

EST. 1887

MARICOPA STATION

ARTICLE 304 - APPENDIX

DESIGN GUIDELINES

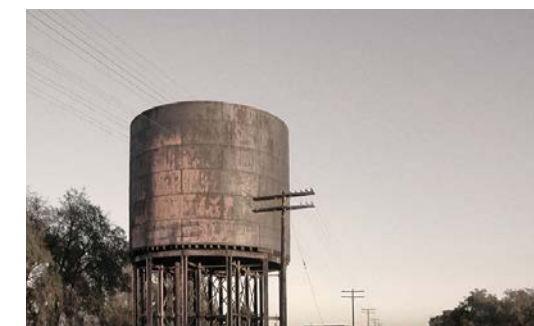
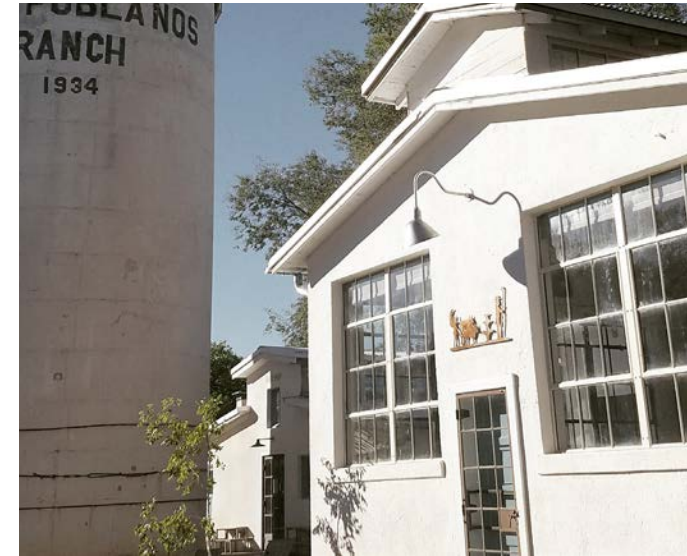




TABLE OF CONTENTS

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<u>TABLE OF CONTENTS</u>	<u>1.0</u>
<u>VISION</u>	<u>2.0</u>
<u>CONCEPT PLAN</u>	<u>3.0</u>
REGULATING PLAN	3.1
DISTRICT PARKING	3.2
MOBILITY AND ACCESS PLAN	3.3
<u>STREET DESIGN</u>	<u>4.0</u>
BOULEVARD	4.1
MARKET STREET	4.2
COMMERCIAL STREETS	4.3
LANE	4.4
ALLEY	4.5
THOROUGHFARE GUIDELINES (Table 4.6)	4.6
STREET AMENITIES - LIGHTING (Table 4.7)	4.7
STREET TREES & CROSSWALKS (Table 4.8)	4.8
<u>CIVIC AND PUBLIC SPACES</u>	<u>5.0</u>
CIVIC BUILDINGS	5.1
PUBLIC SPACES	5.2
TRAIN STATION PLAZA	5.3
TOWN SQUARE	5.4
WATER TOWER PLAZA	5.5
PARKWAY	5.6
DESIGN GUIDELINES (Table 5.7)	5.7
<u>ARCHITECTURAL CHARACTER</u>	<u>6.0</u>
SONORAN SOUTHWEST	6.1
WESTERN AMERICANA	6.2
AGRARIAN	6.3
SIGNAGE	6.4
ART AND CULTURE	6.5
<u>PROJECT SUBMITTAL PROCESS</u>	<u>7.0</u>
EXCEPTIONS AND WAIVERS	7.1
GENERIC EXAMPLE (Table 7.2)	7.2

[Please note that all maps, images, and tables are for illustrative purposes and design guidance only. The visual representations in this appendix illustrate intended development outcomes.]



VISION

Imagine a neighborhood that is the vibrant social heart of Maricopa.

Imagine arriving on Amtrak or a future Commuter train into formal train hall that welcomes you into a grand plaza framed by restaurants and shaded by a formal grid of palm trees.

Imagine an creative neighborhood filled with boutique shops, eclectic local restaurants, small businesses, entertainment and local arts and crafts.

Imagine a walkable neighborhood that is safe place where families, old and young can explore.

Imagine verdant landscaped streets, inspired by the local ecology and evokes a sense of oasis in the desert.

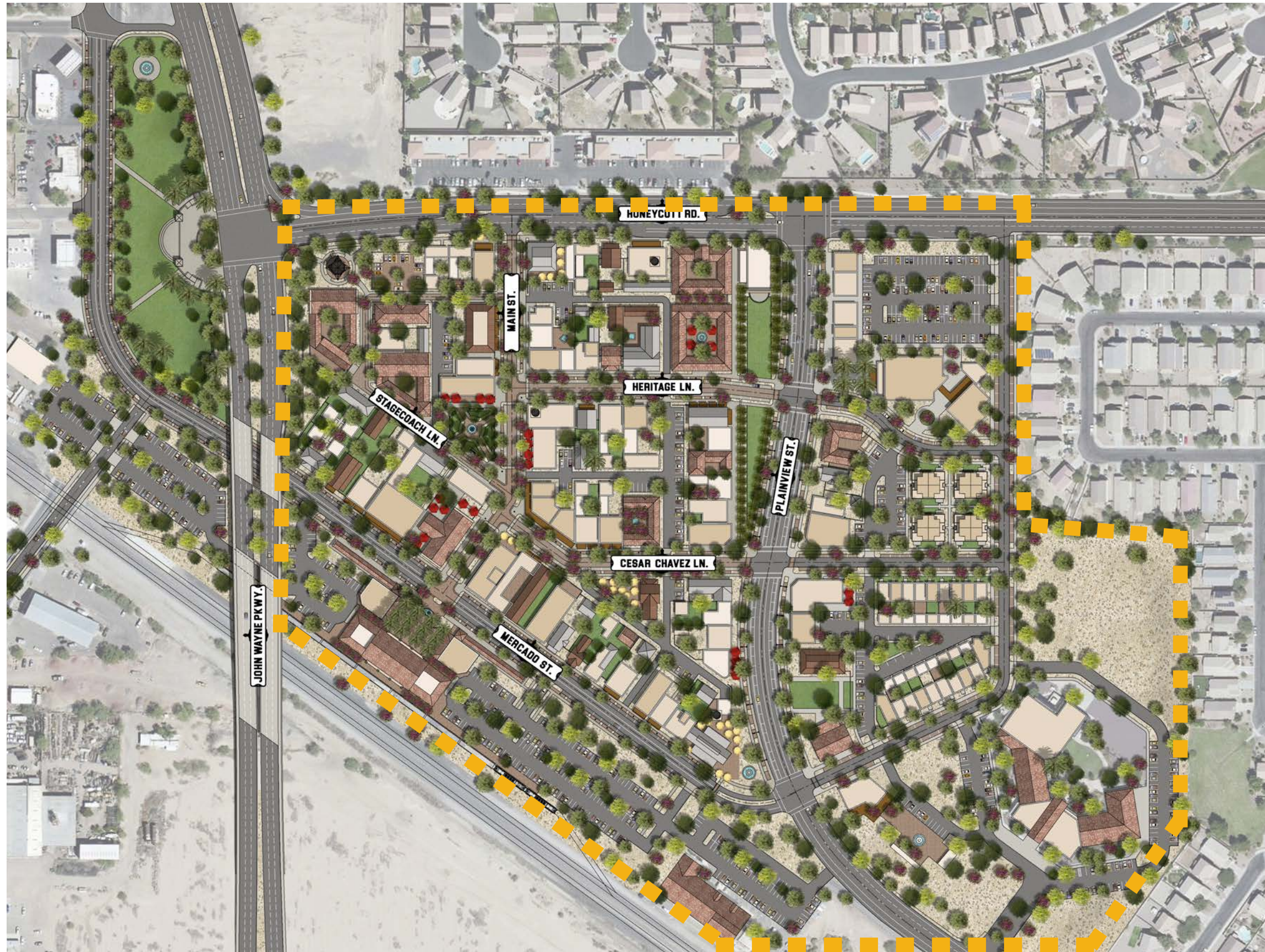
Imagine streets softly illuminated with warm charming lighting that evokes the charms of downtowns from the past.

Imagine streets that are formally framed by eclectic and diverse architecture that is inspired by the southwest and agricultural traditions of the southwest.

Imagine a main street that transforms into an event space on the weekends. Where a communities spirit is on display though parades, music festivals, carnivals and craft fairs.

Imagine a series of diverse small parks dispersed throughout the neighborhood, with their own unique qualities.

Imagine a neighborhood with a broad range of housing types and price levels that can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.



CONCEPT PLAN

2009 - MARICOPA REDEVELOPMENT PLAN

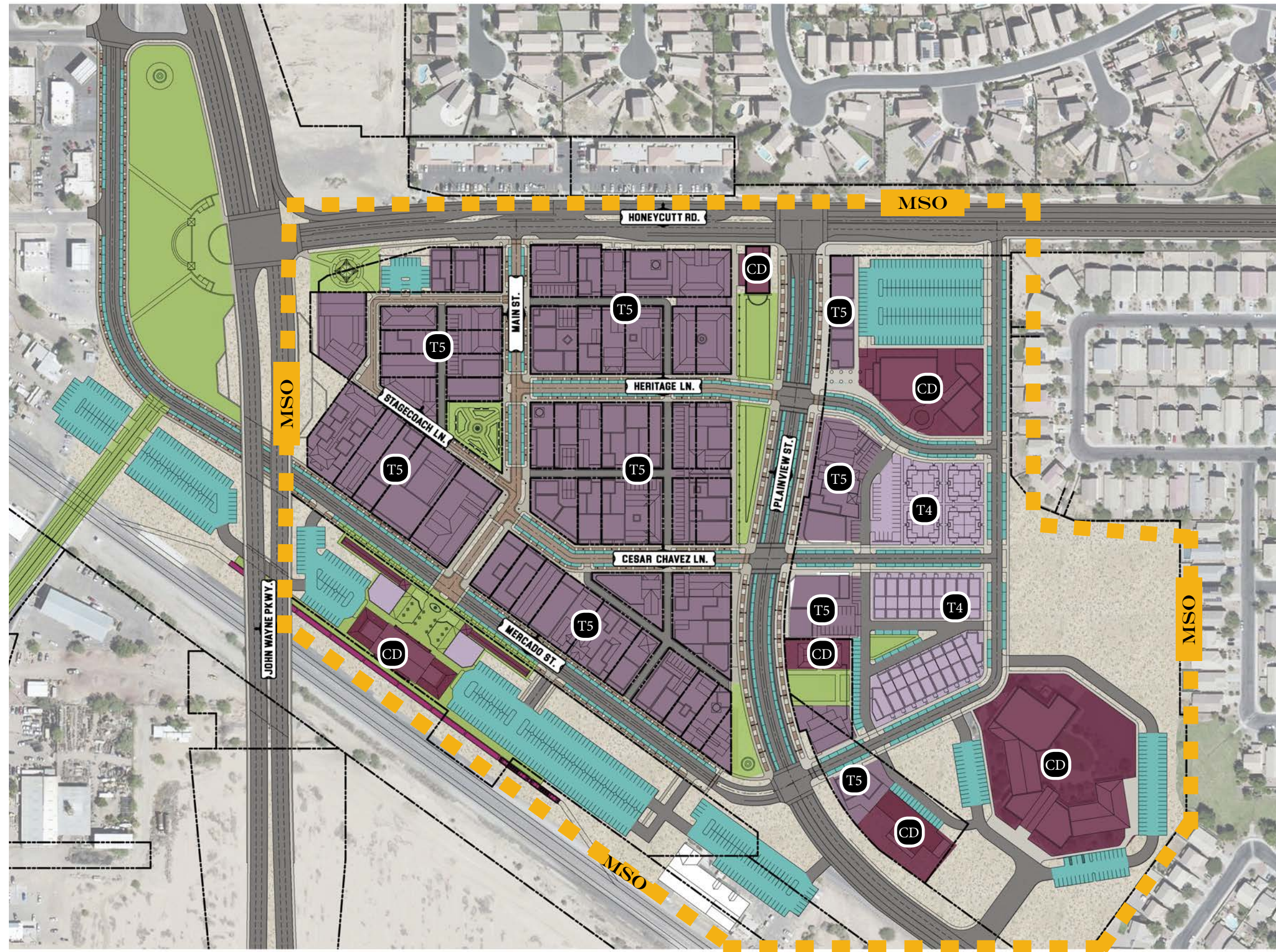
“It is critical for the future sustainability of the community that the City ensures that an urban core, embracing Maricopa’s uniqueness and a place where the community can live, work and play, be realized. In identifying the redevelopment area and setting forth the objectives of this plan, Maricopa has embarked on this realization.”

2011 - HERITAGE DISTRICT DESIGN GUIDELINES

Goal 1 – Character, Identity and Downtown Destination. Maricopa has an identifiable urban core; this is the “heart” of the Heritage District Plan. The Heritage District Plan celebrates its culture and history through its architecture of public and private buildings, its streetscape, and small town, pedestrian friendly environment.

FUTURE ITEMS LISTED TO BE ADDRESSED IN 2011

- 1. Architectural Theme.**
- Included in this document
- 2. Acceptable Color Schemes and Materials.**
- Included in this document
- 3. Alternative Landscaping Design Guidelines (i.e. pedestrian mall, seating areas, gardens, etc).**
- Partially included in this document.
- 4. Parking Regulations and Design Guidelines (i.e. parking ratio per use, shared parking, off site street parking, etc).**
- Preliminary plan in this document
- Codified version in form based code.
- 5. Public Transportation Guidelines (i.e. bus shelter, bus drop off lanes, etc).**
- Preliminary plan in this document.
- 6. Street Section Design Guidelines**
- Included in this document.
- 7. Sustainable Design Guidelines (shade areas, heat island reduction, etc).**
- Included as part of design guidelines.



REGULATING PLAN

The intent of the regulating plan is to designate the form of the district block-by-block using Transect Districts.

Transect Districts organize distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.

T4 GENERAL DISTRICT

The T4 District consists of moderately settled lands, is primarily residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.

T5 CORE DISTRICT

The T5 District consists of heavily settled lands and is primarily Mixed-Use in character. Shallow setbacks, high Lot coverage, and multi-level buildings creates strong spatial definition of outdoor spaces.

CD CIVIC DISTRICT

The Civic District consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.

