



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
MARCH 11, 2025
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. MINUTES**
- 2.A** [Approval of minutes from the February 25, 2025 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211
- 3. REGULAR AGENDA**
- 3.A** [Verrado Marketplace Vestar - Comprehensive Sign Plan \(PLZDR-24-0029\)](#) Conduct a public meeting and approve the proposed Comprehensive Sign Plan (CSP) subject to conditions (a) and (b).
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215
- 3.B** [Catclaw Solar - Site Plan \(PLZSP-24-0026\)](#) Conduct a public meeting and approve the site plan for a proposed 250-megawatt solar power plant comprised of multiple freestanding, ground-mounted photovoltaic panels, a 250-megawatt battery energy storage system (BESS) facility to

store the power, and related operations, maintenance, and substation facilities.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/11/25	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 03/06/25	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the February 25, 2025 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[2.25.2025.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 25, 2025

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chair Ted Burton, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester seated for District 4, Alternate Douglas McDonald

Members absent: Commissioner Rebecca Puppe, Vice Chair Anthony DiMascio, Alternate Les Manuel, Alternate Ryan Belshee,

Staff present: Planning Manager Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. MINUTES

3A. APPROVAL OF MINUTES FROM THE FEBRUARY 11, 2025 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Trupiano and seconded by Commissioner Ragsdale to approve minutes as presented. Approval 6-0. Motion carried.

3. REGULAR AGENDA

3A. GREENLIGHT VERRADO – REZONING TO PLANNED AREA DEVELOPMENT (PLZZ-24-0011)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. Applicant representative Jeff Blilie presented and was available to answer questions from the Commission.

Commissioner Bassler asked for clarification on the difference between Area 'D' and Area 'C'. Mr. Blilie indicated that the smaller and more attainable studio and one bedroom units in Parcel 'D' will allow for a higher density, whereas Parcel 'C' will allow for larger two and three bedroom units at a lower density. Commissioner Trupiano asked if all traffic studies have been reviewed. Mr. Galica indicated that the traffic study has been reviewed and staff finds that the traffic will function at a reasonable level of operation. Mr. Trupiano asked how the timing of the improvements will work with the north and south sides of Fillmore Street being developed at the same time. Mr. Blilie informed the Commission that this project will be completing the improvements prior to construction. Mr. Trupiano inquired about the second access point for Parcel 'D'. Mr. Galica noted that there will be an emergency access point with the adjacent parcel 'C' and will be worked out at the site plan stage. Mr. Trupiano asked if all the parcels will be presented in the future as one site plan. Mr. Blilie stated that all five parcels will be presented as individual site plans to the Commission in the future.

Chair Burton asked what will determine which parcel will build first. Mr. Blilie stated that it is uncertain at this time who will begin building first, and the infrastructure will be completed prior to development.

A public hearing opened at 6:28 p.m.

With there being no comments from the public, the public hearing closed at 6:28 p.m.

A motion was made by Commissioner Bassler and seconded by Commissioner Trupiano to recommend approval to the City Council subject to conditions 'a – gg' as presented. Approval 6-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica informed the Commission that there are agenda items planned for the March 11, 2025 Planning and Zoning Commission regular meeting.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Kupcik and Alternate Hester reminded all that Chamber and Planning day at the Capital is approaching.

Commissioner Trupiano commended the city on a successful Air Fair and on passing their recent audit.

7. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 7:32 p.m.

Ted Burton, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 25th day of February 2025. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/11/25	AGENDA ITEM: 3.A. Verrado Marketplace - Comprehensive Sign Plan (PLZDR-24-0029)
DATE PREPARED: 03/06/25	DISTRICT NO.: 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Verrado Marketplace Vestar - Comprehensive Sign Plan (PLZDR-24-0029) Conduct a public meeting and approve the proposed Comprehensive Sign Plan (CSP) subject to conditions (a) and (b).

SUMMARY

PROJECT DESCRIPTION:

Kean Thomas of Vestar is requesting approval of a Comprehensive Sign Plan (CSP) for the Verrado Marketplace, a 55.2-acre commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings at the northeast corner of Interstate 10 and Verrado Way. Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed CSP establishes the design specifications for both freestanding and building mounted signage that will contribute to the creation of a modern, upscale, vibrant, and well-integrated development that serves as a commercial and entertainment destination for residents from Buckeye and the surrounding region.

FUTURE ACTION:

None.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZDR-24-0029_Verrado_Marketplace_Vestar_CSP_-_03112025_PZC_Staff_Report.pdf](#)

[Exhibit A- PLZDR-24-0029-Verrado Marketplace CSP-Vicinity Map.pdf](#)

[Exhibit B- PLZDR-24-0029 VERRADO MARKETPLACE-CSP.pdf](#)

[Exhibit C- PLZDR-24-0029 VERRADO MARKETPLACE VESTAR CSP - Pylons.pdf](#)

[Exhibit D- Verrado CMP Minor Amendment-Signs.pdf](#)



COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZDR-24-0029
TITLE: Verrado Marketplace Comprehensive Sign Package (CSP)
MEETING DATE: March 11, 2025

Applicant/Owner: Kean Thomas, Vestar
Request: Approval of a Comprehensive Sign Package (CSP) for Verrado Marketplace
District: 6
Location: Northeast corner of Interstate 10 and Verrado Way within the Verrado Master Planned Community
Site size: Approximately 55.2 acres
Public input: None received
Recommendation: **Approval** subject to conditions (a) and (b).

PROJECT DESCRIPTION

1. Kean Thomas of Vestar is requesting approval of a Comprehensive Sign Plan (CSP) for the Verrado Marketplace, a 55.2-acre commercial mixed-use project of approximately 520,000 square feet of one-story retail, grocery and entertainment buildings at the northeast corner of Interstate 10 and Verrado Way.
2. The proposed CSP (Exhibit C) establishes the design specifications for both freestanding and building mounted signage that will serve the Verrado Marketplace.
3. Signage and design standards for properties located within the Verrado community are dictated by the Verrado Community Master Plan (CMP). The Verrado CMP includes standard allowances for signage that are suitable for most properties and developments. To address unique needs, the CMP introduces the CSP process, which allows for the evaluation of a project's signage on an individual basis, permitting increases beyond the standard allowances when deemed appropriate. Per the approved CMP, developments utilizing a CSP may propose variations from the allowed CMP signage standards that address sign size, and the number of signs allowed.... variations above twenty (20) percent must be approved by the Planning and Zoning Commission.”

AREA CONTEXT

4. The property is zoned Planned Community and is governed by a Community Master Plan Zoning Overlay District, known as the Verrado CMP, which was adopted in 1999 with an accompanying development agreement. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
5. ***Table 1: Existing Land Use, General Plan Designation, and Zoning District***

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Commercial Center Under Construction	Master Planned Community	PC, Planned Community with CMP Overlay
North	Verrado Marketside Commercial; Cold Beers & Cheeseburgers, Zupas, Dutch Bros.	Master Planned Community	PC, Planned Community with CMP Overlay
South	Buckeye Commons East; Costco, Sequoia Pathfinder and future	Activity Center “The Landing”	Commercial Center

	LAND USE	GENERAL PLAN	ZONING
	commercial		
East	Undeveloped Verrado Commercial/Mixed Use High	Master Planned Community	PC, Planned Community with CMP Overlay
West	Verrado Marketside Commercial Parcel C and Banner Site Plan	Master Planned Community	PC, Planned Community with CMP Overlay

PUBLIC PARTICIPATION

6. The agenda was published on the City website and posted in public locations in accordance with Open Meeting Law. No comments have been received to date.

BACKGROUND

7. Annexation and relevant case history
 - a. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
 - b. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999
 - c. PLZ-14-00097 (SP14-17) Verrado Marketside District Major Site Plan/Preliminary Plat – Approved by City Council on April 21, 2015
 - d. PLZV-23-0009 – Verrado Marketplace (Vestar) – Site Plan – Approved by Planning and Zoning Commission on May 28, 2024

ANALYSIS

8. The CSP establishes criteria for a multitude of sign types in addition to the pylon signs. The proposed signage is designed to create a specific sense of place for the Verrado Marketplace. It will have the following signs:
 - a. Project ID at Intersection
 - Number of Signs: 2
 - Size: 5'-6" x 18'-6" (each)
 - b. Tenant Monument Signs
 - Number of Signs: 6
 - Size: 15'-0" x 7'-8" (each)

- c. Gateway Sign
 - Number of Signs: 1
 - Size: 15'-0" x 32'-0"
- d. Vehicular Wayfinding Signs
 - Number of Signs: 6
 - 4 signs: 5'-10" x 3'-0" (each)
 - 2 signs: 4'-8" x 2'-9" (each)
- e. Thank You for Visiting Sign
 - Number of Signs: 1
 - Size: 3'-0" x 5'-8"
- f. District Fountain ID
 - Number of Signs: 1 set (freestanding "DISTRICT" letters + 2 tenant letters)
 - Size: N/A (letters float above cascading fountain)
- g. Directory Signs
 - Number of Signs: 2
 - Size: 7'-9" x 3'-9" (each)
- h. Feature Artwork
 - Number of Signs: 2 sets
 - Size: N/A (abstract artwork and/or light towers)
- i. Advertising/Lifestyle Panels
 - Number of Signs: 10
 - Size: TBD (LED illuminated vertical and horizontal panels)
- j. Tenant Signs
 - Number of Signs: Varies by tenant
 - Size: Varies by tenant (storefront, blade signs, logos/icons)
- k. Window Graphics (Temporary)
 - Number of Signs: Varies by tenant
 - Size: Varies (full storefront coverage, opaque to block interior view)

l. Window Graphics (Permanent)

- Number of Signs: Varies by tenant
- Size: Varies (cannot exceed 30% window coverage, must be on interior surfaces)

m. Drive-Up Blade Signs

- Number of Signs: 2
- Size: 12'-0" x 2'-0" (each)

n. Drive-Up Beacon Sign

- Number of Signs: 1
- Size: 12'-0" x 1'-0"

o. Pylon Signs (Freeway)

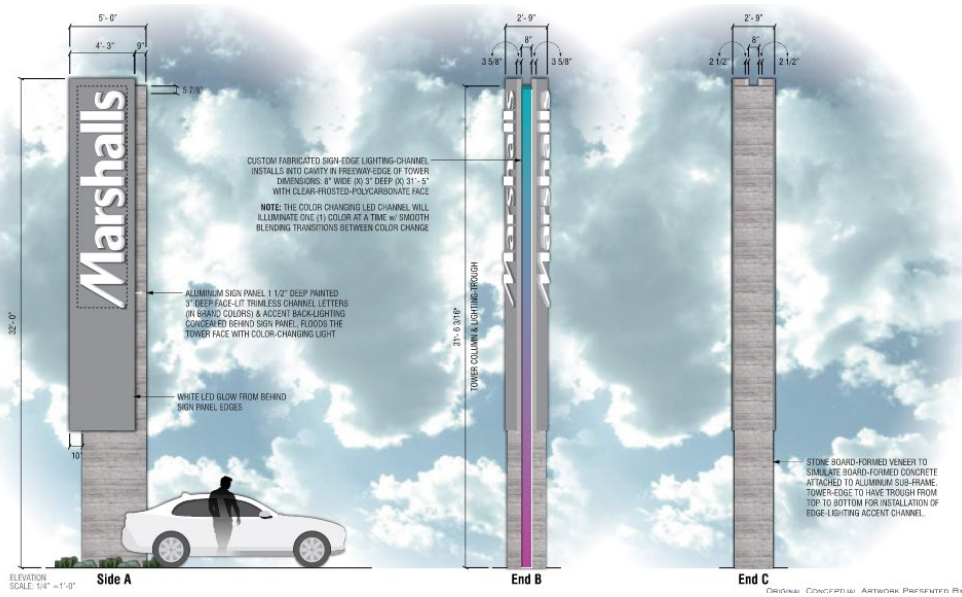
- Number of Signs: 8
- Size: 32'-0" x 5'-0" (each)

p. Project ID Entrance Sign

- Number of Signs: 1
- Size: 7'-7" x 21'-6"

9. All signage proposed within the CSP complies with the prescribed allowances of the Verrado CMP with one exception. Single tenant signs are allowed to be 20' tall with 100 square feet of sign area (sign copy). The proposed CSP would allow 32' tall single-tenant signs, called pylons, with approximately 64 square feet of sign area (see Figure 1 below). The applicant is proposing to use eight (8) pylons along the freeway frontage for single tenants to create a unique and fun colonnade look along the freeway (see Figure 2 below) as opposed to providing more traditional 65' tall multi-tenant signs. This approach is similar to what Vestar has provided in other "marketplace" locations throughout the valley, including Tempe Marketplace and Desert Ridge Marketplace.

10. **Figure 1 - Verrado Marketplace Pylon Proposal**



11. **Figure 2 – Verrado Marketplace Pylon Perspective**



12. The signage described and illustrated in the Verrado Marketplace CSP follows a modern, high-quality design that integrates stone veneer, board-formed concrete, blackened steel, and brushed aluminum for a sleek and textured aesthetic. LED backlighting, color-changing edge

lighting, and halo-lit channel letters enhance visibility and create a dynamic nighttime presence. The signage varies from large-scale monument signs to pedestrian-friendly blade and canopy-mounted signs, ensuring both branding impact and seamless architectural integration at many different scales. Overall, the proposed signage will make a significant contribution to the creation of a modern, upscale, vibrant, and well-integrated development.

RECOMMENDATION

13. Staff recommends the Planning and Zoning Commission **APPROVE** the proposed Comprehensive Sign Plan for the Verrado Marketplace Vestar, Application PLZDR-24-0029, subject to conditions (a) and (b) for the following reasons:
- The eight (8) pylons are creative take on freeway monument signage for this multi-tenant regional commercial lifestyle center.
 - No outstanding issues from reviewing departments.
- a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, “Verrado Marketplace”, consisting of 49 pages received on February 10, 2025, except as modified by the following conditions.
- b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

EXHIBITS

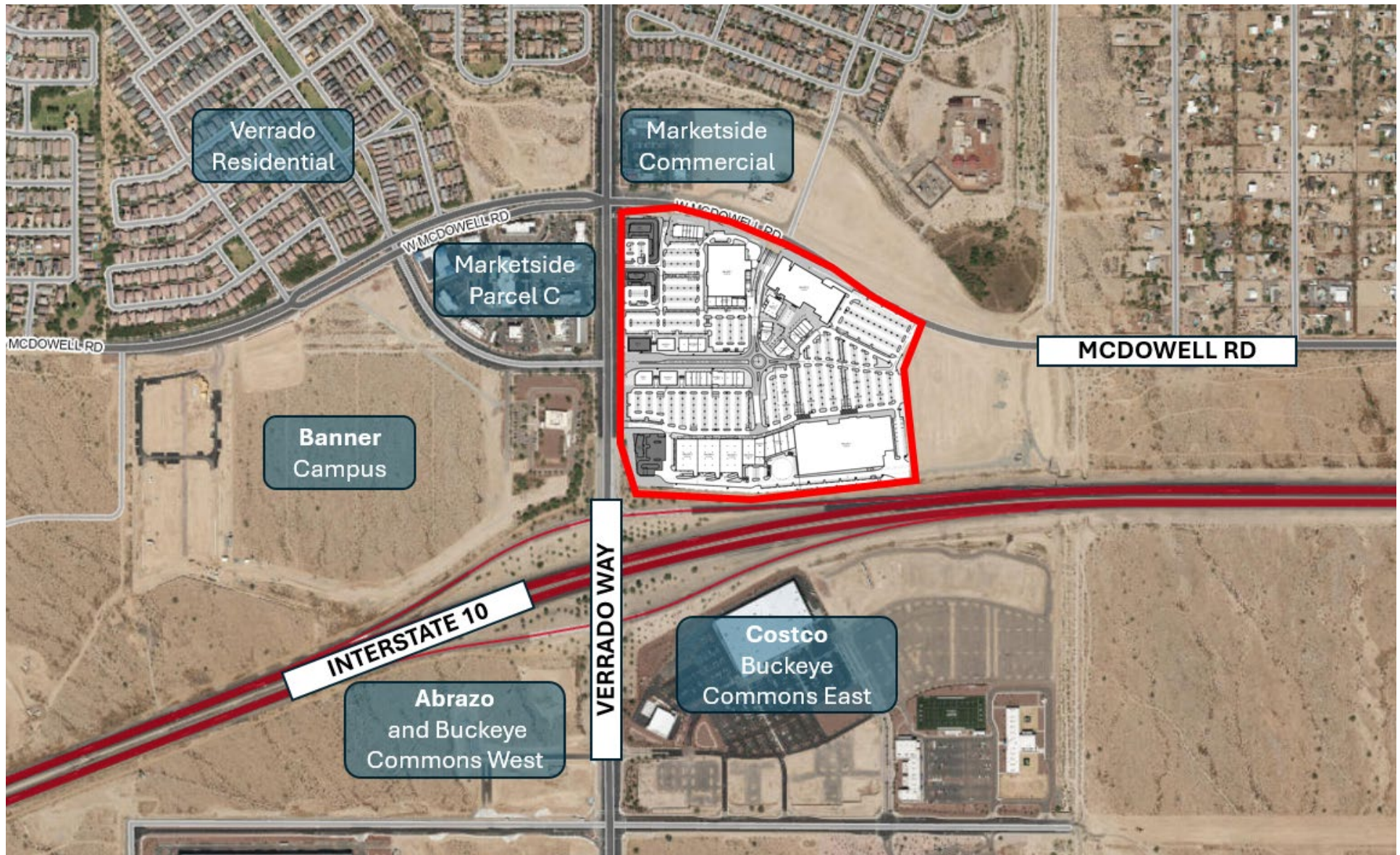
Exhibit A – Vicinity Map
Exhibit B – Proposed CSP
Exhibit C – Proposed Pylons
Exhibit D – Verrado CMP-Signs

Prepared by:

Sean Banda, Senior Planner

Reviewed by:

Ken Galica, Planning Manager





CSP/MSP Final Draft

REVISED JANUARY 2nd, 2025
240807-02

PREPARED FOR:



PREPARED BY:



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COLORS



ALUMINUMPAINTEDTOMATCHDOVEGRAY



ALUMINUMWITHFAUX-PAINTEDBLACKENEDSTEEL

MATERIALS



STONEBOARD-FORMEDVENEER



MORINARCHITECTURALMETAL-DOVEGREY

FONT SAMPLES

VERRADO
MARKETPLACE

AVANT GARDE

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

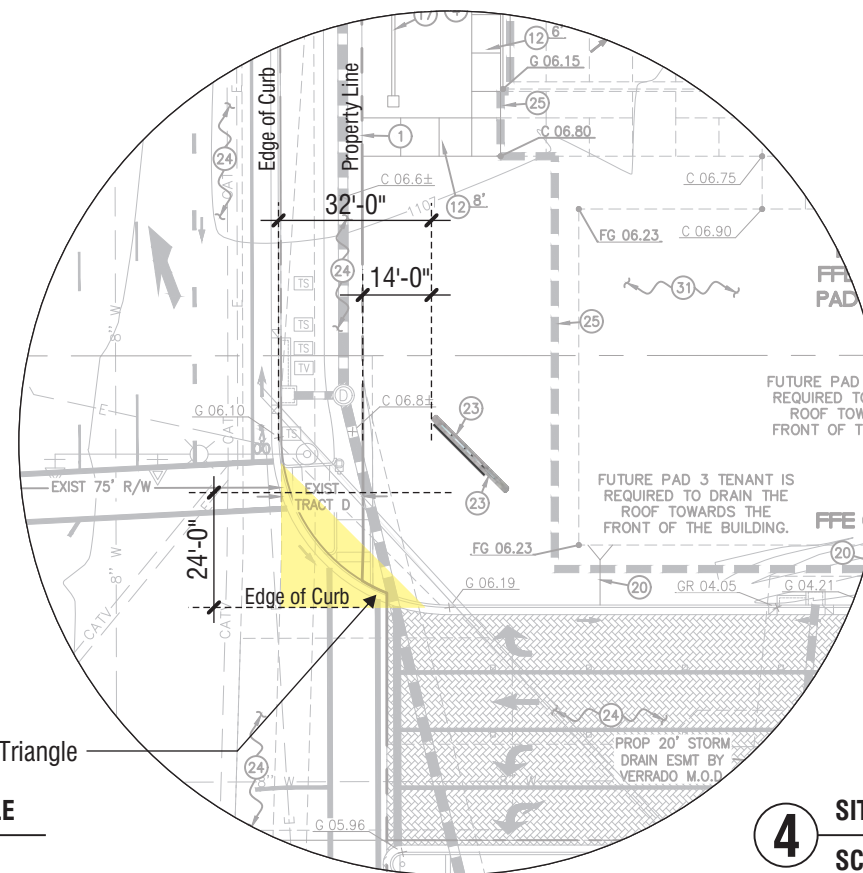
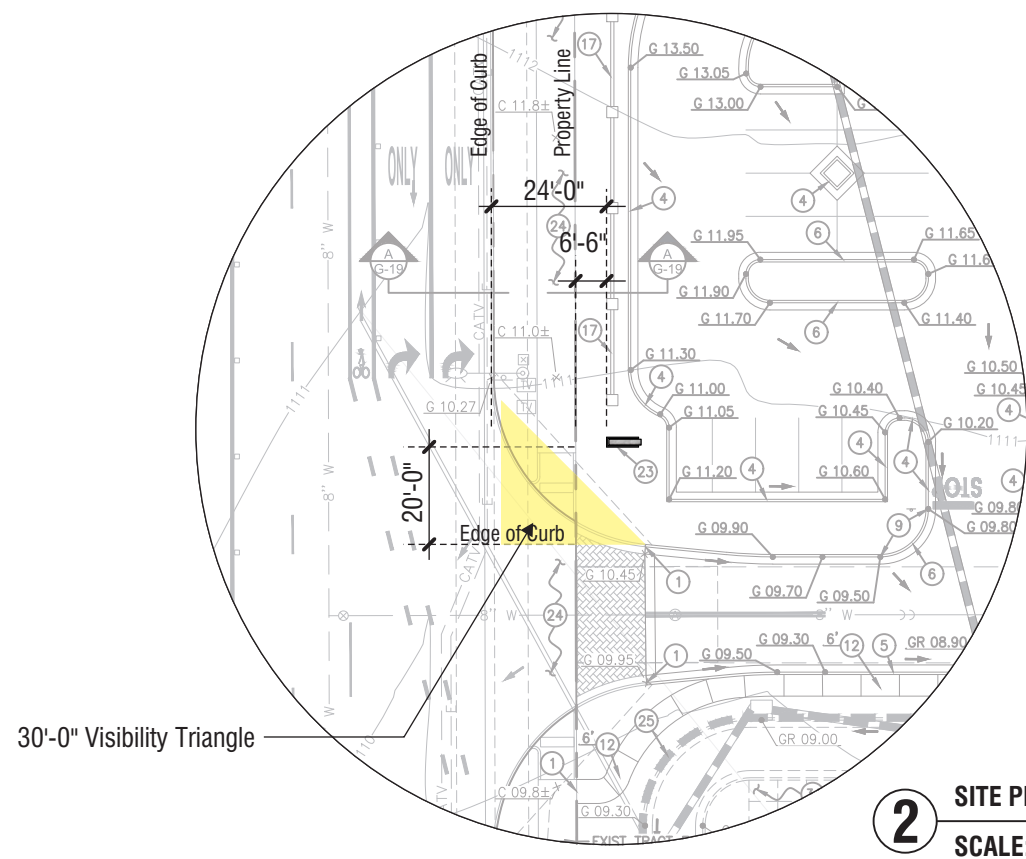
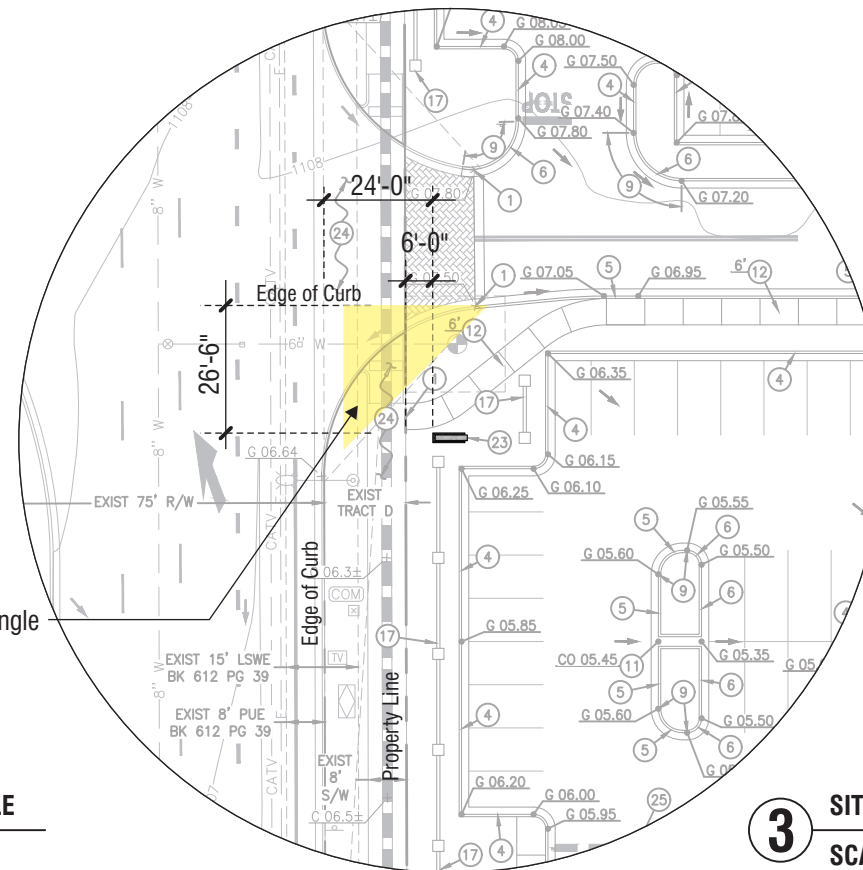
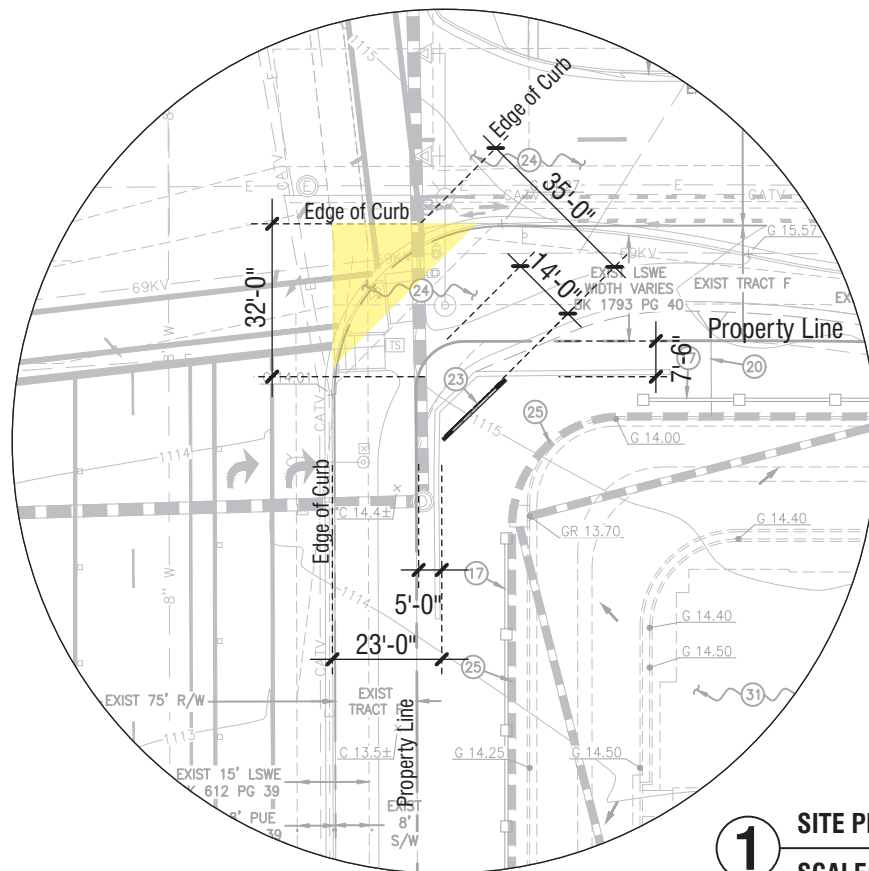


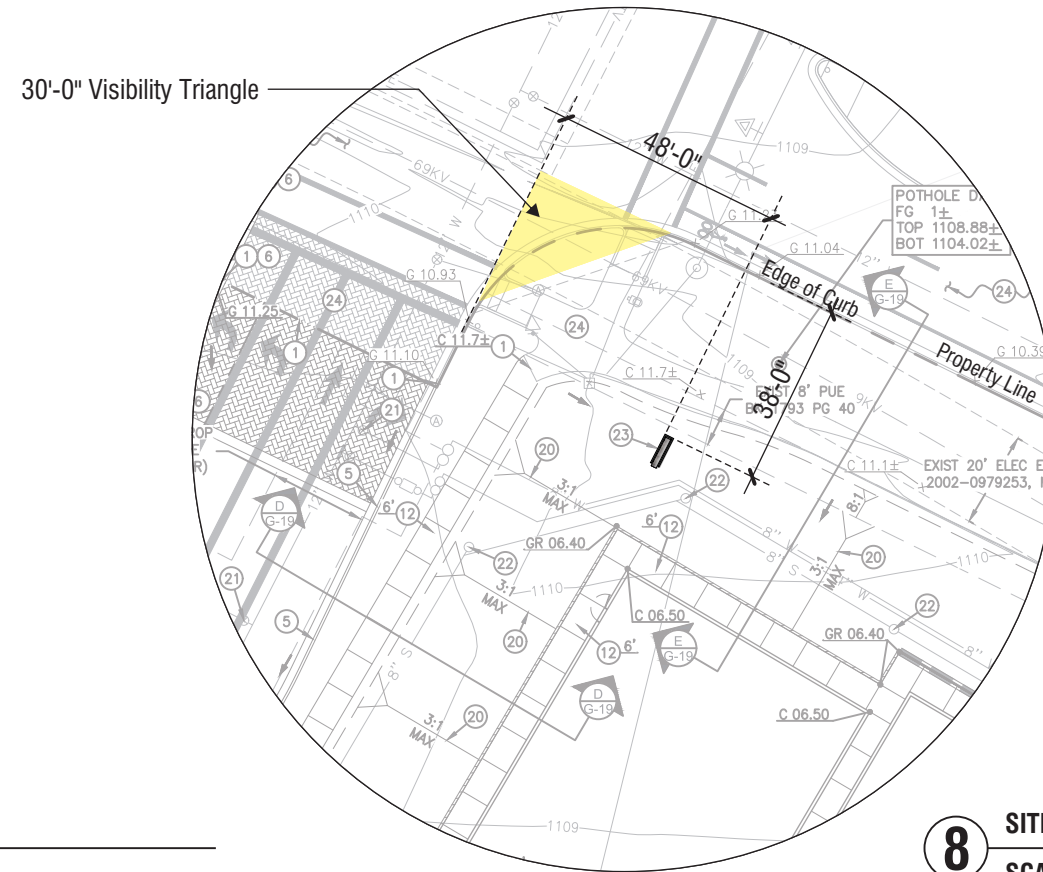
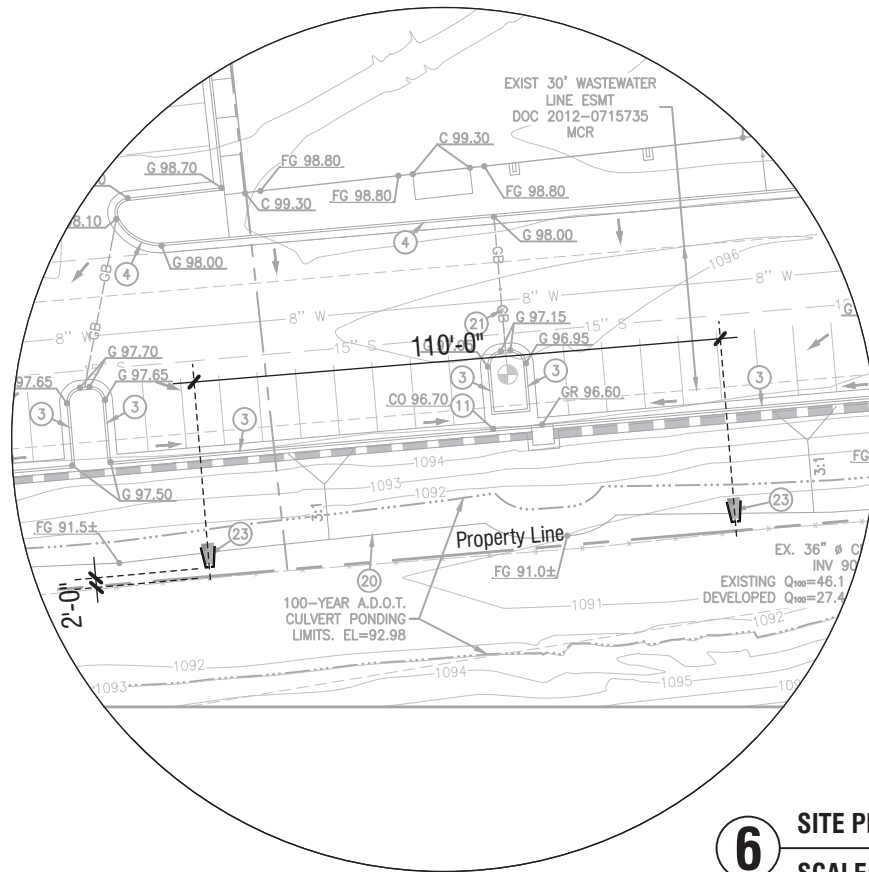
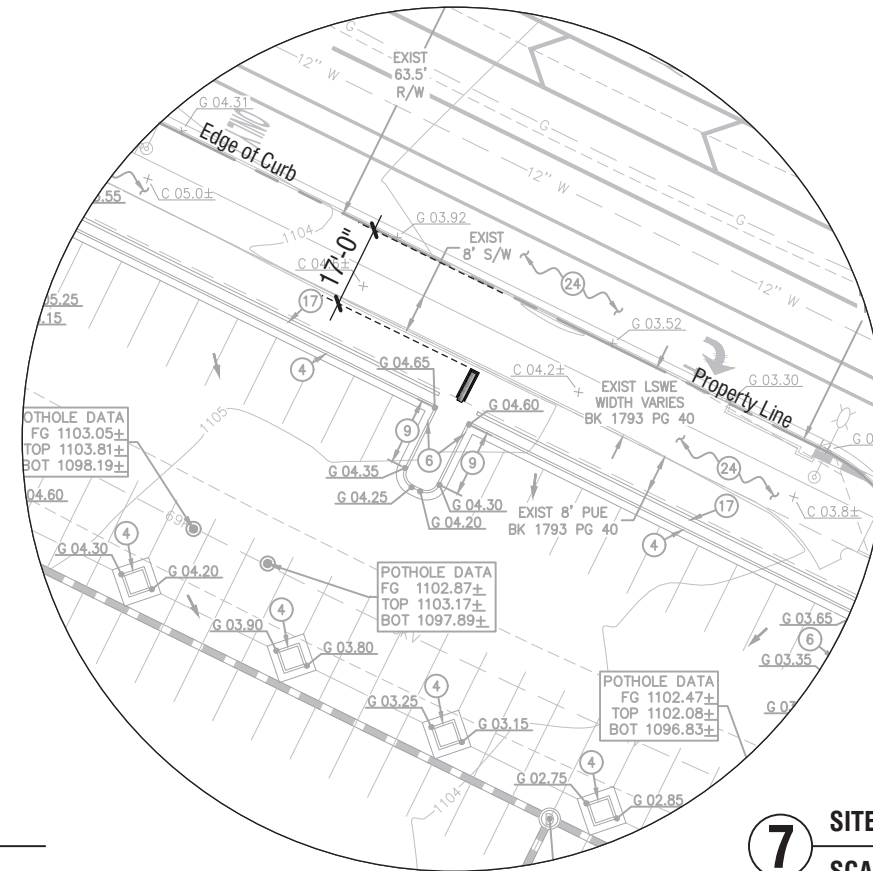
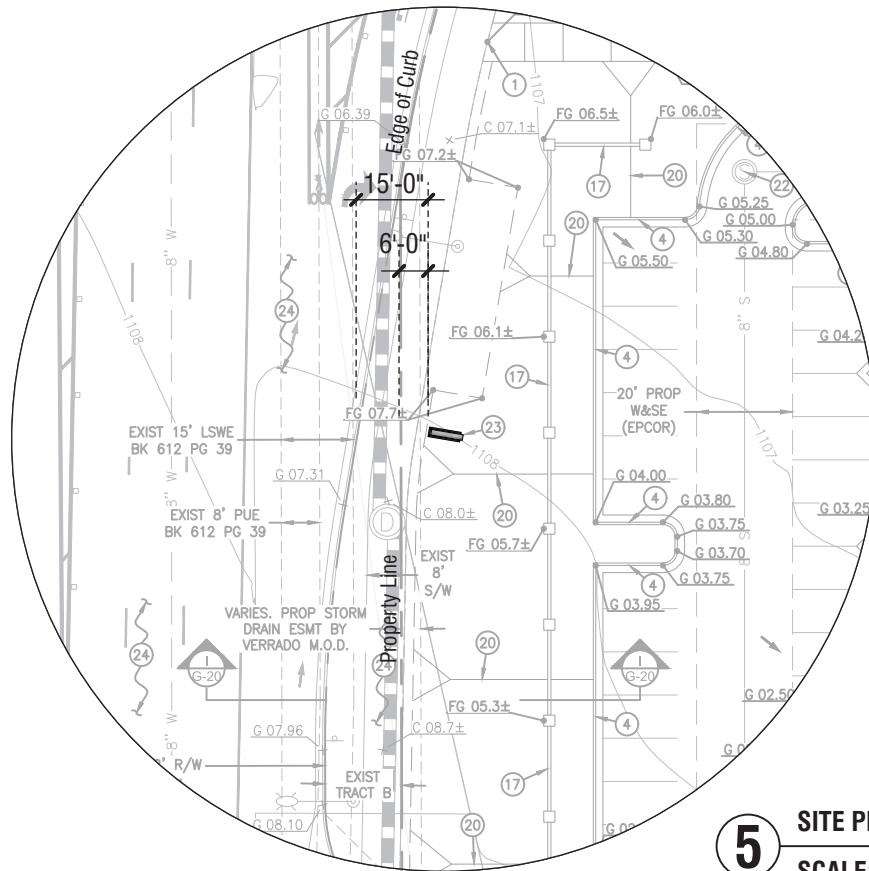
MAP LEGEND

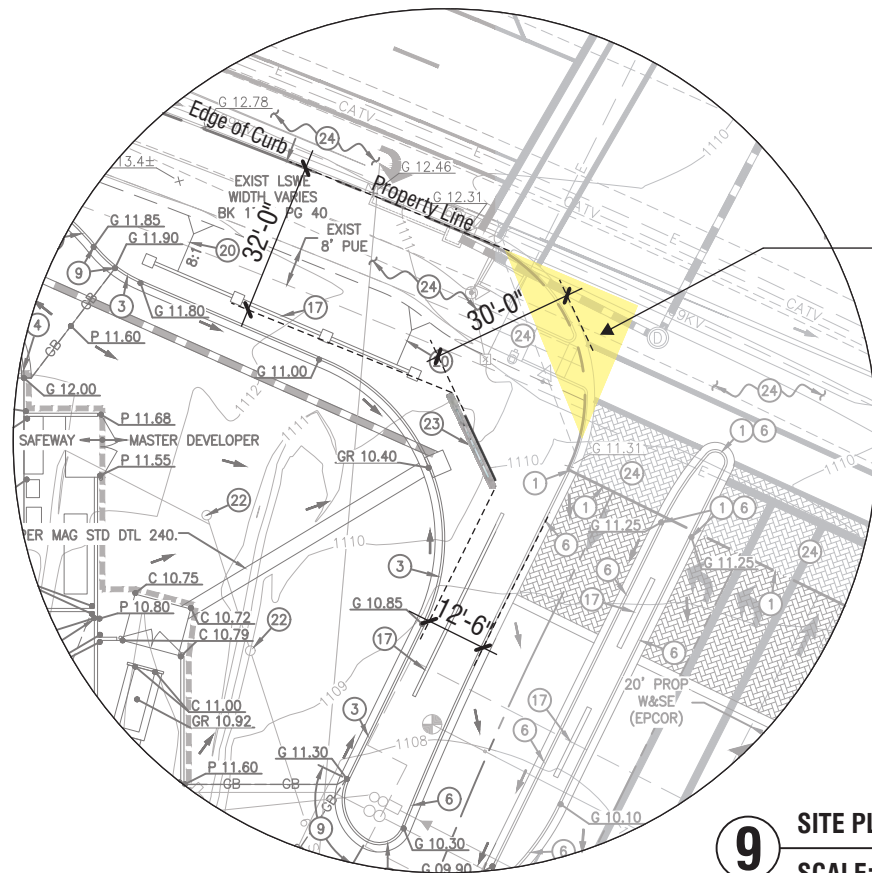
- PAD TENANTS
- SHOP TENANTS
- THEATER TENANT
- MAJOR TENANTS
- PARKING
- SHARED GREEN SPACE
- HARDSCAPE
- SIGNALIZED INTERSECTIONS

SIGNAGE LEGEND

- MARKETPLACE PROJECT ID (3)
- ARRIVAL GATEWAY ID (1)
- THANK YOU FOR VISITING (1)
- TENANT MONUMENT (6)
- MAJOR PYLONS (8)
- DISTRICT ID FOUNTAIN (1)
- VEHICULAR WAYFINDING (6)
- FEATURE ARTWORK (2)
- RETAIL ID-SHOPS/PADS (QTY. TBD)
- BUILDING ID - THEATER (5)
- BUILDING ID-MAJORS (17)
- LIFESTYLE SUPER GRAPHICS (10)
- DIRECTORY (2)
- TENANT BLADE SIGNS (38)
- DISTRICT FOUNTAIN ID (1)

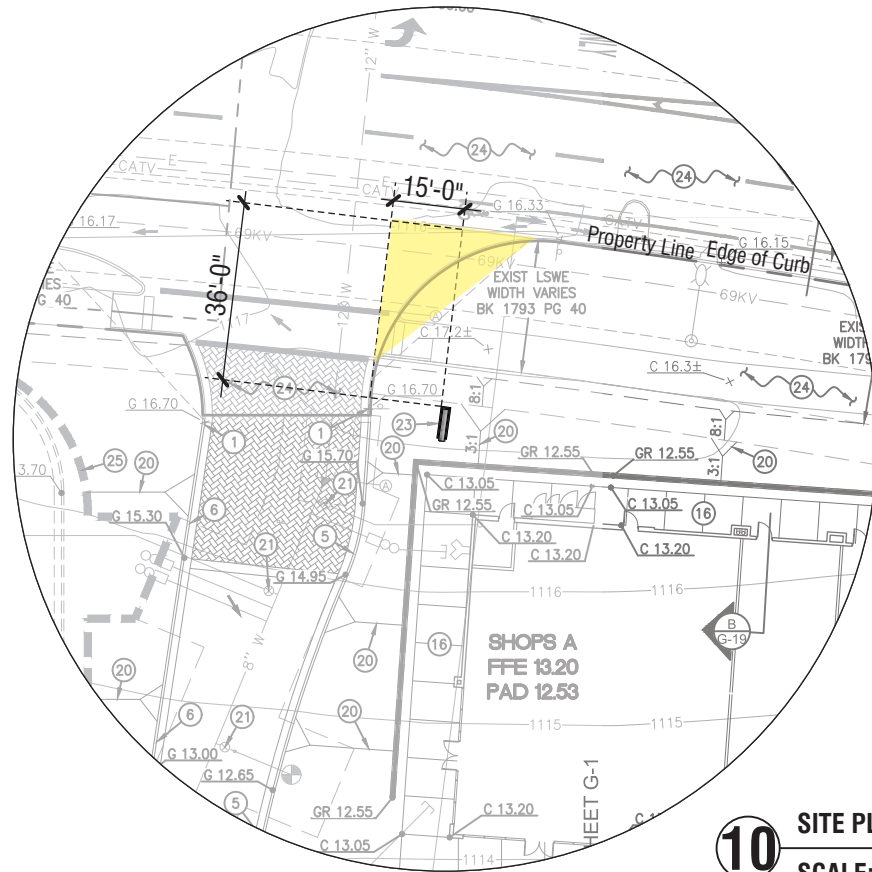




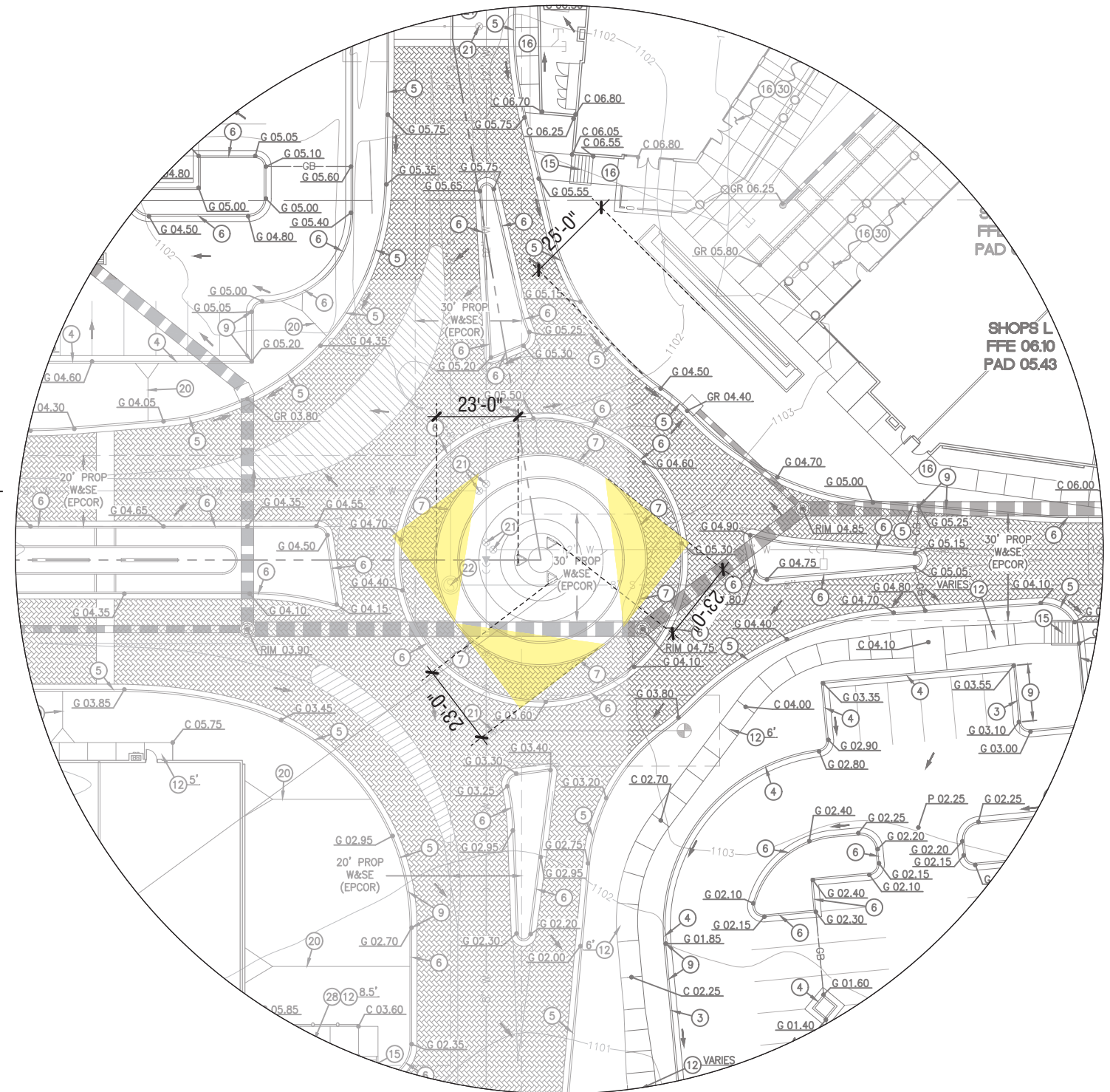


30'-0" Visibility Triangle

9 SITE PLAN DETAIL - SETBACK AND VISIBILITY TRIANGLE
SCALE: 1" = 40'-0"



10 SITE PLAN DETAIL - SETBACK AND VISIBILITY TRIANGLE
SCALE: 1" = 40'-0"



11 SITE PLAN DETAIL - SETBACK AND VISIBILITY TRIANGLE
SCALE: 1" = 40'-0"

INTRODUCTION

This Sign Criteria has been prepared as a guideline for the design and installation of the Project & Tenant signage within The VERRADO MARKETPLACE Retail Center. The specifications indicated within this Sign Criteria are to help each tenant achieve maximum visual identification.

