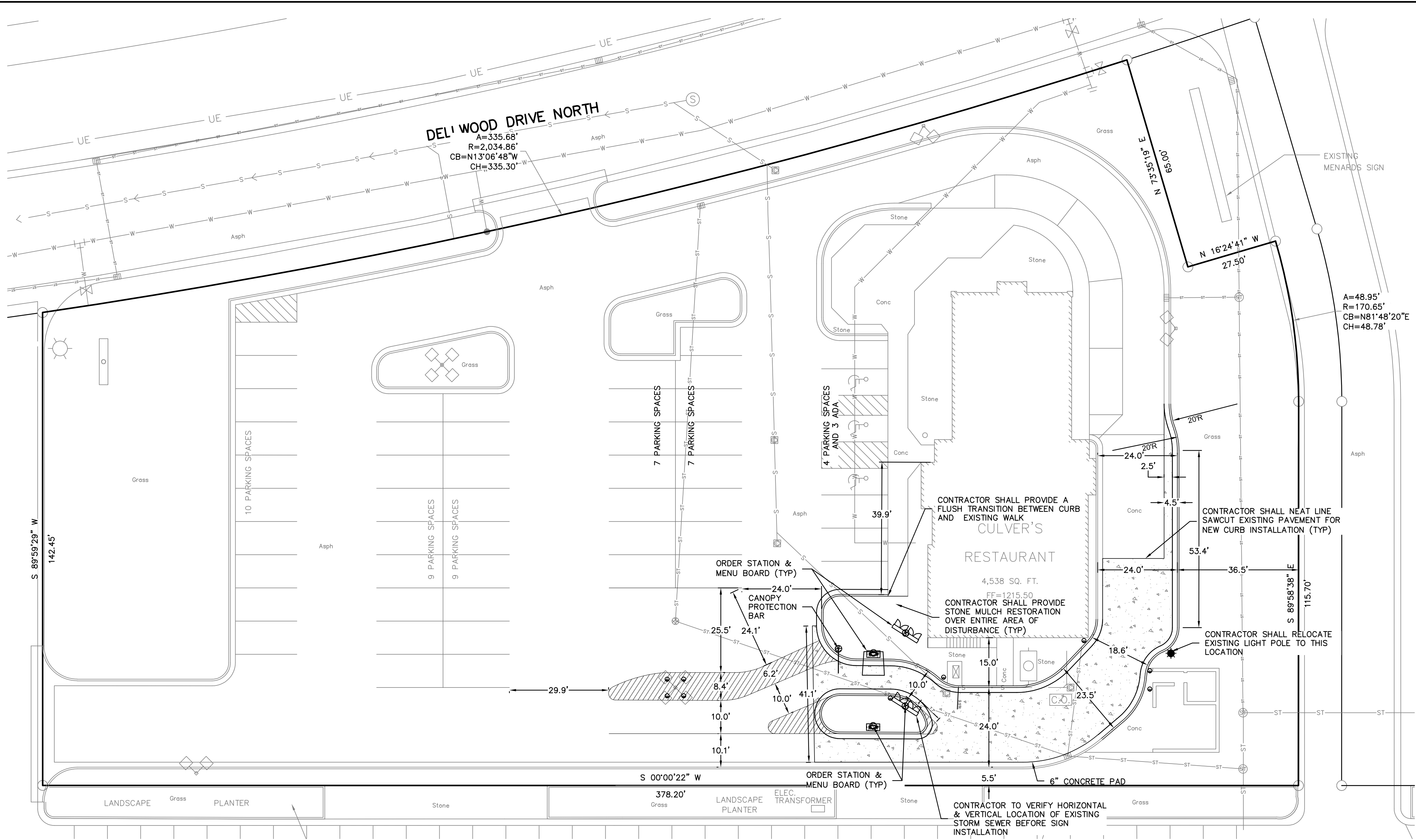
DESIGNED BY: M. MOREY	
DRAWN BY: M. MOREY	
DATE: JULY 2023	
JOB NUMBER: 2023-0189	
SCALE: 1"=20'	
CI02	

