
Belmont Executive Center

c o m p r e h e n s i v e s i g n p l a n

issued for review: December 30, 2008



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Glossary

These definitions are provided for clarification only and are not intended to supersede any of the definitions provided in Article 8 or the Revised 1993 Zoning Ordinance.

Anchor: *A major tenant occupying 15,000 s.f. or more of leasable area.*

InLine Structure: *A tenant occupying less than 15,000 s.f. of leasable area and attached to other inline structures.*

Monument Sign: *Freestanding ground mounted signs that identify the plaza and may include tenant names.*

Pad Site: *A tenant occupying less than 15,000 s.f. of leasable area and detached from any other structures.*

Plaque: *A tablet made of metal or carved wood with incised letters depicting the tenant's name, logo, or services provided. Usually located near the tenant's public entrance. No plastic or illumination will be allowed.*

Product / Service Descriptor: *Text within any sign type that explains the product or services available from the tenant (i.e. a supermarket's signage may say "groceries", "deli", and/or "bank" - words that describe the supermarket's products and services available inside).*

Sign Band: *Overhead signage applied to anchor, inline, and pad site tenants. Sign materials allowed are aluminum channel letter frame with returns painted black or white; translucent acrylic face material; glass wood, and metal. No single deep metal box signs are allowed. Illumination methods allowed vary with sign types.*

T.L.L.: *Tenant Lease Line delineates the limits of a tenant's leasable area.*

General Design Guidelines

General Provisions

The purpose of the Belmont Executive Center (BEC) Sign Guidelines is to establish a cohesive, comprehensive and functional system to direct and communicate with those who work and visit BEC. All signs should reinforce the classic office campus image of BEC and provide for the safe and efficient flow of traffic throughout the site.

Sign copy shown in this document is for illustrative purposes only. Sign size provides maximum square footage. Sign size may be reduced provided sign is substantially similar to sign depicted. The applicant reserves the right to install any sign type in the revised 1993 Zoning Ordinance not modified herein or any sign type that is added at a later date.

Effective Date

The effective date of these standards and guidelines is the date of approval by the Loudoun County Board of Supervisors.

Enforcement

Loudoun County is the entity responsible for administering and enforcing the adopted Comprehensive Signage Plan and Guidelines.

Landscaping

The design of the BEC landscape and hardscape elements, provides aesthetically pleasing views, throughout Loudoun County. Plant material focuses on trees, shrubbery, sod and flowers for year round color and texture through the utilization of primarily native plant species. While signage may be located within landscaped areas it is important to maintain the clear visibility of the sign face to enhance readability by, and thus safety of, passing motorists.

Materials, Colors and Typestyle

Toll Brothers retains the right to change the specified materials, to the extent that the alternatives are consistent visually and in terms of performance with materials specified in the Sign Plan. Toll Brothers will establish and maintain a consistent color scheme which will complement the architecture (see example signage on following pages). Additionally, Toll Brothers, retains the right to change the color schemes and/or typestyle as it deems necessary to maintain the upscale image of the community as long as a consistent color scheme is maintained. These changes shall be made with the concurrence of the Zoning Administrator or her designee that a consistent color scheme will be maintained or that alternative materials are consistent visually and in terms of performance with materials specified in the Sign Plan. Logos shown and colors chosen are subject to change due to national marketing strategies.



General Design Guidelines

Sign Location

Loudoun County must approve the location of all signs. Under no circumstance shall signs be placed to obscure in any way the line of sight by vehicular or pedestrian traffic on publicly maintained streets, sidewalks, or any public area. All signs shall comply with the Zoning Ordinance requirements for visibility clearance at intersections. Reference Section 512, 1993 Zoning Ordinance

The locations of signs on the accompanying plan are approximations and may change to accommodate utility locations, roadway design and architectural features.

Sign Permits

All signs approved as a part of the BEC Comprehensive Signage Plan and Guidelines, including signs already in place, shall be required to obtain a sign permit to ensure conformance with the sign plan. Permit issued by Loudoun County Department of Public Building and Development, Leesburg, VA. Prior to obtaining a sign permit from the county, a tenant shall have the proposed signage approved by the landlord. The landlord shall provide a letter to the tenant indicating which sign types apply to their space and approving the site and style of the proposed signage.

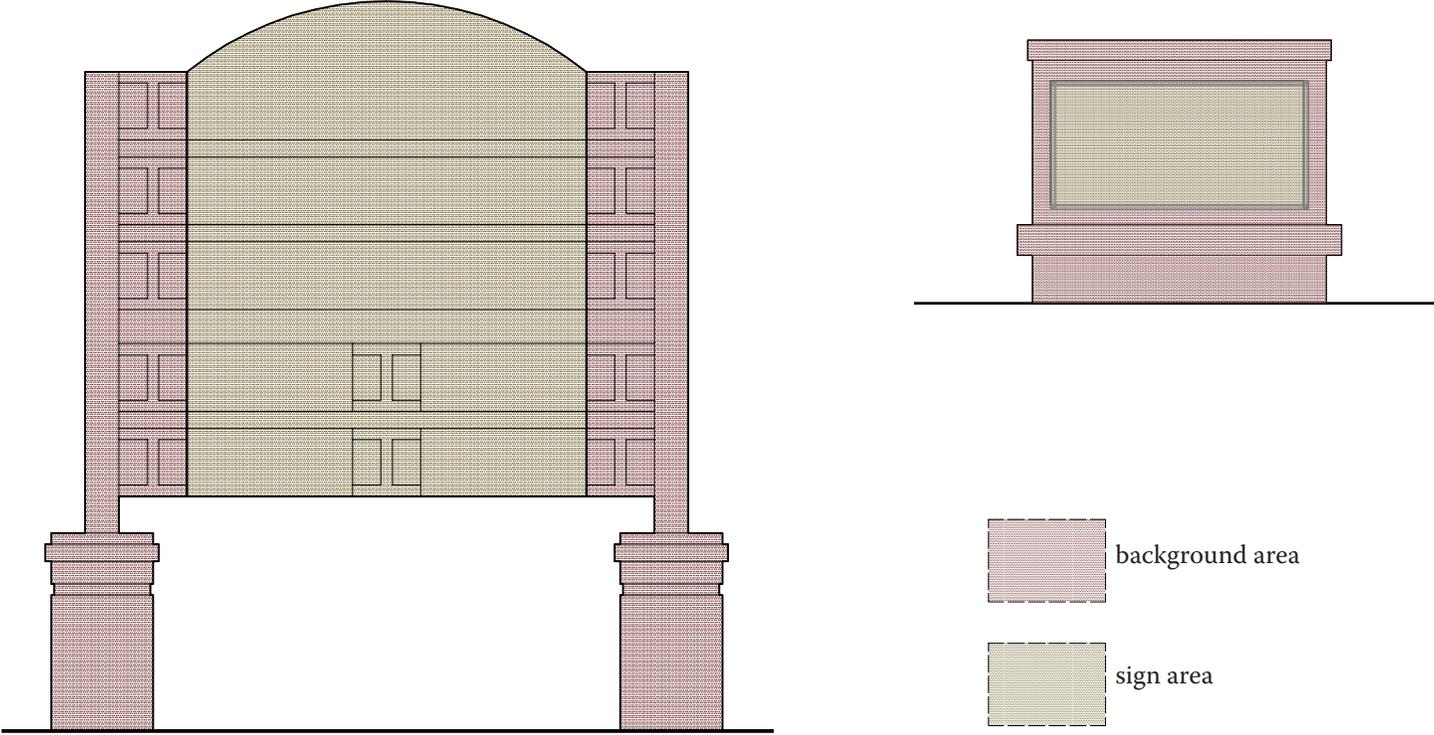
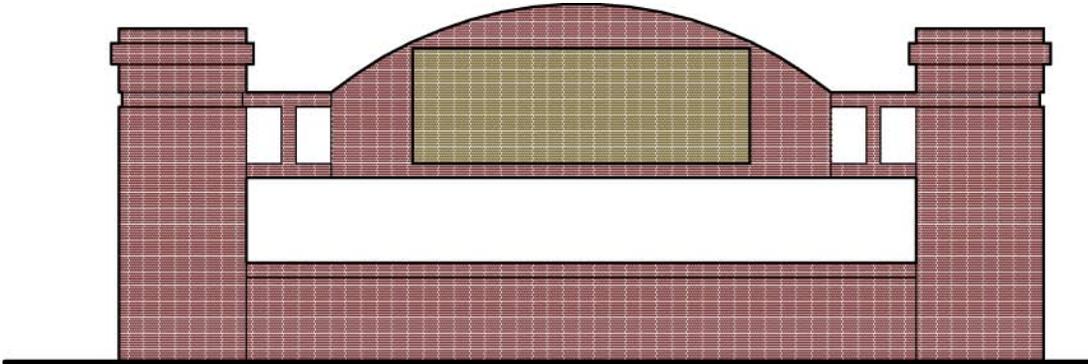
Sign Illumination

Lighting may be by external illumination including ground mounted up lights and sign mounted down lights. Lighting of signs shall not be blinding, fluctuating or moving. Sign illumination shall be directional to illuminate the surface of the sign only and shall not spill upward or reflect or cast glare onto adjacent properties or roadways. The letters on all building signs shall be internally illuminated channel letters with metal sides, and trip cap and color acrylic faces. The height and length of the sign, as well as the size of the letters, shall be in accordance with the sign criteria. Only signs that have individual interior-lighted letters, ("channel letters") and carry Underwriters Laboratory (UL) rating will be permitted. Signs with exposed neon tubing or exposed lamps or any expose sign illumination or illuminated sign cabinets or modules or "ox" signs or signs of the flashing, rotating, moving, blinking or animated type are not permitted.

Calculation of Maximum and Aggregate Sign Area

As described in the Comprehensive Sign Plan Matrix, each proposed sign type has a maximum sign area. The sign area is computed as the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display used to differentiate the sign from the background against which it is placed. Maximum sign area in matrix refers to each sign face, signs with multiple faces are noted as such. In some instances, more than one (1) of each sign type is proposed for each tenant but the Maximum Aggregate Sign Area may be less than the product of the total # of signs multiplied by maximum sign area. This allows for added flexibility in each tenant's signage program while maintaining strict limits on total area of signage. The graphics depicting sign types generally illustrate the largest available signage for each type.

General Design Guidelines



Calculation of Background Area

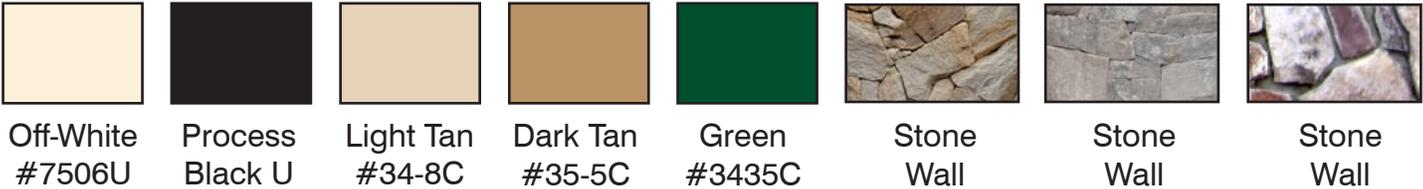
As described in the Comprehensive Sign Plan Matrix (Appendix A), many proposed freestanding and ground mounted sign have a maximum background area. The background area is computed as the limits of the sign which do not include the sign area. The sign is typically displayed on the background area but is not included in the computation of the background area.

General Design Guidelines

Color Palette:

Permanent and Temporary signs (other than tenant logos) will primarily use the colors shown below, black and white in their design. These colors will be used for the signs and accent features on the sign structures. Other materials such as stone, pre-cast concrete, and metal may also be used as support structure or as sign elements; these materials may be used in their natural finish. Materials for each sign type are specified with each sign type description.

Pantone Colors:



Birch Std
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789(!@#\$%^&*+=-)

Birch STD Expanded
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789(!@#\$%^&*+=-)

Swiss721 BT Roman
 abcdefghijklmnopqrstuvwxyz
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 0123456789(!@#\$%^&*+=-)

Swiss721 BT Bold
abcdefghijklmnopqrstu
vwxyz
0123456789(!@#\$%^&*+=-)

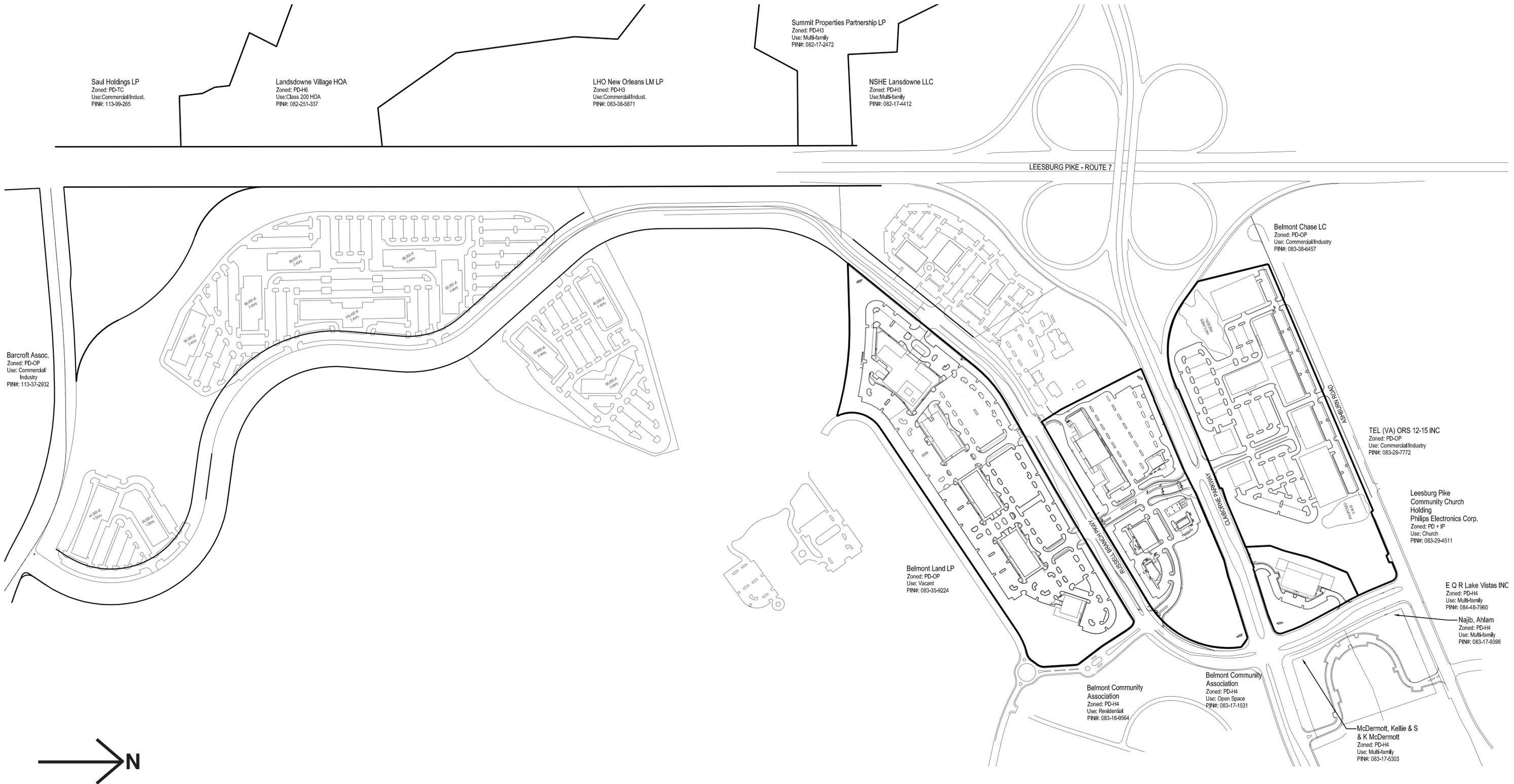
Standard typography will be used for both permanent and temporary signs within Belmont Executive Center with the exception of regulatory signs (i.e. stop signs, parking restriction signs, fire lane signs, etc).

The initial standard typography will consist of Birch Std, Birch Std Expanded, Swiss721 BT and Swiss721 BT Bold.

This standard typography may be modified due to changes in market conditions and prevailing styles; should the standard typography be modified, all signs will be changed to reflect the new typography in order to ensure the consistency throughout Belmont.

For user/tenant signs the typography will reflect the individual tenant's style, logo and branding that is expressive to the user. Regulatory signs shall use the standard typography as required by applicable federal, state and local standards.

Vicinity Map/Adjacent Land Owners



Loudoun County Real Estate Tax, Assessment & Parcel Database

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Tax Map No. PIN No.	Map	Taxes	Owner Name	Address
/62/M14P3/201/ 083-17-5303-001	Map It	Tax History	MCDERMOTT, KELLIE & S & K MCDERMOTT	43860 HICKORY CORNER TE #101
		Pay Taxes		
/62/M14P3/202/ 083-17-5303-002	Map It	Tax History	PRICE, DANIEL & ROCHELLE R/S	43860 HICKORY CORNER TE #102
		Pay Taxes		
/62/M14P3/203/ 083-17-5303-003	Map It	Tax History	ALDAS, BYRON R & DENISSE MORENO R/S	43860 HICKORY CORNER TE #103
		Pay Taxes		
/62/M14P3/204/ 083-17-5303-004	Map It	Tax History	BAIRD, DAVID & T BAIRD-NOLAND T/C	43860 HICKORY CORNER TE #104
		Pay Taxes		
/62/M14P3/205/ 083-17-5303-005	Map It	Tax History	JUNG, CHAN HEN & DELISA LEE R/S	43860 HICKORY CORNER TE #105
		Pay Taxes		
/62/M14P3/206/ 083-17-5303-006	Map It	Tax History	MERVINE, MARK W	43860 HICKORY CORNER TE #106
		Pay Taxes		
/62/M14P3/207/ 083-17-5303-007	Map It	Tax History	JARRAR, KHALED H	43860 HICKORY CORNER TE #107
		Pay Taxes		
/62/M14P3/208/ 083-17-5303-008	Map It	Tax History	SCOTT, G H JR & C SCOTT & G STAPLES	43860 HICKORY CORNER TE #108
		Pay Taxes		
/62/M14P3/209/ 083-17-5303-009	Map It	Tax History	DEFRANK, CRISTIN M	43860 HICKORY CORNER TE #109
		Pay Taxes		
/62/M14P3/210/ 083-17-5303-010	Map It	Tax History	HILTON, ANDREW & LAURIE ANN R/S	43860 HICKORY CORNER TE #110
		Pay Taxes		
/62/M14P3/211/ 083-17-5303-011	Map It	Tax History	NGUYEN, DIEM	43860 HICKORY CORNER TE #111
		Pay Taxes		
/62/M14P3/212/ 083-17-5303-012	Map It	Tax History	DURST, JEREMY A	43860 HICKORY CORNER TE #112
		Pay Taxes		
/62/M14P3/213/ 083-17-5303-013	Map It	Tax History	NOAH, MICHAEL JASON & JENNIFER R/S	43860 HICKORY CORNER TE #113
		Pay Taxes		

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Results for: Year 2009, 083-17-9398 - 14 Parcels Found

