

30' FOOT UTILITY EASEMENT AS SHOWN ON SHEET 1113-1001-1002. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS AND DO NOT REPRESENT EXISTING UTILITIES. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS AND DO NOT REPRESENT EXISTING UTILITIES.

EAST LINE OF THE NE 1/4, SECTION 33-112-43



WE HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS, OR BRIDGE OVER PROVIDED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL R SARFF, P.E.
17080
LIC. NO. 4483 sml

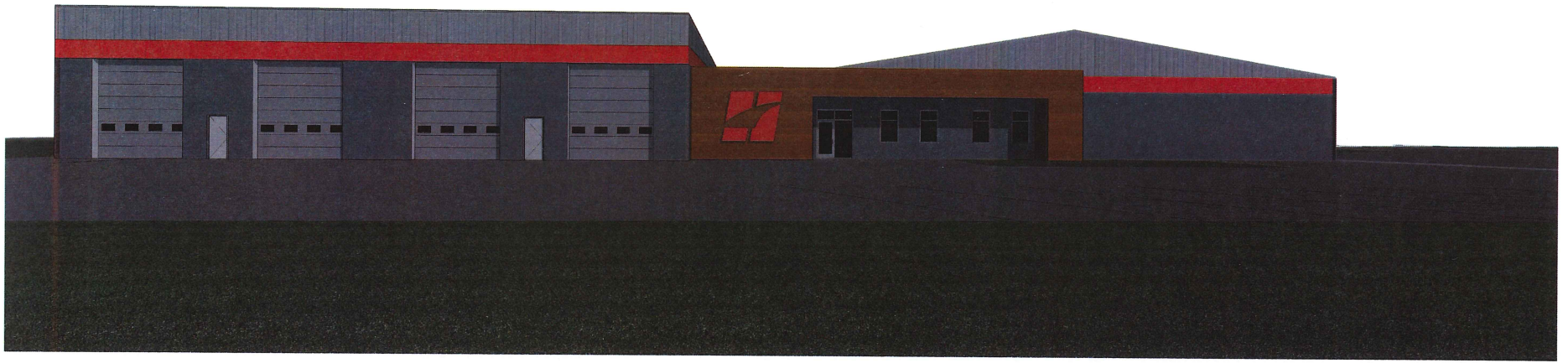


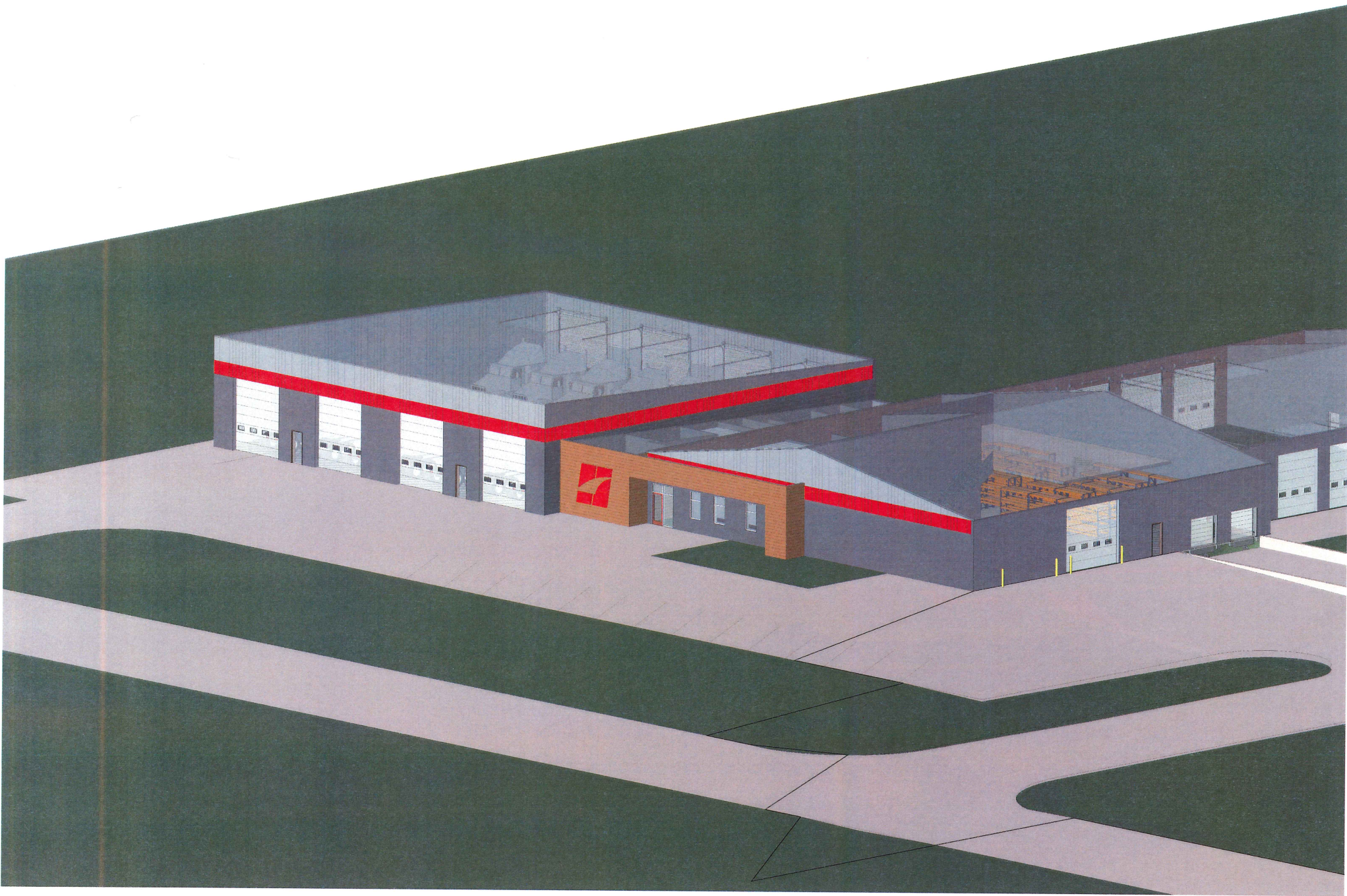
1960 PREMIER DRIVE
MANKATO, MINNESOTA 56001
Phone: (507) 625-4171
Email: Mankato@bolton-menk.com
www.bolton-menk.com

