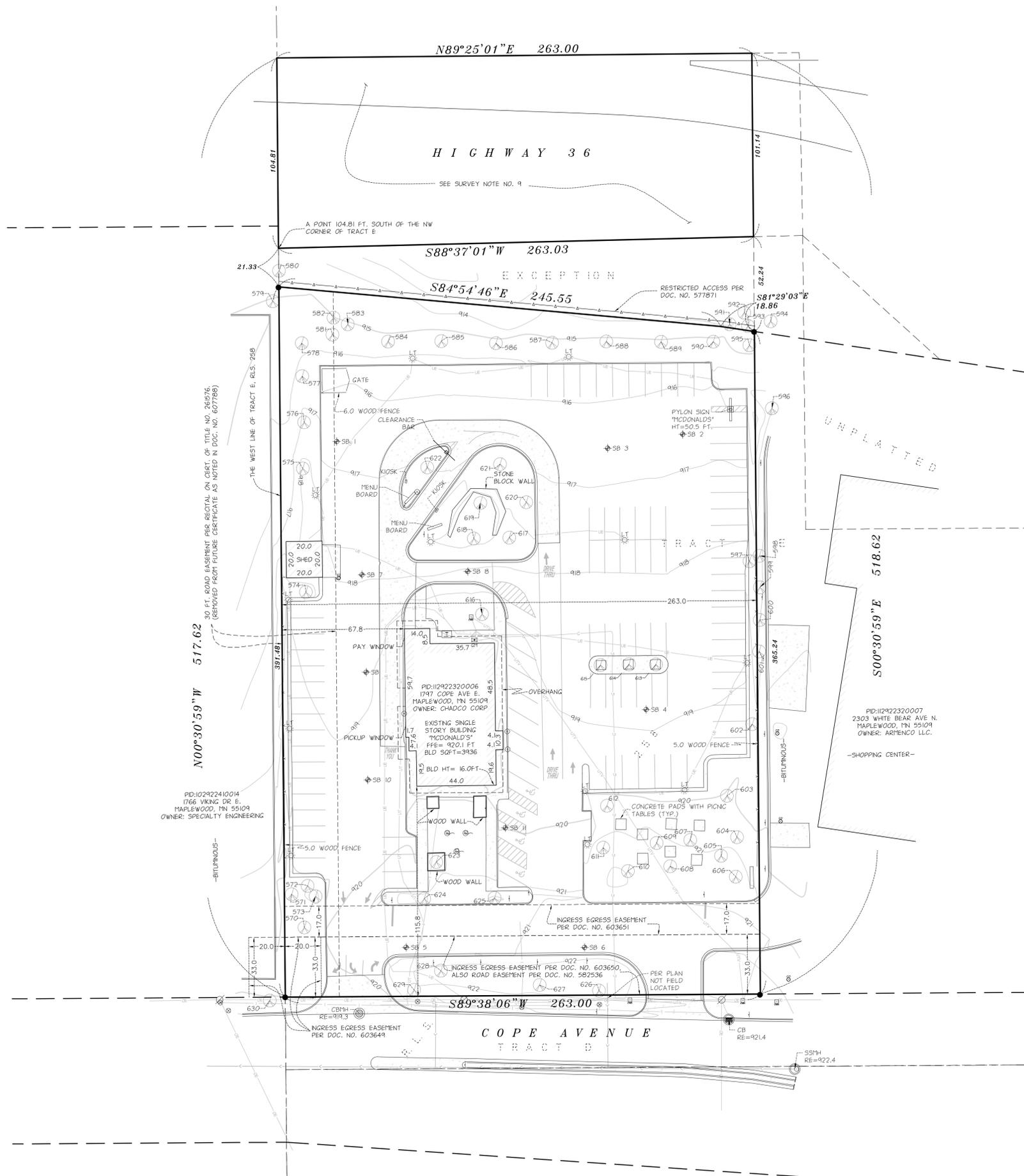


EXISTING CONDITIONS

- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES, LLC, MINNEAPOLIS, MN, ON NOVEMBER 15, 2016, EXPRESSLY FOR THIS PROJECT. MAPLEWOOD, MN RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- GEOLOGICAL BORING LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY NFI, INVER GROVE HEIGHTS, MN, ON NOVEMBER 15, 2016.

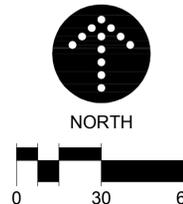


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DRAWN BY	JDB
PROTO ISSUED	
REVIEWED BY	CNC
DATE REVIEWED	12/12/16
DATE ISSUED	12/21/16
STATE	MN
COUNTY	RAMSEY
STREET ADDRESS	1797 COPE AVE E
SHEET NAME	EXISTING CONDITIONS
NATIONAL NUMBER	0817
STATE NUMBER	022-0070
OFFICE ADDRESS	650 W. 82ND STREET #300 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

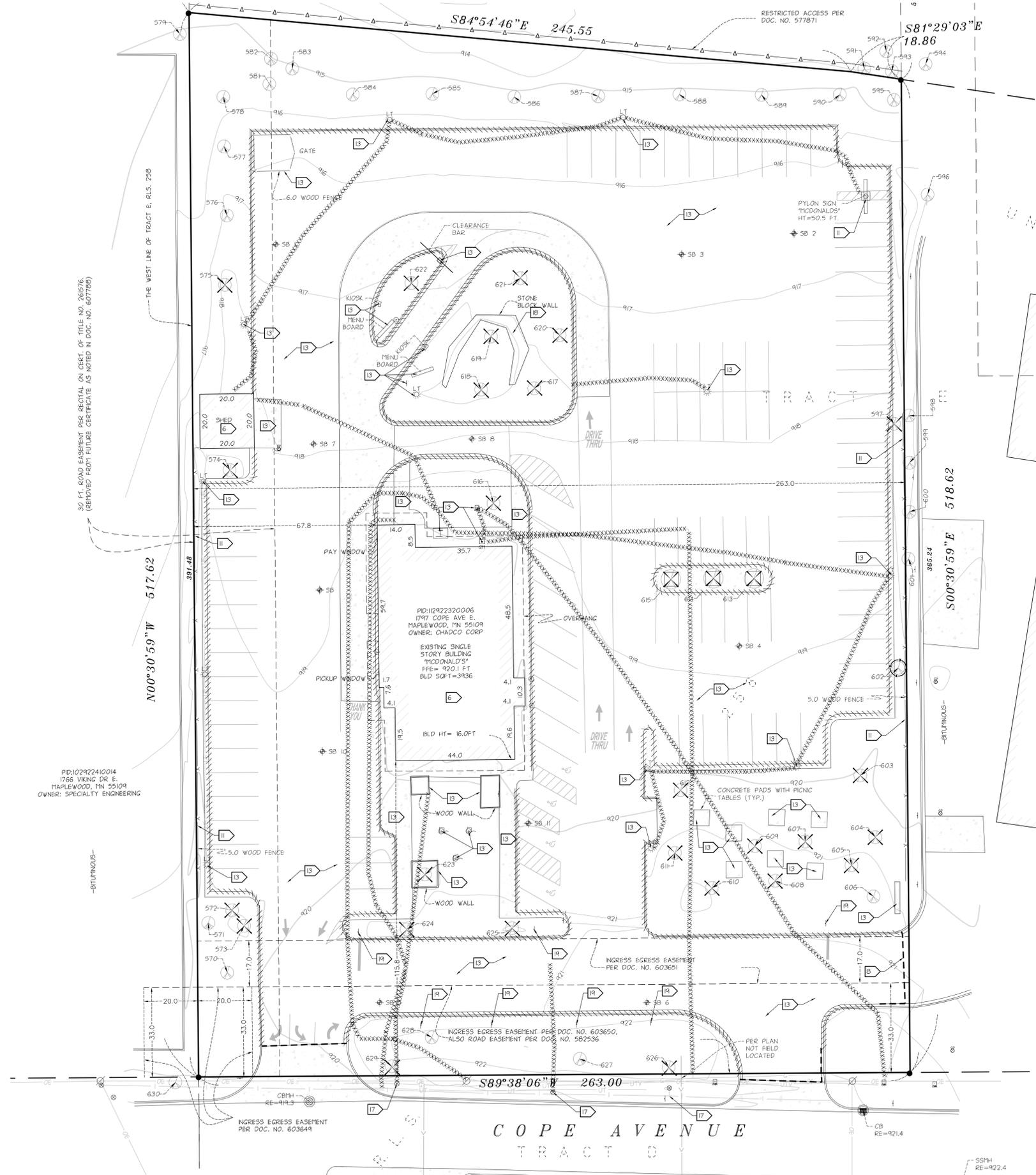


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Suite 513
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Tel: 612-252-9070
Fax: 612-252-9077
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SHEET NO. **C1.1**
FILE NAME: C101MCD312.DWG
PROJECT NO. MCD16312



PID:102422410014
1756 VIKING DR. E.
MAPLEWOOD, TN 37109
OWNER: SPECIALTY ENGINEERING

PID:102422320006
1797 COPE AVE. E.
MAPLEWOOD, TN 37109
OWNER: CHADCO CORP
EXISTING SINGLE STORY BUILDING
"MCDONALD'S"
FFE= 420.1 FT
BLD SQFT=3436
BLD HT= 16.0 FT

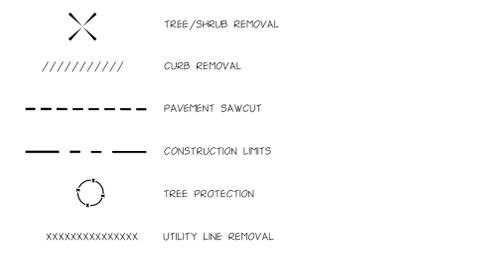
GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM PROFESSIONAL SERVICES, LLC, MINNEAPOLIS, MN, ON NOVEMBER 15, 2016, EXPRESSLY FOR THIS PROJECT. MAPLEWOOD, MN RECORD DRAWINGS; AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL AND EXAMINED BY COMPETENT PERSON. REMOVE STRUCTURE, COLUMNS, CANOPIES, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- SAWCUT EXISTING PAVEMENT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION. THE CITY REQUIRES TRAFFIC CONTROL MEASURES TO BE IN PLACE DURING UTILITY INSTALLATION, EXISTING BUILDING DEMOLITION, DRIVEWAY INSTALLATION, SIDEWALK INSTALLATION AND FINAL RESTORATION WITHIN THE RIGHT-OF-WAY.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING. REFER TO C13, TREE PRESERVATION PLAN, FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STARWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS.
- CONTACT SAINT PAUL REGIONAL WATER SERVICES AT 651-266-6350 FOR TERMINATION OF EXISTING WATER SERVICES.
- SALVAGE STONE BLOCK FOR REUSE. REFER TO LANDSCAPE PLAN FOR FINAL PLACEMENT.
- REMOVE AND SALVAGE "STOP" SIGNS AND "NO PARKING" SIGNS FOR REUSE.
- NOTIFY NICOLE SODERHOLM, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, 651-792-7976 PRIOR TO BEGINNING ANY AND ALL CONSTRUCTION ACTIVITY FOR AN EROSION CONTROL INSPECTION.

DEMOLITION LEGEND



REV	DATE	REVISION HISTORY
	12/14/16	WATERSHED SUBMITTAL
	12/17/16	DESIGN REVIEW SUBMITTAL

CERTIFICATION

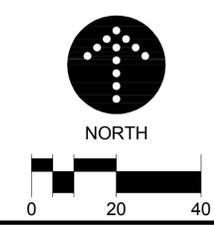
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OFFICE ADDRESS
650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

STATE	MN
COUNTY	RAMSEY
CITY	MAPLEWOOD
STREET ADDRESS	1797 COPE AVE E
SHEET NAME	DEMOLITION
NATIONAL NUMBER	0817
STATE NUMBER	022-0070
DATE ISSUED	12.21.16
DATE REVIEWED	12.12.16
REVIEWED BY	CNC
PROTO. ISSUED	JPB
DRAWN BY	JPB



LANDFORM

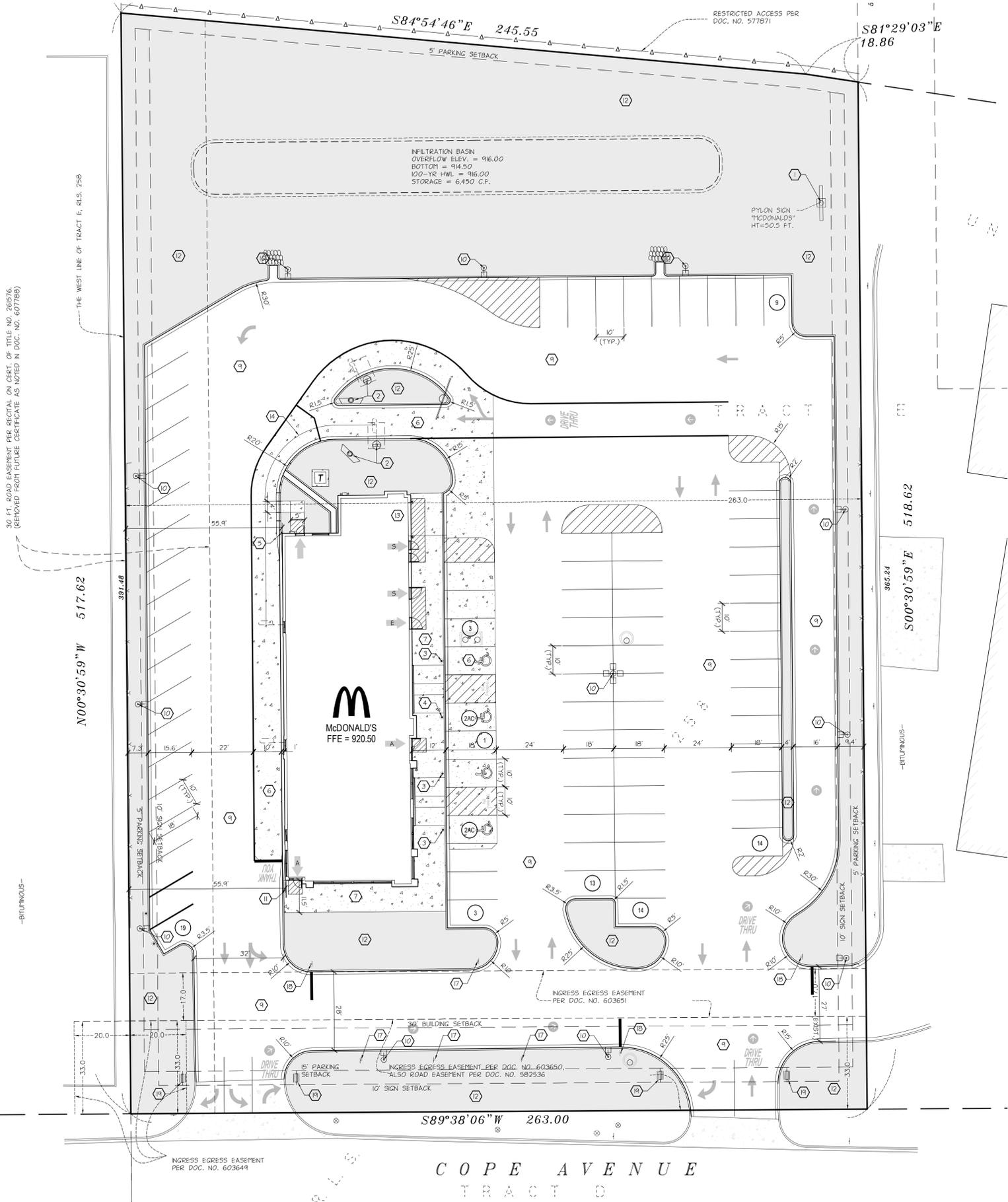
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

C1.2

FILE NAME: C102MCD312.DWG
PROJECT NO: MCD16312



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 BOLLARDS PER DETAIL C7.1/10.
- 4 STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARDS WITH "VAN ACCESSIBLE" SIGN PER DETAIL C7.1/10.
- 5 6' x 36' BOLLARD. REFER TO DETAIL C7.1/11.
- 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 CONCRETE PATIO. MEET AND MATCH SIDEWALK. - NOT USED
- 9 BITUMINOUS PAVEMENT. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
- 10 PARKING LOT LIGHT. REFER TO SHEET C2.7 FOR DETAILS.
- 11 6' x 42" RAILING. REFER TO ARCHITECTURAL.
- 12 PLANTING AREA. REFER TO SHEET L2.1 FOR DETAILS.
- 13 TRASH ENCLOSURE. REFER TO ARCHITECTURAL.
- 14 STACKING DISTANCE IS 100'.
- 15 CONNECTION TO PUBLIC SIDEWALK. - NOT USED
- 16 BIKE RACK. REFER TO SHEET L2.1 FOR DETAILS.
- 17 REINSTALL SALVAGED "NO PARKING" SIGN.
- 18 REINSTALL SALVAGED "STOP" SIGN.
- 19 COORDINATE WITH OWNER/OPERATOR FOR SIGNAGE.

