

Maricopa Business Barn

19428 N Maricopa Rd
Comprehensive Sign Plan

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Introduction

The purpose of this Comprehensive Sign Plan is to ensure an attractive shopping center and advertise the small businesses at the local Maricopa Business Barn to promote the availability of local services and to enhance the development and growth of the Maricopa economy.

Signage Outline

Multi-tenant Signs (Exhibit A)

- Location: Multi-tenant sign is to be mounted on the north and south exteriors of the Maricopa Business Barn. An Additional Sign to be mounted on the East Side - Reserved for Building Owner / Landlord.
- Quantity: Two (2).
- Height: Multi-tenant sign shall not exceed 7' in height.
- Length: Multi-tenant sign shall not exceed 50' in total length on either the north side or the south side of the Maricopa Business Barn.
- Each sign to not exceed 8' x 3' in size.
- There will be a 1' (12") of space allowed between each individual tenant sign panel on both sign mounted locations, south side and north side of the Maricopa Business Barn. (See Exhibit A).
- The Maricopa Business Barn will be allowed to place additional signage, if required, based on number of allowed uses (tenants) as permitted by City Codes for this establishment.

General Information

- A. For all signage the Landlord/owner and the City of Maricopa shall have the right to approve all signs in writing prior to their installation.
- B. Tenants, at their expense, shall identify their premises with one (1) exterior wall sign on the north and south sides of the building.
- C. Submittal and Compliance.
 1. The City of Maricopa requires a sign permit for each tenant sign. It shall be tenant's sole responsibility to obtain said permit and comply with the City of Maricopa submittal requirements.
 2. Tenant shall submit to landlord/owner three sets of detailed signage request to be presented by the landlord/owner for approval. After

landlord/owner approval, tenant must submit to the City of Maricopa prior to proceeding with fabrication of approved design, construction and installation of tenant sign.

3. No signs, advertisement, notices or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the building visible from the outside of the premises unless approved by the landlord/owner and the City of Maricopa.
4. The landlord may replace any broken or faded sign at tenant's expense.
5. All Temporary signs/banners shall require landlord's approval and approval from the City of Maricopa and shall comply with the City of Maricopa's Zoning Ordinance.
6. Installation of signage shall adhere to the 2018 International Building Code (IBC). Signage shall be installed 1" off surface of building wall on runners preset and mounted, to insure proper passage of moisture/rainfall as not to damage areas in which signage is applied to building exterior wall.
7. A permit must be obtained from the City of Maricopa for grand opening or special sale signs.

Design Requirements

- A. No visible cable or wiring will be permitted.
- B. The Landlord/owner and the City of Maricopa shall have the right to modify, refuse and restrict the sign design requirements for any tenant if they are not conformant with this CSP (Comprehensive Sign Plan).
- C. Sign text may be placed on more than one row subject to space availability, required approval and guidelines of maximum allowable area is not exceeded.
- D. Tenants with window space shall be allowed to place a sign in the window panel not to exceed 25% of the total area of each individual window panel.
- E. Mounting: Each tenant sign panel will be mounted on the exterior of the building wall allowing a one (1") inch spacing between the wall and panel. Mounting materials will not be visible.

Signage Standards and Requirements

All signs at Maricopa Business Barn must be compatible with the standards outlined in this section. The purpose of the plan standards is to ensure an attractive business/shopping environment and to protect the interests of the surrounding neighborhood and tenants within the Maricopa Business Barn. Conformance will be strictly enforced and approved by the City of Maricopa prior to the installation of any and all signage.

Each tenant shall obtain copies of the sign plan from the Landlord/owner.

Before designing signs, all Maricopa Business Barn tenants will receive a copy of these sign standards. Sign plans submitted to the landlord/owner must conform to this CSP.

All sign proposals must be approved by the landlord/owner and The City of Maricopa in writing prior to installation.

