

SITE INFORMATION:
PROPOSED PROPERTY AREA: AREA = 78,828 S.F. (1.81 ACRES).
(POPEYES SITE)
EXISTING ZONING: URBAN COMMERCIAL DISTRICT (UC)
PROPOSED ZONING: URBAN COMMERCIAL DISTRICT (UC)
PROPOSED USE: QUICK-SERVE RESTAURANT W/ DOUBLE DRIVE-THRU
AREA OF SITE DISTURBANCE: 0.89 ACRES
SETBACKS: BUILDING: FRONT = 0'
SIDE = 5'
REAR = 10'
PAVEMENT: FRONT = 5'
SIDE = 5'
REAR = 5'
PROPOSED BUILDING HEIGHT: 22'-4" (MAX. HEIGHT ALLOWED: 50')
PARKING REQUIRED: 1 SPACE PER 50 S.F. (1,000 SF SERVICE)
PLUS 12 EMPLOYEES = 32 STALLS TOTAL
PARKING PROVIDED: 32 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2
HOURS OF OPERATION: 10:30AM-10:00PM, 7 DAYS
BUILDING OCCUPANCY CLASSIFICATION = ASSEMBLY A2 (RESTAURANT)
CLASS OF BUILDING CONSTRUCTION = VB

EXISTING SITE DATA (WITHIN PROJECT AREA)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,850	
BUILDING FLOOR AREA	0.22	9,485	24.4%
PAVEMENT (ASP. & CONC.)	0.58	25,051	64.5%
TOTAL IMPERVIOUS	0.79	34,536	88.9%
LANDSCAPE/ OPEN SPACE	0.10	4,314	11.1%

PROPOSED SITE DATA (WITHIN PROJECT AREA)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.89	38,850	
BUILDING FLOOR AREA	0.06	2,604	6.7%
PAVEMENT (ASP. & CONC.)	0.55	23,803	61.3%
TOTAL IMPERVIOUS	0.61	26,407	68.0%
LANDSCAPE/ OPEN SPACE	0.29	12,443	32.0%

SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	DRIVE THRU CONCRETE (TYP.)
5	MENUBOARD CANOPY, SPEAKER POST AND OCB (TYP)
6	MENUBOARD (TYP) SEE ELECTRICAL PLANS FOR CONDUITS TO MENUBOARD.
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	CLEARANCE POLE (TYP) SIGN FOOTING TO BE INTEGRAL TO SIDEWALK
10	FLUSH WALK (TYP.)
11	ADA RAMP (TYP.)
12	CURB RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
17	EXISTING TRANSFORMER PAD (CONTRACTOR TO VERIFY IF EXISTING CAN BE USED OR IF NEW TRANSFORMER AND PAD IS NECESSARY)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
21	PROPOSED MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
25	REPLACE EXISTING SIDEWALK PER CITY STANDARDS.
26	REPLACE EXISTING CONCRETE PAVEMENT WITH INTEGRAL CURB AND GUTTER PER CITY STANDARDS.
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.

NOTE:
NOTIFY OWNER AND VERIFY STRIPING WITH OWNER PRIOR TO PLACING ALL ARROWS TO VALIDATE PLACEMENT.

NOTE:
CONTRACTOR TO POWER WASH ENTIRE SITE SURFACES AFTER ALL WORK IS COMPLETE.

NOTE:
CONCRETE STOOPS AND EXTERIOR SIDEWALK CONCRETE ADJACENT TO ENTRANCES TO BE BLACK COLORED CONCRETE. VERIFY FINAL COLOR/SHADE WITH OWNER.

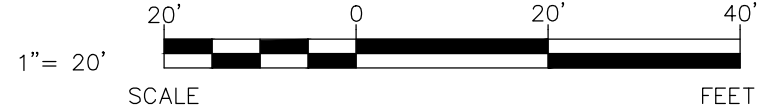
NOTE:
ALL CURB HEADS LOCATED ONSITE TO BE PAINTED BLACK. SEE CURB DETAIL.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PAVEMENT HATCH KEY:	
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK CONCRETE
	DRIVE THRU CONCRETE
	DUMPSTER PAD CONCRETE

CURB & GUTTER MARKING KEY:	
	INVERTED CURB & GUTTER
	SHEDDING CURB & GUTTER

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



CIVIL SITE PLAN

COLLABORATION

PROJECT INFORMATION

PROPOSED BUILDING FOR:
POPEYES LOUISIANA KITCHEN
3207 S. BUSINESS DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 10, 2021
FEB. 23, 2021
MAR. 2, 2021

JOB NUMBER

2029700

SHEET NUMBER

C1.1