

# HALL'S CORNER JEROME TOWNSHIP - OHIO



## DETAILED DEVELOPMENT PLAN TEXT AND EXHIBITS

MAY 2007



**Faris Planning & Design**

LAND PLANNING & LANDSCAPE ARCHITECTURE  
855 Grandview Avenue Suite 230 Columbus, OH 43215  
p (614) 487-1964 f (614) 487-1975

SMITH & HALE  
ATTORNEYS AND COUNSELORS AT LAW

TRAFFIC ENGINEERING  
SERVICES, INC.

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
1. SECTION 1 - INTRODUCTION AND INTENT OF THE DETAILED DEVELOPMENT PLAN (“DDP”) .....	1-1
2. SECTION 2 - DEFINITIONS.....	2-1
3. SECTION 3 - DEVELOPMENT STANDARDS .....	3-1
A. Intent... ..	3-1
B. Site Design .....	3-1
C. Pedestrian Orientation .....	3-2
D. Development Standards .....	3-2
4. SECTION 4 - LANDSCAPE AND IRRIGATION DESIGN STANDARDS....	4-1
A. Minimum Landscape Sizes (At Installation) .....	4-1
B. Parking Area Screening and Landscape Requirements .....	4-1
C. Street Tree Requirements. ....	4-1
E. Loading and Service Area Screening .....	4-2
F. Building Landscape Requirements. ....	4-2
G. Screening .....	4-3
5. SECTION 5 - ARCHITECTURAL DESIGN STANDARDS.....	5-1
A. General.....	5-1
B. Design Strategies .....	5-2
6. SECTION 6 – GRAPHICS / SIGNAGE DESIGN STANDARDS .....	6-1
A. Intent .....	6-1
B. Sign Types .....	6-1
C. Shopping Center Identification Signage.....	6-2
D. Retailer Signage.....	6-2
E. Prohibited Signs.....	6-5
7. SECTION 7 - MAINTENANCE FOR HALL’S CORNER.....	7-1
A. Intent .....	7-1
B. Maintenance Schedule .....	7-1

## **EXHIBITS**

- EXHIBIT 1-1 - Master Plan**
- EXHIBIT 1-2 - Legal Description**
- EXHIBIT 3-1 - Light Fixtures and Specifications**
- EXHIBIT 3-2 - Exceptions**
- EXHIBIT 4-1 - Landscape Sections and Elevations**
- EXHIBIT 4-2 - Allowable Plant Species**
- EXHIBIT 5-1 - Architectural Theme**
- EXHIBIT 5-2 - Materials / Colors Specifications**
- EXHIBIT 5-3 - Site Amenities Specifications**
- EXHIBIT 6-1 - Site Signage Location Plan**
- EXHIBIT 6-2 - Joint Identification Signage Design**
- EXHIBIT 6-3 - Permitted Building Signage Areas**

## **SECTION 1 - INTRODUCTION AND INTENT OF THE DETAILED DEVELOPMENT PLAN (“DDP”)**

Hall’s Corner is a regional power shopping center designed to promote a vibrant, dynamic and successful pedestrian retail environment. Hall’s Corner is approximately fifty-four (54) acres and is located at the North East Quadrant of Post Road (SR 161) and U.S. Highway 33 and is bordered by U.S. Highway 33 on the west and Hyland-Croy Road on the east. See Exhibit 1-1 – Master Plan

Hall’s Corner will provide a unique pedestrian shopping experience consisting of a variety of national, regional and local retailers with a wide range of square foot requirements. Architectural standards are intended to set a high quality of design compatibility throughout Hall’s Corner and establish a commercial destination, demonstrating a clearly defined retail district. Building architecture, landscaping, plaza areas, pedestrian pathways and boundaries collectively establish a sense of retail community and human scale.

The Detailed Development Plan consists of this Detailed Development Plan Text and the Exhibits listed on Page EX-1 and constitutes the Detailed Development Plan (“DDP”) for the property (Exhibit 1-2 – Legal Description), pursuant to Section 619 of the Jerome Township Zoning Resolution. If there is an omission in these documents with respect to any property development regulations or a property development regulation is not specifically mentioned, the applicable Jerome Township code requirement shall apply. All references to other Township Codes shall also include any amendments made to those codes from time to time.

## SECTION 2 - DEFINITIONS

The following definitions shall apply for this project. Where a Section number is referenced, it shall refer to the Jerome Township Zoning Resolution published on January 2006 and indicates that the definition stated is as provided in the Zoning Resolution. Any term not defined in this Section 2 or elsewhere in the Detailed Development Plan Text shall have the meanings found in the Jerome Township Zoning Resolution published on January 2006.

**ADVERTISING.** Any form of public announcement intended to aid, directly or indirectly, in the sale, use, or promotion of a product, commodity, service, activity, or entertainment.

**AGGREGATE GRAPHIC AREA.** The accumulated or total graphic area of all existing and proposed signage of a single type (ground, projecting or wall) utilized on a given building frontage or property frontage.

**ANCHOR RETAILER.** A single retailer building larger than 80,000 square feet.

**ANIMATED SIGN.** A sign that utilizes motion of any part by any means, or displays flashing, oscillating, or intermittent lights.

**BANNER.** A sign having the characters, letters, or illustrations applied to cloth, paper, or fabric of any kind, with only that material for backing.

**BUFFER ZONE.** A land area that cannot be included in the front, side or rear yard dimensions. This area must be in addition to the standard yard dimensions. It must be landscaped and / or mounded to provide a visual barrier. (§ 1265)

**BUILDING.** Any structure, designated or intended for the support, enclosure, shelter, or protection of persons, animals, chattels or property. (§ 1203)

**BUILDING, HEIGHT OF.** The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of mansard roof, or to the mean height level between eaves and ridge from gable, hip or gambrel roofs. (§ 1205)

**CANOPY SIGN.** A sign attached to or hung from a canopy or covered structure projecting from and supported by a building, when that canopy or covered structure extends beyond the building, building line, or property line.

**DIRECTORY SIGN.** A sign that identifies tenants in shopping centers, office, and/or industrial parks both as to identity, location and functional use. Directory signs are designed to expedite ease of locating retailers within shopping centers. These signs may be designed to accommodate either pedestrians or motorists or both.

**ERECTED.** Includes built, constructed, reconstructed, moved upon, or any physical operations on the premises required for building. Excavation, fill, drainage, and the like shall be considered a part of erection.

**FACADE.** The entire building front, including main street wall face, including any parapet but not including glass or open areas.

**FLOOR AREA** shall mean the gross floor area inside of the exterior walls.

**FRONTAGE OF A BUILDING.** The side or wall of a building approximately parallel and nearest to a street.

**FRONTAGE OF A PROPERTY.** The lot line that abuts a street or separates the lot from a street.

**GRAPHIC.** Any communication designed to be seen from any public place utilizing letters, words, numbers, symbols, pictures, color, illumination, geometric or non-geometric shapes or planes. The term “graphic” specifically includes the term “sign”, architectural decoration, mural, sculpture, show window display and outline lighting.

**GRAPHIC AREA.** The entire area enclosing the limits of wording, representation, emblem, or any figure or similar character, any of which form an integral part of the display or serves to differentiate such display from the structure to which it is affixed. Any background materials, color or area defined by a border or a frame shall be included as part of the Graphic Area.

**GROUND SIGN** or **FREESTANDING SIGN.** A self-supported structure not attached or affixed in any way to a building or any other structure with concealed means of support.

**ILLUMINATED SIGN.** Any sign having characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes designed for that purpose, whether or not the lights or tubes are physically attached to the sign.

**INLINE RETAILER.** Any retailer located adjacent to or abutting one another within a shopping center with a shared common parking field in front and a shared loading and service area in the rear.

**INTERNAL ILLUMINATION.** A light source concealed or contained within the sign that becomes visible by shining through a translucent surface.

**JOINT IDENTIFICATION SIGN.** A sign intended to provide identity (by name, logo, type, graphics or other symbols) of two or more uses in a building or property. (§1237).

**JUNIOR ANCHOR.** A single retailer building ranging from 12,000 square feet up to just under 80,000 square feet.

**LOT.** A lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street and may consist of:

1. A single lot of record
2. A portion of a lot of record
3. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record
4. A parcel of land described by metes and bounds

(§1216).

**LOT COVERAGE.** Percentage of lot coverage shall be the ratio of enclosed ground floor area of all buildings to the horizontally projected area of the lot, expressed as frontage. (§ 1217)

**NAMEPLATE SIGN.** A sign indicating the name, profession, or address of a person or persons residing on the premises or legally occupying the premises.

**NONCOMMERCIAL DIRECTION SIGN or INFORMATION SIGN.** A sign located on and relating to an activity on the premises upon which the sign is located; such as "Entrance," "Exit," "Caution," and "No Trespassing."

**OCCUPIED.** Includes arranged, designed, built, altered, converted, rented, leased, or intended to be **OCCUPIED**.

**OUTPARCEL.** A parcel of land that is two (2) acres or less situated away from and being external to the main parcel, which allows for an open, non-cluttered, and unobstructed frontage.

**PARAPET.** A wall-extension above the roof line of a building.

**PARKING SPACE, OFF-STREET.** An off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. (§ 1226)

**PERMANENT SIGN.** Any sign, which when installed, is intended for permanent use. For the purposes of this subchapter any sign with an intended use in excess of three months from the date of installation shall be deemed a **PERMANENT SIGN**.

**PRIMARY BUILDING FACE.** The front of the building or that face of the building, which provides primary customer access.

**PRIMARY FRONTAGE.** That frontage designated by the owner/occupant to be his primary use, when his business faces on two streets of at least secondary arterial designation.

**PUBLIC SAFETY SIGNS.** Signs regarding the amount of cash in the register or the safe, as well as the hours of operation, open/closed, and emergency notification phone numbers, which are required by the city (public safety signs) are permitted for all businesses in the city provided that they do not exceed three square feet in size.

**SETBACK.** The minimum distance between the street line, or base building line, and the front line or side line of the building or any projection thereof, excluding projections specifically permitted.

**SHOPPING CENTER IDENTIFICATION SIGN.** A sign that identifies the construction of a building or a building complex.

**STOREFRONT.** The entire lineal distance from the centerline of a retailer's demising walls.

**STREET.** A public thoroughfare 20 feet or more in width, which affords the principal means of access to abutting property.

**SIGN.** A device or representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

**SIGN AREA.** The square-foot area enclosed by the perimeter of the aggregate sign face. When a sign, composed of letters only, is designed to be compatible with a particular architectural style, the sign area is the sum of the area of the smallest contiguous rectangles or circles capable of containing one letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters.

**SIGN FACE.** That part of the sign that is or can be used for communication purposes visible from one direction.

**STRUCTURE.** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. (§ 1238)

**TEMPORARY SIGN.** Any sign intended for use not permanent in nature. For the purposes of this subchapter any sign with an intended use of three months or less shall be deemed a **TEMPORARY SIGN**.

**UNDER-CANOPY SIGN.** A sign permanently affixed to the underside of a canopy.

**USE.** The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained. (§ 1239)

**WALL SIGN.** A sign, which is approximately parallel to and supported by any wall or other enclosure.

**WINDOW SIGN.** Any sign mounted to the interior or exterior of a window or any sign greater than three square feet in size, which is mounted within three feet of the window surface, in the interior of a building and located or lighted so as to attract attention from the exterior of the business.

**YARD.** A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three feet above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility. (§ 1241)

(1) **FRONT YARD.** A yard extending between side lot lines across the front of a lot adjoining a public street. (§ 1242)

(2) **SIDE YARD.** A yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot farthest from the intersection of the lot line involved with the public street. (§ 1243)

(3) **REAR YARD.** A yard extending across the rear of the lot between inner side yard lines. (§ 1244)

## SECTION 3 - DEVELOPMENT STANDARDS

### A. Intent

The primary purpose of these development standards is to create planning and design criteria for the development of Hall's Corner. See Exhibit 1-1, Master Plan.

### B. Site Design

The site is organized as two large groups of buildings facing each other across a common site amenity, the creek (Gordon Tri-County Ditch). The open space, which is created in the center, also organizes a district of smaller buildings, which are likely restaurants, cafés or bank buildings. This district of smaller buildings preserves the view corridors between the project, and also contributes to the ability to walk the site.

The Hyland-Croy Road frontage is set back, and utilizes a series of water features, which are also retention ponds, relating to the existing pattern of development along the road. This buffer zone, which is created along the Hyland-Croy frontage, is significant, and will effectively mitigate the proximity to existing residential development.

The site architecture incorporates layers of connectivity, related districts and holistic vision.

### C. Pedestrian Orientation

#### 1. Pedestrian Convenience and Safety

Pedestrian movement and safety shall be a priority in the development of Hall's Corner. Internal roadways shall be "pedestrian friendly" including the use of pavers or concrete materials, wide sidewalks, traffic calming vehicular lanes, and well-marked pedestrian walkways and crossings. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses. All retailers that are a part of Hall's Corner shall comply with the Zoning Resolution with respect to level of noise.

#### 2. Promotion of Pedestrian Activity

Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage the patronage of multiple establishments and longer stays within the project area. These areas shall provide seating, outdoor dining and gathering spaces. Other site elements such as a

pedestrian bridge over the Gordon Tri-County Ditch shall be used to further create the vibrant town center shopping experience and outdoor strolling environment.

