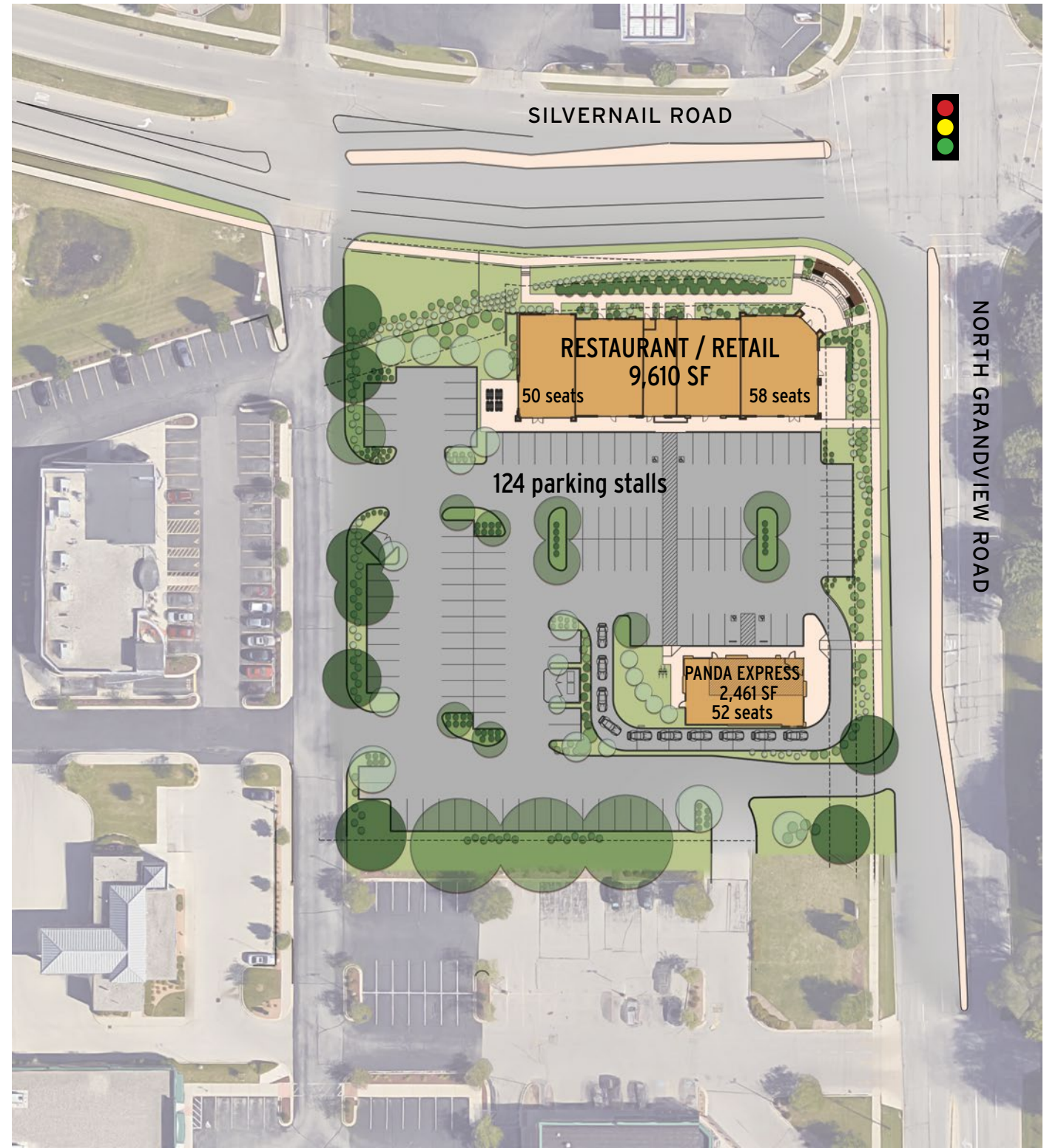




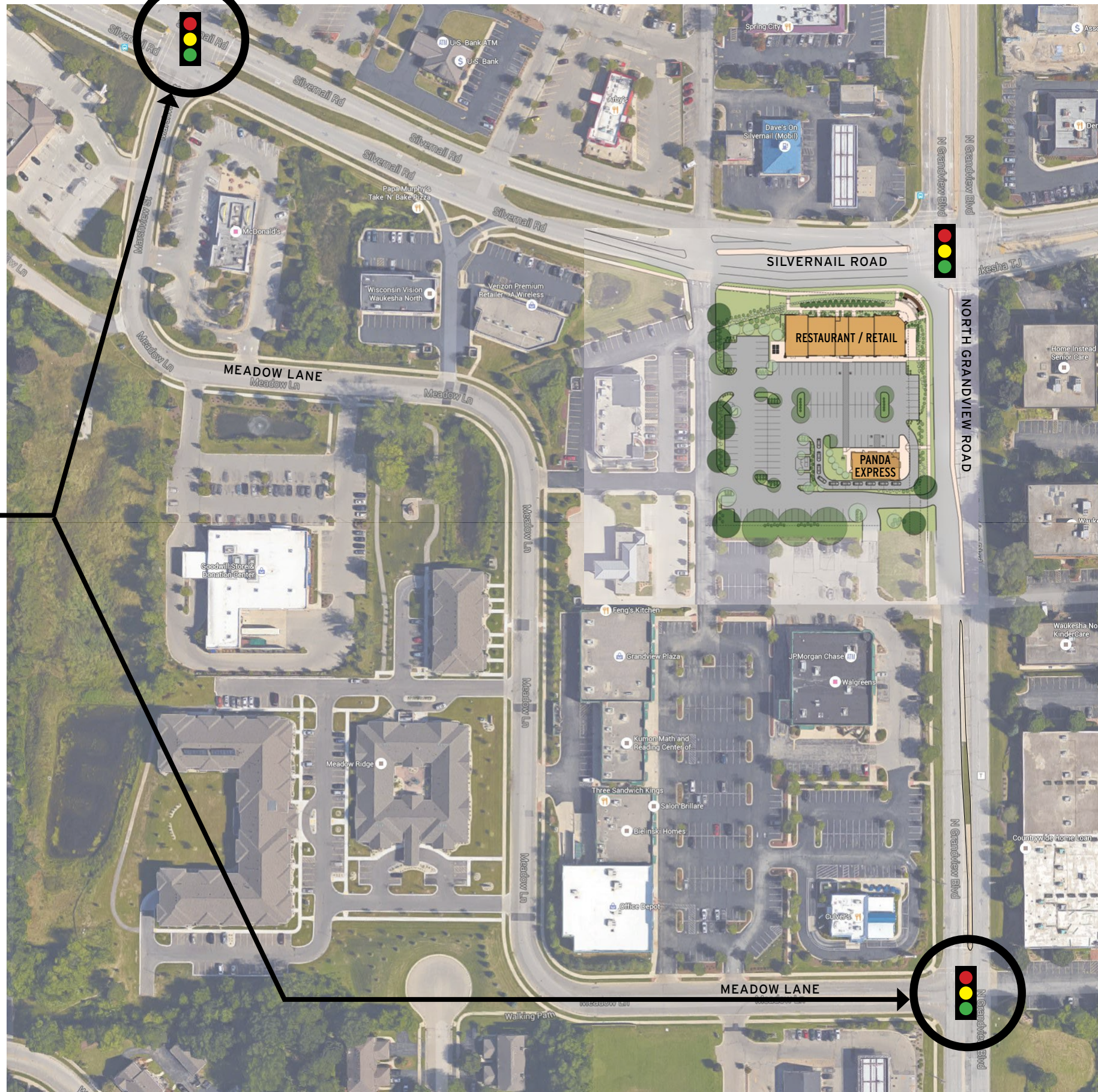
BEFORE



AFTER







COORDINATE SIGNAL WITH GRANDVIEW AND SILVERNAIL DURING LUNCH HOURS TO MINIMIZE QUEUES & MAXIMIZE GAPS IN TRAFFIC ALONG SILVERNAIL

