WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, APRIL 23, 2014

MINUTES

1. The Willmar Planning Commission met on Wednesday, April 23, 2014, at 7:00 p.m. at the Willmar Municipal Utilities Office (Council Chambers).

   ** Members Present: Mark Klema, Gary Geiger, Scott Thaden, Randy Czarnetzki, Sandy Bebler, and Aaron Larson.

   ** Members Absent: Andy Engan, Bob Poe, and Margaret Fleck.

   ** Others Present: Don & Meg Miller, Elaine Mae, Mark Foss, Mark Aslesen, Roger & Carol Tatge, Cecil Meyer, Denny Baker, Jim Butterfield, Terrie Butterfield, David Peterson, Charles Nelson, Heidi Ahmann, Steve Ahmann, Peter Fostervold, Karna Campolasso, Susan Malecek, Loren & Judy Schultz, Chris Alle, Dave & Becky Benoit, Chuck Wickersham, Mary Wickersham, Bruce D. Peterson- Director Planning and Development Services, Megan DeSchepper- Planner.

2. MINUTES: The minutes of the March 26, 2014 meeting were approved as submitted.

3. LIFE RIGHT OUTREACH TRANSITIONAL HOUSING- CONDITIONAL USE PERMIT FILE NO. 14-03: The public hearing opened at 7:05 p.m. Mark Foss, presented a request for a transitional housing facility for a Christian 501c (3) organization on property described as: south 267' of Lot 3 and of west 82' of Lot 4, Block 5, Thorpe & Lien's Addition (500 Russell St. NW). Mr. Foss explained that they operate a similar facility in Alexandria where they provide transitional housing, worship, mentoring, life skills courses, and support groups for recovering alcohol and chemical dependents. Most of the clients will come to the facility after completing teen challenge, a treatment program, local jail, or prison. They don't allow sex offenders, they do back ground checks, have curfews, 24 hour surveillance, random urine tests, and if any violence erupts and they are removed from the facility. Mr. Foss stated he felt the existing parking is adequate as many of the residents don't have cars. They provide education classes and structure throughout the day. There are 32 rooms that they would use for single occupancies. Their facility would be inspected by the state but not the program itself.

   Cecil Meyer, 615 Becker Ave. SW, explained that a steering committee was formed in the community last year to work towards bringing this type of facility and program to Willmar as it was seen as a need that was not being met in the area. They talked with MN Adult and Teen Challenge but that organization coming to Willmar would be two to five years out. The steering committee was looking for a Christian driven program and was greatly impressed with the Life Right Outreach Facility in Alexandria, MN.

Dave Benoit, of Pennock, a professional in State run treatment programs stated he supports this type of facility and that there is a real need for this type of facility for people that leave jail or treatment programs and need somewhere to live with structure to continue with recovery and get life skills with Christian guidance.

Mark Aslesen, 404 21st St. SE, explained that his son who worked at a local bank got into the drug world and lost everything. He went through MN Challenge and then went to a half-way house. He wishes this facility had been in Willmar for his son. He said he visited the Alexandria facility and that it's first class and adds value to the neighborhood.

Jim Butterfield, 1004 Willmar Ave. SW, said he does bible study at the Kandiyohi County Jail and that the community needs somewhere with structure for the men to go when they are released from jail. They are released with no money, job etc. from an environment where they were told when to eat and sleep. They end up staying with their buddies, as there is nowhere else to turn, who still use drugs and quickly slip back into their old ways. Life Right Outreach would be somewhere safe for them to go and keep on the path of staying clean.

Heidi Ahmann, 620 19th St. SE, talked about her surviving alcoholism and seeing the Christian program and the spirit of their worship as something this Community needs.

Chris Alle, 532 9th St. NW, spoke about the program curing the problem not just the addiction. The emotional and spiritual reasons people abuse drugs and alcohol. He explained that as the people running the program have been in these men's shoes they can read them and know if they are straying, they have to follow the rules or they are out. They aren't brining dangerous people to the neighborhood, their normal people that are already in your neighborhood they just need help.

Roger Tatge, 919 Ella Ave. NW, said his son went through some troubles and he thinks it's a great idea and worthwhile for the community.

Don Miller, 600 Russell St. NW, the property owner directly to the north said he doesn't think Life Right Outreach operations will be a problem, as the past uses of the property weren't disruptive to the neighborhood.

Becky Benoit, a mental health professional with Rice Hospital, said when she visited the facility in Alexandria there was a young man there from Willmar and he was excited that the facility would be coming to Willmar and he saw the need for it.

Charlie Nelson, 612 Russell St. NW, spoke on behalf of the some of the concerned residents in the neighborhood that are worried about how property values may be affected by the use. He added that they are concerned that it may be bringing people to the neighborhood that won't be safe for children or the elderly.

With no further testimony from the public, the hearing was closed at 7:58 p.m.

Staff comments were reviewed and discussed (see Attachment A).
The Planning Commission asked Mr. Foss about plans for exterior improvements to the facility.

Mr. Foss stated that the window trim needs paint, gutters need some fixing, trim the hedges etc.

The Commission then discussed parking regulations. As the request is a hybrid use there are no definitive parking requirements that can be based off of the sq. ft. or number of residents. It's a residential use, as well as worship and counseling center.

Staff commented that perhaps 1/3 of the maximum number of residents would be the appropriate amount of off-street parking plus maximum number of employees on a shift. Staff also added that the Commission could put a condition on the approval that the existing off-street parking is appropriate at this time but if in the future it is demonstrated that more is needed the applicant shall submit plans for additional spaces (there is room on site for parking lot expansion).

Mr. Scott made a motion, seconded by Ms. Bebler, to approve the conditional use permit.

The following affirmative findings of fact per Section 9.E.3.a.1-7. were made for the conditional use permit:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City as it is a residential use on residentially zoned property with no greater intensity then the nursing home.
2. That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use as no value studies were submitted.
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community as this is an already existing facility.
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned as the surrounding neighborhood is fully developed.
5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being provided as it's an already developed property with existing utilities and accesses.
6. That adequate measures have been, or will be taken to provided ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets as the drive accesses are already existing functional points of entry/exit.
7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood it will fit in aesthetically as well as it has in the past with the neighborhood.

Mr. Thaden made a motion, seconded by Mr. Larson, to amend the motion to include the following condition:

A. If increased parking demands are demonstrated in the future, additional off-street parking plans shall be submitted to the City for review and approval.

The motion carried.

Mr. Thaden made a motion, seconded by Mr. Geiger, to amend the motion to include the following conditions:

B. The applicant shall supply the City their list of 'house rules' for the residents of their facility for the record.
C. All applicable local, state, and federal rules and regulations shall be met at the facility at all times.

The motion carried.

4. TIF DISTRICT RESOLUTION: Staff explained that per that TIF District policy with the City the Planning Commission has to determine if the proposed TIF project with the purpose and intent of the Comprehensive Plan. As the Jennie-O turkey store property and expansion area is zoned industrially and this is the expansion of an existing industrial use it does meet the purpose and intent of the Comprehensive Plan.

Mr. Czarnetzki made a motion, seconded by Mr. Thaden to approve the resolution stating the Planning Commission verified the proposed TIF District policy is consistent with the Comprehensive Plan of the City of Willmar.

The motion carried.

5. SIGN SECTION OF THE ZONING ORDINANCE DISCUSSION CONTINUED: The Planning Commission postponed the discussion till the next meeting.

6. There being no further information to come before the Commission the public hearing closed at 8:31 p.m.

Respectfully submitted,

Megan M DeSchepper

Megan M. DeSchepper, AICP
Planner/Airport Manager

Attachment A

PLANNING COMMISSION-APRIL 23, 2014

STAFF COMMENTS

1. LIFE RIGHT OUTREACH TRANSITIONAL HOUSING –CONDTIONAL USE PERMIT FILE NO. 14-03:
   - The applicant is Life Right Outreach, Alexandria, MN.
   - The applicant is requesting a conditional use permit for transitional house for a Christian 501c3 program on property legally described as: south 267' of Lot 3 and of west 82' of Lot 4, Block 5, Thorpe & Lien's Addition (500 Russell St. NW).
   - The proposed use is not listed in any zoning district so a conditional use permit is required. The property is currently zoned R-2 (One and Two Family Residential).
   - The facility has 32 bedrooms, and they plan on having a maximum of 32 residents.
   - They plan on having 4-5 staff and 24 hour monitoring. Types of employee's counselors, pastors, psychiatrists?
   - There appears to be 14 parking spaces available on site, plus two handicapped signs on Russell St. NW. Needs based on number of beds/employees? Residents are allowed cars, but most don't have them.
   - There are no exterior or interior alterations planned other than maintenance and upkeep projects such as painting, landscaping, and any structural maintenance that is needed once they acquire the property.
   - Worship, counseling, and housing will be provided at the site.
   - Not licensed by the State of Minnesota.
   - Rules for residents? There are curfews, sign out sheets, and they are allowed visitors.
   - Worship taking place on site, hours, attendance of non-residents?
     RECOMMENDATION: Due to several unknowns regarding the parking, occupancy, and functionality of the property staff is not comfortable offering a recommendation at this time.

NOTICE OF HEARING ON A REQUEST FOR

A CONDITIONAL USE PERMIT

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, May 14, 2014, at 7:01 p.m. at the City Office Building Conference Room 2 (upstairs) , 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Bethesda, Willmar, MN, to allow building additions to accommodate 125 additional nursing home beds (short and long term care) with a conditional use permit on property described as: Lot 1, Block 1, Bethesda Nursing Home Addition, AND Lot 1 & Lot 2, Block 1, Bethesda Nursing Home Second Addition (901 Willmar Ave. SE, 1015 Willmar Ave. SE, 9th St. SE).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

May 2, 2014	Megan M. DeSchepper
Date	Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficient, por favor comuniquese con Jill al 231-8575, de la Cooperativa de Integracion del Oeste Central.

Hadii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo WAC Contact: Lul Yusaf, Somali Women & Family Center (320)235-0532 or (678)467-3217.

To approve a conditional use permit, the Planning Commission must make, where applicable, the following affirmative findings:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.

2 That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.

3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.

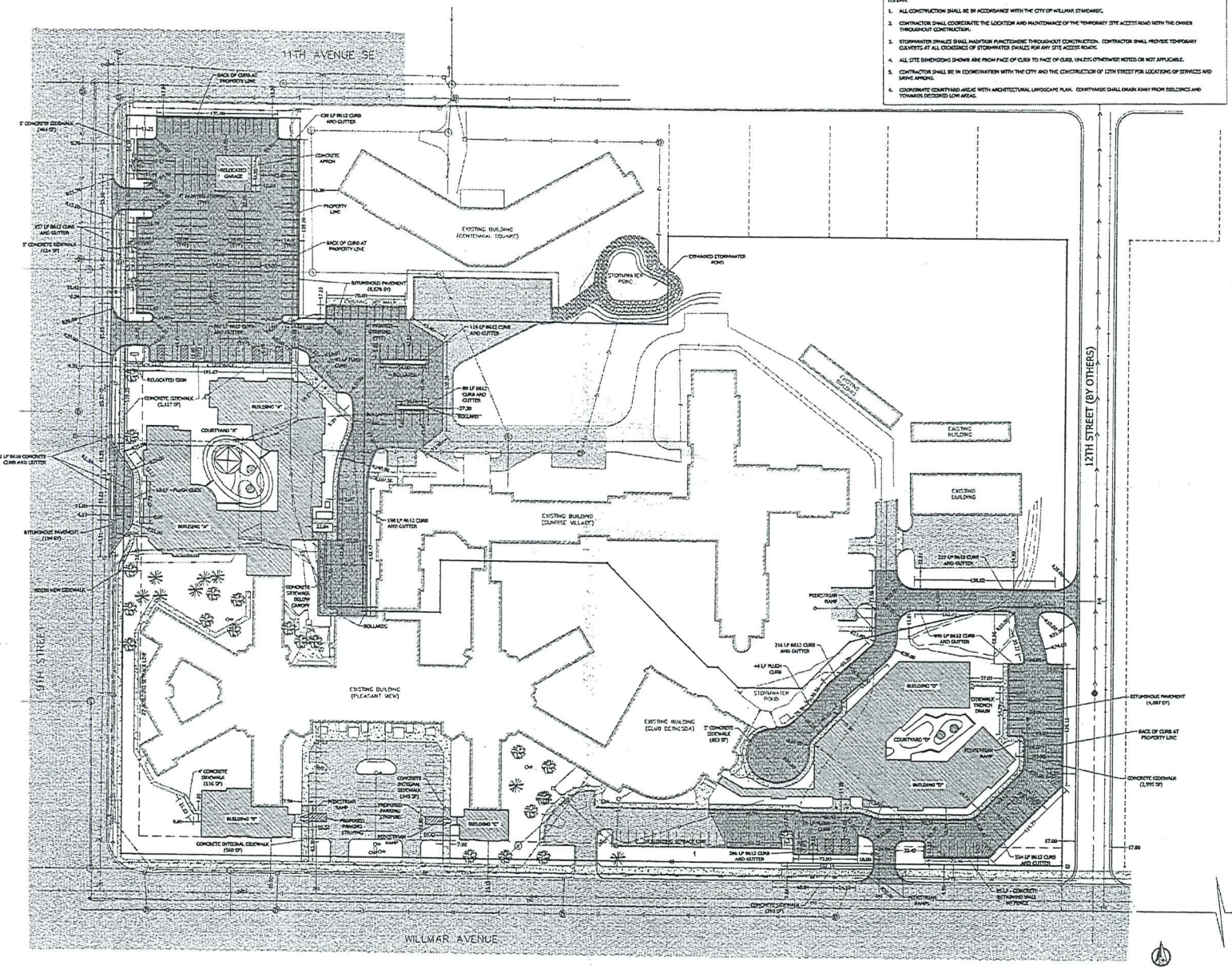
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.

