

TOTAL SITE AREA : 36,892 SQ FT (±0.84 ACRES)
DISTURBED AREA (APPROX) : 30,456 SQ FT (±0.70 ACRES)
IMPERVIOUS AREA 27,917 SQ FT (76.1%)
PERVIOUS AREA 8,975 SQ FT (23.9%)

PARKING DATA
USEABLE FLOOR SPACE: 2,587 SF
BUILDING CLASSIFICATION: RESTAURANT
MINIMUM PARKING REQUIRED: 21
(ONE (1) SPACE PER 4 SEATS)
STANDARD STALLS PROVIDED: 27
HANDICAP STALLS PROVIDED: 2 (1 VAN)
TOTAL PARKING STALLS: 29

TRAFFIC IMPACT FOR FAST FOOD DRIVE-THRU RESTAURANT

	WEEKDAY	SATURDAY	SUNDAY
ADJUSTED PEAK HOUR	89		
PEAK HOUR	46	59	72
DAILY TRAFFIC	1307	1902	1430

UTILITY INFORMATION

PUBLIC WORKS - ENGINEERING
 MICHAEL KRASS
 CITY OF RAYMORE
 100 MUNICIPAL CIRCLE
 RAYMORE, MO 64083
 816-331-1852
 MKRASS@RAYMORE.COM

KANSAS CITY POWER AND LIGHT
 CARMEN GEIER
 816-737-7777 EXT 14402
 CARMEN.GEIER@KCPL.COM

MISSOURI GAS ENERGY
 CRAIG LAYMAN
 816-520-5937
 CRAIG.LAYMAN@THELACLEDEGROUP.COM

FIRE DEPARTMENT
 RANDY POWERS
 816-331-3008

AT&T
 JIM BRASHARD
 816-275-1336

PROJECT ADDRESS
 1927 W FOXWOOD DRIVE
 RAYMORE, MO 64083

OWNER INFORMATION
 RAYMORE PARTNERS LLC
 CRAIG LAYMAN
 10985 CODY, STE 220
 OVERLAND PARK, KS 66210

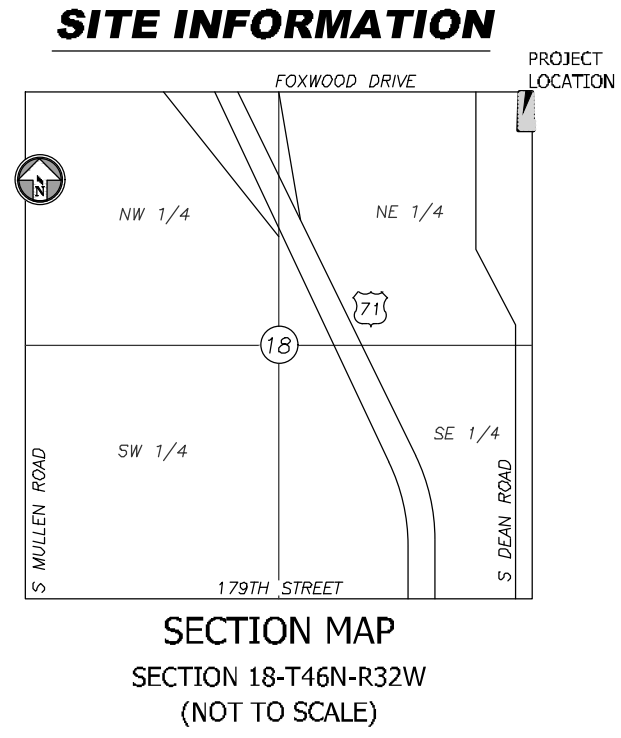
DEVELOPER INFORMATION
 PANDA RESTAURANT GROUP INC
 1683 WALNUT GROVE AVE
 ROSEMEAD CA 91770