**SILVERNAIL ROAD:**

- Close the existing Gasthaus driveway onto Silvernail Road.
- Construct a 100-foot westbound left-turn lane on Silvernail.
- Shifting the eastbound curb-side lane south and modifying the median along Silvernail (providing additional row).
- Retime the traffic signals at Silvernail & Marshview to meter traffic, thus reducing queues at the signals and creating gaps in traffic to accommodate driveways.

**GRANDVIEW ROAD:**

- Close the existing Gasthaus driveway and median opening immediately south of Silvernail Road.
- Construct the development driveway along Grandview as a right-in only driveway.
- Extend to 150-feet the Grandview northbound left-turn lane into the Walgreen's Driveway.
- Retime the traffic signals at Grandview and at Meadow Lane to meter traffic, thus reducing queues at the signals and creating gaps in traffic to accommodate driveways.

**PANDA EXPRESS SITE:**

- Designate parking along the south perimeter of the site for employee parking only.
- Remove residual ROW at Silvernail entrance from site plan.

CONTEXT PLAN







NORTHEAST VIEW FROM GRANDVIEW RD





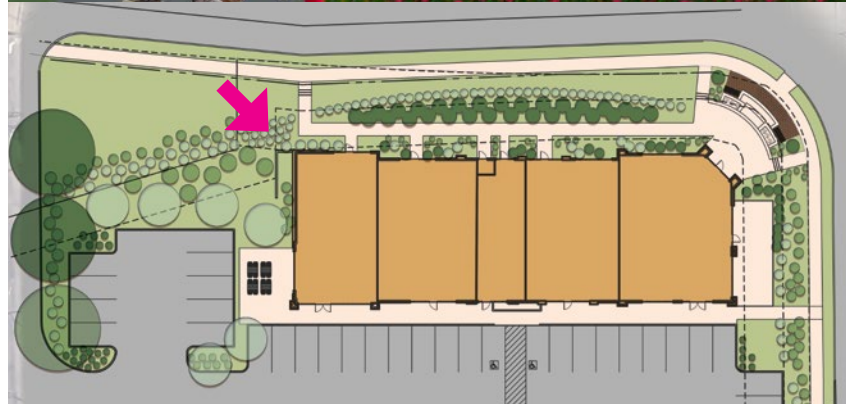
NORTHEAST PERSPECTIVE

KEY PLAN





