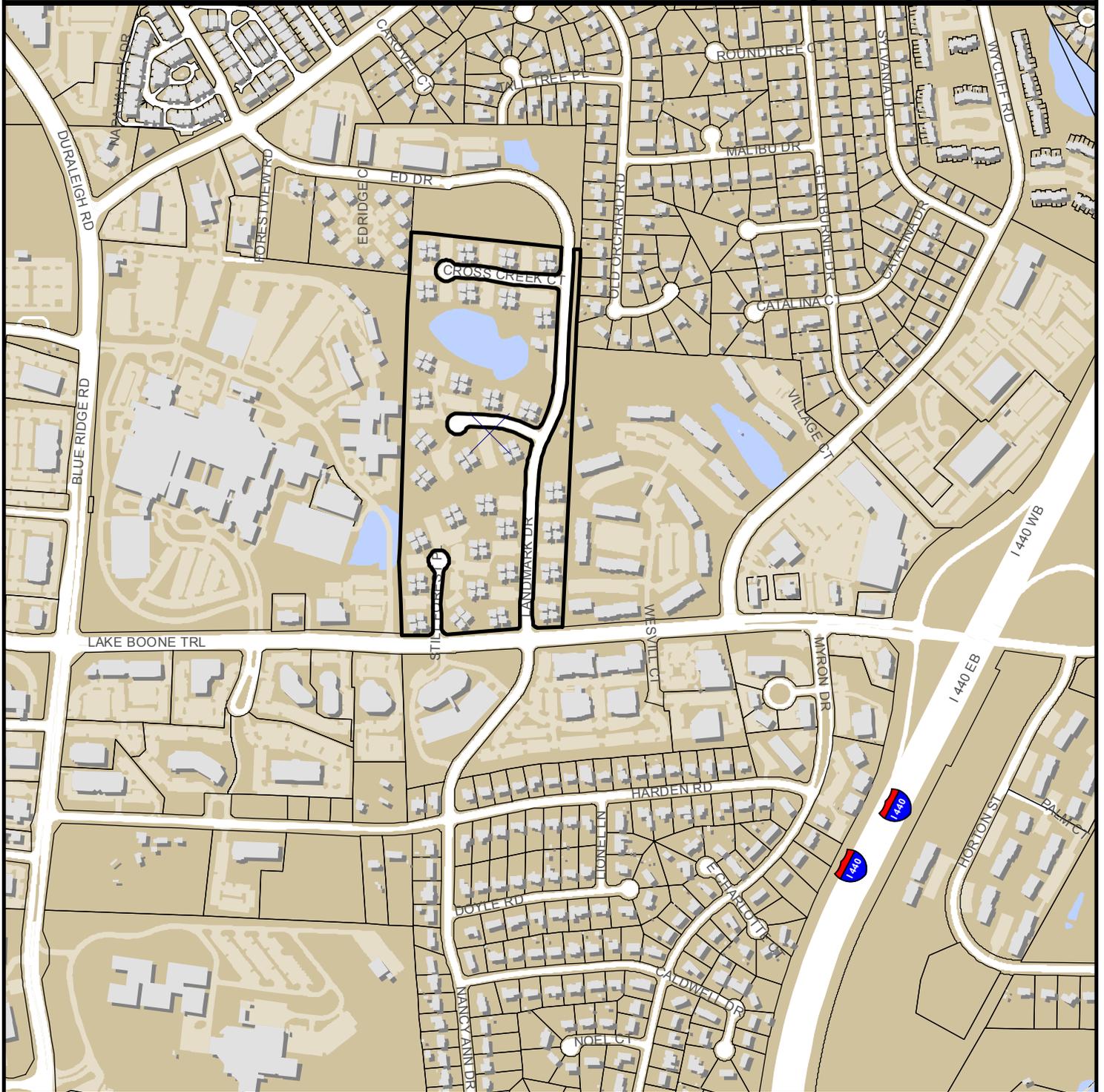


PANERA @ VILLAGES OF LAKE BOONE SR-13-2015



Zoning: **CX-4 & CX-5 w/PL-CU** Planner: **Meade Bradshaw**
CAC: **Northwest** Phone: **(919) 996-2664**

