

# Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM MCDONALD'S USA LLC REQUESTING PRELIMINARY APPROVAL OF A PLANNED DEVELOPMENT DISTRICT TO RENOVATE THE EXISTING DRIVE-THRU RESTAURANT ON PARCEL AL-50-8, LOCATED AT 1903 S WEBSTER AVENUE

Date: 24 January 2019

Attached are the proposed plans submitted by Landform Professional Services, LLC., on behalf of McDonald's USA, LLC. for the preliminary review of the planned development district at 1903 S Webster Avenue. Representatives from the development will be present at the meeting via phone to talk about the project and answer any questions.

## Planned Development District Process

The PDD process offers both the village and the developer flexibility from the zoning code. Not all details of the plan need to be consistent with what is required in the zoning code, but deviation from the zoning code should be to promote a development that is innovative in design, character, and quality.

The Plan Commission and Village Board are asked to make a decision on the preliminary plan review of the drive-thru restaurant building renovation proposal. Site specific details of the project should be discussed and concerns should be brought to the attention of the developer, however, preliminary plan approval or disapproval should be on project concept only – whether or not the proposed project would be consistent with the purpose, spirit, and intent of the Village Comprehensive Plan, other village development plans, and the purpose defined in Article VI of Chapter 475 of the village ordinances.

The petitioner is not prohibited from resubmitting the same or different proposal in the future if preliminary approval is not obtained. Furthermore, approval is preliminary only and does not bind the Village of Allouez to final approval of the project.

The reason for a Planned Development District is the use is an existing non-conforming use, as the property is zoned "Commercial" and does not allow for the drive-thru restaurants. The proposed renovations exceed the amount allowed in **Section 475-36D** of the Village Ordinances:

*"The remodeling involving structural alterations made in a nonconforming building shall not during its life exceed 50% of its assessed value, nor shall the building be enlarged unless the use therein is changed to a conforming use; provided, however, that a nonconforming building damaged by fire, explosion, tornado, earthquake or similar uncontrollable cause to an extent of not more than 60% of its value may be repaired or rebuilt within 12 months of the date of such damage, but not thereafter."*

## Recommendation

Staff has reviewed the presented plans and has shared initial comments with representatives of the development. Staff recommends preliminary approval of the proposed project concept given that the concept is an existing use and the drive-thru is in the rear and side of the building. The developer should continue to work with staff in developing a final site plan that is consistent with the Village of Allouez Comprehensive Plan and meets the necessary permit requirements.

The Plan Commission will review and provide recommendation at the February 4, 2019 meeting.

**The Village Board is asked to approve, not to approve, or to table the PDD petition.** If the recommendation is not to approve, reason for the recommendation must be provided.

# Preliminary PDD Review – Staff Comments

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**Site:** 1903 S. Webster Avenue (Parcel AL-50-8)  
**Petitioner:** Kevin Shay, Landform Professional Services, LLC. (on behalf of McDonald's USA, LLC.)

## Zoning Department review

- Items to consider for preliminary approval:
  - This parcel is not specifically mentioned in the Comprehensive Plan, but this area is mentioned in the Riverside Drive and Webster Avenue Corridor Study, which was incorporated into the Comprehensive Plan in 2015. Page 42 of the Corridor Study says, "No drive-through facilities should be allowed facing the street – they must all be located in the rear. Auto-oriented uses should be minimized and wide driveways should be discouraged in order to facilitate pedestrian movement." This development is an existing business and has the drive-thru in the rear of the building.
  - The property is located on an arterial road (CTH X/Webster Avenue), with commercial uses in the area.
- Items to consider for final approval:
  - A portion of the business parking and one of the ingress/egress is on the neighboring property. Evidence of an established easement for shared parking and ingress/egress between both properties should be provided/established.
  - Consideration should be given to a wider sidewalk terrace on Webster Avenue, should the road be reconstructed in the future.
  - A pedestrian connection should be provided from the sidewalk on Webster Avenue to the front entrance of the building.
  - Should the parking lot be resurfaced, improvements to the drive aprons should be made to ensure no more than 2% cross-slope in the sidewalk panels.
  - Building finishes and features should be of brick, stone, or other approved material.
  - Improvements to the sign should be included in final plan submittal.
  - Dumpster enclosure should be of consistent material as the primary building.
  - Designated bicycle parking should be provided.
  - Green space seems to be adequate at this time.
  - All other zoning requirements for "Commercial" stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.

## Fire Department review

- No comments or concerns for this project.

## Parks, Recreation, and Forestry Department review

- No comments or concerns for this project.

## Public Works Department review

- No comments at this time. Will review more when detailed site plans and stormwater details are submitted for final approval.

## Building Inspection review

- No comments at this time. Will review more when detailed site plans are submitted for final approval.

**Date Reviewed:** January 24, 2019

**Comments Submitted By:** Trevor Fuller, Village of Allouez Planning & Zoning Administrator

## **Introduction**

On behalf of McDonald's USA, LLC, Landform is pleased to submit an application for a Planned Development District (PDD) to allow remodeling of the existing legal, nonconforming McDonald's Restaurant on a 1.17-acre lot located at 1903 Webster Avenue in Allouez. We are excited about improvements for the site, that will include a modern building, improved stormwater management, and improved pedestrian connections.

## **Site Plan**

The site is home to an existing McDonald's Restaurant. The site is currently served by two driveways, with the southern access granted through an access easement on the adjacent property. It is our intention to retain these existing access points with the improvements to the site.

### **Building Façade**

The exterior of the current building will be taken off and replaced with an updated style that includes materials such as brick, aluminum, and corrugated metal. The building exterior complies with the requirements in Section 475-92 of the Zoning Ordinance. The current building footprint will not change.

### **ADA Improvements**

The handicap stalls will be reconstructed to meet ADA standards. The existing sidewalk surrounding the building will be modified to meet ADA access standards along with the new connection to the public sidewalk located on the West side of Pinto Drive.

### **Striping the Parking Lot**

The existing parking lot will be striped to show the changes to the existing parking layout and to add additional traffic directional arrows to aid in smooth traffic flow on site. No reduction in the number of parking spaces will result from the improvements.

### **Signage**

The drive-through signage includes a menu board, presell board, order canopy, and a gateway sign. The sign elements meet the requirements in Section 475-78 of the Zoning Ordinance. The directional signage on site will be replaced with new signs. The directional signs meet the standards in Section 475-74 of the Zoning Ordinance.

### **Stormwater Management**

The stormwater management for the site will be improved by installing two drop structures on the east side of the site that will provide quality control by separating coarse particles from the stormwater runoff.

## Planned Development District

We are requesting a Planned Development District to allow remodeling of the existing McDonald's restaurant when exceeding the value of improvements for a legal nonconforming use. Section 475-52 of the Zoning Ordinance requires approval by the Village Board for a Planned Development District. Section 475-50 of the Zoning Ordinance outlines four criteria for determining the acceptability of a planned development proposal, our plans meet the criteria as follows:

1. *The uses proposed and their intensity and arrangement on the site shall be of such a visual, aesthetic and operational character that they:*
  - a) *Are compatible with the physical nature of the site, with particular concern for preservation of natural features, tree growth and open space.*

The site is an existing McDonald's restaurant. The proposed changes to the site will enhance the aesthetic character of the site by upgrading the exterior of the building. The proposed improvements will maintain the same amount of open space on the site, with two crosswalks added for additional pedestrian safety.