MSO Maricopa Station Overlay.
Heritage District, sub district area 3

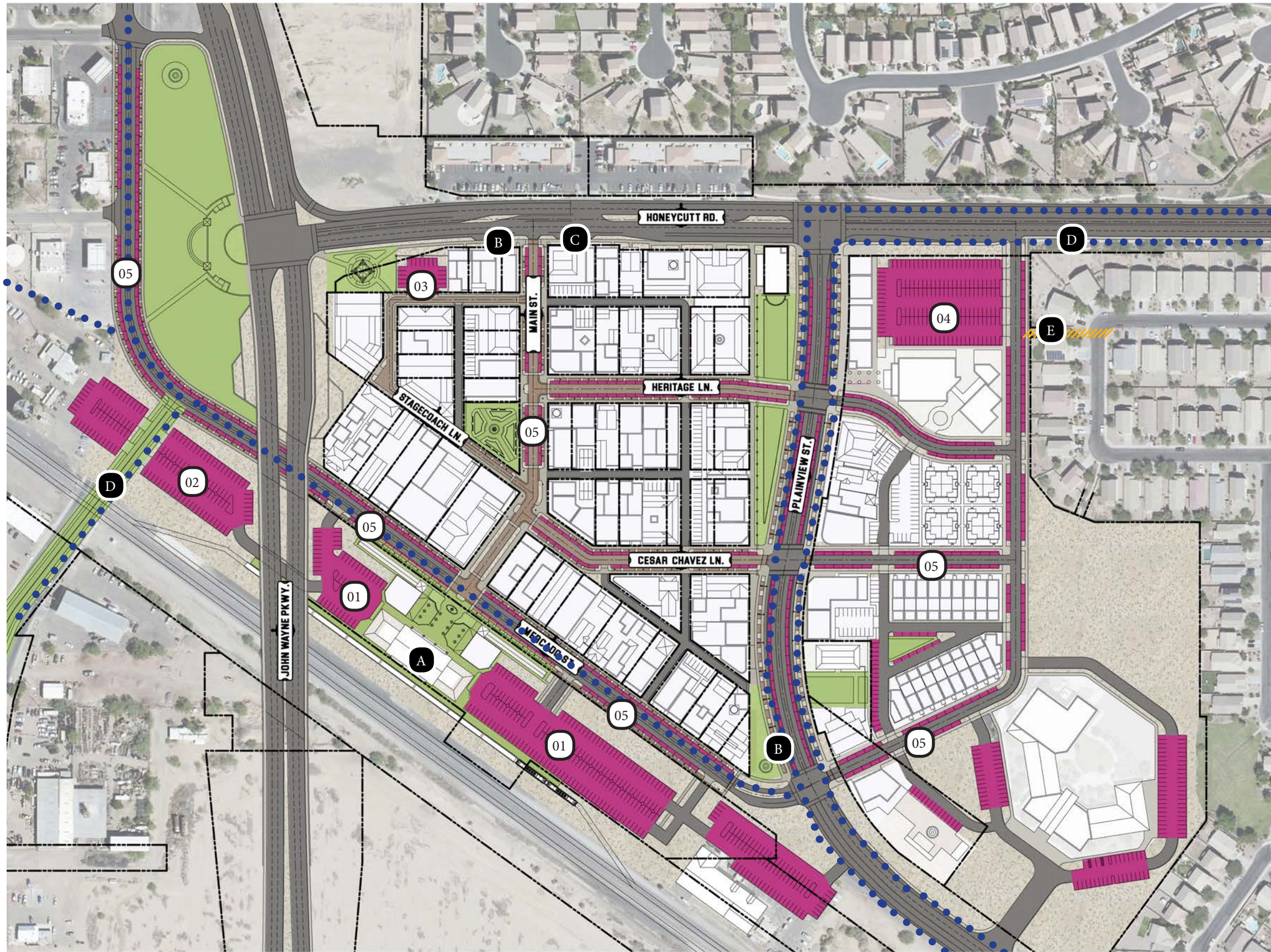


DISTRICT MOBILITY & ACCESS

Mobility and Access within the District will be unique to the city. Pedestrian safety and comfort are the primary goals. Existing streets will provide automobile access and parking will be located in both centralized garages and throughout the District. Public transportation and car share access will play an integral part in this shift. A car share program focusing on providing access to/from the train depot area, via public-private partnerships. Fees may be charged to the service providers and developers may count spaces for car-shares toward their required spaces.

MOBILITY LEGEND

- A AMTRAK TRAIN STATION
- B BUS STOP
- C CAR SHARE STATION
- D CONNECTED BIKE NETWORK
- E NEIGHBORHOOD PEDESTRIAN CONNECTIONS



MARICOPA STATION DISTRICT PARKING

	QTY	5/1000 BLDG AREA
01 TRAIN STATION PARKING	238	47,600
02 TRAIN STATION WEST	148	29,600
03 WATER TOWER LOT	19	3,800
04 HONEYCUT LOT	159	31,800
05 ON STREET PARKING	553	110,600
TOTAL:	1,033	223,400

FUTURE PARKING GARAGE EXPANSION

06 - FUTURE HONEYCUT GARAGE	636	127,360
07 - FUTURE TRAIN STATION GARAGE	300	60,000
PARKING GARAGE TOTAL:	777	187,360

*PARKING DATA IS EXCLUSIVE OF ON SITE PARKING PROVIDED BY EACH LOT WHICH COULD RANGE BETWEEN 2-4 SPACES PER LOT YIELDING 200 - 400 SPACES.



STREET DESIGN

"A good city is like a good party. People don't want to leave early."
Jan Gehl
Making Cities for People

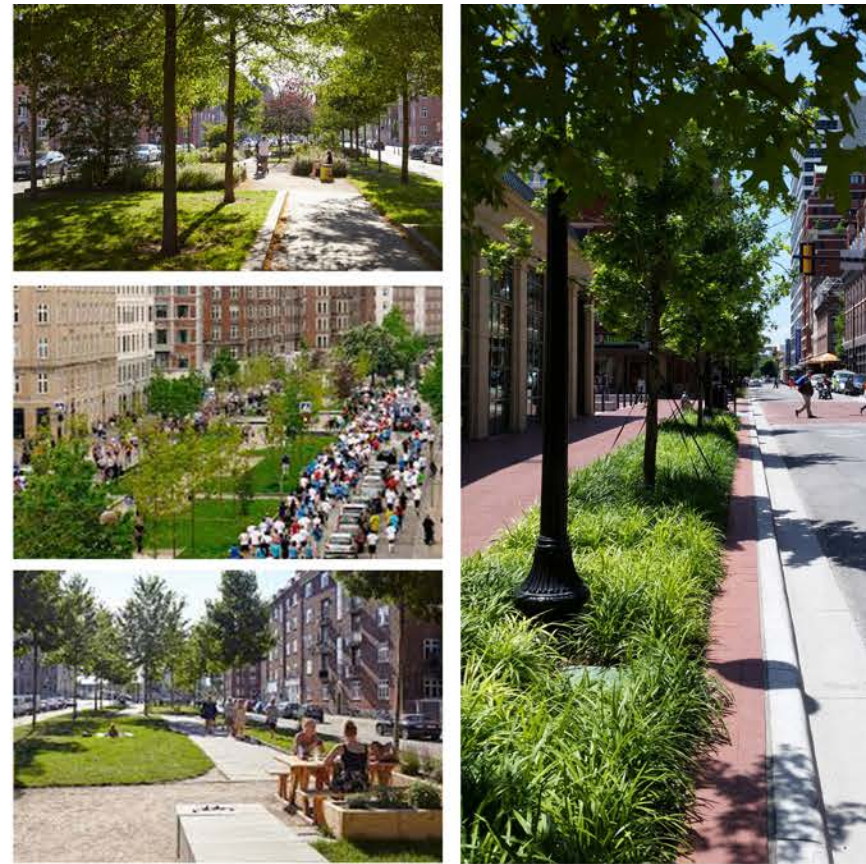
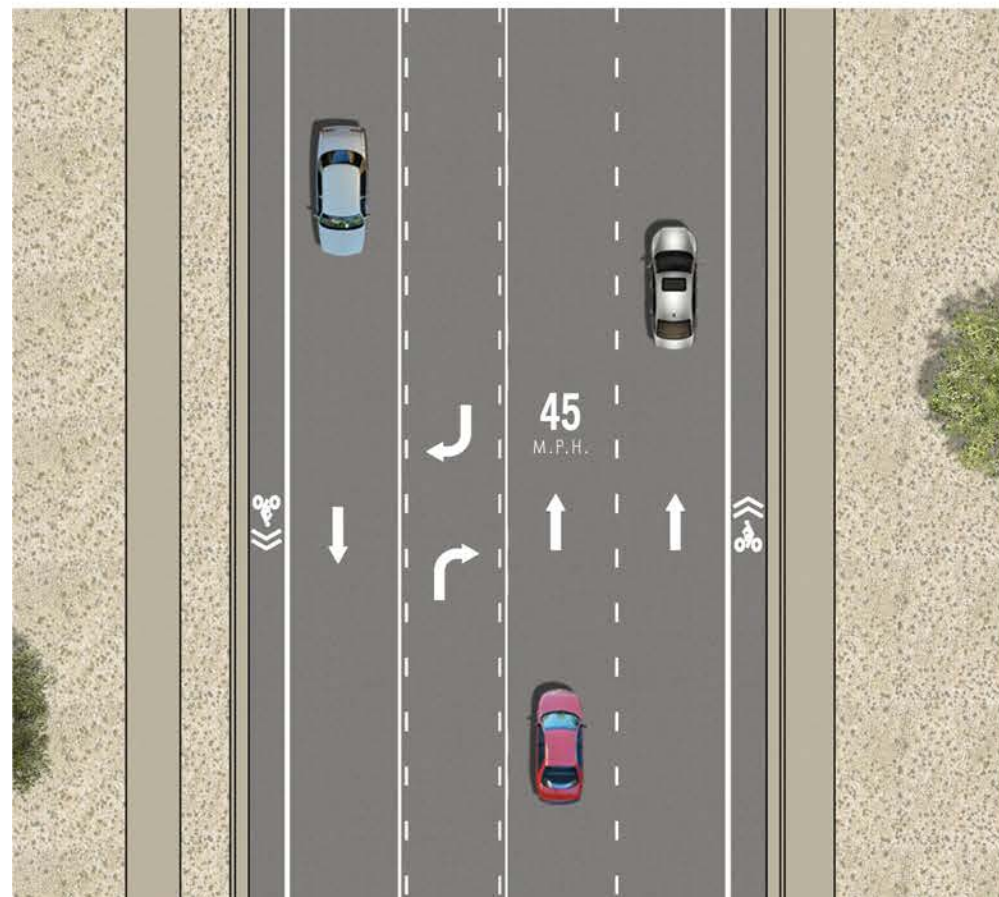
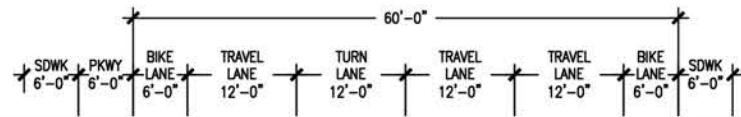


BOULEVARD

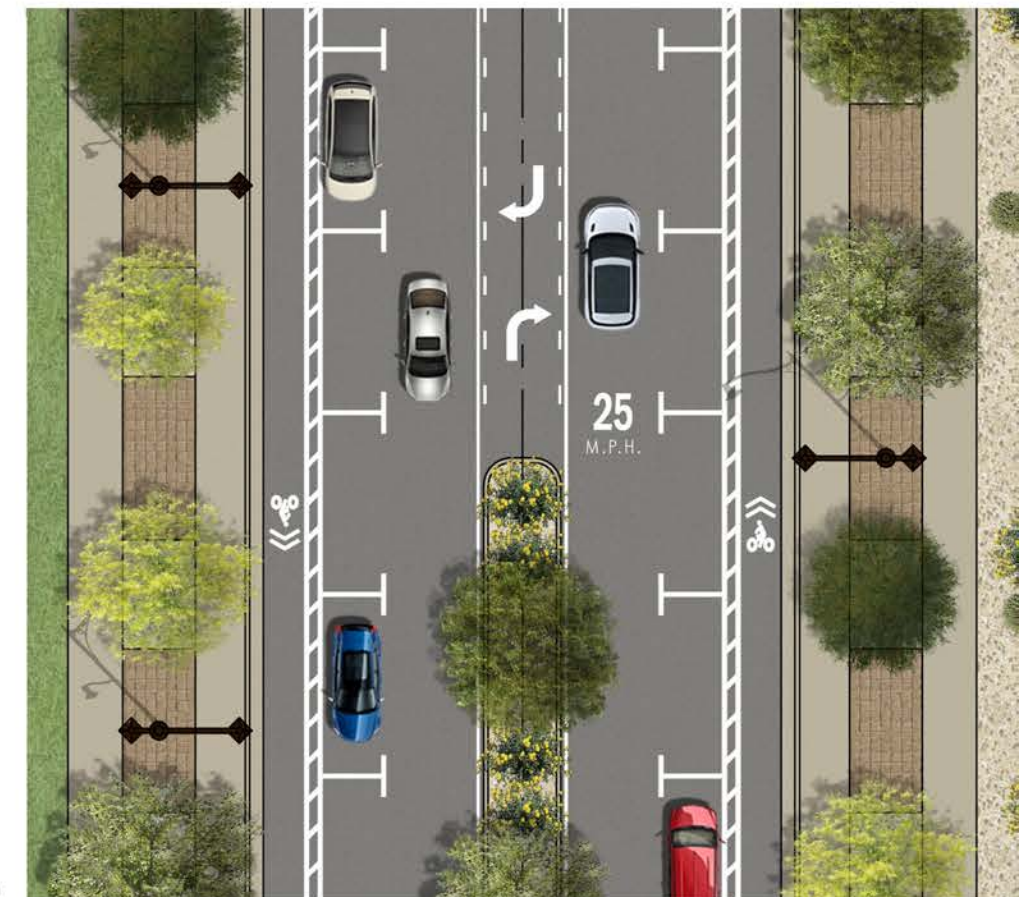
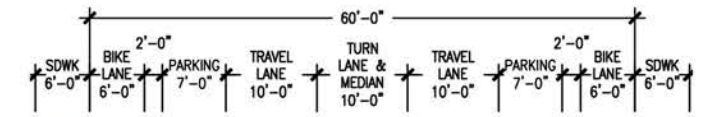
ROW 120' : CURB WIDTH 60'