REVISION	DATE	BY	CHKD	DATE
DRS				
sml				
DRS				
DRS				
CLIENT PROJ. NO.	M18-117957			

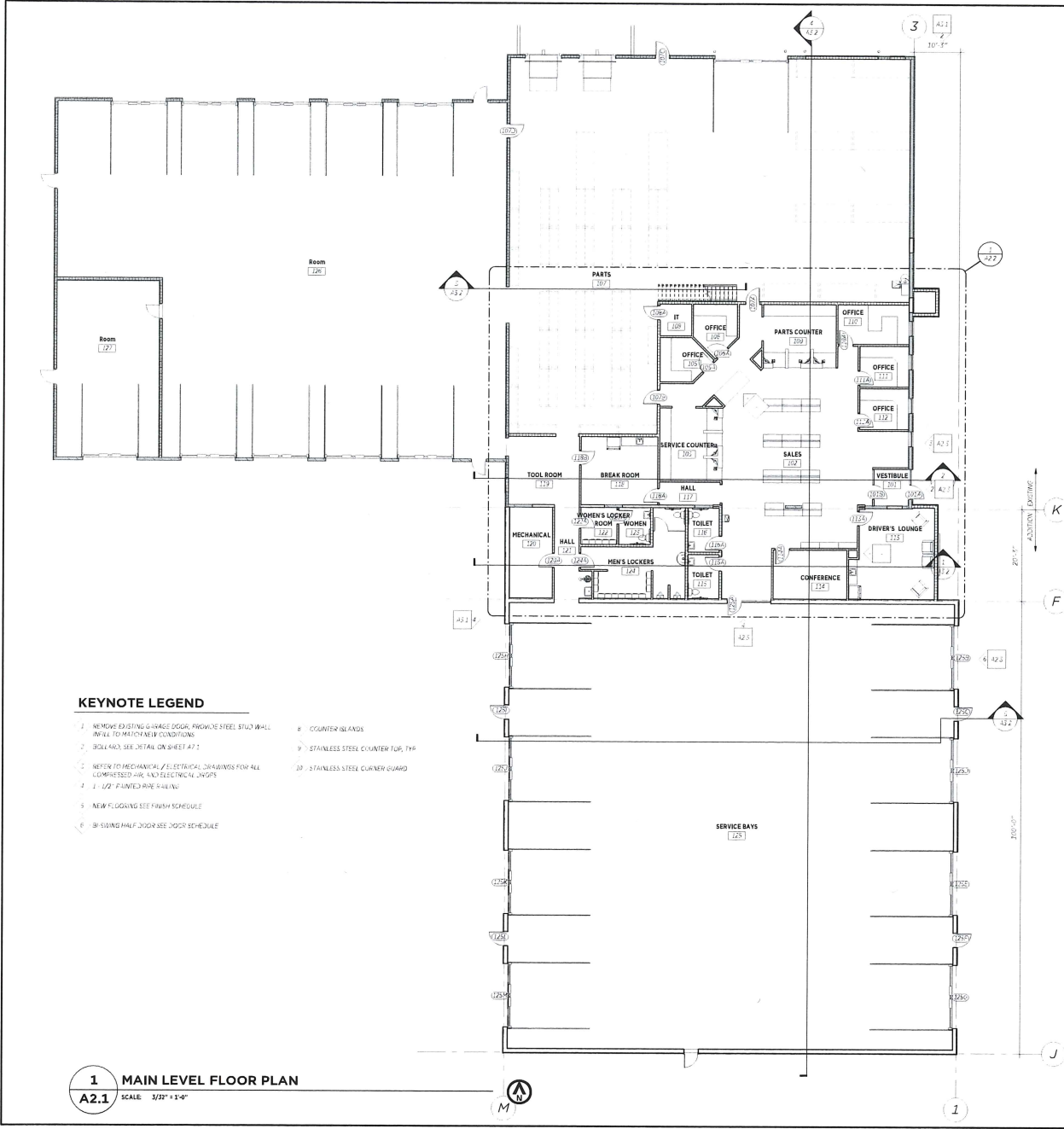
MARSHALL, MINNESOTA
HARRISON TRUCK CENTERS
PRELIMINARY SITE PLAN

© Bolton & Menk, Inc. 2018. All Rights Reserved.
MANKATO, MINN. 56001-1139 (507) 625-4171 FAX: (507) 625-4172
WWW.BOLTON-MENK.COM



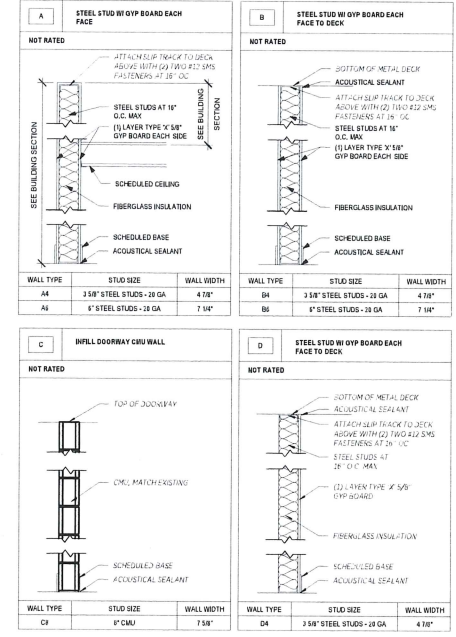


4/20/2018 10:56:21 AM



- KEYNOTE LEGEND**
- 1 REMOVE EXISTING GARAGE DOOR, PROVIDE STEEL STUD WALL INFILL TO MATCH EX. CONDITIONS
 - 2 BOLLARD, SEE DETAIL ON SHEET A7.1
 - 3 REFER TO MECHANICAL, E.ELECTRICAL DRAWINGS FOR ALL COMPRESSED AIR, AND ELECTRICAL JOBS
 - 4 1/2" PLUMBED RISE 4" FALL
 - 5 NEW FLOORING SEE FINISH SCHEDULE
 - 6 BRUSHING HALF DOOR ASSE DOOR SCHEDULE
 - 7 COUNTER ISLANDS
 - 8 STAINLESS STEEL COUNTER TOP, TYP
 - 9 STAINLESS STEEL COUNTER GUARD
 - 10 STAINLESS STEEL COUNTER GUARD

