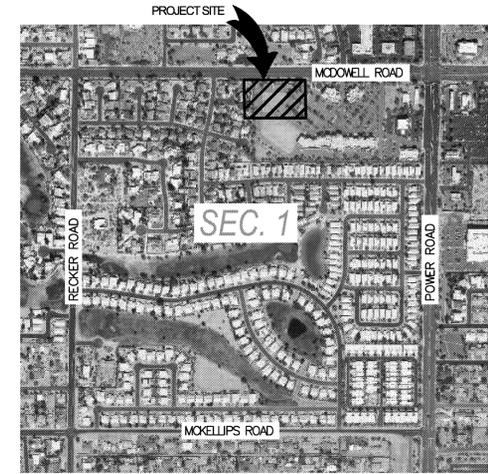
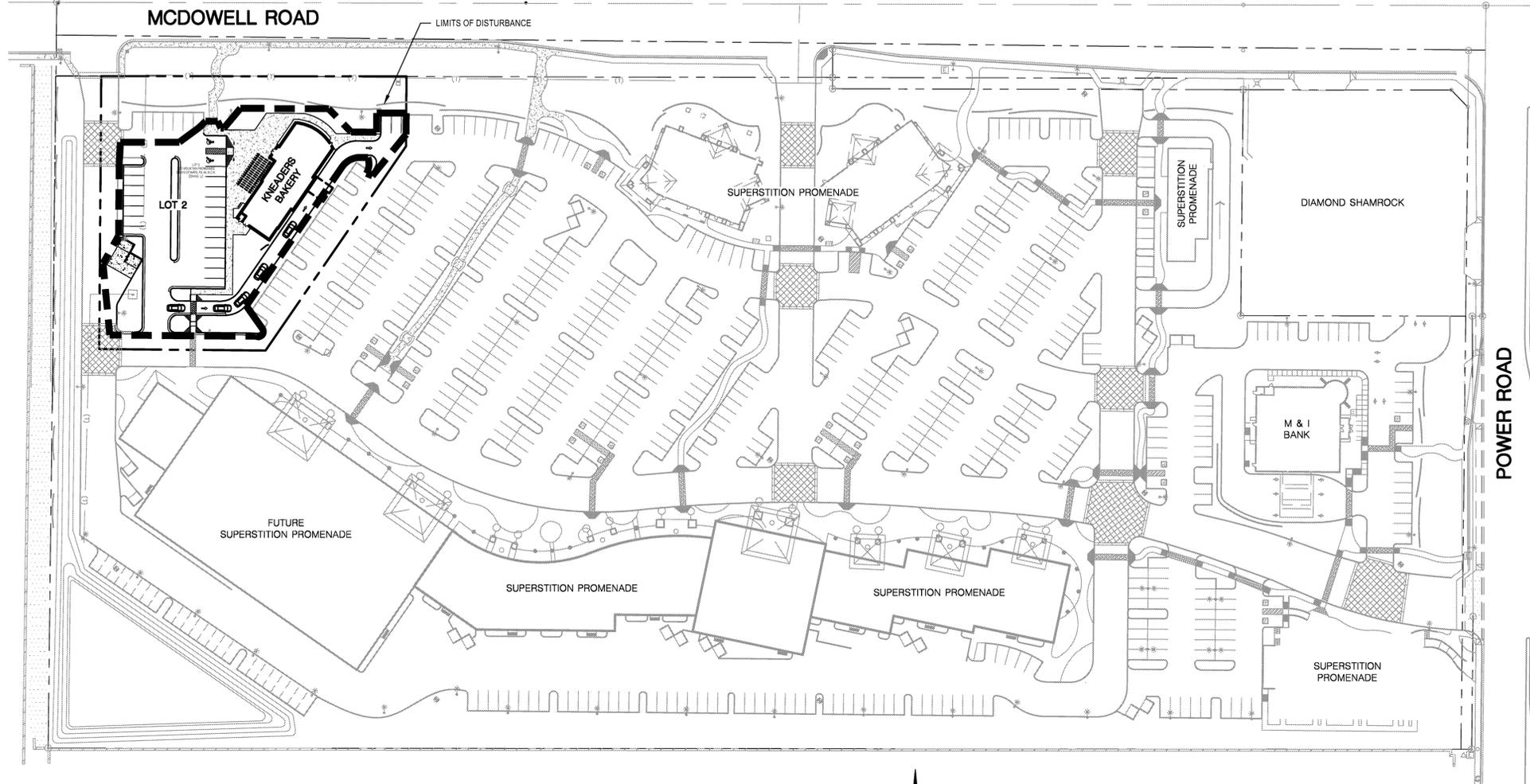


PRELIMINARY SITE PLAN FOR KNEADERS BAKERY AND CAFE

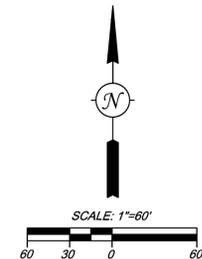
A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 1,
TOWNSHIP 1 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS



PROJECT SITE

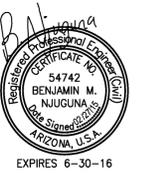


OWNER/DEVELOPER
FOUR FOODS GROUP
871 S. AUTOMALL DRIVE
AMERICAN FORK, UT 84003
PHONE: (801) 824-1235
FAX: (801) 877-2433
CONTACT: JOSHUA MERRELL

ENGINEER
CARDNO, INC.
9977 NORTH 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 977-8000
FAX: (602) 977-8099
PROJECT MANAGER: BENJAMIN NJUGUNA, P.E.

SITE SUMMARY

DESCRIPTION: A PORTION OF LOT 2 IN THE FINAL PLAT (BK. 819, PAGE 46, M.C.R.) TITLED "RED MOUNTAIN PROMENADE"
SITE AREA: GROSS AREA (LOT 2) = APPROX 1.25 ACRES (54,633 SF)
DISTURBED AREA (KNEADER'S BAKERY AND CAFE) = APPROX 0.75 ACRES (32,814 SF)
A.P.N. NUMBER: 141-67-617
ZONING: LC (LIMITED COMMERCIAL)
RELATED CASE NUMBER(S): PS14-080 (PLN2014-00618)



PROJECT NO: 4150942000
DATE: 02-27-2015
DESIGNED BY: TTT
DRAWN BY: TTT
CHECKED BY: BMN





PROJECT NO: 4150942000
DATE: 02-27-2015
DESIGNED BY: TTT
DRAWN BY: TTT
CHECKED BY: BMN

KEYNOTES:

- 1 PROPOSED TRASH PICKUP LOCATION.
- 2 EXISTING ELECTRIC TRANSFORMER TO REMAIN IN PLACE.
- 3 PROPOSED PEDESTRIAN ACCESS.
- 4 PROPOSED 6" CURB AND GUTTER.
- 5 EXISTING SCREEN WALL TO REMAIN IN PLACE.
- 6 REMOVE EXISTING WATER LINE AS SHOWN ON PLAN.
- 7 PROPOSED BUILDING CANOPY.
- 8 INSTALL NEW WATER MAIN.
- 9 ADA PARKING SIGN.
- 10 NEW SIDEWALK.
- 11 EXISTING SIDEWALK.
- 12 PROPOSED 6" VERTICAL CURB.
- 13 PROPOSED MENU BOARD LOCATION.
- 14 PROPOSED FIRELINE CONNECTION.
- 15 PROPOSED DOMESTIC WATER SERVICE CONNECTION.
- 16 PROPOSED SEWER SERVICE CONNECTION.
- 17 PROPOSED GAS SERVICE CONNECTION.
- 18 NEW ASPHALT PAVEMENT.
- 19 INSTALL SIGN.
- 20 SANITARY SEWER CLEANOUT.

