SITE DATA:

1. **ZONING:** CP-2
2. **LOT SIZE:** 1.32 ACRES
3. **BUILDING:** 1 STORY BUILDING, 3,557 SF FOOTPRINT AREA
4. **PARKING SUMMARY:** REQUIRED: 14 STALLS PER 1,000 SF - 50 STALLS
   PROVIDED: 48 STALLS + 2 ADA STALLS - TOTAL 50 STALLS
5. **PERCENT IMPERVIOUS:** 65%
6. **FLOOR AREA RATIO:** (FAR): 0.07
7. THERE IS NO FEMA DESIGNATED 1% FLOODPLAIN ON THIS PROPERTY.

LEGEND:

- ADA PEDESTRIAN ROUTE
- (6) PARKING STALL COUNTS

KEY LEGEND

- (A) CLEARANCE BAR (SEE NOTE 1)
- (B) DIRECTIONAL SIGNAGE (SEE NOTE 1)
- (C) PREVIEW BOARD (SEE NOTE 1)
- (D) MENU SIGN (SEE NOTE 1)
- (E) MONUMENT SIGN (SEE NOTE 1)
- (F) DRIVE SIGNAGE (SEE NOTE 1)
- (G) PAVEMENT MARKING " DO NOT ENTER" 12" BLOCK LETTERING (YELLOW)
- (H) CURB INLET - 2'X3' NYLOPLAST
- (I) CONCRETE WHEEL STOP
- (J) DRIVE THRU STRIPING - 4" YELLOW
- (K) NORMAL DUTY CONCRETE
- (L) HEAVY DUTY CONCRETE
- (M) CG-1 CURB & GUTTER (RE: SPOT ELEVATION PLANS)
- (N) ADA RAMP
- (O) PARKING STRIPING - 4" YELLOW
- (P) STRIPING - (RE: ADA ACCESSIBLE STRIPING LAYOUT)
- (Q) TRASH ENCLOSURE (RE: ARCH)
- (R) EXISTING ELECTRICAL TRANSFORMER
- (S) SEGMENTAL RETAINING WALL
- (T) C-1 CONCRETE CURB
- (U) LIGHT POLE (RE: MEP)
- (V) 10" SPECIAL CURB (3)
- (W) 4" CONCRETE BOLLARD, INSTALLED BY PANERA GC. BOLLARDS AT DRIVE LANE TO BE PAINTED SAFETY YELLOW WITH STRIPE. (3)

NOTE:

1. ALL SIGNAGE IS TO BE PROVIDED BY PANERA WITH THEIR TENANT FINISH. CONTRACTOR SHALL COORDINATE WITH AUTHORIZED PANERA REPRESENTATIVE ABOUT DETAILS AND CONDUIT REQUIREMENTS PRIOR TO PAVING.
2. CONTRACTOR SHALL EXERCISE CAUTION WITH CONSTRUCTION EQUIPMENT LOADS AND EXCAVATIONS IN THIS AREA. SEE SHT 14 FOR SPECIAL DETAIL FOR WORK WITHIN THIS AREA. CONTRACTOR, OWNER, AND ENGINEER SHALL HAVE A PRE-CONSTUCTION MEETING WITH PAUL FLYNN, CONTECH ENGINEERED SOLUTIONS,(785-207-9721) PRIOR TO BEGINNING WORK IN THIS AREA.

BY	REVISION	DATE
RC/ACA	UPDATED SIGN, LIGHT POLE, SIDEWALK / DOOR LOCATIONS, CURB TYPE PER ARCHITECT (3)	2-27-23
RC/ACA	FOR REVIEW PER CITY COMMENTS	8-8-22
RC/ACA	FOR REVIEW PER CITY COMMENTS	7-25-22
RC/ACA	FOR REVIEW PER CITY COMMENTS DATED 6-5-2020 & PROJECT PLACED ON HOLD DUE TO COVID	6-29-22
RC/ACA	FOR REVIEW	5-21-20

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

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2-27-23

PANERA BREAD BAKERY - CAFE
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SITE DEVELOPMENT PLANS
SITE PLAN

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