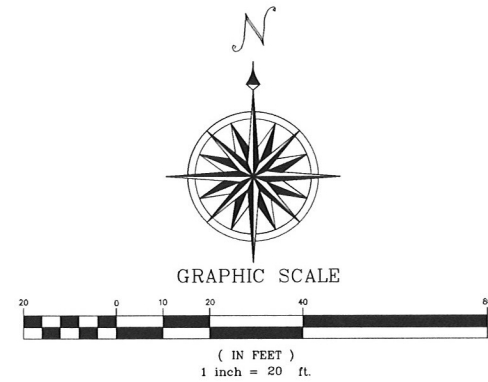
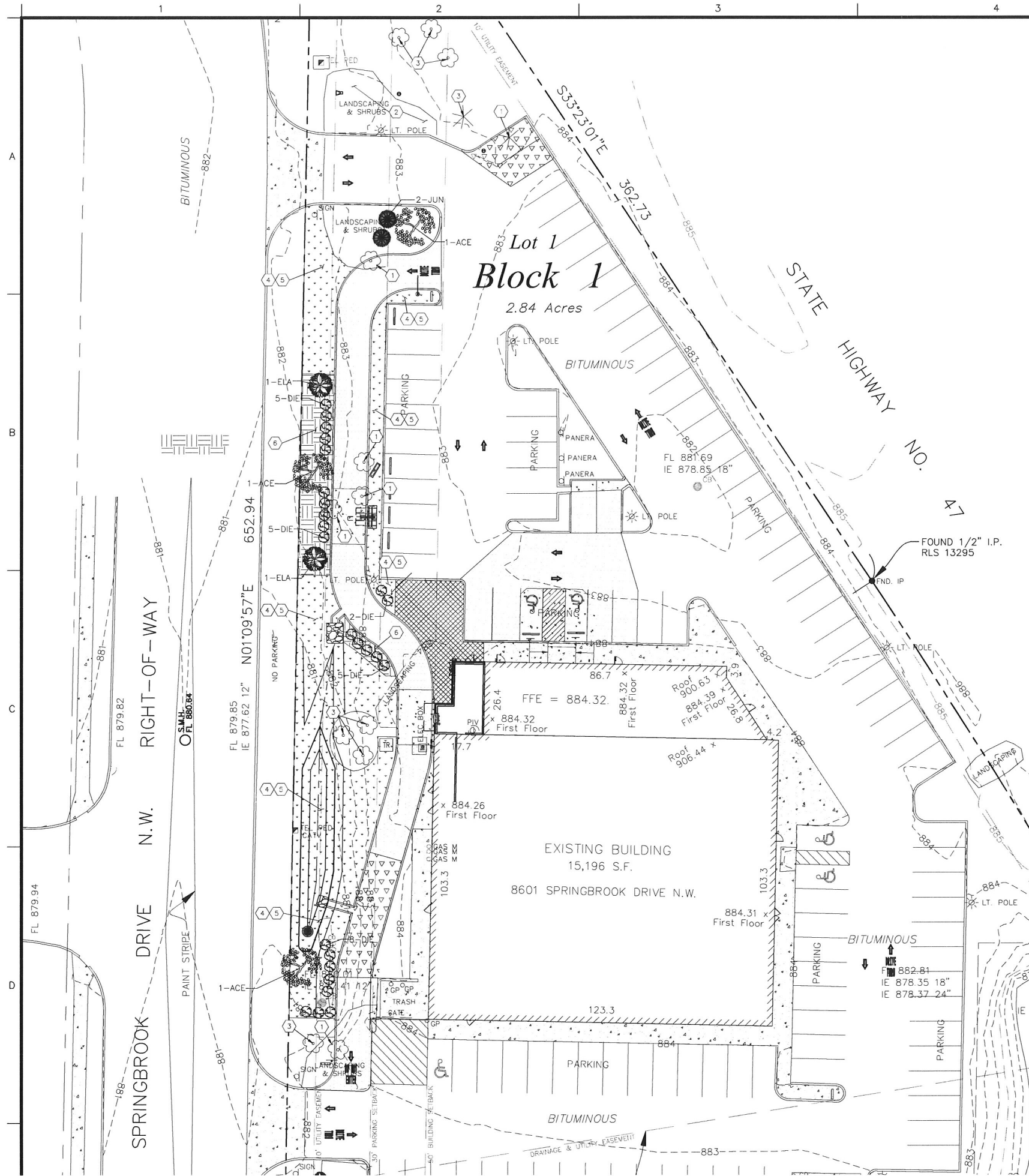


