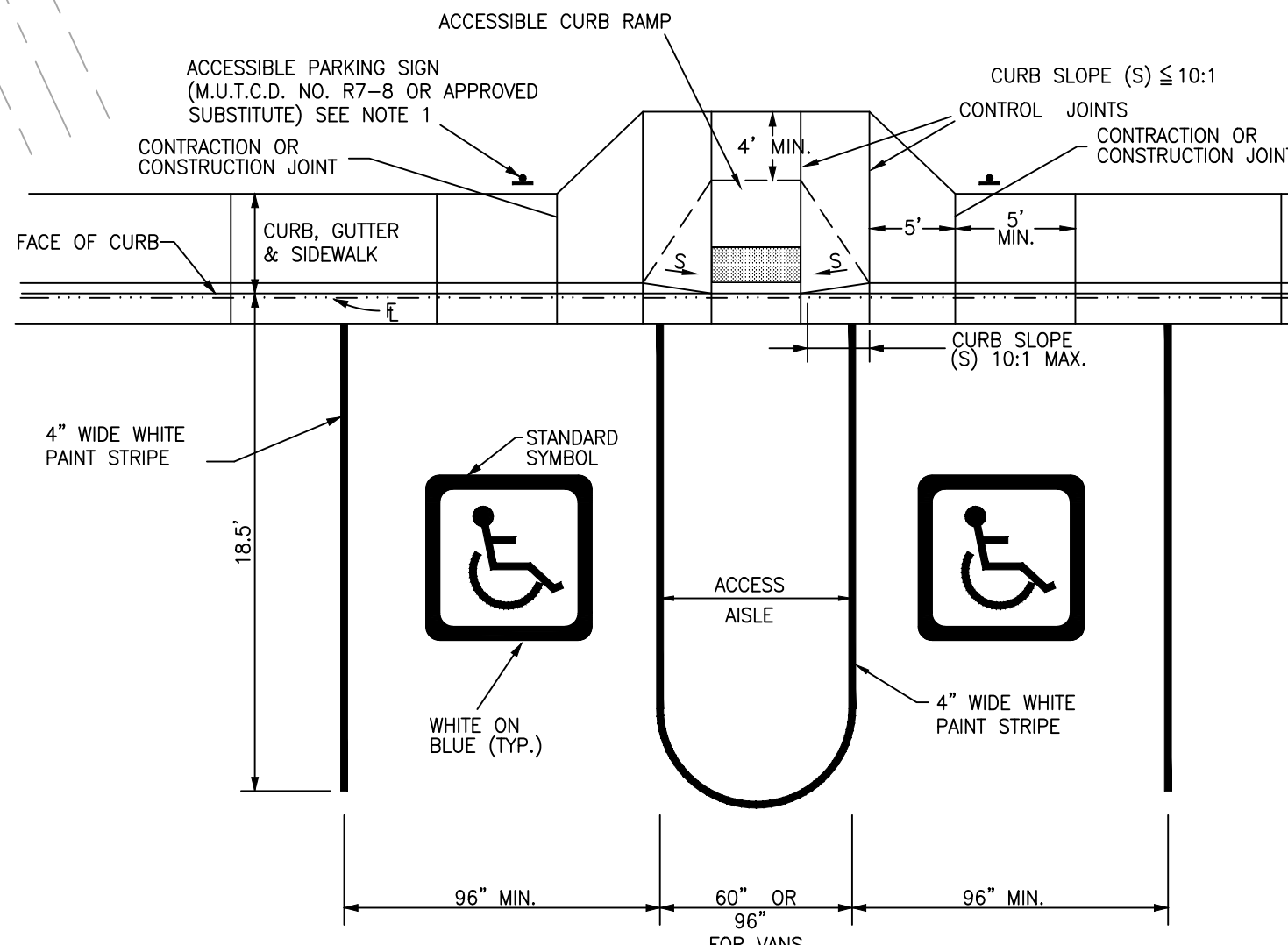


- GENERAL NOTES:**
- ALL PARKING SPACES ARE 9-FT WIDE X 18.5-FT LONG UNLESS OTHERWISE NOTED.
 - ADA PARKING SPACES SHALL BE STRIPED AND SIGNED PER ATTACHED DETAIL AND INCLUDE A MINIMUM OF 1 VAN ACCESSIBLE SPACE.
 - CONCRETE DRIVE-THRU LANE AND CONCRETE AROUND BUILDING AREA SHALL BE HEATED.
 - SEE CTL THOMPSON GEOTECH REPORT AND WALL DESIGN FOR ALL RETAINING WALL CONSTRUCTION AND INSTALLATION REQUIREMENTS.

- PARKING STALL NOTES:**
- ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR THE DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY (SEE MUTCD FIGURE 3B-19). SPACES COMPLYING WITH NOTE B SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE MOUNTED SO THEY CANNOT BE OBTURED BY A VEHICLE PARKED IN THE SPACE.
 - ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96" WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS SPECIFIED BY NOTE A.
 - PARKING ACCESS AISLES SHALL BE PART OF AN ACCESS ROUTE TO THE BUILDING OR FACILITY ENTRANCE. TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS.
 - ACCESSIBLE CURB RAMPS AT INTERSECTIONS SHALL BE ALIGNED WITH STREET CROSSWALKS.
 - THE MAXIMUM LONGITUDINAL SLOPE ALLOWED ON ANY CURB RAMP OR SIDEWALK SHALL BE 1"/FT. (8.33%). THE MAXIMUM CROSS SLOPE ALLOWED ON ANY WALKING ROUTE IS 1:50 (2%) (1/4"/FT.).
 - THE SURFACE OF ALL ACCESSIBLE RAMPS AND FLARED SIDES SHALL BE FINISHED WITH A COURSE BROOMED TEXTURE PERPENDICULAR TO THE SLOPE OF THE RAMP.
 - ALL HANDICAP RAMPS, PARKING STALLS AND LANDINGS, SHALL CONFORM TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) LATEST EDITION.