3. Sidewalks

To encourage the pedestrian context, all shopping center sidewalks shall be a minimum of five (5) feet wide. Along the main north-south axis, sidewalks shall be located on one side of the street and shall incorporate street tree plantings. Additional sidewalks in front of the retail stores and a major connection between the Anchors provides for pedestrian movements throughout the shopping center. All sidewalks will conform in finish and jointing with established standards of Hall's Corner. Paver or concrete crosswalks and sidewalks shall be permitted throughout the development at all intersections. Such crossings shall be clearly marked with directional and safety signage directed to both pedestrians and vehicles.

4. Streetscape

Street furnishings such as benches, trash receptacles, light fixtures, bollards, planters, etc., shall create a unifying theme throughout the site. Canopies for pedestrian areas are encouraged for shading and scale and may encroach building setback lines where appropriate under the circumstances. Facades shall be "active" to encourage pedestrian traffic throughout Hall's Corner.

5. Traffic Calming

All roads within Hall's Corner shall be privately owned. High-speed traffic shall be discouraged by use of traffic calming devices such as decorative or concrete pavers, scale of streetscape, signage and other appropriate means.

D. Development Standards

1. Hall's Corner shall comply with Jerome Township approved Planned Unit Development ("PUD") regulations unless otherwise specified herein or in Exhibit 3-2 - Exceptions.

2. Permitted Uses

The permitted uses for Hall's Corner shall be those listed in Zoning District B-13 – Retail Store and Zoning District B-14 – Heavy Retail in the Jerome Township Zoning Resolution published in January 2006. Auto dealers shall not be a permitted use for this shopping center.

3. Master Plan Modifications

The building footprints shown on the Master Plan may be modified so long as the setbacks, number of parking spaces and lot coverage comply with the requirements set forth in this Detailed Development Plan Text. The orientation of the anchor retailers to the site shall remain as shown on the Master Plan attached as Exhibit 1-1.

4. Maximum / Minimum Building Height

a. Anchor Retailers. The Anchor Retailers shall have a maximum height of forty-five (45) feet, excluding architectural tower elements and a minimum height of thirty (30) feet. The architectural tower elements shall not exceed sixty (60) feet.

b. Junior Anchors. The Junior Anchors shall have a maximum height of forty-four (44) feet, excluding architectural tower elements, and a minimum height of twenty-eight (28) feet. The architectural tower elements shall not exceed fifty-four (54) feet. At no time shall the maximum height of the Junior Anchor buildings exceed the height of the Anchor Retailers.

c. Inline Retailers. Inline Retailers shall have a maximum height of thirty-two (32) feet and a minimum height of twenty-three (23) feet. At no time shall the maximum height of the Inline Retailers exceed the height of the Junior Anchors.

d. Specialty (B-Shop) Buildings. Specialty (B-Shop) Buildings shall have a maximum height of thirty-two (32) feet and a minimum height of twenty-three (23) feet. At no time shall the Specialty (B-Shop) Buildings exceed the height of the building listed in subsection (a), (b) and (c) immediately above.

e. Other Architectural Structures. Other structures not connected to an occupied building, such as towers, and other architectural features shall be limited to sixty (60) feet in height.

5. Minimum Setback Requirements shall be as depicted on Exhibit 1-1 – Master Plan and as listed below:

a. Setbacks Abutting U.S. Highway 33

Fifteen (15) Foot Setback for Parking, Signs and Architectural Structures

Forty (40) Foot Landscape Buffer Setback

Fifty (50) Foot Building Setback

- b. Setbacks Abutting Hyland-Croy Road
  - Twenty (20) Foot Setback for Parking, Signs and Architectural Structures
  - Fifty (50) Foot Building Setback
- c. Setbacks Abutting Weldon Road
  - Five (5) Foot Setback for Parking, Signs and Architectural Structures
  - Forty (40) Foot Building Setback
- d. Setbacks Abutting Adjacent Property Owner to the South (Hawkins Parcel)
  - Five (5) Foot Setback for Parking, Signs and Architectural Structures
  - Forty (40) Foot Building Setback
- e. Internal Lot Setbacks
  - Zero (0) Foot Parking Setback
  - Zero (0) Foot Building Setback
- f. The pavement setback shall be zero (0) foot at the north and south property line **IF** a shared access drive is proposed and documented with a shared access easement.
- g. Gordon Tri-County Ditch Easement
  - Seventy-Five (75) Foot Easement centered on the ditch or as determined by the Union County Engineer.

6. Outparcels

The Outparcels shall maintain the same architecturally compatible theme (“Architectural Theme”) of the main retail buildings. The intent is not to prohibit national building identity or trademarked signage established by the Outparcel owners’ or occupants businesses, but to integrate the design of all the Hall’s Corner buildings and maintain the Theme for the exterior of all buildings to be constructed, placed or located within the shopping center. Reference Section 5 – Architectural Design Standards for additional information.

7. Parking Requirements

- a. Parking requirements shall comply with Section 510 – Off-Street Parking Requirements of the Jerome Township Zoning Resolution and the project specific requirements set forth below:
- 1) Number of Spaces: Hall’s Corner shall contain not less than 1,499 parking spaces, inclusive of general parking spaces and required accessible parking.
  - 2) Parking Ratios: The parking shall be provided at the minimum parking ratios set forth below:
    - i. Anchor Retail: 4.5 spaces per 1,000 square feet of building area
    - ii. Junior Anchor: 4.0 spaces per 1,000 square feet of building area
    - iii. Specialty (B-Shops) Retail: 4.0 spaces per 1,000 square feet of building area
    - iv. Restaurants less than 5,000 square feet: 10.0 spaces per 1,000 square feet of building area
    - v. Restaurants from 5,000 square feet but less than 7,000 square feet: 15.0 spaces per 1,000 square feet of building area
    - vi. Restaurants greater than 7,000 square feet: 20.0 spaces per 1,000 square feet of building area.
    - vii. Uses with drive-up window service shall provide stacking for five (5) cars per window or lane.
    - viii. No parking shall be required for garden centers or outdoor sales areas.
- b. Parking Stalls – Size and Type
- 1) 90-degree Parking: 90-degree parking spaces shall be a minimum 9 feet in width and 18 feet in length.
  - 2) Angled Parking: 60-degree angled parking is permitted on the Outparcels only. Angled parking spaces shall be a minimum of 9 feet in width and 18 feet in length.
  - 3) Bay Spacing: Bay spacing for 90-degree parking spaces shall be a minimum of fifty eight (58) feet center to center within the parking fields (Twenty-two (22) foot wide drive aisles). Bay spacing for 60-degree angled parking with one-way drive shall be a minimum of fifty-six (56) feet center to center within the parking fields (Twenty-four (24) foot wide drive aisles).

- 4) Main Drive Aisles: Main drive aisles shall be a minimum of twenty-six (26) feet wide with no parking allowed on either side.
    - c. Excluding Outparcels, individual lots shall not have to meet the parking and lot coverage requirements provided the entire shopping center as a whole meets these requirements.
8. Off-Street Loading Requirements
  - a. Loading / Service Areas
    - 1) Each Anchor and Junior Anchor shall have a minimum of one (1) loading space. Any additional loading spaces shall comply with the Retailer requirements.
    - 2) Each Inline Retailer and Specialty (B-Shop) Buildings shall have a minimum of one (1) loading space. Any additional loading spaces shall comply with the Retailer requirements.
    - 3) Each loading space shall not be less than 12 feet in width, 15 feet in height, and 50 feet in length for tandem trailers or 30 feet for two axle trucks.
    - 4) Off-street loading areas shall be located on the side or rear of the building and screened from view from Hall's Corner roadways and driveways and Hyland-Croy Road with a wall that is complimentary and consistent with the building architecture. The screen wall shall be a minimum of seven (7) feet high or a height sufficient to completely screen the trucks from view which ever is the most restrictive.
  - b. 24-Hour Loading
    - 1) Twenty-four (24) hour loading and loading after business hours shall be allowed provided such loading does not unreasonably interfere with any adjacent property's use of its facilities.
    - 2) Overnight parking shall be prohibited.
9. Outside Business Activities
  - a. In keeping with the pedestrian orientation of Hall's Corner, outside business activities shall be permitted, including:

- 1) Outdoor seating for restaurants, but not the preparation or storage of related goods or services
- b. Such outside business activities will complement Hall's Corner design theme and shall be permitted signage in conformity with the signage provisions of these guidelines.
- c. All outdoor seating areas shall be located so as to not unreasonably interfere with pedestrian traffic.
- d. A maximum of two (2) ATM locations and one (1) ATM depository may be installed in the common areas of Hall's Corner at locations approved by Jerome Township Zoning Inspector.

10. Utilities

All utilities shall be privately owned and shall be installed underground unless prohibited by the applicable permitting authority or licensed provider.

11. Street and Lane Sections

All roads within the shopping center shall be privately owned. Except as provided herein, all roads within the shopping center shall comply with the Union County Engineering Department Standard Details and Specifications or as approved by the Union County Engineer.

12. Site Lighting Requirements

a. Lamp and Fixture Selection

- 1) The site lighting shall be a white light metal halide specification to create consistency throughout Hall's Corner. The fixture shall have a total cut-off type luminaire with vertical reflector and flat lens and shall be "Dark Sky" compatible.
- 2) The site lighting fixtures in parking and service areas shall be Visionaire Lighting – American Round. The streetscape lighting shall be Lumec Candela Lighting Series. See Exhibit 3-1 – Light Fixtures and Specifications for illustration of the site and streetscape lighting fixtures and specifications.
- 3) The light fixture assembly consisting of a concrete base and light pole shall not exceed thirty-seven (37) feet in height.

The concrete base shall be three (3) feet high and two (2) feet in diameter. The light pole shall be thirty-four (34) feet high.

4) The use of floodlights is prohibited.

b. Site Photometrics

1) The site photometrics shall comply with Section 518 of the Jerome Township Zoning Resolution.

2) Light originating on the site shall under not extend beyond the shopping center property lines. (0.0 foot-candles at the property edges).

13. Maximum Lot Coverage

The Maximum Lot Coverage for the entire shopping center shall not exceed thirty percent (30%).

Excluding Outparcels, individual lots shall not have to meet the parking and lot coverage requirements provided the entire shopping center as a whole meets these requirements.

14. Shopping Center Lots

The Lots within Hall's Corner shall comply with the Section 1216 - Lot of Jerome Township Zoning Resolution.

Lots do not have to have public road frontage so long as access to a public road is provided through a shared access easement.

15. Weldon Road Right-Of-Way

The Weldon Road right-of-way shall be vacated from a point approximately 465 feet west of the centerline of Hyland-Croy Road to U.S. Highway 33.

## SECTION 4 - LANDSCAPE AND IRRIGATION DESIGN STANDARDS

The off-street parking area screening and landscaping shall comply with Exhibit 4-1 - Landscape Sections / Elevations and the requirements listed below:

### A. Minimum Landscape Sizes (At Installation)

Deciduous Shade Trees	2 ½" Caliper.
Deciduous Ornamental Trees	2 ½" Caliper <b>OR</b> 8' High if Multi-Stem
Evergreen Trees	5' Height
Shrubs-used for screening	3' height minimum
Shrubs-general	18" height or spread
Perennials-general	1 gallon container

### B. Parking Area Screening and Landscape Requirements

1. Parking areas adjacent to the Public Rights of Way (Weldon Road, Hyland-Croy Road, and U.S. Highway 33) shall be screened by a hedge or mound that is 3 feet in height as measured from the grade of the parking lot. If a hedge is used, it shall be installed at a height of no less than 3 feet, and achieve an 80% opacity in 4 years.
2. Parking areas adjacent to the property to the south shall be screened by a hedge that is 3 feet in height as measured from the grade of the parking lot. The hedge shall be installed at a height of no less than 3 feet, and achieve an 80% opacity in 4 years.
3. Screening shall not be required for parking areas along the shared private roadway along the north property line (partially vacated Weldon Road right-of-way).
4. Screening shall not be required for parking areas between lots that are interior to the project.
5. Interior green space shall be provided in parking areas at a minimum rate of 10 (ten) square feet of landscape area per 1,000 (one thousand) square feet of vehicular pavement areas within the project.
5. One deciduous shade tree or ornamental tree shall be provided for every ten (10) parking spaces or fraction thereof. These trees may be planted internal to the parking areas, adjacent parking lots in exterior buffer areas, or adjacent buildings.

C. Street Tree Requirements.

1. Street trees shall be planted at a forty-five (45) foot minimum to fifty (50) foot maximum spacing along Hyland-Croy Road and Weldon Road. Street trees shall be planted just outside of the public right-of-way per the Union County Engineer. Street trees shall not be located within any established sight triangle. Street trees for each street shall be a consistent species.

D. The landscaping selections shall be in accordance with Exhibit 4-2 – Allowable Plant Species.

E. Loading and Service Area Screening

1. Loading and Service areas adjacent U.S. Highway 33 and Hyland-Croy Road shall be screened with a mixture of evergreen and deciduous trees to create a natural buffer. These plantings shall provide an overall opacity of 80% within five years. Evergreen trees for loading area screening shall be at an eight (8) foot height minimum at installation.

