

Z03-12A.3
Administrative Amendment
PLANNED AREA DEVELOPMENT
APPROVAL

P/Z Commission Date N/A

City Council Approval Date N/A

Cody Gleason
Planner 12/7/15

Lake Pleasant Crossing

Planned Area Development

55 Acres

Northeast Corner of Happy Valley Road
And
Lake Pleasant Parkway

Standards and Guidelines Report

Revised Oct. 14, 2015
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Revised December 22, 2006
Revised February 24, 2006
December 8, 2003

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Introduction

The purpose of this request is to rezone approximately 55 gross acres of land from SR-43 to Planned Area Development (PAD). The proposed PAD is for a hub of neighborhood and community retail uses. The parcel is entirely owned by the Arizona State Land Trust (part of a total parcel of 160 acres) and is located at the northeast corner of Lake Pleasant and Happy Valley Roads (see Figure 1, Vicinity Map and Figure 2, Aerial Photo). The PAD includes permitted uses consistent with the Commercial Districts of the Peoria Zoning Ordinance as further defined below. The State Land Department intends to hold a public auction for a commercial lease on this property as soon as is practicable, and the PAD zoning is needed to provide the successful bidder the ability to finalize the specific site plan for development. This Standards and Guidelines Report sets forth the permitted uses and development standards that will be followed as the site is further designed and developed.

Land Use Consistency

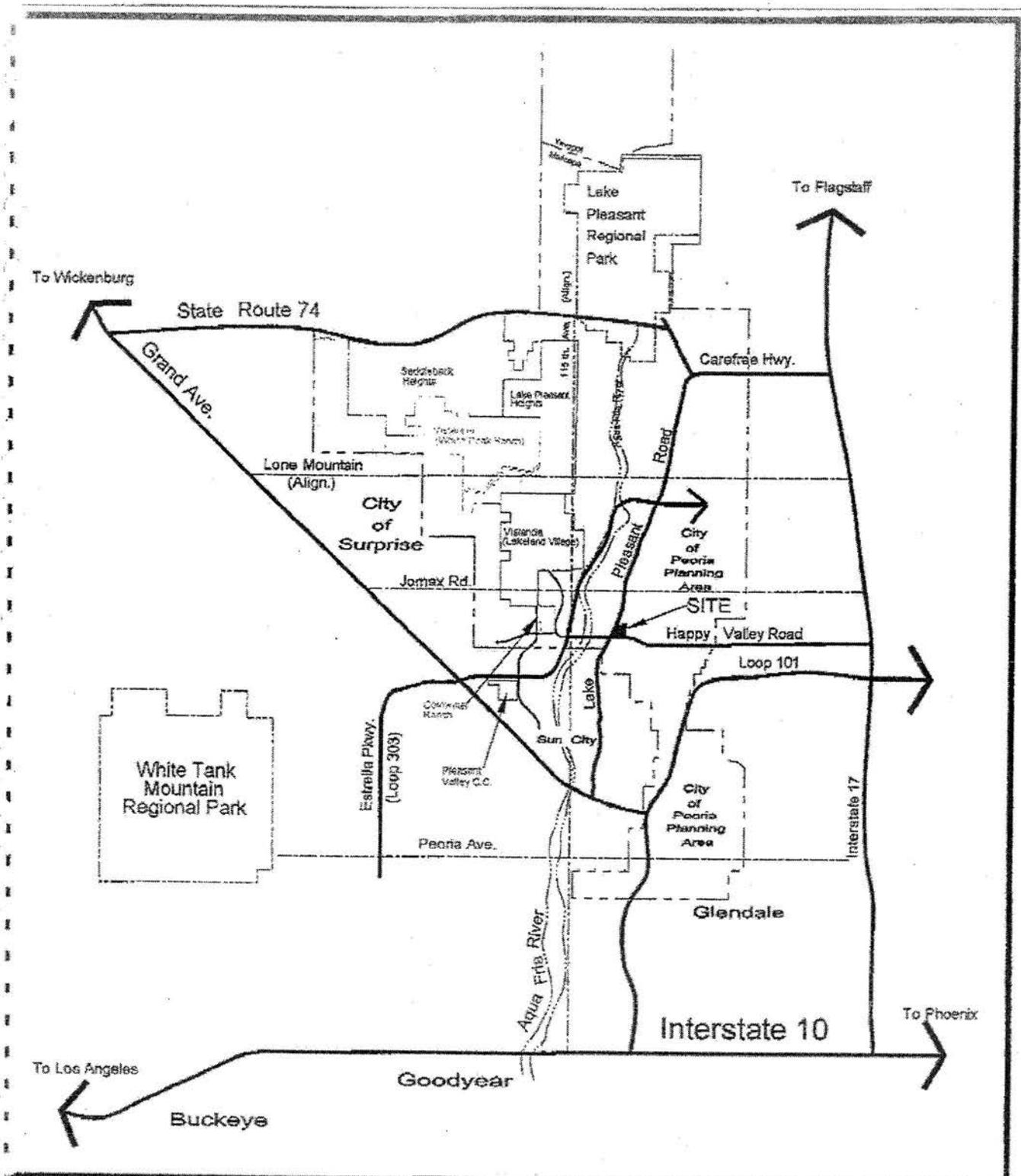
There are two land use plans that apply to the subject site: the Peoria General Plan and the Lake Pleasant Parkway Corridor Specific Area Plan. Each plan is discussed in detail below.

Peoria General Plan

The PAD request is consistent with the Peoria General Plan (see Figure 3, General Plan Land Use) which depicts the intersection of Happy Valley Road and Lake Pleasant Parkway as Community Commercial on all four corners. As defined in the General Plan (Land Use Element, page 18), "Community Commercial areas typically consist of larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas." This area allows "all types and intensities of commercial development." This project is planned for uses consistent with this definition.

The project is also consistent with Policy B-1d of the General Plan Circulation Element, which states several criteria regarding spacing of driveways for new development. The applicant has worked with the City of Peoria Engineering Department to site the access points according to these criteria and in coordination with the overall development patterns in the vicinity of the site. This siting also supports the objective (B-4) of maintaining Lake Pleasant Parkway as a limited-access arterial roadway.

The General Plan defines several growth areas within the City of Peoria. The subject site is within the North Central Peoria/Lake Pleasant Parkway Corridor Growth Area. The discussion of this growth area notes the intersection of Happy Valley Road and Lake Pleasant Parkway as a commercial node. The vision for this area includes desert-sensitive design with pedestrian amenities, bringing a neighborhood scale to future commercial development. Emphasis is again on the limited-access design of Lake Pleasant Parkway. Designation of this growth area prompted further study of the area and the creation of the Lake Pleasant Parkway Specific Area Plan, discussed below.



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 www.lva.com

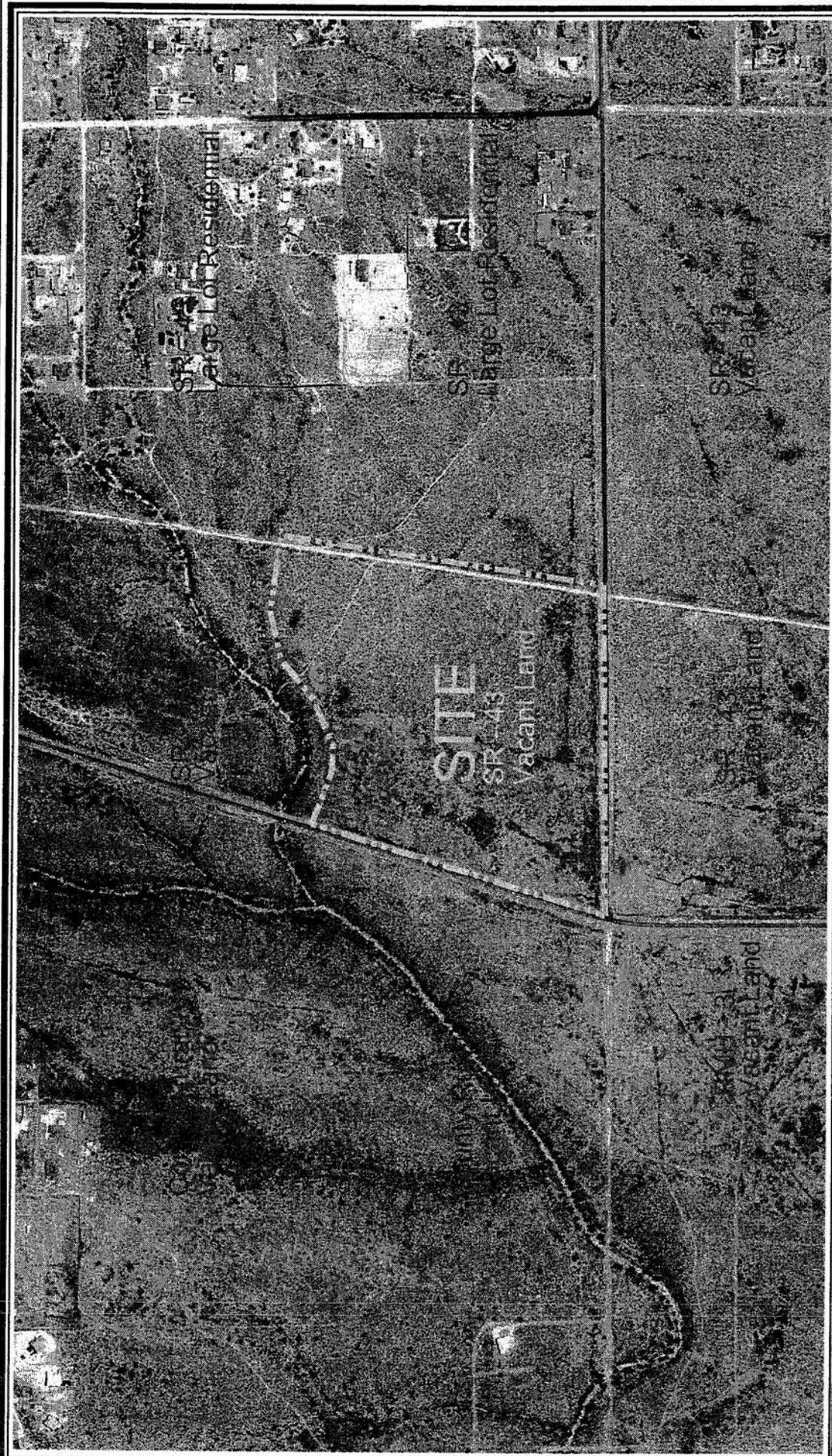
Rezoning Application for the Northeast Corner of Lake Pleasant Road & Happy Valley Road
 Vicinity Map
 Figure 1
 Peoria, Arizona

NORTH

Not to Scale

REGISTRY OF PROFESSIONALS
 NORTH-SOUTH

DATE: 11/09/09
 BY: JVA
 CHECKED: JVA
 11/11/09



NORTH
 NOT TO SCALE
 ALL DIMENSIONS PER PERMITS/AS SHOWN

NEC of Lake Pleasant Road and Happy Valley Road
 Current Aerial
 Figure 2
 Peoria, Arizona

LVA
 Urban Design
 Studio LLC
 2020 East Main Street
 Peoria, AZ 85304-4204
 Phone: (602) 974-1200
 www.lvaaz.com

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Lake Pleasant Parkway Corridor Specific Area Plan

The Lake Pleasant Parkway Corridor Specific Area Plan is a policy document that provides a more detailed study of the area within a quarter mile of the Lake Pleasant Parkway Corridor from approximately 99th Avenue to the Carefree Highway. This PAD request is consistent with the Specific Area Plan in that it identifies the intersection of Happy Valley Road and Lake Pleasant Parkway as a Community Activity Node (see Figure 4, Activity Nodes Map). A community Activity Node has a radius of approximately one-quarter mile from the intersection, and includes local commercial retail opportunities with a service area up to 10 miles. The allowed land uses within a Community Activity Node are identified in the Goals, Objectives, and Policies (Land Use Policy E-2.1) section of the plan. The allowed land uses may include "grocery, bakeries, drugstores, bookstores, sporting goods, music garden supplies, gas stations, specialty shops, restaurants, fast-food, medical and dental offices, governmental services, schools, indoor recreational facilities, theatres, retail sales of new merchandise and other uses of similar character." The uses proposed for the subject site will be consistent with the allowed uses.

