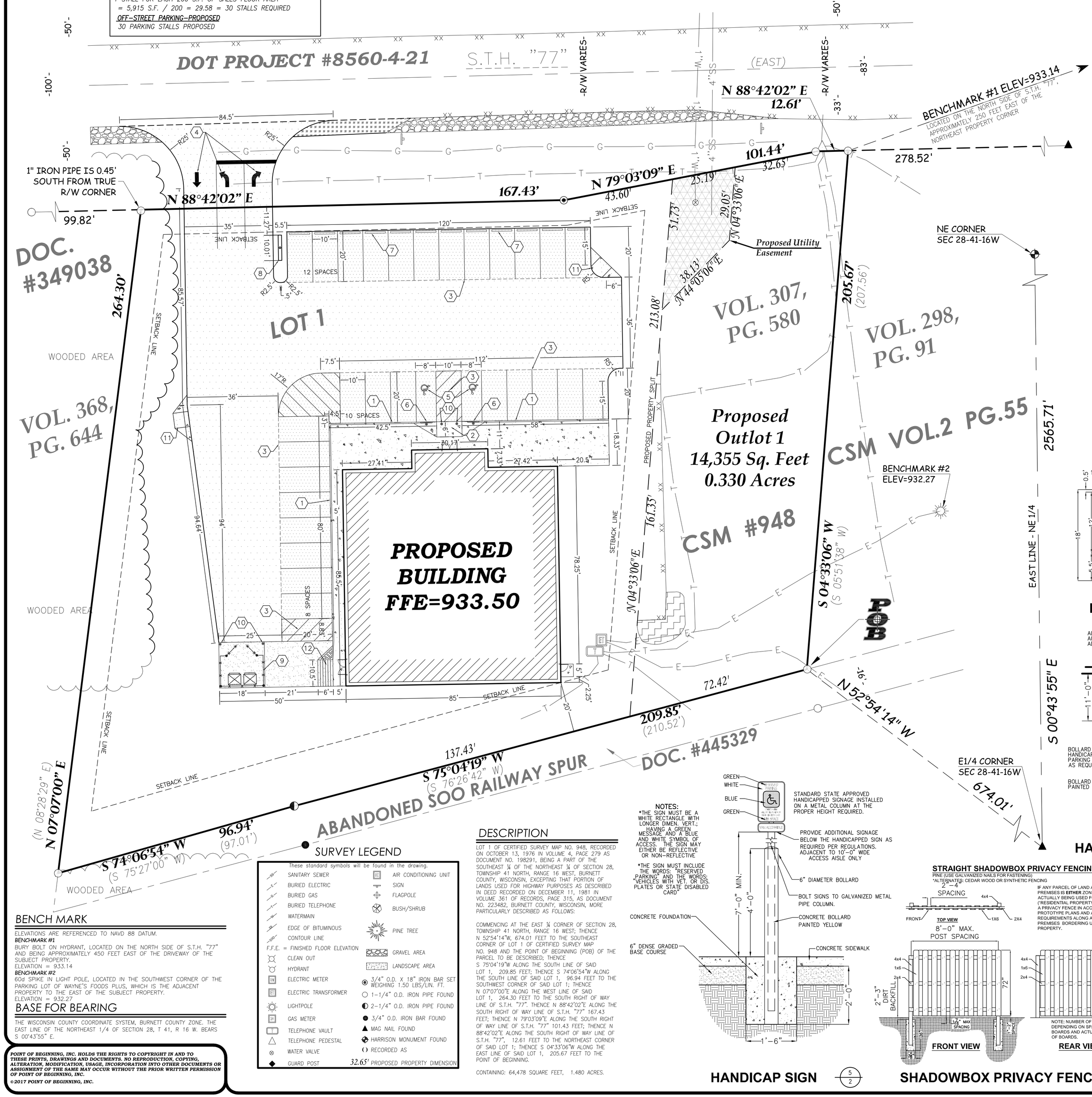
SITE PARKING REQUIREMENTS

EXISTING AND PROPOSED ZONING = C-1 GENERAL COMMERCIAL
OFF-STREET PARKING-REQUIRED 1 STALL FOR EACH 200 S.F. OF SALES FLOOR AREA = 5,915 S.F. / 200 = 29.58 = 30 STALLS REQUIRED
OFF-STREET PARKING-PROPOSED 30 PARKING STALLS PROPOSED



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCH-MARK #1
BURY BOLT ON HYDRANT, LOCATED ON THE NORTH SIDE OF S.T.H. "77" AND BEING APPROXIMATELY 450 FEET EAST OF THE DRIVEWAY OF THE SUBJECT PROPERTY.
ELEVATION = 933.14

BENCH-MARK #2
60d SPIKE IN LIGHT POLE, LOCATED IN THE SOUTHWEST CORNER OF THE PARKING LOT OF WAYNE'S FOODS PLUS, WHICH IS THE ADJACENT PROPERTY TO THE EAST OF THE SUBJECT PROPERTY.
ELEVATION = 932.27

BASE FOR BEARING

THE WISCONSIN COUNTY COORDINATE SYSTEM, BURNETT COUNTY ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, T 41, R 16 W. BEARS S 00°43'55" E.