F. Building Landscape Requirements.

1. Each building or group of buildings shall have tree and shrub plantings in addition to the parking area and loading area screening standards. These plantings may be used adjacent to pedestrian entries to the building or plazas/seating areas adjacent the building, vehicular entries to the site, as foundation plantings around signs, and directly adjacent the building as foundation plantings. Shrubs shall be provided at a rate of ten (10) shrubs per 100 lineal feet of building or fraction thereof, and trees at a rate of one (1) tree per 100 lineal feet or fraction thereof. Shrubs and trees may be evergreen or deciduous in nature. The use of perennials may offset the use of shrubs, but three perennials must be planted for each one shrub required.

G. Screening

1. All utility boxes, transformers, dumpsters, a/c units, etc., shall be suitably screened by means of architectural quality fences, walls or opaque landscaping so as not to be visible from any street or adjacent lot. The minimum height of the screening shall be as described below:
  - a. Utility Boxes – Three (3) foot high screening or a minimum of one (1) foot above the element, which ever is the most restrictive.
  - b. Transformers – Four (4) foot high screening or a minimum of one (1) foot above the element, which ever is the most restrictive.

- c. Dumpsters – Six (6) foot high screening or a minimum of one (1) foot above the element, which ever is the most restrictive.
- d. A/C Units – Four (4) foot high screening or a minimum of one (1) foot above the element, which ever is the most restrictive.

## SECTION 5 - ARCHITECTURAL DESIGN STANDARDS

### A. General

1. Hall's Corner is intended to create a shopping environment whereby retailers are allowed to create their individual identities and bring forth their brand merchandising strategies in a manner consistent or compatible with, or complementary to, general design standards created herein by the developer. Architectural design of all buildings shall be designed to allow retailers the maximum flexibility with their design, thereby creating a pedestrian shopping environment that is vibrant, dynamic, and successful.
2. All buildings must be designed and constructed in compliance with state and local building codes.
3. Rooftop equipment, antennas, and similar protrusions shall be installed in compliance with all applicable provisions of the Zoning Resolution. The buildings shall include parapet walls, individual screens or other architectural building elements to completely screen the offensive elements from view from the pedestrian walking within the common area of Hall's Corner. All screening elements shall be consistent with Hall's Corner style of architecture. Satellite dishes shall be consistent with applicable federal law and all applicable provisions of the Zoning Resolution.
4. All exterior mechanical equipment and appurtenances not located on a roof, including, but not limited to, transformers, air conditioning units not located on rooftops, wall or sprinkler pumps, storing tanks shall be located in designated service areas and where not prohibited by code shall be suitably screened by means of fences, walls or opaque landscaping so as not to be visible from any street or adjacent lot.
5. Downspouts, roof ladders, and related elements shall be designed to be compatible with the building architecture and avoid staining the building façade. Roof hatches shall be used whenever possible.
6. No canopy or awning used by any occupant of Hall's Corner shall be illuminated. The use of canopy/awning light wash or translucent canopy/awning is prohibited.
7. Outdoor storage areas shall be designed so that visual impacts are completely screened by providing architectural quality fencing / gates / screening around all outdoor storage area(s). The fencing / gates / screening shall be of a minimum of seven (7) feet high or a height sufficient to completely screen all stored materials from view which ever

is the most restrictive. The screening material shall have an opaque quality / appearance. The use of chain link fencing / gates is not permissible.

## B. Design Strategies

### 1. General

The inspiration for Hall's Corner Architectural Theme (Exhibit 5-1 – Architectural Theme) comes from the area's agrarian tradition, juxtaposed against a timeless, historical aesthetic. The use of brick and limestone is offset by the accent introduction of the wood siding (Hardy Board) and the historical, yet complimentary paint colors. While the overall project utilizes a select range of materials, each building is addressed as a unique architectural composition, which is complimentary to the neighboring buildings. Masonry and / or brick are used in areas where pedestrians can appreciate the material, such as front elevations, entries, and features. All Retailers shall incorporate the Architectural Theme into the design of their buildings.

Enhanced paving at crosswalks also relate to the pedestrian scale environment.

The building architecture utilizes layers of complimentary forms and materials, which gives the project a timeless appeal.

### 2. Anchors, Junior Anchors and Inline Retailers and Specialty (B-Shop) Retailers

a. All Anchors, Junior Anchors, Inline Retailers and Specialty (B-Shop) Retailers may incorporate regionally and nationally recognized architectural features, materials / finishes and colors, however, the buildings shall utilize a minimum of seventy percent (70%) of the common building materials and colors listed in Exhibit 5-2 – Materials / Colors Specifications so that the exteriors of these buildings shall be consistent with the Exhibit 5-1 - Architectural Theme established for the Shopping Center.

b. All Anchors, Junior Anchors, Inline Retailers and Specialty (B-Shop) Retailers shall incorporate one or more elements of the general design theme of Hall's Corner.

#### c. Approval Process

1) Owner Approval. The owner of Hall's Corner shall review and approve or disapprove retailer storefront and façade

submissions to ensure adherence to the guidelines set forth herein prior to submission to the Township for the zoning certificate.

- 2) Township Approval. Upon receipt of Owner's written approval, each Retailer shall submit the approved plans to the Township to obtain the zoning certificate. The Township shall independently review the submittal for approval or disapproval.

3. Outparcel Retailers

- a. All Outparcel Retailers may incorporate regionally and nationally recognized architectural features, materials / finishes and colors, however, the buildings shall utilize a minimum of seventy percent (70%) of the common building materials and colors listed in Exhibit 5-2 – Materials / Colors Specifications so that the exteriors of these buildings shall be consistent with the Exhibit 5-1 - Architectural Theme established for the Shopping Center.
- b. All Outparcel Retailers shall incorporate one or more elements of the general design theme of Hall's Corner.
- c. Alternate Outparcel Retailer Materials / Colors
  - 1) A maximum of three (3) alternate wall materials may be used for visible wall elements on the Outparcel Buildings provided that the proposed material / color complements the Shopping Center materials / colors.
  - 2) A maximum of two (2) alternate roofing materials may be used for visible roof elements of the Outparcel Buildings provided that the proposed material / color complements the Shopping Center materials / colors.
  - 3) The alternate Outparcel Retailer materials / colors shall be limited to thirty percent (30%).
  - 4) The abovementioned materials / colors together with the Exhibit 5-2 – Materials / Colors Specifications shall constitute the approved palette for the Outlot Retailers.
  - 5) The selection of these materials / colors shall be subject to the Township Zoning Inspector's review and approval which shall not be unreasonably withheld.

- d. Approval Process
  - 1) Owner Approval. The owner of Hall's Corner shall review and approve or disapprove retailer storefront and façade submissions to ensure adherence to the guidelines set forth herein prior to submission to the Township for zoning certificate.
  - 2) Township Approval. Upon receipt of Owner's written approval, each Outparcel Retailer shall submit the approved plans to the Township to obtain the zoning certificate. The Township shall independently review the submittal for approval or disapproval
- e. Each Outparcel Building shall have a clearly defined, highly visible customer entrance treatment such as fascias, canopies, arcades, wing walls and / or integral planters.
- f. All Outparcel Building facades which are visible from the adjoining public streets / and / or the Shopping Center access drives are to feature architectural characteristics / elements similar to the front facade.
- g. Loading docks, trash collection areas and outdoor storage areas shall be designed so that visual impacts are screened.
- h. A visual buffer at the service and delivery vehicle parking areas for each Outparcel Building shall be created using landscaping, berms, architectural quality fences or other features as required to screen these areas from view from both the public roads and the Shopping Center access drives.
- i. Outdoor storage areas shall be designed so that visual impacts are completely screened by providing architectural quality fencing / gates / screening around all outdoor storage area(s). The fencing / gates / screening shall be of a minimum of seven (7) feet high or a height sufficient to completely screen all stored materials from view which ever is the most restrictive. The screening material shall have an opaque quality / appearance. The use of chain link fencing / gates is not permissible.
- j. Outparcel Retailers shall comply with the Site Lighting requirements as set forth in Section 3.12 in the Hall's Corner Detailed Development Plan Text.

- k. Outparcel Retailers shall comply with the Landscaping and Irrigation Design requirements as set forth in Section 4 in the Hall's Corner Detailed Development Plan Text.
- l. Outparcel Retailers shall comply with the Parking and Loading Design requirements as set forth in Sections 3.7 and 3.8 in the Hall's Corner Detailed Development Plan Text.

All Outparcels shall be designed so that they are self-parked. Reliance / use of parking spaces that may be available on another Outparcel, Tract or other portion of the Shopping Center is not permissible. Parking spaces shall not be permitted along any main drive aisles located within the Shopping Center.

- m. Outparcel Retailers shall comply with the Graphics / Signage Design requirements as set forth in Section 6 in the Hall's Corner Detailed Development Plan Text.
- n. Outparcel Retailers shall provide the same site amenities as set forth in Exhibit 5-3 – Site Amenities Specifications in the Hall's Corner Detailed Development Plan Text.

4. Building Height Restrictions

The height of the buildings shall be limited in accordance with Section 3.4 in the Hall's Corner Detailed Development Plan Text.

5. Temporary Buildings

The requirements for the approval of temporary building shall comply with Section 559 – Temporary Building of the Zoning Resolution. Temporary buildings except those required in conjunction with construction work are prohibited.

## SECTION 6 – GRAPHICS / SIGNAGE DESIGN STANDARDS

### A. Intent

The objective of a quality signage and graphics program is to present a clear hierarchy of information, direction and organization. The purpose of these signage and graphics design standards is to provide criteria for the size, location and installation of graphics throughout the development. These standards establish regulations to accommodate each entity that will occupy the development in a manner to provide a neat and orderly appearance and state the minimum standards graphics must meet in order to conform hereto.

These standards are likewise designed to create a pedestrian streetscape and to facilitate a vibrant shopping experience. Accordingly, a uniform sign plan shall not be required and no provision of the Zoning Resolution requiring uniformity of any retailer signage shall be applicable. Notwithstanding, except as expressly modified hereby, the provision of Sections 800 through 811 of the Zoning Resolution shall apply.

Signage must not conflict with any traffic control signs or be misleading, confusing or hazardous.

### B. Sign Types

#### 1) Permanent Signage

- a. Freestanding Signs
- b. Wall Signs
- c. Directional / Informational signs
- d. Canopy signs
- e. Under-canopy signs
- f. Nameplate signs
- g. Window signs

#### 2) Temporary Signage

- a. Sidewalk Signs
- b. Banner Signs

#### 3) All permanent signage shall be one or a combination of the following:

- a. Internally illuminated reverse channel letters (halo effect)
- b. Internally illuminated channel letters flush mounted individually
- c. Non-illuminated metal letters with gooseneck or some other type of external light fixture to shine on the letter

C. Shopping Center Identification Signage

1. Shopping Center Identification Signage. Freestanding signage identifying Hall's Corner shall be permitted along U.S. Highway 33, and Hyland-Croy Road. Such signage shall display both a limited number of the retailer names, and the name and logo of Hall's Corner, and shall be internally illuminated.

- a. Primary Signs

- 1) One primary freestanding sign shall be located along U.S. Highway 33 at the location designated on Exhibit 6-1 – Site Signage Location Plan (“Joint Identification Sign Location No. 4”). There is a fifteen (15) foot setback requirement for this sign. One primary freestanding sign shall be located along Hyland-Croy Road at the location designated on Exhibit (“Joint Identification Sign Location No. 2”). There is a twenty (20) foot setback requirement for this sign.
- 2) The Joint Identification Sign Location Nos. 2 and 4 shall be architecturally consistent with Hall's Corner general design theme as depicted on Exhibit 5-1 – Architectural Theme
- 3) The dimensions of the Joint Identification Sign Location Nos. 2 and 4 shall be as indicated on Exhibit 6-2 – Joint Identification Signage Design.

- b. Secondary Signs

- 1) Two (2) secondary freestanding signs shall be located along Hyland-Croy Road at the location designated on Exhibit 6-1 – Site Signage Location Plan (“Joint Identification Sign Location No. 1 and 3”). There is a twenty (20) foot setback requirement for these signs.
- 2) The Joint Identification Sign Nos. 1 and 3 shall be architecturally consistent with Hall's Corner general design theme as depicted on Exhibit 5-1 – Architectural Theme.
- 3) The dimensions of the Joint Identification Sign Location Nos. 1 and 3 shall be as indicated on Exhibit 6-2 – Joint Identification Signage Design.

2. Directional Signage

Directional Signage shall be utilized to promote orderly and safe pedestrian and vehicular traffic. Such directional signage shall be consistent with the architectural design theme of Hall's Corner.

3. Trademarks / Commercial Logos

Trademarks or commercial logos may be used on any sign in Hall's Corner. No trademark or commercial logo may comprise more than twenty (20%) of the aggregate graphic area of the sign, provided that the product or service illustrated by the trademark or commercial logo does not constitute the principal business of the establishment.

D. Retailer Signage

1. These standards are designed to insure quality of retailer signage within Hall's Corner. The requirements contained herein are intended to provide adequate exposure for the retailers' merchandising and identification while maintaining the overall pedestrian atmosphere critical to the success of Hall's Corner.

2. The owner of Hall's Corner shall review all proposed signs and/or graphic treatment to verify compliance with the design intent of these standards prior to submission to the Township. After approval in writing by the Hall's Corner owner, and except signs which are expressly exempt from permit requirements under Section Article VIII of the Zoning Resolution, all signs must be submitted to the Township for determination of conformity with these adopted standards, and permits shall be issued only for signs found in conformance with these standards.

