



Requesting Department:  
Development Services

**TO:** Planning and Zoning Commission

**THROUGH:** Brett Burningham, Development Services Director

**FROM:** Steven Ester, Planner I

**RE:** Discussion and Possible Approval of Queen Creek Station Phase I Comprehensive Sign Plan (Case P19-0119), a request from Taylor Jones, Trademark Visual, for approval of a Comprehensive Sign Plan at a commercial development on approximately 2 acres, located at the northeast corner of Ellsworth Loop and Walnut roads.

**DATE:** August 14, 2019


**STAFF RECOMMENDATION**

Staff recommends approval of P19-0119 “Queen Creek Station Phase I Comprehensive Sign Plan”, subject to the Conditions of Approval outlined in this report.

**PROPOSED MOTION**

Move to approve P19-0119 “Queen Creek Station Phase I Comprehensive Sign Plan”, subject to the Conditions of Approval outlined in this report.

**RELEVANT COUNCIL GOALS**

 Secure Future

**SUMMARY**

This proposal consists of a request from Taylor Jones, Trademark Visual, for approval of a Comprehensive Sign Plan at a commercial development on approximately 2 acres, located at the northeast corner of Ellsworth Loop and Walnut roads.

## HISTORY

September 5, 2018: The Town Council approved Ordinance 676-18, “Queen Creek Station Phase I: Rezone (Case P18-0027), Site Plan (Case P18-0029), and Conditional Use Permit (Case P18-0026)” with a unanimous vote of 7-0.

## PROJECT INFORMATION

Project Name	Queen Creek Station Phase I
Site Location	NEC of Ellsworth Loop Road & Walnut Road
Current Zoning	C-2 (General Commercial)
General Plan Designation	Neighborhood
Site Area	2.03 Acres
Surrounding Zoning:	
North	C-1 (Shops at Terravella) C-2/PAD (Queen Creek Crossing)
South	R1-43 (Vacant Land)
East	R1-43 (Queen Creek Middle School)
West	R1-43 (Vacant Land)

## DISCUSSION

Queen Creek Station Phase I consists of an approximately 7,337 square foot multi-tenant shop building with a drive-thru restaurant currently under construction. Originally approved by the Town Council on September 5, 2018, the 2.03 acre site was rezoned from R1-43 to C-2 to allow commercial uses on the property. At this time, one of the confirmed tenants is Black Rock Coffee, which will utilize the provided drive-through. The remaining two available tenants are still unknown.

The site features two (2) access points in total, with one on Walnut Road and the other on Ellsworth Road. The building is oriented away from the neighboring Queenland Manor subdivision to minimize any potential noise or visual impact.

## COMPREHENSIVE SIGN PLAN

A Comprehensive Sign Plan has been submitted to outline the sign standards being requested. In total, the request includes:

- One (1) 6’ tall ground-mounted center ID corner feature at the intersection of Ellsworth Loop and Walnut roads.
- One (1) 8’ tall ground-mounted, multi-tenant monument sign along Walnut Road.
- One (1) 10’ tall ground-mounted, multi-tenant monument sign along Ellsworth Loop Road.

Two (2) deviations from the Zoning Ordinance are proposed. The applicant is requesting approval for the following features that exceed monument sign height and wall signage area standards as set by the Zoning Ordinance:

<b>Proposed Monument Sign Modifications</b>		
Standard	Required by Zoning Ordinance	Queen Creek Station Phase I Proposed Standards
<i>Maximum ground sign height</i>	<i>Ground signs shall not exceed eight (8) feet in height.</i>	<b>Ten feet (10') to the top of the F1 primary multi-tenant monument sign along Ellsworth Loop Road.</b>

<b>Proposed Wall Sign Modifications</b>		
Standard	Required by Zoning Ordinance	Queen Creek Station Phase I Proposed Standards
<i>Wall signage area calculation</i>	<i>Building front wall signage shall not exceed one and a half (1 1/2) square feet of sign area per lineal foot of building occupancy frontage; Side wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of side wall; Rear wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of rear wall.</i>	<b>Wall sign area is to be computed by multiplying one and one-half (1 1/2 SF) square feet of sign area for each one (1) lineal foot of the building storefront and/or elevation occupied by the tenant. As a minimum allowance, tenants occupying less than thirty three (33') feet of storefront and/or building elevation shall be permitted a minimum of fifty (50) square feet of sign area per elevation.</b>

**F1 Primary Multi-Tenant Sign (Increased Height):**

The proposed 10' tall ground-mounted multi-tenant monument sign incorporates materials complimentary to the building's architecture with its use of a matching stone base, girder-style beams, and slate grey painted finish. The additional sign height being requested is necessary for adequate representation of tenants within the center along Ellsworth Loop Road.

**Applicant Justification:** Increased sign height is necessary to provide tenants with visual exposure in a competitive manner when compared to the future Queen Creek Crossing, QC District, and Cornerstone developments. The signage is scaled to function along the primary arterial, Ellsworth Loop Road, and to compliment the thematic architectural style of Queen Creek Station. The corner feature has been designed to identify the development and to provide a sense of a destination arrival.

**Wall Signage (Area Calculation):**

Regarding wall signage and calculations, each building will be permitted one and one half (1 1/2 SF) square feet of sign area for each one (1) lineal foot of the building storefront and/or elevation occupied by the tenant. As a minimum allowance, tenants occupying less than thirty three (33') feet of storefront and/or building elevation shall be permitted a minimum of fifty (50) square feet of sign area per elevation.

**Applicant Justification:** This method of calculation is identical to the formula approved for the Cornerstone, Queen Creek Marketplace, and Queen Creek District Comprehensive Sign Plans, and provides Queen Creek Station with the ability to offer its tenants the same amount of building signage afforded to tenants in other similar centers. Allowing smaller tenants with 33' or less of storefront the ability to have 50 square feet of sign area per elevation is also identical to the Cornerstone and QC Marketplace sign plans. Because of the building's orientation onto Ellsworth Loop Road, the additional rear and side wall signage area will ensure adequate representation to the high volume of vehicles using the arterial. In this development, the rear of the building actually fronts onto Ellsworth Loop Road.

Staff has reviewed the deviations and supports the applicant's requests given the existing approved commercial centers in the Town.

**GENERAL ANALYSIS**

**General Plan Review:** The current 2018 General Plan designation for this property is Neighborhood. The proposed Queen Creek Station Phase I project complies with the Neighborhood designation by providing retail and office uses in scale with the adjacent residential community.

**Zoning Review:** The subject property is zoned C-2 (General Commercial), which is consistent with the current General Plan designation of Neighborhood. The proposed Queen Creek Station Phase I project meets the standards of the Zoning Ordinance.

**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.

## **ATTACHMENTS**

1. Queen Creek Station Phase I Aerial Exhibit
2. Queen Creek Station Phase I General Plan Exhibit
3. Queen Creek Station Phase I Zoning Map Exhibit
4. Queen Creek Station Phase I Comprehensive Sign Plan