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 CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. REPLACE SALVAGED "STOP" SIGNS AND "NO PARKING" SIGNS IN SIMILAR LOCATION TO EXISTING CONDITIONS.

GREEN SPACE

ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED M1 - LIGHT MANUFACTURING
 BUILDING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 30 FT. FROM R.O.W.
 PARKING SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 15 FT. FROM R.O.W.
 REAR = 5 FT.
 SIDE = 5 FT.
 SIGN SETBACK INFORMATION IS AS FOLLOWS:
 FRONT YARD = 10 FT.

PARKING SUMMARY

REQUIRED PARKING:

ONE STALL PER 50 SF OF BUILDING DEVOTED TO PATRON USE	
2,280 SF TOTAL	
2,280 SF/50 = 46 STALLS	
TOTAL PARKING STALLS REQUIRED	46 EA.

PROVIDED PARKING:

STANDARD STALLS (10x18)	76 EA.
ACCESSIBLE STALLS (10x18)	3 EA.
ACCESSIBLE VAN STALLS (10x18)	1 EA.
TOTAL PARKING STALLS PROVIDED	80 EA.

AREA SUMMARY

EXISTING:		
PERVIOUS	30,018 S.F.	30.2%
IMPERVIOUS	69,629 S.F.	69.8%
TOTAL (2.28 Ac)	99,647 S.F.	100.0%
PROPOSED:		
PERVIOUS	35,534 S.F.	35.6%
IMPERVIOUS	64,113 S.F.	64.4%
TOTAL (2.28 Ac)	99,647 S.F.	100.0%

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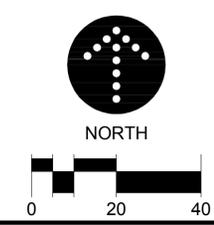
DRAWN BY: JPB
 PHOTO ISSUED
 REVIEWED BY: CNC
 DATE REVIEWED: 12/12/16

STATE: MN
 COUNTY: RAMSEY

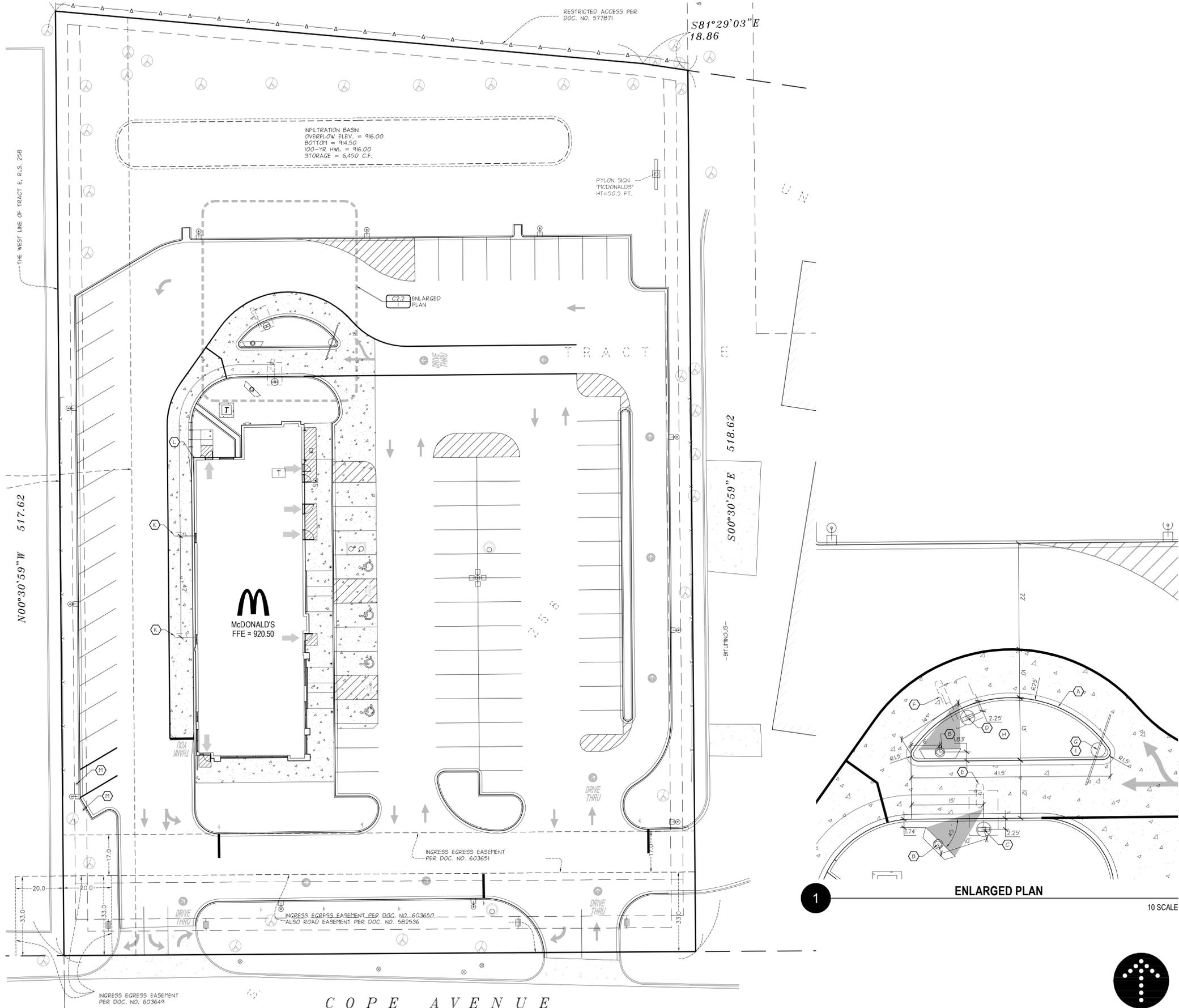
CITY: MAPLEWOOD
 STREET ADDRESS: 1797 COPE AVE E
 SHEET NAME: 616 PLAN

NATIONAL NUMBER: 0817
 STATE NUMBER: 022-0070

SHEET NO.: C2.1
 FILE NAME: C201MCD312.DWG
 PROJECT NO.: MCD16312



105 South Fifth Avenue
 Suite 513
 Minneapolis, MN 55401
 Tel: 612-252-9070
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COD CONSTRUCTION NOTES

- (A) NEW CONCRETE CURB AND GUTTER.
- (B) INSTALL NEW MENU BOARD. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- (C) PRIMARY LANE HIGH IMPACT COD AND CANOPY. LOCATE 100' FROM C.L. OF COD TO C.L. OF CASH WINDOW MEASURED ALONG C.L. OF TRAVEL PATH. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- (D) SECONDARY LANE HIGH IMPACT COD AND CANOPY. LOCATE 14'-0" FROM NOSE OF CONCRETE ISLAND. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- (E) INSTALL PRIMARY LANE DETECTOR LOOP. FLIP LOOP FORWARD.
- (F) INSTALL SECONDARY LANE DETECTOR LOOP 2'-0" FORWARD OF C.L. OF COD. FLIP LOOP FORWARD.
- (G) DOUBLE ARM GATEWAY SIGN. CENTER OF THE FOOTING OF THE GATEWAY SIGN SHALL BE 18" FROM THE BACK OF CURB. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- (H) LANDSCAPED AREA.
- (I) ANY LANE ANY TIME SIGN. ATTACH SIGN TO GATEWAY 6' FROM BOTTOM OF POST. SEE SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS.
- (J) OPTIONAL PRE-SELL BOARD. BOARD SHALL BE LOCATED 30' FROM THE C.L. OF THE PRIMARY COD TO THE C.L. OF THE PRE-SELL BOARD AND 12" TO 18" FROM THE BACK OF CURB. SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL, AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS. - NOT USED
- (K) INSTALL DETECTOR LOOPS AT CASH AND PRESENT WINDOWS.
- (L) INSTALL BOLLARD AT THE CORNER OF THE BUILDING ON THE DRIVE THRU SIDE. BOLLARD SHALL BE FLUSH AGAINST THE BUILDING AND THE FACE OF THE BOLLARD SHALL BE TIGHT AGAINST THE BACK OF CURB. SEE DETAIL C7.1/11.
- (M) INSTALL PULL FORWARD SIGN & BOLLARD. SEE DETAIL C2.5/2.

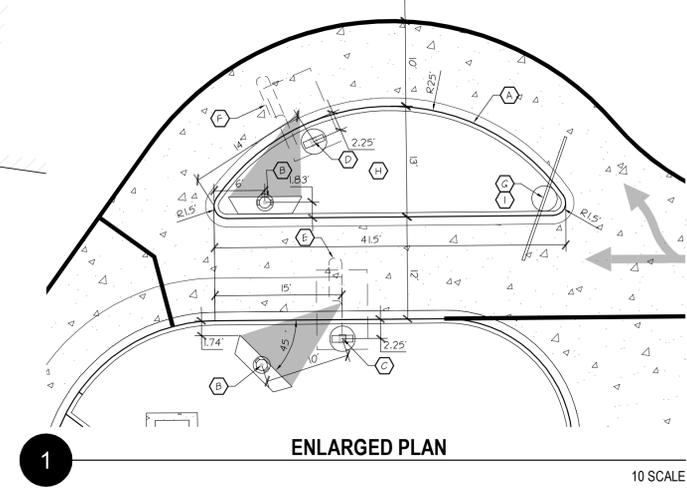
GENERAL NOTES

1. SIGNAGE & DRIVE-THRU ELEMENTS: COD, DRIVE-THRU PYLON/CLEARANCE POLE, BOLLARD SIGN, AND FREESTANDING MERCHANDIZER SHALL BE CONSISTENT WITH THE 2013 STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS. OTHER DESIGNS MAY NOT BE USED.
2. GENERAL CONTRACTOR SHALL COORDINATE WITH CIVIL PLANS, McDONALD'S PROJECT MANAGER, AND SIGNAGE SUPPLIER TO DETERMINE THE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF SIGNS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S PROJECT MANAGER FOR SIGNAGE & DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS. SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE SHEET C2.5 AND ELECTRICAL SHEETS FOR DRIVE-THRU WIRING INFORMATION.
5. GENERAL CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR AND THE SIGN SUPPLIER.
6. GENERAL CONTRACTOR TO INSTALL PRE-FORMED, PRE-WIRED VEHICLE DETECTOR LOOP.
7. GENERAL CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

COD LAYOUT NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE ON PLAN.
2. FIELD VERIFY AND CONFIRM EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY McDONALD'S PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
3. SEE SHEET C2.1 FOR ALL OTHER CONSTRUCTION SITE DIMENSIONS.
4. SEE SHEET C2.6 FOR STRIPING.

LEGEND



REV	DATE	REVISION HISTORY
	12/14/16	WATERSHED SUBMITTAL
	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

CERTIFICATION

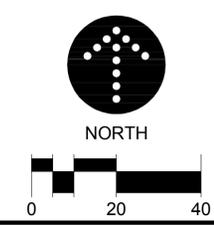
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OFFICE ADDRESS
650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

DRAWN BY JOB	STATE MN
PROTO ISSUED	COUNTY RAMSEY
REVIEWED BY CNC	CITY MAPLEWOOD
DATE REVIEWED 12/21/16	STREET ADDRESS 1797 COPE AVE E
DATE ISSUED 12/21/16	SHEET NAME COD LAYOUT
	NATIONAL NUMBER 0817
	STATE NUMBER 022-0070
	SHEET NO. C2.2

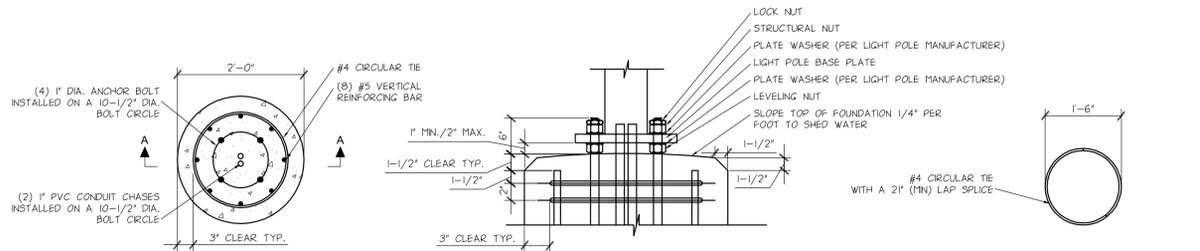


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Suite 513
Minneapolis, MN 55401

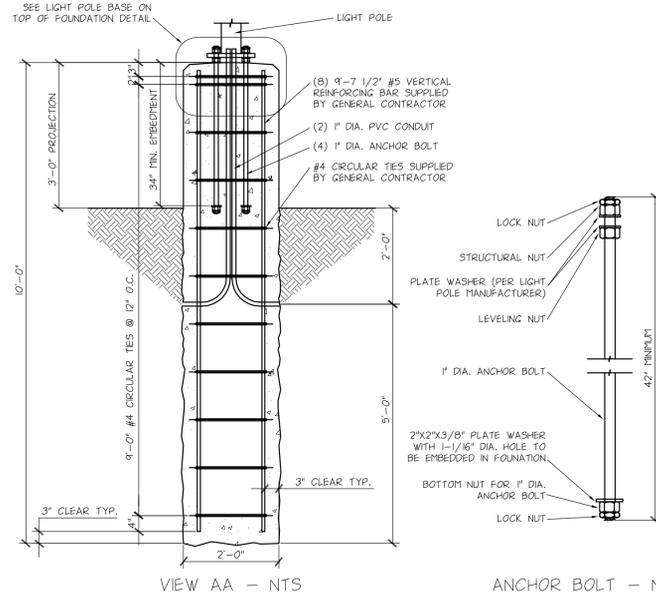
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net



POLE BASE - PLAN VIEW - NTS

POLE BASE AT FOUNDATION - NTS

CIRCULAR TIE DETAIL - NTS



VIEW AA - NTS

ANCHOR BOLT - NTS

TYPICAL DIRECTIONAL LIGHT POLE FOUNDATION DETAILS

NO SCALE

DESIGN CRITERIA:

AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009"

FOUNDATION DESIGN PARAMETERS:

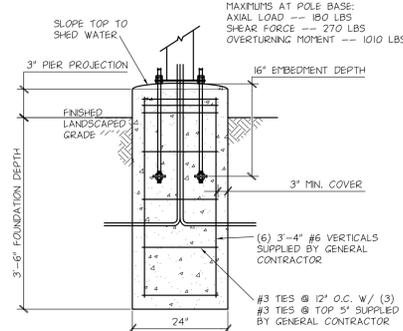
- MAXIMUM LIGHT POLE BASE REACTIONS: BASE MOMENT = 16,845 lbs-ft. BASE SHEAR = 978 lbs
- MAXIMUM WIND SPEED (3 SECOND GUST) = 120MPH
- MINIMUM REQUIRED SOIL PARAMETERS: COHESIVE SOILS:
 - SHEAR STRENGTH = 750 lb/ft²
 - ANGLE OF INTERNAL FRICTION = 27 DEGREES
 - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
 - MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
- THE SOILS REPORT SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THAT THE MINIMUM SOIL PARAMETERS ARE MET OR EXCEEDED. IF THE MINIMUM SOIL PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
- THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE LIGHT POLE TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
- THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
- THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

- CONCRETE COMPRESSIVE STRENGTH (f_c) SHALL BE A MINIMUM OF 3000psi
- ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55, HOT DIP GALVANIZED PER ASTM F2329
- REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
- NUTS SHALL BE HEAVY HEX ASTM A563 GRADE 60, HOT DIP GALVANIZED PER ASTM A153
- PLATE SHALL BE ASTM A572 GRADE 50, HOT DIP GALVANIZED PER ASTM A153
- LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

NOTE:

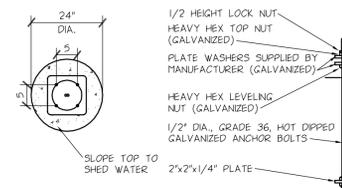
- DESIGN CODES: IBC 2009, ASCE 7-05, ACI 318-08, ASCE 13th EDITION, AWS D11
- WIND SPEED: 100 MPH 3-SEC GUST
- EXPOSURE: C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
 - AXIAL = 180#
 - SHEAR = 270#
 - MOMENT = 1010#
- USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f_c).
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2).
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR.