LEGEND & ABBREVIATIONS

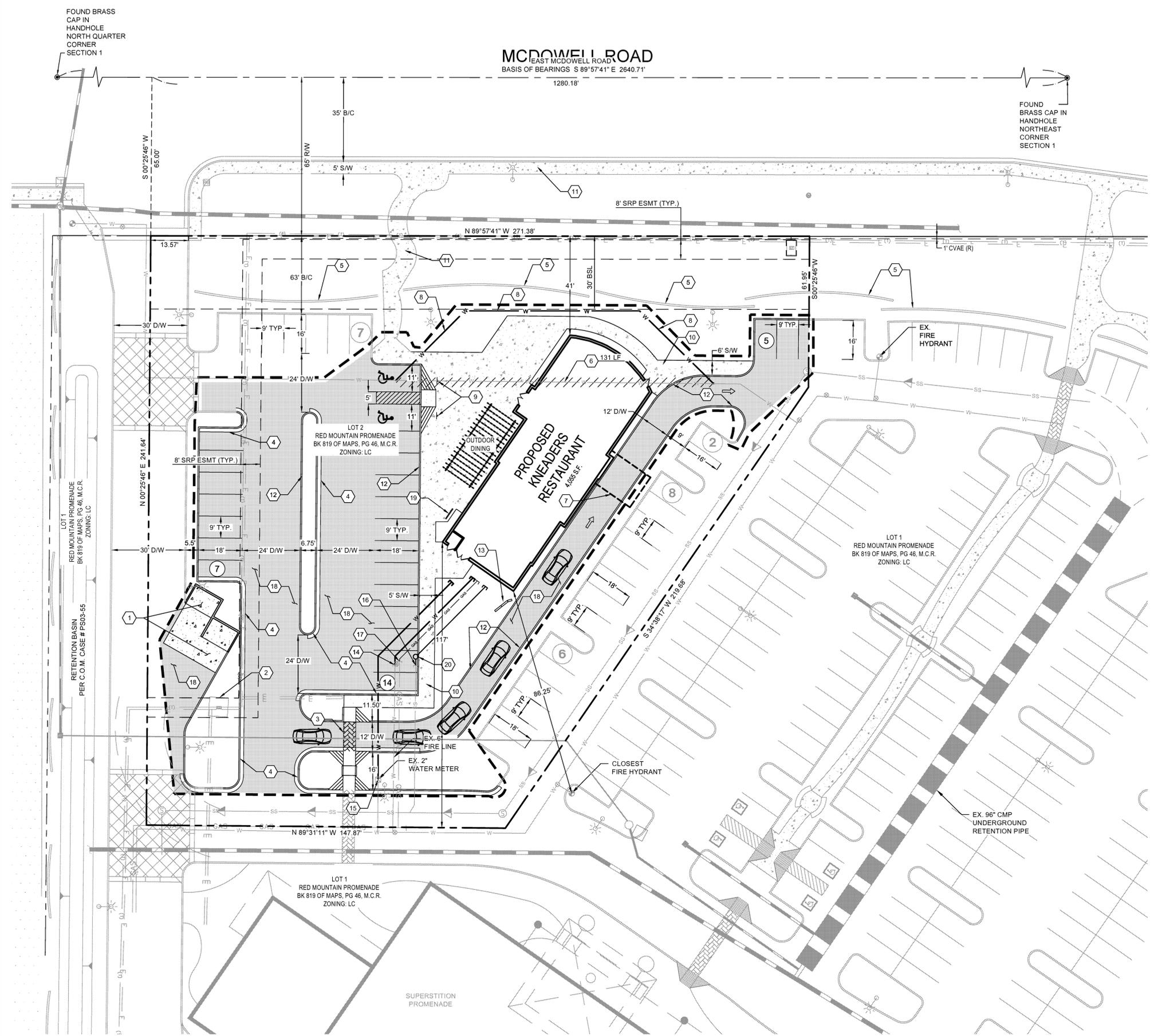
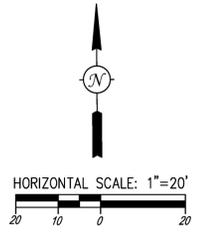
- SIDEWALK/CONCRETE
- WALKWAY/PATH
- NEW PAVEMENT
- PROPERTY LINE
- CENTERLINE
- EASEMENT/ BUILDING SETBACK LINE
- APPROXIMATE LIMITS OF DEVELOPMENT
- FIRE HYDRANT
- STORM DRAIN PIPE
- STREETLIGHT
- PARKING COUNT
- DRIVE THRU ARROW

- P.U.F.E. PUBLIC UTILITY FACILITY EASEMENT
- C.V.A.E. CONTROLLED VEHICULAR ACCESS EASEMENT
- S/W SIDEWALK
- B/C BACK OF CURB
- D/W DRIVEWAY
- TYP. TYPICAL
- S.F. SQUARE FOOT
- BSL BUILDING SETBACK LINE

PARKING CALCULATIONS:

PARKING REQUIRED (PER CITY OF MESA ZONING ORDINANCE, CHAPTER 32, SECTION 3)
INDOOR RESTAURANT FACTOR = 1/100 S.F.
OUTDOOR SEATING FACTOR = 1/200 S.F.

KNEADERS BAKERY AND CAFE:
TOTAL SQUARE FEET INDOOR = 4,055 SF = 41 SPACES
TOTAL SQUARE FEET OUTDOOR = 600 SF = 3 SPACES
PARKING SPOTS REQUIRED = 41 + 3 = 44
PARKING SPOTS PROVIDED = 46
ADA PARKING SPOTS PROVIDED = 2



MCDOWELL ROAD
EAST MCDOWELL ROAD
BASIS OF BEARINGS S 89°57'41" E 2640.71'
1280.18'

FOUND BRASS CAP IN HANDHOLE NORTH QUARTER CORNER SECTION 1

FOUND BRASS CAP IN HANDHOLE NORTHEAST CORNER SECTION 1

LOT 1
RED MOUNTAIN PROMENADE
BK 819 OF MAPS, PG 46, M.C.R.
ZONING: LC

LOT 2
RED MOUNTAIN PROMENADE
BK 819 OF MAPS, PG 46, M.C.R.
ZONING: LC

LOT 1
RED MOUNTAIN PROMENADE
BK 819 OF MAPS, PG 46, M.C.R.
ZONING: LC

PROPOSED KNEADERS RESTAURANT
1,885 S.F.

