

GENERAL NOTES

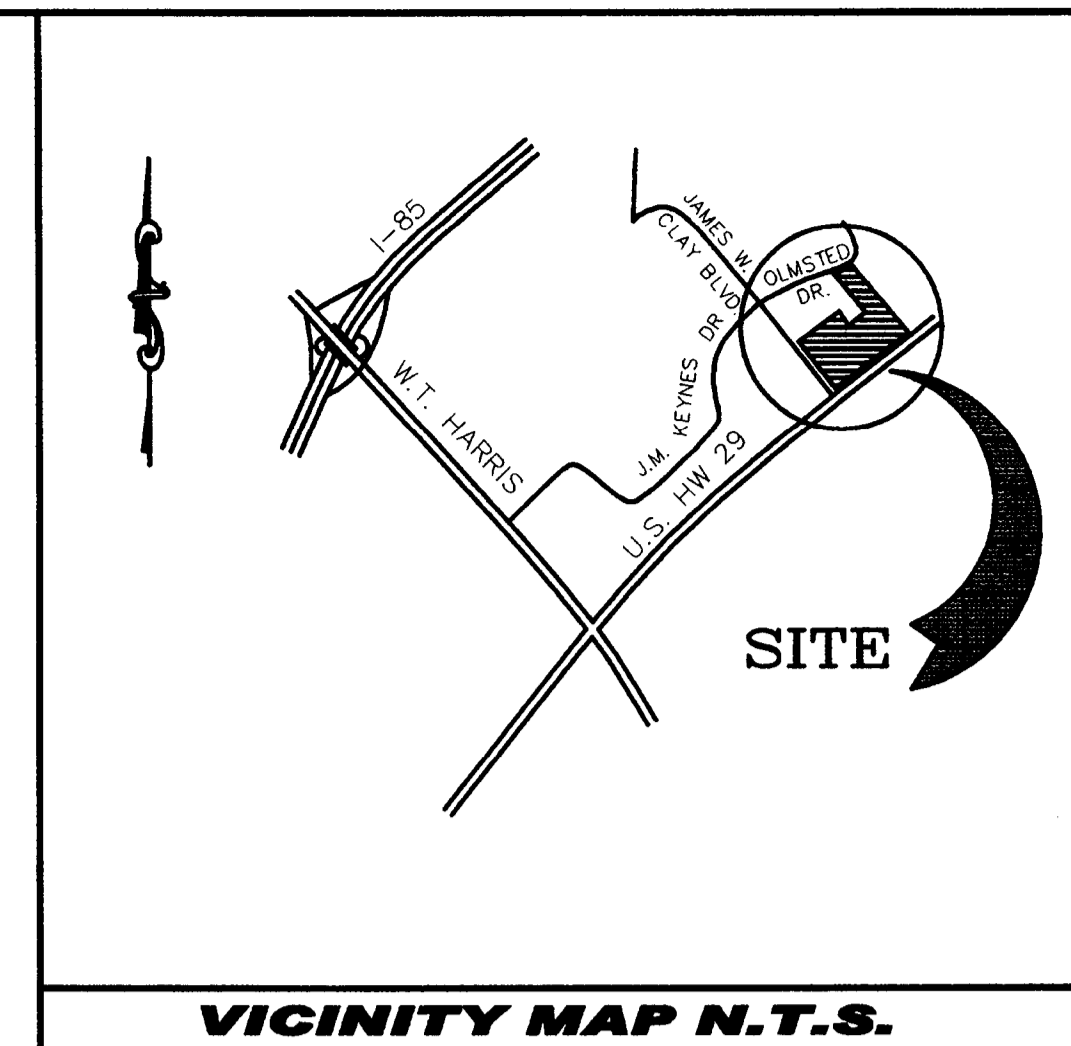
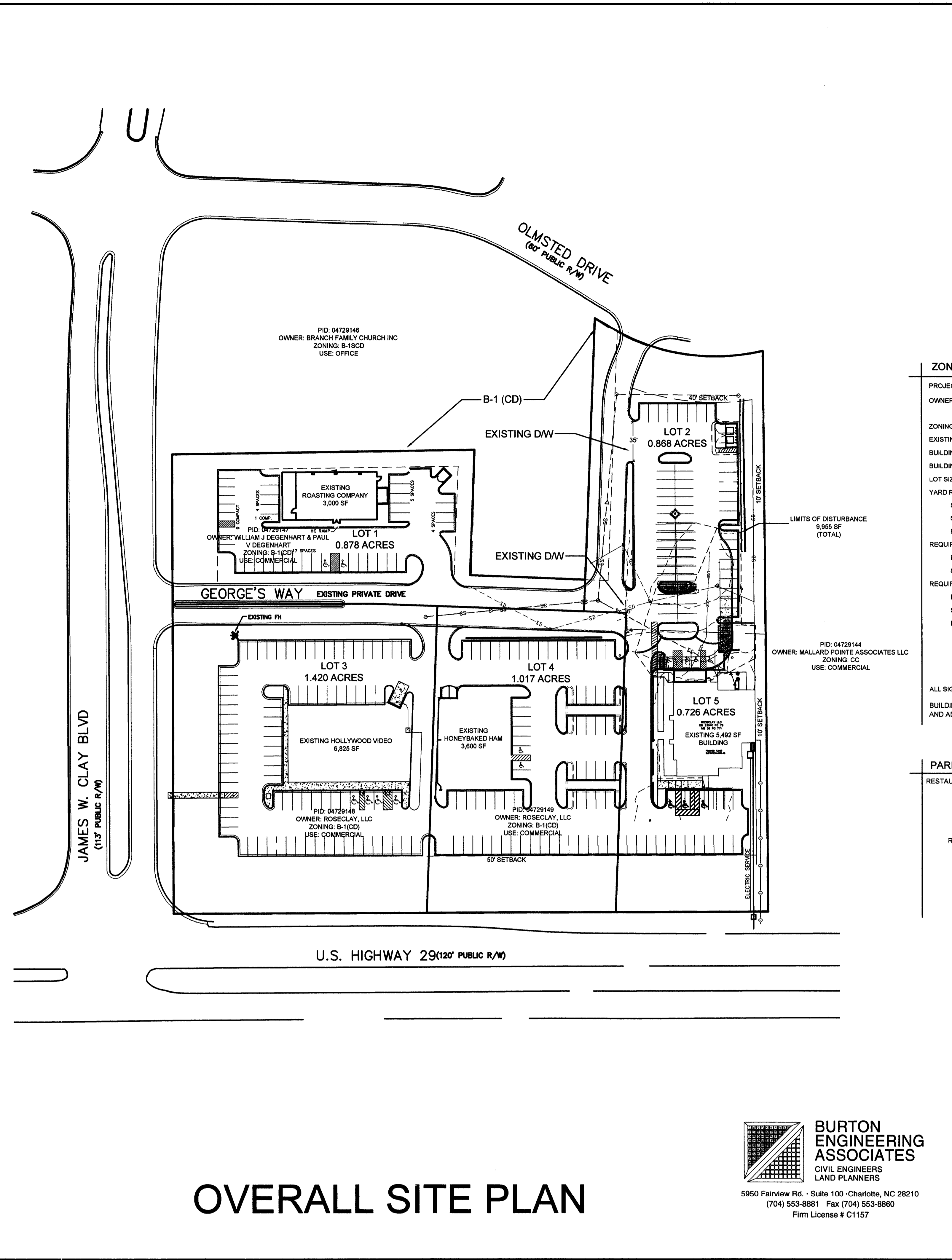
TOPOGRAPHIC SURVEY DATA PROVIDED BY:
 ForSite Land Surveying
 9950 Fairview Road, Suite 100
 Charlotte, NC 28210
 Phone: 704-553-8171 • Fax: 704-553-8860