5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.

6 That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.

7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Megan DeSchepper, City Planner.



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WILLMAR STANDARDS.
2. CONTRACTOR SHALL COORDINATE THE LOCATION AND MAINTENANCE OF THE TEMPORARY SITE ACCESS ROAD WITH THE OWNER THROUGHOUT CONSTRUCTION.
3. STORMWATER SWALES SHALL MAINTAIN FUNCTIONING THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY CULVERTS AT ALL CROSSINGS OF STORMWATER SWALES FOR ANY SITE ACCESS ROADS.
4. ALL SITE DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED OR NOT APPLICABLE.
5. CONTRACTOR SHALL BE IN COORDINATION WITH THE CITY AND THE CONSTRUCTION OF 12TH STREET FOR LOCATIONS OF SERVICES AND DRIVE APRONS.
6. COORDINATE COURTYARD AREAS WITH ARCHITECTURAL LANDSCAPE PLAN. COURTYARDS SHALL DRAIN AWAY FROM BUILDINGS AND TOWARDS DESIGNED LOW AREAS.

Horty Elving

Horty Elving & Associates, Inc.
505 East Grant Street, Minneapolis, MN 55404-1490
T 612.332.4422 F 612.344.1282 hortyelving.com

Bethesda
Pleasant View Addition and Renovation
Willmar, MN

Sheet Revision Schedule

Rev #	Date	Resolution	Description

Design Tree

1201 17th Avenue W.
Alexandria, MN 56308
(320) 762-1290

3339 W. St. Germain, Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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.

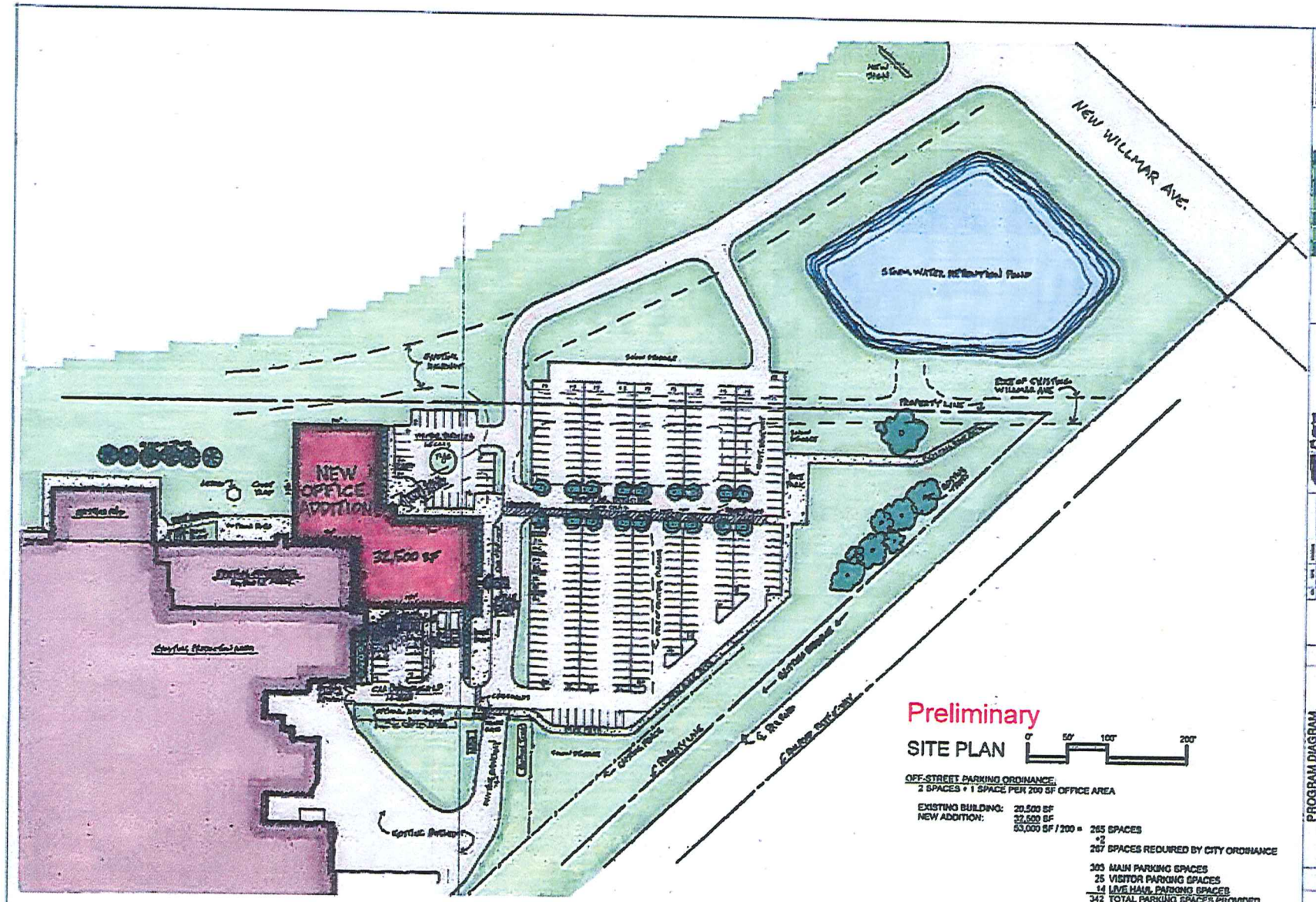
Daniel J. Nelson
Daniel J. Nelson
Licensed No. 20407

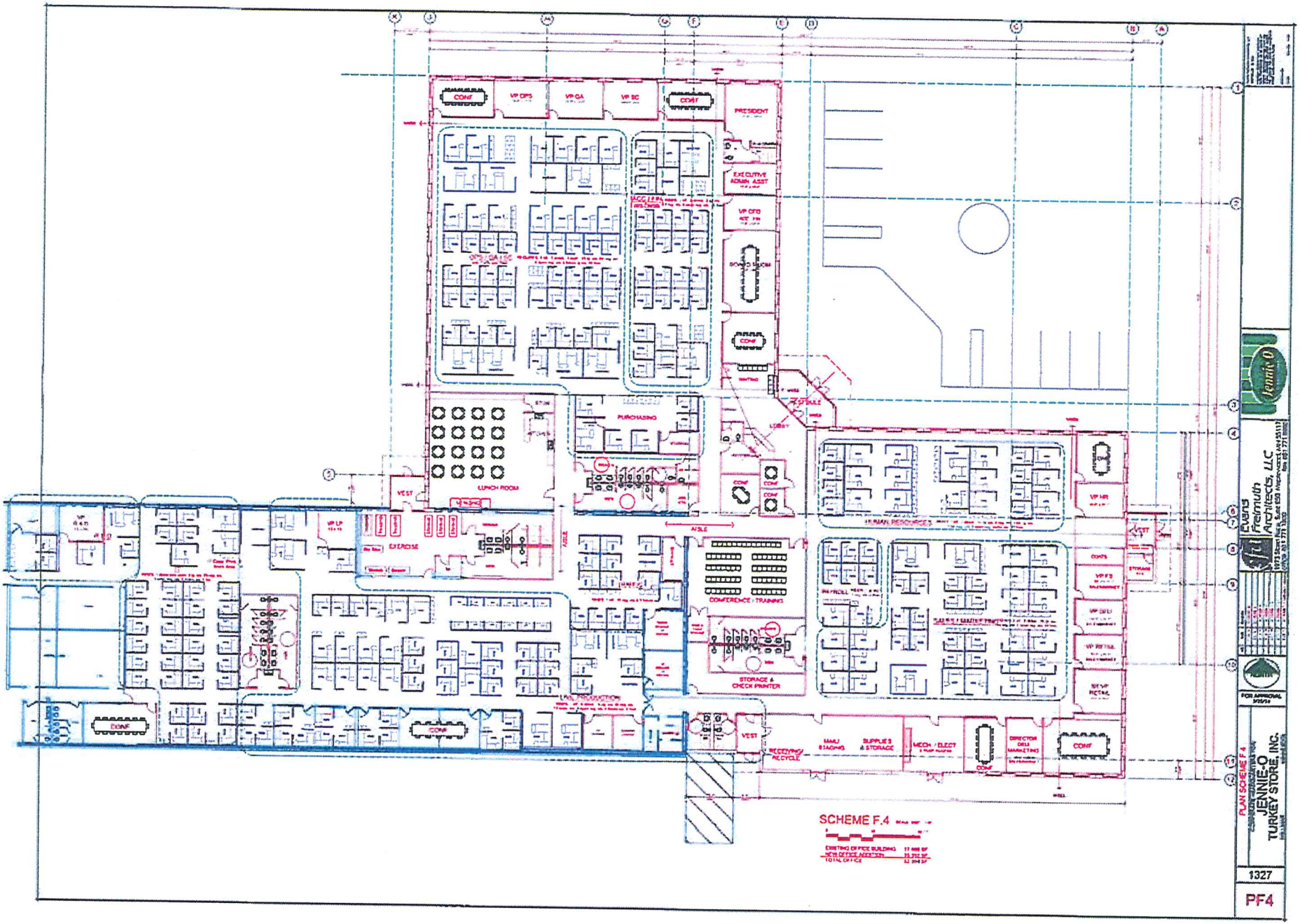
Contractor shall be responsible for all dimensions and conditions on site and report any discrepancies to the Engineer before the commencement of work.

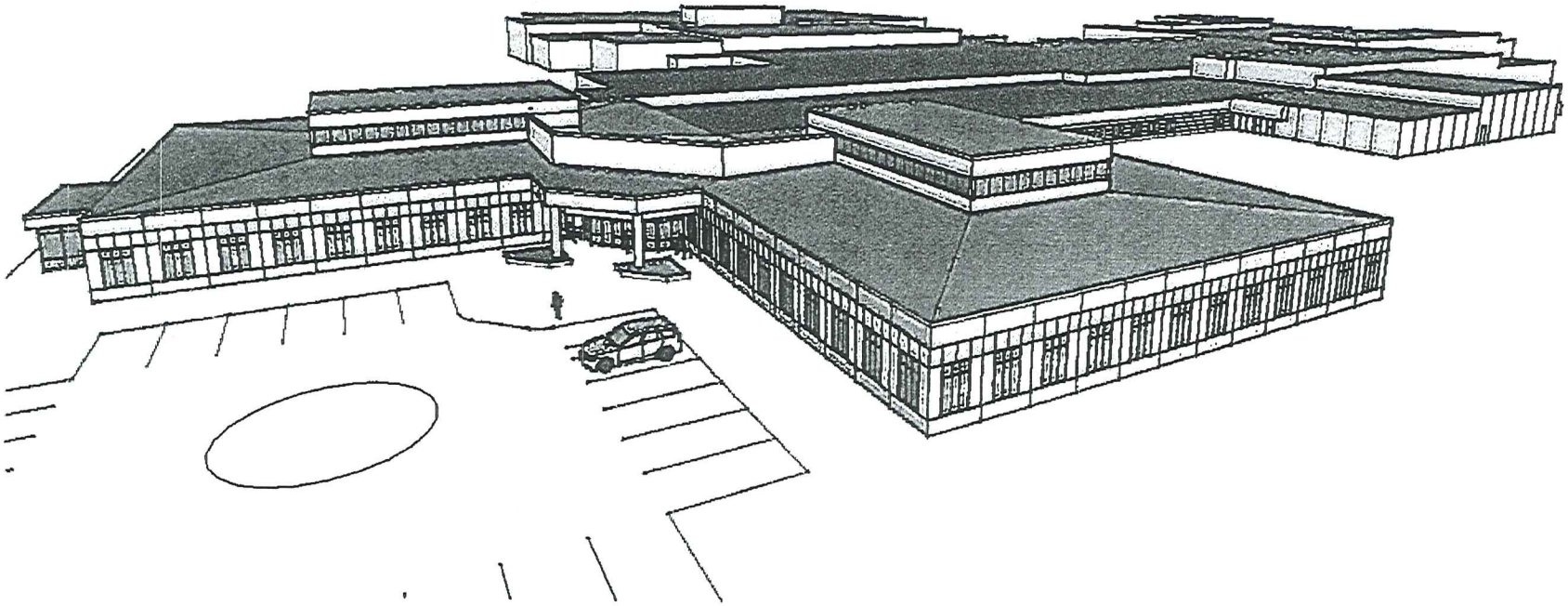
SITE DEVELOPMENT PLAN

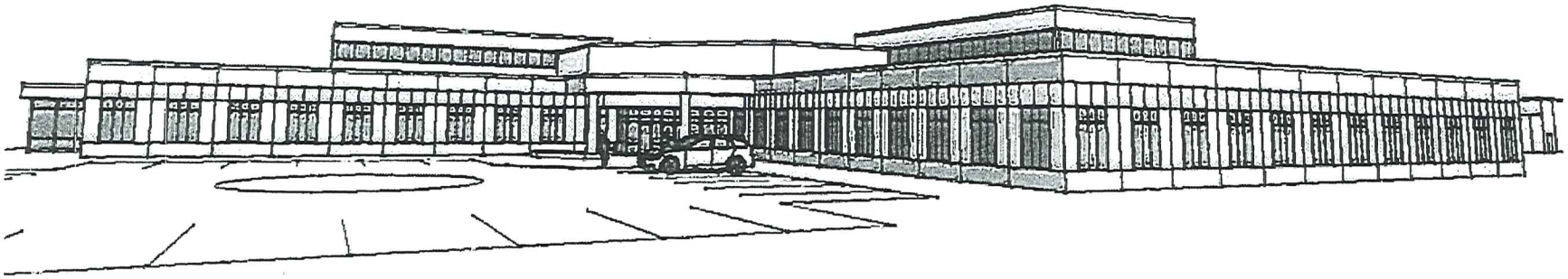
Scale:	Date:	Project Number:
	5/6/2004	03331/00013096