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SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- EDGE OF BITUMINOUS
- CONTOUR LINE
- F.F.E. = FINISHED FLOOR ELEVATION
- CLEAN OUT
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- LIGHTPOLE
- GAS METER
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- WATER VALVE
- GUARD POST
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- BUSH/SHRUB
- PINE TREE
- GRAVEL AREA
- LANDSCAPE AREA
- 3/4" O.D. X 18" IRON BAR SET WEIGHING 1.50 LBS/LIN. FT.
- 1-1/4" O.D. IRON PIPE FOUND
- 2-1/4" O.D. IRON PIPE FOUND
- 3/4" O.D. IRON BAR FOUND
- MAG NAIL FOUND
- HARRISON MONUMENT FOUND
- RECORDED AS
- 32.65' PROPOSED PROPERTY DIMENSION

DESCRIPTION

LOT 1 OF CERTIFIED SURVEY MAP NO. 948, RECORDED ON OCTOBER 13, 1976 IN VOLUME 4, PAGE 279 AS DOCUMENT NO. 198291, *BEING A PART OF THE* SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 16 WEST, BURNETT COUNTY, WISCONSIN, *EXCEPTING THAT PORTION OF LANDS USED FOR HIGHWAY PURPOSES AS DESCRIBED* IN DEED RECORDED ON DECEMBER 11, 1981 IN VOLUME 361 OF RECORDS, *PAGE 315, AS DOCUMENT* NO. 223482, BURNETT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 16 WEST; THENCE N 52°54'14"W, 674.01 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 948 AND THE POINT OF BEGINNING (POB) OF THE PARCEL TO BE DESCRIBED; THENCE S 75°04'19"W ALONG THE SOUTH LINE OF SAID LOT 1, 209.85 FEET; THENCE S 74°06'54"W ALONG THE SOUTH LINE OF SAID LOT 1, 96.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 07°07'00"E ALONG THE WEST LINE OF SAID LOT 1, 264.30 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "77"; THENCE N 88°42'02"E ALONG THE SOUTH RIGHT OF WAY LINE OF S.T.H. "77" 167.43 FEET; THENCE N 79°03'09"E ALONG THE SOUTH RIGHT OF WAY LINE OF S.T.H. "77" 101.43 FEET; THENCE N 88°42'02"E ALONG THE SOUTH RIGHT OF WAY LINE OF S.T.H. "77", 12.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S 04°33'06"W ALONG THE EAST LINE OF SAID LOT 1, 205.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 64,478 SQUARE FEET, 1.480 ACRES.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET 4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. THE CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE OUTSIDE OF THE BUFFER AREA AS SHOWN.
12. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH STATE AND LOCAL MUNICIPAL REQUIREMENTS.
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1	THICKENED EDGE WALK	4/3
2	HANDI-CAP RAMP	3/2
3	PARKING LOT STRIPING	2/2
4	DIRECTIONAL ARROW	7/2
5	HANDICAP PARKING STALL	3/2
6	HANDICAP PARKING SIGN	5/2
7	8' PARKING STOP (typ.)	
8	LIGHTED PYLON SIGN	
9	DUMPSTER ENCLOSURE	1/2, 6/2
10	CONCRETE BOLLARD	4/2
11	CONCRETE FLUME	3/4
12	CONCRETE LOADING RAMP	
13	PRIVACY FENCE	6/2

PAVEMENT HATCH PATTERNS:

PROPOSED 3.5" ASPHALTIC CONCRETE PAVEMENT W/6" BASE COURSE	3/3
PROPOSED 4.5" ASPHALTIC CONCRETE PAVEMENT W/8" BASE COURSE	3/3
PROPOSED 4" CONCRETE PAVEMENT	1/3
PROPOSED 7" REINFORCED CONCRETE PAVEMENT	2/3
SHOULDER-WISDOT ¾" CRUSHED AGGREGATE BASE COURSE 10" DEEP	

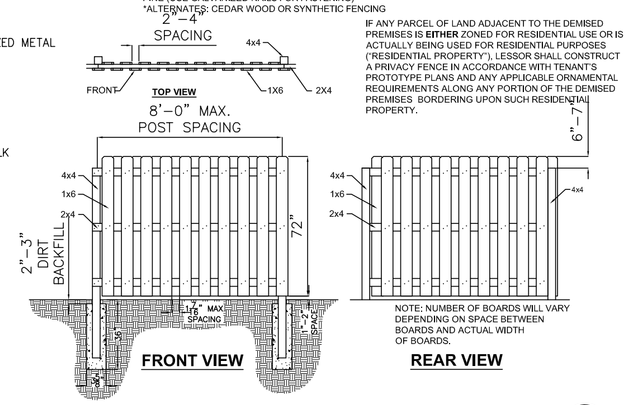
NOTES:
*THE SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMEN. VERT.; HAVING A GREEN MESSAGE AND A BLUE AND WHITE SYMBOL OF ACCESS. THE SIGN MAY EITHER BE REFLECTIVE OR NON-REFLECTIVE