FOUNDATION - NTS

NOTES:

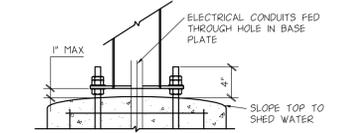
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM
- USE HOT DIPPED GALVANIZED BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH ASCE CODE OF STANDARD PRACTICE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.



ANCHOR BOLT PATTERN - NTS

NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE.
- INSTALL DIRECTIONAL SIGN FOOTING 3' FROM THE BACK OF CURB TO THE CENTER OF FOOTING UNLESS NOTED OTHERWISE ON PLAN.



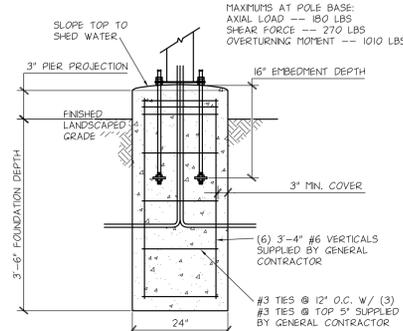
CONNECTION DETAILS - NTS

TYPICAL DIRECTIONAL SIGN WITH ARCH FOUNDATION & CONNECTION DETAILS - 100 MPH RATING

NO SCALE

NOTE:

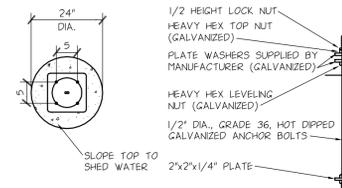
- DESIGN CODES: IBC 2009, ASCE 7-05, ACI 318-08, ASCE 13th EDITION, AWS D11
- WIND SPEED: 100 MPH 3-SEC GUST
- EXPOSURE: C
- DESIGN LOADS DERIVED FROM THESE CODES AND FORCES:
 - AXIAL = 180#
 - SHEAR = 270#
 - MOMENT = 600#
- USE CONCRETE WITH A 3000PSI MINIMUM COMPRESSIVE STRENGTH (f_c).
- PIER DEPTHS REQUIRED ARE MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE 100 PSF/FT OF DEPTH (x2).
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).
- PROVIDE A MINIMUM OF 3" CONCRETE COVER FOR ALL EMBEDDED STEEL.
- ALL REINFORCING STEEL BY GENERAL CONTRACTOR.



FOUNDATION - NTS

NOTES:

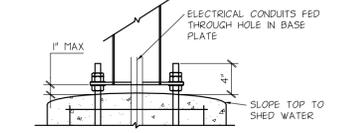
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
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- USE HOT DIPPED GALVANIZED BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH ASCE CODE OF STANDARD PRACTICE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER.
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ANCHOR BOLT PATTERN - NTS

NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
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- INSTALL DIRECTIONAL SIGN FOOTING 3' FROM THE BACK OF CURB TO THE CENTER OF FOOTING UNLESS NOTED OTHERWISE ON PLAN.



CONNECTION DETAILS - NTS

TYPICAL DIRECTIONAL SIGN WITHOUT ARCH FOUNDATION & CONNECTION DETAILS - 100 MPH RATING

NO SCALE



105 South Fifth Avenue
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Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

McDONALD'S USA, LLC.

NOT FOR CONSTRUCTION

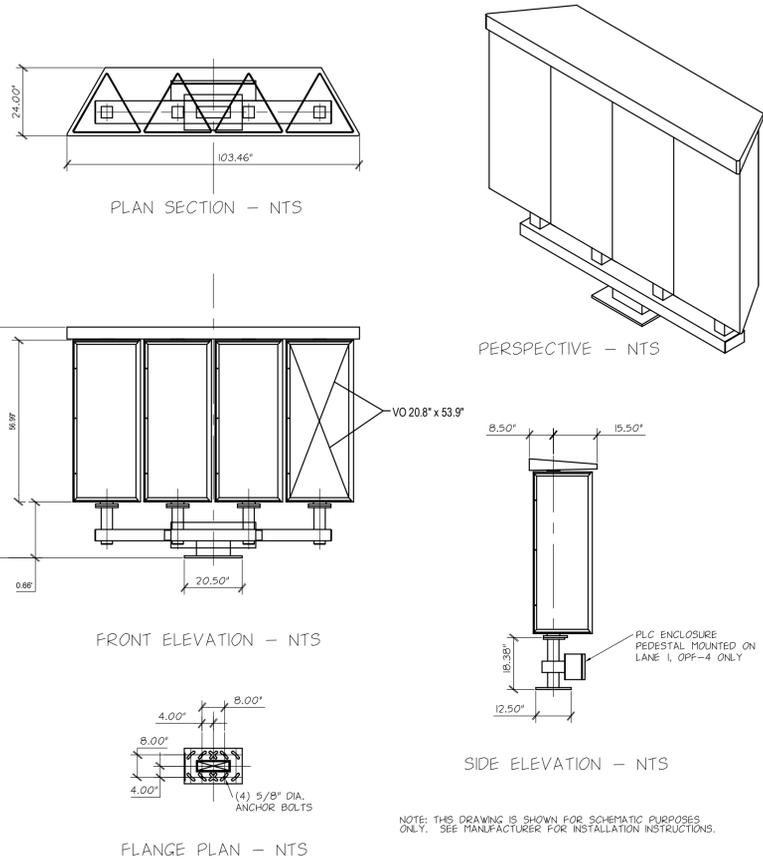
REV	DATE	REVISION HISTORY
1	12/14/16	WATER-SHED SUBMITTAL
2	12/21/16	DESIGN REVIEW SUBMITTAL

CERTIFICATION

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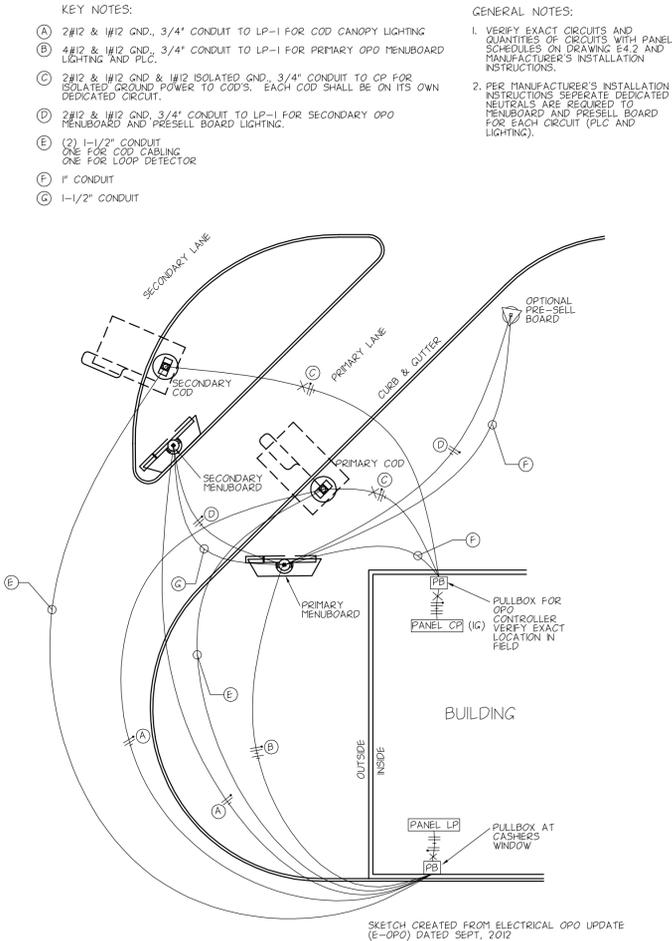
OFFICE ADDRESS:
650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-864-4355

DRAWN BY	STATE	NATIONAL NUMBER
JFB	MN	022-0070
DATE ISSUED	DATE REVIEWED	DATE ISSUED
12/21/16	12/16/16	12/21/16
PROJECT NO.	CITY	COUNTY
0217	MAPLEWOOD	RAMSEY
PROJECT ADDRESS	SHEET NAME	COD DETAILS
1797 COPE AVE E		
FILE NAME	PROJECT NO.	
C24	MCD16312	