OUTDOOR DINING

SUPERSTITION PROMENADE

LOT 1
RED MOUNTAIN PROMENADE
BK 819 OF MAPS, PG 46, M.C.R.
ZONING: LC

RETENTION BASIN
PER C.O.M. CASE # P509-55

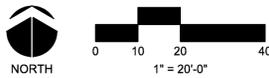
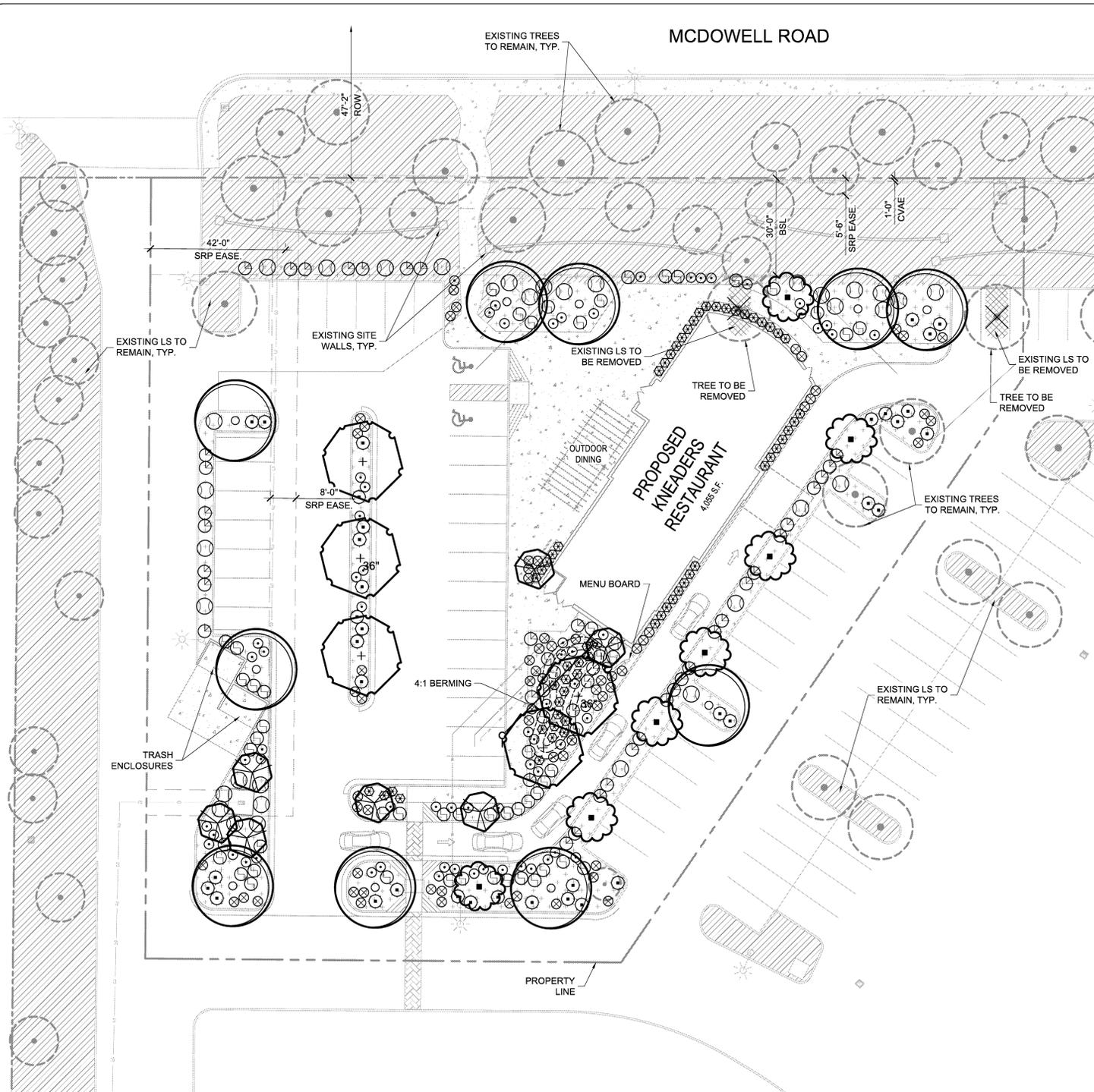
EX. 96" CMP UNDERGROUND RETENTION PIPE

CLOSEST FIRE HYDRANT

EX. 2" WATER METER

EX. FIRE HYDRANT

OUTDOOR DINING



CALCULATIONS

Total length of exterior wall: 277 l.f.

Foundation Base	Required	Provided
Exterior walls w/ public entrance	15'	15' min. (north) 15' min. (west) 5' min. (south) N/A (east)*
Exterior walls w/out public entrance	5'	

Trees	Required	Provided
1 tree per 50 l.f. of wall length	6 trees	12 trees
10% of required trees 36" box	1 tree	1 tree

Landscape Area	Required	Provided
Exterior walls visible from public parking or ROW w/ public entrances (33% of 142 l.f.)	47 l.f.	79 l.f.
Exterior walls visible from public parking or ROW w/out public entrances (25% of 135 l.f.)	34 l.f.	85 l.f.
10% required trees 36" box (foundation base)	1 tree	1 tree

Interior Parking Lot	Required	Provided
1 tree per 15' island	10 trees	10 trees (3 are existing)
3 shrubs per 15' island	33	38 (new plant material) + additional existing material
10% required trees 36" box (interior parking lot)	1 tree	1 tree

*Drive thru - cannot provide 5' foundation base due to drive thru window max. distance from curb

LANDSCAPE PALETTE

TREES			
BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Caesalpinia x 'Sierra Sun'	Hybrid Bird-of-Paradise	7	24" box
Parkinsonia x 'Desert Museum'	Hybrid Palo Verde	10	24" box
Prosopis x 'Phoenix'	Thomless Grafted Mesquite	5 2	24" box 36" box
Sophora secundiflora	Texas Mountain Laurel	7	24" box

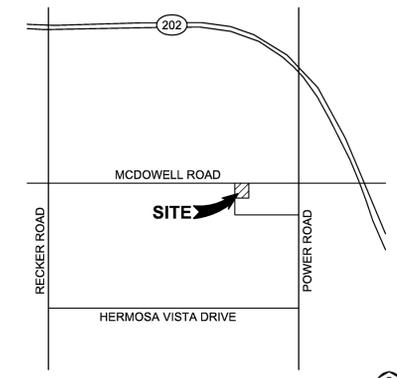
SHRUBS / ACCENTS			
BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	58	5 gal.
Eremophila hygrophana	Blue Bells	72	5 gal.
Eremophila maculata	Valentine Emu Bush	59	5 gal.
Hesperaloe parviflora 'Brake Lights'	Red Yucca	38	5 gal.
Russelia equisetiformis	Coral Fountain	41	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy'	Texas Sage	33	5 gal.

GROUNDCOVERS		
BOTANICAL NAME	COMMON NAME	SIZE
Lantana 'New Gold'	New Gold Lantana	67 1 gal.

MISC. ITEM
Rock Mulch - All planting areas shall receive 2" depth of rock mulch, color and size to match existing site conditions.

- NOTE:**
- Irrigation system shall provide 100% coverage and shall be installed in accordance with City of Mesa standards.
 - Landscape shall be installed in accordance with City of Mesa standards.
 - All landscape shown on these plans is to be installed and maintained by the developer.

