



Requesting Department:

Development Services

**TO: PLANNING AND ZONING COMMISSION**

**FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; STEVEN ESTER, PLANNER I**

**RE: Discussion and Possible Approval of P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) “Shops at Terravella”, a request from Chris Webb, Rose Law Group, for a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for a commercial center on approximately 8.71 acres located at the northeast corner of Queen Creek and Ellsworth Roads.**

**DATE: June 13, 2018**

#### STAFF RECOMMENDATION

Staff recommends approval of cases P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) “Shops at Terravella”, subject to the Conditions of Approval outlined in this report.

#### PROPOSED MOTION

Move to approve cases P18-0009 (Site Plan), P18-0010 (Comprehensive Sign Plan), and P18-0017 (Preliminary Plat) “Shops at Terravella”, subject to the Conditions of Approval outlined in this report.

#### RELEVANT COUNCIL GOALS



Secure Future

#### SUMMARY

Chris Webb, Rose Law Group, is requesting approval of a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for “Shops at Terravella.” The project site is approximately 8.71 acres located at the northeast corner of Queen Creek and Ellsworth Roads. The applicant is proposing approximately 45,202 square feet of commercial uses that includes an ALDI grocery store, three (3) in-vehicle service facilities, and two (2) inline shops buildings.

## HISTORY

Sept. 16, 2015	Town Council approved the North Specific Area Plan.
Dec. 16, 2015	Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
Dec. 14, 2016	Planning Commission approved the Terravella Preliminary Plat (P16-0011).

## PROJECT INFORMATION

Project Name	Shops at Terravella
Site Location	NEC of Ellsworth Road and Queen Creek Road
Current Zoning	C-1 (Light Commercial)
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	R1-5 (Urban Development District)
South	R1-43 (Rural Estate District)
East	R1-9 (Urban Development District) R1-5 (Urban Development District)
West	C-2/PAD (General Commercial)
Gross Acreage:	9.86 Acres
Net Acreage	8.71 Acres
Total Building Area	45,202 s.f.
Parking (Required)	180 spaces
Parking (Proposed)	293 spaces
Lot Coverage (Allowed)	60%
Lot Coverage (Proposed)	12%
Landscaping/Open Space (Required)	15% (56,925 s.f.)
Landscaping/Open Space (Proposed)	23.1% (87,825 s.f.)

## DISCUSSION

This proposal consists of a Site Plan, Comprehensive Sign Plan, and Preliminary Plat for a commercial shopping center, "Shops at Terravella." The property is located at the northeast corner of Queen Creek and Ellsworth Roads. The applicant is proposing approximately 45,202 square feet of commercial uses that includes a grocery store anchor (ALDI), three (3) in-vehicle service facilities, and two (2) inline shops buildings. All in-vehicle service facilities will be required to submit for Conditional Use Permit review and approval.

The current General Plan designation for this property is Neighborhood. The purpose of the Neighborhood district is to provide areas for commercial retail uses designed in scale

with surrounding residential uses. The properties to the north and east are designated as Neighborhood on the General Plan, and are developing as Terravella Phase I and Phase II. The property to the west across Ellsworth Road includes the recently approved “Queen Creek Crossing” center shown as Mixed Use on the General Plan Map. The proposed Site Plan is in conformance with the existing General Plan designation of Neighborhood.

The subject property is zoned C-1 (Light Commercial). The Terravella residential development to the north and east is zoned R1-5. There is also a 200 foot wide buffer strip to the east zoned R1-9 along Queen Creek Road. The property to the west across Ellsworth Road is zoned C-2/PAD (Queen Creek Crossing).

The “Shops at Terravella” provide 23.1% (87,825 s.f.) of landscape coverage compared to the 15% required (56,925 s.f.) by the Town. The proposed landscape materials consist of plants and trees including Evergreen Elms, Chinese Pistache, and Desert Willows. A four (4) foot multi-use trail and ten (10) foot sidewalk run along the east side of Ellsworth Road. With the Kinder-Morgan gas easement to accommodate, a ten (10) foot multi-use trail and six (6) foot sidewalk are provided along Queen Creek Road. Screen walls provide buffering from vehicular traffic along Ellsworth Road, while a three (3) foot landscaping berm with shrubs serves to screen parking along Queen Creek Road.

A total of 293 parking spaces are provided, where 180 parking spaces are required by the Zoning Ordinance. A Shared Parking Agreement and Cross Access Agreement will be executed with the final plat.

<b>DESIGN STANDARDS</b>
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The “Shops at Terravella” demonstrate compliance with the following site design concepts within the Town’s Design Standards Manual and North Specific Area Plan:

Site Design Concepts:

- *Connecting Places.* Site design includes sidewalk and multiple multi-use paths. A 4-foot wide multi-use trail and 10-foot wide sidewalk are proposed along the east side of Ellsworth Road in conformance with the approved Terravella residential plat. Additionally, a 10-foot wide multi-use trail and 6-foot wide sidewalk along Queen Creek Road are also required.
- *Pedestrian Connectivity.* The development is fully accessible by walking, bicycle, and vehicular travel through appropriate scaled sidewalks, multi-use paths, streets, and driveways.
- *Screen Walls.* Along with the perimeter buffer wall and parking screen walls, an 8’ tall screen wall will also be provided at the loading area near the rear of the ALDI grocery store to screen delivery activity from the adjacent residential development.

- *NSAP District Icon.* Per the NSAP, an identifying district icon is integrated as an agrarian-themed silo feature on the southwest corner of the proposed inline shops buildings. At the corner of Ellsworth and Queen Creek Roads, a seating area resembles a “Q” and “C” to further add a unique sense of place to the development.

Building Design: The applicant has proposed a commercial development that meets the Town’s Design standards by providing quality materials and architecturally pleasing building facades.

- *Site Layout.* The grocery anchor, ALDI, is located centrally on site between a drive-thru restaurant to the north and inline shops buildings to the south. Along the southern portion of the property, 2 additional drive-thru facilities are proposed.
- *Streetscape.* Ellsworth Road frontage features Desert Willows and a variety of shrubs planted in a 30’ landscaping setback. Queen Creek Road is limited by the Kinder-Morgan gas easement, but still incorporates Desert Willows, Evergreen Elms, and shrubs in a 30’ landscaping setback as well. Each entry contains a band of brick pavers to create a welcoming feel into the development.
- *Building Facades.* The building facades are designed with agricultural/small town elements. Facade and roof variation create prominence and aesthetic appeal within the site. Several steel awnings and trellises with greenery are provided on the inline shops buildings for further visual detail. Materials such as stone veneer, corrugated metal, metal panels, and composite wood board are used throughout the development. A gray, tan, and brown color palette is the primary scheme, creating a fit, earthy tone for the area.
- *Access & Circulation.* There are two points of access from Ellsworth Road to the west and two points of access from Queen Creek Road to the south.

**COMPREHENSIVE SIGN PLAN**

A Comprehensive Sign Plan has been included as part of the applicant’s project submittal, which outlines the sign standards being requested. In total, the request includes three ground-mounted monument signs along Ellsworth Road and two ground-mounted monument signs on Queen Creek Road. All building wall signage will comply with the Zoning Ordinance. The applicant is requesting approval for the following features that exceed height and street frontage requirements as set forth in the Zoning Ordinance:

Proposed Monument Sign Modifications		
Standard	Required by Zoning Ordinance	Shops at Terravella Proposed Standards
<i>Number of ground-mounted monument signs per street frontage</i>	<i>Up to 2 ground-mounted monument signs per 600' of street frontage, plus 1 additional sign for each additional 300' of frontage</i>	<b>3 ground-mounted monument signs along 800' of street frontage on Ellsworth Road</b>
<i>Maximum height for a freestanding monument sign in the C-1 zoning district</i>	8'	<b>10'-2" to the top of the ground-mounted monument signs</b>

On Ellsworth Road, the applicant is currently permitted to have 2 ground-mounted signs under the Zoning Ordinance standards. With 800' of street frontage, an additional 100' would be needed to allow a third monument sign. It should be noted that gross boundary of the subject site actually has 907' of frontage on Ellsworth Road, but due to the required right-of-way dedications on Ellsworth Road and Queen Creek Road, the site's net Ellsworth Road frontage has been reduced to approximately 800'. The applicant feels the amount of traffic volume on Ellsworth Road justifies the need for additional visibility. Furthermore, the proposed ground-mounted monument signs incorporate an architectural "roof" element, increasing their overall height from 8' to 10'-2". Zoning Ordinance standards currently permit a maximum of height of 8', so the proposed deviation requests an additional 2'-2" of height solely for the added "roof" section on top. Aesthetically, the architectural design of the ground-mounted signs complements the rooflines of the buildings within the development. Staff has reviewed the application and is supportive of the requested deviations.

**GENERAL ANALYSIS**

**General Plan Review:** The current General Plan designation for this property is Neighborhood. The Neighborhood district allows for areas of commercial use to be compatible and designed in scale with surrounding residential uses. The "Shops at Terravella" project complies with the Neighborhood district by providing commercial uses that are oriented to compliment the adjacent residential community. The properties to the north and east are also designated as Neighborhood on the General Plan, and are currently being developed as Terravella Phases I and II.

**Zoning Review:** The subject property is zoned C-1 (Light Commercial). All proposed uses are in compliance with this zoning designation.

**Parking Analysis:** Parking needs at this site are met with the proposed 293 parking spaces, where 180 parking spaces are required by the Zoning Ordinance. A Shared Parking Agreement and Cross Access Agreement will be executed with the final plat.

**Landscape / Open Space Review:** A total of 23.1% landscape/open space is provided (87,825 square feet), when 15% is required (56,925 square feet). A small open space amenity is located near the corner of Queen Creek and Ellsworth Roads. This area has been designed with circular bench seating to act as a resting point for pedestrians utilizing the trails or sidewalks, while creating a sense of character for the development.

**Wall/Fencing Plan:** A six (6) foot perimeter wall buffers “Shops at Terravella” from the adjacent residential development. Three (3) foot parking screen walls using materials complementary to the buildings are proposed to screen the parking areas along Ellsworth Road. On Queen Creek Road, a 3’ landscape berm with shrubs will provide parking screening, as the Kinder-Morgan gas easement restricts the installation of walls. An eight (8) foot screen wall is also included at the loading area near the back of the ALDI to adequately block delivery activity from neighboring residents.

**CONDITIONS OF APPROVAL**

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. All roof top mechanical or HVAC equipment must be completely screened from view by a continuous parapet wall.
3. Monument signage and building signage will be reviewed and approved under a separate permit.

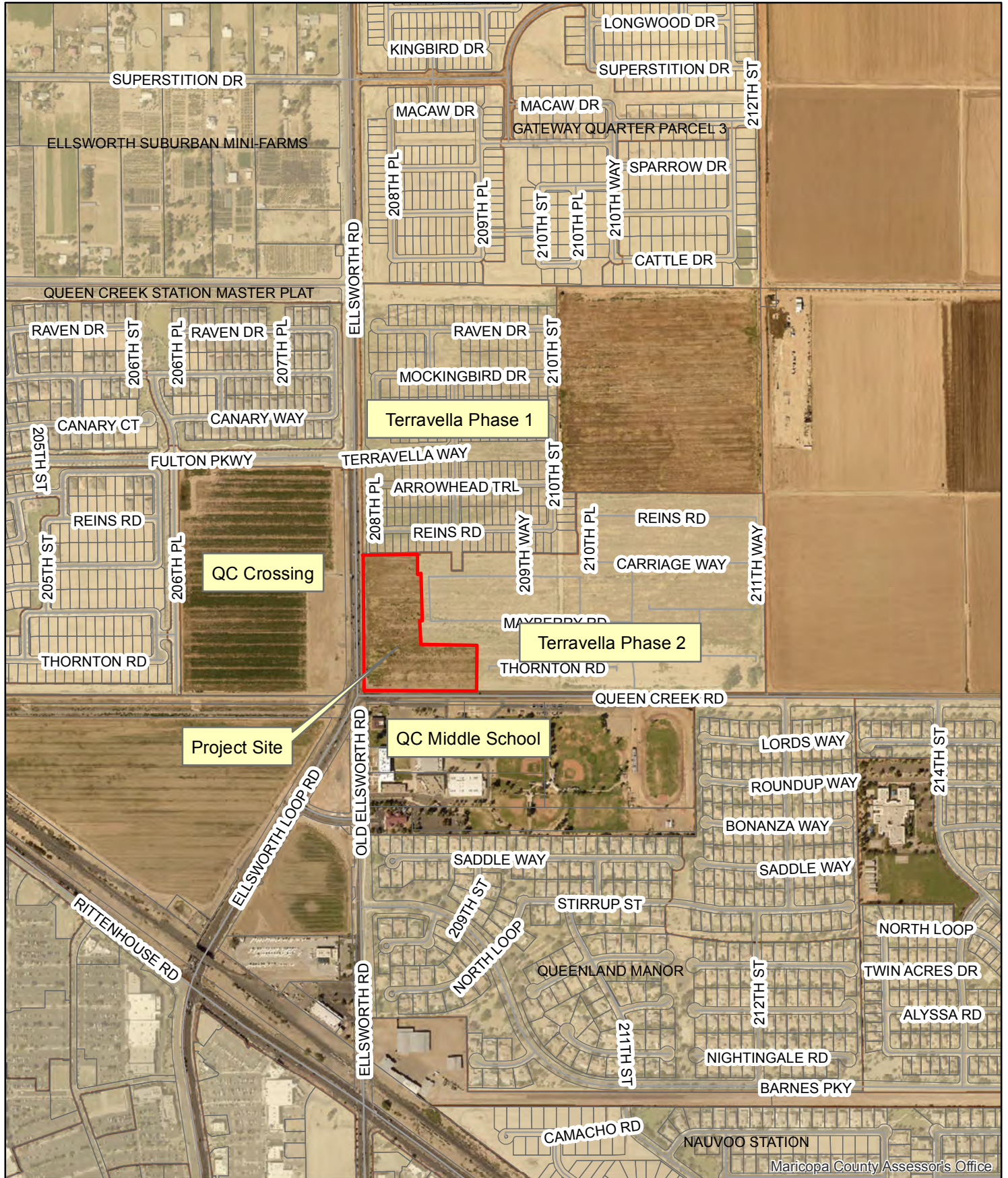
**ATTACHMENTS**

1. Shops at Terravella Aerial
2. Shops at Terravella General Plan Exhibit
3. Shops at Terravella Zoning Map Exhibit
4. Shops at Terravella Site Plan
5. Shops at Terravella Landscape Plans
6. Shops at Terravella Preliminary Plat
7. Shops at Terravella Building Elevations
8. Conceptual NSAP Icon (Silo Feature and Corner Seating Area)
9. Comprehensive Sign Plan