Tenant agrees to design, construct and install tenant’s signage at tenant sole cost and expense in accordance with this Sign Criteria, prior to tenant opening for business in the center. Conformance to detailed sign drawings and specifications which have obtained the prior approval of the landlord and the City of Buckeye, AZ. The Landlord shall administer and interpret this Sign Criteria. Final approval of tenant signage is at the sole discretion of Landlord. If sign has no visibility from the street, the City has no jurisdiction.

1. GENERAL REQUIREMENTS

- a. Each tenant shall submit to the Landlord for approval before fabrication, (1) electronic copy of detailed drawings indicating the location, size, layout, design, materials and color graphics. Such drawings shall be submitted concurrently with sufficient architectural drawings to show the exact relationship of the proposed sign and the store location on-site and the dimensions of the leased frontage.
- b. Prior to fabrication, three sets of detailed drawings of all signs shall be submitted to the City of Buckeye, AZ Planning Division for review and approval. These drawings must be signed, stamped and approved by the landlord prior to submittal to the City. All signage shall be approved by the Landlord and City of Buckeye, AZ prior to installation.
- c. Each tenant shall obtain and pay the entire cost of all permits, approvals, construction, installation and maintenance of its respective sign(s).
- d. Each tenant shall be responsible for fulfillment of all of these Sign Criteria.
- e. No tenant shall affix or maintain upon any glass or other material on the storefront any signs unless they shall first have received the prior written approval of

the Landlord.

- f. Tenant shall be responsible for the installation and maintenance of all signs in their tenant space.
- g. Tenant shall be fully responsible for the operations of the tenant’s sign contractor.
- h. All signage to be connected to house panel except for Target, Harkins, and Safeway.
- i. No exposed electrical raceways for building attached signs. Each letter must be individually powered from the backside of the wall or parapet. Conceal all electrical wiring for canopy mounted letters behind architectural eyebrow or metal awning projection. For suspended signs, all electrical to be concealed in ceiling with flush mount service door.
- j. Location of all signs shall be per the accompanying design criteria drawings and specifications.
- k. Wording of sign copy shall not include the product sold except when it is part of the tenant’s trade name (DBA).

l. Any Issue not covered by these sign criteria shall be addressed by the City of Buckeye Municipal code section 5.11 SIGNS.

m. For freeway pylon and monument signs, tenants are required to use Landlord's sign provider and provide artwork.

2. CONSTRUCTION REQUIREMENTS

- a. Letter fastening and clips are to be concealed and be of galvanized metal, stainless steel, aluminum, brass, or bronze metals.
- b. No labels will be permitted on the exposed surface of signs, except those required by local ordinance, which shall be placed in an inconspicuous location.
- c. Tenant shall have identification signs designed in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the center.

d. Design, layout and materials for tenant signs shall conform in all respects with the sign design drawings included with this criteria. The maximum height for letters in the body of the sign shall be as indicated in these sign criteria.

e. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

f. No exposed crossover conduits, conductors, or transformers, etc. shall be permitted.

3. SIGN INSTALLATION

- a. All work to fabricate, erect, or install signs including connection to electrical junction box shall be contracted and paid for by tenant and subject to approval by Landlord.
- b. All signs shall be designed, constructed & installed in accordance with local codes and ordinances. All sign permits shall be obtained from the City of Buckeye, AZ by tenant’s sign contractor prior to any installation.
- c. Signs not installed in strict conformance with previously approved plans and specifications shall follow standard notice/remedy timelines in the Lease.
- d. Erection of any sign shall be promptly and safely effected with as little disruption to business and traffic as possible and with minimum of inconvenience to the Landlord and to the other tenants.
- e. Tenant is responsible for ensuring signage installers are qualified and follow OSHA safety requirements while on property.
- f. Tenant shall coordinate sign installation timeline with Landlord
- g. Upon removing any sign, tenant shall, at its own expense, repair any damage created by such removal and shall repair the area from which the sign was removed back to its original condition. All debris from removal shall be promptly removed from the

site.

4. PROTECTION OF PROPERTY

- a. Tenant’s sign contractor shall design and erect its sign in such a manner that will not over stress, deface, or damage any portion of the building or grounds.
- b. All exposed parts of any sign or sign support subject to corrosion or other similar damage such as fading shall be protected and maintained to the highest standards.
- c. Any sign on which stains or rust appear, or which becomes bent, or which in any manner whatsoever is not maintained properly, shall be promptly repaired. Landlord may remove, store or repair at tenant’s expense, any signs not maintained properly or not in accordance with this criteria. If tenant does not make corrections or repairs within thirty (30) days sign maybe corrected or repaired by Landlord at tenant’s expense.

d. Each tenant who has a non customer door for receiving merchandise may apply on said door 4” high black or white Avant Garde font letters with the tenant’s name and suite number. These letters shall be mounted at 6’-0” high.

5. PROJECT IDENTIFICATION SIGNS

Freeway Pylon

- a. Eight (8) double face pylon signs 32’-0“ x 5’-0” displaying major tenants on floating edge-lit panels with 3” deep front lit channel letters internally illuminated. Pylon signs to be installed in front of Major 7 bordering interstate 10 freeway edge.
- b. Refer to design exhibits for additional details
- c. Location reference on Sign Location Plan

Project ID Entrance

a. One (1) Single Face project ID sign 7’-7“ x 21’-6” with stone veneer base, floating through-cut Identity panel and Illuminated light bar above shall be erected at the primary entrance to the project off

N. Verrado Way.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Project ID at Corner intersection of Verrado Way & McDowell Road and McDowell Road

a. Two (2) 5’-6“ x 18’-6” single face internally illuminated project ID cabinet signs with either non-illuminated light bar above, or optional illuminated light bar. Sign(s) are erected at the intersection of N Verrado Way and W McDowell Road and at the property entry off McDowell Road

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Tenant Monument

a. Six (6) double face tenant monument signs 15’-0“ x 7’-8” with floating light colored metal panels and 1“ push thru acrylic in matt white or brand colors with internal illumination. Colored vertical accent light and natural or composite sign structures. Three (3) tenant monuments located along N Verrado Way, and three (3) located along W McDowell Road.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Gateway

a. One (1) Cantilevered Gateway arrival Sign 15’-0” x 32’-0“ with applied internally illuminated Letters, metal clad structure, and stone veneer base.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Vehicular Wayfinding

a. Four (4) 5’-10” x 3’-0” and Two (2) 4’-8“ x 2’-9” double and single face internally illuminated signs with changeable tenant names on floating blackened metal panels, optional halo lighting in accent color

and natural or composite base. Signs are positioned throughout the property to improve navigation and facilitate parking zones for visitor access to tenants.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Thank You For Visiting

a. One (1) 3’-0” x 5’-8” single face internally illuminated sign with “Thank you for visiting”message on floating blackened metal panel, optional halo lighting in accent color and natural or composite base.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

District Fountain ID

a. One (1) set of freestanding polished metal DISTRICT letters float above cascading fountain to reflect the changing skyline. Flanked by a set of (2) primary tenant letters with Internal illumination Cantilevered from fountain edge using minimal structure behind letters.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Directory

a. Two (2) 7’-9“ x 3’-9” double face internally illuminated directory with blackened metal body and glass faces display map and tenants on one side and advertising graphics on the second side, Content of which will be operated and maintained by Owners Representative.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

Feature Artwork

a. Two (2) sets of abstract feature art and or light towers (TBD) will be erected at the principal entry

off N Verrado Way and also at the center roundabout.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

On Premise Advertising/Lifestyle Panels

a. Ten (10) total LED illuminated vertical and or horizontal Advertising/Lifestyle Graphic Panels (Size TBD) will be installed on the East elevation of Major 1, South elevations of Majors 3, 4, and 5, and the West elevation of Major 3. Specific content and criteria to be developed.

b. Refer to design exhibits for additional details

c. Location reference on Sign Location Plan

6. RETAIL TENANT SIGNS

Tenant Specific Sign Type Definitions

a. Tenant Identification Sign- Tenant’s primary storefront identification sign

b. Certain Tenants will be allowed rear signage for shops and buildings.

c. Tenant Blade Sign- All Tenants are required to have one storefront blade sign supplied at Tenant’s cost. Tenants are encouraged to provide creative and sculptural design solutions for thier blade sign. All blade signs shall have indirect or internal illumination

d. Lifestyle Graphic- Tenant Lifestyle Graphic

e. Tenant Logo/Icon- Tenant Brand Logo or Icon

Theater Tenant

a. Tenant shall be allowed a maximum of 2,000 square feet of signage combined for all four elevations. Refer to elevation drawings and Sign Plan.

b. Maximum sign length shall not exceed 70% of

tenant space frontage.

c. Maximum letter height shall not exceed six (6) feet.

d. Theater may install six (6) illuminated changeable Movie Media Panels on each elevation.

d. Theater Tenant may erect (1) set of internally illuminated roof top style Letters which are integrated into an architectural structure positioned above the roof line on the South facing elevation. 6’-0" Max. Height.

e. Signs shall be installed directly onto the architectural facade/fascia. No exposed raceway permitted.

f. Unless otherwise approved by the Landlord, Tenant signs shall be comprised of individual channel letters consistent with the design criteria.

g. Theater Tenant is permitted to include their logo or brand icon as part of their primary storefront graphic identification.

Major Tenant (1,3-7)

a. Tenant shall be allowed a maximum of one and one quarter (1.25) square feet of total sign area per each lineal foot of tenant space frontage. Refer to elevation drawings and Sign Plan.

b. Maximum sign length shall not exceed 70% of tenant space frontage.

c. Maximum letter height shall not exceed five (5) feet.

d. Maximum number of signs for Majors 1 and 7: Four (4) signs per building face, which may include secondary signs such as Pharmacy drive-thru, store pick-up, shop in shop sub brands like coffee or other retail.

e. Major 7 may erect two (2) sets of their brand icon symbol measuring 12’-0“ x 12’-0” on the North and south building elevations. The (2) brand icons on the south elevation will partially extend above the roof line.

f. Major 7 may erect two (2) freestanding

double-sided Drive-Up Blade Signs measuring 12’-0” x 2’-0” with illuminated routed push thru copy and one (1) freestanding four sided Drive Up Beacon sign measuring 12’-0” x 1’-0” with illuminated routed push thru copy located in parking lot by entrance.

g. Signs shall be installed directly onto the architectural facade/fascia. No exposed raceway permitted.

h. Unless otherwise approved by the Landlord, Tenant signs shall be comprised of individual channel letters consistent with the design criteria.

i. Major Tenants are permitted to include their logo or brand icon as part of their primary storefront graphic identification.

In-line Shop Tenant-Bldgs (A, B, C, D, E, F, G,H, J, K, L, & M)

a. Tenant shall be allowed a maximum of one and one half (1.5) square feet of total sign area per each lineal foot of tenant space frontage. Refer to elevation drawings and Sign Plan.

b. Maximum sign length shall not exceed 70% of tenant space frontage.

c. Maximum letter height shall not exceed three (3) feet, however Brand Logos may be taller providing that the total aggregate sign area falls within the allotted lineal foot allowance of Tenant space frontage.

d. Maximum number of signs: One (1) sign per building face. End cap tenants may be allowed a second sign, not to exceed two (2) signs per Tenant.

e. Signs shall be mounted directly onto the building facade/fascia or to the architectural metal storefront canopy. No exposed raceways permitted.

f. Each tenant shall be allowed one (1) double face internally illuminated rectilinear blade sign measuring 3’-0” x 1’-10” or circular blade sign measuring 2’-6” x 2’-6”. Tenant name and logo to be dimensional, 1/2” raised profile, push-through acrylic and routed metal sign face.

Pad Bldgs (1, 2, 3, 4, & 5)

a. Tenant shall be allowed a maximum of one and one half (1.5) square feet of total sign area per each lineal foot of tenant space frontage. Refer to elevation drawings and Sign Plan.

b. Maximum sign length shall not exceed 70% of building elevation.

c. Maximum letter height shall not exceed three (3) feet, however Brand Logos may be taller providing that the total aggregate sign area falls within the allotted lineal foot allowance of tenant building elevation.

d. Maximum number of signs: four (4) signs, (1) per elevation, not including a freestanding drive-thru sign if required by restaurant operator.

e. Signs shall be mounted directly onto the building facade/fascia or to the architectural metal storefront canopy. No exposed raceways permitted. Approval of elevations is not inclusive of the building signage shown. Signage and elevation submittals should be separated for Landlord review.

7. WINDOW GRAPHIC SIGNS

a. All work to be approved and coordinated with Vestar Property Manager.

b. No work to impede the daily operations of existing Tenants, work should be scheduled either before or after Center's operation hours.

c. Installer insurance must be on file and approved prior to scheduling work.

d. Tenant is responsible for proper removal of temporary window graphics without damage.

e. Prior to installation, sign permit (if applicable) must be obtained by authority having jurisdiction.

f. Permit and sign vendor COI must be sent to Property Manager prior to scheduled install.

g. Vendor responsible to field verify dimensions.

“COMING SOON” TYPE TENANT WINDOW GRAPHICS (DURING TI CONSTRUCTION)

See property sign criteria for details. If property criteria and/or Tenant Lease do not contain criteria then the following will be used as a Vestar standard for coming soon window graphics;.

a. All storefront window graphics require Landlord approval prior to application.

b. All need to be professionally printed and installed vinyl graphics.

c. Should be large enough to cover most of your storefront glass and opaque enough to block/hide visibility of the inside. Since these will be up until you are ready to open to the public, these will also act to block the construction view. If you are not covering the storefront glass with graphics, then the windows will need to be painted black from the inside until your TI is done. Obviously, advertising your coming soon will be of greater value to you.

d. These temporary window graphics can be proposed to be installed to the interior or exterior glass surfaces. (Permanent graphics can only be installed to the interior glass surfaces). Usually the temporary window graphics are installed to the exterior.

e. Coming soon should include your company name, “coming soon” and a QR code or web site (as long as they are live).

f. You can include a time of year you are opening....for instance, “coming soon – winter 2023” or December 2023.

g. Images should include your logo, products/services, etc.

PERMANENT TYPE WINDOW GRAPHICS

See property sign criteria for details. If property criteria and/or Tenant Lease do not contain

criteria then the following will be used as a Vestar standard for coming soon window graphics;.

a. All storefront window graphics require Landlord approval prior to application.

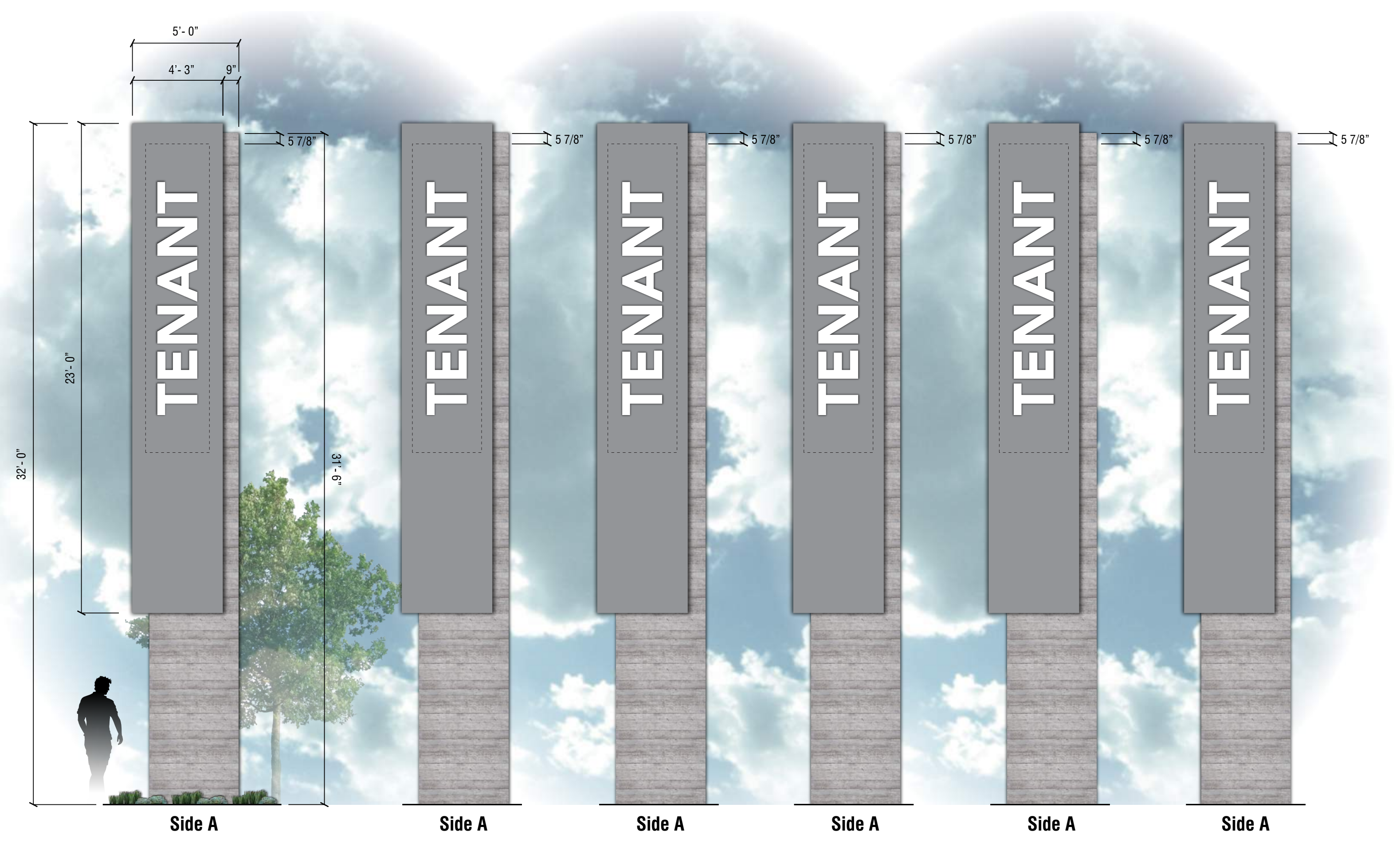
b. All need to be professionally printed and installed vinyl graphics.

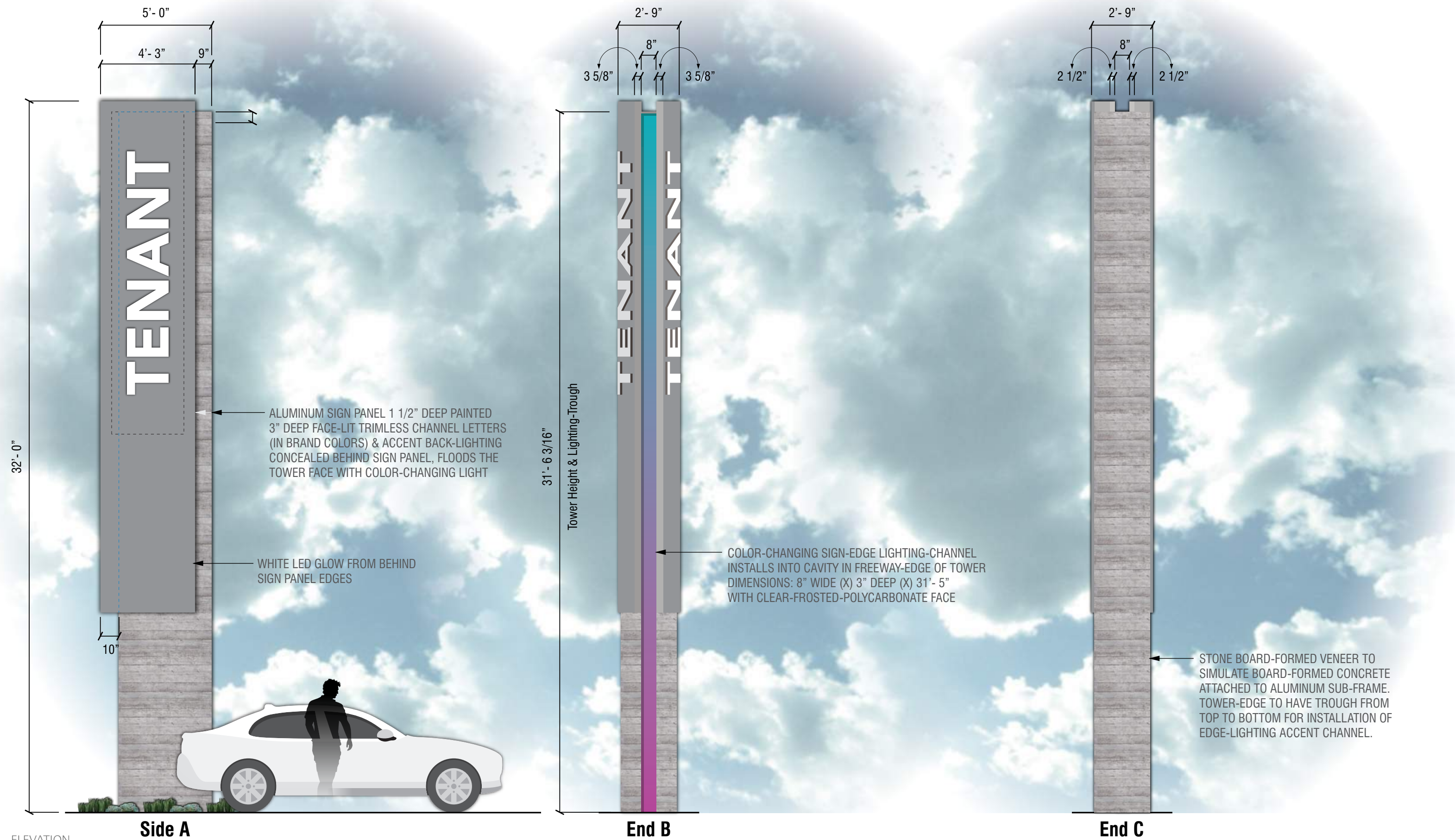
c. Cannot exceed 30% coverage.

d. Can only be proposed to be installed to interior glass surfaces

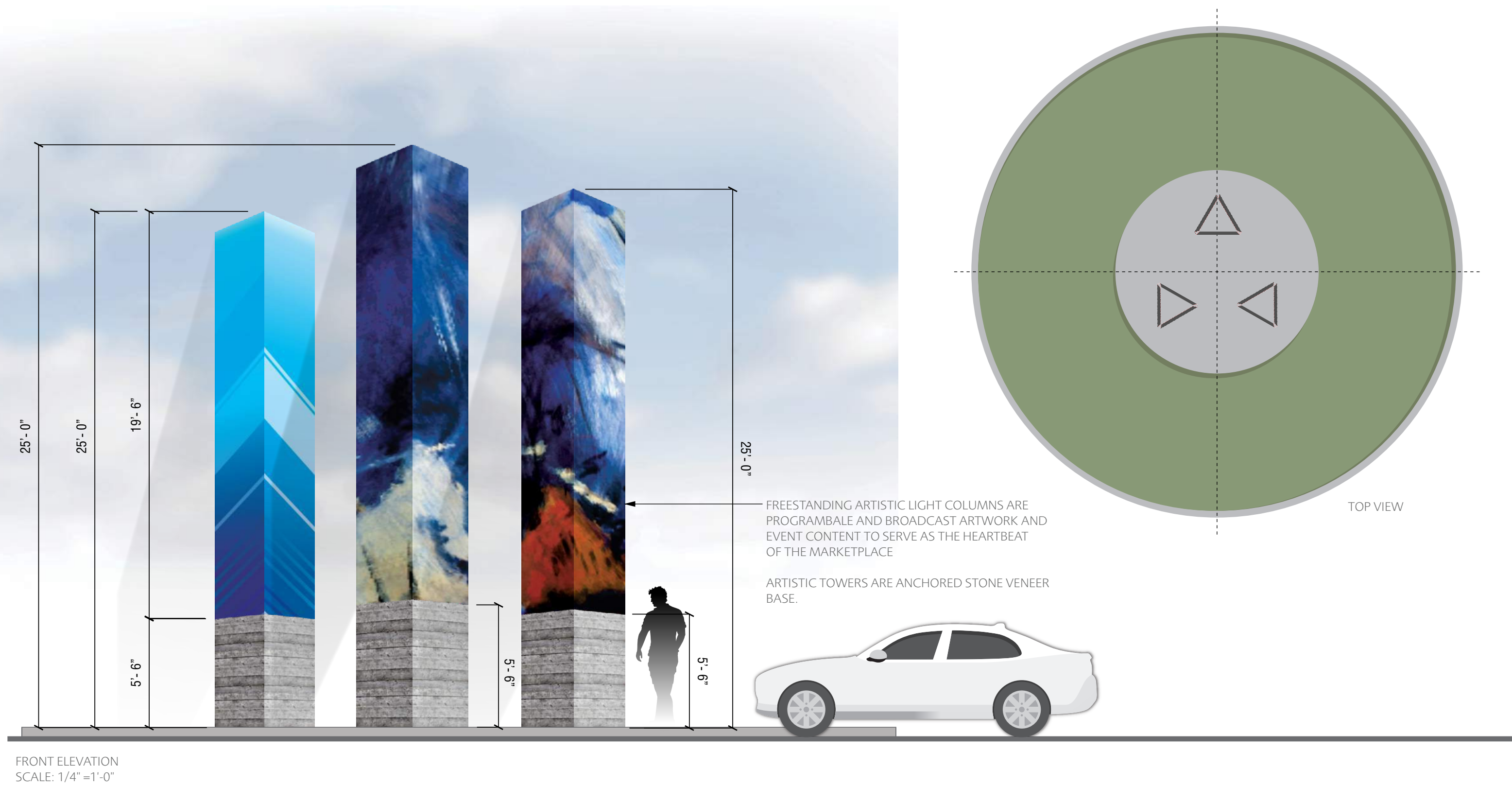
e. Large graphics cannot be opaque. They need to have some level of transparency (at Landlord’s discretion).

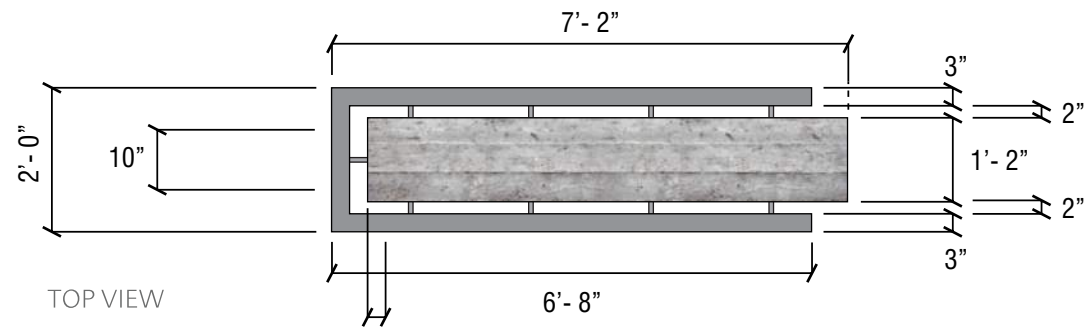
f. Banners/Promotional signage:
- Project Announcement Boards - 90 days prior to opening with landlord approval.
- Coming Soon - 30 days prior to opening
- Now Open - 2 weeks post opening
- Temporary promotions - 1 week with landlord approval.





ELEVATION
SCALE: 1/4" = 1'-0"



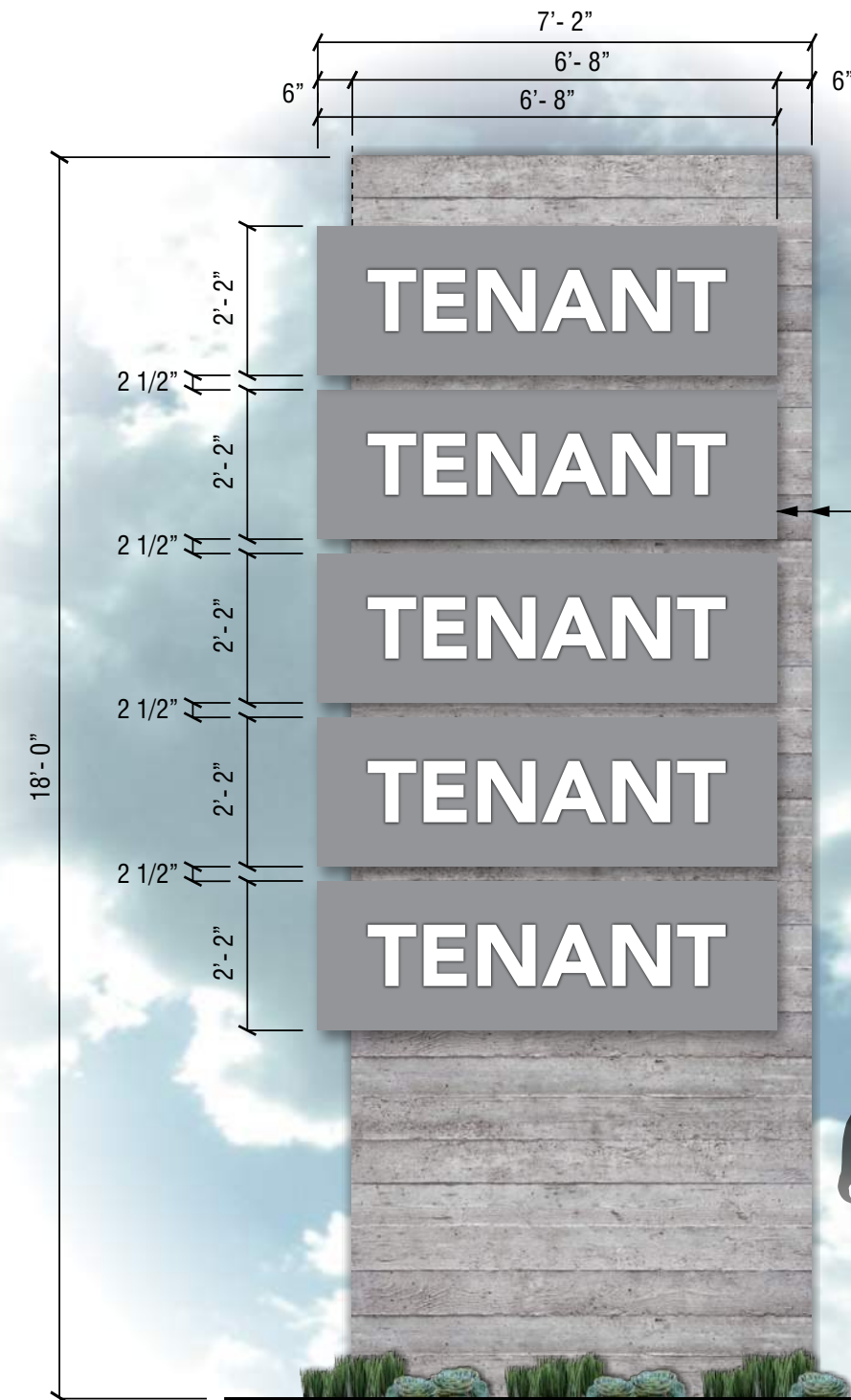


DOUBLE FACE MONUMENT SIGN WITH FLOATING ALUMINUM PANELS AND 1" THICK PUSH THRU ACRYLIC LETTERS WITH TRANSLUCENT VINYL BRAND COLORS.

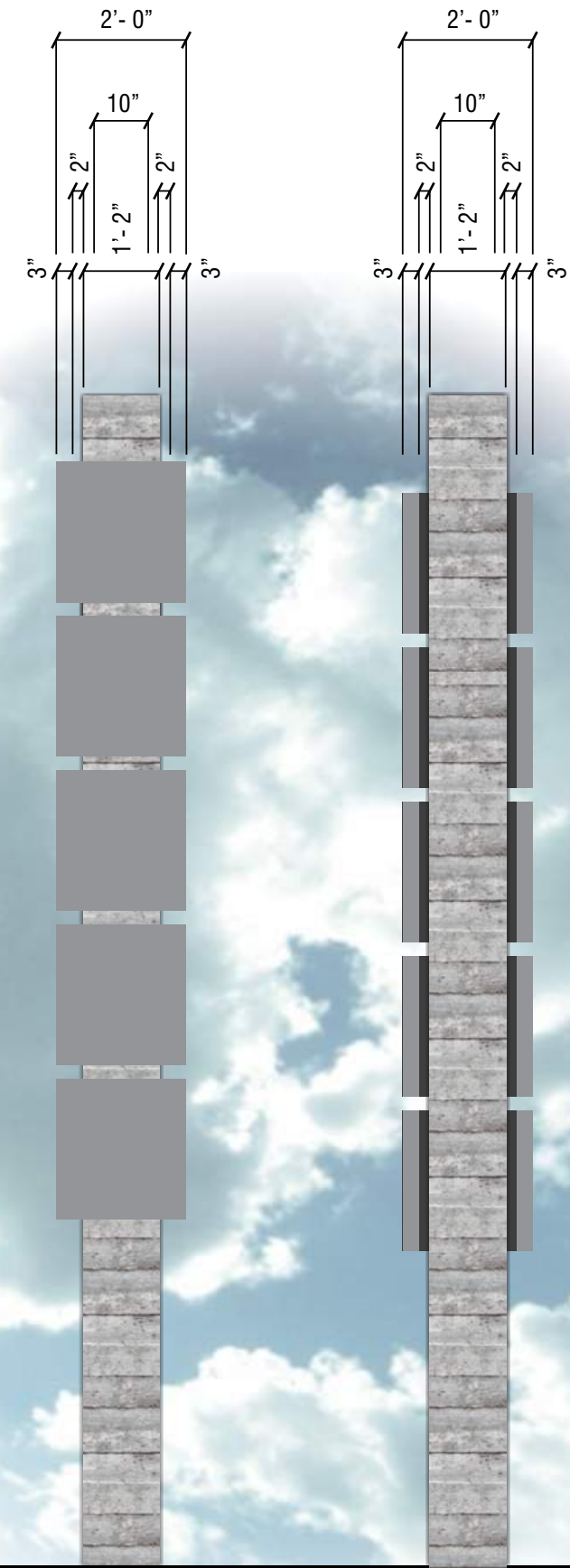
NOTE: TENANT NAMES VARY BY LOCATION. MAXIMUM OF 4 TENANT PANELS PER LOCATION

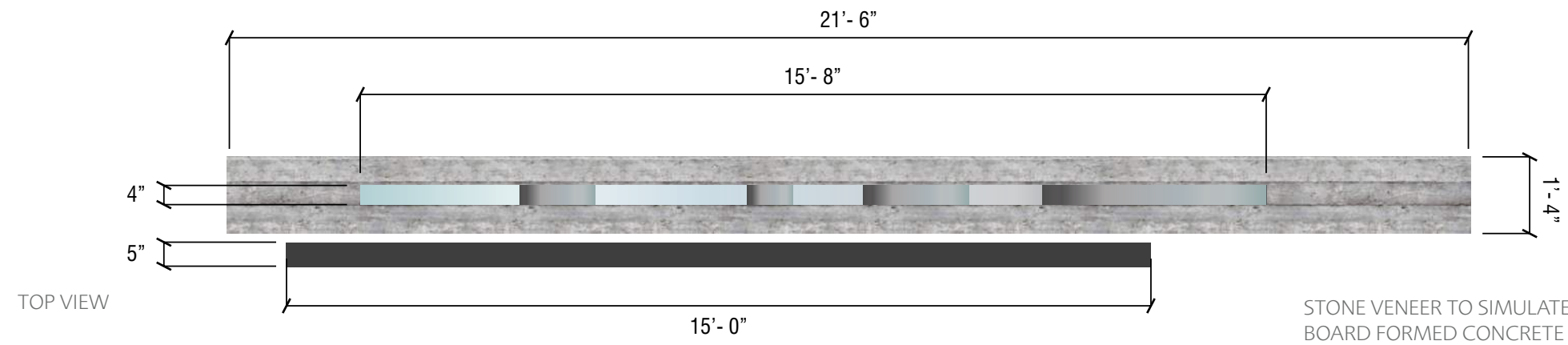
STONE VENEER TO SIMULATE BOARD FORMED CONCRETE BODY WITH VERTICAL PATTERN AND WASHED WITH HALO LIGHT BY CONCEALED SOURCE BEHIND TENANT PANEL.

ALUMINUM SIGN PANEL 1 1/2" DEEP PAINTED 1" CLEAR-FROSTED-EDGED ACRYLIC PUSH-THRU (IN BRAND COLORS) & ACCENT BACK-LIGHTING CONCEALED BEHIND SIGN PANEL, FLOODS PORTION OF TOWER-FACE WITH WHITE LED INDIRECT LIGHTING



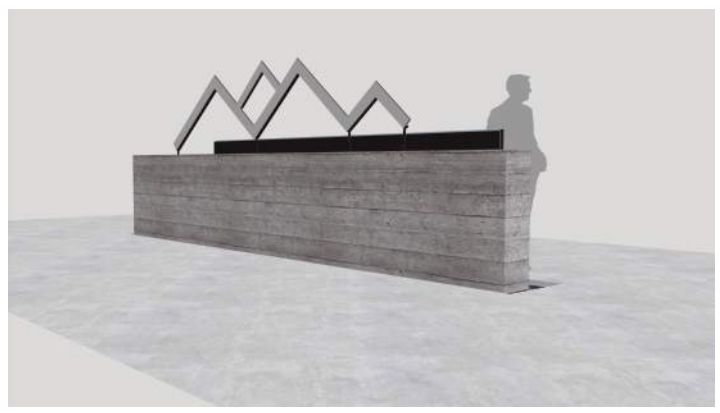
SCALE: 3/8" = 1'-0"



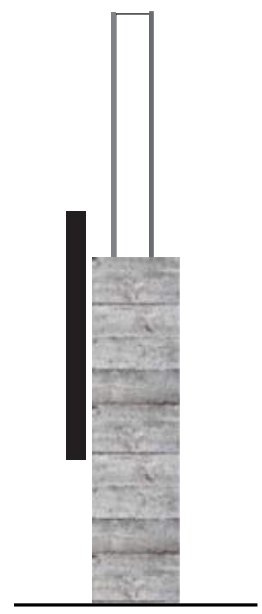
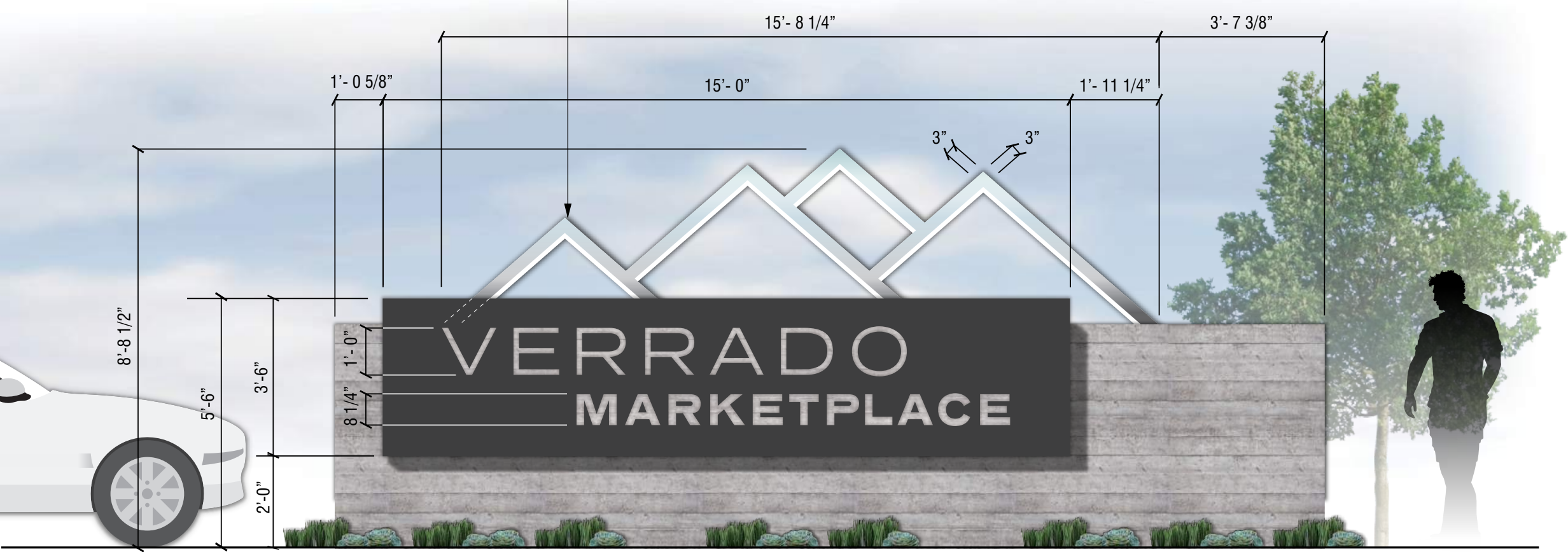


STONE VENEER TO SIMULATE BOARD FORMED CONCRETE WITH FLOATING THROUGH-CUT BLACKENED METAL PROJECT ID PANEL AND ILLUMINATED LIGHT BAR ABOVE.

NOTE: COPY AS EITHER (A) THROUGH CUT WITH FROSTED CLEAR ACRYLIC EDGES (RETURNS), or (B) FROSTED CLEAR PUSH THROUGH. EITHER OPTION IS ILLUMINATED WHITE LED.

