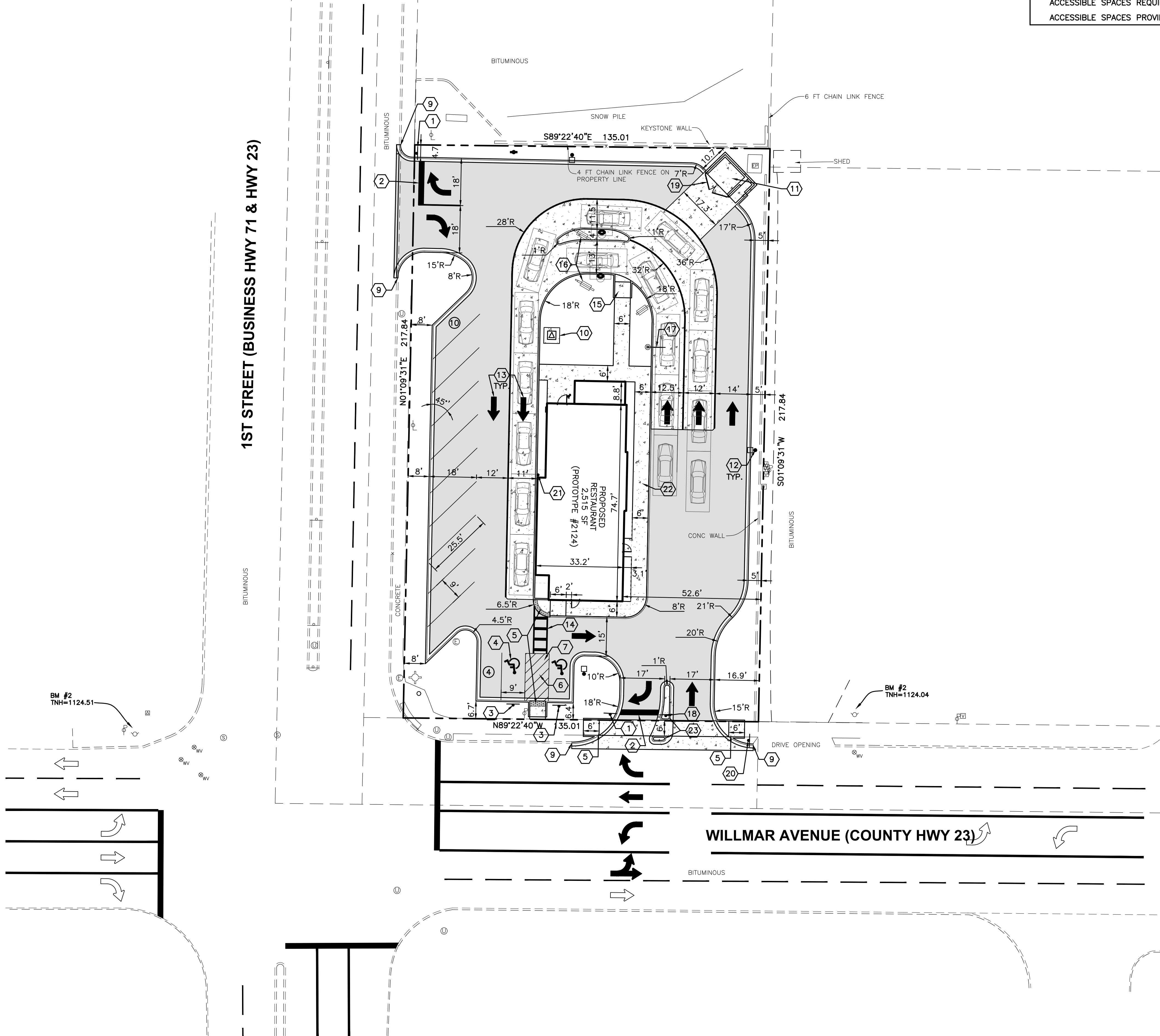


Layout Tab Name: C200 SITE PLAN, Images: willmar aerial.jpg, 811.jpg, Xrefs: 082887-X.dwg, 082887-X-DIGI.dwg, 082887-P.dwg, 082887-TBLK.dwg  
 Last Saved By: cooke, 8/23/2022 5:55:52 PM  
 W:\Srin\DE\Chicago\Clients\The Parikh Network\082887 Popeyes - Willmar, MN\4.0 Disciplines\Civil\Cadd\Cd\082887-C200-SIT.dwg Plotted By: Cooke, Jake Plotted: August 23, 2022, 5:59:04 PM

1ST STREET (BUSINESS HWY 71 & HWY 23)



SITE DATA	
PROPOSED SITE AREA	0.675 ACRES
ZONING	GENERAL BUSINESS DISTRICT (GB)
PIN	95-914-1490
<b>BUILDING DATA:</b>	
BUILDING AREA	2,515 SQ. FT.
<b>PARKING DATA:</b>	
SPACES PROVIDED	15
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	2

**SITE LEGEND**

- INDICATES LIGHT DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY PAVEMENT—SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK—SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- INDICATES ROW PARKING COUNT
- INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

- SITE KEY NOTES**
- 1 "STOP" SIGN, R1-1
  - 2 24" WIDE STOP BAR, TRAFFIC WHITE PAINT
  - 3 ACCESSIBLE PARKING SIGN
  - 4 ACCESSIBLE PARKING SYMBOL
  - 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING
  - 6 ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
  - 7 PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
  - 8 CURB AND GUTTER
  - 9 BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
  - 10 CONCRETE TRANSFORMER PAD
  - 11 DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
  - 12 LIGHT POLE LOCATION
  - 13 DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
  - 14 CROSSWALK, PAINT 12~4" WIDE STRIPES AT 2' O.C. CENTERED ON ENTRY, TRAFFIC WHITE PAINT
  - 15 SIDEWALK RAMP
  - 16 DRIVE THROUGH EQUIPMENT
  - 17 HEIGHT CLEARANCE BAR
  - 18 "NO LEFT TURN" SIGN
  - 19 "NO PARKING" SIGN
  - 20 "DO NOT BLOCK DRIVEWAY" SIGN
  - 21 CONCRETE BOLLARDS
  - 22 CONCRETE SIDEWALK
  - 23 BARRIER CURB MEDIAN, 6" HEIGHT, WITH MEDIAN NOSES

- SITE NOTES**
1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
  2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
  3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
  4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
  5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
  6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
  7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
  8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

**BENCHMARKS:**  
 THE BASIS OF ELEVATIONS HEREON IS:  
 1) TOP OF TOP NUT OF FIRE HYDRANT IN THE NORTHWEST CORNER OF WILLMAR AVE SE AND 1ST ST.  
 ELEVATION = 1124.51 FT  
 2) TOP OF TOP NUT OF FIRE HYDRANT ON THE NORTH SIDE OF WILLMAR AVE. SE, 1ST HYDRANT EAST OF 1ST ST.  
 ELEVATION = 1124.04 FT  
 THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY LEONARD F. CARLSON AND DATED 02/23/22.

REVISION	No.	DATE
PROJECT No:	082887	DATE
DES.	JC	DR.
CKD.	RW	
1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731		
<b>SITE IMPROVEMENT PLANS</b> POPEYES - WILLMAR, MINNESOTA 1ST STREET AND WILLMAR AVENUE WILLMAR, KANDIYOHI COUNTY, MINNESOTA		
<b>SITE PLAN</b>		
SHEET NO. <b>C200</b>		