Policy A-1.2 suggest full access points along Lake Pleasant Parkway be provided at mile and half-mile intersections, with right-in and right-out access allowed as determined by the City Engineer. Due to the commercial development contemplated at this intersection, discussions with City staff have indicated the likelihood of a full median break at the one-quarter mile intersection (also reflected on the conceptual commercial plan on the west side of Lake Pleasant Parkway).

The Specific Area Plan also sets specific development policies for the Lake Pleasant Parkway Corridor. These policies are aimed at promoting the natural environment of the Corridor, promoting the City's overall vision for the area, promoting and enhancing the rural, desert character of the area, promoting minimal "aesthetic intrusions" into the rural environment, and integrating the natural and built environments. The development of this site will implement, where applicable, the development policies set forth in the Specific Area Plan.

Site Information and Surrounding Land Use

As noted previously, the subject site is currently State Trust Land fronting on both Lake Pleasant and Happy Valley Roads. The northern boundary of the site is formed by a major wash which traverses the parcel and the eastern boundary is formed by a pipeline easement for El Paso Natural Gas. The property drains from northeast to southwest and is undeveloped scrub desert, as are the adjacent parcels in the area. The site is currently zoned SR-43, as are the surrounding properties in all directions.

Conceptual Site Plan

The Conceptual Site Plan (Figure 5) illustrates the potential for a neighborhood and community level retail shopping center. The site plan illustrates a combination of neighborhood market and community shopping center uses with a variety of major tenants, along with small shops and freestanding pads. While the exact boundaries of the parcel are set, the site plan will be finalized at a later time when the commercial lease has been auctioned by the State Land Department and the specific users for the property have been identified. The commercial uses anticipated for this project are consistent with those typically found in high quality retail developments of this size including general retail, supermarket, restaurants, etc. The Permitted, Conditional and Accessory Uses under the PAD zoning are defined in a separate section below.

Access

While exact building locations are not set by this conceptual plan, the access points of the project are critical, particularly considering the access restrictions along Lake Pleasant Parkway. The planned access points are as follows:

- Lake Pleasant Parkway – A full median break at the quarter-mile from Happy Valley Road is planned for the project along with two right-turns only.
- Happy Valley Road – A full median break is planned at the eighth mile point from Lake Pleasant Parkway. In addition, two right-turns only access points are planned.

These planned access points will be analyzed as part of a Traffic Impact Analysis to be submitted concurrent with a specific plan for the project. Although the access points are not anticipated to change, the project access points may be modified, if necessary, based on the results of the analysis.

Landscaping

Figure 6, Conceptual Landscape Plan, illustrates the main areas on the site intended to contain significant landscaping. Pursuant to Development Policy G-1.2 within the Lake Pleasant Parkway Corridor Specific Area Plan, a minimum scenic corridor buffer of 30-feet along both Lake Pleasant and Happy Valley Roads will be provided. In accordance with Policy K-1.2, this area will consist of preserved native vegetation as much as possible, and disturbance areas will be re-vegetated with native vegetation (Policy L-1.2). Pursuant to Policy G-1.1, buildings will be set back at least 15 feet from the rights-of-way in addition to the 30-foot landscape buffer. Additional design elements will be added along the street frontages including appropriate landscape berms and/or screen walls to shield parked vehicles from visibility. Major entrances will include landscaped medians, and all entrance drives will be improved with enhanced decorative pavers.

An existing 60-foot wide gas main easement runs parallel to the eastern boundary of the site, approximately 12'-6" inside of the property line (clearance width varies slightly, from 10'-3" at the south end, to 14'-2" at the north end). Because the gas utility will not allow trees within the easement, it is proposed to plant the 12'-6" wide strip with 36" box trees at 15 feet on center along the entire eastern site boundary. This will provide an adequate landscaped buffer adjacent to the vacant parcel to the east, planned as an additional component of the Community Activity Node. A landscaped buffer is not planned along the northern boundary of the site, as it abuts a natural wash corridor that will serve to separate this site from future development to the north. However, nodes of landscaping will likely be utilized in this area as the site proceeds with design.

Development of the site will comply with Article 14-35 of the Peoria Zoning Ordinance, Landscape Requirements. In particular, Section 14-35-4 requires 20-percent of the net site area to be landscaped. Section 14-33-2.K of the zoning ordinance requires 5-percent of the net PAD area to be open space. The Conceptual Landscape plan illustrates there is significant potential to provide landscaping and open space along the perimeter of the site, adjacent to the wash, in the parking lots and adjacent to retail buildings and shops.

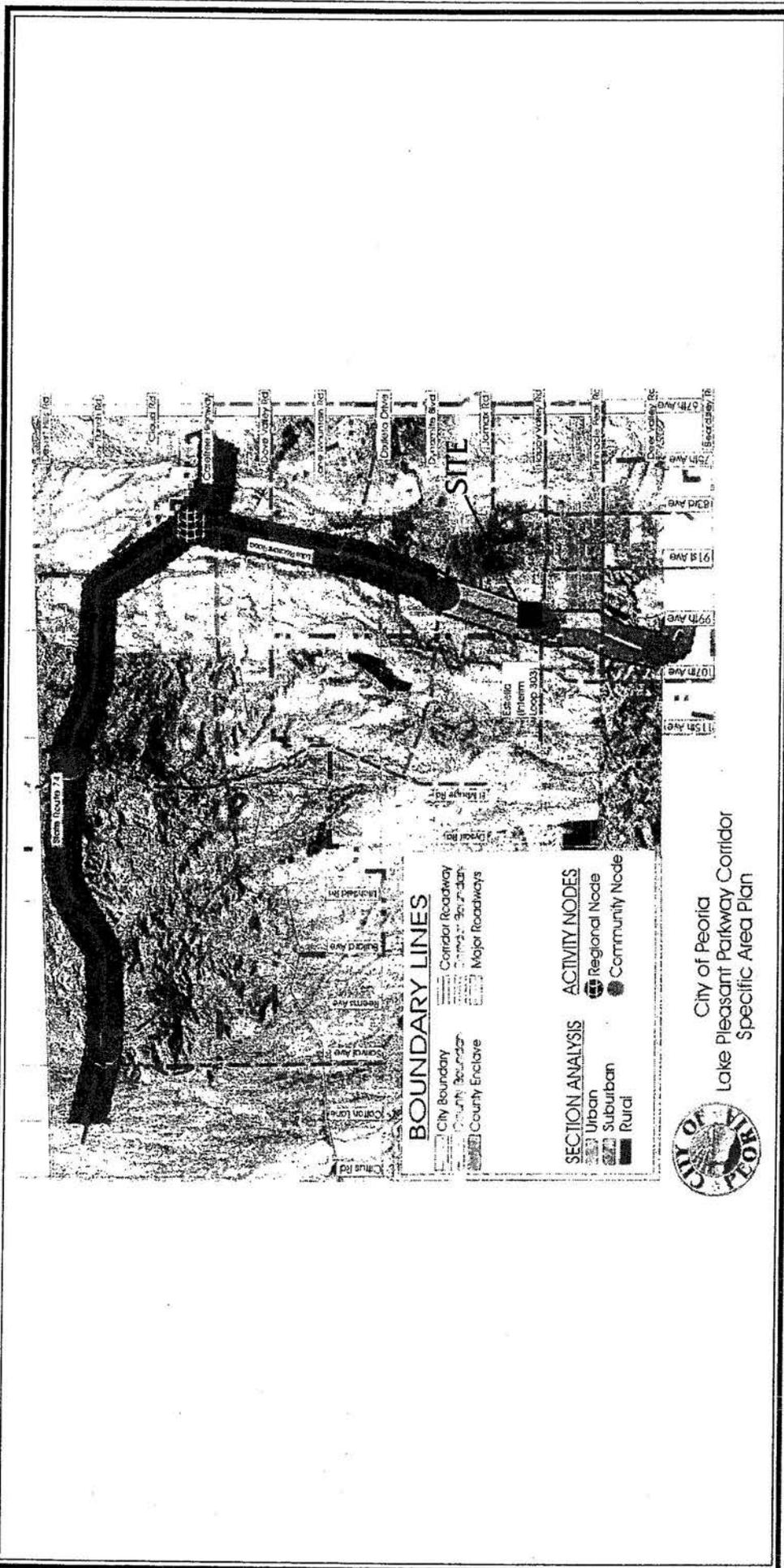
Architecture/Elevations

Conceptual architectural elevations for the center illustrate the quality and character intended for this shopping center (See Figure 7, Conceptual Architectural Elevations). The elevations illustrate the use of a variety of materials including stucco, stacked stone accents and tile roofing. The architecture focuses on variety to break up the massing of the buildings through the use of battered walls, towers, varied roof heights, arches, gable ends, parapets, eaves to provide relief and depth, sconce lights, and varied column designs with different roof overhang designs for shade. Desert colors in complementary tones will be used throughout the site.

Proposed Shade Structure

The proposed Power Parasol at Fry's food store #657 is a patented solar shade structure over the proposed parking lot for the regional grocery store. The fully open-sided overhead steel structure is supported on steel columns and piers with architectural concrete bases. There are several very successful, built examples of Power Parasols throughout the Phoenix Metropolitan area.

With an overall 'canopy' dimension of 262' X 284', the Power Parasol utilizes solar modules integrated into the assemblage to create a unique pattern of dappled shade below, while at the same time generating power. The existing ingress and egress, for both pedestrian and vehicles is to remain undisturbed. All fire lanes are to remain. The 20-foot cantilevered overhang of the structure provides plenty of access clearance [the lowest location of bottom of structure being more than 25-feet clear above finish grade].