Tax Map No. PIN	Map	Taxes	Owner Name	Address
/62/M14P8/801/ 083-17-9398-001	Map It	Tax History Pay Taxes	NAJIB, AHLAM	43890 HICKORY CORNER TE #101
/62/M14P8/802/ 083-17-9398-002	Map It	Tax History Pay Taxes	SUPP, THOMAS A	43890 HICKORY CORNER TE #102
/62/M14P8/803/ 083-17-9398-003	Map It	Tax History Pay Taxes	SADLER, JENINNE	43890 HICKORY CORNER TE #103
/62/M14P8/804/ 083-17-9398-004	Map It	Tax History Pay Taxes	ROCK, STEPHANIE L	43890 HICKORY CORNER TE #104
/62/M14P8/805/ 083-17-9398-005	Map It	Tax History Pay Taxes	CUBOL, EFREN M & ADELINA C R/S	43890 HICKORY CORNER TE #105
/62/M14P8/806/ 083-17-9398-006	Map It	Tax History Pay Taxes	RITCHEY, DANIEL R & KAREN S R/S	43890 HICKORY CORNER TE #106
/62/M14P8/807/ 083-17-9398-007	Map It	Tax History Pay Taxes	SHEPPARD, GARY L & TRACY E R/S	43890 HICKORY CORNER TE #107
/62/M14P8/808/ 083-17-9398-008	Map It	Tax History Pay Taxes	TWUM, PRISCILLIA A	43890 HICKORY CORNER TE #108
/62/M14P8/809/ 083-17-9398-009	Map It	Tax History Pay Taxes	PARKER, STEVEN E	43890 HICKORY CORNER TE #109
/62/M14P8/810/ 083-17-9398-010	Map It	Tax History Pay Taxes	HERTRICK, MARC & PAUL HERTRICK J/T	43890 HICKORY CORNER TE #110
/62/M14P8/811/ 083-17-9398-011	Map It	Tax History Pay Taxes	MURPHY, MEGAN M	43890 HICKORY CORNER TE #111
/62/M14P8/812/ 083-17-9398-012	Map It	Tax History Pay Taxes	ROSKOVENSKY, MATHIEU R	43890 HICKORY CORNER TE #112
/62/M14P8/813/ 083-17-9398-013	Map It	Tax History Pay Taxes	BURTON, LORIK	43890 HICKORY CORNER TE #113
/62/M14P8/814/ 083-17-9398-014	Map It	Tax History Pay Taxes	DUBELLE, MOLYNEAU R	43890 HICKORY CORNER TE #114

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">A₁ primary entrance sign Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs</p>	<p>Total Aggregate Sign Area: 160 sf Max. Number of Signs: 5 Max. Area of Any One Sign: 32 sf Max. Area of Background Structure: 103 sqft Max. Height of Background Structure: 5 ft Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Ground mounted sign Max. Height: 4 ft 4 in Additional Requirements: One sided only, sign shall contain no advertising.</p>
<p style="text-align: center;">A₂ secondary entrance sign Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs</p>	<p>Total Aggregate Sign Area: 135 sf Max. Number of Signs: 15 Max. Area of Any One Sign: 9 sf Max. Area of Background Structure: 12.25 sqft Max. Height of Background Structure: 4 ft 4 in Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Ground mounted sign Max. Height: 3 ft 9 in Additional Requirements: One sided only, sign shall contain no advertising.</p>
<p style="text-align: center;">A₃ primary directional sign Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs</p>	<p>Total Aggregate Sign Area: 54 sqft. Max. Number of Signs: 5 Max. Area of Any One Sign: 9 sf Max. Area of Background Structure: 12.25 sqft Max. Height of Background Structure: 4 ft 4 in Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Ground mounted sign Max. Height: 3 ft 9 in Additional Requirements: One sided only, sign shall contain no advertising.</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">A₄ secondary directional sign</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs</small></p>	<p>Total Aggregate Sign Area: 38.25 sqft. Max. Number of Signs: 6 Max. Area of Any One Sign: 6.375 sqft Max. Area of Background Structure: 9.5 sqft Max. Height of Background Structure: 4 ft 4 in Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Ground mounted sign Max. Height: 3 ft 9 in Additional Requirements: One sided only, sign shall contain no advertising.</p>
<p style="text-align: center;">B₁₋₀ primary office signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)</small></p>	<p>Total Aggregate Sign Area: 0.5 sqft. per 1 linear ft. of facade Max. Number of Signs: 2 per facade no more than 3 signs Max. Area of Any One Sign: 0.5 sqft. per 1 linear ft. of frontage Illumination: Backlight Sign Type: Building mounted sign Max. Height: Roofline, single line of copy not to exceed 36", double line of copy not to exceed 54" Max. Length: 0.15 ft. per 1 linear ft. of frontage or 36 ft. whichever is less Additional Requirements: Sign must be located at the top floor of the building. Name and message of signs on each facade must be the same.</p>
<p style="text-align: center;">C₁₋₀ primary hotel signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(z) Hotel, Motel and Conference Center (6+ stories)</small></p>	<p>Total Aggregate Sign Area: 1.25 sqft. per linear ft. of frontage Max. Number of Signs: 10 Max. Area of Any One Sign: 0.75 sqft. per 1 linear ft. of frontage Illumination: Backlight Sign Type: Building mounted sign Max. Height: Roofline Max. Length: 15% of linear ft. of frontage or 40', whichever is less Additional Requirements: Sign must be located at the top floor of the building, otherwise max sign area is 50 sqft.</p>
<p style="text-align: center;">D₁ child care center signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(v) Child Care Center</small></p>	<p>Total Aggregate Sign Area: 1 sqft. per. linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 3 per primary facade, 2 per secondary facade, 9 per. tenant. Max. Area of Any One Sign: 1 sqft. per linear ft. of primary facade frontage Illumination: Backlight, see Appendices A through D Sign Type: Building mounted sign Max. Height: 30" for a single line of copy, 45 in for a double line of copy. Roofline Max. length: 25% of linear ft. of frontage or 28', whichever is less</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p>E₁₋₀ pad site retail tenant signage Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)</p>	<p>Total Aggregate Sign Area: 1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 6 per primary facade, 3 per secondary facade, 18 per tenant Max. Area of Any One Sign: 1.5 sqft. per linear ft. of frontage. Illumination: Backlight or white light, see Appendices A through D Sign Type: Building mounted sign Max. Height: 30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline Max Length: 25% of linear ft. of frontage or 28', whichever is less</p>
<p>E₁₋₁ pad site retail tenant signage with awning Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)</p>	<p>Total Aggregate Sign Area: 0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 4 per primary facade, 2 per secondary facade, 12 per tenant Max. Area of Any One Sign: 0.75 sqft per linear ft. of frontage Illumination: Backlight or white light, see Appendices A through E Sign Type: Building mounted Max. Height: 30 in. for a single line of copy, 45 in. for a double line of copy. Roofline Max Length: 25% of linear ft. of frontage or 28', whichever is less</p>
<p>F₁ church signage Section 5-1204(D)(2)(c) Places of Worship</p>	<p>Total Aggregate Sign Area: 18 sqft. Max. Number of Signs: 2 Max. Area of Any One Sign: 9 sqft. Max Area of background structure: 12.25 sqft. Max height of background structure: 4 ft. 4 in. Illumination: Backlight or White Light, see Appendix F Min. setback from R.O.W. : 5 ft. Type permitted: Freestanding sign Max. Height: 3 ft 9 in Additional requirements: Signs shall contain no advertising</p>
<p>F₂ secondary church signage Section 5-1204(D)(2)(c) Places of Worship</p>	<p>Total Aggregate Sign Area: 8 sqft. Max. Number of Signs: 2 Max. Area of Any One Sign: 4 sqft. Max Area of background structure: N/A Max height of background structure: 6 ft. 0 in. Illumination: None Min. setback from R.O.W. : 5 ft. Type permitted: Freestanding sign Max. Height: 5 ft 6 in Additional requirements: Signs shall contain no advertising</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">M₁</p> <p style="text-align: center;">primary entrance sign</p> <p style="text-align: center;">Section 5-1204(D)(3)(c)(PD-CC(CD)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments</p>	<p>Total Aggregate Sign Area: 64 sqft. Max. Number of Signs: 1 Max. Area of Any One Sign: 32 sqft. Max. Area of Background Structure: 103 sqft Max. Height of Background Structure: 5 ft 0 in Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Freestanding sign Max. Height: 4 ft 4 in Additional Requirements: One sided only; sign shall contain no advertising</p>
<p style="text-align: center;">M₁₋₁</p> <p style="text-align: center;">vehicular entrance sign</p> <p style="text-align: center;">Section 5-1204(D)(3)(c)(PC-CC(CD)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments</p>	<p>Total Aggregate Sign Area: 56.5 sqft. Max. Number of Signs: 1 Max. Area of Any One Sign: 56.5 sqft. Max. Area of Background Structure: 184 sqft Max. Height of Background Structure: 6 ft 8 in Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Freestanding sign Max. Height: 5 ft 9 in Additional Requirements: One sided only; sign shall contain no advertising</p>
<p style="text-align: center;">M₂</p> <p style="text-align: center;">primary retail sign</p> <p style="text-align: center;">Section 5-1204(D)(3)(c)(PD-CC(CD)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments</p>	<p>Total Aggregate: 328 sqft. Max. Number of Signs: 2 Max. Area of Any One Sign: 164 sf (Each side) Max. Area of Background Structure: 112 sqft. (Each side) Max. Height of Background Structure: 19'-6" Illumination: Backlight or white light Min. Setback from R.O.W.: 10 ft Sign Type: Freestanding sign Max. Height: 21'-6"</p>
<p style="text-align: center;">M₃</p> <p style="text-align: center;">secondary retail sign</p> <p style="text-align: center;">Section 5-1204(D)(3)(c)(PD-CC(CD)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments</p>	<p>Total Aggregate: 40.25 sqft. Max. Number of Signs: 1 Max. Area of Any One Sign: 40.25 sf Max. Area of Background Structure: 92 sqft. Max. Height of Background Structure: 8 ft 5 in Illumination: Backlight or white light Min. Setback from R.O.W.: 10 ft Sign Type: Freestanding sign Max. Height: 8 ft 5 in Additional requirements: One sided only; sign shall contain no advertising</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">M₄ primary directional sign</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments</small></p>	<p>Total Aggregate Sign Area: 27 sqft. Max. Number of Signs: 3 Max. Area of Any One Sign: 9 sqft. Max. Area of Background Structure: 12.25 sqft Max. Height of Background Structure: 4 ft 4 in. Illumination: White Light, see Appendix F Min. Setback from R.O.W.: 10 ft Sign Type: Freestanding sign Max. Height: 3 ft 9 in Additional Requirements: One sided only; sign shall contain no advertising</p>
<p style="text-align: center;">N₁₋₀ primary service station signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)</small></p>	<p>Total Aggregate: 1.5 sqft. per linear ft. of primary facade frontage, 1 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 5 signs per primary facade, 3 per secondary facade, 10 per tenant Max. Area of Any One Sign: 1.5 sqft. per linear ft. of building frontage Illumination: Backlight, see Appendices A through D Sign Type: Building mounted sign Max. Height: Roofline Max. Length: For primary facade, 30% of linear ft. of frontage or 20', whichever is less. For secondary facade, 40% of linear ft. of frontage or 12'-6", whichever is less. Additional Requirements: Primary service station signage only applies to facades with a public entrance. Secondary service station signage limited to sides and rear facades of building; side facades of service station and car wash count as one single facade. Rear facade of service station and rear facade of car wash count as one single facade.</p>
<p style="text-align: center;">N₂ service station canopy signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)</small></p>	<p>Total Aggregate: 0.75 sqft. per linear ft. of canopy Max. Number of Signs: 1 per facade, no more than 3 Max. Area of Any One Sign: 0.75 sqft. per linear ft. of canopy Illumination: Backlight Sign Type: Building mounted sign Max. Height: Roofline Max. Length: 25% of linear ft. of frontage or 20', whichever is less Additional Requirements: Total sign area excludes federally mandated gasoline price posting</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">O₁₋₀ pad site retail tenant signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 6 per primary facade, 3 per secondary facade, 18 per tenant Max. Area of Any One Sign: 1.5 sqft. per linear ft. of building frontage Illumination: Backlight or white light, see Appendices A through D Sign Type: Building mounted sign Max. Height: 30" for a single line of copy, 45" for a double line of copy. Signs will not be displayed any higher than roofline Max. Length: 25% of linear ft. of frontage or 28', whichever is less</p>
<p style="text-align: center;">O₁₋₁ pad site retail tenant signage with awning Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 4 per primary facade, 2 per secondary facade, 12 per tenant Max. Area of Any One Sign: 0.75 sqft. per linear ft. of building frontage Illumination: Backlight or white light, see Appendices A through E Sign Type: Building mounted sign Max. Height: 30" for a single line of copy, 45" for a double line of copy. Signs will not be displayed any higher than roofline Max. Length: 25% of linear ft. of frontage or 28', whichever is less</p>
<p style="text-align: center;">O₂₋₀ pad site retail tenant canopy signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 0.75 sqft. per linear ft. of canopy frontage Max. Number of Signs: 1 sign per canopy Max. Area of Any One Sign: 0.75 sqft. per linear ft. of canopy frontage Illumination: Backlight or white light Sign Type: Building mounted sign Max. Height: 30" for a single line of copy, displayed at height of canopy. Second line of copy prohibited Max. Length: 50% of linear ft. of frontage or 12', whichever is less</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p>S₁₋₀ primary inline retail tenant front signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1.75 sqft. per linear ft. of building frontage Max. Number of Signs: 20 Max. Area of Any One Sign: 1.75 sqft. per linear ft. of building frontage Illumination: Backlight or white light, see Appendices A through D Sign Type: Building mounted Max. Height: 30" for a single line of copy and 45" for a double line of copy. Not to be displayed above roofline Max Length: 30% of linear ft. of frontage or 36', whichever is less</p>
<p>S₁₋₁ inline retail tenant front signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1.5 sqft. per linear ft. of building frontage Max. Number of Signs: 5 per public entrance Max. Area of Any One Sign: 1.5 sqft. per linear ft. of building frontage Illumination: Backlight or white light, see Appendices A through D Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependant upon architecture Max Length: 70% of linear sqft. of frontage or 36', whichever is less</p>
<p>S₁₋₂ inline retail tenant front signage w/ awning Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1 sqft. per linear ft. of building frontage Max. Number of Signs: 3 per public entrance Max. Area of Any One Sign: 1 sqft. per linear ft. of building frontage Illumination: Backlight or white light, see Appendices A through E Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependant upon architecture Max Length: 70% of linear ft. of frontage or 36', whichever is less</p>
<p>S₂₋₀ primary inline retail tenant rear signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1.5 sqft. per linear ft. of building frontage Max. Number of Signs: 2 Max. Area of Any One Sign: 1.5 sqft. per linear ft. of building frontage Illumination: Backlight or white light Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Displayed no higher than roofline. Max Length: 10% of linear ft. of frontage or 14', whichever is less</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p>S₂₋₁ inline retail tenant rear signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1 sqft. per linear ft. of building frontage Max. Number of Signs: 1 per tenant Max. Area of Any One Sign: 1 sqft. per linear ft. of building frontage Illumination: Backlight or white light Sign Type: Building mounted Max. Height: 30" for a single line of copy and 45" for a double line of copy. Displayed no higher than roofline. Max Length: 50% of linear ft. of frontage or 10', whichever is less</p>
<p>S₂₋₂ inline retail tenant rear signage w/ awning Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 0.75 sqft. per linear ft. of building frontage Max. Number of Signs: 1 per tenant Max. Area of Any One Sign: 0.75 sqft. per linear ft. of building frontage Illumination: Backlight or white light Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Displayed no higher than roofline Max Length: 50% of linear ft. of frontage or 10' whichever is less</p>
<p>Y₁₋₀ pad site restaurant signage Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</p>	<p>Total Aggregate: 1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 6 per primary facade, 3 per secondary facade, 18 per tenant Max. Area of Any One Sign: 1.5 sqft. per linear ft. of frontage Illumination: Backlight or white light, see Appendices A through D Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Displayed no higher than roofline Max Length: 25% of linear ft. of frontage or 28', whichever is less</p>

Proposed Signage and Regulations

SIGN TYPE	PROPOSED REGULATIONS
<p style="text-align: center;">Y₁₋₁ pad site restaurant signage with awning</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses</small></p>	<p>Total Aggregate: 0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage Max. Number of Signs: 4 per primary facade, 2 per secondary facade, 12 per tenant Max. Area of Any One Sign: 0.75 sqft. per linear ft. of frontage Illumination: Backlight or white light, see Appendices A through E Sign Type: Building mounted sign Max. Height: 30" for a single line of copy and 45" for a double line of copy. Displayed no higher than roofline Max Length: 25% of linear ft. of frontage or 28', whichever is less</p>
<p style="text-align: center;">Z₆ service entrance door signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises</small></p>	<p>Total Aggregate: Dependant on characters in tenant name and address Max. Number of Signs: 1 per tenant Max. Area of Any One Sign: Dependant on characters in tenant name and address Illumination: No illumination permitted Sign Type: Building mounted sign Max. Height: 1st line of copy to be mounted 5'-6" above sidewalk Additional Requirements: Copy shall be 3" high, pre-spaced, die-cut vinyl letters, self-adhesive matte white, 3.5 mil. thickness equal to Scotchcal installed on rear tenant door. Spacing between lines of copy are not to exceed 3".</p>
<p style="text-align: center;">Z₇ freestanding tenant signage</p> <p style="text-align: center;"><small>Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises</small></p>	<p>Total Aggregate: 18 sqft. Max. Number of Signs: 2 per tenant. One large sign or two small signs Max. Area of Any One Sign: 9 sqft. (per side) Max. Area of Background Structure: 12.25 sqft. Max. Height of Background Structure: 4 ft 4 in Illumination: Backlight or White Light, see Appendix F Min. Setback from R.O.W.: 10 ft. Sign Type: Freestanding sign Max. Height: 3 ft 9 in Additional Requirements: Freestanding tenant signage limited to pad site tenants</p>

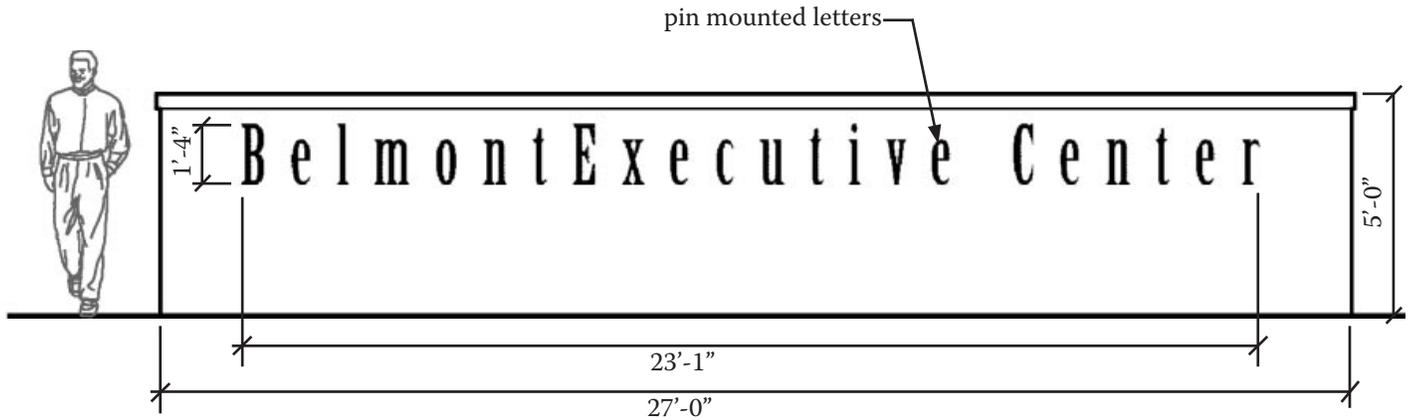
A₁

primary entrance sign

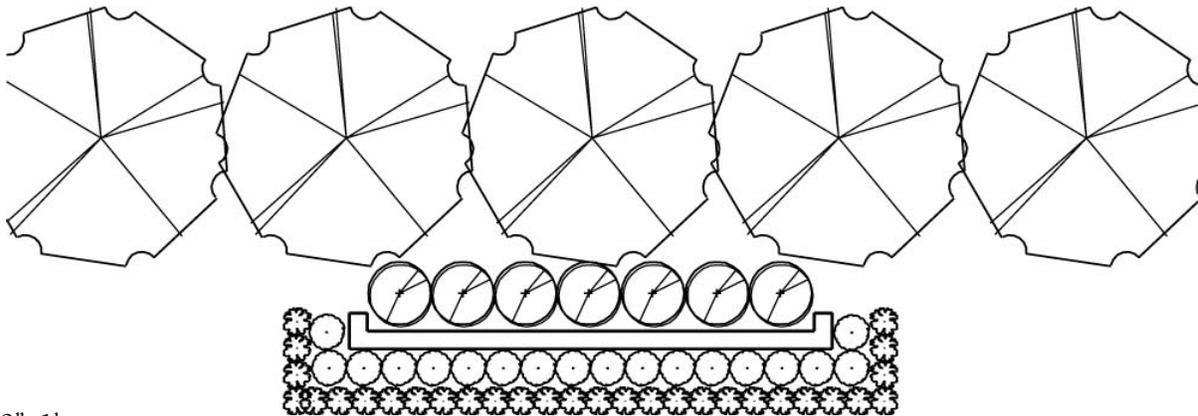
Section 5-1204(D)(3)(k) PD-OP and PD-RDP
Development Entrance Signs

Materials: *Jaramite, natural stone*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 1/4"=1'



Scale: 3/32"=1'

Guidelines

Total aggregate signage: 160 sqft.