- b) *Would produce an attractive environment compatible with the general development plans established by the community.*

The proposed improvements are consistent with the Village of Allouez Comprehensive Plan which identifies the following goal, "Provide safe pedestrian and bicycle connections to destinations, such as parks, trails, schools, employment centers, shopping areas, and between/within subdivisions." The pedestrian connections provide a safer and more walkable environment.

- c) *Would not adversely affect the anticipated provision for school or municipal services.*

The site is currently served by utilities and the proposed improvements will not adversely affect these municipal services.

- d) *Would not create a traffic or parking demand which exceeds the capacity of those facilities proposed to serve it.*

The proposed improvements to the site will improve the traffic flow on the site and provide additional directional pavement markings to guide vehicles, creating a safer vehicle and pedestrian environment. The proposed parking is sufficient to serve the customers of the restaurant and meets the required parking in Section 475-32 of the Zoning Ordinance.

## **Summary**

We respectfully request approval of the planned development district to allow modifications to the McDonalds Restaurant at 1903 Webster Avenue.

Our understanding is the applications will be heard with a public hearing at the Planning Commission meeting on January 28<sup>th</sup> who will make a recommendation to the Village Board, who takes action at their February 5<sup>th</sup> meeting.

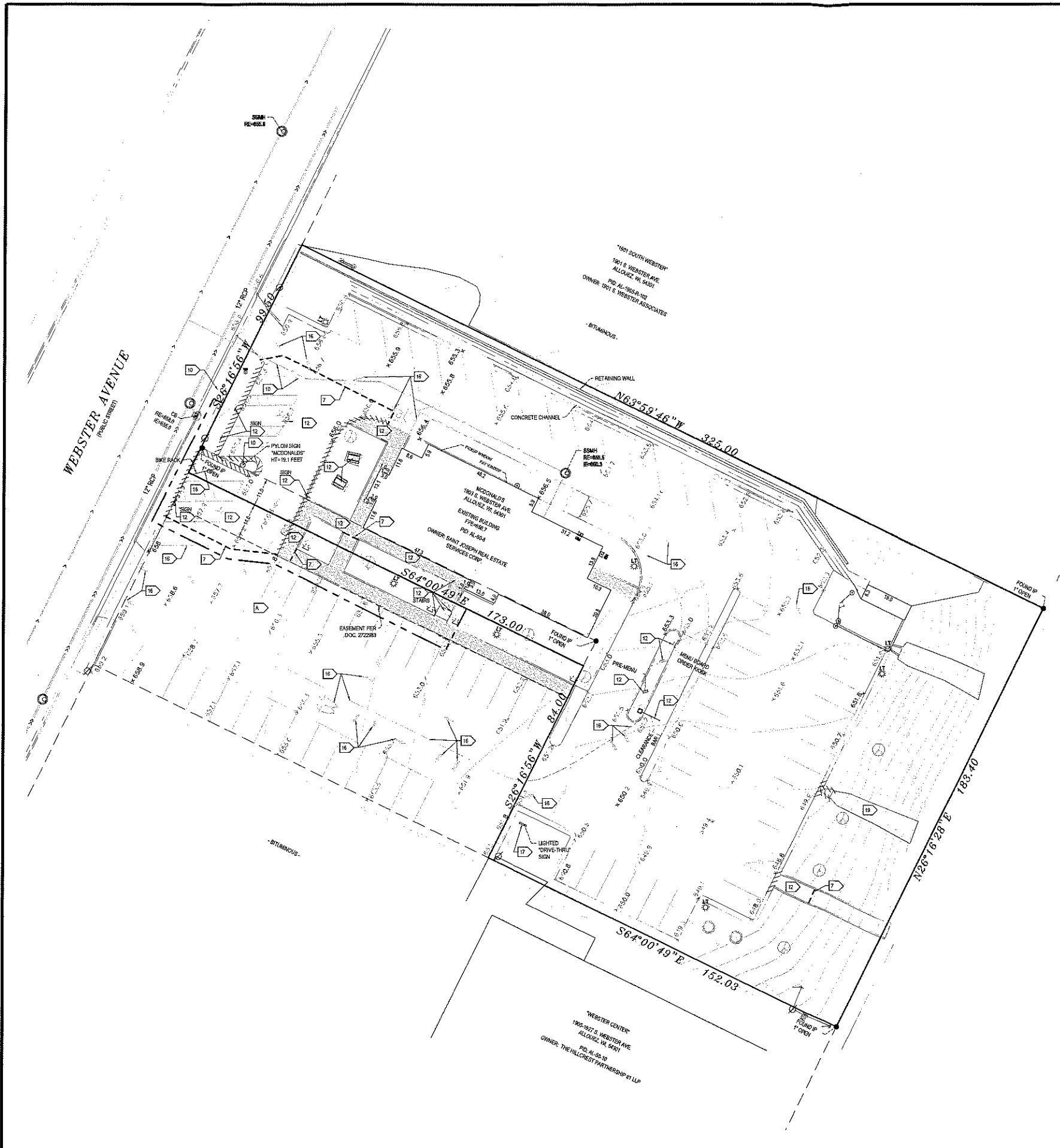
## **Contact Information**

This document was prepared by:

Kevin Shay  
Landform  
105 South Fifth Avenue, Suite 513  
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Kevin Shay at [kshay@landform.net](mailto:kshay@landform.net) or 612.638.0228.





**GENERAL NOTES**

A CONTRACTOR TO VERIFY THAT McDONALD'S HAS OBTAINED AN EASEMENT ON THE ADJACENT PROPERTY PRIOR TO PERFORMING ANY WORK ON THE ADJACENT PROPERTY.

**EXISTING CONDITIONS**

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY LANDFORM MINNEAPOLIS, MN, ON SEPTEMBER 4TH, 2014. EXPRESSLY FOR THIS PROJECT. ALLOWEZ, WI RECORD DRAWINGS AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR IMPLIED, 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**

2. OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
3. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
4. SEE SHEET C2.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
5. 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, CANOPES, AND ANY ASSOCIATED CONSTRUCTION WITHIN ENTIRETY. REFER TO ARCHITECTURE.
6. DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
7. SAWCUT EXISTING PAVEMENT. REMOVE CONCRETE WALKS, SLABS, AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
8. COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
9. 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.
10. 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.
11. REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
12. 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 STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
13. COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, FIDUCIES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
14. 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.
15. HAUL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS.
16. REMOVE PAVEMENT MARKINGS.
17. REMOVE AND REPLACE FOUNDATION AS NECESSARY FOR NEW DIRECTIONAL SIGN. REFER TO DETAILS C2.A1 AND C2.B. SEE SHEET C2.1 FOR ADDITIONAL NOTES.
18. REMOVE AND SALVAGE BIKE RACK. REFER TO SHEET C2.1 FOR NEW LOCATION.
19. REMOVE AND SALVAGE RIP RAP. REFER TO SHEET C2.1 FOR NEW LOCATION.