SCALE: NORTH
Not to Scale
PREPARED BY: PEORIA REGIONAL GOVERNMENT
DRAWN BY: [unreadable]

NEC of Lake Pleasant Road and Happy Valley Road

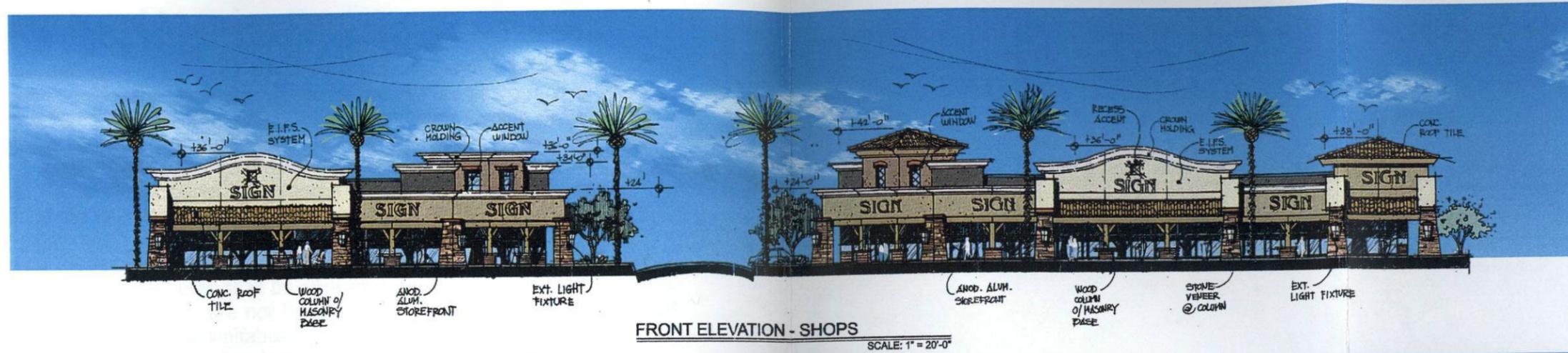
Activity Nodes Map

Peoria, Arizona

Figure 4

LVA
Urban Design
Studio LLC

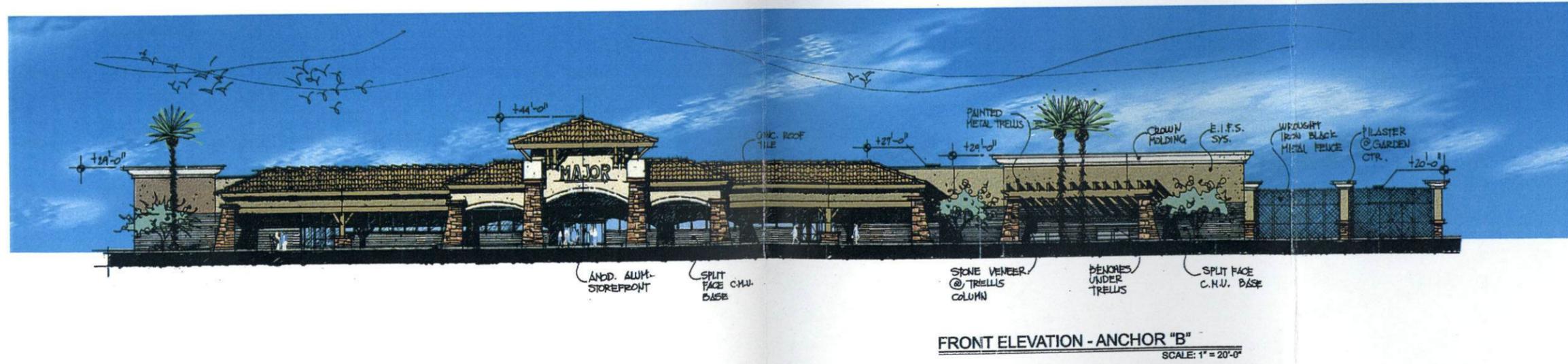
1000 North...
Peoria, Arizona 85601
Tel: (929) 211-1111
www.lva-studio.com



FRONT ELEVATION - SHOPS
SCALE: 1" = 20'-0"



FRONT ELEVATION - ANCHOR "A"
SCALE: 1" = 20'-0"



FRONT ELEVATION - ANCHOR "B"
SCALE: 1" = 20'-0"

FITCH

TriPlus Partners
5350 North 16th Street, #106
Phoenix, Arizona 85016
602.604.2400
Fax 602.604.2401

Conceptual Exterior Elevations

Retail Center
NEC Lake Pleasant Pkwy. & Happy Valley Rd.
Peoria, Arizona
January 29, 2004

Permitted, Conditional and Accessory Uses

The permitted, conditional and accessory uses for the site are indicated within Table 1, PAD Land Use Table. The permitted, conditional and accessory uses for the site are based on those allowed for the C-2 – Intermediate Commercial District (Article 14-9 of the Peoria Zoning Ordinance) with modifications tailored to the Lake Pleasant Crossing development. Table 1 provides a list of those allowed within the C-2 district and indicates if and how these uses will be allowed within the Lake Pleasant Crossing PAD.

Sections 14-9-4 regarding General Regulations for commercial uses and 14-9-5 regarding Limitations on Uses shall apply. Outdoor uses shall be allowed pursuant to Article 14-9-5.H of the Zoning Ordinance. Two uses that are not listed within the C-2 district that have been added to the Land Use Table require special limitations. The limitations for these uses, Donation Centers (Used Goods) and Swimming Pool and Spa Sales, are noted below.

Donation Centers (Used Goods)

1. All donation center exterior storage facilities, whether temporary or permanent, shall be enclosed by a six (6) foot masonry or concrete wall, excluding approved openings, and shall be of such color and texture to complement the building architecture and maintain the character of the site.
2. It shall be the responsibility of the principal user to ensure the enclosure is properly maintained and that all donated goods are located within the enclosure. Donated goods, regardless of size, shall not collect outside of the enclosure.

Swimming Pool and Spa Sales (may include outdoor model display)

Swimming Pool and Spa Sales shall be subject to the limitations noted within Section 14-9-5.F. of the Peoria Zoning Ordinance regarding outdoor display and sales area. However, the following modifications to those standards shall apply for this use:

14-9-5.F.1.b shall be modified as follows:

Proposed developments intending to incorporate outdoor display uses shall include the areas planned for outdoor display in the site plan for the project. Such areas shall be integrated into the site plan with landscaping and fencing that maintains the overall design theme for the site. Appropriate pool fencing shall be required per City code.

14-9-5-F.1.f shall be modified as follows:

Outdoor display areas shall be limited to an area of equal to 50% of the gross site area attributed to that use, as noted on the approved site plan.

Lake Pleasant Crossing PAD Land Use Table

LAND USE	
Administrative & Financial	
Automatic Teller Machine (ATM)	P
Banks and Financial Institution	P
Bonding Companies & Non-Chartered Financial	C
Medical, Dental, or Health Offices	P
Professional, Administrative or Business Offices	P
Automobile Related	
Auto Parts and Accessory Store	P
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses	P
Automobile Diagnostic and/or Service Establishment, including repair facilities & similar services	C
Auto Parking Lot or Garage as Principal Use	P
Automobile Rental Facility, limit to six (6) vehicles	C
Car Wash, Automated	P
Car Wash, Self Service	C
Gas Service Station	P
Tire Sales, Repair and Mounting	P
Eating & Drinking Establishments	
Coffee Shop	P
Catering Establishment	P
Food & Beverage Vendor Cart	A
Restaurant, fast-food (may include drive-thru)	P
Restaurants and Cafeterias	P
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premises, excluding restaurants	C
Entertainment and Recreation	
Dancing, Theatrical or Music Studio	P
Health and Exercise Center	P
Indoor Recreation/Entertainment including Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses, excluding Adult Uses & Taverns, Bars, & Lounges	P
Outdoor Recreation; including Tennis, Racquet Clubs, Miniature Golf & similar uses	C
Recreation and Social Clubs	P
Theater, indoor	P
Wedding and Reception Center	C

P = Permitted Principal Use

C = Permitted Conditional Use. Conditional Use Permit Required. See Article 14-24.

A = Accessory Use

Lake Pleasant Crossing PAD Land Use Table

General Industrial & Manufacturing	
Essential Public Service or Utility Installation	P
Mini-storage Warehouses excluding RV, Boat & Trailer Storage	C
General Retail	
Antiques, Crafts, and Collectibles Sales	P
Bait and Tackle Shops	P
Book, Stationery, & Greeting Card Store	P
Candy and Ice Cream Store	P
Carpet and Floor Covering Store	P
Copy Center	P
Donation Center (Used Goods)	A
Florist	P
Gift, Novelty and Souvenir Shops	P
Hobby, Stamp and Coin Shop	P
News stand	P
Outdoor Display and Sales Associated with the Fuel Station Kiosk	A
Pet Shop	P
Retail Decorative Rock Sales	C
Retail Sales of New & Used Merchandise, Indoor	P
Retail Liquor Store	C
Video Rental Store	P
Water and Ice Store	P
Institutional	
Cultural Institutions	P
Day Care Centers or Pre-school Centers	P
Libraries and Museums	P
Non-Profit Social Services	P
Public Buildings	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment	P
Religious Institutions & similar places of worship	P
Public/Private Schools, Educations Institutions, Business, Technical or Vocational excluding Colleges & Universities	P
Intense Retail	
Appliance, Furniture, & Household Equipment Sales and Rentals	P
Commercial Service Establishments Combining Retail, Showroom with workshop	C
Office Supply & Machine Sales & Service	P
Department Store	P

P = Permitted Principal Use

C = Permitted Conditional Use. Conditional Use Permit Required. See Article 14-24.

A = Accessory Use

Lake Pleasant Crossing PAD Land Use Table

Intense Retail (cont.)	
Hardware & Home Improvement Store with outdoor storage	P
Home Improvement Store	P
Monument Sales and Engraving Shop	P
Plant Nursery, Retail	P
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies	C
Swimming Pool and Spa Sales (may include outdoor model display)	C
Lodging	
Hotel or Motel	P
Medical	
Ambulance Service Facility	C
Emergency Medical Care Facility	C
Medical, Dental, Optician or Health, Clinics and Laboratories	P
Veterinary Hospital	C
Veterinary Offices and Clinics, excluding animal boarding	P
Personal Services	
Dry Cleaning and Laundry Establishment	P
Employment Agencies, not including Day Labor Hiring Centers	P
Laundromat, self-service	P
Locksmith	P
Messenger Delivery Service	P
Tanning Salon, Nail Salon, Barber Shops, Beauty Parlor & similar uses	P
Pet Grooming Shop	P
Photographic developing and printing	P
Photographic Studio	P
Radio and Television Sales and Service	P
Recording Studio	P
Show Service & Clothing Alteration	P
Sightseeing Tower Companies	P
Ticket and Travel Agency	P
Watch and Clock Repair Shop	P
Transportation	
Bus Terminals	C

P = Permitted Principal Use

C = Permitted Conditional Use. Conditional Use Permit Required. See Article 14-24.