**Project Name: Shops at Terravella Aerial Exhibit**

**Case Numbers: P18-0009, P18-0010, P18-0017**

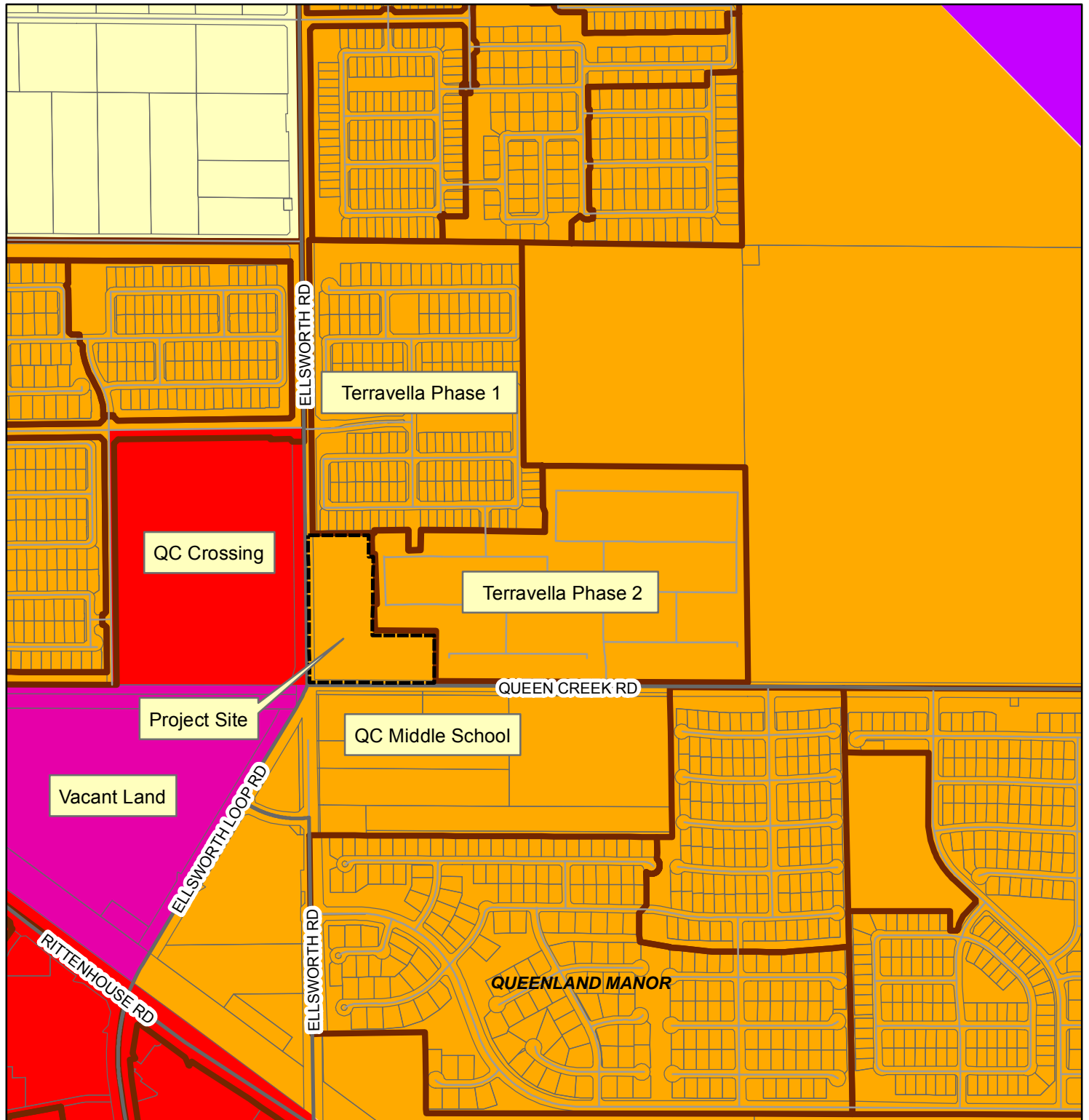
**Hearing Date: June 13, 2018 (Planning Commission)**



# Project Name: Shops at Terravella General Plan Exhibit

Case Numbers: P18-0009, P18-0010, P18-0017

Hearing Date: June 13, 2018 (Planning Commission)



## General Plan Land Use

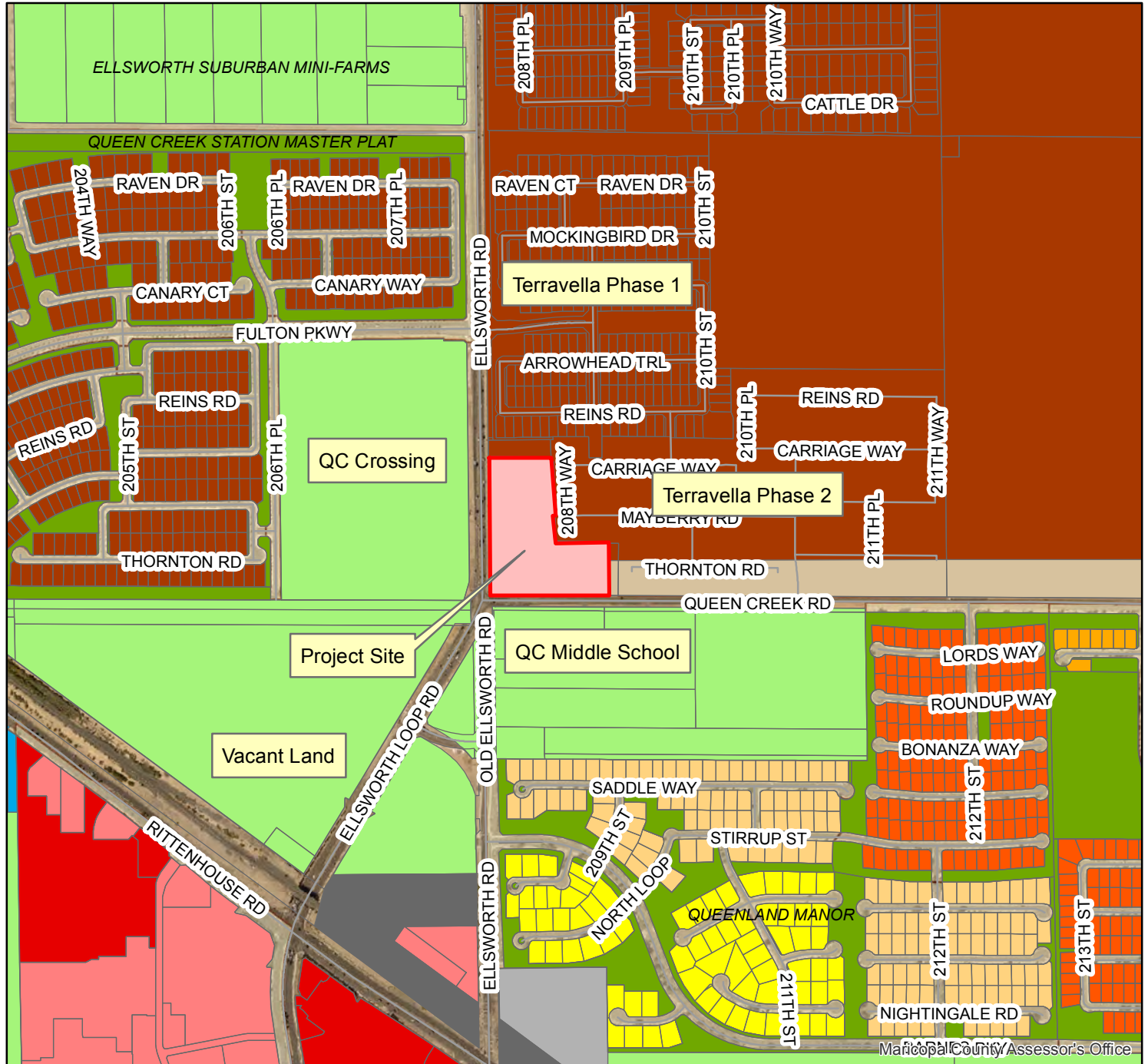




**Project Name: Shops at Terravella Zoning Exhibit**

**Case Numbers: P18-0009, P18-0010, P18-0017**

**Hearing Date: June 13, 2018 (Planning Commission)**



**Zoning Districts**

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

**OWNER:**  
 ELLSWORTH AND QUEEN CREEK LLC  
 2033 E. WARNER RD., STE 107  
 TEMPE, ARIZONA 85284

**DEVELOPER:**  
 THE ASPEN GROUP  
 6730 N. SCOTTSDALE RD. #290,  
 PARADISE VALLEY, ARIZONA 85253

**ENGINEER:**  
 SUSTAINABILITY ENGINEERING GROUP  
 8280 E. GELDING DR., SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE 480-588-7226  
 ATTN: ALI FAKIH, P.E. #45621

# SITE PLAN SHOPS AT TERRAVELLA QUEEN CREEK, ARIZONA

**DEVELOPMENT SUMMARY TABLE:**

PROJECT ADDRESS:  
 ARIZONA - QUEEN CREEK  
 ELLSWORTH ROAD AND QUEEN CREEK ROAD (NE CORNER)  
 LEGAL DESCRIPTION:

PROJECT DESCRIPTION:  
 SHOPS AT TERRAVELLA

DEVELOPMENT INFORMATION:  
 APN: 304-62-941A

EXISTING ZONING: C-1  
 PROPOSED ZONING: C-1  
 ADJACENT ZONING: NORTH: R1-5, EAST: R1-5, SOUTH: R1-43, WEST: R1-43

PROPOSED USE: COMMERCIAL  
 CONSTRUCTION TYPE:

OCCUPANCY: NEIGHBORHOOD COMMERCIAL

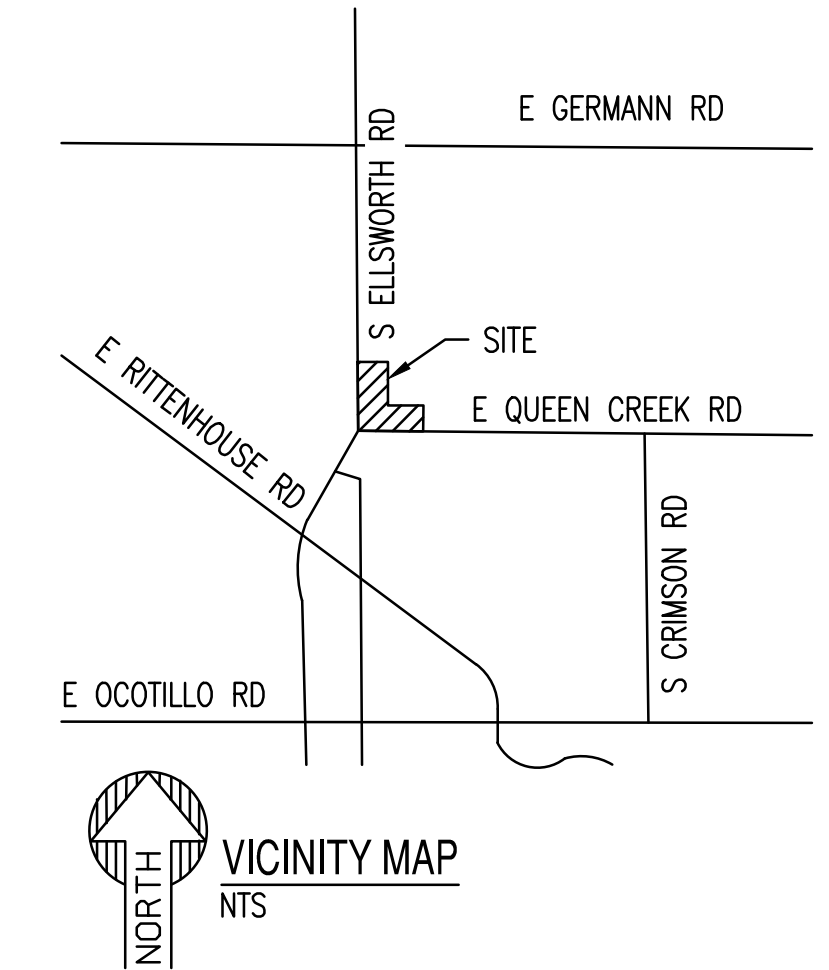
GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL  
 LOT SIZE/BOUNDARY: 379,500 SF 8.71 NET AC

BUILDING AREA SUMMARY:  
 LOT 1 SHOPS 14,400 SF ANCHOR  
 LOT 2 GROCER 22,019 SF  
 LOT 3 RESTAURANT W/DRIVE THRU 3,200 SF  
 LOT 4 RESTAURANT W/DRIVE THRU 3,300 SF  
 LOT 5 RESTAURANT W/DRIVE THRU 1,150 SF  
 BUILDING TOTAL AREA: 44,069 SF

LOT COVERAGE:  
 MAX BUILDING COV. 60% MAX  
 PROP. BUILDING COV. (FAR) 12%  
 MIN LANDSCAPE AREA 15% MIN NET LOT AREA  
 PROP. LANDSCAPE AREA TBD

BUILDING HEIGHT:  
 MAX BUILDING HEIGHT: 30'  
 PROPOSED BUILDING: 30'

SETBACKS: REQ'D PROPOSED  
 BUILDING: FRONT: 30 105, STREET SIDE: 30 85, RESIDENTIAL SIDE: 30 46, RESIDENTIAL SIDE: 30 54  
 LANDSCAPE: FRONT: 30 30, STREET SIDE: 30 30, RESIDENTIAL SIDE: 15 15, RESIDENTIAL SIDE: 15 15



**BASIS OF BEARING:**  
 THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, USING A BEARING OF NORTH 00 DEGREES 42 MINUTES 31 SECONDS WEST, PER TITLE COMMITMENT DESCRIPTION.

**PRIMARY BENCHMARK:**  
 NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.  
 ELEVATION = 1396.76' (NAVD 88 DATUM)

**SECONDARY BENCHMARK:**  
 WEST QUARTER CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA. FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.  
 ELEVATION = 1393.76' (NAVD 88 DATUM)

- KEYNOTES**
- INSTALL TRASH ENCLOSURE. REFER TO ARCH PLAN FOR DETAIL.
  - INSTALL PROPOSED MONUMENTAL TENANT SIGN. REFER TO SIGN PACKAGE FOR DETAILS. SIZE PER PLAN.
  - INSTALL BIKE RACK PER DET 1/C2.10.
  - INSTALL 3' SCREEN WALL. REFER TO LANDSCAPE PLANS FOR DETAIL.
  - INSTALL ADA RAMP PER DET 3/C2.10.
  - FIRE TRUCK AND SEMI TRUCKS TURN RADIUS: INNER 35' AND OUTER 55'. TYP.
  - PROVIDE ADA SYMBOL OF ACCESSIBILITY PER DET 4/C2.10.
  - ADA PARKING STALL PER DETAIL 2/C2.10.
  - STAMPED ASPHALT PER DET 5/C2.10.
  - INSTALL 8' TALL SCREEN WALL. LENGTH PER PLAN.