**Project Name: QC Station Phase I CSP Aerial Exhibit**

**Case Numbers: P19-0119**

**Hearing Date: August 14, 2019 (Planning Commission)**

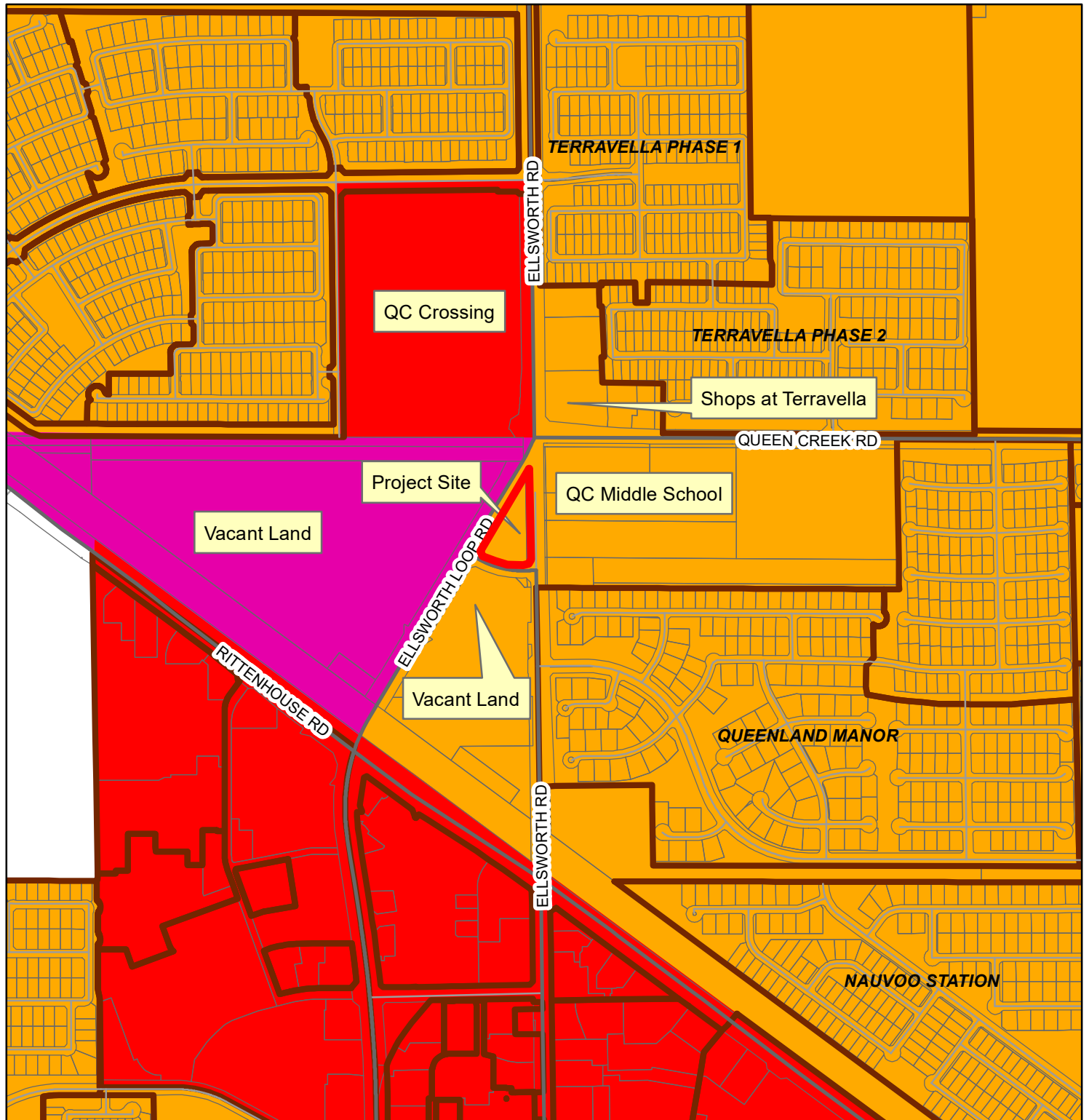




# Project Name: QC Station Phase I CSP General Plan Exhibit

Case Numbers: P19-0119

Hearing Date: August 14, 2019 (Planning Commission)



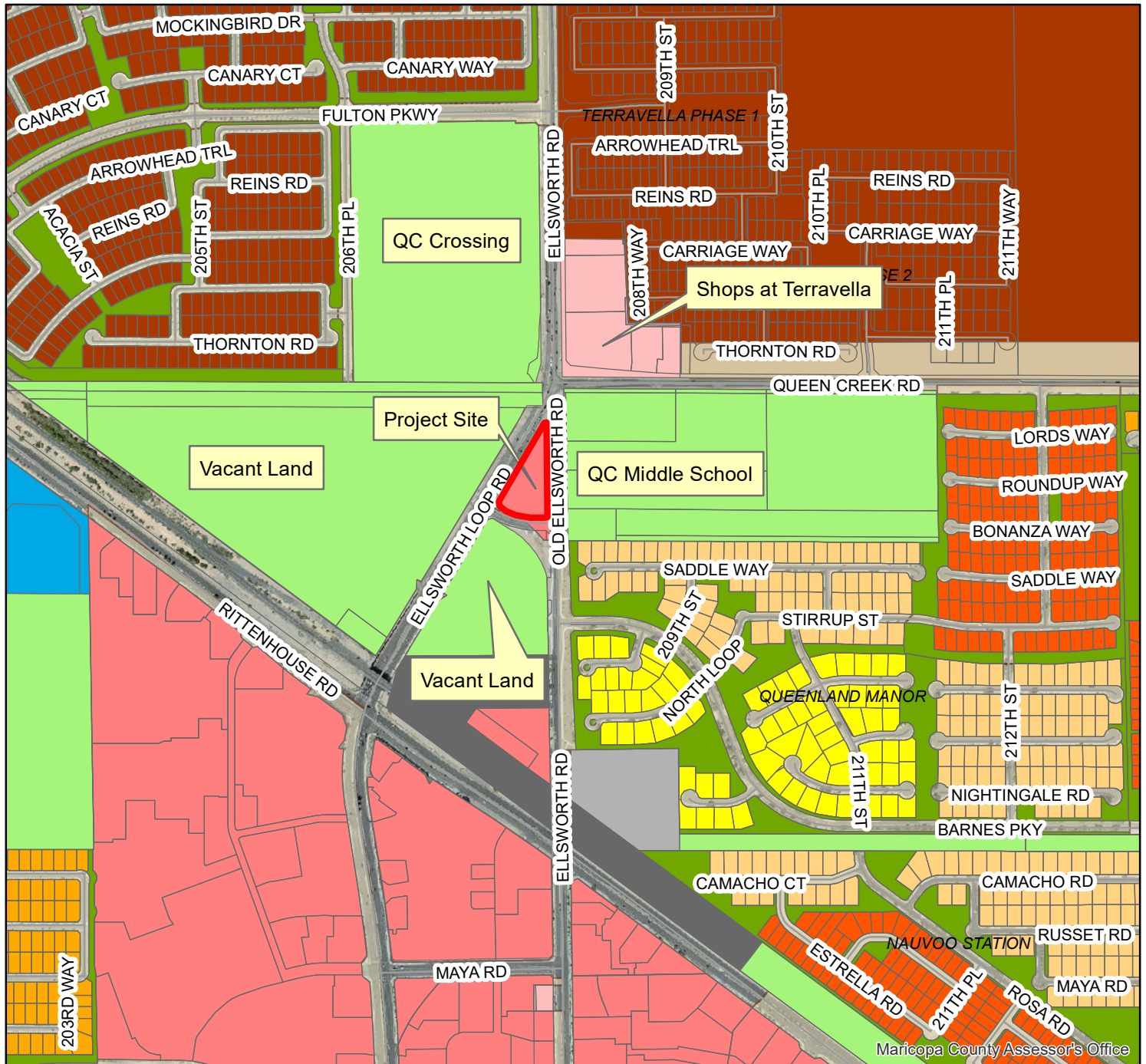
## General Plan Land Use

- |              |            |                    |                    |
|--------------|------------|--------------------|--------------------|
| Rural        | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 |                    |
| Urban        | Open Space | Special District 3 |                    |

**Project Name: QC Station Phase I Comprehensive Sign Plan Zoning Exhibit**

**Case Number: P19-0119**

**Hearing Date: August 14, 2019 (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





# QueenCreekStation

NWC OF WALNUT RD, & ELLSWORTH RD. | QUEEN CREEK, AZ 85140

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# PROJECT DESCRIPTION

## PROJECT

Queen Creek Station  
NWC of Walnut Road & Ellsworth Road  
Queen Creek, AZ 85140

## PARCEL INFORMATION

### PARCEL NUMBERS

304-89-938  
304-89-939

### AREA IN ACRES

10.25 +/-

### ZONING

C-2, C-2 SP

## LANDLORD INFORMATION

W Holdings  
1121 W. Warner Road, #109  
Tempe, AZ 85254

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Ashton Wolfswinkel  
ashton.wolfswinkel@gmail.com

