

"GOLDEN VALLEY MUNICIPAL COMPLEX"  
 3211821230186  
 730 WINNETKA AVENUE N  
 GOLDEN VALLEY, MN 55427  
 - BITUMINOUS -

**SITE CONSTRUCTION NOTES**

- 1 McDonald's pylon sign - Existing.
- 2 Drive-thru signage. See Sheet C2.2.
- 3 State and ADA approved accessible sign and bollard per detail C7.1/9.
- 4 State and ADA approved accessible sign and bollard with "Van Accessible" sign per detail C7.1/9.
- 5 Mobile Order pick up signage. Refer to detail C2.5/2.
- 6 Concrete drive aprons and slabs. Refer to Sheet C3.1 for specifications.
- 7 Concrete sidewalk. Meet and match existing sidewalk. Refer to sheet C3.1.
- 8 Reserved.
- 9 Bituminous pavement. Refer to Sheet C3.1 for specifications.
- 10 Parking lot light - Existing.
- 11 Railing. Refer to Architectural.
- 12 Planting area. Replace in-kind or match adjacent landscaping for areas that are disturbed.
- 13 Trash enclosure - Existing.
- 14 Stacking distance is 100'
- 15 Connection to public sidewalk.
- 16 State and ADA approved accessible sign with "Access Aisle / No Parking" sign per detail C7.1/2.
- 17 Add bollard per detail C7.1/10.

**DIRECTIONAL SIGNAGE NOTES**

- 18 New or replaced directional signage is not being approved as part of this plan set with the jurisdiction.
- 19 Directional signage. Install new base for directional signage as necessary. Refer to detail C2.4/1 and separate sign package. If existing bolt pattern works with new signage, and the bolts are long enough, Contractor may reuse existing foundation. If bolt pattern does not match, or if bolts are not long enough for the bolts to be double-nutted, remove and install new foundation. No retrofit foundations are allowed.
- 20 Contractor to install 12" x 18" Sign with "NOT AN ACCESSIBLE ROUTE" text. Sign to be mounted on 2" diameter galvanized post buried minimum of 3.5-feet.

**SITE PLAN NOTES**

1. Obtain all necessary permits for construction within, or use 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 curbs and exterior face of building unless noted otherwise.

**ZONING AND SETBACK SUMMARY**

The Property is Zoned Commercial  
 Building Setback information is as follows:  
 Front Yard = 35 ft.  
 Rear = 30 ft.  
 Side = 30 ft.  
 Parking Setback information is as follows:  
 Front Yard = 35 ft.  
 Rear = 30 ft.  
 Side = 30 ft.

**PARKING SUMMARY**

Required Parking:		
One Stall per 40 s.f. of building		
5,692 s.f. total		
5,692 s.f./40 = 142 stalls		
<b>Total Parking Stalls Required</b>		<b>142 ea.</b>
Existing Parking:		
Standard Parking (9x18)		80 ea.
Accessible Stalls (9x18)		4 ea.
<b>Total Parking Stalls Existing</b>		<b>84 ea.</b>
Provided Parking:		
Standard Parking (9x18)		77 ea.
Accessible Stalls (9x18)		4 ea.
<b>Total Parking Stalls Provided</b>		<b>81 ea.</b>

**AREA SUMMARY**

	Existing	Proposed
Pervious	11,150 s.f. 0.26 ac. 17.2%	11,302 s.f. 0.26 ac. 17.5%
Impervious	53,608 s.f. 1.23 ac. 82.8%	53,456 s.f. 1.23 ac. 82.5%
<b>Total</b>	<b>64,758 s.f. 1.49 ac. 100.0%</b>	<b>64,758 s.f. 1.49 ac. 100.0%</b>

**LEGEND**

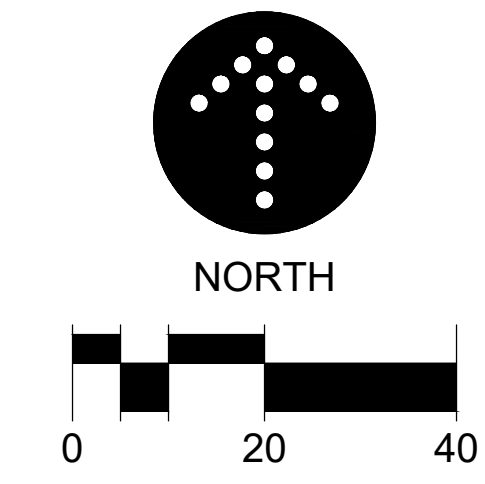
Green Space

REV	DATE	DESCRIPTION
01	08/22/22	PERMIT SUBMITTAL
02	08/22/22	RD SUBMITTAL

CERTIFICATION

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STATE	CITY	STREET ADDRESS	SHEET NAME	SITE PLAN
MINN	GOLDEN VALLEY	730 WINNETKA AVE N		
COUNTY	HENNEPIN			
DATE REVIEWED	DATE ISSUED			
09/23/22	09/23/22			
STATE NUMBER	NATIONAL NUMBER			
022-0015	00702			



**LANDFORM**  
 From Site to Finish  
 105 South Fifth Avenue Suite 513 Minneapolis, MN 55401  
 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net