Max # of signs: 5

Area of any one sign: 32 sqft.

Area of background structure: 103 sqft.

Max height of background structure: 5'-0"

Illumination: *White light see Appendix F*

Min. setback from right of way: 10 ft.

Type Permitted: *Ground mounted*

Max. Sign Height: 4'-4"

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. 1 at the Intersection of Claiborne Pkwy and Russel Branch Pkwy, NE Corner (near Building X)
2. 1 at the northern edge of site adjacent to Rt. 7
3. 1 NE of the hotel (Building XX)
4. 1 opposite side of Russel Branch Pkwy from Building XXII
5. 1 adjacent to SW corner of Building XXXI

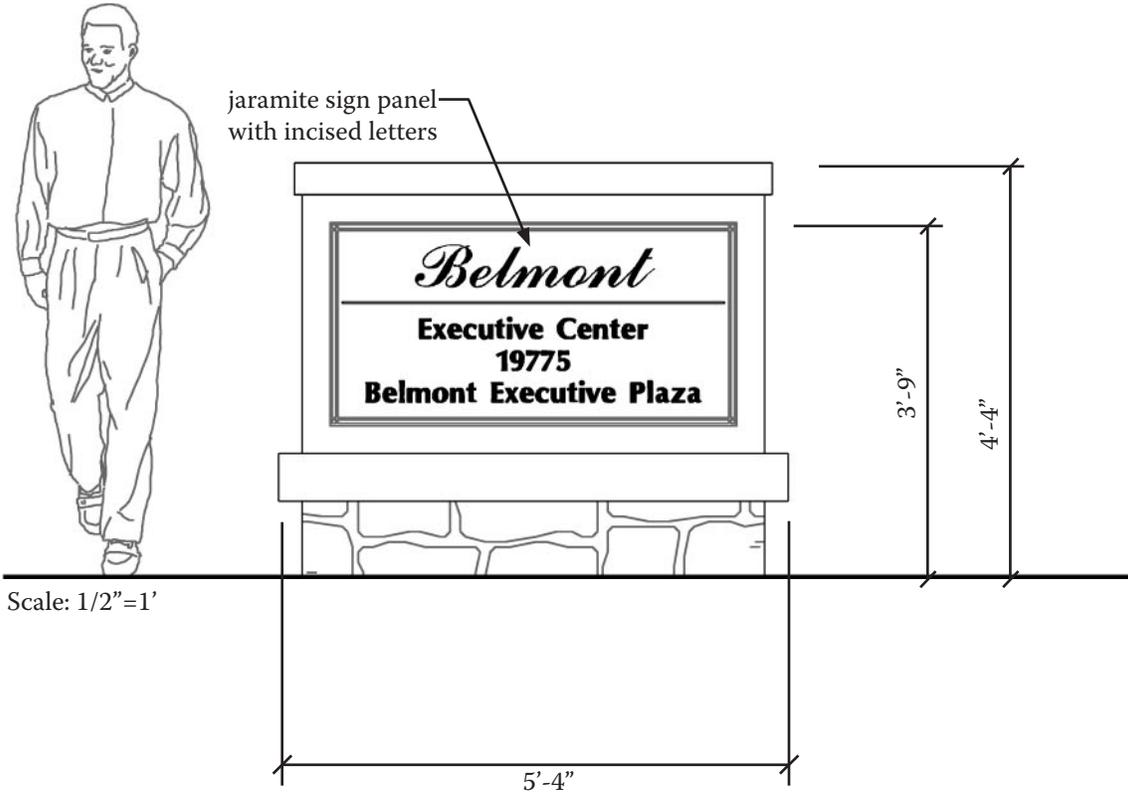
A₂

**secondary
entrance sign**

Section 5-1204(D)(3)(k) PD-OP and PD-RDP
Development Entrance Signs

Materials: Jaramite, natural stone, metal

Landscape Elements: Shrubs,
perennials and annuals around base and
rear of sign



Guidelines

Total aggregate signage: 135 sqft

Max # of signs: 15

Max. Area of any one sign: 9 sqft.

**Max. Area of background
structure:** 12.25 sqft.

**Max height of background
structure:** 4'4"

Illumination: White light, see Appendix F

Min. setback from right of way: 10 ft.

Type Permitted: Ground mounted

Max. Height: 3'-9"

Additional Requirements: One sided
only; signs shall contain no advertising

Locations:

1. 2 towards the center of site along
Claiborne Pkwy near Buildings XI and XII

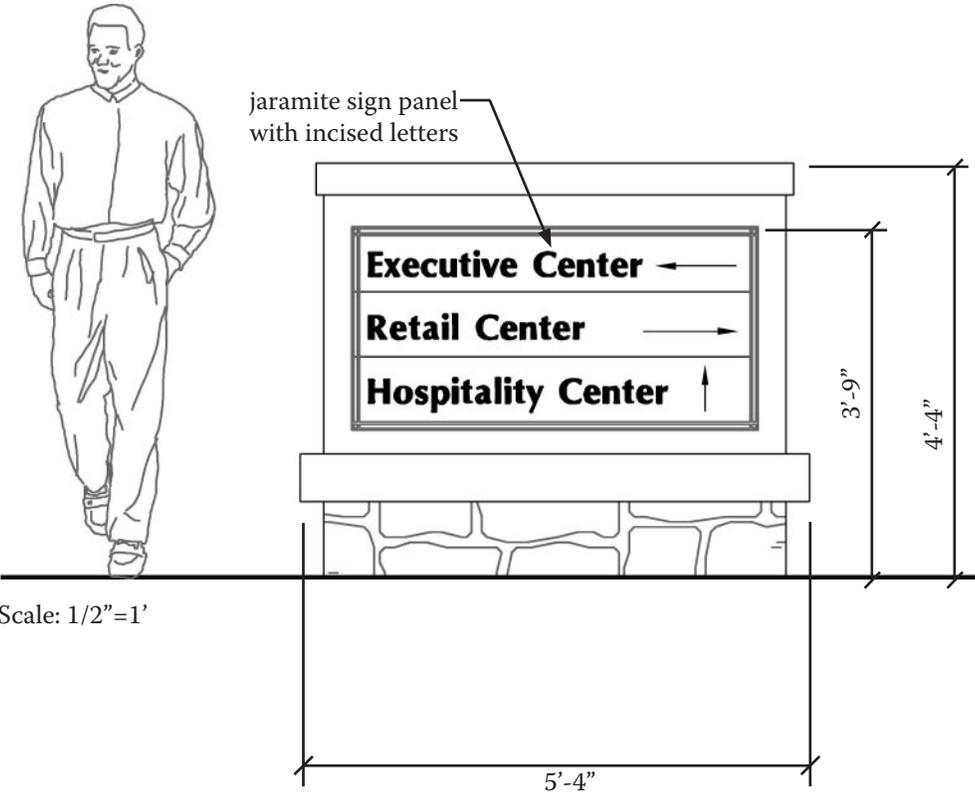
2. 2 at the entrance to the parking lot for
Buildings I and II
3. 2 in front of Building III
4. 1 in front of Building XX
5. 2 in front of Buildings XXI, XXII, and XXIII
6. 2 at the Entrance to the parking lot for
Building XXIV
7. 2 at the entrance to parking lot for
Buildings XXVI and XXVIII
8. 2 at the entrance to the parking lot for
Building XXX

A₃

primary directional sign
Section 5-1204(D)(3)(k) PD-OP and PD-RDP
Development Entrance Signs

Materials: Jaramite, natural stone, metal

Landscape Elements: Shrubs, perennials and annuals around base and rear of sign



Guidelines

Total aggregate sign area: 54 sqft.

Max # of signs: 5

Max area of any one sign: 9 sf.

Max. Area of background structure: 12.25 sqft.

Max height of background structure: 4'-4" sqft.

Illumination: White light, see Appendix F

Min. setback from right of way: 10 ft.

Type Permitted: Freestanding Sign

Max. Height: 3'-9"

Additional Requirements: One sided only; signs shall contain no advertising

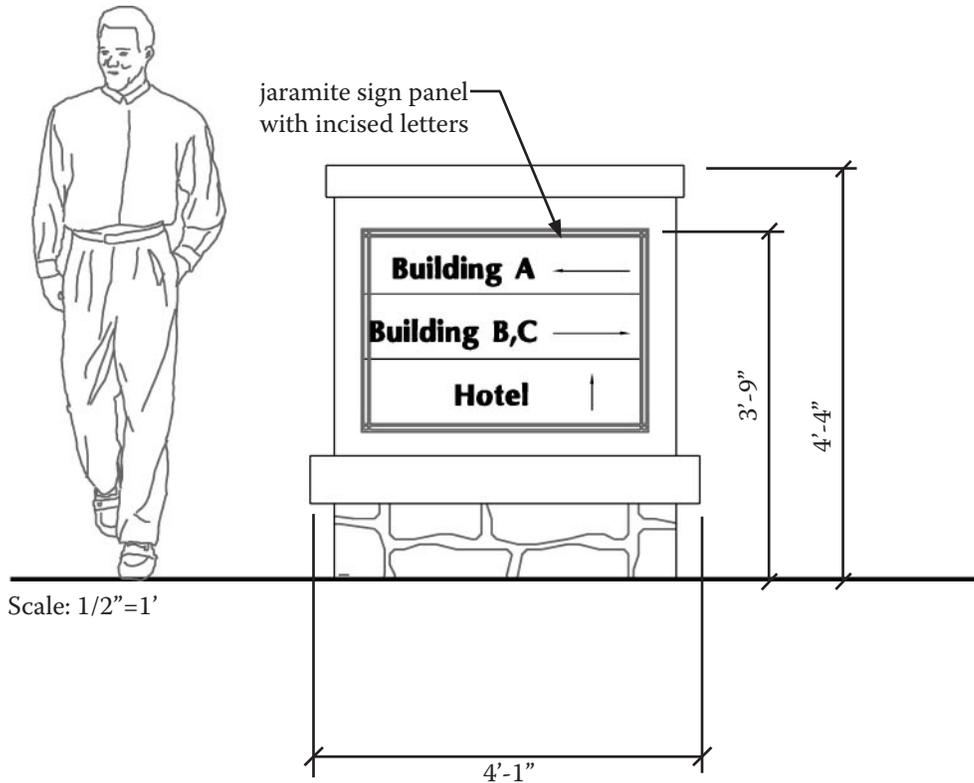
Locations:

1. 1 sign along Claiborne near Building X
2. 1 sign along Russel Branch Pkwy NE of Building XX
3. 1 sign on Claiborne Pkwy NE of Building XXIV
4. 1 sign on Claiborne Pkwy south of Building XXVI
5. 1 sign on Claiborne Pkwy between Buildings XXIX and XXX

A₄

secondary directional sign
Section 5-1204(D)(3)(k) PD-OP and PD-RDP
Development Entrance Signs

Materials: *Jaramite, natural stone, metal*
Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Guidelines

Total aggregate sign area: 38.25 sqft.

Max # of signs: 6

Max. Area of any one sign: 6.375 sf.

Max. Area of background structure: 9.5 sqft.

Max height of background structure: 4'-4"

Illumination: *White light, see Appendix F*

Min. setback from right of way: 10 ft.

Type Permitted: *Ground mounted*

Max. Height: 3'-9"

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. 3 signs to the east of Buildings I, II, and III
2. 1 sign to the west of Building XIII
3. 1 sign to the south of Buildings XXV and XXIV
4. 1 sign to the south of Buildings XXVII and XXVIII

B₁₋₀

**primary office
signage**

Section 5-1204(D)(3)(n) Office - Building ID Sign
(4-5 Stories)

Materials: Aluminum channel letter
frame, returns painted black or white.
Translucent acrylics face material.

Sign Colors: Per tenant signage program
and subject to change with complete
branding



Scale: 1"=40'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 0.5 sqft.
per 1 linear ft. of facade

Max # of signs: 2/facade, no more than
3 signs

Max area of any one sign: 0.5 sqft. per
1 linear ft. of frontage

Illumination: Backlight

Type Permitted: Building mounted

Max. Height: Roofline, single line of copy
not to exceed 36", double line of copy not
to exceed 54"

Max Length: 0.15 ft per 1 linear ft. of
frontage or 36 ft. whichever is less

Additional Requirements: Sign must be
located at the top floor of the building,
Name and message of signs on each
facade must be the same

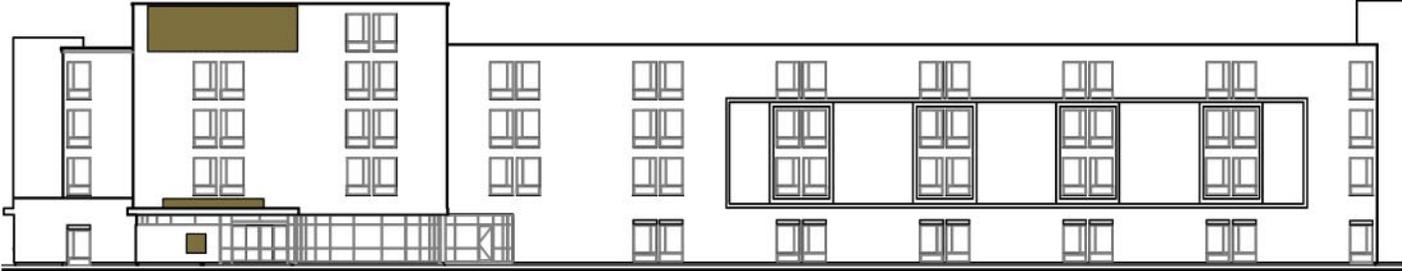
C
1-0

primary hotel signage

Section 5-1204(D)(3)(z) Hotel, Motel and Conference Center (6+ stories)

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding



Scale: 1"=40'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1.25 sqft. per linear ft. of frontage

Max. Height: Roofline

Max # of signs: 10

Max. Length: 15% of linear ft. of frontage or 40', whichever is less

Max area of any one sign: 0.75 sqft. per 1 linear ft. of frontage

Additional Requirements: Sign must be located at the top floor of the building, otherwise max sign area is 50 sqft.

Illumination: Backlight

Sign Type: Building mounted



D₁

**child care center
signage**

Section 5-1204(D)(3)(v) Child Care Center

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.

Sign Colors: Per tenant signage program and subject to change with complete branding

See Appendix A through D for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1 sqft. per linear ft. of primary facade frontage. 0.75 sqft per linear ft. of secondary facade frontage

Max # of signs: 3 per primary facade, 2 per secondary facade, 9 per tenant

Max area of any one sign: 1 sqft. per linear ft. of primary facade frontage

Illumination: Backlight, see Appendices A through D

Type Permitted: Building mounted

Max. Height: 30 in for a single line of copy, 45 in for a double line of copy; Signs will not be displayed any higher than the roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less

E₁₋₀

pad site retail tenant signage

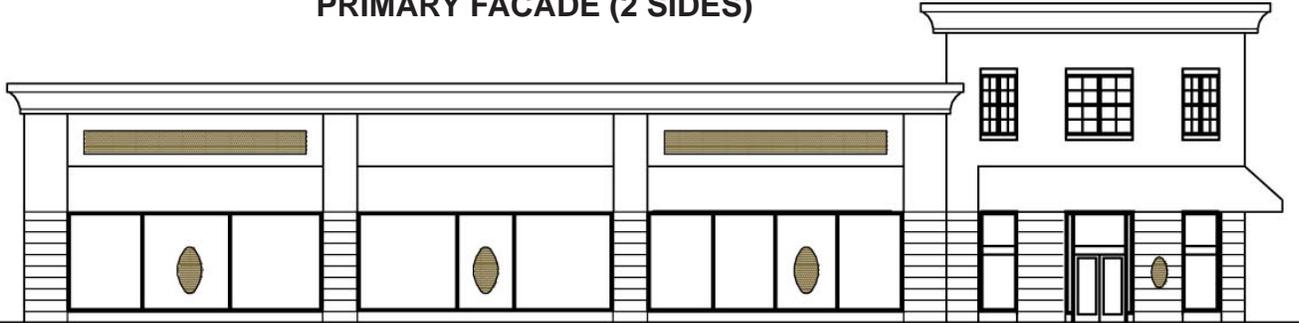
Section 5-1204(D)(3)(ii)
 Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)

Sign Colors: Per tenant signage program and subject to change with complete branding

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.