1 MAIN LEVEL FLOOR PLAN
A2.1 SCALE: 3/32" = 1'-0"



GENERAL NOTES

- 1 PRIOR TO PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- 2 IT IS NOT THE INTENT OF THE DRAWINGS TO SET FORTH IN DETAIL OR TO OTHERWISE DIRECT EVERY ITEM PROPERLY NECESSARY TO THE COMPLETION OF THIS PROJECT. THE CONTRACTOR MUST RECOGNIZE THAT IT IS HIS/SHE/ITS RESPONSIBILITY TO BE FULLY QUALIFIED FOR THE WORK AND THAT HE MUST WITHOUT EXCEPTION, OBTAIN ALL NECESSARY PERMITS NECESSARY TO PROVIDE, INSTALL AND MAINTAIN THE CONSTRUCTION COMPLETE IN EVERY NECESSARY RESPECT AND IN ACCEPTABLE CONDITION, READY FOR USE WITHOUT ANY ADDITIONAL WORK BEING REQUIRED OTHER THAN EXPLICITLY STATED IN THE CONTRACTOR'S PROPOSAL.
- 3 ALL NEW MATERIAL SHALL NOT CONTAIN ASBESTOS. CONTRACTOR SHALL VERIFY ALL SUPPLIERS & SUBCONTRACTORS PROVIDE NECESSARY DOCUMENTATION TO ARCHITECT.
- 4 THE CONTRACTOR SHALL USE THE DIMENSIONS AS NOTED ON THE DRAWINGS. IF A REQUIRED DIMENSION IS NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS TO FIND A DIMENSION.
- 5 ELEVATIONS ARE REFERENCED TO THE TOP OF THE CONCRETE FLOOR SLAB - ELEV. 9'-0" (ALL DRAWINGS EXCEPT SITE PLAN).
- 6 PROPERLY PREPARE ALL SURFACES TO RECEIVE A FINISH.
- 7 SEE STRUCTURAL DRAWINGS FOR: CONCRETE FLOOR & ROOF SLAB THICKNESS AND REINFORCING; WALL REINFORCING; AND OTHER STRUCTURAL DETAILS AND INFORMATION.
- 8 SLOPE CONCRETE FLOOR/ROOF SLABS 1/4" PER FOOT AWAY FROM THE BUILDING.
- 9 FINISH AND INSTALL 1/2" EXPANSION JOINT FILLER HELD 1/2" BELOW TOP OF CONCRETE SLAB, APPLY SEALANT OVER FLOORING & INSTALL AT:
 - JUNCTION OF INTERIOR CONCRETE SLAB AND EXTERIOR WALLS
 - JUNCTION OF EXTERIOR CONCRETE SLAB AND EXTERIOR WALLS
 - OTHER AREAS AS DESIGNATED ON THE DRAWINGS OR REQUIRED TO ACCOMMODATE BUILDING MOVEMENT
 - JUNCTION OF DISSIMILAR MATERIALS
- 10 SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL REQUIRED MECHANICAL AND ELECTRICAL OPENINGS.
- 11 ALL MECHANICAL PENETRATIONS THROUGH THE ROOF AND EXTERIOR WALLS SHALL HAVE #2 REINFC BARS @ 2' O.C. 54 1/4" HIGH WIND BARRIER.
- 12 WEEPS SHALL BE WOOD TYPE AND EXTEND FROM THE EXTERIOR FACE OF THE ROOF FACE CMU WITHIN TO THE WALL CAVITY, THEN BE HORIZONTAL 24" ALONG THE BOTTOM OF THE THROUGH WALL FLASHING.
- 13 FINISH AND INSTALL PREFABRICATED THROUGH-WALL MEMBERS AS FLASHING JOINTS AT ALL INSIDE AND OUTSIDE CORNERS.
- 14 ALL THROUGH-WALL FLASHING JOINTS SHALL BE LAPPED AND SEALED WITH SEALANT, IN A TIGHTENED, ONE DAM THE ENDS OF ALL THROUGH-WALL FLASHING.
- 15 AT THE COMPLETION OF THE TRADE WORK, PROPERLY COVER THE TOP OF ALL MASONRY WALLS TO PREVENT MORTAR FROM ENTERING THE WALL.
- 16 PRIOR TO PLACEMENT OF CONCRETE SLABS, CONTRACTOR SHALL PLACE PLASTIC SHEETING AT THE BOTTOM OF ADJACENT WALLS TO PROTECT THE WALLS FROM CONCRETE SPLATTERS.
- 17 CONTRACTOR SHALL REMOVE AND REPAIR ALL ITEMS DAMAGED BY THE PROJECT WORK AT NO EXPENSE TO THE OWNER.
- 18 FINISH AND INSTALL SEALANT WHERE DISSIMILAR MATERIALS MEET.
- 19 ALL MASONRY (LOAD BEARING MASONRY WALLS) FOR UP WALLS SHALL BE 1/2" BELOW THE ROOF DECK & ROOF STRUCTURE JOINT. ATTACH THE WALLS TO THE ROOF DECK OR ROOF STRUCTURE.