ENGINEER:
 Burton Engineering Associates
 5950 Fairview Road, Suite 100
 Charlotte, NC 28210
 Phone: 704-553-8881 • Fax: 704-553-8860

ARCHITECT:
 LawKingsley, Inc.
 Cety Gabolan
 345 Riverline, Suite 200
 Wichita, KS 67203
 Phone: 316-268-0230 • Fax: 316-268-0205

PAVING SPECIFICATIONS:
 NORMAL DUTY
 2" 1/2 OVER
 6" C&C OVER
 18"-100% COMPACTED SUBGRADE

- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 4000 PSI CONCRETE WITH DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLAN FOR EXACT LOCATION & SIZE OF WATER, SEWER CONNECTIONS & ROOF DOWNSPOUTS.
- SEE ARCHITECTURAL PLAN FOR BUILDING DIMENSIONS, FEATURES, STAIRS & HANDRAILS, ETC.
- DRIVEWAYS SHALL BE CONSTRUCTED TO STATE & LOCAL CODES.
- ACCESSIBLE PARKING:
 - AN ACCESSIBLE PARKING SPACE SHALL HAVE NO GREATER SLOPE THAN 1/4" PER FOOT ACROSS THE SPACE.
 - HANDRAILS ARE TO BE PROVIDED ON ACCESSIBLE RAMPS WITH A DROP OF 2" OR MORE.
 - MAX. SLOPE FOR AN ACCESSIBLE ROUTE (SIDEWALK) SHALL BE 5.0% (1:20).
 - ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNS AS PRESCRIBED BY THE N.C.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & APPROVED FOR USE UNDER N.C. GENERAL STATUTE RT-5, RT-5D "PENALTY SIGN & HERE APPLICABLE, "VAN ACCESSIBLE" SIGN.
- THE CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS BEFORE SUBMITTING HIS BID.
- ALL DISTANCES & DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATIONS MAY BE MADE PRIOR TO THE START OF WORK.
- THE PROPOSED GRADES AS SHOWN IN THESE PLANS ARE THE FINISHED GRADES UNLESS OTHERWISE NOTED.
- LIGHTING SHALL NOT EXCEED 30' IN HEIGHT.
- THE CONTRACTOR SHALL SUPPLY & ESTABLISH SURVEY CONTROL, INCLUDING THE HORIZONTAL & VERTICAL CONTROL POINTS. THE CONTRACTOR SHALL MAINTAIN THIS CONTROL & PROVIDE ALL BENCHMARKS, STAKES, GRADES, LEVELS, & LINES NECESSARY FOR CONSTRUCTION. CONTRACTORS SHALL PROVIDE ADEQUATE SUPERVISION TO PREVENT DAMAGE & MOVEMENT FROM EQUIPMENT WORKING AROUND CONSTRUCTION STAKES. THESE CONSTRUCTION STAKES SHALL REMAIN IN PLACE & BE PROTECTED UNTIL OWNER APPROVES THEIR REMOVAL. ANY STAKES THAT HAVE BEEN DISPLACED AS A RESULT OF CONSTRUCTION ACTIVITY ARE TO BE REPLACED BY A LICENSED LAND SURVEYOR ENGAGED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL EXISTING IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER.
- ALL EXISTING PAVEMENT & CONCRETE TO BE JOINED SHALL BE SAWCUT.
- BURNING ON, OR NEAR THE JOB SITE WILL NOT BE PERMITTED.
- ALL FILL SHALL BE COMPACTED TO 95% PER ASTM D 698. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION RELATED MATERIAL & DEBRIS.
- TREE SAVE NOTES:
 - TEMPORARY TREE SAVE FENCINGS INSTALLED UNDER THE ROUGH GRADING CONTRACT SHALL BE MAINTAINED UNTIL THE CITY ALLOWS ITS REMOVAL. REMOVAL OF THIS FENCING SHALL BE INCLUDED HEREIN.
 - THE SITE WORK CONTRACTOR(S) SHALL BE FAMILIAR WITH & OBSERVE THE APPLICABLE REQUIREMENTS. ANY QUESTIONS SHOULD BE DIRECTED TO THE PROJECT CIVIL ENGINEERING REPRESENTATIVE.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ON ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, WRITTEN PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S).
- COORDINATE ALL CURB & STREET GRADES IN INTERSECTION WITH CITY INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM SLOPE OF 0.5% ON CURB.
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES & OTHER ABOVE & BELOW-GRADE IMPROVEMENTS ARE APPROXIMATELY AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE & INVERT ELEVATIONS OF SUCH PRIOR TO START OF CONSTRUCTION.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL(S) MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RW REQUIRE A RW ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPT. OF TRANSPORTATION BEFORE INSTALLATION.
- THE ENGINEER WILL NOT BE CONTINUOUSLY PRESENT IN THE FIELD. IT IS SPECIFICALLY UNDERSTOOD THAT HE DOES NOT UNDERTAKE NOR ASSUME ANY OBLIGATION FOR SUPERVISION OF CONSTRUCTION, SAFETY MEASURES TAKEN DURING THE COURSE OF CONSTRUCTION, RESPONSIBILITY FOR SCHEDULING THE WORK FOR INSURING COMPLETE COMPLIANCE WITH THE CONTRACT DOCUMENTS AND/OR ALL CODE REQUIREMENTS, RULES & REGULATIONS OF ANY PUBLIC OR PRIVATE AUTHORITY HAVING JURISDICTION OVER THE WHOLE OR ANY PART OF THE WORK. IN ADDITION, THE ENGINEER NEITHER UNDERTAKES, ASSUMES, NOR GUARANTEES THE WORK AND/OR PERFORMANCE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL MEET CITY OF CHARLOTTE & STATE STANDARDS.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 S.F. OF IMPERVIOUS AREA SINCE SEPTEMBER OF 1979 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)336-5733 PRIOR TO THE REMOVAL OF ANY RIGHT-OF-WAY TREES. ALL TREES OVER 10" DB AS MEASURED 4.5' ABOVE THE GROUND & LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)336-6962 FOR REQUIRED PERMITS.
- BEFORE YOU DIG, STOP. CALL THE NC ONE-CALL CENTER AT (800)532-4949. IT'S THE LAW.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.