3. Wall Signs

a. Each Retailer shall be permitted a maximum graphic area as determined by the following formula

1) The sign(s) surface(s) of a sign(s) placed flat against the building shall not exceed twenty five percent (25%) of the side of the building to which it is attached.

2) The wall signs shall be limited as follows:

i. Anchor Retailers: The Anchor Retailers wall signs shall be limited to no more than twenty five percent (25%) of the length of the Side of the building to which the sign(s) is / are attached.

ii. Junior Anchors: The Junior Anchors wall signs shall be limited to no more than fifty percent (50%) of the length of the Side of the building to which the sign(s) is / are attached.

iii. Inline Retailers and Specialty (B-Shops) Buildings: The Inline Retailers and Specialty (B-Shops) Buildings

wall signs shall be limited to no more than eighty percent (80%) of the length of the Side of the building to which the sign(s) is / are attached.

- 3) Retailers occupying less than 10,000 square feet shall have letters no more than 42” in height, and Retailers occupying 10,000 square feet or more shall be permitted letters no larger than 84” in height.
  - 4) In addition to the storefront wall sign, if a Retailer is located on an end-cap of a building, such Retailer shall be permitted additional graphic area on the side of the building for a wall sign, not to exceed twenty five percent (25%) of the graphic area of the storefront wall sign.
- b. In addition to the permitted wall signage, Retailers are permitted and shall be encouraged to use text/graphics on awnings, canopies, decorative signage elements, plaques and under canopy signs. The maximum allowable graphic area for such text/graphics shall be one (1) square foot for every lineal foot of storefront. Signage fixed to windows or doors shall not be counted as graphic area and any occupant of Hall’s Corner shall be permitted to install such signs in addition to the graphic areas listed above.
  - c. Retailers shall be permitted to use colors, fonts, design styles and logos that are in coordination with their prototypical signage packages to encourage individuality and the proper brand imaging.
  - d. Retailers shall also be permitted to use awnings, under-canopy signs, and window graphics so as to complement and add to the Architectural Theme of the shopping center. Retailers shall also be permitted to display descriptive phrases or words so long as it is part of the Retailer’s prototypical signage package.

5. Monument Signs– Permitted Outparcel Buildings

- a. In addition to wall signage describe above, all Outparcel Buildings may be permitted one (1) freestanding monument sign. The maximum graphic area of such signs shall not exceed fifty (50) square feet.
- b. The maximum height of any such monument sign shall not exceed six (6) feet not including the monument base
- c. Monument signs shall be setback at least fifteen (15) feet from any right-of-way or lot line.

- d. Monument signs shall be located in a landscape area.
  - e. Retailers shall be permitted to use colors, fonts, design styles and logos that are in coordination with their prototypical signage packages to encourage individuality and the proper brand imaging.
6. Additional Type of Signage Permitted
- a. Blade Signs – Blade signs shall be a minimum of 6'-8" above finish floor ("AFF")
  - b. Permanent Flags and Pennants

E. Prohibited Signs

- 1. In addition to the prohibited signs listed in Article VIII of the Zoning Ordinance, the following sign types are also prohibited:
  - a. Temporary Banners
  - b. No signs shall be painted directly on the surface of any building, wall or fence. No wall murals shall be allowed.
  - c. No roof signs shall be permitted.
  - d. No flashing, traveling, animated or intermittently illuminated signs may be used.
  - e. No billboards, or other advertising signs shall be allowed other than a sign carrying the name of the business occupying the site.
  - f. Neon signage shall not be permitted.
  - g. Signs located above the building parapet.

## SECTION 7 - MAINTENANCE FOR HALL'S CORNER

### A. Intent

Landscape improvements play a major role in creating the setting and the image for a site's development. Passing motorist', visitors' and users' first impressions of the site will, in a large part, be formed by what is planted there and how it is maintained. Landscape improvements, therefore, are an important investment, and protecting this investment requires a thorough and consistent maintenance program. This program will not only ensure the clean and orderly appearance of the common areas, but will protect the quality of the overall Hall's Corner development.

### B. Maintenance Schedule

At a minimum, all landscaped areas shall be maintained in accordance with the Hall's Corner Operations and Easement Agreement.

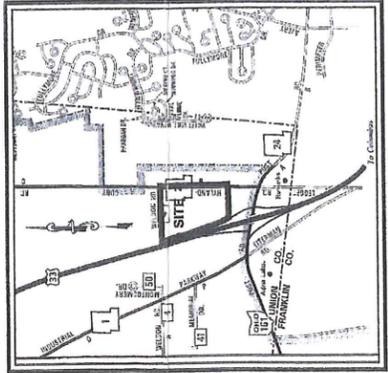
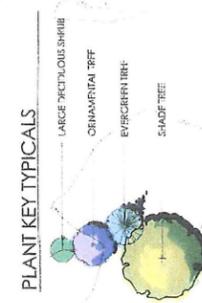
The Retailer shall prepare a maintenance schedule for review, and obtain written approval from the owner of Hall's Corner as a part of the project/planning/design process. The maintenance schedule should address the following items

1. Irrigation
2. Fertilization
3. Mowing, trimming and edging
4. Pruning
5. Weeding and mulching
6. Pest control
7. Resodding
8. Replacement of plant materials
9. Policing and debris collection
10. Retention areas, lakes
11. Common areas

All trees and landscaping shall be well maintained. Dead materials shall be replaced within six (6) months or the next planting season whichever occurs first.

## **EXHIBITS**

**EXHIBIT 1-1**  
**MASTER PLAN**



**PARKING DATA**

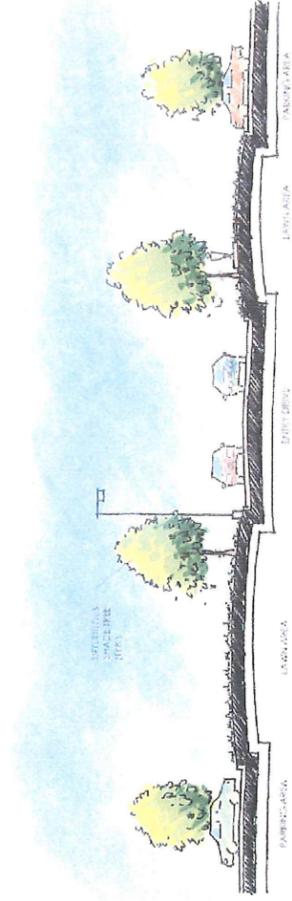
PARKING REQUIRED:	47,147 SPACES
PARKING PROVIDED:	47,253 SPACES

**Concept Landscape Plan**  
SCALE: 1"=60'  
12/28/06

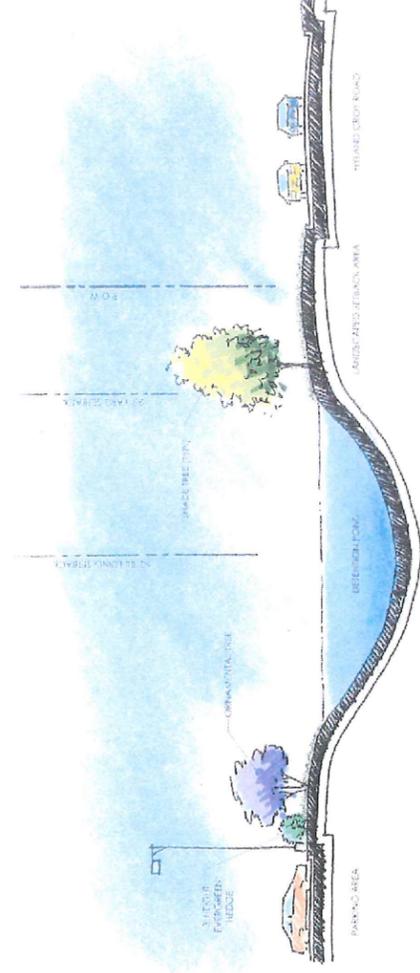
**Hall's Corner**  
Jerome Township  
Hyland-Croy Road  
Union County, Ohio

**Duke**  
QUALITY CORPORATION  
1000 W. MAIN ST., SUITE 200  
FRANKLIN, OHIO 45005  
PHONE: 614.778.6000  
FAX: 614.778.6001

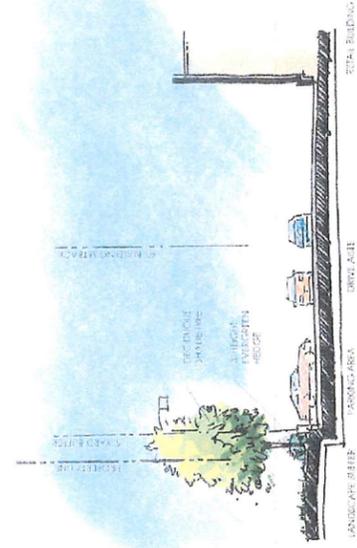
**Farris Planning & Design**  
1000 W. MAIN ST., SUITE 200  
FRANKLIN, OHIO 45005  
PHONE: 614.778.6000  
FAX: 614.778.6001



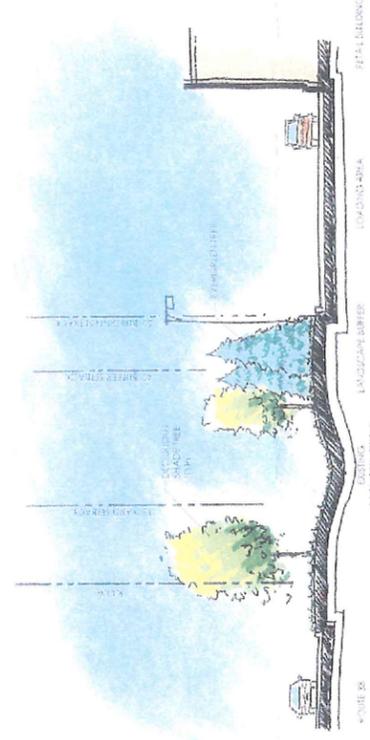
1 INTERNAL NORTH/SOUTH LANDSCAPE AREA  
SCALE: 1"=10'



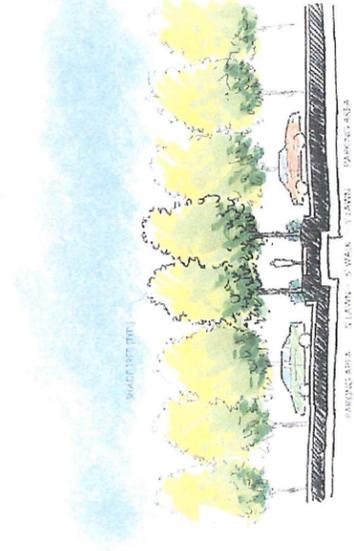
2 HYLAND-CROY ROAD LANDSCAPE TREATMENT AT PONDS  
SCALE: 1"=10'



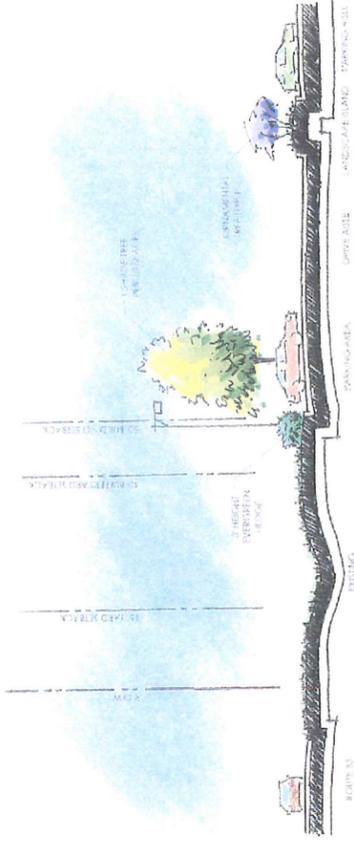
3 PARKING LANDSCAPE BUFFER TO SOUTH  
SCALE: 1"=10'



4 SERVICE AREA SCREENING FROM 33  
SCALE: 1"=10'



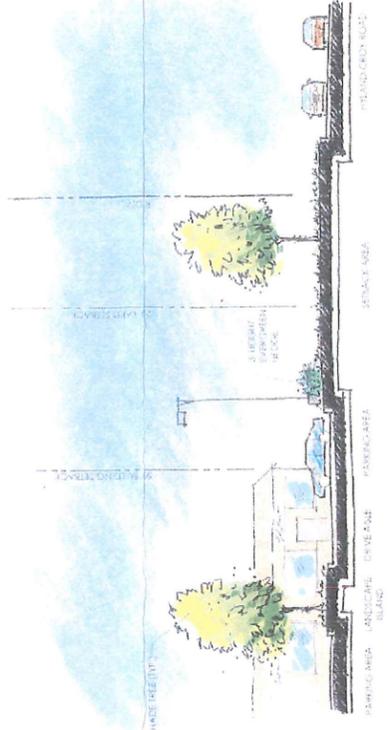
5 INTERNAL PEDESTRIAN CONNECTION  
SCALE: 1"=10'



6 33 FRONTAGE PARKING AREA LANDSCAPE  
SCALE: 1"=10'