Drainage Basin: **House**
Acreage: **34.29**
Square Feet: **4,397**

Applicant: **Panera LLC**
Phone: **(314) 984-1000**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

SR-13-15

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>437575</i> Assigned Project Coordinator Assigned Team Leader <i>Bradshaw</i>
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Panera at The Villages of Lake Boone Trail**

Proposed Use **Restaurant**

Property Address(es) **Landmark Drive**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<i>✓</i> 0785932086			

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe: **Restaurant**

PRELIMINARY ADMINISTRATIVE REVIEW
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.

PLANNING COMMISSION
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
 Free standing retail within 400 feet of residential use

CLIENT (Owner or Developer)

Company Panera, LLC	Name (s) Greg Johnsen
Address 3630 Geyer Road, Suite 100, Sunset Hills, Missouri 63127	
Phone 314-984-1000	Email
	Fax

CONSULTANT (Contact Person for Plans)

Company McAdams Company	Name (s) Andy Padiak
Address 2905 Meridian Parkway, Durham, NC 27713	
Phone 919-361-5000	Email padiak@mcadamsco.com
	Fax

*5-50-14
SR-9-15*

*House Drainage
Northwest CAC
No Overlay Cx5CU
Cx*

*Cx4PL CU
Cx5PL CU*

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) CX-4PL-CU	Proposed building use(s) RESTAURANT
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross 4,397 SF
Total Site Acres <input checked="" type="checkbox"/> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 4,397 SF
Off street parking Required 29 Provided 45	Proposed height of building(s) 23'-0"
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.110
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 0.110 (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface <input type="text" value="0.0"/> acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <input type="text" value="0.73"/> acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.
 The development of the project as a restaurant conforms to the guidelines of the comprehensive plan 2030 in that the land use matches the future land use in this area and promotes the development of the surrounding mixed use developments.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br <input checked="" type="checkbox"/> 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more <input type="checkbox"/>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. Total number of Open Space (only) lots	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