A = Accessory Use

Property Development Standards

General Development Standards

The development standards for the property shall be in accordance with the following Development Standards Table (Table 2):

Table 2-Development Standards

Minimum Lot/Site Area (acreage)	n/r
Minimum Lot Width (ft)	n/r
Minimum Lot/Site Depth (ft)	n/r
Minimum Frontage on One Arterial (ft)	n/r
Maximum Lot Coverage (percentage)	n/r
Maximum Building Height (ft)	48 ¹
Front Setback (ft)	15 ²
Corner Setback (ft)	15 ²
Rear Setback (ft)	20 ²
Interior Setback (ft)	n/r
Setback from Residential Zones (ft)	50 ²
Setback from Lake Pleasant Parkway	40
Setback from Happy Valley Parkway	45
Accessory Building Height and Setbacks (ft)	(a)

1. Building Height: 30' within 20' of any residential district. The height may be increased by one foot per each three feet of additional setback to a maximum of 48'.
 2. No building setbacks for interior lot lines of the property shall be required, unless required by the Building Code.
 - a. All regulations and development standards applicable to the principal buildings shall apply.
- n/r. No minimum requirements.

Landscape Standards

Landscaping will comply with Article 14-35 of the Zoning Ordinance.

Pursuant to the Lake Pleasant Parkway Corridor Specific Area Plan, the project shall be required to have a minimum 40-foot landscape buffer along Lake Pleasant Parkway. The landscape buffer along Happy Valley Road shall be minimum 30 feet.

Signage Standards

Signs are allowed in accordance with the attached Appendix B – Comprehensive Sign Program.

Screening, Fencing and Wall Standards

Screening shall conform to the standards set forth in Section 14-3-4 of the Peoria Zoning Ordinance. The standards for fencing and walls shall be as presented in Section 14-3-5 of the Peoria Zoning Ordinance.

Lighting Standards

Lighting within the project shall conform to Section 14-3-2F of the Peoria Zoning Ordinance, governing exterior lighting.

Parking and Loading Standards

Parking requirements for the project shall conform to the Parking and Loading requirements for non-residential uses contained within Article 14-23 of the Peoria Zoning Ordinance with the exception of the height of parking canopies as noted below.

The Standards are modified to allow parking canopies **not** within the required setback limited to thirty-three (33) feet from grade.

Design Standards

Development within the PAD shall comply with the City of Peoria Design Review Manual for Non-Residential Design. The manual lists several Qualitative Guidelines that will be followed in the design and development of the retail center. The Quantitative Guidelines published in the manual are no longer used by the City of Peoria to evaluate design, thus only the Qualitative Guidelines will apply to the Lake Pleasant Crossing project.

Infrastructure/Utilities

Grading and Drainage

The on-site drainage system will be designed to accommodate all storm water drainage for the 100-year, 2-hour storm events and/or in accordance with the City of Peoria requirements. Necessary drainage facilities will be indicated on the Final Site Plan as the project proceeds through the development process. The Grading Exhibit (Figure 8) indicates the conceptual locations of storm drains, storage pipes and retention basins on site. The PAD site generally slopes from northeast to southwest. Two primary basins are planned, one at the northeast corner of the site and one at the southwest corner. There are several smaller basins located within the setbacks along Lake Pleasant and Happy Valley Roads. Several storm drains are designed to capture storm water from the parking areas and transport the flows to the basins. A few areas on site may utilize underground storage pipes to retain the flows.

Public Utilities and Services

The Utility Exhibit (Figure 9) indicates existing and proposed water and sewer facilities adjacent to and within the site. The site will be developed to utilize municipal water and wastewater facilities and services. There is an existing 30-inch water line available to the site in Lake Pleasant Parkway that will provide water to the site. A 16-inch water main will need to be installed within Lake Pleasant Parkway parallel to this 30-inch line. A 16-inch water line will also need to be installed within Happy Valley Road. To provide service into the site, a 12-inch water main is anticipated to connection from the 16-inch line with Lake Pleasant Parkway at the north end of the site to the line in Happy Valley Road. Several 8-inch and 6-inch lines are planned to connect to the 12-inch line to service each of the commercial buildings and provide required fire hydrant spacing.

There is currently a 24-inch sewer line available to the site within Lake Pleasant Parkway and a line proposed within Happy Valley Road. The size of the future line within Happy Valley Road has not been determined. Sewer service to the site is anticipated to connect from both of these lines, depending on the location of the buildings on site. The Minors, Shops and Pads along Lake Pleasant Parkway are anticipated to sewer directly from the 24-inch line within Lake Pleasant Parkway at three locations. The Pads along Happy Valley Road, as well as the Anchors and Majors, are anticipated to sewer directly into the future line with Happy Valley Road. In the event that a sewer line is not constructed within Happy Valley Road, the entire site may

discharge to the line with Lake Pleasant Parkway.

Existing street improvements to the site include two paved traffic lanes for Lake Pleasant Parkway and two for Happy Valley Road. Both streets have 66 feet of existing right of way, 33 feet for each half street adjacent to the development, except that there is additional existing right of way varying from approximately 157 feet at the intersection decreasing to 69 feet for Happy Valley Road (north half) just east of Lake Pleasant Parkway. This additional right-of-way, which extends east of Lake Pleasant Parkway for approximately 875 feet, was obtained by the Maricopa County Department of Transportation for the Loop 303 Estrella Parkway project. It has not been determined how much of this right of way will be necessary for future improvements related to the Loop 303 project. The City's needed right-of-way will not extend north of the existing MCDOT right-of-way.

The ultimate right of way for Lake Pleasant Parkway is planned to be a 95-foot half street (190 feet total right of way). This will include three traffic lanes in each direction and a center median. The ultimate right of way for Happy Valley Road is planned to be a 65-foot half street (130 feet total right of way). This section will also include three traffic lanes in each direction and a center median. The ultimate alignment for Happy Valley Road does not follow the existing roadway centerline. The ultimate roadway design begins at Lake Pleasant Parkway aligned north of the existing centerline and, as it continues east, drops south of the existing centerline (also the section line). Thus, the right-of-way for Happy Valley Road indicated on Peoria Center Point site varies. The developer will provide right-of-way dedications and street and utility improvements to serve the site as are necessary and required by the City.

Table 3 below provides a summary of all anticipated utility service providers for the site.

Table 3 – Utility Service Providers

Sewer.....	City of Peoria
Water	City of Peoria
Electricity.....	Arizona Public Service
Telephone.....	Qwest Communications
Cable TV.....	Cox Communications
Gas	Southwest Gas Company
Refuse	To be determined
Fire and Safety	City of Peoria
Police	City of Peoria

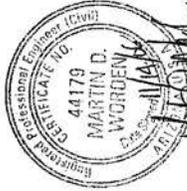
Development Schedule and Phasing

Development of the PAD will be determined by market demand. The necessary onsite and offsite improvements will be determined during Site Plan Review in accordance with City of Peoria Ordinances and Guidelines. Phasing will also be determined at the time of Site Plan Review.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED STREET / SANITARY MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED STREET DIMENSION / WALK
- PROPOSED FIRE HYDRANT
- PROPOSED SIDE WALK
- PROPOSED BIWAY

UTILITIES WITHIN THE RIGHT OF WAY OF LAKE PLEASANT ROAD AND HAPPY VALLEY ROAD SHOWN ON THIS PLAN ARE EITHER EXISTING OR PROPOSED (BY OTHERS) UNLESS OTHERWISE SHOWN AS PROPOSED ON THIS PLAN. UTILITY LOCATIONS AND DEPT. JURISDICTION WILL BE VERIFIED AT A LATER DATE.



THE LOCATION OF EXISTING UTILITY INSTALLATIONS IS SHOWN ON THIS PLAN AS APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

NATIONAL SURVEY & ENGINEERING ASSURES NO LIABILITY FOR THE ACCURACY OF ALL TERRAINS MARKS RESULTING FROM COURSES OF ALL TERRAINS MARKS. THE ACCURACY OF ALL TERRAINS MARKS IS THE SOLE RESPONSIBILITY OF THE USER. NATIONAL SURVEY & ENGINEERING.

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**

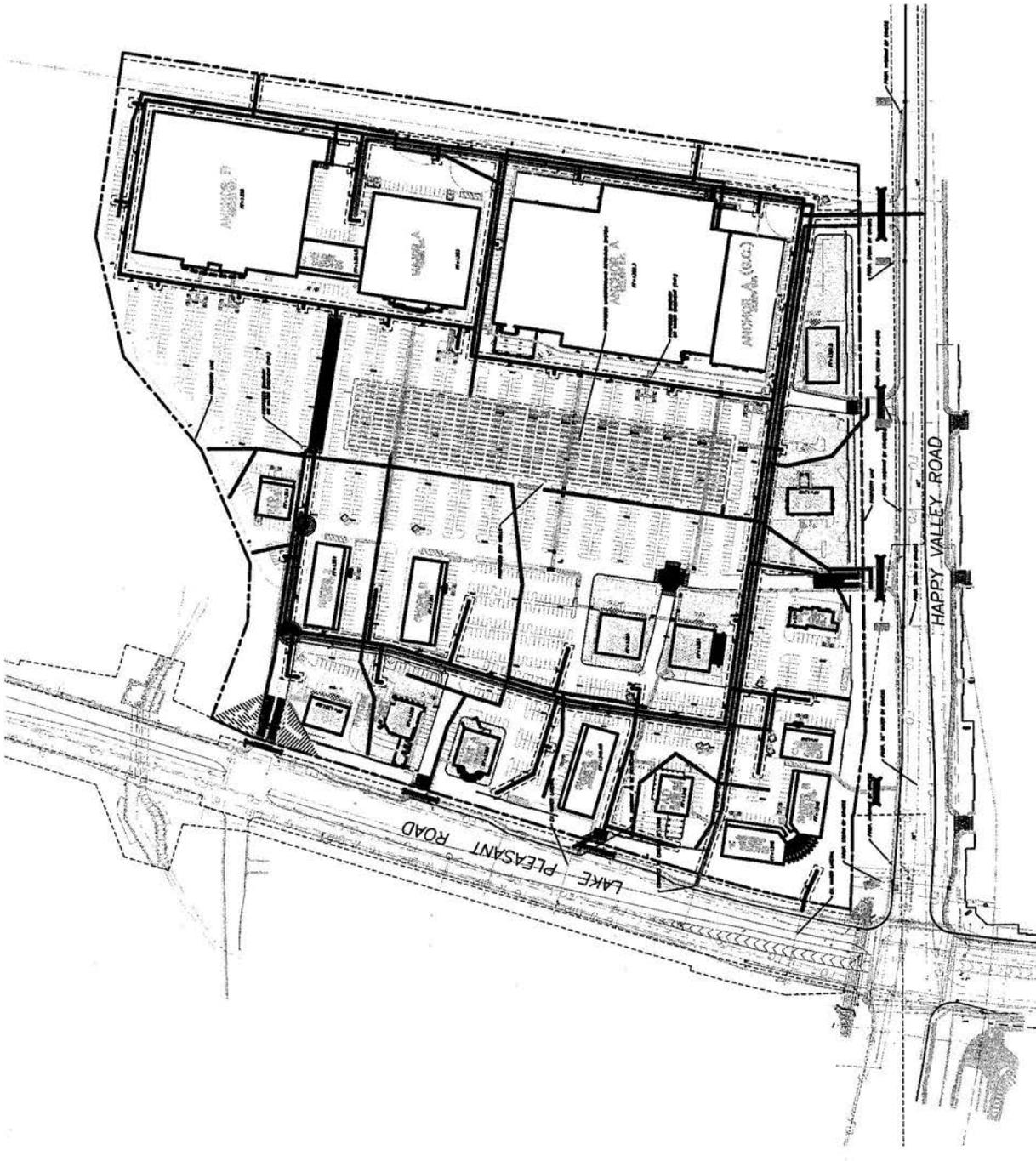
PROJECT LOCATION: MARTIN A. WOODS, S.E.
LAKE PLEASANT CROSSING
City of Peoria, Maricopa County, AZ