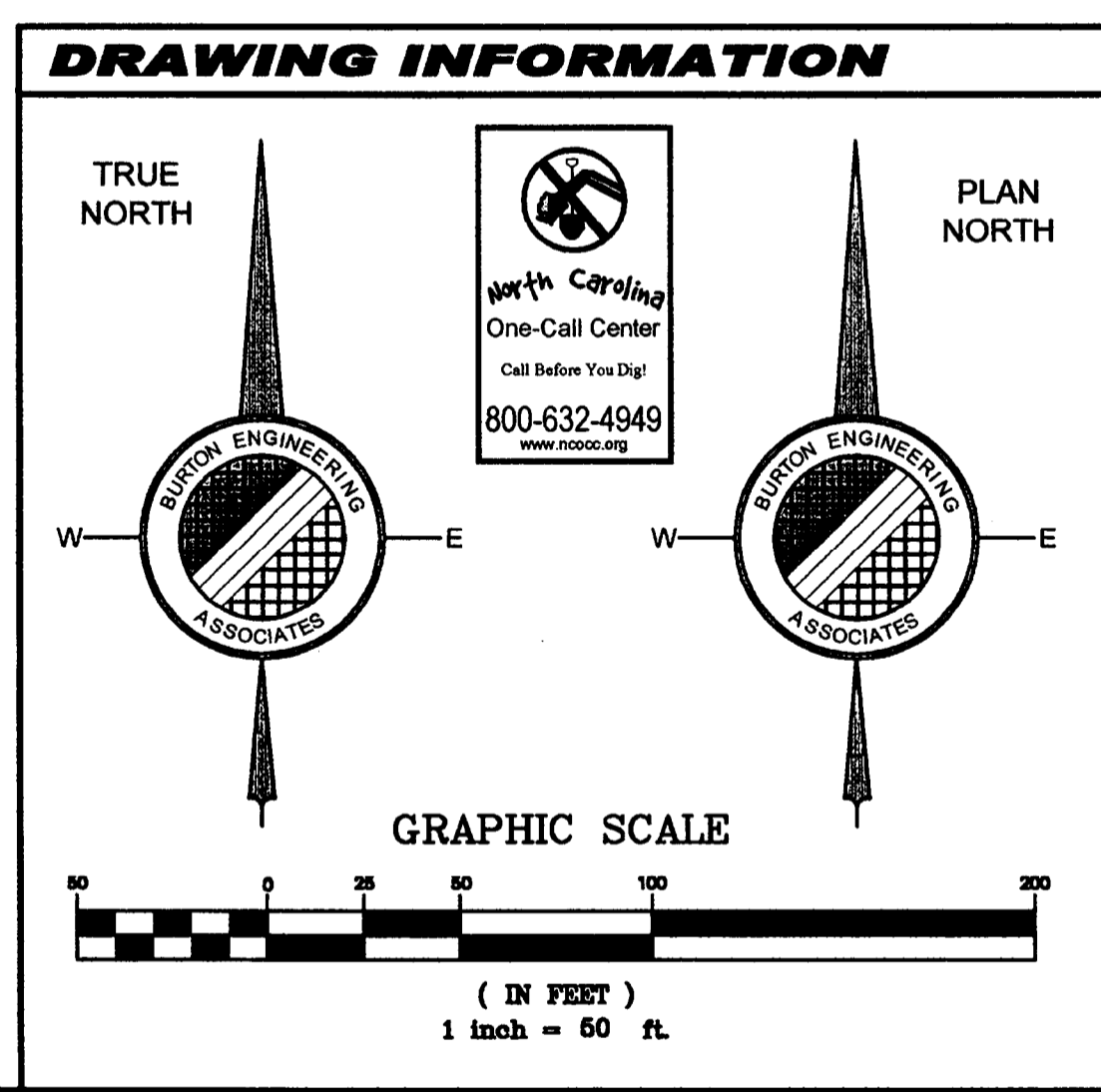
ZONING CODE SUMMARY

PROJECT NAME: BAKERY CAFE # 1043
 OWNER: ROSECLAY, LLC
 PLANS PREPARED BY: BURTON ENGINEERING ASSOC. PHONE #: (704) 553-8881
 ZONING: B-1 (CD) PETITION NO.: 1995-020 TAX PARCEL: 04729150, 04729151
 EXISTING USE: RETAIL
 BUILDING HEIGHT: _____ FEET, STORIES: 1
 BUILDING COVERAGE: _____ SQ. FT. GROSS FLOOR AREA: 5,792 SQ. FT.
 LOT SIZE: 1.594 ACRES
 YARD REQUIREMENTS
 SETBACK (FRONT): 50 FT. FROM RW (BUILDING)
 SIDE YARD (L): 10 FT. SIDE YARD (R): 10 FT.
 REAR YARD: 40 FT.
 LIMITED DISTURBANCE: 9,855 SF (TOTAL)
 REQUIRED BUFFERS:
 FRONT: (NO) YES _____ FT. REAR: (NO) YES _____ FT.
 SIDE (L): (NO) YES _____ FT. SIDE (R): (NO) YES _____ FT.
 REQUIRED SCREENING:
 FRONT: NO (YES) REAR: (NO) YES
 SIDE (L): (NO) YES SIDE (R): (NO) YES
 PARKING: NO (YES)
 ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
 BUILDING CONTRACTOR SHALL POST THE ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON THE BUILDING

PARKING TABULATION

RESTAURANT: REQUIRED PARKING 1 PER 75 SF
 EXISTING BLDGS: 12,092 SF
 PROP. ADDITION: 303 SF
 TOTAL: 12,392 SF
 166 SPACES REQ'D
 RETAIL: REQUIRED PARKING 1 PER 250 SF
 EXISTING BLDGS: 6,825 SF
 TOTAL: 6,825 SF
 28 SPACES REQ'D
 TOTAL REQUIRED 194
 TOTAL PROVIDED 285

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 1-10-2012
 BY: DEBRA D. CAMPBELL



BAKERY CAFE:
#1043
 SYSTEM: CUSTOM DARK
 PROTOTYPE UPDATE: 2012

ARCHITECT:
 DENNIS D. SMITH, AIA
 9321 J.W. Clay Boulevard
 Charlotte, NC 28262
 Phone: (704) 553-8881 Fax: (704) 553-8860
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PROFESSIONAL SEAL
 DENNIS D. SMITH, AIA
 11412017

BAKERY CAFE #1043
 9321 J.W. Clay Boulevard
 Charlotte, NC 28262
 BURTON ENGINEERING ASSOCIATES

REVISION

ISSUE DATE: 10.20.11
 PROJECT NUMBER: 541-001
 DRAWN BY: CHB
 ENGINEER: CTB

SHEET NO:
C1

OVERALL SITE PLAN

Charlotte-Mecklenburg Planning Department

DATE: January 10, 2012

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 1995-020 University Partners

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached shows a drive thru service window for Panera Bread. Also attached are the elevations for the addition. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.

GENERAL NOTES

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 City Gabolan
 345 Riverway, Suite 200
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 Phone: 316-268-0229 • Fax: 316-268-0205