15222 DELLWOOD DR BAXTER, MN 56425	
MCCON BUILDING CORPORATION	
1059 CIRCLE DRIVE P.O. BOX 247 HIGHLAND, WI 53543	
SITE DEMOLITION SHEET	

JONES PETRIE RAFINSKI	
Fort Wayne, IN p. 266.422.2522	
South Bend, IN p. 574.232.1988	

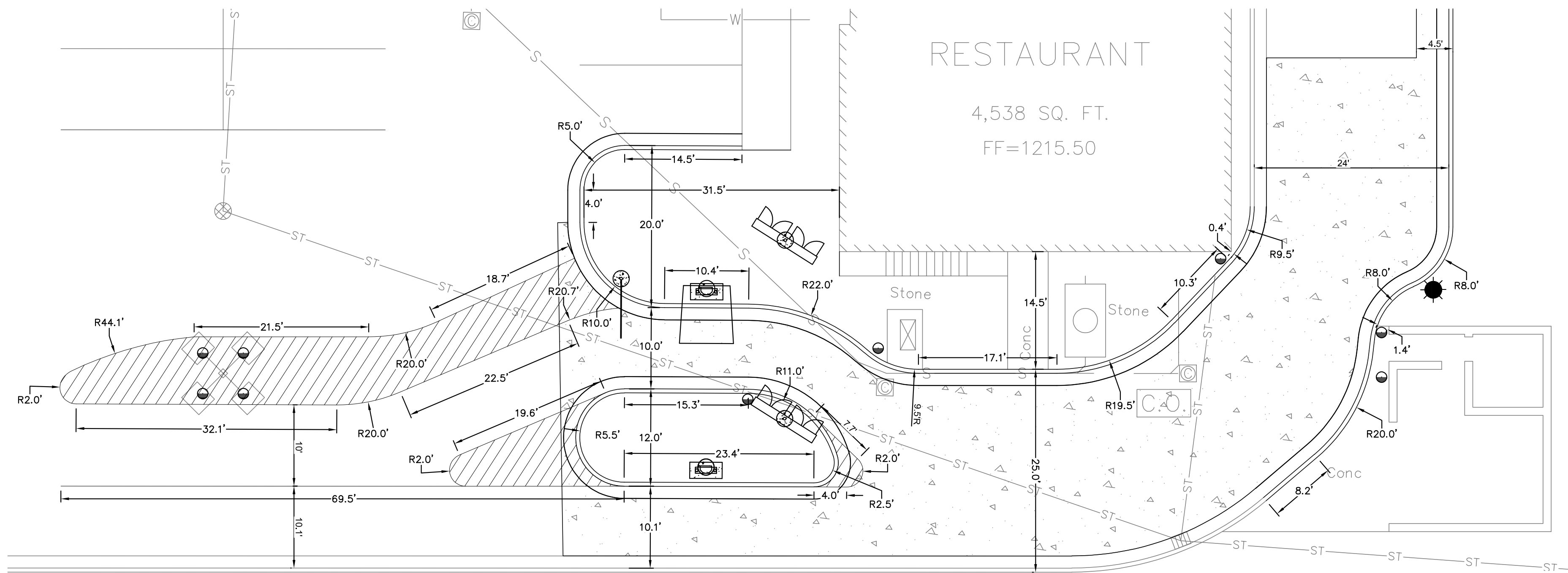
PRELIMINARY FOR REVIEW PURPOSES ONLY	
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DESCRIPTION	
REV.	BY
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OVERALL SITE PLAN
SCALE: 1"=20'

1
C201



ENLARGED SITE DIMENSIONAL PLAN
SCALE: 1"=10'