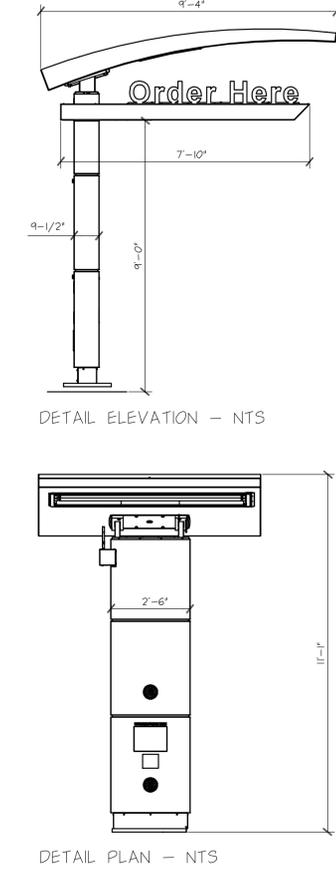
5 OPO-4 MENU BOARD SCHEMATIC DETAIL

NO SCALE



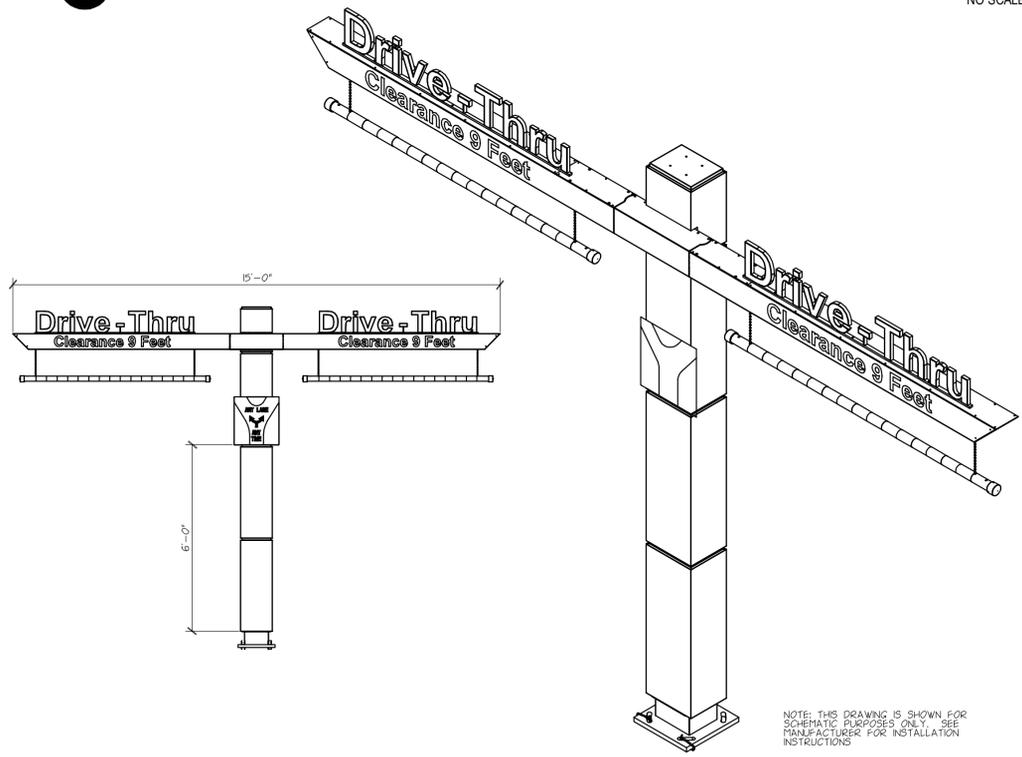
3 DRIVE-THRU WIRING DETAIL

NO SCALE



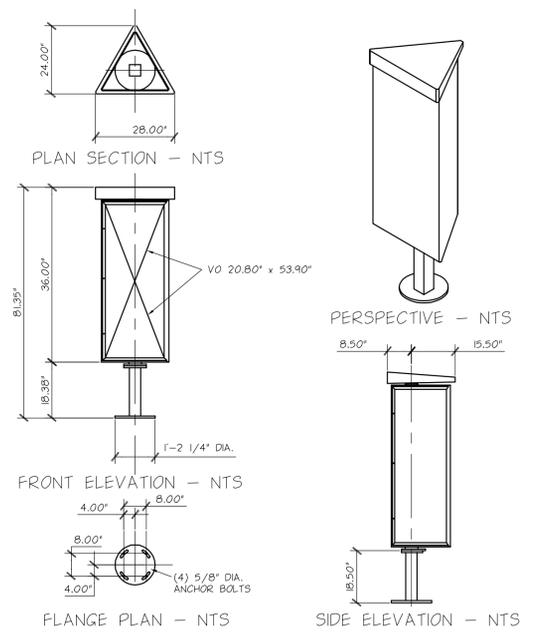
1 COD SCHEMATIC DETAIL

NO SCALE



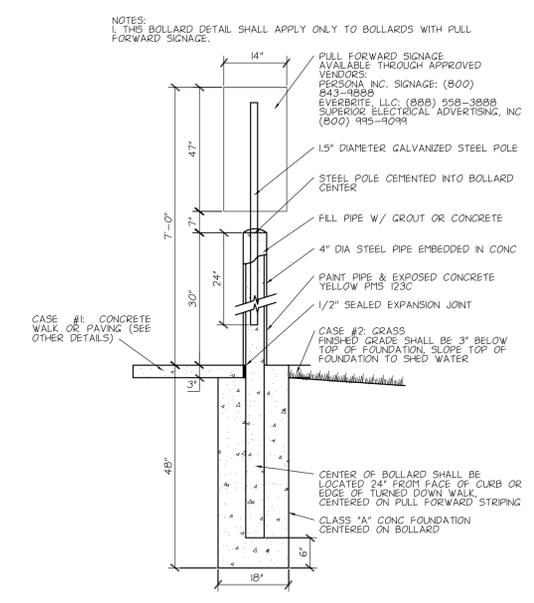
6 DOUBLE GATEWAY SCHEMATIC DETAIL

NO SCALE



4 OPO-1 PRE-SELL BOARD SCHEMATIC DETAIL

NO SCALE



2 PULL FORWARD SIGN & BOLLARD DETAIL

NO SCALE

REV	DATE	REVISION HISTORY
1	12/14/16	WATER-SHED SUBMITTAL
2	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

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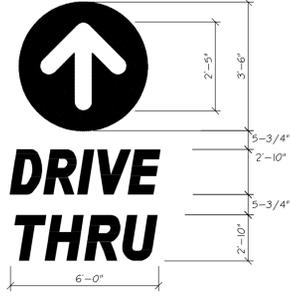
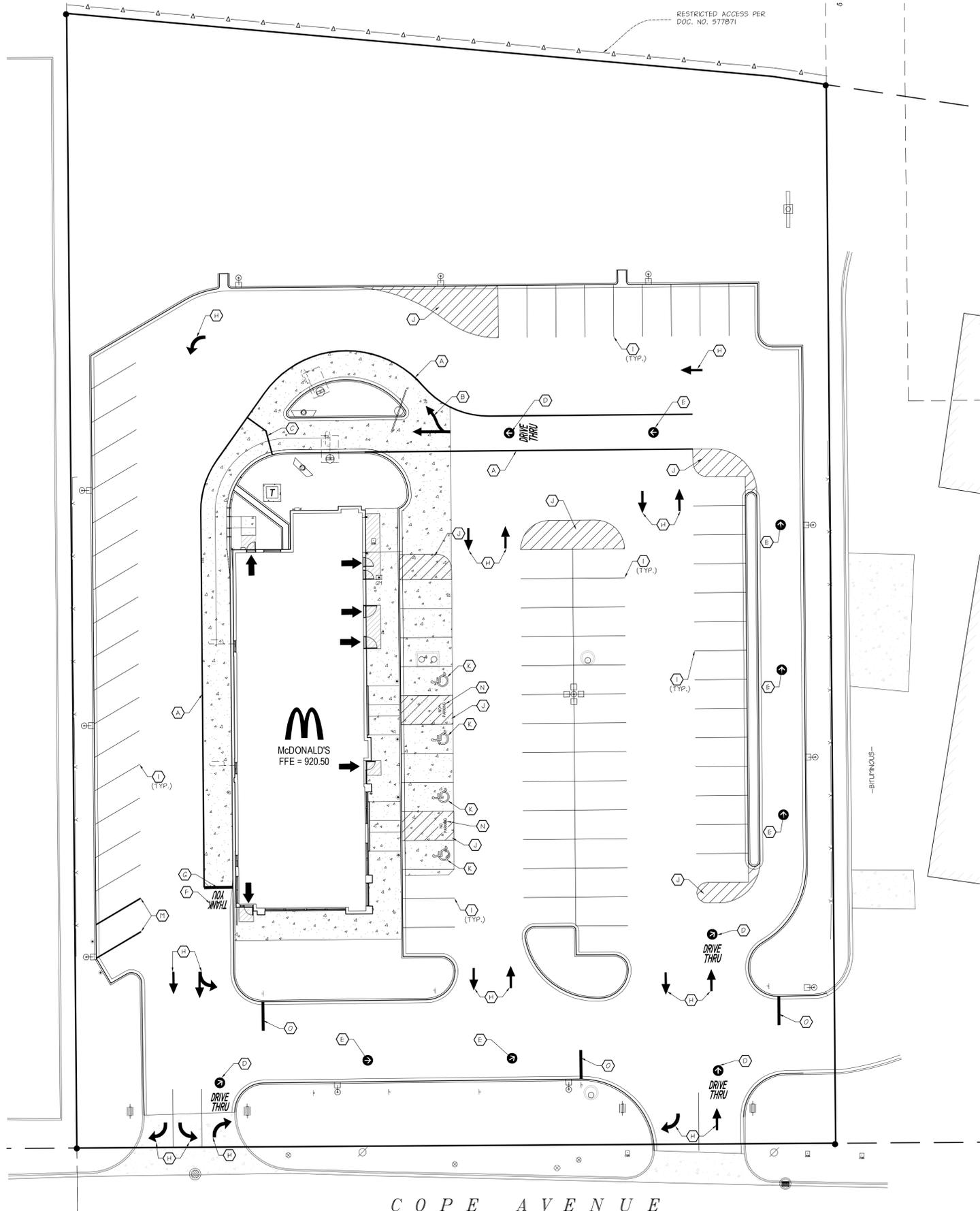
OFFICE ADDRESS: #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-864-4355

STATE	CITY	STREET ADDRESS	SHEET NAME	NATIONAL NUMBER	DATE ISSUED	DATE REVIEWED	REVIEWED BY	PROJ. ISSUED	DRAWN BY
MN	MAPLEWOOD	1797 COPE AVE E	DRIVE-THRU DETAILS	022-0070	12.21.16	12.12.16	CNC	JOB	JOB

PROJECT NO. C2.5

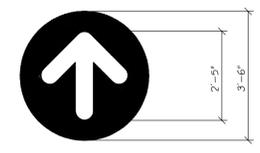
FILE NAME: C205MCD312.DWG

PROJECT NO. MCD16312



NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW (PMS 123)

1 PAINTED 'DRIVE THRU' WITH ARROW
NO SCALE



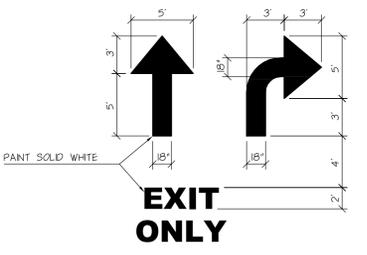
NOTE: ARROW SHALL BE PAINTED YELLOW (PMS 123)

2 PAINTED ARROW
NO SCALE



NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)

3 PAINTED 'THANK YOU'
NO SCALE



NOTE: ARROWS AND WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULT.

4 TYPICAL PAVEMENT MARKING
NO SCALE



NOTE: TEXT SHALL BE PAINTED WHITE

5 PAINTED 'NO PARKING'
NO SCALE

STRIPING NOTES

- (A) 6" WIDE PAINTED STRIPE. PMS 123, YELLOW.
- (B) 1'-0" WIDE PAINTED DIRECTIONAL ARROW. PMS 123 YELLOW. SEE GENERAL NOTE 4.
- (C) 6" WIDE PAINTED MERGE POINT. PMS 123 YELLOW. SEE GENERAL NOTE 4.
- (D) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 1. SEE GENERAL NOTE 4.
- (E) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 2. SEE GENERAL NOTE 4.
- (F) PAINTED DRIVE THRU GRAPHIC. SEE DETAIL 3. SEE GENERAL NOTE 4.
- (G) 8" WIDE, 10' LONG PAINTED PULL FORWARD STRIPE. PMS 123 YELLOW.
- (H) PAINTED SITE CIRCULATION ARROW. SEE DETAIL 4. SEE GENERAL NOTE 4.
- (I) 4" WIDE CUSTOMER PARKING STRIPING. WHITE.
- (J) STOPPED AREA TO BE PAINTED WITH 4" LINES AT 18" O.C., AT 45 DEGREES TO PATH OF TRAVEL. WHITE.
- (K) PAINTED HANDICAP SYMBOL. TYP. WHITE. SEE DETAIL C7.1/1.2.
- (L) 2' x 6' PAINTED CROSSWALK STRIPING AT 4" O.C. WHITE - NOT USED
- (M) 4" WIDE RESERVED DRIVE-THRU PARKING STALL STRIPING. PMS 123 YELLOW.
- (N) PAINTED GRAPHIC. SEE DETAIL 5. SEE GENERAL NOTE 4.
- (O) 1' WIDE STOP BAR. LENGTH OF DRIVE LANE. WHITE

GENERAL NOTES

1. FIELD VERIFY AND CONFIRM EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY MCDONALD'S PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
2. SEE SHEET C2.1 FOR ALL RADIUS DIMENSIONS.
3. SEE SHEET C2.2 FOR CDD CONSTRUCTION.
4. ALL PAVEMENT STENCILS MUST BE PURCHASED FROM THE FOLLOWING AUTHORIZED PROVIDER.
PAVEMENT STENCIL COMPANY
P.O. BOX 18034
ROANOKE, VA 24014
PH 800-250-5547 FAX 540-427-1326
PAVEMENTSTENCIL.NET

REV	DATE	REVISION HISTORY
	12/14/16	WATER-SHED SUBMITTAL
	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

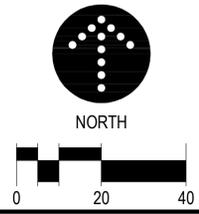
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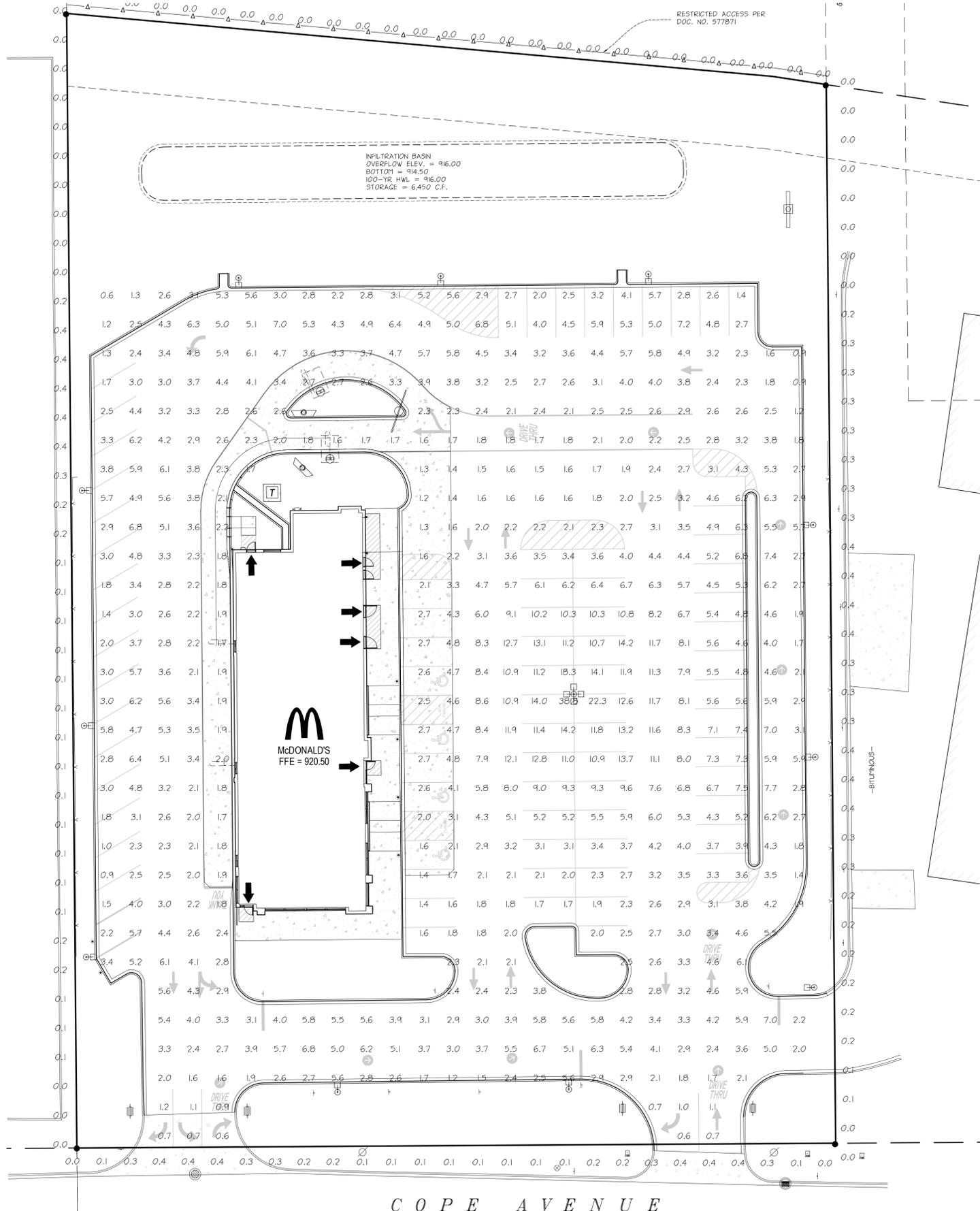
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650 W. 82ND STREET

STATE	CITY	STREET ADDRESS	STATE NUMBER	DATE ISSUED	DATE REVIEWED	REVIEWED BY	PROJ. ISSUED	JOB	DRAWN BY
MN	MAPLEWOOD	1797 COPE AVE E	022-0070	12.21.16	12.21.16	CNC			



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Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net



RESTRICTED ACCESS PER
DOC. NO. 577871

INFILTRATION BASIN
OVERFLOW ELEV. = 916.00
BOTTOM = 914.50
100-YR HWL = 916.00
STORAGE = 6,450 CF.

McDONALD'S
FFE = 920.50

FIXTURE TYPE:	SYMBOL	CONFIG	QUANTITY	EPA	LLF
VP-L-96NB-280-5x-T4-UNV-RA-***-BLC	☉	SGL	11	1.00	0.87
VP-L-96NB-280-5x-T4-UNV-RA-***	☉	QUAD	1	4.00	0.87

* PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL

THIS DRAWING MEETS OR EXCEEDS McDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

SITE PHOTOMETRICS NOTES

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

REV	DATE	REVISION HISTORY
	12/14/16	WATERSHED SUBMITTAL
	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

CERTIFICATION

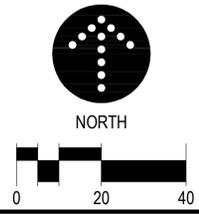
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1650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

