



Chick-fil-A

Chick-fil-A  
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# CHICK-FIL-A

BAXTER (MN) FSU

7609 EXCELSIOR ROAD  
BAXTER, MN 56425

FSU# 06086

REVISION SCHEDULE NO.	DATE	DESCRIPTION

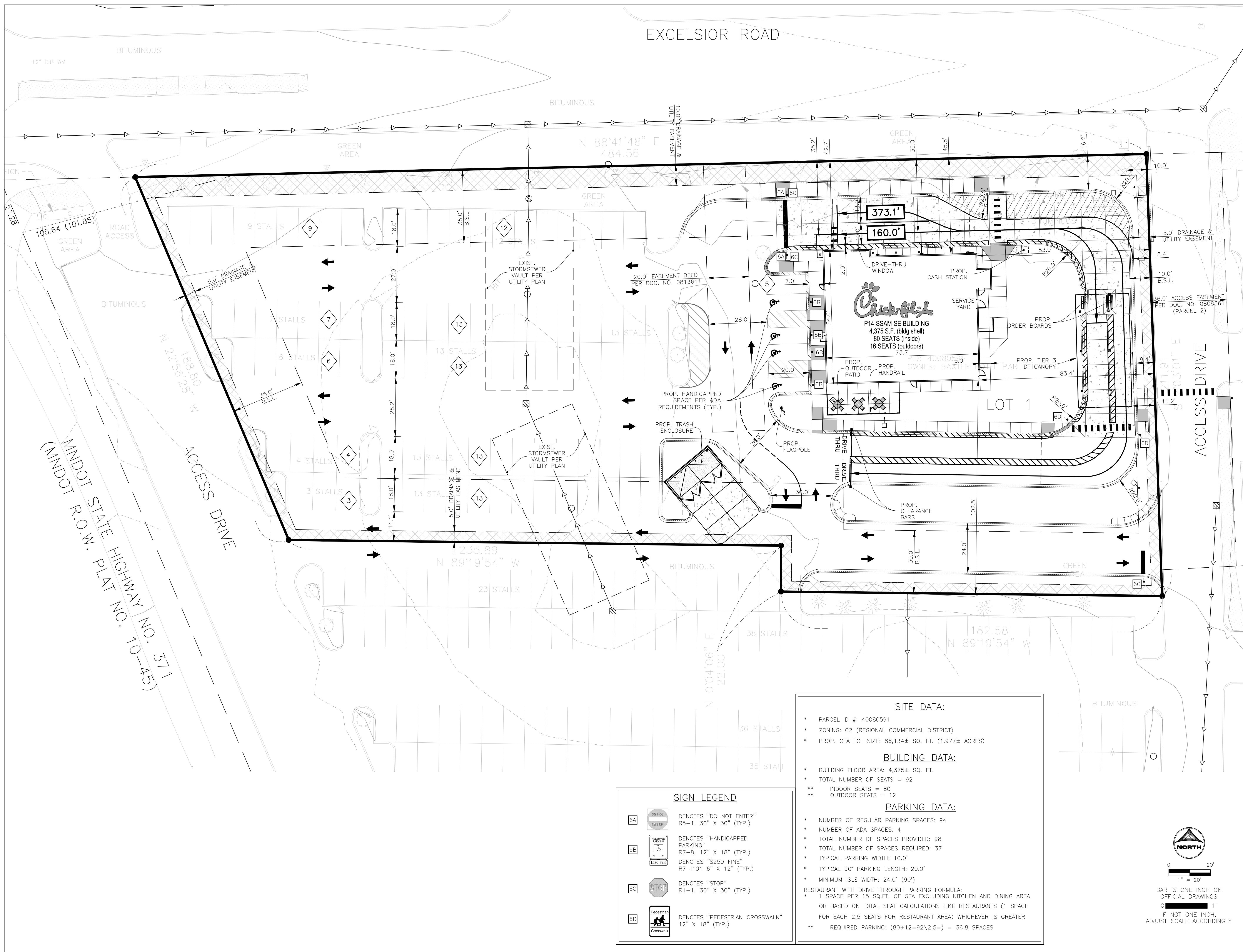
PRELIMINARY

ENGINEER'S PROJECT #	2403792
PRINTED FOR	PRELIMINARY
DATE	09/05/2025
DRAWN BY:	MRJ
CHECKED BY:	JFV

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SHEET  
CONCEPT SITE PLAN

SHEET NUMBER  
CON-E



### SITE DATA:

- PARCEL ID #: 40080591
- ZONING: C2 (REGIONAL COMMERCIAL DISTRICT)
- PROP. CFA LOT SIZE: 86,134± SQ. FT. (1.977± ACRES)

### BUILDING DATA:

- BUILDING FLOOR AREA: 4,375± SQ. FT.
- TOTAL NUMBER OF SEATS = 92
- \*\* INDOOR SEATS = 80
- \*\* OUTDOOR SEATS = 12

### PARKING DATA:

- NUMBER OF REGULAR PARKING SPACES: 94
  - NUMBER OF ADA SPACES: 4
  - TOTAL NUMBER OF SPACES PROVIDED: 98
  - TOTAL NUMBER OF SPACES REQUIRED: 37
  - TYPICAL PARKING WIDTH: 10.0'
  - TYPICAL 90° PARKING LENGTH: 20.0'
  - MINIMUM ISLE WIDTH: 24.0' (90°)
- RESTAURANT WITH DRIVE THROUGH PARKING FORMULA:  
 \* 1 SPACE PER 15 SQ.FT. OF GFA EXCLUDING KITCHEN AND DINING AREA OR BASED ON TOTAL SEAT CALCULATIONS LIKE RESTAURANTS (1 SPACE FOR EACH 2.5 SEATS FOR RESTAURANT AREA) WHICHEVER IS GREATER  
 \*\* REQUIRED PARKING: (80+12=92\2.5=) = 36.8 SPACES

### SIGN LEGEND

6A		DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
6B		DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.) DENOTES "\$250 FINE" R7-1101 6" X 12" (TYP.)
6C		DENOTES "STOP" R1-1, 30" X 30" (TYP.)
6D		DENOTES "PEDESTRIAN CROSSWALK" 12" X 18" (TYP.)