VICINITY MAP



1ST SUBMITTAL (FORMAL SUBMITTAL PACKAGE)

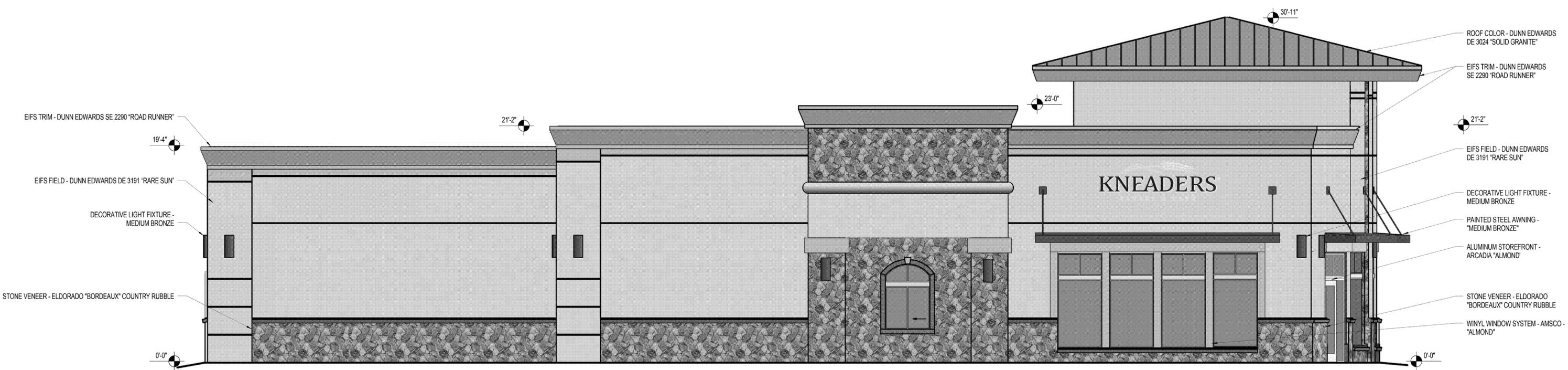


PRELIMINARY LANDSCAPE PLANS
KNEADERS BAKERY & CAFE
 FOUR FOODS GROUP
 6511 E. MCDOWELL RD., MESA, ARIZONA



PROJECT NO.: 4150942000
 DATE: 03/02/2015
 DESIGNED BY: MBD
 DRAWN BY: MBD
 CHECKED BY: MBD

CONCEPTUAL
 LS PLAN
 L1.0



LEFT ELEVATION



RIGHT ELEVATION

STONE VENEER - ELDORADO "BORDEAUX" COUNTRY RUBBLE
 ALUMINUM STOREFRONT - ARCADIA "ALMOND"

KNEADERS - MESA, ARIZONA

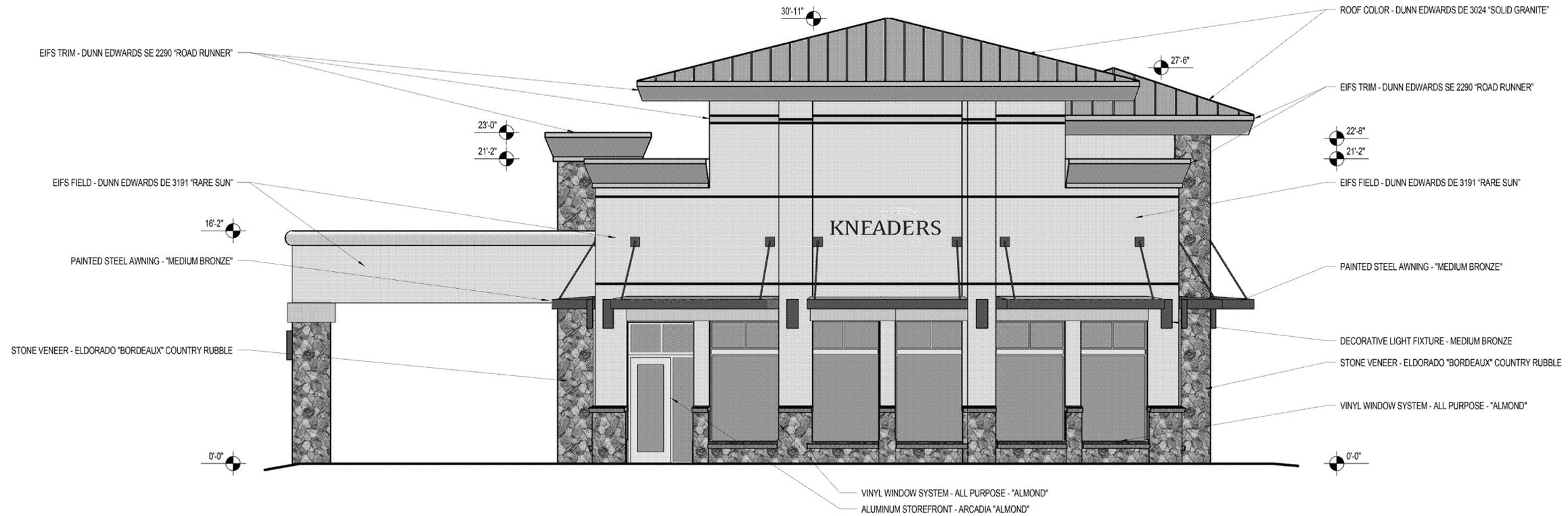
2015-02-27

27 FEBRUARY, 2015

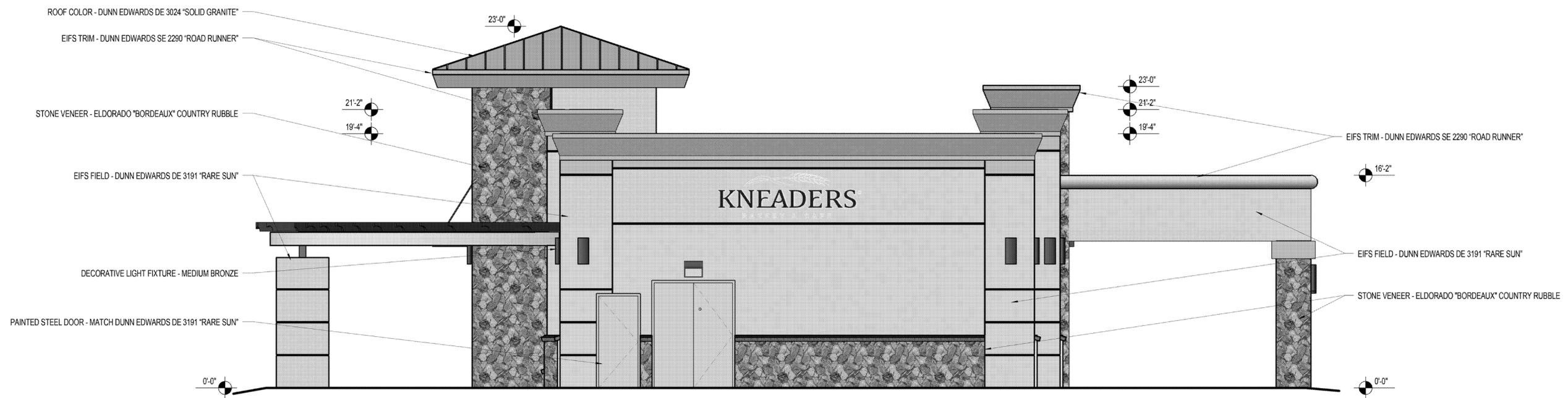


CURTIS MINER
 ARCHITECTURE
 233 SOUTH PLEASANT GROVE BLVD.
 SUITE #105
 PLEASANT GROVE, UTAH 84062
 PHONE: (801) 769-3000
 FAX: (801) 769-3001
 cma@cmatah.com