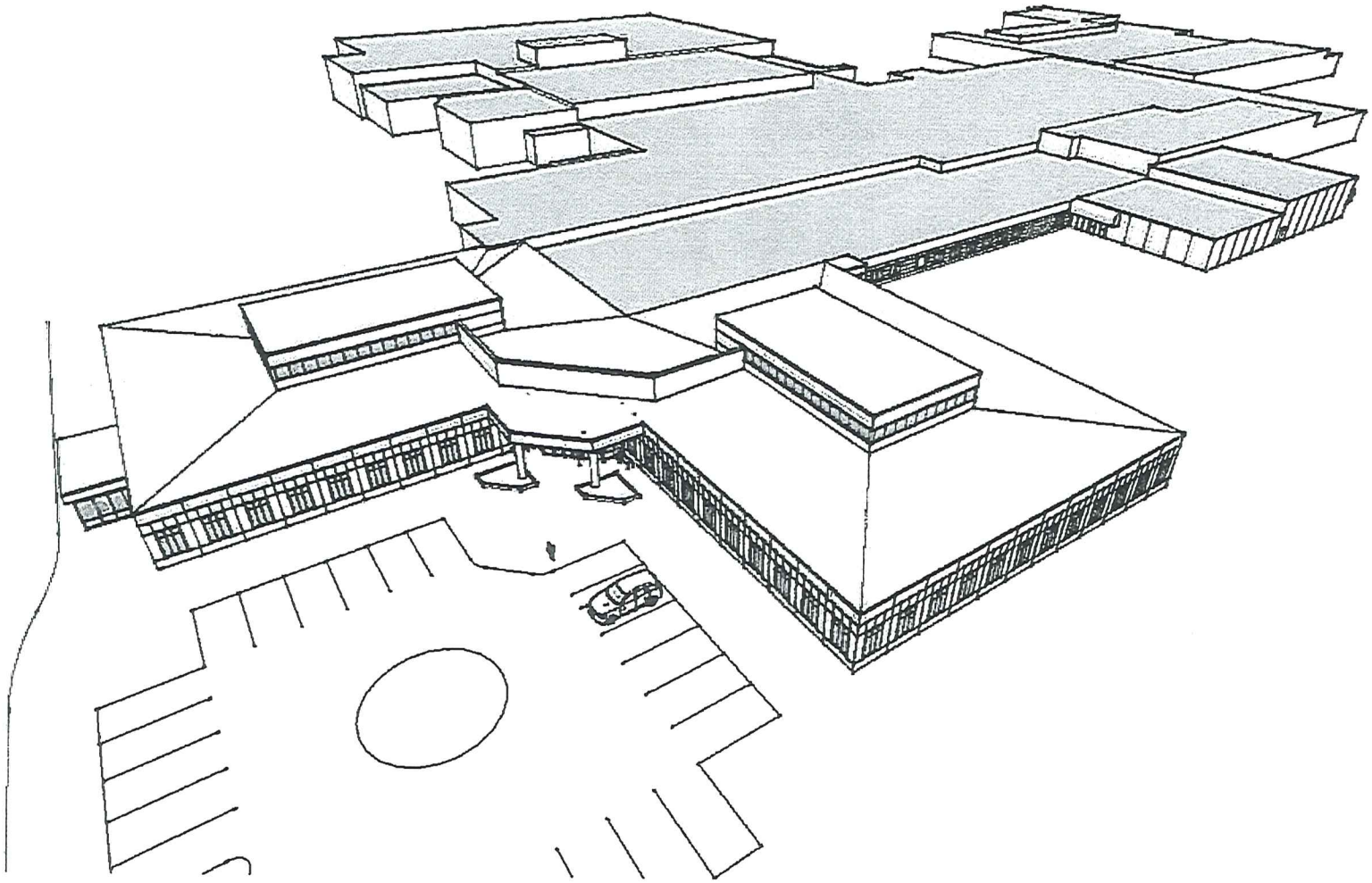
C301

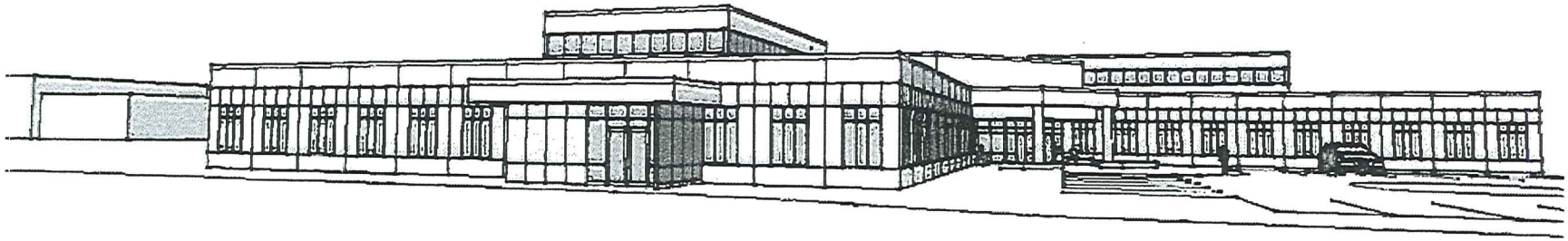

NEW WILLMAR AVE.
STORM WATER RETENTION POND
NEW OFFICE ADDITION
32,500 SF
PROPERTY LINE
Preliminary
SITE PLAN
0' 50' 100' 200'
OFF-STREET PARKING ORDINANCE:
2 SPACES + 1 SPACE PER 200 SF OFFICE AREA
EXISTING BUILDING: 20,500 SF
NEW ADDITION: 32,500 SF
53,000 SF / 200 = 265 SPACES
+2
267 SPACES REQUIRED BY CITY ORDINANCE
303 MAIN PARKING SPACES
25 VISITOR PARKING SPACES
14 LIVE HAUL PARKING SPACES
342 TOTAL PARKING SPACES PROVIDED
Jennie-O
Clark Fremuth Architects, LLC
10/17/12
PROGRAM DIAGRAM
OFFICE STUDY FOR:
JENNIE-O TURKEY STORE
0802
P1

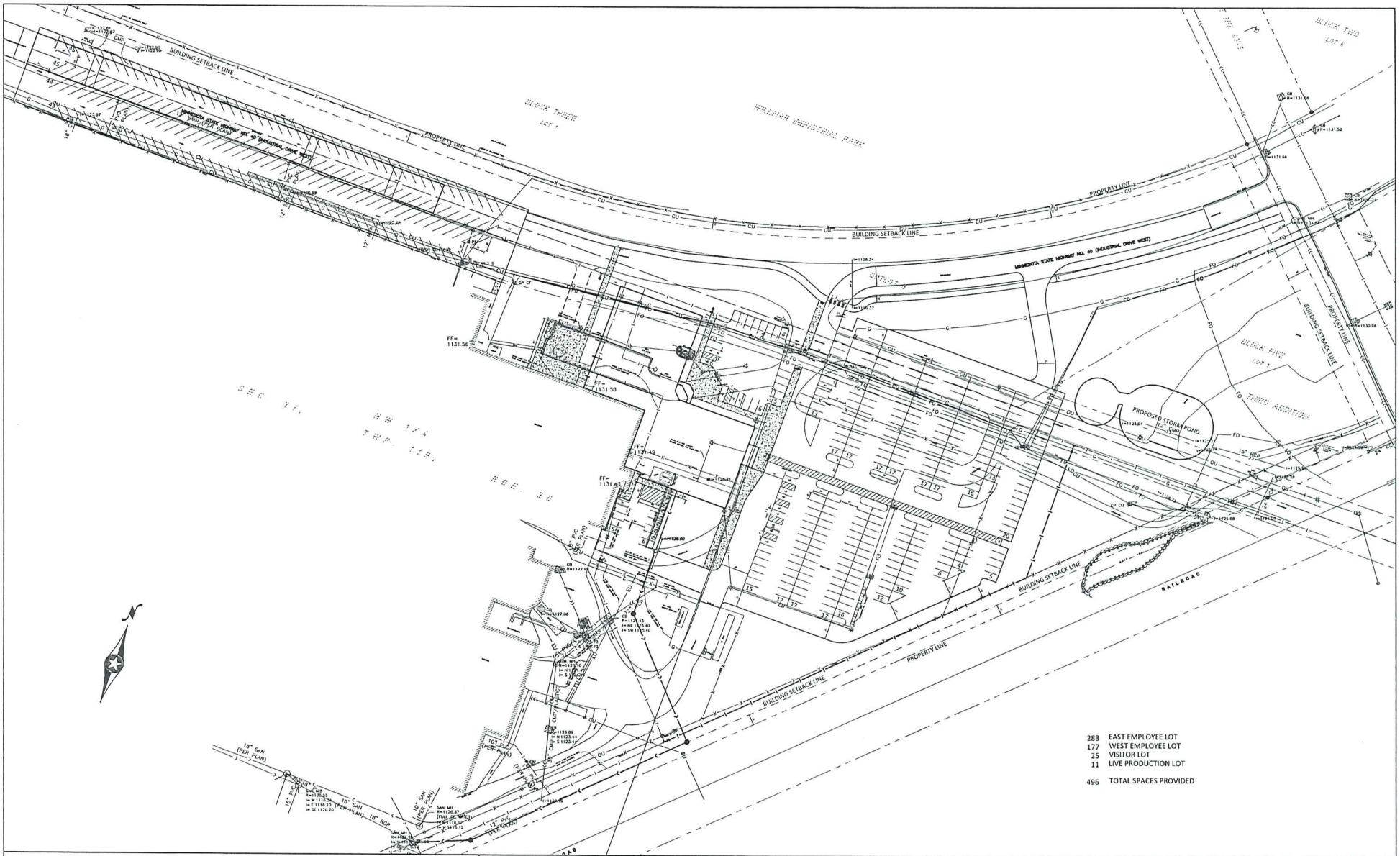

CONF
VP OPS
VP GA
VP SC
PRESIDENT
EXECUTIVE ADMIN ASST
VP CFO
PURCHASING
LUNCH ROOM
VEST
EXERCISE
AISLE
HUMAN RESOURCES
VP HR
CONFERENCE / TRAINING
STORAGE & CHECK PRINTER
LAW PRODUCTION
RECEIVING/ RECYCLE
MAIL/ STAGING
SUPPLIES & STORAGE
MECH / ELECT
DIRECTOR DRM MARKETING
SCHEME F.4
Evans Freimuth Architects, LLC
FOR APPROVAL
PLAN SCHEME F.4
JENNIE-O TURKEY STORE, INC.
1327
PF4











283 EAST EMPLOYEE LOT
177 WEST EMPLOYEE LOT
25 VISITOR LOT
11 LIVE PRODUCTION LOT

496 TOTAL SPACES PROVIDED

HORZ. 0 60 120
SCALE FEET

© Bolton & Menk, Inc. 2014, All Rights Reserved
Y:_C Details\0-200.dwg 11/14/13 8:02 am

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.

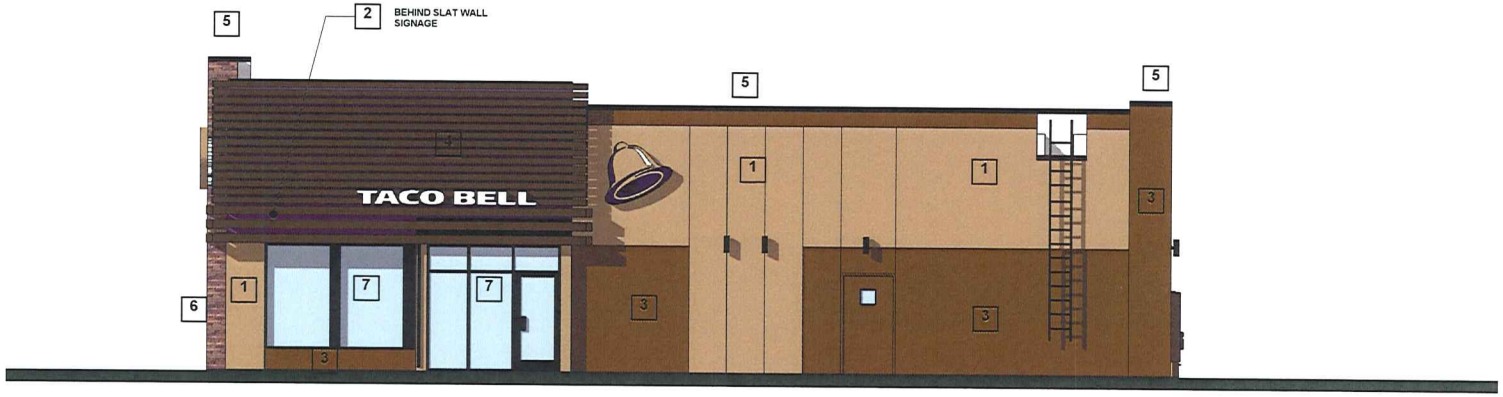
JARED A. VOGE
LIC. NO. 45063 DATE 5/7/14

DESIGNED BGD
DRAWN JJF
CHECKED JAV

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF WILLMAR, MINNESOTA
JENNIE-O TURKEY STORE CORPORATE EXPANSION
SITE PLAN