**PARKING REVIEW:**  
 PARKING LANDSCAPE 1 TREE ISLAND EVERY 8 SPACES; 10X20

**LOT #1 / SHOPS CORNER:**  
 LOT AREA: 132,092 SF 3.03 AC  
 BUILDING USE: RETAIL  
 BUILDING #1 AREA: 7,200 SF 1 PER 300 SF  
 BUILDING #2 AREA: 7,800 SF  
 TOTAL AREA: 15,000 SF  
 REQUIRED PARKING: 50  
 PROPOSED PARKING: 98  
 PROPOSED STANDARD: 13.60 PER 1000  
 REQUIRED ADA PARKING: 4  
 PROPOSED ADA PARKING: 5  
 REQ'D/PROP BIKE PRKG: 10

**LOT #2 / GROCER:**  
 LOT AREA: 111,165 SF 2.55 AC  
 BUILDING USE: GROCERY  
 BUILDING AREA: 22,019 SF 1 PER 300 SF  
 REQUIRED PARKING: 74  
 PROPOSED PARKING: 96  
 RATIO: 4.36 PER 1000  
 REQUIRED ADA PARKING: 4  
 PROPOSED ADA PARKING: 4  
 REQ'D/PROP BIKE PRKG: 10

**LOT #3 / PAD A - RESTAURANT W/ DRIVE THRU:**  
 LOT AREA: 62,836 SF 1.44 AC  
 BUILDING USE: RESTAURANT W/DRIVE THRU  
 BUILDING AREA: PATRON 1,100 SF 1 PER 75 SF, PREP 2,100 SF 1 PER 200 SF  
 AREA TOTAL: 3,200 SF  
 REQUIRED PARKING: 26  
 PROPOSED PARKING: 41  
 RATIO: 12.81 PER 1000  
 REQUIRED ADA PARKING: 2  
 PROPOSED ADA PARKING: 2  
 REQ'D/PROP BIKE PRKG: 4

**LOT #4 / PAD B - RESTAURANT W/ DRIVE THRU:**  
 LOT AREA: 43,192 SF 0.99 AC  
 BUILDING USE: RESTAURANT W/DRIVE THRU  
 BUILDING AREA: PATRON 1,000 SF 1 PER 75 SF, PREP 2,300 SF 1 PER 200 SF  
 AREA TOTAL: 3,300 SF  
 REQUIRED PARKING: 25  
 PROPOSED PARKING: 41  
 RATIO: 12.42 PER 1000  
 REQUIRED ADA PARKING: 2  
 PROPOSED ADA PARKING: 2  
 REQ'D/PROP BIKE PRKG: 4

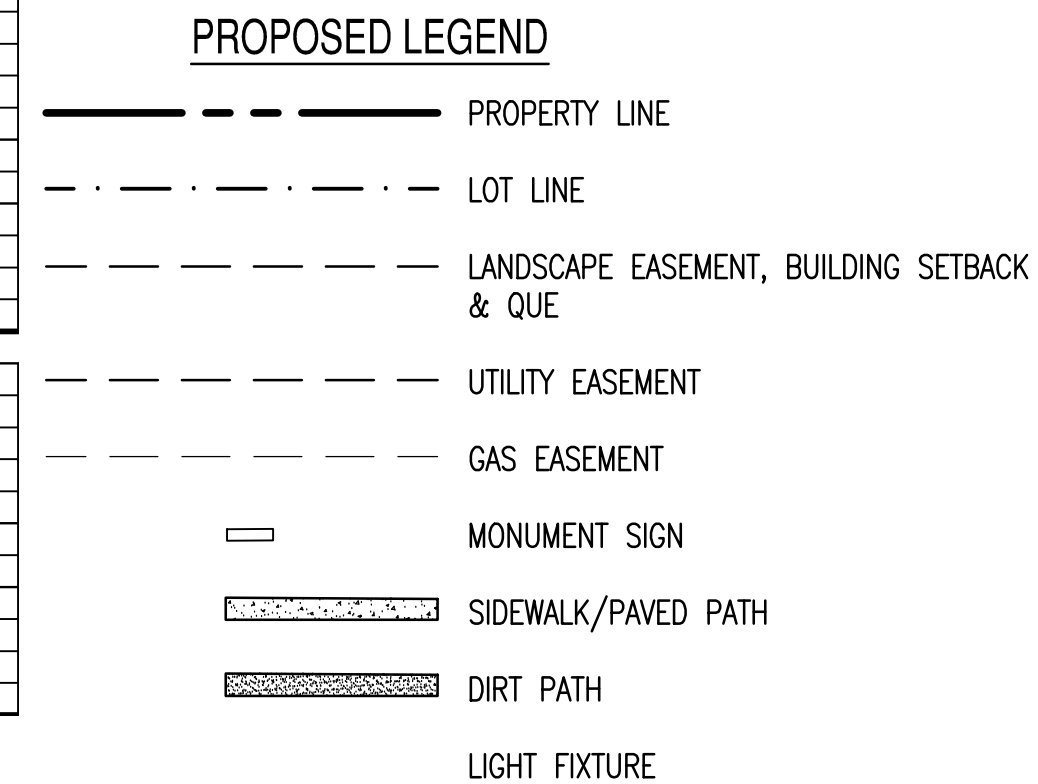
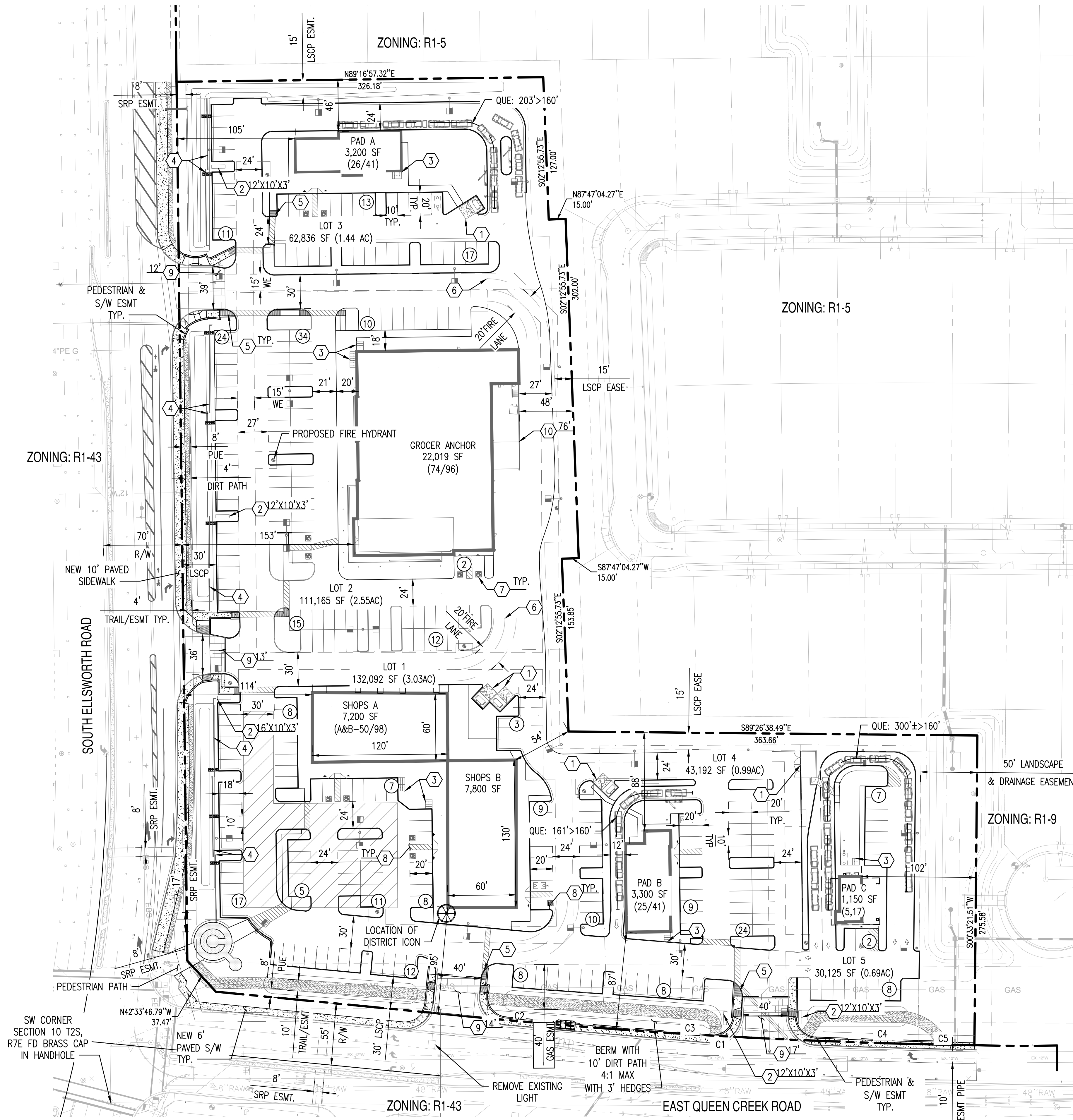
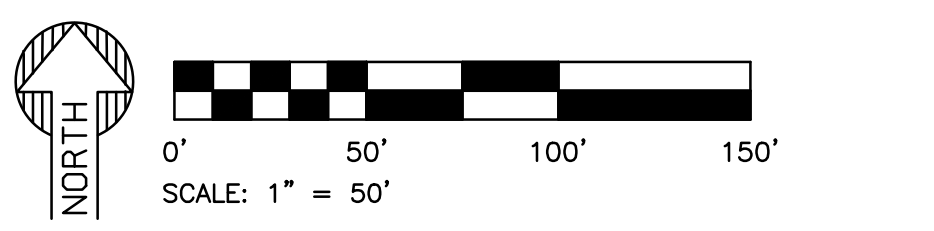
**LOT #5 / PAD C - RESTAURANT W/ DRIVE THRU:**  
 LOT AREA: 30,125 SF 0.69 AC  
 BUILDING USE: RESTAURANT W/DRIVE THRU  
 OUTDOOR DINING AREA: 350 SF 1 PER 400 SF  
 BUILDING AREA: PREP 800 SF 1 PER 200 SF  
 AREA TOTAL: 1,150 SF  
 REQUIRED PARKING: 5  
 PROPOSED PARKING: 17  
 RATIO: 14.78 PER 1000  
 REQUIRED ADA PARKING: 1  
 PROPOSED ADA PARKING: 1  
 REQ'D/PROP BIKE PRKG: 2

**Proposed SHARED PARKING**

Lot 1 SHOPS A & B	98
Lot 4 DRIVE-THRU RESTAURANT	41
Lot 5 DRIVE-THRU RESTAURANT	17
SHARED PARKING TOTAL ALL LOTS	156

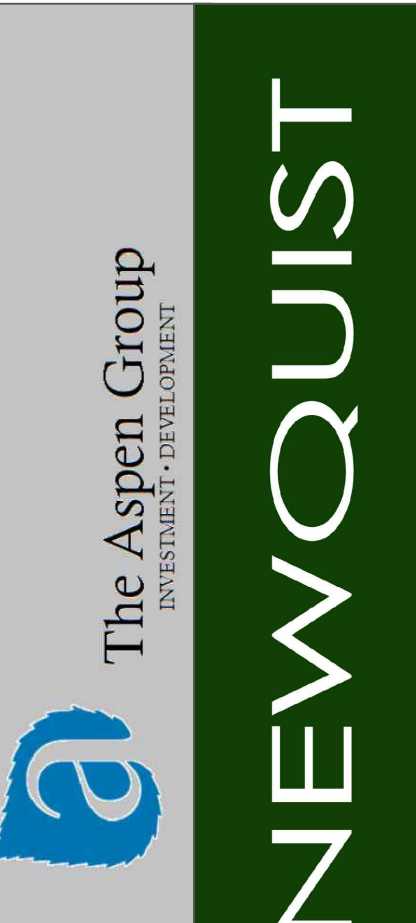
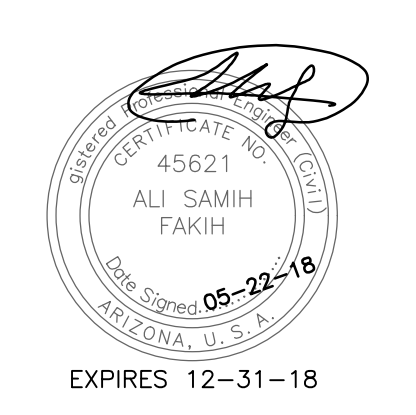
**CURVE DATA**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	471.26'	5397.18'	5°00'10"
C2	139.19'	5397.18'	1°28'39"
C3	144.80'	5397.18'	1°22'44"
C4	187.27'	5397.18'	1°59'17"
C5	150.01'	5397.18'	1°28'39"



**NOTE:**  
 ALL RESTAURANTS PROVIDE AT LEAST 160 TOTAL FEET OF STACKING DISTANCE; 80 FEET OF STACKING DISTANCE BETWEEN PICK-UP WINDOW AND ORDER-PLACING SPEAKERS AND AT LEAST 80 FEET OF STACKING DISTANCE BETWEEN ORDER PLACING SPEAKER AND THE ENTRY TO THE DRIVE THROUGH LANE.  
 PERIMETER WALL WILL BE PROVIDED BY ADJACENT DEVELOPER

**NOTE TO CONTRACTOR:**  
 THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. A PROFESSIONAL ENGINEER HAS REVIEWED THESE DRAWINGS AND CONFIRMS THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS OR TO OBTAIN NECESSARY APPROVALS OR TO OBTAIN NECESSARY CHANGES TO THESE DOCUMENTS IS AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR OBTAINING NECESSARY CHANGES TO THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR OBTAINING NECESSARY CHANGES TO THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND FOR OBTAINING NECESSARY CHANGES TO THESE DOCUMENTS.



**PROJECT:** SHOPS AT TERRAVELLA A C-1 COMMERCIAL PROJECT  
**LOCATION:** NEC QUEEN CREEK ROAD AND ELLSWORTH ROAD QUEEN CREEK, ARIZONA

**DRAWN:** TAPIA  
**DESIGNED:** TAPIA  
**CHECKED:** COUNSELL  
**PROJ. MGR.:** FAKIH

**DATE:** 05-22-18  
**ISSUED FOR:** SITE PLAN APPROVAL

**REVISION NO.:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**JOB NO.:** 161207  
**SHEET TITLE:** SITE PLAN  
**SHEET NO.:** C2.00

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

# TOWN OF QUEEN CREEK GENERAL NOTES

1. THE TOWN OF QUEEN CREEK GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
2. THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE TOWN IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN HATE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
3. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARDS SPECIFICATIONS AND DETAILS.
4. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
5. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE TOWN OF QUEEN CREEK STAFF.
6. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
7. ALL RIGHT-OF-WAY AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
8. CONTACT THE TOWN OF QUEEN CREEK, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE TOWN STAFF PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY TOWN PLANT MATERIAL OR EQUIPMENT.
9. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
10. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING IRRIGATION IN THE RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT-OF-WAY, PER THE APPROVED PLAN.
11. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
12. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF EIGHT FOOT ZERO INCHES 8'-0".
13. P.V.C. PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE P.V.C. PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
14. PLANT QUANTITIES AND CALIPER SIZES PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO HATE APPROVED PLAN.  
NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENTS. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THE THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

## LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)  
1921 S ALMA SCHOOL ROAD, SUITE 110  
MESA, ARIZONA 85210  
JASON HARRINGTON, RLA, ASLA, ASIC, APWA  
(480) 250-0116  
JASON@HARRINGTONPLANNINGDESIGN.COM

## ENGINEER

SUSTAINABILITY ENGINEERING GROUP  
8280 E GELDING DR, SUITE 101  
SCOTTSDALE, ARIZONA 85260  
ALI FAKIH, P.E. #45621  
(480) 588-7226

