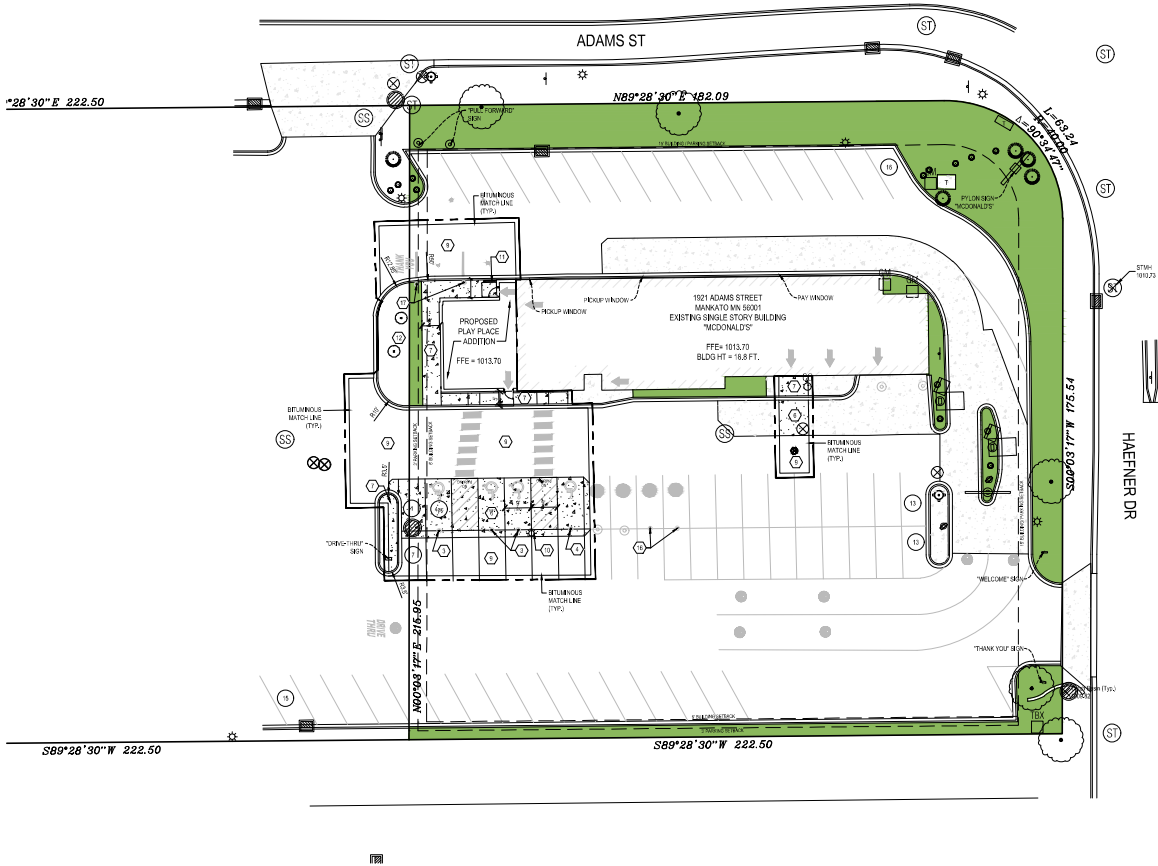




SITE CONSTRUCTION NOTES

- 1. Reserve.
- 2. Reserve.
- 3. State and ADA approved accessible sign and bollard per detail C7.18.
- 4. State and ADA approved accessible sign and bollard with "Van Accessible" sign per detail C7.18.
- 5. Reserve.
- 6. Concrete drive apron and table, Refer to Sheet C3.1 for specifications.
- 7. Concrete sidewalk, knee and make existing sidewalk, Refer to sheet C3.1.
- 8. Reserve.
- 9. Aluminum pavement, Refer to Sheet C3.1 for specifications.
- 10. Parking to Right - Center.
- 11. Reserved sidewalk riding.
- 12. Parking area refer to landscaping sheet L2.1.
- 13. Reserve.
- 14. Reserve.
- 15. Reserve.
- 16. Proposed location of sidewalk "curbable pickup" sign and bollard.
- 17. Proposed location of sidewalk drive thru signage.

DIRECTIONAL SIGNAGE NOTES

- 18. New or replaced directional signage is not being approved as part of this set with the jurisdiction.
- 19. Reserve.

SITE PLAN NOTES

- 1. Obtain all necessary permits for construction within or size of public right-of-way.
- 2. The digital file, which can be obtained from the Engineer, shall be used for staking. Discrepancies between the drawings and the digital file shall be reported to the Engineer. The building footprint, as shown on these drawings, and the digital file shall be compared to the structural drawings prior to staking.
- 3. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.

ZONING AND SETBACK SUMMARY

The Property is Zoned R2 Highway Commercial District

Building Setback Information is as follows:
Front Yard = 10 ft.
Rear = 0 ft.
Side = 5 ft.

Parking Setback Information is as follows:
Front Yard = 10 ft.
Rear = 0 ft.
Side = 5 ft.

Lot Coverage Information is as follows:
Lot Area Maximum = 10,338 sq. ft. (0.23 ac.)
Total Site Area = 47,855 sq. ft. (1.09 ac.)

PARKING SUMMARY

Required Parking	
One space per each 4 seats, 1 space for each 2 employees on major drive, 1 space for each delivery delivery vehicle, and 1 space per customer food pickup, 3 off-street parking spaces per drive-thru lane.	
(25) required seats = (25) employees/employees = 1 truck + food pickup stall = (1) delivery = 3 delivery = 34.3	
Total Parking Stalls Required	35 stalls
Existing Parking	
Standard Stalls (0x16)	05 stalls
Accessible Stalls (0x16)	4 stalls
Total Parking Stalls Provided	12 stalls
Proposed Parking	
Standard Stalls (0x16)	05 stalls
Accessible Stalls (0x16)	4 stalls
Total Parking Stalls Provided	09 stalls

AREA SUMMARY

Existing	
Perkins	7,594 sq. ft. 0.17 ac. 16.9%
Impervious	45,191 sq. ft. 0.96 ac. 94.1%
Total	47,855 sq. ft. 1.09 ac. 100.0%
Proposed	
Perkins	7,858 sq. ft. 0.18 ac. 16.5%
Impervious	40,007 sq. ft. 0.84 ac. 83.5%
Total	47,855 sq. ft. 1.09 ac. 100.0%

LEGEND

- Green Space
- Construction Limits

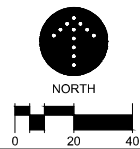
REV	DATE	DESCRIPTION	REVISION HISTORY
1	10/01/2024	10/01/2024	10/01/2024

CERTIFICATION
NOT FOR CONSTRUCTION

McDONALD'S USA, LLC.	
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CITY	STATE	COUNTY	PROJECT	DATE	DATE	DATE	DATE	DATE	DATE
MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS	MINNAPOLIS

PROJECT NO.	1021
DATE	10/01/2024
PROJECT NAME	1021
PROJECT NO.	1021



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