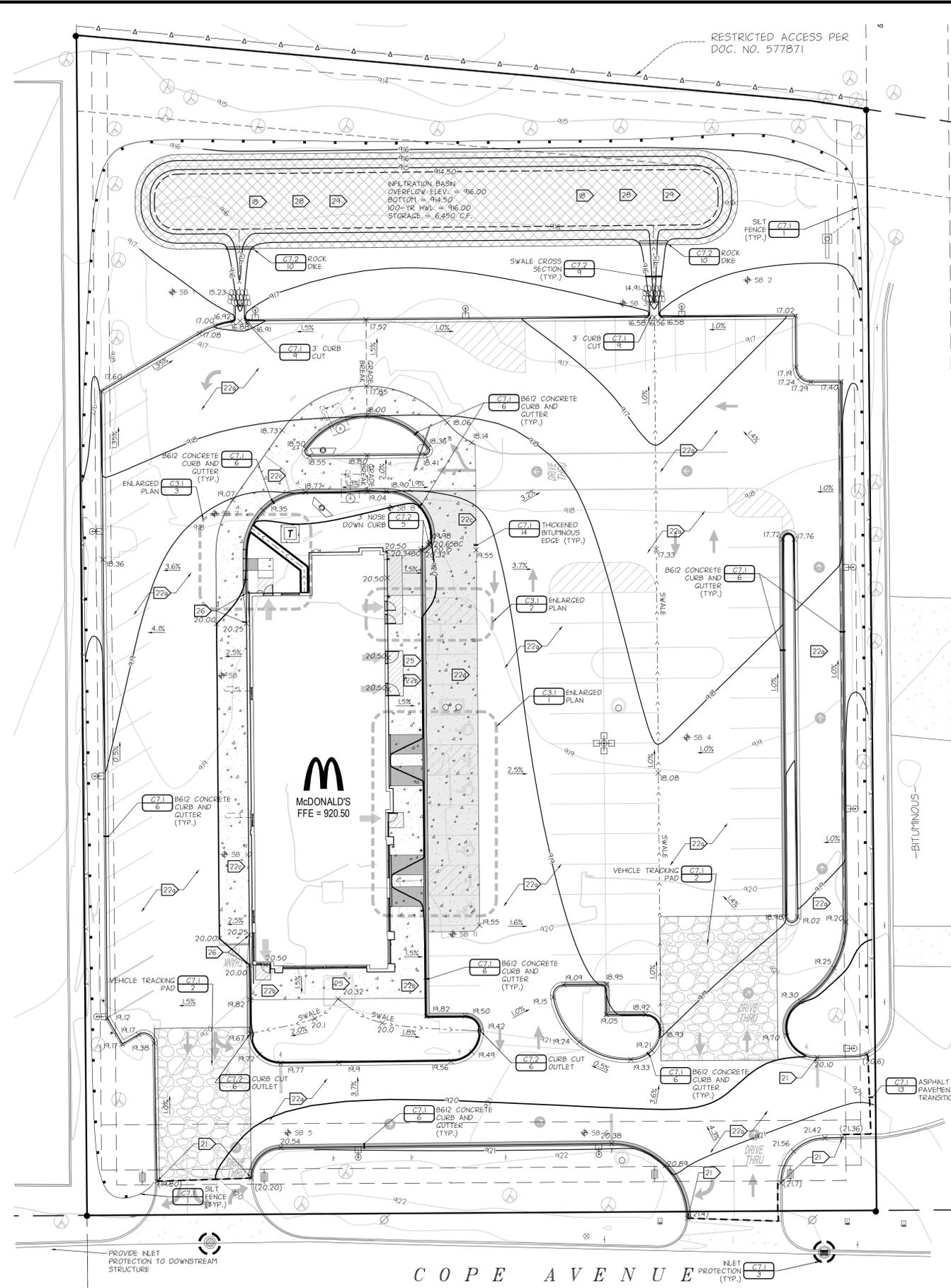
STATE	CITY	STREET ADDRESS	SHEET NAME	NATIONAL NUMBER	DATE ISSUED	DATE REVIEWED	REVIEWED BY	PROJ. ISSUED	DRAWN BY
MN	MAPLEWOOD	1797 COPE AVE E	SITE PHOTOMETRICS	022-0070	12/21/16	12/21/16	CNC		JOB



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Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

C2.7
FILE NAME: C207MCD312.DWG
PROJECT NO. MCD16312



LEGEND		
SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	3 EACH
	SILT FENCE	891 FEET
	VEHICLE TRACKING PAD	2 EACH
	TIP OUT CURB	
	PAVEMENT SAWCUT	
	CONSTRUCTION LIMITS	
	PEDESTRIAN CURB RAMP	
	SOIL CORRECTION (SEE NOTE 28)	
	BUILDING STOOP - REFER TO ARCH.	

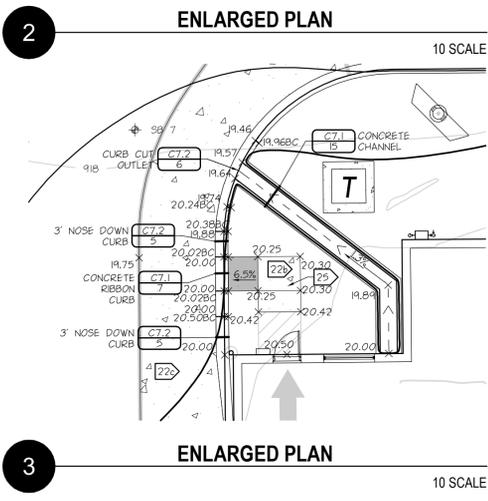
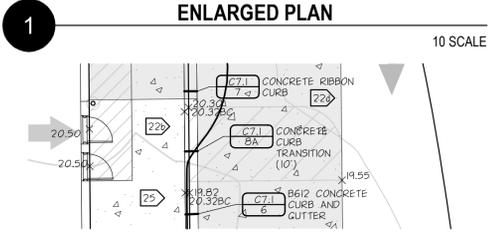
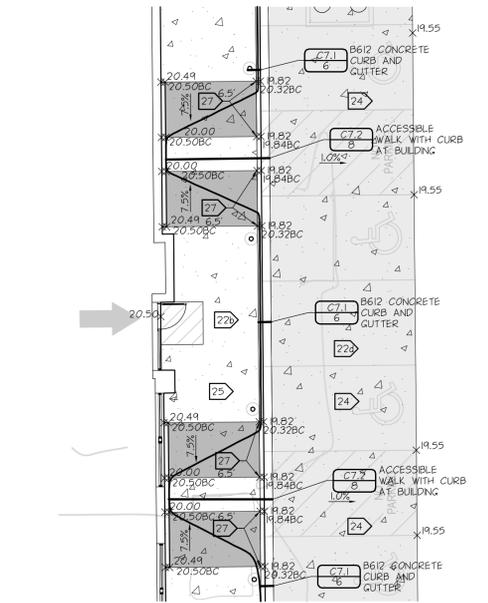
- ### EROSION PREVENTION AND SEDIMENT CONTROL NOTES
- PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED PRIOR TO BEGINNING WORK. MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSED OFF-SITE.
 - LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
 - MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
 - REFER TO SWPPP NOTES ON SHEET C3.2 FOR ADDITIONAL REQUIREMENTS.
 - CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
 - ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
 - SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MN TYPE 22-III @ 30.5 LB/AC	TEMPORARY EROSION CONTROL
MN TYPE 25-151 @ 120 LB/AC	PERMANENT TURF MULCH
MNDOT 3882	(MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED)
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575
 - SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
 - SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

- ### GRADING NOTES
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
 - REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
 - REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
 - REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
 - AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
 - PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
 - COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100% COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
 - COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS. SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENT SHOULD CONTINUE OVER STOOPS.
 - AVOID SOIL COMPACTION OF INFILTRATION PRACTICES. ANY EQUIPMENT USED IN INFILTRATION AREAS SHOULD BE SHALL SCALED AND TRACKED.

- ### PAVING NOTES
- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.
 - GRADES BETWEEN PROPOSED SPOT ELEVATIONS SHALL BE CONTINUOUS AND NON-VARIABLE. SPOT ELEVATIONS SHALL GOVERN OVER CONTOUR LINES.
 - MEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION.
 - PAVING SECTIONS
 - BITUMINOUS PAVING
 - 2-INCH BITUMINOUS WEAR (MNDOT 2360, SPWEA240B) TACK COAT (MNDOT 2357)
 - 2-INCH BITUMINOUS BASE (MNDOT 2360 SPWNB230B)
 - 8-INCH AGGREGATE BASE (MNDOT 318, CLASS 5)
 - CONCRETE WALKWAYS
 - 4-INCH CONCRETE WALK, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP (MNDOT 2301)
 - 4-INCH AGGREGATE BASE (MNDOT 318, CLASS 5) COMPACTED SUBSOL
 - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
 - 6-INCH CONCRETE, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP (MNDOT 2301)
 - 6-INCH AGGREGATE BASE (MNDOT 318, CLASS 5) COMPACTED SUBSOL
 - HEAVY DUTY CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
 - 7-INCH CONCRETE, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP (MNDOT 2301)
 - 6-INCH AGGREGATE BASE (MNDOT 318, CLASS 5) COMPACTED SUBSOL
 - CONCRETE JOINTS
 - JOINTING TO BE DESIGNED AND INSTALLED BY CONTRACTOR.
 - INSTALL JOINTS ACROSS SIDEWALKS, CURBS AND PAVEMENTS, PAYING ATTENTION TO SPACING OF EXPANSION JOINTS. JOINT SPACING SHALL BE AS FOLLOWS:
 - TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS.
 - EXPANSION JOINTS: SIDEWALKS - 40 FEET MAX.; CURBS - 60 FEET MAX.; PAVEMENT: 80 FEET MAX.; ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
 - CONTRACTION JOINTS: SIDEWALKS - 8 TO 10 FEET; CURBS AND APRONS - 12 TO 15 FEET.
 - ACCESSIBLE PARKING STALLS AND ADJACENT ACCESS AISLES SHALL NOT EXCEED A 2.00% SLOPE IN ANY DIRECTION. THESE AREAS OF THE SITE HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). CONTRACTOR WILL BE HELD TO THESE REQUIREMENTS. IF A DISCREPANCY IS DISCOVERED BETWEEN THE PLANS AND THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM RUNNING SLOPE OF 5.00%. THESE AREAS OF THE SITE HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). CONTRACTOR WILL BE HELD TO THESE REQUIREMENTS. IF A DISCREPANCY IS DISCOVERED BETWEEN THE PLANS AND THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
 - 10' TRANSITION FROM 3" HIGH CURB TO 6" CONCRETE CURB.
 - TRANSITION FROM B612 CURB AND GUTTER TO 12" REBON CURB.

- ### INFILTRATION BASIN NOTES
- REMOVE EXISTING SOILS UNTIL SP-SM HYDROLOGIC SOILS ARE REACHED. REPLACE WITH SP-SM SOIL WITHOUT COMPACTING. CONTRACTOR TO HAVE LICENSED GEOTECHNICAL ENGINEER VERIFY DEPTH OF REMOVAL AND MONITOR FILL OF SP-SM SOILS TO BOTTOM OF INFILTRATION BASIN. REFER TO LANDSCAPE PLAN FOR ADDITIONAL REQUIREMENTS.
 - CONTRACTOR TO NOTIFY RW/MD STAFF 48 HOURS PRIOR TO ANY GRADING ACTIVITY AND CONSTRUCTION OF INFILTRATION BASIN.
 - PROTECT INFILTRATION BASIN FROM SEDIMENTATION BY KEEPING IT OFFLINE UNTIL CONTRIBUTING AREAS ARE RESTORED.



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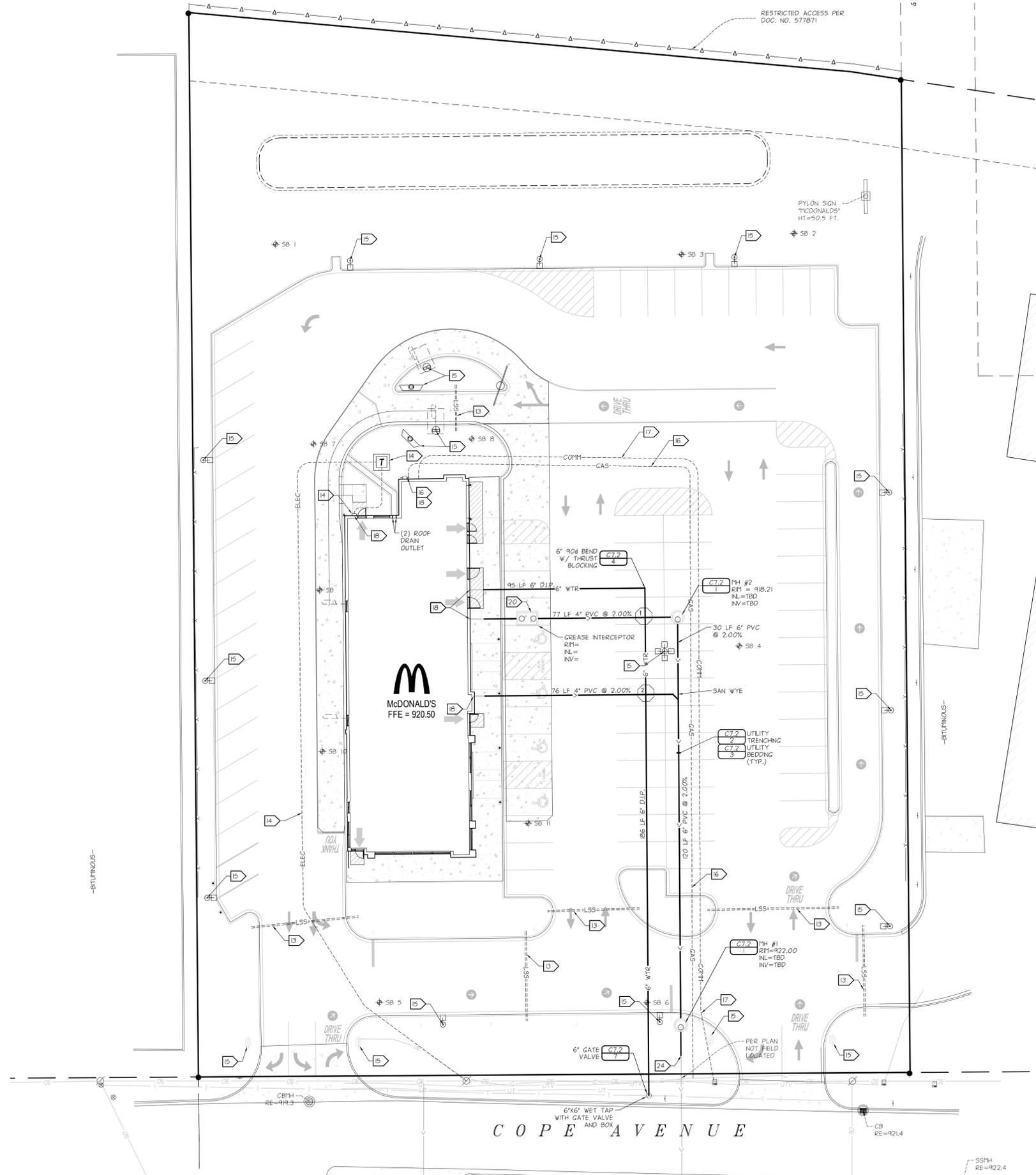
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DRAWN BY		STATE		CITY	
JOB	1797 COPE AVE E	MN	MAPLEWOOD	MINN	MAPLEWOOD
PROT. ISSUED		COUNTY	RAMSEY	COUNTY	RAMSEY
REVIEWED BY	CNC	SHEET NAME			
DATE REVIEWED	12/21/16	GRADING, DRAINAGE, PAVING, & EROSION CONTROL			
DATE ISSUED	12/21/16	NATIONAL NUMBER			
DATE ISSUED	12/21/16	OFFICE ADDRESS			
		850 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-864-4355			
PROJECT NO.		FILE NAME		PROJECT NO.	
C3.1	C3101MCD312.DWG	MCD16312		MCD16312	

From Site to Finish

Know what's Below. Call before you dig.