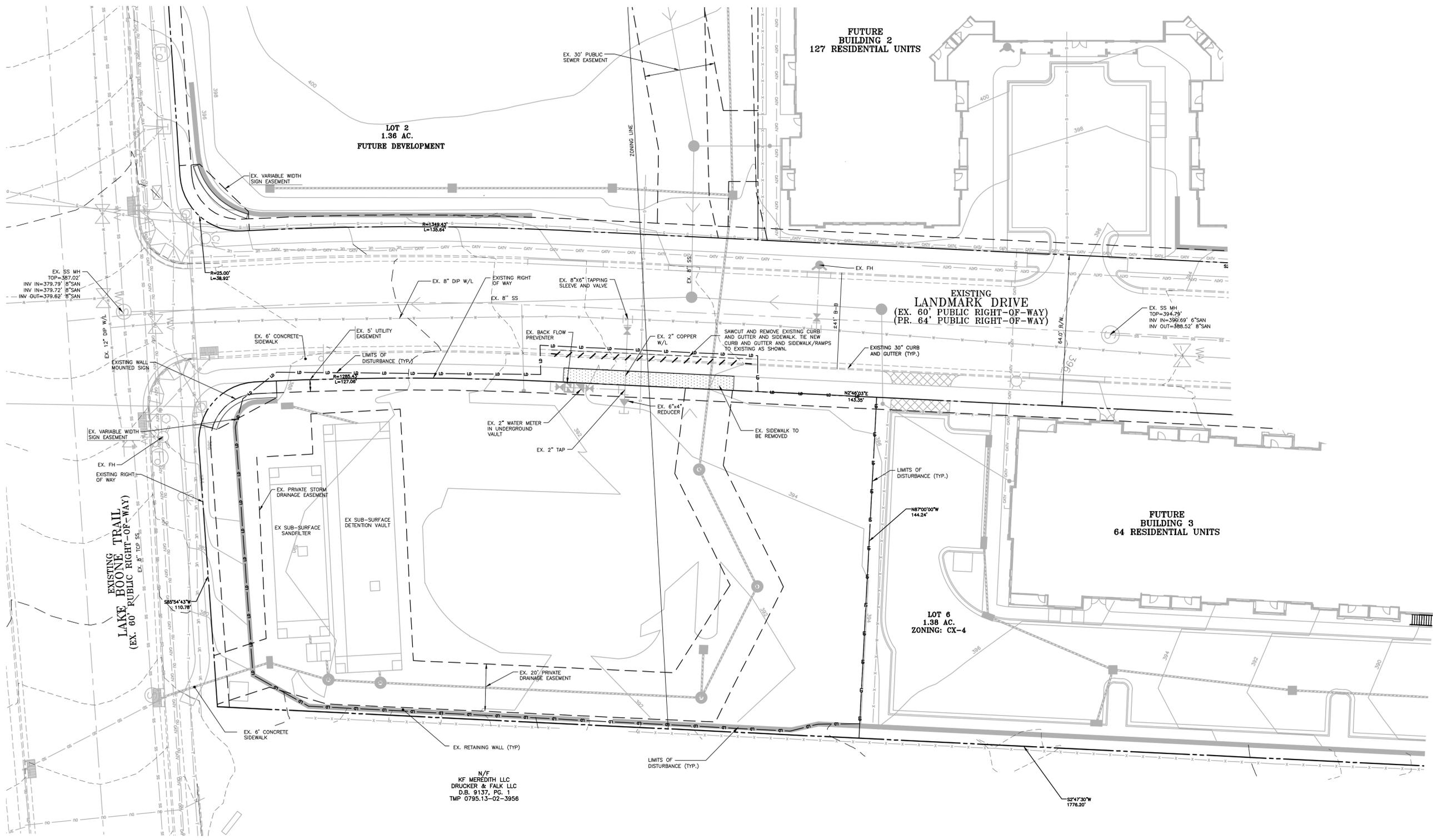
I hereby designate Mc Adams Company to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Drew Johnson Date 6/23/15

Signed _____ Date _____

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		

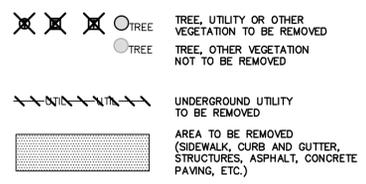


N/E
 K/F MEREDITH LLC
 DRUCKER & FALK LLC
 D.B. 9137, PG. 1
 TMP 0795.13-02-3996

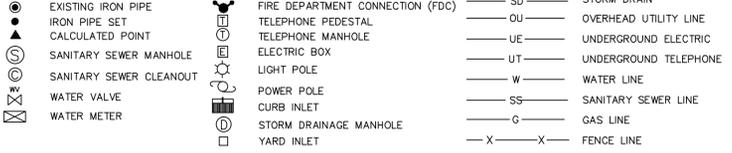
DEMOLITION NOTES

1. THE INFORMATION SHOWN WITHIN THE OVERALL PROJECT BOUNDARY WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL DEMOLITION MATERIAL WILL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER LOCATION AND METHOD AS DESIGNATED BY THE LOCAL AUTHORITIES.
4. LOCATION OF EXISTING WATER AND SEWER SERVICES TO BE VERIFIED PRIOR TO CONSTRUCTION.
5. CONTRACTOR WILL CONTACT APPROPRIATE UTILITY OWNERS TO COORDINATE REMOVAL/RELOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CONTACT NORTH CAROLINA "ONE CALL" 800-632-4949. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
6. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
7. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARD SPECIFICATIONS AND DETAILS.

