

Subarea Development Standards

Subarea B – Retail Center

Permitted Uses:

- a) Those uses listed in Section 1124.02 – B-2 General Business District, shopping centers.

Yard and Setback Requirements:

- a) There are no building setback requirements for this subarea as designed in the Final Development Plan.
- b) Pavement must be setback 20 feet from all open space areas.

Parking:

- a) Adequate parking must be provided but balanced with the provision of interior landscape islands to provide for heat abatement from large paved areas. For maximum parking ratios above 5 spaces per 1,000 square feet of retail space, there must be at least 72 shade trees provided per 1,000 spaces. These trees may be located within tree islands or around the perimeter of the parking area.
- b) All interior landscape islands must provide at least 4 feet of permeable landscape area around the center of each tree. Landscaping must be protected with a full concrete curb and wheel stops where necessary. The landscape island must include an evergreen ground cover or turf. Mulching the entire area of the landscape island is prohibited.

Circulation and Access:

- a) Vehicular access shall be provided by a north-south internal drive provided off the new dedicated public road. This drive may be used in conjunction with any drive-thru windows located on the west side of the large format retail building. Shared parking and cross-access shall occur with Subarea A. An east-west drive shall also be located in front of the retail center.
- b) All pedestrian sidewalks must be raised from parking areas and internal drives. At grade pedestrian crossings may only occur at accessibility ramps for sidewalks and where indicated on the Final Development Plan.

Architecture:

- a) Buildings should have architectural features, finishes, and patterns that provide visual interest. Building facades should incorporate a horizontal repeating pattern that includes elements such as color, texture, material, reveals, offsets, columns, pilasters, etc.
- b) Building height shall not exceed 40'.

- c) Flat roofs must utilize parapets to screen mechanical units and strong cornice lines to finish off the roof that are visible from public streets. Parapet backing, if visible must match the materials of the front elevation of the parapet. Multiple horizontal roof planes per building elevation are encouraged.
- d) The following materials are not acceptable:
 - Pre-engineered building systems and panels
 - Vinyl or aluminum siding
 - Wood siding and trim
- e) Materials should utilize high quality exterior materials such as brick or stone or concrete block. Concrete block is permitted as long as it has a textured front.
- f) Concrete block in service area on the north wall of the building may be smooth painted block.
- g) Building materials should be as identified, and outlined in the Retail Elevation Plan **Exhibit E**. Red tones resembling brick are also permissible. Trim colors should be of low reflectance, subtle, and neutral colors, unless otherwise specified in the Final Development Plan. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited.
- h) Roof materials shall be dimensional shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs, which may be mechanically fastened on ballasted rubber membrane or similar materials.

Signage:

All of the following signage standards shall relate specifically to the retail center that will be situated west of the Wal-Mart Supercenter. The following signage criteria are established:

- a) Each tenant storefront within the retail center shall have the right one primary wall sign and one projecting/under-canopy sign located on the south elevation of the center. No signage shall be located on any other side of the building – See example for retail signage attached.
- b) All signage must compliment the overall storefront design and must conform with all storefront design criteria. Signs shall adhere to the Sign Criteria attached to this Subarea B Standards.

SIGN CRITERIA

For Subarea B – Retail Center

Introduction

The purpose of this criteria is to establish and enforce uniform specifications for all signs of tenants in the Retail Center in order that they will be of high quality and uniform in appearance. All signage must compliment the overall storefront design and must conform with all storefront design criteria.

A. General

1. Signs shall be channel mounted letters and be furnished and installed complete by tenant's sign contractor, including final connections to electric sign circuit.

B. General Criteria

1. Signs shall be mounted to a raceway to be painted to match the existing facade as close as possible. Direct mounted signs shall have prior written approval of landlord.
2. No exposed fastenings will be permitted.
3. All letters to have UL labels.
4. Sign must compliment the overall building design. Letters not allowed to cover building design elements. No flashing, noise making, moving or animated components will be permitted.
5. Height to be three feet (3') maximum.
6. Length to be two-thirds (2/3) of the length of the sign fascia.
7. Total sign area shall not exceed two square feet times the total frontage of each tenant space.