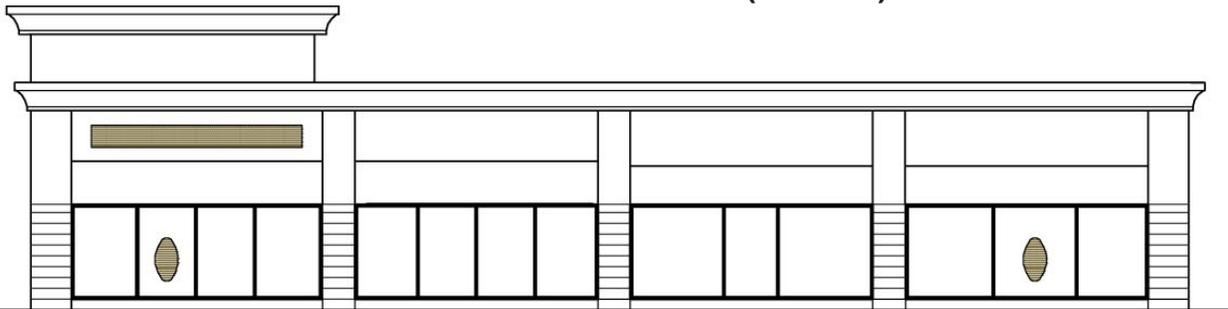
See Appendix A through D for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage

Max # of signs: 6 per primary facade, 3 per secondary facade, 18 per tenant

Max area of any one sign: 1.5 sqft. per linear ft. of frontage

Illumination: Backlight or white light, Appendices A through D

Sign Type: Building mounted

Max. Height: 30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less

E_H

pad site retail tenant signage w/ awning

Section 5-1204(D)(3)(ii)
 Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)

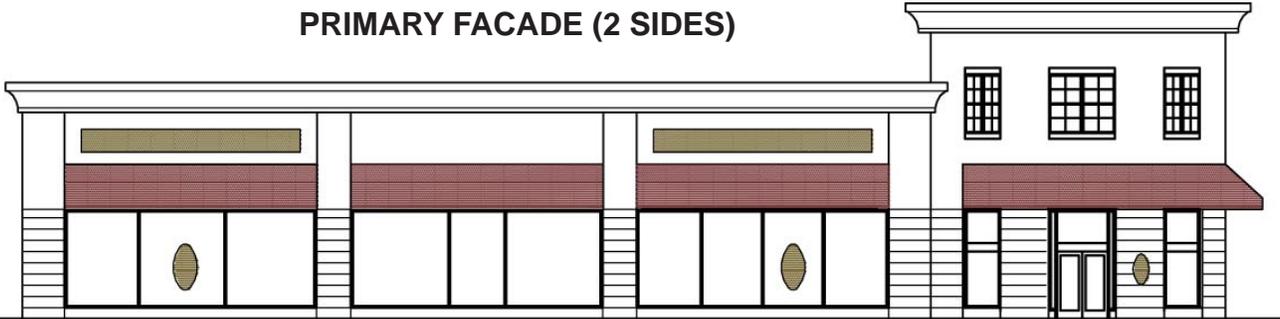
Materials: Aluminum channel letter

frame, returns painted black or white.
 Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding

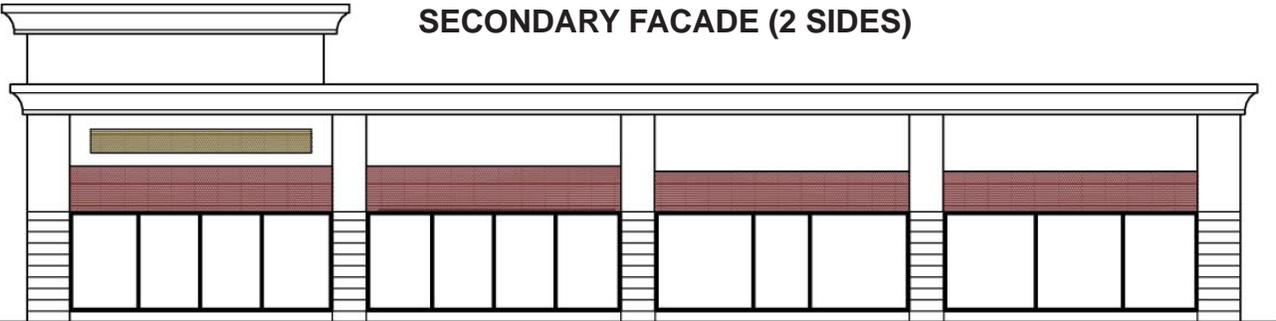
See Appendix A through E for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Awning



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage.

Max # of signs: 4 per primary facade, 2 per secondary facade, 12 per tenant

Max area of any one sign: 0.75 sqft. per linear ft. of frontage

Illumination: Backlight or white light, see Appendix A through E

Sign Type: Building mounted

Max. Height: 30 in. for a single line of copy and 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less

F₁

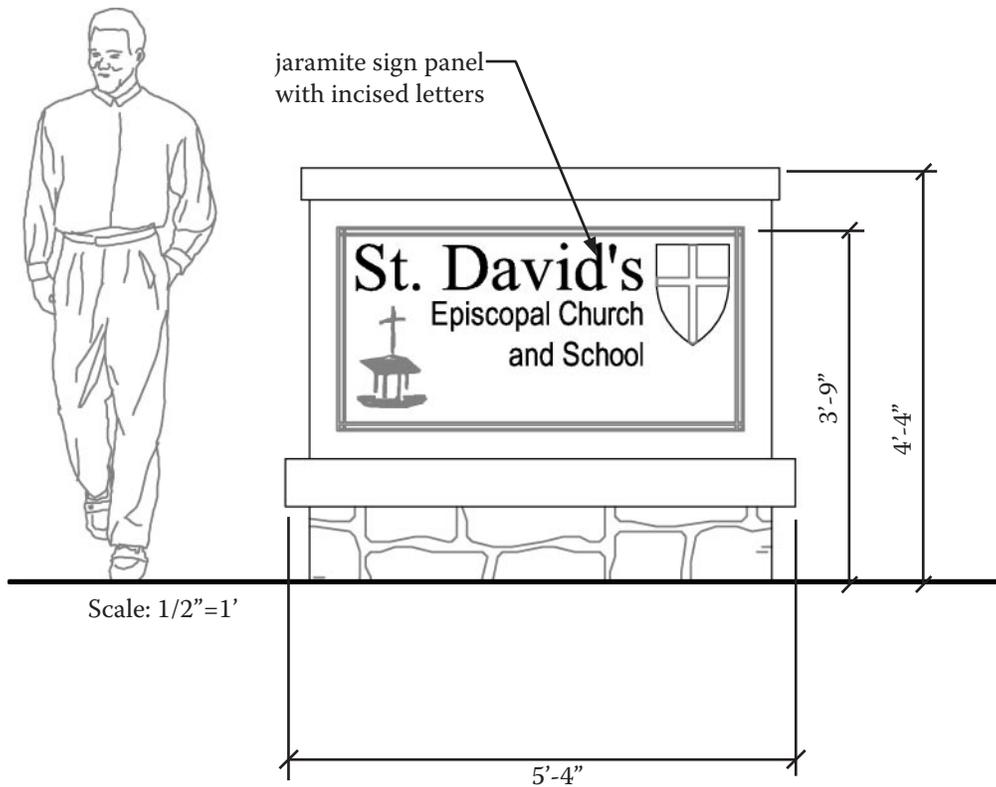
church signage

Section 5-1204(D)(2)(c)
Places of Worship

Materials: Jaramite, natural stone, metal

Landscape Elements: Shrubs, perennials and annuals around base and rear of sign

Sign Colors: Per tenant signage program and subject to change with complete branding



Total Aggregate Sign Area: 18 sqft.

Max # of signs: 2

Max area of any one sign: 9 sqft per side

Max. area of background structure: 12.25 sqft.

Max. height of background structure: 4'-4"

Illumination: Back light or white light, see Appendix F

Min. setback from right of way: 5 ft.

Sign Type: Freestanding

Max. Height: 3'-9"

Additional Requirements: Signs shall contain no advertising

Locations: 1 sign along Russell Branch Pkwy NW of Building VII on the east side of the road

F₂

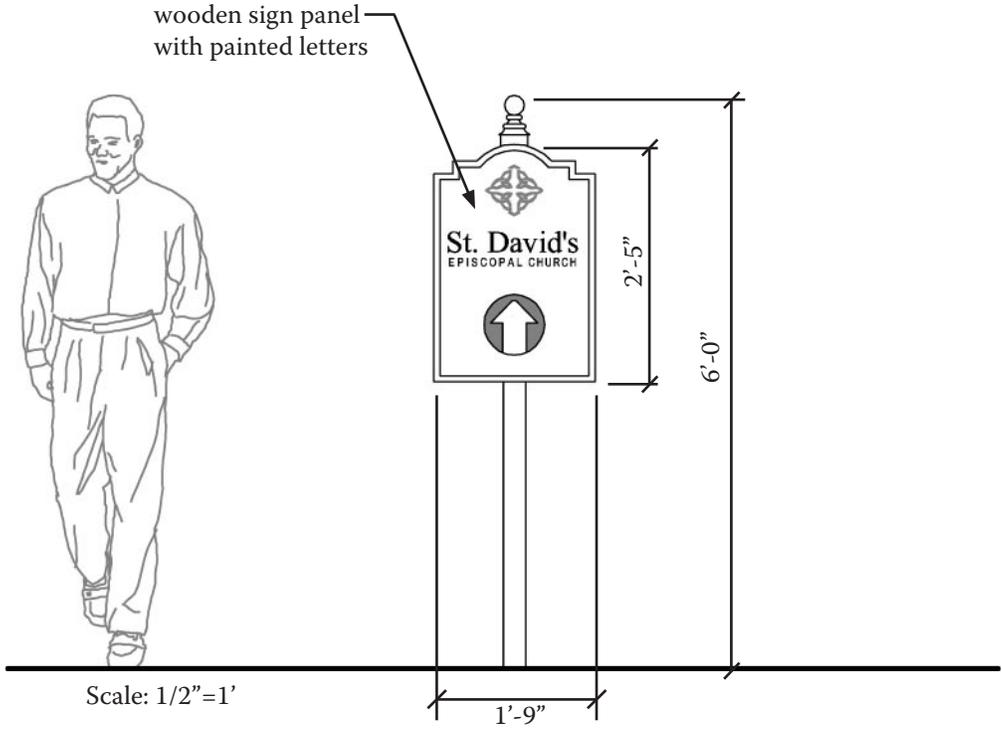
secondary church signage

Section 5-1204(D)(2)(c)
 Places of Worship

Materials: Wood

Landscape Elements: Perennials and annuals around base of sign

Sign Colors: Per tenant signage program and subject to change with complete branding



Total Aggregate Sign Area: 8 sqft.

Max # of signs: 2

Max area of any one sign: 4 sqft

Max. area of background structure:
 N/A

Max. height of background structure:
 6'-0"

Illumination: None

Min. setback from right of way: 5 ft.

Sign Type: Freestanding

Max. Height: 5'-6"

Additional Requirements: Signs shall contain no advertising

Locations:

1. 1 sign along Russell Branch Pkwy N of Building VII on the east side of the road
2. 1 sign along Russell Branch Pkwy S of Building I and Building XX on the west side of the road

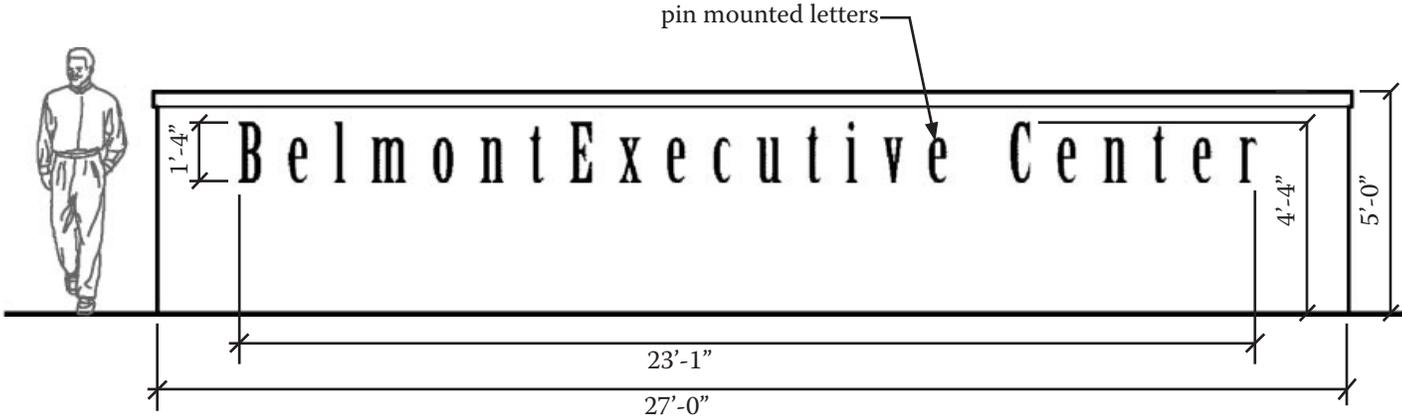
M₁₀

primary entrance sign

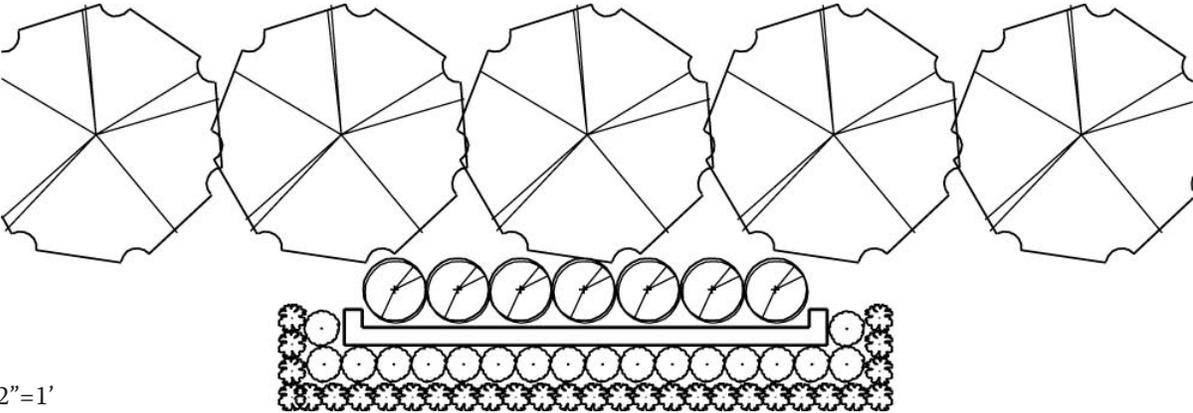
Section 5-1204(D)(3)(c)
 Planned Development Community Center
 - Entrance Signs and Entrance Signs for
 Commercial Developments

Materials: Jaramite, natural stone, metal

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 1/4"=1'



Scale: 3/32"=1'

Guidelines

Total Aggregate: 64 sqft.

Max # of signs: 1

Max area of any one sign: 32 sf.

Max area of background structure: 103 sqft.

Max height of background structure: 5'-0"

Illumination: White light, see Appendix F

Min. setback from right of way: 10 ft.

Type Permitted: Freestanding sign

Max. Sign Height: 4'-4"

Additional Requirements: One sided only; signs shall contain no advertising

Locations:

- 1 sign at the southern end of Claiborne Pkwy on the west side of the road

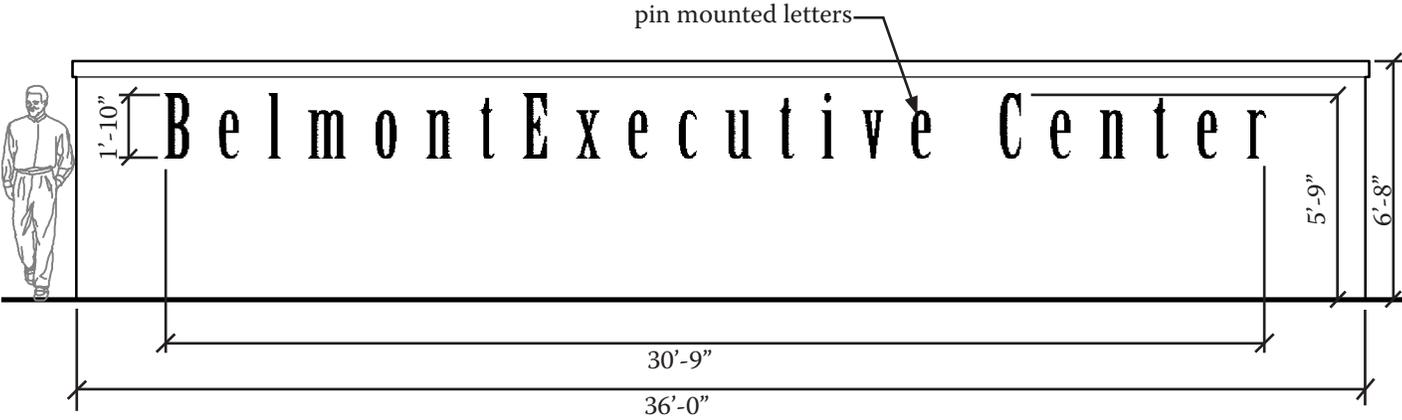
M_{H-1}

vehicular entrance sign

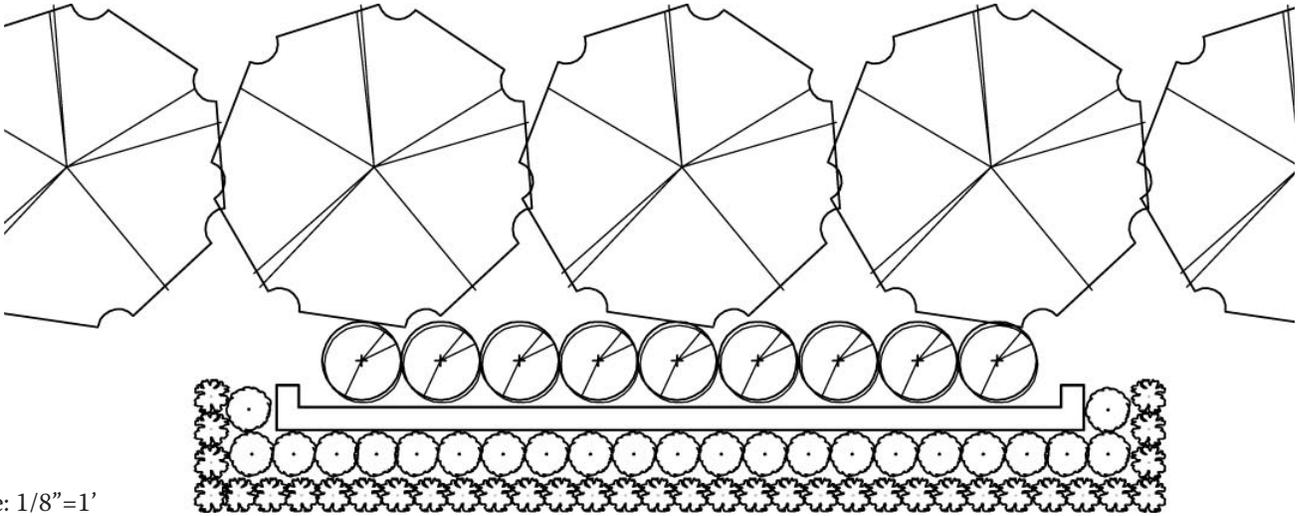
Section 5-1204(D)(3)(c) (PD-CC(CC))
 Planned Development Community Center
 - Entrance Signs and Entrance Signs for
 Commercial Developments

Materials: Jaramite, natural stone, metal

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 3/16"=1'



Scale: 1/8"=1'

Guidelines

Total Aggregate: 56.5 sqft.

Max # of signs: 1

Max area of any one sign: 56.5 sf.

Max area of background structure: 184 sqft.

Max height of background structure: 6'-8"

Illumination: White light, see Appendix F

Min. setback from right of way: 10 ft.