2
C201

TABULATED SITE DATA

1. ACREAGE OF SITE (±66,084 SF) ±1.52 Acres
2. LAND COVERAGE:
AREA TO IMPERVIOUS = 855 SFT
AREA TO PERVIOUS = 683 SFT
IMPERVIOUS: NET GAIN OF 172 SFT

4. SITE PARKING
PARKING RATIO REQUIRED BY ORDINANCE:

- A. 1 STALL PER EVERY 2.5 SEATS
B. NUMBER OF SEATS = 120
C. NUMBER OF SPACES REQUIRED = 120/2.5 = 48
D. EXISTING PARKING SPACES = 59 INCLUDING 3 ADA
E. PROPOSED PARKING SPACES = 49 INCLUDING 3 ADA
F. NUMBER OF A.D.A. SPACES PROVIDED = 3
G. NUMBER OF EXTRA SPACES = 1

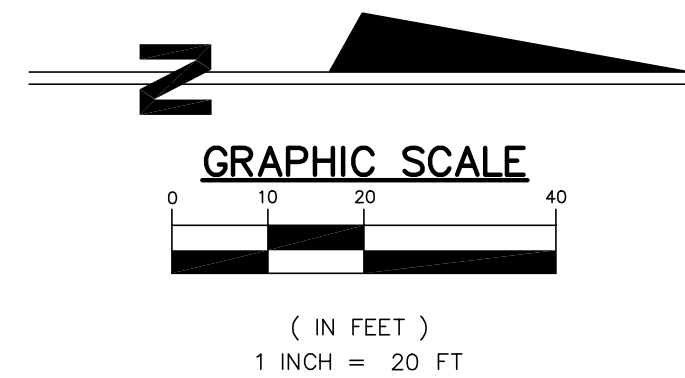
5. DRIVE THRU STACKING
REQUIRED STACKING SPACES PER ORDINANCE

- A. TWO OR MORE DRIVE THRU LANES: 6 STACKING SPACES PER LANE
B. NUMBER OF LANES = 2
C. STACKING SPACES REQUIRED = 2*6= 12
D. STACKING SPACES PROVIDED = 15
E. NUMBER OF EXTRA STACKING SPACES = 3

6. SURFACE RUN-OFF AND DRAINAGE TO CONTINUE TO BE COLLECTED ON-SITE
IN THE SAME MANNER AS CURRENT.

LEGEND

- CONCRETE PAVEMENT
10'X20' VEHICLE CLEARANCE



NOTES

1. PAVEMENT WILL FOLLOW THE FOLLOWING SPECIFICATIONS
CONCRETE PAVEMENT REQUIREMENTS:
9" HIGH/EARLY HIGHWAY MIX CONCRETE WITH #4 FIBER REBAR
3' ON-CENTER - BOTH DIRECTIONS
2. PROPOSED CURB TO MATCH EXISTING MONOLITHIC CURB TYPE,
WITH NO REBAR
3. DRIVE THROUGH LANE STACKING PER ORDINANCE
3.1. 10 STACKING SPACES FOR A DRIVE THROUGH LANE OR
3.2. 6 STACKING SPACES PER DRIVE THROUGH LANE
3.3. PROPOSED TWO LANE DRIVE THROUGH:
2 LANES * 6 CARS/LANE = 12 CARS
15 SPACES PROVIDED

3
C201

REV	DESCRIPTION	BY	DATE

JONES
PETRIE
RAFINSKI

Fort Wayne, IN
p. 266.422.222

South Bend, IN
p. 574.232.1988

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BAXTER, MN DDT

15222 DELLWOOD DR
MCCON BUILDING CORPORATION
HIGHLAND, WI 53543

1059 CIRCLE DRIVE P.O. BOX 247

SITE DIMENSIONAL PLAN

DESIGNED BY:	M. MOREY
DRAWN BY:	M. MOREY
DATE:	JULY 2023
JOB NUMBER:	2023-0189
SCALE:	AS SHOWN
C201	