S:\CIMA Jobs\2015\15-018 Kneaders - Mesa AZ\11 Rev\115-018 - Kneaders - Mesa, AZ (2015).rvt
 2/27/2015 3:50:39 PM



FRONT ELEVATION



BACK ELEVATION

KNEADERS - MESA, ARIZONA

2015-02-27

27 FEBRUARY, 2015



CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmatah.com

Citizenship Participation Plan for **Kneaders Bakery and Café** Site Modification Application

Date: March 1, 2015

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Kneaders Bakery and Café Restaurant to modify the existing approved development site plan. The site is located at the NW corner of the Red Mountain Promenade Development known by the address of 6611 E. McDowell Rd, Mesa AZ. The City informed us that this application will have an Administrative Review only due to the simplicity of the modification.

Contact:

Josh Merrell
871 South Auto Mall Dr.
American Fork UT, 84003
(801)-824-1235
email: jmerrell@fourfoodsgroup.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on December 1, 2014. Staff reviewed the application but did not inform us of a Planning and Zoning Hearing, merely an administrative review for the modification (given it's simplicity).

Action Plan: Due to the minor nature of the modification, we expect no need for holding presentations or meetings with regards to our application. With regards to our Design Review, the appropriate individuals will be receiving letters of notification. Those individuals include;

- All Registered Neighborhood Associations within 1,000 feet of the project.
- Homeowners Associations within 1,000 feet of the project.
- Interested Neighbors – focused on 500 feet from site, but may include more.
These persons listed on the contact list will receive a letter describing the project, project timeline and site plan modification request, along with attachments including:
- Colored Exterior Elevations to show the look and feel of the proposed restaurant.
- Conceptual Site Plan to illustrate the proposed site layout.
- Copy of Kneaders Bakery and Café Menu so informed parties can understand the scope of our business offered.

Upon request, presentations/conversations will be held with groups of citizens or neighborhood associations who wish to know more about the modification to the site plan.

Any other auxiliary meetings will be gladly scheduled and broadcast to applicable persons upon request of any Registered Neighborhood, Homeowner Association, or any other person on the contact list.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule: Pre-application Meeting – December 1, 2014

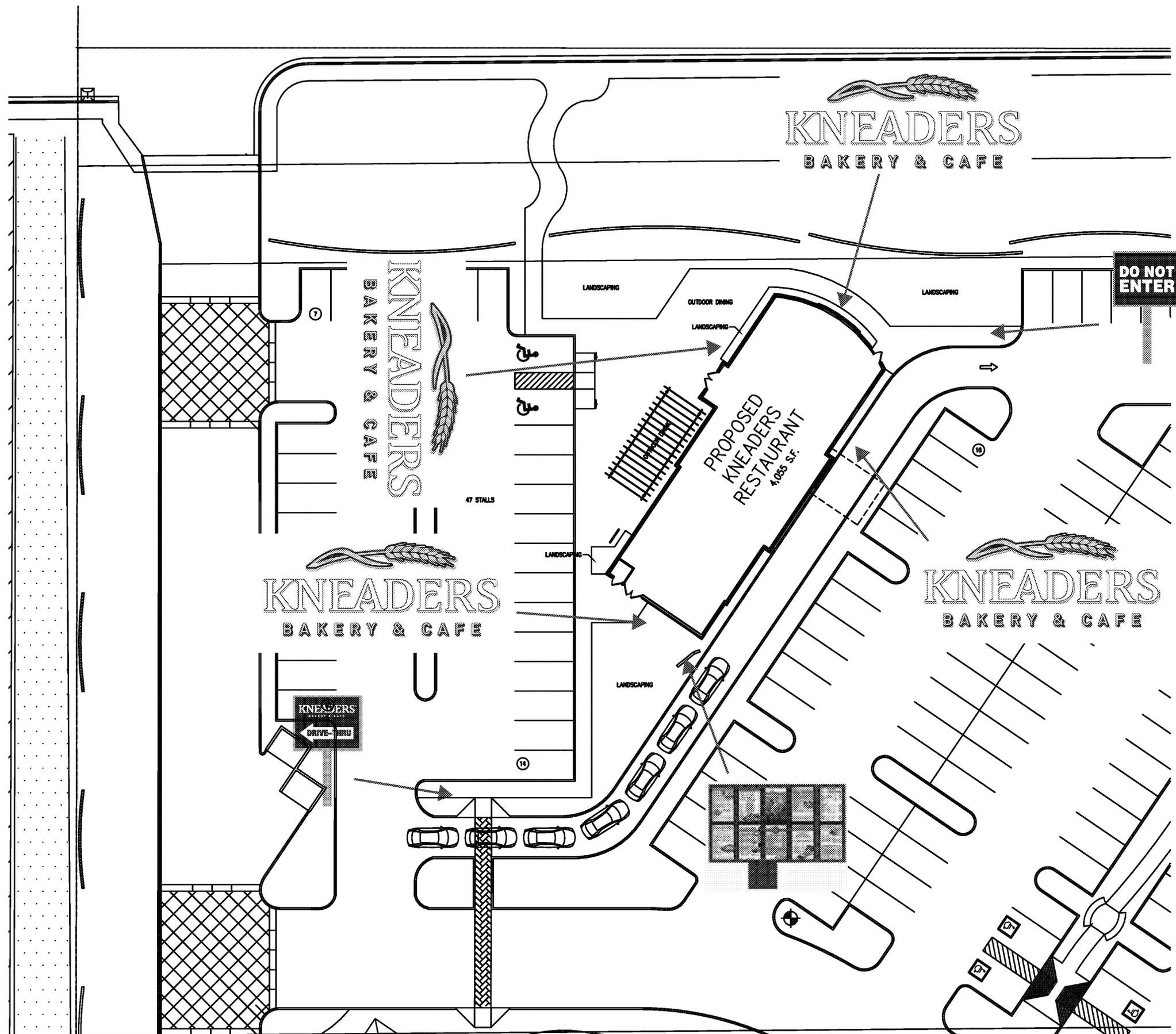
Application Submittal – March 2, 2014

Any requested meetings held – March-April 2015

Citizenship participation plan report submittal – Upon Request – No later than April 6, 2015

Follow-up submittal deadline – April 7, 2015

Administrative Review – Designated by City



Individual L.E.D. Lit Pan Channel Letters

STANDARD FEATURES:

- Exterior Cabinets: Black 0.40 aluminum returns - 5"
- .075" Trim cap
- Faces: Ivory & White Acrylic
(Note: Wheat Tare Logo Ivory Acrylic will have Vinyl overlay)
- Illumination: L.E.D. Lighting