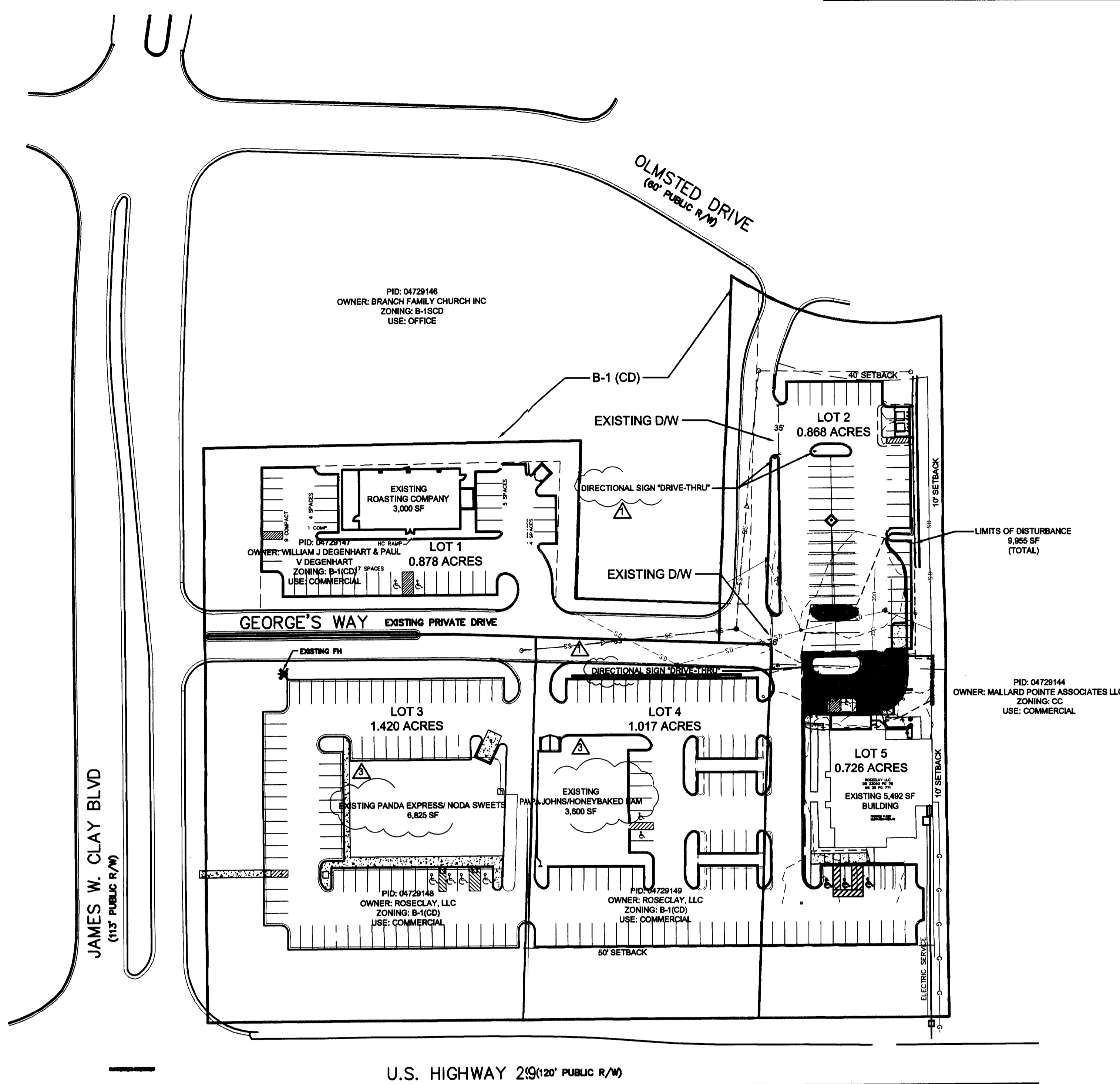
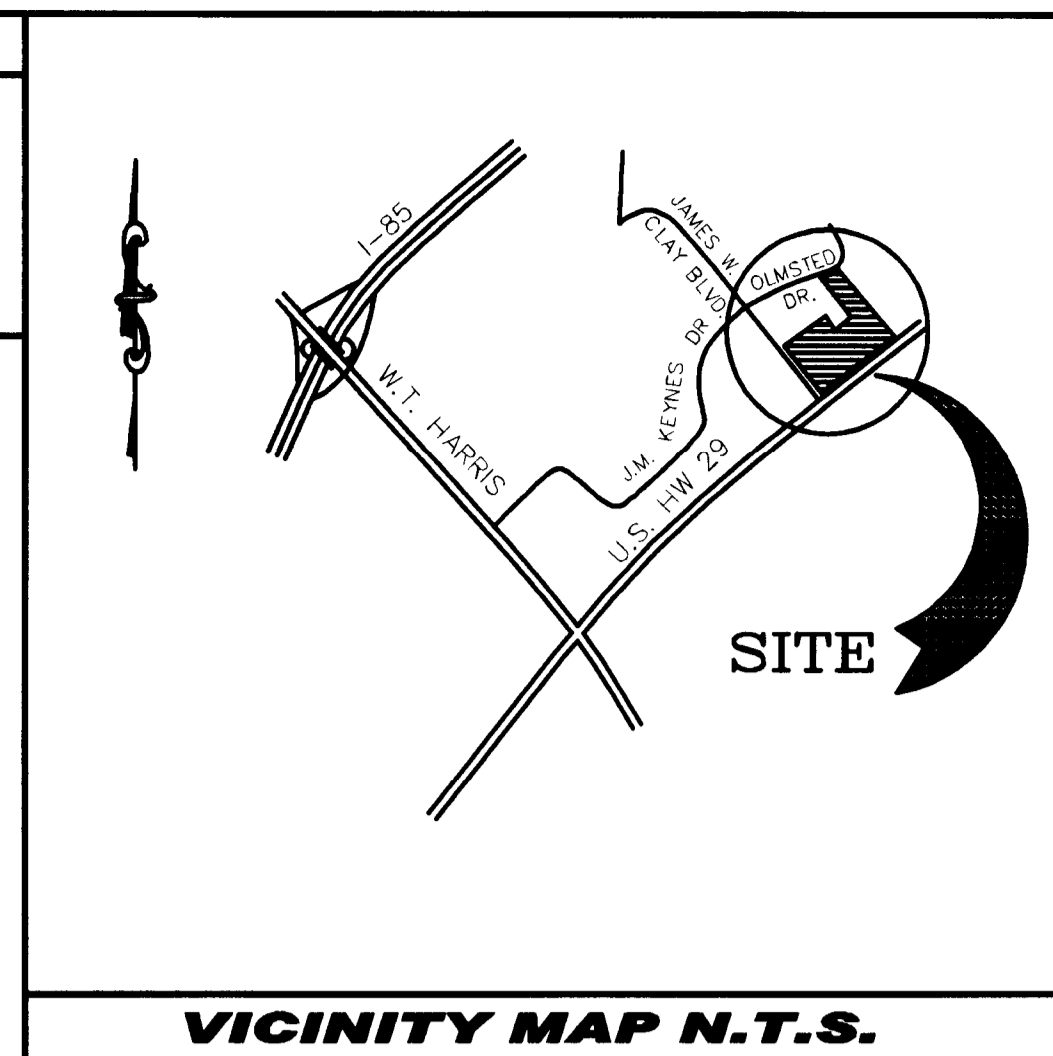
PAVING SPECIFICATIONS:
 MEDIUM DUTY
 1" F2 OVER
 4" CABC OVER
 18"-100% COMPACTED SUBGRADE