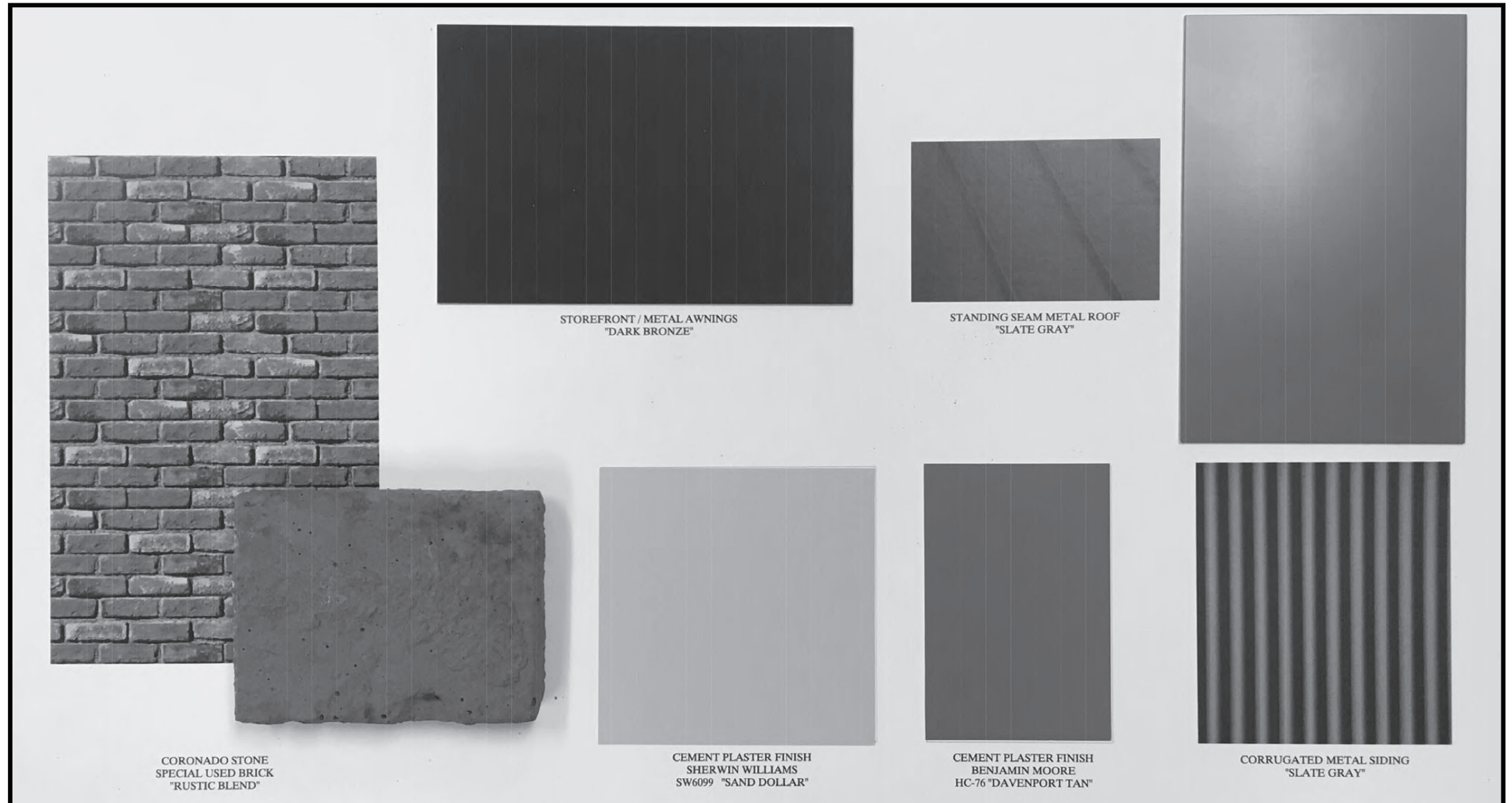
## SIGNAGE CONSULTANT

Trademark Visual, Inc.  
3825 S. 36th St.  
Phoenix, AZ 85040

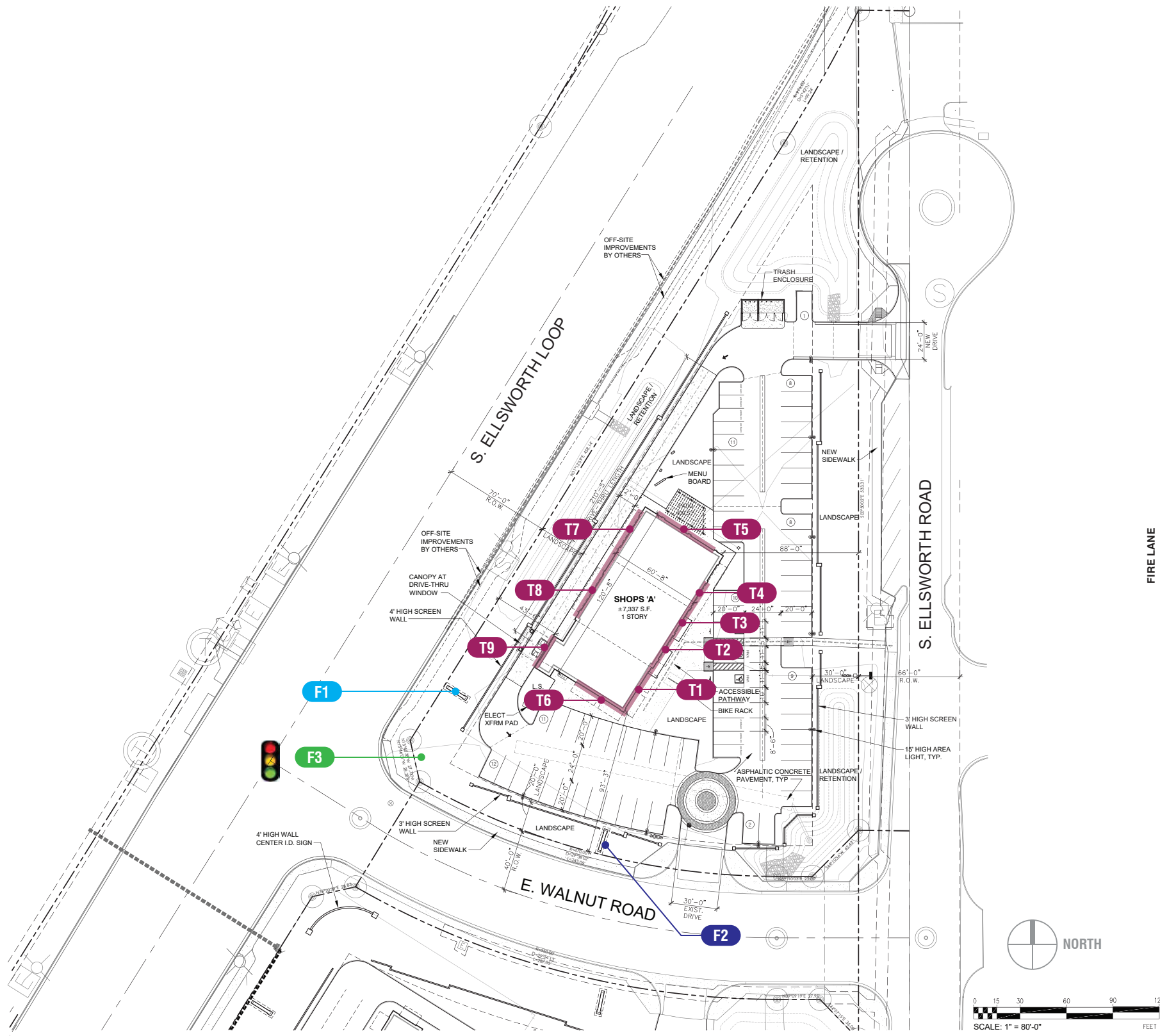
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David Baum  
dbaum@trademarkvisual.com