BOULEVARD - EXISTING

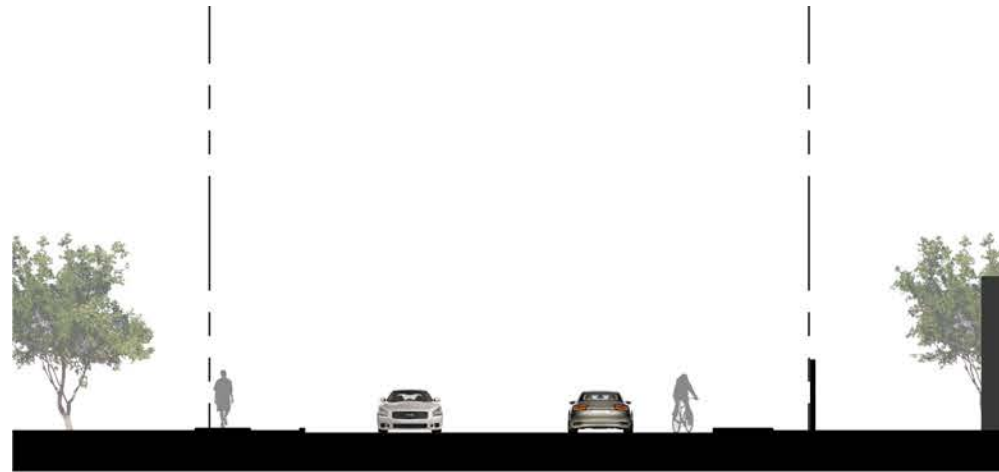


BOULEVARD - PROPOSED

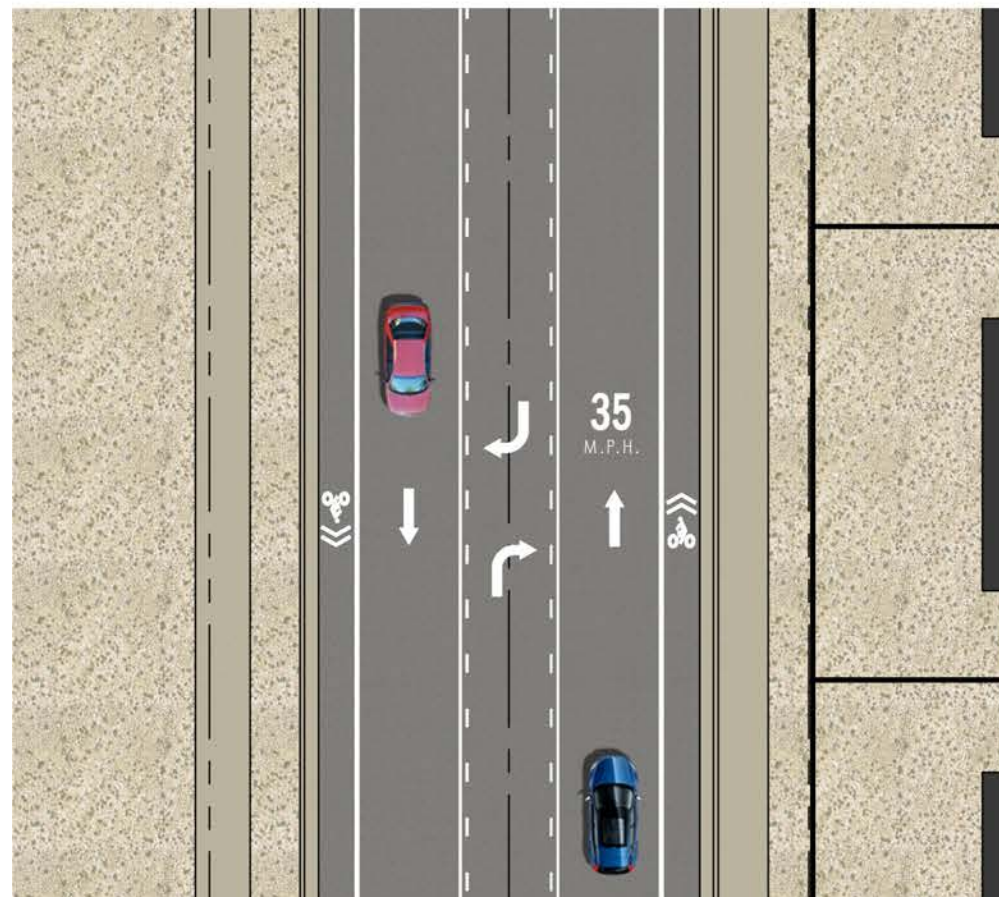
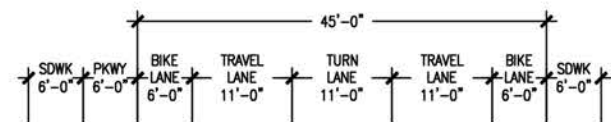


MERCADO STREET

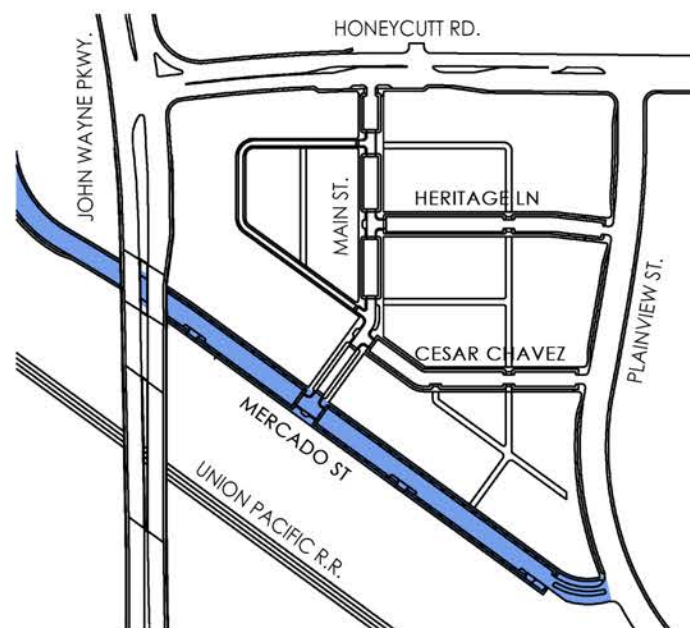
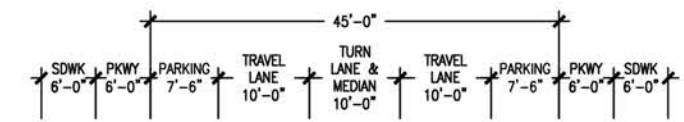
ROW 66' : CURB WIDTH 45'



MERCADO STREET - EXISTING



MERCADO STREET - PROPOSED

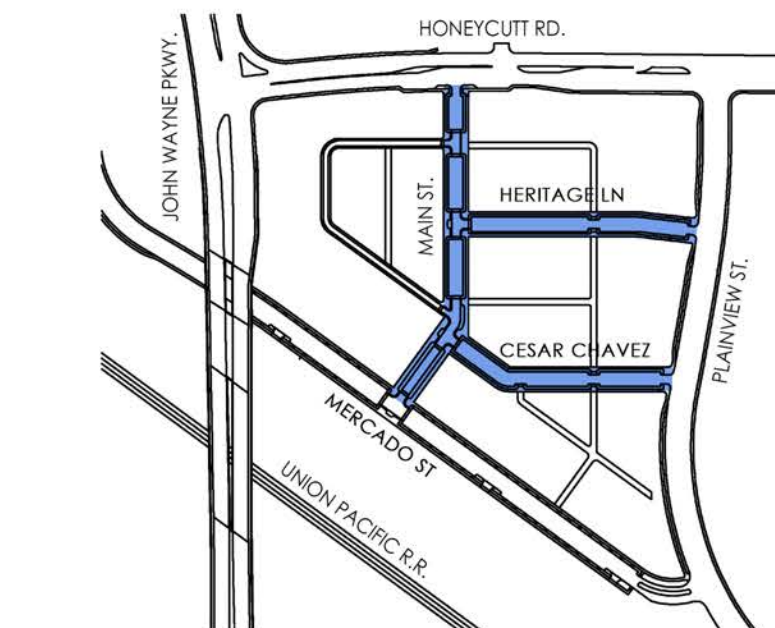
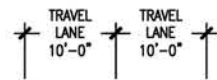


COMMERCIAL STREET

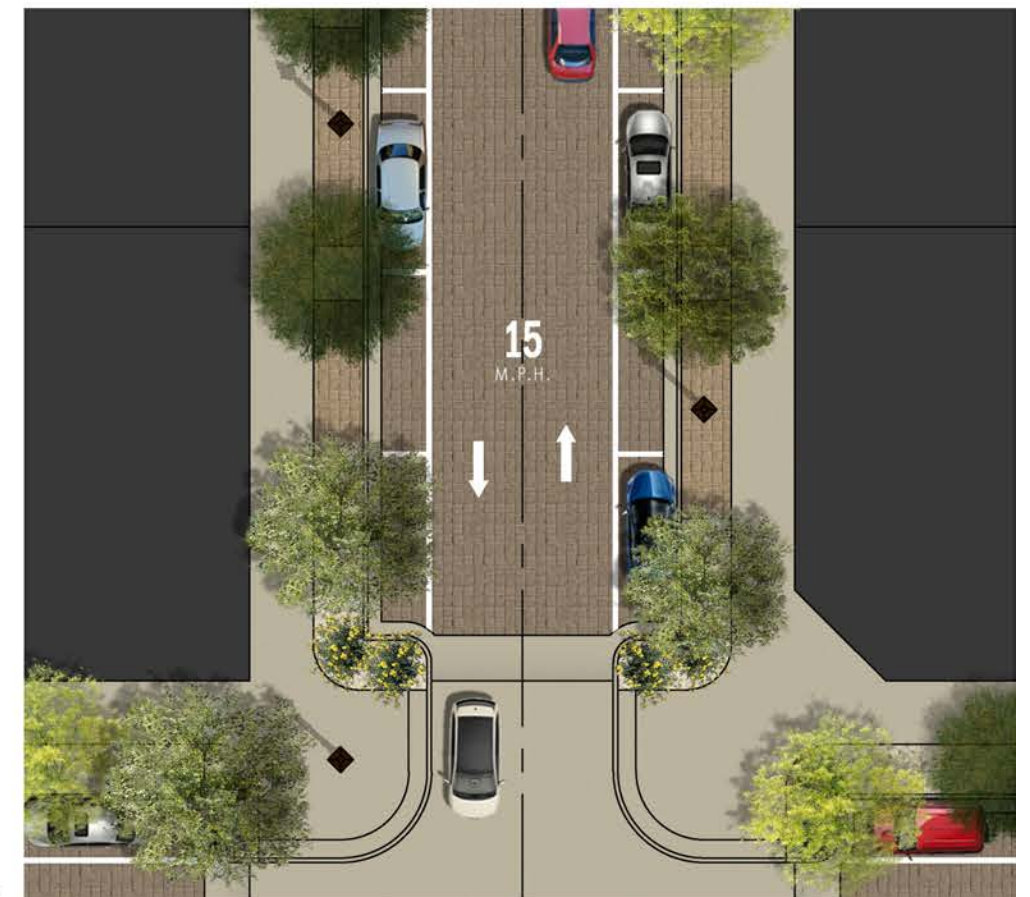
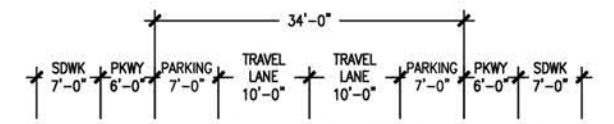
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COMMERCIAL STREET - EXISTING

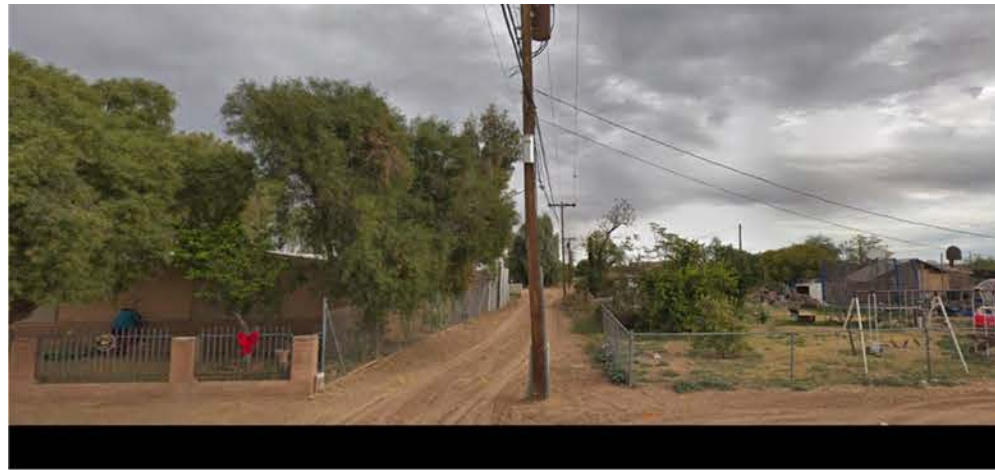


COMMERCIAL STREET - PROPOSED

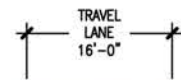


LANE

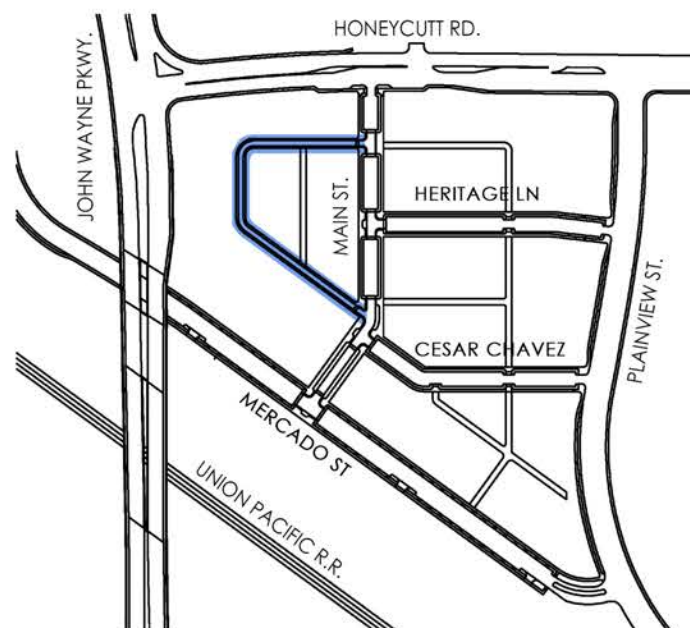
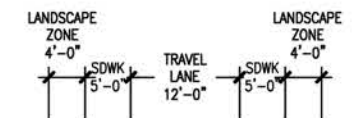
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LANE - EXISTING

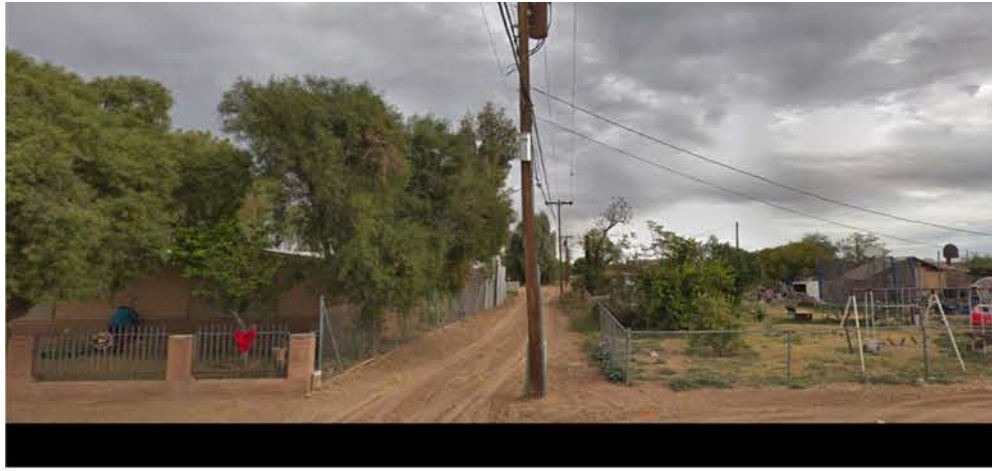


LANE - PROPOSED

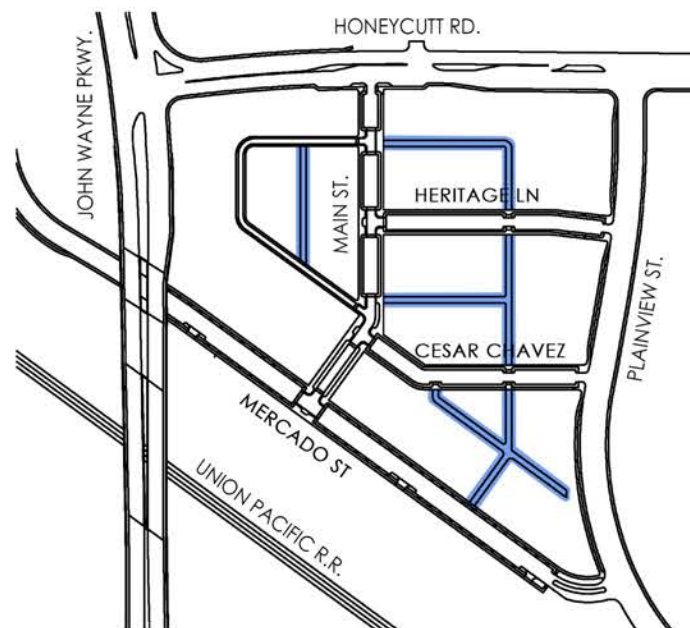
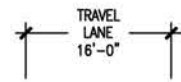


ALLEY

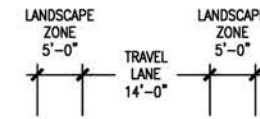
ROW 20' : CURB WIDTH 14'



ALLEY - EXISTING



ALLEY - PROPOSED



304A - 4.6 PUBLIC REALM: STREET AND THOROUGHFARE DESIGN GUIDELINES

Thoroughfares located in the Maricopa Station Overlay "District" are subject to the requirements of this section.

