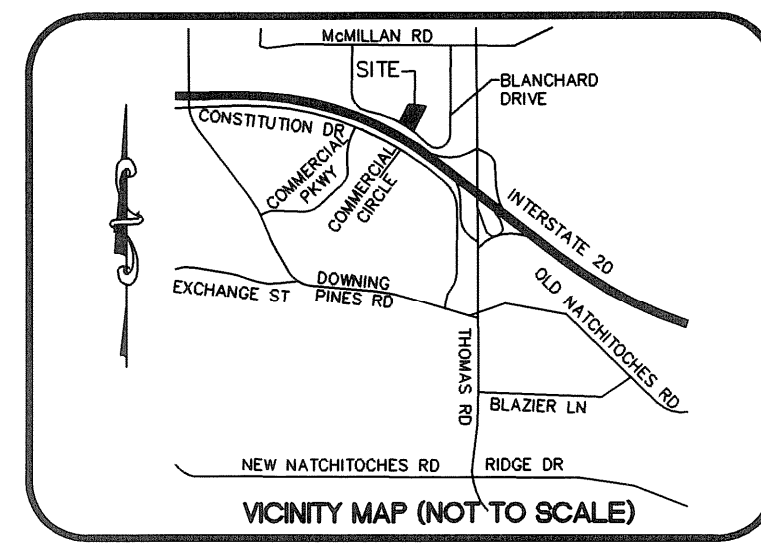


PARCEL ID # 105538  
N/F  
CINEMARK USA, INC.  
DB 1709-400  
PB 19-114 & 19-82  
ZONING: B-3

PARCEL ID # 106942  
N/F  
TRM, LLC C/O DAVID  
NIX & ASSOCIATES  
DB 1758-713  
PB 19-114  
ZONING: B-3

PARCEL ID # 105537  
N/F  
BANKS CONSTRUCTION  
FAMILY LIMITED  
PARTNERSHIP  
DB 2205-226  
ZONING: B-3

IMPERVIOUS AREA DATA	
PROPOSED CONDITIONS	
TOTAL SITE AREA	74,080 SF
PERVIOUS AREA	11,144 SF
IMPERVIOUS AREA	62,936 SF
EXISTING CONDITIONS	
TOTAL SITE AREA	74,080 SF
PERVIOUS AREA	8,984 SF
IMPERVIOUS AREA	65,096 SF
NET CHANGE IS A REDUCTION OF 2,160 SF OF IMPERVIOUS AREA.	



PARKING TABLE	
TOTAL PARKING REQUIRED	80 SPACES
1 SPACE	7916 SF
100 SF	100 SF
HC PARKING REQUIRED 5 SPACES	
ON SITE PARKING PROVIDED 139 SPACES	
OFF SITE PARKING PROVIDED 30 SPACES	
TOTAL PARKING PROVIDED 169 SPACES	
HC PARKING PROVIDED 5 SPACES	

SITE DATA	
TOTAL SITE AREA	1.701 ACRES
TOTAL SEATING	288 SEATS
BUILDING AREA	7,916 FEET
BUILDING HEIGHT	23'-10"
ZONING	B-3
USAGE	RESTAURANT W/ ALCOHOL SERVICE