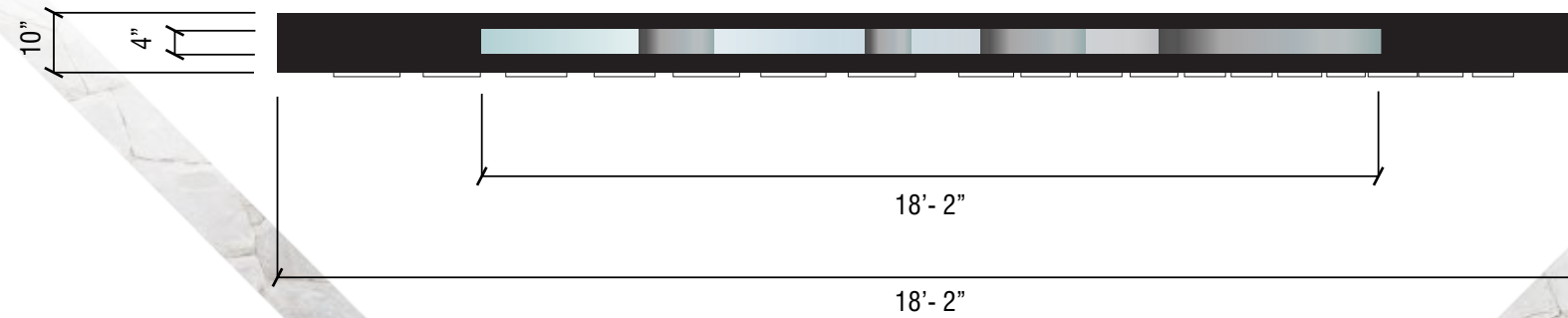


ALUMINUM 3" WIDE CHANNEL MOUNTAIN-RANGE LOGO WITH 1/4" THICK MATTÉ WHITE ACRYLIC RETURNS ALUM LOGO-BACK. BOTTOMS FASTEN TO BASE-TOP LOGO FACE TO BE ALUM PAINTED MP BRUSHED-ALUMINUM INTERNAL WHITE 7100K LED MODULES ILLUMINATE LETTER-EDGES



SIDE VIEW/
WITH PANEL
EDGE HALO

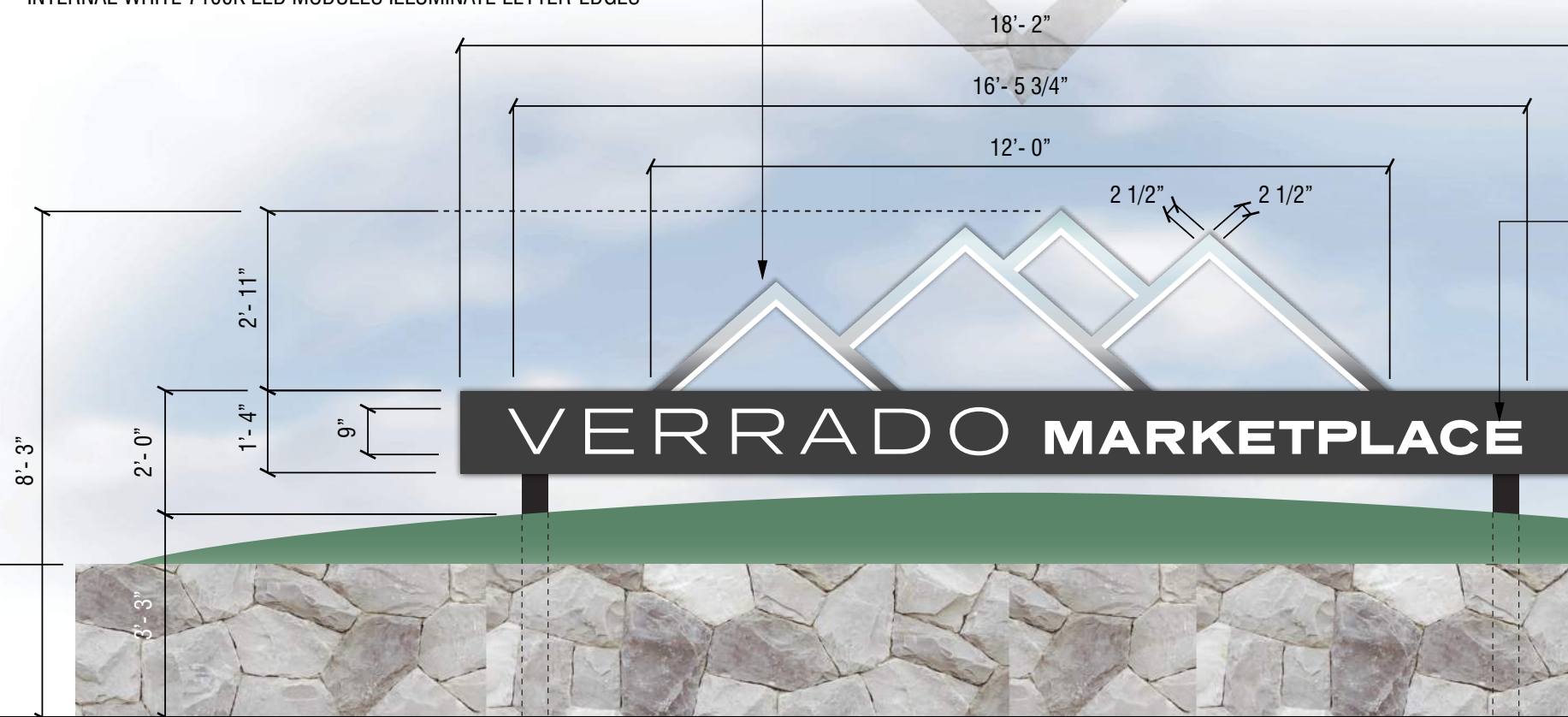
SCALE: 3/8" = 1'-0"
FRONT ELEVATION



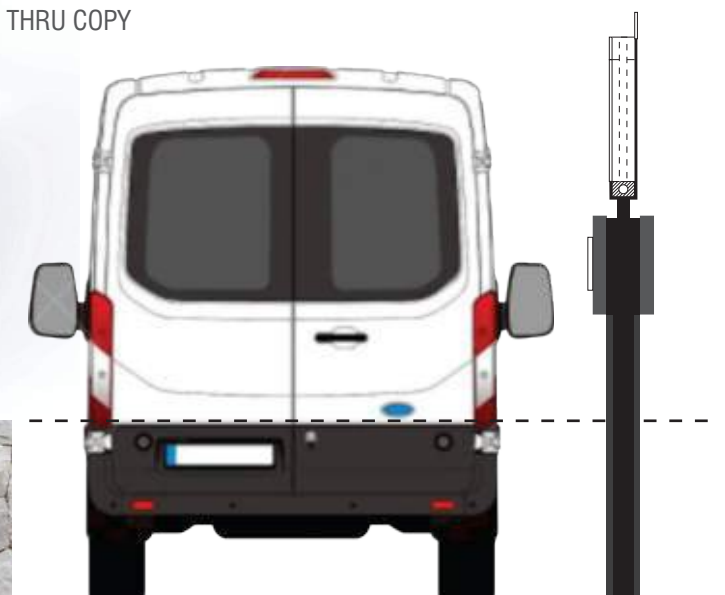
TOP VIEW
SCALE: 3/8" = 1'-0"

ALUMINUM 3" WIDE CHANNEL MOUNTAIN-RANGE LOGO WITH 1/4" THICK MATTÉ WHITE HAND-FORMED ACRYLIC RETURNS 3/16" THK ALUMINUM LOGO-BACK. BOTTOMS FASTEN TO BASE-TOP LOGO FACE TO BE ALUMINUM PAINTED MP BRUSHED-ALUMINUM INTERNAL WHITE 7100K LED MODULES ILLUMINATE LETTER-EDGES

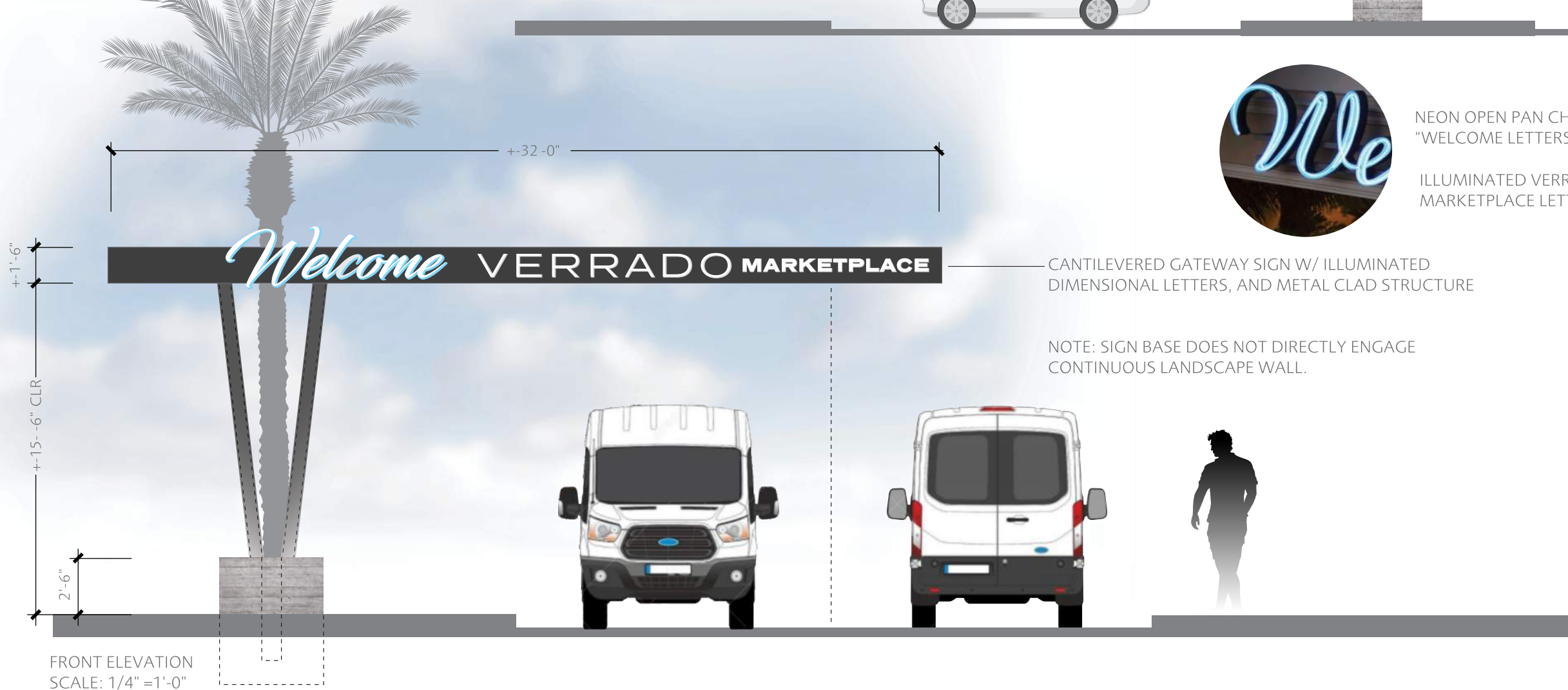
EXISTING STONE WALL TO REMAIN LANDSCAPE BERM 18" ABOVE TOP OF WALL.



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



SIDE VIEW



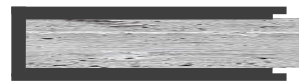
NEON OPEN PAN CHANNEL
"WELCOME LETTERS"

ILLUMINATED VERRADO
MARKETPLACE LETTERS

ALTERNATE LOCATION FOR
"THANK YOU FOR VISITING"

CANTILEVERED GATEWAY SIGN W/ ILLUMINATED
DIMENSIONAL LETTERS, AND METAL CLAD STRUCTURE

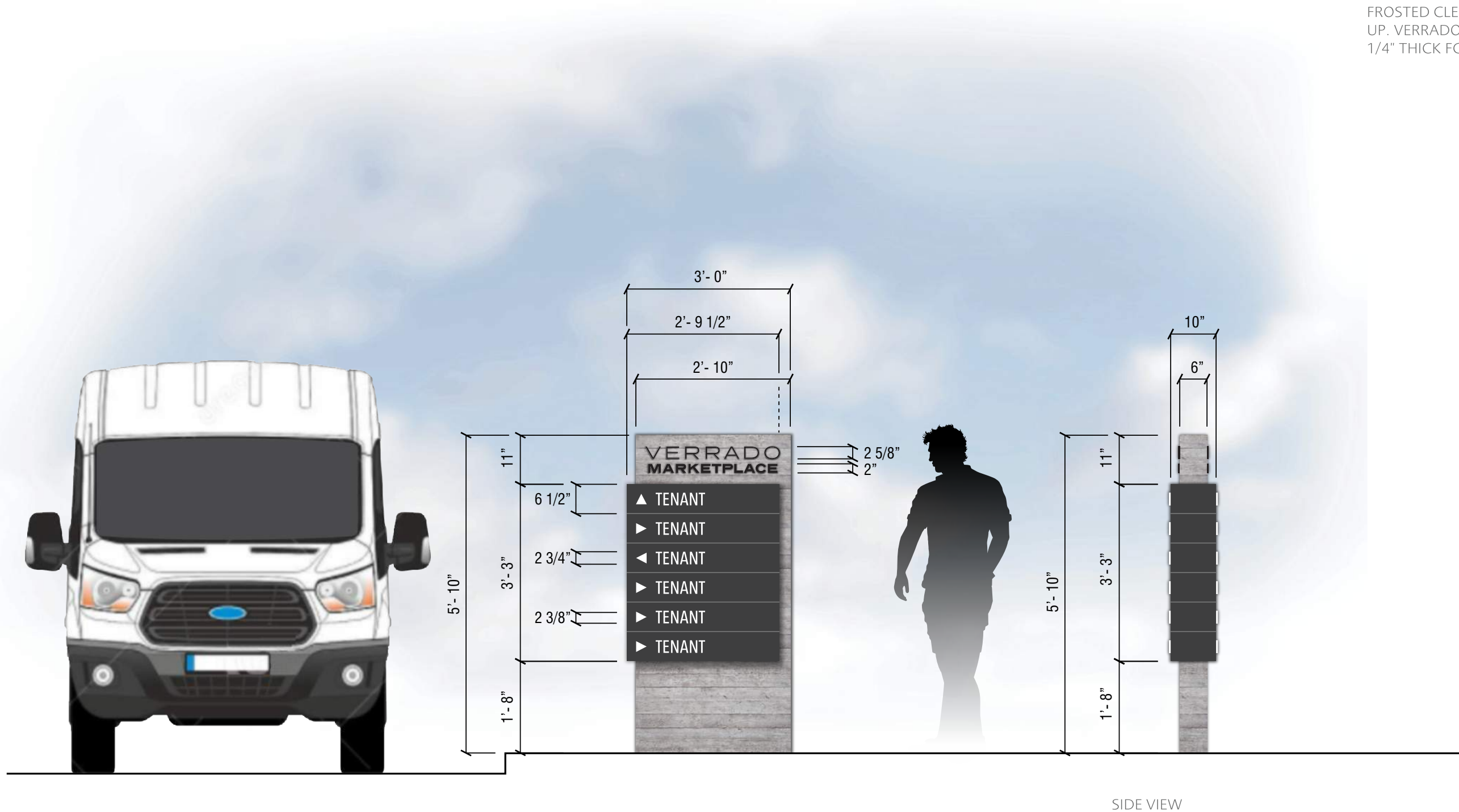
STONE VENEER TO SIMULATE
BOARD FORMED CONCRETE
BODY WITH VERTICAL
PATTERN



TOP VIEW

ILLUMINATED SINGLE & OR DOUBLE FACE
STONE VENEER TO SIMULATE BOARD FORMED
CONCRETE BODY STRUCTURE WITH
FLOATING BLACKENED METAL PANEL
AND OPTIONAL EDGE LIGHTING IN ACCENT
COLOR

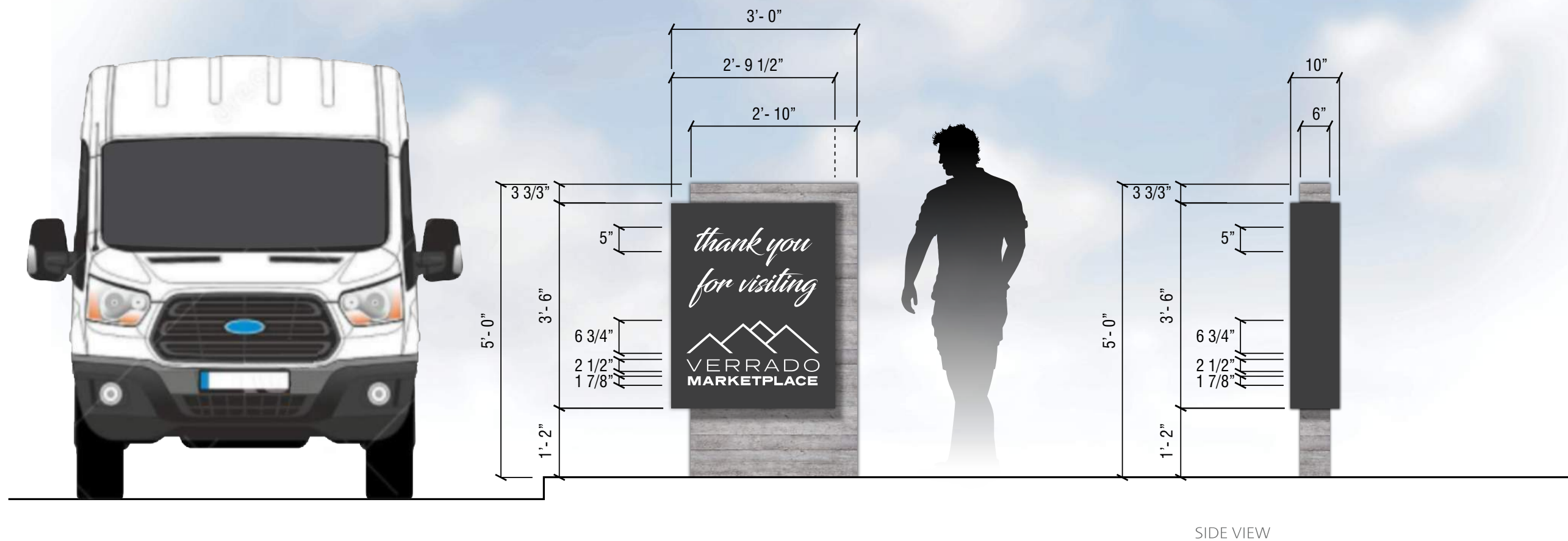
NOTE: TENANT COPY AS EITHER PUSH THRU
FROSTED CLEAR ACRYLIC OR ACRYLIC BACK
UP. VERRADO MARKETPLACE COPY TO BE
1/4" THICK FCO ALUMINUM PIN MOUNTED



ELEVATION
SCALE: 1/2" = 1'-0"

ILLUMINATED SINGLE & OR DOUBLE FACE
STONE VENEER TO SIMULATE BOARD FORMED
CONCRETE BODY STRUCTURE WITH
FLOATING BLACKENED METAL PANEL
AND OPTIONAL EDGE LIGHTING IN ACCENT
COLOR

NOTE: TENANT COPY AS EITHER PUSH THRU
FROSTED CLEAR ACRYLIC OR ACRYLIC BACK
UP. VERRADO MARKECTPLACE COPY TO BE
1/4" THICK FCO ALUMINUM PIN MOUNTED



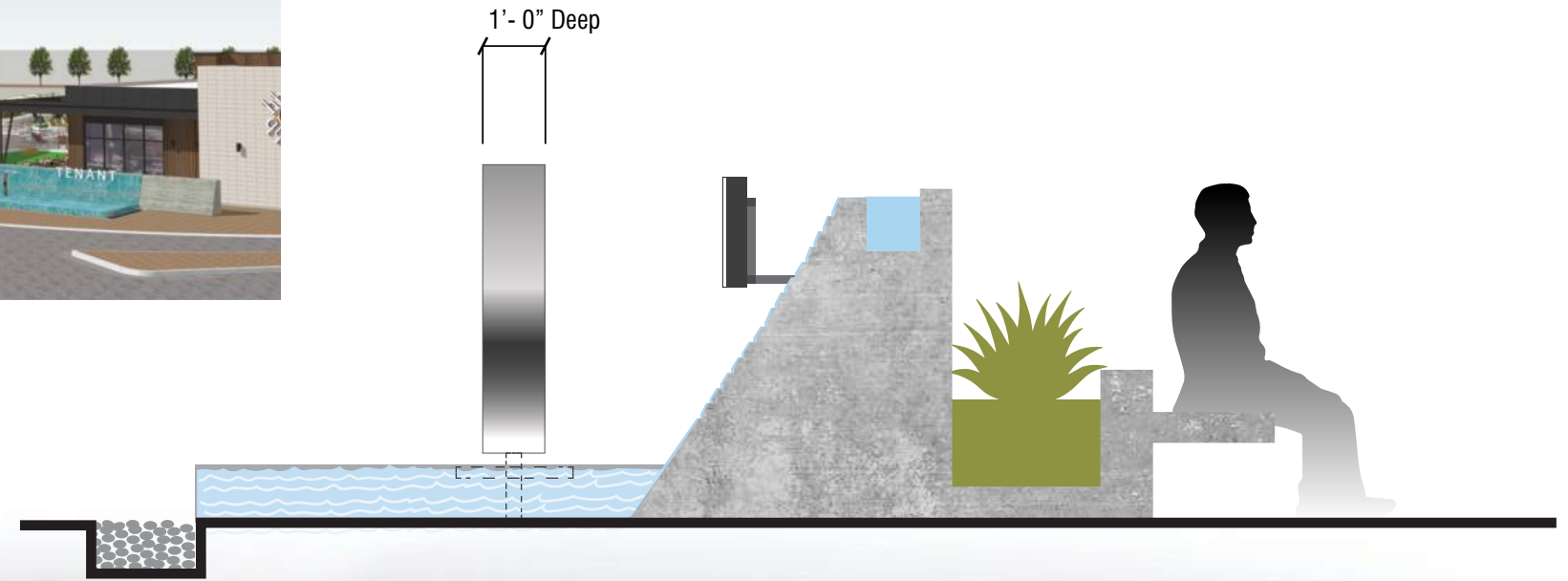
ELEVATION
SCALE: 1/2" = 1'-0"

THANK YOU FOR VISITING SIGN

S&S
SIGNS & SERVICES

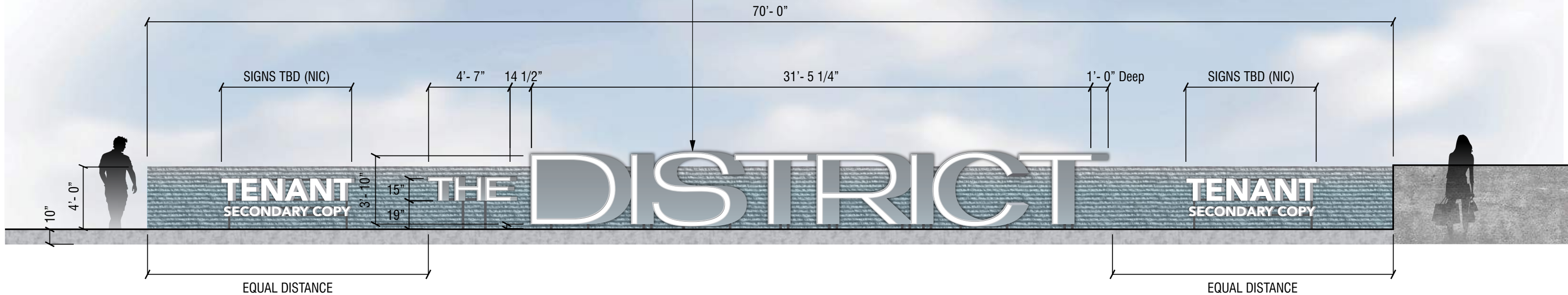
rtd
ROMERO THORSEN DESIGN

VERRADO
MARKETPLACE 19 33



SECTION VIEW

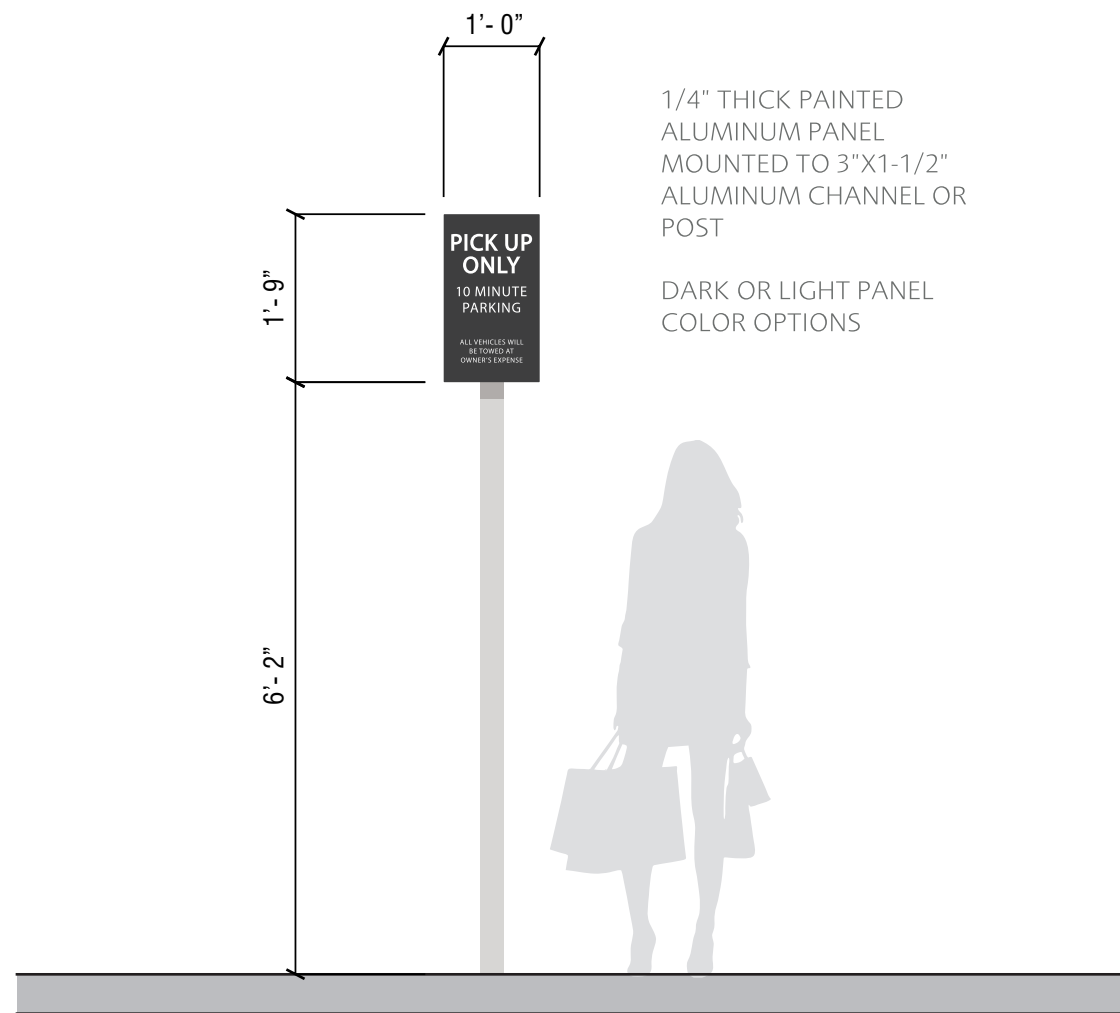
FREESTANDING METAL LETTERS WITH WHITE ACRYLIC FACES & PAINTED RETURN-EDGES
MP "BRUSHED ALUMINUM PAINT" (METALLIC SILVER (SAT FIN). SQUARE ALUMINUM-TUBE
VERTICAL SUPPORTS BELOW LETTERS WELDED TO METAL PLATES ATTACHING TO TOP OF
FOUNTAIN, FLOATING ABOVE REFLECTION-POND. ADDITIONAL SIGNS (BY OTHER) TO FLANK
I.D. LETTERS. I.D. NAME LETTERS TO HAVE 12" DEEP RETURN-EDGES. MINIMAL SUPPORT
STRUCTURE AND MINIMAL ATTACHMENT HARDWARE USING SSCS SCREWS EVENLY-SPACED



ELEVATION
SCALE: 3/16" = 1'-0"



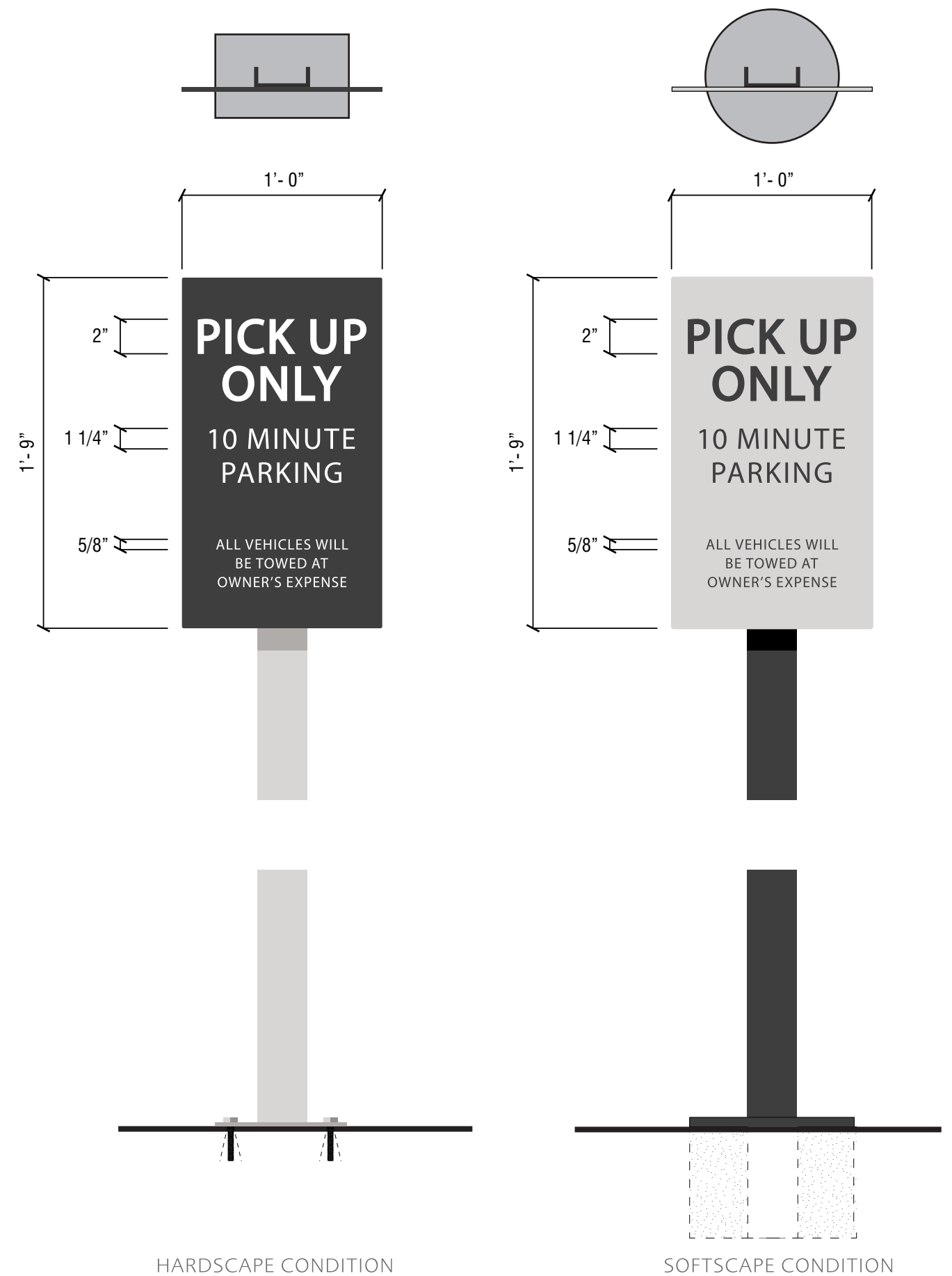
ADDITIONAL SIGNAGE LAYOUTS



CONTEXT ELEVATION
SCALE: 1/2" = 1'-0"

1/4" THICK PAINTED
ALUMINUM PANEL
MOUNTED TO 3"x1-1/2"
ALUMINUM CHANNEL OR
POST

DARK OR LIGHT PANEL
COLOR OPTIONS



HARDSCAPE CONDITION

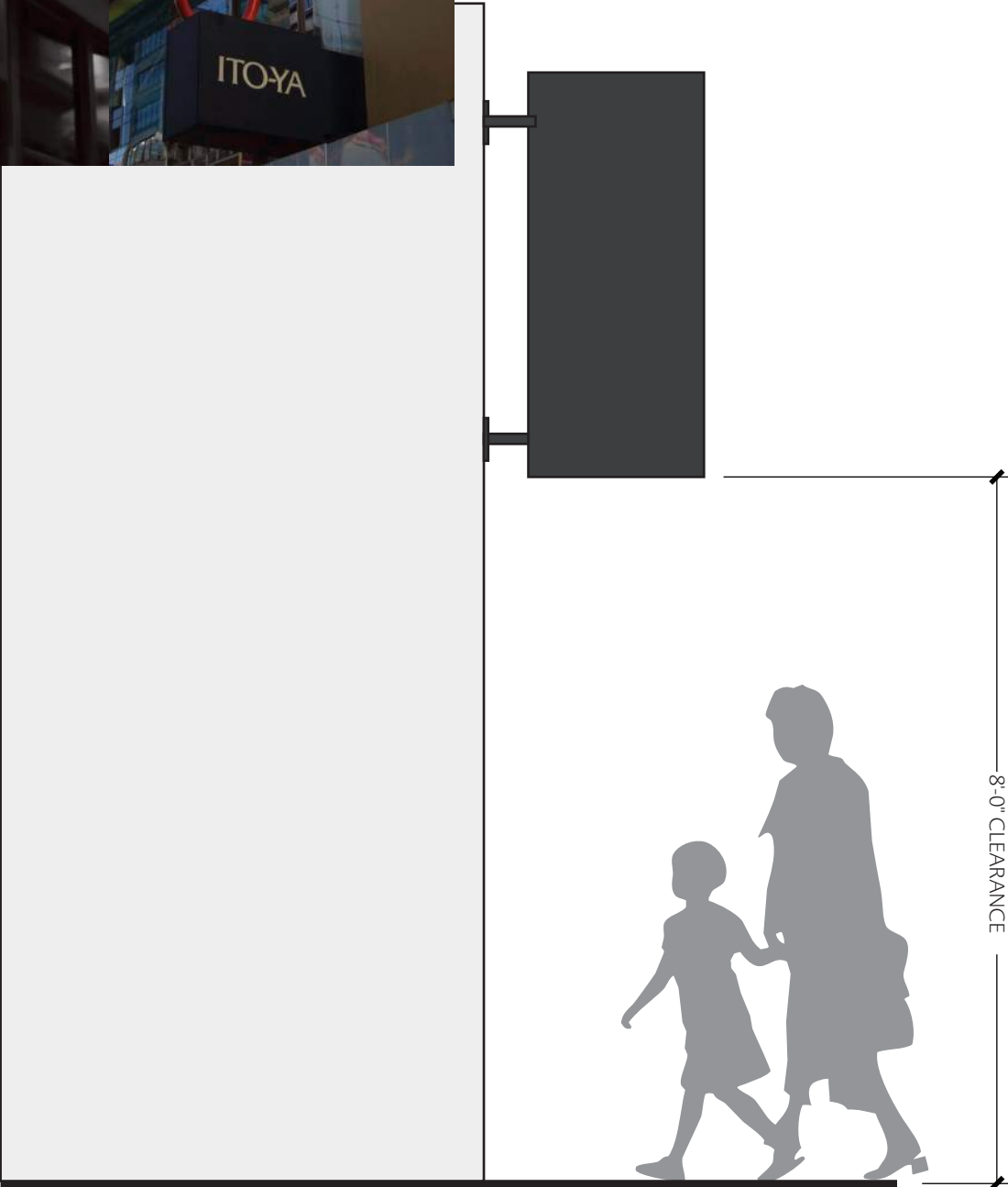
SOFTSCAPE CONDITION



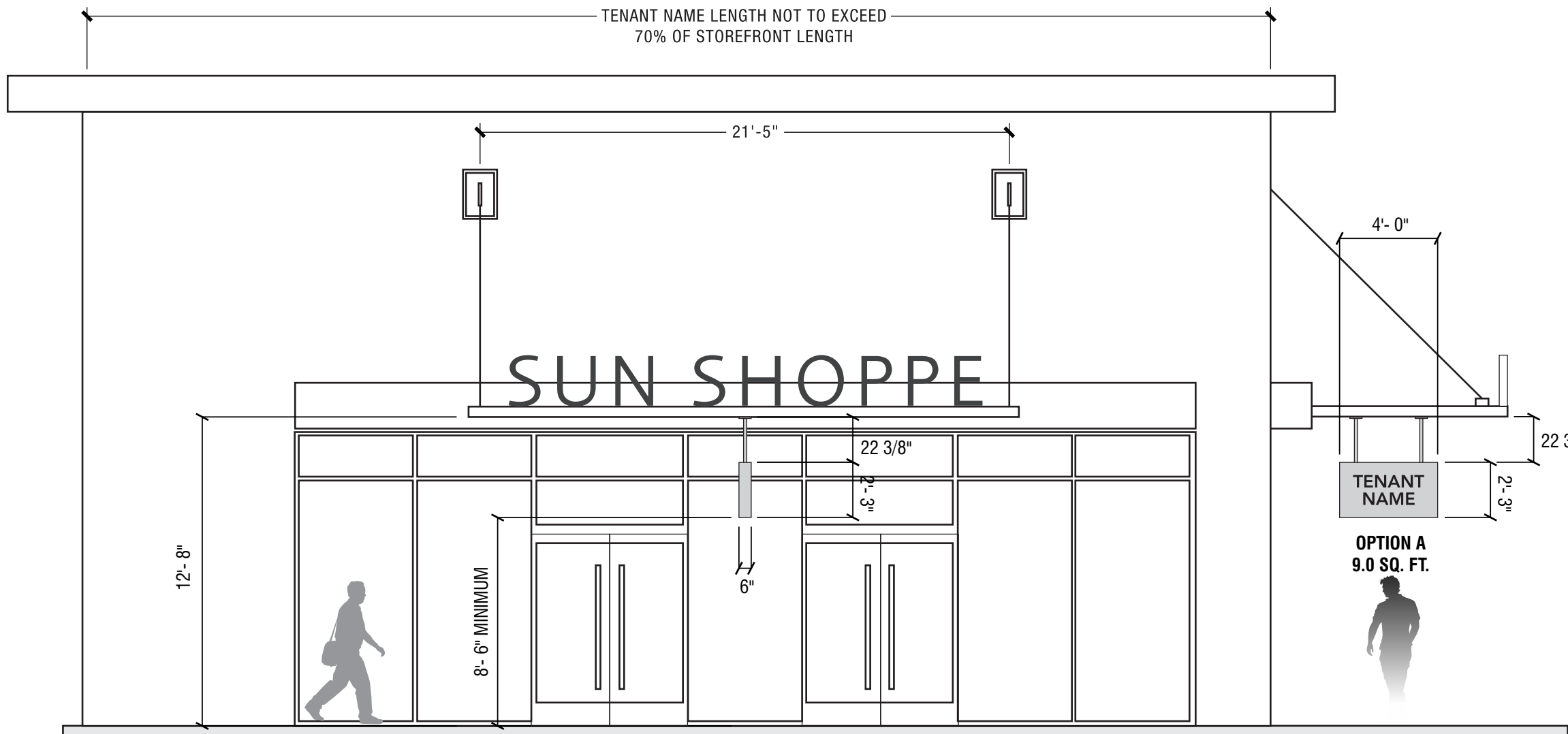
ARTISTIC AND CREATIVE TENANT DESIGNS ARE ENCOURAGED

Tenant Blade Sign Design Requirements:

1. Tenants are encouraged to provide creative and sculptural design solutions for their blade sign (see above examples).
2. The Landlord will review on a case by case basis and encourage tenants to design blade sign to enrich the pedestrian environment, providing color and interest along strong brand name identification.
3. All blade signs shall have indirect or internal illumination.
4. Blade signs need be positioned with a minimum of 8'-0" head clearance.

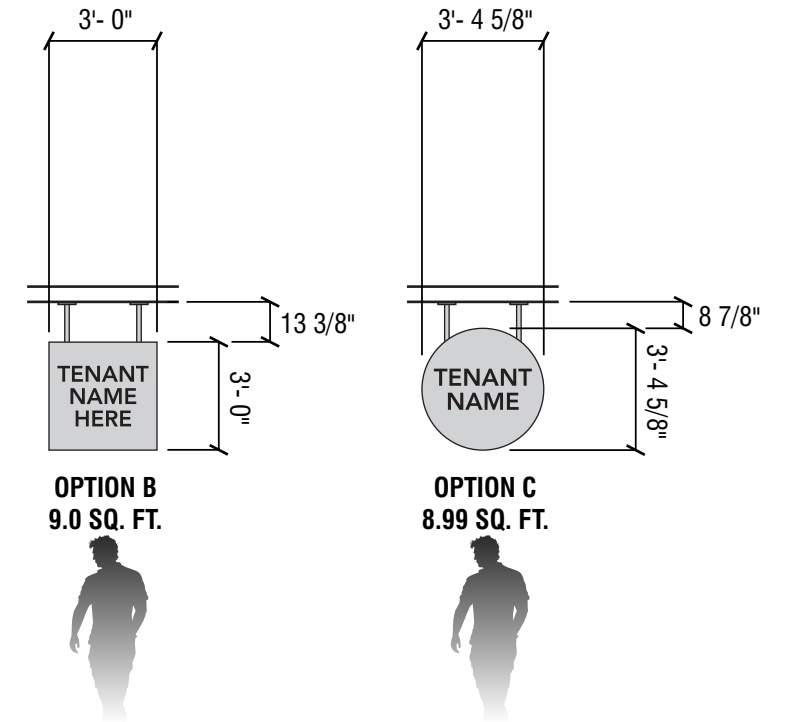


CONTEXT ELEVATION
SCALE: 1/2"=1'-0"



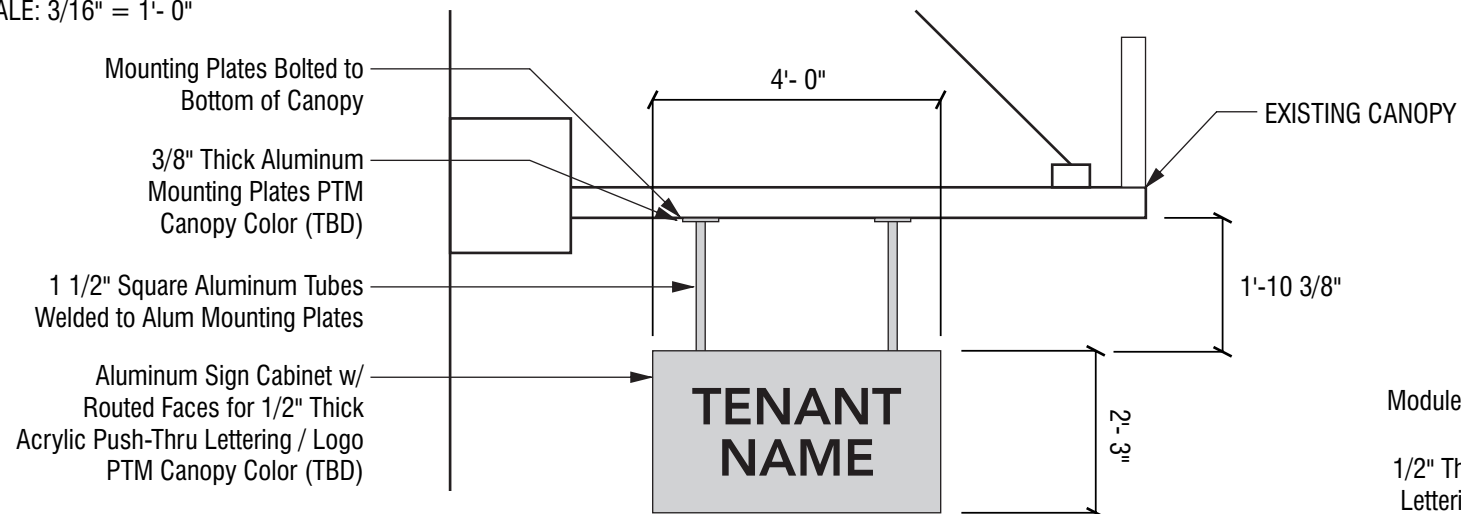
BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

LEFT-FACE / FRONT ELEVATION



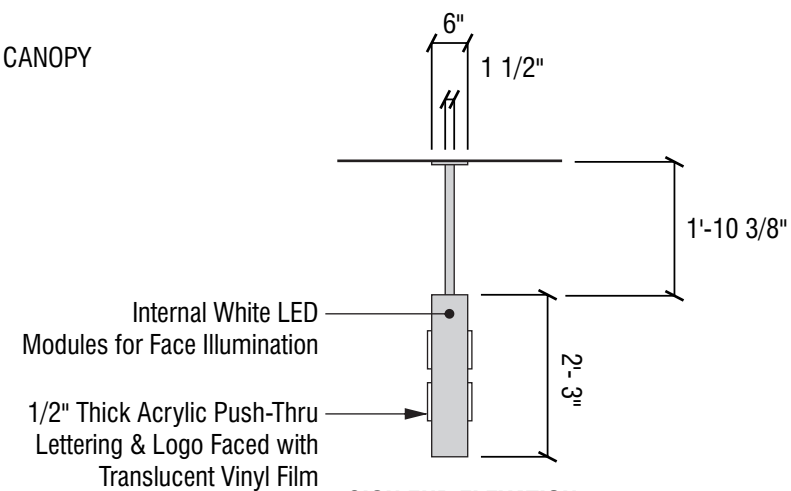
LEFT-FACE / FRONT ELEVATION

LEFT-FACE / FRONT ELEVATION



HANGING SIGN FRONT (LEFT) ELEVATION
SCALE: 3/8" = 1'-0"

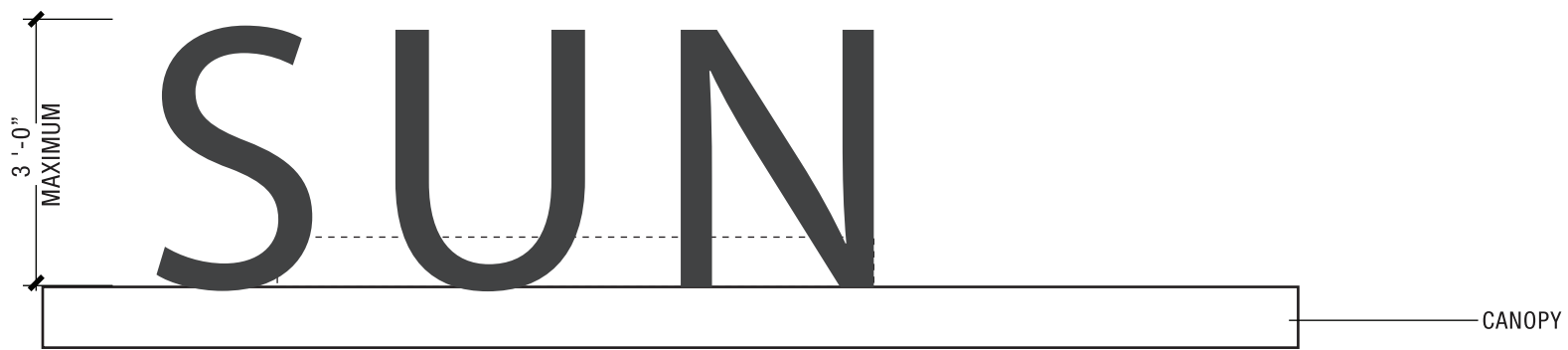
OPTION A
9.0 SQ. FT.