Type Permitted: Freestanding sign

Max. Sign Height: 5'-9"

Additional Requirements: One sided only; signs shall contain no advertising

Locations:

- 1 sign at the northern end of Claiborne Pkwy on the west side of the road

M₂

primary retail sign

Section 5-1204(D)(3)(c) (PD-CC(CC))
Planned Development Community Center
- Entrance Signs and Entrance Signs for
Commercial Developments

Materials: Jaramite, natural stone, metal

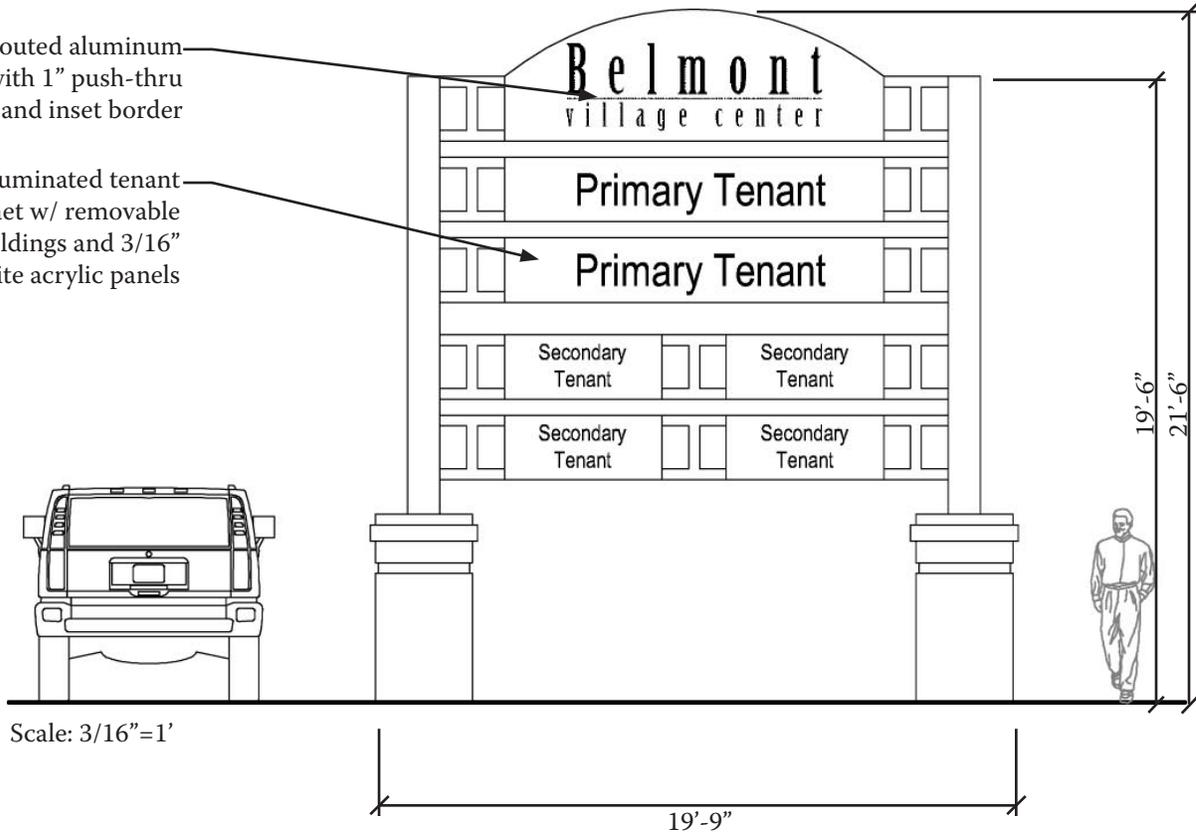
Landscape Elements: Shrubs,
perennials and annuals around base of
sign

Sign Area: 164 sqft.

Background Area: 112 sqft.

1/8" routed aluminum
face with 1" push-thru
copy and inset border

illuminated tenant
cabinet w/ removable
moldings and 3/16"
white acrylic panels



Guidelines

Total Aggregate: 328 sqft.

Max # of signs: 2

Max. area of any one sign: 164 sqft.
(Each side)

**Max. Area of background
structure:** 112 sqft. (Each side)

**Max. Height of background
structure:** 19'-6"

Illumination: Backlight or white light

Min. setback from right of way: 10 ft.

Type Permitted: Freestanding sign

Max. Height: 21'-6"

Locations:

1. 1 sign along Claiborne Pkwy, NE of Building IX
2. 1 sign along Russell Branch Pkwy, SW of Building VII

M₃

secondary retail sign

Section 5-1204(D)(3)(c) (PD-CC(C))
Planned Development Community Center
- Entrance Signs and Entrance Signs for
Commercial Developments

Materials: Jaramite, natural stone, metal

Landscape Elements: Shrubs,
perennials and annuals around base and
rear of sign and in planter wall

Sign Area: 40.25 sqft.

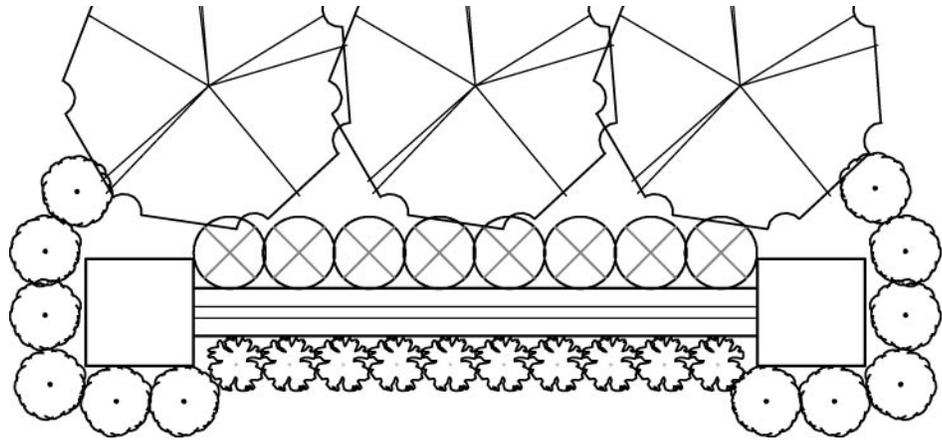
Background Area: 92 sqft.

illuminated tenant cabinet
w/ removable moldings and
3/16" white acrylic panels



Scale: 3/16"=1'

Scale: 3/16"=1'



Guidelines

Total Aggregate: 40.25 sqft.

Max # of signs: 1

Max area of any one sign: 40.25 sqft

Max. Area of background structure:
92 sqft.

Max. Height of background structure:
8'-5"

Illumination: Backlight or white light

Min. setback from right of way: 10 ft.

Type Permitted: Freestanding sign

Max. Sign Height: 8'-5"

Additional Requirements: One sided
only; signs shall contain no advertising

Locations:

1. 1 sign along Russell Branch Pkwy SW of Building V

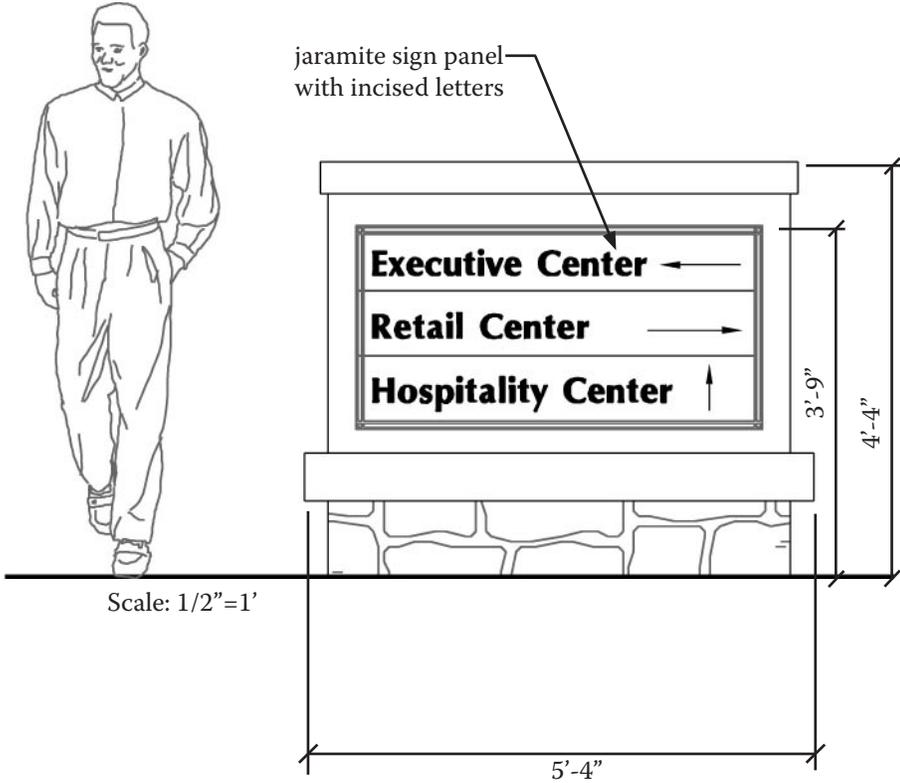
M₄

primary directional sign

Section 5-1204(D)(3)(c) (PD-CC(CC))
 Planned Development Community Center
 - Entrance Signs and Entrance Signs for
 Commercial Developments

Materials: *Jaramite, natural stone, metal*
Landscape Elements: *Shrubs,
 perennials and annuals around base and
 rear of sign*

Sign Area: 9 sqft.
Background Area: 12.25 sqft.



Guidelines

Total Aggregate Sign Area: 27 sqft.

Max. # of signs: 3

Max. area of any one sign: 9 sqft.

Max. Area of background structure: 12.25 sqft.

Max. Height of background structure: 4'4"

Illumination: *White light, see Appendix F*

Min. setback from right of way: 10 ft.

Type Permitted: *Freestanding*

Max. Height: 3'-9"

Additional Requirements: *One sided only; sign shall contain no advertising*

Locations:

1. 1 sign along Claiborne Pkwy SE of Building IX and 1 sign NE of Building VIII
2. 1 sign along Russel Branch Pkwy South of Building V

N₁₋₀

primary service station signage

Section 5-1204(D)(3)(r)
 Auto Service Station (including convenience store, car wash & repair)

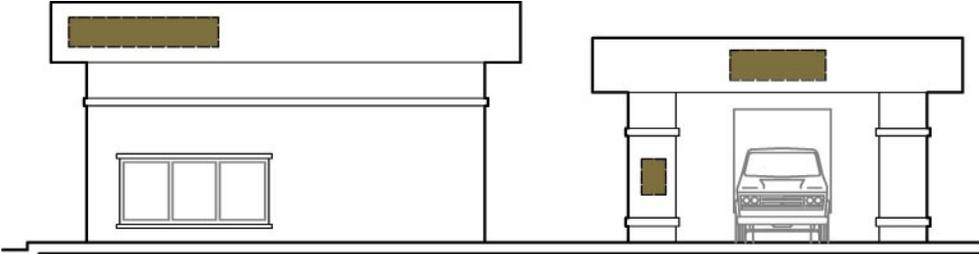
Sign Colors: Per tenant signage program and subject to change with complete branding

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal

See Appendix A through D for various allowable building mounted signs



Scale: 1/16"=1'



Scale: 1/16"=1'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 1.5 sqft. per linear ft. of primary facade frontage, 1 sqft. per linear ft. of secondary facade frontage

Max # of signs: 5 per primary facade, 3 per secondary facade, 10 per tenant

Max area of any one sign: 1.5 sqft. per linear ft. of frontage

Illumination: Backlight, see Appendices A through D

Sign Type: Building mounted

Max. Height: Roofline

Max. Length: for primary facade, 30% of linear ft. of frontage or 20', whichever is less. For secondary facade, 40% of linear ft. of frontage or 12'-6", whichever is less.

Additional Requirements: Primary service station signage only applies to facades with a public entrance. Secondary service station signage limited to sides and rear facades of building; side facades of service station and car wash count as one single facade. Rear facades of service station and car wash count as one single facade.

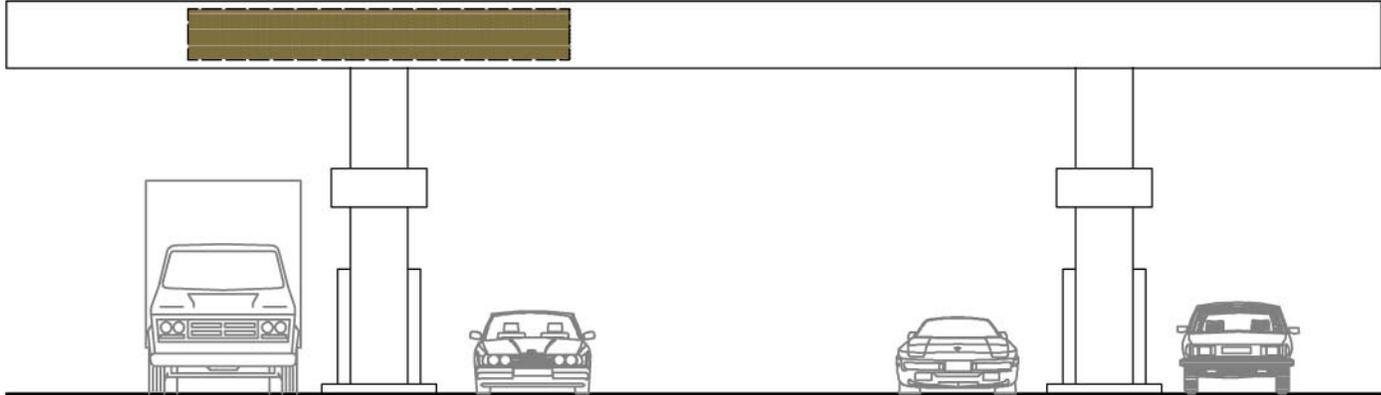
N₂

service station canopy signage

Section 5-1204(D)(3)(r)
 Auto Service Station (including convenience store, car wash & repair)

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding



Scale: 1"=10'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 0.75 sqft. per linear ft. of canopy

Sign Type: Building mounted sign

Max. # of signs: 1 per facade, no more than 3

Max. Height: Roofline

Max. area of any one sign: 0.75 sqft. per linear ft. of frontage

Max. Length: 25% of linear ft. of frontage or 20', whichever is less

Illumination: Backlight

Additional Requirements: Total sign area excludes federally mandated gasoline price posting

O
1-0

pad site retail tenant signage

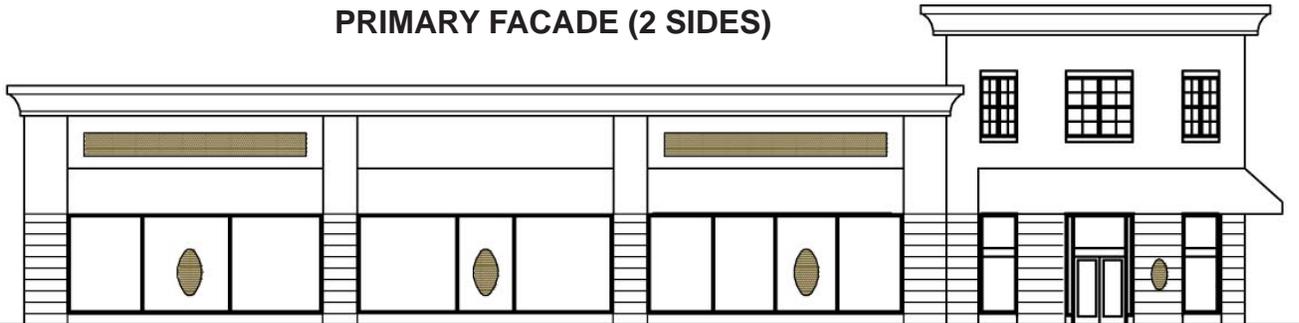
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community
Center - Tenant Signs and Tenant Signs for
Businesses

Sign Colors: Per tenant signage program and subject to change with complete branding

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.

See Appendix A through D for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage

Max # of signs: 6 per primary facade, 3 per secondary facade, 18 per tenant

Max area of any one sign: 1.5 sqft. per linear ft. of frontage

Illumination: Backlight or white light, see Appendices A through D

Sign Type: Building mounted sign

Max. Height: 30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less

O
H1

pad site retail tenant signage w/ awning

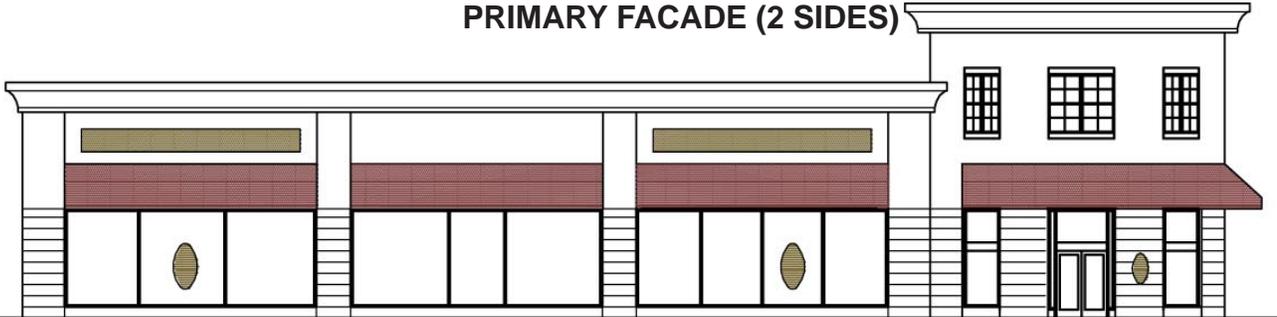
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community
Center - Tenant Signs and Tenant Signs for
Businesses

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding

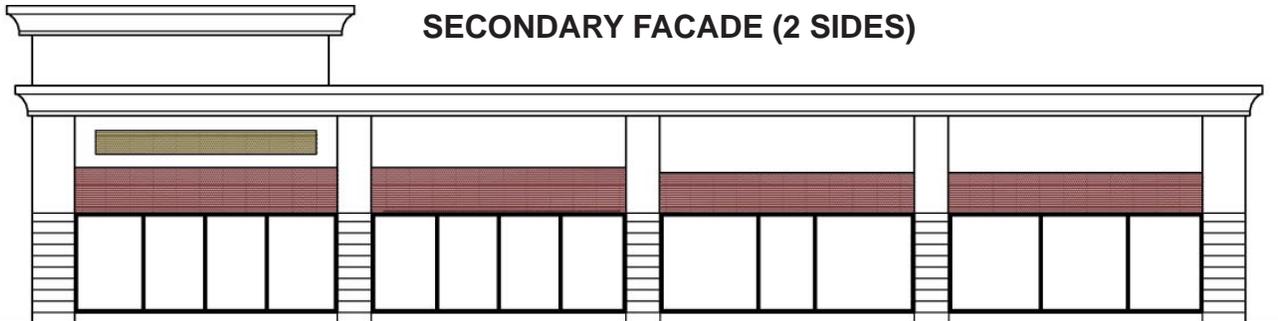
See Appendix A through E for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)

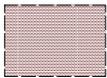


Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Awning



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage.

Max # of signs: 4 per primary facade, 2 per secondary facade, 12 per tenant

Max area of any one sign: 0.75 sqft. per linear ft. of frontage

Illumination: Backlight or white light, See Appendices A through E

Sign Type: Building mounted sign

Max. Height: 30 in. for a single line of copy and 45 in. for a double line of copy. Signs will not be displayed any higher than roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less

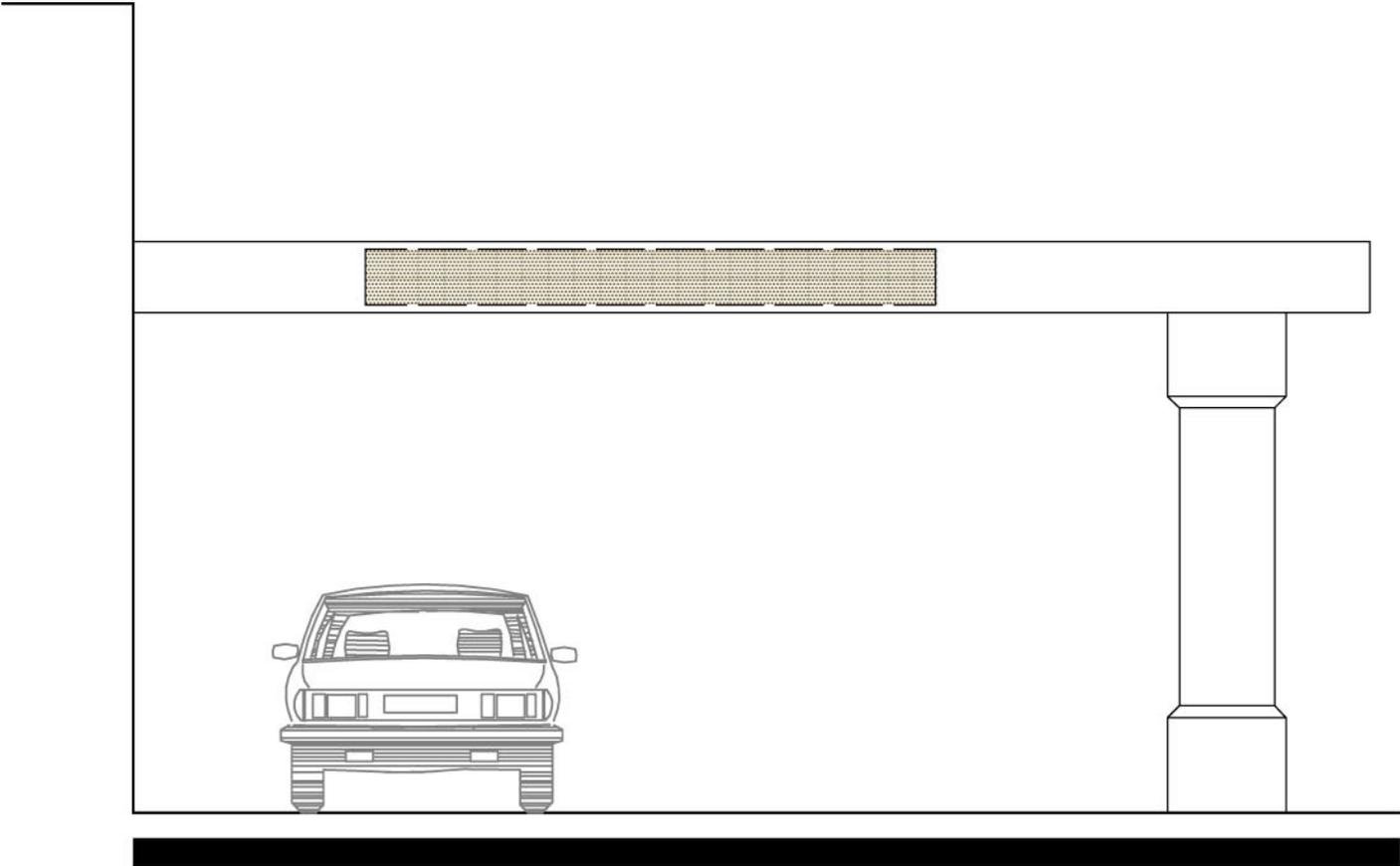
O
2-0

pad site retail tenant canopy signage

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding



Scale: 1/4"=1'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Total Aggregate Sign Area: 0.75 sqft. per linear ft. of canopy frontage

Max. Height: 30 in. for a single line of copy, displayed at height of canopy. Second line of copy prohibited.