(1) INTENT

- (a) Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access.
- (b) Pedestrian comfort should be the primary consideration for the design of Thoroughfares. Design conflicts between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
- (c) A diversity of Street Tree Species should be planted throughout the District to promote resistance to disease and insect blight.
- (d) Street Trees should create a visually unified streetscape and provide shade for pedestrians.

(2) GENERAL

- (a) Thoroughfares consist of vehicular lanes, parking lanes and Public Frontages.
- (b) Thoroughfare types should be designed in context to abutting Sub-Districts according to Table 4.6.

(3) PROCESS

- (a) Building and/or construction permits should be issued for the development or redevelopment of any Thoroughfare within the District after the submittal of a streetscape plan in compliance with the Public Frontage guidelines of this Section.
- (b) Streetscape plans submitted under this Section shall be approved by Administrative Review.

(4) PUBLIC FRONTAGE GUIDELINES FOR BOTH SUB-DISTRICTS T4, T5

- (a) The Public Frontage of Thoroughfares contributes to the character of each Sub-District and includes:
 - i) the type of Drainage located adjacent to the vehicle lanes;
 - ii) the Furnishing Zone area provided to accommodate Street Trees, Public Infrastructure, and Public Furniture;
 - iii) and the type of Walkway provided for pedestrians.
- (b) The Public Frontage of Thoroughfares shall be designed as specified on Table 4.6. Public Frontage that passes from one Transect Zone to another shall be adjusted as specified on Table 4.6.
- (c) Street Trees on Mercado Street should be planted in a regularly-spaced Allee pattern as illustrated on Table 4.8C. The prescribed Planting Technique, spacing, and size of Street Trees is specified for each Thoroughfare type on Tables 4.6A-D. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.

- (d) When planted, Street Trees minimum height should be ten (10) feet and / or two (2) inches in caliper.
- (e) Public Frontage in front of a Terminated Vista or Civic Space may be exempt from Street Tree requirements by Exception.
- (f) To keep walkways and driveways clear from tree branch obstructions, Street Tree Canopy, at maturity or with minor pruning, should provide a minimum vertical clearance of eight (8) feet for Sidewalks and Paths, driveways, parking spaces, Thoroughfares, loading areas. Vertical clearance measurements shall be taken from the bottom branches of the main Canopy to the ground surface below.
- (g) For installation within the Furnishing Zone, the prescribed types of Public Lighting shall be shown on Table 4.7. The spacing may be adjusted by Exception to accommodate specific site conditions.
- (h) The paving design of the Walkway should be continuous for the extent of each Block Face.

(5) PUBLIC FRONTAGE GUIDELINES SPECIFIC TO SUB-DISTRICT T4

- (a) The Public Frontage should include Street Trees planted in either a repeating sequence of one (1) species or Cultivar or in an alternating sequence of two (2) species or Cultivar as illustrated on Table 4.8C for the extent of each Block Face.
- (b) The Furnishing Zone section of the Public Frontage should not be paved except with durable pervious Pavers with an open soil area left around each Street Tree, centered at the tree trunk. Mulch shall be applied to the open soil area.

(6) PUBLIC FRONTAGE GUIDELINES SPECIFIC TO SUB-DISTRICT T5

- (a) The Public Frontage should include Street Trees planted in either a repeating sequence of one (1) species or Cultivar or in an alternating sequence of two (2) species or Cultivar as illustrated on Table 4.8C for the extent of each Block Face. If an alternating sequence is planted, Street Tree species or Cultivars shall have similar Canopy shape, density, height, and diameter characteristics.
- (b) At Commercial Frontages, Street Trees should be planted in an irregularly-spaced Allee pattern as illustrated on Table 4.8C to avoid visually obscuring shop front windows and signage.
- (c) The Furnishing Zone section of the Public Frontage should be paved.
- (d) A minimum 16 sq. ft. open soil area should be left around each Street Tree, centered at the tree trunk. Mulch shall be applied to the open soil area.
- (e) Tables are permitted within the Furnishing Zone in front of any building with a Commercial Use.

(7) ALLOCATION AND STRUCTURE OF THOROUGHFARES AND BLOCKS

- (a) The Thoroughfare Network is structured to Blocks defined in the District Regulating Plan with the following maximum Block Face lengths and Block perimeters:
 - i) T4 600 ft. max / 2400 ft. perimeter
 - ii) T5 500 ft. max / 2000 ft. perimeter

TABLE 4.6 PUBLIC FRONTAGE ILLUSTRATED

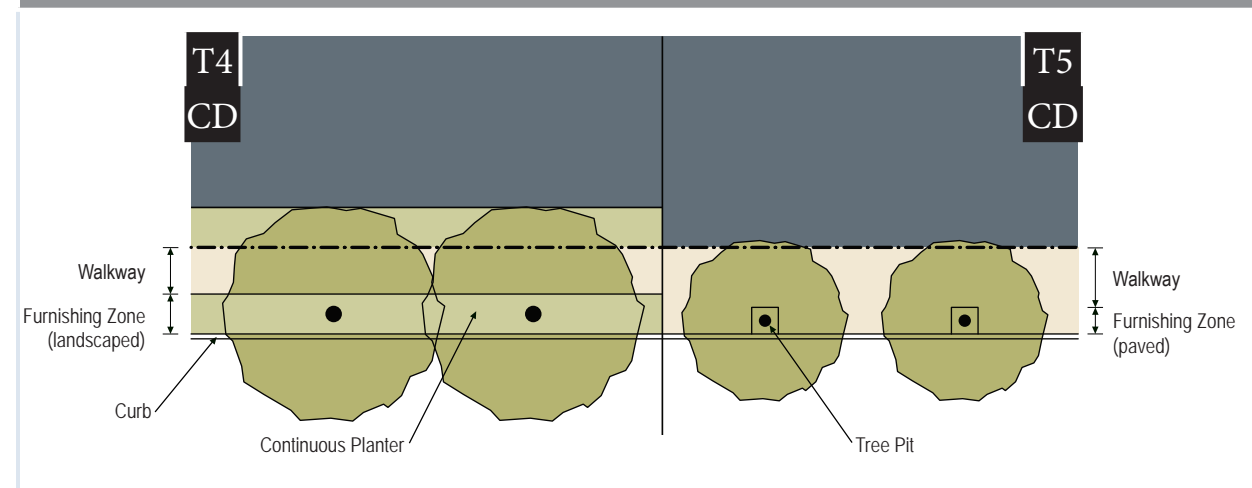


TABLE 4.6A THOROUGHFARE ASSEMBLIES

KEY		ST-57-20-BL		
Thoroughfare Type	ST-57-20-BL			
Right of Way Width	75'			
Pavement Width	40'			
Transportation				
THOROUGHFARE TYPES				
Avenue:	AV			
Commercial Street:	CS			
Drive:	DR			
Street:	ST			
Rear Alley:	RA			
Rear Lane:	RL			
ASSEMBLY DESIGNATION		AV-75-40		
Thoroughfare Type	Avenue			
Transect Zone Assignment	T4, T5			
Right-of-Way Width	75 feet			
Pavement Width	40 feet			
VEHICULAR LANES				
Movement Type	Slow Movement			
Number of Traffic Lane(s) / Width	2 @ 12 feet			
Design Speed	25 MPH			
Parking Lane Type	Parallel			
Parking Lane Placement / Width	Both Sides @ 8 feet marked			
Bikeway Type	Shared Vehicular Lane with Sharrow			
Median Width	9 feet			
PUBLIC FRONTAGE				
Total Width	13 feet			
Transect Zone	CD	T4	T5	
Illustration				
Drainage				
Type	8" raised Curb			
Walkway				
Width	5 feet	5 feet	7 feet	
Type	Sidewalk			
Furnishing Zone				
Width	8 feet	8 feet	6 feet	
Surface Treatment	Landscaping	Landscaping or Pavers	Coherent Paving	
Street Tree Planting Technique	Continuous Planter	Continuous Planter	36 sq. ft. Tree Pits	
Street Tree Size Category	Large Tree (>30 ft.)	Large Tree (>30 ft.)	Large Tree (>30 ft.)	
Street Tree Species Sequence	Single or Alternating for Park Strips; Single for Median			
Street Tree Spacing	30 feet o.c. avg	20-30 feet o.c. avg	20 feet o.c. avg	
Public Lighting Spacing	30 feet o.c. avg	20-30 feet o.c. avg	20 feet o.c. avg	
PEDESTRIAN CROSSING				
Crosswalk Type	Longitudinal			
Pedestrian Crossing Time	5.7 seconds per side			
Curb Radius	10 feet			
Traffic Calming	Median Pedestrian Refuge			

KEY		ST-50-26		
Thoroughfare Type	ST-50-26			
Right of Way Width	50'			
Pavement Width	26'			
Transportation				
THOROUGHFARE TYPES				
Avenue:	AV			
Commercial Street:	CS			
Drive:	DR			
Street:	ST			
Rear Alley:	RA			
Rear Lane:	RL			
ASSEMBLY DESIGNATION		ST-50-26		
Thoroughfare Type	Street			
Transect Zone Assignment	CD, T4, T5			
Right-of-Way Width	50 feet			
Pavement Width	26 feet			
VEHICULAR LANES				
Movement Type	Yield Movement			
Number of Traffic Lane(s) / Width	12 feet			
Design Speed	20 MPH			
Parking Lane Type	Parallel			
Parking Lane Placement / Width	Both Sides @ 7 feet marked			
Bikeway Type	Shared Vehicular Lane with Sharrow			
Median Width	-			
PUBLIC FRONTAGE				
Total Width	12 feet			
Transect Zone	CD	T4	T5	
Illustration				
Drainage				
Type	8" raised Curb			
Walkway				
Width	6 feet	6 feet	6 feet	
Type	Sidewalk			
Furnishing Zone				
Width	6 feet	6 feet	6 feet	
Surface Treatment	Landscaping	Landscaping or Pavers	Pavers or Coherent Paving	
Street Tree Planting Technique	Continuous Planter	Continuous Planter	Continuous Planter or 36 sq. ft. Tree Pits	
Street Tree Size Category	Large Tree (>30ft.)	Large Tree (>30ft.)	Large Tree (>30ft.)	
Street Tree Species Sequence	Various	Alternating or Single	Alternating or Single	
Street Tree Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg	
Public Lighting Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg	
PEDESTRIAN CROSSING				
Crosswalk Type	Unmarked			
Pedestrian Crossing Time	7.6 seconds			
Curb Radius	10 feet			
Traffic Calming	-			

TABLE 4.6B THOROUGHFARE ASSEMBLIES (continued)

KEY		ST-57-20-BL	
Thoroughfare Type	ST-57-20-BL		
Right of Way Width	60'		
Pavement Width	34'		
Transportation			
THOROUGHFARE TYPES			
Avenue:	AV		
Commercial Street:	CS		
Drive:	DR		
Street:	ST		
Rear Alley:	RA		
Rear Lane:	RL		
ASSEMBLY DESIGNATION		CS-60-34	
Thoroughfare Type	Commercial Street		
Sub-District Context	T4, T5		
Right-of-Way Width	60 feet		
Pavement Width	34 feet		
VEHICULAR LANES			
Movement Type	Slow Movement		
Vehicular Lane(s) Width	2 @ 10 feet		
Vehicular Design Speed	20 MPH		
Parking Lane Type	Parallel		
Parking Lane Placement / Width	Both Sides @ 7 feet marked		
Bikeway Type	Shared Vehicular Lane with Sharrow		
Median Width	-		
PUBLIC FRONTAGE			
Total Width	13 feet		
Transect Zone	T4	T5	
Illustration			
Drainage			
Type	8" raised Curb		
Walkway			
Width	7 feet	7 feet	
Type	Sidewalk		
Furnishing Zone			
Width	6 feet	6 feet	
Surface Treatment	Pavers or Coherent Paving	Coherent Paving	
Street Tree Planting Technique	36 sq. ft. Tree Pits	36 sq. ft. Tree Pits	
Street Tree Size Category	Large Tree (>30ft.)	Large Tree (>30ft.)	
Street Tree Species Sequence	Alternating or Single	Single	
Street Tree Spacing	20-30' o.c. avg	20' o.c. avg	
Public Lighting Spacing	20-30' o.c. avg	20' o.c. avg	
PEDESTRIAN CROSSING			
Crosswalk Type	Longitudinal		
Pedestrian Crossing Time	9.7 seconds		
Curb Radius at Corner	10 feet		
Traffic Calming	-		

KEY		ST-60-34		
Thoroughfare Type	ST-60-34			
Right of Way Width	60'			
Pavement Width	34'			
Transportation				
THOROUGHFARE TYPES				
Avenue:	AV			
Commercial Street:	CS			
Drive:	DR			
Street:	ST			
Rear Alley:	RA			
Rear Lane:	RL			
ASSEMBLY DESIGNATION		ST-60-34		
Thoroughfare Type	Street			
Sub-District Context	CD, T4, T5			
Right-of-Way Width	60 feet			
Pavement Width	34 feet			
VEHICULAR LANES				
Movement Type	Slow Movement			
Vehicular Lane(s) Width	2 @ 10 feet			
Vehicular Design Speed	20 MPH			
Parking Lane Type	Parallel			
Parking Lane Placement / Width	Both sides @ 7 feet marked			
Bikeway Type	Shared Vehicular Lane with Sharrow			
Median Width	-			
PUBLIC FRONTAGE				
Total Width	13 feet			
Transect Zone	CD	T4	T5	
Illustration				
Drainage				
Type	8" raised Curb			
Walkway				
Width	5 feet	5 feet	7 feet	
Type	Sidewalk			
Furnishing Zone				
Width	8 feet	8 feet	6 feet	
Surface Treatment	Landscaping	Landscaping or Pavers	Pavers or Coherent Paving	
Street Tree Planting Technique	Continuous Planter	Continuous Planter	36 sq. ft. Tree Pits	
Street Tree Size Category	Large Tree (>30ft.)	Large Tree (>30ft.)	Large Tree (>30ft.)	
Street Tree Species Sequence	Various	Alternating or Single	Alternating or Single	
Street Tree Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg	
Public Lighting Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg	
PEDESTRIAN CROSSING				
Crosswalk Type	Transverse			
Pedestrian Crossing Time	9.7 seconds			
Curb Radius at Corner	15 feet			
Traffic Calming	Sidewalk Bulb-Out (permitted)			