**DEMOLITION LEGEND**

- CURB REMOVAL
- PAVEMENT SAWCUT
- CONSTRUCTION LIMITS

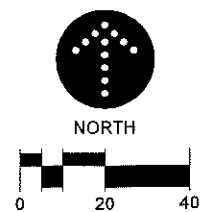
REV	DATE	DESCRIPTION	BY	CHECKED



**McDONALD'S USA, LLC.**

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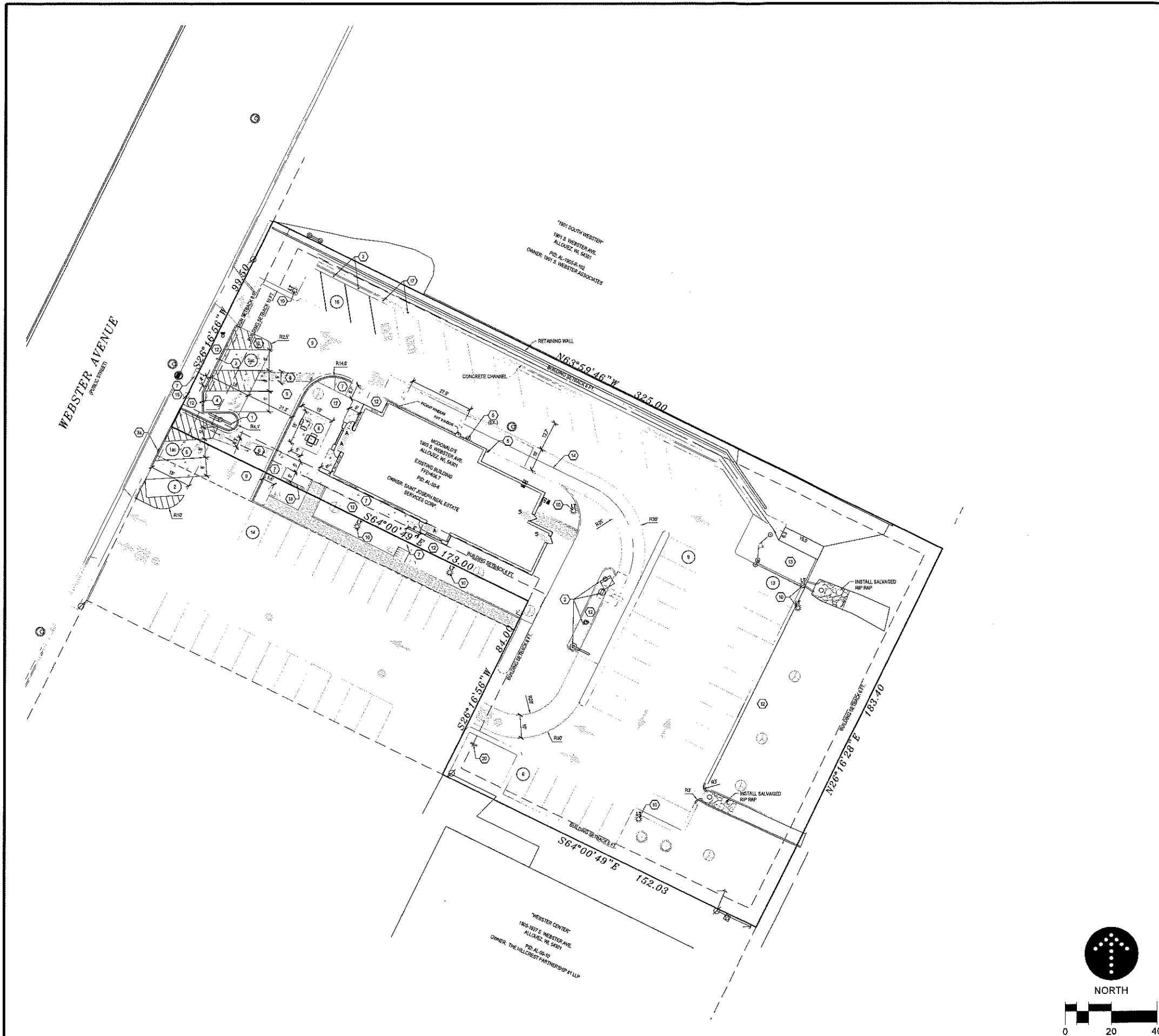
STATE	WI	COUNTY	BROWN
STREET ADDRESS	1903 S WEBSTER AVE		
SHEET NAME	DEMOLITION		
NATIONAL NUMBER	86481	STATE NUMBER	048-0174
DATE ISSUED	12/20/16	DATE REVIEWED	12/20/16
PROJ. ISSUED	12/20/16	PROJ. REVIEWED	12/20/16
DATE	12/20/16	DATE	12/20/16



**LANDFORM**  
From Site to Finish

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Fax: 612-252-0077  
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**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 C7.1A.
- 4) STATE AND ADA APPROVED ACCESSIBLE SIGN WITH "VAN ACCESSIBLE" SIGN PER DETAIL C7.1A.1.
- 5) STATE AND ADA APPROVED ACCESSIBLE SIGN WITH "VAN ACCESSIBLE" SIGN PER DETAIL C7.1A.2.
- 6) 6" x 36" BOLLARD, REFER TO DETAIL C7.1A AND NOTE "M" ON SHEET C2.2. CONTRACTOR TO PROVIDE NEW BOLLARD COVER ON ALL EXISTING BOLLARDS.
- 7) CONCRETE DRIVE APRONS AND SLABS, REFER TO SHEET C3.1 FOR SPECIFICATIONS.
- 8) CONCRETE SIDEWALK, MEET AND MATCH EXISTING SIDEWALK. REFER TO SHEET C3.1.
- 9) CONCRETE PATIO, MEET AND MATCH SIDEWALK. REFER TO SHEET C3.1.
- 10) BITUMINOUS PAVEMENT, REFER TO SHEET C3.1 FOR SPECIFICATIONS.
- 11) PARKING LOT LIGHT, - EXISTING.
- 12) RESERVED.
- 13) PLANTING AREA, REPLACE IN-KIND FOR AREAS THAT ARE DISTURBED.
- 14) TRASH ENCLOSURE, - EXISTING.
- 15) STACKING DISTANCE IS 120'.
- 16) CONNECTION TO PUBLIC SIDEWALK.
- 17) RESERVED.
- 18) MOBILE ORDER PICK UP SIGNAGE, REFER TO DETAIL C2.62.
- 19) REPLACE SALVAGED BIKE RACK.

**DIRECTIONAL SIGNAGE NOTES**

- 19) NEW OR REPLACED DIRECTIONAL SIGNAGE IS NOT BEING APPROVED AS PART OF THIS PLAN SET WITH THE JURISDICTION.
- 20) DIRECTIONAL SIGNAGE, INSTALL NEW BASE FOR DIRECTIONAL SIGNAGE AS NECESSARY. REFER TO DETAIL C2.41 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.

