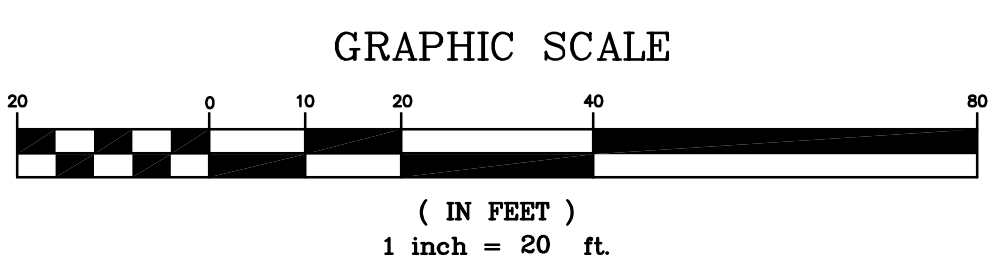


### ZONING INFORMATION

LOT SIZE	±0.92 ACRES
BUILDING SIZE	±5,210 SF
CARIBOU COFFEE LEASE	±2,200 SF
ZONING	C5 - HIGHWAY COMMERCIAL DISTRICT DRIVE-THROUGH FACILITY IS A PERMITTED USE
ACCESS	FULL ACCESS FROM LINCOLN AVE SE
ACCESS AISLE	24' TWO-WAY 90° PARKING, 15' ONE-WAY 60° PARKING
PARKING STALL DIMENSIONS	90' - 9'x19' - STANDARD CAR 60' - 9'x19' - STANDARD CAR
DRIVE THRU STACKING	2 SPACES MINIMUM PER BAY
REQUIRED BUILDING/ACCESSORY STRUCTURE SETBACKS	FRONT: 10'                      INTERIOR SIDE: 0' STREET SIDE: 10'            REAR: 0'
REQUIRED PARKING	DRIVE IN RESTAURANTS: 1 SPACE PER 2 EMPLOYEES + CUSTOMER SPACES = 23 SPACES GENERAL RETAIL (LIGHT): 1 SPACE / 300 S.F. = 10 SPACES
PROVIDED PARKING	33 SPACES (INCLUDING 2 ADA STALLS)
SIGNAGE	MAX. AREA: 200 SF (OR 2 SF PER LF OF STREET FRONTAGE) SETBACK: 0 FT FROM PROPERTY LINE, 100' FROM RESIDENTIAL LOT LINE, BOTTOM OF SIGN - 8" MINIMUM ABOVE GRADE MAX HEIGHT: 40 FT TYPE RESTRICTION: MONUMENT OR PYLON SIGNAGE PERMITTED ILLUMINATION: INTERNAL OR EXTERNAL
STORM WATER	REFER TO ARTICLE 19.12 IN THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE
LANDSCAPE	REFER TO ARTICLE 15 IN THE CITY OF ST. CLOUD LAND DEVELOPMENT CODE



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Date	8-6-19	Drawn By	J.C.	Checked By	C.A.
Scale	1" = 20'				
REVISIONS					
Sheet Title	<b>SITE SKETCH</b>				
Project Title	LINCOLN AVENUE SECTION-36, TOWN-36, RANGE-31 ST. CLOUD BENTON COUNTY, MINNESOTA				
Sheet No.	<b>Abercrombie &amp; Associates, Inc.</b> Civil Engineering + Surveying 8111 Cheviot Road, Suite 200 Cincinnati, Ohio 45247 www.abcrc.com				Job No. 19-0014
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