7 WELDON ROAD LANDSCAPE TREATMENT  
SCALE: 1"=10'



8 HYLAND-CROY ROAD LANDSCAPE TREATMENT AT PARKING AREA  
SCALE: 1"=10'

**EXHIBIT 4-2**

**ALLOWABLE PLANT SPECIES**

**EXHIBIT 4-2  
ALLOWABLE PLANT SPECIES**

**Deciduous Shade Trees-**

2 ½" Caliper Min. Size

- Freeman Maple and cultivars
- Thornless honeylocust species and cultivars
- Chinese Elm
- Elm hybrids
- Red Oak
- Shingle Oak
- Willow Oak
- Swamp White Oak
- Pin Oak
- Burr Oak
- Kentucky Coffee Tree
- Hornbeam
- Turkish Filbert
- London Plane Tree
- River Birch
- Sweet Gum
- Bald Cypress
- Silver Linden

**Ornamental Trees-**

2 ½" Caliper Min. Size or 8' Hgt. Min. if Multistem

- Amur Maple
- Japanese tree lilac
- Golden Rain tree
- Japanese Maples
- Magnolias
- Contorted Willow
- Paperbark Maple
- Ornamental Pears (not Bradford)
- Disease resistant Crabapples
- Serviceberries
- Kousa Dogwood

**Evergreen Trees-**

5' Hgt. Min. Size

- Colorado Blue Spruce
- Colorado Green Spruce
- Norway Spruce
- White Spruce

- Black Hills Spruce
- Serbian Spruce
- Concolor Fir
- White Fir
- Chamaecyparis

### **Shrubs-**

36" Hgt. Min. Size for Screening, 18" Hgt. or Spread Min. for General Use

- Taxus
- Junipers
- Holly
- Boxwood
- Chamaecyparis (shrub types)
- Spiraea
- Burning Bush
- Smokebush
- Mock Orange
- Japanese Flowering Quince
- Hydrangeas
- Sweet Shrub
- Potentilla
- Duetzia
- Fragrant sumac
- Bayberry
- Forsythia
- Beauty Bush
- Shrub Roses
- Dogwood (shrubby types)
- Viburnums
- Lilac

### **Perennials-**

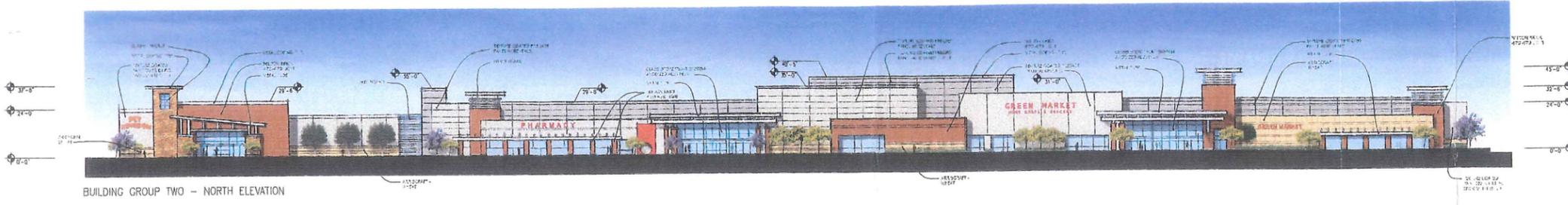
1 Gallon Minimum Size

- Hosta
- Daylily
- Ornamental grasses
- Joe Pye Weed
- Black eyed Susan
- Coneflower
- Monarda
- Aster
- Spike Gayfeather
- Butterfly Bush
- Toad Lilly

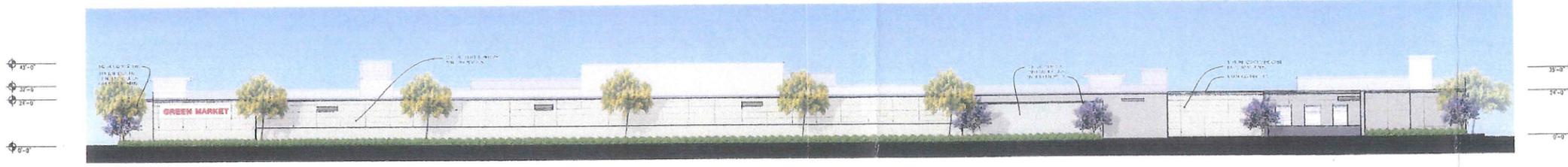
- Astilbe
- Iris
- Sedges
- Lamium
- Lamb's Ears
- Daisy
- Russian Sage
- Peony
- Meadow Sage
- Sedum
- Speedwell

**EXHIBIT 5-1**  
**ARCHITECTURAL THEME**

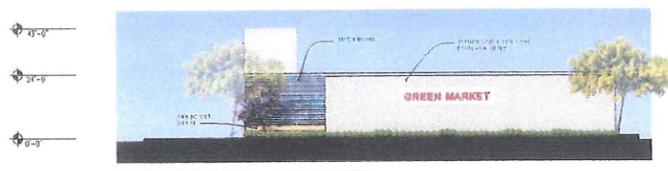




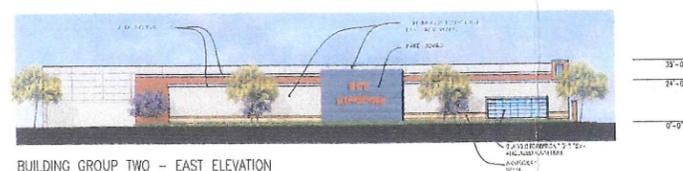
BUILDING GROUP TWO - NORTH ELEVATION



BUILDING GROUP TWO - SOUTH ELEVATION



BUILDING GROUP TWO - WEST ELEVATION



BUILDING GROUP TWO - EAST ELEVATION

**MATERIAL PALLET:**

**HARDI BOARD**

**SHERWIN WILLIAMS PAINT:**

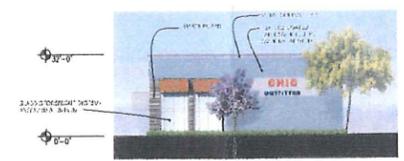
- SW 6108 - LATTE
- SW 6100 - PRACTICAL BEIGE
- SW 6113 - INTERACTIVE CREAM
- SW 6121 - WHOLE WHEAT
- SW 6128 - BLONDE
- SW 6387 - COMPATIBLE CREAM
- SW 6120 - BELIEVABLE BUFF
- SW 6127 - IVOIRE

**THE BELDEN BRICK COMPANY:**

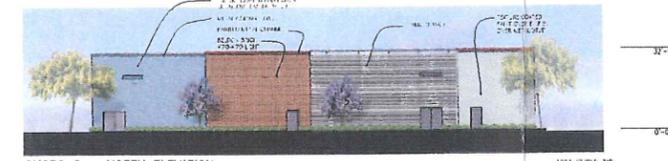
EXTRUDED BRICK  
470-479 LIGHT  
COLOR: BUFF  
TYPE: FBS  
TEXTURE: SMOOTH

**CENTRIA METAL PANEL: SILVER**

**ARRISCRAFT: WHEAT**



SHOPS C - EAST ELEVATION



SHOPS C - NORTH ELEVATION



SHOPS C - WEST ELEVATION



SHOPS C - SOUTH ELEVATION

**SITE ELEVATIONS**  
EXHIBIT 5-1 - ARCHITECTURAL THEME

**A.2**

1/32" = 1'

03 MAY 2007  
PROJECT NO: 42539



**HALL'S CORNER**  
JEROME TOWNSHIP, OHIO

U:\00-Urban Solutions Studio\Acc\04 Duke Realty\Hall's Corner Shopping Center\Elevations\_03-2007\001\Elevation renderings.dwg © 2007 ARCHITECTS LLP

1115 ATLANTIC AVENUE  
ALAMEDA, CA 94501  
TEL 510.865.8663  
FAX 510.865.1611



**EXHIBIT 5-2**

**MATERIALS / COLORS SPECIFICATIONS**

**EXHIBIT 5-2  
MATERIALS/COLOR SPECIFICATIONS**

**Berridge Metal Panel (or equal):**

- Deep Red
- Lead-Cote
- Champagne
- Hartford Green
- Patina Green
- Hemlock Green

**Sherwin Williams Paint (or equal):**

- SW 6108 - Latte
- SW 6100 - Practical Beige
- SW 6113 - Interactive Cream
- SW 6121 - Whole wheat
- SW 6128 - Blonde
- SW 6387 - Compatible Cream
- SW 6120 – Believable Buff
- SW 6127 – Ivoire

**The Belden Brick Company (or equal):**

Extruded Brick  
470-479 Light  
Color: BUFF  
Type: FBS  
Texture: Smooth

**Hardy Board Fiber Cement Siding (or equal)**

**Arriscraft International Limestone (or equal): Wheat**

**EXHIBIT 5-3**

**SITE AMENITIES SPECIFICATIONS**

**EXHIBIT 6-1**

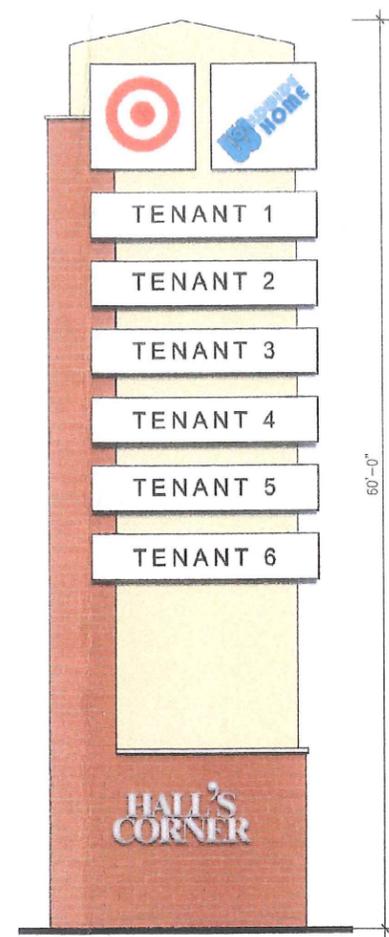
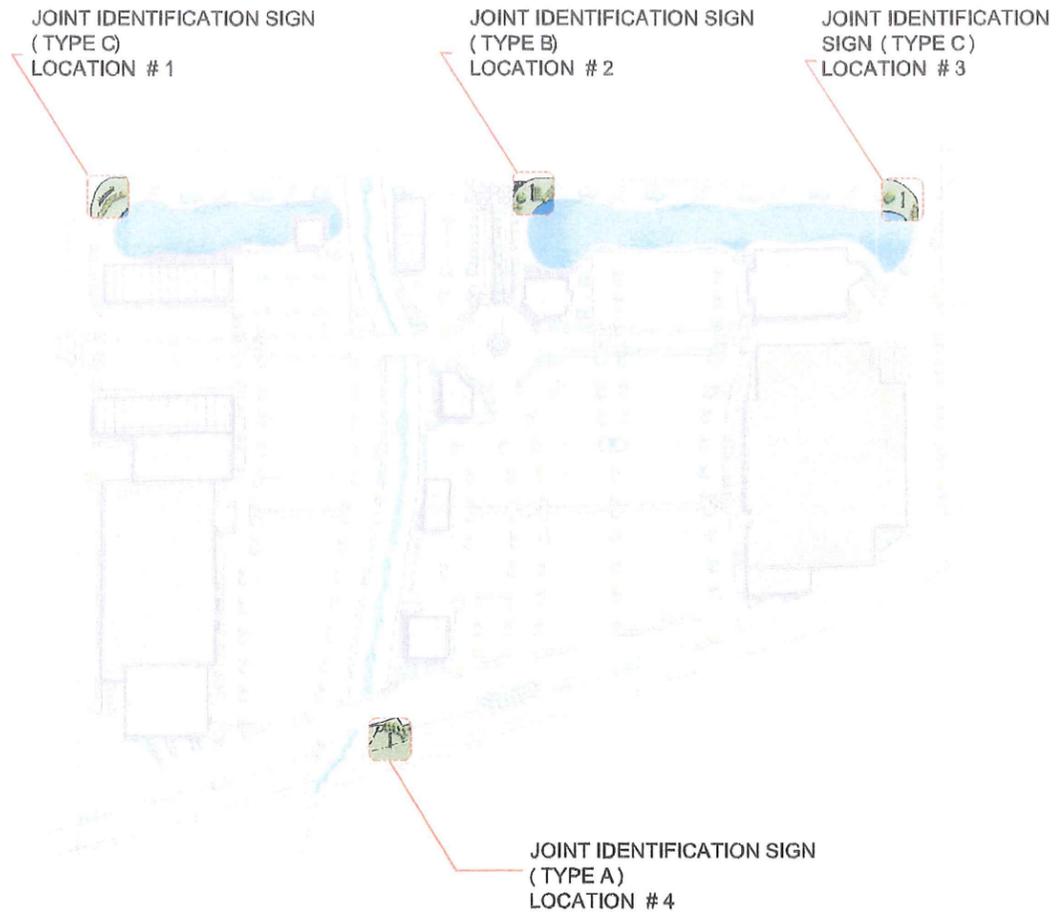
**SITE SIGNAGE LOCATION PLAN**