## DEVELOPER

THE ASPEN GROUP  
6730 N SCOTTSDALE ROAD, #290  
PARADISE VALLEY, ARIZONA 85253

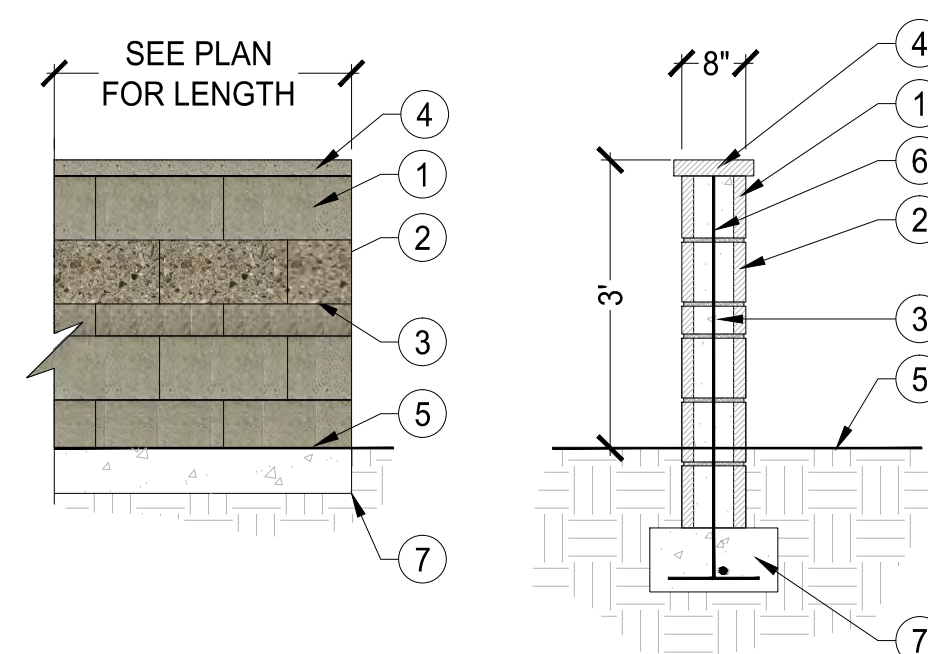
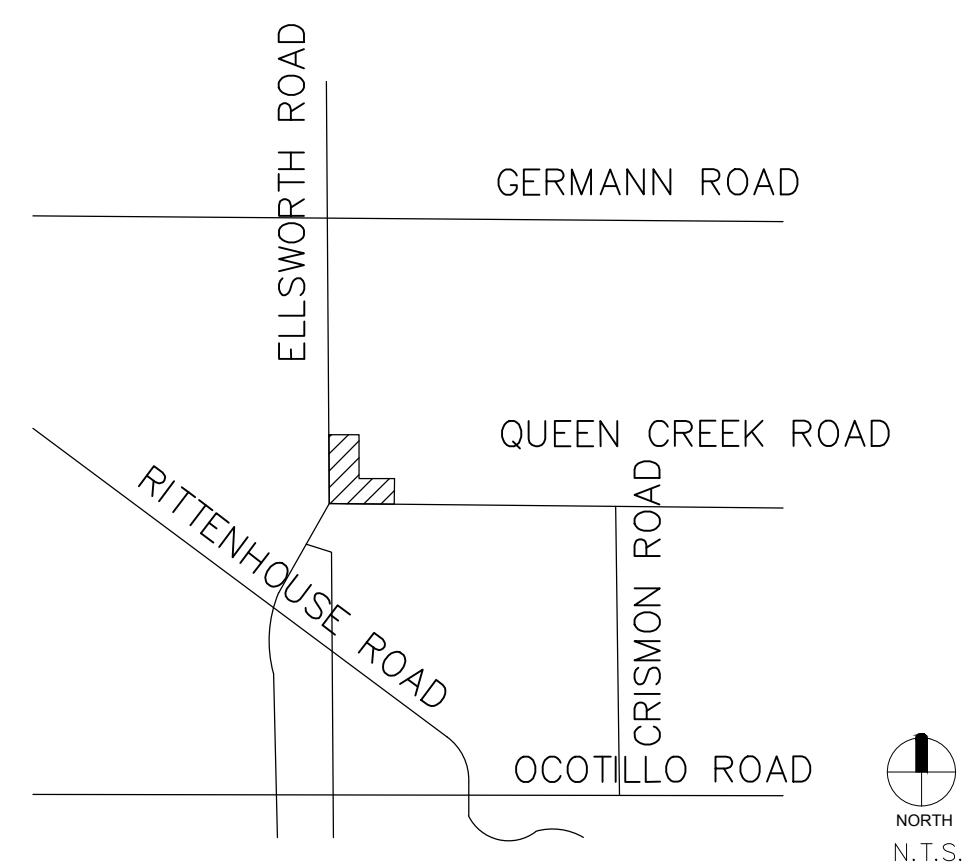
## PROJECT DATA

ZONING: - C-1  
CASE #: -  
PLAN ID #: -  
OS: -  
APN# - 304-62-941A

## SITE LANDSCAPE NOTES

1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
2. REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
3. PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. ALL VENDOR PRODUCTS LISTED MAY BE SUBMITTED WITH COMPARABLE / EQUAL AS APPROVED BY OWNER.
5. THERE ARE NO EXISTING TREES OR SHRUBS ON THIS SITE.

## VICINITY MAP



1 CMU SCREEN WALL  
NOT TO SCALE

## PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Pistacia chinensis Chinese Pistache 'Red Push' Caliper Size: 1.5"	24" Box	*ADWR	51
Chilopsis linearis 'Desert Willow' 'Lucretia Hamilton' Caliper Size: 1.5"	24" Box	STD. TRUNK *ADWR	23
Ulmus parvifolia Chinese Evergreen Elm Caliper Size: 2.5"	36" Box	*ADWR	123
Eberopsis ebano Texas Ebony Caliper Size: 2.5"	36" Box	*ADWR	22
GROUNDCOVERS / VINES			QTY
Lantana montevidensis Trailing Lantana, 50% Purple 50% Yellow	5 Gallon	*ADWR	490
Convolvulus mauritanicus Ground Morning Glory	5 Gallon	*ADWR	1241
Podranea ricasoliana Pink Trumpet Vine	1 Gallon	*ADWR	8
SHRUBS / ACCENTS			QTY
Hesperaloe funifera Giant Yucca	5 Gallon	*ADWR	342
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon	*ADWR	91
Salvia leucantha Mexican Bush Sage	5 Gallon	*ADWR	244
Leucophyllum fr. v. 'Green Cloud' Green Cloud Texas Ranger	5 Gallon	*ADWR	83
Muhlenbergia capillaris Regal Mist Grass	5 Gallon	*ADWR	352
Ruellia californica Baja Ruellia	5 Gallon	*ADWR	45
Agave vilmoriniana Octopus Agave	5 Gallon	*ADWR	42
Agave geminiflora Twin-flowered Agave	5 Gallon	*ADWR	32
Bulbace frutescens Yellow Bulbine	5 Gallon	*ADWR	61
Dasylirion wheeleri Desert Spoon	5 Gallon	*ADWR	55
Opuntia engelmannii Engelmann's Prickly Pear	5 Gallon	*ADWR	148
LANDSCAPE MATERIALS			QTY
Decomposed Granite, 3/4" screened "Painted Desert" 2" deep in planting areas per plan.			93,775 SF
Decomposed Granite Trail, 1/4" screened "Arizona Gold" 2" deep, stabilized.			5,450 SF

\*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

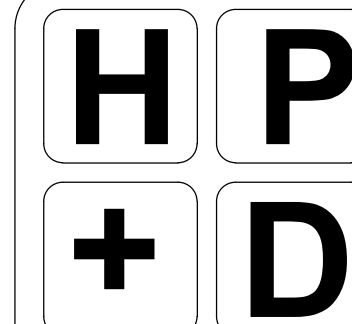
## SITE LANDSCAPE DATA

TOTAL SITE AREA:	379,500 SF	8.71 AC
TOTAL BUILDING AREA:	45,202 SF	11.91 % OF SITE
TOTAL LANDSCAPE AREA:	87,825 SF	23.14 % OF SITE
TOTAL PARKING AREA:	201,345 SF	53 % OF SITE
TOTAL TURF AREA:	0 SF	0 % LS AREA
SHRUBS/GROUNDCOVER:	65,870 SF	75 % LS AREA
INORGANIC/GRANITE:	21,995 SF	25 % LS AREA

- 1 CMU BLOCK, SUPERLITE: PEBBLE BEACH, SMOOTH FACE. 8"x8"x16".
- 2 CMU BLOCK, SUPERLITE: PEBBLE BEACH, GROUND FACE. 8"x8"x16".
- 3 CMU BLOCK, SUPERLITE: PEBBLE BEACH, SPLIT FACE. 4"x8"x16".
- 4 CMU CAP, SUPERLITE: PEBBLE BEACH, SMOOTH FACE. 2"x10"x16".
- 5 FINISH GRADE.
- 6 CMU SUPPORT PROVIDED BY CIVIL.
- 7 CONCRETE FOOTING BY CIVIL.

NOTE:  
PROVIDE MASONRY CONTROL JOINTS AT 30'-0" O.C. MAX.

ARIZONA BLUESTAKE CENTER  
CALL TWO WORKING DAYS BEFORE YOU DIG  
1.800.782.5348



HARRINGTON PLANNING + DESIGN  
3116 S. Mill Avenue, Suite 305  
Tempe, Arizona 85282  
Tel: 480-250-0116  
www.HarringtonPlanningDesign.com



SHOPS AT TERRAVILLA

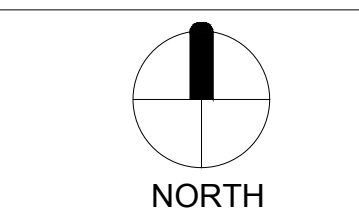
South Ellsworth Road & East Queen Creek Road  
Queen Creek, Arizona

REV. COMMENT DATE

City Comments	05.22.18
City Review LS Plan	04.23.18
Preliminary LS Plan	03.15.18
ISSUE	DATE

### Landscape Plan

May 22, 2018  
DRAWN BY: DMC  
CHECK BY: JEH  
PROJ. NO.: 2017-038  
CASE NO.: NA



0 25 50 100

PRELIMINARY LANDSCAPE PLAN

L1.0  
1 of 1

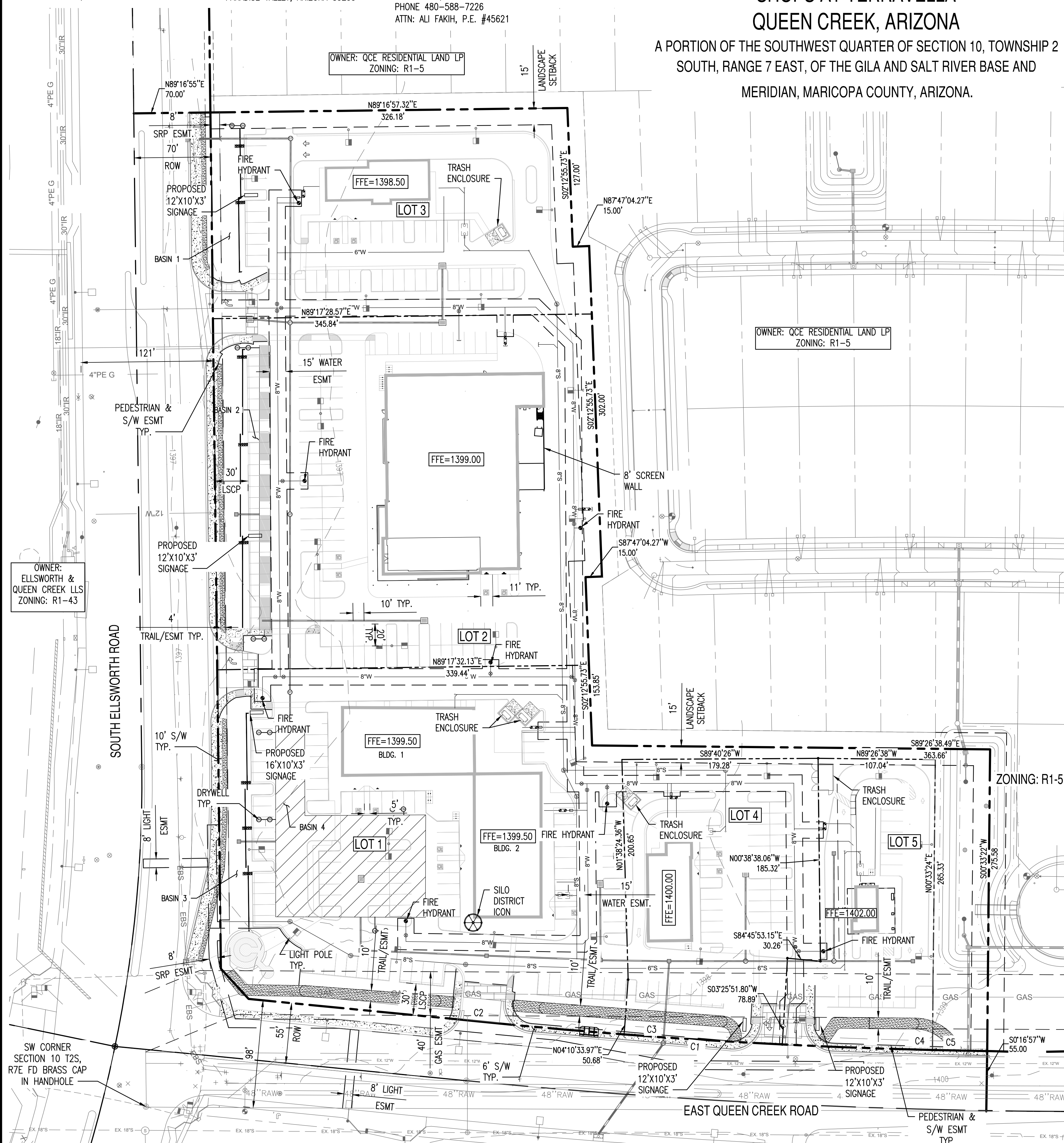
OWNER:  
ELLSWORTH AND QUEEN CREEK LLC  
2033 E. WARNER RD., STE 107  
TEMPE, ARIZONA 85284

DEVELOPER:  
THE ASPEN GROUP  
6730 N. SCOTTSDALE RD. #290,  
PARADISE VALLEY, ARIZONA 85253

ENGINEER:  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GELDING DR., SUITE 101  
SCOTTSDALE, ARIZONA 85260  
PHONE: 480-588-7226  
ATTN: ALI FAKIH, P.E. #45621

# PRELIMINARY PLAT SHOPS AT TERRAVELLA QUEEN CREEK, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2  
SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.