For review, submit all sign drawings and design in triplicate to:

Wendy Webb
19428 N Maricopa Rd
Maricopa, AZ 85239

Signage Standards & Requirements

1. **Signage proposal.** Each tenant must submit to the landlord/owner request to identify premise in accordance with predesigned exterior allowed signage.
2. **Sign contractor's responsibilities.** Prior to fabrication and installation of signage, the Maricopa Business Barn sign contractor must review all documents as they relate to the building wall at the proposed location of signage. In addition, the sign contractor should visit the project site to verify all dimensions, and approved location availability.
3. **Landlord/Owner review.** After review of the signage proposal, the landlord/owner will return two (2) of the three (3) sets of the drawings to the tenant, marked either "Approved", or "Revise and Resubmit".
4. **"Approved".** If drawings are marked "Approved", the tenant is permitted to proceed with the process of permit and presentation for approval to the City of Maricopa.
5. **"Revise and Resubmit".** If drawings are marked "Revise and Resubmit", the plans will be returned to the tenant with comments to resubmit for approval.
6. **Installation.** The contractor must install the sign in accordance with the approved drawings and approved installation regulations set forth by the landlord/owner and the City of Maricopa in compliance with said requirements.
7. **Messages.** Signs are to advertise the person, firm, and company, corporation operating the use conducted on the site or the products sold therein.
8. **Tenant responsibilities for other regulations.** The landlord/owner approval of any tenant's signage plans does not constitute an implication, representation, or certification by the landlord/owner that those plans are in compliance with applicable statutes, codes, ordinances. Or other regulations. Compliance with

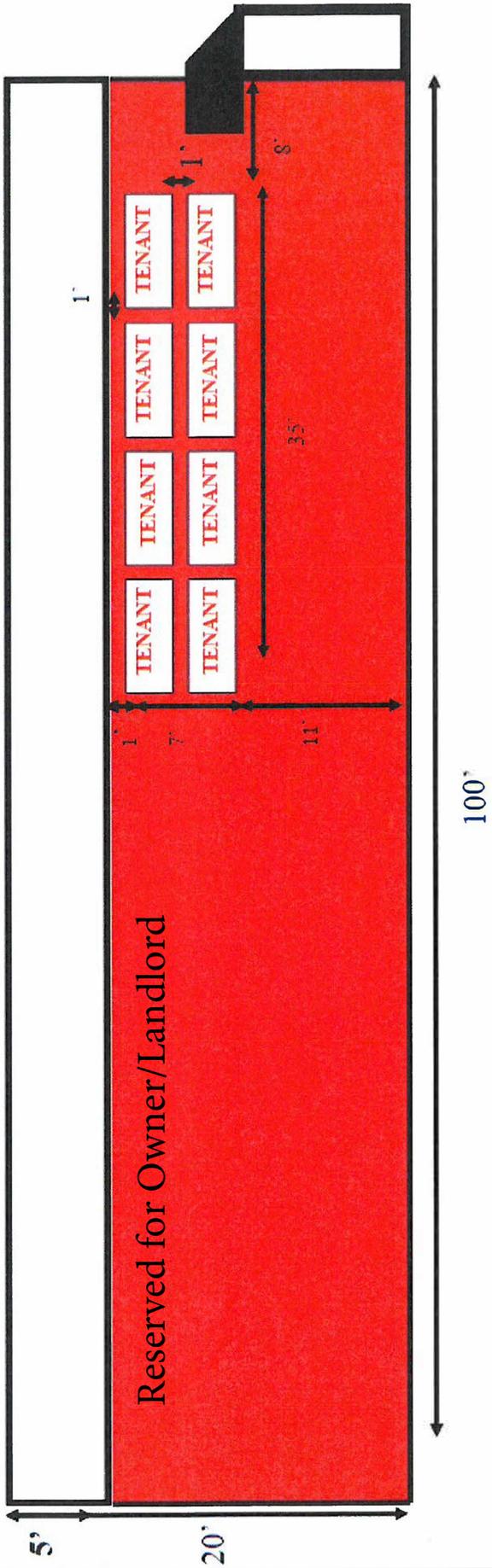
other regulations is the sole responsibility of the tenant for all work performed on the premises by or for the tenants.

