

DEVELOPMENT TEXT
THE CORNERS MIXED-USE DEVELOPMENT

As Approved by the Planning and Zoning Commission on September 19, 2019 and updated based on Council discussion during the First Reading/Introduction of Ordinance 70-19 and approved at the Second Reading/Public Hearing on 12/02/19

1. Development Text Overview and Intent:

A. Overview:

i. Existing Conditions:

The overall site is ±13.42 acres in size and located on the west side of Frantz Road between Blazer Parkway and Rings Road and east of the existing office building at 5100 Rings Road. It is currently zoned OLR, Office, Laboratory and Research District and is owned by the City of Dublin. The western portion of the site is developed with retention ponds designed to meet stormwater management requirements for existing office development to the west and future development on the site.

ii. Dublin Corporate Area Plan:

The Dublin Corporate Area Plan (DCAP) is a Special Area Plan addendum to the Dublin Community Plan adopted by Dublin City Council in September 2018 to provide guidance for future development of legacy office parks in the city. The entire site is located within the Mixed-Use Regional Sub-District 2 (North of Rings) of the DCAP.

B. Intent:

It is the intent of the developer to achieve the objectives of the DCAP by creating ±9.36 acres of high quality mixed-use Planned Unit Development focused on providing needed amenities to serve workers, nearby hotel visitors and residents. The development will include neighborhood-oriented retail, restaurants, personal services, and offices planned and designed to mitigate potential negative impacts on adjacent neighborhoods. A large public park of approximately four acres will be integrated as an amenity to visitors and nearby residents facilitating opportunities for community interaction.

If these standards conflict in any way with the City of Dublin Codified Ordinances, then the Planned Unit Development Text shall prevail. Standards in the Codified Ordinances that are applicable to matters not addressed by the Planned Unit Development Text shall apply to all subareas in the PUD.

2. Permitted Uses:

A. Subarea A

Permitted Uses:

- i. Public Parks and Open Space** programmed with shared-use paths, seating areas and other passive recreation amenities for the enjoyment of residents and employees of surrounding businesses.
- ii. Stormwater Retention Ponds** integrated as an amenity to the public park space with a naturalized design featuring high quality landscaping and

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providing regional stormwater management for all development within Subarea B and adjacent existing office uses to the west.

B. Subarea B

For purposes of clearly defining the range of uses that are permitted within the different development areas of Subarea B of this PUD, is divided into three separate Subareas (referred to as Subarea B₁, B₂, and B₃) and identified in Exhibit A—Preliminary Development Plan.

Subarea B₁ (Frantz Road Frontage Sites)

Permitted Uses:

- i. Casual and fine dining and other eating establishments whose primary function is the service of food and where on-site sales of alcoholic beverages are incidental or secondary, not to exceed a total of 30,000 gross square feet except as approved by the Planning and Zoning Commission via Conditional Use review and approval;
- ii. Retail stores, drug stores, bookstores, florists, stationary stores, gift/novelty shops; or stores providing goods and services which support office buildings or occupants of office buildings (e.g. copy shops, office supply/equipment sales, delivery service providers, etc.) or otherwise provide support retail services for nearby residential neighborhoods;
- iii. The office uses in the Zoning Code §153.026(A)(2), not to exceed more than 50% of the gross square footage of any single building within Subarea B₁;
- iv. The uses in the Zoning Code §153.027(A);
- v. Personal, repair, and rental services as defined by Zoning Code §153.002(A)(16)(c);
- vi. Outdoor dining and seating. Within Subarea B₁, up to 10,000 total square feet of outdoor dining and seating space may be allotted to the various tenants. This space shall be subject to administrative review and approval by Land Use and Long Range Planning. Additional outdoor dining and seating area beyond the cumulative 10,000 total square feet are subject to Conditional Use review and approval by the Planning and Zoning Commission. The outdoor dining areas shall employ complementary amenities (fences, tables, chairs, flower boxes) and must be consistent with the overall design aesthetic of the area. Outdoor speakers are prohibited. The proposed patio amenities shall be stored in a location that is not visible to the public when not in regular use unless the patio furniture is all-weather material, set up for use and not covered in any way, and weather conditions make the use of furniture possible.
- vii. Drive-thrus may be permitted as a Conditional Use within Subarea B₁, subject to review and approval by the Planning and Zoning Commission in

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accordance with Code Section §153.236. Service windows and vehicular canopies associated with drive-thrus shall not have frontage on Frantz Road.