TABLE 4.7C THOROUGHFARE ASSEMBLIES (continued)

KEY	ST-57-20-BL			CD	T4	T5
	Thoroughfare Type	Right of Way Width	Pavement Width			
ST-57-20-BL	Street	60'	34'			
Thoroughfare Type	Street					
Transect Zone Assignment	CD, T4, T5					
Right-of-Way Width	60 feet					
Pavement Width	34 feet					
VEHICULAR LANES						
Movement Type	Slow Movement					
Traffic Lane(s) Width	2 @ 10 feet					
Design Speed	20 MPH					
Parking Lane Type	Parallel					
Parking Lane Placement / Width	Both sides @ 7 feet marked					
Median Width	-					
TRANSITWAY TYPE						
BIKEWAY TYPE						
PUBLIC FRONTAGE						
Total Width	13 feet					
Drainage Type	8" raised Curb					
Transect Zone	CD, T4, T5					
Walkway Width / Type	5 foot Sidewalk	5 foot Sidewalk	7 foot Sidewalk			
Park Strip Width	8 feet	8 feet	6 feet			
Park Strip Surface Treatment	Landscaping	Landscaping or Pavers	Coherent Paving			
Street Tree Planting Technique	Continuous Planter	Continuous Planter	36 sq. ft. Tree Pits			
Street Tree Size Category	Large Tree (>30ft.)	Large Tree (>30ft.)	Large Tree (>30ft.)			
Street Tree Species Sequence	Various	Alternating or Single	Alternating or Single			
Street Tree Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg			
Public Lighting Spacing	30' o.c. avg	20-30' o.c. avg	20' o.c. avg			
PEDESTRIAN CROSSING						
Crosswalk Type	Transverse					
Pedestrian Crossing Time	9.7 seconds					
Curb Radius	15 feet					
Traffic Calming	Sidewalk Bulb-Out (permitted)					

TABLE 4.7D THOROUGHFARE ASSEMBLIES (continued)

KEY	ST-57-20-BL		T5	CD	T4
	Thoroughfare Type	Right of Way Width			
ST-57-20-BL	Rear Alley	24'			
Thoroughfare Type	Rear Alley				
Transect Zone Assignment	T5				
Right-of-Way Width	24 feet				
Pavement Width	24 feet				
VEHICULAR LANES					
Movement Type	Slow Movement				
Traffic Lane(s) Width	n/a				
Design Speed	10 MPH				
Parking Lane Type	-				
Parking Lane Placement / Width	-				
Median Width	-				
TRANSITWAY TYPE					
BIKEWAY TYPE					
PUBLIC FRONTAGE					
Total Width	-				
Drainage Type	Inverted Crown				
Transect Zone	-				
Walkway Width / Type	-				
Park Strip Width	-				
Park Strip Surface Treatment	-				
Street Tree Planting Technique	-				
Street Tree Size Category	-				
Street Tree Species Sequence	-				
Street Tree Spacing	-				
Public Lighting Spacing	-				
PEDESTRIAN CROSSING					
Crosswalk Type	none				
Pedestrian Crossing Time	7.2 seconds				
Curb Radius	Taper				
Traffic Calming	-				

STREET AMENITIES

FURNISHINGS



VINTAGE STREET SIGNS



CAST IRON BOLLARD



VINTAGE PARK BENCH



CIVIC FOUNTAIN

LANDSCAPE



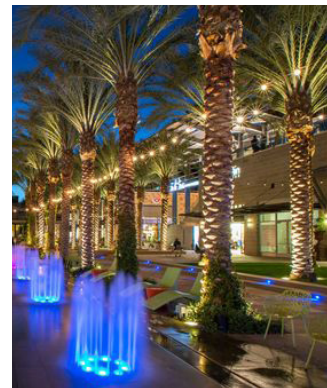
DESERT PARKWAYS



EUCALYPTUS GROVE



SONORAN COURTYARD



PALM GROVE PLAZA

PAVING



PRECAST CONC. PAVERS



COBBLE STONE PAVING



AGGREGATE CONCRETE



FLAGSTONE PAVING

STREET LIGHTS



A. BLVD. POLE LIGHT

HEAD:
STERNBERG LIGHTING
1917 JERSEY CITY

POLE:
STERNBERG LIGHTING
1000 DORADO SERIES

HEIGHT:
16'-0" UPPER
10'-0" LOWER

BASE: 45" X 20" DIA

ACCENT:
- FLAG MOUNT
- FLOWER BASKET
- SEASONAL LIGHT POWER



B. MARKET ST. POLE LIGHT

HEAD:
STERNBERG LIGHTING
1843 CARSON CITY

POLE:
STERNBERG LIGHTING
1000 DORADO SERIES

HEIGHT: 10'-0"

BASE: 45" X 20" DIA

ACCENT:
- FLAG MOUNT
- FLOWER BASKET
- SEASONAL LIGHT POWER



C. STREET POLE LIGHT

HEAD:
STERNBERG LIGHTING
1843 CARSON CITY

POLE:
STERNBERG LIGHTING
1000 DORADO SERIES

HEIGHT: 10'-0"

BASE: 45" X 20" DIA

ACCENT:
- SEASONAL LIGHT POWER



D. WALL MOUNT LIGHT

HEAD:
STERNBERG LIGHTING
1843 CARSON CITY

ARM:
STERNBERG LIGHTING
478E - 36" ARM

HEIGHT: 8'-0"

BASE: NONE

ACCENT:
- NONE

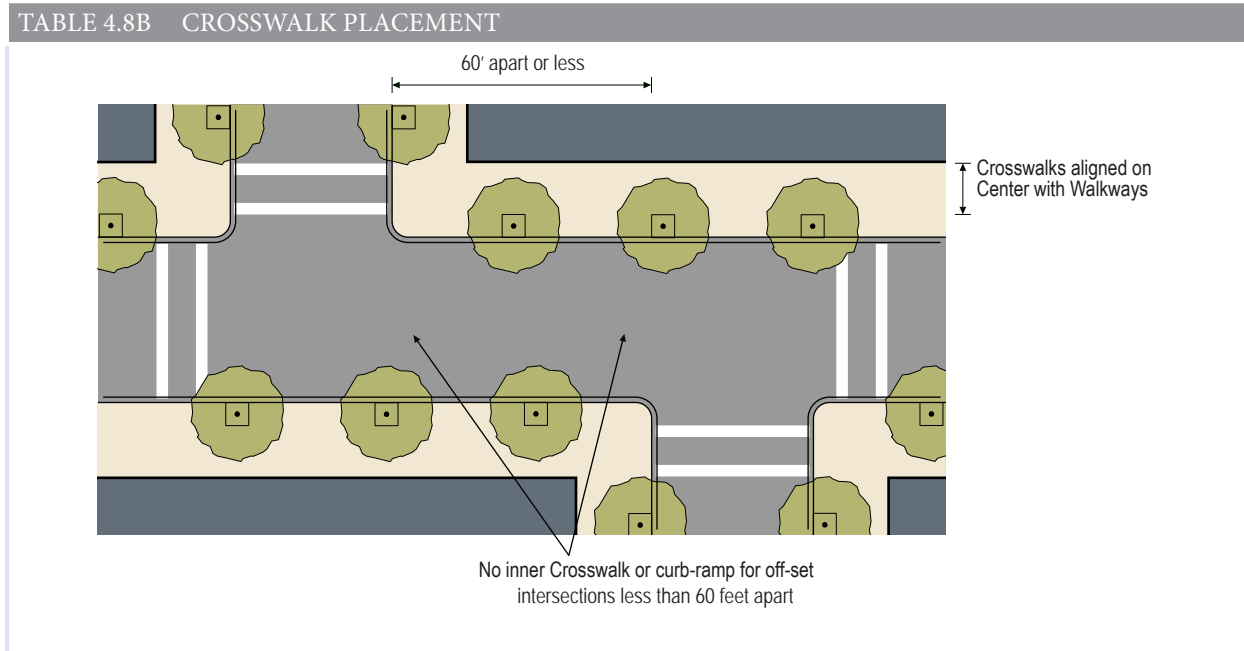


STREET TREES AND CROSSWALKS

304A - 4.8 PUBLIC REALM: CROSSWALK DESIGN GUIDELINES

- (1) INTENT
 - (a) Crosswalks are designed to increase in contrast based on the potential conflict caused between the vehicular capacity of a Thoroughfare and the number of pedestrians crossing the street.
- (2) GENERAL TO ALL SUB-DISTRICTS T4, T5
 - (a) Crosswalks shall be designed as illustrated on Table 4.8A. Required Crosswalk types are specified for each Thoroughfare type on Tables 4.7A-D.
 - (b) Crosswalks shall have a minimum width of 10 feet and shall be aligned on center with the Walkways of the Public Frontage which they connect as illustrated by Table 4.8A.
 - (c) At an offset intersection, or at two T intersections less than 60 feet apart, Crosswalks shall be located as illustrated on Table 4.8B.

	UNMARKED	TRANSVERSE	LONGITUDINAL
Crosswalk Assembly The principle variables are the type, dimension and angle of markings, the intersection type, and marking materials			
Total Width	-	10 feet	10 feet
Stripe Width	-	1 foot	1 foot
Transverse Line Offset	-	10 feet o.c.	-
Longitudinal Line Offset	-	-	3 feet o.c.
Special Locations	-	-	School Zones
Intersection Type	Yield, Stop	Stop, Signal	Stop, Signal



	REGULAR - MARKET STREET	IRREGULAR - ALL OTHER STREET TYPES
a. Allee Spacing Pattern Street Trees shall be planted at 30-foot intervals in a regularly-spaced Allee pattern on Mercado Street and an irregular pattern on all others. Commercial Frontages in T5 Sub-Districts, Street Trees should be planted in an irregularly-spaced Allee pattern to avoid visually obscuring shopfront windows and signage.		
b. Species or Cultivar Sequence In specified Sub-Districts, Street Trees shall be planted in either a repeating sequence of one (1) species or Cultivar or in an alternating sequence of two (2) species or Cultivar to promote planted species diversity.		
c. Canopy Characteristics In T5 Sub-Districts, Street Trees planted in an alternating sequence of two (2) species or Cultivar shall have similar Canopy shape, density, height, and diameter characteristics to create a visually unified streetscape.		

CIVIC BUILDINGS & SPACES

“Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. Their architecture and design should be distinctive in form, because their role is different from that of other buildings and places that constitute the fabric of the city.”

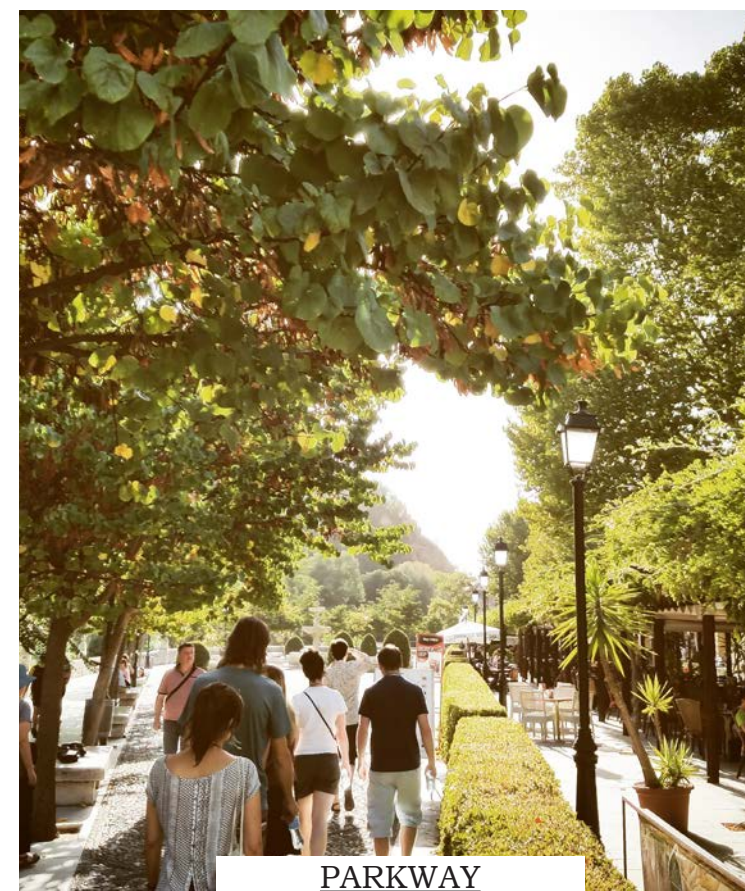
- CHARTER OF THE NEW URBANISM



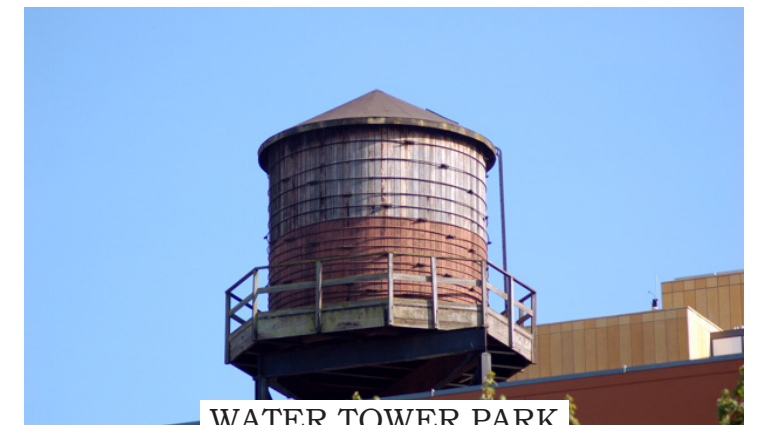
CONCEPTUAL TRAIN STATION AND MARKET



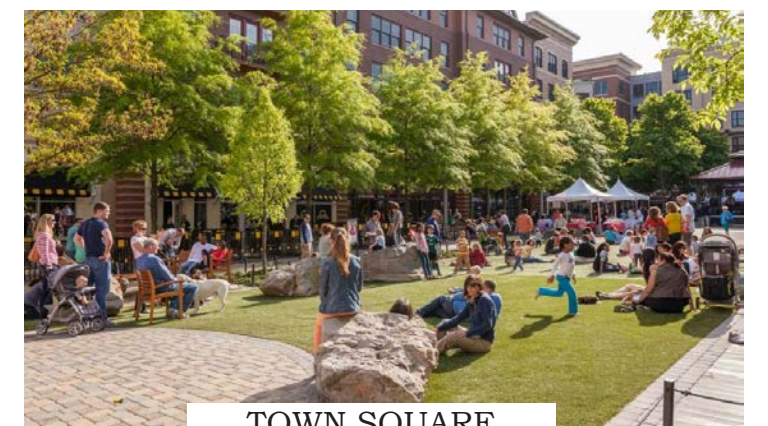
PLAZA AND MARKET



PARKWAY



WATER TOWER PARK



TOWN SQUARE

304A - 5.1 PUBLIC REALM: CIVIC SUB-DISTRICT DESIGN GUIDELINES

Lots and buildings located in the Civic Sub-District are subject to the guides of this section.