EXISTING FIRE HYDRANT LOCATION

HYDRANT	N	E
HYD 1	963927.61	2790928.58

- CONSTRUCTION NOTES**
- LEAD FREE, WATER-BORNE EMULSION BASED YELLOW TRAFFIC PAINT FOR PARKING LOT STALL STRIPING.
 - MENU BOARD. SEE SHEET A-405 FOR EXACT LOCATION.
 - DRIVE THRU SPEAKERBOX.
 - DUMPSTER SCREENING.
 - CONCRETE PATIO AND SEATING AREA.
 - SEE LANDSCAPE PLAN L1.0 FOR LOCATION AND MATERIAL OF PROPOSED PLANT MATERIALS AND EXISTING PLANTS TO REMAIN
 - 3" GAS SERVICE LINE. EXTENSION TO PROPERTY DONE BY OTHERS
 - 1 1/2" TYPE "K" COPPER FOR DOMESTIC WATER SERVICE LINE. ONE CONTINUOUS PIECE.
 - 4" PVC FOR SANITARY SERVICE. FROM SANITARY STUB
 - ELECTRIC SERVICE CONNECTION. KCP&L TO FINALIZE DESIGN.
 - PROPOSED TRANSFORMER PAD LOCATION.
 - GREASE INTERCEPTOR.
 - 2" VENT PIPE.
 - CROSSWALK STRIPING.
 - DRIVE THRU CLEARANCE BAR.
 - EXISTING FIRE HYDRANT. DO NOT DISTURB
 - DIRECTION ARROW PAVEMENT MARKINGS. SEE DETAIL 014 ON SHEET C8.1
 - PROPOSED MONUMENT SIGN
 - INSTALL 4' X 4' CURB INLET
 - INSTALL 8" HDPE STORM PIPE
 - INSTALL 12" HDPE STORM PIPE. CONNECT INTO CURB INLET INSTALLED BY OTHERS
 - INSTALL VALLEY GUTTER
 - INSTALL HANDRAILS
 - INSTALL NYLOPLAST DRAIN BASIN
 - ADA PARKING AREA

- | | | | |
|---|-------------------------------|-------|--------------------------------------|
| # | PARKING STALL COUNT | ===== | CONCRETE CURB & GUTTER |
| ■ | CONCRETE PAVEMENT, MED DUTY | ===== | EXISTING SANITARY SERVICE |
| ■ | CONCRETE SIDEWALK | ===== | PROPERTY LINE |
| ■ | ASPHALT PAVEMENT, MED DUTY | ===== | ADJACENT PROPERTY LINE |
| ○ | EXISTING FIRE HYDRANT | ----- | BUILDING SETBACK LINES |
| ○ | EXISTING LIGHT POLE | ----- | ADA ACCESSIBLE ROUTE |
| — | EXISTING WATER MAIN | ----- | DISTURBED AREA (APPROX 0.97 ACRES) |
| — | EXISTING UNDERGROUND ELECTRIC | ----- | STREET CENTERLINE |
| — | EXISTING EASEMENT | ----- | PROPOSED DOMESTIC WATER LINE |
| — | EXISTING SANITARY SEWER MAIN | ----- | PROPOSED SANITARY SEWER SERVICE LINE |
| — | EXISTING WATER SERVICE | ----- | PROPOSED GAS SERVICE LINE |
| — | EXISTING GAS SERVICE | ----- | PROPOSED UNDERGROUND ELECTRIC |
| — | PROPOSED STORM SEWER | ----- | PROJECT BENCHMARK |



PANDA RESTAURANT GROUP INC.
 1683 Walnut Grove Ave.
 Rosemead, California 1770
 Telephone: 626.799.9898
 Facsimile: 626.372.8288

All ideas, designs, arrangements and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE
1st	PLANNING	09.30.16

ISSUE DATE:
 1st PLANNING 09.30.16

DRAWN BY: JDO
 PANDA PROJECT #: S8-17-D4987
 ARCH PROJECT #: 16044.007

ENGINEER LICENSE #
 ARCHITECT:
 hckloverarchitect
 10955 LOWELL AVENUE, SUITE 700
 OVERLAND PARK, KS 66210
 ph: 913.649.8181 • fx: 913.649.1275

FOXWOOD AND DEAN
PANDA EXPRESS
 Foxwood and Dean
 1927 W. Foxwood Drive
 Raymore, MO 64083

SITE PLAN
C1.0
 PLANNING SUBMITTAL 09.30.16

BHC RHODES
 Civil Engineering • Surveying • Utilities
 7101 College Blvd., Suite 400
 Overland Park, Kansas 66210
 p. (913) 663-1900 f. (913) 663-1633
 BHC RHODES is a trademark of Brunner, Mond & Company, P.A.

Sep. 30, 2016 10:14am Printed By: jayadell V:\020050-Overland Express-2016\020050_28-Raymore, MO\04-DWG\Eng\Sheet\020050_28-SITE-PLAN.dwg Layout: Layout1