1 **SIDE ENTRY ELEVATION**
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2823 "ROOKWOOD CLAY"
4	SLAT WALL AND VALANCE COLOR	SHERWIN WILLIAMS	SW 7034 "STATUS BRONZE"
5	PARAPET CAP COLOR	-	PREFINISHED DARK BRONZE
6	SIMULATED MASONRY VENEER	BORAL STONE PRODUCTS	PROSTONE LEDGESTONE "VINTAGE WINE" PRO-482284
7	STOREFRONT WINDOWS	TBD	" DARK BRONZE"
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THCIK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL

EXTERIOR FINISH SCHEDULE H

1 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

2 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

BEHIND SLAT WALL SIGNAGE

3 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

4 PREFINISHED METAL VALANCE AND SLAT WALL

5 PREFINISHED METAL PARAPET CAP FLASHING

6 SIMULATED MASONRY VENEER

7 PREFINISHED METAL STOREFRONT

WCL
Associates, Inc.
Architecture
Interiors
4931 West 35th Street
Suite 200
St. Louis Park, Minnesota
55416
T. 952. 541.9999
F. 952. 541.9554
www.wcla.com

TACO BELL

200 24TH AVE. S.E.
WILLMAR, MN
56201

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

SIGNATURE _____
DAVE CLARK
REGISTRATION 14,893

PRINT HISTORY	DATE
SITE PLAN REVIEW	04.28.2014

EXTERIOR ELEVATIONS

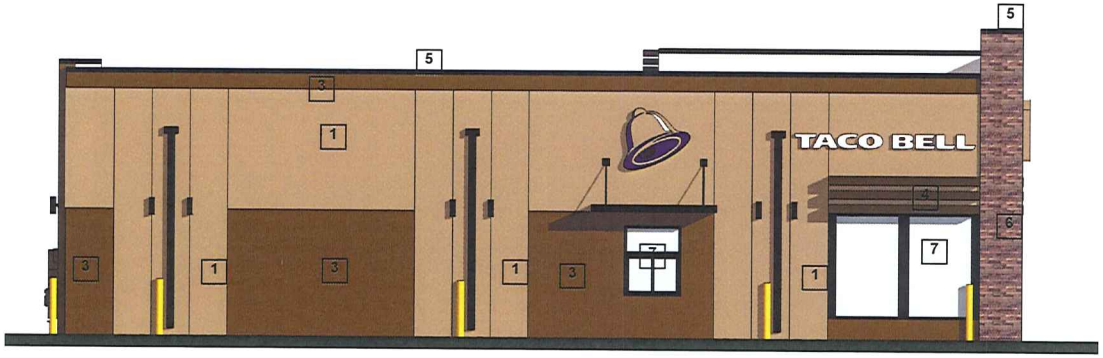
PROJECT 2013 06 17
DRAWN DM
CHECKED DC

CB-1

TACO BELL
WILLMAR, MN

2 **FRONT ELEVATION**
1/4" = 1'-0"

3 **REAR ELEVATION**
1/4" = 1'-0"



4 **DRIVE THRU ELEVATION**
1/4" = 1'-0"

1 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

2 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

BEHIND SLAT WALL SIGNAGE

3 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

4 PREFINISHED METAL VALANCE AND SLAT WALL

5 PREFINISHED METAL PARAPET CAP FLASHING

6 SIMULATED MASONRY VENEER

7 PREFINISHED METAL STOREFRONT

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TACO BELL

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WILLMAR, MN
56201

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

SIGNATURE _____
DAVE CLARK
REGISTRATION 14.883

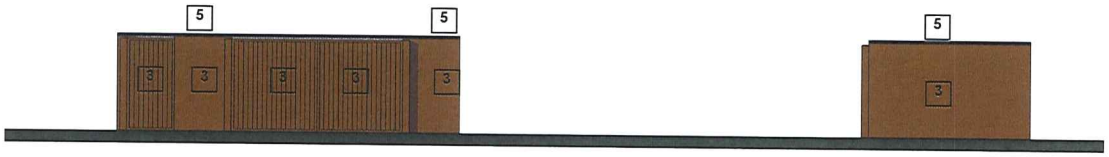
PRINT HISTORY	DATE
SITE PLAN REVIEW	04.28.2014

EXTERIOR ELEVATIONS

PROJECT 2013 06 17
DRAWN DM
CHECKED DC

CB-2

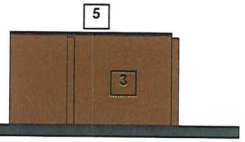
TACO BELL
WILLMAR, MN



1 **FRONT ELEVATION**
1/4" = 1'-0"

2 **SIDE ELEVATION**
1/4" = 1'-0"

3 **REAR ELEVATION**
1/4" = 1'-0"



4 **SIDE ELEVATION**
1/4" = 1'-0"

1 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

2 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

BEHIND SLAT WALL SIGNAGE

3 DIRECT EXTERIOR FINISH SYSTEM (DEFS)

4 PREFINISHED METAL VALANCE AND SLAT WALL

5 PREFINISHED METAL PARAPET CAP FLASHING

6 SIMULATED MASONRY VENEER

7 PREFINISHED METAL STOREFRONT

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PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify the this plan was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

SIGNATURE
DAVE CLARK
REGISTRATION 14.883

PRINT HISTORY	DATE
SITE PLAN REVIEW	04.28.2014

TRASH ENCLOSURE ELEVATIONS

PROJECT 2013.06.17
DRAWN DM
CHECKED DC

CB-3

TACO BELL
WILLMAR, MN

SITE DATA:

ZONING:	GB GENERAL BUSINESS
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH
GROSS LOT AREA:	40,075 SQ. FT. OR 0.92 ACRES
TOTAL BUILDING FOOTPRINT AREA: (GFA) (Excludes trash enclosure)	1,718 SQ. FT.
PERCENT BUILDING COVERAGE: (% of gross lot area)	4.3%
FLOOR AREA RATIO (1,718 / 40,075)	0.043
EXISTING IMPERVIOUS AREA: (building, sidewalk, & pavement)	0 SQ. FT.
PERCENT EXISTING IMPERVIOUS AREA: (0 / 40,075)	0%
PROPOSED IMPERVIOUS AREA: (building, private sidewalk, & pavement)	25,111 SQ. FT.
PERCENT PROPOSED IMPERVIOUS AREA: (25,111 / 40,075)	62.7%
PROPOSED LANDSCAPE AREA:	14,964 SQ. FT.
PERCENT LANDSCAPE AREA: (14,964 / 40,075)	37.3%

SITE PLAN BASED ON SURVEY INFORMATION DATED APRIL 15, 2014 PROVIDED BY BONNEMA SURVEYS, INC.

PARKING DATA:

PARKING STALLS:

Provided 9.0 x 20.0	28 STALLS
Provided Accessible (ADA)	2 STALLS
Provided Total :	30 STALLS

REQUIRED PARKING STALLS:
1/40sf Gross Floor Area (Customer Area)
plus 1/80sf Kitchen Area

400/40 + 809/80 = 20 STALLS

DRIVETHRU STACK:
Provided Drivethru Stack 13 STALLS

SETBACK: MINIMUM REQUIREMENTS

LOCATION:	BUILDING	PARKING
FRONT (WILSON AVENUE)	25'	5'
SIDE	10'	5'
REAR	10'	10'

SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
2. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
3. ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A ½" EXPANSION JOINT.
4. CONTRACTOR SHALL VERIFY ALL CONDUIT REQUIREMENTS FOR LIGHTING, IRRIGATION, MENU BOARD, COMMUNICATION PEDESTAL, ETC WITH OWNER PRIOR TO PAVING.
5. CONTRACTOR SHALL VERIFY LOCATION OF THE MENU BOARD AND COMMUNICATION PEDESTAL WITH OWNER PRIOR TO PLACEMENT.
6. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS CENTERED ON STALLS. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY ON STALL.
7. CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG AND MNDOT STANDARDS. PROVIDE CONTRASTING DETECTABLE WARNING STRIP.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE IF NEEDED.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES THAT INTERFERE WITH NEW WORK AS SHOWN.
10. CITY ENGINEERING STAFF MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN PUBLIC RIGHT-OF-WAY PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
11. STREET SIGNS IN PUBLIC RIGHT-OF-WAY TO MEET CITY REQUIREMENTS. SIGNS LOCATED IN CONCRETE SHALL BE IN 4" SLEEVES OR MOUNTED TO STREETLIGHTS. COORDINATE WITH THE CITY OF FARIBAULT FOR APPROVED LOCATION OF SIGNS.
12. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED.
13. ALL NEW UTILITIES MUST BE UNDERGROUND.
14. SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPE OF 1.5% WITH ADJUSTMENT +/- 0.5%. SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION. ANY SIDEWALK EXCEEDING 2.0% CROSS SLOPE WILL NEED TO BE REPLACED AT CONTRACTORS EXPENSE.

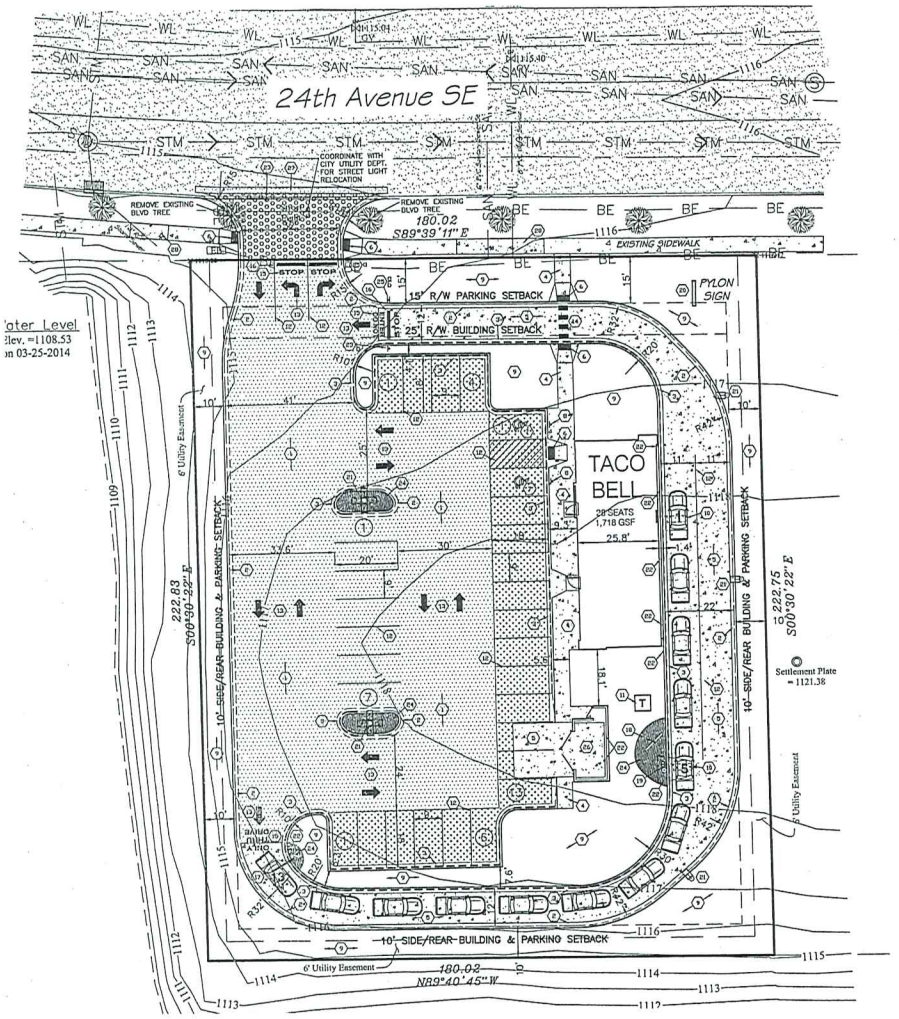
GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
2. WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE TACO BELL CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
3. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
6. ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY TACO BELL CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

LEGAL DESCRIPTION:

Lot 1, Block 3, The Waterview Business Park, Kandiyohi County, Minnesota.

0 20 40 60
GRAPHIC SCALE IN FEET



SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE DRIVEWAY APRON
- B612 CURB AND GUTTER STANDARD
- B612 CURB AND GUTTER TIP-OUT
- EXISTING CURB AND GUTTER
- (#11) PARKING COUNT
- TRAFFIC DIRECTION ARROWS

PROPERTY OWNER:

BORDER FOODS, INC.
CONTACT: BARB SCHNEIDER
965 DECATUR AVENUE NORTH
GOLDEN VALLEY, MN 55427
PH (763) 489-2970
FX (763) 489-2971

ARCHITECT:

WCL ASSOCIATES, INC.
CONTACT: DEAN MADSON
4931 W. 35TH ST, STE 200
ST. LOUIS PARK, MN 55416
PH (952) 541-9969
FX (952) 541-9554

CIVIL ENGINEER:

CIVIL ENGINEERING SITE DESIGN, LLC
CONTACT: SCOTT DAHLKE
118 EAST BROADWAY ST., PO BOX 566
MONTICELLO, MN 55362
PH (763) 314-0929
www.civilesd.com

INDEX OF CIVIL SITE DRAWINGS:

C1.0	SITE PLAN
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITIES PLAN
C6.0	EROSION CONTROL PLAN

KEY NOTES

(1) BITUMINOUS PAVEMENT AS SPECIFIED BELOW: (PARKING LOT ONLY)

	ASPHALT PAVING SECTION HEAVY DUTY	LIGHT DUTY	MnDOT SPECIFICATIONS
BIT. WEAR COURSE	2"	1 1/2"	SPWEA240B, MnDOT 2360
BIT. BASE COURSE	2"	1 1/2"	SPNWB230B, MnDOT 2360
AGGREGATE BASE (CL 5)	7"	6"	2211

COMPACTION DENSITY BETWEEN 95% AND 100% OF THE MARSHALL DENSITY. 100% FOR AGGREGATE BASE.
SOIL ENGINEER RECOMMENDATIONS SUPERSEDE ABOVE LISTED SPECS.