**EXHIBIT 6-2**

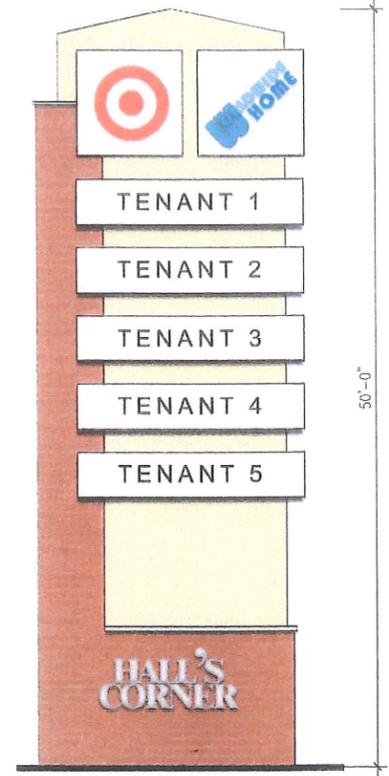
**JOINT IDENTIFICATION SIGNAGE DESIGN**

**EXHIBIT 6-3**

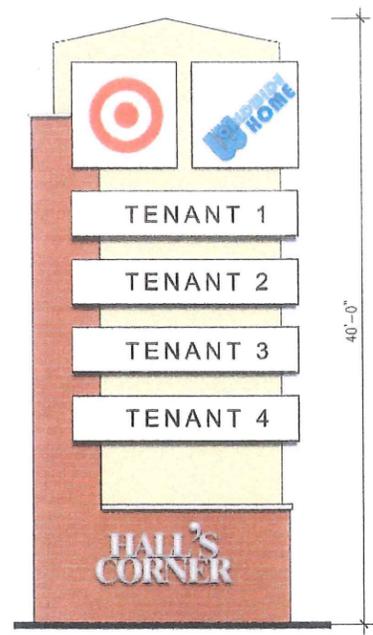
**PERMITTED BUILDING SIGNAGE AREAS**



JOINT IDENTIFICATION SIGN (TYPE A)



JOINT IDENTIFICATION SIGN (TYPE B)



JOINT IDENTIFICATION SIGN (TYPE C)

PROPOSED SITE SIGNAGE

EXHIBIT 6-1 - SITE SIGNAGE LOCATION  
 EXHIBIT 6-2 - JOINT IDENTIFICATION SIGNAGE

SS.4

SCALE: 3/16"=1'

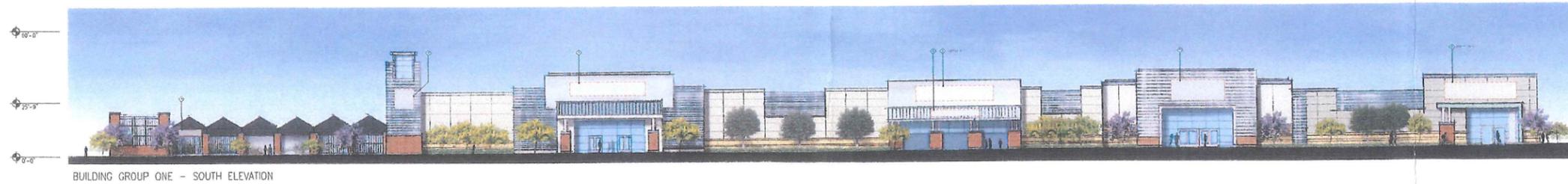
03 MAY 2007  
 PROJECT NO: 42539

© V&H ARCHITECTS 2007  
 2470 MARINER SQUARE LOOP  
 ALAMEDA, CA 94501  
 TEL 510.865.8663  
 FAX 510.865.1611

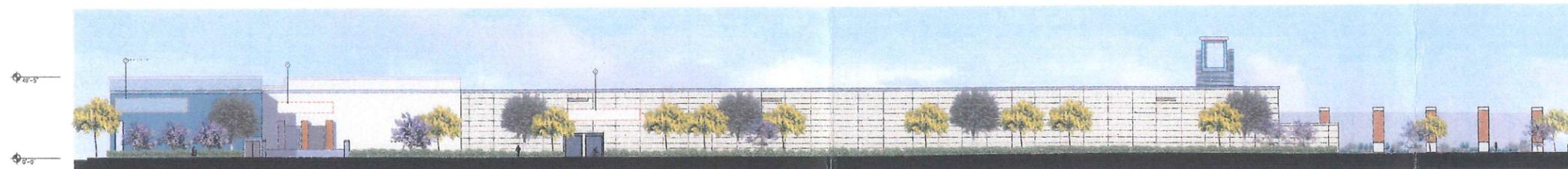


HALL'S CORNER  
 JEROME TOWNSHIP, OHIO





BUILDING GROUP ONE - SOUTH ELEVATION



BUILDING GROUP ONE - NORTH ELEVATION



SHOPS A - EAST ELEVATION



BUILDING GROUP ONE - WEST ELEVATION

KEY NOTES:

- ◇ SIGNAGE AREA
- ◇ POTENTIAL BLADE SIGN

## SITE ELEVATIONS - SIGNAGE EXHIBIT

# S.1

1/32" = 1'

04 JANUARY 2007  
PROJECT NO: 42539

# HALL'S CORNER

JEROME TOWNSHIP, OHIO

U:\00-Urban Solutions Studio\Acad\Site Plans\Hall's Corner Shopping Center\Elevations\Jan 2-2007\040\Elevation renderings\_signage\_exhibit.dwg © MBH ARCHITECTS 2007

1115 ATLANTIC AVENUE  
ALAMEDA, CA 94501  
TEL 510.865.8663  
FAX 510.865.1611

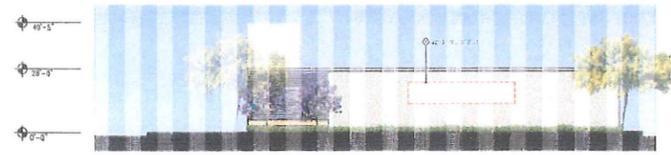




BUILDING GROUP TWO - NORTH ELEVATION



BUILDING GROUP TWO - SOUTH ELEVATION



BUILDING GROUP TWO - WEST ELEVATION



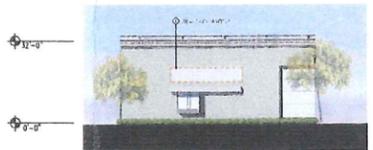
BUILDING GROUP TWO - EAST ELEVATION



SHOPS C - EAST ELEVATION



SHOPS C - NORTH ELEVATION



SHOPS C - WEST ELEVATION



SHOPS C - SOUTH ELEVATION

KEY NOTES:

- ◇ SIGNAGE AREA
- ◇ POTENTIAL BLADE SIGN

SITE ELEVATION - SIGNAGE EXHIBIT

S.2

1/32" = 1'

04 JANUARY 2007  
PROJECT NO: 42539



HALL'S CORNER  
JEROME TOWNSHIP, OHIO

U:\00-Urban Solutions Studio\Acc\Hall's Corner Shopping Center\Elevations\_Jan 2-2007\CAD\Elevation renderings\_signage\_e001.dwg © MBH ARCHITECTS 2007

1115 ATLANTIC AVENUE  
ALAMEDA, CA 94501  
TEL 510.865.8663  
FAX 510.865.1611



**EXHIBIT 1-2**

**LEGAL DESCRIPTION**

**EXHIBIT 1-2  
LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Union, Township of Jerome, located in Virginia Military Survey Number 6748, and being all of Tract I and Tract II as conveyed to John L. Wirchainski by deed of record in Deed Book 298, Page 339, said 54.511 acres being more particularly bounded and described as follows:

**Beginning** at an iron pin found in the easterly limited access right-of-way line of U.S. Route 33 as shown upon Ohio Department of Transportation Right-of-Way Plans for UNI-33-20.23 and FRA-33-0.00, being the southeasterly corner of Parcel 85WL as conveyed to the State of Ohio by deed of record in Deed Book 226, Page 248, being the northwesterly corner of that 11.644 acre tract as conveyed to Hawkins Family Partnership, Limited by deed of record in Official Record 557, page 119, and being in the common line between Virginia Military Survey Number 6420 and 6748;

Thence with said easterly limited access right-of-way line, being the easterly line of said Parcel 85WL, the following courses;

**N 37° 07' 20" W**, a distance of **0.50 feet** to an iron pin set at a point of curvature of a curve to the right;

Northwesterly, with the arc of said curve (**Delta = 14° 43' 42"**, **Radius = 1392.34 feet**, **Arc Length = 357.91 feet**) a chord bearing and distance of **N 29° 41' 38" W**, **356.93 feet** to an iron pin set;

**N 22° 17' 52" W**, a distance of **898.99 feet** to an iron pin set;

**N 20° 49' 59" W**, a distance of **145.94 feet** to an iron pin set;

**N 02° 54' 59" E**, a distance of **54.63 feet** to an iron pin set; and

**N 20° 49' 59" W**, a distance of **535.47 feet** to an iron pin set in the centerline of Weldon Road (Township Road 4), being the southwesterly corner of that 45.649 acre tract as conveyed to Paul and Mary M. Jacquemin by deed of record in Deed Book 295, Page 501;

Thence **N 84° 54' 56" E**, with the centerline of said Weldon Road, being the southerly line of said 45.649 acre tract, a distance of **1531.81 feet** to a P.K. nail set in the centerline of Hyland-Croy Road (County Road 2), being in the westerly line of that 48.585 acre tract as conveyed to Warren W. Gorden by deed of record in Deed Book 111, Page 313, and being in the common line between Virginia Military Survey Number 3452 and 6748;

Thence **S 04° 14' 47" E**, with the centerline of said Hyland-Croy Road, being the westerly line of said 48.585 acre tract, and the westerly line of that 1.949 acre tract as conveyed to Warren and Denise Gorden by deed of record in Deed Book 252, Page 25, being said common Virginia Military Survey Line, a distance of **1892.42 feet** to a railroad spike found at the northeasterly corner of said 11.644 acre tract;

Thence **S 84° 49' 46" W**, with the northerly line of said 11.644 acre tract, a distance of **911.84 feet** to the **True Point of Beginning**, and containing **54.511 acres** of land, more or less, as calculated by the above courses. Subject, however, to all legal highways, easements, and restrictions of record. The above description was prepared by Clark E. White, P.S. #7868 on December 28, 2005.

All iron pins set are  $\frac{3}{4}$ " diameter, 30" long with plastic cap inscribed "Advanced 7661".

All references used in this description can be found at the Union County Recorder's Office, Union County, Ohio. The **Basis of Bearings** used in this description was transferred from a GPS survey of **Franklin County Monuments "Frank 72" and "Frank 172"** performed by the Franklin County Engineer's Office, and is based upon the NAD83 Ohio State Plane Coordinate System, South Zone, and determines the bearing between said monuments as **N 06° 24' 34" W**.

**ADVANCED CIVIL DESIGN, INC.**

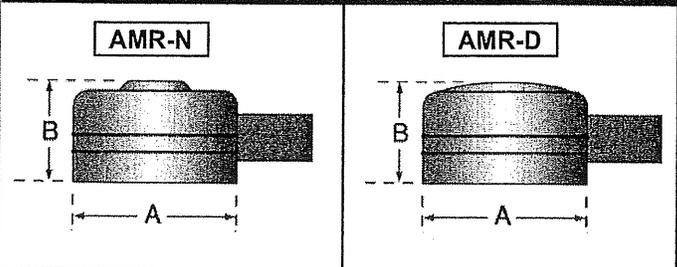
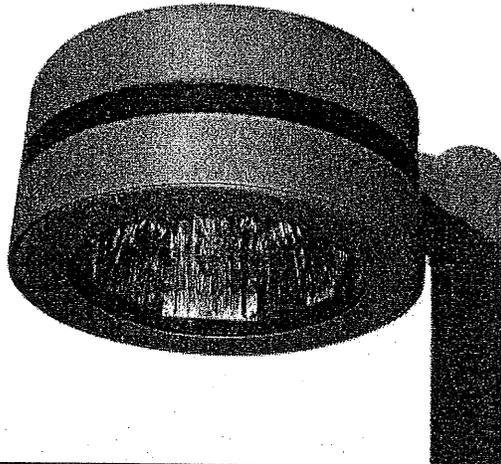
**EXHIBIT 3-1**

**LIGHT FIXTURES AND SPECIFICATIONS**

# American Round

# AREA LIGHTING

## Dimensional Drawings



Fixture	A	B	Stripe	Max.Watts
AMR-N1	22"	13-1/4"	2"	400w *Flat Glass (Convex Optional)
AMR-N2	26"	15-1/4"	2"	1000w *Flat Glass (Convex Optional)
AMR-D1	22"	13-1/4"	2"	400w *Flat Glass (Convex Optional)
AMR-D2	26"	15-1/4"	2"	1000w *Flat Glass (Convex Optional)

The **American Round Series** features the most advanced lighting reflector system available today. Vision™ is a patent-pending, revolutionary new reflector system unlike any other. The **flat lens, vertical lamp, IES full cut-off** luminaire is Dark Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. (Convex glass lens is available when required.)