INSTALLATION:

- Individually mounted through stucco to wood wall into studs

0.25" STS Screws

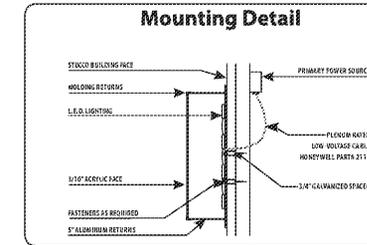
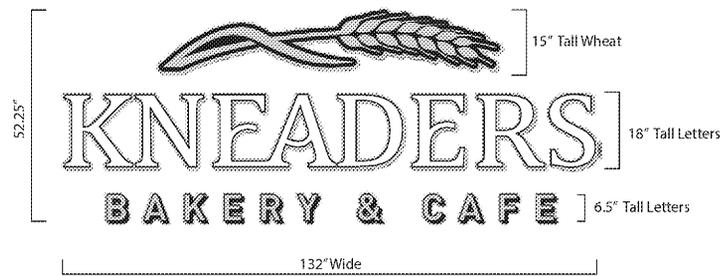
ELECTRICAL:

- Carries UL listings

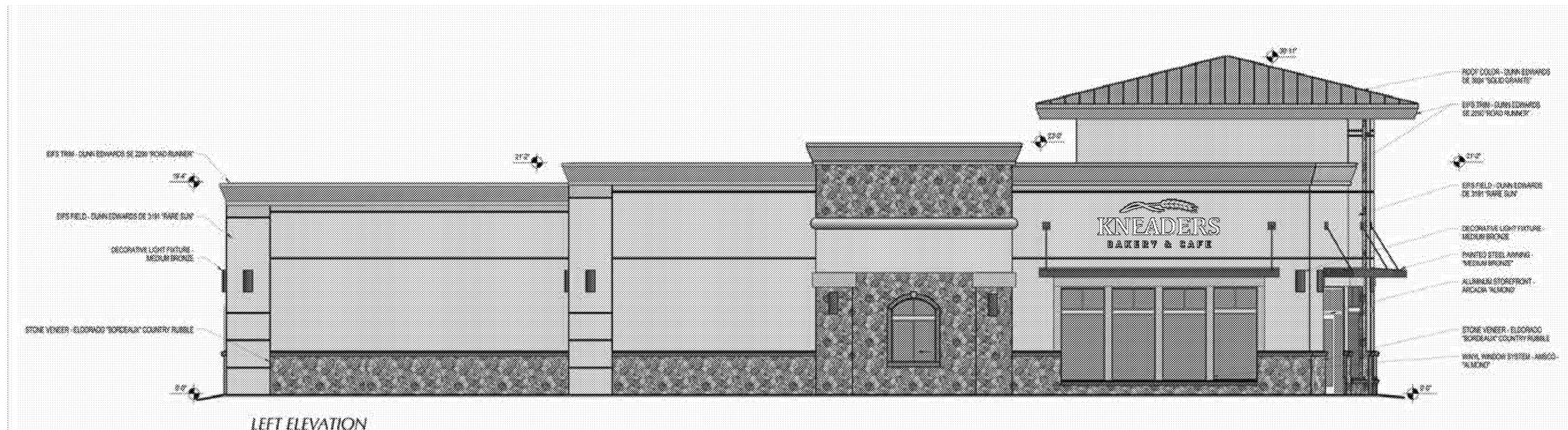
WHEAT TARE is 86" WIDE BY 15" Tall

KNEADERS Letters are 18" Tall
KNEADERS is 132" WIDE

BAKERY & CAFE Letters are 6.5" Tall
BAKERY & CAFE is 112" WIDE



- | Signage Area is 29' x 9.5'
- | 275.5 sq. ft
- | Actual Signage is 31 sq. ft.
- | SIGNAGE COVERAGE IS 11%



BRICK GILL
Building is 23' 8" Tall x 105' Wide

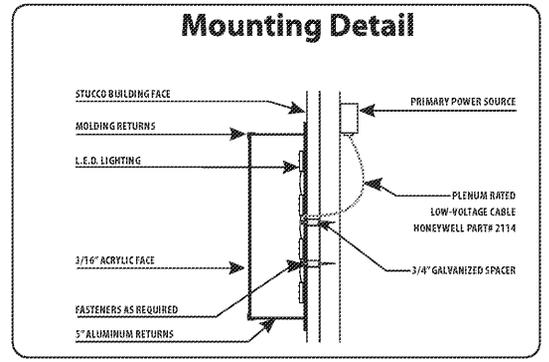
Individual L.E.D. Lit Pan Channel Letters

- STANDARD FEATURES:**
- Exterior Cabinets: Black 0.40 aluminum returns - 5"
 - .075" Trim cap
 - Faces: Ivory & White Acrylic
(Note: Wheat Tare Logo Ivory Acrylic will have Vinyl overlay)
 - Illumination: L.E.D. Lighting

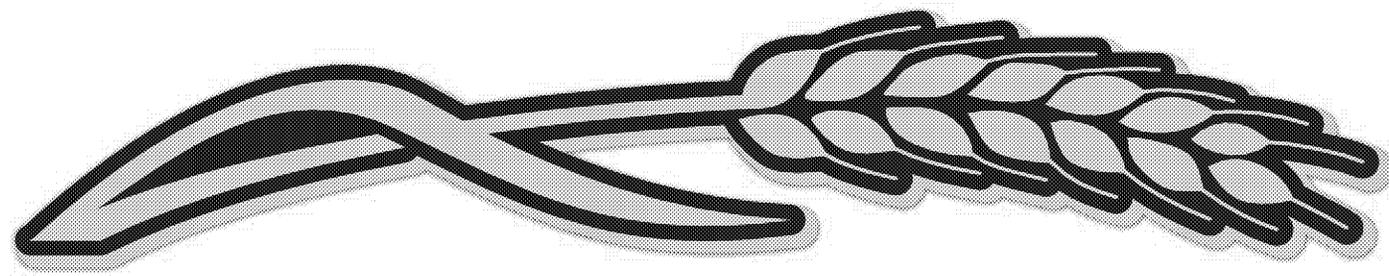
- INSTALLATION:**
- Individually mounted through stucco to wood wall into studs
 - 0.25" STS Screws

- ELECTRICAL:**
- Carries UL listings

KNEADERS Letters are 18" Tall
KNEADERS is 132" WIDE
BAKERY & CAFE Letters are 6.5" Tall
BAKERY & CAFE is 112" WIDE
TOTAL SIGNAGE SQUARE FOOTAGE = 31 SQ. FT.



