

PANERA BREAD CAFE

PROJECT NARRATIVE:

A map of the project location area. The map shows several roads: Virginia Ave at the top, McDowell Rd running horizontally across the middle, and Papago Fwy (I-10) at the bottom. Vertical roads include Estrella Pkwy, Bullard Ave, and 180th Dr. A diagonal road, Pebble Creek Pkwy, runs from the top left towards the center. Another diagonal road, Monte Vista, runs from the top center towards the middle right. A black square on Estrella Pkwy, just north of Papago Fwy, is labeled 'PROJECT LOCATION' with a line pointing to it.

VICINITY MAP

DESIGN TEAM CONTACTS

OWNER/DEVELOPER

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LANDSCAPE ARCHITECT

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SITE PROJECT DATA

SITE AREA (NET/GROSS):	75,668 SF (1.73 ACRES)
DISTURBED AREA:	69,575 SF (1.60 ACRES)
LANDSCAPE AREA:	21,761 SF (WITHIN DISTURBED LIMITS ONLY)
LANDSCAPE % COVERAGE:	31.2 %
BUILDING HEIGHT	24'
BUILDING AREA:	4,500 SF
BUILDING % COVERAGE:	6.0 % (BASED ON NET AREA)
PARKING RATIO:	1/50 SF OF PUBLIC SERVING AREA (2,057 SF) 1/150 SF OF PREP AREA (2,308 SF)
REQUIRED TOTAL PARKING:	58 SPACES
REQUIRED ACCESSIBLE PARKING:	3 SPACES
PROVIDED STANDARD PARKING:	66 SPACES
PROVIDED ACCESSIBLE PARKING:	4 SPACES
TOTAL PROVIDED PARKING:	70 SPACES
EXISTING/PROPOSED ZONING:	C-2/PAD
PARCEL APN:	500-05-006K

CITY OF GOODYEAR- GENERAL SITE NOTES

IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF- WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:

- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- d. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- e. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF- WAY, AND STREET CENTER MEDIAN

3. LANDSCAPING:

- a. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- b. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- c. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- d. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2- INCH HEIGHT.
- e. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- f. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

LEGAL DESCRIPTION

PARCEL 3:
A PORTION OF G.L.O. LOT 1, SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 02°26'23" WEST ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 54.73 FEET; THENCE NORTH 89°33'37" WEST AND PERPENDICULAR TO THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 02°26'23" WEST PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 518.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 10 HIGHWAY; THENCE NORTH 89°24'55" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.77 FEET; THENCE SOUTH 03°05'05" WEST ALONG A WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF 260.00 FEET; THENCE SOUTH 83°36'59" WEST ALONG A NORTHERLY RIGHT OF WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF 272.20 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 105.22 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 139.56 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 44.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 109.89 FEET; THENCE NORTH 64°10'41" WEST, A DISTANCE OF 55.28 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 123.57 FEET; THENCE SOUTH 88°12'14" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 133.17 FEET; THENCE NORTH 88°12'14" WEST, A DISTANCE OF 23.77 FEET; THENCE NORTH 1°47'46" EAST, A DISTANCE OF 220.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD, SAID POINT LIES ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,369.00 FEET AND WHOSE CENTER BEARS SOUTH 3°50'42" WEST FROM THE LAST DESCRIBED POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 0°52'53", AN ARC LENGTH OF 173.76 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 85°16'33" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 74.34 FEET; THENCE SOUTH 42°38'25" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 35.52 FEET TO THE TRUE POINT OF BEGINNING.

KEYNOTES

- ① PROPOSED ADA RAMP
- ② PROPOSED ADA STRIPING AND MARKING
- ③ PROPOSED CONCRETE SIDEWALK
- ④ PROPOSED CONCRETE PAVEMENT
- ⑤ PROPOSED ASPHALT DRIVE

- ⑥ PROPOSED TRASH ENCLOSURE
- ⑦ PROPOSED PAVER/COLORED CONCRETE CROSSWALK
- ⑧ PROPOSED CONCRETE VERTICAL CURB
- ⑨ PROPOSED WHEEL STOPS
- ⑩ PROPOSED SCREEN WALL

- (11) PROPOSED LANDSCAPE AREA
- (12) 5' CURB OPENING FOR SIDEWALK
- (13) PROPOSED RAILING AROUND SEATING AREA
- (14) PROPOSED SITE LIGHTING
- (15) PROPOSED REMOTE FDC