NORTHWEST PERSPECTIVE

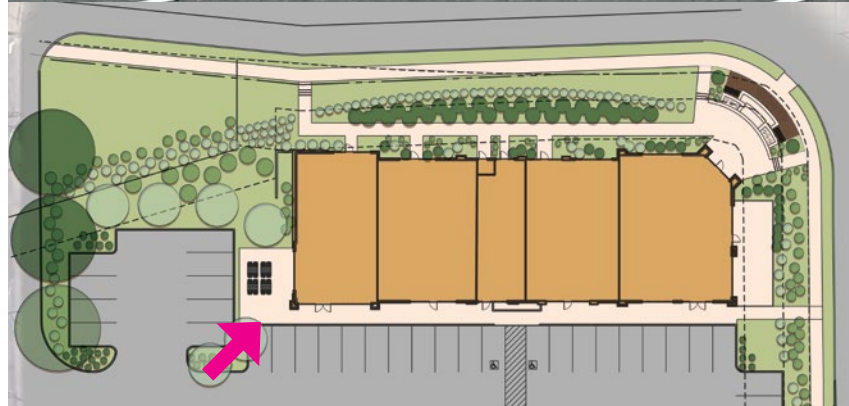


KEY PLAN





SOUTHWEST PERSPECTIVE

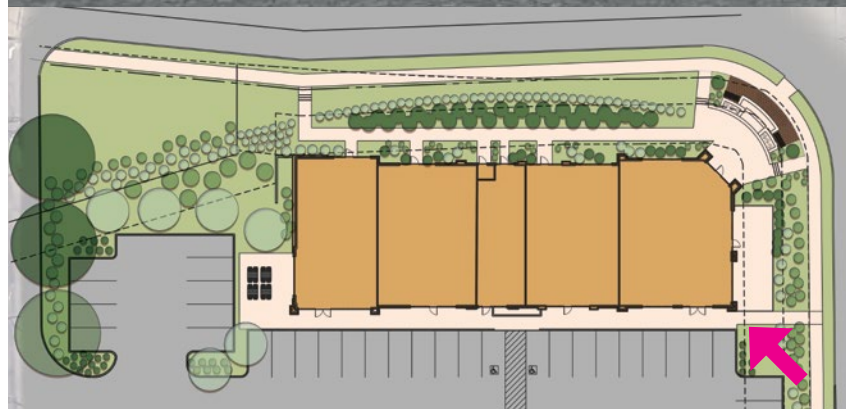


KEY PLAN





SOUTHEAST PERSPECTIVE



KEY PLAN





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



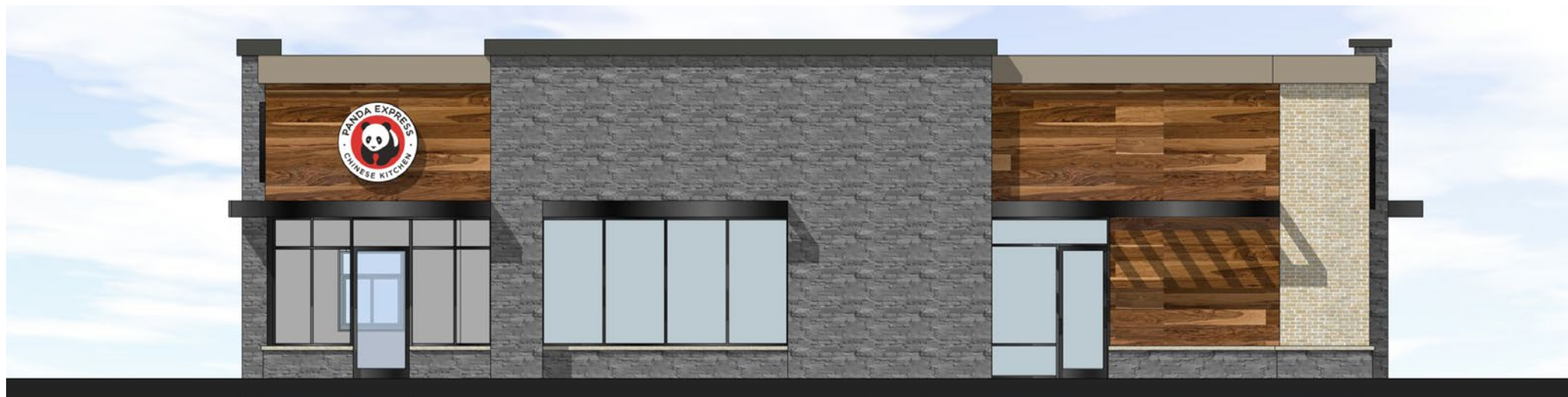
WEST ELEVATION

NOT TO SCALE





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

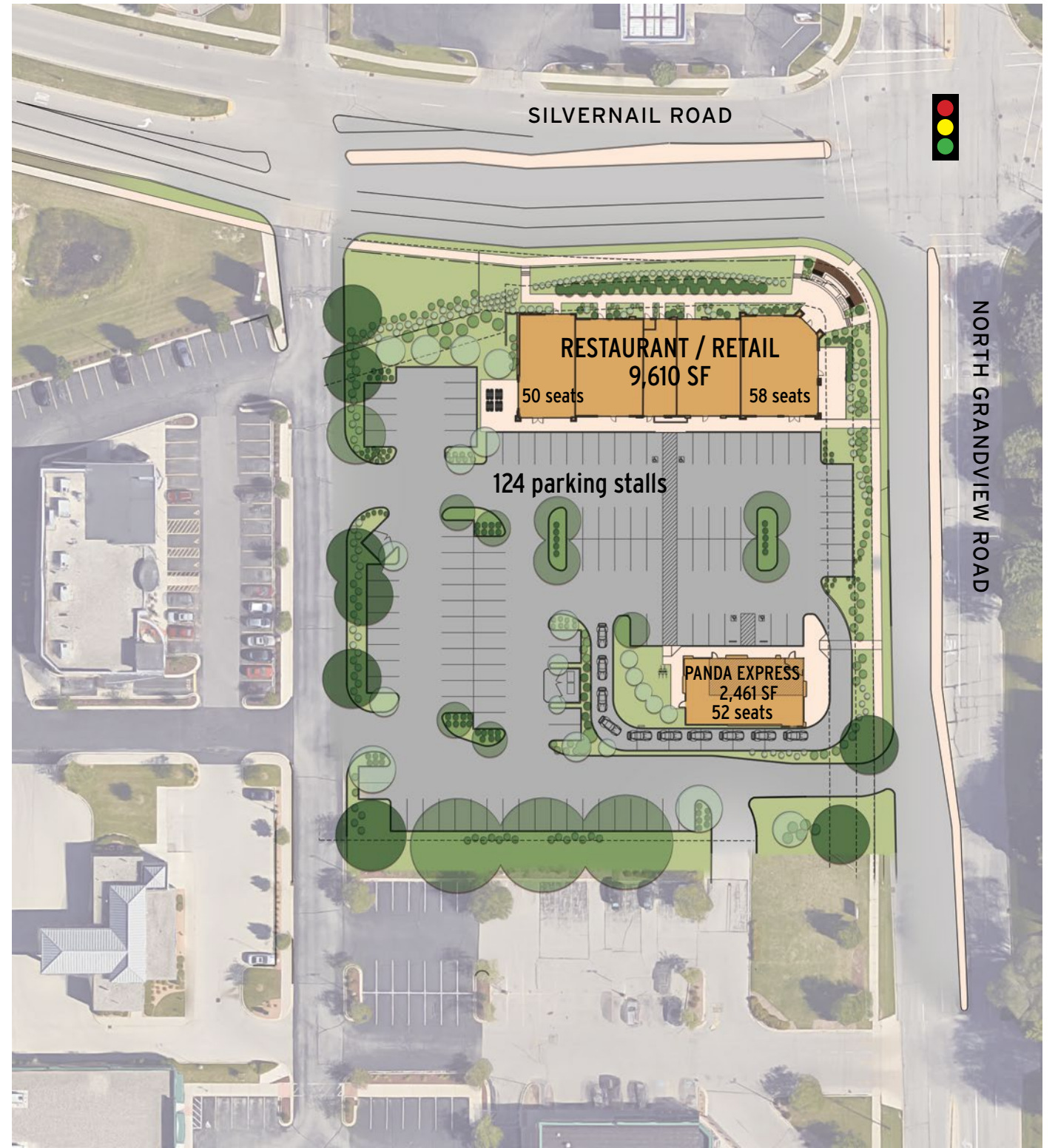
NOT TO SCALE





165 existing parking stalls

BEFORE



RESTAURANT / RETAIL  
9,610 SF  
50 seats 58 seats

PANDA EXPRESS  
2,461 SF  
52 seats

124 parking stalls

AFTER