WHEAT TARE is 86" WIDE BY 15" Tall



15" Tall Wheat

KNEADERS

18" Tall Letters

BAKERY & CAFE

6.5" Tall Letters

132" Wide

52.25"

Individual L.E.D. Lit Pan Channel Letters

STANDARD FEATURES:

- Exterior Cabinets: Black 0.40 aluminum returns - 5"
- .075" Trim cap
- Faces: Ivory & White Acrylic
(Note: Wheat Tare Logo Ivory Acrylic will have Vinyl overlay)
- Illumination: L.E.D. Lighting

INSTALLATION:

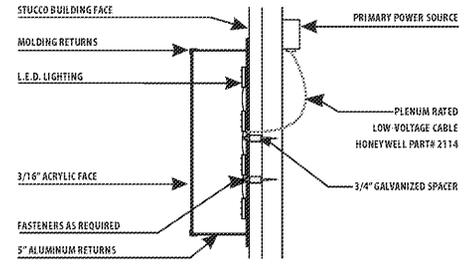
- Individually mounted through stucco to wood wall into studs
0.25" STS Screws

ELECTRICAL:

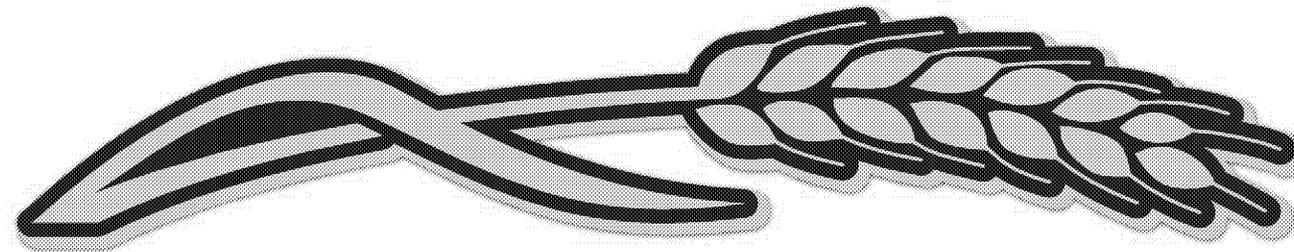
- Carries UL listings

KNEADERS Letters are 14.35" Tall
KNEADERS is 105.6" WIDE
BAKERY & CAFE Letters are 6" Tall
BAKERY & CAFE is 100" WIDE
TOTAL SIGNAGE SQUARE FOOTAGE = 21 SQ. FT.

Mounting Detail



WHEAT TARE is 68" WIDE BY 12" TALL



12" Tall Wheat

42.8"