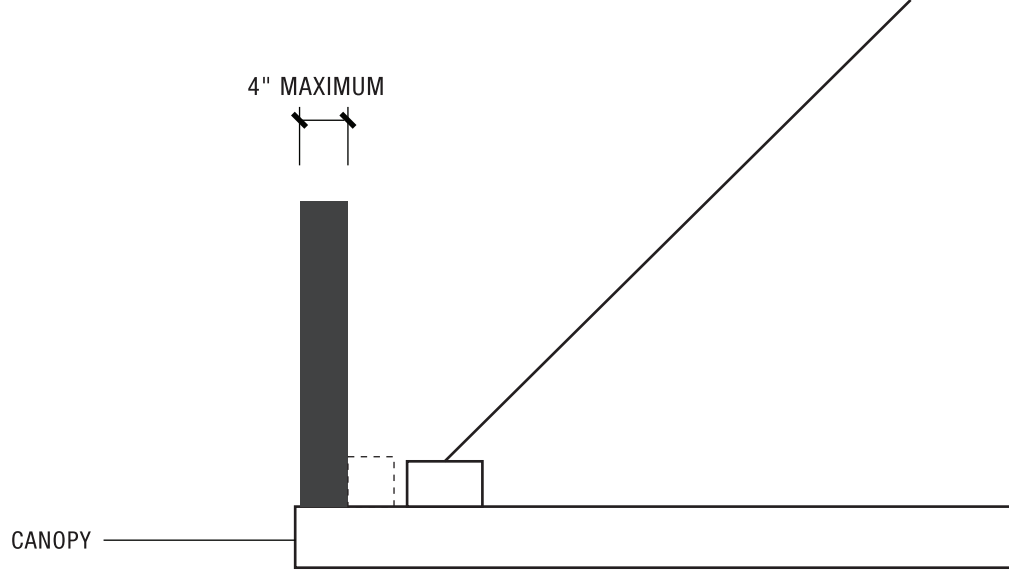
SIGN END ELEVATION
SCALE: 3/8" = 1'-0"



EXAMPLES OF ACCEPTABLE SIGN MANUFACTURING QUALITY AND DESIGN



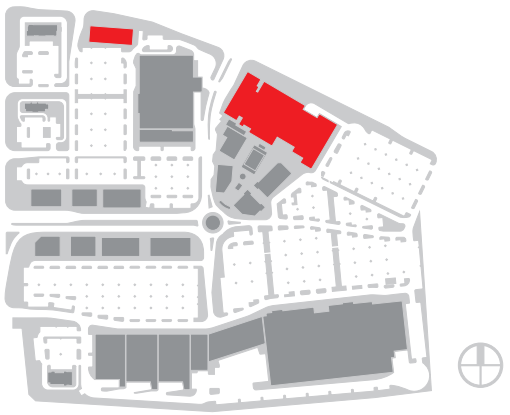
LETTER DETAIL ELEVATION
SCALE: 3/4"=1'-0"

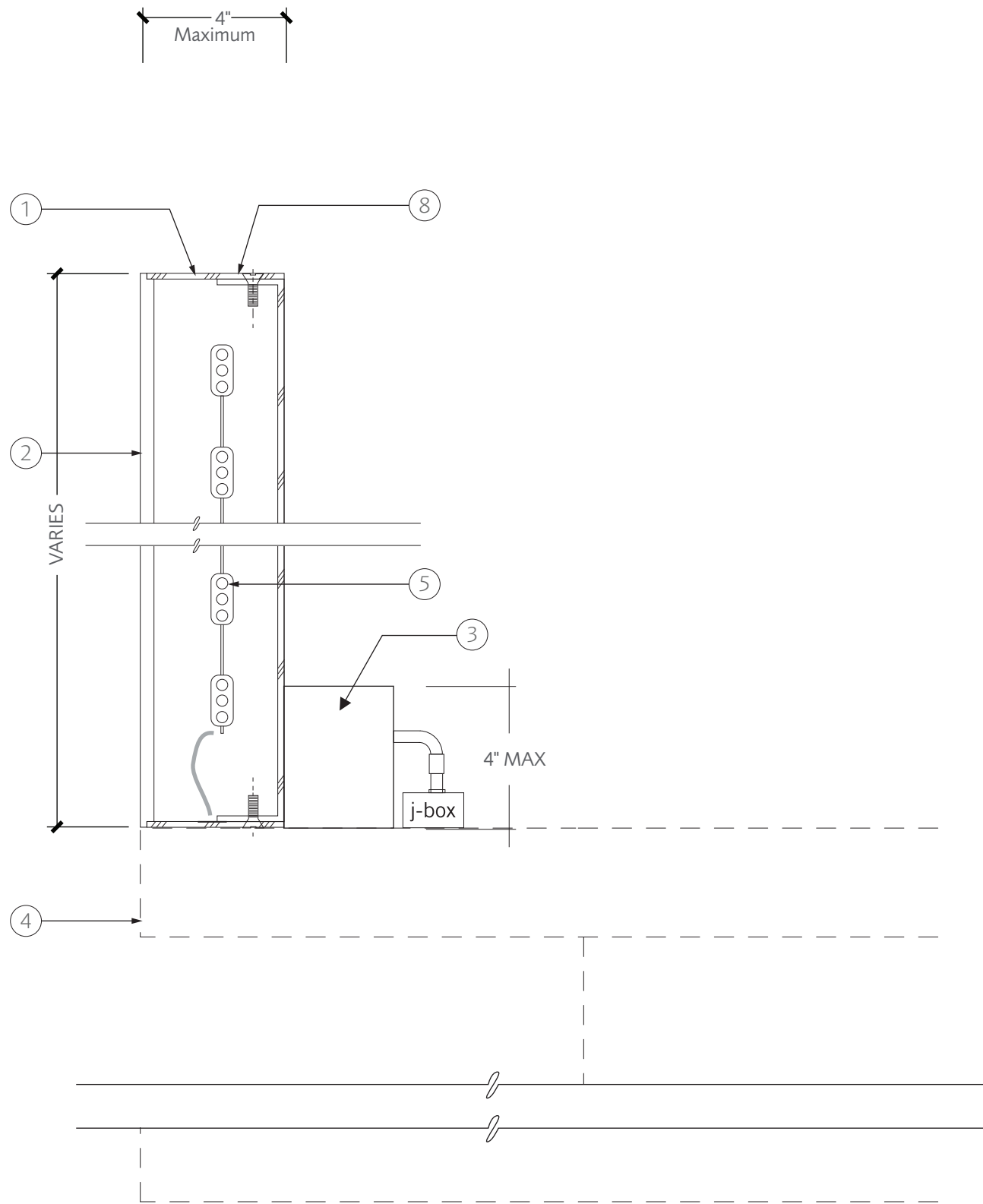


SIDE VIEW
SCALE: 3/4"=1'-0"

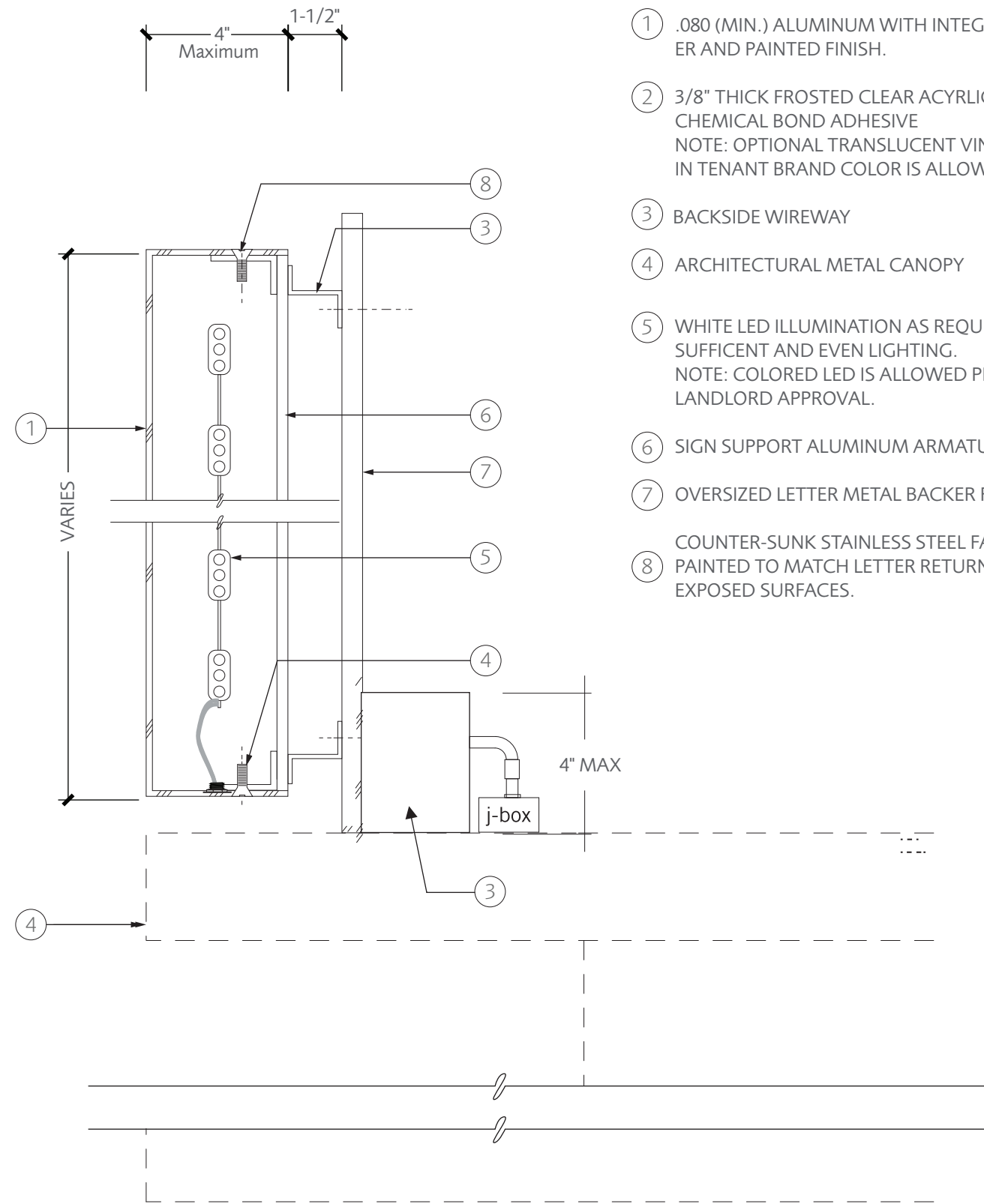


ELEVATION
SCALE: 3/16"=1'-0"





INLAID/FACE LIT LETTER (CANOPY)
SCALE: 3"=1'-0"



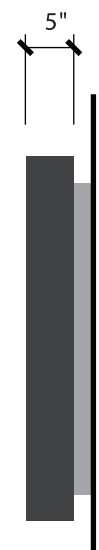
HALO LIT LETTER (CANOPY)
SCALE: 3"=1'-0"

- ① .080 (MIN.) ALUMINUM WITH INTEGRAL RETAINER AND PAINTED FINISH.
- ② 3/8" THICK FROSTED CLEAR ACRYLIC FACE WITH CHEMICAL BOND ADHESIVE
NOTE: OPTIONAL TRANSLUCENT VINYL OVERLAY IN TENANT BRAND COLOR IS ALLOWED.
- ③ BACKSIDE WIREWAY
- ④ ARCHITECTURAL METAL CANOPY
- ⑤ WHITE LED ILLUMINATION AS REQUIRED FOR SUFFICIENT AND EVEN LIGHTING.
NOTE: COLORED LED IS ALLOWED PROVIDING LANDLORD APPROVAL.
- ⑥ SIGN SUPPORT ALUMINUM ARMATURE
- ⑦ OVERSIZED LETTER METAL BACKER FOR CANOPY
- ⑧ COUNTER-SUNK STAINLESS STEEL FASTENERS PAINTED TO MATCH LETTER RETURN COLOR ON EXPOSED SURFACES.

6'-0" MAXIMUM

THEATRE

ELEVATION
SCALE: 1/2"=1'-0"

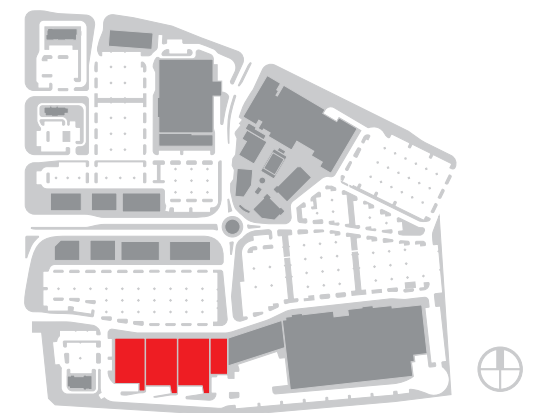


SIDE VIEW
SCALE: 1/2"=1'-0"

TENANT NAME LENGTH NOT TO EXCEED
70% OF STOREFRONT LENGTH

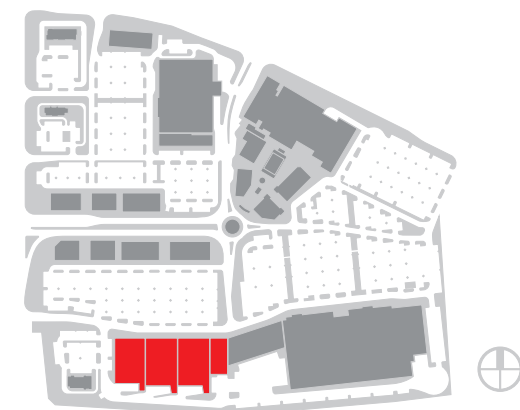
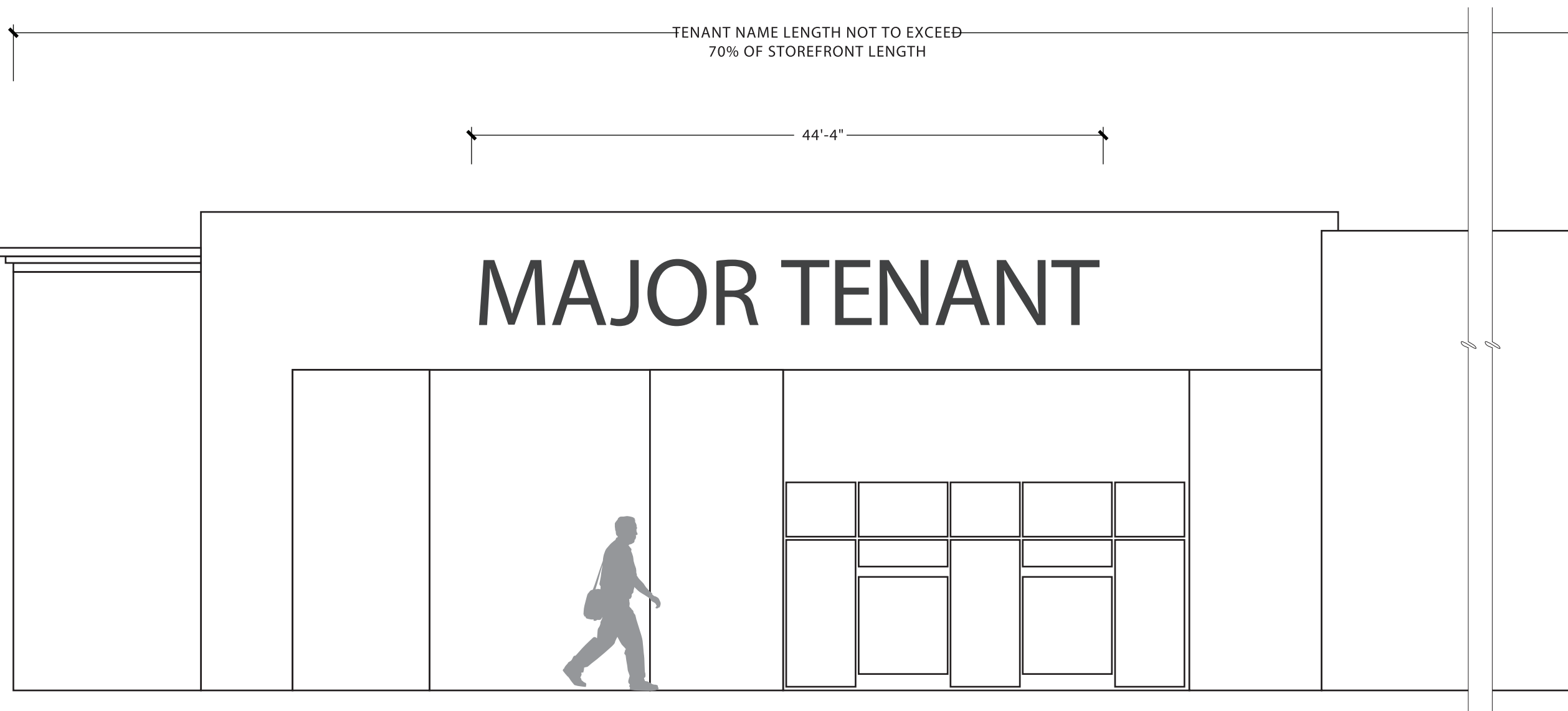
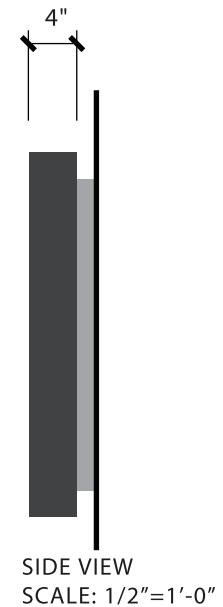


ELEVATION
SCALE: 1/8"=1'-0"



5'-0" MAXIMUM

MAJOR



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

3'-0" MAXIMUM

FOOD

4" MAXIMUM



SIDE VIEW
SCALE: 3/4"=1'-0"

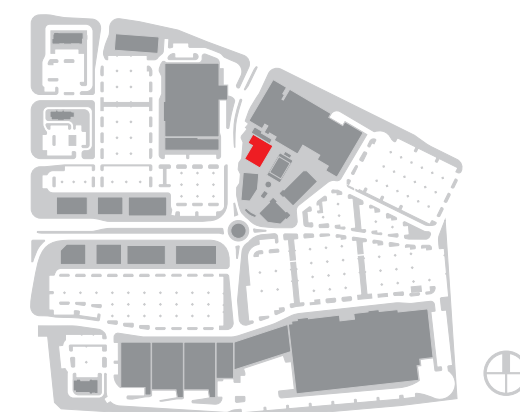
TENANT NAME LENGTH NOT TO EXCEED
70% OF STOREFRONT LENGTH

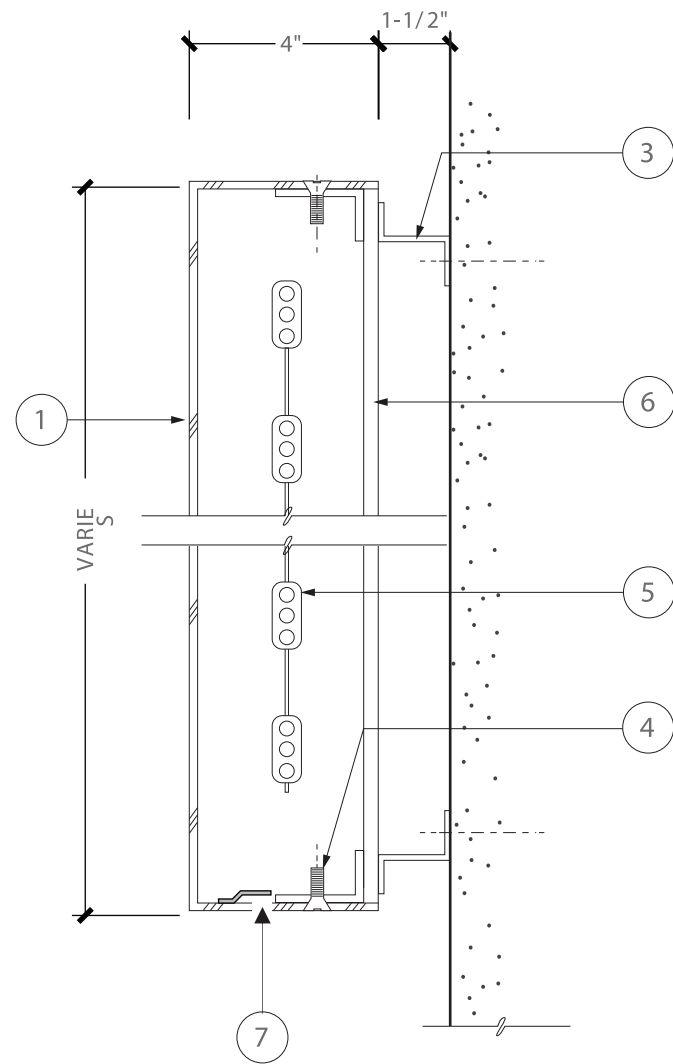
16'-5"

FOOD CAFE

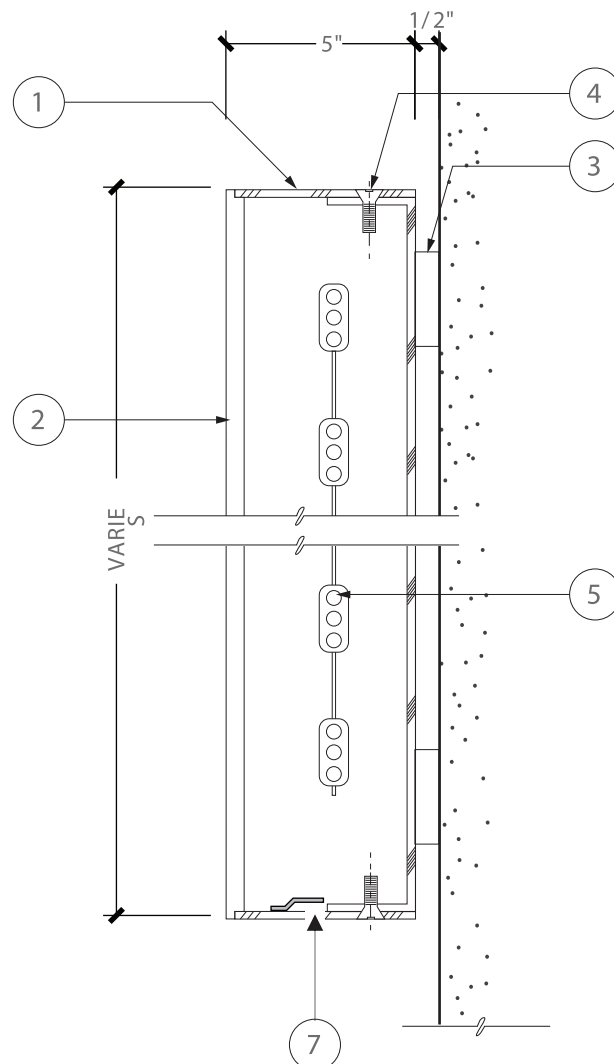


ELEVATION
SCALE: 1/4"=1'-0"

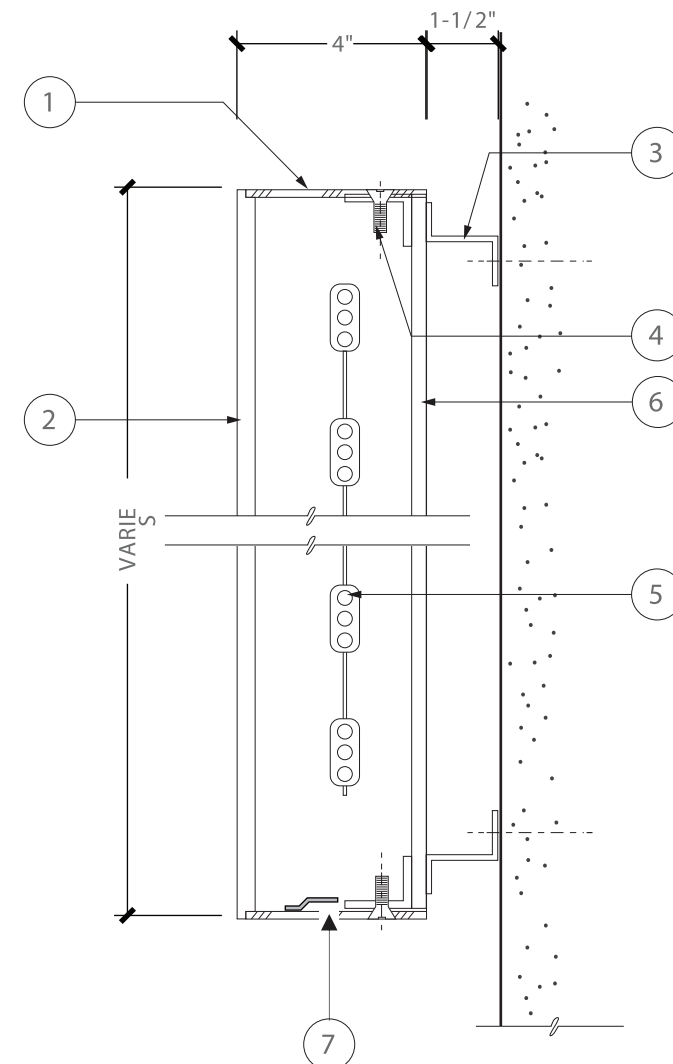




HALO LIT LETTER
SCALE: 3"=1'-0"



INLAID/FACE LIT LETTER
SCALE: 3"=1'-0"

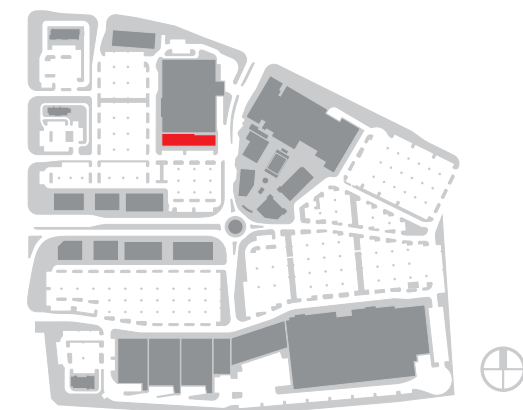
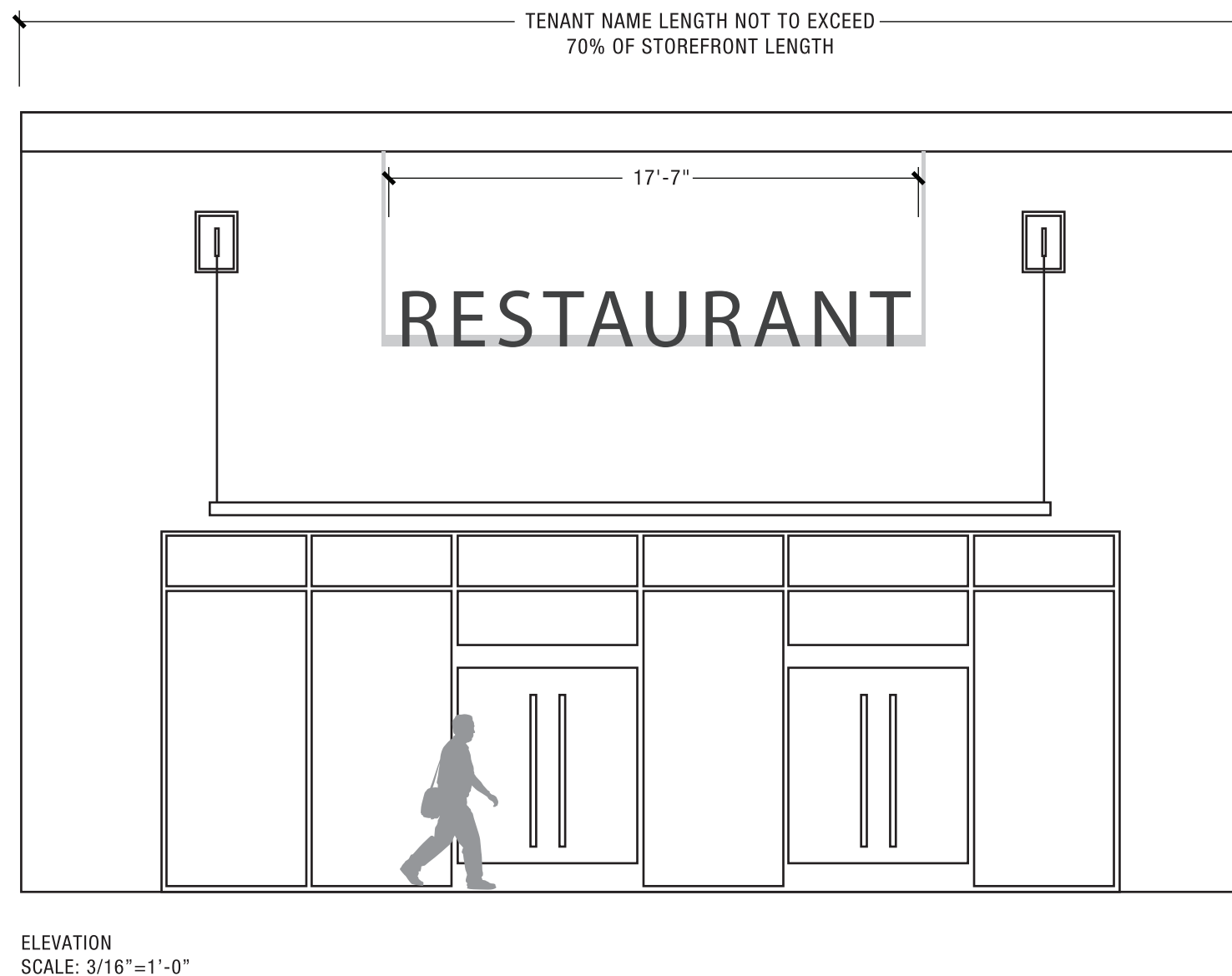
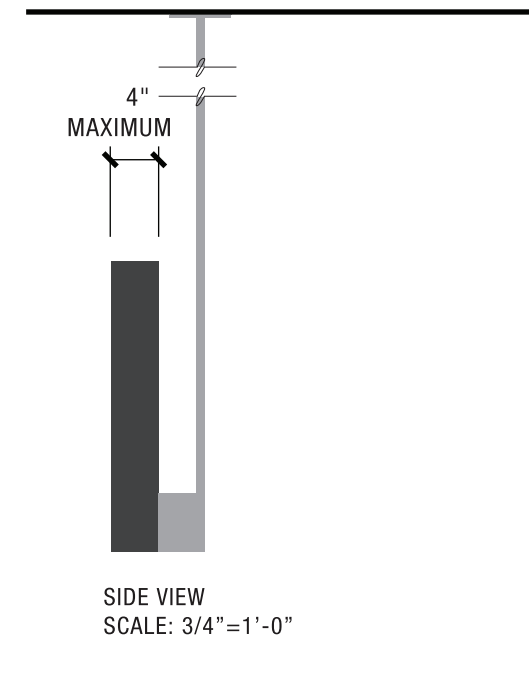


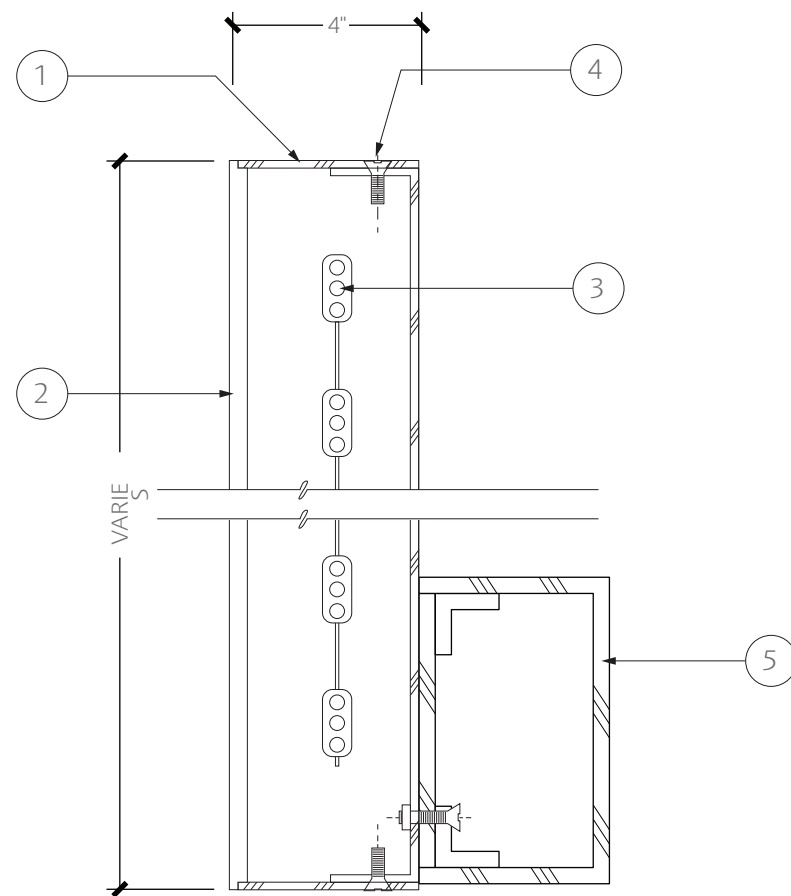
DUAL LIT LETTER
SCALE: 3"=1'-0"

- ① .080 (MIN.) ALUMINUM WITH INTEGRAL RETAINER AND PAINTED FINISH.
- ② 3/8" THICK FROSTED CLEAR ACRYLIC FACE WITH CHEMICAL BOND ADHESIVE
NOTE: OPTIONAL TRANSLUCENT VINYL OVERLAY IN TENANT BRAND COLOR IS ALLOWED.
- ③ ALUMINUM SPACER OR ALUMINUM CLIP. FINISH TO MATCH FASCIA COLOR.

NOTE: INTEGRAL COLOR ACRYLIC REQUIRED UNLESS DAY/NIGHT VINYL IS NEEDED.

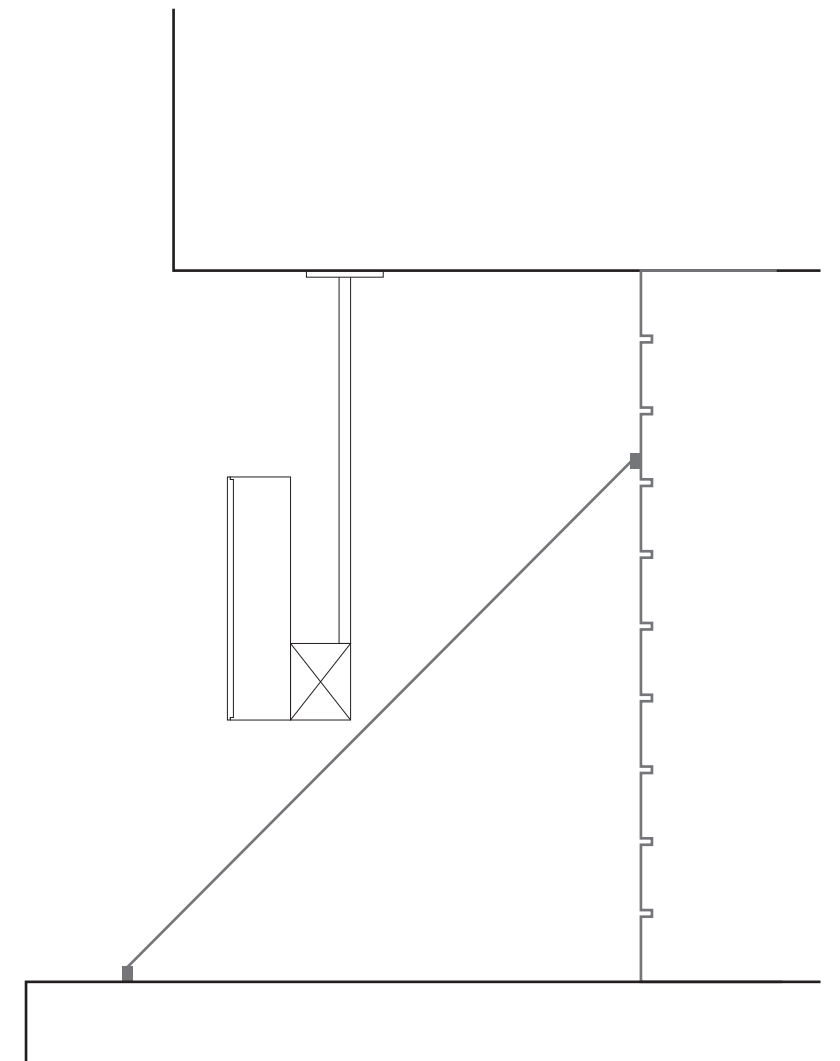
- ④ COUNTER-SUNK STAINLESS STEEL FASTENERS PAINTED TO MATCH LETTER RETURN COLOR ON EXPOSED SURFACES.
- ⑤ WHITE LED ILLUMINATION AS REQUIRED FOR SUFFICIENT AND EVEN LIGHTING. NOTE: COLORED LED IS ALLOWED PROVIDING LANDLORD APPROVAL
- ⑥ CLEAR ACRYLIC LETTER BACKER AS REQUIRED (REMOVABLE)
- ⑦ WEEP HOLE WITH BAFFLE



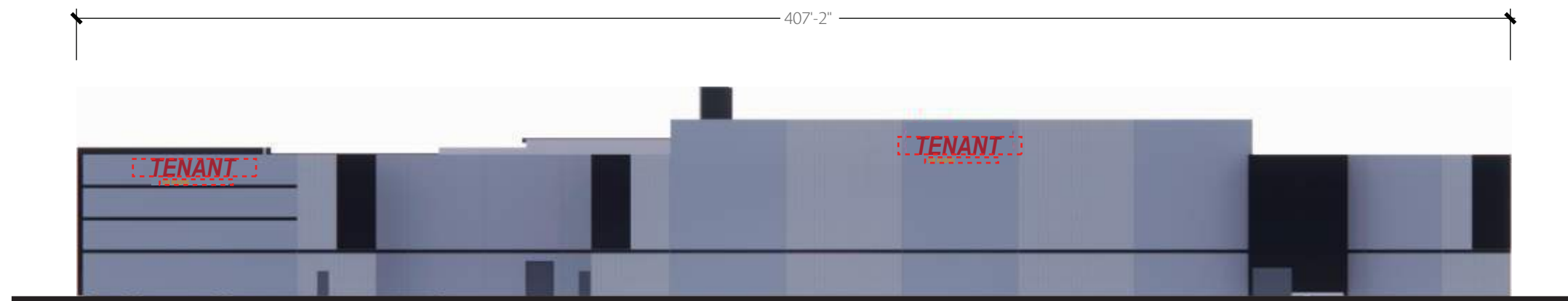


- ① .080 (MIN.) ALUMINUM WITH INTEGRAL RETAINER AND PAINTED FINISH.
- ② 3/8" THICK FROSTED CLEAR ACYRLIC FACE WITH CHEMICAL BOND ADHESIVE
NOTE: OPTIONAL TRANSLUCENT VINYL OVERLAY IN TENANT BRAND COLOR IS ALLOWED.
- ③ WHITE LED ILLUMINATION AS REQUIRED FOR SUFFICIENT AND EVEN LIGHTING. NOTE: COLORED LED IS ALLOWED PROVIDING LANDLORD APPROVAL.
- ④ COUNTER-SUNK STAINLESS STEEL FASTENERS PAINTED TO MATCH LETTER RETURN COLOR ON EXPOSED SURFACES.
- ⑤ HORIZONTAL STRUCTURE FOR LETTER ATTACHMENT TO SERVE AS CONCEALED WIREWAY FOR ALL ELECTRICAL

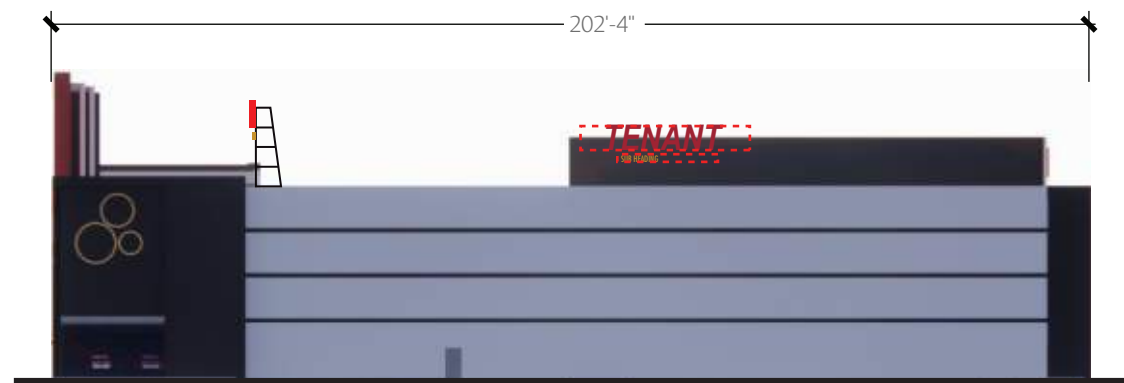
INLAID/FACE LIT LETTER (SUSPENDED STRUCTURE)
SCALE: 3"=1'-0"



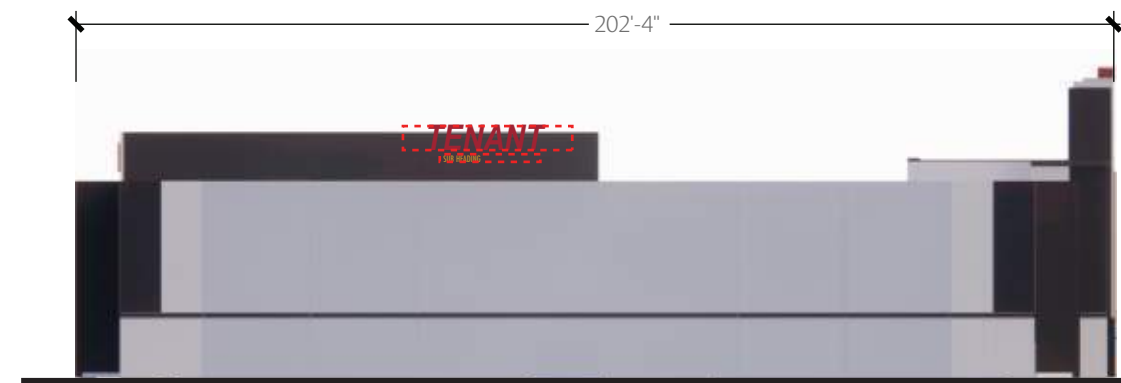
TYPICAL CONTEXT ELEVATION
SCALE: 1"=1'-0"