C. Letter Design

1. Style – bold type of any style; no script or similar style will be permitted. The lead letter must be full height. The remaining letters may be full height or partial height, but all of same height. All letters must be of same style chosen, and only one line of copy is permitted. Paint color of raceway and any structural metal portion of the sign shall match the sign fascia of the Retail Center.
2. Face Design
 - a. Method – full-face illumination, no black spaces or edges will be permitted. Face of letter to be level with no protrusions or indentations.

- b. Color -- must contrast with background surface of building. Only one color is permitted for all letters.
- c. Logo -- must be of individual element design. No box style sign will be permitted.

D. Illumination

1. Illumination will be by neon tubes of sufficient number and output to provide constant intensity and uniformity for proper viewing from the street.
2. Ballasts to be located behind the front facade wall in a location for ease of service.
3. All electrical components must be enclosed in conformance with engineering specifications of Underwriters Laboratories.

E. Installation of Sign

1. Center sign in space provided 9" above bottom of canopy fascia and as further noted on the approved drawings.
2. Sign raceway to be secured through building face material to structural framing.
 - a. Reinforce structural framing where excessive concentrated load may be anticipated.
 - b. Provide stainless steel standoff sleeves through building face material to framing or masonry to prevent sign from bearing directly on building face.
3. All holes in building face material are to be kept to a minimum. Caulk with Tremco Dymeric with color to match adjacent finish.
4. Make connections to tenant's sign circuit per National Electric Code. Electric feed to each letter will be through one of the supporting studs.
5. All fascia penetrations, installations and holes must be water tight.

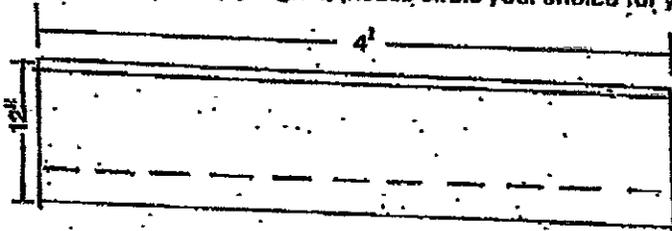
F. Maintenance

1. Sign required to be maintained in first class appearance, condition and repair, and in proper working order.
2. Illumination -- All lamps must be operative at all times. The sign must be removed at the termination of lease with tenant.
3. Upon removal of the sign holes will be properly patched in the building facade

EXHIBIT D-1

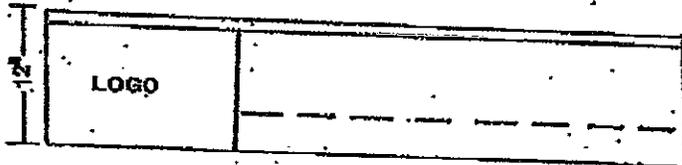
UNDER-CANOPY SIGN
SPECIFICATIONS AND PROCEDURES

As defined in this Lease Agreement under Section 16. Signs, subparagraph (d) Canopy Signs., please circle your choice for your undercanopy sign specifications:



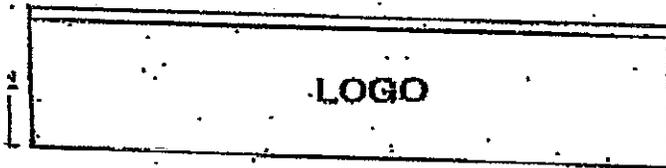
\$525.00
Cost

(This style, not to exceed 20 letters including spaces)



\$525.00
Cost

(This style, with 30% of sign space for logo, not to exceed 14 letters including spaces)



\$525.00
Cost

(This style all logo)

White Laven background
Red 4" high letters, hollow medium
installed: Centered between the storefront
and the side of the storefront window.
Located over the entry door, if more
than 1 door, sign will be placed
equally between the doors.