KNEADERS

14.35" Tall Letters

BAKERY & CAFE

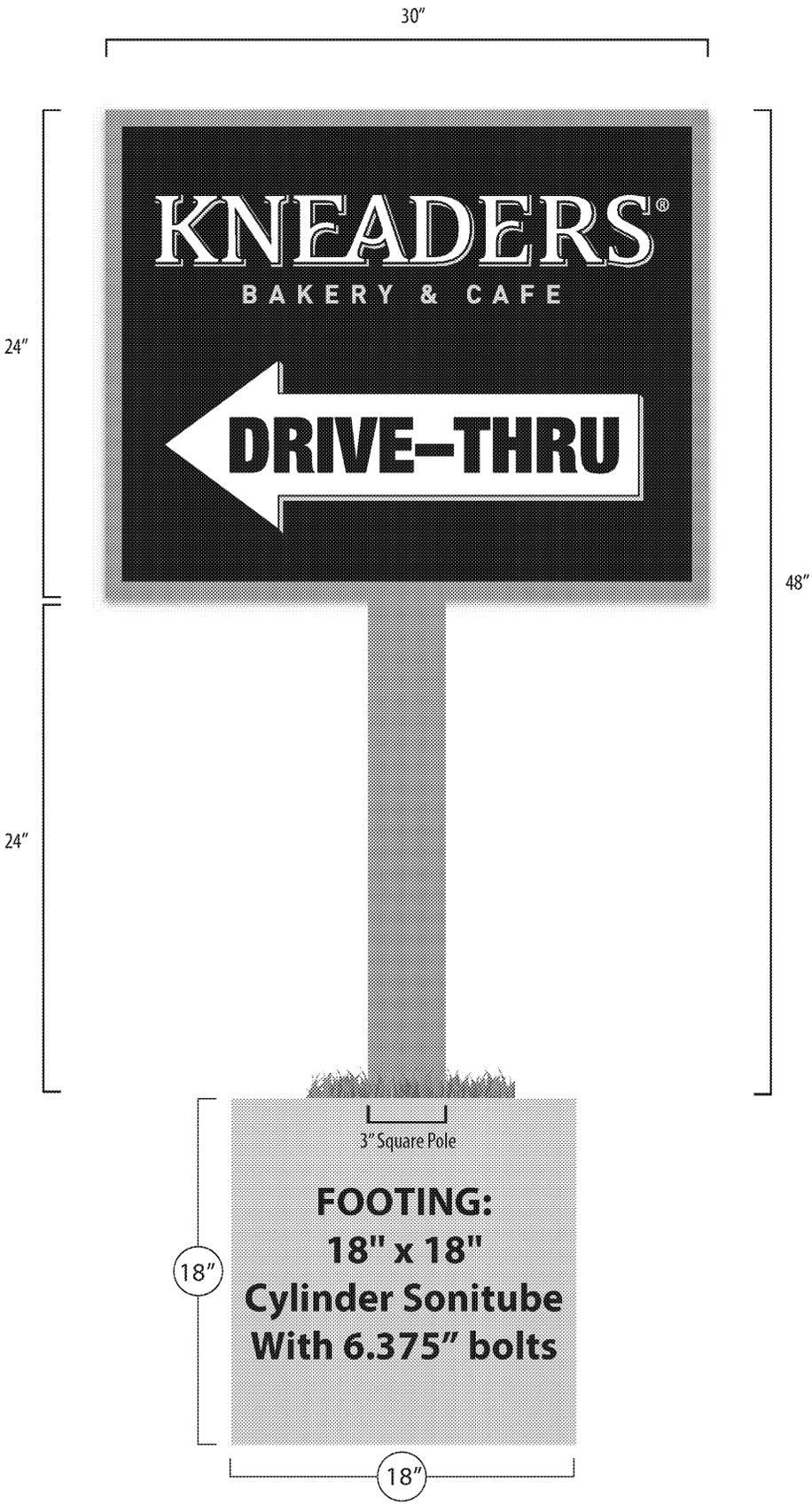
6" Tall Letters

105.6" Wide

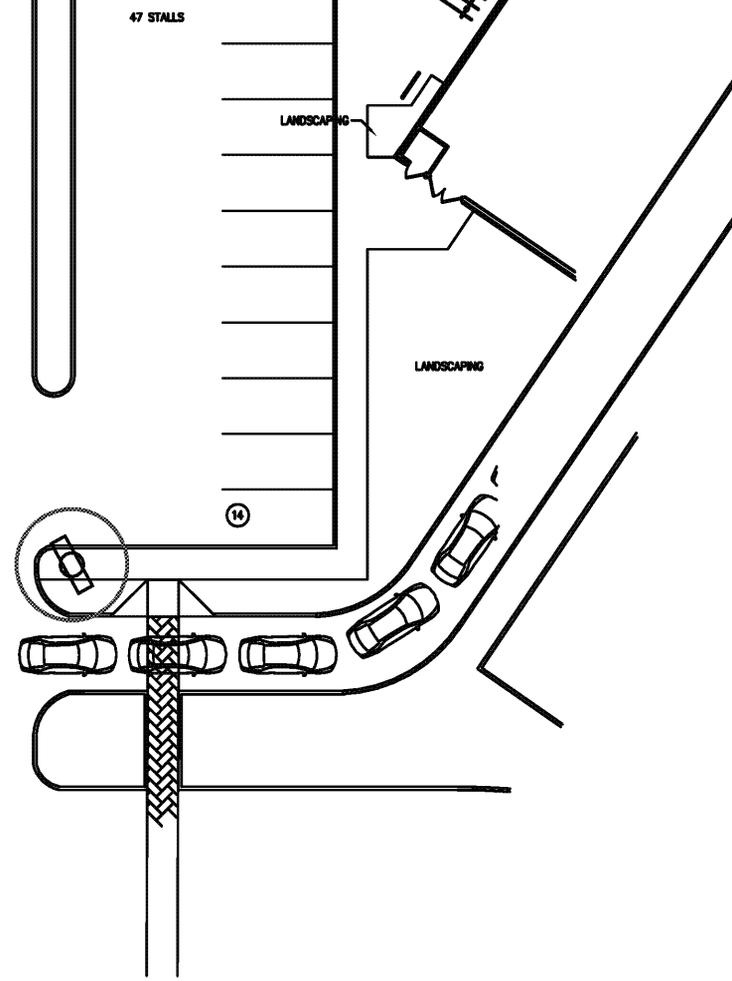
KNEADERS BAKERY & CAFE

Outdoor Pole Sign - Drive Thru Directional

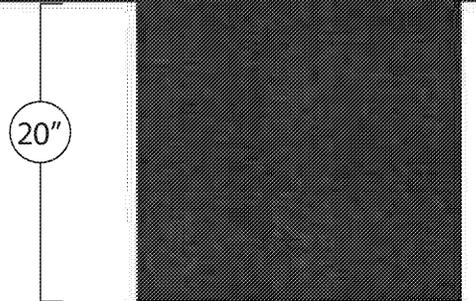
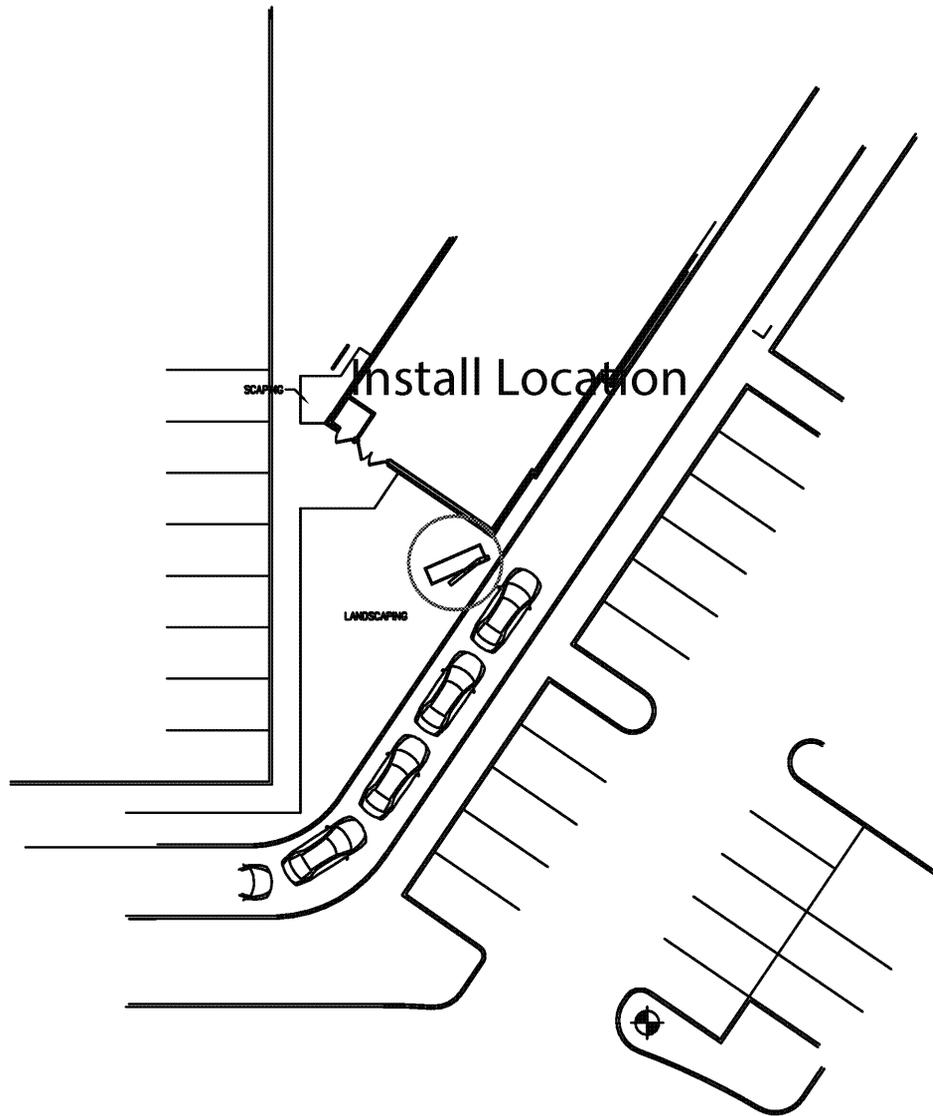
Steel & Aluminum Construction
White Acrylic Face with Vinyl Overlay
Stucco Coating on Sign Can & Pole to Match Building
High-Output Fluorescent Lighting



Install Location



Install Location



FOOTING:
24" x 45"
Cylinder Sonitube
With 8.625" bolts

(4)
3/5" x 8"
REDHEADS

DRIVE THRU CHOICE Metal DTBK-472 Outdoor Menu System

98" w x 74.34" h Total

OUTER FRAME COLOR: ■ Black □ White □ Tan □ Red □ Silver □ Copper □ Blue

COMMUNICATION SYSTEM: □ Remote Speaker Post without Speaker & Mic Hardware
□ Remote Speaker Post with Speaker & Mic Hardware
□ In-Board Speaker & Mic (Hardware Included)
□ No Communication System Needed

MOUNTING: ■ Freestanding □ Wall Mounted

ACCESSORIES: □ Manager's Special Sign □ Drive-Thru Loop:
□ Graphic on Shroud: "w x "h □ Saw Cut
■ Wing □ Pre-Formed
□ Illuminated Topper
□ Non-Illuminating Branding Topper: 40" w x 11" h
□ Directional Sign

TYPE STYLE
Main Headings:
Adobe Garamond Pro Reg

Sub Headings:
Adobe Garamond Pro Reg & Gabriola Reg

Listings:
Myriad Pro Semibold

Other Small Descriptions:
Myriad Pro Semibold

PRICES DISPLAYED USING:
■ Permanently Printed on full graphics

ARTWORK DETAILS

Usable Kneaders photos on file.

ELECTRICAL:

12 thhn copper branch circuit to feed the menu board from existing parking lot lighting pipe system
120 Volts 2.6 Amps 60 HZ
(fed from a 20 amp breaker installed inside Panel A)

KNEADERS BAKERY & CAFE

Outdoor Pole Sign - Drive Thru Directional

Steel & Aluminum Construction
White Acrylic Face with Vinyl Overlay
Stucco Coating on Sign Can & Pole to Match Building