**DEVELOPMENT SUMMARY TABLE:**

PROJECT ADDRESS:  
ARIZONA - QUEEN CREEK  
ELLSWORTH ROAD AND QUEEN CREEK ROAD (NE CORNER)

LEGAL DESCRIPTION:  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION:  
SHOPS AT TERRAVELLA

DEVELOPMENT INFORMATION:  
APN: 304-62-941A  
EXISTING ZONING: C-1  
PROPOSED ZONING: C-1  
ADJACENT ZONING: NORTH: R1-5, EAST: R1-5, SOUTH: R1-43, WEST: R1-43

PROPOSED USE: COMMERCIAL

CONSTRUCTION TYPE:  
OCCUPANCY:  
GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL  
LOT SIZE/BOUNDARY: 379,500 SF 8.71 NET AC

BUILDING AREA SUMMARY:  
LOT 1 SHOPS: 14,400 SF ANCHOR  
LOT 2 GROCER: 22,019 SF  
LOT 4 RESTAURANT W/DRIVE THRU: 3,300 SF  
LOT 4 RESTAURANT W/DRIVE THRU: 3,300 SF  
LOT 5 RESTAURANT W/DRIVE THRU: 1,150 SF  
BUILDING TOTAL AREA: 44,069 SF

LOT COVERAGE:  
MAX BUILDING COV.: 60% MAX  
PROP. BUILDING COV. (FAR): 12%  
MIN LANDSCAPE AREA: 15% MIN NET LOT AREA  
PROP. LANDSCAPE AREA: TBD

BUILDING HEIGHT:  
MAX BUILDING HEIGHT: 30'  
PROPOSED BUILDING: 30'

SETBACKS:  
BUILDING:  
FRONT: 30 105  
STREET SIDE: 30 85  
RESIDENTIAL SIDE: 30 46  
LANDSCAPE: 30 54  
FRONT: 30 30  
STREET SIDE: 30 30  
RESIDENTIAL SIDE: 15 15  
LANDSCAPE: 15 15

IMPERVIOUS SURFACE RATIO = TOTAL IMPERVIOUS/TOTAL AREA = (270,631 SF) / (379,500 SF) = 0.713=71.3%

**PARKING REVIEW:**  
PARKING LANDSCAPE 1 TREE ISLAND EVERY 8 SPACES; 10X20

**LOT #1 / SHOPS CORNER:**

LOT AREA:	132,092 SF	3.03 AC
BUILDING USE:	RETAIL	
BUILDING #1 AREA:	7,200 SF	1PER 300 SF
BUILDING #2 AREA:	7,800 SF	
TOTAL AREA:	15,000 SF	
REQUIRED PARKING:	50	
PROPOSED PARKING:	98	
PROPOSED STANDARD:	13.60	PER 1000
REQUIRED ADA PARKING:	4	
PROPOSED ADA PARKING:	5	
REQD/PROP BIKE PRKG:	10	

**LOT #2 / GROCER:**

LOT AREA:	111,165 SF	2.55 AC
BUILDING USE:	GROCERY	
BUILDING AREA:	22,019 SF	1PER 300 SF
REQUIRED PARKING:	74	
PROPOSED PARKING:	96	
RATIO:	4.36	PER 1000
REQUIRED ADA PARKING:	4	
PROPOSED ADA PARKING:	4	
REQD/PROP BIKE PRKG:	10	

**LOT #3 / PAD A - RESTAURANT W/ DRIVE THRU:**

LOT AREA:	62,836 SF	1.44 AC
BUILDING USE:	RESTAURANT W/DRIVE THRU	
BUILDING AREA:	1,100 SF	1PER 75 SF
PREP:	2,100 SF	1PER 200 SF
AREA TOTAL:	3,200 SF	
REQUIRED PARKING:	26	
PROPOSED PARKING:	41	
RATIO:	12.81	PER 1000
REQUIRED ADA PARKING:	2	
PROPOSED ADA PARKING:	2	
REQD/PROP BIKE PRKG:	4	

**LOT #4 / PAD B - RESTAURANT W/ DRIVE THRU:**

LOT AREA:	43,192 SF	0.99 AC
BUILDING USE:	RESTAURANT W/DRIVE THRU	
BUILDING AREA:	1,000 SF	1PER 75 SF
PREP:	2,300 SF	1PER 200 SF
AREA TOTAL:	3,300 SF	
REQUIRED PARKING:	25	
PROPOSED PARKING:	41	
RATIO:	12.42	PER 1000
REQUIRED ADA PARKING:	2	
PROPOSED ADA PARKING:	2	
REQD/PROP BIKE PRKG:	4	

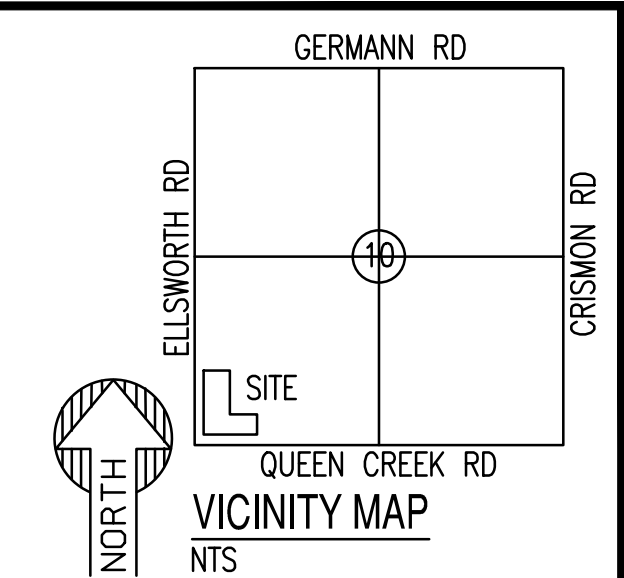
**LOT #5 / PAD C - RESTAURANT W/ DRIVE THRU:**

LOT AREA:	30,125 SF	0.69 AC
BUILDING USE:	RESTAURANT W/DRIVE THRU	
OUTDOOR DINING AREA:	350 SF	1PER 400 SF
BUILDING AREA:	800 SF	1PER 200 SF
AREA TOTAL:	1,150 SF	
REQUIRED PARKING:	5	
PROPOSED PARKING:	17	
RATIO:	14.78	PER 1000
REQUIRED ADA PARKING:	1	
PROPOSED ADA PARKING:	1	
REQD/PROP BIKE PRKG:	2	

**Proposed SHARED PARKING**

Lot 1 SHOPS A & B	98
Lot 4 DRIVE-THRU RESTAURANT	41
Lot 5 DRIVE-THRU RESTAURANT	17
SHARED PARKING TOTAL ALL LOTS	156

**NOTE:**  
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.



**BASIS OF BEARING:**  
THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST USING A BEARING OF NORTH 00 DEGREES 42 MINUTES 31 SECONDS WEST, PER TITLE COMMITMENT DESCRIPTION REFERENCED ON THIS SHEET.

**PRIMARY BENCHMARK:**  
NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.  
ELEVATION = 1396.76' (NAVD 88 DATUM)

**SECONDARY BENCHMARK:**  
WEST QUARTER CORNER SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA. FOUND 3" TOWN OF QUEEN CREEK BRASS CAP IN HANDHOLE.  
ELEVATION = 1393.76' (NAVD 88 MARICOPA COUNTY DATUM)

**PROPOSED LEGEND**

- PROPERTY LINE
- CENTER LINE
- LOT LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- UTILITY EASEMENT
- GAS EASEMENT
- STORM MANHOLE
- CATCH BASIN
- 8" S SEWER LINE
- 6" W SEWER MANHOLE
- 6" W WATER LINE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- LIGHT POST
- STORM PIPE
- DRYWELL
- CHANGE OF BEARING
- ▨ LOT 1 BASIN
- ▨ LOT 2 BASIN

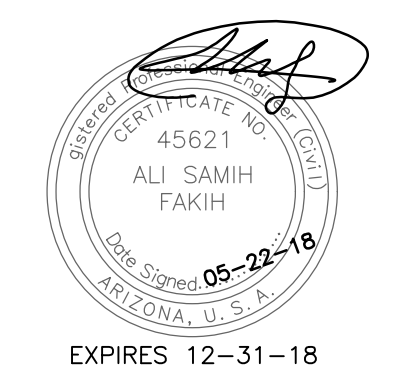
**EXISTING LEGEND**

- CURB & GUTTER
- STREET STRIPING
- GATE VALVE
- EX 18" S SEWER LINE
- EX 12" W WATER LINE
- GAS
- GAS LINE
- STORM PIPE
- LIGHT POST
- SIDEWALK
- DIRT PATH
- 1399 --- CONTOUR

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	471.26'	5397.16'	5°00'10"
C2	139.19'	5397.16'	1°28'39"
C3	144.80'	5397.16'	1°32'14"
C4	187.27'	5397.16'	1°59'17"
C5	50.01'	5397.16'	1°28'39"

**Call at least two full working days before you begin construction.**  
**Arizona**  
Professional Engineer  
No. 1-1400-STRATA-TL (725-5249)  
in Maricopa County (602) 263-1100

NOTE TO CONTRACTOR:  
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE VALUE OF THE CONTRACT MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFIRM TO ALL APPLICABLE CODES AND TO NOTIFY THE OWNERS/ENGINEER OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL APPLICABLE CONDITIONS AND APPLICABLE CODES.



The Aspen Group  
INVESTMENT • DEVELOPMENT

PROJECT  
SHOPS AT TERRAVELLA  
A C-1 COMMERCIAL PROJECT

LOCATION  
NEC QUEEN CREEK ROAD AND  
ELLSWORTH ROAD  
QUEEN CREEK, ARIZONA

DRAWN: TAPIA  
DESIGNED: TAPIA  
CHECKED: COUNSELL  
PROJ. MGR.: FAKIH

DATE: 05-22-18  
ISSUED FOR: SITE PLAN APPROVAL

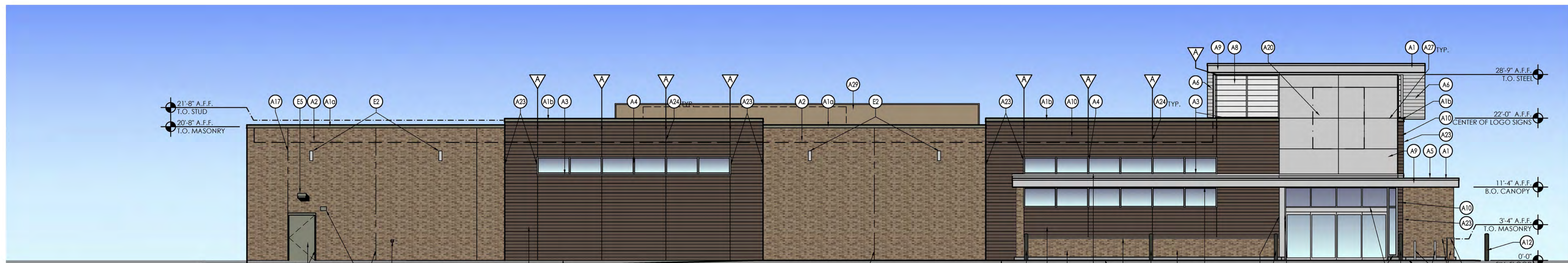
REVISION NO.:  
DATE:

JOB NO.: 161207  
SHEET TITLE:

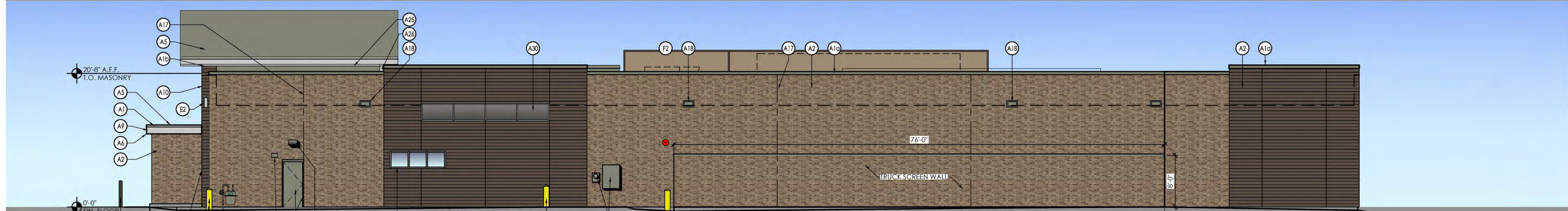
PRELIMINARY PLAT

SHEET NO.:  
PP-1

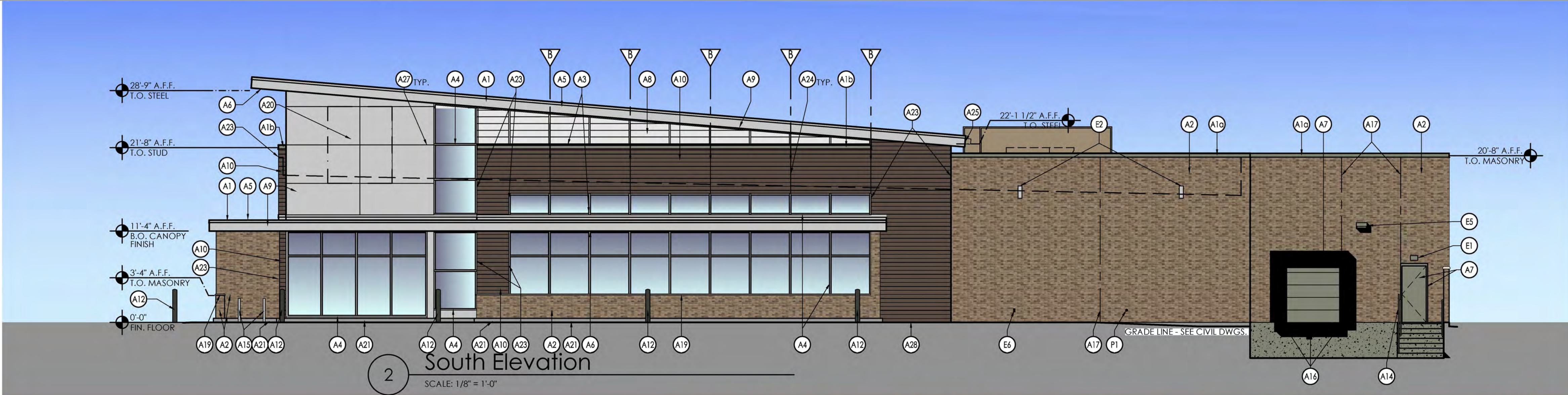
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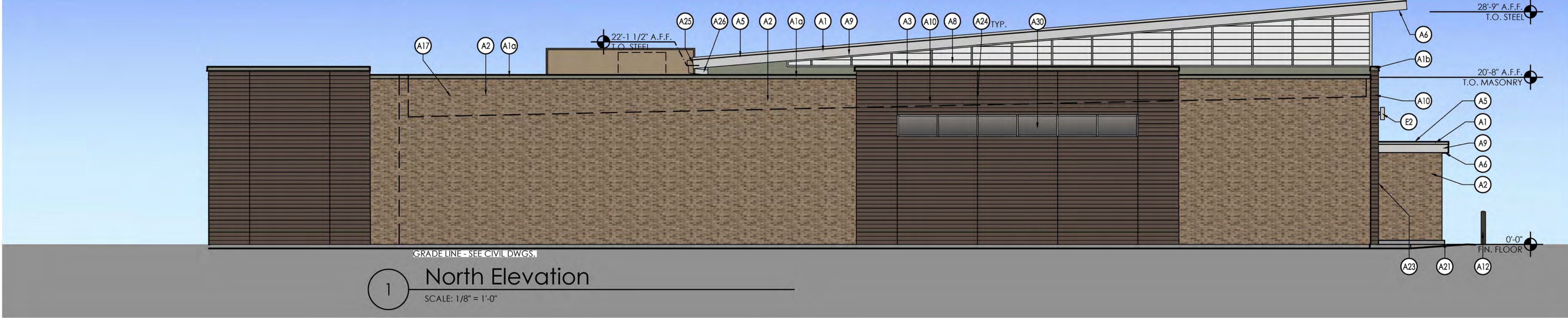
4 West Elevation  
SCALE: 1/8" = 1'-0"



3 East Elevation  
SCALE: 1/8" = 1'-0"



2 South Elevation  
SCALE: 1/8" = 1'-0"



1 North Elevation  
SCALE: 1/8" = 1'-0"

Issued:	Date:
Concept No. 1	04/23/18
Revisions:	Date:

**DO NOT SCALE PLANS**  
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

**ms consultants, inc.**  
engineers, architects, planners  
2221 Schrock Road  
Columbus, Ohio 43229-1547  
phone 614.898.7100  
fax 614.898.7570

DRAWN BY: JSR  
REVIEWED BY: MJB

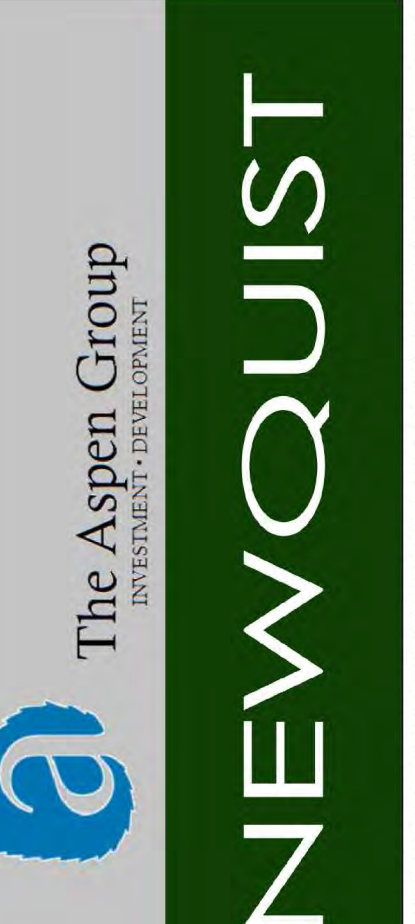
Seal

**ALDI Inc.**  
5080 N. 40th Street  
Phoenix, AZ, 85018  
(602) 713-8010

ALDI Inc. Store #: 153  
Queen Creek  
Queen Creek Rd. & Ellsworth Rd.  
Queen Creek, AZ

Project Name & Location:

<b>Exterior Elevations</b>	
Drawing Name:	
Prototype Rls. 02/07/18	Project No. 40464-00
Type: RHRD-V8	A-201
Scale: As Noted	Drawing No.