**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.

**ZONING AND SETBACK SUMMARY**

THE PROPERTY IS ZONED COMMERCIAL ZONE (C)  
 BUILDING SETBACK INFORMATION IS AS FOLLOWS  
 FRONT YARD = 15 FT.  
 REAR = 5 FT.  
 SIDE (INT.) = 5 FT.  
 SIGN SETBACK INFORMATION IS AS FOLLOWS  
 FRONT = 8 FT.

**PARKING SUMMARY**

REQUIRED PARKING	
ONE STALL PER 100 SF OF BUILDING	
3,667 SF TOTAL	
3,667 SF / 100 = 37 STALLS	
TOTAL PARKING STALLS REQUIRED	37 EA.
PROVIDED PARKING	
STANDARD STALLS	50 EA.
ACCESSIBLE STALLS	3 EA.
TOTAL PARKING STALLS PROVIDED	53 EA.

**AREA SUMMARY**

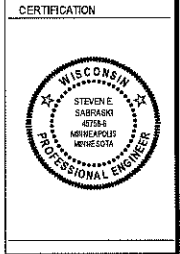
	SQ. FT.	AC.	%
EXISTING PERVIOUS	11,959	0.274	27.9%
EXISTING IMPERVIOUS	31,233	0.719	72.0%
TOTAL	43,192	0.993	100.0%
PROPOSED PERVIOUS	11,857	0.272	27.4%
PROPOSED IMPERVIOUS	33,331	0.719	72.6%
TOTAL	45,188	0.991	100.0%

**LEGEND**

GREEN SPACE

REVISION HISTORY

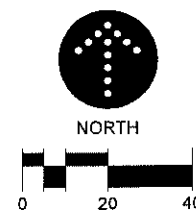
REV	DATE	DESCRIPTION



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STATE	WI	CITY	ALLOUEZ
COUNTY	BROWN	STREET ADDRESS	1903 S WEBSTER AVE
DATE REVIEWED	12/26/18	SHEET NAME	SITE PLAN
DATE ISSUED	12/07/18	NATIONAL NUMBER	04481
DATE	12/07/18	STATE NUMBER	048-0174



**811**  
Know what's Below. Call before you dig.

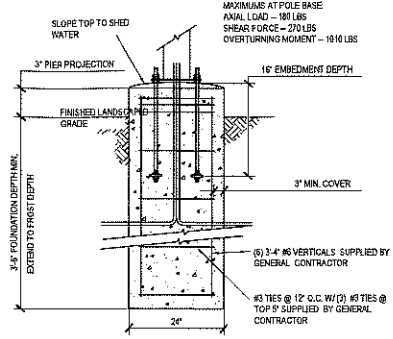
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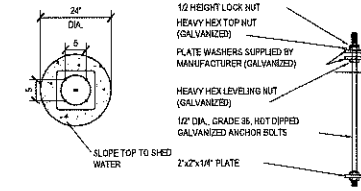


NOTE:  
DESIGN CODES  
IBC 2016  
ASCE 7-16  
ACI 318.1M  
ASCE 13th EDITION  
AWS D1.1  
WIND SPEED 130 MPH FACTORED, 3-SEC GUST  
EXPOSURE C  
DESIGN LOADS DERIVED FROM THESE CODES AND FORCES  
-WIND - 150W  
-SHEAR - 270W  
-MOMENT - 191W  
-USE CONCRETE WITH A 3000 PSI MINIMUM COMPRESSIVE STRENGTH (FC)  
-PIER DEPTHS REQUIRED ARE MINIMUM. ALL PIERS TO EXTEND TO PROST  
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 (K1)  
-TOP OF SOIL, NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS  
(EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).  
-PROVIDE A MINIMUM OF 2" CONCRETE COVER FOR ALL EMBEDDED STEEL.  
-ALL REINFORCING STEEL BY GENERAL CONTRACTOR.



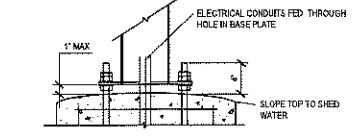
FOUNDATION - NTS

NOTES:  
-TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT  
ACCUMULATE.  
-USE #55A GRADE 36 BOLTS MINIMUM  
-USE HOT DIPPED GALVANIZED BOLTS.  
-ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISI CODE OF  
STANDARD PRACTICE.  
-ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN  
ASSEMBLY FROM THE SIGNALIGHTING 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 SIGNALIGHTING 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.

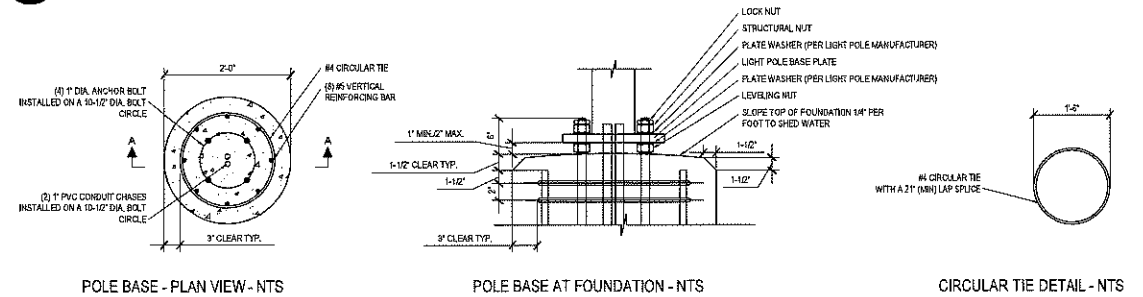


CONNECTION DETAILS - NTS

GENERAL NOTES

-THE FOLLOWING CODES SHALL BE USED UNLESS  
NOTED OTHERWISE:  
IBC 2016  
ASCE 7-16  
ACI 318.1M  
ASCE 13th EDITION  
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WIND SPEED 130 MPH FACTORED, 3-SEC GUST  
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(EMBEDMENT DEPTHS SHOWN ARE FROM GRADE).  
-PROVIDE A MINIMUM OF 2" CONCRETE COVER FOR ALL EMBEDDED STEEL.  
-ALL REINFORCING STEEL BY GENERAL CONTRACTOR.

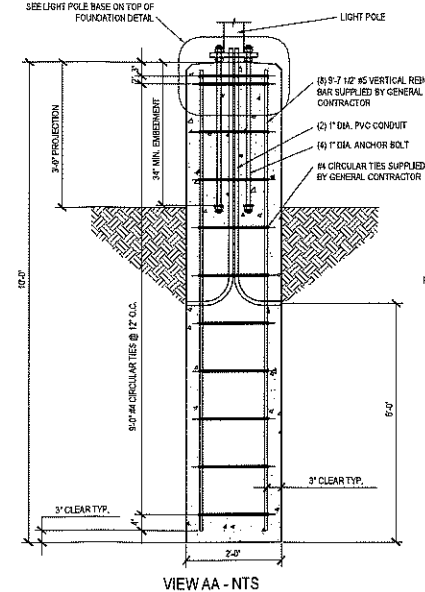
1 TYPICAL DIRECTIONAL SIGN FOUNDATION & CONNECTION DETAILS - 130 MPH FACTORED WIND SPEED