Taylor Jones  
tjones@trademarkvisual.com

## MATERIAL BOARD



# SIGN LOCATION PLAN



## KEY

### TENANT SIGNS

**T** Tenant Building Signs

### FREESTANDING SIGNS

**F1** Primary Multi-Tenant Monument Sign

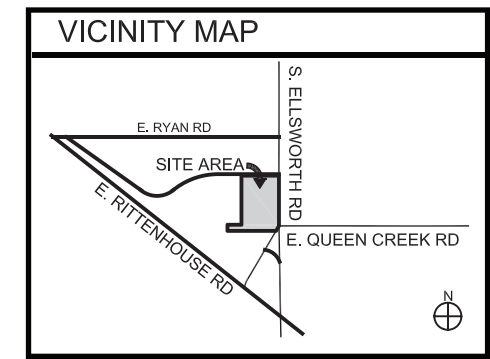
**F2** Secondary Multi-Tenant Monument Sign

**F3** Entry ID Sign

## LEGAL DESCRIPTION

PARCEL NO. 3:  
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH THE NORTH ONE QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST 2646.97 FEET;  
 THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 738.94' FEET;  
 THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH LINE OF THAT CERTAIN PROPERTY RECORDED IN DOCUMENT NO. 2016-0606170;  
 THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES AND DISTANCES;  
 THENCE SOUTH 44 DEGREES 10 MINUTES 36 SECONDS WEST 42.44 FEET;  
 THENCE SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST 23.07 FEET TO THE THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 38 MINUTES 02 SECONDS AN ARC DISTANCE OF 243.09 FEET TO THE EASTERLY RIGHT-OF-WAY OF ELLSWORTH ROAD AS RECORDED IN DOCUMENT NO. 2009-0106311;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 13 DEGREES 43 MINUTES 38 SECONDS WEST 27.73 FEET;  
 THENCE NORTH 31 DEGREES 13 MINUTES 59 SECONDS EAST 458.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 996.00 FEET;  
 THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 31 SECONDS AN ARC DISTANCE OF 99.24 FEET TO THE WEST LINE OF THE EAST 33.00 OF SAID NORTHEAST QUARTER;  
 THENCE SOUTH 00 DEGREES 50 MINUTES 02 SECONDS EAST, ALONG SAID WEST LINE 533.31 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITH THOSE CERTAIN PARCELS OF LAND AS CONVEYED IN DOCUMENT NO. 2006-1558840, DOCUMENT NO. 2009-0106310, DOCUMENT NO. 2009-0106311, DOCUMENT NO. 2016-0606170 AND DOCUMENT NO. 2016-1558839



APN #: 304-89-938, -939



## TENANT SIGN MATRIX

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
SHOP TENANTS	Wall Mounted Sign	Tenant Identification	All elevations that offer readability.	36" Maximum Letter Height	1.5 square foot per linear foot of building street frontage or elevation upon which signage is placed (typical).  50 SF Minimum (typical)	Interior, backlit, or a combination thereof.	Aluminum, Acrylic, Painted Metal, Vinyls, Flexface Material.
ALL TENANTS	Under Canopy Blade Sign (optional)	Tenant Identification	In front of tenant's leased space	Below architectural canopy. Maintain 8' Clearance AFF	6 square feet Maximum	Non-Illuminated	Aluminum, Acrylic, Painted Metal, Vinyl Graphics.

### ORDINANCE SECTION 7.2.3.C.1.A AND B

Building front wall signage shall not exceed one and a half (1 1/2) square feet of sign area per lineal foot of building occupancy frontage; Side wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of side wall; b) Rear wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of rear wall.

### PROPOSED STANDARD:

Proposed wall sign area is to be computed by multiplying one and one half (1 1/2 SF) square feet of sign area for each one (1) lineal foot of the building storefront and/or elevation occupied by the tenant. As a minimum allowance, Tenants occupying less than thirty three (33') feet of storefront and/or building elevation shall be permitted a minimum of fifty (50) square feet of sign area per elevation.

# TENANT SIGN CRITERIA

These criteria have been established for the purpose of maintaining a continuity of quality and aesthetics throughout Queen Creek Station for the mutual benefit of all tenants, and to comply with the approved Comprehensive Sign Plan for the development, regulations of the Town of Queen Creek Sign Ordinance, building and electrical codes of any governmental authority having jurisdiction. Conformance will be strictly enforced, and any non-compliant sign(s) installed by a Tenant shall be brought into conformance at the sole cost and expense of the Tenant. This criteria is subject to final approval by the Town of Queen Creek as part of a Comprehensive Sign Plan submittal. If a conflict is found to exist between these criteria and the final criteria approved by the Town of Queen Creek, the latter shall prevail.

## I. GENERAL REQUIREMENTS AND PERMIT PROCEDURE

- A. Tenant shall submit or cause to be submitted to Developer, for approval, prior to fabrication, electronic copies of detailed drawings drawn to scale illustrating the exact location(s) of the proposed signage on the building elevation(s), the size, layout, design color, method of illumination, material specifications, and the method of attachment.
- B. Tenant or Tenant's representative shall obtain all required permits for signs and their installation from the Town of Queen Creek.
- C. All signs shall be constructed and installed at Tenant's sole expense.
- D. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the Town of Queen Creek.
- E. All signs shall be reviewed for conformance with these criteria and overall design quality. Approval or disapproval of sign submittals shall remain the sole and absolute discretion of the Developer's and/or Developer's Designated Representative.
- F. Tenant shall be responsible for the installation and maintenance of Tenant's sign. Should Tenant's sign(s)

require maintenance or repair, Developer shall give Tenant fourteen (14) days written notice to effect said maintenance or repair. Should Tenant fail to do the same, Developer may undertake repairs and Tenant shall reimburse Developer within ten (10) days from receipt of Developer's and/or Developer's Designated Representative invoice.

- G. Devices such as attraction boards, posters, banners and flags may be permitted. Tenant shall submit its request for approval first to the Developer who shall have sole and absolute discretion in granting approval prior to Tenant obtaining any required permits from the Town of Queen Creek.

## II. SPECIFICATIONS - TENANT SIGNS

### A. General Specifications

1. Animated, flashing or audible signs, except for Town of Queen Creek approved menu type signs shall not be permitted.
2. All signs and their installation shall comply with all Town of Queen Creek building and electrical codes.
3. Exposed raceways, crossovers or conduit shall not be permitted unless unique building features prohibit the ability to accommodate Tenant's building signage. Such conditions will be reviewed on an individual case by case basis and approved by the Developer and/or Developer's Designated Representative Designated Representative in addition to the Town of Queen Creek. Tenant signage shall consist primarily of individual letters and logos installed onto the building's wall surface(s). In certain locations, Tenant signage may consist of canopy mounted and projected mounted signage. Developer shall have the sole and separate discretion in varying any provision of these specifications.
4. All conductors, transformers and other equipment required to illuminate the Tenant's signage shall be concealed.

5. Painted lettering shall not be permitted except as approved by the Developer and the Town of Queen Creek.
6. Any damage to any wall surface, canopy, and/or roof deck resulting from Tenant's sign installation shall be repaired to its original condition at the Tenant's sole expense.
7. Upon removal of any sign by a Tenant, the Tenant shall repair any damage to the wall surface, canopy, and/or roof deck to its original condition at the sole expense of the Tenant.

### B. Placement of Signs

1. All Tenant signage shall be installed in accordance to the approved Comprehensive Sign Plan in location(s) designated by the Developer based upon the individual building's unique design.

## III. TENANT SIGNAGE - DESIGN REQUIREMENTS

Tenant signage shall primarily consist of Individual illuminated and/or non-illuminated letters, logos and custom cabinet forms. Letters and logos may be constructed as internally illuminated pan channel letters with illuminated acrylic sign faces, reverse pan channel "backlit" or "halo" illuminated letters, or any combination thereof. Tenant shall first obtain Developer's and/or Developer's Designated Representative written approval prior to submitting a sign permit application to the Town of Queen Creek. The Town of Queen Creek shall require the Developer's and/or Developer's Designated Representative approval as a condition of issuing the sign permit. All signage shall be installed in compliance with all building and electrical codes of the Town of Queen Creek. All signage shall be in compliance of all UL standards and shall be listed and installed in accordance to the National Electrical Code, Article 600. Any sign installation found to be non-compliant with these provisions shall be remedied immediately by the Tenant at Tenant's sole expense.

