

LEGEND

LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES) (24" CLEAR FROM BACK OF CURB)

ROAD SIGN

McDONALD'S DIGITAL MENU BOARD

McDONALD'S ORDER HERE CANOPY

McDONALD'S DIGITAL PRE-BROWSE BOARD

McDONALD'S DOUBLE GATEWAY

McDONALD'S DIRECTIONAL SIGN

DETECTOR LOOP (LOCATION TO BE APPROVED BY McDONALD'S) (RE: C10.0 STANDARD DETAILS)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR : YELLOW

PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *

"THANK YOU" AT END OF PATH - COLOR : YELLOW

"CIRCLE / ARROW" - COLOR : YELLOW

ARROW PATH DIRECTION - COLOR : WHITE

ROLL-FORWARD ARROW PATH DIRECTION - COLOR : YELLOW

STRAIGHT DRIVE-THRU "ARROW MARKING" - COLOR: YELLOW

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @NON-DRIVE-THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	MOUNTABLE CURB RAISED ISLAND (RE: C10.3 STANDARD DETAILS)
4	TURN DOWN CURB (RE: C10.3 STANDARD DETAILS)
5	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
6	McDONALD'S MOBILE SIGNS (COORDINATE WITH OWNER/OPERATOR FOR EXACT LOCATIONS)
7	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: C10.1 STANDARD DETAILS)
8	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
9	NOT USED
10	BOLLARD (RE: C10.1 STANDARD DETAILS)
11	5' GUARDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
12	BIKE RACK (RE: C10.1 STANDARD DETAILS)
13	McDONALD'S ROLL-FORWARD SIGNS (COORDINATE WITH OWNER/OPERATOR FOR EXACT LOCATIONS)
14	DRAINAGE STRUCTURE (RE: C8.1 POST DEVELOPED DRAINAGE PLAN)
15	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
16	6" DRIVE-THRU STRIPING - COLOR : YELLOW
17	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
18	6" MERGE POINT - COLOR : YELLOW
19	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
20	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : WHITE
21	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
22	4" OOSP STRIPING - COLOR : YELLOW
23	8" OOSP STRIPING - COLOR : YELLOW

FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE AND "NO PARKING FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50' IN THE CENTER OF THE FIRE LANE (PERPENDICULAR TO TRAFFIC FLOW AND IN ALTERNATING DIRECTIONS). IF A CURB IS PRESENT ALONG ONE SIDE OF THE LANE THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING. (2018 IFC 503.3)

PARKING CALCULATIONS:

PARKING REQUIRED:	4,368 / 70 = 63
10% REDUCTION:	63 X 10% = 6.3
PARKING PROVIDED:	57
BICYCLE PARKING REQUIRED:	3
BICYCLE PARKING SUBSTITUTION:	6 X 2 = 12
BICYCLE PARKING PROVIDED:	15

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:
ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:
RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38" AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES. (OR PAINT STRIPE)