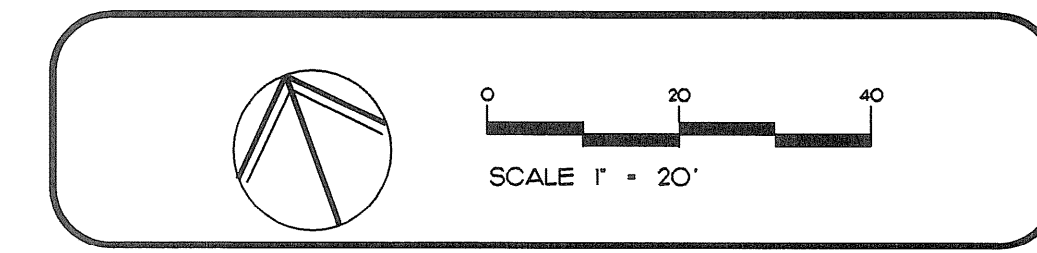
- KEYNOTES
1. LIMITS OF CONSTRUCTION
  2. PROPOSED ACCESSIBLE PARKING - SEE DETAIL 4 / C502
  3. RELOCATED TRANSFORMER - SEE UTILITY PLAN
  4. PROPOSED ENCLOSED/COVERED DUMPSTER AREA -- SEE ARCHIT DWG.
  5. PROPOSED DELIVERY EXIT / EMPLOYEE ENTRANCE - SEE ARCHIT DWGS
  6. PROPOSED EMERGENCY EXIT - SEE ARCHIT DWGS
  7. PROPOSED MAIN EXIT - SEE ARCHIT DWGS
  8. PROPOSED 5-FOOT SIDEWALK -- SEE DETAIL 4 / C501
  9. PROPOSED DETECTABLE WARNINGS - SEE DETAIL 5 / C502
  10. PROPOSED HC SIGN - SEE DETAIL 1 / C502
  11. PROPOSED WHEEL STOP - SEE DETAIL 2 / C501
  12. PROPOSED C&G - SEE DETAIL 3 / C501
  13. EXISTING LIGHT POLE - SEE MEP DRAWINGS
  14. PROPOSED BOLLARD - SEE DETAIL 5 / C501
  15. NOT USED
  16. CONCRETE PAVEMENT DETAIL 1 / C501
  17. NOT USED
  18. 2' WALK SEE DETAIL 4 / C501
  19. NOT USED
  20. NOT USED
  21. NOT USED
  22. STOP SIGN DETAIL 8 / C502
  23. STOP STRIPING DETAIL 9 / C502
  24. HC RAMP DETAIL 3 / C503
  25. NOT USED
  26. PAVEMENT TRANSITION DETAIL 7 / C501
  27. BENCH - OWNER PROVIDED, INSTALLED BY GC

LEGEND	
PROPOSED	DESCRIPTION
(2)	NUMBER OF SPACES PER ROW
—	CONCRETE PARKING BLOCK
♿	HANDICAP SYMBOL
—	SIGN
▨	STRIPING
⬤	SITE LIGHTING

NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED, ARE FACE OF CURB, FACE OF BUILDING, OR CENTER OF PARKING BAY.
2. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY ASPHALT.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PORCHES, SLOPED SIDEWALK, RAMPS, SERVICE YARD, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE POINTS.

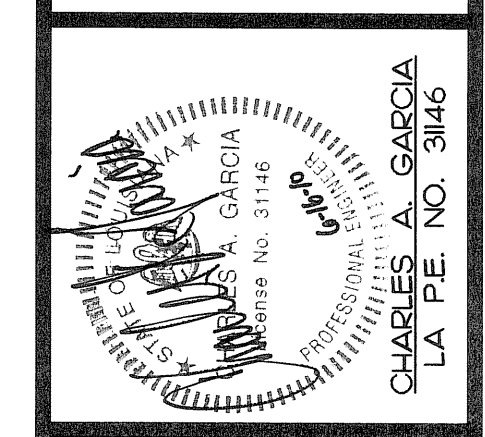
SITE PLAN  
WEST MONROE, LOUISIANA



REVISIONS	BY

BIDDERS SHALL NOT CONTACT THE ENGINEER

**FREELAND and KAUFFMAN, INC.**  
Engineers \* Landscape Architects  
209 West State Avenue  
Greenville, South Carolina 29609  
864-233-5497  
fax 864-233-8915



**CHEDDAR'S CASUAL CAFE**  
CHEDDAR'S DEVELOPMENT  
2250 JOHN CARPENTER FREEWAY  
SUITE 500  
IRVING, TEXAS 75063

DRAWN	JTN
CHECKED	JDC
DATE	06-01-00
SCALE	1" = 20'
DRAWING	
CIOI	