### A. Sign Area

1. The area of signs with all copy mounted on a single geometric plane shall consist of the entire area within a continuous exterior perimeter which bounds all portions of the sign including background panels except those which are entirely opaque and have the same color and texture as the building to which the sign is attached.
2. The maximum wall sign area per building elevation occupied by a Tenant shall be computed by multiplying one and one-half (1.5) square feet for each one (1) lineal foot of the building storefront and/or building elevation occupied by the Tenant without limitation to a maximum aggregate sign area and/or number of sign elements contained in the Tenant's wall signage.
3. As a minimum allowance, Tenants occupying less than thirty three (33) feet of storefront and/or building elevation shall be permitted a minimum of fifty (50) square feet of sign area per elevation.

### B. Height and Length Restrictions

1. Tenant signage shall be installed in accordance with the approved Comprehensive Sign Plan in location(s) designated by the Developer based upon the individual building's unique design.
2. In no event shall any sign exceed eighty (80) percent of the Tenant's storefront and/or wall surface upon which it is placed.
3. The available surface area and/or architectural feature shall regulate allowable letter and logo height. In no event shall any sign exceed seventy (70) percent of the vertical height of the wall surface upon which the sign is placed.

### C. Brand Identity

1. Tenants may use the typeface, marks/icons, logos,

## TENANT SIGN CRITERIA

and colors of their choice subject to Developer's and/or Developer's Designated Representative approval.

2. Nationally recognized Tenants shall be permitted to utilize their standard corporate identification programs subject to the sign area limitations stated herein.

### D. Illumination

1. Tenant building signage may be internally illuminated, backlit to create a silhouette, exposed neon, LED tubing, and/or combination of lighting methods mentioned herein.
2. Tenant signage shall be illuminated utilizing LED's and/or neon tubing. All illumination shall cast even lighting avoiding hot spots. Uneven illumination shall be corrected by the Tenant at Tenant's sole expense.

### E. Blade Sign

1. Each Tenant may install a double-faced non-illuminated blade sign not exceeding three (3) square feet in sign area. The blade sign design shall be submitted to the Developer and/or Developer's Designated Representative for approval and shall be reviewed on a case by case basis. The Developer shall have the sole and absolute discretion to approve or deny a blade sign request. All blade signs shall be permitted by the Town of Queen Creek.
2. All blade sign copy shall be flat cut out graphics and surface applied to both sides of the display. The Developer shall approve in writing all copy and layout prior to installation of the blade sign. Tenant shall furnish and install the approved blade sign display at Tenant's sole and separate expense.
3. The blade sign shall be suspended and/or projected using a mechanism consistent approved by the Developer and the Town of Queen Creek.

## IV. GENERAL CONSTRUCTION REQUIREMENTS

- A. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.
- B. All signs shall be fabricated using full welded construction or similar method to conceal light leaks.
- C. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
- D. No labels or other identification shall be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.
- E. Tenant shall be fully responsible for the operations of Tenant's sign contractors and shall indemnify, defend and hold Developer and the Town of Queen Creek harmless for, from and against damages or liabilities on account thereof.

# TENANT SIGN TYPES & TYPICAL CONSTRUCTION METHODS

## I. LETTER CONSTRUCTION

All letterforms and logos shall be fabricated using a minimum of .050 aluminum for returns and .063 aluminum for letterbacks. For reverse pan channel letter faces, a minimum of .090 aluminum shall be used. Clear polycarbonate shall be used as a backing for reverse pan channel letters and combination face-lit & back-lit type letters.

## II. LETTER DEPTH

3" minimum. 8" maximum.

## III. COLOR

All colors and combinations of colors are permissible.

## IV. FINISH

All letterforms and logos shall be painted and sealed utilizing matthews acrylic polyurethane paints, or equal. Letter interiors shall be caulked to ensure that there are no visible light leaks. Letter interiors shall be painted high reflective white.

## V. ILLUMINATION

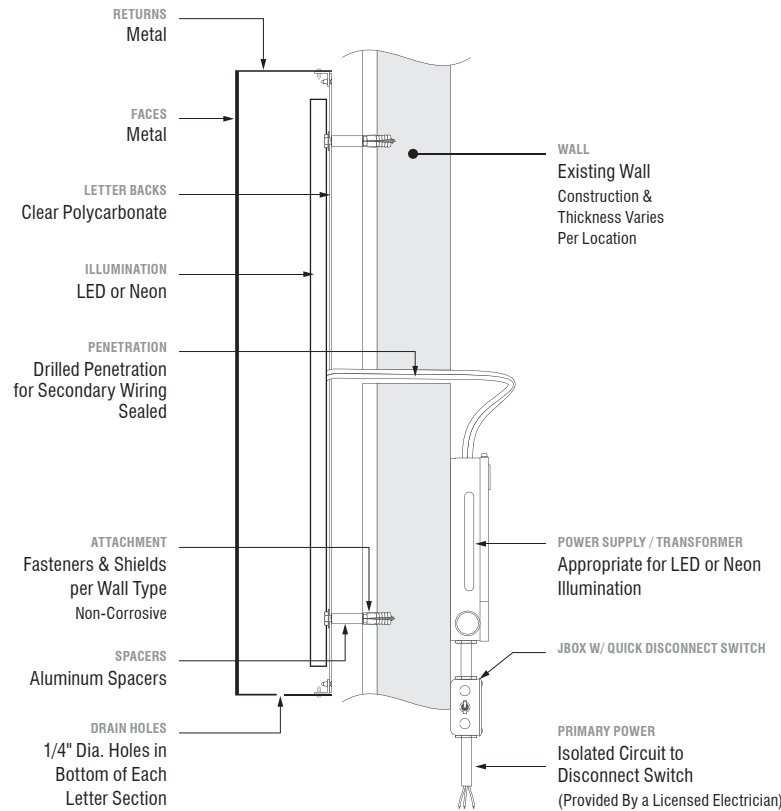
Illumination shall be provided by LED modules or neon tubing. Fabricator shall ensure that illumination provided is even throughout and without hot spots. Exposed neon illumination may be permitted at the sole discretion of the Developer or his designated agent.

## VI. ELECTRICAL

All electrical power supplies and transformers shall be mounted remotely. Visible raceways are prohibited except where it is determined by the Planning Administrator of the Town of Queen Creek that it is not structurally feasible to install a sign without using an exposed raceway. Such situations will be reviewed on an individual case by case basis.

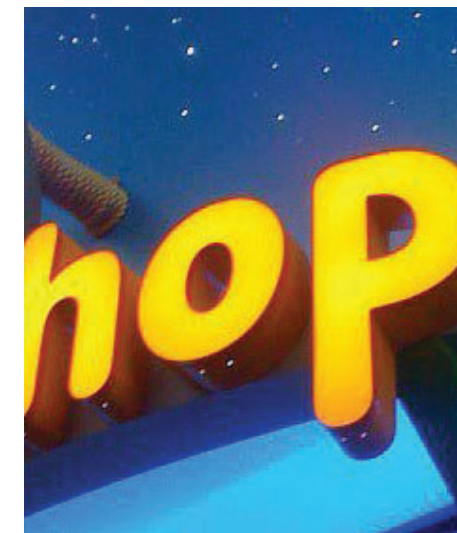
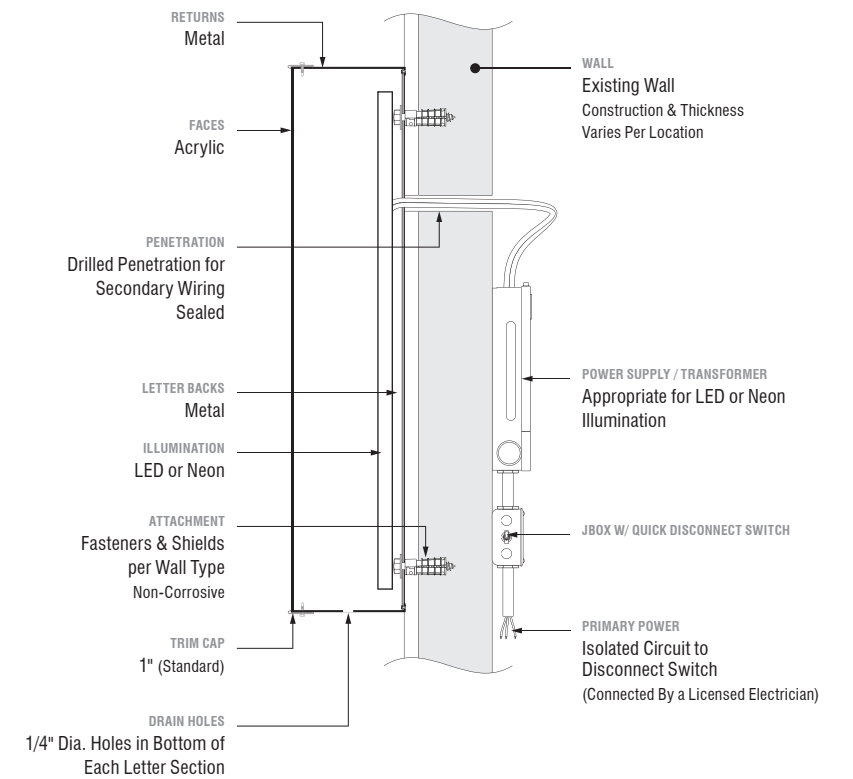
## VII. UL AND NEC COMPLIANCE