DEMOLITION LEGEND

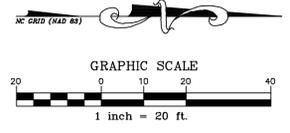


LEGEND



NOTES:

- 1) SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.
- 2) THERE ARE EXISTING WATER AND SEWER MAINS AND SERVICES THROUGHOUT THE SITE THAT HAVE NOT BEEN LOCATED OR VERIFIED. THESE UTILITIES SHALL BE REMOVED BACK TO THE PUBLIC R/W AND CAPPED. THE REMAINDER OF REMOVAL / ABANDONMENT WILL BE DONE PER CITY OF RALEIGH STANDARDS AS PART OF THE PHASE 1 CONSTRUCTION. THE STILL FOREST PLACE R/W IS HEREBY BEING ABANDONED. THOSE UTILITIES SHALL BE REMOVED BACK TO THE LAKE BOONE TRAIL R/W.
- 3) THE EXISTING IRRIGATION SYSTEM WITHIN THE DEMOLITION AREA SHALL TURNED OFF AND VERIFIED BY THE DEMO CONTRACTOR. ALL SUPPLY LINES, WIRING, VALVES, ETC. WITHIN DISTURBED AREAS UNCOVERED DURING DEMOLITION SHALL BE REMOVED AND HAULED OFF-SITE.



PRELIMINARY SITE PLAN - NOT RELEASED FOR CONSTRUCTION

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THE JOHN R. MCADAMS
 COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: C-2828
 Fax: C-2828
 (800) 733-5646 • mcadamsco.com



REVISIONS:

OWNER:
 PANERA, LLC
 3630 GEYER ROAD, SUITE 100
 SUNSET HILLS, MISSOURI 63127

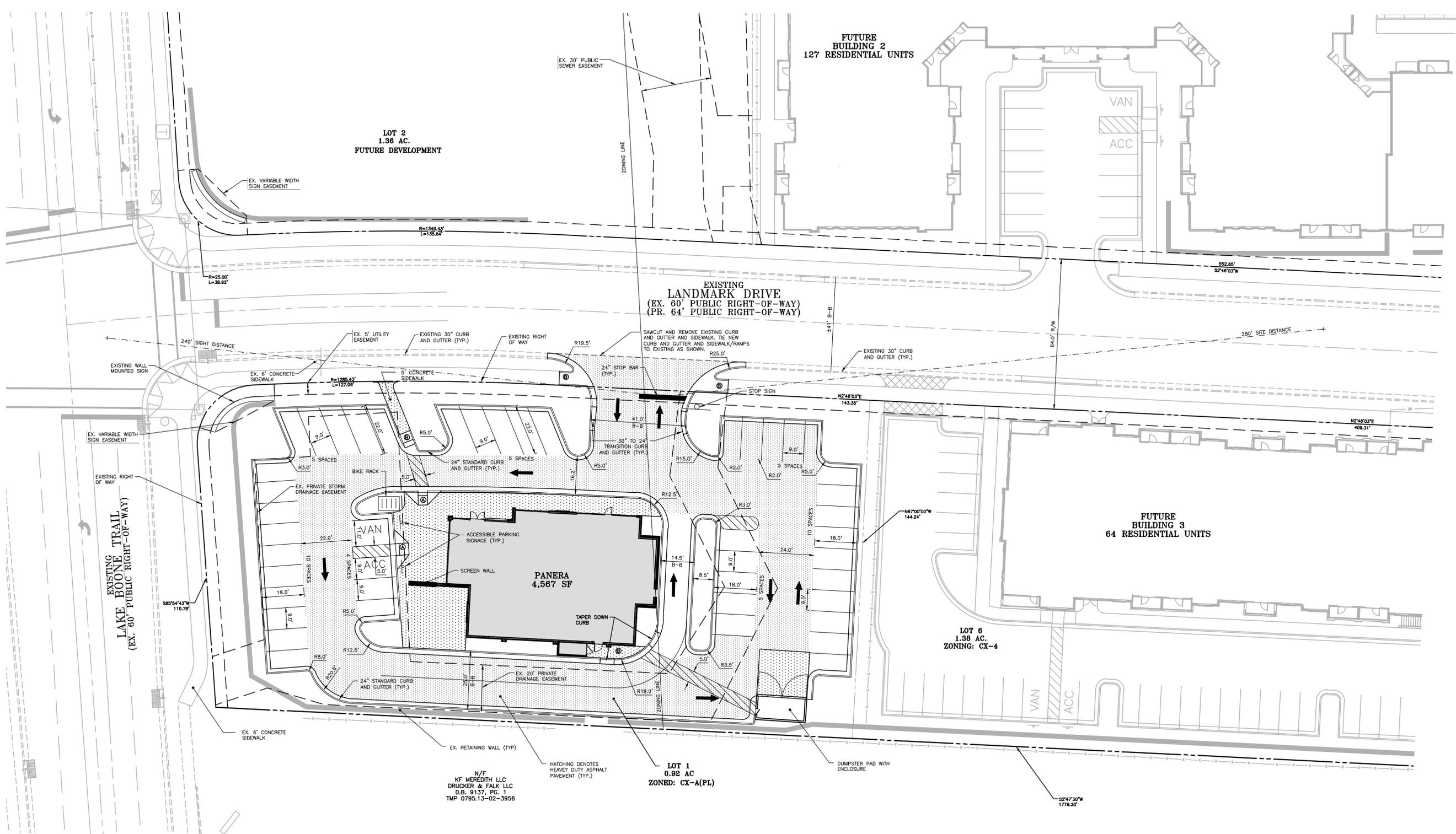
**PANERA AT THE VILLAGES OF
 LAKE BOONE TRAIL**
 RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