Subarea B₂ (Rings Road Frontage Site)

Permitted Uses:

- i. All retail and personal services uses permitted in Subarea B₁ to a maximum of 7,000 gross square feet; or
- ii. All administrative, business and professional office uses, organization and associations permitted in Code §153.026(A) to a maximum of 12,000 gross square feet.

Subarea B₃ (Blazer Parkway Frontage Site)

Permitted Uses:

- i. All administrative, business and professional office uses, organization and associations permitted in Code §153.026(A) to a maximum of 12,000 gross square feet.

3. Density, Lot and Setback Requirements

A. Density:

- i. Subarea A—N/A, no commercial development is permitted
- ii. Subarea B₁—a total maximum of 47,000 gross square feet of retail/restaurant/office development is permitted. Restaurant use in excess of 30,000 gross square feet (cumulative) require Conditional Use review and approval. Office uses are limited to not more than 50% of the gross square footage of any building.
- iii. Subarea B₂—a maximum of 12,000 gross square feet of office/commercial development or 7,000 gross square feet of retail/restaurant development is permitted
- iv. Subarea B₃—a maximum of 12,000 gross square feet of office/commercial development is permitted. Additional office square footage in excess of the 12,000 gross square feet maximum may be permitted, subject to Planning approval.

B. Lot Coverage:

Structures, parking, driveways, vehicular use areas, service areas, pedestrian areas, and other impervious areas shall not exceed 70% of the total site area of Subarea B.

C. Setback Requirements:

The minimum setbacks from the Rings Road, Frantz Road, and Blazer Parkway rights-of-way shall be 30 feet for all buildings and structures and 15 feet for pavement, including patios. Building canopies, awnings, eaves, pedestrian

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amenities and projecting signs may encroach the building setbacks not to exceed five (5) feet.

D. Minimum Yard Requirements:

The minimum required side and rear yard from Subarea A shall be 0 (zero) feet for buildings and 5 (five) feet for pavement. Where parking areas and vehicular or pedestrian circulation is shared with an adjoining property, a side or rear yard of 0 (zero) feet for pavement is permitted. Should there be any approved lot splits within Subarea B, there shall be no required setback from lot lines for buildings or pavement.

4. Access and Circulation:

A. Vehicular Site Access:

Vehicular access to and from the site from adjacent publicly dedicated streets shall be permitted as follows and as depicted on Exhibit X—Preliminary Development Plan:

- i. Along Blazer Parkway full access shall be permitted in alignment with the existing curb cut for 4860-5000 Blazer Parkway
- ii. Along Frantz Road right-in/right-out access shall be permitted in the middle portion of the site frontage, subject to City of Dublin Engineering approval for location.
- iii. Along Rings Road access shall be permitted subject to City of Dublin Engineering approval.

B. Internal Vehicular Circulation:

Vehicular circulation within the site shall be arranged to provide convenient cross access between all Subareas and uses, while discouraging through traffic. The primary internal vehicular circulation pattern is reflected in the Preliminary Development Plan. Individual parking areas and drive aisle layouts shall be submitted for each Subarea at Final Development Plan review.

C. Pedestrian Circulation and Connectivity:

Pedestrian connections shall be provided to all building entrances and to the proposed park/open space from existing sidewalks and shared use paths along the surrounding public streets. Safe and convenient pedestrian connections shall be provided between all Subareas and from parking areas. All sidewalks and shared use paths within Subareas A and B shall be constructed to City of Dublin Engineering standards.

D. Cross Access Easement:

To provide public access to open space in the event of future lot splits of Subareas, a cross access easement over the entirety of Subarea B shall be

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recorded with the Franklin County Recorder's Office.

