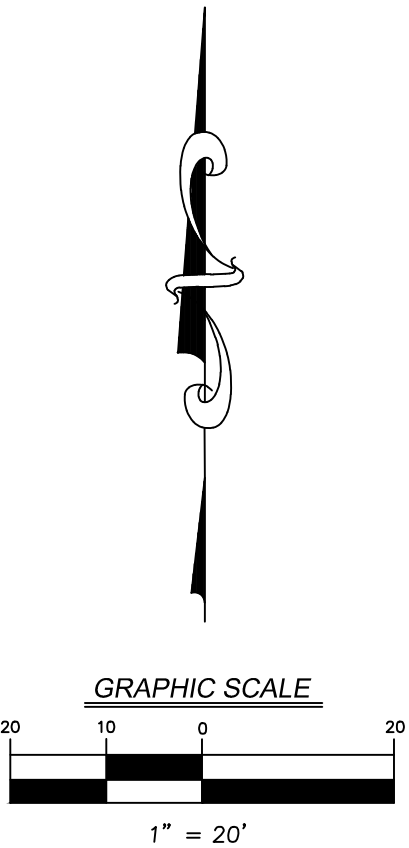


LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSE PITCHED CURB
		TREE
		TREE LINE
		SIGN

SITE SUMMARY	
EXISTING LOT 2	=1.1698 AC.
PROPOSED LOT 2A	=0.9462 AC.
PROPOSED LOT 2B	=0.2236 AC.
EXISTING ZONING - B-5 (PUD)	
PANDA EXPRESS SITE	
BUILDING - 2,572 SF.	
STANDARD PARKING STALLS	= 39
ACCESSIBLE STALLS	= 2
TOTAL PARKING STALLS	= 41
MEIJER SITE (SHARED PARKING)	
STANDARD PARKING STALLS	=21
ACCESSIBLE STALLS	=0
TOTAL PARKING STALLS	=21
*SEE SHARED PARKING EXHIBIT PER NORR	
TOTAL PARKING	=62

PAVING LEGEND	
HEAVY DUTY BITUMINOUS PAVEMENT	
	BITUMINOUS SURFACE COURSE, IDOT SUPERPAVE BITUMINOUS BINDER COURSE, IDOT SUPERPAVE AGGREGATE BASE COURSE - CA6
REGULAR BITUMINOUS PAVEMENT	
	BITUMINOUS SURFACE COURSE, IDOT SUPERPAVE BITUMINOUS BINDER COURSE, IDOT SUPERPAVE AGGREGATE BASE COURSE - CA6
CONCRETE PAVEMENT	
	P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F. AGGREGATE BASE COURSE - CA6
CONCRETE SIDEWALK	
	P.C. CONCRETE PAVEMENT AGGREGATE BASE COURSE - CA6

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



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REVISIONS:

ISSUE DATE:

PRELIMINARY PLAN	
COMMISSION REVIEW	10-05-16

DRAWN BY: BJD

PANDA PROJECT #: S8-17-D5072
ARCH PROJECT #: JCDT160128



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PRELIMINARY
LAYOUT PLAN
C1.0

WARM & WELCOME V2