Case File No. 16-0016



Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





LANDSCAPE NOTES

- EXISTING LANDSCAPING SHOWN IS BASED ON AVAILABLE INFORMATION. CONTRACTOR TO VERIFY EXISTING LANDSCAPING.
- IF EXISTING LANDSCAPING SHOWN TO BE RELOCATED CANNOT BE PRESERVED, CONTRACTOR SHALL PROVIDE NEW MATERIALS IN LOCATIONS SHOWN.

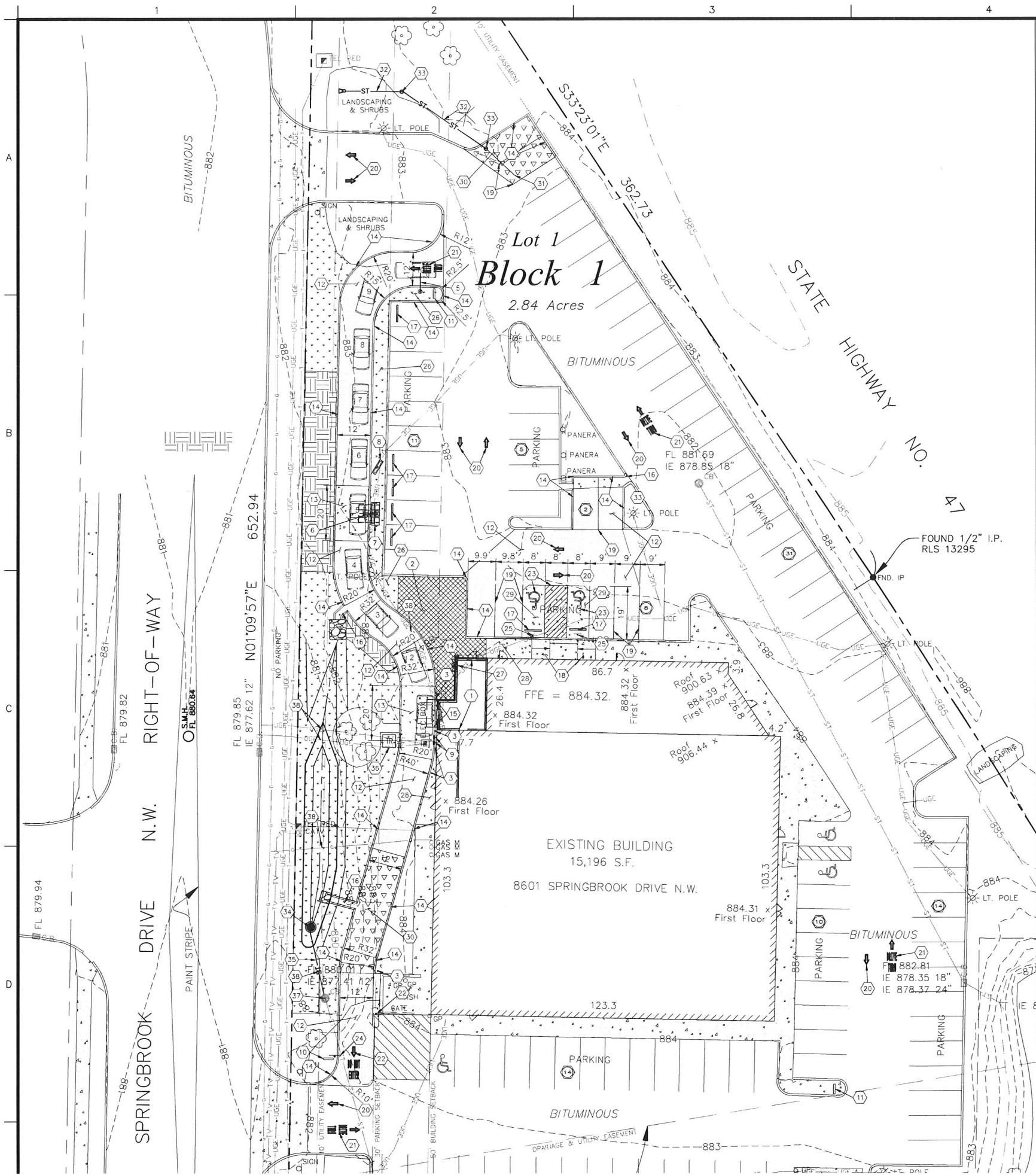
KEYED NOTES

- EXISTING TREE TO BE REMOVED.
- EXISTING SHRUB(S) TO REMAIN.
- EXISTING TREE TO REMAIN.
- NEW WEED FABRIC IN NEW LANDSCAPE AREAS.
- NEW SODDED AREA.
- NEW MULCHED AREA. MATCH EXISTING IN COLOR.

LEGEND

SHRUBS						
SYMBOL	KEY	QUANTITY	COMMON NAME (Botanical Name)	ROOT	SIZE	REMARKS
	DIE	23	DWARF BUSH HONEYSUCKLE (Diervilla lonicera)	CONT.	24" POT	
TREES						
SYMBOL	KEY	QUANTITY	COMMON NAME (Botanical Name)	ROOT	SIZE	REMARKS
	ACE	3	AMUR MAPLE (Acer Ginnala)	B&B	2.5" CAL.	10' - 15'
	ELA	2	RUSSIAN OLIVE (Elaeagnus Angustifolia)	B&B	2" CAL.	
	JUN	2	RED CEDAR (Juniperus Virginiana)	B&B	6' TALL	
GROUNDCOVER						
SYMBOL	DESCRIPTION					
	SODDED GREEN AREA					
	MULCHED AREA					

CORE STATES
 Job#: PNB-19183
 Scale: 1"=20'
 Date: 03-10-16
 Description: Panera, LLC
 3630 South Geyer Rd., Suite 100 St. Louis, MO 63127
 Cafe # 1309



GENERAL NOTES

1. THESE PLANS ARE BASED ON DRAWINGS PREPARED BY LK ARCHITECTURE INC, DATED 02/02/16. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THE IMPROVEMENTS EXIST AS SHOWN ON THE SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING CORE STATES GROUP OF ANY DEVIATIONS OR OMISSIONS THAT MAY EFFECT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND OTHER EXISTING IMPROVEMENTS AS NOTED.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
6. ALL CONSTRUCTION IN RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY(IES) HAVING AUTHORITY.
7. **WARRANTY/DISCLAIMER:** THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
8. **SAFETY NOTICE TO CONTRACTOR:** IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

SITE NOTES

- A. REFER TO SHEET C-1 FOR DEMOLITION.
- B. REFER TO SHEET C-3 FOR GRADING AND DRAINAGE.
- C. REFER TO SHEET C-1 FOR GENERAL LEGEND.
- D. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC.) UNLESS NOTED OTHERWISE.
- E. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