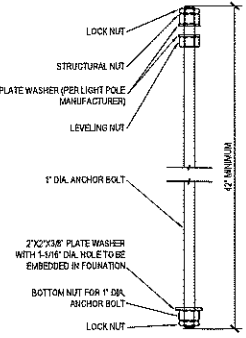
POLE BASE - PLAN VIEW - NTS

POLE BASE AT FOUNDATION - NTS

CIRCULAR TIE DETAIL - NTS



VIEW AA - NTS



ANCHOR BOLT - NTS

DESIGN CRITERIA  
AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS,  
FIFTH EDITION, 2005

FOUNDATION DESIGN PARAMETERS

- MAXIMUM LIGHT POLE BASE REACTIONS: BASE MOMENT = 16,845 lb-ft BASE SHEAR = 970 lbs
- MAXIMUM WIND SPEED (3 SECOND GUST) = 130 MPH (155 MPH FACTORED)
- MINIMUM REQUIRED SOIL PARAMETERS, COHESIVE SOILS:  
- SHEAR STRENGTH = 750 lb/ft<sup>2</sup>  
- 5" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL  
- COHESIONLESS SOILS  
- ANGLE OF INTERNAL FRICTION = 27 DEGREES  
- WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION  
- 5" 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 BEFORE THIS DESIGN IS USED. 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 8'  
FROM A RETAINING WALL.
- THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE  
EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

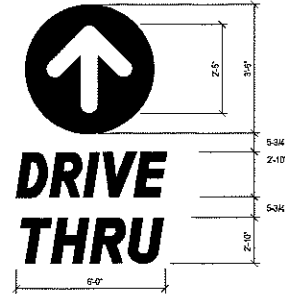
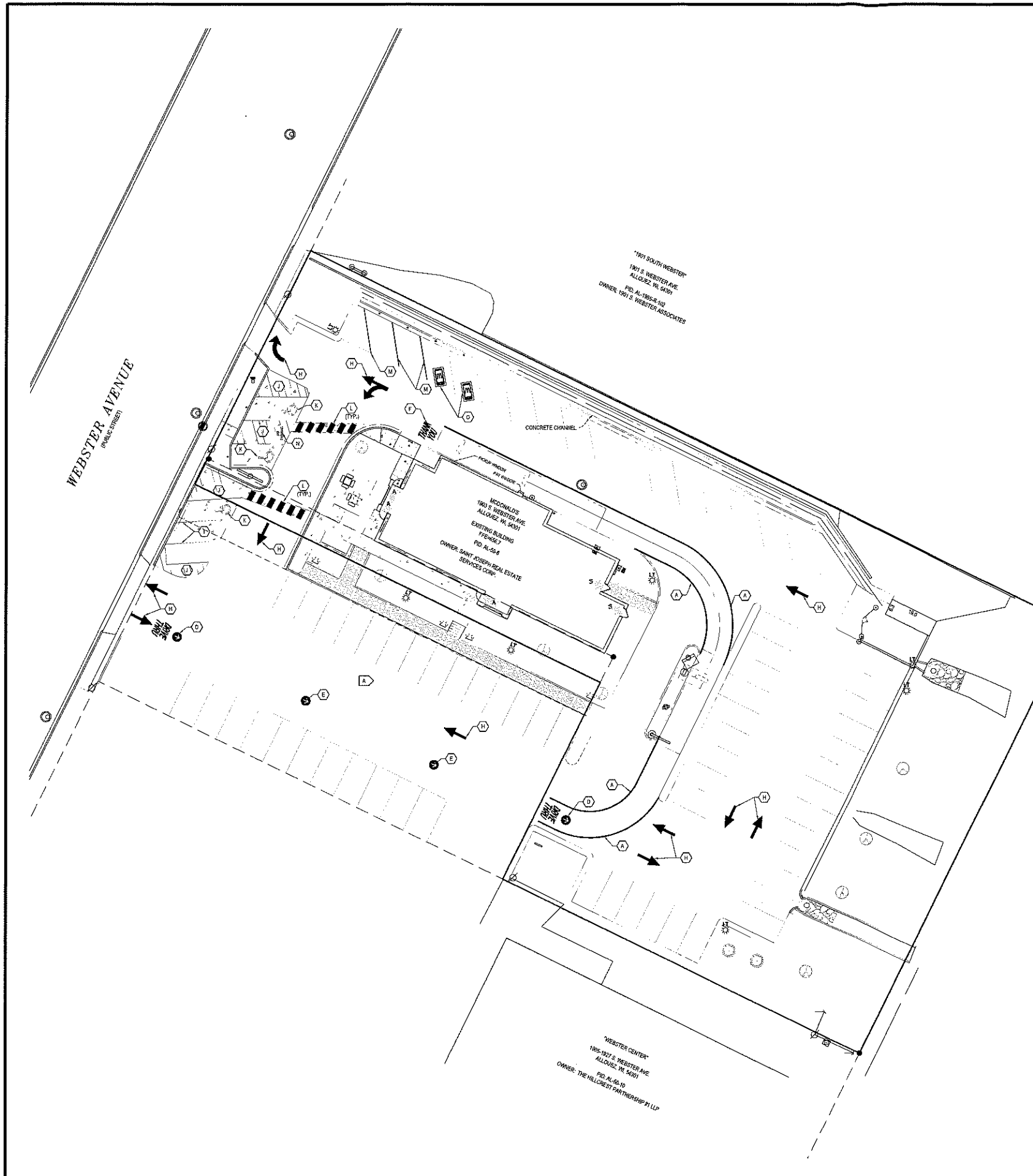
- CONCRETE COMPRESSIVE STRENGTH (FC) SHALL BE A MINIMUM OF 3000psi
- ANCHOR BOLTS SHALL BE ASTM A193 GRADE 8, HOT DIP GALVANIZED PER ASTM F2209
- REINFORCING STEEL SHALL BE ASTM A636 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
- NUTS SHALL BE HEAVY HEX ASTM A193 GRADE 8, HOT DIP GALVANIZED PER ASTM A193
- PLATE SHALL BE ASTM A36 GRADE 50, HOT DIP GALVANIZED PER ASTM A193
- LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A193

2 TYPICAL LIGHT POLE FOUNDATION DETAILS

NO SCALE

REVISION HISTORY		DATE	REV	CERTIFICATION
		12/07/18		
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CITY	STATE	DRAWN BY	DATE ISSUED	
ALBUQUE	NM	TDD	12/07/18	
STREET ADDRESS	COUNTY	PROT. ISSUED		
1903 S WEBSTER AVE	BROWN			
SHEET NAME		REVIEWED BY		
DRIVE-THRU DETAILS		CHG		
NATIONAL NUMBER		DATE REVIEWED		
06481		12/07/18		
SHEET NO.		DATE ISSUED		
C2.4		12/07/18		
FILE NAME		STATE NUMBER		
C204MCD196.DWG		06481		
PROJECT NO.				
MCD12190				





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

1 PAINTED 'DRIVE THRU' WITH ARROW  
NO SCALE



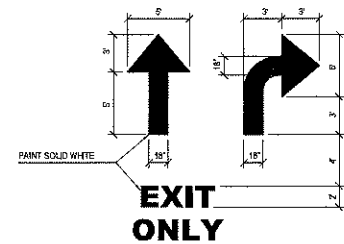
NOTE: ARROW SHALL BE PAINTED YELLOW (PMS 123)