Max. # of signs: 1 sign per canopy

Max. Length: 50% of linear ft. of frontage or 12', whichever is less

Max. area of any one sign: 0.75 sqft. per 1 linear ft. of frontage

Illumination: Backlight or white light

Sign Type: Building mounted sign

S₁₋₀

**primary inline retail
 tenant front signage**

Section 5-1204(D)(3)(d)
 PD-CC-CC Planned Development Community
 Center - Tenant Signs and Tenant Signs for
 Businesses

Materials: Aluminum channel letter
 frame, returns painted black or white.
 Translucent acrylics face material.

Sign Colors: Per tenant signage program
 and subject to change with complete
 branding

See Appendix A through D for various allowable building
 mounted signs



Scale: 1"=30'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1.75 sqft.
 per linear ft. of frontage

Max. # of signs: 20

Max. area of any one sign: 1.75 sqft.
 per linear ft. of frontage

Illumination: Backlight or white light,
 see Appendices A through D

Sign Type: Building mounted

Max. Height: 30 in. for a single line of
 copy and 45 in. for a double line of copy.
 Not to be displayed above roofline

Max. Length: 30% of linear ft. of frontage
 or 36', whichever is less.



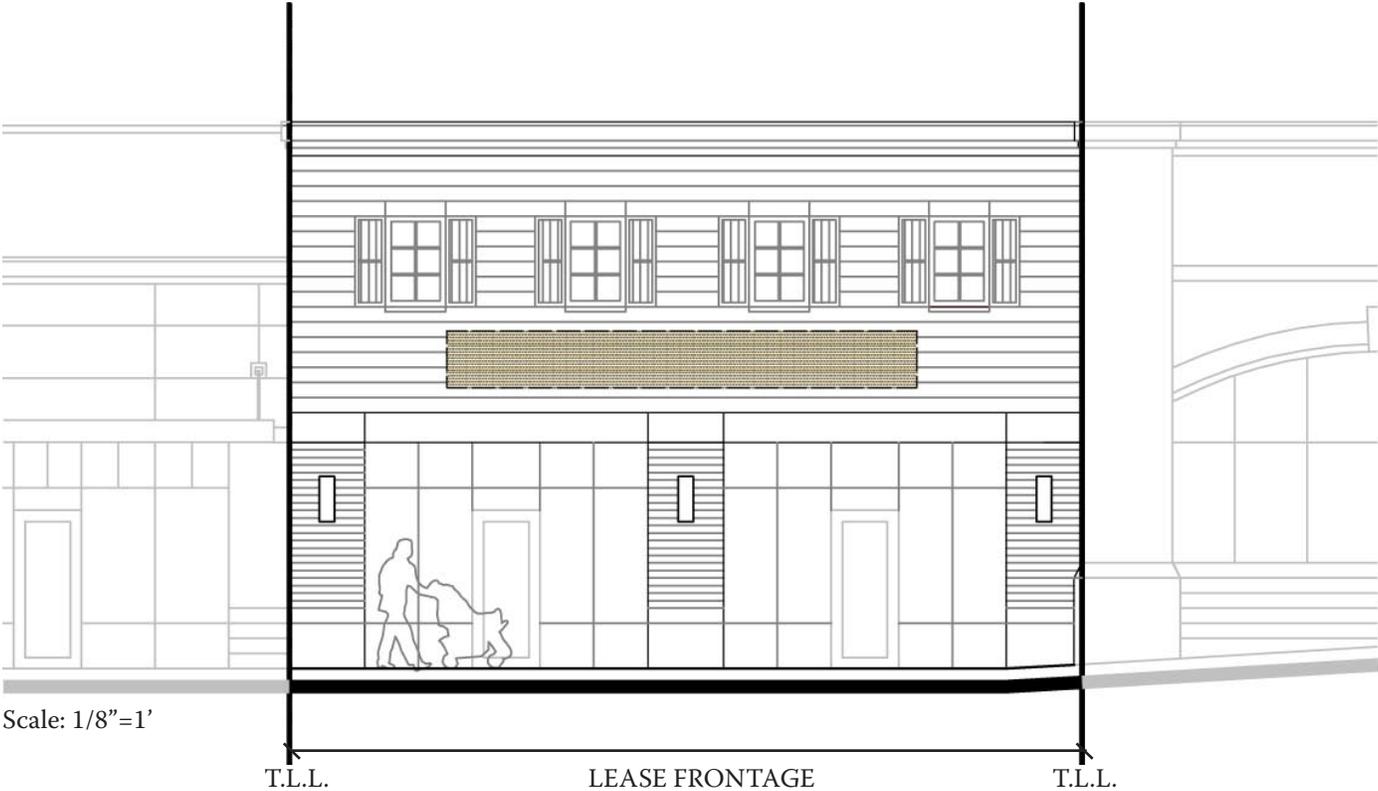
inline retail tenant front signage

Section 5-1204(D)(3)(d)
 PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding

See Appendix A through D for various allowable building mounted signs



 Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1.5 sqft. per linear ft. of frontage

Sign Type: Building mounted

Max # of signs: 5 per public entrance

Max. Height: 30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependent upon architecture.

Max area of any one sign: 1.5 sqft. per linear ft. of frontage

Illumination: Backlight or white light, see Appendices A through D

Max. Length: 70% of linear ft. of frontage or 36', whichever is less.



S₁₋₂

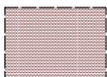
inline retail tenant front signage w/ awning

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community
Center - Tenant Signs and Tenant Signs for
Businesses

Materials: Aluminum channel letter frame, returns painted black or white.
Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding

See Appendix A through E for various allowable building mounted signs



Awning



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1 sqft. per linear ft. of frontage

Sign Type: Building mounted

Max. # of signs: 3 per public entrance

Max. Height: 30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependent upon architecture.

Max. area of any one sign: 1 sqft. per linear ft. of frontage

Illumination: Backlight or white light, see Appendices A through E

Max. Length: 70% of linear ft. of frontage or 36', whichever is less.

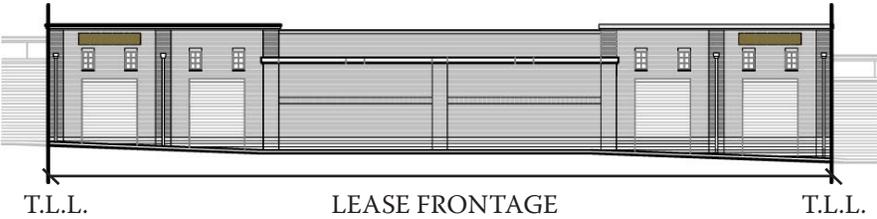
S₂₋₀

**primary inline retail
tenant rear signage**

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community
Center - Tenant Signs and Tenant Signs for
Businesses

Materials: Aluminum channel letter
frame, returns painted black or white.
Translucent acrylics face material.

Sign Colors: Per tenant signage program
and subject to change with complete
branding



Scale: 1"=30'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1.5 sqft.
per 1 linear ft. of frontage

Max. Height: 30 in. for a single line of
copy and 45 in. for a double line of copy.
Not to be displayed above roofline

Max # of signs: 2

Max. Length: 10% of linear ft. of frontage
or 14', whichever is less

Max area of any one sign: 1.5 sqft. per
1 linear ft. of frontage

Illumination: Backlight or white light

Sign Type: Building mounted

S₂₋₁

inline retail tenant rear signage
 Section 5-1204(D)(3)(d)
 PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1 sqft. per linear ft. of frontage

Max. Height: 30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline

Max. # of signs: 1 per tenant

Max. Length: 50% of linear ft. of frontage or 10', whichever is less

Max. area of any one sign: 1 sqft. per linear ft. of building frontage

Illumination: Backlight or white light

Sign Type: Building mounted

S₂₋₂

inline retail tenant rear signage w/ awning
 Section 5-1204(D)(3)(d)
 PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.

Sign Colors: Per tenant signage program and subject to change with complete branding

See Appendix E for detailed awning provisions



 Awning

 Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Scale: 3/16"=1'

Guidelines

Total Aggregate Sign Area: 0.75 sqft. per linear ft. of frontage

Sign Type: Building mounted, note: no signage is permitted on awning

Max # of signs: 1 per tenant

Max. Height: 30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline

Max area of any one sign: 0.75 sqft. per linear ft. of building frontage

Max. Length: 50% of linear ft. of frontage or 10', whichever is less

Illumination: Backlight or white light

Y
1-0

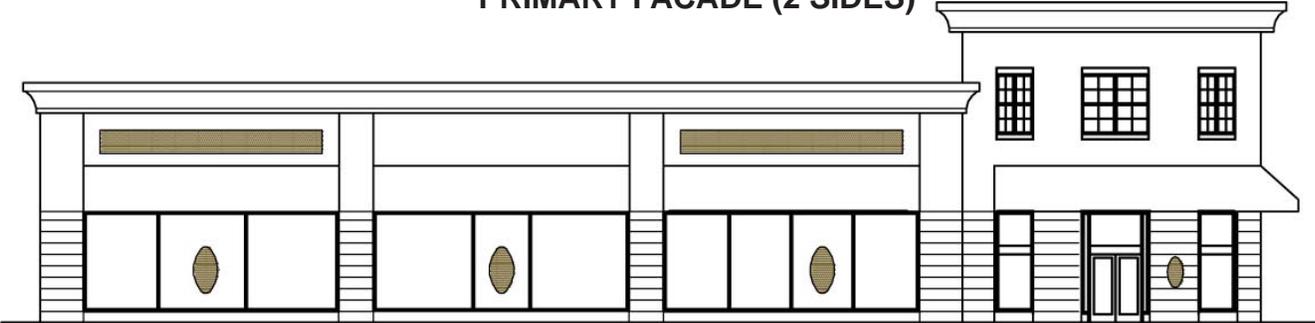
pad site restaurant signage
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Sign Colors: Per tenant signage program and subject to change with complete branding

Materials: Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.

See Appendix A through D for various allowable building mounted signs

PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 1.5 sqft. per 1 linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage

Max # of signs: 6 per primary facade, 3 per secondary facade, 18 per tenant

Max area of any one sign: 1.5 sqft. per 1 linear ft. of frontage

Illumination: Backlight or white light, see Appendices A through D

Sign Type: Building mounted

Max. Height: 30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline

Max. Length: 25% of linear ft. of frontage or 28', whichever is less



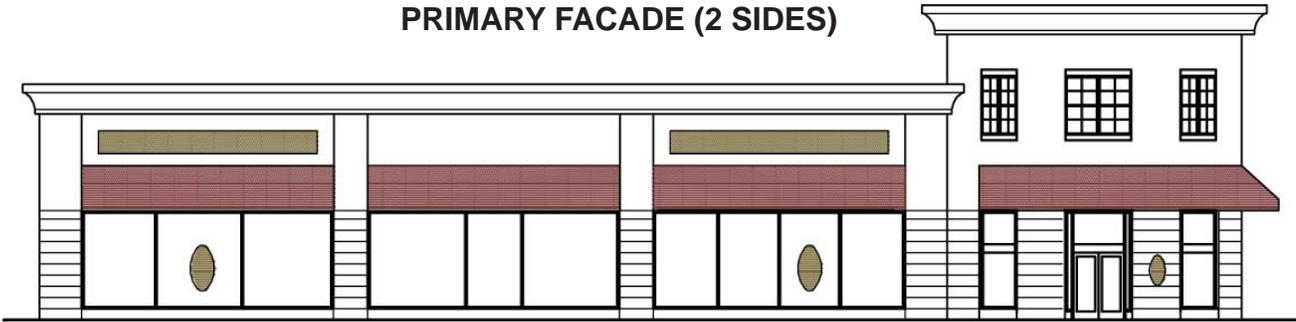
**pad site restaurant
signage w/ awning**
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community
Center - Tenant Signs and Tenant Signs for
Businesses

Materials: Aluminum channel letter
frame, returns painted black or white.
Translucent acrylics face material.

Sign Colors: Per tenant signage program
and subject to change with complete
branding

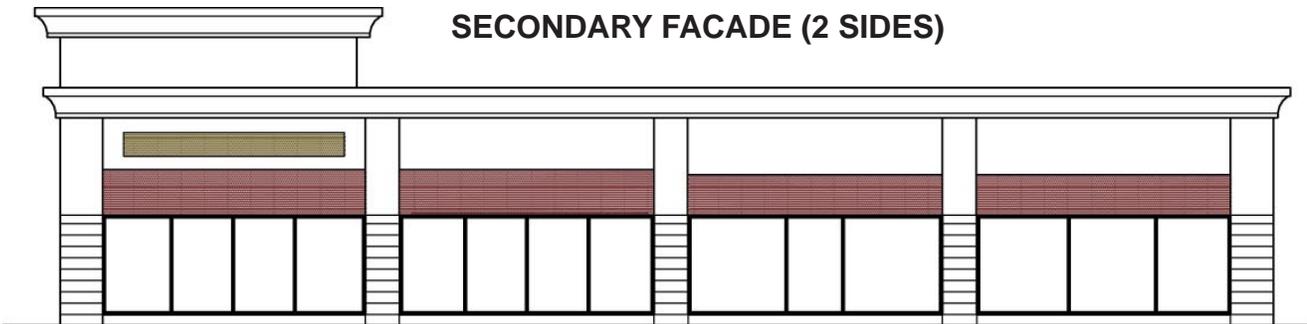
See Appendix A through E for various allowable building
mounted signs

PRIMARY FACADE (2 SIDES)

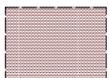


Scale: 1"=20'

SECONDARY FACADE (2 SIDES)



Scale: 1"=20'



Awning



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: 0.75 sqft.
per linear ft. of primary facade frontage.
0.5 sqft. per linear ft. of secondary.

Max. # of signs: 4 per primary facade,
2 per secondary facade, 12 per tenant

Max. area of any one sign: 0.75 sqft.
per linear ft. of frontage

Illumination: Backlight or white light, see
Appendices A through E

Sign Type: Building mounted

Max. Height: 30 in. for a single line of
copy and 45 in. for a double line of copy.
Signs will not be displayed any higher
than the roofline.

Max. Length: 25% of linear ft. of frontage
or 28', whichever is less

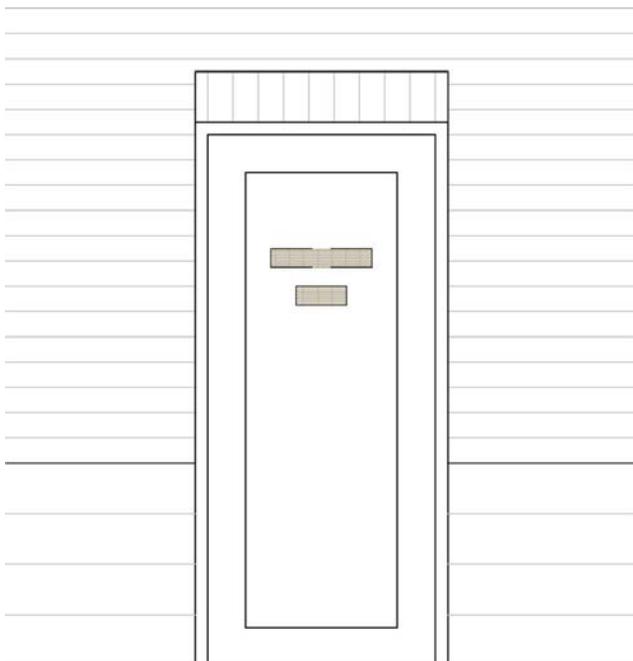
Z 6

service entrance door
signage

Section 5-1204(D)(3)(ii)
Business Signs (Signs of a character which have not been listed or described heretofore
provided they advertise only goods or services offered on the premises)

Sign Color: *White lettering*

Sign Materials: Die-cut vinyl letters, self-adhesive matte



Scale: 3/4"=1'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: *Dependant on characters in tenant name and address*

Max. # of signs: *1 per tenant*

Max. area of any one sign: *Dependant on characters in tenant name and address*

Illumination: *No illumination permitted*

Type Permitted: *Building mounted*

Max. Sign Height: *First line of copy to be mounted 5'-6" above the sidewalk*

Additional Requirements: *Copy shall be 3" high, pre-spaced, die-cut vinyl letters, self adhesive matte white, 3.5 mil. thickness equal to Scotchcal installed on rear tenant door. Spacing between lines of copy are not to exceed 3".*

Z₇

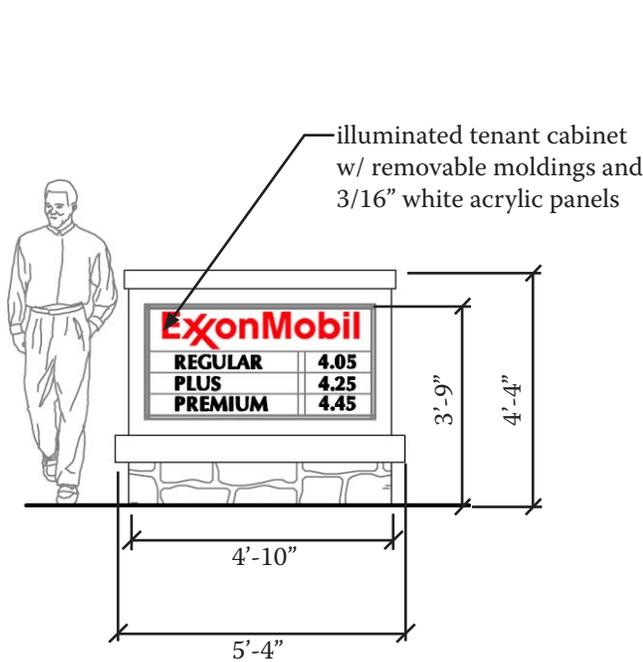
freestanding tenant signage

Section 5-1204(D)(3)(ii)
Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)

Sign Materials: Jaramite, natural stone

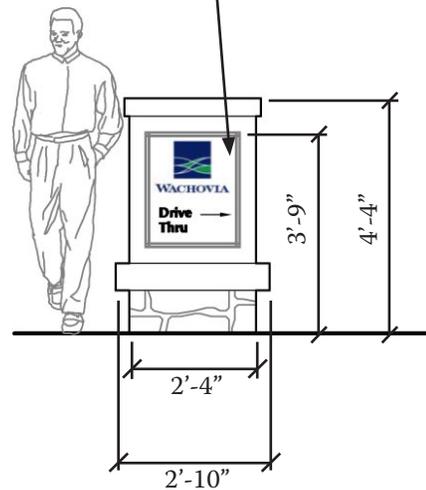
Sign Color: Per tenant signage program and subject to change with corporate branding

Landscape Elements: Shrubs, perennials, and annuals around base



Scale: 3/8"=1'

illuminated tenant cabinet w/ removable moldings and 3/16" white acrylic panels



Scale: 3/8"=1'

Guidelines

Total Aggregate Sign Area: 18 sqft.