The cylindrical housing features soft rounded contours in dome or flat top styles. A decorative circular reveal accents the shape with complementary or contrasting colors. Computerized precision machinery and quality materials insure manufacturing to the highest industry standards. **American**

**Round** is offered in two enclosure sizes and five distribution patterns, including a special forward throw Type IV-A reflector for auto dealership front line lighting. VISION™ REFLECTOR SYSTEM allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

The **American Round** is a proven performer for parking lots, auto dealerships, shopping centers, and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered, including Pulse Start lamps for excellent efficiency, lumen maintenance and color.

AREA

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish / Stripe	Options
<b>AMR</b>							
Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
<input type="checkbox"/> AMR-N1	<input type="checkbox"/> Type II (T2)	<input type="checkbox"/> 100 (100) <input type="checkbox"/> 150 (150) <input type="checkbox"/> 175 (175) <input type="checkbox"/> 200 (200) <input type="checkbox"/> 250 (250) <input type="checkbox"/> 320 (320) <input type="checkbox"/> 400 (400) <i>*Reduced Envelope Lamp on 400w</i>	PS, HPS PS, HPS MH, PS PS MH, PS, HPS PS MH, PS, HPS <input type="checkbox"/> (M), <input type="checkbox"/> (P), <input type="checkbox"/> (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 120 (1) <input type="checkbox"/> 208 (2) <input type="checkbox"/> 240 (3) <input type="checkbox"/> 277 (4) <input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) <input type="checkbox"/> 5- Tap (7)	<input type="checkbox"/> Bolt-On Arm 6" (BOA6) <input type="checkbox"/> Bolt-On Arm 10" (BOA10) <input type="checkbox"/> Spider Mount (SM) <input type="checkbox"/> Wall Mount (WM) <i>*Cast Wall Plate (BAWP) to be ordered separately.</i>	<input type="checkbox"/> Bronze (BZ) <input type="checkbox"/> Black (BK) <input type="checkbox"/> White (WH) <input type="checkbox"/> Green (GN) <input type="checkbox"/> Grey (GY) <input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <b>Color Stripe</b> <input type="checkbox"/> Blue Metallic (94) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (60) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20)	<b>Photocell &amp; Receptacle</b> <i>*Specify voltage</i> <input type="checkbox"/> (PC120) <input type="checkbox"/> (PC208) <input type="checkbox"/> (PC240) <input type="checkbox"/> (PC277) <input type="checkbox"/> (PCR480) <input type="checkbox"/> Photo Receptacle <i>*With Shorting Cap (PER)</i> <input type="checkbox"/> Quartz Restrike (QR) <b>Fusing</b> <i>*Single In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) <i>*Double In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> External House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens (VLCG) <input type="checkbox"/> RPP-1 Round Pole Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP)
<input type="checkbox"/> AMR-D1	<input type="checkbox"/> Type III (T3)  Flat Glass						
<input type="checkbox"/> AMR-N2	<input type="checkbox"/> Type IV (T4)	<input type="checkbox"/> 400 (400) <input type="checkbox"/> 750 (750) <input type="checkbox"/> 1000 (1000) <i>*Reduced Envelope Lamp on 1000w</i>	MH, PS, HPS PS MH, PS, HPS <input type="checkbox"/> (M), <input type="checkbox"/> (P), <input type="checkbox"/> (S) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> 480 (5) <input type="checkbox"/> M.Tap (6) <input type="checkbox"/> 5- Tap (7)	<input type="checkbox"/> Wall Mount (WM) <i>*Cast Wall Plate (BAWP) to be ordered separately.</i>	<input type="checkbox"/> Silver Metallic (SL) <input type="checkbox"/> Custom (CC) <b>Color Stripe</b> <input type="checkbox"/> Blue Metallic (94) <input type="checkbox"/> Red Opaque (188) <input type="checkbox"/> Silver Metallic (58) <input type="checkbox"/> Gold Metallic (41) <input type="checkbox"/> White Opaque (60) <input type="checkbox"/> Black Metallic (60) <input type="checkbox"/> Charcoal Metallic (20)	<i>*Single In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (SF120) <input type="checkbox"/> (SF277) <i>*Double In-Line Fuse</i> <i>*Specify voltage</i> <input type="checkbox"/> (DF208) <input type="checkbox"/> (DF240) <input type="checkbox"/> (DF480) <input type="checkbox"/> External House Side Light Shield (LS) <input type="checkbox"/> Convex Glass Lens (VLCG) <input type="checkbox"/> RPP-1 Round Pole Adaptor (RPP) <input type="checkbox"/> Cast Wall Plate (BAWP)
<input type="checkbox"/> AMR-D2	<input type="checkbox"/> Type IV-A (T4A) <i>*Automotive (Not Available AMR-N1 &amp; D1)</i>  Flat Glass (Convex Glass Optional) <input type="checkbox"/> Type V (T5)		MH - Metal Halide PS - Pulse Start Metal Halide HPS - High Pressure Sodium	Multi-Tap ballast factory wired at 277v unless otherwise specified. Standard for 400 & 1000w MH only, factory wired at 480v unless otherwise specified.	<i>*Unless specified a BOA6 will be supplied for S1 &amp; D180 mounting. BOA10 supplied for all other mounting configurations. *Round Pole Plate Adaptors (RPP) are to be ordered separately.</i>		

For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that if Poles are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



## VISIONAIRE LIGHTING

19645 Rancho Way • Rancho Dominguez, CA • 90220

Tel: (310) 512-6480 • Fax: (310) 512-6486

www.visionairelighting.com

# American Round Specifications

## Housing

• All housings are one piece, spun aluminum, designed and engineered for a weathertight seal. American Round housings display a decorative external reveal to give the luminaires a distinct appearance. All external hardware is stainless steel.

## Lens and Door Assembly

• Door assembly is precision spun one piece .080 gauge corrosion resistant aluminum with captive stainless steel fasteners.  
 • The standard lens is a clear tempered flat glass, secured by galvanized lens retainers and sealed with one piece extruded silicone gasketing to provide complete weather and insect protection.  
 • An optional convex glass lens is available when required.

## Vision™ Optical System- (Patent pending)

• Reflector is precision CNC cut and bent, multi-faceted, segmented, highly efficient, 95% reflective aluminum. Available in five distribution patterns.  
 • Tool-less reflector entry.  
 • Field rotatable reflector.

## Quali-Guard® Finish

• The finish is a Quali-Guard® textured, chemically pretreated through a multiple stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of two ml. thickness. Finish is oven baked at a temperature of 400 degrees Fahrenheit to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

## Mounting

• An extruded aluminum, bolt-on-arm (BOA), with an in-pole nut plate, securing (2) 1/2 inch zinc running bolts with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" -5" Round Poles.

## Electrical Assembly

• All ballasts are premium grade CWA or HPF regulating auto transformers. Ballast is capable of providing consistent lamp starting down to -20 degrees Fahrenheit. Available in:

- Metal Halide (MH)
- Pulse Start Metal Halide (PS)
- High Pressure Sodium (HPS)

• Quick disconnect wiring is standard.

• Socket is glazed porcelain medium or mogul base with nickel plated contacts, rated at 4K (5K for 1000 watt) and 600V.

## Options

Fixtures available with a variety of options:

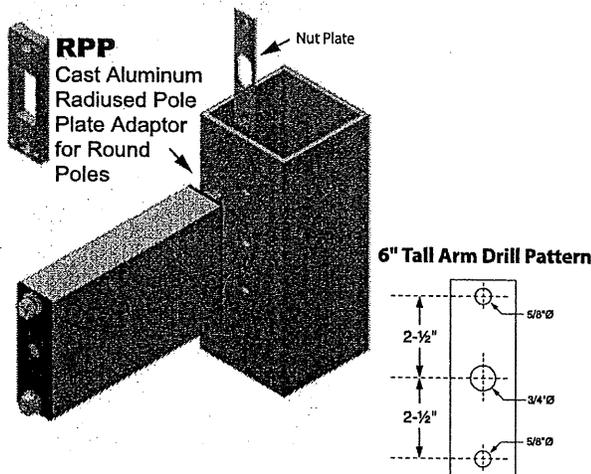
- photo cell
- photo receptacle
- convex glass lens
- house side light shields
- fusing

Please consult factory for custom option.

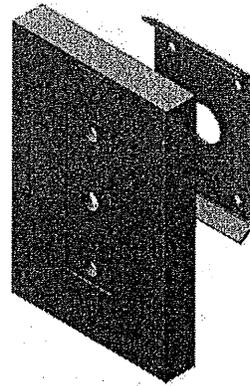
## Listings

• **American Round** is suitable for wet locations.  
 • **Dark Sky Friendly®** certified by the International Dark Sky Association. (Flat Lens models with Type III or Type V Reflectors)

### Bolt-On-Arm Detail

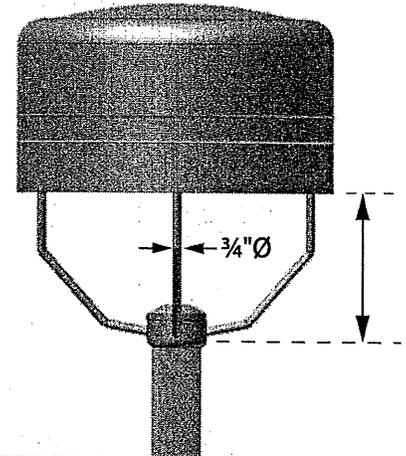


### Cast Wall Plate



\*For use with standard Bolt-on Arm

### Spider Arm Detail



AMR-N1 & D1: 5' or 10' Long x 6" Tall x 2" Wide

AMR-N2 & D2: 6' or 10' Long x 6" Tall x 2" Wide

BAWP - 10" Tall x 6 1/2" Wide

AMR-N1 & AMR-D1: 8.89' Tall

AMR-N2 & AMR-D2: 11.5' Tall

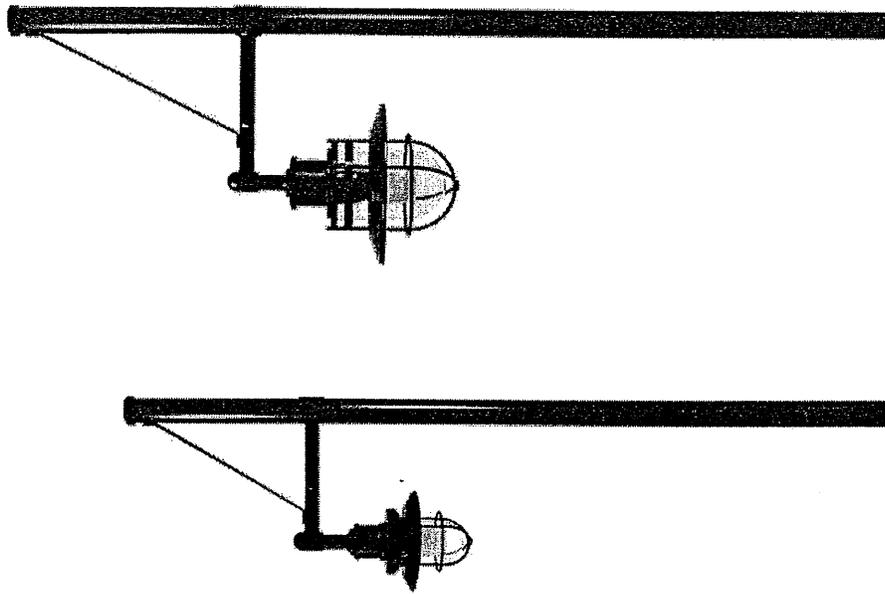
## EPA Data

Fixture with Arm							
AMR-N1	2.2	4.0	4.4	6.0	5.1	7.1	2.4
AMR-N2	2.9	5.2	5.8	7.8	6.7	9.3	3.1
AMR-D1	2.2	4.0	4.4	6.0	5.1	7.1	2.4
AMR-D2	2.9	5.2	5.8	7.8	6.7	9.3	3.1

### CANDS1-RMS

#### Characteristics

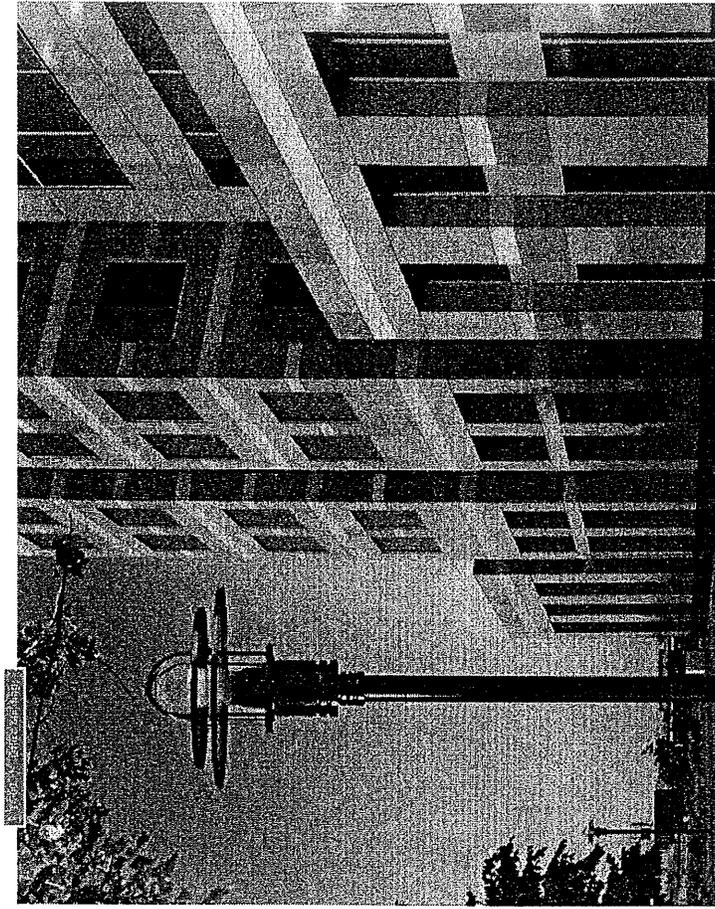
- > Smaller size for pedestrian scale applications
- > Well-mount version available to complete the family
- > Spin-aluminum deflector with decorative guard
- > Decorative mounting featuring an angular component for strength and visual impact
- > Rotomatic™ quarter-turn mechanism provides tool-free access to the lamp and electrical components for ease of maintenance
- > Available lamps: Metal Halide (MH), High Pressure Sodium (HPS) and Compact Fluorescent (CF)