CONCRETE (DRIVE THRU PAD):
 8" CONCRETE 4,000 PSI
 4" CABC OVER
 18"-100% COMPACTED SUBGRADE

- ALL CONCRETE SIDEWALKS SHALL BE FULL 4" THICK 4000 PSI CONCRETE WITH DEEP GROOVE CONTROL JOINTS AT INTERVALS INDICATED ON SITE PLAN. PROVIDE EXPANSION JOINTS ADJACENT TO ALL RIGID STRUCTURES. EXPANSION JOINT SPACING SHALL NOT EXCEED 30'
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- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CHS JORDI, 704-336-7056) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

SCHEDULE OF DRAWINGS

- C1 - OVERALL SITE
- C2 - DEMOLITION PLAN
- C3 - ENLARGED SITE PLAN
- C4 - LANDSCAPE PLAN
- C5 - DETAILS
- RZ - 1 REZONING



ZONING CODE SUMMARY

PROJECT NAME: BAKERY CAFE # 1043
 OWNER: ROSECLAY, LLC
 PLANS PREPARED BY: BURTON ENGINEERING ASSOC. PHONE # (704) 553-8881
 ZONING: B-1 (CD) PETITION NO.: 1995-020 TAX PARCEL: 04729150; 04729151
 EXISTING USE: RETAIL
 BUILDING HEIGHT: - FEET, STORIES: 1
 BUILDING COVERAGE: - SQ. FT. GROSS FLOOR AREA: 5,792 SQ. FT.
 LOT SIZE: 1,594 ACRES
 YARD REQUIREMENTS
 SETBACK (FRONT): 50 FT. FROM R/W (BUILDING)
 SIDE YARD (L): 10 FT. SIDE YARD (R): 10 FT.
 REAR YARD: 40 FT.
 REQUIRED BUFFERS:
 FRONT: (NO) YES FT. REAR: (NO) YES FT.
 SIDE(L): (NO) YES FT. SIDE (R): (NO) YES FT.
 REQUIRED SCREENING:
 FRONT: NO YES REAR: NO YES
 SIDE (L): NO YES SIDE (R): NO YES
 PARKING: NO YES

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.
 BUILDING CONTRACTOR SHALL POST THE ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS ON THE BUILDING