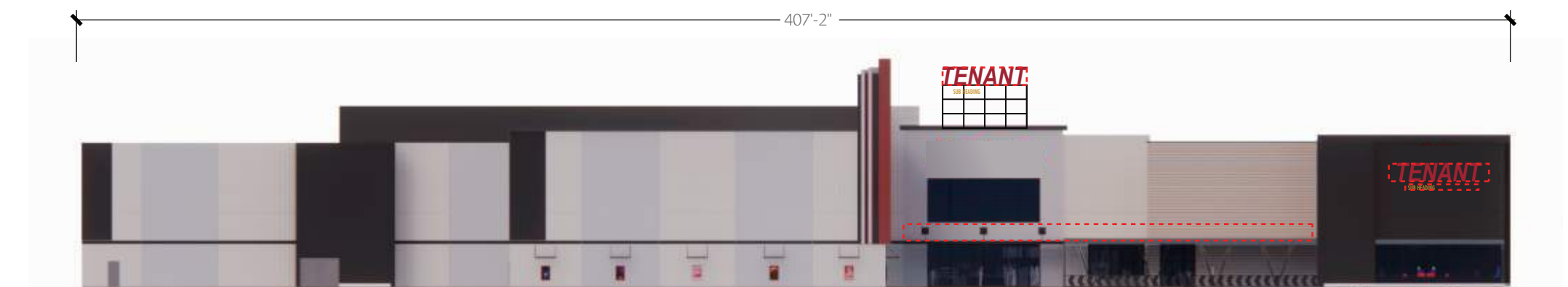
NORTH ELEVATION
SCALE: 1"=40'-0"



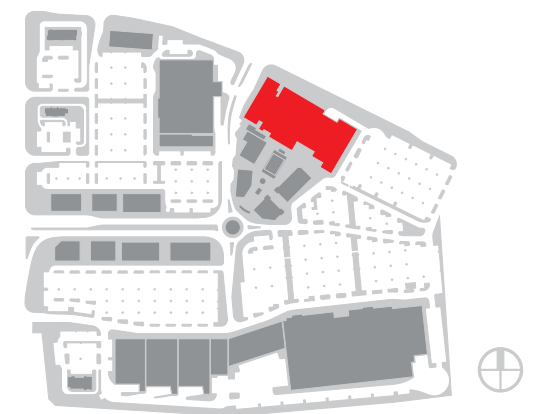
EAST ELEVATION
SCALE: 1"=40'-0"



WEST ELEVATION
SCALE: 1"=40'-0"



SOUTH ELEVATION
SCALE: 1"=40'-0"





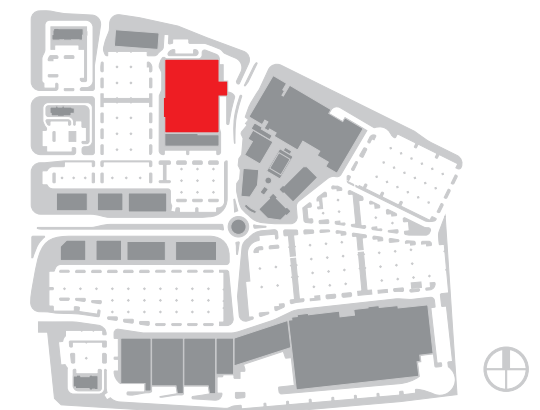
WEST ELEVATION
SCALE: 1"=30'-0"

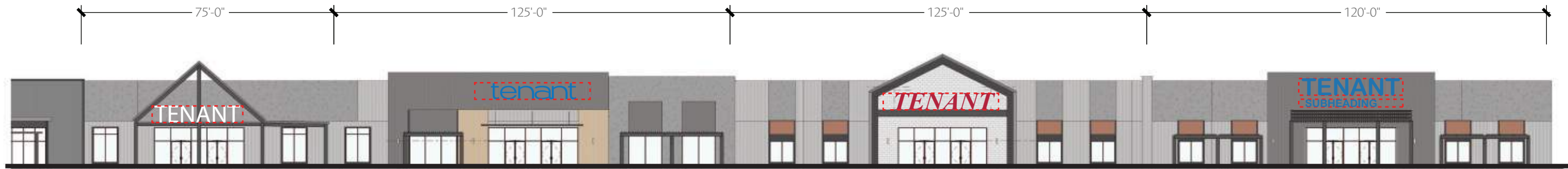


NORTH ELEVATION
SCALE: 1"=30'-0"

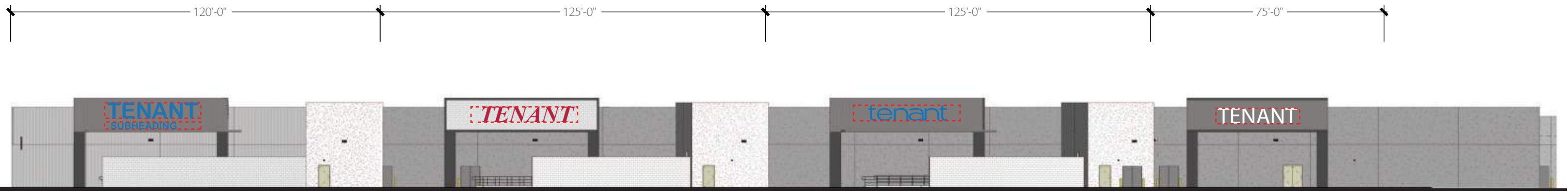


EAST ELEVATION
SCALE: 1"=30'-0"

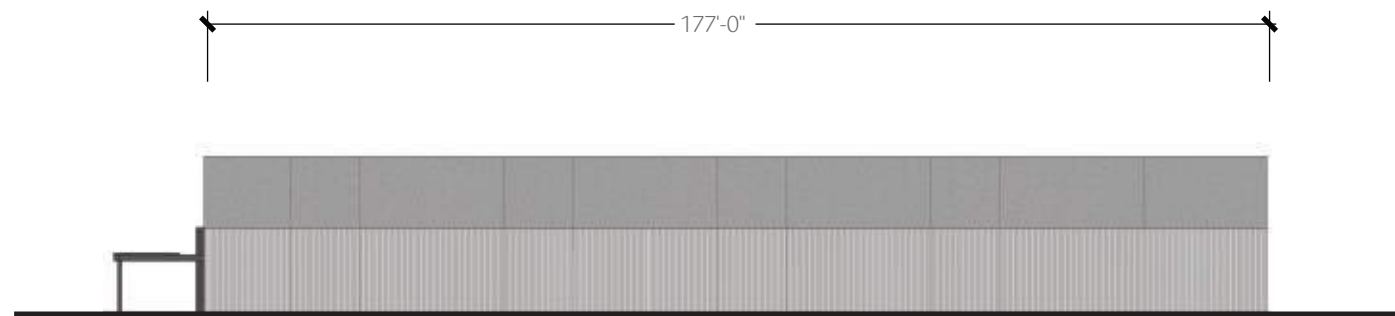




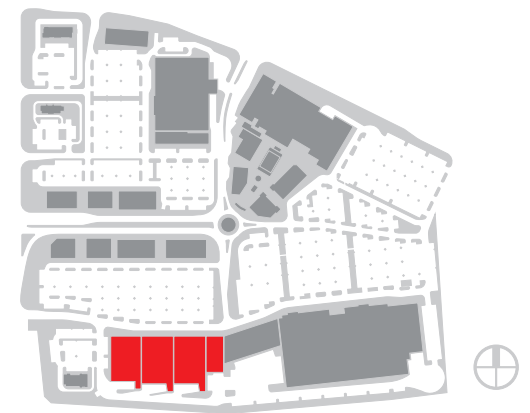
NORTH ELEVATION
SCALE: 1/32"=1'-0"



SOUTH ELEVATION
SCALE: 1/32"=1'-0"

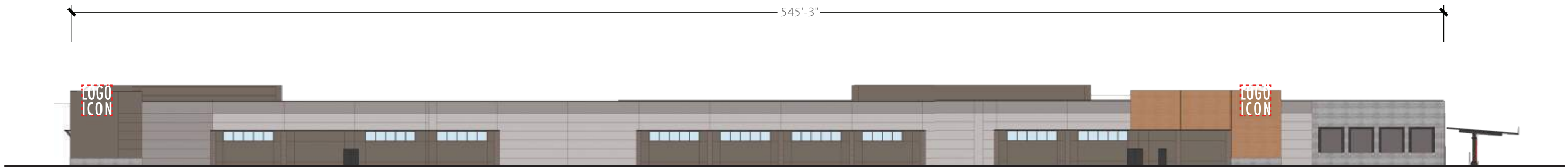


WEST ELEVATION
SCALE: 1/32"=1'-0"

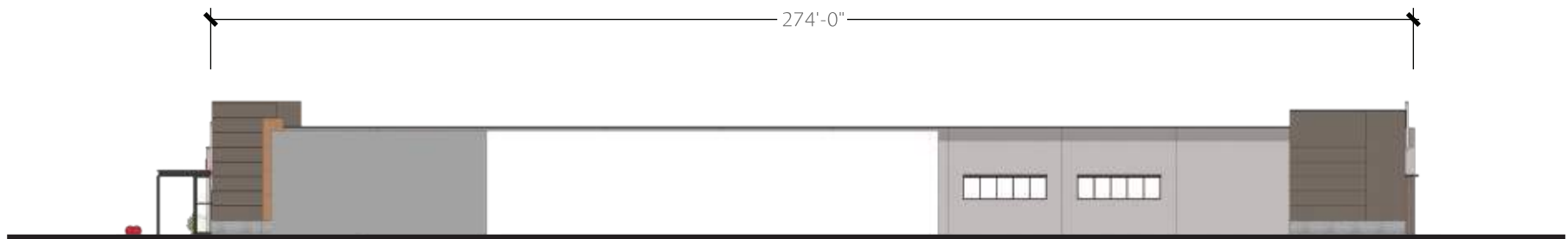




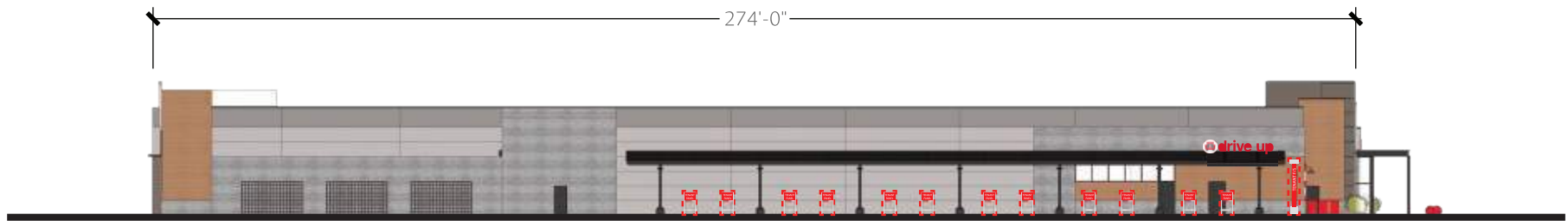
NORTH ELEVATION
SCALE: 1"=40'-0"



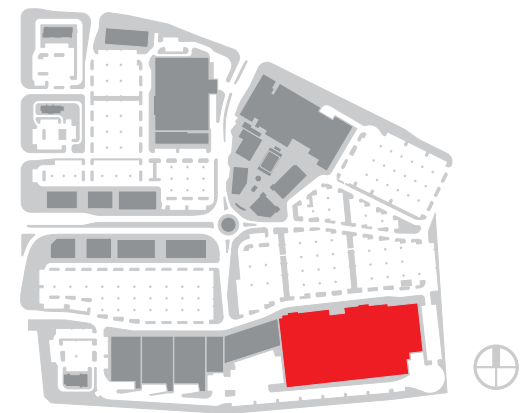
SOUTH ELEVATION
SCALE: 1"=40'-0"

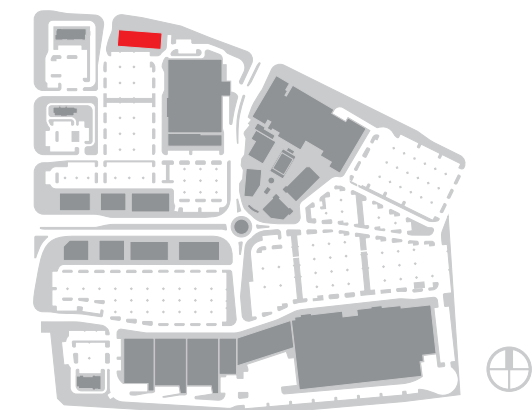
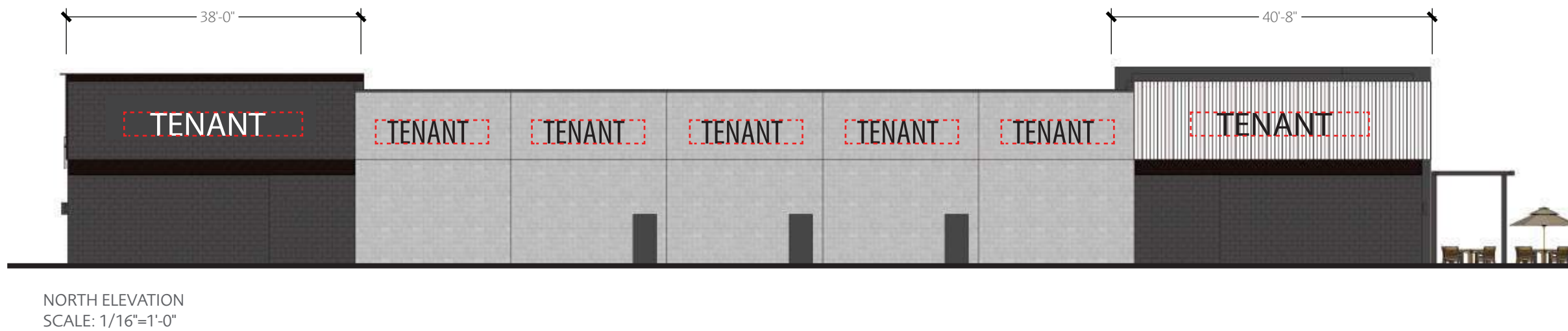
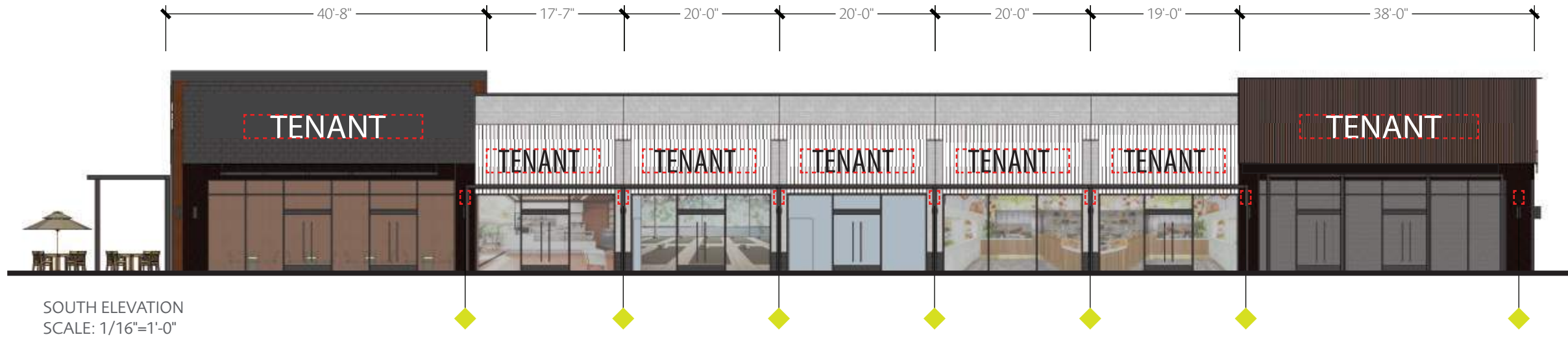


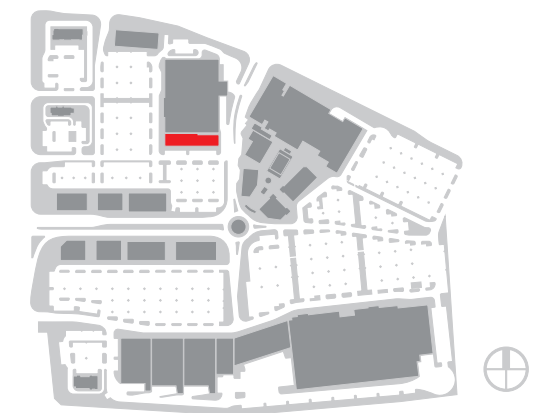
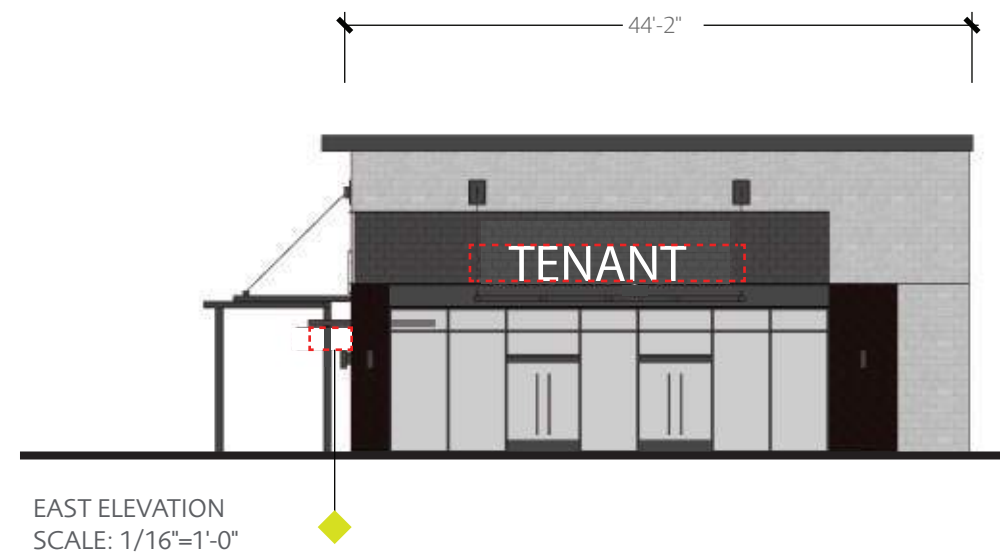
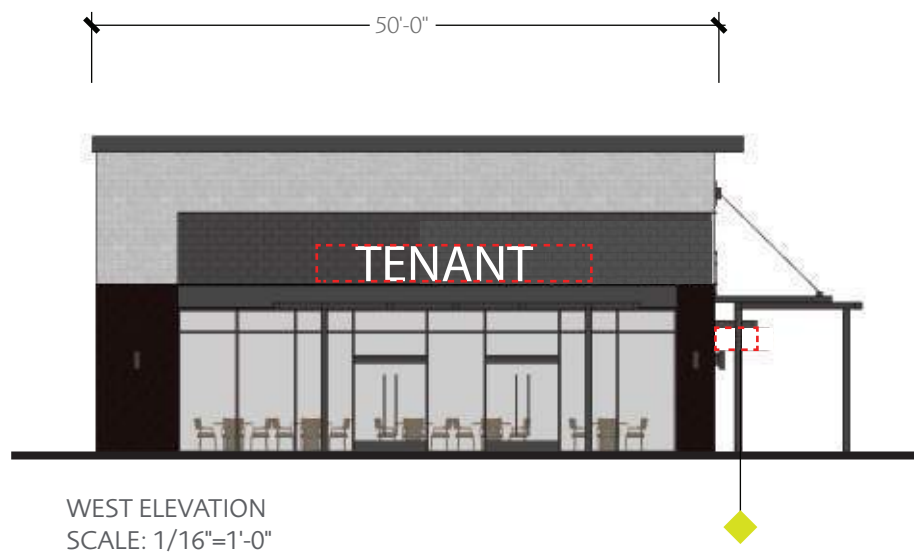
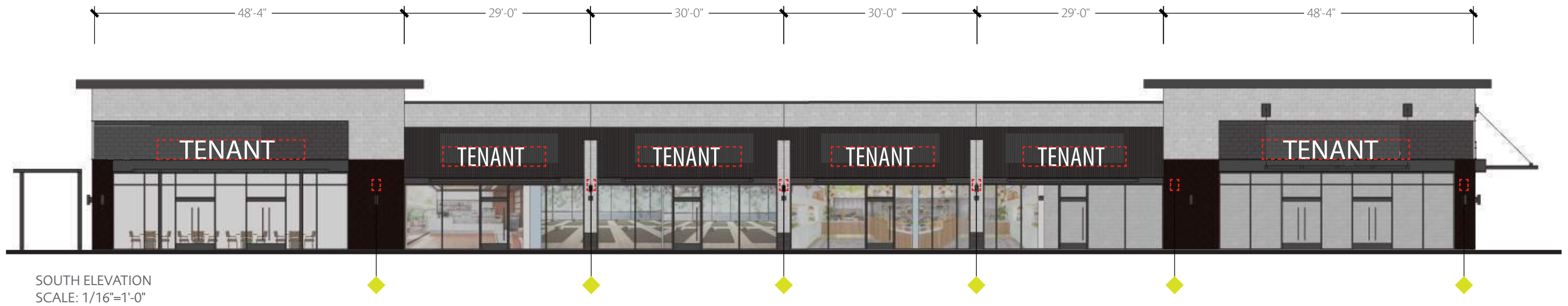
WEST ELEVATION
SCALE: 1"=40'-0"

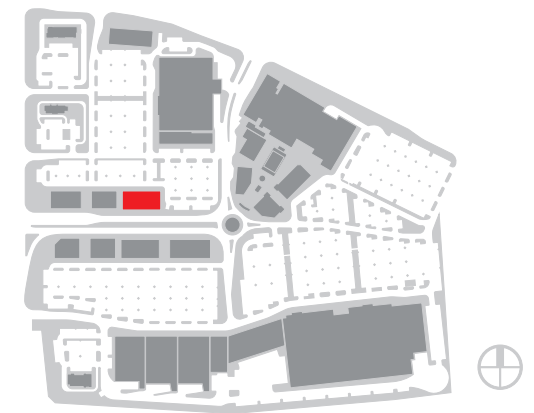
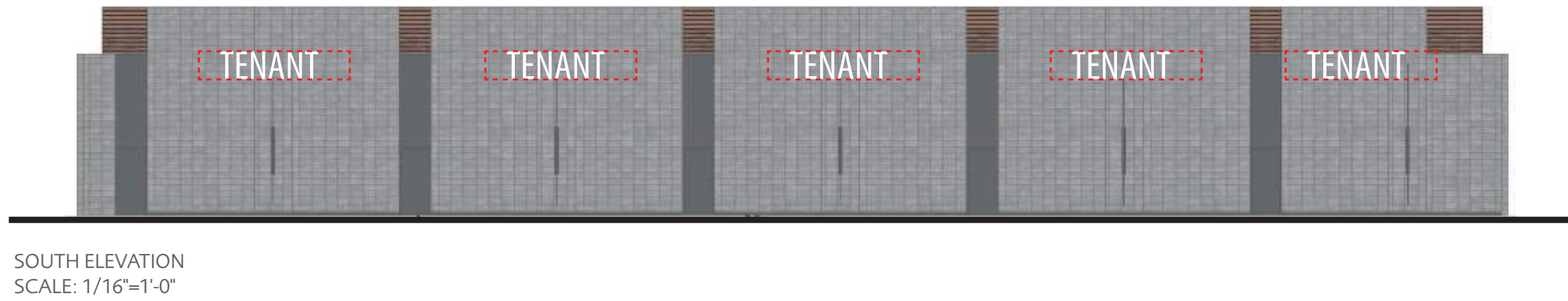
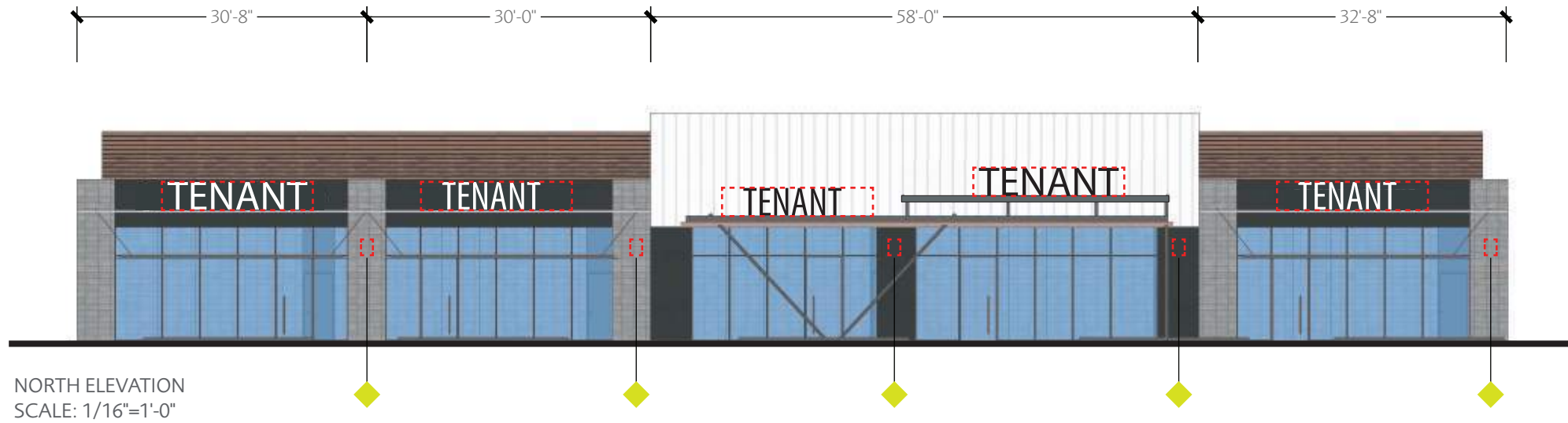


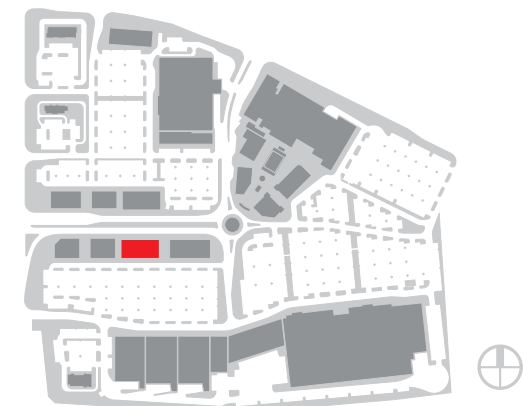
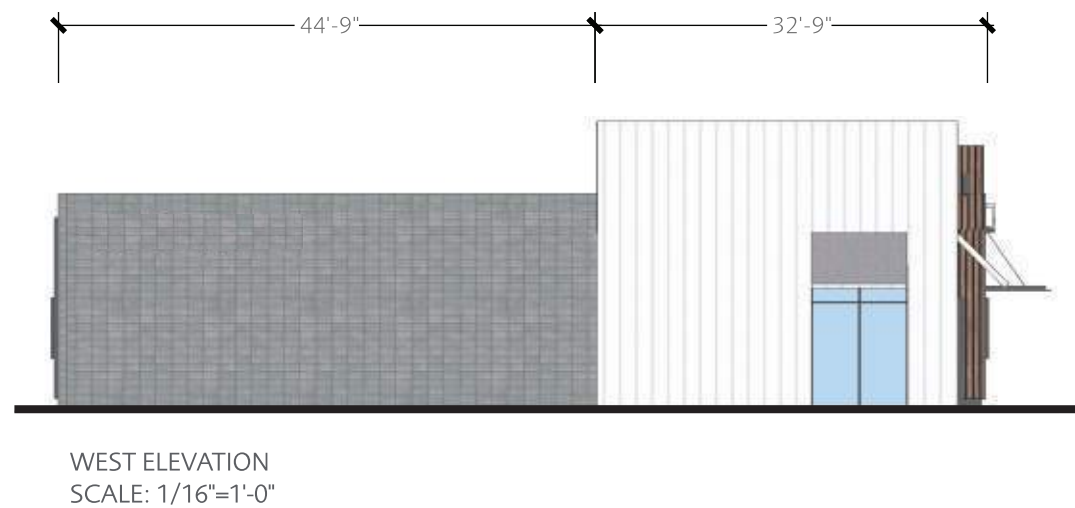
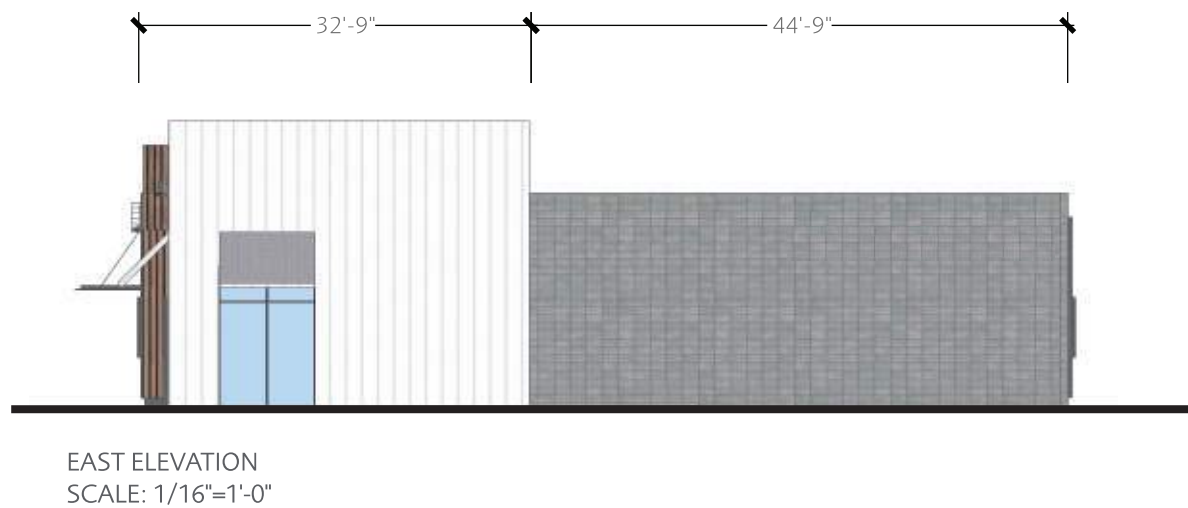
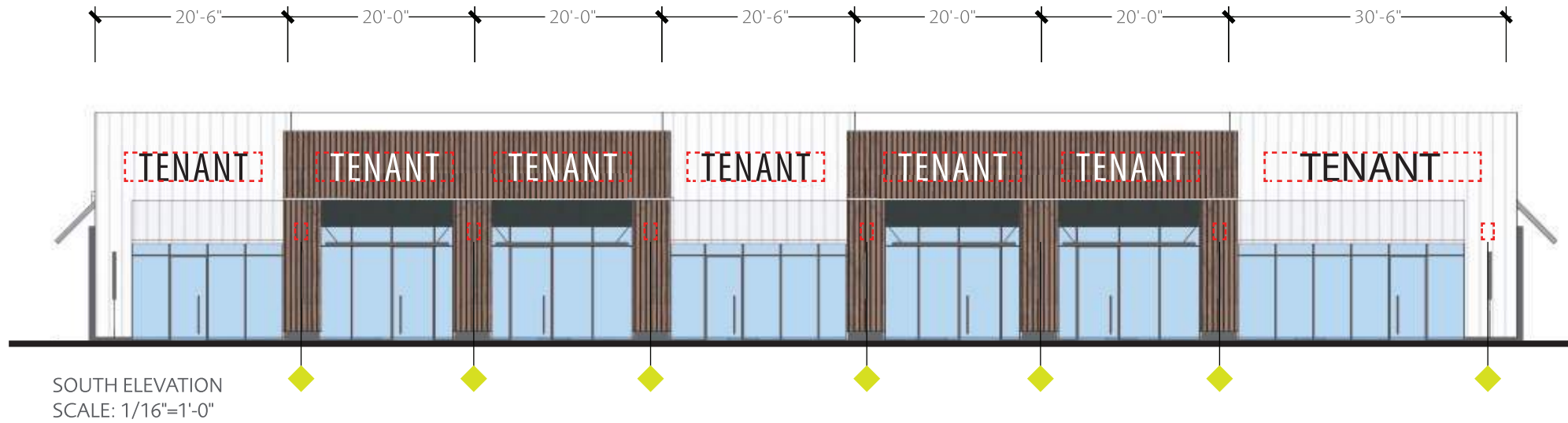
EAST ELEVATION
SCALE: 1"= 40'-0"

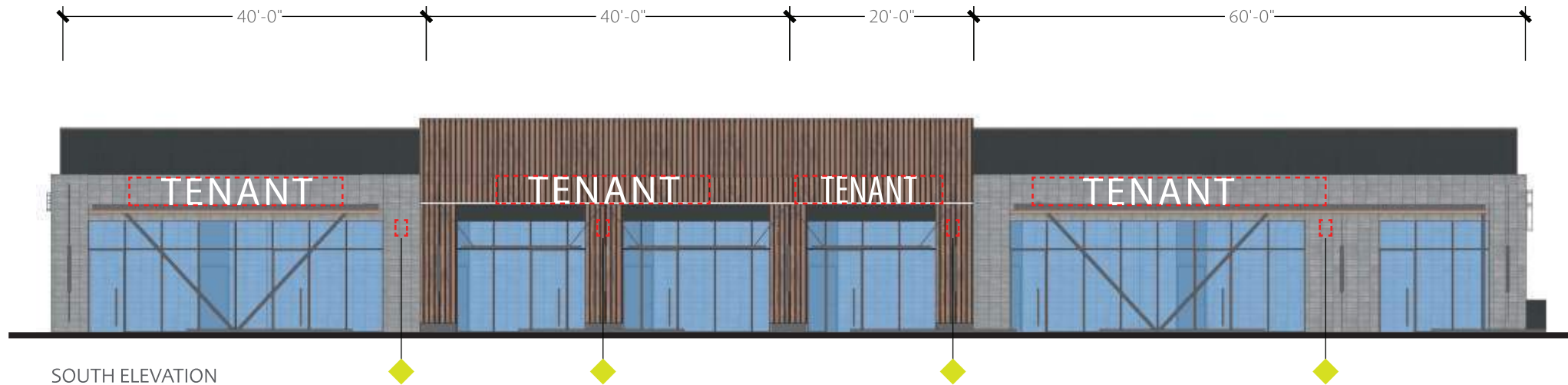




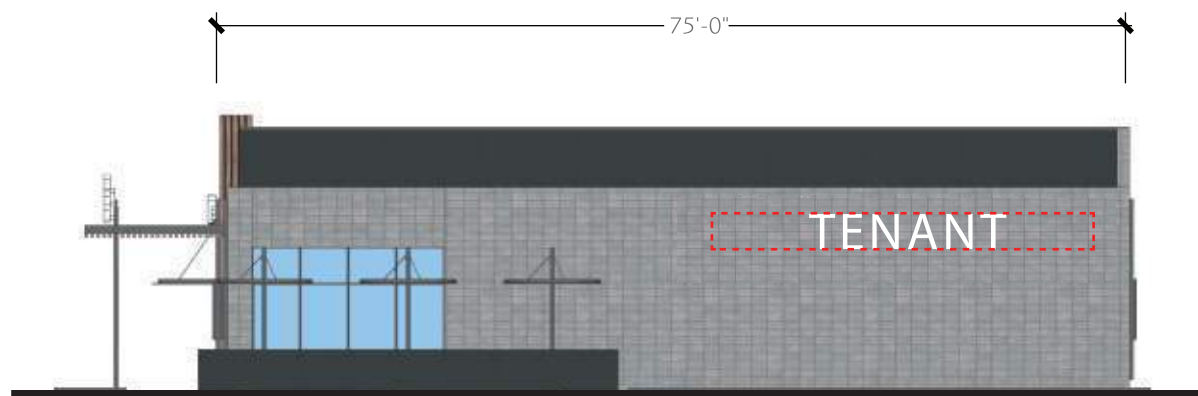




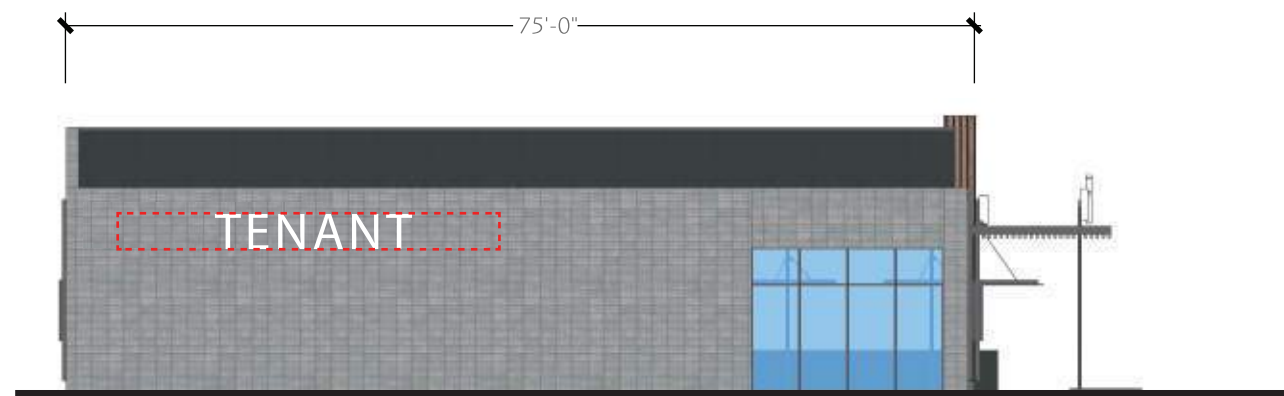




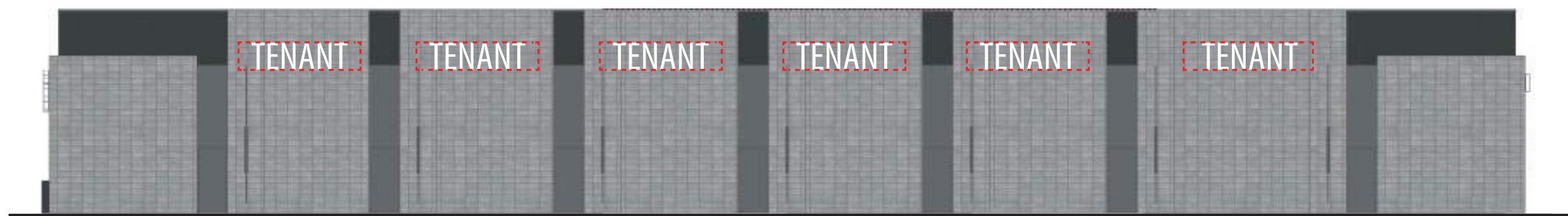
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



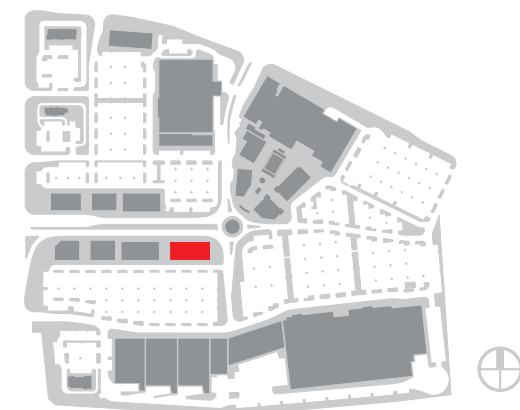
EAST ELEVATION
SCALE: 1/16"=1'-0"

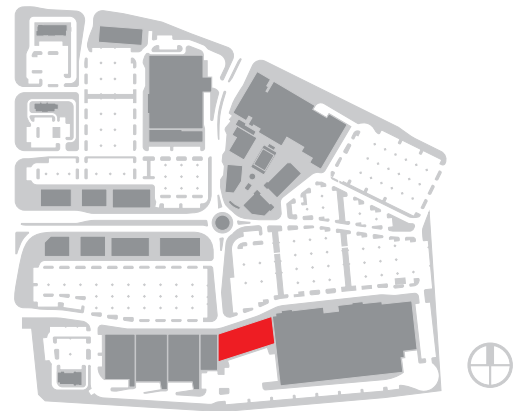
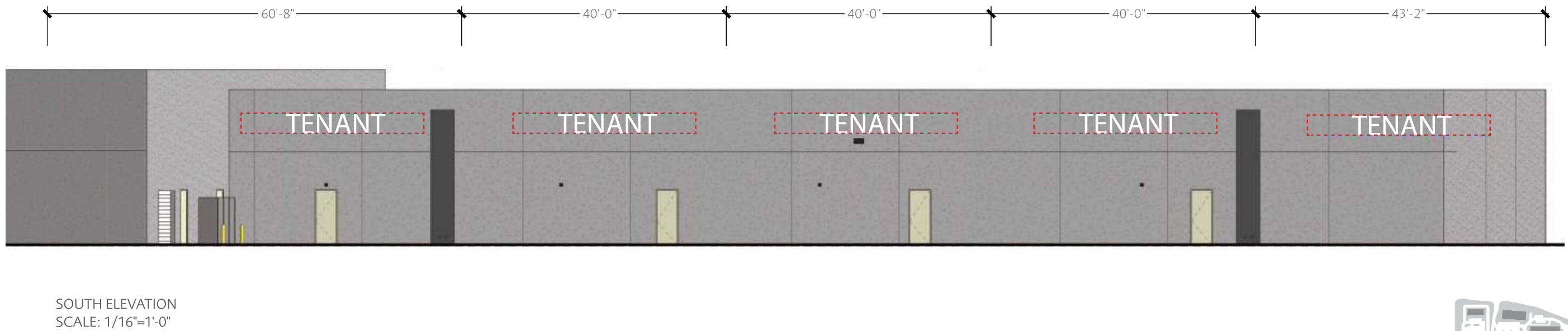
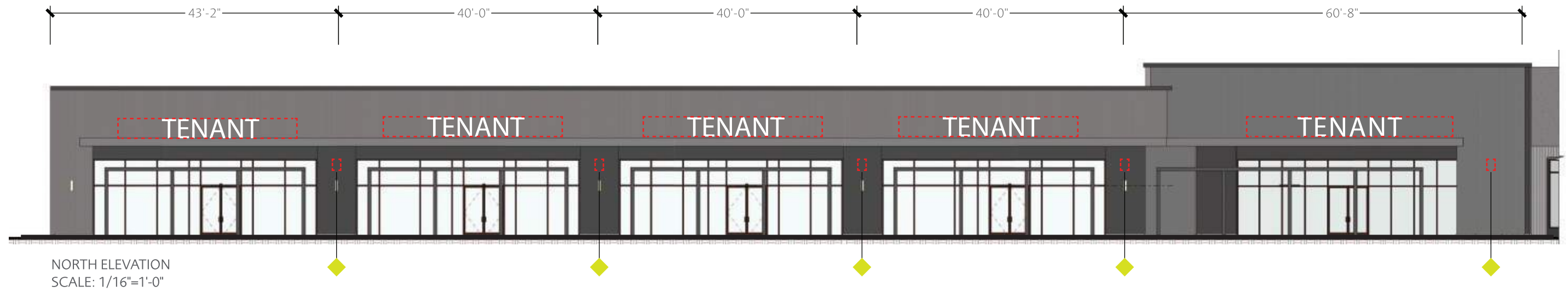


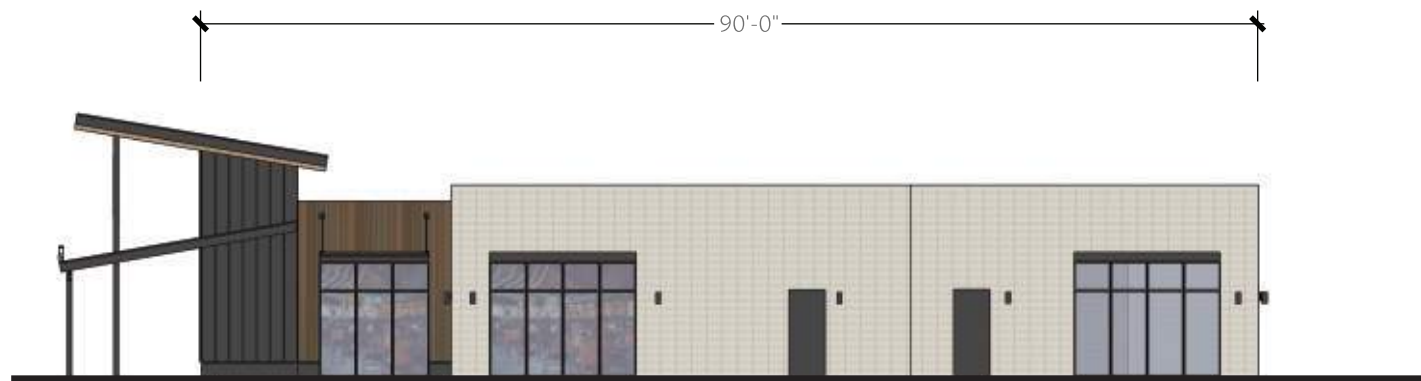
WEST ELEVATION
SCALE: 1/16"=1'-0"