Architects
 902 WALTON STREET
 CLEAR LAKE, IA 52426
 PH: 563.357.1263
 WWW.ATURARCHITECTURE.COM
 POINT OF CONTACT:
 SMARL
 PH:



General Contractor
 512 NORTH 14TH STREET
 CLEAR LAKE, IA 52426
 PH: 563.357.2283 FAX: 563.357.2252
 WWW.WILSONDECON.COM
 POINT OF CONTACT: MICHAEL HUFF
 PH: MICHAEL.HUFF@WILSONDECON.COM
 PH: 563.289.0750

Structural Engineer
APX STRUCTURAL, LLC
 383 COLLINGWOOD RD., SUITE 202
 CEDAR RAPIDS, IA 52404
 PH: 319.231.7700 FAX: 319.231.0487

MSP Engineer
IMEG
 2602 206TH STREET
 DES MOINES, IA 50322
 PH: 515.354.6968

Civil Engineer
SHIVE-MATTERY, INC.
 4125 WESTON PARKWAY, SUITE 200
 WEST DES MOINES, IA 50326
 PH: 563.221.0304 FAX: 563.221.0622

Revisions

No.	Revise	Date

KEY PLAN



MARSHALL, MN
 2501 US-59
 MARSHALL, MN 56458

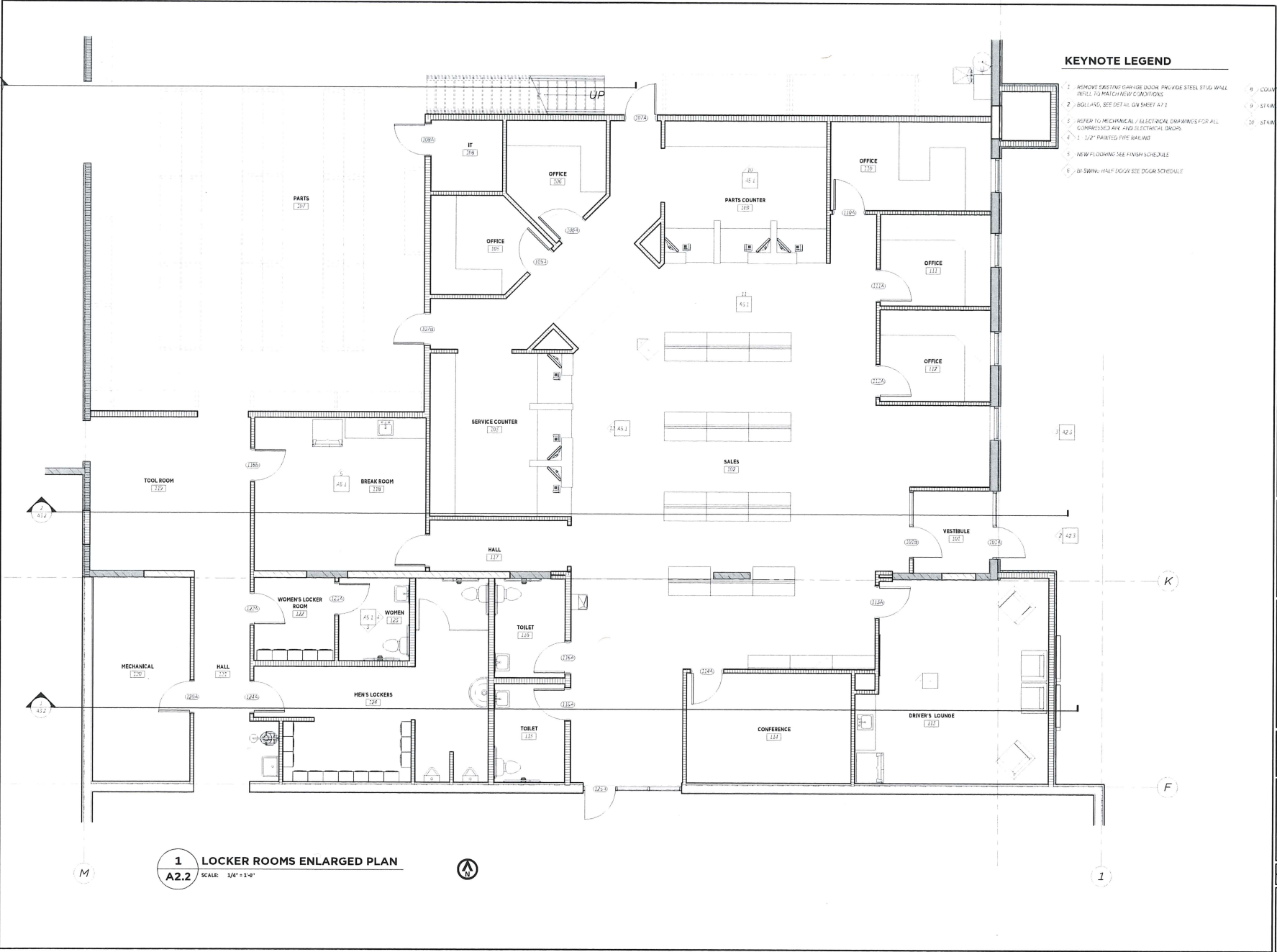
PHASE: Project Status

SHEET NO. AND TITLE: FLOOR PLAN

DATE: 28.12.2025
DATE: JUNE 16, 2025
CHECKED BY: [Signature] **DATE:** [Signature]