(2) B612 (6") CONCRETE CURB & GUTTER. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.

(3) B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE). MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.

(4) CONCRETE SIDEWALK, WIDTH VARIES. 4" CONCRETE SIDEWALK W/6"X6"-#10/10 W.W.M. (CONST. JTS @ 6' O.C.) OVER 4" CLASS 5 AGGREGATE BASE. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS.

(5) 6" CONCRETE PAVEMENT W/6"X6"-#10/10 W.W.M. (CONST. JTS @ 12' O.C.) OVER 4" CLASS 5 AGGREGATE BASE. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECS.

(6) PED RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250.

(7) PAINT INTERNATIONAL SYMBOL OF ACCESSABILITY-WHITE LATEX PAINT.

(8) ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.

(9) GREEN AREA. SEE LANDSCAPE PLAN.

(10) SENSOR LOOP. CONFIRM WITH ARCHITECTURAL PLANS.

(11) TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.

(12) PAINT 4" WIDE SOLID STRIPE - WHITE.

(13) PAINT TRAFFIC ARROWS - WHITE.

(14) PAINT 12" WIDE SOLID CROSSWALK STRIPING - WHITE.

(15) PAINT 24" HIGH LETTERS - WHITE.

(16) PAINT 24" WIDE SOLID STRIPE - WHITE.

(17) CLEARANCE BAR INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECT PLANS FOR DETAILS.

(18) MENU BOARD. INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.

(19) ORDER CONFIRMATION BOARD AND CANOPY. INSTALLED BY SIGN COMPANY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.

(20) PYLON POLE WITH ELEVATED SIGN CABINET. SIGN VENDOR TO OBTAIN SIGN PERMIT FROM CITY.

(21) LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.

(22) GUARD POST BOLLARD. SEE DETAIL SHEET.

(23) CONCRETE DRIVEWAY APRON PER CITY STANDARDS. USE 8" CONCRETE.

(24) BRICK PAVERS ON SAND. SEE LANDSCAPE PLAN.

(25) INSTALL SIGNS, MOUNTED ON 6" CONCRETE BOLLARD. SIGNS TO BE PLACED BACK TO BACK ON SAME BOLLARD. GENERAL CONTRACTOR TO COORDINATE LOCATION.
a) 'STOP' SIGN
b) 'DO NOT ENTER' SIGN

(26) TRASH ENCLOSURE. SEE ARCHITECT PLANS FOR DETAILS.

(27) SAWCUT AND REMOVE EXISTING BITUMINOUS CURB AND EXISTING PAVEMENT AT MIN. 2.0' WIDTH FROM LIP EDGE OF REPLACEMENT CONCRETE CURB & GUTTER. PATCH WITH HEAVY DUTY BITUMINOUS PAVEMENT. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.

(28) REMOVE AND REPLACE EXISTING SIDEWALK ONLY AS NECESSARY FOR SANITARY, WATER, AND STORM SEWER CONNECTIONS. SAWCUT EXISTING SIDEWALK AT NEAREST JOINT AND ADJUST REMOVAL/REPLACEMENT LENGTH ACCORDINGLY. PREPARE FOR RE-CONSTRUCTION WITH CONCRETE SIDEWALK PER CITY STANDARDS. COORDINATE SCHEDULE TO MINIMIZE IMPACT TO PEDESTRIANS. PROVIDE SIDEWALK CLOSED SIGNAGE AND BARRACADES.

WC
Associates.
Architect
Interior
4931 West 35th
Suite 200
St. Louis Park, MN
55416
T.952.541-9
F.952.541-9
www.wcla.co

TACO BELL
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200 24th A
WILLMAR, M

PRELIMINA
NOT FO
CONSTR

Develop
Border
5425 Boon
New Hope,
Contact: Bart
Phone: 763-

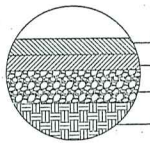
Consultant
SITE CONSTRUCTION PLAN
CIVIL E
SITI
118 E
P
Monti
Phone
ww

I hereby certify that this
report was prepared by
supervision, and that I
Engineer under the law
Minnesota.
Printed Name: SC
Signature:
Date: 04/28/14 LI

Print History
SITE PLAN REVIEW

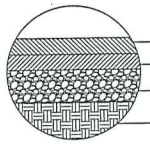
SMAL
1,718 GS
SITE

Project 2013.06.17
Drawn SD
Checked SD
CESD Project # 00479
TACO BELL



1 1/2" BITUMINOUS WEAR COURSE SPWEA240B MnDOT SPEC 2360
1 1/2" BITUMINOUS BASE COURSE SPNWB230B MnDOT SPEC 2360
6" CLASS V AGGREGATE BASE MnDOT SPEC 3138
SUBGRADE PREPARATION TOP 6" TO PASS PROOF ROLL

LIGHT DUTY

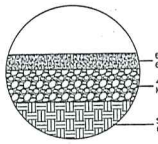


2" BITUMINOUS WEAR COURSE SPWEA240B MnDOT SPEC 2360
2" BITUMINOUS BASE COURSE SPNWB230B MnDOT SPEC 2360
7" CLASS V AGGREGATE BASE MnDOT SPEC 3138
SUBGRADE PREPARATION TOP 6" TO PASS PROOF ROLL

HEAVY DUTY

NOTE: SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

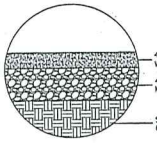
BITUMINOUS PAVEMENT



6" CONCRETE PAVEMENT W/ 6"x6" -#10/10 W.W.M
4" CLASS V AGGREGATE BASE MnDOT SPEC 3138.
SUBGRADE PREPARATION TOP 6" TO PASS PROOF ROLL

NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3Y22A FOR SLIPFORM PLACEMENT
   MIX No. 3Y32A FOR MANUAL PLACEMENT
2. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 12'-0" O.C.
3. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS

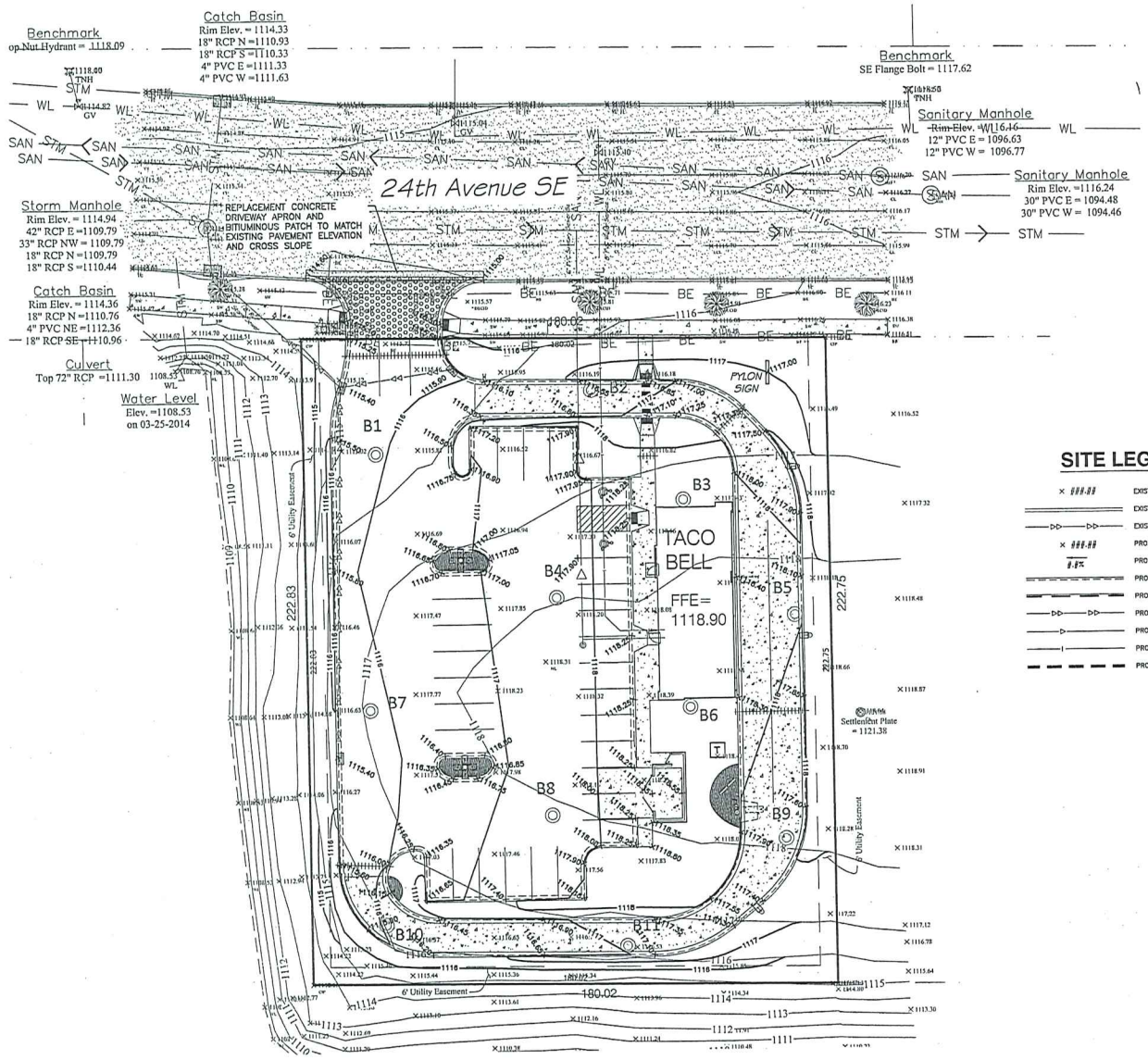
CONCRETE PAVEMENT



4" CONCRETE SIDEWALK W/ 6"X6" -#10/10 W.W.M
4" CLASS V AGGREGATE BASE MnDOT SPEC 3138.
SUBGRADE PREPARATION TOP 6" TO PASS PROOF ROLL

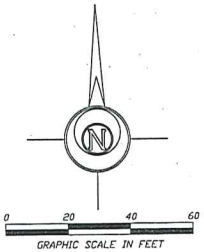
NOTES:
1. CONCRETE MIX SHALL CONFORM TO MNDOT SPEC. 2461
   MIX No. 3Y22A FOR SLIPFORM PLACEMENT
   MIX No. 3Y32A FOR MANUAL PLACEMENT
2. CONTRACTOR SHALL SPACE THE CONTRACTION JOINTS AT 6'-0" O.C.
3. SOILS SPECIFICATIONS SUPERSEDE ABOVE LISTED SPECIFICATIONS
4. EXCLUDE W.W.M. IN SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY.DE ABOVE LISTED SPECIFICATIONS

CONCRETE SIDEWALK



SITE LEGEND:

× ###.##	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING STORM SEWER
× ###.##	PROPOSED SPOT ELEVATION
#.#%	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED CURB AND GUTTER
	PROPOSED TIP OUT CURB
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SILTFENCE



SITE PLAN BASED ON SURVEY INFORMATION DATED APRIL 15, 2014 PROVIDED BY BONNEMA SURVEYS, INC.

BENCHMARK:

MNDOT disc 3405E.
Elevation = 1121.799 feet NAVD 88

LEGAL DESCRIPTION:

Lot 1, Block 3, The Waterview Business Park, Kandiyohi County, Minnesota.

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for Willmar, MN, and the latest Minnesota Department of Transportation Specifications for Highway Construction and all NPDES requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Erosion Control shall be constructed, as applicable, as sequenced below:
   A. Silt Fence.
   B. Rock Construction Entrance.
   C. Demolition
   D. Common excavation (grading).
   E. Seed and mulch or sod (See notes on Landscape plan).
6. Final Plat shall govern for easements and lot dimensions.
7. Any erosion control items necessary to protect adjacent properties shall be constructed by the Grading Contractor.
8. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Engineer, followed by all necessary restoration of disturbed area. This work shall be incidental to the grading contract.
9. The Grading Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
   A. Within the upper 3' of streets, the Grading Contractor shall utilize approved soils that are within 1% of the optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with compaction meeting 100% Standard Proctor Density and not exceeding this compaction by more than 1%. Below the upper 3', compaction shall meet 95% Standard Proctor Density, and be within 3% of the optimum moisture content. Grading tolerances shall be 0.1'.
   B. Grading tolerances for the remainder of the site shall be 0.25'.
10. All areas of unsuitable soils found in the pad described above that cannot be corrected shall be located in the field by the Grading Contractor. The Grading Contractor shall immediately notify the Engineer of these areas and provide information as to their size and location.
11. The Grading contractor shall provide positive drainage on the site at all times.
12. The Grading Contractor shall keep public streets and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.
13. All silt fence shall be removed at project completion.
14. All proposed elevations are at flow line unless otherwise noted.
15. All erosion control best manage practices shall be per City standards.
16. Storage of materials or equipment shall not be allowed within public Right-of-Way.
17. Any stockpiles left on site must be stabilized after 14 days per MPCA regulation.
18. Install silt fence or other methods to protect trees that are to remain.