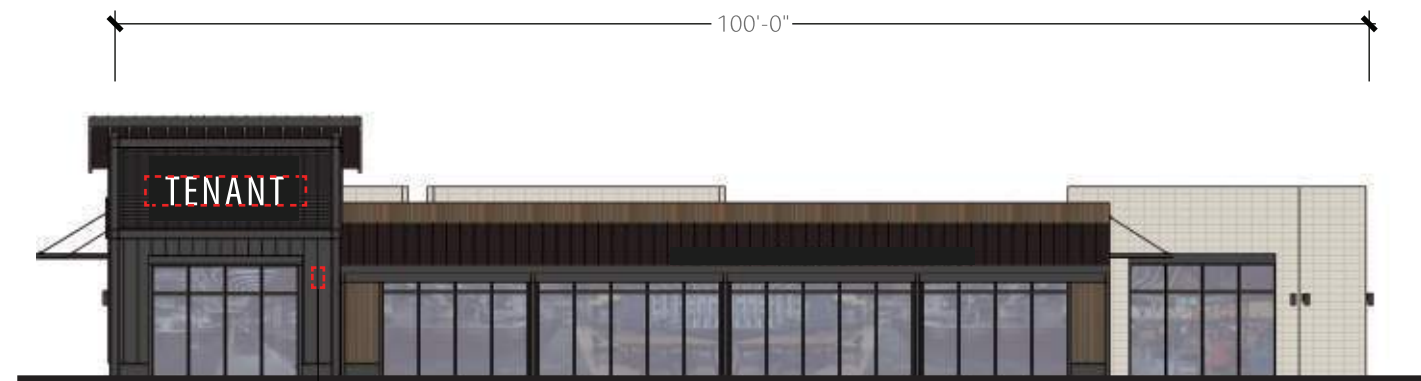
NORTH ELEVATION
SCALE: 1/16"=1'-0"



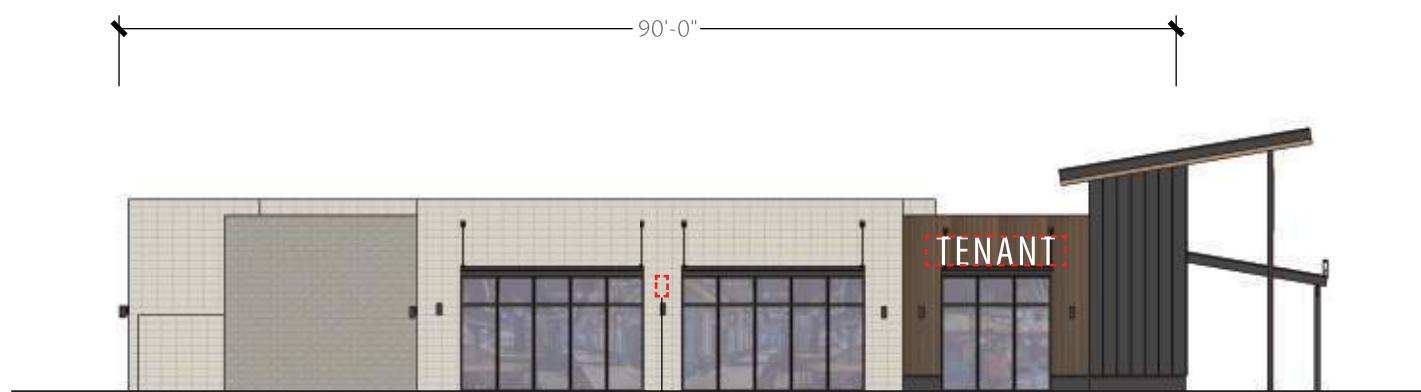




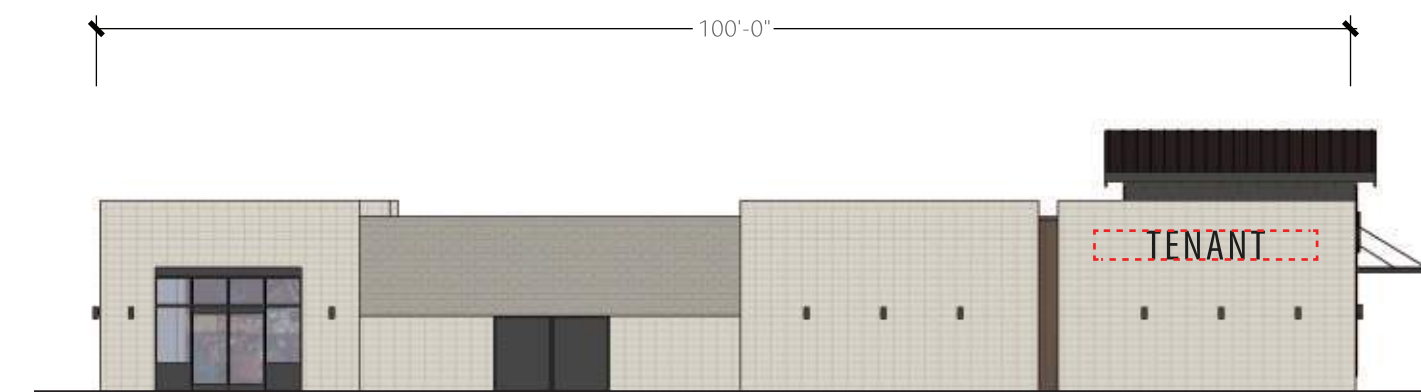
NORTH ELEVATION
SCALE: 1"=20'-0"



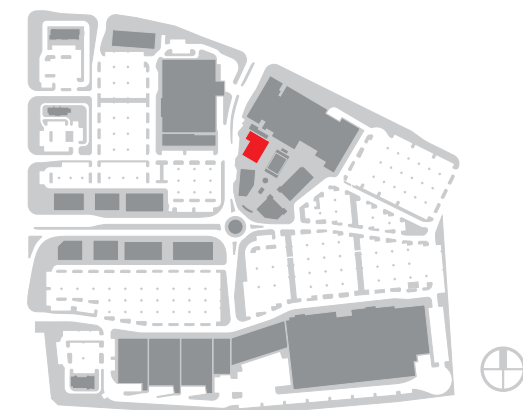
EAST ELEVATION
SCALE: 1"=20'-0"



SOUTH ELEVATION
SCALE: 1"=20'-0"

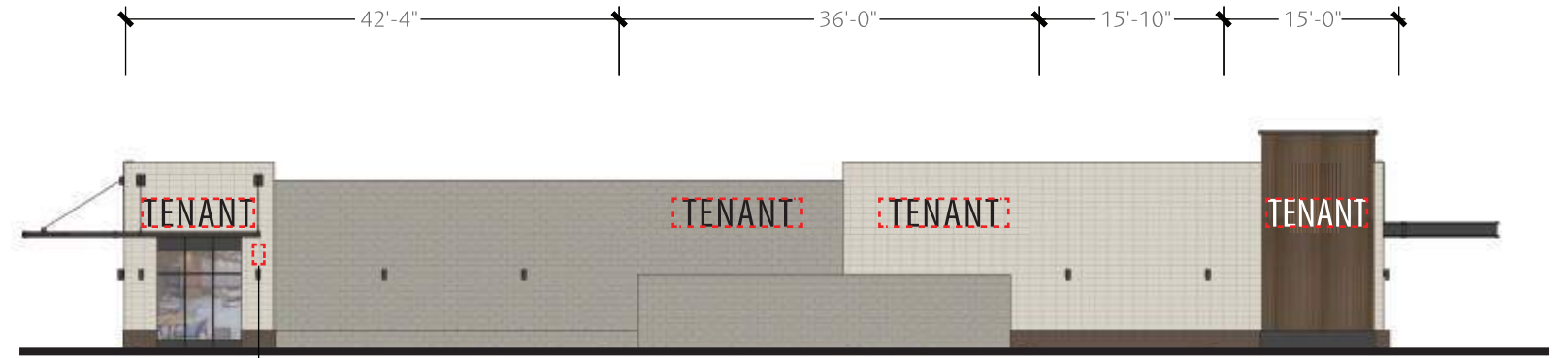


WEST ELEVATION
SCALE: 1"=20'-0"





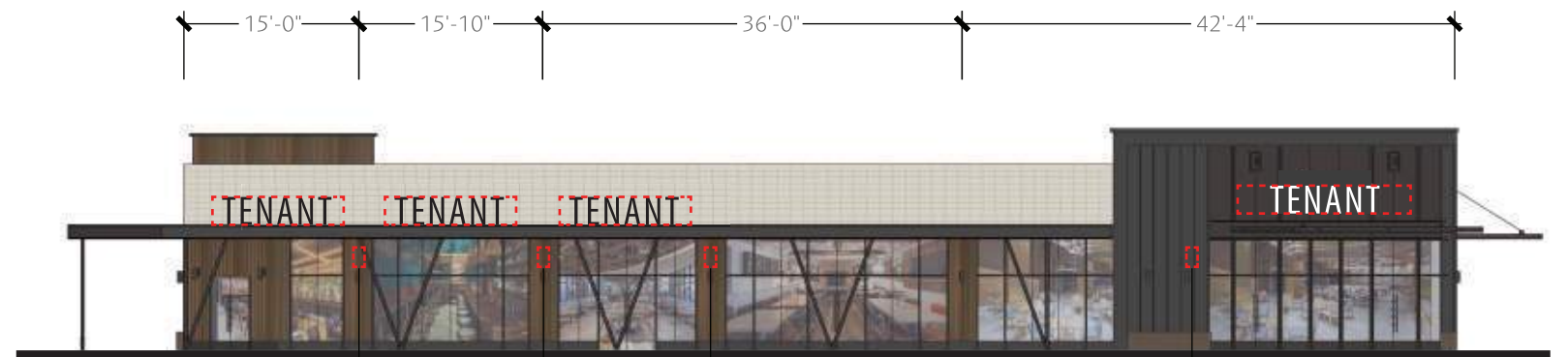
NORTH ELEVATION
SCALE: 1"=20'-0"



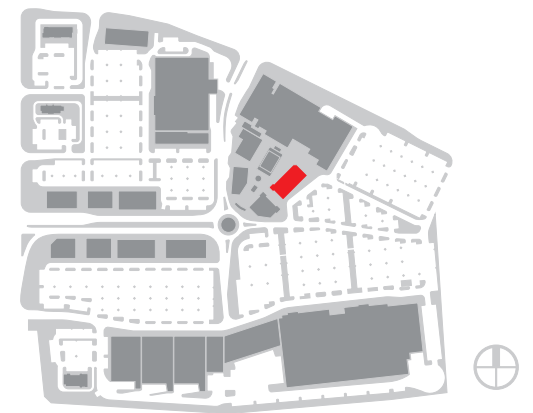
EAST ELEVATION
SCALE: 1"=20'-0"

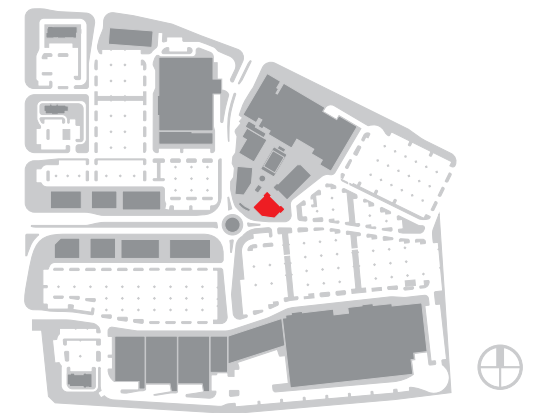
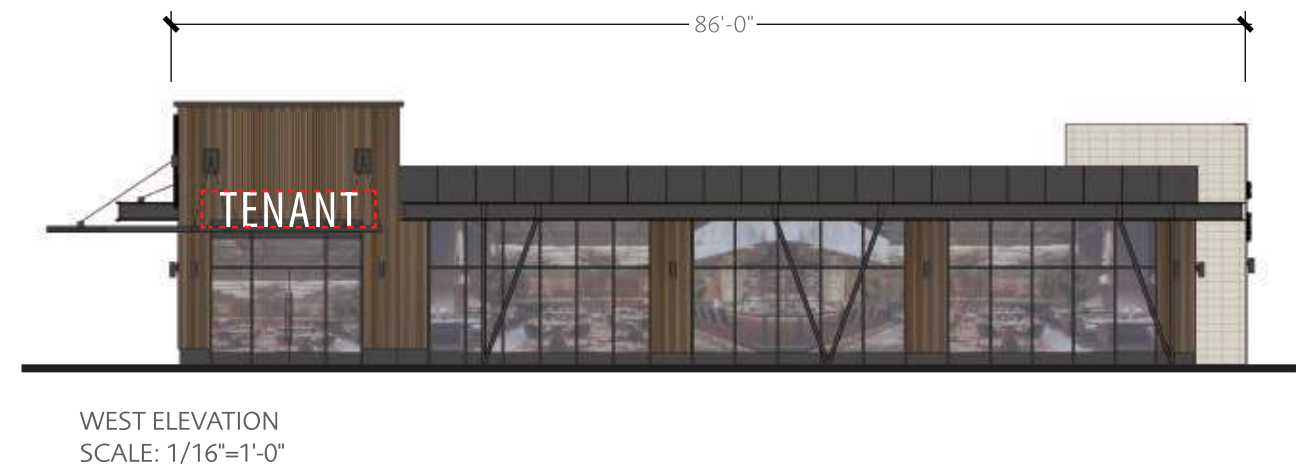
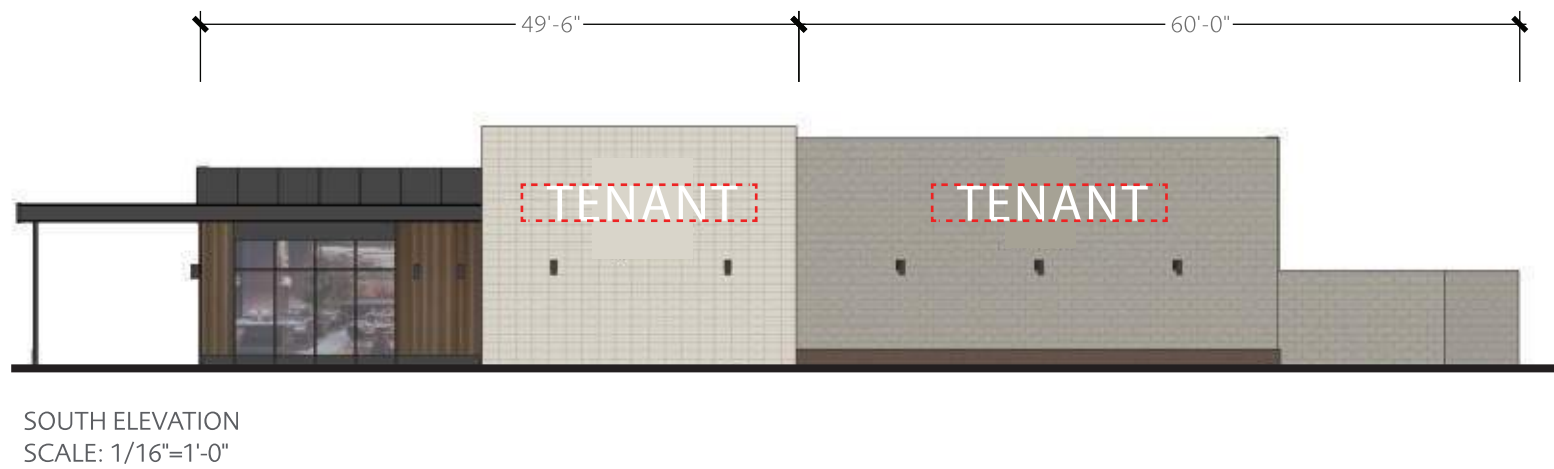
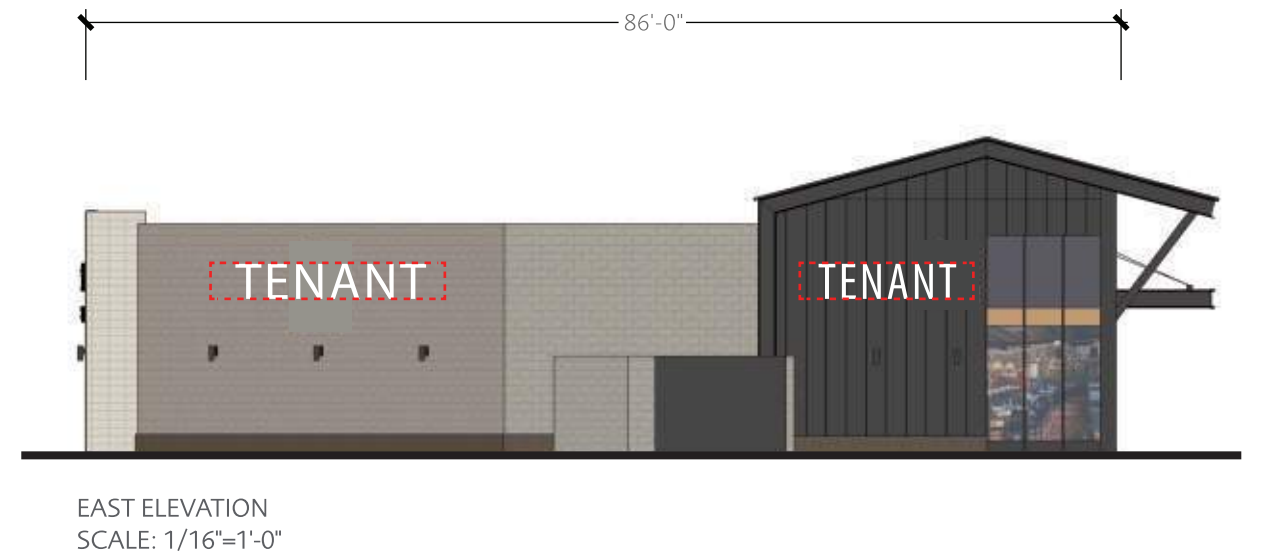
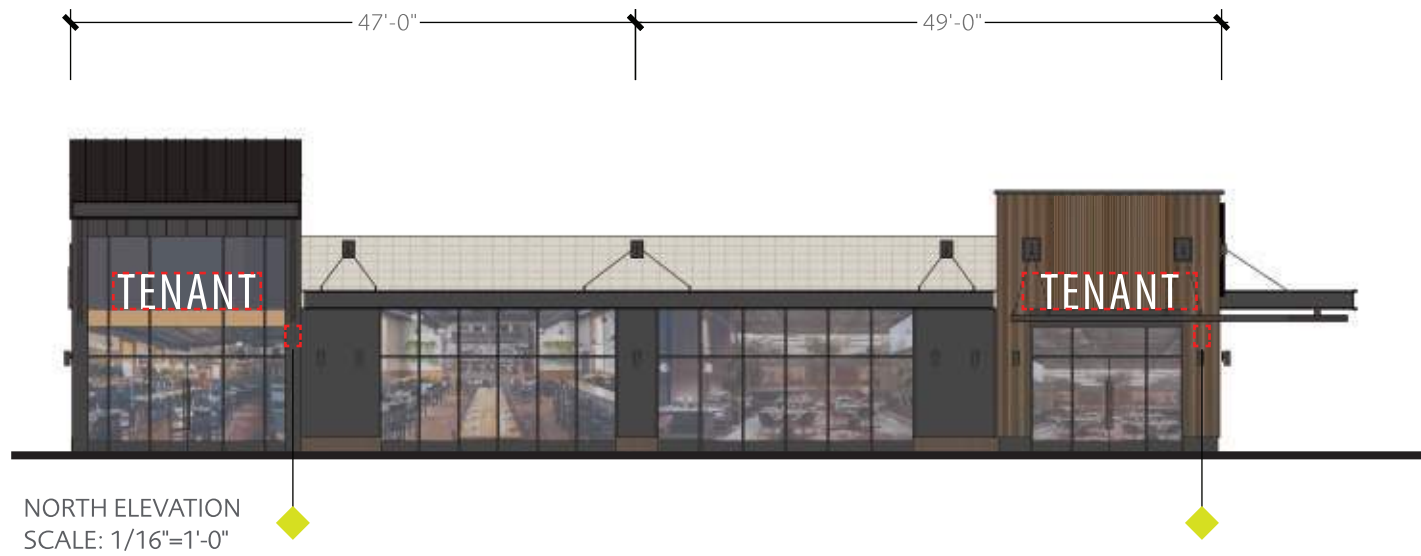


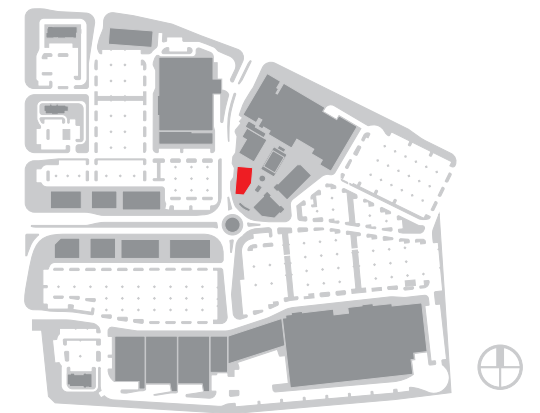
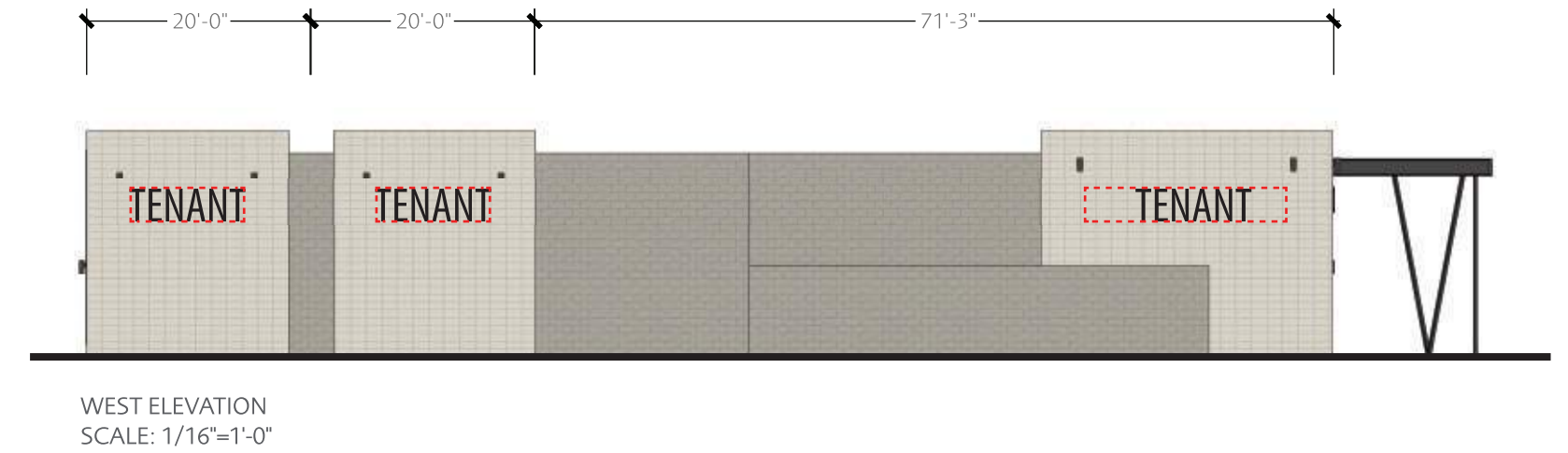
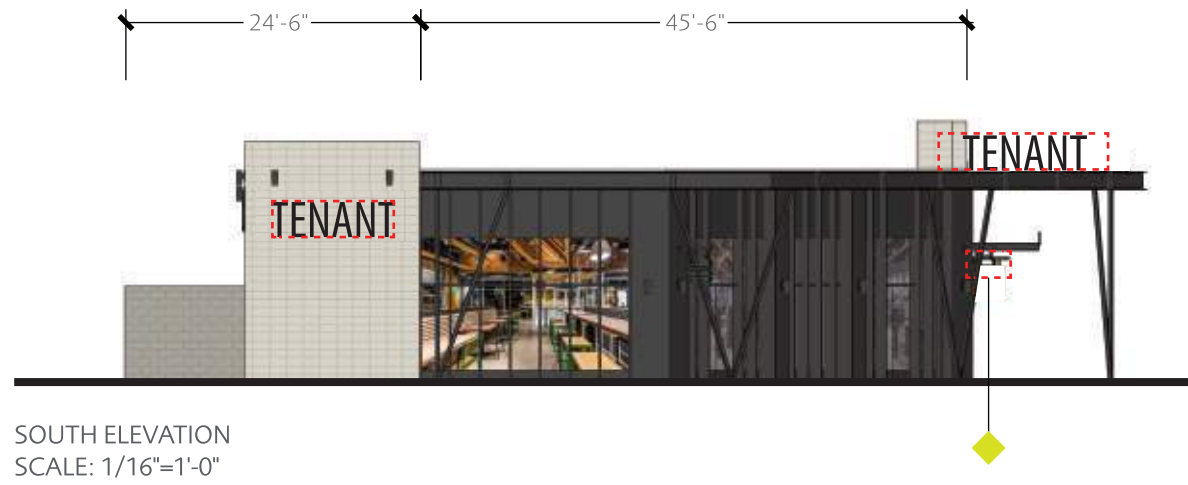
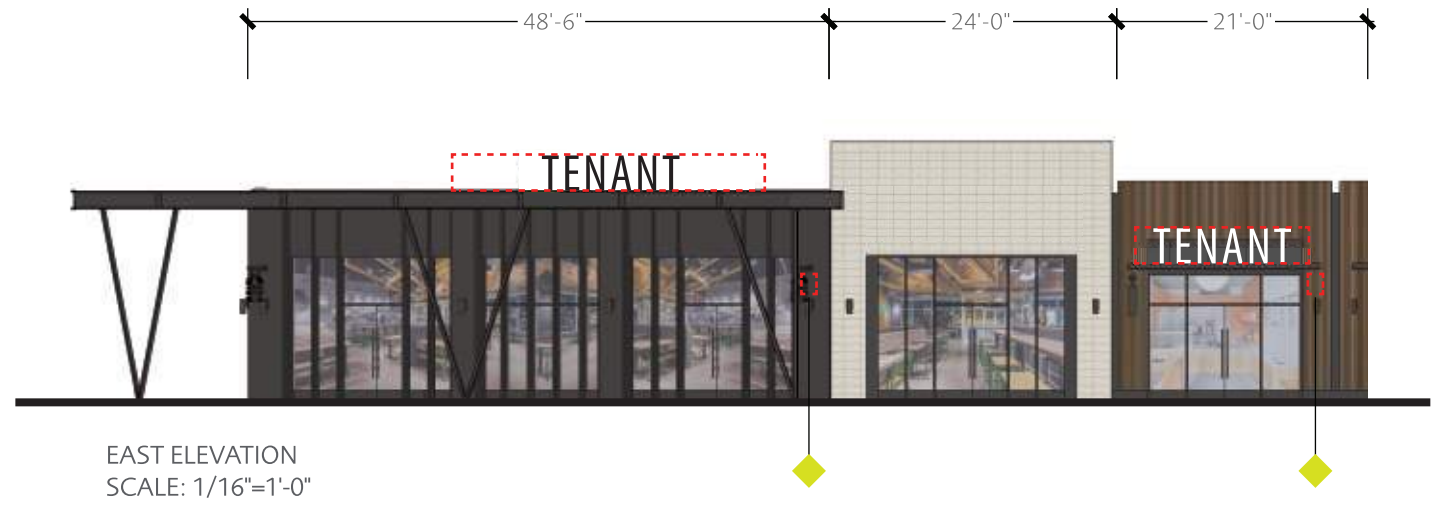
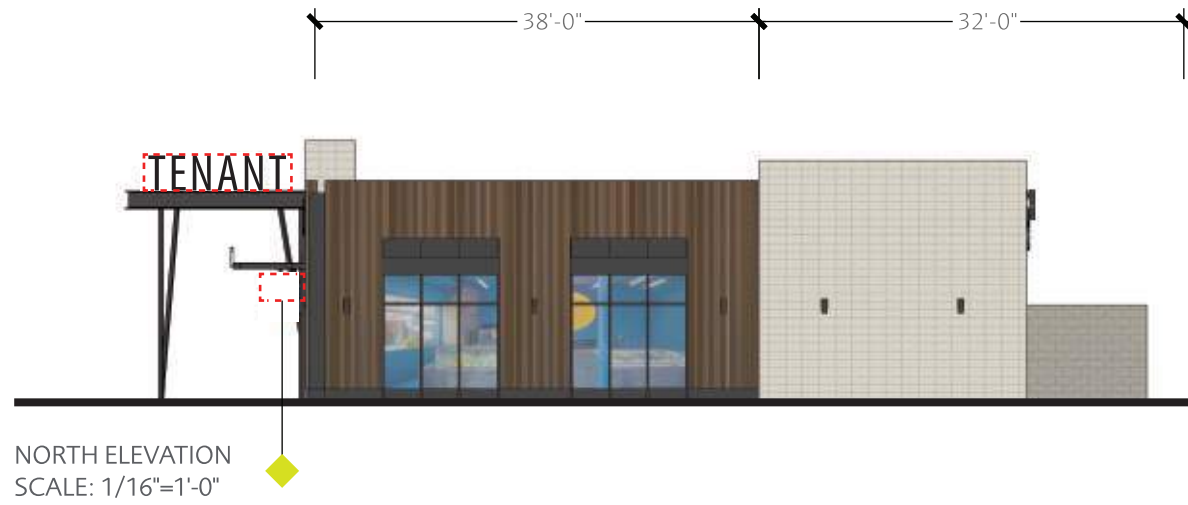
SOUTH ELEVATION
SCALE: 1"=20'-0"



WEST ELEVATION
SCALE: 1"=20'-0"

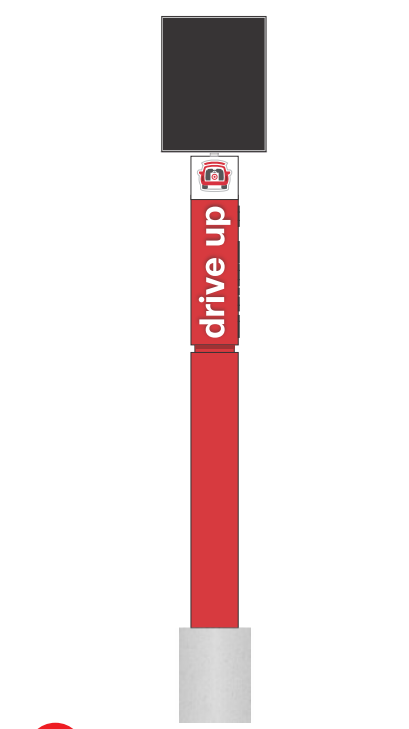








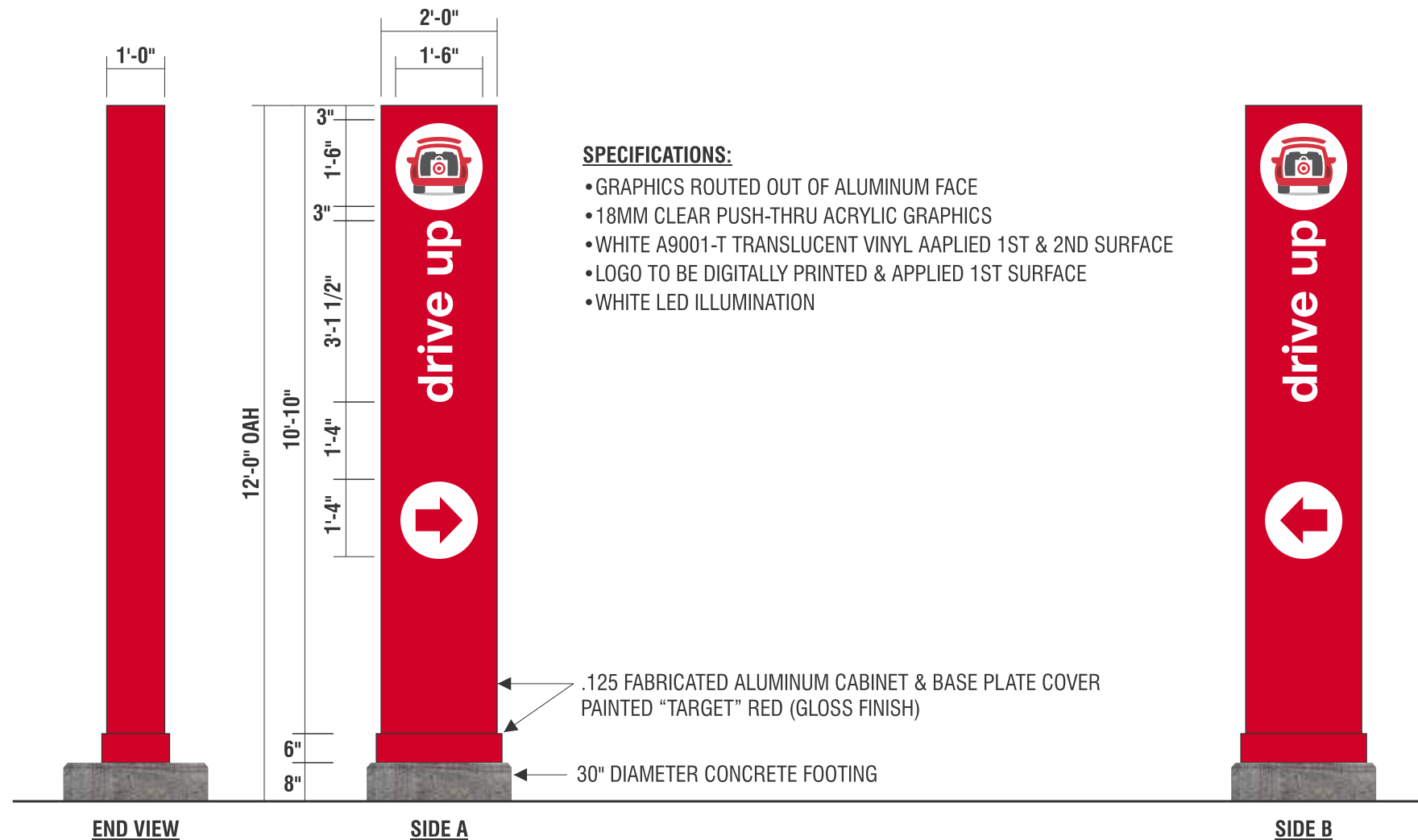
DBL Drive-Up Blade (Qty. 2)



DBE Drive-Up Beacon (Qty. 1)



DBC Drive-Up Canopy Sign (Qty. 1)
See Pages 22-23 For Specifications



D/F INTERNALLY ILLUMINATED DIRECTIONAL BLADE SIGN

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

NOTE:
Solar Panel to be 120Watt Solar
Panel (Dimensions 2'-2 1/2" x 4'-0")

NOTE: SOLAR PANEL
TO BE AT 45 DEGREE
ANGLE FACING SOUTH

MATERIAL FINISH COLORS			
 Target Red II R139422 AKZO (FULL GLOSS)	 AKZO 100% WHITE (FULL GLOSS)	 7328 WHITE Acrylic	 CLEAR Acrylic W/ DIFFUSER
Cabinets	Header/Supports	Logo Face	Push-Thru Copy

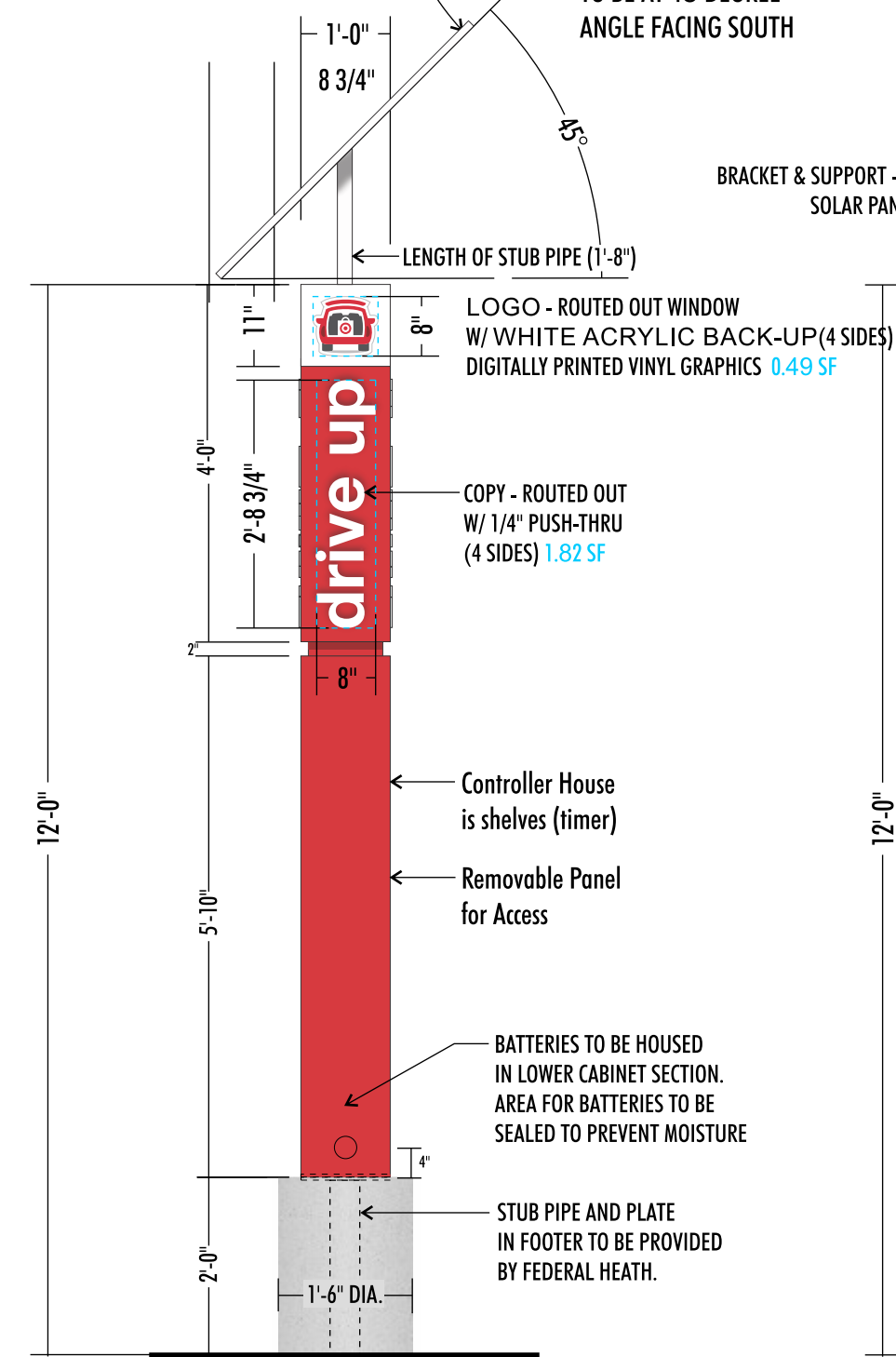
CAR LOGO COLORS			
 Target Red PMS 186	 DARK RED PMS 188	 DARK GRAY PMS 425	 LIGHT GRAY PMS 421

DESCRIPTION OF WORK

MANUFACTURE AND INSTALL BEACON SIGN AS SHOWN AND .125" ALUM SKIN & FRAME . COPY TO BE ROUT-OUT WITH 1/4" PUSH THRU IS 1/2" SHOULDER-CUT CLEAR ACRYLIC W/ FIRS' WHITE VINYL AND DIFFUSER 2ND SURFACE. TOP (LOGO) IS 7328 WHITE ACRYLIC VINYL GRAPHICS FIRST SERVICE DOORS AS REQUIRED. ALL FASTENERS TO BE COUNTER-SUNK SCREWS. FACES AND POLE COVER TO BE PAINTED RED (SEE CHART) WHITE LED ILLUMINATION WITH SOLAR PANELS. BATTERIES SELF CONTAINED AS NOTED.

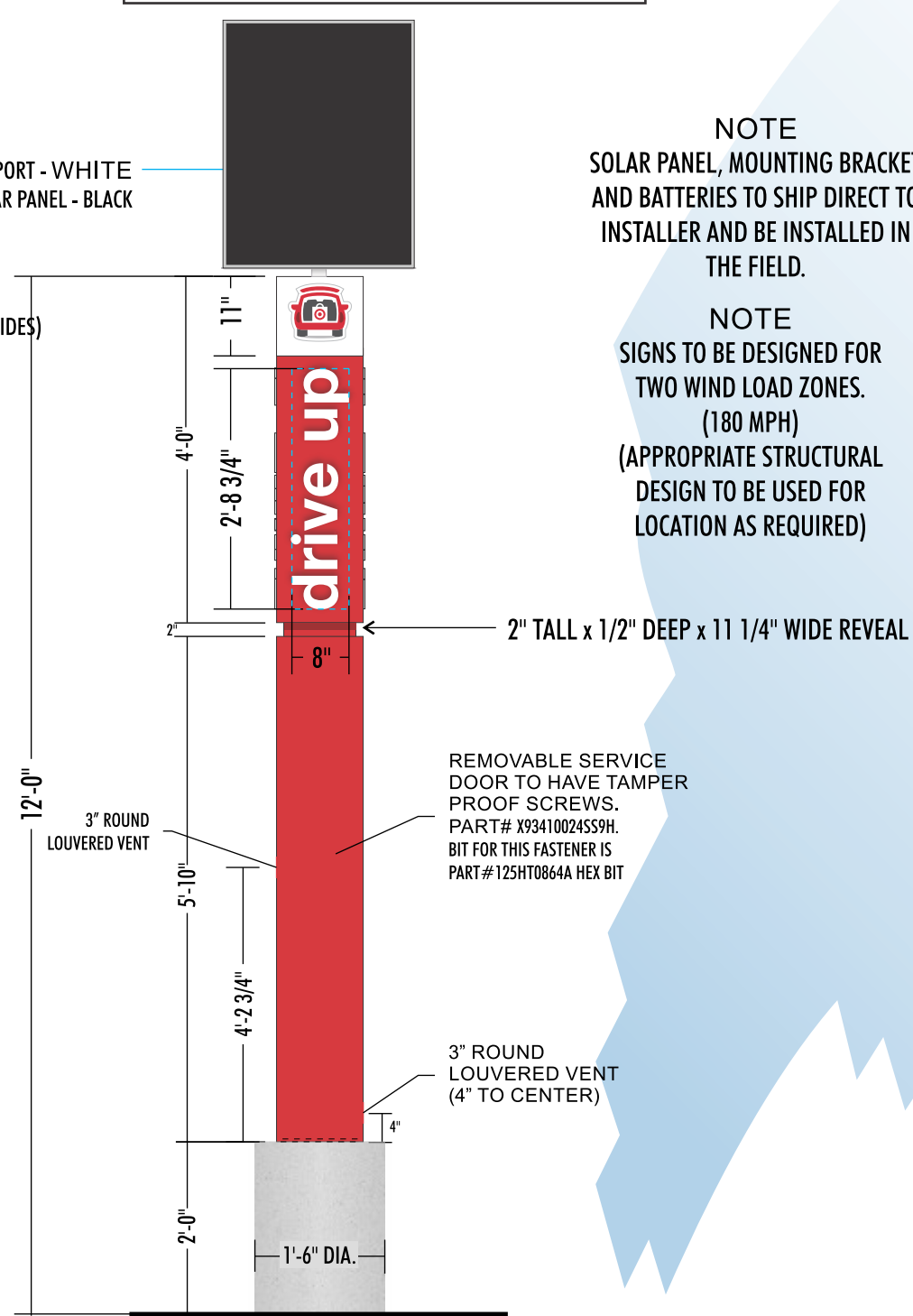
NOTE
SOLAR PANEL, MOUNTING BRACKET
AND BATTERIES TO SHIP DIRECT TO
INSTALLER AND BE INSTALLED IN
THE FIELD.