SHEET: A2.1

C:\Users\jsherman\Documents\18_218_Marshall\enlarged\A2.2.dwg



- KEYNOTE LEGEND**
- 1 REMOVE EXISTING GARAGE DOOR FINISH STEEL STUD WALL INSTEAD TO MATCH REAR CONDITIONS
 - 2 BOLLARDS, SEE DETAIL ON SHEET A7.1
 - 3 REFER TO MECHANICAL / ELECTRICAL DRAWINGS FOR ALL COMPRESSED AIR / GAS ELECTRICAL WORK
 - 4 1" 1/2" PAINTED PIPE RAILING
 - 5 NEW FLOORING SEE FINISH SCHEDULE
 - 6 1/2" B/SWIM - HALF DOOR SEE DOOR SCHEDULE

1
A2.2 LOCKER ROOMS ENLARGED PLAN
SCALE: 1/4" = 1'-0"



Architects
312 NORTH 13TH STREET
CLEAR LAKE, IA 50628
PH: 563.387.7365
WWW.ATURARONLINE.COM
KYLE LUTY
PROJECT ARCHITECT
SMALL
500 STATE COUNTRY TRAIL, TWO
STAIRS



General Contractor
312 NORTH 13TH STREET
CLEAR LAKE, IA 50628
PH: 563.387.2283 FAX: 563.387.2252
WWW.DSNCORP.COM
PLANT GIL LOUIS, ALI, MICHAEL, PAUL
SPRUE, MICHAEL, HODGSON, VONCE, EAST, COM
PH: 563.489.4740

Structural Engineer
APEX STRUCTURAL LLC
383 COLLINGWOOD AVENUE, SUITE 212
CEDAR RAPIDS, IA 52402
PH: 319.264.2730 FAX: 319.270.8487

MSE Engineer
IMEG
2862 26TH STREET
DES MOINES, IA 50322
PH: 515.254.9008

Civil Engineer
SHIVE-HATTERY, INC.
4215 WESTGATE PARKWAY, SUITE 100
WEST DES MOINES, IA 50376
PH: 515.263.8154 FAX: 515.263.8500

