

CONSTRUCTION PLANS FOR

# PANDA EXPRESS

1395 N. GREEN STREET  
NORTHEAST 1/4 OF SECTION 02, T16N, R01E  
BROWNSBURG, HENDRICKS COUNTY, INDIANA

GOVERNING AGENCIES & UTILITY CONTACTS

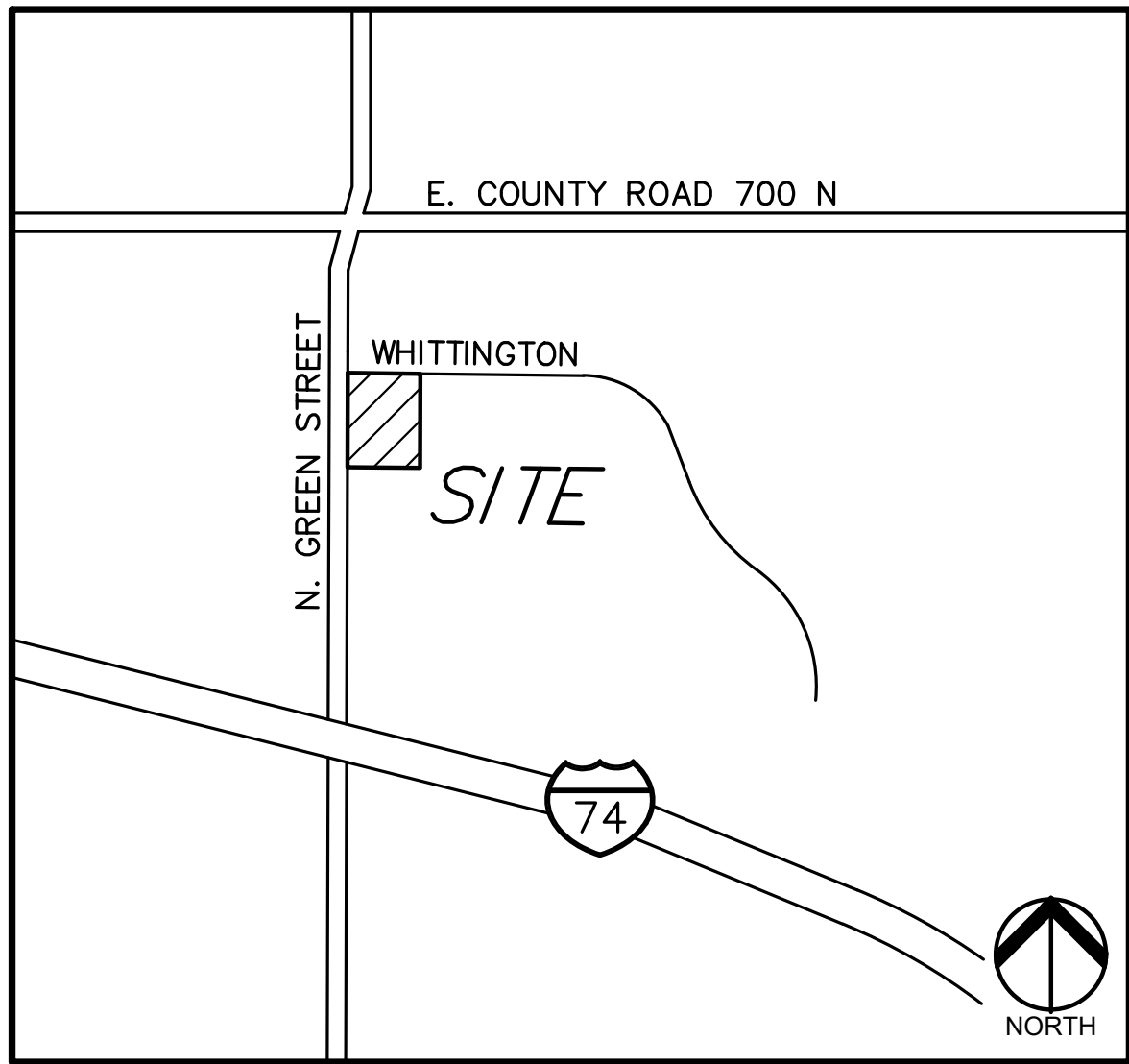
| MUNICIPALITY/ZONING   | ELECTRIC   |
|---|--|
| TOWN OF BROWNSBURG<br>61 N GREEN ST<br>BROWNSBURG, IN 46112<br>CONTACT: MATT CORREA<br>PHONE: (317) 852-1128<br>EMAIL: mcorrea@brownsburg.org             | DUKE ENERGY<br>390 N MAIN STREET<br>MARTINSVILLE, IN 46151<br>CONTACT: TIM UмбаUGH<br>PHONE: (812) 349-4012<br>EMAIL: timumbaugh@duke-energy.com |
| WATER & SEWER   | GAS  |
| TOWN OF BROWNSBURG<br>200 S GREEN ST<br>BROWNSBURG, IN 46112<br>CONTACT: JIM WAGGONER GRINER<br>PHONE: (317) 852-1113<br>EMAIL: jwaggoner@brownsburg.org  | VECTREN<br>1800 W 26TH STREET<br>MUNCIE, IN 47302<br>CONTACT: JON EASTHAM<br>PHONE: (765) 287-2119<br>EMAIL: jeastham@vectren.com                |
| TELEPHONE   |  |
| AT&T DISTRIBUTION<br>240 N MERIDIAN ROAD, ROOM 1791<br>INDIANAPOLIS, IN 46204<br>CONTACT: GINA FOREMAN<br>PHONE: (317) 796-6745<br>EMAIL: gfi1831@att.com |  |