NOTE
SIGNS TO BE DESIGNED FOR
TWO WIND LOAD ZONES.
(180 MPH)
(APPROPRIATE STRUCTURAL
DESIGN TO BE USED FOR
LOCATION AS REQUIRED)



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/2" = 1'-0"



12'(FT) DRIVE-UP BEACON | FOUR(4) SIDED | SOLAR POWERED

scale 1/2" = 1'-0"



12'(FT) DRIVE-UP BEACON w/ SOLAR PANEL

VERRADO MARKETPLACE



CSP/MSP Final Draft

REVISED FEBRUARY 14th, 2025
240807-03

PREPARED FOR:



PREPARED BY:



ROMERO THORSEN DESIGN





MAP LEGEND

- PAD TENANTS
- SHOP TENANTS
- THEATER TENANT
- MAJOR TENANTS
- PARKING
- SHARED GREEN SPACE
- HARDSCAPE
- SIGNALIZED INTERSECTIONS

SIGNAGE LEGEND

- MARKETPLACE PROJECT ID (3)
- ARRIVAL GATEWAY ID (1)
- THANK YOU FOR VISITING (1)
- TENANT MONUMENT (6)
- MAJOR PYLONS (8)
- DISTRICT ID FOUNTAIN (1)
- VEHICULAR WAYFINDING (6)
- FEATURE ARTWORK (2)
- RETAIL ID-SHOPS/PADS (QTY. TBD)
- BUILDING ID - THEATER (5)
- BUILDING ID-MAJORS (17)
- LIFESTYLE SUPER GRAPHICS (10)
- DIRECTORY (2)
- TENANT BLADE SIGNS (38)
- DISTRICT FOUNTAIN ID (1)

ORIGINAL CONCEPTUAL ARTWORK PRESENTED BY



SIMULATED DAYTIME VIEW
EIGHT (8) DOUBLE-SIDED SINGLE-TENANT MONOLITHIC SIGN STRUCTURES

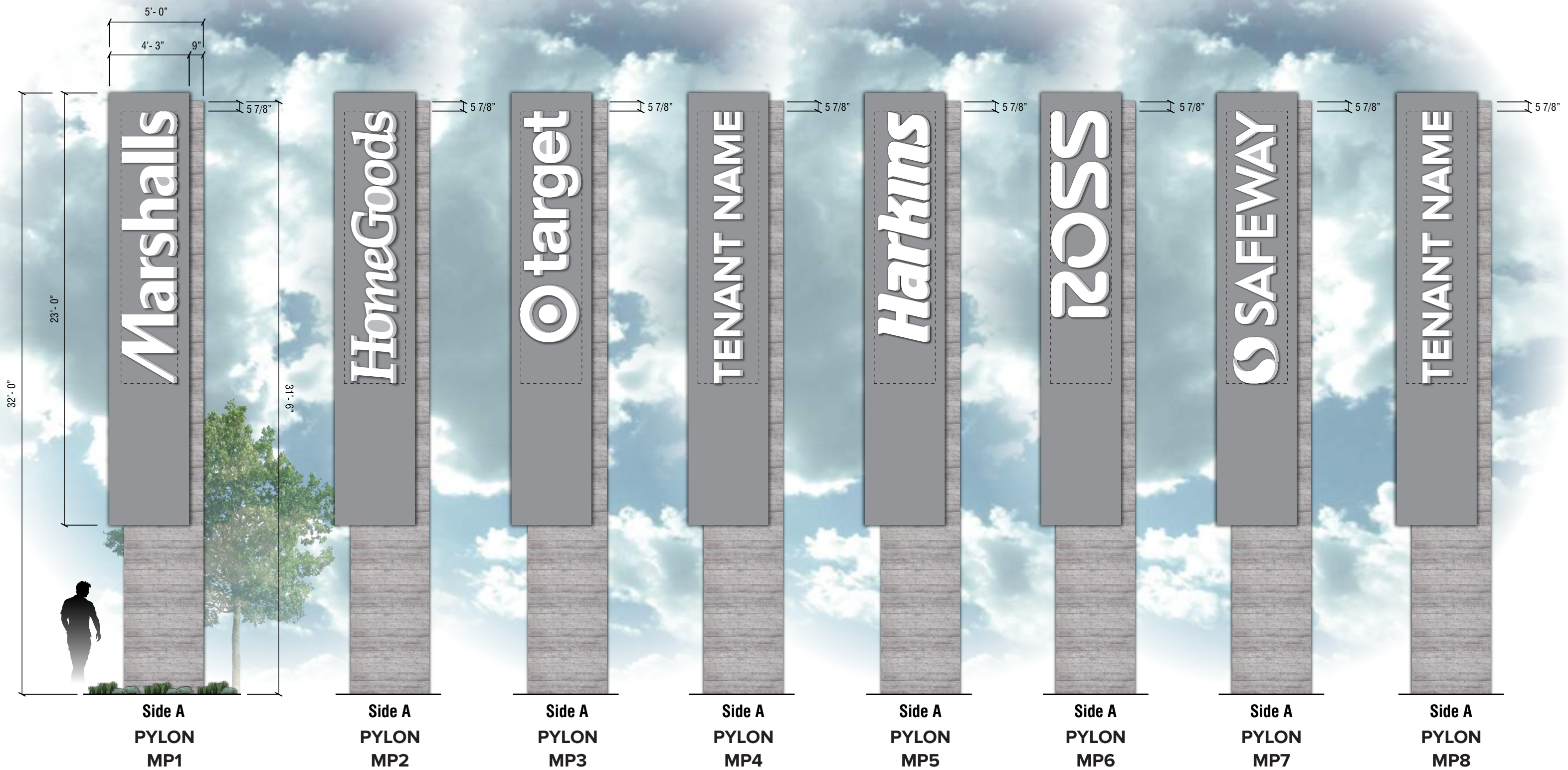


SIMULATED NIGHT VIEW
EIGHT (8) DOUBLE-SIDED SINGLE-TENANT MONOLITHIC SIGN STRUCTURES

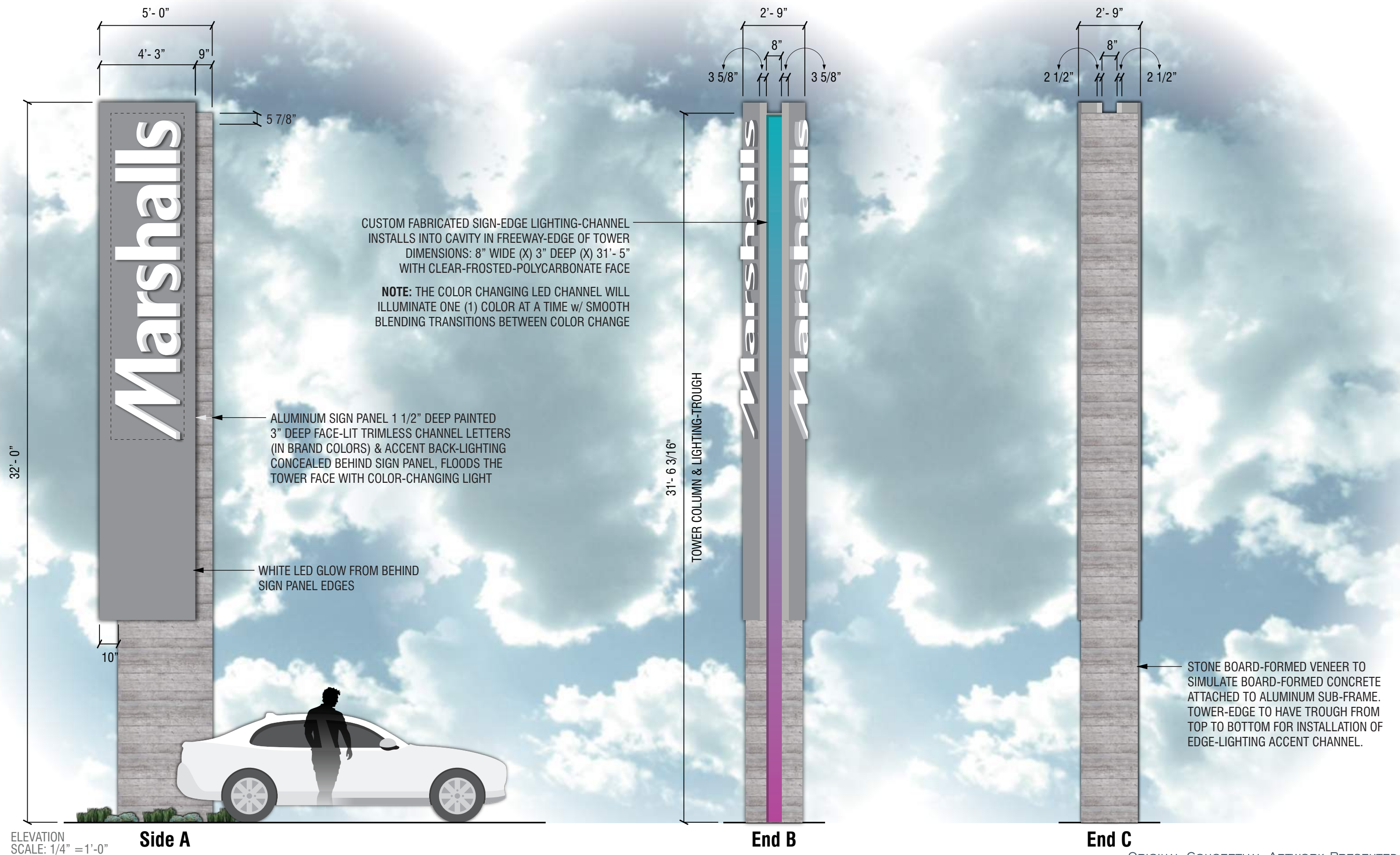
ORIGINAL CONCEPTUAL ARTWORK PRESENTED BY

10980 Boatman Avenue
Stanton, California 90680
800-743-6942
info@signsandservicesco.com

S&S
SIGNS & SERVICES



ORIGINAL CONCEPTUAL ARTWORK PRESENTED BY



SIMULATED NIGHT VIEW
EIGHT (8) DOUBLE-SIDED SINGLE-TENANT MONOLITHIC SIGN STRUCTURES



December 30, 2015

Kurt Jones
Tiffany & Bosco, PA
2525 E Camelback Rd
Phoenix, AZ 85016

RE: Verrado Minor CMP Amendment-Section 3.03 M Signs
Case No. mCMPA14-06 (PLZ-14-00076)
(Verrado Minor CMP Amendment No. 10)

Dear Mr. Jones

We have reviewed and recommend **APPROVAL** to amend the sign section (Section 3.03 M) of the Verrado Community Master Plan (CMP). This proposed amendment to the CMP is consistent with the overall intent of the city's design standards and will create unique signage opportunities as Verrado continues to develop.

Regards,



Sean Banda
Planner
623-349-6215, sbanda@buckeyeaz.gov

Verrado Signage – Minor Amendment

(Final version to use same formatting as CMP)

M. Signs

Signs are an essential element that defines the character of specific areas of Verrado. They are the initial communication between a business and a customer. As such, they must be attractive, easy to read and compliment the architecture of the building, while providing adequate identification of the business. The city's desire is to encourage unique and distinctive signage in Verrado which may not be found or allowed in other areas.

1. Standards and Guidelines-General

The following types of signage shall be permitted pursuant to the issuance of a Sign Permit and compliance with the established standards and guidelines.

a. General

(i) Encourage the use of signs that reflect the pedestrian scale of mixed-use and non-residential land uses.

(ii) Signage should have the capability of being illuminated in the evening, although the source of light must be hidden or shielded from the direct view of residential uses.

(iii) Each business area shall be permitted a sign area consistent with the sign requirements of the CMP, applicable Planning Unit Environmental Design Plan (PUEDP) and any applicable Comprehensive Sign Plan (CSP).

(iv) Signs on interior streets, not visible from the public right-of-way or visible from an adjacent residential unit shall not be considered signage and be exempt from all sign standards.

b. Freestanding/Monument Signs are allowed as defined in the PUEDP for the specific planning unit. Individual development standards shall be outlined within the applicable PUEDP. At a minimum, the following development standards apply to freestanding/monument signs unless otherwise approved in a CSP:

(i) Must not block any traffic visibility lines.

(ii) The height must not exceed the height of the principal structure.

(iii) An architectural enhanced base is required for monument signs.

(iv) Sign area is calculated by sign panel or copy area, architectural embellishments will not be calculated as part of the sign area.

(v) Number of signs per use shall be outlined in the PUEDP.

TABLE E: MAXIMUM SIZE ALLOWED FOR FREESTANDING SIGNS			
Uses		Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet)
Multi-family /Office		10	50
Single-tenant commercial Mixed-use		20	100
Multi-tenant commercial		30	200
Freeway Commercial & Billboard		65*	250

*Freeway commercial and billboard signs shall be allowed to extend sixty-five (65) feet above the grade of the freeway nearest the sign.

Wall Signs

(i) Rectilinear box wall cabinet signage is prohibited. Individual pan-channel letter signs, metal, wood, etc. signs are allowed.

(iii) Signage not specifically advertising a brand, logo, trademarked official business name, or any trademarked name can be architecturally displayed on the building and not be deemed signage for allowed sign area calculation. Any signage that fits this category shall be identified within the corresponding PUEDP as to location and usage. This type of signage shall be reviewed and approved as an administrative decision.

Table F**Maximum Size Allowed for Building Signage**

Sign area allowed in square feet

Land use	Sign Area Allowed for Sign area allowed (in square feet) for each lineal foot of building facing the street frontage (1,2,3)	
Multiple Family	.5	
Public Assembly	1.0	
Commercial	1.25	
Office	.75	
Mixed Use	1.25	
Service Establishment	1.25	
Freeway Commercial	1.5	
Industrial	.5	

(1) Attached signs shall be placed as set forth in the approved PUEDP and any applicable Comprehensive Sign Plan.

(2) Each side of a building having a street frontage may be counted separate and used to place signs

(3) Buildings located over one hundred (100) feet from the right-of-way are allowed to double the sign area amount

d. Awning Signs

(i) Locate signage text on the valance of the awning, the edge of the canopy or on the canopy face.

(ii) Shall not obstruct sidewalks, required accessible paths of travel, or the visibility of other signs.

e. Window Signs

(i) Paint on windows shall be prohibited except during the promotion of temporary holiday events/sales.

(ii) The painted signs are limited to 60 days at a time with 15 days between promotions and shall not be painted more than 180 days a year.

(iii) Letter height on window signage is recommended to be a maximum of 24 inches tall.

(iv) Window signage is allowed to cover up to 50 percent of the total window area on the building.

f. Roof Mounted Signage

(i) Cannot not extend more than eight feet above the roofline. Roofline shall mean the highest point of the main roof structure or the highest point on a parapet but shall not include cupolas, pylons, projections or minor raised portions of the roof.

(ii) A height greater than eight feet can be approved with a separate CSP submittal.

g. Monument signs

(i) Monument signs can be located on the property line via administrative staff approval.

h. Temporary Signs

(i) Allow use of sandwich or "A-frame" signs during regular business hours.

(ii) "A-frame" signs placement must allow for a minimum 3 foot pedestrian pathway to/from all building entrances and exists.

(iii) "A-frame" signs shall not exceed 4 feet in height and 3 feet in width.

(iv) "A-frame" signs shall be constructed of durable materials with a stable, weighted base.

(v) "A-frame" signs shall be limited to one per business or tenant per public street frontage.

(vi) "A-frame" signs shall not be illuminated or animated in any way.

i. Off-Site A-frame Signs

(i) A-frame signs may be placed off-site if all of the following standards are met, in addition to meeting the standards of the On-site A-frame sign section above:

(1) Must obtain written approval of the property owner of record for the property where the sign is to be located.

(2) The sign may not be located in the ROW or within the sight visibility triangle or easement.

j. Suspended Signs

(i) Buildings are encouraged to have double-sided attached perpendicular signs.

(ii) The bottom of the sign must have a minimum of seven feet of clearance.

(iii) Symbolic and historic three-dimensional signs such as barber shop poles and appropriately-sized projecting signs are allowed.

(iv) Creatively shaped signs are encouraged.

(v) Suspended Signs are not included in the total allowable business sign area.

Comprehensive Sign Plan (CSP)

1. A multi-tenant mixed-use development may submit a Comprehensive Sign Plan (CSP) illustrating a coordinated approach to site signage. CSP's shall provide specifications regarding sign:

- a. Type;
- b. Materials;
- c. Illumination;
- d. Colors
- e. Dimensions; and
- f. Location

2. Developments utilizing a CSP may propose variations from allowed CMP signage standards that address sign size and the number of signs allowed. Variations of up to twenty (20) percent from the general requirements listed above may be approved administratively. Variations above twenty (20) percent must be approved by the Planning and Zoning Commission.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/11/25	AGENDA ITEM: 3.B. Catclaw Solar - Site Plan - PLZSP-24-0026
DATE PREPARED: 03/06/25	DISTRICT NO.: No. 4
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Catclaw Solar - Site Plan (PLZSP-24-0026) Conduct a public meeting and approve the site plan for a proposed 250-megawatt solar power plant comprised of multiple freestanding, ground-mounted photovoltaic panels, a 250-megawatt battery energy storage system (BESS) facility to store the power, and related operations, maintenance, and substation facilities.

SUMMARY

PROJECT DESCRIPTION:

Susan Moberg, 311SV 8ME, LLC, on behalf of property owner BA Sun Valley, LLC, is requesting Site Plan approval for a proposed 250-megawatt solar power plant comprised of multiple freestanding, ground-mounted photovoltaic panels, a 250-megawatt battery energy storage system (BESS) facility to store the power, allowing for it to be offloaded in periods of peak demand, and related operations, maintenance, and substation facilities. The proposed facility, called Catclaw Solar, will be located a quarter mile west of Sun Valley Parkway, bounded by the Northern Avenue alignment on the south, the Johnson Road alignment on the west, and the Peoria Road alignment on the north.

The site and the surrounding area consist primarily of undeveloped natural desert that is anticipated to develop incrementally with residential and supporting commercial uses over the next fifty years. The proposed solar facility will allow the site to be utilized for positive impact before market conditions and services support more traditional development. The facility is expected to operate on this site for no more than forty years, at which time the site will be restored by the project owner to its original condition or developed with permanent residential and supporting commercial uses.

The subject property was rezoned to Community Master Plan (CMP) in May 2024. This site plan proposal is in strict conformance with the vision for the site established within the approved Catclaw Solar CMP and all development standards and permitted uses identified therein.

Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposal will allow for interim use of the land to serve a public benefit until the area supports development of permanent residential and supportive commercial uses, while not negatively impacting surrounding properties, the northwest portion of Buckeye, or the City as a whole.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

PLZSP-24-0026 Catclaw Solar Site Plan Staff Report P&Z 3-11-25.pdf
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Site Plan Project Narrative.pdf
Exhibit E - Site Plans.pdf
Exhibit F - Site Line Studies.pdf



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-24-0026
TITLE: Catclaw Solar Site Plan
MEETING DATE: March 11, 2025

Applicant/Owner: Susan Moberg, 311SV 8ME, LLC on behalf of property owner Andrew Cohn, BA Sun Valley, LLC

Request: Approval of a Site Plan for Catclaw Solar, a proposed 250-megawatt solar power plant comprised of multiple freestanding, ground-mounted photovoltaic panels, a 250-megawatt battery energy storage system (BESS) facility to store the power, allowing for it to be offloaded in periods of peak demand, and related operations, maintenance, and substation facilities.

District District 4

Location: West of Sun Valley Parkway bounded by the Northern Avenue alignment on the south, the Johnson Road alignment on the west, and the Peoria Avenue alignment on the north (Exhibits A, B, and C)

Site size: Approximately 1,150 net acres

Public input: None received

Recommendation: Approve subject to conditions (a) through (cc)

PROJECT DESCRIPTION

1. Susan Moberg, 311SV 8ME, LLC, on behalf of property owner BA Sun Valley, LLC, is requesting Site Plan approval for a proposed 250-megawatt solar power plant comprised of multiple freestanding, ground-mounted photovoltaic panels, a 250-megawatt battery energy storage system (BESS) facility to store the power, allowing for it to be offloaded in periods of peak demand, and related operations, maintenance, and substation facilities (Exhibits D and E). The proposed facility, called Catclaw Solar, will be located a quarter mile west of Sun Valley Parkway, bounded by the Northern Avenue alignment on the south, the Johnson Road alignment on the west, and the Peoria Road alignment on the north.
2. The site and the surrounding area consist primarily of undeveloped natural desert that is anticipated to develop incrementally with residential and supporting commercial uses over the next fifty years. The proposed solar facility will allow the site to be utilized for positive impact before market conditions and services support more traditional development. The facility is expected to operate on this site for no more than forty years, at which time the site will be restored by the project owner to its original condition or developed with permanent residential and supporting commercial uses.
3. The subject property was rezoned to Community Master Plan (CMP) in May 2024. This site plan proposal is in strict conformance with the vision for the site established within the approved Catclaw Solar CMP and all development standards and permitted uses identified therein. Components of the proposed project include:

- a. Photovoltaic paneling, which will rotate to track the sun for optimal energy production, will range in height from 6 feet to 15 feet above grade depending upon the time of day. Panels will feature low glare surfaces to reduce any potential light impacts on adjacent properties.



- b. A BESS facility comprised of large-scale battery systems is to be located near the northeast corner of the site. These facilities, which store and discharge electricity as needed, are used to improve grid stability, store excess renewable energy (such as solar and wind), and provide backup power during peak demand or outages. Battery cabinets within the BESS facility will be under 10 feet in height.



- c. An electrical substation necessary to allow power generated at the facility to be transmitted to the regional grid is proposed directly north of the BESS facility near the northeast corner of the site. Equipment



within this area will be typical of substations elsewhere, with the height of most equipment at or under 30 feet. With a typical height of 80 to 150 feet, one notable exception that will be visible are the high voltage transmission lines that will extend north to connect to the existing regional grid.

4. Natural washes that traverse the subject property will be left undisturbed. Fencing will secure individual “pods” of solar panels rather than the perimeter of the entire site, negating any impact to area drainage and wildlife corridors. Project fencing will be comprised of 7-foot-tall tan colored vinyl coated chain link around the exterior perimeter of the project, with 7-foot-tall standard galvanized chain link provided interior to the site in locations not visible from surrounding streets or properties.
5. A minimum 50-foot setback will be maintained around the property's perimeter. Frontages visible from future streets or adjacent to land expected to develop with permanent uses will be landscaped to reduce the facility's visual impact (Exhibit F). However, due to the project's isolated location, landscaping would serve no immediate purpose. Therefore, a stipulation is recommended to defer perimeter landscaping until development is proposed on nearby properties.
6. Though existing vegetation will be removed from portions of the site located outside of wash corridors, no herbicides that will permanently impact the ability for vegetation to grow on the property will be utilized.

AREA CONTEXT

7. The site and surrounding properties are primarily undisturbed natural desert areas. Various CMPs exist within the area, though only Teravallis/Florio are presently under development. Other properties in the area have been largely inactive since obtaining zoning approvals in the 1990s and 2000s. The following table provides additional information on the existing and planned uses of the surrounding properties:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Natural Desert	Master Planned Community (MPC)	Catclaw Community Master Plan (CMP)
North	Natural Desert	MPC	PC
East	Natural Desert	MPC	PC
South	Natural Desert	MPC	PC with Valle Del Sol CMP Overlay
West	Natural Desert	Neighborhood	Unincorporated Maricopa County

PUBLIC PARTICIPATION

8. No feedback pertaining to this site plan request has been received. During the zoning phase of this project, public feedback was largely supportive of the planned solar use at this location.
9. A neighborhood meeting is not required for Site Plan applications.

BACKGROUND

10. *January 1990:* Approximately 11,593 acres in northwest Buckeye, including the Catclaw site, were annexed by approval of Ordinance 11-89.
11. *May 2024:* The City Council approved Ordinance 13-24, changing the zoning of the subject property from Planned Community (PC) to Planned Area Development (PAD) for Catclaw Solar. The approved PAD allows for the development of the site with a solar generation facility and related accessory uses for a period not to exceed 40 years.

ANALYSIS

General Plan and Development Code

12. The property is designated as Master Planned Community (MPC) by the Buckeye General Plan (Exhibit C). This designation is applied to land that is guided by separate development approvals that establish the land uses, intensity, and character for development of the property. In this instance, the Catclaw Solar Community Master Plan (CMP) approved by Council in May 2024, established the standards necessary to guide development of the site with a solar generation facility and ancillary accessory uses. The proposed site plan is in strict conformance with the approved CMP and is thereby consistent with the MPC land use designation.

13. With appropriate measures in place to ensure the property will be restored to a developable condition at the end of the interim term, the property will be able to redevelop in accordance with the City's permanent vision at the conclusion of the project's 40-year anticipated life cycle.
14. The proposed site plan is consistent with a multitude of General Plan goals and policies related to land use compatibility and sustainability and will have a positive impact on the surrounding area and the City as a whole. Goals and policies furthered by the proposed plan include:
 - a. Policy ST-1.5: The City of Buckeye will strive to maintain wash corridors in a natural state, with exceptions for clearance for fire protection, flood mitigation, and/or invasive species eradication.
 - b. Policy ST-2.4: The City of Buckeye will encourage a pattern of development that protects ecological connectivity from the White Tank Mountains to the Hassayampa River and to neighboring mountain ranges.
 - c. Goal ST-8: Energy in Buckeye is used responsibly and efficiently.

Site Design

15. Development standards and dimensional requirements for the site are established in the approved Catclaw Solar CMP. The proposed site plan adheres to all such requirements, including minimum setbacks, buffering requirements, and limitations for height of solar and BESS equipment on the site. Separated from Sun Valley Parkway by over a quarter-mile, photo simulations of the project show that the project will only be minimally visible to passersby (Exhibit F).
16. A condition is recommended that would allow the developer to defer installation of landscape around the site perimeter to such time that development is proposed within a quarter mile of the project. Staff supports this deferral, as enhanced screening will have little benefit until nearby development is to occur.

Access, Circulation, and Utilities

17. Except during construction of the project, the proposed facility is expected to generate very little traffic and produce no demand for City services such as water, sewer, police, and fire. The project developer is working with the City's Traffic Engineer to adequately accommodate traffic to the site during construction.
18. In the event that development in the surrounding area accelerates, the proposed site plan protects the City's ability to construct arterial roadways that surround the perimeter of the site, including Johnson Road, Peoria Avenue, and Northern Avenue. Additionally,

a temporary alignment of Bruner Road, east of its permanent location, is accommodated in the event that north/south roadway is needed to serve area traffic.

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission approve the Site Plan for Catclaw Solar, Application PLZSP-24-0026, subject to conditions (a) through (cc), for the following reasons:

- The Site Plan conforms to all requirements of the Buckeye Development Code and approved Catclaw Solar CMP.
- The proposal will allow for interim use of the land to serve a public benefit until the area supports development of permanent residential and supportive commercial uses.
- The proposal will not negatively impact surrounding properties, the northwest portion of Buckeye, or the City as a whole.
- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

- a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:
 - 1. Overall Site Plans (Sheets EX-1 and EX-2) received on February 12, 2025
 - 2. BESS Site Plan and Equipment Elevations (Sheets E-1.0 and E-4.0) received on January 21, 2025
 - 3. Substation Site Plan and Equipment Elevations (two unnumbered sheets), received on January 21, 2025
 - 4. Site Lighting and Photometric Plans, Reports, and Cut Sheets (various documents) received on January 21, 2025
- b) The approved site plan will expire on March 11, 2027, two years from the date of approval, if a building permit has not been issued for the project.
- c) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

Planning Division Conditions - Project Specific

- d) Final photometric plans shall redesign the lighting provided within the BESS and substation facilities to eliminate use of flood lighting and fixtures that are not shielded in accordance with the Buckeye Development Code. All lighting shall be 3000k color temperature, directed downward at a 90 degree angle, and must consist solely of fully-shielded luminaire fixtures, where the light source is not visible except when standing directly below the lamp.

- e) Any portion of site fencing adjacent to the overall perimeter of the site shall be 7 foot tall vinyl coated chain link, neutral tan or similar color; standard chain link or other types of fencing may be approved for use internal to the project, including where fencing encloses pods adjacent to the wash corridors that traverse through the site.
- f) Design and color of shade structures shall be subject to City review and approval prior to installation of those structures. Selected color(s) shall be neutral to blend in with the natural desert surroundings.
- g) In accordance with the approved Development Agreement, the developer shall submit a landscape and irrigation plan with the project's final civil plan submittal, providing one tree and five shrubs per 30 linear feet along the north and east boundaries, placed outside any fencing. As the landscaping provides no immediate benefit, the City will allow deferral of installation until a development application is submitted for property within 1,320 feet of these boundaries. Upon notice from the City, the developer shall begin installation per the approved plan within 90 days and complete it within 180 days. Before the issuance of a certificate of occupancy or certificate of completion, the developer shall provide a letter of credit, based on a sealed cost estimate, to cover the installation. If the developer fails to meet the deadlines, the City may draw on the letter of credit to complete the landscaping. Submission of the letter of credit shall constitute permission to the City or its contractors to enter the premises and install the landscaping per the approved plans.
- h) No herbicide with long-lasting effects that could impair the viability of future landscaping or redevelopment of the property shall be used during initial de-vegetation or ongoing site maintenance.
- i) Natural washes shall not be disturbed during project construction or operation.

Engineering Conditions – Project Specific

- j) Permitting for access from Sun Valley Parkway shall be obtained from Maricopa County Division of Transportation until the time that City of Buckeye annexes Sun Valley Parkway and obtains jurisdiction of Sun Valley Parkway.
- k) Evaluation/study of the installation of temporary traffic signals during the anticipated peak construction period shall be completed and submitted to COB for review.
- l) Evaluation of temporary streetlight at access from Sun Valley Parkway shall be completed and submitted to COB for review.
- m) Transmission Line poles shall not be located within existing or future right of ways and be setback an appropriate distance to provide for clear zones and future road construction.

Engineering Conditions – Standard/General

- n) This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the

first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels of the site.

- o) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Engineering Conditions – Standard Drainage

- p) Prior to Final Plat/Minor Subdivision approval or permitting the Property Owner/Developer shall provide a Floodplain Use Permit from the Flood Control District of Maricopa County approving the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.
- q) The Property Owner/Developer shall be responsible for the dedication of all rights-of-way at no cost to the City, for all roads labeled “reserved roadway alignment” except Bruner Road.
- r) The Property Owner/Developer shall submit a Final Plat, Minor Subdivision, or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Engineering Conditions – Standard Water/Wastewater Conditions

- s) The property owner/developer shall allocate any surface water rights to the City (if any) prior to the issuance of any building permits.

Transportation/Traffic – Standard and Site Specific Conditions

- t) Prior to submittal of Final Civil Plans and Construction Documents and any permitting, a Traffic Impact Analysis(TIA) is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
- u) If there are any construction accesses on the east side of Sun Valley Parkway, these should be identified showing spacing and reflected in the TIA.
- v) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

- w) All roads labeled “reserved roadway alignment”, except Bruner Road, shall be dedicated as right of way at the time of minor subdivision or final plat.
- x) Bruner Road “reserved roadway alignment” shall be dedicated as a roadway easement at the time of minor subdivision or final plat.
- y) All drainage easements shall be dedicated at the time of minor subdivision or final plat.
- z) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City’s satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City’s concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

Fire Department Conditions – Standard/General

- aa) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- bb) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

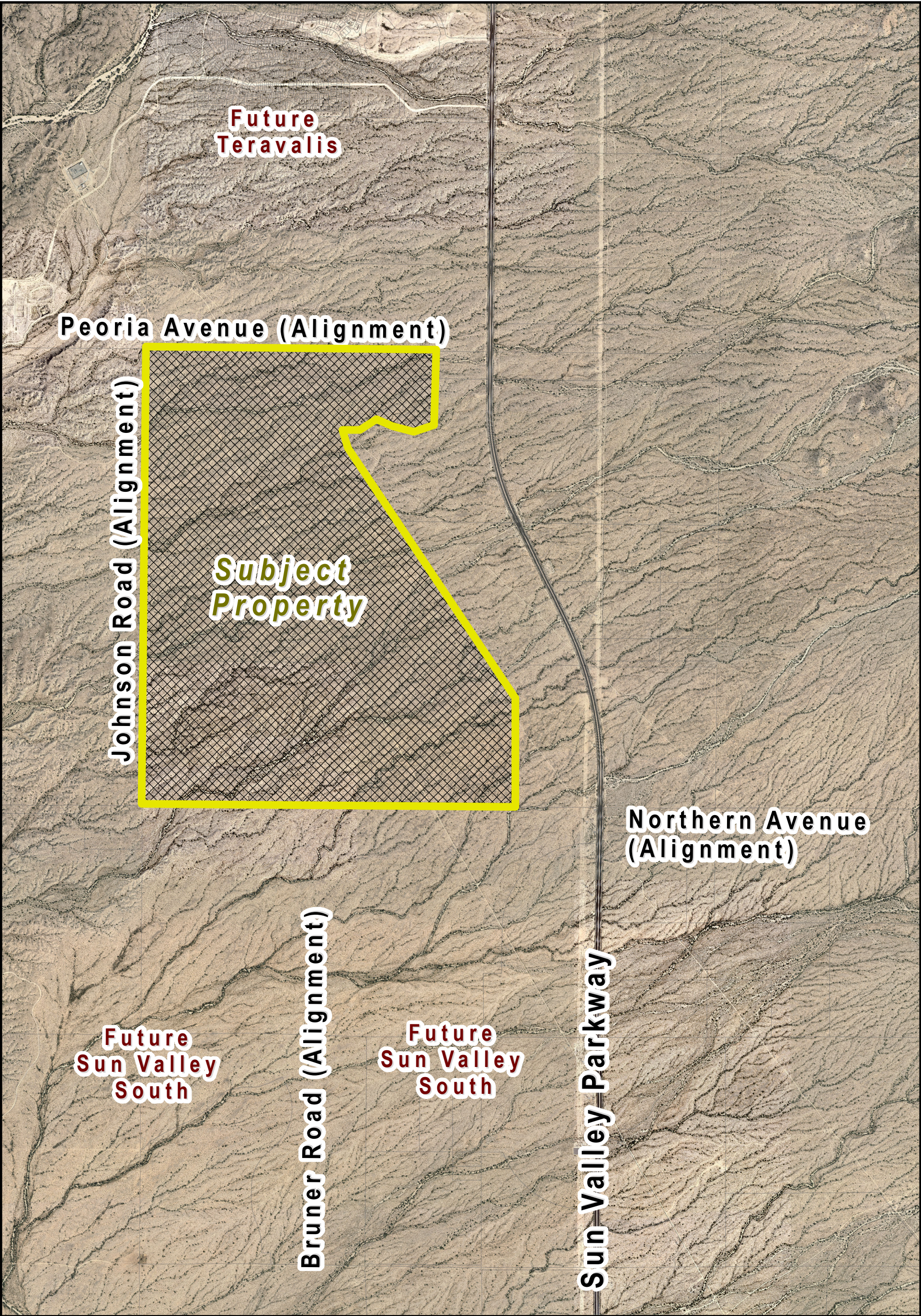
Public Works Conditions – Standard/General

- cc) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye’s MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Narrative
Exhibit E – Site Plans
Exhibit F – Sight Line Photo Simulations

Prepared by:
Ken Galica, Planning Manager

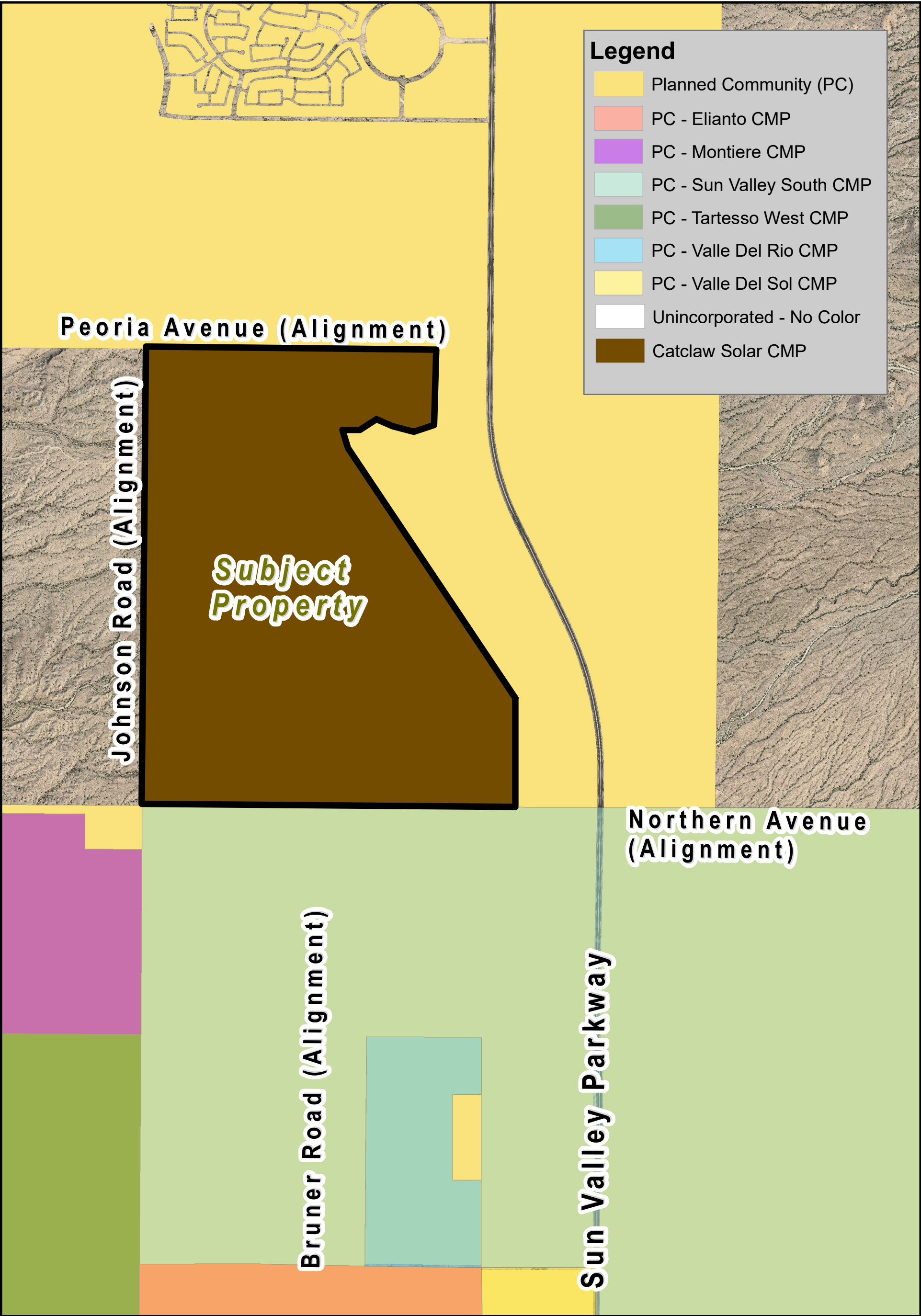


VICINITY MAP

PLZSP-24-0026

Catclaw Solar Site Plan
Council District #4



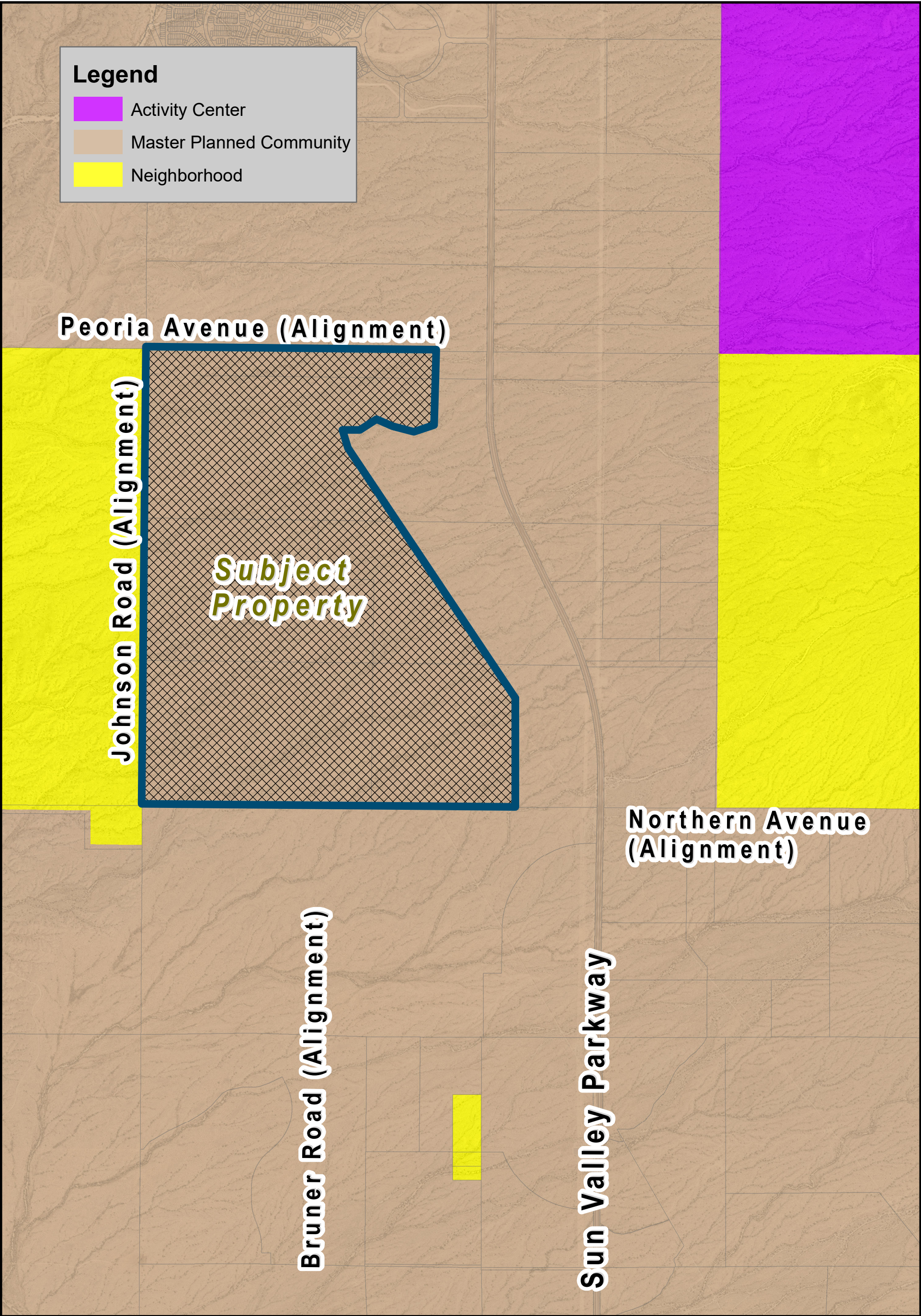


ZONING MAP

PLZSP-24-0026

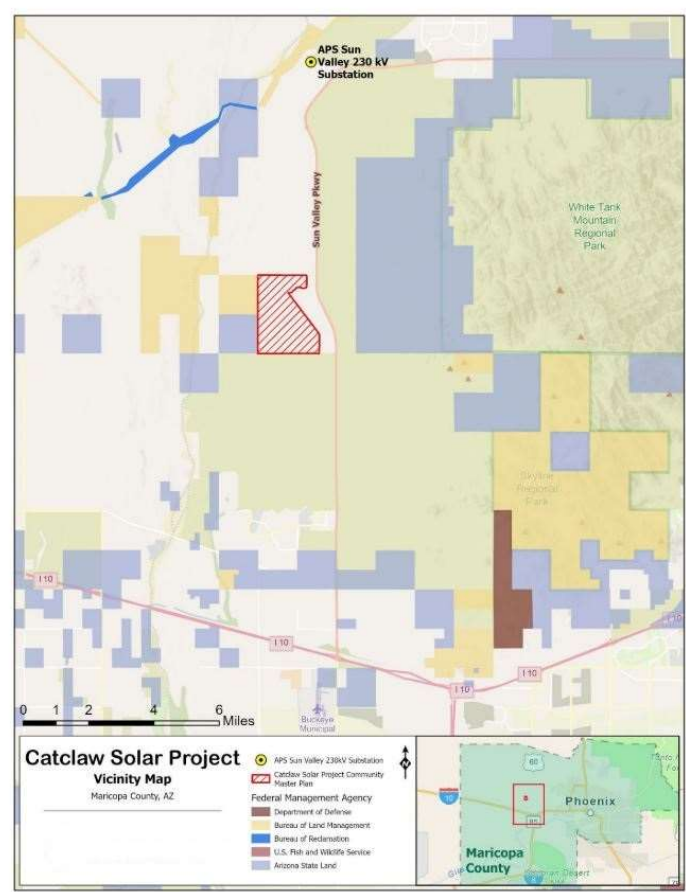
Catclaw Solar Site Plan
Council District #4





GENERAL PLAN LAND USE

Catclaw Solar Project
Site Plan Review
Project Narrative
Case No.: PLZSP-24-0026



Submitted by:
311SV 8me LLC

Submittal Date: September 3, 2024
Revised January 20, 2025

Description of Request

311SV 8me LLC (Applicant) is requesting Site Plan approval for the Catclaw Solar Project (Project) in accordance with the City of Buckeye's Development Code and in conformance with Community Master Plan (CMP) and Development Agreement (DA) approvals issued by the City Council on May 21, 2024. According to guidance from City of Buckeye Planning & Zoning staff, the Applicant understands that the Planning & Zoning Commission must approve a Site Plan for the Project.

Project Design and Landscaping

The Project would have a capacity of up to 250 megawatts (MW) of solar electricity generation paired with an up to 250 MW battery energy storage system (BESS). The Project would contribute a source of clean, renewable electricity directly to the regional grid, and would support the region's increasing demand for power while helping to fulfill national and state renewable energy and greenhouse gas emission goals. Additionally, the BESS would increase regional grid reliability by ensuring predictable, reliable power and stabilization with high renewable energy penetration. Please refer to the attached Site Plan for further information regarding the design of the Project.

Proposed landscaping will be in accordance with requirements of the CMP and DA. The CMP proposed to provide landscaping to minimize potential visual impacts on future residential and mixed-use developments to the north and east of the Project site. The Applicant has provided three visual simulations from Key Observation Points (KOPs) along Sun Valley Parkway. KOPs 2 and 3 demonstrate that the Project is not visible from the southeast and east. Views into the site are screened primarily by changes in grade between the roadway and the site, and secondarily by existing scrub vegetation. The simulation depicted from KOP 1 from Sun Valley Parkway near the northeast portion of the Project indicate that limited there is limited visibility of the Project. At this KOP, the Project is closer to Sun Valley Parkway and there is minimal grade difference between the roadway and the Project. Sparse vegetation closer to the roadway provides limited screening.

The Applicant is limited by the boundary of the Project lease area in providing landscaping between the Project and Sun Valley Parkway. Furthermore, the Applicant believes that plantings around the perimeter of the solar Project would experience significant mortality without regular watering in this desert landscape and increased fire hazard. To address the City's concerns regarding visibility of the Project from adjacent future development, the Applicant proposes to post a letter of credit to provide for landscaping in the future when the adjacent roadways planned in the City's Transportation Master Plan¹ are built and the abutting properties begin to experience development.