Revisions

No.	Name	Date

KEY PLAN

MARSHALL, MN
1511 US-94
MARSHALL, MN 56258

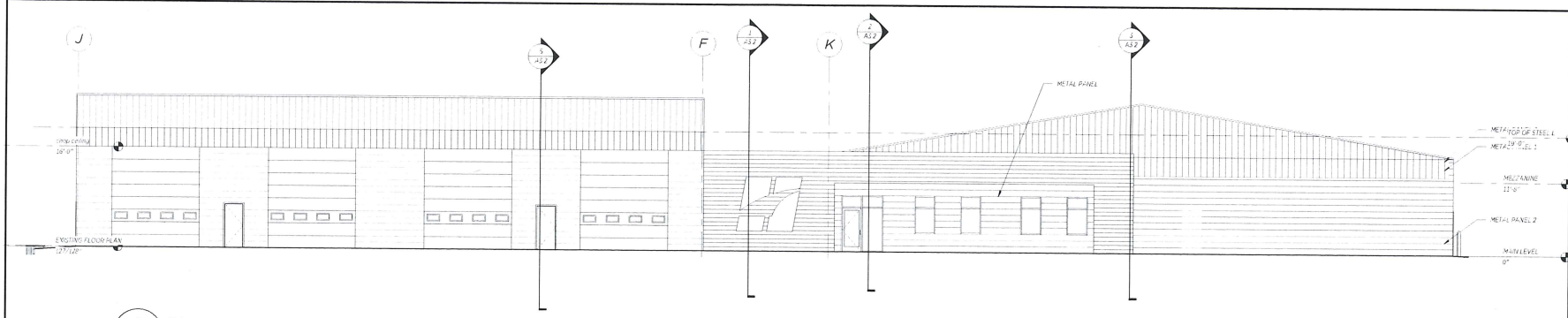
Project Status

ENLARGED PLAN

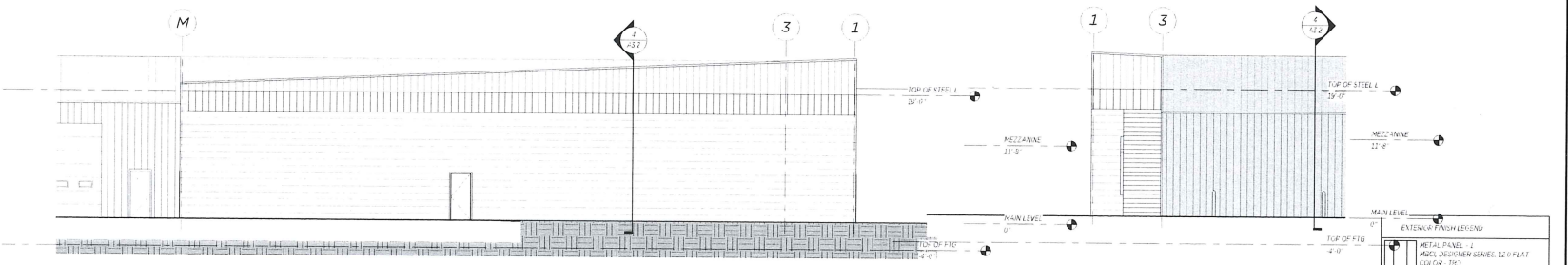
100% R. 28-150 DATE: 02-09-2018
CHECKED BY: Tucker DRAWN BY: jsherman

A2.2

4/9/2023 10:55:27 AM



1 EAST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

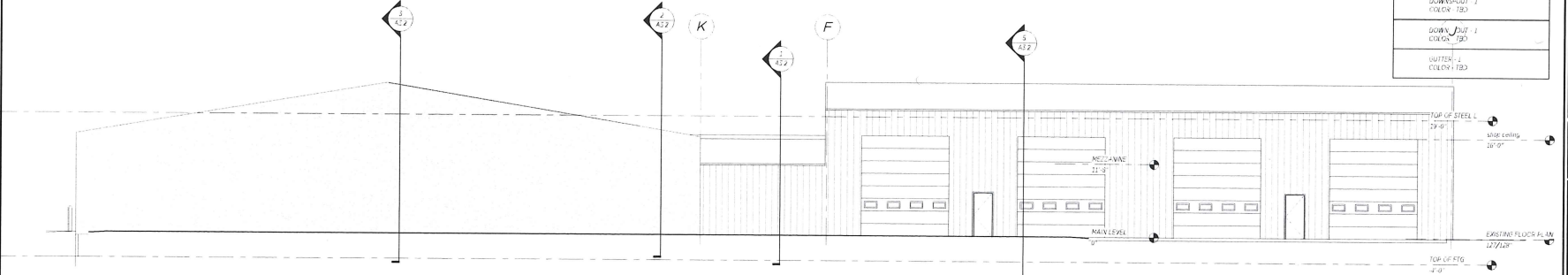


2 NORTH ELEVATION
A3.1 SCALE: 1/8"=1'-0"

3 SOUTH ELEVATION
A3.1 SCALE: 1/8"=1'-0"

EXTERIOR FINISH LEGEND

	METAL PANEL - 1
	MISC. METAL PANELS 12" x 48" COLOR: TBD
	METAL PANEL - 2
	MISC. 2" PANEL COLOR: CH-NODUL
	METAL PANEL - 3
	MISC. MATCH EXISTING
	SUBSTRUCTURE PANEL
	TUCKPOINT 1/2" x 1/2" x 1/2" GR SINGL 48
	DOWNSPOUT - 1
	COLOR: TBD
	BUTTERFLY - 1
	COLOR: TBD



4 WEST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

ATURA
 architects

Architects
 312 NORTH 13TH STREET
 CLEVELAND, OH 44115
 PH 944.397.1362
 WWW.ATURARCHITECTURE.COM

POINT OF CONTACT:
 EMAIL: PH

DEAN SNYDER
 CONSTRUCTION

General Contractor
 312 NORTH 13TH STREET
 CLEVELAND, OH 44115
 PH 944.397.2485 FAX 944.397.2252
 WWW.DEANSNYDERCON.COM

POINT OF CONTACT: MICHAEL HUFF
 EMAIL: MICHAEL.HUFF@DEANSNYDERCON.COM
 PH 944.397.0760

Structural Engineer
AREX STRUCTURAL, LLC
 382 COLLINGWOOD AVE, SUITE 202
 CLEVELAND, OH 44115
 PH 216.294.2720 FAX 216.294.0487

MEP Engineer
IMEG
 2842 26TH STREET
 DEER PARK, OH 44024
 PH 440.334.0000

Civil Engineer
SHINE-HATTERY, INC.
 4125 BEECHER ROAD, SUITE 200
 WEST DES MOINES, IA 50329
 PH 515.263.0104 FAX 515.263.0929