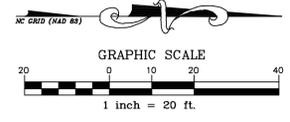
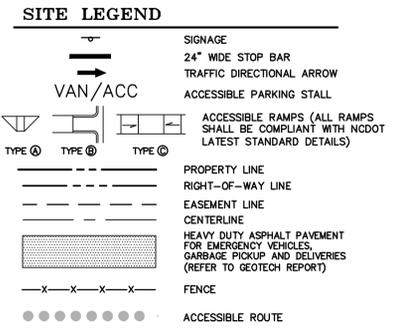
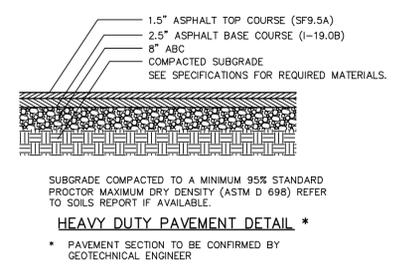
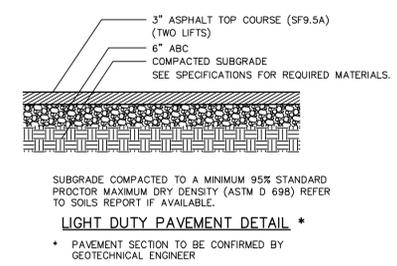
PROJECT NO:	SPEC-15200
FILENAME:	SPEC15200-DMI
CHECKED BY:	
DRAWN BY:	
SCALE:	1"=20'
DATE:	06-01-15
SHEET NO.:	C-1



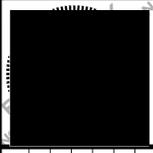
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- NOTES:**
- LANDMARK DRIVE IS AN EXISTING 60' PUBLIC RIGHT-OF-WAY WITH 41' BACK TO BACK STREET SECTION. THE AVENUE 2 LANE UNDIVIDED SECTION IS APPLIED WITH 64' RIGHT-OF-WAY AND 36' BACK TO BACK STREET SECTION.
 - LAKE BOONE TRAIL IS AN EXISTING 60' RITH-OF-WAY WITH XX BACK TO BACK STREET SECTION. THE AVENUE 4 LANE DIVIDED SECTION IS APPLIED WITH 104' RIGHT-OF-WAY AND 76' BACK TO BACK STREET SECTION.
 - SERVICE AREAS THAT ARE NOT INTEGRATED INTO A BUILDING SHALL BE SCREENED FROM 3 SIDES BY A WALL AT LEAST 6 FEET IN HEIGHT AND ON THE FOURTH SIDE BY A SOLID GATE AT LEAST 6 FEET IN HEIGHT. THE GATE AND WALL SHALL BE MAINTAINED IN GOOD WORKING ORDER AND SHALL REMAINED CLOSED EXCEPT WHEN TRASH PICK-UPS OCCUR. THE WALL AND GATE SHALL BE COMPATIBLE WITH THE PRINCIPLE BUILDING IN TERMS OF TEXTURE, QUALITY, MATERIAL AND COLOR.