Max. # of signs: 2 per tenant, tenant may have two small signs or one large sign

Max. area of any one sign: 9 sqft. (per side)

Max. Area of background structure: 12.25 sqft.

Max. height of background structure: 4'-4"

Illumination: Backlight or white light, see Appendix F

Type Permitted: Freestanding

Max. Sign Height: 3'-9"

Min. setback from right of way: 10 ft.

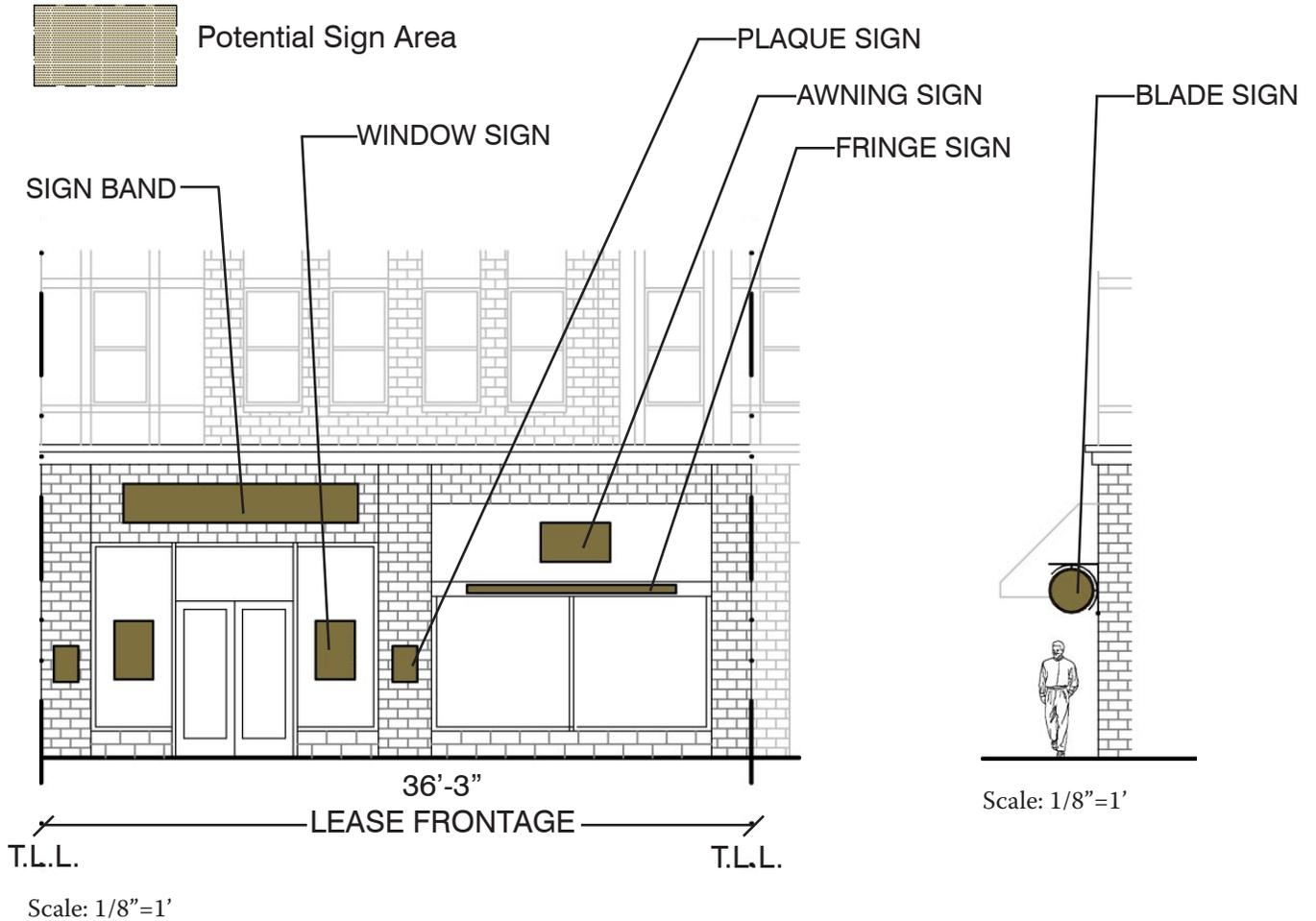
Additional Requirements: Freestanding tenant signage limited to pad site tenants

Locations:

1. Applicable to Buildings IV, V, VI, IX, VIII, X, XI, XII

Appendix A: sign options for D1, E1-0, E1-1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1 sign types

Example shown is for a typical inline retail tenant and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.



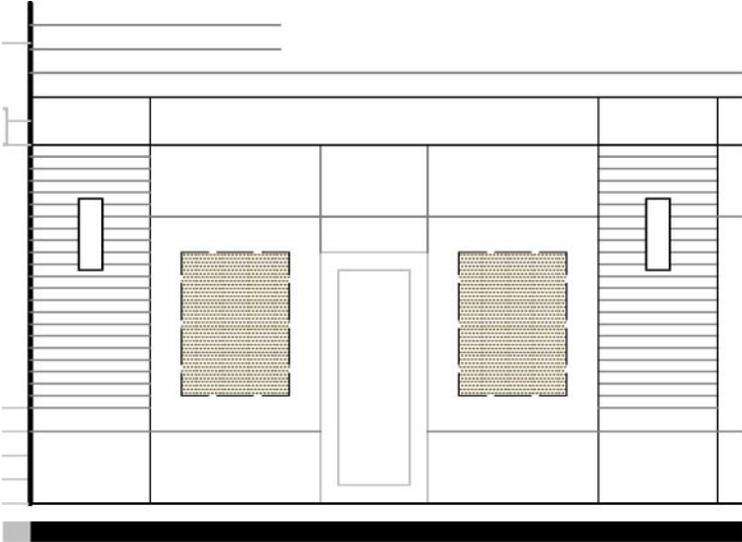
36'-3" OF LEASE FRONTAGE x 1.5 = 54 SF MAX. SIGNAGE AREA

- 1 - SIGN BAND @ 21.5 S.F. = 21.5 S.F.
- 2 - PLAQUE SIGNS @ 2.5 S.F. = 5 S.F.
- 2 - WINDOW SIGNS @ 6 S.F. = 12 S.F.
- 1 - AWNING SIGN @ 7.25 S.F.
- 1 BLADE SIGN @ 8.25 SF (BOTH SIDES)
- TOTAL = 54 S.F.

NOTE: ENTIRE SIGN AREA MAY BE USED IN SIGN BAND.
AWNINGS MAY BE LOCATED ABOVE EITHER WINDOW OR DOOR BAYS
FOR AWNING SIGN, PLAQUE SIGN, WINDOW SIGN, AND BLADE SIGN
LIMITS SEE APPENDIX B THROUGH APPENDIX E

Appendix B: window signage

Example shown is a typical inline retail tenant with the maximum size window signs permitted and is provided for clarification only.



Scale: 3/16"=1'



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area



Guidelines

Total Aggregate Sign Area: 24 sqft.
 max. at each public entrance

Max. # of signs: 2 per public entrance

Max. area of any one sign: 12 sqft.

Illumination: Backlit by interior lighting only

Type Permitted: Building mounted

Max. Height: Window signage only permitted in ground floor windows

Additional Requirements: No phone numbers, websites, e-mail addresses or advertisements permitted

Color: Colors will vary per tenant signage program and are subject to change with corporate branding.

Sign Materials: Etched, painted, silk-screened or vinyl letters applied to glass area, carved wood, glass or metal suspended within window area

Appendix C: blade signage

Provides identification for first floor tenants.

Sign Message: Tenant Name/Logotype

Sign Materials: Carved wood, metal, etched glass, or other similar materials. Double-sided only, single-sided blade signs not permitted, no plastic

Mounting Materials: Metal or wood brackets, tubes, chains, projecting from a wall or hung from an architectural element on the first floor. Brackets or other suspension devices shall compliment the sign style
* Brackets or other suspension devices shall not be computed as part of the allowable sign area, or sign height above sidewalk

Sign Colors: Per tenant signage program and subject to change with corporate branding



Guidelines

Total Aggregate Sign Area: 30 sqft.

Max. # of signs: 1 tenant blade per public entrance of building. Corner tenants allowed 2.

Max. area of any one sign: 15 sqft. (per side)

Illumination: White light, external lighting source that must be well shielded

Type Permitted: Building mounted

Max. Sign Height: Top of sign may be mounted a maximum height of 12 ft above the sidewalk; bottom of sign must be mounted at least 7 ft above the sidewalk. The blade sign itself may not exceed 3 ft. in height

Max. Projection from wall: 5 ft

Appendix D: plaque signage

Example shown is a typical inline retail tenant with the maximum size plaque signs permitted and is provided for clarification only.



PLAQUE SIGNS
2 SIGNS @ 2.5 Sf = 5 Sf TOTAL



Scale: 1/4"=1'

Guidelines

Total Aggregate Sign Area: 5 sf max. per public entrance

Max. Number of Signs: 2 per public entrance

Max. Area of Any One Sign: 2.5 sf

Illumination: None

Sign Type: Building Mounted

Sign Materials: Incised letters on carved wood, metal, glass, or other similar materials, no plastic

Color: Colors will vary per tenant signage program and are subject to change with corporate branding

Additional Requirements: No phone numbers, websites, e-mail addresses or advertisements permitted.

Appendix E: awning and eyebrow signage

Provides identification and shade for all first floor retail tenants

Sign Message: Tenant Name/Logotype, Product/Service Descriptor

Sign Materials: Canvas, fabric or similar type material, attached to a metal frame. Signs painted directly on canvas (sign envelope). No plastic or vinyl awnings permitted.

The awning's size is calculated by the width of the awning multiplied by the height plus the fringe area. The end panels do not count toward the calculation if the ends are approximately perpendicular to the building face. If the awning is of a semicircular or bullnose design, the entire surface area, plus fringe area, of the awning is calculated.

Sign Colors: Per tenant signage program and subject to change with corporate branding

Awning sign envelope shall be max. 1/8th of the total awning sf. Sign envelope on the fringe of the awning may fill 75% of the entire fringe. If a sign is painted on the end side of the awning, the sign envelope may fill 1/3rd of this area. Max. Fringe Height = 9 in.

Eyebrow signage allowed on flat metal awnings only and shall be made of aluminum channel letters. Eyebrow signage not to extend over the awning's edge. Max. Eyebrow Height = 18 in.



Guidelines

Total Aggregate Sign Area: None

Type Permitted: Building mounted

Max # of signs: 1 per window or door bay. Also permitted on rear entrance door.

Max. Height: 5 ft., Awnings should not be displayed any higher than tenant's leased area

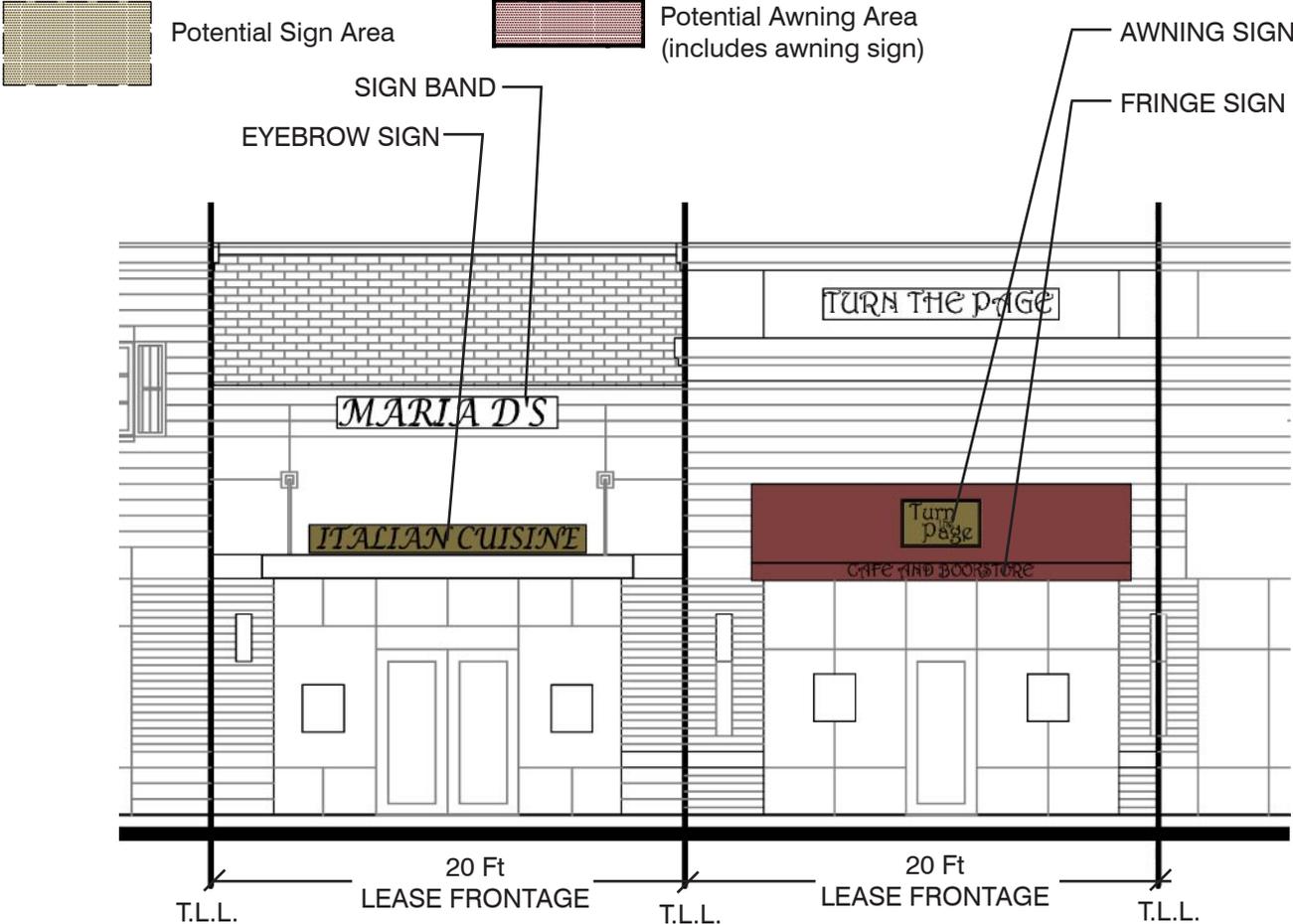
Max. area of any one sign: 200 sqft.

Additional Requirements: No greater than the widest window bay

Illumination: No lighting permitted

Appendix E: awning and eyebrow signage

Example shown is for a typical ground floor inline retail tenant with an awning and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.



Scale: 1/8"=1'

EYEBROW SIGNAGE

20 Ft LEASE FRONTAGE x 0.8 = 16 Ft LENGTH

MAX. HEIGHT OF LETTERS: 1.5 Ft

EYEBROW SIGN AREA = 15 X 1.5 = 22.5 SF

NOTE: EYEBROW SIGNAGE ON FRINGE IS PROHIBITED

AWNING SIGNAGE

20 Ft LEASE FRONTAGE x 0.8 = 15 Ft LENGTH

AWNING AREA= 53.33 SF (AWNING AREA DOES NOT COUNT TOWARDS AWNING SIGN AREA, PURSUANT TO GUIDELINES ON PAGE 47)

AWNING SIGN AREA = 53.33 X 1/8 = 6.66 SF

NOTE: FRINGE SIGN DOES NOT COUNT TOWARDS AGGREGATE SIGN AREA

Appendix F: lighting examples



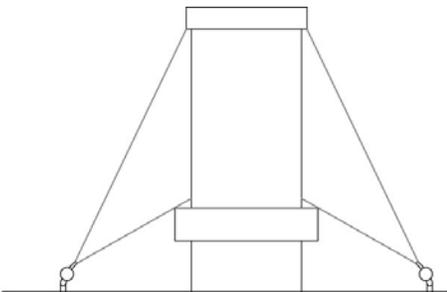
Examples of internally illuminated channel lit letters and internally lit cabinet signage located applicable to sign types: D1, E1-0, E1-1, M2, M3, N1-0, N1-1, N2, O1-0, O1-1, O2, S1-0, S1-1, S1-2, S2-0, S2-1, S2-2, Y1-0, Y1-1



Examples of internally illuminated channel lit letters and internally lit cabinet signage, to be located at the top floor of the building. Applicable to sign types: B1-0, C1-0

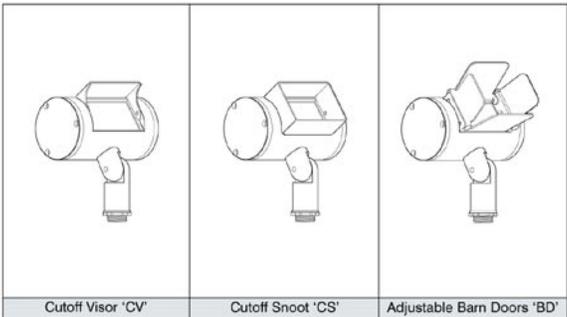


Typical uplight that will be used to illuminate sign types: A1, A2, A3, A4, F1, M1-0, M4



Scale: 3/4"=1'

Entrance Feature Section



Uplights to be placed in front of the sign area and will be directed only at the sign. The uplights will use both a rotating head and cutoff accessories to help contain and direct the light to the desired area. The lights that will be used are approximately 5" tall and 5" in length, use a 20-65 watt bulb, have a clear lens and a powdercoat finish.