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

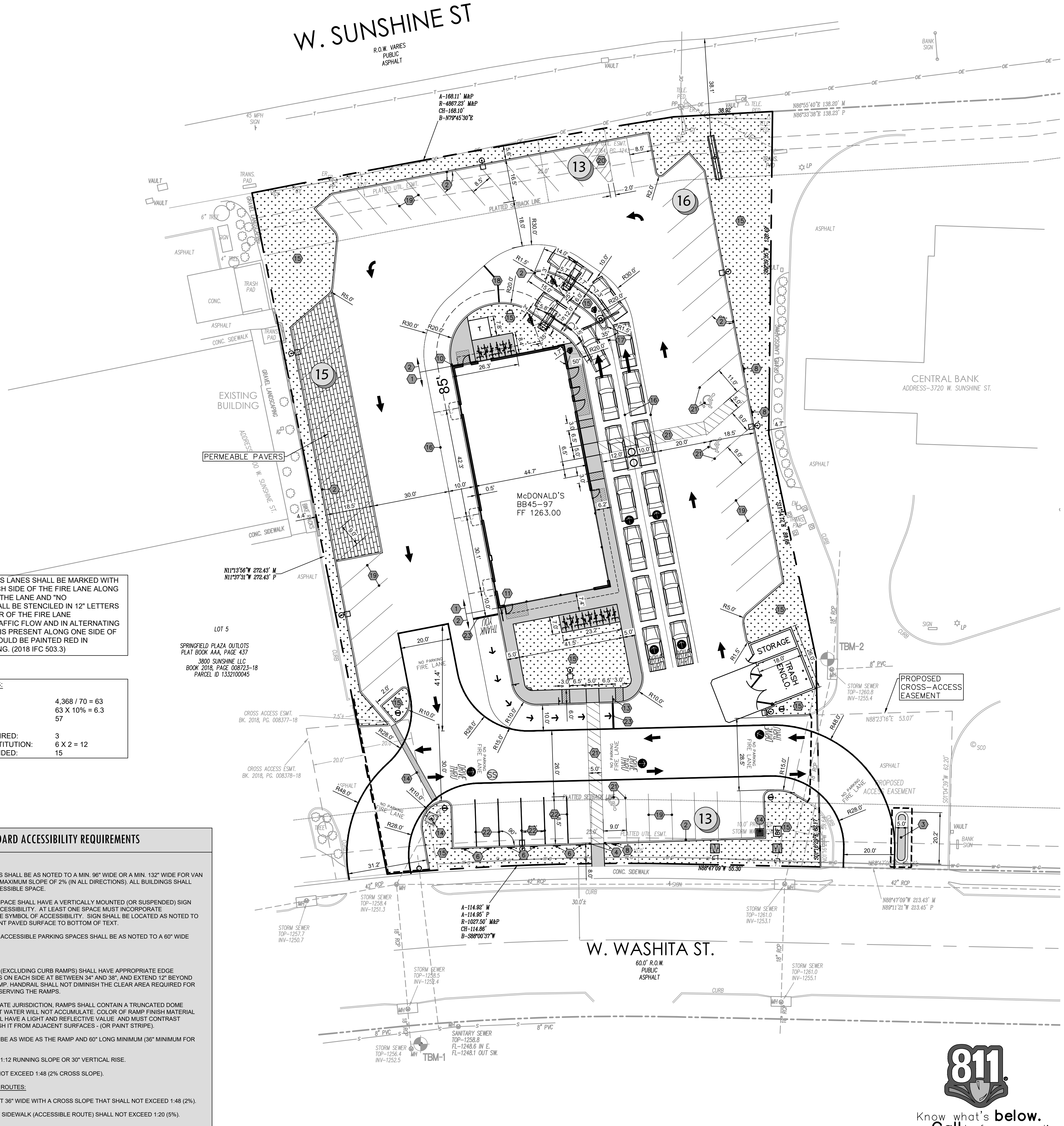
RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SIDEWALKS AND ACCESSIBLE ROUTES:
SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

SITE INFORMATION

LAND AREA:	±52,830 SF (1.21 AC)
CURRENT ZONING:	HC - HIGHWAY COMMERCIAL DISTRICT WITH CONDITIONAL OVERLAY DISTRICT - 1 VACANT RESTAURANT W/DRIVE-THRU
EXISTING USE:	VACANT RESTAURANT W/DRIVE-THRU
PROPOSED USE:	RESTAURANT W/DRIVE-THRU
BUILDING AREA (APPROXIMATE):	4,365 GFA
BUILDING LOT COVERAGE:	4,365 SF / 52,830 SF = 0.08%
PARKING CALCULATIONS:	1 SPACE PER 70 SF, PLUS 6 QUEUING SPACES + 1
PARKING SPACES REQUIRED:	63
PARKING SPACES PROVIDED:	57 (10%)
STACKING REQUIRED:	7
STACKING PROVIDED:	14
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
BICYCLE PARKING REQUIRED:	15
BICYCLE PARKING PROVIDED:	15
PROPOSED LANDSCAPE OPEN SPACE:	9,812 SF (18.6%)
PROPOSED BRICK PAVERS:	1,770 SF (3.4%)



Date	Description	No.
Revisions		

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Project **McDONALD'S NEW PROJECT**
L/C 024-1290
3740 WEST SUNSHINE STREET
SPRINGFIELD

GREENE COUNTY MISSOURI
Drawing Title

SITE PLAN

Project No.	520054201	Drawing No.	C4.0
Date	DECEMBER 2022	Sheet	
Drawn By	OROD	Checked By	DWL

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