(1) INTENT

- (a) Civic Sub-Districts provide for open spaces and public buildings that serve as necessary amenities for compact, mixed use, walkable District.

(2) PROCESS

- (a) Building and/or construction permits should not be issued for the development or redevelopment of Civic Spaces or Civic Buildings prior to the submittal of a site plan showing the following, in compliance with the guidelines described in this section and in addition to City Code:
 - i) For Civic Space
 - a. Type
 - b. Hardscape Plan
 - c. Landscape Plan
 - d. Plant List
 - e. Irrigation Plan, if applicable
 - ii) For Civic Buildings
 - a. Building Placement
 - b. Building Height
 - c. Building Frontage
 - d. Building Use
 - e. Parking Location
 - f. any requirements for Civic Space, if applicable
- (b) Building and site plans submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved by Administrative Review.

“inert cities... contain the seeds of their own destruction and little else. But lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves.”
 — Jane Jacobs, *The Death and Life of Great American Cities*



CIVIC BUILDINGS

- 1** TRAIN STATION / LIVING ROOM
- 2** MARICOPA PUBLIC MARKET
- 3** PUMPHOUSE STAGE & PUBLIC RESTROOMS
- 4** HERITAGE MUSEUM & PARK
- 5** VETERANS CENTER
- 6** THEATER AND ARTS BUILDING
- 7** SCHOOL DISTRICT OFFICES



"You can neither lie to a neighborhood park, nor reason with it. 'Artist's conceptions' and persuasive renderings can put pictures of life into proposed neighborhood parks or park malls, and verbal rationalizations can conjure up users who ought to appreciate them, but in real life only diverse surroundings have the practical power of inducing a natural, continuing flow of life and use."

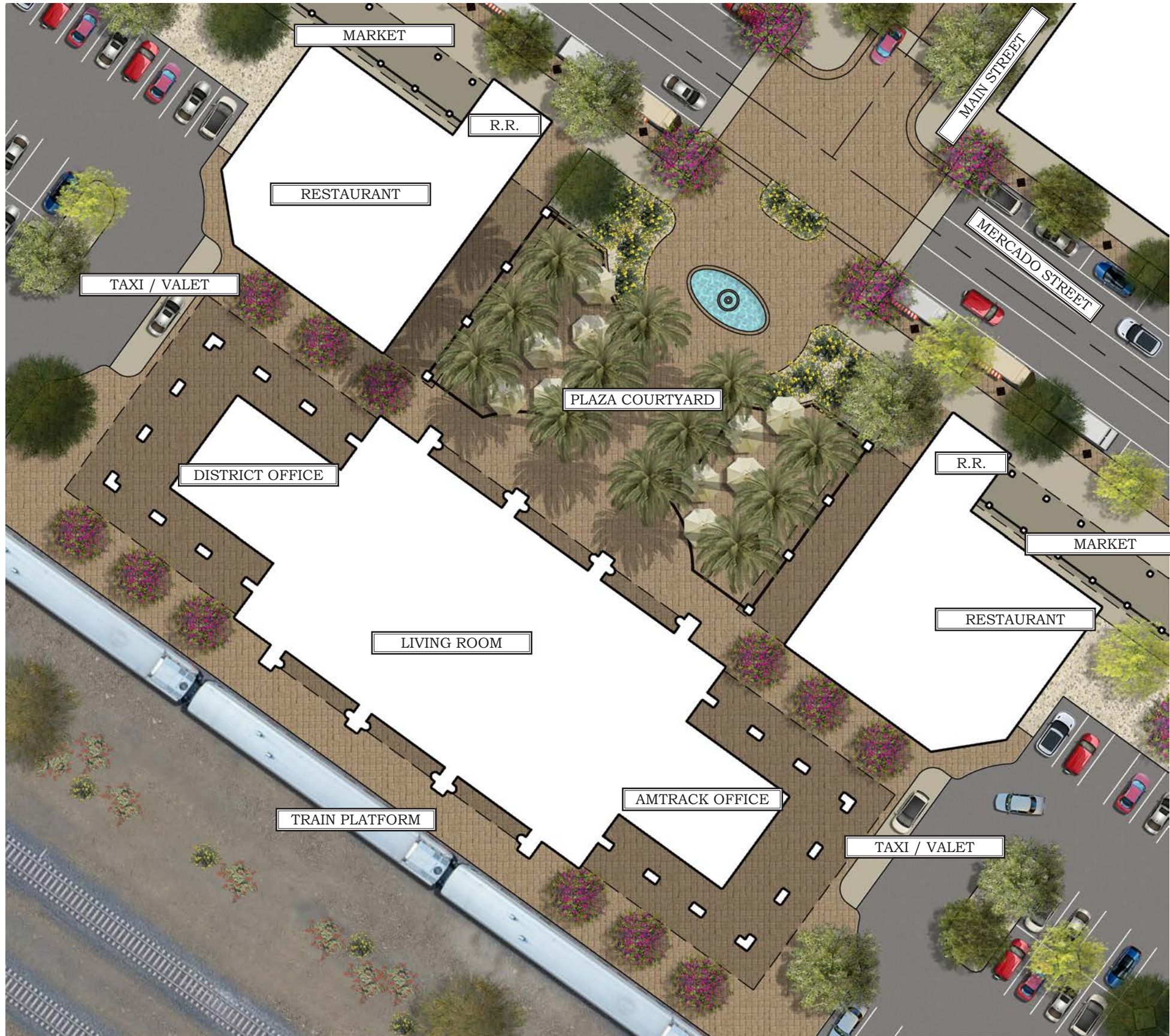
— Jane Jacobs, *The Death and Life of Great American Cities*



CIVIC SPACES

- 1** TRAIN / MARKET PLAZA
- 2** TOWN SQUARE
- 3** WATER TOWER PARK
- 4** PARKWAY
- 5** HERITAGE PARK (FUTURE)
- 6** PARKWAY - JOHN WAYNE (FUTURE)
- 7** PARKWAY - MAIN STREET GATEWAY

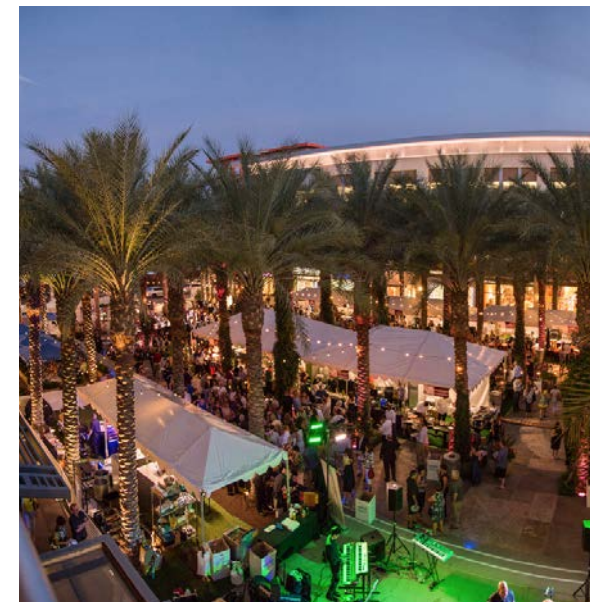


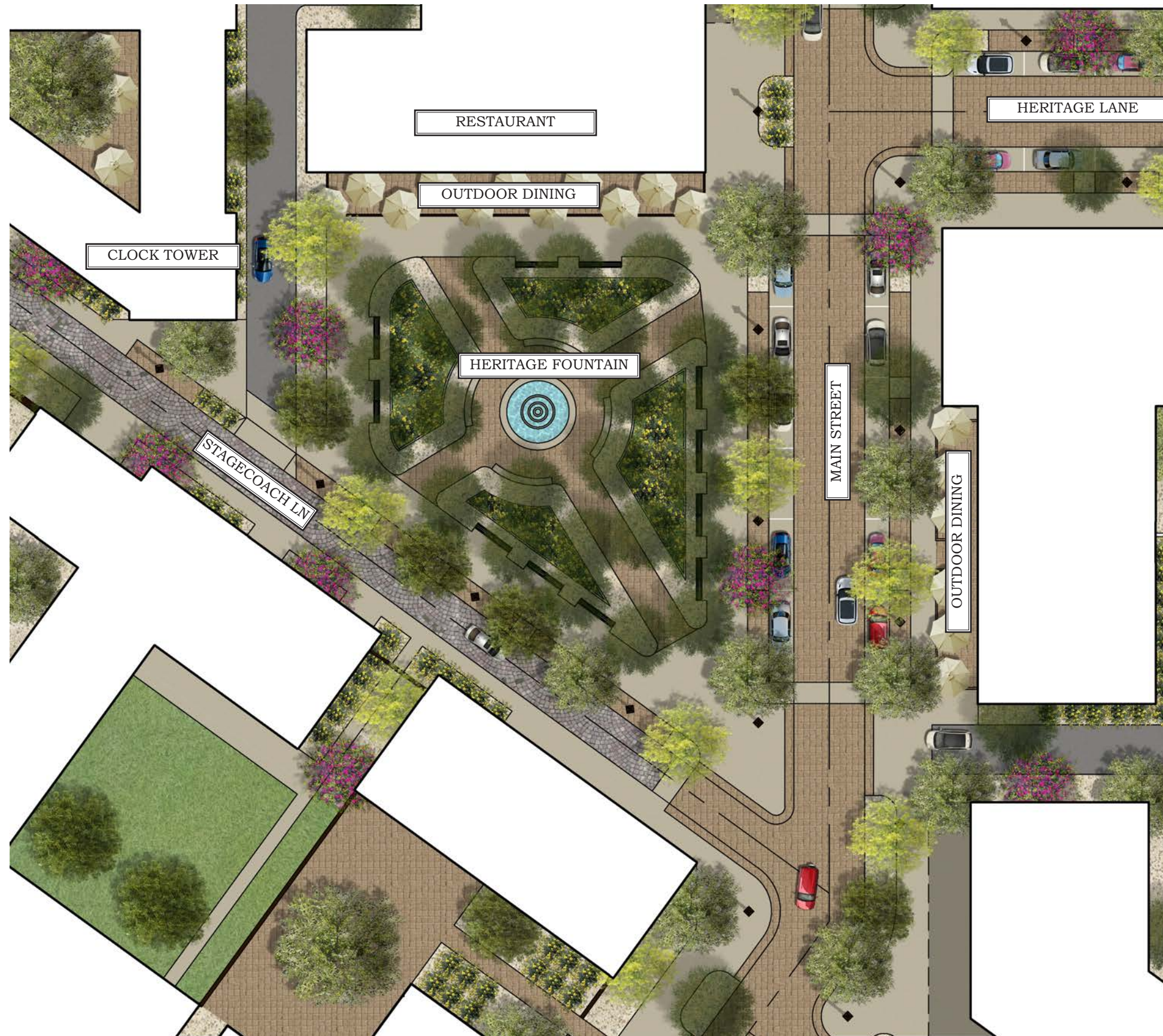


TRAIN STATION & MARKET PLAZA



- OBJECTIVES AND GOALS**
- FRONT DOOR TO TRAIN STATION
 - CIVIC IDENTITY FOR THE CITY
 - EVENT PLAZA
 - FARMERS / CRAFT MARKETPLACE
 - SOCIAL HUB FOR YOUNG AND OLD
 - CULINARY DESTINATION





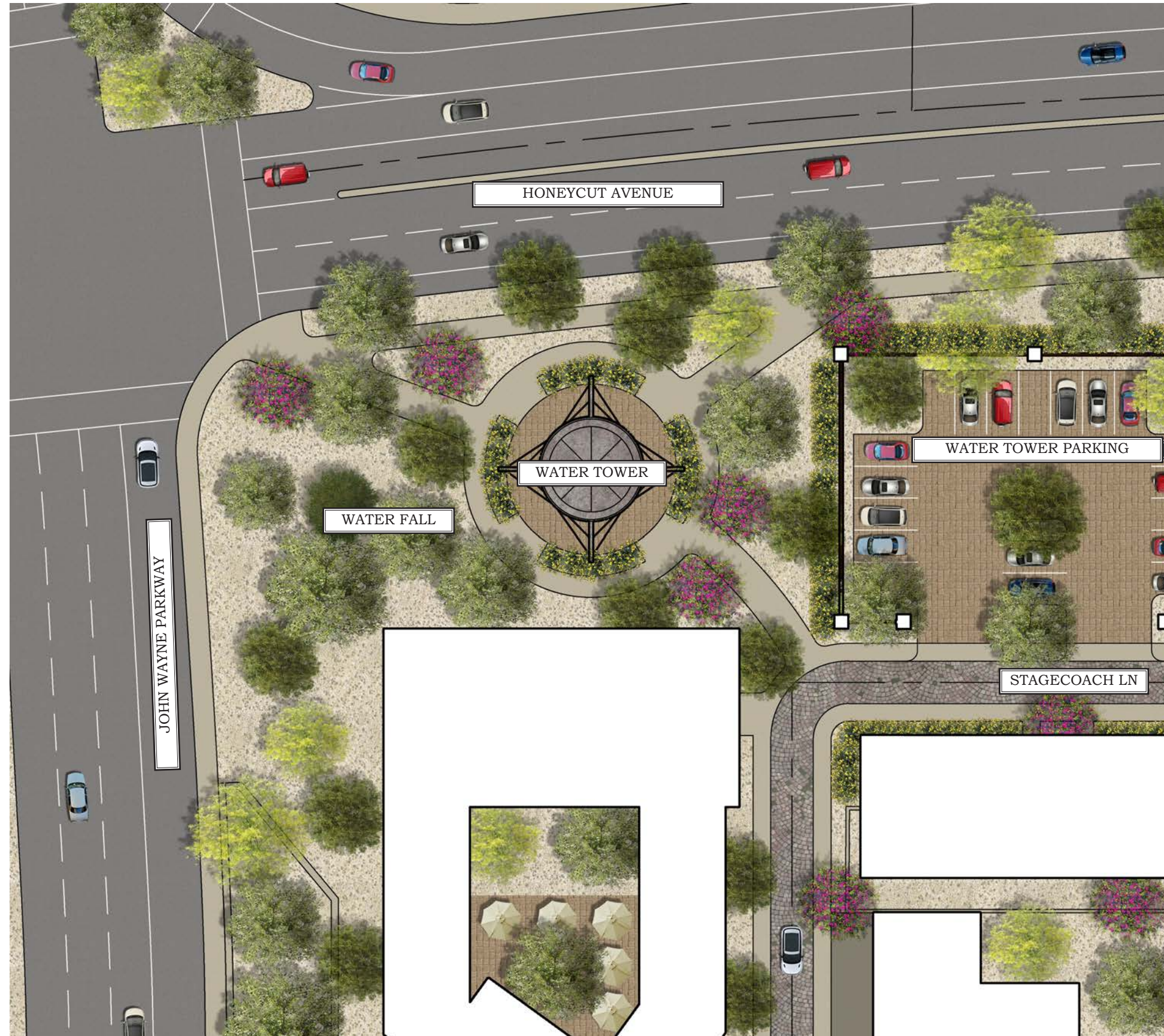
TOWN SQUARE



OBJECTIVES AND GOALS

- PUBLIC SHADE OASIS
- BUSKING AND STREET PERFORMANCE
- SOOTHING SOUNDS OF THE FOUNTAIN
- FIRST DATE PARK
- BROWN BAG LUNCH PARK