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 Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net



UTILITY NOTES

- PIPE MATERIALS
WATERMAIN: DIP CLASS 52 (ANSI A2151/ANWA C151)
SANITARY SEWER: PVC SCHEDULE 40 (ASTM D1785, D3034, D2665, & F841)
GREASE TRAP SERVICE: PVC SCHEDULE 40 (ASTM D1785, D3034, D2665, & F841)
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL UTILITY POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED UTILITIES. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF THERE IS ANY DISCREPANCY.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS SERVICES TO BUILDING.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
- CONTACT CITY OF MAPLEWOOD ENGINEERING DEPARTMENT FOR INSPECTION OF ALL UTILITY WORK AND STANDARDS.
- MAINTAIN 8 FEET OF COVER ON WATER.
- DEFLECT WATER TO MAINTAIN 18-INCH MINIMUM OUTSIDE SEPARATION AT SEWER CROSSINGS AS NECESSARY. CENTER PIPE LENGTHS TO PROVIDE GREATEST SEPARATION BETWEEN JOINTS.
- CONTACT ST. PAUL REGIONAL WATER SERVICES FOR FLUSHING AND PRESSURE TEST INSPECTIONS.
- IRRIGATION SLEEVE TO BE 4" SCHEDULE 80 PVC IN DRIVE AISLES BURIED 24" BELOW GRADE. EXTEND SLEEVES 3' BEYOND THE EDGE OF PAVEMENT. (COORDINATE WITH IRRIGATION CONTRACTOR.)
- THE PRIMARY ELECTRIC FEED, TRANSFORMER, AND METER ARE PROVIDED AND INSTALLED BY XCEL ENERGY. THE TRANSFORMER PAD DESIGN IS PROVIDED BY THE UTILITY AND CONSTRUCTION IS BY THE CONTRACTOR. CONTRACT UTILITY FOR PAD DETAIL. THE SECONDARY ELECTRIC SHALL BE INSTALLED FROM MECHANICAL ROOM TO THE TRANSFORMER AND IS THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE AND INSTALL 4-3 1/2" CONDUITS FROM THE TRANSFORMER TO THE BUILDING FOR SECONDARY ELECTRIC SERVICE.
- COORDINATE WITH ELECTRIC CONTRACTOR TO PROVIDE CONDUITS AS NECESSARY FOR SITE LIGHTING. PROVIDE 1/4" PVC CONDUIT FOR PARKING LOT LIGHTS AND 1-1/2" PVC CONDUIT FOR ROAD SIGN SEE ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.
- XCEL ENERGY WILL FURNISH AND INSTALL GAS SERVICE PIPING FROM THE MAINLINE TO THE METER AND THE METER. GAS SERVICE FROM THE METER SHALL BE INSTALLED BY THE MECHANICAL CONTRACTOR.
- COORDINATE TELEPHONE WITH TDS TO PROVIDE TELEPHONE SERVICE. CONTRACTOR TO PROVIDE AND INSTALL A 4" PVC CONDUIT WITH PULL STRING, SWEEPING BENDS ONLY (NO 90 DEGREE BENDS), FROM PROPERTY LINE TO THE BUILDING.
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS OF SERVICE CONNECTIONS AND CONTINUATION OF SERVICES WITHIN BUILDING.
- PROVIDE CONDUITS FOR CABLE TELEVISION AND OTHER ELECTRONIC COMMUNICATION.
- REFER TO PLUMBING PLANS FOR EXTERIOR GREASE INTERCEPTOR DETAIL. THE TANK AND TOP SLAB MUST BE DESIGNED TO HANDLE ALL LOADINGS INCLUDING TRAFFIC AND SOIL TO PREVENT STRUCTURAL COLLAPSE. THE TANK MUST BE PROTECTED FROM FREEZING AND MUST COMPLY WITH ALL LOCAL AND STATE CODE.
- CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED. ALL UTILITY CONNECTIONS SHALL BE SEQUENCED FROM THE DOWN STREAM SIDE OF THE SYSTEM.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATER TIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES.
- THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
- CONTRACTOR TO FIELD VERIFY SANITARY SERVICE INVERT ELEVATION PRIOR TO ANY UPSTREAM INSTALLATION. CONTRACTOR TO TELETYPE EXISTING SERVICE TO HAN TO VERIFY INTEGRITY. NOTIFY ENGINEER ONCE INVERT IS CONFIRMED AND TELETYPE IS COMPLETED. APPROVAL IS REQUIRED BY A CITY INSPECTOR PRIOR TO ANY UPSTREAM INSTALLATION.

SPRWS NOTES

- ALL WATERMAIN AND SERVICES TO BE INSTALLED ACCORDING TO SPRWS STANDARDS FOR INSTALLATION OF WATER MAINS AND SPRWS WATER CODE. PRIVATE PLUMBER WILL INSTALL NEW WATER SERVICE OUT TO THE EASEMENT LINE ACCORDING TO SAINT PAUL REGIONAL WATER SERVICE STANDARDS (651-266-2770). SAINT PAUL REGIONAL WATER SERVICE WILL INSTALL SERVICE IN THE EASEMENT AT THE PROPERTY OWNER'S EXPENSE.
- ALL PIPEWORK INSIDE OF PROPERTY TO BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF MINNESOTA AND CERTIFIED BY THE CITY OF MAPLEWOOD. SPRWS WILL PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY ON AN ACTUAL COST BASIS.
- ALL EXISTING WATER SERVICES NOT BEING REUSED MUST BE CUT-OFF AND ABANDONED PER SPRWS WATER CODE.
- APPLICATION FOR NEW WATER SERVICE TO BE MADE WITH SPRWS AT 1900 RICE ST., SAINT PAUL, MINNESOTA.

LEGEND

--- CONSTRUCTION LIMITS

UTILITY CROSSINGS

- SANITARY SEWER INV. = TBD - SEE NOTE 24
WATER SERVICE TOP OF PIPE = 910.50
- SANITARY SEWER INV. = TBD - SEE NOTE 24
WATER SERVICE TOP OF PIPE = 910.71

NOTE: THERE ARE ADDITIONAL CROSSINGS WITH PRIVATE UTILITIES THAT ARE NOT CALLED OUT ON THIS PLAN. CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED. ALL UTILITY CONNECTIONS SHALL BE SEQUENCED FROM THE DOWN STREAM SIDE OF THE SYSTEM.

REV	DATE	REVISION HISTORY
	12/14/16	WATERSHED SUBMITTAL
	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

CERTIFICATION

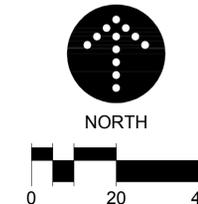
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STATE	CITY	STREET ADDRESS	UTILITY NAME	NATIONAL NUMBER	STATE NUMBER	DATE ISSUED	DATE REVIEWED	REVIEWED BY	PROJ. ISSUED	DRAWN BY
MN	MAPLEWOOD	1797 COPE AVE E	UTILITIES	0217	022-0070	12.21.16	12.21.16	CNC	JOB	JOB



811

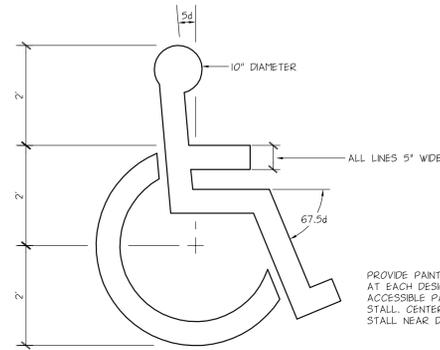
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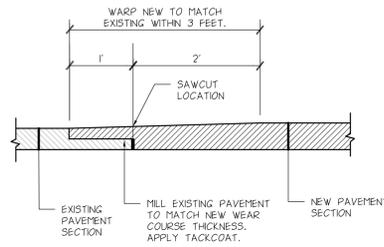
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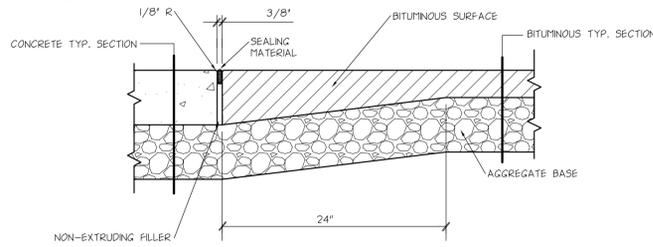
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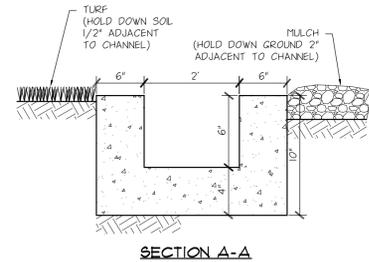
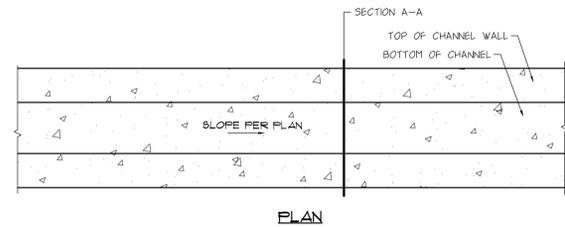
12 INTERNATIONAL SYMBOL OF ACCESS NO SCALE



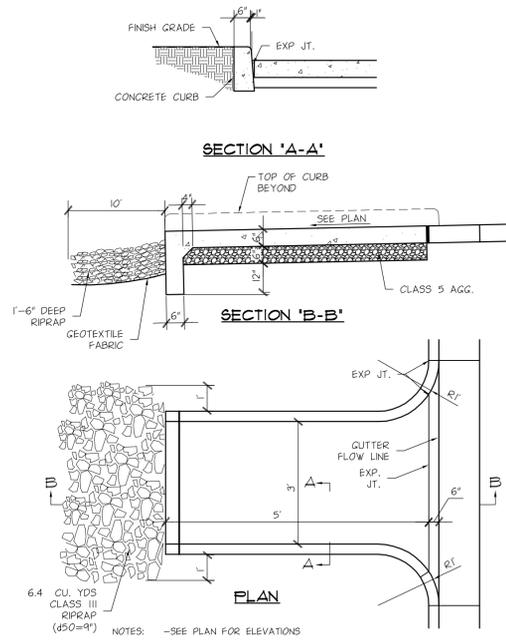
13 ASPHALT PAVEMENT TRANSITION NO SCALE



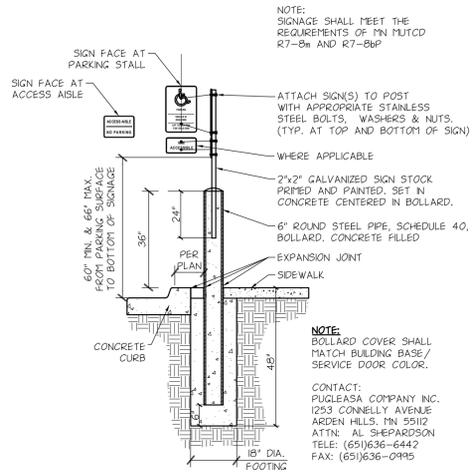
14 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE NO SCALE



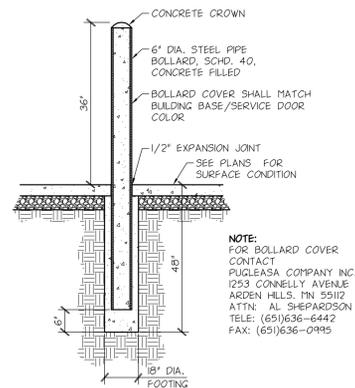
15 CONCRETE CHANNEL IN LANDSCAPE NO SCALE



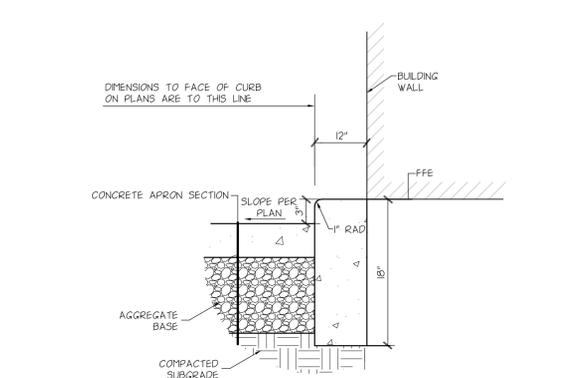
9 3' CURB CUT NO SCALE



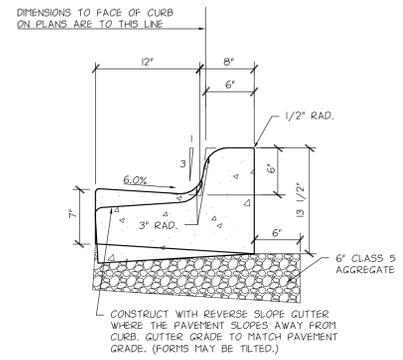
10 ROUND BOLLARD W/ ACCESSIBLE SIGNAGE MCDONALD'S (MINNESOTA) NO SCALE



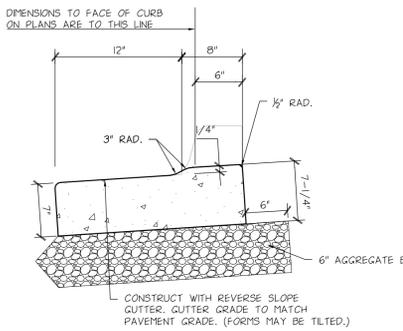
11 ROUND PIPE BOLLARD AND COVER MCDONALD'S NO SCALE



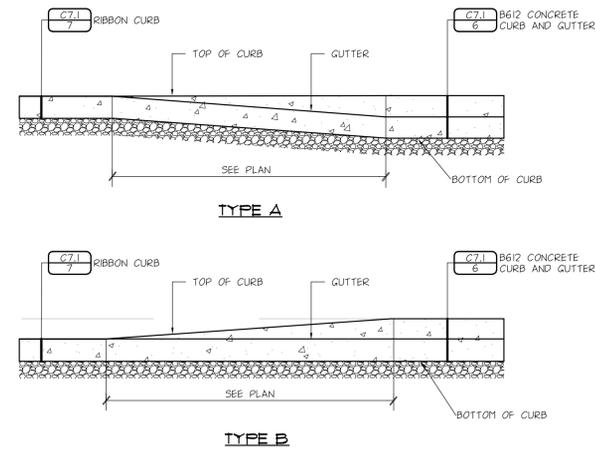
5 3" HIGH CURB AT DRIVE-THRU NO SCALE



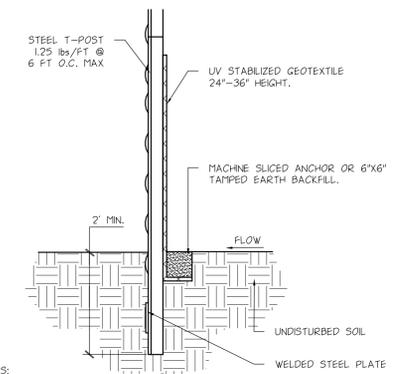
6 B612 CONCRETE CURB AND GUTTER NO SCALE