Utility Exhibit

National Survey & Engineering
10000 N. 10th Street
Phoenix, AZ 85020
Phone: (602) 998-1111
Fax: (602) 998-1112
www.nse-engineering.com

DATE:	
BY:	
CHECKED BY:	
DATE:	

SCALE: AS SHOWN
SHEET NO. 1 OF 1



Appendix A – Legal Description and Exhibit



Darrel E. Wood, PE., R.L.S.
Ashok C. Patel, PE., R.L.S.
Gordon W. R. Wert, PE.
James S. Campbell, PE.
Thomas R. Gering, R.L.S.
Timothy A. Hoval, PE.
Richard C. Roberts, PE.
Jack K. Moody, PE.
Michael T. Young, PE.

November 13, 2003
WP #031869
Page 1 of 2
See Exhibit "A"

PARCEL DESCRIPTION
Happy Valley
Proposed Gross Boundary Description

A parcel of land lying within Section 4, Township 4 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

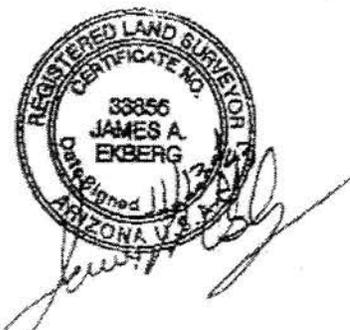
Commencing at the southwest corner of said Section 4, a brass cap in handhole from which the west quarter corner of said Section 4, a stone, bears North 01°31'56" West, a distance of 2600.21 feet, said southwest corner being the **POINT OF BEGINNING**;
THENCE along the monument line of Lake Pleasant Road, North 17°04'20" East, a distance of 1579.46 feet;
THENCE leaving said monument line, South 69°30'04" East, a distance of 318.89 feet;
THENCE South 87°45'32" East, a distance of 122.28 feet;
THENCE North 66°42'34" East, a distance of 253.89 feet;
THENCE North 50°30'26" East, a distance of 250.60 feet;
THENCE North 76°35'59" East, a distance of 253.75 feet;
THENCE South 81°38'41" East, a distance of 383.87 feet;
THENCE South 08°28'35" West, a distance of 1652.15 feet to the south line of the southwest quarter of said section 4;
THENCE along said south line, South 89°15'10" West, a distance of 1694.43 feet to the **POINT OF BEGINNING**.

Containing 55.7331 acres, or 2,427,733 square feet of land, more or less.

Subject to existing rights-of-way and easements.

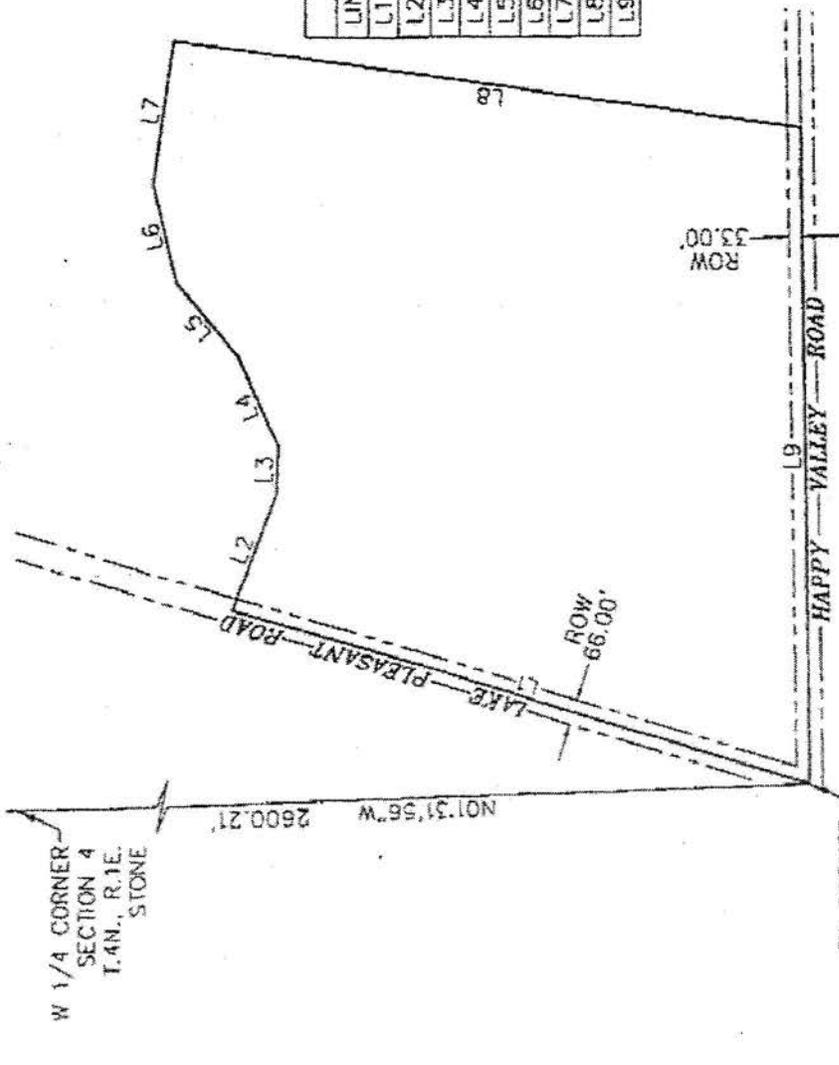
This parcel description is located within an area surveyed by Wood/Patel during the month of August, 2003 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\031869 Happy Valley Proposed Gross Boundary Description\Parcel Description.doc



12/02/02

12/12/2005 MON 14:58 FAX 623 773 7245



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°04'20"E	1579.46'
L2	S69°30'04"E	318.89'
L3	S87°45'32"E	122.28'
L4	N66°42'34"E	253.89'
L5	N50°30'26"E	250.60'
L6	N76°35'59"E	253.75'
L7	S81°38'41"E	383.87'
L8	S08°28'35"W	1652.15'
L9	S89°15'10"W	1694.43'

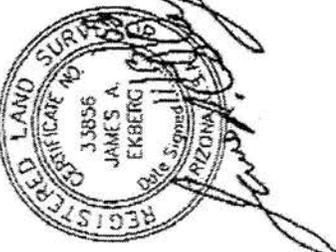


EXHIBIT "A"
 HAPPY VALLEY
 PROPOSED GROSS BOUNDARY DESCRIPTION
 11-13-03
 WP#031869
 PAGE 2 OF 2
 NOT TO SCALE
 T: \2003\031869\LEGAL\
 1869L01-DB\DWG\1869L01R1.DWG

SW CORNER
 SECTION 4
 T.4N., R.1E.
 BRASS CAP
 IN HANDHOLE
 POINT OF BEGINNING

WOOD/PATEL
 2051 West Northern
 Phoenix, AZ 85021
 Phone: (602) 335-8500
 Fax: (602) 335-8580

Appendix B – Comprehensive Sign Program

Comprehensive Sign Program

Cypress Equites, LLC

15601 Dallas Parkway, Suite 400
Addison, TX 75001

Lake Pleasant Crossing

NEC of Happy Valley & Lake Pleasant Road
Peoria, AZ

Revised: 11/5/2015

Prepared by:



■ ADDRESS: 4028 W. WHITTON PHX, AZ. 85019
■ PHONE: (602)-272-9356
■ FAX: (602)-272-4608
■ www.bootzandduke.com

**COMPREHENSIVE SIGN PACKAGE
LAKE PLEASANT CROSSING
PEORIA, ARIZONA**

I. INTRODUCTION

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Lake Pleasant Crossing for the mutual benefit of all Tenants and to comply with the regulations of the City of Peoria.

II. GENERAL REQUIREMENTS

- A. Flashing, animated or audible signs are prohibited.
- B. No window signs are permitted without written approval from the Landlord. Window signs, if permitted shall not exceed 25% of the window on which it is displayed.
- C. A-frame signs and any portable signs of any nature are prohibited.
- D. Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- E. A fixed balloon used as a sign (which means any lighter-than-air or gas filled balloon attached by a tether to a fixed place) is prohibited.
- F. Portable signs, posters, banners or flags are prohibited.
- G. For the purpose of computing allowable “sign area” for building mounted signs, “Business Front Footage” shall be defined as the lineal distance of the building space occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business or use fronts two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business or use does not parallel a street, the “Business Front Footage” shall be measured along the exterior of the building space occupied by the business or use that contains the business’/use’s primary Entrance.
- H. Tenant Shall be responsible for obtaining all sign permits from the City of Peoria prior to the installation of any signage.

III. SPECIFIC TENANT RESPONSIBILITIES

- A. Each tenant shall, at their own expense, install and maintain their own identification sign in accordance with specifications noted herein. Should Tenant's sign require maintenance or repair, Landlord shall give Tenant thirty (30) days written notice to perform said maintenance or repair. Should Tenant fail to perform, Landlord shall undertake repairs and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

IV. CONSTRUCTION REQUIREMENTS FOR BUILDING MOUNTED SIGNAGE

- A. No exposed tubing, conduit, crossovers or conductors will be allowed. All wiring, transformers, and other electrical components or parts shall be concealed. No exposed raceways will be allowed.