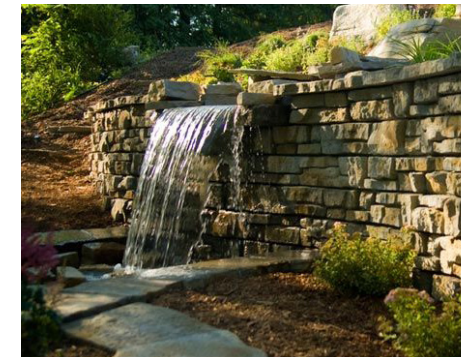


WATER TOWER PARK



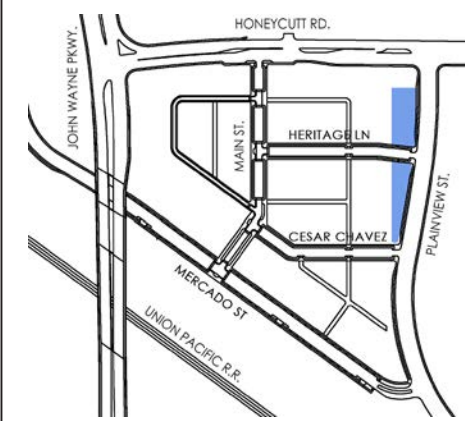
OBJECTIVES AND GOALS

- HERITAGE DISTRICT IDENTITY SIGN
- MARICOPA WELLS HERITAGE SITE
- GATEWAY FROM THE NORTH
- WATER FEATURE

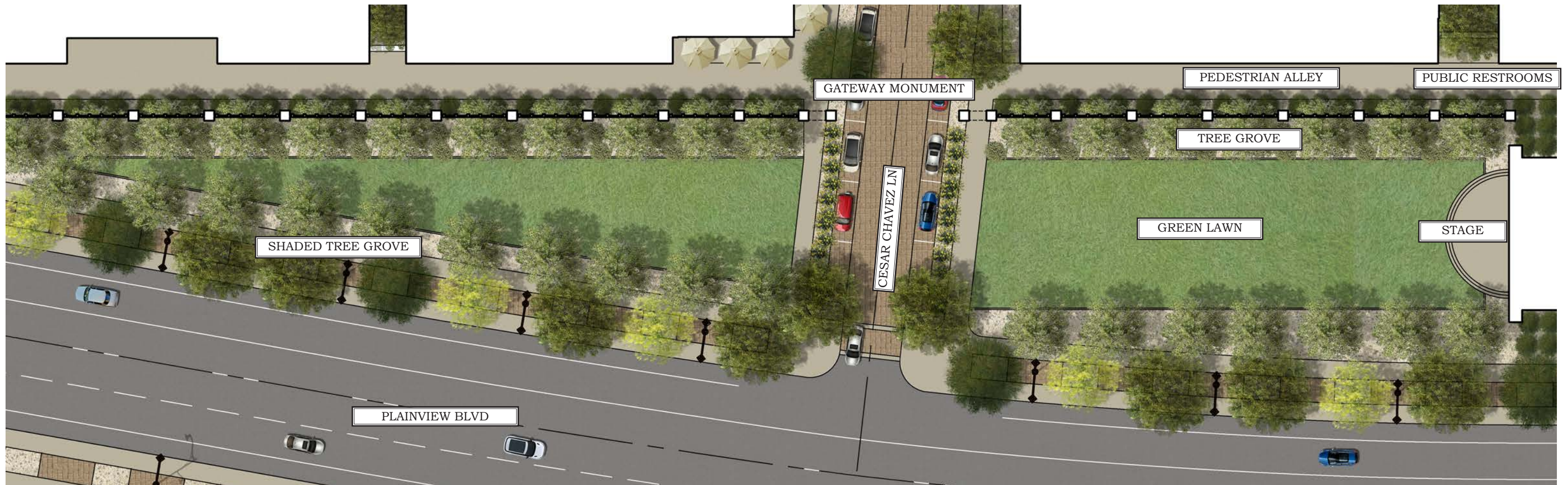




PARKWAY



- OBJECTIVES AND GOALS
- SIMPLE GREENSPACE
 - FLEXIBLE LAWN
 - DOG PLAY AREA
 - A SMALL CONCERT VENUE SPACE.
 - MOVIES IN THE PARK



ARCHITECTURAL CHARACTER



1

SONORAN SOUTHWEST



2

WESTERN AMERICANA



3

AGRARIAN



ROOFING



FLAT ROOF, CONCRETE CAP



PAINTED WOOD EAVE



BRICK SOLDIER COURSE



CLAY TILE ROOF

WINDOWS & DOORS



RESIDENTIAL DOOR



RESIDENTIAL DOOR

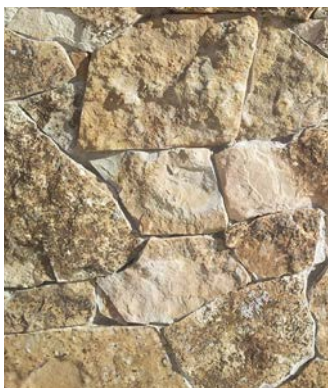


COMMERCIAL FRONTAGE



WINDOW BALCONIES

WALL MATERIALS



STONE SIDING



INTEGRAL COLOR PLASTER



PLASTER ON ADOBE/BRICK



ADOBE

SONORAN SOUTHWEST

The Architectural Character of the Sonoran Southwest is inspired by the historic heritage of building in this unique desert climate. From the native American tribes that inhabited this area for thousands of years, to the Spanish and Mexican influences that have built charming Sonoran cities such as Alamos Mexico, Barrio Viejo Tucson, Tubac Arizona, Pueblo Grande, and historic native settlements from New Mexico to California.

Roofs are predominantly flat. Pitched roof tend to have clay tile, wood shingles or corrugated metal roof panels.

Walls tend to be thick earthen materials. Adobe, Slump Block, often times covered in a cement plaster finish. Walls are sometimes accented with a field stone or pebble wash wainscoat at the base of the building.

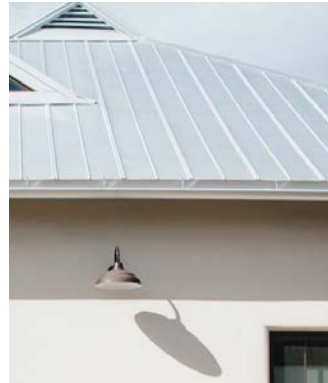
Windows and doors tend to small, recessed, vertical in orientation and minimal.



ROOFING



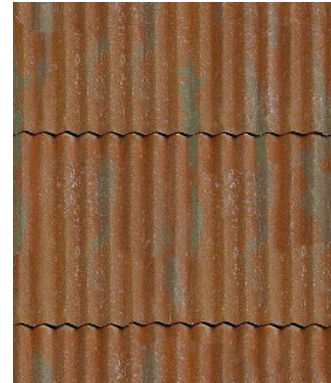
FLAT ROOF WITH PARAPET



GALVANIZED



GREY ASPHALT SHINGLES



CORTEN CORRUTAGED

WINDOWS & DOORS



TERRETORIAL WOOD DOORS



TYP. RETAIL ALCOVE



FOUR SQUARE WINDOW



TERRETORIAL WINDOW

WALL MATERIALS



ADOBE BRICK



BATTEN AND BOARD

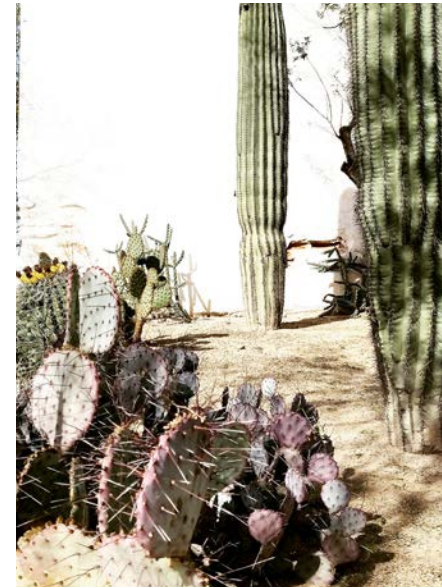


BRICK



WOOD LAP SIDING

WESTERN AMERICANA



The Architectural Character of Western American is inspired by the westward frontier towns set up along train routes from the 1700's to the early 1900's. Maricopa's history is rich in history as a railroad and trading stop.

The architecture is generally simple in form. Wood buildings with vertical storefronts. Wooden Arcades, corrugated metal roofs. Residential buildings are simple in shape with a pitched roof, veranda side or front porch.

Commercial buildings are general simple in shape, windows are ordered. Storefront often have alcove entries. Arcades or awnings were a prominent feature to shade the windows from the sun. Brick and rough swan wood siding were the dominant materials of this style.

Rarely painted, natural materials usually weathered to a rustic state. Houses were often painted in simple and light colors.



ROOFING



DESERT GREY ASPHALT



CEDAR SHINGLES

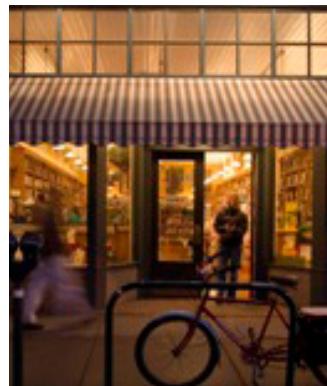


GALVANIZED CORRUGATED



CORTEN CORRUGATED

WINDOWS & DOORS



COMMERCIAL STOREFRONT



COMMERCIAL WINDOW



METAL FRAME WINDOW



WOOD PANEL DOORS

WALL MATERIALS



FIELD STONE VENEER



CONCRETE BLOCK



WEATHERED WOOD SIDING



CORTEN METAL SIDING

AGRARIAN

The Architectural Character of “Agrarian” is a reflection of the farming history of Maricopa and Gila River valley for thousands of years. In its contemporary form, Agrarian buildings are generally simple in form, Rectangular using off the shelf materials such as wood, metal siding and locally sourced stone veneers.

Commercial buildings are typically built of masonry, brick or use wood or metal siding. Roofs are generally pitched using corrugated metal siding. Retail often has painted facades to stand out from the generally natural finished building.

Residential buildings often are painted, verandas, porches are a standard feature of this style. Windows and doors are orderly in their shape and organization.



(P) PERMITTED SIGNS TYPES



ADDRESS SIGN



AWNING SIGN
INDIRECT ILLUMINATION



BAND SIGN



BLADE SIGN



SIGN GUIDELINES

The signs in Maricopa Station should be built in accordance with what would be common for Frontier Western towns prior to modern illuminated sign cabinet styles. Crafted wood, metal signs and painted signs are recommended. Illumination should be indirect. Neon signs should be minimal and only used in ways that mimic the early neon signs from pre-war era.



(NP) NOT PERMITTED SIGNS



PAINTED GHOST SIGN



WINDOW SIGN



NAMEPLATE SIGN



OPEN / CLOSED SIGN
NON ILLUMINATED



CABINET SIGN



PAN CHANNEL LETTERING



EXPOSED RACEWAY



ILLUMINATED AWNING

(CP) CONDITIONAL PERMITTED SIGNS



SIDEWALK SIGN



YARD SIGN



OUTDOOR DISPLAY CASE



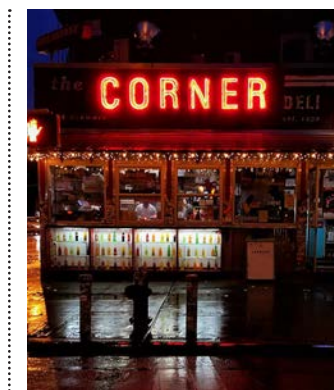
OUTDOOR MERCH DISPLAY



VINYL WINDOW GRAPHICS



MARQUEE SIGN



NEON SIGN



SITE MONUMENT SIGN

(P) PERMITTED ART



WESTERN ART



NATIVE AMERICAN ART



RECLAIMED



IRONWORK



WALL TILE ART



STATUE



RAILROAD INSPIRED

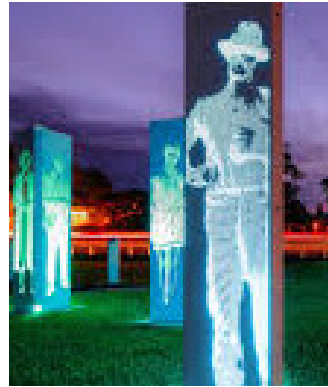


MEXICAN INSPIRED

(CP) CONDITIONAL PERMITTED ART



MURALS



ILLUMINATED ART

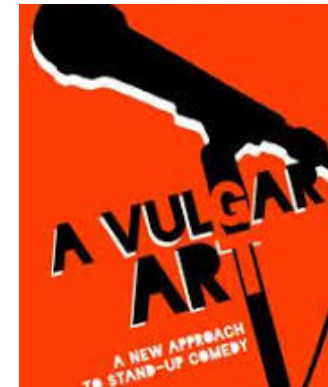


LARGE SCALE ART



DECONSTRUCTIVE

(NP) NOT PERMITTED ART



VULGAR ART



CONTEMPORARY ART



GRAFFITI



ADVERTISEMENT

ART AND CULTURE

Maricopa Station Neighborhood encourages both public and private art throughout the district. Public and Visual arts should amplify the local native American, territorial, and agricultural spirit of Maricopa Station. Materials and colors compatible and inspired by the Sonoran Desert are encouraged.



PROJECT SUBMITTAL PROCESS

GENERAL GUIDELINES

(1) PROJECT SUBMITTAL PROCESS

(a) General

- i) The District shall be administered in accordance with the procedural requirements of the City of Maricopa Municipal Code ("City Code").
- ii) The application for entitlement is a two-step process 1) Regulating Plan approval and 2) streetscape, site, and/or building plan approval. (see Table 2)
- iii) Streetscape, site, and/or building plans required for the issuance of building and construction permits will not be reviewed until the plans are deemed to be in conformance with the District's Regulating Plan in a City Staff Completeness Review.

(b) Regulating Plan

- i) A Regulating Plan conformance application may be prepared for Administrative Review by a land owner(s), a developer, or by the Planning Department.
- ii) The Regulating Plan(s) shall consist of one or more maps showing the following in compliance with the standards set forth in Article 304:
 - a. Conformance with Transect Sub-Districts
 - b. Thoroughfare network, including specific Thoroughfare types
 - c. Lot and Block Face length
- iii) The Regulating Plan conformance review shall be processed by Administrative Review. Incomplete applications, or those requiring modifications will be returned to the applicant.

(c) Streetscape, site, and/or building plans

- i) Building or construction permits shall not be issued for the development of Thoroughfares or the development or redevelopment of private Lots prior to the submittal of a streetscape, site and/or building plan as required by §304.13 Civic Sub-District Design Standards, and this Appendix's Thoroughfare Design Guidelines.