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

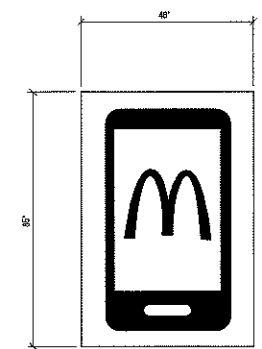


NOTE: TEXT SHALL BE PAINTED WHITE

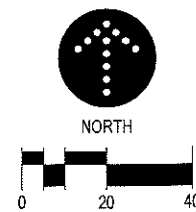
5 PAINTED 'NO PARKING'  
NO SCALE

- GENERAL NOTES**
- A CONTRACTOR TO VERIFY THAT MCDONALD'S HAS OBTAINED AN EASEMENT ON THE ADJACENT PROPERTY PRIOR TO PERFORMING ANY WORK ON THE ADJACENT PROPERTY.
- STRIPING NOTES**
- A 6" WIDE PAINTED STRIPE, WHITE
  - B RESERVED
  - C RESERVED
  - 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 RESERVED
  - H PAINTED SITE CIRCULATION ARROW, SEE DETAIL 4, SEE GENERAL NOTE 4.
  - I 4" WIDE CUSTOMER PARKING STRIPING, WHITE
  - J STRIPED 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 C7.51.
  - L 2' x 4' PAINTED CROSSWALK STRIPING AT 4 O.C. WHITE
  - M 4" WIDE RESERVED DRIVE-THRU PARKING STALL STRIPING, PMS 123 YELLOW.
  - N PAINTED GRAPHIC, SEE DETAIL 5, SEE GENERAL NOTE 4.
  - O PAINTED GRAPHIC, SEE DETAIL 6, SEE GENERAL NOTE 4.

- GENERAL NOTES**
- FIELD VERIFY AND CONFIRM EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY MCDONALD'S PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
  - SEE SHEET C2.1 FOR ALL RADIIUS DIMENSIONS.
  - SEE SHEET C2.2 FOR DRIVE-THRU CONSTRUCTION.
  - ALL PAVEMENT STENCILS MUST BE PURCHASED FROM THE FOLLOWING AUTHORIZED PROVIDER:  
PAVEMENT STENCIL COMPANY  
P.O. BOX 1804  
ROANOKE, VA 24014  
PHONE: 252-5461 FAX: 540-427-1326  
PAVEMENTSTENCIL.NET



6 PAINTED MOBILE ORDER SYMBOL  
NO SCALE



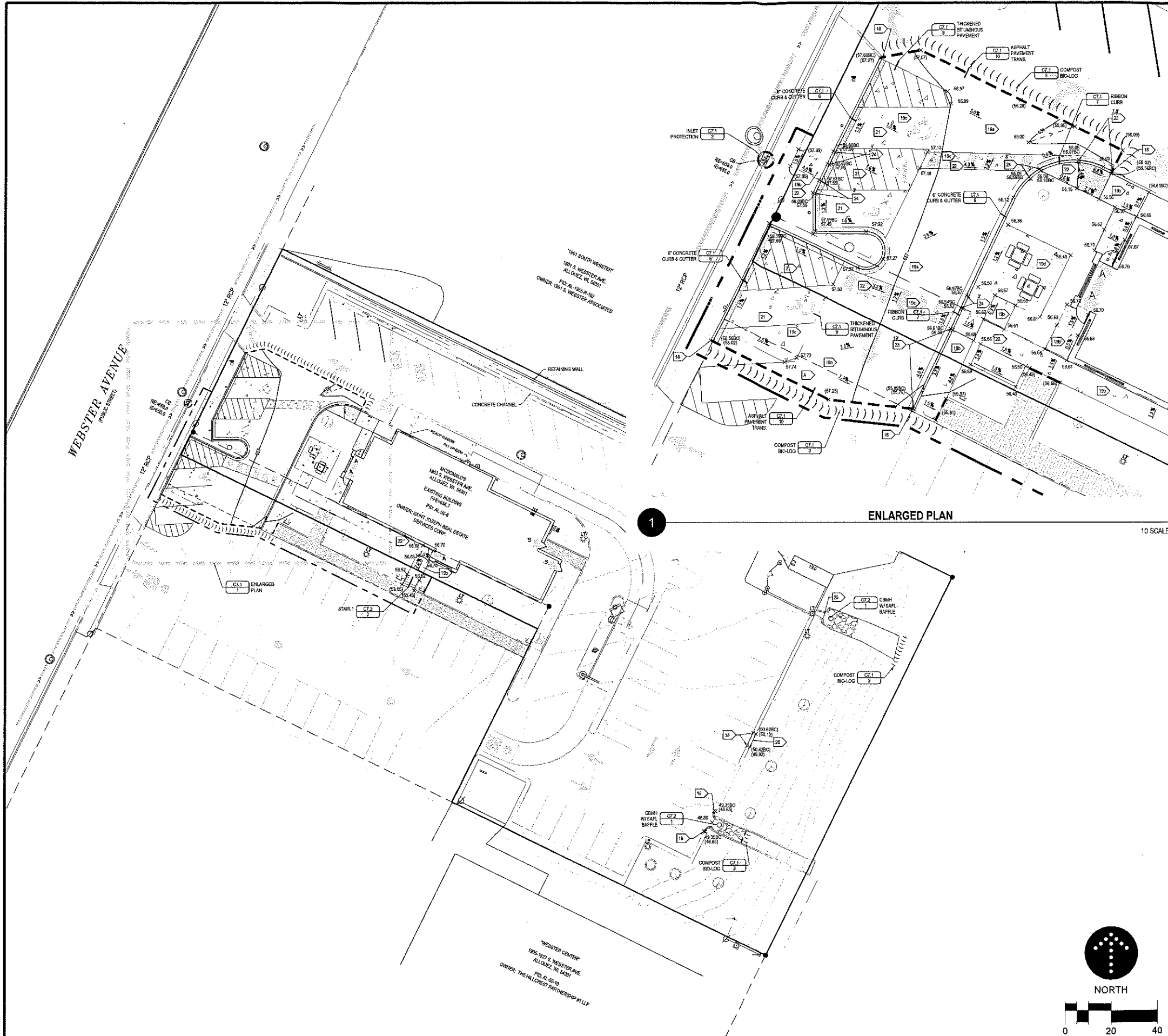
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REVISION HISTORY		DATE		DATE		DATE		DATE	
REV	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CERTIFICATION									
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CITY	STATE	CITY	COUNTY	DATE REVIEWED	DATE ISSUED	DATE REVIEWED	DATE ISSUED	STATE NUMBER	
ALLOUEZ	WI	BROWN	BROWN	CNC	12/05/16	CNC	12/07/18	048-0174	
STREET ADDRESS	SHEET NAME		NATIONAL NUMBER						
1903 S WEBSTER AVE	STRIPING		06481						
SHEET NO.	C2.6								
FILE NAME:	C206MCD190.DWG								
PROJECT NO.	MCD12190								