**Table 1
Building-Mounted Wall Signs**

Tenant Type	Tenant Leased Floor Area	Signage multiplier	Maximum Sign Area (s.f.)	Maximum Sign Height (in.)
Anchor	≥ 100,000 s.f.	1.87	400	96"
Major	≥ 50,000 s.f.	1.87	400	72"
	<100,000 s.f.			
Major	≥ 20,000 s.f. <50,000 s.f.	1.87	312	72"
PAD	≥ 20,000 s.f.	1.87	250	60"
PAD	<20,000 s.f.	1.87	120	60"
Inline Tenant	<20,000	1.87	120	48"

**Table 2
Free-Standing Monument Signs**

Lake Pleasant Crossing	# of Signs Permitted on Lake Pleasant Pwy	# of Signs Permitted on Happy Valley Pwy	Total # of Signs Permitted	Maximum Sign Height	Maximum Sign Area per Sign	Total Sign Area
Multi-Tenant Freestanding Monument Signs	3	2	5	14ft + 2ft for embellishments only	73-78ft*	
Free-Standing Entrance Wall Signs	2	0	2	6.25ft		
Fuel Center Monument Sign	1	0	1	6ft to Top of Sign		

*Sign area shall be as shown on the attached sign details.

V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANTS

An Anchor Tenant shall be defined as a Tenant occupying 100,000 square feet of leased floor area or greater. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. The total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 400 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 96". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VI. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR MAJOR TENANTS

A Major Tenant shall be defined as a Tenant occupying a minimum of 20,000 square feet of floor area and less than 100,000 square feet of floor area. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. For Major Tenants occupying less than 50,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 312 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. For Major Tenants occupying a minimum of 50,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 400 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 72". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR PAD TENANTS

A Pad Tenant shall be defined as a Tenant occupying a single occupancy building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. For Pad Tenants occupying less than 20,000 square feet of floor space the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 120 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. For Pad Tenants occupying a minimum of 20,000 square feet of floor area and less than 50,000 square feet of floor area the total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 250 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 60". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

VIII. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR INLINE TENANTS

An Inline Tenant shall be defined as a Tenant occupying less than 20,000 square feet of floor area and located in a multiple user building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. The total allowable sign area shall be a maximum of 1.875 square foot of signage for each linear foot of business front footage up to a maximum of 120 square feet. In the event a user fronts on two or more streets, the user shall be given the option of selecting one street frontage for the purpose of computing allowable sign area. Maximum overall sign height including letters and/or corporate logos for all building elevations shall not exceed 48". In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

IX. FUEL CANOPY SIGNAGE DESIGN REQUIREMENTS

Signs shall be designed as an integral part of the canopy in a manner complimentary shopping center. Maximum overall sign height including letters and/or corporate logos for all canopy elevations in no case shall tenant's sign exceed 80% of the height of the sign band. All fuel center canopy sign to comply with City of Peoria code and no illuminated sign shall be permitted on the North Elevation

X. BUILDING MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS

All building mounted signs shall be defined as pan channel internally illuminated Characters. Custom cabinets will be allowed for logos upon review and approval by Landlord. No clear plex or clear lexan faces will be acceptable. All signs must be illuminated.

- A. No illuminated signage will be placed on the north side of the building, the gas canopy, and no signage shall be placed on the north side of the northernmost pier of the solar canopy.

XI. FREESTANDING PROJECT IDENTIFICATION DESIGN REQUIREMENTS

There will be five (5) freestanding multi-tenant monument signs, two (2) located along Lake Pleasant Road and three (3) located along Happy Valley Road. All multi-tenant monument signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing. There will be two (2) center identification entry feature wall signs located at the north entry on Lake Pleasant Road. There will be one (1) free standing fuel center monument sign with digital display price panels.

Anchor/Major Multi-Tenant Monument Signs

- Five (5) total 14'-0" high double faced internally illuminated multi-tenant monument signs ranging in size from 73-78 square feet in sign copy area as shown in attachments are permitted. Such signs shall be allowed an additional two (2) feet in height for architectural embellishments, where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure, or emblem conveying a commercial message and may not constitute more than 20% of sign area.

Entry Feature Center Identification Signs

- Architectural entry feature walls located on either side of the north entry drive on Lake Pleasant Road. Reverse pan halo-illuminated Center ID letters attached to architectural entry feature walls. Sign permit required for sign copy. Sign copy to be installed at 6.25' from top of copy to grade. The feature wall shall obtain separate building and engineering Permits as required. Sign Copy shall be a maximum of 6.25 feet in height from grade.

Fuel Center Monument Signs

- One (1) total 6'-0" high double faced internally illuminated fuel center sign 16.30 square feet in sign copy and digital price display area as shown in attachments are permitted. Such signs shall be allowed an architectural embellishments which are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure, or emblem conveying a commercial message and may not constitute more than 20% of sign area.

Sign Consultant: Andy Gibson

Bootz & Duke Sign Co. • 4028 W. Whitton - Phoenix, AZ 85019

Phone: 602-272-9356 • Fax: 602-272-4608 • andy@bootzandduke.com

TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%
LEASED FRONTAGE

NOT TO EXCEED 80%
OF SIGN BAND IN HEIGHT



TYPICAL SET OF PAN CHANNEL LETTERS.

CONSTRUCTION

.063" ALUMINUM CONSTRUCTION.
5" DEEP RETURNS, .040" CLC, COLOR AS PER
TENANT.
3/4" TRIM CAP, COLOR AS PER TENANT..

MOUNTING

MOUNT FLUSH TO WALL.

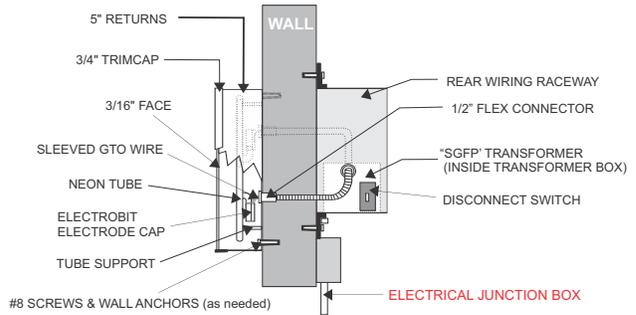
FACE

3/16" SG ACRYLIC, COLOR AS PER TENANT.

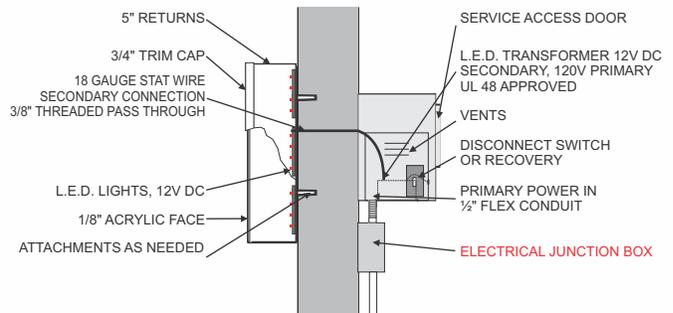
ILLUMINATION

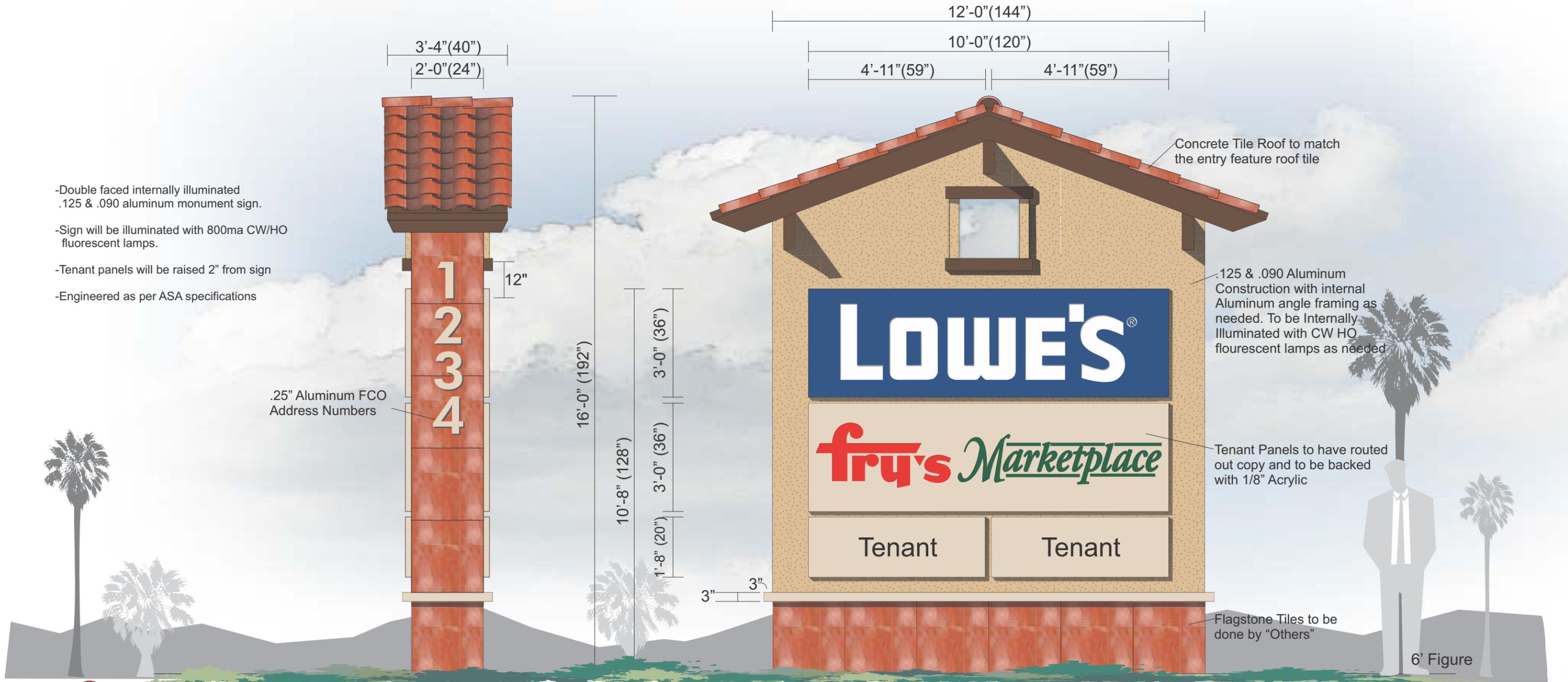
L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.
1 STROKE PER 4" LED, 1 STROKE PER 6" NEON.
REMOTE MOUNTED 30MA TRANSFORMERS.