P11 > CANDELA SERIES



P12 > CANDELA SERIES

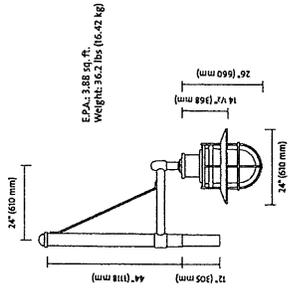


> CAND1-RM Technical Information

CAND1-RM

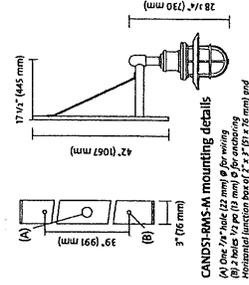
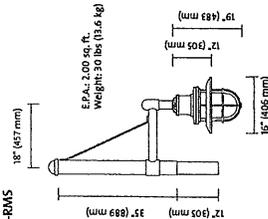
These globes are available in the following finishes:  
 PCC: Clear Polycarbonate  
 PCO: Opal Polycarbonate  
 PCDO: PONO Polycarbonate

CAND1-RM, CAND1-RMS and CAND1-RMS-M luminaires are UL and CSA approved.



> CAND1-RMS and CAND1-RMS-M Technical Information

CAND1-RMS



**CAND1-RMS-M mounting details**  
 (A) One 7/8\"/>

> CAND1-RM Ordering Information

Product	Lamp	Optical System	Voltage	Options	Finish
CAND1-RM-2	80 HPS	RACE	208	CFI	NP
CAND1-RM-2	50 MH, medium	RE3	120		BETX
CAND1-RM-2	70 MH, medium	RE3MD	208		BETX
CAND1-RM-2	100 MH, medium	R3	240		BETX
CAND1-RM-2	150 MH, medium	R3S	347		BRTX
CAND1-RM-2	35 HPS, medium	SE3	347	HPS	CNTX
CAND1-RM-2	50 HPS, megal	RACE3			CNTX
CAND1-RM-2	70 HPS, megal	RACE3MD			CNTX
CAND1-RM-2	100 HPS, megal	RACE3			CNTX
CAND1-RM-2	150 HPS, megal	RACE3S			CNTX
CAND1-RM-2	200 HPS, megal	WH3			CR3TX
CAND1-RM-2	200 HPS, megal	WH3S			CR3TX
CAND1-RM-2	18 CFI	NP			NP
CAND1-RM-2	26 CFI	TS			TS
CAND1-RM-2	42 CFI	TS			TS

<sup>1</sup> Remote ballast.  
<sup>2</sup> HPS fixture finish.  
<sup>3</sup> Socket: GZ4Q-2 (18W), GZ4Q-3 (76 or 37W), GZ4Q-4 (42W).  
<sup>4</sup> Triple tube compact fluorescent. (lamp not included).  
<sup>5</sup> Consult pages 26 to 29 for details on line of poles available.

**Housing:** Made from round shaped die cast aluminum (D50, C/w a watertight grommet, mechanically assembled to the bracket with four bolts 1/16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.  
**Guards:** Made from round shaped aluminum (6063T5) with 1/2\"/>

> CAND1-RMS and CAND1-RMS-M Ordering Information

Product	Lamp	Optical System	Voltage	Finish
CAND1-RMS-1A	50 MH, medium	SK5	120	BETX
CAND1-RMS-2	70 MH, medium	SK5D	208	BETX
CAND1-RMS-M	100 MH, medium	SK5	240	BETX
CAND1-RMS-M	150 HPS, medium	SK5	347	BRTX
CAND1-RMS-M	35 HPS, medium	SK5	347	CNTX
CAND1-RMS-M	50 HPS, medium	SK5	347	CNTX
CAND1-RMS-M	70 HPS, medium	SK5	347	CNTX
CAND1-RMS-M	100 HPS, medium	SK5	347	CNTX
CAND1-RMS-M	150 HPS, medium	SK5	347	CNTX
CAND1-RMS-M	18 CFI	SK5	347	CR3TX
CAND1-RMS-M	26 CFI	SK5	347	CR3TX
CAND1-RMS-M	42 CFI	SK5	347	CR3TX
CAND1-RMS-M	18 CFI	SK5	347	NP
CAND1-RMS-M	26 CFI	SK5	347	NP
CAND1-RMS-M	42 CFI	SK5	347	NP
CAND1-RMS-M	18 CFI	SK5	347	TS
CAND1-RMS-M	26 CFI	SK5	347	TS
CAND1-RMS-M	42 CFI	SK5	347	TS

<sup>1</sup> Remote ballast.  
<sup>2</sup> Socket: GZ4Q-2 (18W), GZ4Q-3 (76 or 37W), GZ4Q-4 (42W).  
<sup>3</sup> Triple tube compact fluorescent. (lamp not included).  
<sup>4</sup> Consult pages 26 to 29 for details on line of poles available.

**Housing:** Made from round shaped die cast aluminum (D50, C/w a watertight grommet, mechanically assembled to the bracket with four bolts 1/16 UNC. This suspension system permits for a full rotation of the luminaire in 90 degree increments.  
**Guards:** Made from round shaped aluminum (6063T5) with 1/2\"/>

## CANDB1, CANDB2 and CANDB3

### Characteristics

- > *European-inspired design*, well suited for contemporary sites, nautical environments, parks and other urban developments
- > Family of luminaires allows *multiple applications* while maintaining design
- > CANDB1: *Fresnel lens* surrounded by four rods and an aluminum disk
- > CANDB2: Four rods and two *decorative aluminum louvers* offer softer lighting
- > CANDB3: *Four rods and one louver*
- > Available lamps: Metal Halide (MH), High Pressure Sodium (HPS) and Compact Fluorescent (CF)



CANDB1 CANDB2 CANDB3

**EXHIBIT 3-2**

**EXCEPTIONS**



# Memorandum

## EXHIBIT 3-2 - EXCEPTIONS

**To:** Jerome Township Zoning Board  
**From:** Duke Realty Corporation  
**Date:** January 29, 2007  
**Re:** Hall's Corner – Jerome Township, OH  
 Detailed Development Plan Exceptions  
**Copy:** Hall's Corner Design Team

DESCRIPTION	ZONING CODE REQUIREMENT	EXCEPTIONS FOR THE HALL'S CORNER DEVELOPMENT
Section 410 – Official Schedule of District Regulations - Maximum Building Height	Zoning Districts B-13 and B-14 – Maximum Height (of Principal Buildings shall be 2-1/2 Stories or 35 Feet	Maximum / Minimum Building Height  a. Anchor Retailers. The Anchor Retailers shall have a maximum height of forty-five (45) feet, excluding architectural tower elements and a minimum height of thirty (30) feet. The architectural tower elements shall not exceed sixty (60) feet.  b. Junior Anchors. The Junior Anchors shall have a maximum height of forty-four (44) feet, excluding architectural tower elements, and a minimum height of twenty-eight (28) feet. The architectural tower elements shall not exceed fifty-four (54) feet. At no time shall the maximum height of the Junior Anchor buildings exceed the height of the Anchor Retailers.

HALL'S CORNER - JEROME TOWNSHIP, OH  
 DETAILED DEVELOPMENT PLAN EXCEPTIONS

		<p>c. Inline Retailers. Inline Retailers shall have a maximum height of thirty-two (32) feet and a minimum height of twenty-three (23) feet. At no time shall the maximum height of the Inline Retailers exceed the height of the Junior Anchors.</p> <p>d. Specialty (B-Shop) Buildings. Specialty (B-Shop) Buildings shall have a maximum height of thirty-two (32) feet and a minimum height of twenty-three (23) feet. At no time shall the Specialty (B-Shop) Buildings exceed the height of the building listed in subsection (a), (b) and (c) immediately above.</p> <p>e. Other Architectural Structures. Other structures not connected to an occupied building, such as towers, and other architectural features shall be limited to sixty (60) feet in height.</p>
<p>Section 410 – Official Schedule of District Regulations – Minimum Mandatory Off-Street Parking Space</p>	<p>Zoning Districts B-13 and B-14 - 200 Square Feet of retail or service area</p>	<p>Parking Ratio Requirements</p> <p>a. Anchor Retail: 4.5 spaces per 1,000 square feet of building area</p> <p>b. Junior Anchor: 4.0 spaces per 1,000 square feet of building area</p> <p>c. Specialty (B-Shops) Retail: 4.0 spaces per 1,000 square feet of building area</p> <p>d. Restaurants less than 5,000 square feet: 10.0 spaces per 1,000 square feet of building area</p> <p>e. Restaurants from 5,000 square feet but less than 7,000 square feet: 15.0 spaces per 1,000 square feet of building area</p> <p>f. Restaurants greater than 7,000 square feet: 20.0 spaces per 1,000 square feet of building area.</p> <p>g. No parking shall be required for garden centers or</p>

HALL'S CORNER - JEROME TOWNSHIP, OH  
DETAILED DEVELOPMENT PLAN EXCEPTIONS

		outdoor sales areas.
--	--	----------------------

HALL'S CORNER - JEROME TOWNSHIP, OH  
 DETAILED DEVELOPMENT PLAN EXCEPTIONS

<p>Section 512 – Screening and Landscaping</p>	<p>Ten (10) foot Minimum Separation between Parking Area and Property Line to the South                  Parking Lot Screening Requirement between parcels that are interior to the shopping center                  Screening requirement adjacent to the shared private roadway along the north property line (partially vacated Weldon Road)</p>	<p>Five (5) Foot Minimum Separation between Parking Area and Property Line to the South                  Delete Parking Lot Screening Requirement between parcels that are interior to the shopping center                  Delete screening requirement adjacent to the shared private roadway along the north property line (partially vacated Weldon Road).</p>
<p>Section 519 – Off-Street Loading Requirements</p>	<p>In any district and having a gross floor area of 5,000 square feet or less shall be provided at least one off-street loading space, plus one additional such loading space for each additional 10,000 square feet, or major fraction thereof, of gross floor area.</p>	<p>Off-Street Loading Area Requirements                  a. Off-street loading areas shall comply with the Retailer requirements.                  b. The number of loading spaces shall comply with the Retailer requirements.</p>
<p>Section 803.3.c – Sign Design</p>	<p>Sign shall have no more than two colors</p>	<p>Signs shall have no more than ten colors</p>
<p>Section 804.1 – Number of Signs Permitted</p>	<p>Each commercial parcel shall be permitted to have one ground sign (either monument or pylon) or one wall sign. Buildings on corner lots with at least 100 feet of frontage on two public right-of way shall be entitled to one ground sign (either monument or pylon) or one wall sign along each right-of-way</p>	<p>Each commercial parcel shall be permitted to have one ground sign (either monument or pylon) and one wall sign. Buildings on corner lots with at least 100 feet of frontage on two public right-of way or shared private roadway shall be entitled to one ground sign (either monument or pylon) and one wall sign along each right-of-way</p>
<p>Section 804.3.b – Wall Signs</p>	<p>The total display area of any single establishment door sign(s) in a multi-occupancy facility shall not exceed twelve (12) feet</p>	<p>Delete this requirement in its entirety.</p>

HALL'S CORNER - JEROME TOWNSHIP, OH  
 DETAILED DEVELOPMENT PLAN EXCEPTIONS

<p>Section 804.3.c – Wall Signs</p>	<p>When two wall signs are permitted, there shall be no less than thirty (30) feet between the two signs</p>	<p>Delete this requirement in its entirety.</p>
<p>Section 804.5 – Joint Identification Signs</p>	<p>One (1) joint identification free standing sign may be authorized by the Zoning Commission to identify a complex or mix of uses as opposed to a single use, provided that such identification sign shall not exceed the following requirements:</p> <ol style="list-style-type: none"> <li>a. The total display area of all surfaces shall not exceed one (100) square feet.</li> <li>b. A maximum height of twenty (20) feet</li> <li>c. A maximum setback of thirty (30) feet from all public right(s)-of-way</li> <li>d. A joint identification sign shall be permitted in lieu of pylon signs. No free standing signs other than one (1) joint identification sign shall be permitted within the development.</li> </ol>	<p>Allow five (5) joint identification freestanding signs for the shopping center</p> <p>The location and the design of these joint identification signs shall be as indicated on Exhibits 6-1 and 6-2.</p>

**EXHIBIT 4-1**

**LANDSCAPE SECTIONS AND ELEVATIONS**