All electrical sign components shall be fabricated and installed in accordance to UL 48 and shall be labeled accordingly. All installations shall be in accordance with the requirements of Article 600 of the National Electrical Code and the Town of Queen Creek codes. All signs shall include proper grounding and bonding of components.



Reverse Pan Channel Letter  
Halo-Illuminated

**A** Section Detail - Typical  
Reverse Pan Channel Letter / Halo-Illuminated / Mounted Off Wall

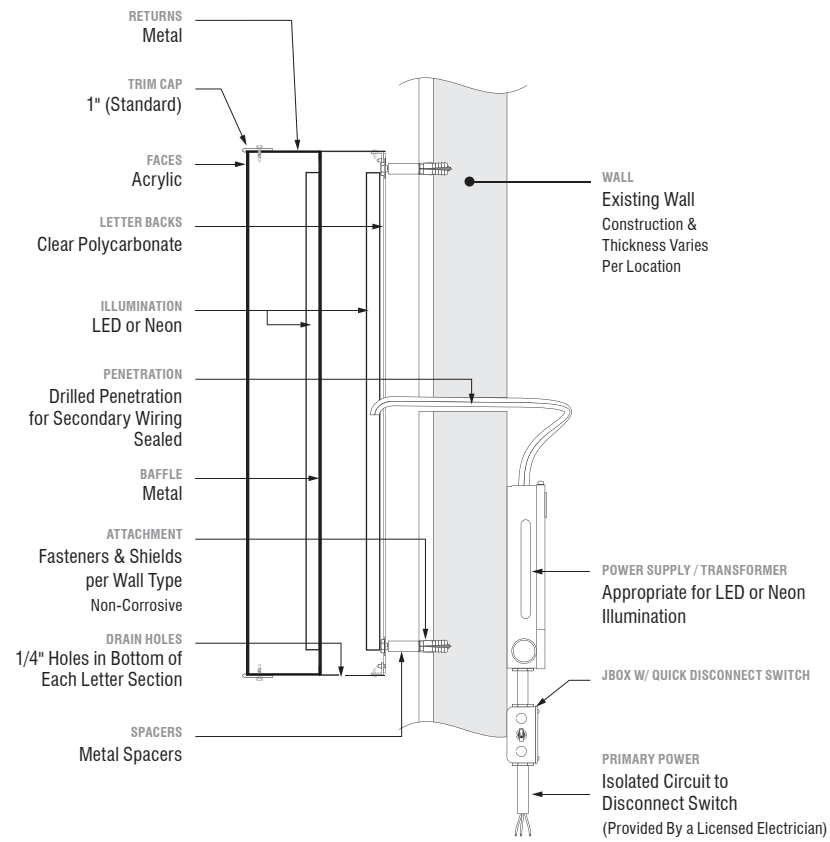


Pan Channel Letter  
Internally Illuminated

**B** Section Detail - Typical  
Pan Channel Letter / Internally Illuminated / Flush Mounted



# TENANT SIGN TYPES & TYPICAL CONSTRUCTION METHODS



Channel Letter  
Face and Halo Illuminated



**D** Sign Detail - Typical  
Specialty Projecting Sign / Non-Illuminated



Blade/Projecting Sign  
Non-Illuminated

**C** Section Detail - Typical  
Channel Letter / Face and Halo Illuminated

TENANT SIGN BUILDING ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



## FREESTANDING SIGN MATRIX

SIGN	SIGN TYPE	FUNCTION	QTY	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
<b>F1 - PRIMARY MULTI-TENANT MONUMENT SIGN</b>	Monument	Multi-Tenant Identification	1	Placed along Ellsworth Loop Rd. <i>See Site Plan on Pg. 3 of this document for exact locations within the property.</i>	10' 0" to the top of the sign from grade	48 SF Sign Area Exclusive of architectural embellishments.	Internal and/or ground illumination	Aluminum, Acrylic, Vinyls, Painted Metals.
<b>F2 - SECONDARY MULTI-TENANT MONUMENT SIGN</b>	Monument	Multi-Tenant Identification	1	Placed along Walnut Rd. <i>See Site Plan on Pg. 3 of this document for exact locations within the property.</i>	8' 0" to the top of the sign from grade	36 SF Sign Area Exclusive of architectural embellishments.	Internal and/or ground illumination	Aluminum, Acrylic, Vinyls, Painted Metals.
<b>F3 - ENTRY ID SIGN</b>	Corner Feature	Project Identification	1	NEC Ellsworth Loop Rd. & Walnut Rd. <i>See Site Plan on Pg. 3 of this document for exact locations within the property.</i>	6' 0" to the top of the sign from grade	45 SF Sign Area Exclusive of architectural embellishments.	Ground illumination or non-illuminated	Aluminum, Painted Metals, & Wood Elements.

### ORDINANCE SECTION 7.2.3.C.2.C

Such ground sign shall not exceed forty-eight (48) square feet in sign area, nor shall it exceed eight feet (8') in height above grade nor shall it extend or project over any street or alley line.