NEON ILLUMINATED PAN CHANNEL LETTERS



L.E.D. ILLUMINATED PAN CHANNEL LETTERS



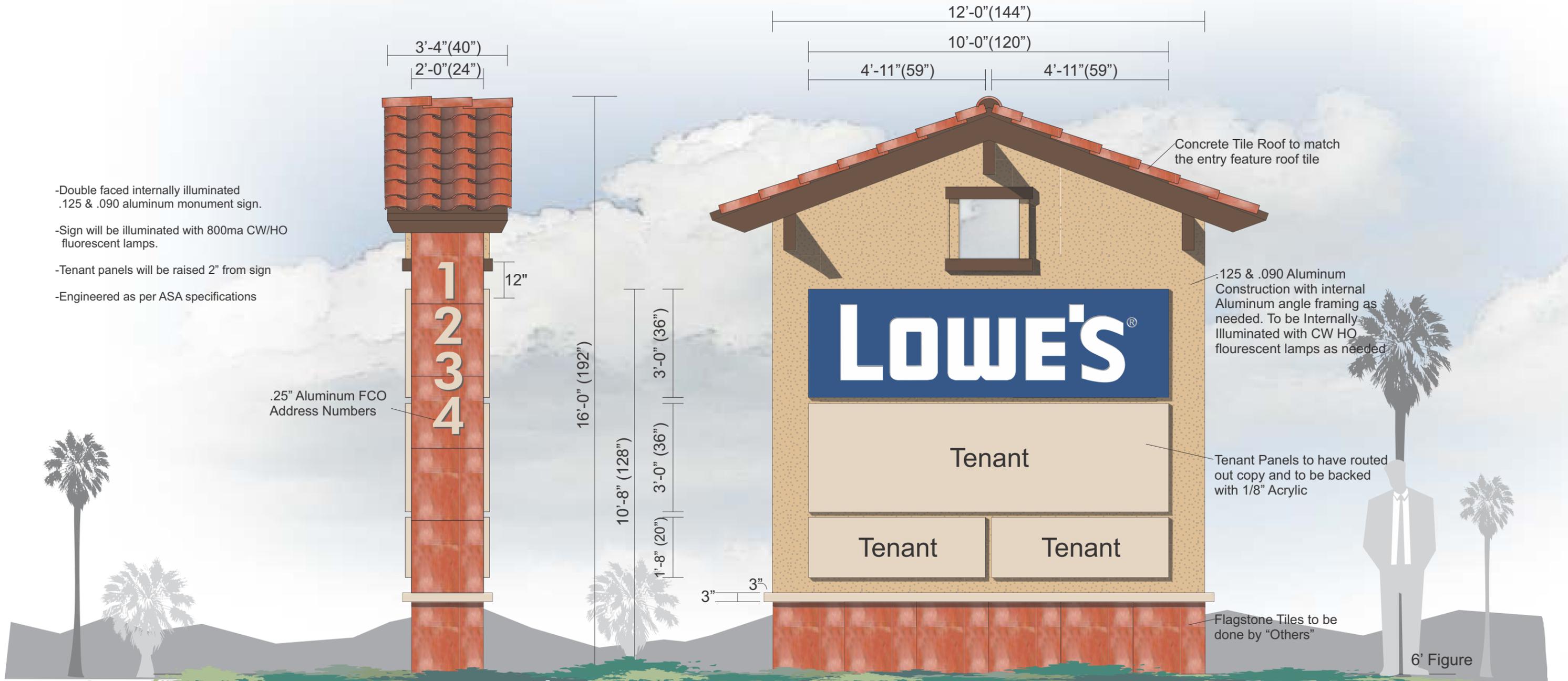


A1

Anchor/Major Multi-Tenant Monument Sign

Scale: 3/8"=1'

Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

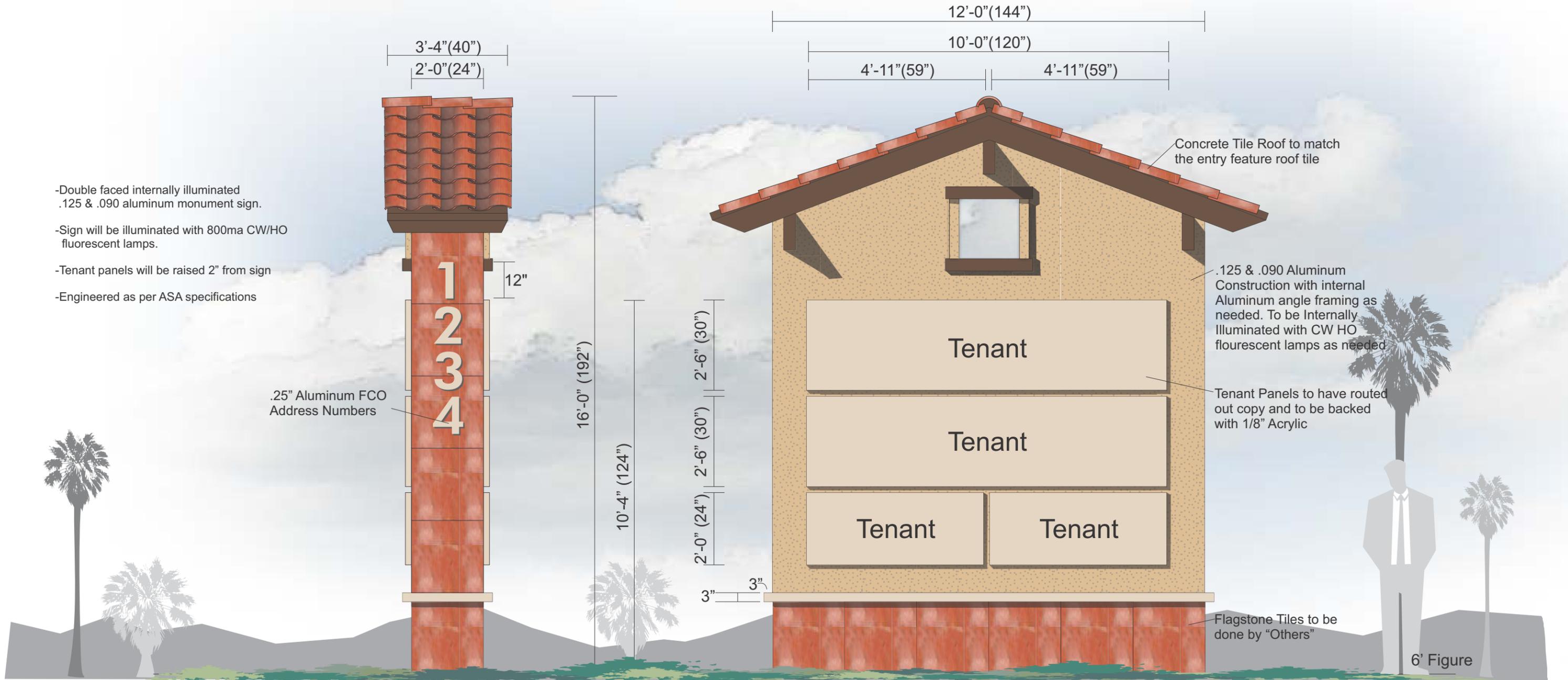


A5

Anchor/Major Multi-Tenant Monument Sign

Scale: 3/8"=1'

Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

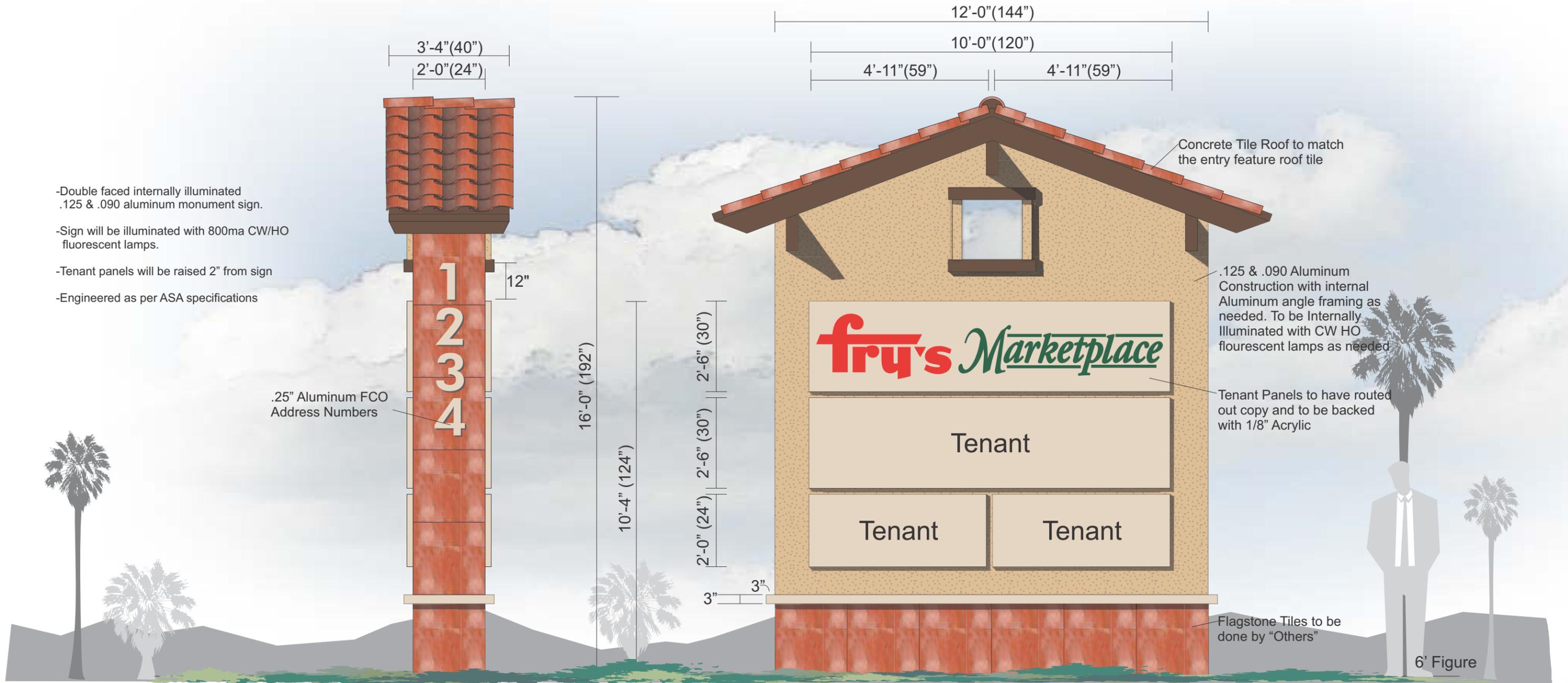


A2

Anchor/Major Multi-Tenant Monument Sign

Scale: 3/8"=1'

Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

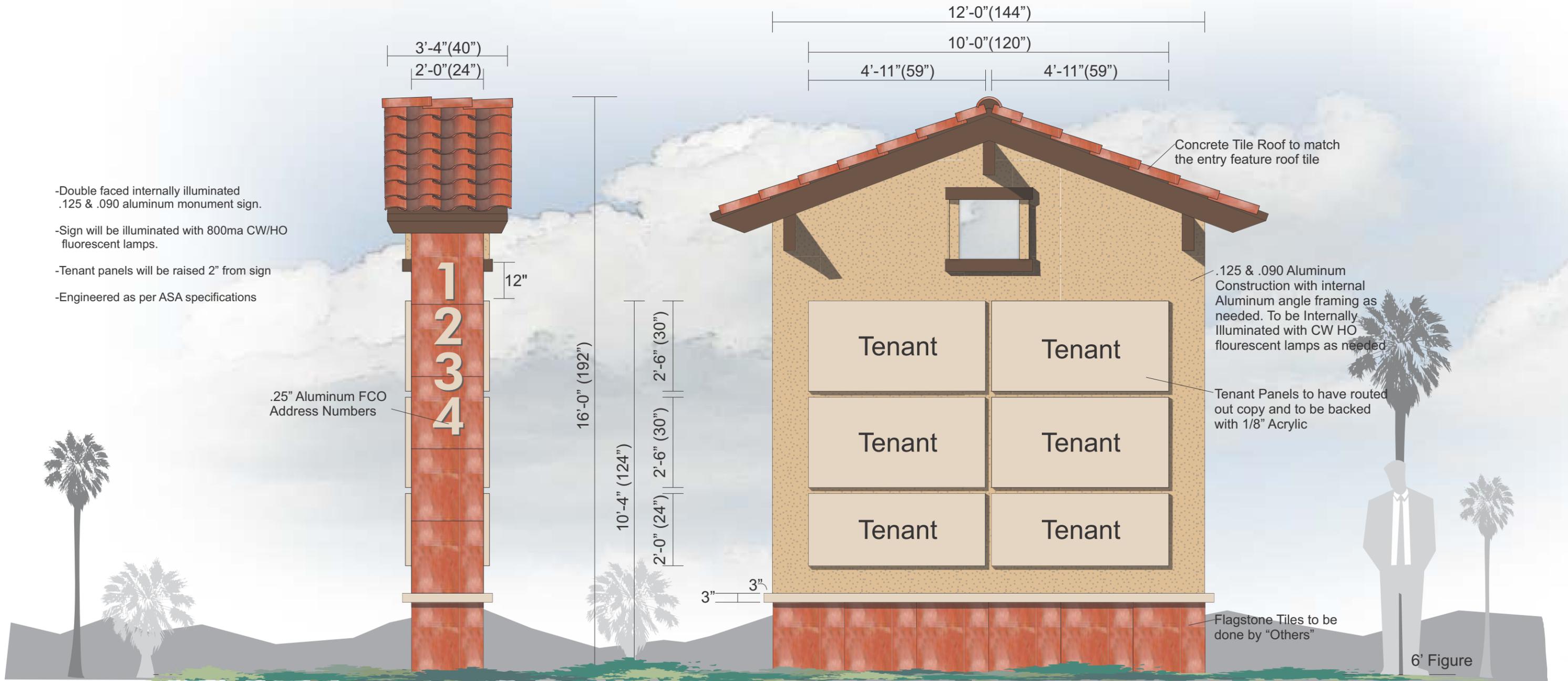


A4

Anchor/Major Multi-Tenant Monument Sign

Scale: 3/8"=1'

Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

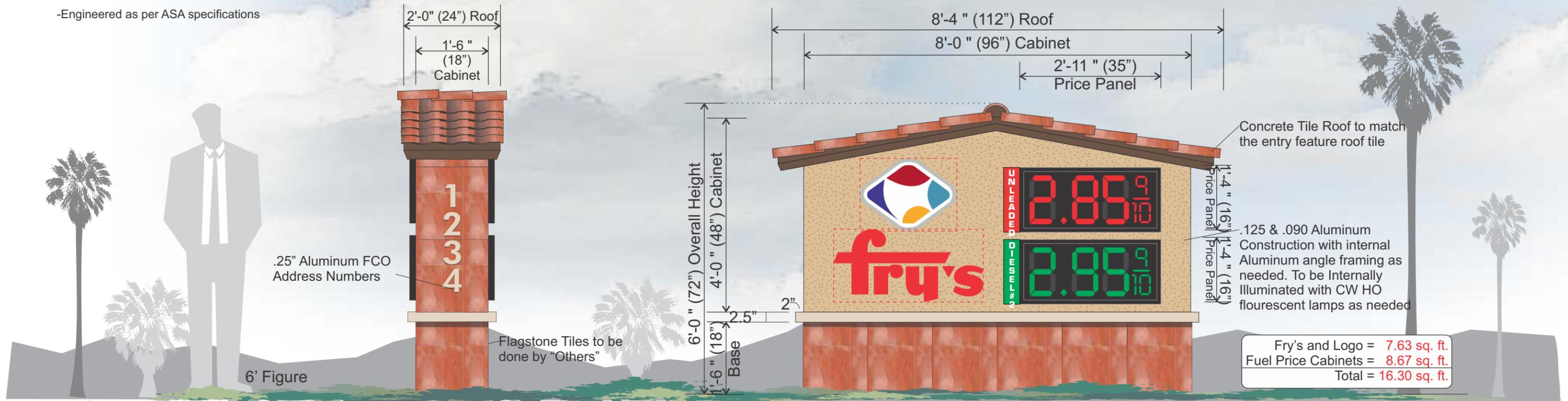


A3

Anchor/Major Multi-Tenant Monument Sign
Scale: 3/8"=1'

			
Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

- Double faced internally illuminated .125 & .090 aluminum monument sign.
- Sign will be illuminated with 800ma CW/HO fluorescent lamps.
- Tenant panels will be raised 2" from sign
- Engineered as per ASA specifications



F1

Fuel Center Monument Sign

Scale: 1/2"=1'

Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish

10'-10" (130")

3'-2" (38")

LAKE PLEASANT CROSSING

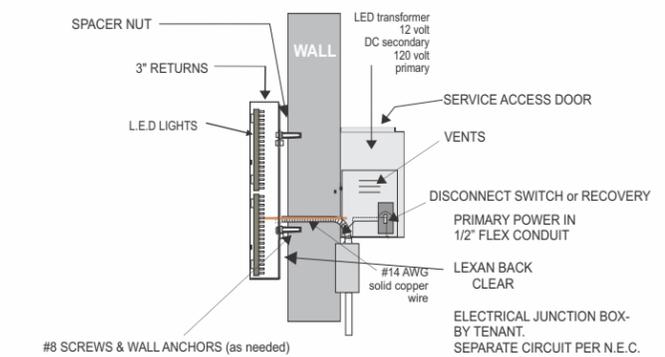
B One(1) Set of Halo-Illuminated Reverse Pan Channel Letters
Scale: 3/4"=1'

Construction:
.090 Aluminum faces with 3" .063 Aluminum returns painted Dk. Bronze with a smooth semi-gloss finish. Having 3/16" Clear Lexan Backs

Illumination:
White Sloan LED modules as needed for proper halo-illumination, with 12 Volt DC/ 60 Watt transformers as needed per the LED module count for proper LED illumination

Installation:
to be installed space mounted 1.5" from the entry feature wall fascia to allow for a halo-illumination.

HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH L.E.D. ILLUMINATION



Electrical Specifications
All Signs Fabricated as per
2005 N.E.C. Specifications

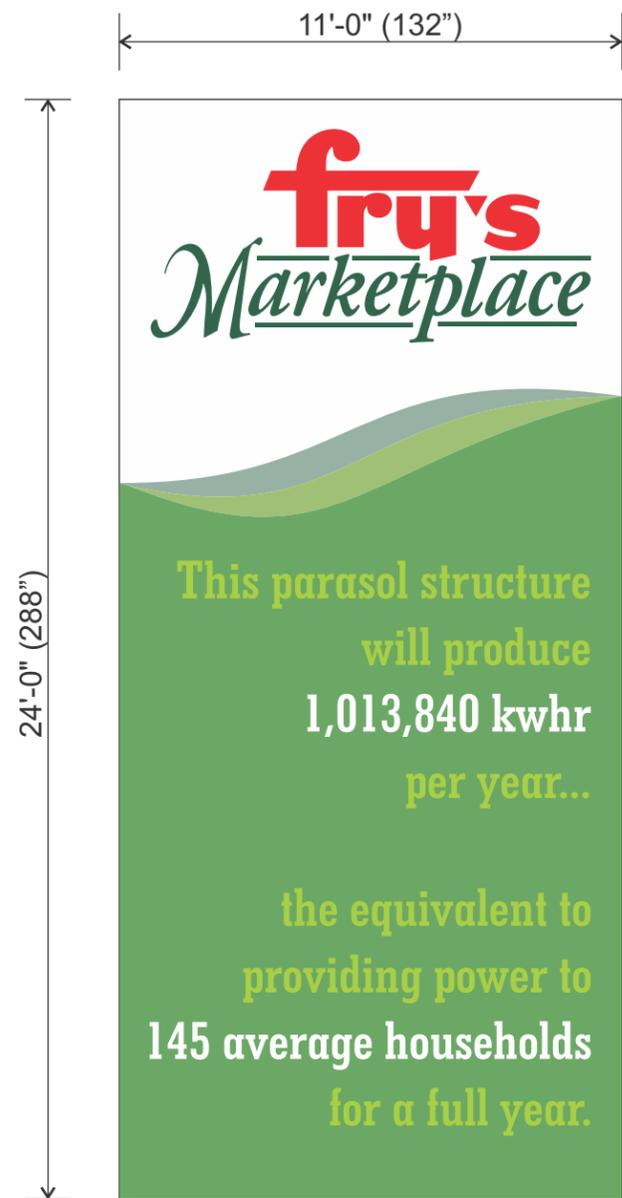
Flagstone AZ Flagstone "Sedona Red" or tile equivalent	Benjamin Moore #HC-72 "Branchport Brown" Smooth Satin Finish	Sherwin Williams SW 0011 "Crewel Tan" Smooth Satin Finish	Dunn Edwards DE6200 "Handwoven" Medium Montex Finish



Scale: 1/8"=1'

- A1 A2 A3 A4 A5** Anchor/Major Multi-Tenant Monument Sign
- F1** Fuel Center Monument Sign
- B** Halo-Illuminated Reverse Pan Channel Letters





MANUFACTURE AND INSTALL THREE(3) DOUBLE SIDED AND ONE(1) SINGLE SIDED PARASOL PARKING SIGN STRUCTURE
SCALE: 1/4" = 1'-0"

CONSTRUCTION:

- ALUMINUM ANGLE FRAMED STRUCTURE WITH DIGITALLY PRINTED SUNBRELLA MATERIAL STRETCHED OVER FRAME
(ART TO BE DETERMINED)

INSTALLATION:

- ON SOLAR STRUCTURE PILLARS WITH HARDWARE AS NECESSARY

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications

All Signs Fabricated as per
A.S.A. Specifications & 2012 I.B.C.

Electrical Specifications

All Signs Fabricated as per
2011 N.E.C. Specifications



FRYSPEORIA 657



N 1" = 60'-0"