PROJECT BENCHMARK
TOP NUMBER 4 REBAR WITH
PLASTIC CAP
ELEVATION: 8927.35 [NAVD88]



LAND USE SUMMARY		
USE	SQUARE FT	PERCENT
BUILDINGS	4,529	5%
LANDSCAPE	7,242	9%
ASPHALT/PKG/CONC	28,249	32%
UNDISTURBED	47,489	54%
TOTAL	87,509	100%

PARKING SUMMARY	
4,529 SF Restaurant @ 1/100sf =	46
Total Parking Required =	46 Spaces
Total Parking Provided On Site =	55 Spaces

Know what's below.
 Call before you dig.

SCALE VERIFICATION
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET
 ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE
1	REVISED WALLS & REMOVED PATH & ESMT		2/21/19

AUSTIN CIVIL GROUP, INC.
 Land Planning • Civil Engineering • Development Services
 123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
 (970) 242-7540

DRAWN BY: lms DESIGNED BY: lms CHECKED BY: APPROVED BY: MFA	PANERA BREAD CAFE generation SITE PLAN LOT 9R - The Ridge At Dillon prepared for Merritt & Associates
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COLORADO REGISTERED PROFESSIONAL ENGINEER
 2/21/19

JOB NUMBER: 1223.0008
 DATE: 08-24-18
 SCALE: 1"=30'
 SHEET NO: C 04

M:\PROJECTS\1223.0008 - Panera Bread Dillon\DWG\C3d\Production\DWG\PROD SITE - PANERA.dwg, C-4 SITE, 2/26/2019 2:12:21 PM
 J&M Management, Inc.
 Panera Bread Dillon
 Ptarmigan Trail Estates Sub #1, Resub #12
 Ptarmigan Trail Estates Sub #1, Resub #12
 Ptarmigan Trail Estates Unit 1
 LOT 15
 LOT 14
 LOT 13
 LOT 12
 LOT 11
 LOT 10
 LOT 9
 LOT 8
 LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3
 LOT 2
 LOT 1