INDEX OF CIVIL SITE DRAWINGS:

C1.0	SITE PLAN
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITIES PLAN
C6.0	EROSION CONTROL PLAN
C7.0	STANDARD DETAILS

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New Hope
Contact: Ba
Phone: 76

Consultant
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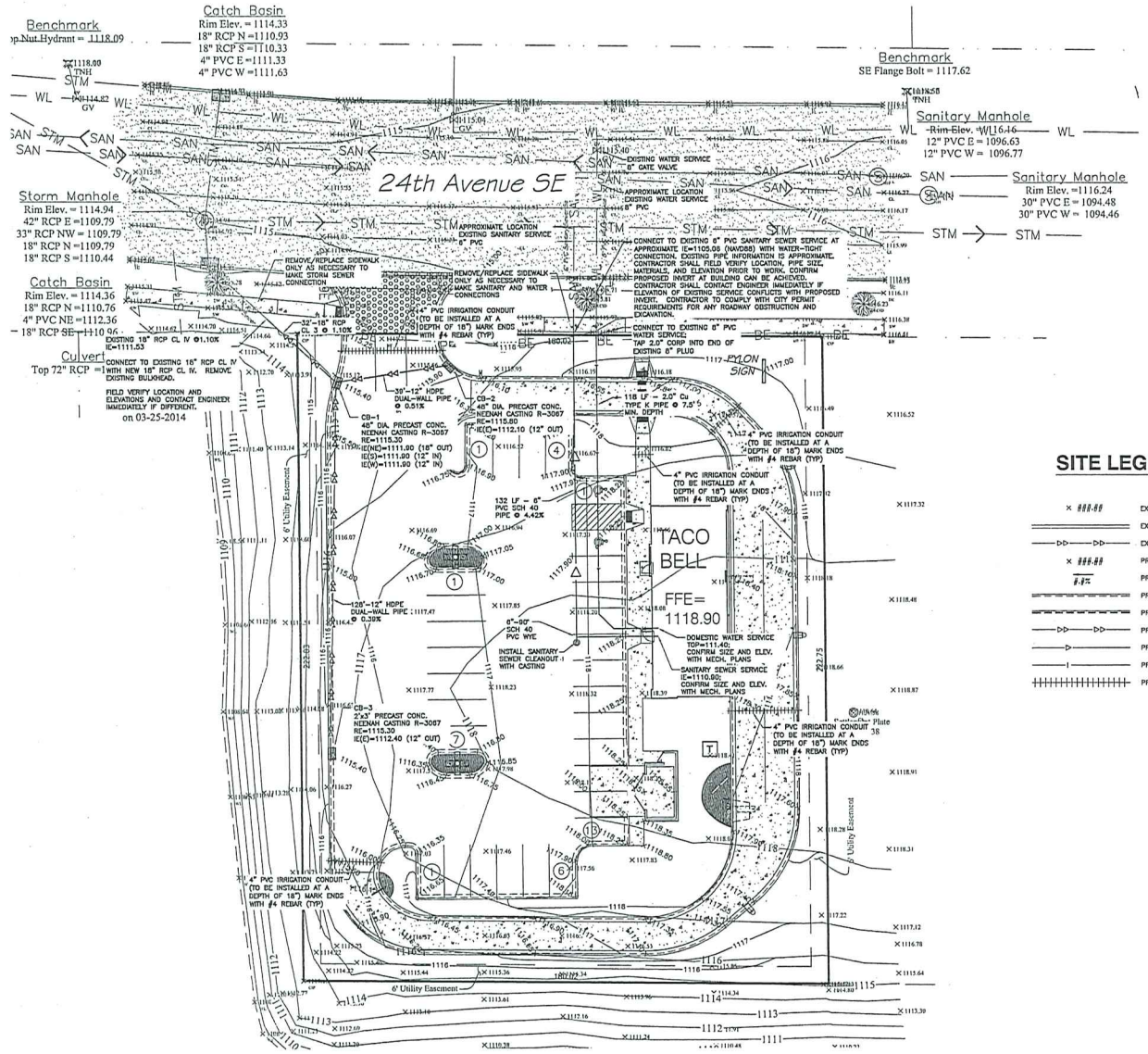
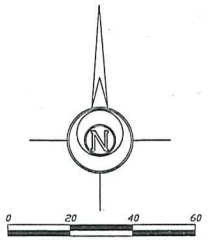
I hereby certify that th
report was prepared
supervision, and that
Engineer under the l
Minnesota.
Printed Name:
Signature:
Date: 04/28/14

Print History
SITE PLAN REVIEW

SMA
1,718
GRAD
DRAIN

Project 2013.06.1
Drawn SD
Checked SD
CESD Project # 00478
TACO BEL





SITE PLAN BASED ON SURVEY INFORMATION DATED APRIL 15, 2014 PROVIDED BY BONNEMA SURVEYS, INC.

BENCHMARK:

MNDOT disc 3405E.
Elevation = 1121.799 feet NAVD 88

LEGAL DESCRIPTION:

Lot 1, Block 3, The Waterview Business Park, Kandiyohi County, Minnesota.

SITE LEGEND:

× ###.##	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	EXISTING STORM SEWER
× ###.##	PROPOSED SPOT ELEVATION
#.#%	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED CURB AND GUTTER
	PROPOSED TIP OUT CURB
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED IRRIGATION CONDUIT

GENERAL UTILITY NOTES:

1. Specifications applicable for this project: Current standard specifications for the City of Willmar, MN and all Minnesota Department of Health and MPCA requirements except where modified by these contract documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (651-454-0002 or 1-800-252-1166 out state.)
4. The Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction (storm sewer, sanitary sewer, water, natural gas, telephone, electric, etc.), and immediately notify the Engineer of any conflicts.
5. The Contractor shall protect all existing utilities and facilities to allow proper functioning during and after construction. Any required supporting structures shall be supplied by the Contractor as work incidental to the contract.
6. The contractor shall immediately notify the Engineer of any conflicts between existing utilities, and the proposed construction. The Engineer will coordinate with the Utility Company in question to determine the need for relocation of the existing utility.
7. Existing conditions such as sand in manholes or valve boxes shall be identified by the Contractor and these shall be reported to the Engineer prior to excavation by the Contractor. Once construction has begun, all damage to underground utilities will be assumed to have been caused by the Contractor, any repairs necessary shall be performed by the Contractor at the Contractor's expense.
8. Final Plat shall govern for easements and lot lines.
9. The Contractor shall coordinate with the local jurisdiction to obtain permits and meter for water source. All associated costs shall be incidental to the Contract, including disposal of test water into City's sanitary sewer system. The Contractor shall not operate gate valves or hydrants on the City's water supply system.
10. The Contractor shall notify the City Engineer and the Project Engineer 48 hours prior to starting work or as required by the local jurisdiction or be subject to being shut down.
11. The Contractor shall keep access roads clear of soil or other debris, and perform daily street cleaning as required by the NPDES permit. Positive drainage, controlled with erosion control and erosion prevention measures as required by the NPDES permit shall be performed. Inlet protection shall be installed within 48 hours after inlet construction. Unless specified on the plans or as a bid item on the Bid Form, any temporary culverts, ditches, filter fabric, etc. necessary to accomplish this shall be performed as incidental to the Contract.
12. The Contractor shall preserve and protect the markers and monuments set for the subdivision of the land.
13. The Contractor shall schedule the soils engineer to facilitate certification of all controlled fills in a timely fashion. Density tests shall meet the following:
    A. Density tests shall be taken on all trenches at locations as determined by the Engineer or his representative.
    B. Within the upper 3' of streets, private drives and parking lots, Contractor shall utilize approved soils that are within 1% optimum moisture content as defined by the Standard Proctor Test-ASTM: D-698 with 100% Standard Proctor Density and not exceeding compaction by more than 1%. Below the upper 3', compaction shall meet 95%. Grading tolerances shall be 0.1'.
14. The Owner shall pay for all testing of soils compaction. Any areas which fail to meet the above standards shall be corrected and re-tested by the Owner's testing agent at the Contractor's expense.
15. Water service shall be installed with a minimum of 7.5 feet of cover.
16. Contractor shall provide temporary traffic control in compliance with MN/DOT "Temporary Traffic Control Zone Layouts Field Manual" dated 2011 for construction adjacent to travel ways.
17. Contractor shall be responsible for verification of the depth of existing stubs listed on this plan prior to the ordering of any fittings, structures, castings, etc. Engineer and the Owner shall not be responsible for any discrepancies found as depths are estimated.
18. City inspection is required for the sanitary sewer and water service connections.
19. Contractor to comply with all regulatory agency permit conditions for permits obtained by owner and for permits obtained by general contractor.
20. All work performed and materials used for construction of utilities must conform to the City of Willmar Standard Specifications and Details.
21. Contractor may utilize SDR 35 as an equivalent material for sanitary sewer service.

INDEX OF CIVIL SITE DRAWINGS:

C1.0	SITE PLAN
C2.0	EXISTING CONDITIONS PLAN
C3.0	DEMOLITION PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITIES PLAN
C6.0	EROSION CONTROL PLAN
C7.0	STANDARD DETAILS

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Associate
Archite
Intori
4931 West 3
Suite 2
St. Louis Park,
5541
T.952.54
F.952.54
www.wcs

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WILLMAR,

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CONSTR

Develop
Border
5425 Boor
New Hope,
Contact: Barl
Phone: 763

Consultant
SITE CONSTRUCTION PLAN
CIVIL E
SITI
118 E
Mankt
Phone:
www

I hereby certify that this
report was prepared by
supervision, and that I a
Engineer under the laws
Minnesota.
Printed Name: SCI
Signature:
Date: 04/28/14 Lic

Print History
SITE PLAN REVIEW

SMAL
1,718 GSF

UTILITIES

Project 2013.06.17
Drawn SD
Checked SD
CESO Project # 00478

TACO BELL

OSION CONTROL NOTES

All devices necessary to control erosion and sediment (I.E. perimeter silt fence, rock construction entrances, swales, ponds, berms, ETC.) shall be installed prior to any other construction operations.
Temporary erosion control soil stabilization shall be completed within 72 hours of disturbed areas that are to remain fallow and in an unfinished temporary condition. Temporary stabilization to be completed in compliance with MnDOT 2575 specifications.
After completion of final grading, exposed soils must be permanently stabilized within 72 hours. Stabilization shall consist of disc-anchored seed & mulch or sod as allowed by City, or as proposed on City approved landscape plan for the project.
The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.

LLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site. No concrete washouts are allowed on site.

GENERAL GRADING NOTES:

1. Specifications applicable for this project: Current standard specifications for the City of Willmar; the latest Minnesota Department of Transportation Specifications for Highway Construction; and all NPDES requirements except where modified by these documents.
2. OSHA requirements shall be followed for all work on this project.
3. The Contractor shall notify "Gopher State One Call" 48 hours prior to any excavation (1-800-252-1166.)
4. The Grading Contractor shall verify all locations and elevations of underground utilities with utility companies prior to any construction, and immediately notify the Engineer of any conflicts.
5. Final Plat shall govern for easements and lot dimensions.
6. Any erosion control items necessary to protect adjacent properties shall be constructed prior to the start of excavation or grading work.
7. Erosion control maintenance shall be performed by the Grading Contractor, and removed as per the Contract Documents or as directed by the Owner, followed by all necessary restoration of disturbed area.
8. The Grading contractor shall provide positive drainage on the site at all times. Grading tolerances shall be 0.10' for hard surface areas. Grading tolerances for the remainder of the site shall be 0.25'.
9. The Grading Contractor shall keep public streets, parking lots, and travel ways clear of soil and debris. Daily cleaning at the construction entrance shall be performed, especially at the end of each day's work.

VEGITATION GROUND COVER SCHEDULE

1. Permanent turf ground cover shall include all disturbed areas be covered with a minimum 4" topsoil and sodded or seeded as allowed by City, or as proposed on City approved landscape plan for the project.
2. Temporary ground cover shall be MnDOT seed mix 150 shall be applied at 100 lbs/ac. MnDOT Type 1 mulch shall be applied at 2 tons/ac and disc anchored in areas not covered by sod or erosion blanket.
3. Fertilizer shall be MnDOT Type 1 10-10-20 and applied at 200 lbs/ac. Disc fertilizer into top 3" of soil. Specification reference is MnDOT 2575.
4. Dormant seed mix shall be used after November 1 or when temperatures do not exceed 40° F, using same rates specified above. No seed shall be placed on snow or ice greater than 2" in depth.
5. Any seeded areas that do not become established with vegetation shall be reseeded at Contractor's expense.
6. Erosion blanket shall be installed in seed areas with ground surface slopes of 3H:1V or steeper.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road rain-Top Slab" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 4" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and site construction so that the general site can be mulched and sodded or re-seeded as soon as possible soon after disturbance. Areas that will not be subject to construction traffic shall be seed and mulched or sodded within 72 hours of final grading.