- GENERAL NOTES**
1. CONTRACTOR TO VERIFY THAT MCDONALD'S HAS OBTAINED AN EASEMENT ON THE ADJACENT PROPERTY PRIOR TO PERFORMING ANY WORK ON THE ADJACENT PROPERTY.
- 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 OF 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.
  - ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA.
  - SEED, SOIL, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:
 

ITEM	SPECIFICATION NUMBER
SEED	WISDOT 601
MULCH	WISDOT 620
FERTILIZER	WISDOT 627
  - ALL DISTURBED LANDSCAPE AREAS SHALL BE RESTORED IN-KIND. COORDINATE WITH MCDONALD'S AREA CONSTRUCTION MANAGER.
  - 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 COHESIVE SOILS IN PAVED AREAS TO 96% OF MAXIMUM DRY DENSITY. STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FULL DEPTH EXCEEDS 10 FEET. THE SOILS SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. IN GRANULAR SOILS ALL PORTIONS OF THE EMBANKMENT SHALL BE COMPACTED TO NOT LESS THAN 95% OF MODIFIED PROCTOR DENSITY (ASTM D1557).
  - COORDINATE WITH ARCHITECTURAL FOR BUILDING STOOP LOCATIONS. SLOPES SHOWN ON ADJACENT WALKS AND PAVEMENT SHOULD CONTINUE OVER STOOPS.
- PAVING NOTES**
- SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINES UNLESS NOTED OTHERWISE.
  - GRADES BETWEEN PROPOSED SPOT ELEVATIONS SHALL BE CONTINUOUS AND NON-VARIABLE. SPOT ELEVATIONS SHALL GOVERN OVER CONTOUR LINES.
  - MEET AND MATCH EXISTING CURB. TRANSITION AS NEEDED.
- PAVING SECTIONS**
- BITUMINOUS PAVING
    - 1.5-INCH BITUMINOUS WEAR (WISDOT 450)
    - 2.5-INCH BITUMINOUS BASE (WISDOT 300)
    - 6-INCH AGGREGATE BASE (WISDOT 305)
  - CONCRETE WALKWAYS
    - 4-INCH CONCRETE, 4,000 PSI, 5% AIR ENTRAINMENT, MAX. 4" SLUMP (WISDOT 415)
    - 4-INCH AGGREGATE BASE (WISDOT 305)
    - COMPACTED SUBGRADE
    - JOINTS TO BE DESIGNED AND INSTALLED BY CONTRACTOR
  - CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
    - 7-INCH CONCRETE, 4,000 PSI, 5% AIR ENTRAINMENT, MAX. 4" SLUMP (WISDOT 415)
    - 7-INCH AGGREGATE BASE (WISDOT 305)
    - COMPACTED SUBGRADE
  - CONCRETE PATIOS
    - 3-INCH CONCRETE, 4,000 PSI, 5% AIR ENTRAINMENT, MAX. 4" SLUMP (WISDOT 415)
    - 4-INCH AGGREGATE BASE (WISDOT 305)
- CONCRETE JOINTS
    - JOINING 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:
      - a. TOOLED JOINTS: DIVIDE PANELS INTO NOMINALLY EQUAL AREAS.
      - b. EXPANSION JOINTS: SIDEWALKS - 40 FEET MAX.; CURBS - 60 FEET MAX.; PAVEMENT - 80 FEET MAX. ADJACENT TO BUILDING FOUNDATIONS AND STOOPS.
      - c. CONTRACTION JOINTS: SIDEWALKS - 8 TO 10 FEET; CURBS AND APRONS - 42 TO 15 FEET.
  - ACCESSIBLE PAVING STALLS AND ADJACENT ACCESS AREAS SHALL NOT EXCEED A 2.0% 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.
  - TRANSITION TO EXISTING CONCRETE CURB.
  - TRANSITION BETWEEN 6" CONCRETE CURB AND GUTTER TO RIBBON CURB. REFER TO DETAIL C7.1A.
  - MODIFY CONCRETE FLUME AS NECESSARY TO DIRECT ALL DRAINAGE INTO PROPOSED STRUCTURE. MATCH FLOWLINE ELEVATIONS TO OPENING OF NEW STRUCTURE.
  - MATCH ADJACENT CURB.
  - ADJUST STRUCTURE RIMS TO MATCH NEW PAVEMENT ELEVATIONS.

**LEGEND**

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
(Symbol)	INLET PROTECTION	1 EACH
(Symbol)	COMPOST OR BIO-LOG	150 FEET
(Symbol)	PEDESTRIAN RAMP	
(Symbol)	TIP-OUT CURB	
(Symbol)	PAVEMENT SAWCUT	
(Symbol)	CONSTRUCTION LIMITS	

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**C3.1**  
FILE NAME: C301MCD196.DWG  
PROJECT NO: MCD121280

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**PROFESSIONAL ENGINEER**  
STEVEN E. SHARBAUM  
45754  
MINNEAPOLIS  
WISCONSIN

**REVISION HISTORY**

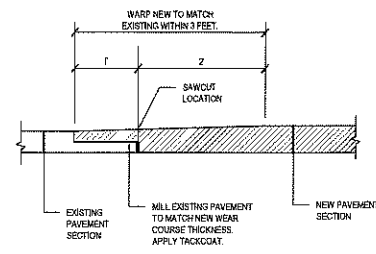
REV	DATE	DESCRIPTION

**CERTIFICATION**

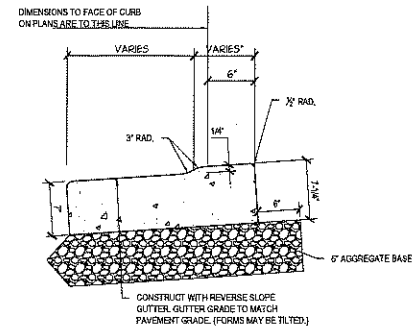
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**PROV. ISSUED:** [ ]  
**REVIEWED BY:** CHC  
**DATE REVIEWED:** 12/05/18  
**DATE ISSUED:** 12/07/18

**STATE:** WI  
**COUNTY:** BROWN

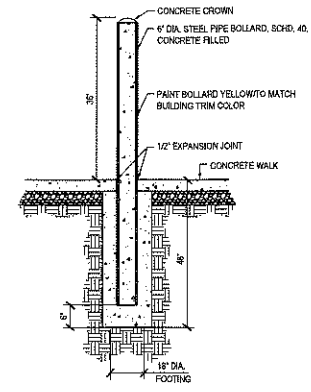
**CITY:** ALLOUEZ  
**STREET ADDRESS:** 1903 S WEBSTER AVE  
**SHEET NAME:** GRADING, DRAINAGE, PAVING, & EROSION CONTROL  
**NATIONAL NUMBER:** 048-0174