The Applicant has developed a Conceptual Landscape Screening Palette for use along the northern and eastern Project boundaries. The Conceptual Landscape Screening

¹ <https://www.buckeyeaz.gov/home/showpublisheddocument/7882/637087355580900000>

Palette has been used as the basis for calculating the future landscaping estimate and letter of credit for the Project.

Current and Proposed Site Conditions

The Project area is currently vacant, undeveloped desert land. All Project parcels are currently zoned as PC and have a land use designation as MPC. The Project is within an approved CMP and has an approved DA.

The Applicant is proposing to develop the Project as a utility scale solar facility. The Project's major facility components include:

- **Solar photovoltaic (PV) modules and trackers.**



Solar PV Modules on trackers, two panels in portrait typically up to 19 feet

- **Battery Energy storage systems.**



BESS Megapacks typically up to 9 feet1 inch

- **Collector lines, inverters, meteorological stations, and distribution power circuits.**



Collector lines and distribution power circuits will be buried.



Inverters typically up to 10 feet



Meteorological station typically up to 6 feet

- **Project substation, substation components (including a telecommunications tower), and control house.**



Typical substation with control enclosure. Lightning masts up to 27 feet 4 inches

- **Operations and maintenance (O&M) facility.**



Pre-manufactured building typically up to 10 feet

- **Laydown (construction) and equipment yards.**



Typical laydown yard

- **Transmission and interconnection facilities.**



Typical transmission line on steel monopole up to 130 feet

- **Supervisory control and data acquisition (SCADA) system.** SCADA panels will be housed in the control enclosure of the substation.
- **Other civil infrastructure necessary to support the solar generation facility and associated energy storage system**



Typical access road constructed of compacted native material

Relationship to Surrounding Properties

Lands bordering the Project site are currently vacant and undeveloped; other land uses in the area include utility, public land, transportation, wash, and water (MAG 2020 Existing Land Use dataset). There is no active construction immediately adjacent to the Project site; however, extensive land use planning has occurred, and entitlements have

been approved for much of the surrounding area. While the area surrounding the Project can currently be described as rural in character, the City's General Plan and approved entitlements envision the area as a series of Master Planned Communities. The nearest neighboring planned developments include Floreo at Teravalis, a MPC one mile north of the Project site, and Tartesso, a MPC four miles south of the Project site.

Due to the presence of existing utility infrastructure in the area and the low height of the Project's solar arrays and limited associated facilities, Project components are not anticipated to adversely affect views from future developments. The Project will be set back approximately 0.25 mile west of Sun Valley Parkway and will have limited visibility from the roadway as demonstrated by the attached simulations KOP1 – KOP3.

Accessibility and Circulation

Sun Valley Parkway is operated and maintained by the Maricopa County Department of Transportation (MCDOT) in accordance with MCDOT standards. At its closest point, the Project is approximately 1,271 feet (approximately 0.25 mile) west of Sun Valley Parkway to accommodate any required public utility easements and effectively screen the development from the view of future residential development.

Site Access

Travel to and from the Project site during construction, operations, and maintenance activities will be via Sun Valley Parkway: from the south, the I-10/Sun Valley Parkway interchange provides site access; and from the north, Sun Valley Parkway provides access via Loop 303 at Bell Road. The Project's primary point of access will be from Sun Valley Parkway and is anticipated to be in the northeast portion of the site and collocated with the Project gen-tie alignment. A secondary point of access from Sun Valley Parkway is proposed in the southeast quadrant of the site in accordance with the City's Development Code Section 503.1.5. The final locations of the site's two access points will be approved by the property owner and per County or City design standards. Both points of access will be gated and secured and will be designed in compliance with all applicable sections of the City's Engineering Design Standards for private roadways.

The Project's main and secondary access points will be sufficiently constructed to accommodate construction vehicles, Project vehicles, and emergency vehicles. Access drives will be constructed according to the 32-foot roadway width designated for local roadways in the City's *Engineering Design Standards Section 6-3: Street Planning and Design Criteria* (Town of Buckeye 2012).

Site Circulation

Proposed internal non-public access roads for construction and operation of the Project will consist primarily of compacted native soil and/or native soil amended with crushed gravel. In some locations e.g. low water crossings, internal roadways may be improved with concrete or geotextile fabric. Temporary internal truck routes will be identified during the construction permitting process. Within the Project site, access roads will be constructed to provide access to the solar equipment and collector lines.

While these access roads will not be paved, relevant dust control measures will be employed during the construction process and operational life of the Project to ensure compliance with applicable air quality standards and permit requirements from Maricopa County. It is anticipated that dust control will be accomplished through the application of water and/or a dust control palliative such as calcium chloride. Water will be obtained from an off-site source or an on-site private water well. Water will be applied using a truck outfitted with a sprayer.

Utility Providers and City Services

The Project is expected to require minimal city services. Utilities and other services in the City of Buckeye are included in Table 1.

Table 1. Utility and Services Providers

City of Buckeye Utility and Services Providers	
Sewer	Area is not serviced
Sanitation/ Trash Collection	Area is not serviced
Water	TBD commercial source or on-site well
Police	Buckeye Police Department
Fire	Buckeye Fire – Medical – Rescue Department

The Project O&M facility will include restrooms for use by O&M personnel. It is anticipated that bottled potable water and composting toilets will be provided as part of the facility. Alternatively, the Project may develop an on-site well and on-site wastewater treatment system to serve the O&M facility. The Project will seek appropriate state and county approvals for these services if applicable. During construction, contractors will be responsible for providing portable toilets for their workers.

Impact on Local School, Parks, Etc.

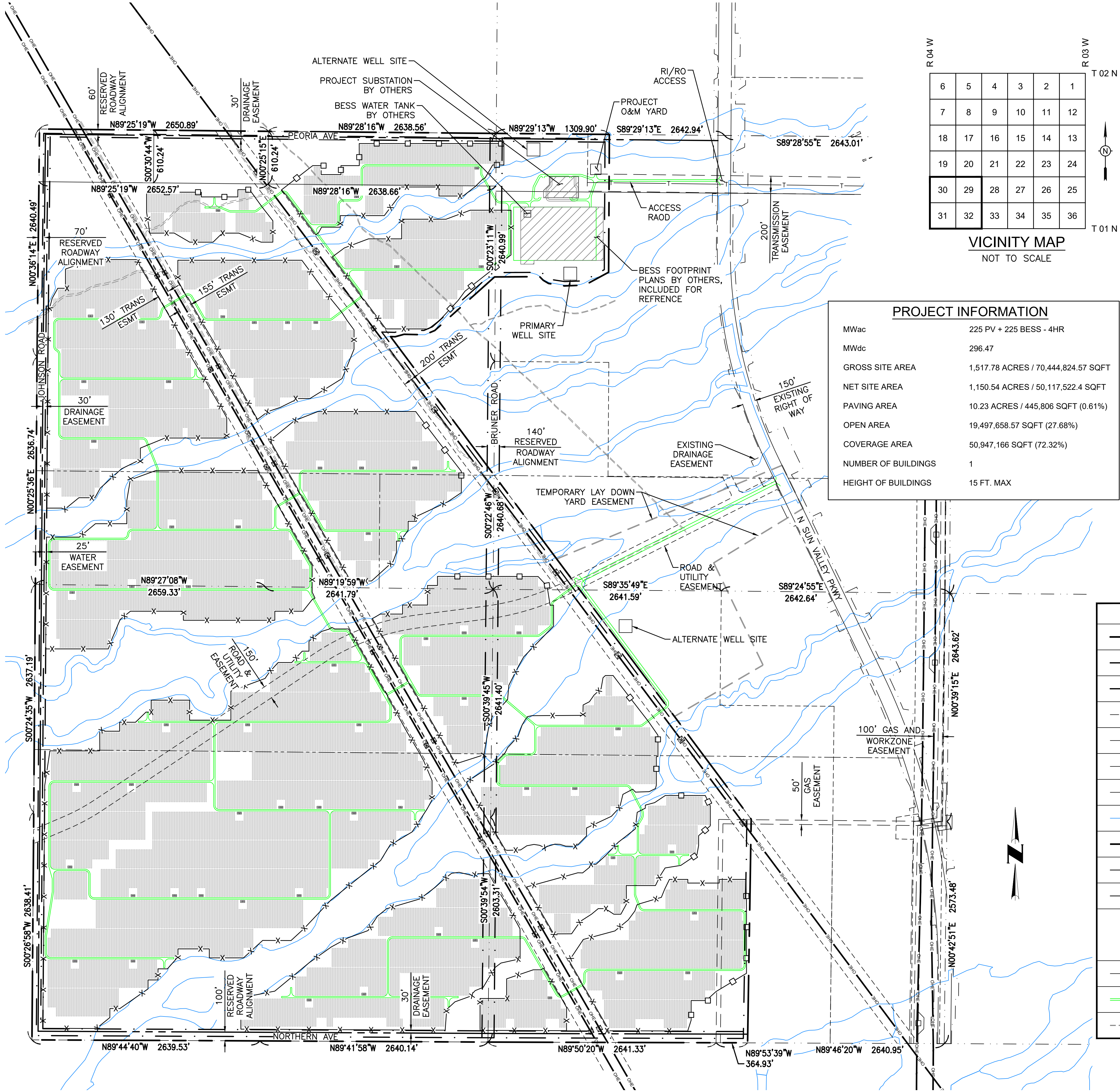
The Applicant does not anticipate that the overall availability of schools, parks, and other city services would be affected by the Project.

Proposed Percentage and Acreage of Parks and Open Space

The Applicant does not propose providing Parks within the Project. Neither active nor passive Open Space will be provided by the Applicant due to the many natural floodplains and drainages that traverse the Project site. At the current stage of design, the Applicant anticipates that the regulated floodplains will remain undeveloped to preserve historic drainage patterns, support wildlife movement, and maintain the quality of the City's natural resources.

The gross Project area under lease from the landowner is 1618 acres. The Project footprint is estimated to be approximately 1550 acres. Approximately 68 acres of washes supporting regulated floodplains and natural plant communities will remain predominately undisturbed.

Printed By: AdamT Print Date: February 10, 2025 Filename: N114Coe and Van Loo II LLC\0423301\CAADD\ParcelIDS CC SITE.dwg



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

MWac	225 PV + 225 BESS - 4HR
MWdc	296.47
GROSS SITE AREA	1,517.78 ACRES / 70,444,824.57 SQFT
NET SITE AREA	1,150.54 ACRES / 50,117,522.4 SQFT
PAVING AREA	10.23 ACRES / 445,806 SQFT (0.61%)
OPEN AREA	19,497,658.57 SQFT (27.68%)
COVERAGE AREA	50,947,166 SQFT (72.32%)
NUMBER OF BUILDINGS	1
HEIGHT OF BUILDINGS	15 FT. MAX

OWNER:

D.E. SHAW RENEWABLE INVESTMENTS
575 FIFTH AVE., 24TH FL.
NEW YORK, NY, 10017
CONTACT: SUSAN MOBERG
EMAIL: SUSAN.MOBERG@DESHAW.COM

OWNER'S REPRESENTATIVE:

RES GROUP
1601 19TH STREET, SUITE 400 DENVER,
COLORADO 80202
CONTACT: RYAN LIESE
EMAIL: RYAN.LIESE@RES-GROUP.COM

PREPARED BY:

COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: PARKER FROELICH
EMAIL: PARKER@CVLCI.COM

PARCEL NUMBERS:

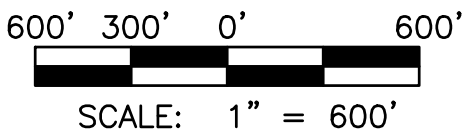
- 504-72-014C
- 504-72-015A
- 504-72-016L
- 504-72-016M
- 504-72-017B
- 504-72-017C

NOTES:

- COORDINATE SYSTEM: NAD83 ARIZONA CENTRAL – INTERNATIONAL FEET (AZ83-CIF)
- GRID LABELED WITH NORTHING AND EASTING LOCATIONS.
- ROADS TO SITE ENTRANCE SHALL BE 28 FT WIDE FOR TWO 12 FT LANES AND TWO 2 FT SHOULDERS.
- EXISTING ROADS UNDER ARRAY AREAS TO BE REMOVED.
- CONSTRAINTS BOUNDARIES INCLUSIVE OF ALL SETBACKS, RIGHTS, EASEMENTS, ENTITLEMENTS, OFFERINGS AND OTHER AGREEMENTS.
- REFER TO CURRENT ALTA SURVEY BY ATWELL DATED 11/30/2022 FOR ALL THE EASEMENTS THAT ARE NOT SHOWN IN THE CONSTRAINTS MAP.
- SITE LAYOUT, FENCING AND BASIN LOCATIONS SUBJECT TO CHANGE WITH FINAL DESIGN AND CITY REVIEW

LEGEND

	PROJECT BOUNDARY
	RIGHT-OF-WAY
	SETBACK
	EASEMENT LINE
	SECTION LINE
	ACCESSOR PARCEL LINE (NOT SURVEYED)
	DRAINAGE EASEMENT
	FEMA FLOOD ZONE A
	OHE
	7' VINYL COATED CHAIN LINK FENCE
	7' VARMINT ENCE
	SOLAR PANELS - ARRAY PIER TYPICAL HEIGHT 3' TO 4.5'; 8.51' MODULE HEIGHT AT MAXIMUM ANGLE
	GENTIE LINE (230kV)
	ACCESS ROADS
	EXISTING GRAVEL ROAD



COVER SHEET
PRELIMINARY SITE PLAN

311SV 8ME LLC
CATCLAW
BUCKEYE, ARIZONA

cvl
COE & VAN LOO CONSULTANTS, INC.
PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

MANAGING ENGINEERING / SURVEYOR

PROJECT COORDINATOR

CHECKED	CHECKED
DRAFTED	CVL
DESIGN LAYOUT	CVL
CVL	DRAFTED
FIELD SURVEY	CHECKED

DRAWING SCALES
AS NOTED

PLAN TYPE

REVISIONS

- 1
- 2
- 3

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL



ORIGINAL PLAN DATE
12-18-2024

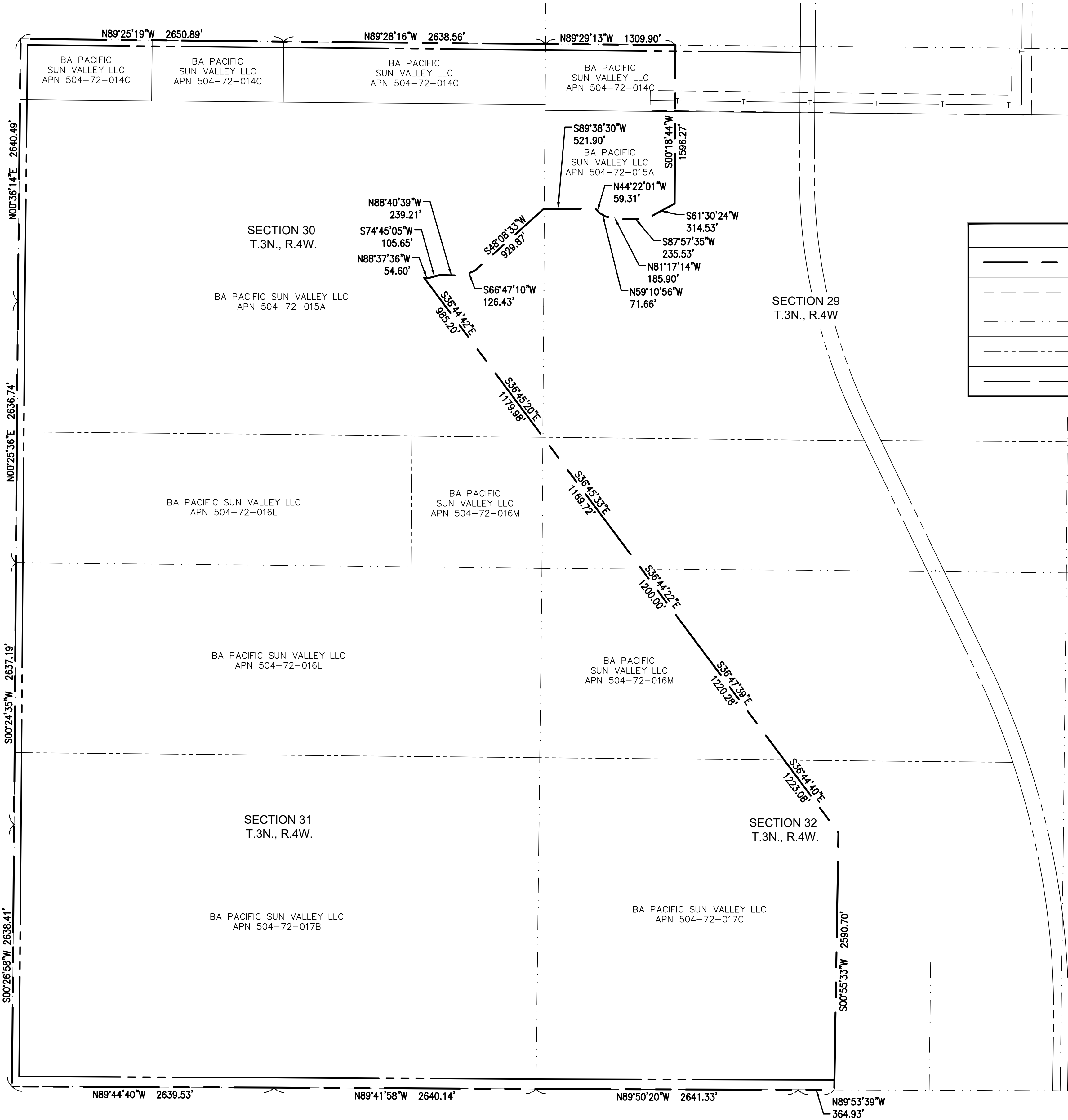
LATEST REVISION DATE

PROJECT NUMBER
CVL: 0142404

SHEET NUMBER
EX-1

SUBMITTAL
2ND SUBMITTAL

COB PERMIT #
ENG - 24 - 0455



LEGAL DESCRIPTION - LEASE AREA

LOCATED WITHIN A PORTION OF SECTIONS 29, 30, 31 AND 32 TOWNSHIP 3 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A GLO MONUMENT STAMPED "1915" ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 WEST, FROM WHICH A FOUND GLO MONUMENT STAMPED "1915" ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 WEST, THEREOF BEARS N00°39'54W A DISTANCE OF 2603.57 FEET;

THENCE, N89°41'58"W A DISTANCE OF 2640.41 FEET;

THENCE, N89°44'40"W A DISTANCE OF 2639.80 FEET;

THENCE, N00°26'58"E A DISTANCE OF 2638.41 FEET;

THENCE, N00°24'35"E A DISTANCE OF 2637.19 FEET;

THENCE, N00°25'36"E A DISTANCE OF 2636.74 FEET;

THENCE, S89°25'19"E A DISTANCE OF 2650.89 FEET;

THENCE, S89°28'16"E A DISTANCE OF 2638.56 FEET;

THENCE, S89°29'13"E A DISTANCE OF 1310.04 FEET;

THENCE, S00°18'44"W A DISTANCE OF 1596.43 FEET;

THENCE, S61°30'24"W A DISTANCE OF 314.53 FEET;

THENCE, S87°57'35"W A DISTANCE OF 235.53 FEET;

THENCE, N81°17'14"W A DISTANCE OF 185.90 FEET;

THENCE, N59°10'56"W A DISTANCE OF 71.66 FEET;

THENCE, N44°22'01"W A DISTANCE OF 59.31 FEET;

THENCE, S89°38'30"W A DISTANCE OF 521.90 FEET;

THENCE, S48°08'33"W A DISTANCE OF 929.87 FEET;

THENCE, S66°47'10"W A DISTANCE OF 126.43 FEET;

THENCE, N88°40'39"W A DISTANCE OF 239.21 FEET;

THENCE, S74°45'05"W A DISTANCE OF 105.65 FEET;

THENCE, N88°37'36"W A DISTANCE OF 54.60 FEET;

THENCE, S36°44'42"E A DISTANCE OF 985.20 FEET;

THENCE, S36°45'20"E A DISTANCE OF 1179.98 FEET;

THENCE, S36°45'33"E A DISTANCE OF 1169.72 FEET;

THENCE, S36°44'22"E A DISTANCE OF 1200.00 FEET;

THENCE, S36°47'39"E A DISTANCE OF 1220.28 FEET;

THENCE, S36°44'40"E A DISTANCE OF 1223.08 FEET;

THENCE, S00°55'33"W A DISTANCE OF 2590.70 FEET;

THENCE, N89°53'39"W A DISTANCE OF 364.93 FEET;

THENCE, N89°50'20"W A DISTANCE OF 2641.60 FEET TO THE POINT OF BEGINNING.

LEGEND

	PROJECT BOUNDARY
	EASEMENT LINE
	SECTION LINE
	ACCESSOR PARCEL LINE (NOT SURVEYED)
	GENTIE LINE (230KV)

ROADWAY CLASSIFICATION TABLE

ROADWAY NAME	LOCATION IN RELATION TO CATCLAW SOLAR	ROADWAY CLASSIFICATION	RIGHT OF WAY DEDICATED IN FEET	TIMING OF DEDICATION
JOHNSON	WESTERN PROJECT BOUNDARY	MAJOR ARTERIAL	70	PRIOR TO CERTIFICATE OF OPERATION
PEORIA	NORTHERN PROJECT BOUNDARY	REGULAR ARTERIAL	60	PRIOR TO CERTIFICATE OF OPERATION
NORTHERN	SOUTHERN PROJECT BOUNDARY	PARKWAY	100	PRIOR TO CERTIFICATE OF OPERATION
INTERIM BRUNER ROAD	EASTERN EDGE OF THE PROJECT	SIX-FOOT INTERIM TRAIL	MUTUALLY AGREEABLE TO THE CITY AND THE PROPERTY OWNER	PRIOR TO CERTIFICATE OF OPERATION
FINAL BRUNER ROAD	NORTH-SOUTH THROUGH THE MIDDLE OF THE PROJECT	MAJOR ARTERIAL	140	AFTER CATCLAW DECOMMISSIONING
OLIVE	EAST-WEST THROUGH THE MIDDLE OF THE PROJECT	MAJOR ARTERIAL	NONE PER AGREEMENT WITH CITY ENGINEERING DEPT	NONE
SUN VALLEY PARKWAY	~1,000 FEET EAST OF PROJECT	PARKWAY	NONE. NOT REQUIRED PER THE DA OR CMP	NONE

PARCEL NUMBERS:

- 504-72-014C
- 504-72-015A
- 504-72-016L
- 504-72-016M
- 504-72-017B
- 504-72-017C

NOTES:

- COORDINATE SYSTEM: NAD83 ARIZONA CENTRAL — INTERNATIONAL FEET (AZ83-CIF)
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- REFER TO CURRENT ALTA SURVEY BY ATWELL DATED 11/30/2022 FOR ALL THE EASEMENTS THAT ARE NOT SHOWN IN THE CONSTRAINTS MAP.
- SITE LAYOUT, FENCING AND BASIN LOCATIONS SUBJECT TO CHANGE WITH FINAL DESIGN AND CITY REVIEW

REVISIONS

- 1
- 2
- 3

PLAN NAME

PRELIMINARY SITE PLAN

ENGINEER INFORMATION
CJ & VAN LOO CONSULTANTS, INC.
PLANNING ENGINEERING LANDSCAPE ARCHITECTURE
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 284-6831



COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL



ORIGINAL PLAN DATE
12-18-2024

LATEST REVISION DATE

PROJECT NUMBER
CVL: 0142404

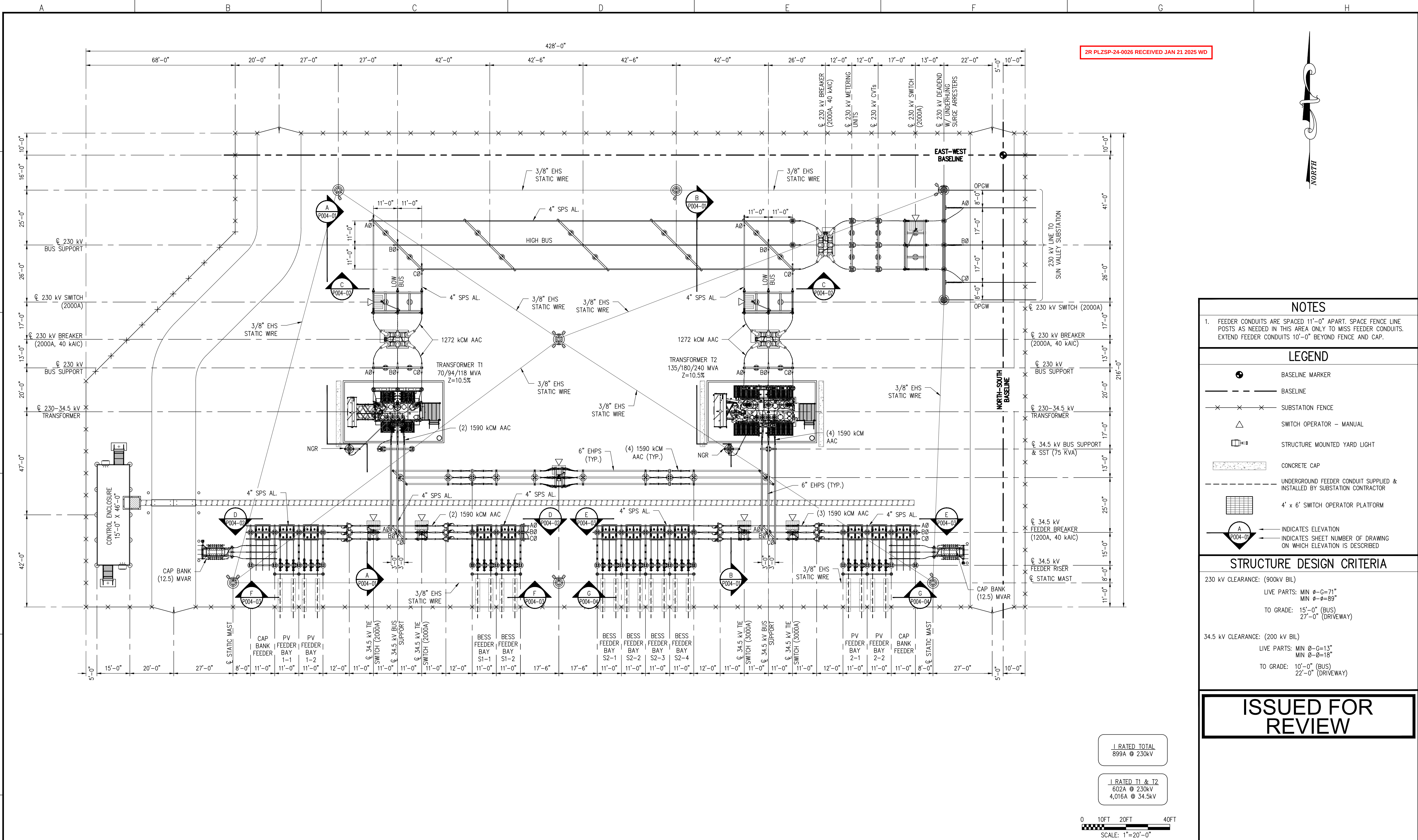
SHEET NUMBER
EX-2

SUBMITTAL
2ND SUBMITTAL

COB PERMIT #
ENG - 25 - 0455

600' 300' 0' 600'
SCALE: 1" = 600'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com



NOTES

1. FEEDER CONDUITS ARE SPACED 11'-0" APART. SPACE FENCE LINE POSTS AS NEEDED IN THIS AREA ONLY TO MISS FEEDER CONDUITS. EXTEND FEEDER CONDUITS 10'-0" BEYOND FENCE AND CAP.

LEGEND

- BASELINE MARKER
- BASELINE
- SUBSTATION FENCE
- SWITCH OPERATOR - MANUAL
- STRUCTURE MOUNTED YARD LIGHT
- CONCRETE CAP
- UNDERGROUND FEEDER CONDUIT SUPPLIED & INSTALLED BY SUBSTATION CONTRACTOR
- 4' x 6' SWITCH OPERATOR PLATFORM
- INDICATES ELEVATION
- INDICATES SHEET NUMBER OF DRAWING ON WHICH ELEVATION IS DESCRIBED

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (900kV BIL)

LIVE PARTS: MIN Ø-G=71"
MIN Ø-B=89"

TO GRADE: 15'-0" (BUS)
27'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)

LIVE PARTS: MIN Ø-G=13"
MIN Ø-B=18"

TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

ISSUED FOR REVIEW

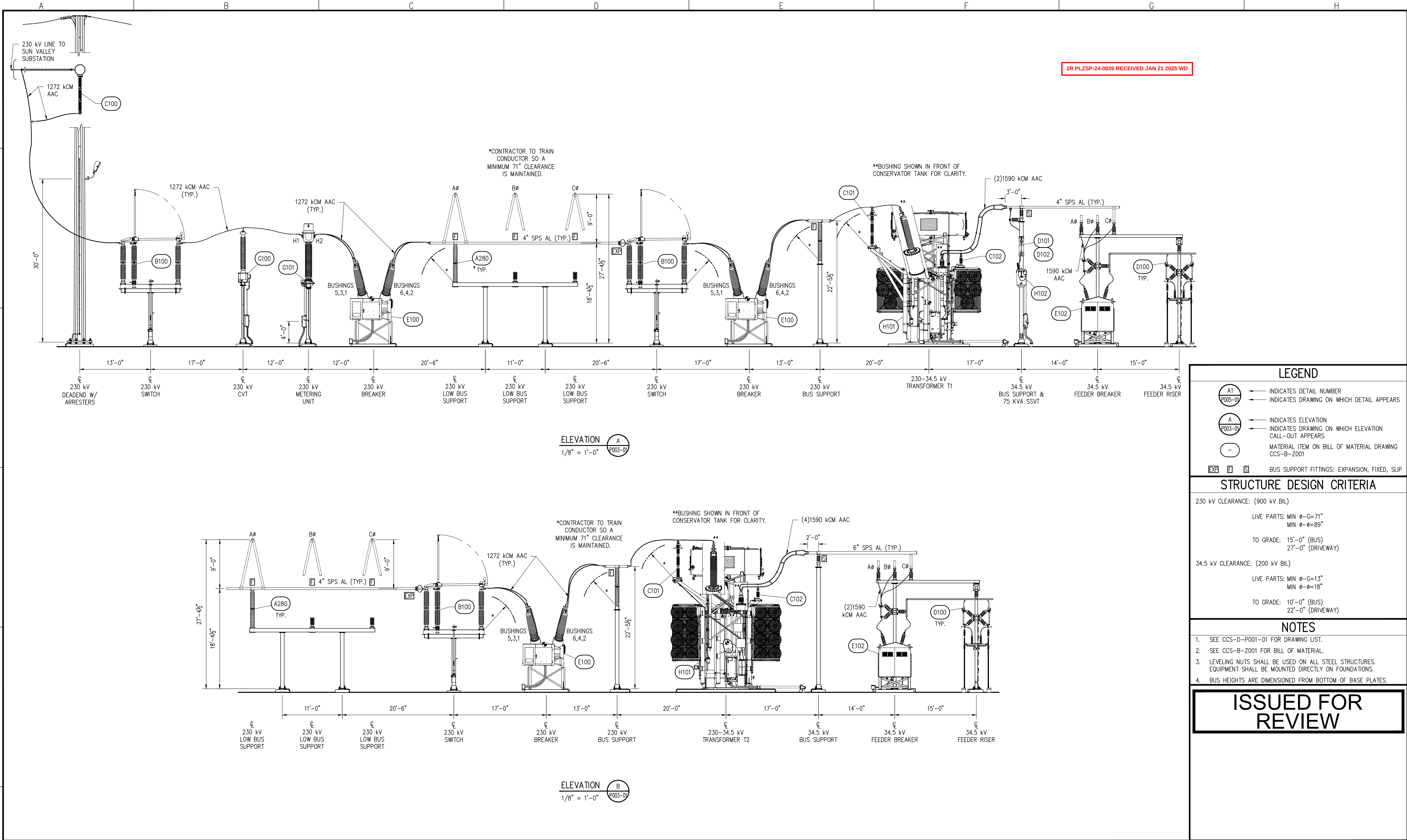
FILE LOCATION: N:\SHARED\01 ECI\EPC SERVICES\02 PROJECTS\EPCS-724 CAT CLAW\SUBSTATION\100 CADD\110 WORKING\111 PHYSICAL\CCS-D-P003-01.DWG LAST SAVED BY: hbnthnagel 11/7/2024 1:47 PM PLOTTED BY: Holly B. Nothnagel 11/7/2024 2:11 PM Tab:CCS-D-P003-01

ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

A	ISSUED FOR REVIEW	10/30/24	NPH	GAR
NO	REVISION	DATE	BY	APR

ENGINEERING RECORD		DATE
DRAWN	NOTHNAGEL	09/24
DESIGNED	DAVILA	09/24
CHECKED		
APPROVED		
DWG SCALE: 1"=20'-0"		PLT SCALE: 1:1

CATCLAW SOLAR PROJECT
230 - 34.5 kV SUBSTATION
GENERAL ARRANGEMENT
DWG. NAME: CCS-D-P003-01
REVISION NO : A



FILE LOCATION: N:\SHARED\01 ECI\EPC SERVICES\02 PROJECTS\EPCS-724 CAT CLAW\SUBSTATION\100 CADD\110 WORKING\111 PHYSICAL\CCS-D-P004-01.DWG LAST SAVED BY: hbnothnagel 10/16/2024 11:32 AM PLOTTED BY: Holly B. Nothnagel 10/16/2024 11:35 AM Tab: CCS-D-P004-01

Engineering with Distinction™

ECI ELECTRICAL CONSULTANTS, INC.
BILLINGS, MONTANA

A	ISSUED FOR REVIEW	10/30/24	NPH	GAR
NO	REVISION	DATE	BY	APR

DESRI

ENGINEERING RECORD		DATE
DRAWN	NOTHNAGEL	09/24
DESIGNED	DAVILA	09/24
CHECKED		
APPROVED		
DWG SCALE: 1/8"=1'-0"		PLT SCALE: 1:1

CATCLAW SOLAR PROJECT
230 - 34.5 kV SUBSTATION
ELEVATIONS A & B

DWG. NAME: CCS-D-P004-01

REVISION NO : A

Sunny

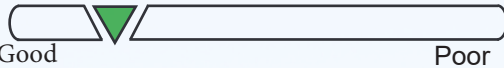
Date:

2-12-24

Photo Time:

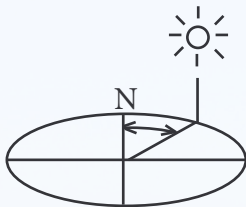
10:47 am

Visibility:



Air Quality: Good

Sun Azimuth:



131.45°

Sun Angle: **27.05°**

Lighting Angle on Project: **Side Lit**

Wind: **3.5 mph**

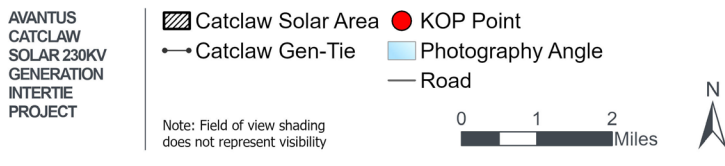
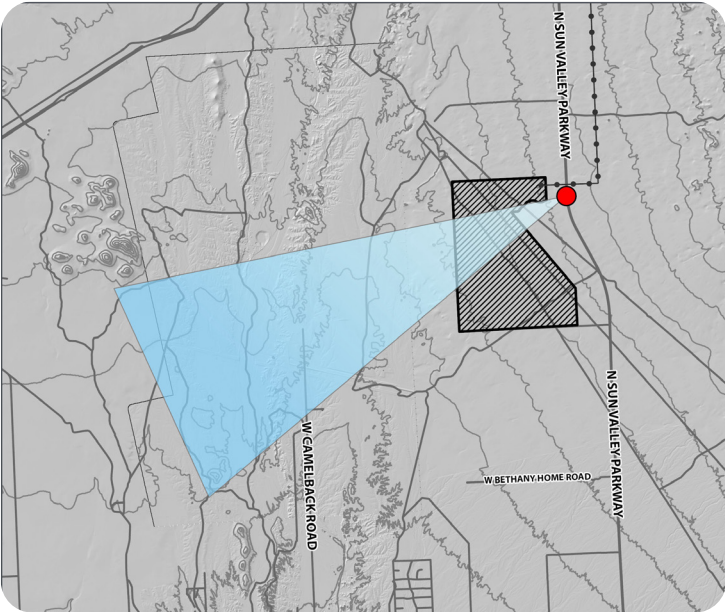
Cloud Cover: **0 %**

Temperature (°F): **63°F**

Solar Panels are facing east to represent AM conditions

Simulation was prepared using information provided by client. Locations, colors, and heights may vary based on final engineering and design.

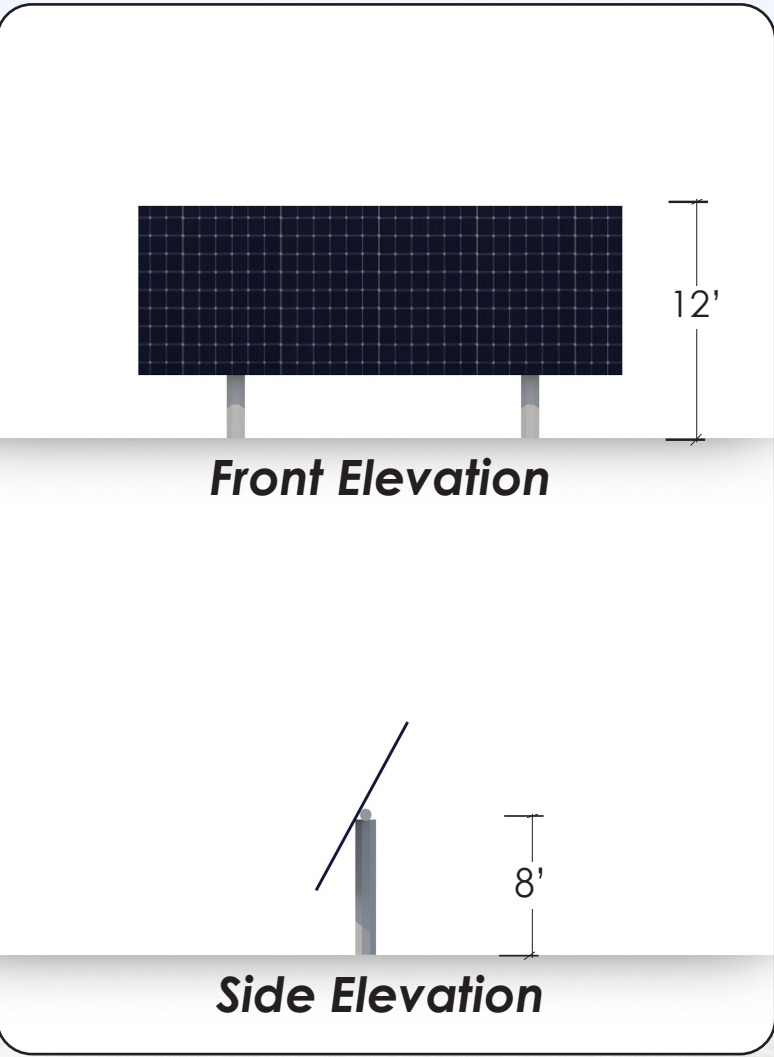
Catchlaw Solar Project



Approximate Distance to Solar Array

0.75 mile

Project Location



Structure Diagram

KOP 1 - North Sun Valley Parkway

Base Photographic Documentation

Latitude, Longitude (°):

33.57695, -112.68661

Viewpoint Elevation (feet): **1,421**

Camera Height (meters): **1.5**

Camera Heading (degrees): **245**

Camera Make & Model:
Canon EOS 5D Mark IV

Camera Sensor Size (mm):
36 x 24 Full Frame

Crop Factor: **N/A**

Lens Make & Model: **AF-P Nikkor**

Lens Focal Length (mm): **50**

Image Size (pixels):
6720 x 4480

Viewing Instructions: Printed at 100% the resulting simulation is 16 inches wide by 10 inches high. At this size and focal length, the simulation should be viewed at arms length (24 inches). If viewed on a computer monitor, scale should be 100%.

SWCA®
ENVIRONMENTAL CONSULTANTS





KOP 1: View from North Sun Valley Parkway looking southwest - Existing Condition



KOP 1: View from North Sun Valley Parkway looking southwest - Simulated Condition

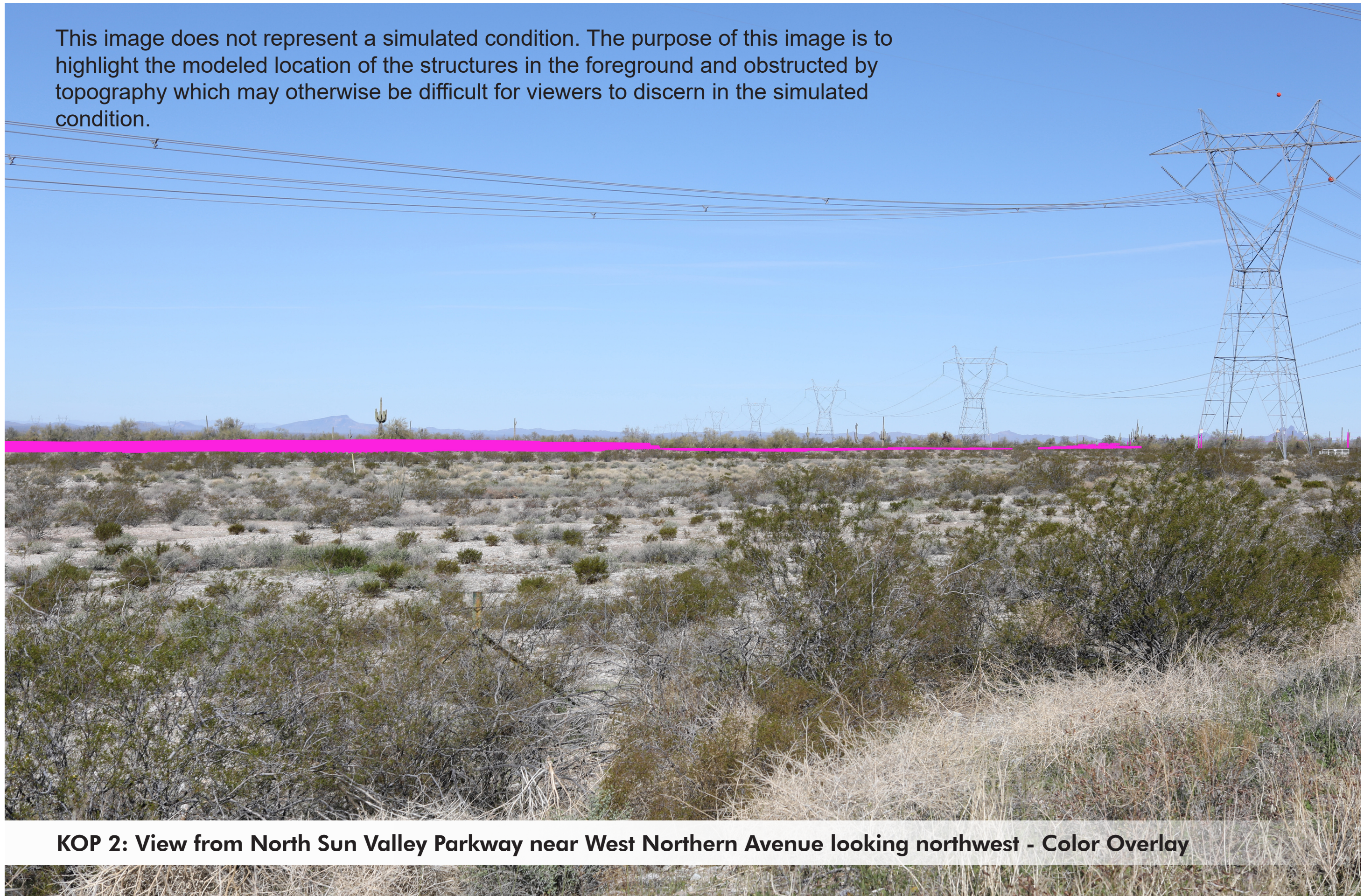


KOP 2: View from North Sun Valley Parkway near West Northern Avenue looking northwest - Existing Condition



KOP 2: View from North Sun Valley Parkway near West Northern Avenue looking northwest - Simulated Condition

This image does not represent a simulated condition. The purpose of this image is to highlight the modeled location of the structures in the foreground and obstructed by topography which may otherwise be difficult for viewers to discern in the simulated condition.



KOP 2: View from North Sun Valley Parkway near West Northern Avenue looking northwest - Color Overlay



KOP 3: View from West Tartesso Parkway looking northwest - Existing Condition



KOP 3: View from West Tartesso Parkway looking northwest - Simulated Condition

This image does not represent a simulated condition. The purpose of this image is to highlight the modeled location of the structures in the foreground and obstructed by topography which may otherwise be difficult for viewers to discern in the simulated condition.



KOP 3: View from West Tartesso Parkway looking northwest - Color Overlay