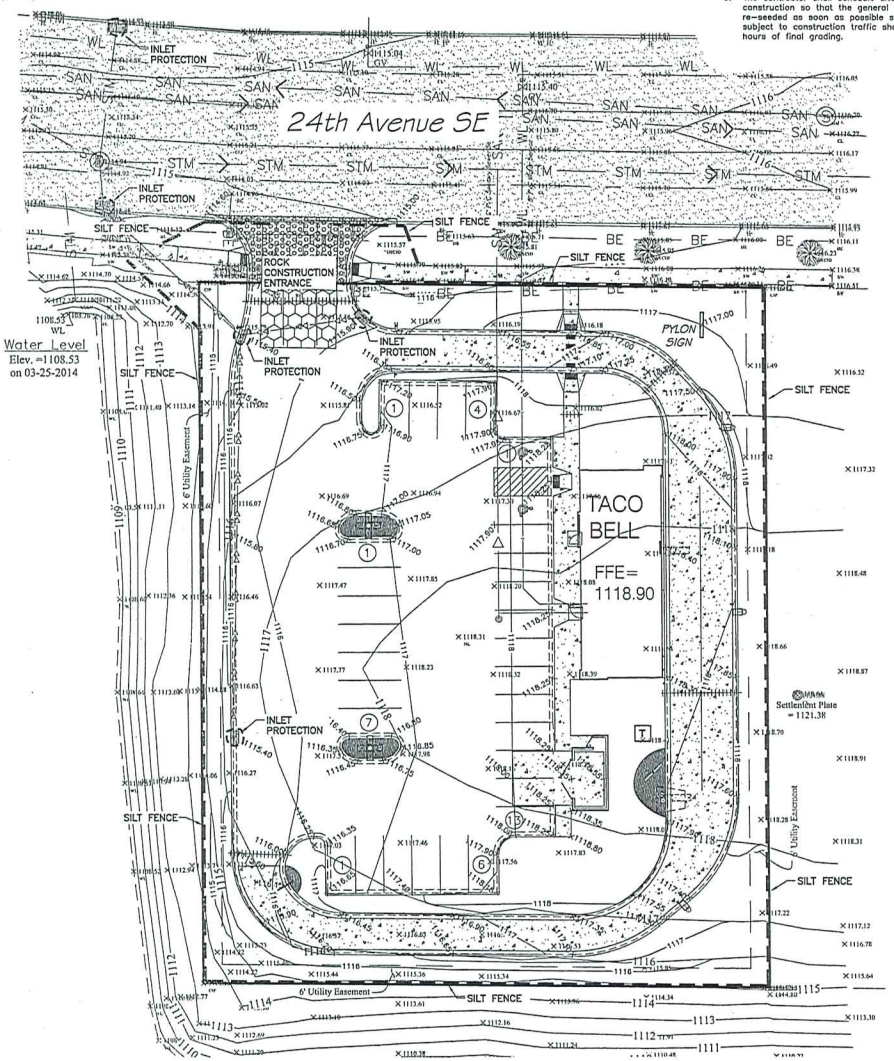
EROSION CONTROL MAINTENANCE SCHEDULE

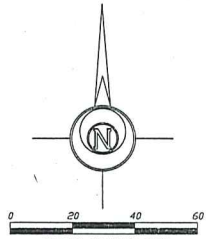
1. Erosion control measures shall be inspected by the contractor's representative and maintained by the contractor every Friday and within 24 hours after any rainfall event larger than 1/2" until the project is completed. Maintenance requirements are as follows: silt fence – 1/3 height of fence or damaged, remove sediment and/or repair fence within 24 hours; rock entrance – refresh as necessary to conform to detail; inlet protection inserts – remove sediment after each rain event, clean or replace filter when clogged; surface water – drain and stabilize, within 72 hours of discovery; street sweeping – remove all sediment tracked onto paved surfaces within 24 hours or as directed by City Engineer.
2. Replacement – Fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.
3. Any sediment remaining in place after silt fence is no longer required shall be dressed to conform with the existing grade, prepared, and seeded with appropriate seed mix, as directed by the engineer.
4. Removal of the silt fence– Silt fences shall be removed when they have served their useful purpose, but not before the upward sloping area has been permanently stabilized. If the upward sloping area is to be exposed longer than six (6) months, that area shall be covered with temporary vegetation when first exposed.

RESPONSIBLE PARTY

Contact information for the responsible party for erosion control is:

GENERAL CONTRACTOR TO BE DETERMINED





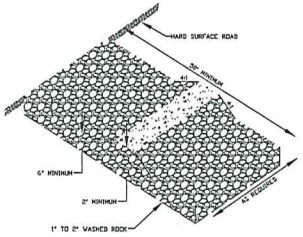
SITE PLAN BASED ON SURVEY
INFORMATION DATED APRIL 15, 2014
PROVIDED BY BONNEMA SURVEYS, INC.

BENCHMARK:

MNDOT disc 3405E.
Elevation = 1121.799 feet NAVD 88

LEGAL DESCRIPTION:

Lot 1, Block 3, The Waterview Business Park, Kandiyohi County, Minnesota.



NOTES:

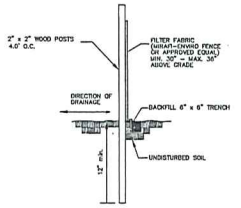
ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MN/DOT CA-1 OR CA-2 COURSE AGGREGATE, WASHED

A GEOTEXTILE FABRIC MAY BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

ROCK CONSTRUCTION ENTRANCE DETAIL

SITE LEGEND:

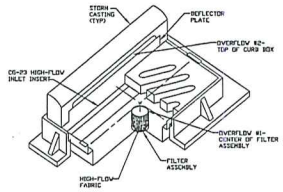
× ###.##	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
▷▷ ▷▷	EXISTING STORM SEWER
× ###.##	PROPOSED SPOT ELEVATION
#.#%	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED CURB AND GUTTER
	PROPOSED TIP OUT CURB
▷▷ ▷▷	PROPOSED STORM SEWER
▷	PROPOSED SANITARY SEWER SERVICE
!	PROPOSED WATER SERVICE
	PROPOSED SILTFENCE



SILT FENCE NOTES:

1. SILT FENCE SHALL BE BLACK IN COLOR.
2. DIG A 6"x6" TRENCH ALONG THE INTENDED FENCE LINE, OR MACHINE SLICE TO 6" DEPTH.
3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
4. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.
5. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART TO SUPPORT THE FABRIC.
6. REMOVE SILT FENCE AFTER TURF IS ESTABLISHED.

SILT FENCE DETAIL



NOTES:
1) CONTRACTOR OPTION TO USE WIMCO INLET PROTECTION INSERT OR EQUAL.

INLET PROTECTION DETAIL

INDEX OF CIVIL SITE DRAWINGS:

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C6.0	EROSION CONTROL PLAN
C7.0	STANDARD DETAILS

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Bell
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WILLMAR, MN

PRELIMINARY
NOT FOR
CONSTRUC

Developed b
Border Fo
5425 Boone Av
New Hope, MN

Contact: Barb Sc
Phone: 763-489

Consultant
SITE CONSTRUCTION PLANS PREP
CIVIL ENGI
SITE DE
118 East Bro
PO Box
Montevideo, M
Phone: 763-
www.civilen

I hereby certify that this plan, sp
report was prepared by me or u
supervision, and that I am a du
Engineer under the laws of the
Minnesota.

Printed Name: SCOTT DA

Signature:

Date: 04/28/14 License #

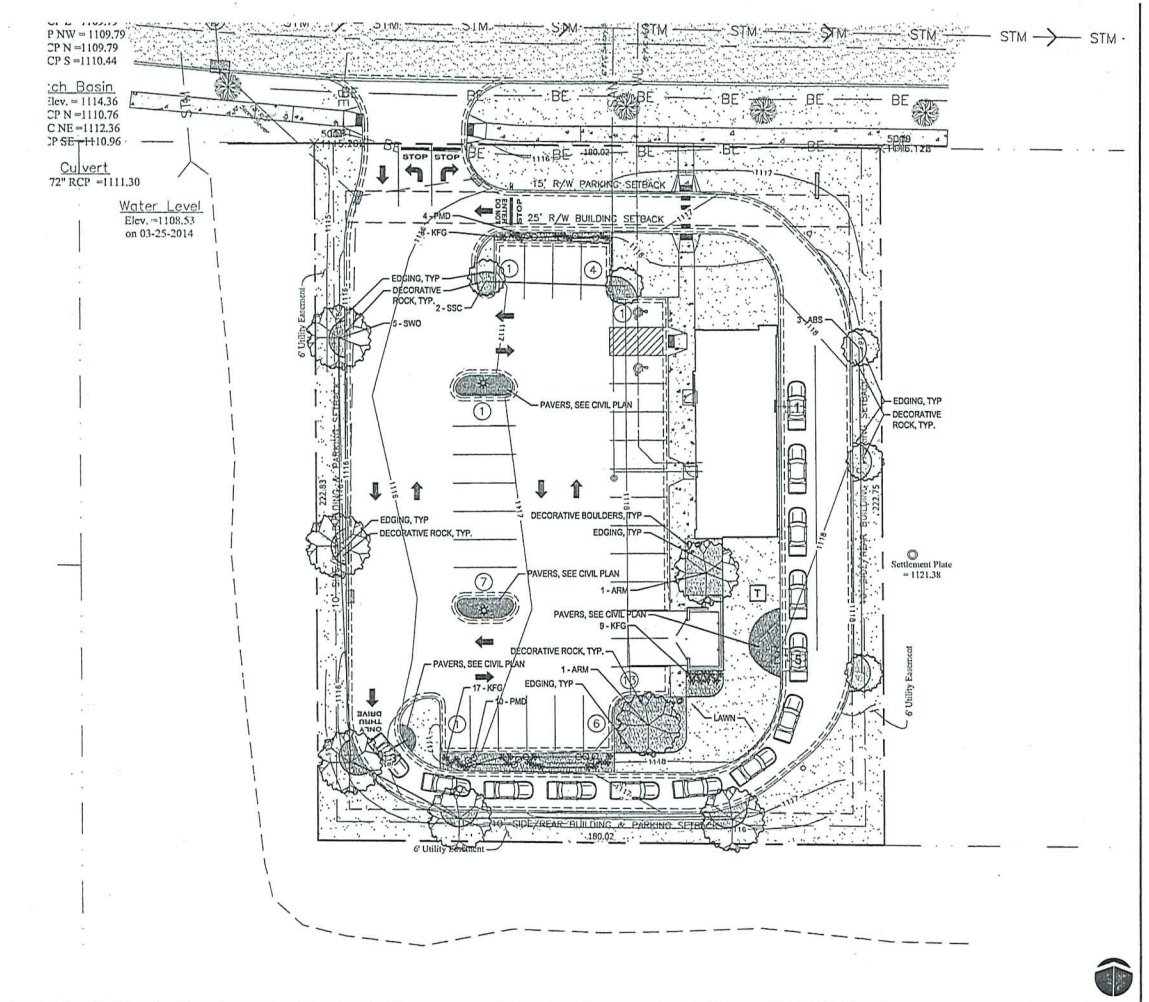
Print History
SITE PLAN REVIEW

SMALL28
1,718 GSF, 28 SE
STORM WA
AND EROS
CONTROL

Project 2013.06.17
Drawn SD
Checked SD
CESD Project # 00478

C6

TACO BELL WILL



LANDSCAPE PLAN 1"=20'-0" | 1

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS TREES				
ARM	2	AUTUMN RADIANCE RED MAPLE	Acer rubrum 'Autumn Radiance'	2.5"	B&B	STRAIGHT LEADER. FULL FORM
SWO	5	SWAMP WHITE OAK	Quercus bicolor	2.5"	B&B	STRAIGHT LEADER. FULL FORM
		ORNAMENTAL				
ABS	3	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance'	1-1/2" cal	B&B	
SSC	2	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	1-1/2" cal	B&B	
		PERENNIALS & GRASSES				
PMD	14	PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
KFG	34	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	

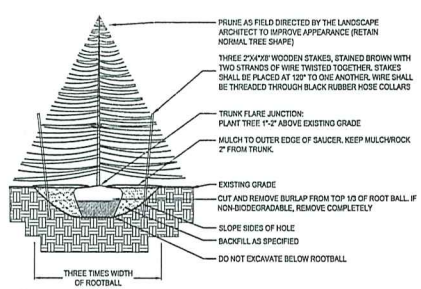
LANDSCAPE NOTES

1. WHERE SHOWN, SHRUB BEDS SHALL BE MULCHED WITH 4" DEPTH (MIN. AFTER INSTALLATION AND/OR TOPDRESSING OPERATIONS) OF 1-1/2" BUFF LIMESTONE ROCK MULCH OVER WEED BARRIER. OWNER TO APPROVE ROCK SAMPLE PRIOR TO INSTALLATION. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
2. RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLE PRIOR TO INSTALLATION.
3. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMBNESS OF PLANT MATERIAL FOR DURING OF ACCEPTANCE PERIOD.
4. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
5. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
6. AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
7. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
9. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
10. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
11. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE A FULLY PROGRAMMABLE SYSTEM CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PATHWAY/BACK OF CURB.
13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

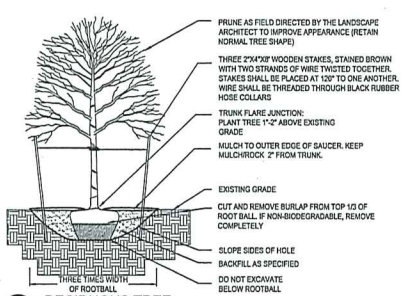
LANDSCAPE REQUIREMENTS

ZONING:	GB
REQUIRED OPEN SPACE (MIN.)	10.0%
(LANDSCAPE AREA)	

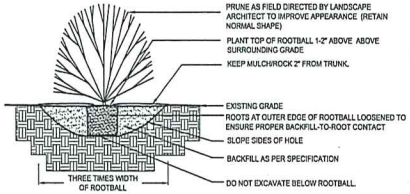
	AREA	% OF LOT
OPEN SPACE	12,799.1 SF	31.9%
NON-OPEN SPACE	27,275.9 SF	68.1%
TOTAL SITE AREA	40,075.0 SF	100.0%



1 EVERGREEN TREE
NTS



2 DECIDUOUS TREE
NTS



3 SHRUB
NTS

LEGEND

- DECORATIVE ROCK OVER FILTER FABRIC
- SOD
- PROPOSED TREE
- PROPOSED SHRUBS-SIZE VARIES-SEE SCHEDULE
- DECORATIVE BOULDERS, 18"-30" DIA.