(d) Concept, Preliminary, and Final Plat Plans, as required by Article 14 SUBDIVISION ORDINANCE of the City Code, that deviate from the Regulating Plan shall be permitted if the standards of Article 304 are met.

(e) Review of Concept, Preliminary, and Final Plat Plans is subject to the requirements of Article 14 SUBDIVISION REGULATIONS of the City Code. Where the provisions of this Chapter are in conflict with the requirements of Article 14, the provisions of Article 304 shall apply.

(2) ADMINISTRATIVE REVIEW

(a) This Chapter specifically provides for the administrative approval or denial of Regulating, streetscape, site and/or building plans.

(b) If the Development Services Department denies any Regulating, streetscape, site and/or building plan, the applicant may appeal the decision to the Zoning Officer. The Zoning Officer will review the application de novo.

Maricopa Station Appendix is to provide a set of design guidelines to permit the creation of a walkable, mixed use historic district. The Heritage Overlay District regulates on the basis of physical form, with an emphasis on the relationship of private property to the public realm. The following steps outline a public and private development project submittal process to secure entitlement rights and apply for building permit(s).

: PERMIT SUBMITTAL PROCESS :



The project submittal process outlined on the following pages is intended to provide an iterative and streamlined review in order to enable new development to achieve the goals the City of Maricopa have envisioned for the transit station area. These design guidelines with Article 304 shape the intended outcomes understanding that individual applicants have goals and expected outcomes. The structure is to submit a plan that is conformance with the overall Regulating Plan, page 3.1 above, and the requirements for public streets, civic spaces and buildings, and private spaces and buildings. These elements work together, with other developments to create an authentic place. This process is intended to enable project reviewers to collaborate with applicants to achieve a healthy and safe transit station area for everyone to experience.

TABLE 7.2 PRIVATE DEVELOPMENT SUBMITTAL AND PERMITTING PROCESS GUIDE



Sub-District Allocation:
Applicant illustrates compliance with the Sub-District allocation requirements. The Civic Sub-District allocation may be shown on a separate map.



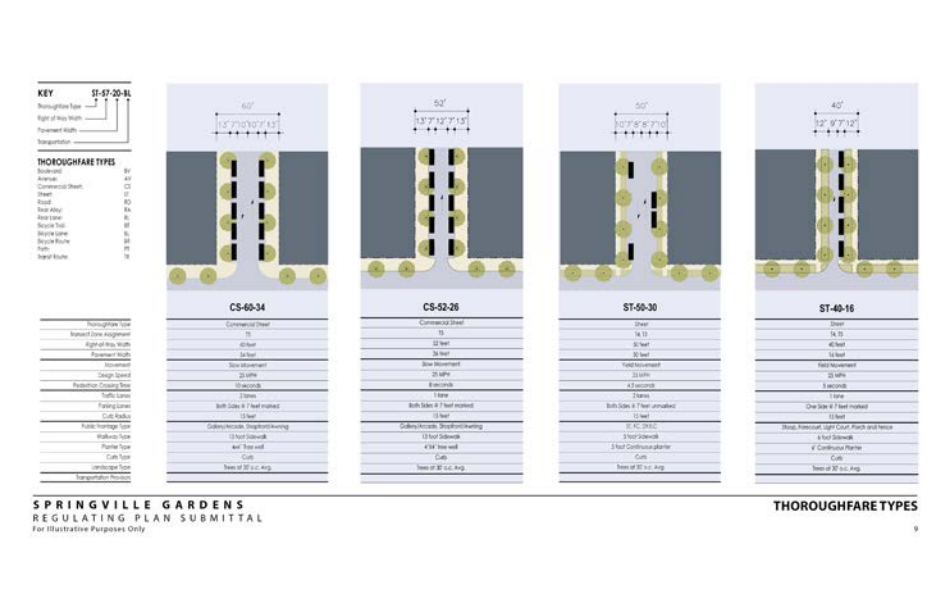
Thoroughfare Network:
Illustrates the Village Center network of Thoroughfares required and identifies the percentage of Lots fronting a vehicular Thoroughfare.



TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)



Thoroughfare Types:
Illustrates compliance with the design regulations for Street and Thoroughfare types.



Block Face length:
Illustrates compliance with Maximum Block Face length requirements.

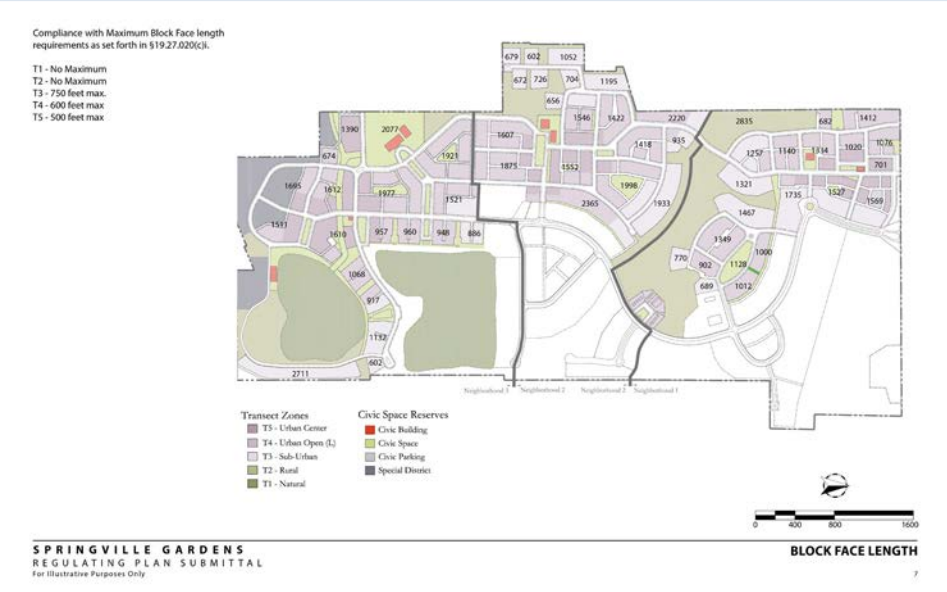


TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)

DEVELOPMENT PHASE	step one		step two	
	REGULATING PLAN SUBMITTAL	STREETSCAPE PLAN SUBMITTAL	CIVIC SPACE SITE PLAN SUBMITTAL	SITE OR BUILDING PLAN SUBMITTAL
APPROVED BY	Administrative Review			
Streetscape Plan: Illustrates compliance with the Drainage, Park Strip, Walkway, Street Tree, Public Infrastructure, and Public Furniture requirements.	<p>SPRINGVILLE GARDENS STREETSCAPE PLAN SUBMITTAL For Illustrative Purposes Only</p> <p>STREETSCAPE PLAN</p>			

TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)

DEVELOPMENT PHASE	step one		step two	
	REGULATING PLAN SUBMITTAL	STREETSCAPE PLAN SUBMITTAL	CIVIC SPACE SITE PLAN SUBMITTAL	SITE OR BUILDING PLAN SUBMITTAL
APPROVED BY	Administrative Review			
Site Plan: Illustrates compliance with the general design descriptions for Civic Space types.	<p>SPRINGVILLE GARDENS CIVIC SPACE SITE PLAN SUBMITTAL For Illustrative Purposes Only</p> <p>SITE PLAN</p>			
Hardscape and Landscape Plans: Illustrates the layout and materials used for walkways and minor buildings and the layout and plant species used.	<p>SPRINGVILLE GARDENS CIVIC SPACE SITE PLAN SUBMITTAL For Illustrative Purposes Only</p> <p>LANDSCAPE & HARDSCAPE PLAN</p>			

TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)

DEVELOPMENT PHASE	step one		step two	
	REGULATING PLAN SUBMITTAL	STREETSCAPE PLAN SUBMITTAL	CIVIC SPACE SITE PLAN SUBMITTAL	SITE OR BUILDING PLAN SUBMITTAL
APPROVED BY	Administrative Review: for PRELIMINARY Approval			

Site Plan Boundary:
Identifies the boundary of the site under review in relation to the Maricopa Station Overlay District Regulating Plan.

Identifies the boundary of the site under review in relation to the Village Center Regulating Plan.

Phase 2 Building Scale Plan Submittal Boundary

SITE PLAN BOUNDARY

Lot Occupation and Building Placement:
Illustrates compliance with Lot width, Lot Coverage, and Building Placement requirements.

19.27.040(d) Lot Occupation and Building Placement (All Sub-Districts)
19.27.040(d)(iv) Accessory Buildings will be positioned within the Building Envelope area of all Lots to comply with the minimum rear setback of 15 feet from the centerline of any Rear Alley or Rear Lane.

19.27.041(a) Lot Occupation (T3)
19.27.040(a)(i) 60% maximum Lot Coverage

19.27.041(b) Building Placement (T3)
19.27.041(b)(i) Building positioned within the boundaries of their Lots to provide an Edgeward.
19.27.041(b)(ii) Buildings positioned within the Building Envelope area of each Lot with respect to designated Setbacks

19.27.042(a) Lot Occupation (T4)
19.27.040(a)(ii) 70% maximum Lot Coverage

19.27.042(b) Building Placement (T4)
19.27.042(b)(i) Building positioned within the boundaries of their Lots to provide an Edgeward, Sideyard or Rearyard, based on building type.
19.27.042(b)(ii) Buildings positioned within the Building Envelope area of each Lot with respect to designated Setbacks

Legend:
T4 General
T3 Edge
Civic
Building Envelope
Lot Number
Building Setback
Lot Width/Length

LOT OCCUPATION AND BUILDING PLACEMENT

TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)

DEVELOPMENT PHASE	step one		step two	
	REGULATING PLAN SUBMITTAL	STREETSCAPE PLAN SUBMITTAL	CIVIC SPACE SITE PLAN SUBMITTAL	SITE OR BUILDING PLAN SUBMITTAL
APPROVED BY	Administrative Review: for PRELIMINARY Approval			

Building Height and Types:
Illustrates compliance with building height and building type requirements.

19.27.040(d) Building Height (All Sub-Districts)
19.27.040(d)(v) Individual stories do not exceed 14 feet from finished floor to finished ceiling.

19.27.041(c) Building Height (T3)
19.27.041(c)(i) Building Height for the Principal Building will be a maximum of 2 Stories and any Accessory Building will be a maximum of 2 Stories.

19.27.041(d) Building Types (T3)
19.27.041(d)(i) Building Types will be Mansion, House, and/or Cottage.

19.27.042(c) Building Height (T4)
19.27.042(c)(i) Building Heights for Principal Buildings will be a maximum of 2.5 Stories and any Accessory Buildings will be a maximum of 2 Stories.

19.27.042(d) Building Types (T4)
19.27.042(d)(i) Building Types will be Cottage, Apartment House, Sideyard House, Row House, and/or Commercial Building.

For T3 the Principal Building can be a maximum of 2 stories. The Outbuilding can be a maximum of 2 Stories.

For T4 the Principal Building can be a maximum of 2.5 stories. The Outbuilding can be a maximum of 2 Stories.

BUILDING HEIGHT AND TYPE

Building Uses and Parking Location:
Illustrates compliance with building Use and Parking requirements.

19.27.040(h) Building Use (All Sub-Districts)
19.27.040(h)(i) Buildings within the T3 Sub-district will be of Residential Use.
Buildings within the T4 Sub-District will be of Residential or Service Use.

19.27.040(i) Parking Calculation (T3)
19.27.040(i)(i) Two (2) parking places will be provided for each Dwelling Unit.

19.27.040(j) Parking Calculation (T4)
19.27.040(j)(i) One and a half (1.5) parking places will be provided for each Dwelling Unit and four (4) parking places for every 1000 sq. ft. of Service Use.

19.27.041(c) Parking Location (T3)
19.27.041(c)(i) Open parking shall be located in the 2nd or 3rd Lot Layer.
19.27.041(c)(ii) Driveways shall be no wider than ten (10) feet.

19.27.042(d) Parking Location (T4)
19.27.042(d)(i) Driveways will be no wider than ten (10) feet.
19.27.042(d)(ii) All Parking areas will be located in the 3rd Lot Layer.

Typical Parking Locations
T4 General
T3 Edge

BUILDING USE & PARKING STANDARDS

TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)



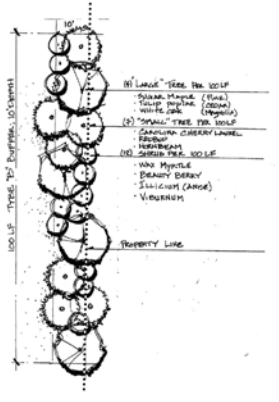
DEVELOPMENT PHASE	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>step one</p> <p>REGULATING PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>step two</p> <p>STREETSCAPE PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>CIVIC SPACE SITE PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>SITE OR BUILDING PLAN SUBMITTAL</p> </div> </div>			
	APPROVED BY	Administrative Review: for FINAL Approval		
<p>Private Frontage and Encroachments:</p> <p>Illustrates compliance with Private Frontage type and Setback Encroachments.</p>	<p>19.27.040(g) Private Frontage (All Sub-Districts) 19.27.040(g)(ii) Shopfront glazed with 74% clear glass. 19.27.040(g)(iv) All windows verticle in proportion.</p> <p style="text-align: right;">LOT # 13</p>  <p style="text-align: center;">SPRINGVILLE GARDENS FINAL BUILDING PLAN SUBMITTAL For Illustrative Purposes Only</p> <p style="text-align: right;">PRIVATE FRONTAGE AND ENCROACHMENTS</p>			
<p>Signage:</p> <p>Illustrates compliance with Signage type requirements.</p>	<p>19.27.040(f) Signage (All Sub-Districts) 19.27.040(f)(ii) Awnings have a depth of 6 feet. Valance height is 8 inches. Signage does not occupy more than 70% of the Valance</p> <p style="text-align: right;">LOT # 28</p>  <p style="text-align: center;">SPRINGVILLE GARDENS FINAL BUILDING PLAN SUBMITTAL For Illustrative Purposes Only</p> <p style="text-align: right;">SIGNAGE</p>			

TABLE 7.2 SUBMITTAL AND PERMITTING PROCESS (continued)

DEVELOPMENT PHASE	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>step one</p> <p>REGULATING PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>step two</p> <p>STREETSCAPE PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>CIVIC SPACE SITE PLAN SUBMITTAL</p> </div> <div style="text-align: center;"> <p>SITE OR BUILDING PLAN SUBMITTAL</p> </div> </div>			
	APPROVED BY	Administrative Review: for FINAL Approval		
<p>Landscaping:</p> <p>Illustrates compliance with Landscaping requirements.</p>	<p>19.27.040(k) Landscape (All Sub-Districts) 19.27.040(k)(ii) Parking Area shaded by Large Trees (1/12 spaces). 19.27.043(e) Private Frontage (TS) 19.27.040(i)(v) Service Area streetscreened by vegetation and 4 foot high fencing.</p> <p style="text-align: right;">LOT # 99</p>  <p style="text-align: center;">SPRINGVILLE GARDENS FINAL BUILDING PLAN SUBMITTAL For Illustrative Purposes Only</p> <p style="text-align: right;">LANDSCAPE</p>			