KEYED NOTES

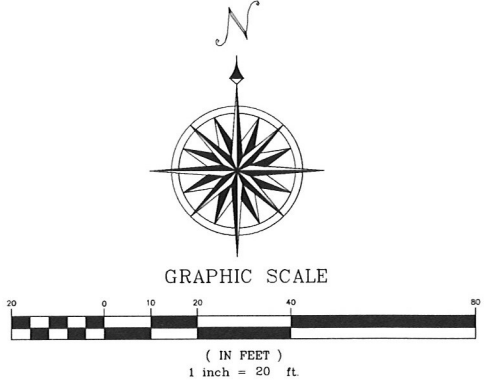
1. NEW DRIVE-THRU ADDITION. REFER TO ARCHITECTURAL PLANS.
2. NEW PATIO AREA WITH PERVIOUS CONCRETE PAVERS.
3. NEW BOLLARD(S) PAINTED YELLOW. REFER TO ARCHITECTURAL PLANS FOR LOCATION AND QUANTITY.
4. NEW PATIO SCREENING / CEDAR SHUTTER. REFER TO ARCHITECTURAL PLANS.
5. NEW CLEARANCE BAR. REFER TO ARCHITECTURAL PLANS.
6. NEW MENU CANOPY. REFER TO ARCHITECTURAL PLANS.
7. NEW MENU BOARD. REFER TO ARCHITECTURAL PLANS.
8. NEW PREVIEW BOARD. REFER TO ARCHITECTURAL PLANS.
9. NEW BUILDING MOUNTED CAMERA. REFER TO ARCHITECTURAL PLANS.
10. NEW "DO NOT ENTER / THANK YOU" SIGN. REFER TO ARCHITECTURAL PLANS.
11. NEW "DRIVE-THRU" SIGN. REFER TO ARCHITECTURAL PLANS.
12. NEW ASPHALT PAVEMENT.
13. NEW CONCRETE PAD WITH SENSOR LOOP.
14. NEW CONCRETE CURB (STANDARD SECTION).
15. NEW CONCRETE CURB (WIDE SECTION).
16. NEW 2' WIDE CONCRETE FLUME.
17. NEW WHEEL STOPS (6 TOTAL).
18. NEW DEPRESSED ADA RAMP IN SIDEWALK.
19. NEW PARKING STRIPING TO MATCH EXISTING IN COLOR AND STYLE.
20. NEW TRAFFIC FLOW ARROW.
21. NEW "DRIVE-THRU" STRIPING AND TRAFFIC FLOW ARROW.
22. NEW "DO NOT ENTER" STRIPING AND TRAFFIC FLOW ARROWS.
23. NEW ACCESSIBLE PARKING PAINTED SYMBOL AND STRIPING.
24. NEW "STOP" SIGN.
25. RELOCATED ACCESSIBLE PARKING AND FINE SIGN(S) IN BOLLARD (2 TOTAL).
26. NEW LANDSCAPE AREA. REFER TO SHEET L-1.
27. RELOCATED FIRE DEPARTMENT CONNECTION. REFER TO ARCHITECTURAL PLANS.
28. NEW CONCRETE SIDEWALK.
29. NEW ADA COMPLIANT CONCRETE PAVEMENT.
30. NEW PERVIOUS CONCRETE PAVING.
31. NEW 4" PVC UNDER DRAIN.
32. NEW 4" STORM PIPE.
33. NEW STORM CLEANOUT.
34. NEW 4" DIAMETER STORM DRAIN.
35. NEW 12" STORM PIPE.
36. RELOCATED TRANSFORMER.
37. EXISTING STORM STRUCTURE TO BE CONVERTED TO MANHOLE AND ADJUSTED TO GRADE.
38. CONTRACTOR TO PROTECT UTILITY DURING CONSTRUCTION.

PARKING CALCULATIONS

EXISTING BOOK STORE:	8,015 S.F. @ 1/200 S.F. =	40 SPACES REQUIRED
EXISTING CARIBOU:	1,615 S.F. @ 1/100 S.F. =	16.1 SPACES REQUIRED
EXISTING PANERA:	5,088 S.F. @ 1/100 S.F. =	50.9 SPACES REQUIRED
DRIVE THRU ADDITION	355 S.F. @ 1/100 S.F. =	3.5 SPACES REQUIRED
TOTAL BUILDING (AFTER ADDITION) =	15,073 S.F.	111 SPACES PROVIDED

SITE LEGEND

	NEW ASPHALT PAVEMENT
	NEW CONCRETE PAVEMENT
	NEW CONCRETE PAVERS
	NEW PERVIOUS CONCRETE PAVING
	NEW SODDED AREA
	NEW MULCHED AREA



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY

NOTE:

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