9. **Prohibited signs.** No signs, advertisements, notices or other lettering shall be displayed, exhibited, inscribed, painted or affixed on any part of the building visible from outside the premises, except as approved by the landlord/owner and the City of Maricopa. Signs that are installed without approval from the landlord/owner and the City of Maricopa, or that are inconsistent with approved drawings may be subject to removal and reinstallation by the contractor at the tenant's expense.
10. **Size limitation.** Each tenant must adhere by the preset area of its sign in accordance with the area allocated for signage. Maximum letter height and length varies according to allocated area for signage. Each tenant will be granted a maximum of two (2) signs to be installed one on the north wall and one on the south wall of the Maricopa Business Barn.
11. **Labels.** No labels are permitted on the exposed surface of signs, except those required by local ordinance.
12. **Freestanding/Portable signs.** All freestanding/portable signs must meet applicable setbacks and be free of public right of ways. A maximum of four (4) freestanding/portable signs may be displayed at one time.
13. **Special Sale/Announcement signs.** All special sale/announcement signs must be free of public right of ways and posted to east entry chain link fencing with a maximum of four (4) individual displays at one time to be placed at a height of three feet (3') above ground level. Special Sale/Announcement signs will not require a special permit.
14. **Upkeep and maintenance.** Each tenant is fully responsible for the upkeep and maintenance of its signs, and tenants are to repair any sign defect with ten (10) days of notification. If a tenant does not repair said signs, the landlord, at the tenants sold cost and expense, may repair and /or replace signs. A penalty of 100% of the landlord/owners cost to repair signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord/owner is required to provide the necessary maintenance due to the tenant's non compliance following notification.
15. **Sealing of building penetrations.** All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight fashion by the contracted sign developer/installer. All signage installed will be set 1" off of building wall by means of secured runners as to allow for proper moisture/rain passage/drainage above and around installed signage.
16. **Damage caused by or during installation.** The sign contractor will pay for any damage to a building's fascia, structure, roof or lashing caused by sign installation.
17. **Required insurance for sign contractors.** All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all personas and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona and a current business license valid with the City of Maricopa.

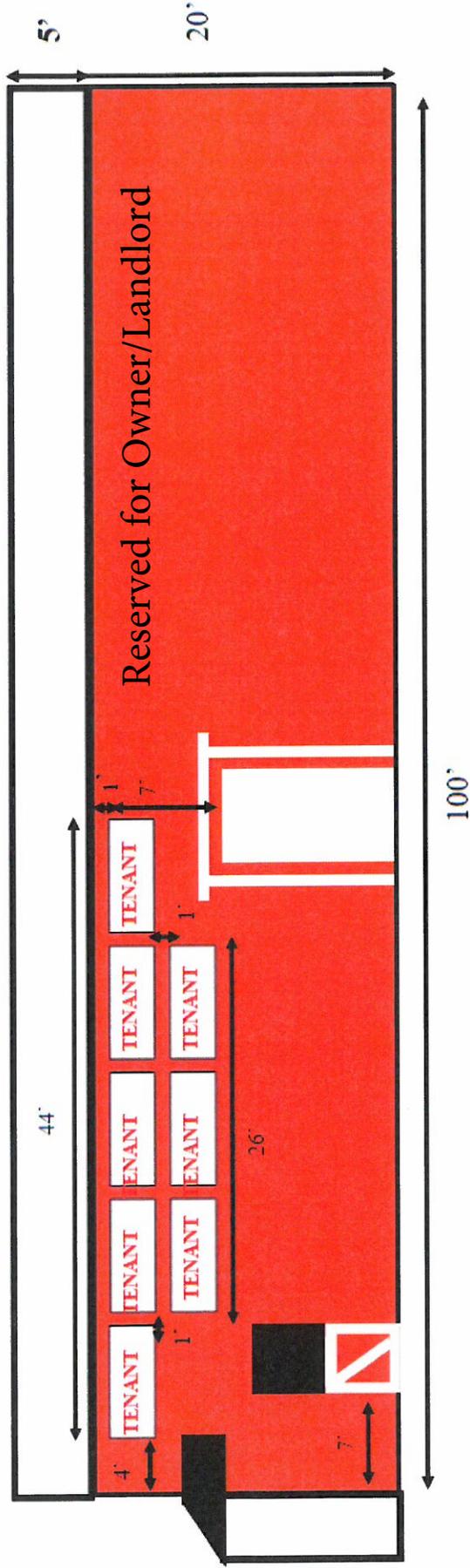
Landlord/owner must be named as additionally insured in the workers compensation and commercial liability insurance.