PROJECT: SHOPS AT TERRAVILLA  
 LOCATION: NEC QUEEN CREEK RD AND ELLSWORTH RD, QUEEN CREEK, ARIZONA

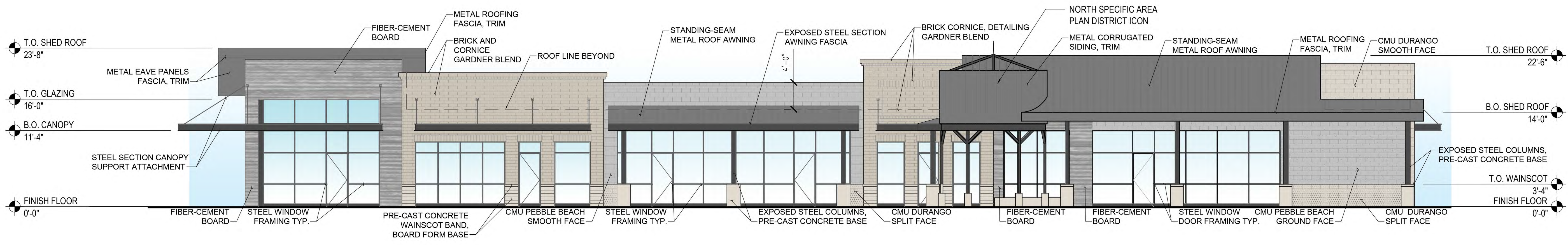
DRAWN: HANSEN  
 DESIGNED: HANSEN  
 CHECKED: HANSEN  
 PROJ. MGR.: FAKIH  
 DATE: 04/23/2018  
 ISSUED FOR: PERMITS

REVISION NO.: DATE:  
 REV. 1 03/22/2018

JOB NO.: 161207  
 SHEET TITLE: ELEVATIONS

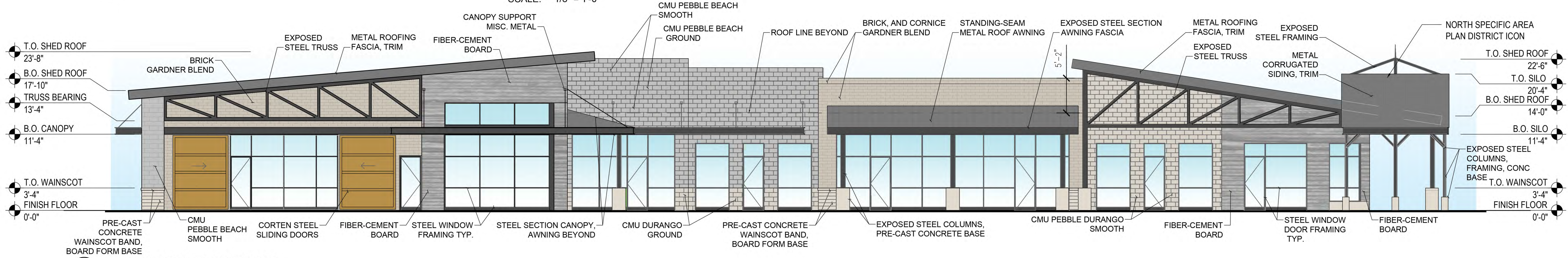
SHEET NO.: A3.01

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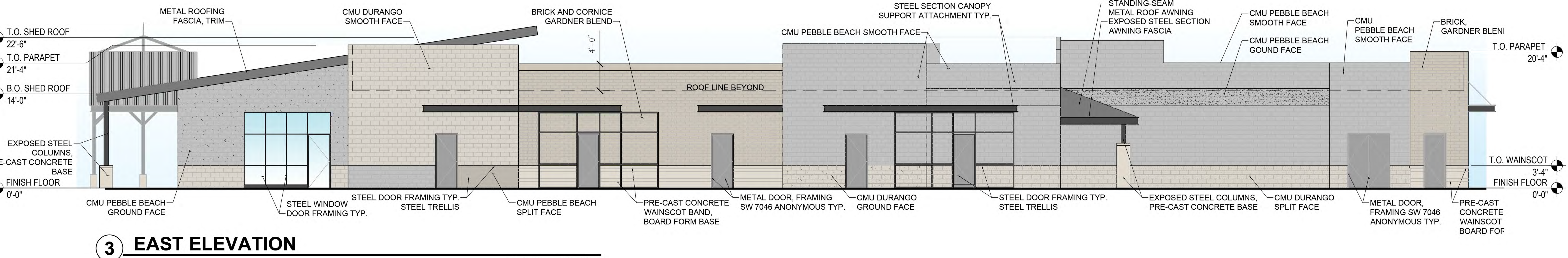
**1 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



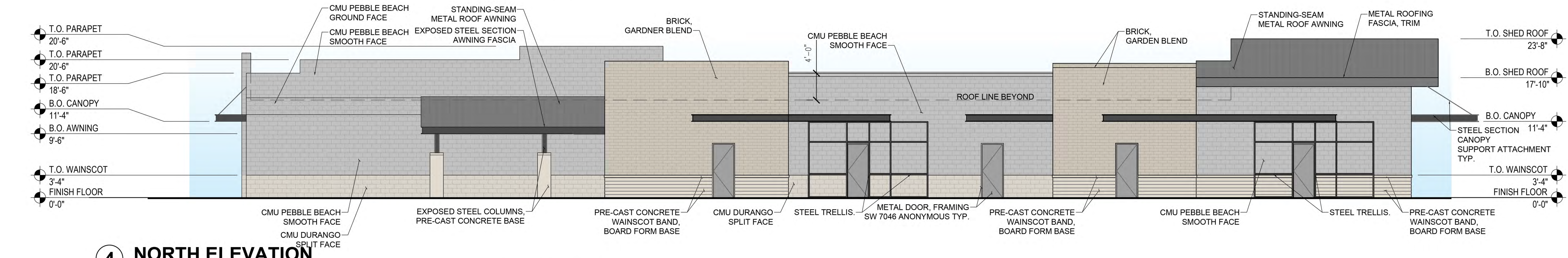
**2 WEST ELEVATION**

SCALE: 1/8" = 1'-0"



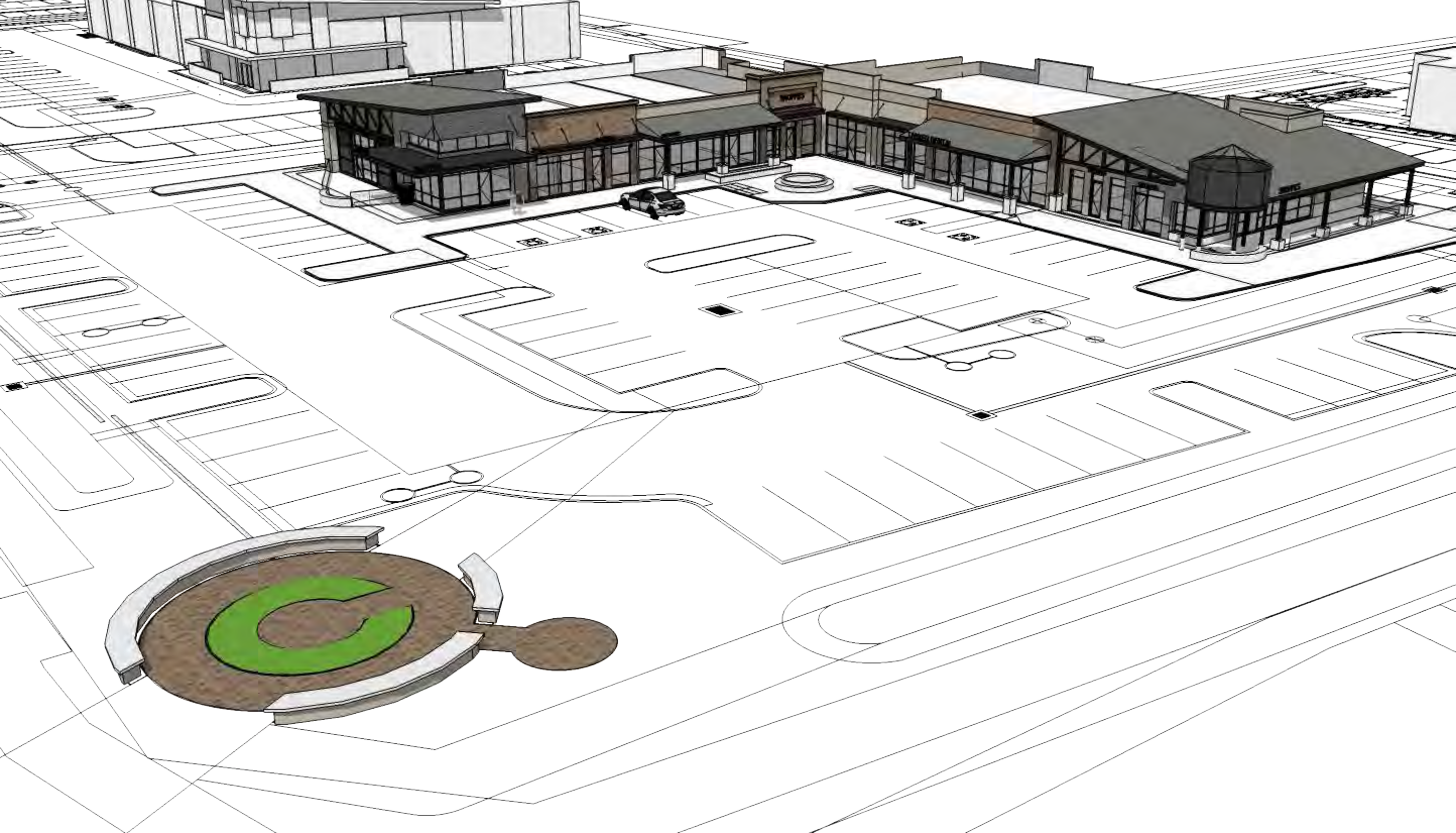
**3 EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**4 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**COMPREHENSIVE  
SIGN  
PACKAGE**

Ellsworth & Queen Creek, LLC  
Shops at Terravella  
NEC of Ellsworth Road & Queen Creek Road  
Queen Creek, AZ  
(Case No. P18-0010)

March 27, 2018

Prepared by:



- ADDRESS: 2831 W. Weldon Ave. | Phoenix, AZ 85017
- PHONE: 602-272-9356
- FAX: 602-272-4608
- [www.bootzandduke.com](http://www.bootzandduke.com)



**COMPREHENSIVE SIGN PACKAGE  
SHOPS AT TERRAVELLA  
QUEEN CREEK, ARIZONA**

**I. INTRODUCTION**

The intent of this comprehensive sign package is to establish and maintain a continuity of quality and aesthetics throughout Shops At Terravella for the mutual benefit of all Tenants.

**II. GENERAL REQUIREMENTS**

- A.** Each Tenant (or representative) shall submit two (2) sets of scale drawings of proposed signage for approval by Landlord indicating the location, size, layout, design, color and method of attachment. Upon Landlord approval, a signed copy will be returned.
- B.** All signs shall be constructed and installed at Tenant's sole expense.
- C.** All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.
- D.** Signs installed without written approval from the Landlord may be subject to removal, repairs to sign band or removal of signage resulting from unapproved installations.
- E.** Tenant and his sign contractor shall repair any damage caused during installation or removal of any signage.
- F.** Flashing, animated or audible signs are prohibited.
- G.** 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.
- H.** A-frame signs and any portable signs of any nature are prohibited.
- I.** Outlining of a building by means of neon lighting, incandescent lighting or other exposed artificial lighting is prohibited.
- J.** 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.
- K.** Portable signs, posters, banners or flags are prohibited.
- L.** Tenant shall be responsible for obtaining all sign permits from the Town of Queen Creek prior to the installation of any signage.

- M. All sign companies contracted by Tenant must carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in the amount of one million and no/100 dollars (\$1,000,000.00) per occurrence.

### **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. All fasteners shall be made of aluminum.
- B. No labels shall be permitted on the exposed surface of signs, except those required by ordinance.
- C. 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.
- D. All electrical signs shall bear the UL label, conform to 2015 IBC standards, and conform to 1999 National Electrical Code Standards or newer.

### **V. BUILDING SIGNAGE DESIGN REQUIREMENTS FOR ANCHOR TENANT**

Anchor Tenant shall be defined as a Tenant occupying 10,000 square feet of floor space 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. Anchor Tenant will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of frontage on the building front and one half (.5) square feet of signage for each lineal foot of frontage on the building sides and rear up to a maximum 250 square feet aggregate sign area for all building elevations. Major Tenant may erect up to four building mounted signs. In no case shall an Anchor 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 PAD USER**

Pad User shall be defined as an entity occupying a single use building. Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts. Pad User will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of frontage on the building front and one half (.5) square feet of signage for each lineal foot of frontage on the building sides and rear up to a maximum 250 square feet aggregate sign area for all building elevations. Pad User may erect up to four building mounted signs. In no case shall a Pad User'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 INLINE TENANTS**

An Inline Tenant shall be defined as a Tenant occupying less than 10,000 square feet of leased floor space 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. Inline Tenant will be allowed a maximum of one and one half (1.5) square feet of signage for each lineal foot of frontage on the building front and one half (.5) square feet of signage for each lineal foot of frontage on the building sides and rear up to a maximum 250 square feet aggregate sign area for all building elevations. Inline Tenant may erect up to four building mounted signs. In no case shall a Inline 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 MOUNTED SIGNAGE CONSTRUCTION REQUIREMENTS**

- A.** Final approval of any building mounted sign is at the sole discretion of the Landlord.