### PROPOSED STANDARD:

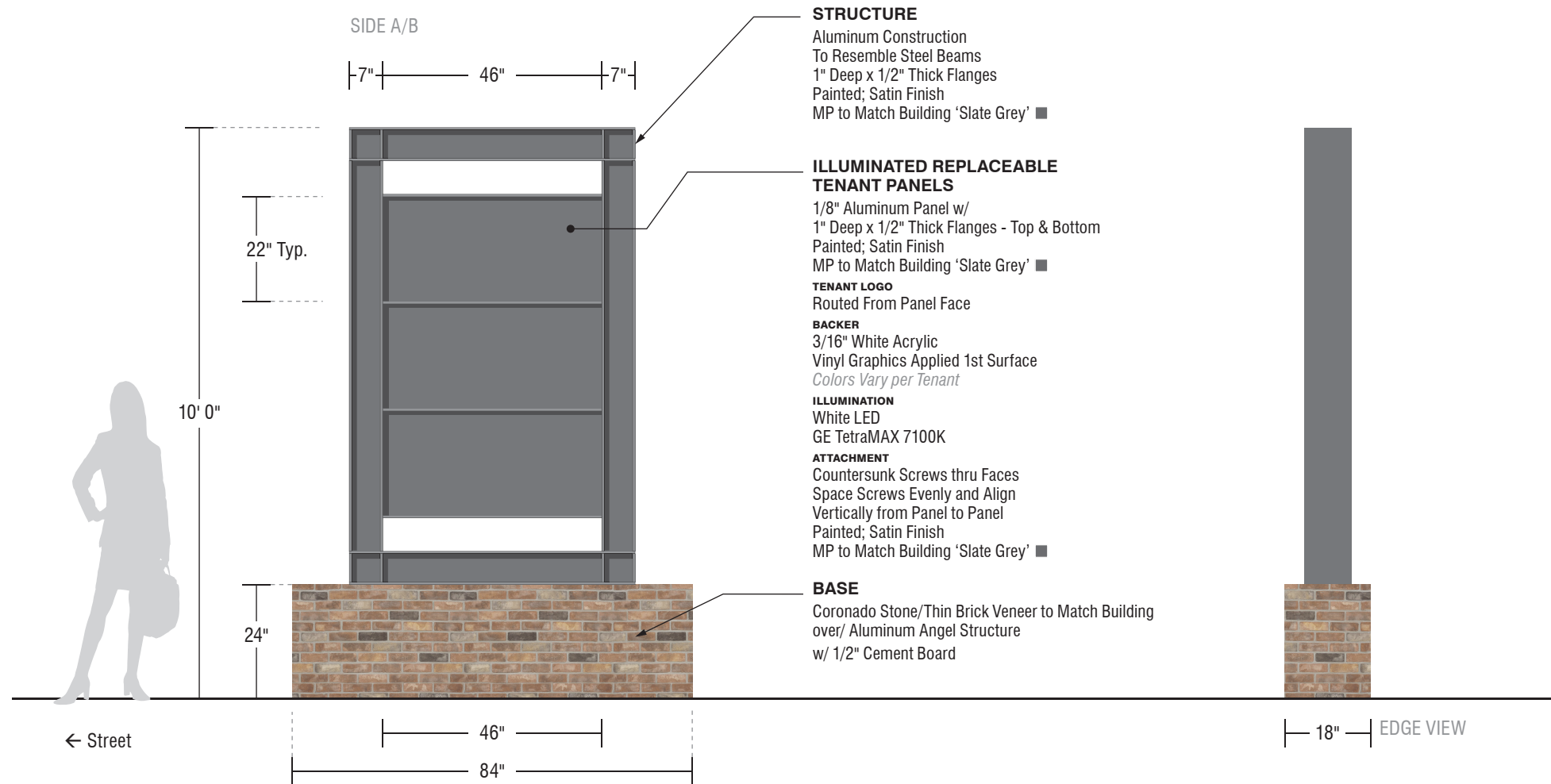
Proposed F1 - Primary Multi-Tenant Monument sign will be approximately 48 SF in sign area exclusive of architectural embellishments. Sign height will be 10'-0" inclusive of architectural embellishments. Proposed F2 - Secondary Multi-Tenant Monument sign will be approximately 36 SF in sign area exclusive of architectural embellishments. Sign height will be 8'-0" inclusive of architectural embellishments. The proposed F3 - Entry ID Sign Features will contain approximately 45 SF of sign area exclusive of the wooden architectural feature and will maintain an 6' overall height.

### JUSTIFICATION:

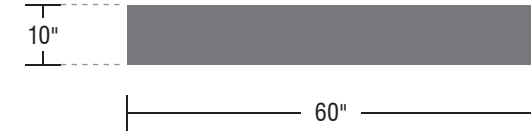
Increased sign height is necessary to provide tenants with visual exposure in a competitive manner when compared to the future Queen Creek Crossing, QC District, and Cornerstone developments. The signage is scaled to function along the primary arterial, Ellsworth Loop Road, and to compliment the thematic architectural style of Queen Creek Station. The corner feature has been designed to identify the development and to provide a sense of a destination arrival.

**F1 PRIMARY MULTI-TENANT MONUMENT SIGN**

**SIGN AREA PER SIDE: 48 SF (48 SF MAX)  
SIGN CAN ACCOMMODATE 3 TENANTS**



**A** Project Detail  
SCALE 3/8" = 1'0"



**B** Plan View  
SCALE 3/8" = 1'0"

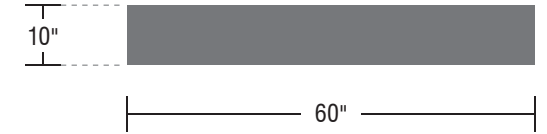
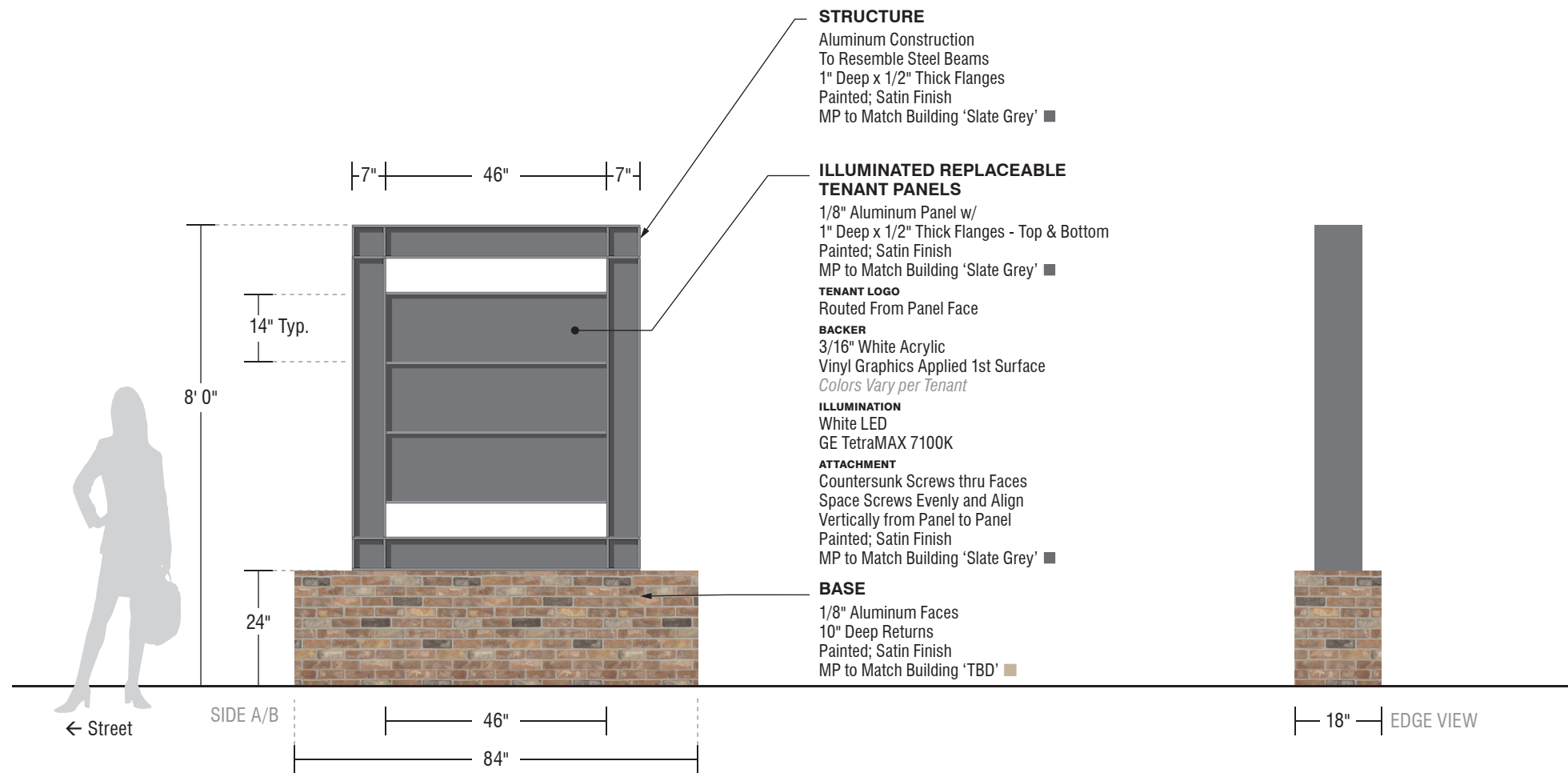