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Bel
200 24TH AVE
WILLMAR,
56201

PRELIMINARY
NOT FOR
CONSTRUC

Developed
Border F

5425 BOONE
NEW HOPE, MI

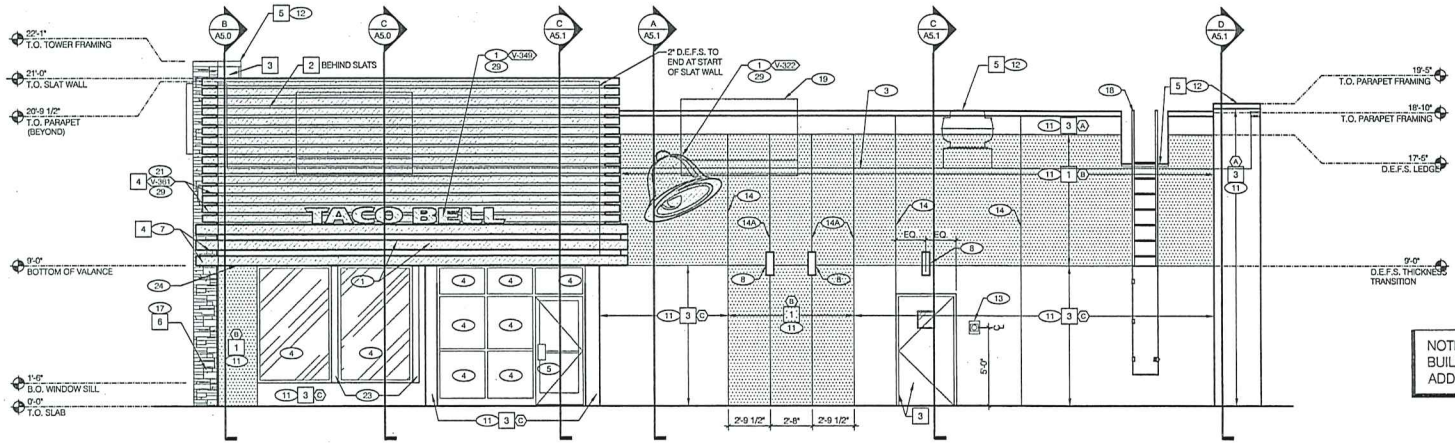
I hereby certify that this plan we
under my direct supervision a
licensed landscape architect u
State of Minne
Signature :
Name : Patrick J Sar
Registration : 24904
Project Contact : Dean Madse
Phone Number : 952.541.996
Print History
SITE PLAN REVIEW

SMALL2
1,716 GSF, 28

LANDSCAPE

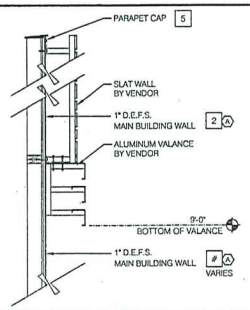
Project 2013.06.17
Drawn DSM
Checked DC

TACO B
WILLMAR

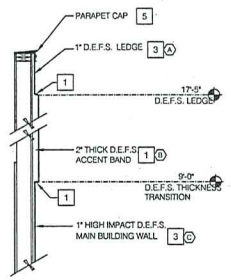


NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

confirm ELEVATION (MAIN ENTRY) 1/4"=1'-0" | A



SLAT WALL COLOR TRANSITION N.T.S. | I



D.E.F.S. THICKNESS COLOR TRANSITION N.T.S. | G

SYMBOL	AREA	MANUFACTURER	COLOR
1	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 6122 "CAMEL BACK"
2	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "CLEMATIS"
3	ACCENT COLOR	SHERWIN WILLIAMS	SW 2823 "ROOKWOOD CLAY"
4	SLAT WALL AND VALANCE COLOR	SHERWIN WILLIAMS	SW 7034 "STATUS BRONZE"
5	PARAPET CAP COLOR	-	PREFINISHED DARK BRONZE
6	SIMULATED MASONRY VENEER	BORAL STONE PRODUCTS	PROSTONE LEDGESTONE "VINTAGE WINE" PRO-462264
7	STOREFRONT WINDOWS	TBD	" DARK BRONZE"
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THCIK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL

EXTERIOR FINISH SCHEDULE | H

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
C. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE D.E.F.S. SUPPLIER
D. D.E.F.S. TEXTURE SHALL BE "FINE".

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY/TRELLIS.

LEGEND:
A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.
B. DENOTES 2" THICK D.E.F.S.

CRITICAL DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

GENERAL NOTES | F

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TACO BELL DRIVE THRU CANOPY	X
V-348	1	TACO BELL "BUILDING ACCENT"	X
V-351	1	SLAT WALL AND ALUMINUM VALANCE	X
		* REQUIRES ELECTRICAL CONNECTION. SEE ELECTRICAL PLANS.	

CANOPY AND BLDG. ACCENT SCHED. N.T.S. | E

(A) BASE THICKNESS - 1" THICK D.E.F.S.
(B) BASE THICKNESS - 2" THICK D.E.F.S.
(C) BASE THICKNESS -1" THICK D.E.F.S.

D.E.F.S. THICKNESS N.T.S. | B

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-349	3	TACO BELL LETTERS 12" HIGH, WHITE, FLAT FACED	X
V-322	3	TACO BELL 'BELL' SIGN 4'-10 1/2"W x 4'-6 1/4"H	X

SIGN SCHEDULE N.T.S. | C

1. BUILDING SIGN. UNDER SEPARATE PERMIT.
2. DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
3. ROOFING AT PARAPET BEYOND.
4. STOREFRONT WINDOW SYSTEM. TYPICAL.
5. STOREFRONT DOOR
6. SWITCH GEAR TO BE PAINTED TO MATCH BUILDING.
7. ARCHITECTURAL ALUMINUM VALANCE BY VENDOR.
8. LIGHT SCONCE. ALIGN BOTTOM OF FIXTURE'S MOUNTING BRACKET WITH CHANGE IN D.E.F.S. THICKNESS.
9. CANOPY WITH TURNBUCKELS. SEE SCOPE OF WORK
10. SCUPPER, COLLECTOR, AND OPEN FACE DOWNSPOUT. PAINT TO MATCH ADJACENT WALL.
11. D.E.F.S. (TYP).
12. PARAPET COPING. IF DURO-LAST EDGE TRIM IS USED. USE THE DURO-LAST PRE-FINISHED EDGE TRIM.
13. CO2 FILLER VALVE & COVER. SEE DETAIL 5/A6.2 SIM.
14. D.E.F.S. REVEAL JOINT.
14A. SEALANT JOINT, SEE FULLERTON PLANS.
15. GAS SERVICE.
16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
17. SIMULATED MASONRY VENEER.
18. ROOF ACCESS LADDER AND DOOR.
19. RTU BEYOND. PAINT TO MATCH BUILDING WALL.
20. SWITCHGEAR. PAINT TO MATCH WALL.
21. ALUMINUM SLAT WALL BY VENDOR.
22. BOLLARD.
23. BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 3,4 & 7/A6.1
24. 2" D.E.F.S. TO MATCH TOP OF WINDOW HEIGHT. PROVIDE 1" D.E.F.S. ABOVE THAT POINT.
25. PROVIDE 9/16" DIA. PAIGE WALL BUSTER PLASTIC CONDUIT STUBS INCLUDING NIPPLES THROUGH EXTERIOR WALL. INSTALL CONDUIT AT SLIGHT ANGLE DOWNWARDS TOWARD GRADE FOR EXTERIOR ILLUMINATED SIGNAGE AND SLAT WALL L.E.D. LIGHTING ONLY. COORDINATE LOCATIONS AND QUANTITIES OF CONDUIT WITH OWNERS SIGN MANUFACTURER/INSTALLER. SEAL ALL PENETRATIONS WEATHER TIGHT.

KEY NOTES | D

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Taco Bell

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WILLMAR, MN
56201

PRELIMINARY NOT FOR CONSTRUCTION

Developed by:
Border Foods

5425 BOONE AVE. N.
NEW HOPE, MN 55428

I hereby certify that this plan was prepared by under my direct supervision and that I am a licensed architect under the laws of the State Minnesota

Signature :
Name : Dave Clark
Registration : 14,883
Project Contact : Dawn Madson
Phone Number : 952.541.9969
Print History D
SITE PLAN REVIEW 04.2
-
-
-
-
-
1 -
2 -
3 -

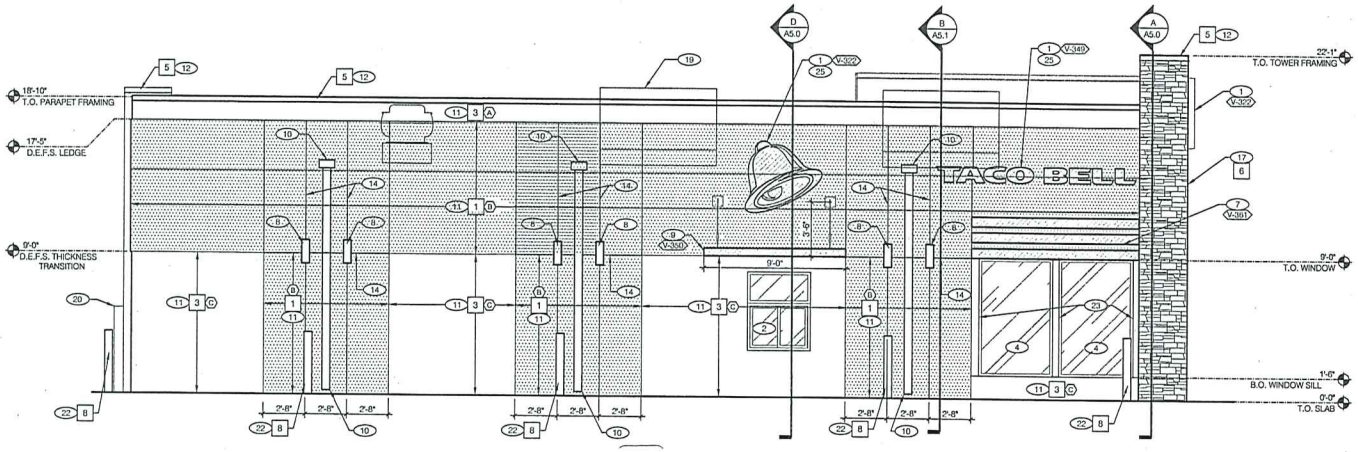
SMALL28-NI
1,718 GSF, 28 SEATS

EXTERIOR ELEVATIONS

Project 2013.06.17
Drawn DSM
Checked DC

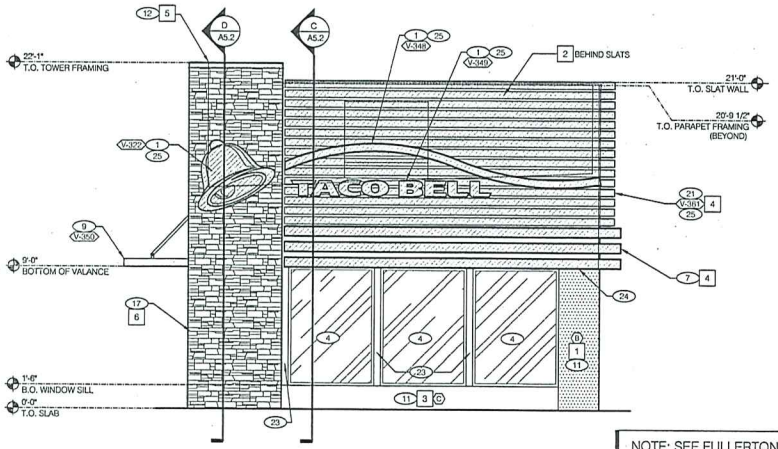
A4.

TACO BELL
WILLMAR, MN



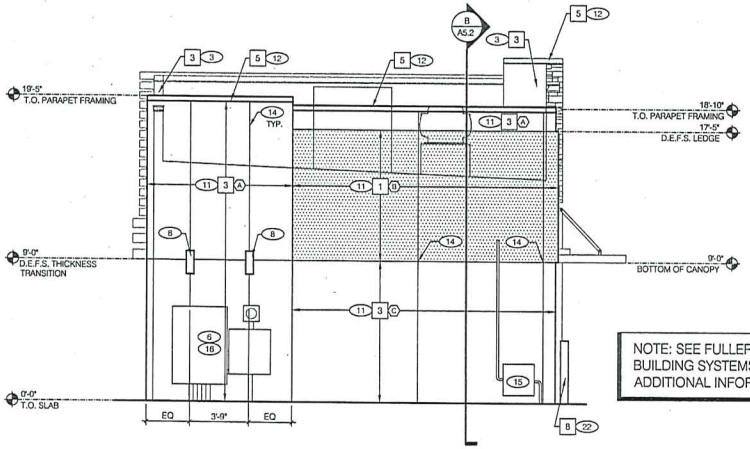
NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

confirm ELEVATION (DRIVE THRU) 1/4"=1'-0" | A



NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

confirm ELEVATION (FRONT) 1/4" = 1'-0" | C



NOTE: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION.

confirm ELEVATION (REAR) 1/4" = 1'-0" | B

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Taco Bell

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56201

PRELIMINARY NOT FOR CONSTRUCTION

Developed by:
Border Foods

5425 BOONE AVE. N.
NEW HOPE, MN 55428

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a licensed architect under the laws of the State of Minnesota

Signature:
Name: Davis Clark
Registration: 14.883
Project Contact: Dean Madison
Phone Number: 952.541.9969
Print History
SITE PLAN REVIEW 04.2

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