DESIGN TEAM

| OWNER/APPLICANT/DEVELOPER   | CIVIL ENGINEER   |
|---|--|
| PANDA RESTAURANT GROUP<br>1683 WALNUT GROVE AVE.<br>ROSEMEAD, CA 91770<br>CONTACT: HAKIM YALA<br>PHONE: (626) 799-9898<br>EMAIL: Hakim.Yala@PandaRG.com | PEA GROUP<br>2430 ROCHESTER COURT, STE. 100<br>TROY, MI 48063-1872<br>CONTACT: LESLIE ACCARDO<br>PHONE: 248.509.7258<br>EMAIL: LACCARDO@PEAGROUP.COM |
| ARCHITECT   | LANDSCAPE ARCHITECT  |
| NORR<br>150 W. JEFFERSON AVE., SUITE 1300<br>DETROIT, MI 48226<br>CONTACT: DINA MEKAWY<br>PHONE: (313) 324-3085<br>EMAIL: Dina.Mekawy@norr.com          | PEA GROUP<br>7927 NEMCO WAY, STE. 115<br>BRIGHTON, MI 48116<br>CONTACT: JANET EVANS<br>PHONE: 844.813.2949<br>EMAIL: JEVANS@PEAGROUP.COM             |



LOCATION PLAN  
NO SCALE



VICINITY MAP  
NO SCALE

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| L02.1             | LANDSCAPE SPECIFICATIONS    |
| L02.2             | LANDSCAPE SPECIFICATIONS    |

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| <b>LEGAL DESCRIPTION</b><br>(Per Fidelity National Title Commitment No. 102000437, dated July 9, 2020)<br><br>PARCEL ID 32-07-02-210-002.000-026<br>Land in the Brown Township, Hendricks County, Indiana, described as follows:<br><br>Lot Numbered Two (2) in Whittington, Section One (1), Final Plat, an addition to the Town of Brownsburg, Hendricks County, Indiana, as per plat thereof recorded December 28, 1989 in Plat Cabinet 1, Slide 52, page 2 and Slide 53 page 1 in the Office of the Recorder of Hendricks County, Indiana.<br><br>EXCEPT:<br>A part of Lot Numbered Two (2) in Whittington, Section One (1), Final Plat, an addition to the Town of Brownsburg, Hendricks County, Indiana, as per plat thereof recorded December 28, 1989 in Plat Cabinet 1, Slide 52, page 2 and Slide 53 page 1 in the Office of the Recorder of Hendricks County, Indiana, more particularly described as follows:<br><br>Beginning at the Northwest corner of said Lot 2; thence North 88 degrees 42 minutes 36 seconds East 27.62 feet along the North line of said Lot 2 to a point; thence South 35 degrees 00 minutes 35 seconds West 46.48 feet to a point, the West line of said Lot 2; thence North 01 degrees 27 minutes 04 seconds West 37.46 feet along the West line of said Lot 2 to the Point of Beginning. Containing 517 square feet or 0.012 acre, more or less. |
| <b>BENCHMARKS</b><br>(GPS DERIVED - NAVD88)<br><br>BM #300<br>HYDRANT LOCATED ON THE EAST SIDE OF N. GREEN STREET, APPROX. 90'± SOUTHWEST FROM THE NORTHWEST BUILDING CORNER OF 1375 N. GREEN ST.<br>ELEV. - 899.33<br><br>BM #301<br>HYDRANT LOCATED AT THE NORTHEAST CORNER OF N. GREEN STREET AND WHITTINGTON DRIVE.<br>ELEV. - 891.34  |

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| <b>PANDA EXPRESS STANDARD NOTES:</b><br><br>1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 16, 2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND THE FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DE-WATERING, COMPACTION ETC.<br>2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.<br>3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.<br>4. CONTRACTORS SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION. |
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Facsimile: 626.372.8288

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REVISIONS:

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ISSUE DATE:

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| BUILDING PERMIT | 02-10-2021 |
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DRAWN BY: LGD

PANDA STORE #: D8059  
CIVIL PROJECT #: 2020-0250



PEA  
GROUP  
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PANDA EXPRESS  
TRUE WARM & WELCOME  
1395 N. GREEN ST  
BROWNSBURG, IN 46112

COVER SHEET

C01.0