**C** Simulated Night View  
SCALE 1/4" = 1'0"



**F2 SECONDARY MULTI-TENANT MONUMENT SIGN**

**SIGN AREA PER SIDE: 36 SF (48 SF MAX)  
SIGN CAN ACCOMMODATE 4-8 TENANTS**



**B** Plan View  
SCALE 3/8" = 1'0"

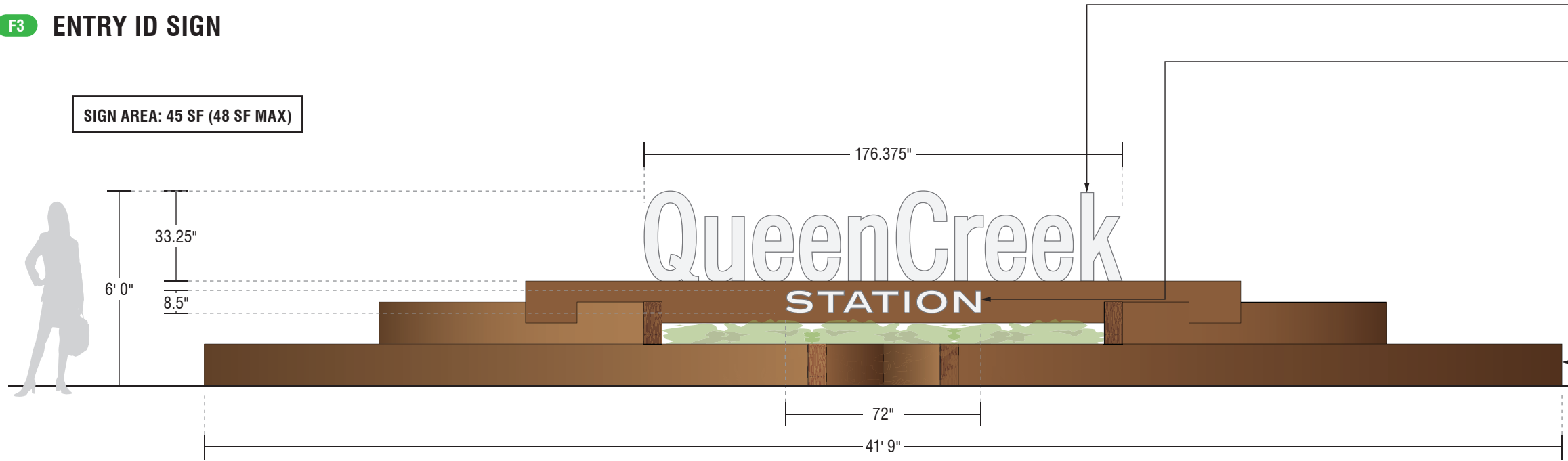


**C** Simulated Night View  
SCALE 1/4" = 1'0"

**A** Project Detail  
SCALE 3/8" = 1'0"

**F3 ENTRY ID SIGN**

SIGN AREA: 45 SF (48 SF MAX)



**NON-ILLUMINATED RPC LETTERS**

**FACES**  
1/8" Aluminum  
Painted; Satin Finish  
White (MP □)

**RETURNS**  
1-1/2" Deep .063 Aluminum  
Painted; Satin Finish  
MP to Match Building 'Slate Grey' ■

**BACKS**  
.080 Aluminum  
Painted; Satin Finish  
MP to Match Building 'Slate Grey' ■

**INSTALLATION**  
Mounted Flush to Face of Wood Beam  
as Required

**NON-ILLUMINATED RPC LETTERS**

**FACES**  
1/8" Aluminum  
Painted; Satin Finish  
White (MP □)

**RETURNS**  
6" Deep .063 Aluminum  
Painted; Satin Finish  
MP to Match Building 'Slate Grey' ■

**BACKS**  
.080 Aluminum  
Painted; Satin Finish  
MP to Match Building 'Slate Grey' ■

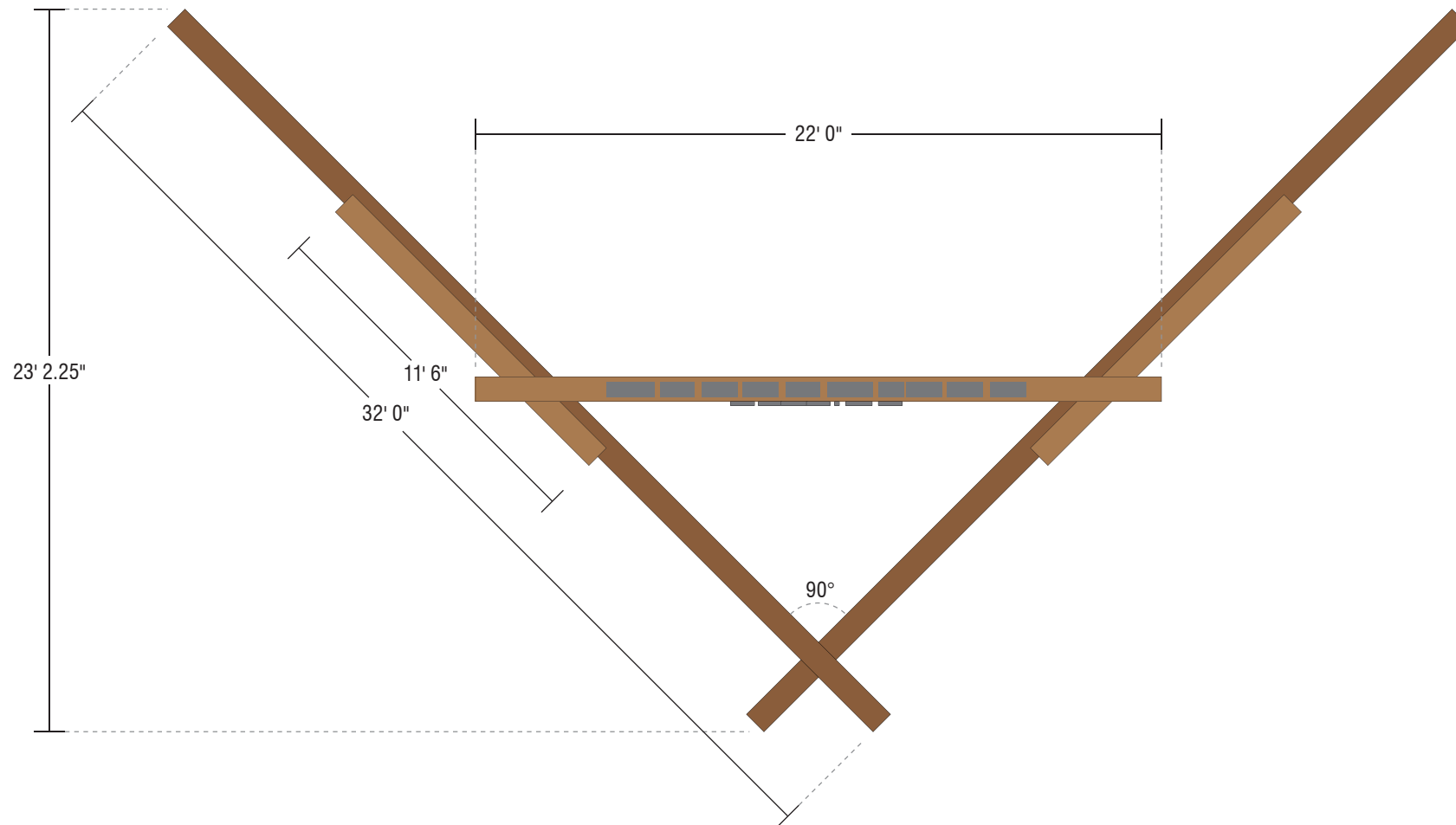
**INSTALLATION**  
Upright Mounted Flush to Top of Wood Beam  
as Required

**STRUCTURE**

Assembled Wood Beams  
10" x 16" - Weather Treated  
Wood Finish To Match Building Architecture

**LANDSCAPING**  
By Others

**A** Project Detail  
SCALE 1/4" = 1'0"



**B** Plan View  
SCALE 3/16" = 1'0"

F3 ENTRY ID SIGN



C Isometric View  
NTS

**ADDITIONAL  
ILLUMINATION**  
*Optional*  
External LED Up-Lights



D Simulated Night View  
SCALE 1/4" = 1'0"