*THE SIGN MUST INCLUDE THE WORDS: "RESERVED PARKING" AND THE WORDS: "VEHICLES WITH VET. OR DIS. PLATES OR STATE DISABLED CARD"

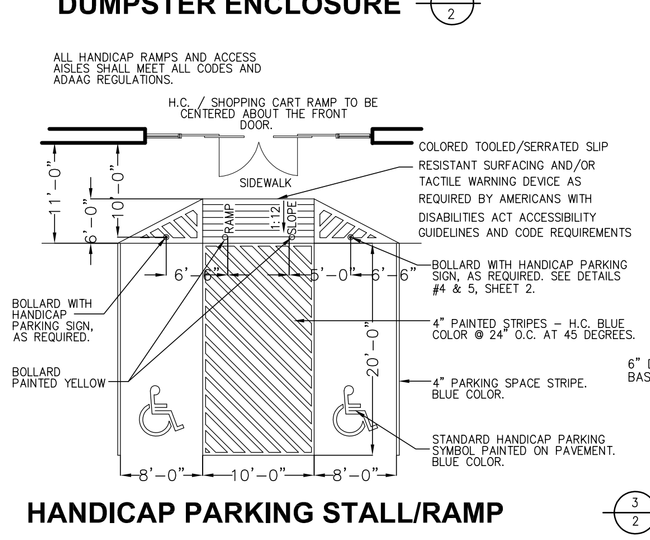
HANDICAP SIGN 5/2

STRAIGHT SHADOWBOX PRIVACY FENCING
PINE (USE GALVANIZED NAILS FOR FASTENING)
*ALTERNATES: CEDAR WOOD OR SYNTHETIC FENCING

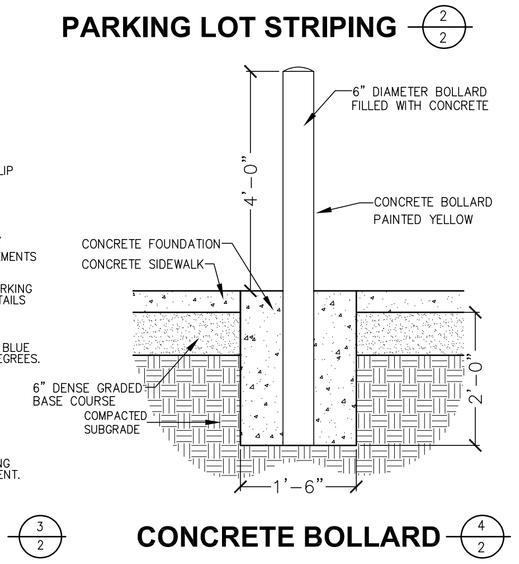
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS **EITHER** ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.



SHADOWBOX PRIVACY FENCING 6/2



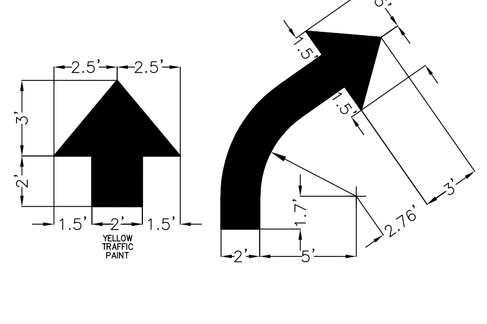
DUMPSTER ENCLOSURE 1/2



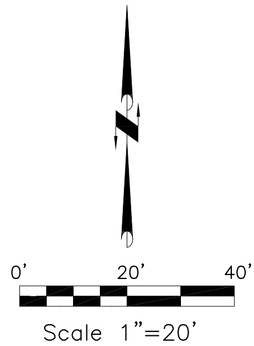
PARKING LOT STRIPING 2/2

HANDICAP PARKING STALL/RAMP 3/2

CONCRETE BOLLARD 4/2



DIRECTIONAL ARROWS 7/2



REVISIONS	
12/12/2017	PERMIT SET
1/3/2018	ADJUST PYLON SIGN IN LAYOUT PLAN TO REFLECT NEW SIGN DIMENSIONS

CHECKED: JJL
DRAWN: NJL
DATE 12/12/2017
PROJECT NO. 17.076

LAYOUT PLAN

DGI-DANBURY LLC
DOLLAR GENERAL
TOWN OF SWISS
BURNETT COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(Fx)

POB Point of Beginning

SHEET 2 OF 5