Table 5-1204(D) Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A1 - Primary Entrance Sign	160 SF	5	60 SF			2	120 SF	5 FT	White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A2 - Secondary Entrance Sign	135 SF	15	60 SF			2	120 SF	5 FT	White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A3 - Primary Directional Sign	54 SF	5	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)		Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A4 - Secondary Directional Sign	38.25 SF	6	30 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
existing	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)	200 SF	1/facade	50 SF						Backlight		Building Mounted	Roofline	Sign must be located at the top floor of the building, otherwise max. area of sign is 20 SF. Name and message of signs on each facade must be the same
proposed	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories) B1-0 - Primary Office Signage	0.5 SF/1 linear ft of building frontage	2 per facade, no more than 3 signs	0.5 SF/1 linear ft of building frontage						Backlight		Building Mounted	Single line of copy 36" max., double line of copy 54" max. Roofline	Sign must be located at top of building. Name and message of signs on each facade must be the same

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3) (z) Hotel, Motel and Conference Center (6+ Stories)	90 SF	1/facade, no more than 3 signs	60 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF
proposed Section 5-1204(D)(3) (z) Hotel, Motel and Conference Center (6+ Stories) C1-0 - Primary Hotel Signage	1.25 SF per linear ft. of building frontage	10	0.75 SF per 1 linear ft of building frontage						Backlight		Building Mounted	Roofline	Sign must be located at the top floor of the building, otherwise max. sign area is 50 SF
existing Section 5-1204(D)(3)(v) Child Care Center	20 SF	2	10 SF			1.5	15 SF	6 FT	Backlight, none in Residential Districts		Freestanding Building Mounted	8 FT	
proposed Section 5-1204(D)(3)(v) Child Care Center D1 - Child Care Center Signage	1 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	3 per primary facade, 2 per secondary facade, 9 per tenant	1 SF per linear ft. of primary facade frontage						Backlight		Building Mounted	30" max. for single line of copy, 54" max. for double line of copy Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure)	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light		Freestanding Building Mounted	15 FT Roofline	
proposed Section 5-1204(D)(3)(ii) Business Signs E1-0 - Pad Site Retail Tenant Signage	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft of building frontage						Backlight or White Light		Building Mounted	30" max. for a single line of copy, 45" for a double line of copy Roofline	
existing Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure)	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light		Freestanding Building Mounted	15 FT Roofline	
proposed Section 5-1204(D)(3)(ii) Business Signs E1-1 Pad Site Retail Tenant Signage with Awning	0.75 SF per linear ft or primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft of frontage						Backlight or White Light		Building Mounted	30" max. for a single line of copy, 45" max. for double line of copy Roofline	

Table 5-1204(D) Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(c) Places of Worship	20 SF	2	10 SF			1.5	15 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	8 FT Roofline	Signs shall contain no advertising
proposed	Section 5-1204(D)(3)(c) Places of Worship F1 - Church Signage	20 SF	2	9 SF (each side)				15 SF	8 FT	White Light or Backlight	5 FT	Freestanding	8 FT	Signs shall contain no advertising
existing	Section 5-1204(D)(3)(c) Places of Worship	20 SF	2	10 SF			1.5	15 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	8 FT Roofline	Signs shall contain no advertising
proposed	Section 5-1204(D)(3)(c) Places of Worship F2 - Secondary Church Signage	20 SF	2	10 SF				15 SF	8 FT	None	5 FT	Freestanding	8 FT	Signs shall contain no advertising
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M1 - Primary Entrance Sign	64 SF	1	32 SF				103 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	One sided only; sign shall contain no advertising

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)		Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M1-1 - Vehicular Entrance Sign	60 SF	1	56.5 SF				184 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	One sided only; sign shall contain no advertising
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M2 - Primary Retail Sign	328 SF	2	164 SF (Each side)				112 SF (Each side)	19'-6"	Backlight or White Light	10 FT	Freestanding	21'-6"	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure		Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements	
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure						Max. Height of Background Structure
existing Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M3 - Secondary Retail Sign	60 SF	1	40.25 SF				92 SF	8 FT 5 IN	Backlight or White Light	10 FT	Freestanding	15 FT	One sided only; sign shall contain no advertising
existing Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M4 - Primary Directional Sign	60 SF	3	20 SF				45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	One sided only; sign shall contain no advertising

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)		Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	60 SF	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	15 FT Roofline	Total sign area excludes federally mandated gasoline price posting
proposed	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair) N1-0 - Primary Service Station Signage	1.5. SF per linear ft or primary facade frontage. 1 SF per linear ft. of secondary facade frontage	5 per primary facade, 3 per secondary facade, 10 per tenant	1.5. SF per linear ft of facade frontage						Backlight		Building Mounted	Roofline	Primary service station signage only applies to facades with a public entrance. Secondary service station signage is limited to sides and rear of building; side and rear facades of service station & car wash count as one facade. Rear facades of service station & car wash count as one facade.
existing	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	60 SF	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	15 FT Roofline	Total sign area excludes federally mandated gasoline price posting
proposed	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair) N2 - Service Station Canopy Signage	0.75 SF per linear ft. of canopy	1 per facade, no more than 3 total	0.75 SF per linear ft. of canopy						Backlight		Building Mounted	Roofline	Total sign area excludes federally mandated gasoline price posting

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O1-0 - Pad Site Retail Tenant Signage	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O1-1 - Pad Site Retail Tenant Signage with Awning	0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O2-0 - Pad Site Retail Tenant Canopy Signage	0.75 SF per linear ft. of canopy frontage.	1 per canopy	0.75 SF per linear ft. of canopy frontage						Backlight or White Light		Building Mounted	30" for a single line of copy. Displayed at canopy height	
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S1-0 - Primary Inline Retail Tenant Front Signage	1.75 SF per linear ft. of building frontage.	20	1.75 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy. Displayed at canopy height Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S1-1 - Inline Retail Tenant Front Signage	1.5 SF per linear ft. of building frontage	5 Signs per public entrance	1.5 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Signs not to be displayed higher than 6" below 2nd floor windows or cornice line, dependant upon architecture	
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S1-2 - Inline Retail Tenant Signage with Awning	1 SF per linear ft. of building frontage	3 signs per public entrance	1 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Signs not to be displayed higher than 6" below 2nd floor windows or cornice line, dependant upon architecture	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-0 - Primary Inline Retail Tenant Rear Signage	1.5 SF per linear ft. of building frontage	2	1.5 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-1 - Inline Retail Tenant Signage with Awning	1 SF per linear ft. of building frontage	1 per tenant	1 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-2 - Inline Retail Tenant Rear Signage with Awning	0.75 SF per linear ft. of building frontage	1 per tenant	0.75 SF per linear ft. of building frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses Y1-0 - Pad Site Restaurant Signage	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of frontage						Backlight or White Light		Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure		Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure					
existing Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light	Building Mounted	Roofline	
proposed Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses Y1-1 - Pad Site Restaurant Signage with Awning	0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of frontage						Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline	

Table 5-1204(D) Sign Requirements Matrix

LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
				Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure)	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Free-standing Building Mounted	15 FT Roofline	
proposed Section 5-1204(D)(3)(ii) Business Signs Z6 - Service Entrance Door Signage	Dependant on characters in tenant name and address	1 per tenant	Dependant on characters in tenant name and address						None		Building Mounted	1st line of copy shall be 5'-6" above sidewalk,	Copy shall be 3" high pre-spaced, die-cut vinyl letters, self-adhesive matte white, 3.5 mil. thickness equal to Scotchcal installed on rear tenant door. Spacing between lines of copy are not to exceed 3"
existing Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure)	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Free-standing Building Mounted	15 FT Roofline	
proposed Section 5-1204(D)(3)(ii) Business Signs Z7 - Freestanding Tenant Signage	60 SF	2 per tenant. One large sign or two small signs	20 SF				12.25 SF	4 FT 4 IN	Backlight or White Light	10 FT	Free-standing	15 FT	Freestanding tenant signage limited to pad site tenants

Sign Plan

Proposed Signage and Regulations										
Sign Type	Code	Max. Area of Signage	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Building Frontage	Max. Height of Signage	Background Color	Lighting	Sign Type	Max. Height (See Note 3)
A1 - Primary Entrance Sign	Section 5-1204(D)(3)(ii) PD-OP and PD-RDP Development Entrance Signs	160 SF	5	32 SF	103 SF	5 FT	White Light	Ground Mounted		4 FT 4 IN
A2 - Secondary Entrance Sign	Section 5-1204(D)(3)(ii) PD-OP and PD-RDP Development Entrance Signs	135 SF	15	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted		3 FT 9 IN
A3 - Primary Directional Sign	Section 5-1204(D)(3)(ii) PD-OP and PD-RDP Development Entrance Signs	54 SF	5	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted		3 FT 9 IN
A4 - Secondary Directional Sign	Section 5-1204(D)(3)(ii) PD-OP and PD-RDP Development Entrance Signs	38.25 SF	6	6.375 SF	9.5 SF	4 FT 4 IN	White Light	Ground Mounted		3 FT 9 IN
B1-0 - Primary Office Signage	Section 5-1204(D)(3)(ii) Office - Building ID Sign (4-5 Stories)	0.5 SF/1 linear ft. of building frontage	2 per facade, no more than 3 signs	0.5 SF/1 linear ft. of building frontage				Backlight	Building Mounted	Single line of copy 36" max., double line of copy 54" max.
C1-0 - Primary Hotel Signage	Section 5-1204(D)(3)(ii) Hotel, Motel and Conference Center - (6+ stories)	1.25 SF per linear ft. of building frontage	10	0.75 SF per 1 linear ft. of building frontage				Backlight	Building Mounted	Roofline
D1 - Child Care Center Signage	Section 5-1204(D)(3)(ii) Child Care Center	1.5 SF per linear ft. of primary facade frontage, 0.75 SF per linear ft. of secondary facade frontage	3 per primary facade, 2 per secondary facade, 9 per tenant	1.5 SF per linear ft. of primary facade frontage				Backlight	Building Mounted	30' max. for single line of copy, 54' max. for double line of copy
E1-0 - Pad Site Retail Tenant Signage	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	1.5 SF per linear ft. of primary facade frontage, 0.75 SF per linear ft. of secondary facade frontage	5 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' max. for a single line of copy, 45' for a double line of copy
E1-1 - Pad Site Retail Tenant Signage with Awnings	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	1.75 SF per linear ft. of primary facade frontage, 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' max. for a single line of copy, 45' for a double line of copy
F1 - Church Signage	Section 5-1204(D)(2)(c) Places of Worship	18 SF	2	9 SF	12.25 SF	4 FT 4 IN	Backlight or White Light	Freestanding		3 FT 9 IN
F2 - Secondary Church Signage	Section 5-1204(D)(2)(c) Places of Worship	8 SF	2	4 SF	N/A	6 FT 0 IN	None	Freestanding		5 FT 6 IN
M1 - Primary Entrance Sign	Section 5-1204(D)(3)(i) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	64 SF	1	32 SF	103 SF	5 FT	White Light	Freestanding		4 FT 4 IN
M1-1 - Vehicular Entrance Sign	Section 5-1204(D)(3)(i) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	56.5 SF	1	56.5 SF	184 SF	6 FT 8 IN	White Light	Freestanding		5 FT 9 IN
M2 - Primary Retail Sign	Section 5-1204(D)(3)(i) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	329 SF	2	164 SF (Each side)	112 SF (Each side)	19'-6"	Backlight or White Light	Freestanding		21'-6"
M3 - Secondary Retail Sign	Section 5-1204(D)(3)(i) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	40.25 SF	1	40.25 SF	92 SF	8 FT 5 IN	Backlight or White Light	Freestanding		8 FT 5 IN
M4 - Primary Directional Sign	Section 5-1204(D)(3)(i) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	27 SF	3	9 SF	12.25 SF	4 FT 4 IN	White Light	Freestanding		3 FT 9 IN
N1-0 - Primary Service Station Signage	Section 5-1204(D)(3)(ii) Auto Service Station (including convenience store, car wash & repair)	1.5 SF per linear ft. of primary facade frontage, 1 SF per linear ft. of secondary facade frontage	5 per primary facade, 3 per secondary facade, 10 per tenant	1.5 SF per linear ft. of facade frontage				Backlight	Building Mounted	Roofline
N2 - Service Station Canopy Signage	Section 5-1204(D)(3)(ii) Auto Service Station (including convenience store, car wash & repair)	0.75 SF per linear ft. of canopy	1 per facade, no more than 3 total	0.75 SF per linear ft. of canopy				Backlight	Building Mounted	Roofline
O1-0 - Pad Site Retail Tenant Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of primary facade frontage, 0.75 SF per linear ft. of secondary facade frontage	5 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
O1-1 - Pad Site Retail Tenant Signage with Awnings	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of primary facade frontage, 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
O2-0 - Pad Site Retail Tenant Canopy Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of canopy frontage	1 per canopy	0.75 SF per linear ft. of canopy frontage				Backlight or White Light	Building Mounted	30' for a single line of copy. Signs not to be displayed higher than 6' below 2nd floor windows or cornice line, dependant upon architecture
S1-0 - Primary In-line Retail Tenant Front Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.75 SF per linear ft. of building frontage	20	1.75 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
S1-1 - In-line Retail Tenant Front Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of building frontage	5 Signs per public entrance	1.5 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
S1-2 - In-line Retail Tenant Front Signage with Awnings	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1 SF per linear ft. of building frontage	3 signs per public entrance	1 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
S2-0 - Primary In-line Retail Tenant Rear Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of building frontage	2	1.5 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
S2-1 - In-line Retail Tenant Rear Signage with Awnings	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1 SF per linear ft. of building frontage	1 per tenant	1 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
S2-2 - In-line Retail Tenant Rear Signage with Awnings	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of building frontage	1 per tenant	0.75 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
Y1-0 - Pad Site Restaurant Signage	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of building frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
Y1-1 - Pad Site Restaurant Signage with Awnings	Section 5-1204(D)(3)(ii) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of primary facade frontage, 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of building frontage				Backlight or White Light	Building Mounted	30' for a single line of copy, 45' for a double line of copy
Z6 - Service Entrance Door Signage	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	Dependant on characters in tenant name and address	1 per tenant	Dependant on characters in tenant name and address				None	Building Mounted	1st line of copy shall be 5'-4" above sidewalk.
Z7 - Freestanding Tenant Signage	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises)	18 SF	2 per tenant. One large sign or two small signs	9 SF (each side)	12.25 SF	4 FT 4 IN	Backlight or White Light	Freestanding		3 FT 9 IN



Sign Legend

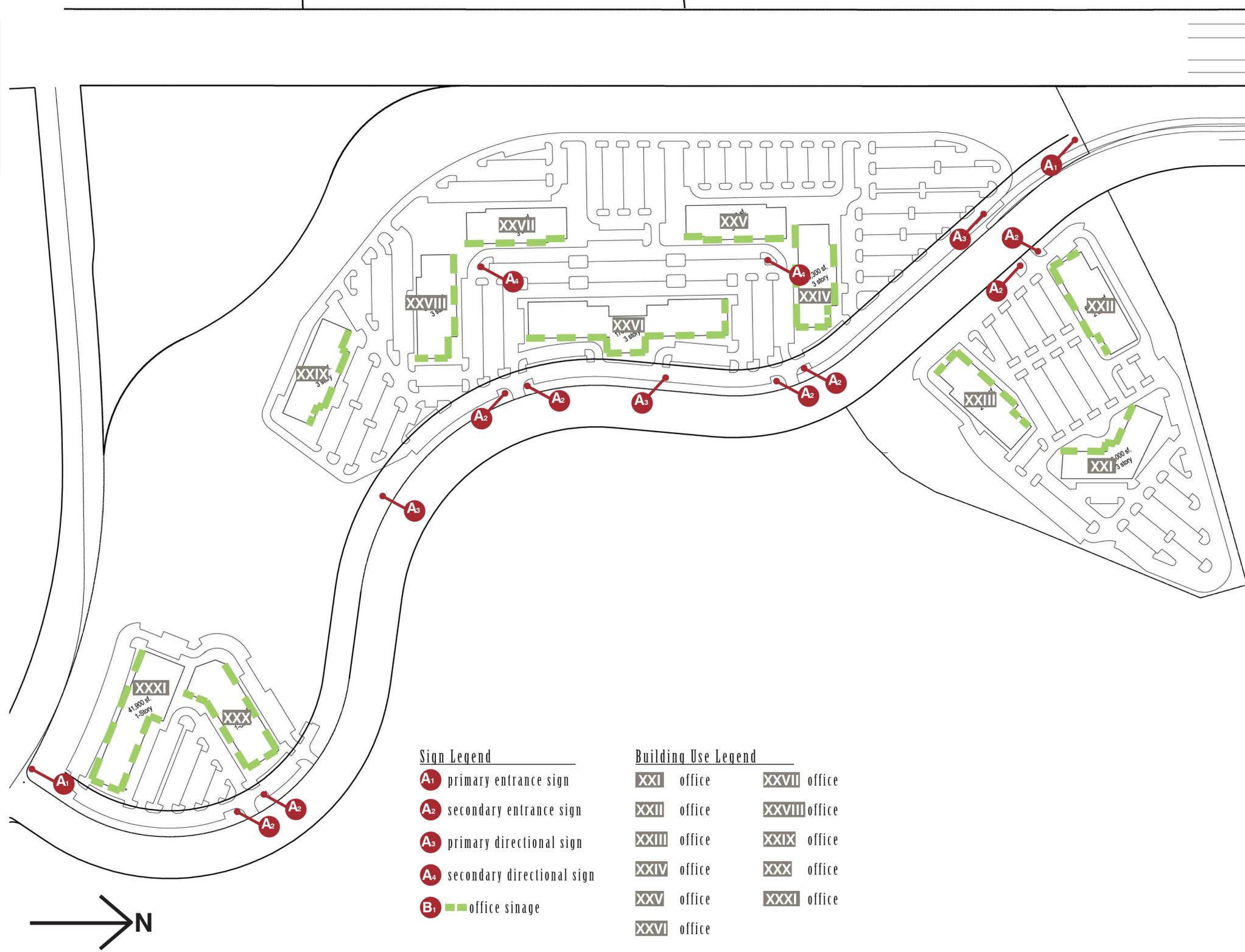
- A1** primary entrance sign
- D1** child care center signage
- M2** primary retail sign
- O1** pad site retail tenant signage
- A2** secondary entrance sign
- E1** pad site retail tenant signage
- M3** secondary retail sign
- O2** pad site retail tenant canopy signage
- A3** primary directional sign
- F1** church signage
- M4** primary directional sign
- S1** inline retail tenant front signage
- A4** secondary directional sign
- F2** secondary church signage
- N1** service station signage
- S2** inline retail tenant rear signage
- B1** office signage
- M1** primary entrance sign
- N2** service station canopy signage
- C1** hotel signage
- M1-1** vehicular entrance sign
- Y1** pad site restaurant signage

Building Use Legend

- I** office
- XIV** office
- II** office
- XV** office
- III** office
- XVI** office
- IV** restaurant
- XVII** office
- V** pad site retail
- XVIII** office
- VI** pad site retail
- XIX** office
- VII** inline retail
- XX** hotel
- VIII** pad site retail
- XXII** existing church
- IX** service station
- X** daycare
- XI** pad site retail
- XII** pad site restaurant
- XIII** office

Sign Plan

Proposed Signage and Regulations									
Sign Type	Local Use/Sign Category	Max. Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Max. Area of Structure	Max. Height of Background Structure	Illumination	Sign Type	Max. Height (See Note 3)
A1 - Primary Entrance Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(i) PD-OP and PD-RDP Development Entrance Signs	160 SF	5	32 SF	103 SF	5 FT	White Light	Ground Mounted	4 FT 4 IN
A2 - Secondary Entrance Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(i) PD-OP and PD-RDP Development Entrance Signs	135 SF	15	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A3 - Primary Directional Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(i) PD-OP and PD-RDP Development Entrance Signs	54 SF	5	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A4 - Secondary Directional Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(i) PD-OP and PD-RDP Development Entrance Signs	38.25 SF	6	6.375 SF	9.5 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
B1-0 - Primary Office Storage PD-OP and PD-RDP	Section 5-1204(D)(3)(iv) Office - Building ID Sign (4.5 Series)	0.5 SF/1 linear ft of building frontage	2 per facade, no more than 3 signs	0.5 SF/1 linear ft of building frontage			Backlight	Building Mounted	Single line of copy 36" max., double line of copy 54" max. Roofline



- | Sign Legend | | Building Use Legend | |
|----------------------|----------------------------|---------------------|--------|
| A₁ | primary entrance sign | XXI | office |
| A₂ | secondary entrance sign | XXII | office |
| A₃ | primary directional sign | XXIII | office |
| A₄ | secondary directional sign | XXIV | office |
| B₁ | office signage | XXV | office |
| | | XXVI | office |
| | | XXVII | office |
| | | XXVIII | office |
| | | XXIX | office |
| | | XXX | office |
| | | XXXI | office |