Revisions

No.	Name	Date

KEY PLAN

MARSHALL, MN

2510 US-50
 MARSHALL, MN 56258

PHASE: **Project Status**

CONTRIBUTOR: **EXTERIOR ELEVATIONS**

DATE: 10/15/23	DATE: 10/15/2023
CHECKED BY: Chalk	DRAWN BY: Rupp

A3.1

C:\Users\jbarrett\Documents\123124 - Marshall - exterior elevations.dwg - jbarrett@shinewater.com

Calculating the Land EMV as Base - Only Having Abatement on Improvement EMV (City Portion Only)

	EMV	City Taxes	TOTAL TAXES
Base EMV	\$ 858,600.00	\$ 9,322.00	\$ 27,403.00
Improvement EMV	\$ 1,439,400.00	\$ 16,341.00	\$ 49,061.00
Total EMV	\$ 2,298,000.00	\$ 25,663.00	\$ 76,464.00

BASED OFF 2019 RATES (NO INFLATOR)										
	1	2	3	4	5	6	7	8	9	10
year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
ENTER % OF ABATEMENT HERE →	80%	70%	60%	50%	50%	0%	0%	0%	0%	0%
Base EMV Captured Taxes	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00	\$ 9,322.00
Building EMV Abated Taxes	\$ 13,072.80	\$ 11,438.70	\$ 9,804.60	\$ 8,170.50	\$ 8,170.50	\$ -	\$ -	\$ -	\$ -	\$ -
Building EMV Captured Taxes	\$ 3,268.20	\$ 4,902.30	\$ 6,536.40	\$ 8,170.50	\$ 8,170.50	\$ 16,341.00	\$ 16,341.00	\$ 16,341.00	\$ 16,341.00	\$ 16,341.00
TOTAL										
Amount of Abatement	\$ 13,072.80	\$ 11,438.70	\$ 9,804.60	\$ 8,170.50	\$ 8,170.50	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of Taxes the City receives	\$ 12,590.20	\$ 14,224.30	\$ 15,858.40	\$ 17,492.50	\$ 17,492.50	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00
Total Tax Bill (city)	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00	\$ 25,663.00

REQUESTED \$\$\$	\$ -	\$ 50,657.10
BALANCE OF SPECIALS	\$ -	
FORGAVE		
TAX ABATEMENT	\$ -	

BASED OF 1.5% TAX RATE INCREASE PER YEAR										
	1	2	3	4	5	6	7	8	9	10
year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	80%	70%	60%	50%	50%	0%	0%	0%	0%	0%
Base EMV Captured Taxes	\$ 9,461.78	\$ 9,603.70	\$ 9,747.76	\$ 9,893.98	\$ 10,042.39	\$ 10,193.02	\$ 10,345.92	\$ 10,501.11	\$ 10,658.62	\$ 10,818.50
Building EMV Abated Taxes	\$ 13,269.30	\$ 11,784.80	\$ 10,252.78	\$ 8,672.14	\$ 8,802.22	\$ -	\$ -	\$ -	\$ -	\$ -
Building EMV Captured Taxes	\$ 3,317.33	\$ 5,050.63	\$ 6,835.18	\$ 8,672.14	\$ 8,802.22	\$ 17,868.51	\$ 18,136.54	\$ 18,408.59	\$ 18,684.72	\$ 18,964.99
TOTAL										
Amount of Abatement	\$ 13,269.30	\$ 11,784.80	\$ 10,252.78	\$ 8,672.14	\$ 8,802.22	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of Taxes the City receives	\$ 12,779.10	\$ 14,654.33	\$ 16,582.94	\$ 18,566.12	\$ 18,844.61	\$ 28,061.53	\$ 28,482.46	\$ 28,909.69	\$ 29,343.34	\$ 29,783.49
Total Tax Bill (city)	\$ 26,048.41	\$ 26,439.13	\$ 26,835.72	\$ 27,238.26	\$ 27,646.83	\$ 28,061.53	\$ 28,482.46	\$ 28,909.69	\$ 29,343.34	\$ 29,783.49

tc_base	\$ 16,422.00
tc_improvement	\$ 28,788.00
tc_total	\$ 45,210.00

REQUESTED \$\$\$	\$ 52,781.25
BALANCE OF SPECIALS	
FORGAVE	
TAX ABATEMENT	

TAX RATE	1	2	3	4	5	6	7	8	9	10
56.765	57.6165	58.4807	59.3579	60.2483	61.1520	62.0693	63.0003	63.9454	64.9045	65.8781