PARKING TABULATION

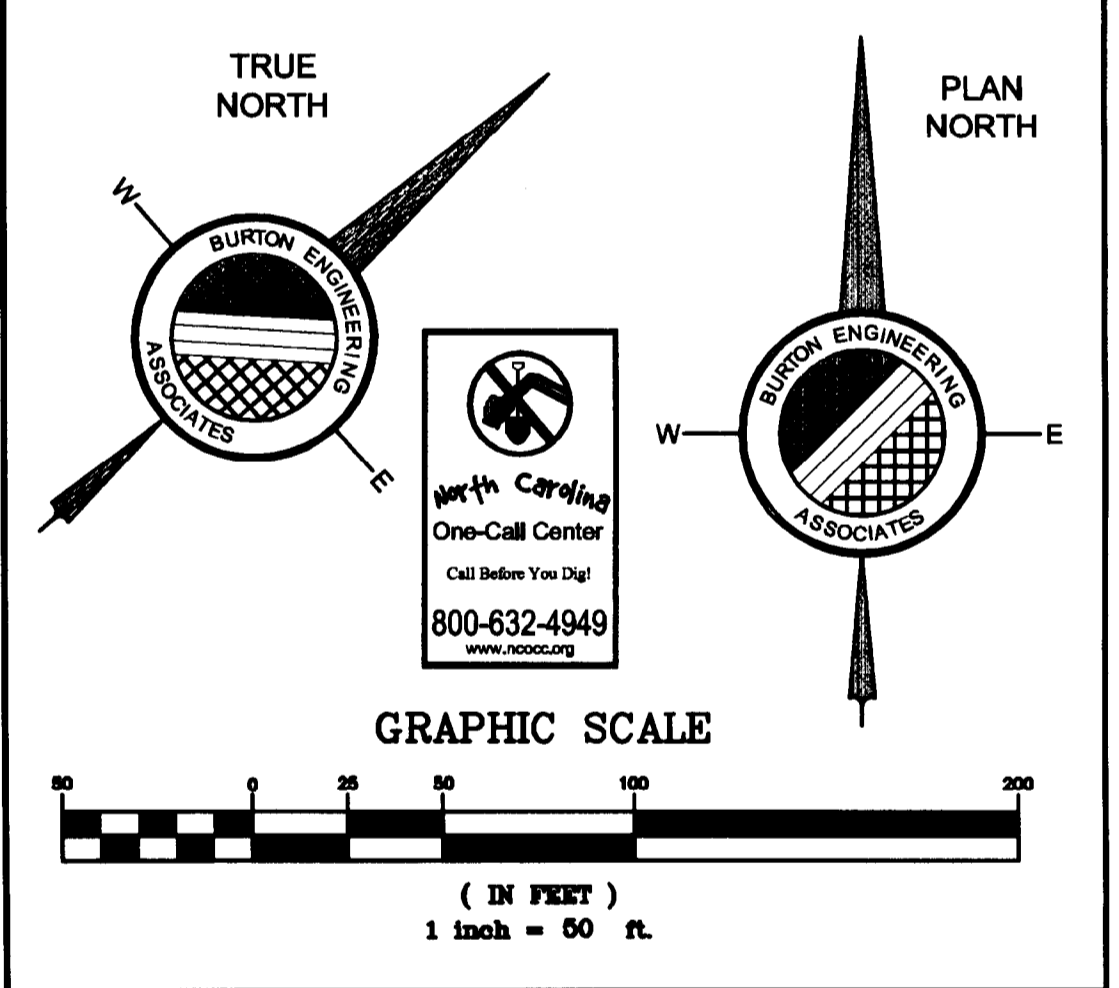
RESTAURANT: REQUIRED PARKING 1 PER 75 SF
 EXISTING BLDGS: 17,896 SF
 PROP ADDITION (to PANERA): 300 SF
 TOTAL: 17,899 SF
 17,899 / 75
 240 SPACES REQ'D

RETAIL: REQUIRED PARKING 1 PER 250 SF
 EXISTING BLDGS: 1,200 SF
 1,200 / 75
 5 SPACES REQ'D

TOTAL SPACES REQ'D 245
 TOTAL PROVIDED 247

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 3-5-2012
 BY: DEBRA D. CAMPBELL

DRAWING INFORMATION



OVERALL SITE PLAN

BURTON ENGINEERING ASSOCIATES
 CIVIL ENGINEERS
 LAND PLANNERS
 5950 Fairview Rd., Suite 100 Charlotte, NC 28210
 (704) 553-8881 Fax (704) 553-8860
 Firm License # C1157



Charlotte-Mecklenburg Planning Department

DATE: January 10, 2012

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 1995-020 University Partners

Attached is a revised site plan for the above referenced rezoning petition. The site plan attached show a drive thru service window for Panera Bread. Also attached are the elevations for the addition. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other Zoning Ordinance and conditional requirements still apply.

*Do not use the Administrative Approval dated 1-10-2012 for review. This attached plan updated the current parking spaces for the allowed uses.

BAKERY CAFE:
#1043
 SYSTEM CUSTOM DARK
 PHOTO UPDATE 3/14/12

ARCHITECT:
DENNIS D. SMITH, AIA
 345 RIVERVIEW WICHITA, KS 67203
 Phone: (316) 268-0230 Fax: (316) 268-0235
 Copyright © 2011



BAKERY CAFE #1043
 9321 J.W. Clay Boulevard
 Charlotte, NC 28262

FOR CONSTRUCTION
 ISSUED 01.10.12

REVISION	BLD STATUS/DATE COMMENTS
1	12-21-11
2	01-18-12
3	01-18-12
4	01-18-12

ISSUE DATE: 01.11.12
 PROJECT NUMBER: 541-001
 DRAWN BY: CHS
 ENGINEER: CTB

SHEET NO:
C1