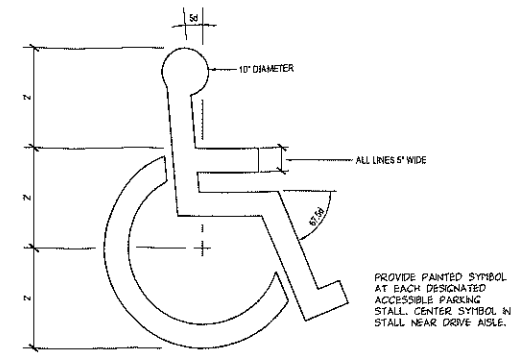
**10 ASPHALT PAVEMENT TRANSITION**  
NO SCALE



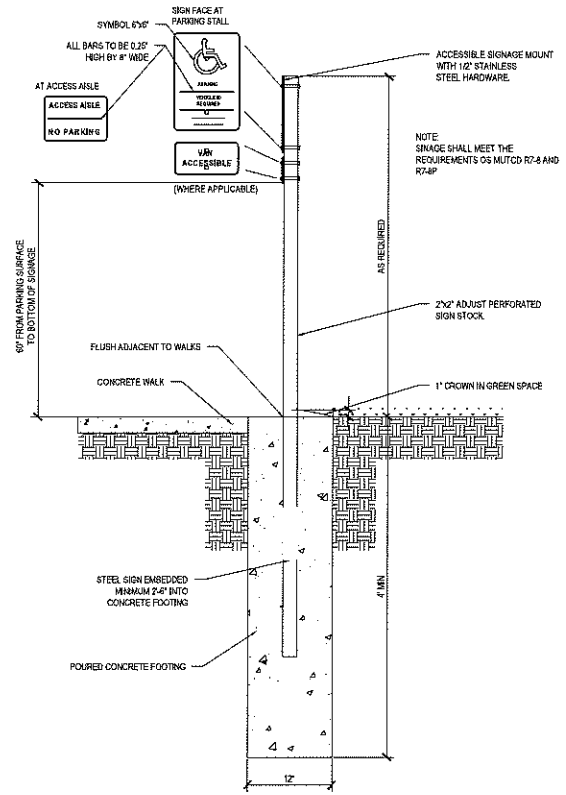
**7 CONCRETE RIBBON CURB**  
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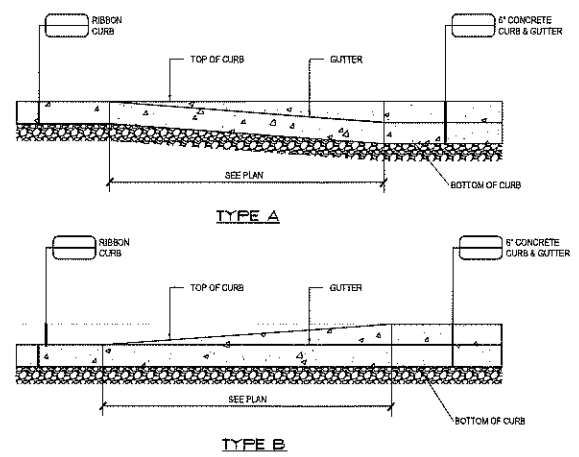
**4 ROUND PIPE BOLLARD**  
NO SCALE



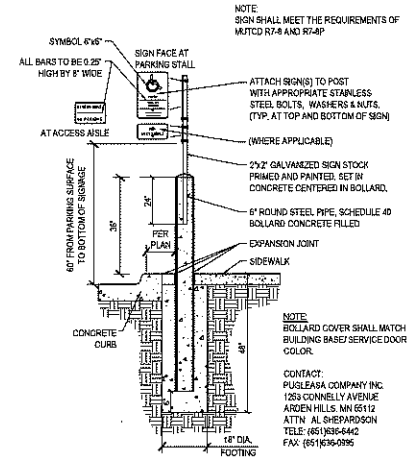
**1 INTERNATIONAL SYMBOL OF ACCESS**  
NO SCALE



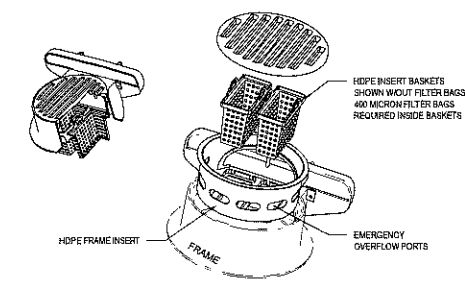
**11 STEEL SIGN POST W/ ACCESSIBLE SIGNAGE**  
NO SCALE



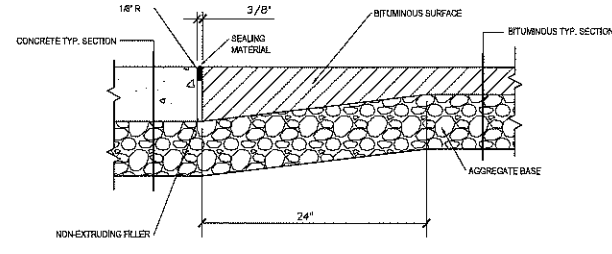
**8 CONCRETE CURB TRANSITION**  
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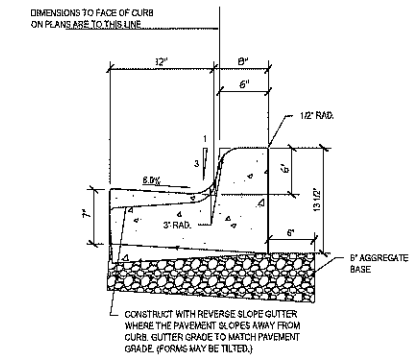
**5 ROUND BOLLARD MCDONALD'S W/ ACCESSIBLE SIGNAGE**  
NO SCALE



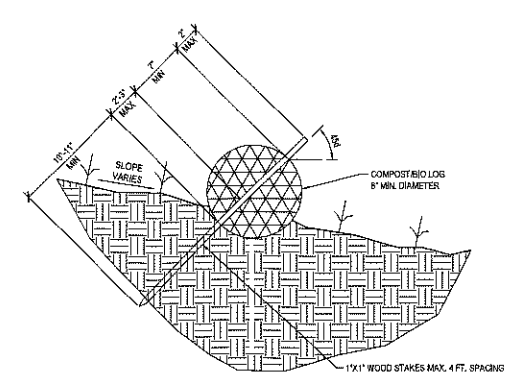
**2 INLET PROTECTION**  
NO SCALE



**9 THICKENED BITUMINOUS EDGE AND CONCRETE SURFACE**  
NO SCALE



**6 6-INCH CONCRETE CURB AND GUTTER**  
NO SCALE



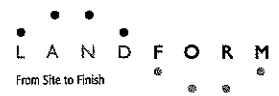
**3 TEMPORARY COMPOST/BIO LOG**  
NO SCALE



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STATE	WI	COUNTY	BROWN
CITY	ALLOUEZ	STREET ADDRESS	1903 S WEBSTER AVE
SHEET NAME	CIVIL CONSTRUCTION DETAILS		
NATIONAL NUMBER	06481	STATE NUMBER	046-0174
DATE ISSUED	12/27/16	DATE REVIEWED	12/28/16
PROJ. NO.	ISSUED BY	REVIEWED BY	CNC
DRAWN BY	TD	DATE	12/27/16



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SHEET NO. **C7.1**  
FILE NAME: C701MCD190.DWG  
PROJECT NO. MCD12190