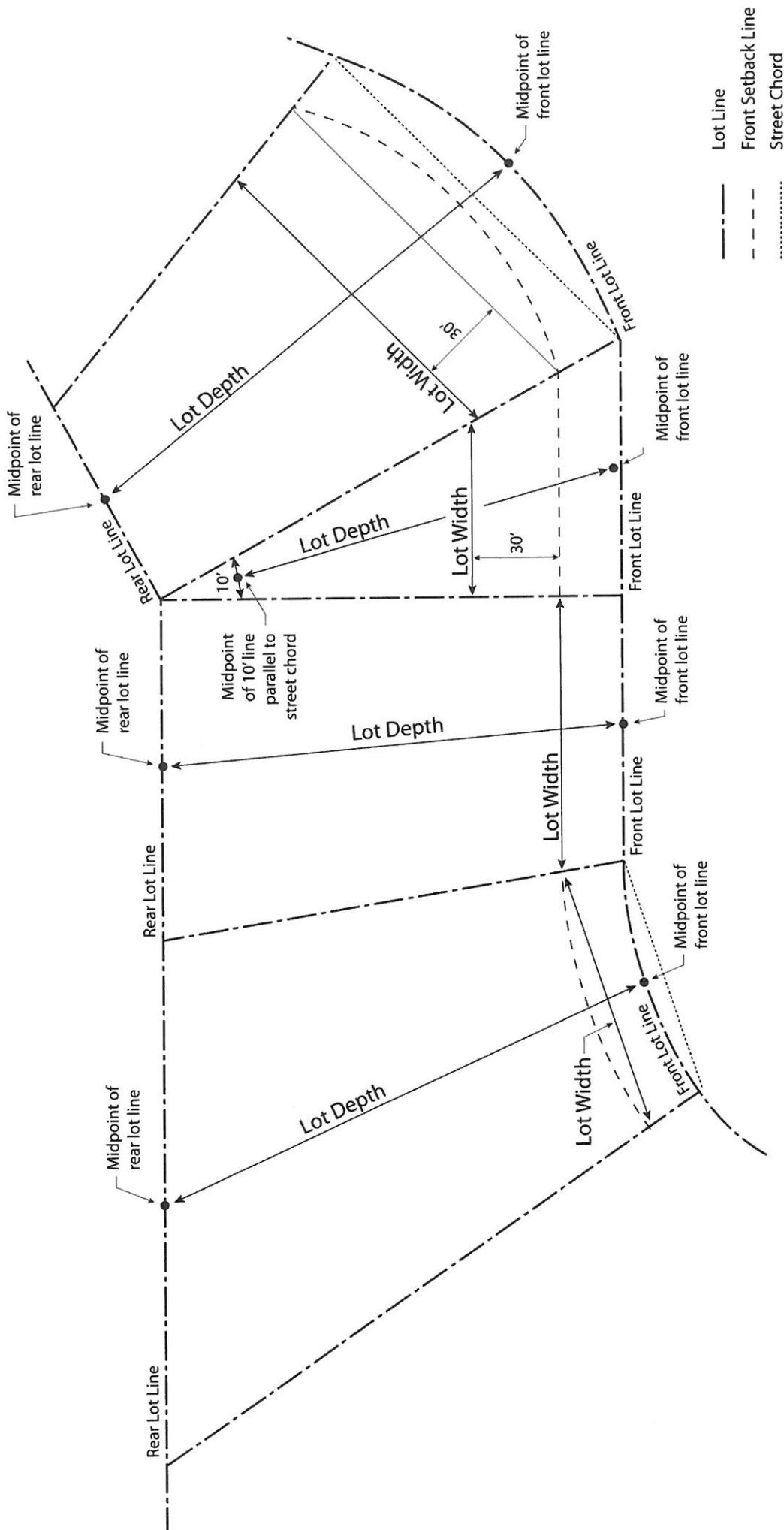
- 18. Changes.** Any changes to the "Comprehensive Sign Plan" including but not limited to the replacement of signs, will require approval by the landlord/owner and the City of Maricopa.
- 19. Additional Items.** Any item not noted within this" Comprehensive Sign Plan" shall be referred back to the City of Maricopa, Article 22 sign provisions.

SOUTH SIDE



NORTH SIDE





— Lot Line
 - - Front Setback Line
 Street Chord



File Find... 1 of 1 100%

Group Tree

Main Report

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