### **Internally Illuminated Pan Channel Letter Specifications:**

- Aluminum Construction with Minimum .063 Backs and .040 Returns
- 5" Deep Returns Painted Akzo Nobel Acrylic Polyurethane Or Equivalent
- Minimum 3/4" Trimcap
- 3/16" Translucent Acrylic Faces - Colors Are Open For Corporate Id
- 3/16" White Plex with Translucent Vinyl Overlay will be Acceptable to Achieve Custom Colors
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall Use UL Approved Electrobit Housings And 30ma GFI Transformers
- LED Signs Shall Use UL Approved Components Throughout

**Internally Illuminated Reverse Pan Channel Letter Specifications:**

- Aluminum Construction with Minimum .063 Faces and .040 Returns
- 3" Deep Returns Painted Akzo Nobel Acrylic Polyurethane or Equivalent
- 3/16" Clear Lexan Backs on All Letters
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Neon or LED Fixtures
- Neon Signs Shall Use UL Approved Electrobit Housings and 30ma GFI Transformers
- LED Signs Shall Use UL Approved Components Throughout

**Internally Illuminated Cabinet Sign:**

- Aluminum Construction with Minimum .090 Backs and .090 Returns
- 5" Deep Returns Minimum Painted Akzo Nobel Acrylic Polyurethane Or Equivalent
- 3/16" White Plex or White Panaflex with Translucent Vinyl Overlay will be Acceptable to Achieve Custom Colors
- No Clear Plex or Clear Lexan Faces will be Acceptable
- Internal Illumination with Fluorescent Lamps or LED Fixtures
- Fluorescent Lamps Shall Use UL Approved Ballasts
- LED Signs Shall Use UL Approved Components Throughout

**VIII. FREESTANDING MULTI-TENANT MONUMENT SIGN DESIGN REQUIREMENTS**

There will be two types of freestanding identification signs. All project identification signs shall be constructed as per the attached approved details. Individual tenant panel design and location must be approved through the Landlord in writing.

**One (1) Main Multi-Tenant Identification Sign (M1)**

- Main 8'-0" (10'-2" to top of architectural element) high double faced internally illuminated multi-tenant monument sign

**Four (4) Pad Tenant Identification Sign (M2)**

- Pad 8'-0" (10'-2" to top of architectural element) high double faced internally illuminated pad tenant monument sign

**Drive Thru Signs**

- Each pad is allowed Two(2) drive thru signs max height 6' tall and 32 sq. ft. in area. Corporate designs for drive thru are ok.

**IX. SIGN CODE DEVIATIONS**

There are 2 deviations being requested from the Article 7.0 of the Town's Zoning Ordinance (Sign Regulations):

1. Article 7.2.A.3.2.c and d allows for 2 ground-mounted monument signs per 600' of street frontage, plus 1 additional sign for each additional 300' of frontage. The Shops at Terravella has over 800' of frontage on Ellsworth Road and therefore falls just shy of being allowed 3 monument signs by code. A deviation is therefore requested to allow for the 3rd monument sign. This requested deviation is very minor (almost allowed by code anyway) and is justified and necessary given the enormous traffic volumes on Ellsworth Road, a six-lane arterial. The 3rd monument sign is critical to provide the needed visibility for the project along the busiest road in the southeast valley.
2. Article 7.2.A.3.2.b establishes a maximum height of 8' for ground-mounted monument signs. While the actual signage on the proposed monument signs at the Shops at Terravella will not exceed the maximum 8' height, a deviation is requested to allow for an architectural "roof" enhancement to be added to the top of the signs, resulting in a total sign height of 10'-2". Though not required, this architectural enhancement really ties the signs and the center together with colors, designs and materials. While this enhancement could be eliminated, we feel the signs are much more architecturally pleasing and compliment the center better with the added roof elements.

**Sign Consultant: Andy Gibson  
Bootz & Duke Sign Co.  
4028 W. Whitton  
Phoenix, AZ 85019  
602-272-9356 / 602-272-4608 Fax  
Andy@bootzandduke.com**

# TYPICAL PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## 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.

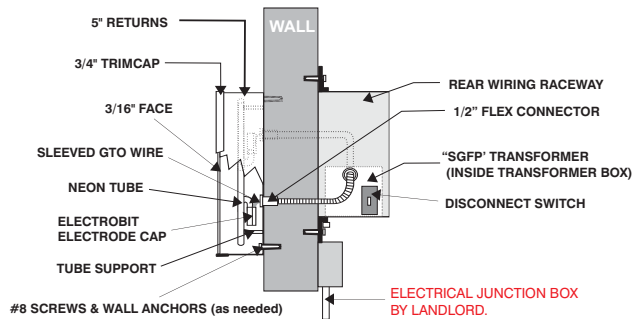
## FACE

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

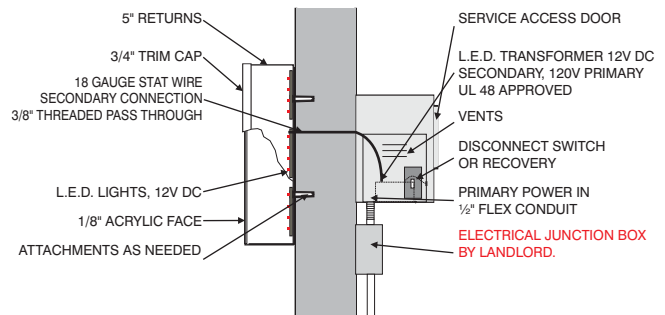
## ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4"  
WITH REMOTE TRANSFORMER.

### NEON ILLUMINATED PAN CHANNEL LETTERS



### L.E.D. ILLUMINATED PAN CHANNEL LETTERS



# TYPICAL RACEWAY PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT



## 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.

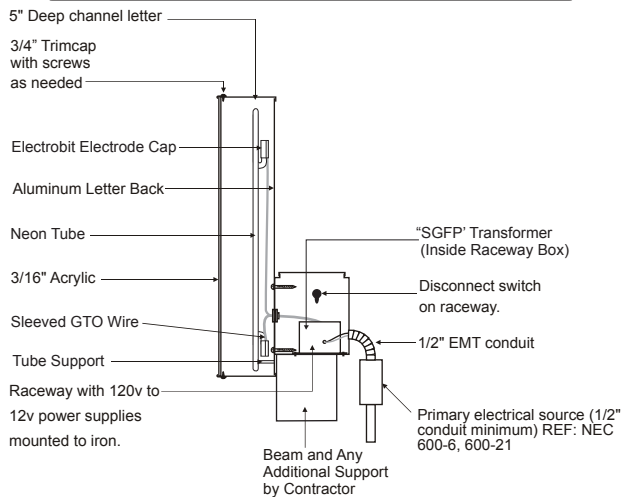
## FACE

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

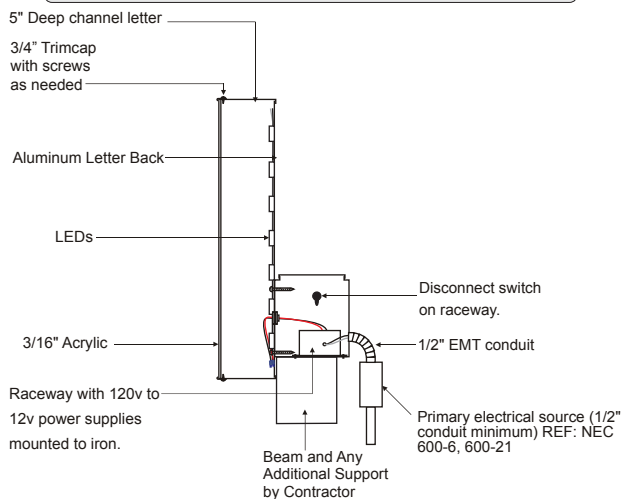
## ILLUMINATION

LED OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4" WITH REMOTE TRANSFORMER.

### NEON ILLUMINATED PAN CHANNEL LETTERS



### L.E.D. ILLUMINATED PAN CHANNEL LETTERS



# TYPICAL REVERSE PAN CHANNEL LETTERS

NOT TO EXCEED 80%  
LEASED FRONTAGE

NOT TO EXCEED 80%  
OF SIGN BAND IN HEIGHT

# TENANT

## CONSTRUCTION

.063" CLC RETURNS 3" DEEP WITH .090" ALUMINUM FACES PAINTED COLOR AS PER TENANT

3/16 CLEAR LEXAN BACKS CLIP MOUNTED TO THE LETTERS

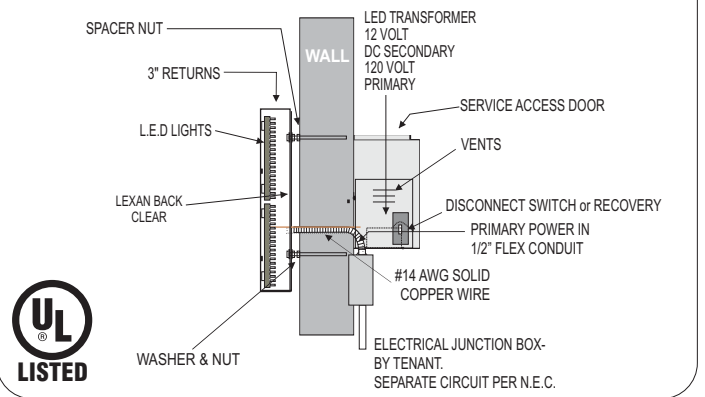
## MOUNTING

STUD MOUNTED 1" OFF THE WALL TO CREATE HALO ILLUMINATION.

## ILLUMINATION

L.E.D. OR NEON, SINGLE OR DOUBLE STROKE.  
1 STROKE PER 4"  
WITH REMOTE TRANSFORMER.

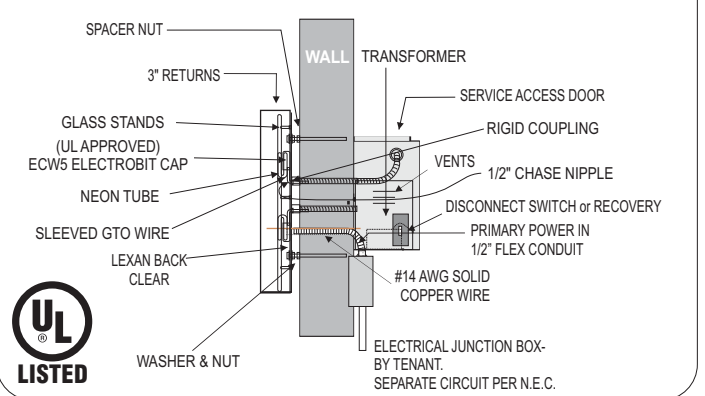
## LED HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS



NIGHT VIEW OF HALO ILLUMINATION

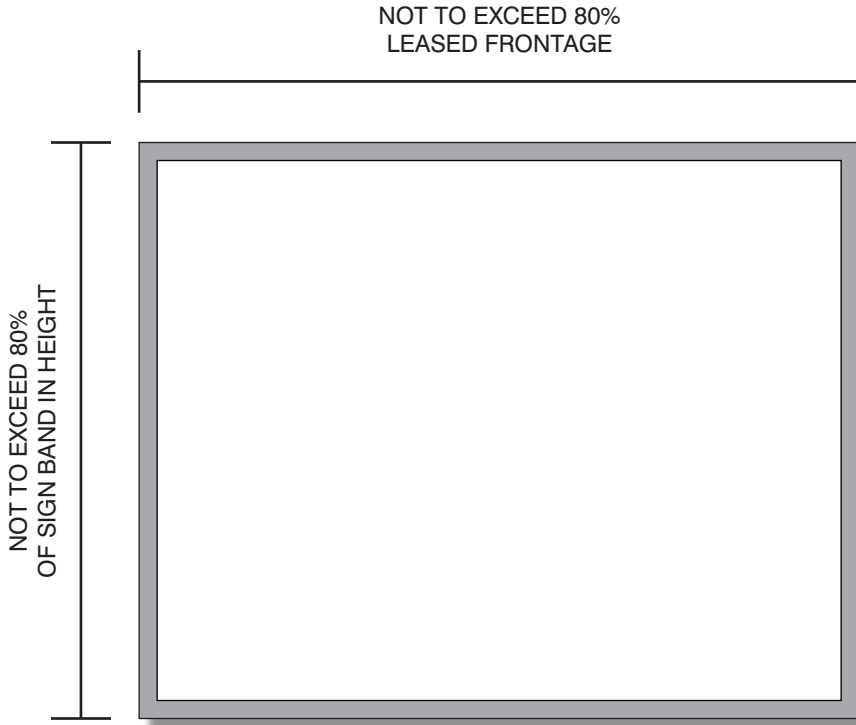


## NEON HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS





# TYPICAL ILLUMINATED CABINET SIGN



## CONSTRUCTION

ALUMINUM ANGLE FRAME SKINNED WITH .090" ALUMINUM PAINTED CUSTOMER SPECIFIED COLORS

3/16" WHITE ACRYLIC OR WHITE PANAFLEX WITH FIRST SURFACE APPLIED TRANSLUCENT VINYL

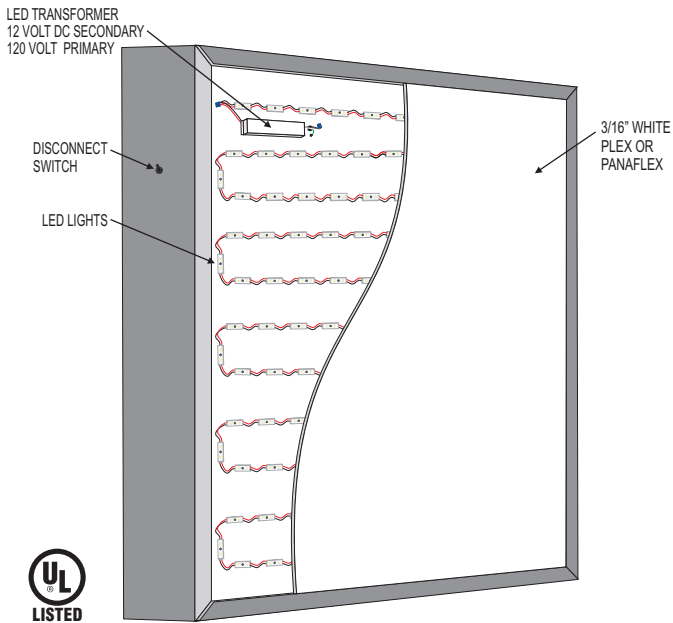
## MOUNTING

FLUSH TO THE BUILDING WITH HARDWARE AS NECESSARY

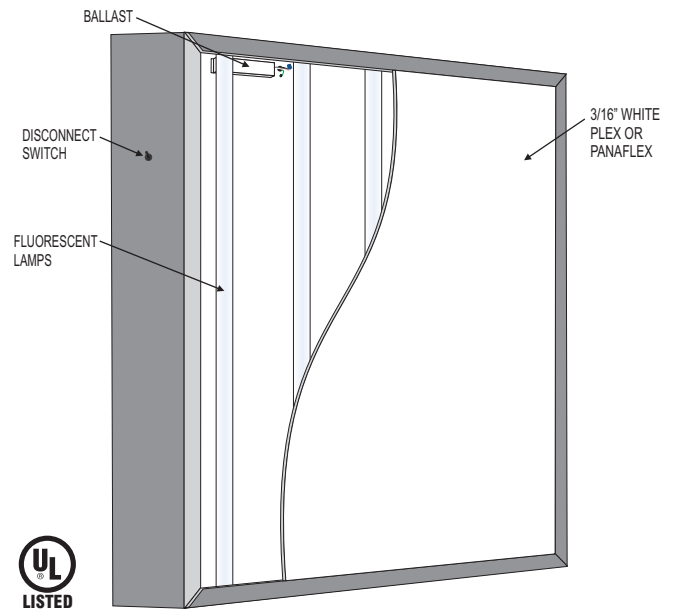
## ILLUMINATION

LED OR FLUORESCENT ILLUMINATION WITH INTERNAL POWER SUPPLIES OR BALLASTS

### LED ILLUMINATED CABINET SIGN



### FLUORESCENT LAMP ILLUMINATED CABINET SIGN





Issued:	Date:
Concept No. 1	03/21/18
Revisions:	Date:

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**ms consultants, inc.**  
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 2221 Schrock Road  
 Columbus, Ohio 43229-1547  
 phone 614.898.7100  
 fax 614.898.7570

DRAWN BY: JSR  
 REVIEWED BY: MJB

Seal



ALDI Inc.  
 5080 N. 40th Street  
 Phoenix, AZ 85018  
 (602) 713-8010

ALDI Inc. Store #: 153  
 Queen Creek  
 Queen Creek Rd. & Ellsworth Rd.  
 Queen Creek, AZ

Project Name & Location:

Exterior Elevations  
 Drawing Name:

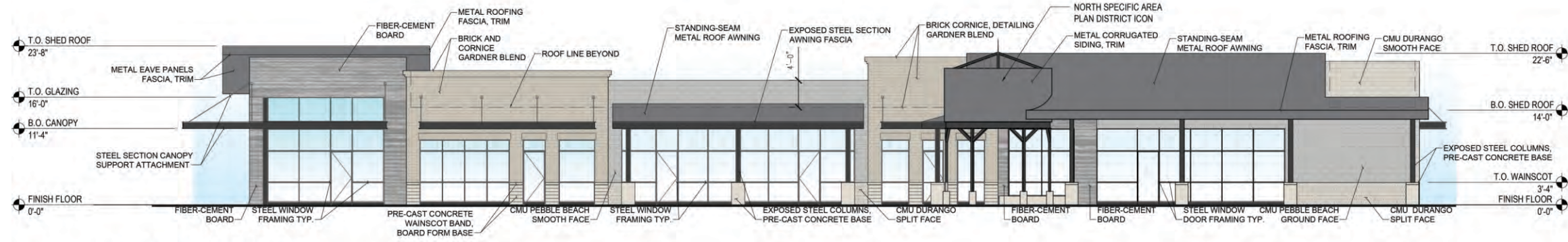
Prototype Rls. 02/07/18	Project No. 40464-00
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Type: RHRD-V8

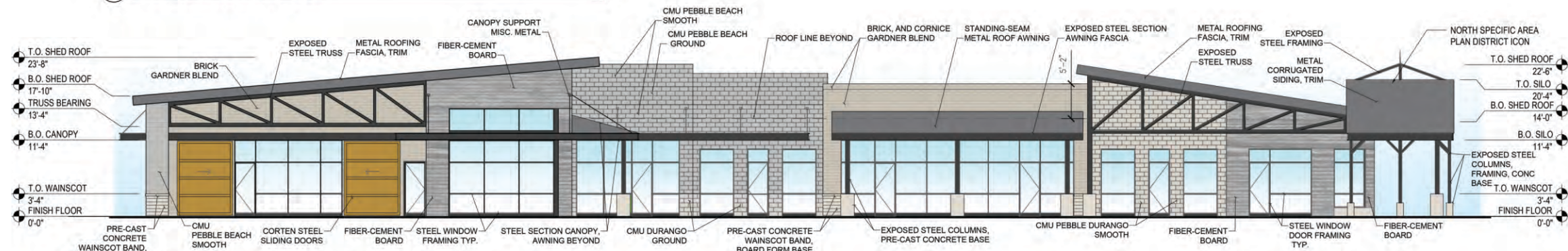
A-201

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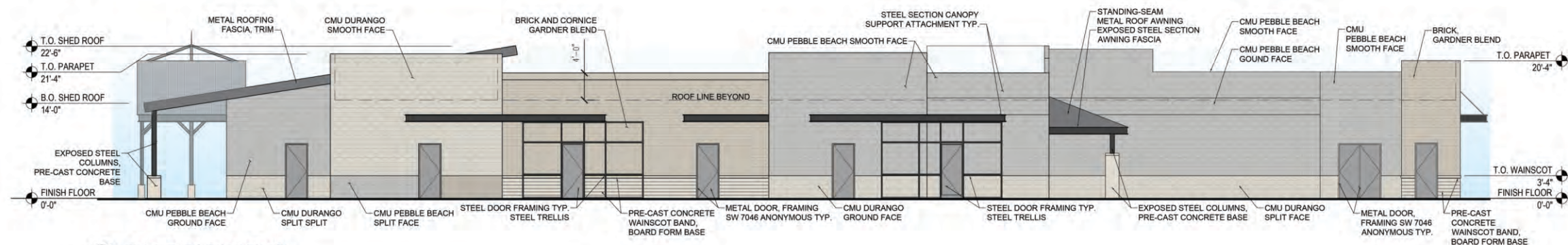
PLOTTED: 3/21/2018 10:59 AM



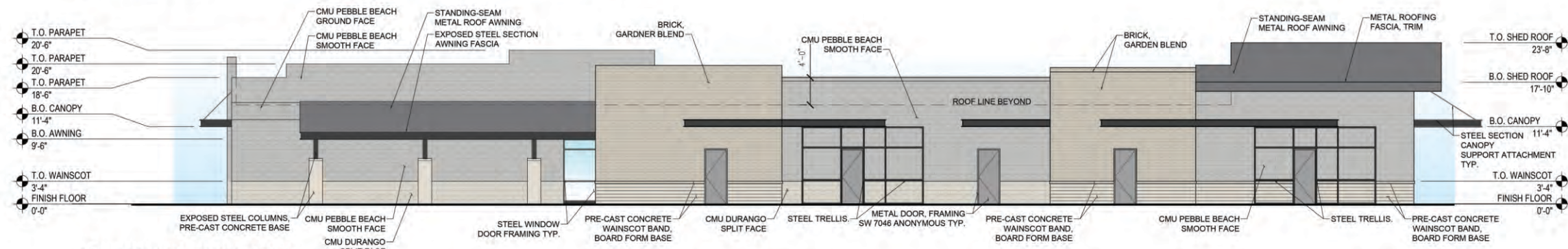
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

M1

SCOPE OF WORK: 46.29 Sq. Ft.

SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL ONE(1) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

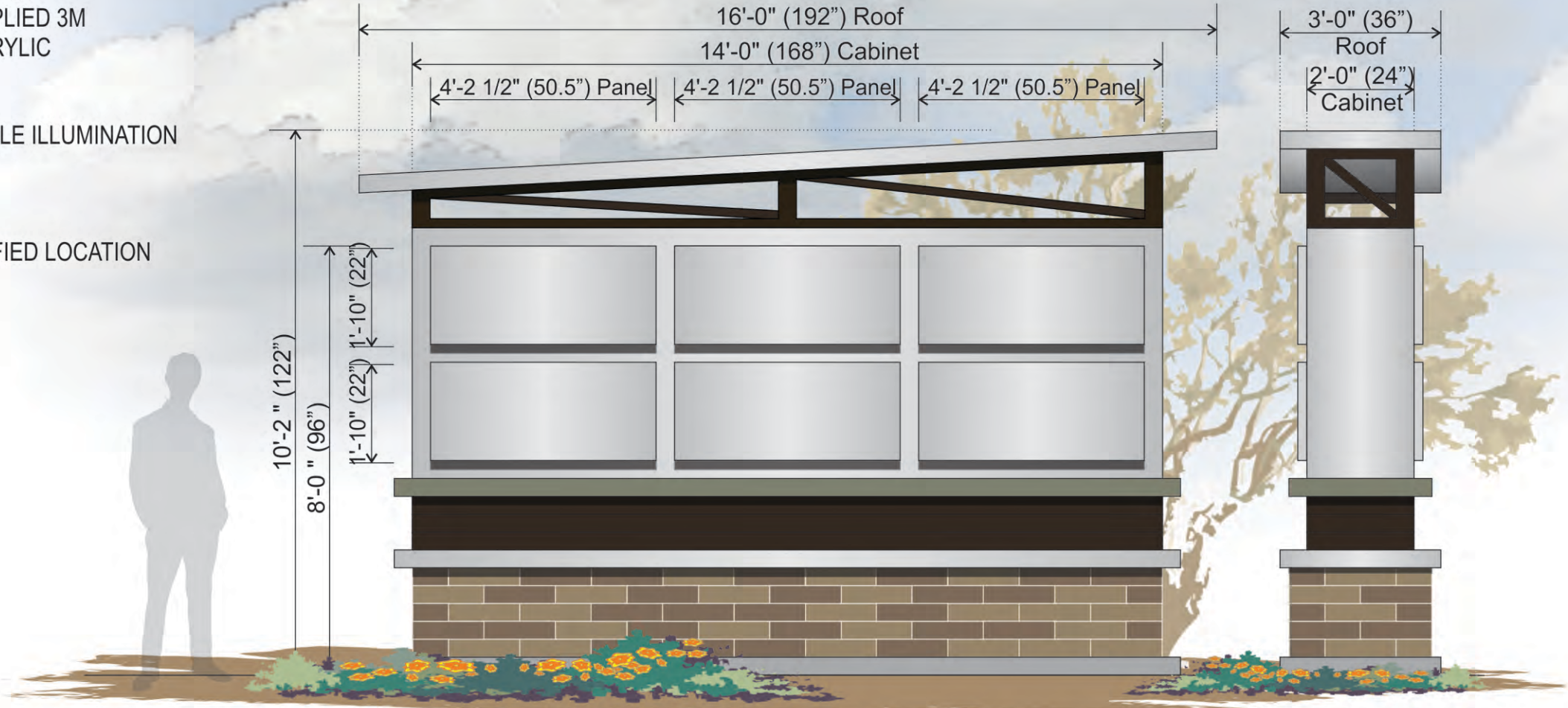
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

ILLUMINATION:

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:

- ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION



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

<p><b>Engineering Specifications</b></p> <p>All Signs Fabricated as per A.S.A. Specifications &amp; 2012 I.B.C.</p>	<p><b>Electrical Specifications</b></p> <p>All Signs Fabricated as per 2011 N.E.C. Specifications</p>
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M2

SCOPE OF WORK: 37.33 Sq. Ft.

SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL FOUR(4) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

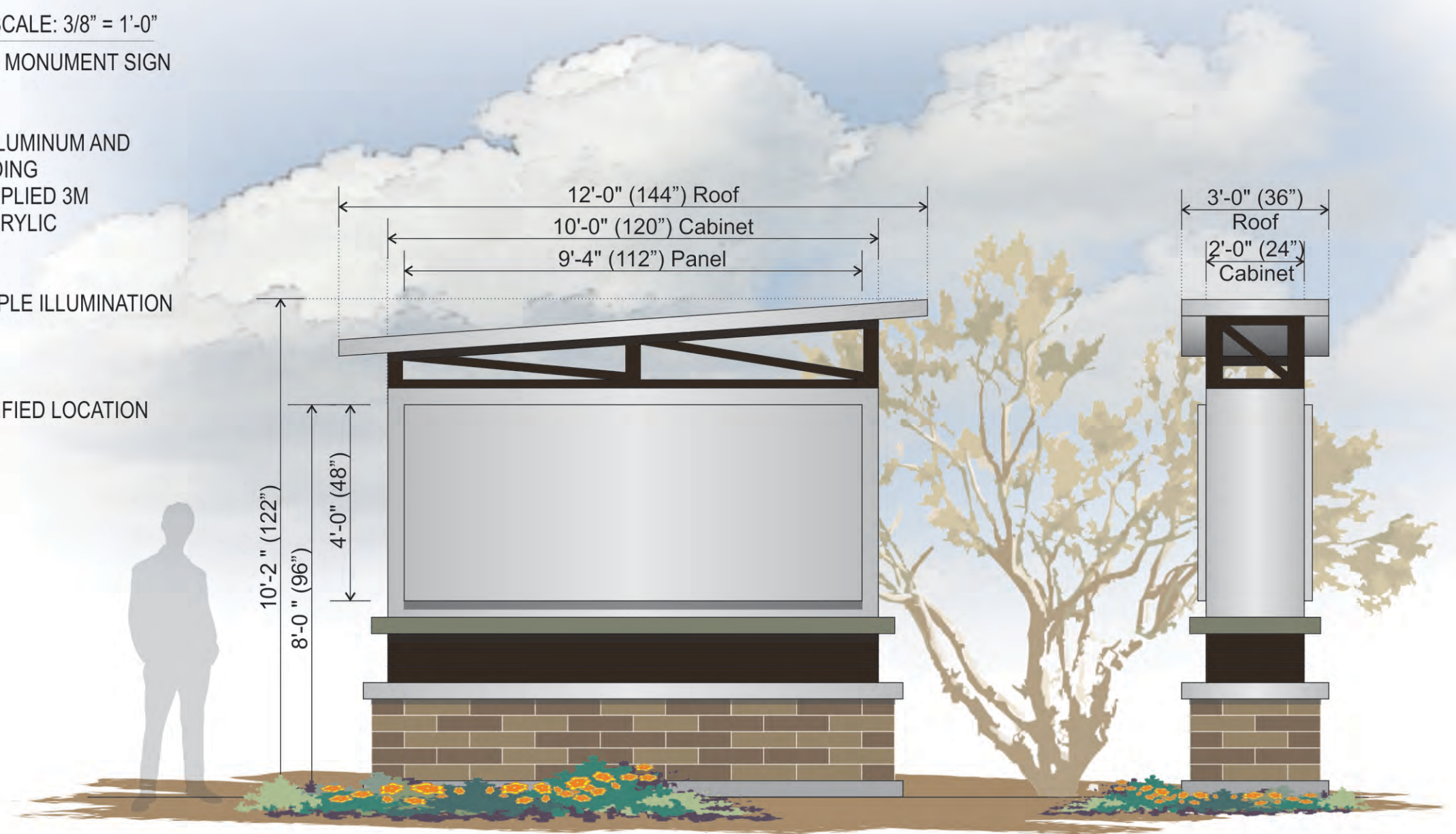
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 1/2" ROUTED CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

ILLUMINATION:

- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

INSTALLATION:

- ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION



**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

**OWNER:**  
 ELLSWORTH AND QUEEN CREEK LLC  
 2033 E. WARNER RD., STE 107  
 TEMPE, ARIZONA 85284

**DEVELOPER:**  
 THE ASPEN GROUP  
 6730 N. SCOTTSDALE RD. #290,  
 PARADISE VALLEY, ARIZONA 85253

**ENGINEER:**  
 SUSTAINABILITY ENGINEERING GROUP  
 8280 E. GELDING DR., SUITE 101  
 SCOTTSDALE, ARIZONA 85260  
 PHONE 480-588-7226  
 ATTN: ALI FAKH, P.E. #45621

**SITE PLAN**  
**SHOPS AT TERRAVELLA**  
**QUEEN CREEK, ARIZONA**