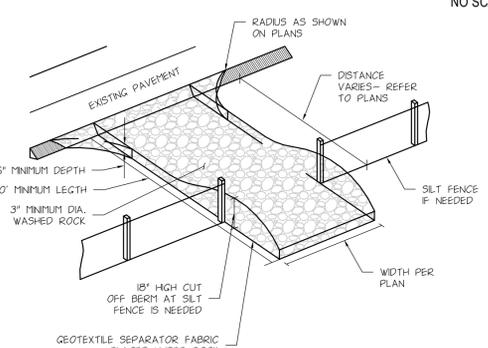
7 12" CONCRETE RIBBON CURB NO SCALE



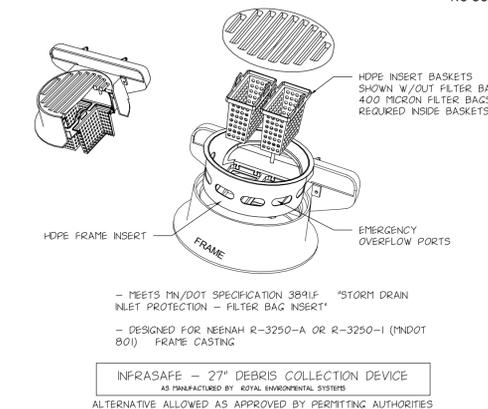
8 CONCRETE CURB TRANSITION NO SCALE



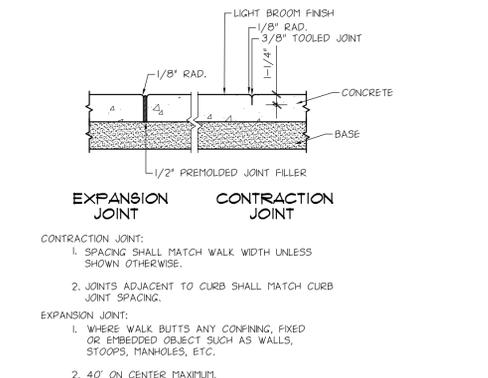
1 SILT FENCE NO SCALE



2 VEHICLE TRACKING PAD NO SCALE



3 INLET PROTECTION NO SCALE



4 CONCRETE SIDEWALK AND JOINTING NO SCALE

REV	DATE	REVISION HISTORY
	12/14/16	WATER-SHED SUBMITTAL
	12/21/16	DESIGN REVIEW BOARD SUBMITTAL

CERTIFICATION

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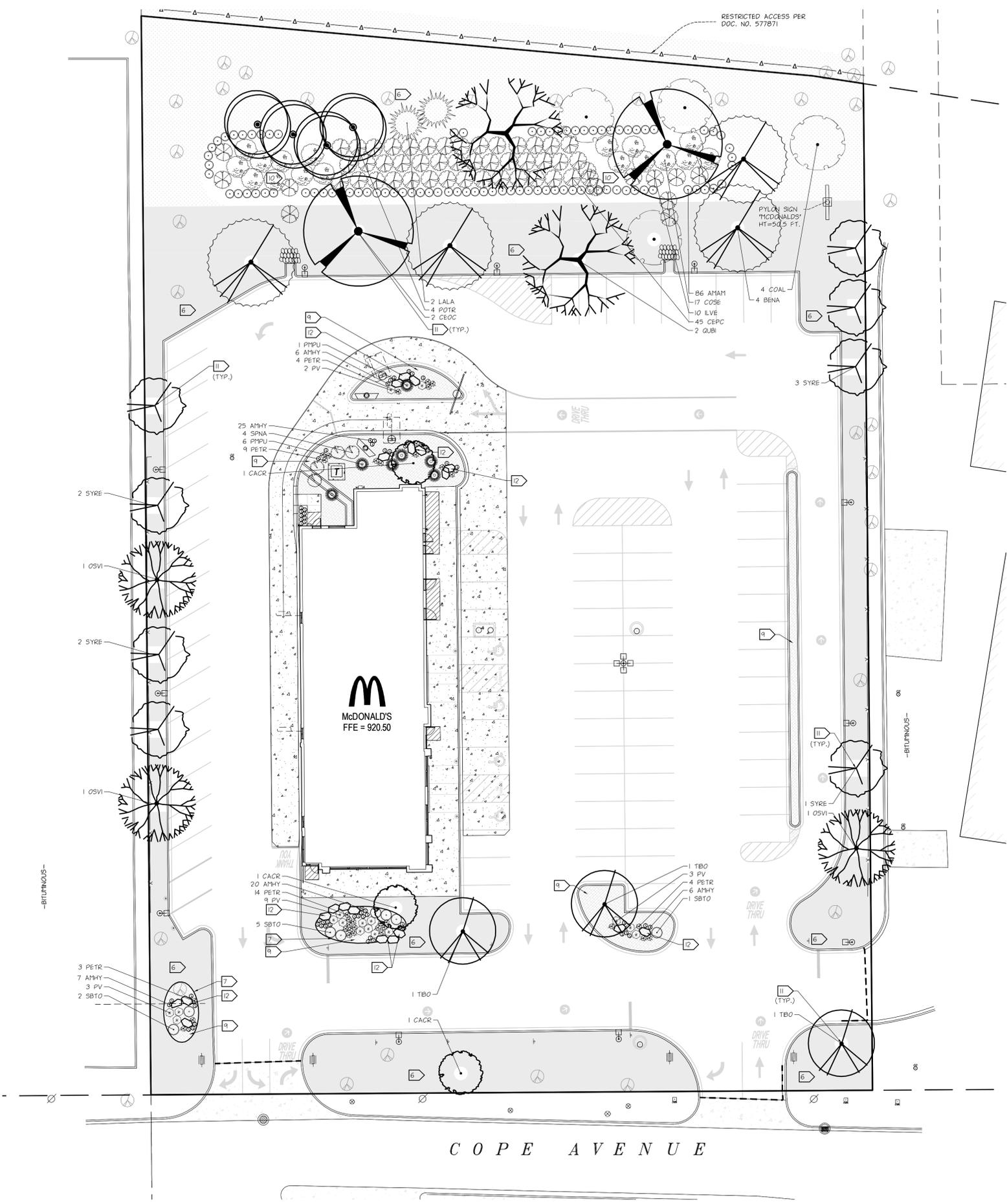
STATE	CITY	STREET ADDRESS	SHEET NAME	NATIONAL NUMBER
MN	MAPLEWOOD	1797 COPE AVE E	CIVIL CONSTRUCTION DETAILS	022-0070

DRAWN BY	JOB	DATE ISSUED
		12.21.16

PROT. ISSUED	REVIEWED BY	DATE REVIEWED
	CNC	12.21.16

FILE NAME	PROJECT NO.
C701MCD312.DWG	MCD16312

RESTRICTED ACCESS PER
DOC. NO. 577871



LEGEND

- : DENOTES AREA TO BE SODDED
- : DENOTES AREA TO BE SEEDED
- : DENOTES AREA TO BE GREY TRAP ROCK MULCH

GENERAL NOTES

1. FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
2. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
3. COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
4. PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
5. SEE DETAILS FOR DEPTH OF PLANTING SOIL. PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
6. SPREAD A MINIMUM OF 4 INCHES OF TOPSOIL AND SOD OR SEED (PER PLAN) ALL TURF AREAS DISTURBED BY CONSTRUCTION.
7. EDGE PLANTING BEDS WITH 6-INCH BLACK VINYL EDGING (BLACK DIAMOND OR APPROVED EQUAL) AS NOTED ON PLAN.
8. PLACE PLANTS ACCORDING TO LAYOUT WITH PROPER NOMINAL SPACING.
9. INSTALL 3 INCH DEPTH OF GREY TRAP ROCK IN BED AREAS AS NOTED, KEEP ROCK 2 INCHES AWAY FROM PERENNIAL STEMS, SHRUB AND TREE COLLARS.
10. INSTALL 2 TO 3 INCH DEPTH OF SHREDDED HARDWOOD MULCH IN STORMWATER BASIN.
11. INSTALL A 5-FOOT DIAMETER SHREDDED HARDWOOD MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. FOR TREES ALONG NARROW PROPERTY EDGES, MULCH TO THE MINIMUM DIAMETER ABOVE, BUT WITH CONSIDERATION FOR EASE OF MAINTENANCE AND MOWING. VINYL EDGING IS NOT REQUIRED.
12. PLACE SALVAGED LANDSCAPE STONES PER PLAN TO A PLEASING EFFECT. STONES MUST BE MINIMUM 3-FOOT AWAY FROM BACK OF CURB TO AVOID DOOR SWING. STONES MAY BE STACKED SLIGHTLY OR PARTIALLY BURIED TO ENHANCE THE DESIGN. SEE PHOTO.
13. ALL LANDSCAPING TO BE IRRIGATED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW.

LANDSCAPE REQUIREMENTS

CITY OF MAPLEWOOD, MN CITY CODE:
TREE MITIGATION SUMMARY
 TREE REMOVAL MITIGATION INCHES REQUIRED = 317 INCHES
 $((A/B - 0.2) \times C) \times A$
 A = TOTAL DIAMETER OF SIGNIFICANT TREES LOST = 47.5 INCHES
 B = TOTAL DIAMETER OF SIGNIFICANT TREES ON PROPERTY = 89.5 INCHES
 C = TREE REPLACEMENT CONSTANT (1.5)
 $((302/336 - 0.2) \times 1.5) \times 302 = 317$ INCHES
 OVERSTORY TREE INCHES PROVIDED = 47.5 INCHES
 ORNAMENTAL TREE INCHES PROVIDED = 25.5 INCHES
 #3 SHRUB EQUIVALENTS PROVIDED = 89.5 INCHES
 TOTAL MITIGATION INCHES PROVIDED = 162.5 INCHES
 317 - 162.5 = 154.5 MITIGATION INCHES UNPLANTED

DECIDUOUS TREES

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
BENA	4	BETULA NIGRA	RIVER BIRCH	50'H x 40'W	2.5' CAL.	B&B
CEOC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	75'H x 50'W	2.5' CAL.	B&B
COAL	4	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	20'H x 25'W	1.5' CAL.	B&B
CACR	3	CRATAEGUS CRUS-GALLI var. INERMIS	THORNLESS COCKSPUR HAWTHORNE	20'H x 20'W	1.5' CAL.	B&B
OSVI	3	OSTRYA VIRGINIANA	IRONWOOD	50'H x 35'W	2.5' CAL.	B&B
POTR	4	POPULUS TREMULODES	QUAKING ASPEN	80'H x 30'W	2.5' CAL.	B&B
QUBI	2	QUERCUS BICOLOR	SWAMP WHITE OAK	60'H x 50'W	2.5' CAL.	B&B
SYRE	7	SYRINGA RETICULATA	JAPANESE TREE LLAC	25'H x 25'W	1.5' CAL.	B&B
TBO	3	TILIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN	60'H x 30'W	2.5' CAL.	B&B

CONIFEROUS TREES

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
LALA	2	LARIX LARICINA	AMERICAN LARCH	50'H x 30'W	6' HT.	B&B

DECIDUOUS SHRUBS

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
CEPC	45	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	10'H x 8'W	#3	CONT.
COSE	17	CORNUS SERICEA 'CARDINAL'	CARDINAL RED OSER DOGWOOD	10'H x 10'W	#3	CONT.
AMAM	86	ARONIA MELANOCARPA	AUTUMN MAGIC BLACK CHOKEBERRY	5'H x 4'W	#3	CONT.
ILVE	10	ILEX VERTICILLATA	WINTERBERRY	8'H x 8'W	#3	CONT.
SPNA	4	SALIX PURPUREA 'NANA'	DWARF BLUE LEAF ARCTIC WILLOW	4'H x 6'W	#3	CONT.
SBTO	8	SPIRAEA BETULIFOLIA	TOR SPIREA	3'H x 3'W	#3	CONT.

CONIFEROUS SHRUBS

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
PPPU	7	PINUS MUGHO PUNILLO	COMPACT MUGHO PINE	5'H x 6'W	#3	CONT.

PERENNIALS & ORNAMENTAL GRASSES

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT COND.
AMHY	64	ACHILLEA MILLEFOLIUM HYBRIDS	SUNNY SEDUCTION YARROW	2'H x 1.5'W	#1	CONT.
PETR	34	PEROVSKIA A TRIPLICIFOLIA	RUSSIAN SAGE	3'H x 2'W	#1	CONT.
PV	17	PANICUM VIRGATUM	HEAVY METAL SWITCHGRASS	5'H x 3'W	#1	CONT.

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NOT FOR CONSTRUCTION

REV	DATE	REVISION HISTORY
1	12/14/16	DESIGN REVIEW BOARD SUBMITTAL
2	12/17/16	WATER-SHED SUBMITTAL

CERTIFICATION

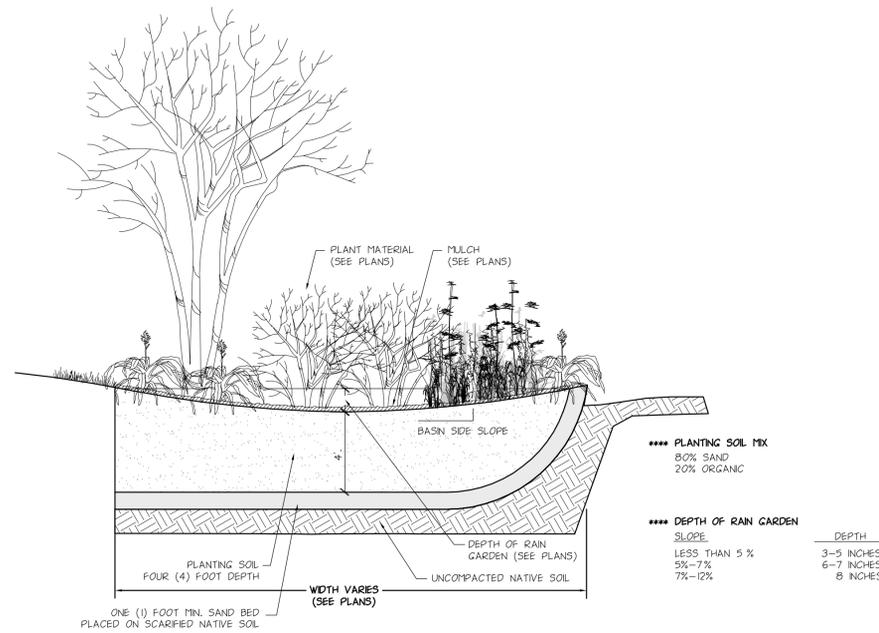
STATE: MN
 COUNTY: RAMSEY
 CITY: MAPLEWOOD
 STREET ADDRESS: 1797 COPE AVE E
 SHEET NAME: LANDSCAPE
 NATIONAL NUMBER: 022-0070
 DATE ISSUED: 12/21/16
 DATE REVIEWED: 12/21/16
 REVIEWED BY: CNC
 PROTO. ISSUED: [blank]
 DRAWN BY: [blank]

811 LANDFORM
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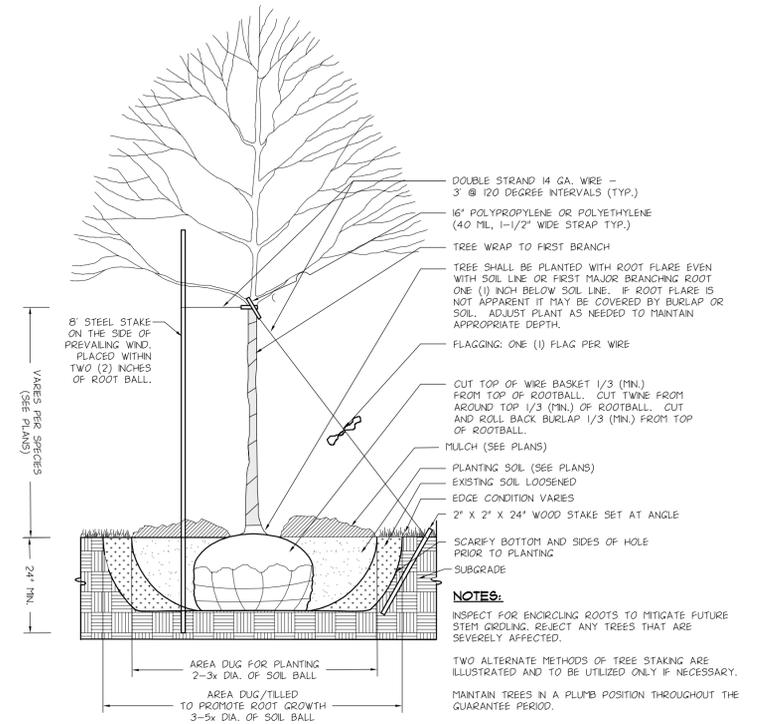
PROJECT NO. L2.1
 FILE NAME: L201MCD312.DWG
 PROJECT NO. MCD16312