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-0288
(800) 733-5646 • mcadamsco.com



REVISIONS:

OWNER:
PANERA, LLC
3630 GEYER ROAD, SUITE 100
SUNSET HILLS, MISSOURI 63127

PANERA AT THE VILLAGES OF LAKE BOONE TRAIL
RALEIGH, NORTH CAROLINA

SITE PLAN

PROJECT NO: SPEC-15200
FILENAME: SPEC15200-S1
CHECKED BY:
DRAWN BY:
SCALE: 1"=20'
DATE: 06-01-15
SHEET NO. C-2



TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 29.05 AC
 TOTAL ROW DEDICATION: .38 AC
 TOTAL ROW ABANDONED: 1.97 AC
 NET SITE AREA: 30.65 AC
 REQUIRED TCA: 10% (3.06 AC)
 PROVIDED TCA: 4.73% (1.45 AC)

- PRIMARY TREE CONSERVATION AREA-NEUSE BUFFER ZONE 2: 0.60 AC
- SECONDARY TREE CONSERVATION AREA: 0.26 AC
- SECONDARY TREE CONSERVATION AREA-BUYOUT: 0.08 AC
- SECONDARY TREE CONSERVATION AREA-INDIVIDUAL TREES: 0.59 AC

BASAL AREA TOTALS (SQ.FT./AC)

(SEE TCA REPORT FOR CALCULATIONS-THIS SHEET)

- 1) 50
- 2) 68
- 3) 88
- 4) 119

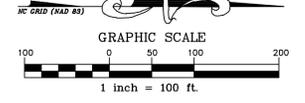
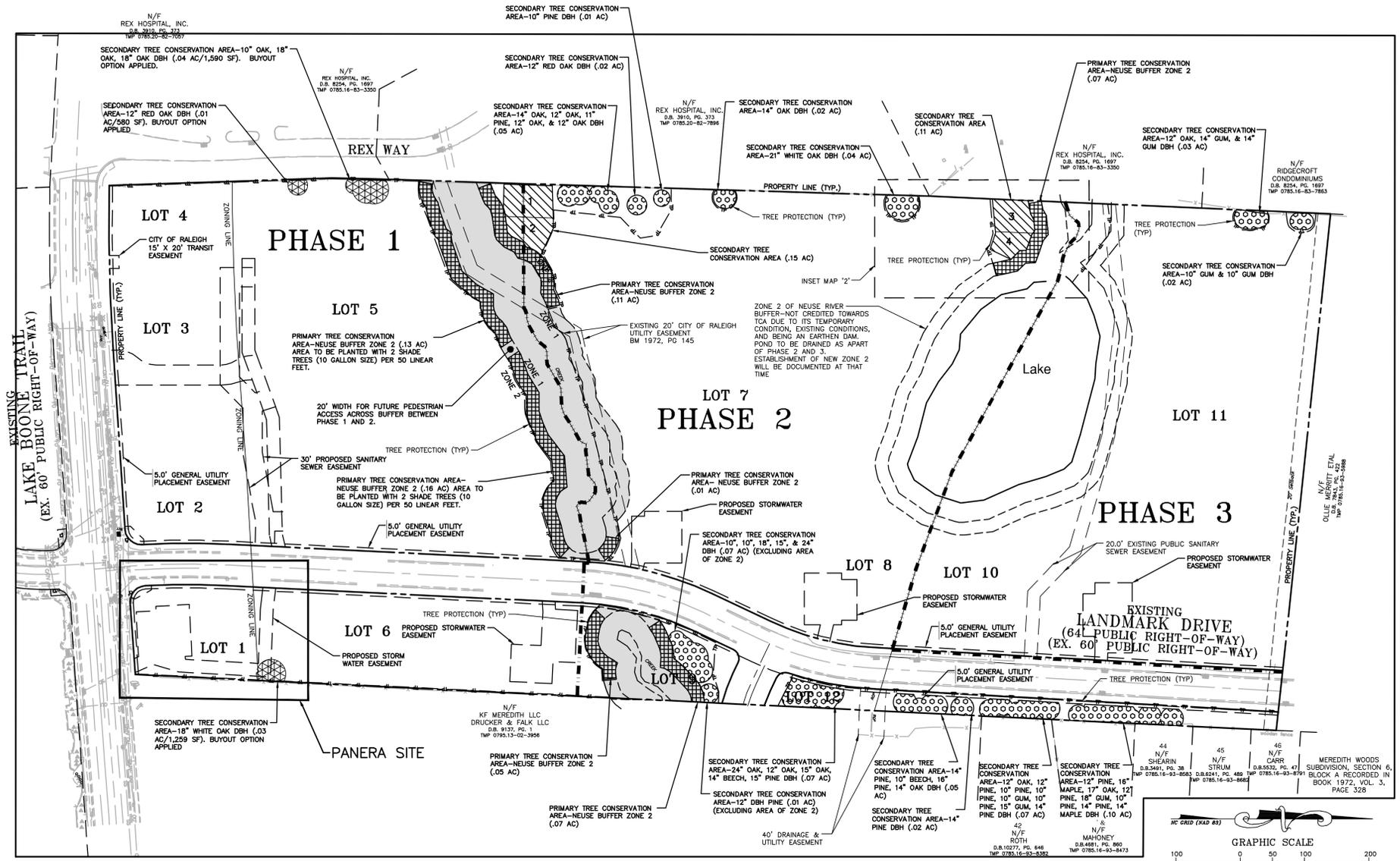
THOROUGHFARE CALCULATIONS