3

INFILTRATION BASIN

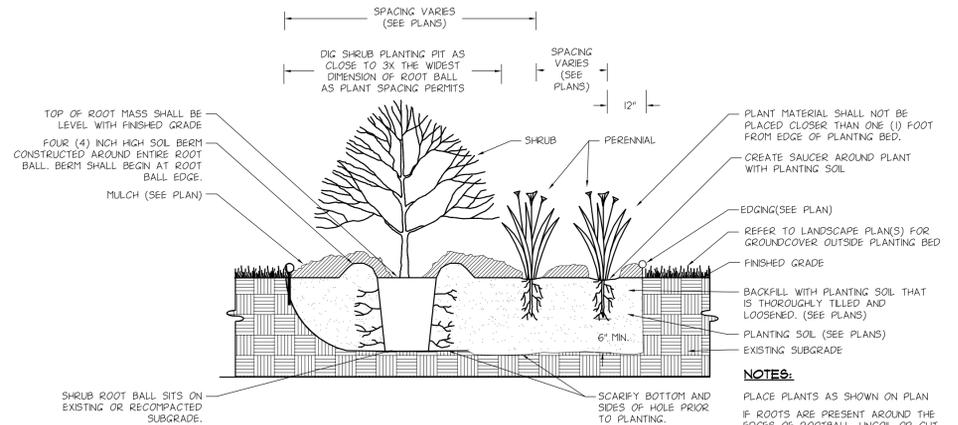
NO SCALE



1

DECIDUOUS TREE PLANTING

NO SCALE



2

MIXED BED PLANTING

NO SCALE

REVISION HISTORY
DATE: 12/14/16
DESIGN REVIEW BOARD SUBMITTAL
DATE: 12/21/16
DESIGN REVIEW BOARD SUBMITTAL

CERTIFICATION

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OFFICE ADDRESS
1650 W. 82ND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355

DRAWN BY	JOB	PROTO. ISSUED	REVIEWED BY	DATE REVIEWED	DATE ISSUED
			CNC	12/21/16	12/21/16

CITY	STATE	COUNTY	SHEET NAME	NATIONAL NUMBER	STATE NUMBER
MAPLEWOOD	MN	RAMSEY	LANDSCAPE DETAILS	0817	022-0070

SHEET NO.	FILE NAME	PROJECT NO.
L7.1	L701MCD312.DWG	MCD16312

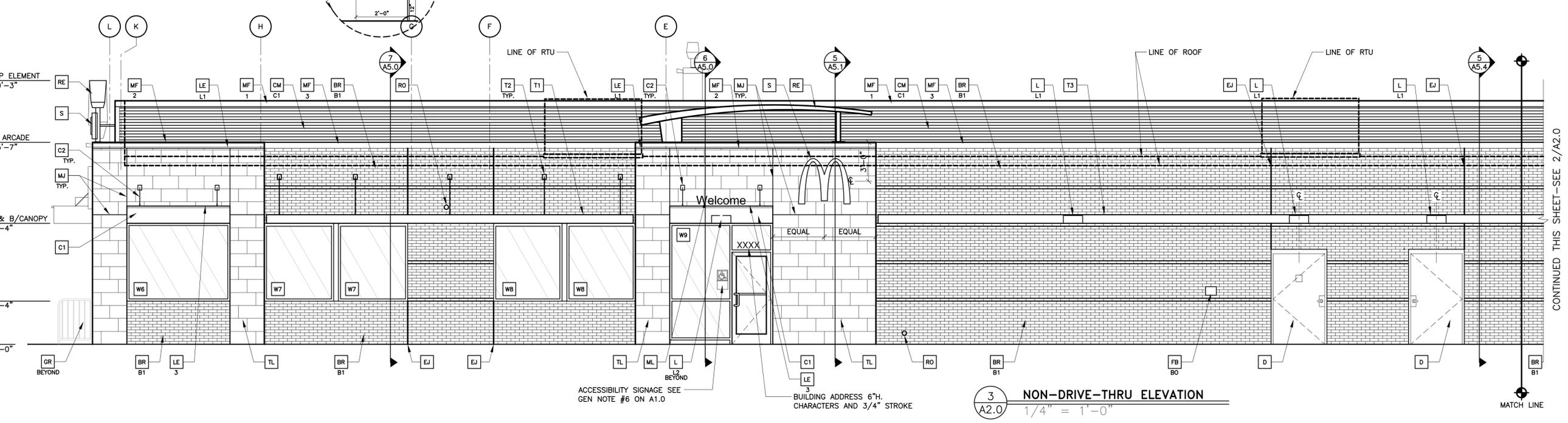
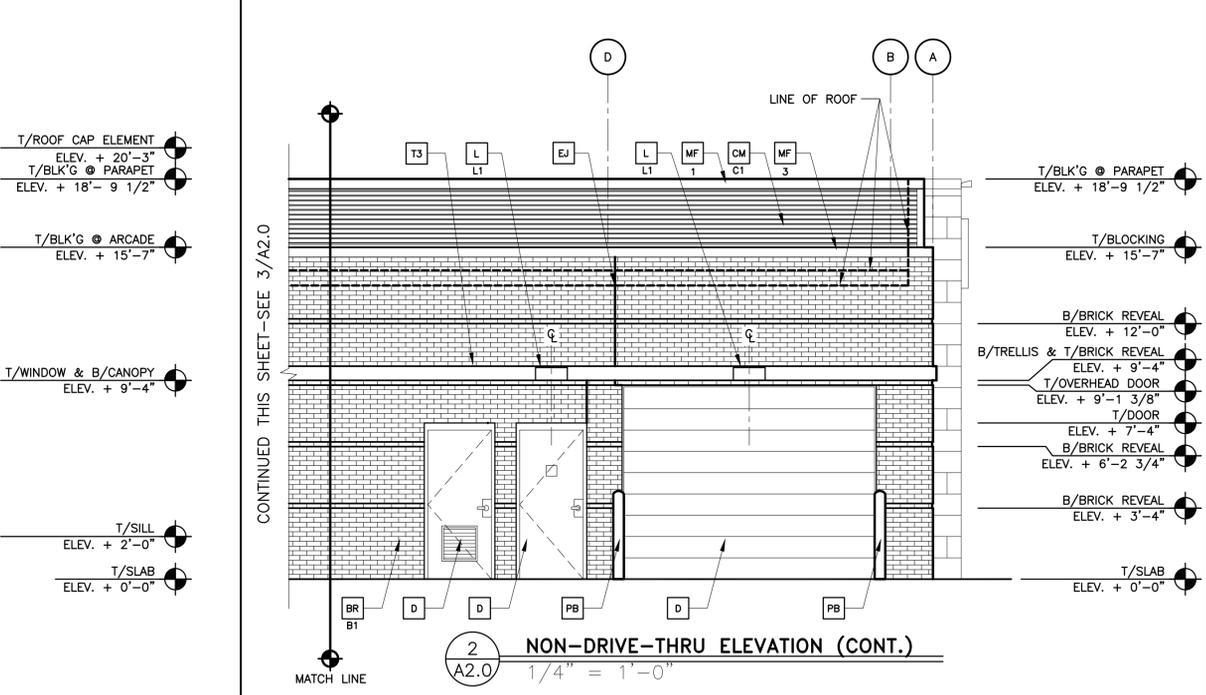
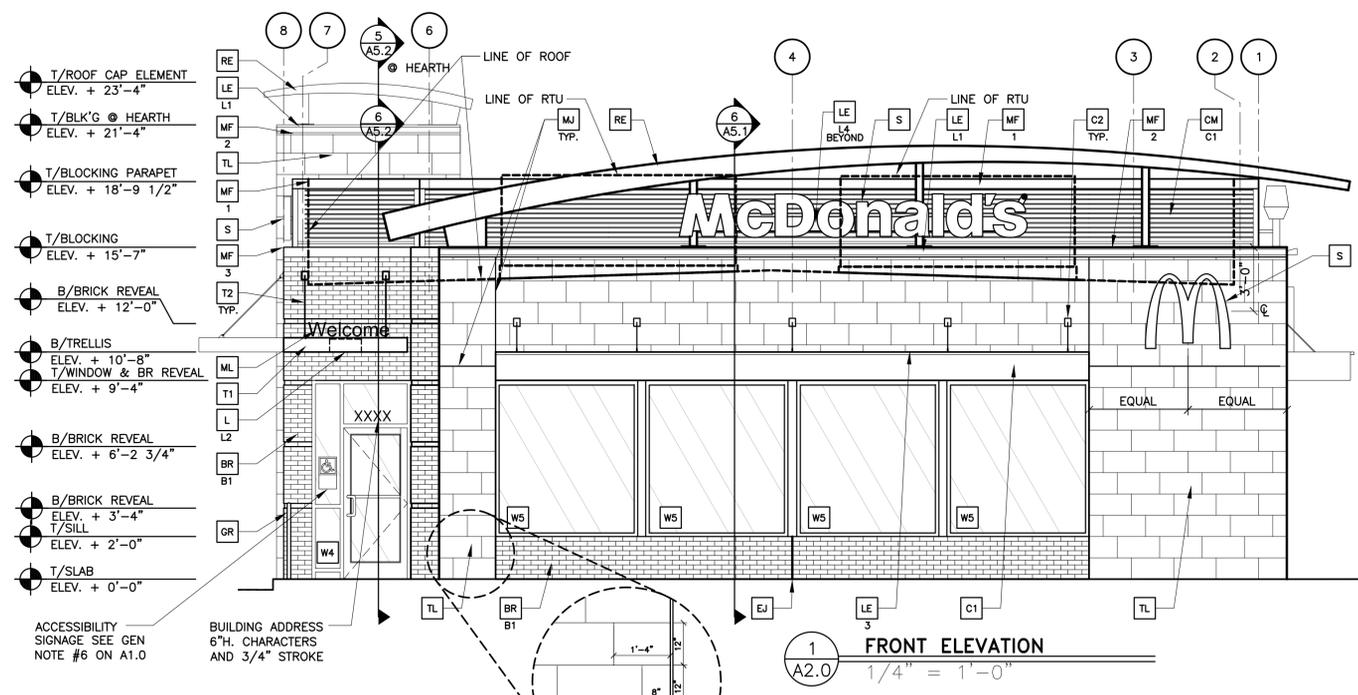


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EUROWEST TILE PACKAGE:
 INCLUDES: TILE, WATERPROOFING, SETTING MATERIAL, GROUT, INITIAL CLEANING

EUROWEST TILE: OYSTER BRUSHSTROKE 12"x24"x3/8" PORCELAIN BRUSHED HONED FINISH LAYOUT PATTERN: 33% MAX.

WATERPROOFING, SETTING MATERIAL AND GROUT: BY MAPEI
 GROUT COLOR: 38 AVALANCHE, GROUT WIDTH: 1/8" TO 3/16"

INITIAL CLEANING: DETERDEK
 *** POST INSTALLATION CLEANER IS REQUIRED ON ALL TILE APPLICATIONS. VERIFY CLEANING SOLUTION PRODUCT AND INSTRUCTIONS WITH MANUFACTURER.***

EUROWEST CONTACT: JAN DETER, (714) 937-7500

ADDITIONAL MATERIALS BY SCHLUTER SCHLUTER SYSTEMS L.P.

OUTSIDE CORNERS
 COLOR: FOR OYSTER TILE - SAND PEBBLE RONDEC R0100SP (COLOR COATED ALUMINUM)

MOVEMENT JOINTS:
 COLOR: FOR OYSTER TILE - SAND PEBBLE DILEX BWB100SP

END OF TILE FIELD ABOVE ROOF AT HEARTH:
 COLOR: FOR OYSTER TILE - SAND PEBBLE RONDEC R0100SP (COLOR COATED ALUMINUM)

SCHLUTER SYSTEMS L.P. CONTACT: EARL MAICUS, (518) 324-3410

TILE GENERAL NOTES:
 REFERENCE 2011 TONA HANDBOOK -EJ171 MOVEMENT JOINT GUIDELINES

- LOCATION AND FREQUENCY OF JOINTS
 EXTERIOR: 8' TO 12' FEET IN EACH DIRECTION, OR AS INDICATED ON ELEVATIONS.
- JOINT WIDTH
 EXTERIOR: MINIMUM 3/8" FOR JOINTS 8' ON CENTER, MINIMUM 1/2" FOR JOINTS 12' ON CENTER.
- PERIMETER JOINTS - MOVEMENT JOINTS ARE REQUIRED WHERE TILE WORK ABUTS RESTRAINING SURFACES SUCH AS PERIMETER WALLS, AND GRADE. FLEXIBLE SEALANT AND COMPRESSIBLE BACK-UP WHEN REQUIRED OR BOND BREAKER TAPE.
 JOINT MATERIAL: URETHANE
 COLOR: TO MATCH TILE AND GROUT COLOR
- TIE-BACK AND SIGNAGE ATTACHEMENT - PRE-DRILL TILE AND SLEEVE AND SEAL ALL ATTACHEMENT POINTS.

KEY NOTES:

- BR** FACEBRICK: BELDEN OR EQUAL
 SIZE: MODULAR
 COLOR: B1 = "SIENNA BLEND VELOUR A"
- C1** ALUMINUM CANOPY SYSTEM (COLOR: GOLD)
- C2** ALUMINUM CANOPY TIE-BACK SYSTEM
- CM** CORRUGATED METAL PANEL - SEE 3/A5.2
 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- D** HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EJ** EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB** - TYPE:
 1 = PRE-FAB ANCHOR-TITE FASCIA
 2 = PRE-FAB CUSTOM ARCADE FASCIA
 3 = PRE-FAB MASONRY CAP FASCIA
- GR** GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH, SEE 4/A2.1 FOR DETAILS
- L** LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
 L1 = UP AND DOWN FIXTURE
 L2 = DOWN ONLY FIXTURE
- LE** ACCENT LIGHTING - SEE ELECTRICAL
 L1 = LED LIGHT
 L2 = UP AND DOWN FIXTURE
 L3 = DOWN ONLY FIXTURE
 L4 = UP ONLY FIXTURE
- MJ** TILE MOVEMENT JOINT - SEE 6/A4.0 FOR ADDITIONAL SPECIFICATIONS (MOVEMENT JOINTS MUST BE MAINTAINED OVER TIME w/ NEW SEALANT)
- ML** METAL LETTERING - BY OTHERS
- MF** METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/A5.0
 1 - TYPE:
 1 = PRE-FAB ANCHOR-TITE FASCIA
 2 = PRE-FAB CUSTOM ARCADE FASCIA
 3 = PRE-FAB MASONRY CAP FASCIA
- PB** PIPE BOLLARD - PAINTED YELLOW
 (RIMC) COIN COLLECTOR
 UNIT #WPT DT2000 STD
 CALL 1-888-743-7435 TO ORDER
- RE** ROOF CAP ELEMENT BY OTHERS
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- T1** ALUMINUM TRELLIS SYSTEM
- T2** TRELLIS TIE-BACK SYSTEM
- T3** ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 2 ON SHEET A5.0
- TL** TILE SYSTEM - SEE WALL ASSEMBLY 2 AND DETAIL 4/A2.0 FOR ADDITIONAL INFORMATION
- W4** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SEE ASSEMBLY NOTES & FRAME TYPES ON SHEET A6.0
- W2** DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - MANUAL OPEN; ELECTRONIC RELEASE
 SLIDE DIRECTION: RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT

\\MCDONALD\AS1101\CAD001\45 114 - WW\O\CRITERIA\A-ELEV\DWG 10-17-2014 12:44

PREPARED FOR: McDonald's USA, LLC
 12400 WOODBRIDGE AVENUE SOUTH, SUITE 100
 GREENVILLE, MD 21040
 EMAIL: DATA@PREPDESIGN.COM PHONE: (952) 252-4042
 FAX: (952) 252-4953

PREPARED BY: PRELIMINARY NOT FOR CONSTRUCTION
 ARCHITECTURE, INC.
 12/XX/2016
 803-888-1111
 Project Number

DATE	REV	DATE	DESCRIPTION
12/22/16		12/28/16	COMMUNITY DESIGN REVIEW
		1/7/2017	USRD PROGRESS SET REVIEW

2015 STANDARD BUILDING 45114R10 - WOOD/WOOD
 DESCRIPTION: WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH WOOD ROOF TRUSS FRAMING TILE EXTERIOR FINISH ARCADE/ENTRY
 TITLE: 2015 STANDARD BUILDING 45114R10 - WOOD/WOOD
 SHEET NO. 022-0070.00.0
A2.0
 ELEVATIONS