LAKE BOONE TRAIL

NOT APPLICABLE DUE TO PARKING LIMITED FRONTAGE TYPE APPLIED TO ZONING

NOTES:

1. DUE TO THE PARKING LIMITED FRONTAGE TYPE IN THE AREA ZONED CX-5 (PL), TREE CONSERVATION IS NOT REQUIRED WITHIN 100' OF LAKE BOONE TRAIL AND 100' OF LANDMARK DRIVE IN THE CX-5 (PL) ZONED AREA PER UDO SECTION 3.4.5.C3 (BUILD TO) AND UDO SECTION 9.1.3.A.2. (SEE SHEET C-5 FOR 100' BUILD-TO LINE AND AREA ZONED CX-5 (PL)).
2. BUYOUT OPTION APPLIED FOR 5 TREES IN PHASE 1. TOTAL AMOUNT TO BE BOUGHT-OUT IS 3,429 SF. TOTAL MONETARY AMOUNT TO BE DETERMINED AT TIME OF PERMITTING.
3. ALL CRITICAL ROOTS ZONES OF TREES CREDITED TOWARDS TREE CONSERVATION EXTEND BEYOND TREE CONSERVATION AREAS NO MORE THAN 30%.



TREE LEGEND

- 10/C CEDAR
- 10/E ELM
- 12/G SWEET GUM
- 0/HR MISC. HARDWOOD
- 4/HO HOLLY
- 12/MG MAGNOLIA
- 15/M MAPLE
- 0/O OAK
- 18/P PINE
- 14/PO POPLAR
- 16/SY SYCAMORE
- DOUBLE AND TRIPLE TRUNKS
- 20-0-0 DOUBLE OAK
- 20-T-0 TRIPLE OAK
- CALIPER INCH SIZE OF TREE
- TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

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PANERA AT THE VILLAGES OF LAKE BOONE TRAIL
 RALEIGH, NORTH CAROLINA
TREE CONSERVATION PLAN

PROJECT NO: SPEC-15200
 FILENAME: SPEC15200-TCA
 CHECKED BY:
 DRAWN BY:
 SCALE: AS SHOWN
 DATE: 06-01-15
 SHEET NO:
TC-1