5. Parking and Loading:

A. Shared Parking:

All parking in Subarea B shall be shared among the proposed uses for Subareas A and B, regardless of use. Cross access easements shall be recorded with the Franklin County Recorder's Office, as appropriate.

B. Minimum Number of Parking Spaces Required:

- i. Commercial (Restaurant/Retail/Personal Services): 5 Spaces per 1,000 GSF
- ii. Office: 4 Spaces per 1,000 GSF
- iii. Outdoor Dining Areas: No Parking Requirement
- iv. Parks & Open Space: No Parking Requirement

C. Accessible Parking Spaces Required:

Accessible parking spaces shall be provided in accordance with Code §153.201(D).

D. Minimum Number of Loading Spaces:

The minimum number of loading spaces shall be provided in accordance with Code §153.211.

E. Drive-Thru Stacking Spaces:

The minimum number of loading spaces shall be provided based on the associated use as follows:

- i. Restaurant: 4 spaces behind menu board + 4 spaces behind first window
- ii. Financial Institution: 3 spaces per lane
- iii. ATM: 3 spaces per kiosk
- iv. Pharmacy: 4 spaces per window
- v. Laundry/Dry Cleaner: 2 spaces per window

F. Bicycle Parking:

Bicycle parking spaces shall be provided at the minimum ratio of one bicycle parking space per 4,000 gross square feet of development. Clusters of bicycle parking spaces shall be uniformly distributed throughout the site at prominent locations, easily accessible from shared use paths and in highly visible areas of the site.

6. Service Structure Screening:

A. Waste, Refuse and Recycling:

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All waste, refuse and recycling shall be contained and fully screened from public view by a solid wall or fence complementary to the architectural design of the buildings. To prevent possible damage to the screening material, curbs are required in accordance with Code §153.077(B).

B. Other Service Structures:

All other service structures, including electric transformers, utility vaults, rooftop units or other equipment or elements providing service to a building or site shall be screened according to Code §153.077.

C. Material and Equipment Storage:

No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of a parcel outside a primary structure.

7. Landscaping:

A. Subarea A Landscaping:

The programming and design of Subarea A may include:

- i. Pedestrian paths looping around the stormwater ponds, and connections east to Frantz Road through the Subarea B sidewalk network, north to Blazer Parkway, south to Rings Road, and west to the existing office building;
- ii. Informal seating areas along the paths, and small gathering spaces at key locations as identified on the Final Development Plan;
- iii. Landscape plantings coordinated with and complementary to the surrounding existing and proposed landscape plans; and
- iv. Other passive recreation elements and amenities as determined to be appropriate to the needs of the primary future patrons of the open space.

B. Subarea B Landscaping:

Landscaping in Subarea B shall be in accordance with Dublin Landscape Code §§153.130 through 153.139. Perimeter buffer requirements of §153.133(A) shall not be required along common interior property boundaries in the event of future lot splits.

C. Frantz Road Frontage Treatment:

A cohesive landscape theme shall be provided along the Frantz Road frontage between the existing shared use path and proposed patios and building facades. The landscape design will be provided with the final development plan.

D. Walls and Fences:

Parking, vehicular use areas, and service areas shall be screened from view from the public through the use of walls, fences and landscaping. Should walls or fences be proposed, the design complementary to the proposed architectural theme.

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8. Architecture:

A. General Architectural Themes:

The architectural theme for Subarea B₁ shall be a contemporary interpretation of the traditional rural and agricultural structures of the area, and the theme for Subareas B₂ and B₃ shall provide an appropriate and complementary transition between the rural, agriculturally influenced architecture of Subarea B₁ and the existing architecture of office developments to the west, unless otherwise approved by the Planning and Zoning Commission at Final Development Plan. All buildings shall be designed to be seen from 360 degrees, with the same caliber of finish on all facades/elevations.

B. Building Height:

Maximum building height in Subarea B₁ is one occupied story, not to exceed 35 feet in height. Maximum building height in Subareas B₂ and B₃ is two occupied stories, not to exceed 40 feet in height. Pitched roof elements shall be measured to the highest ridge. Flat roofs shall be measured to the dominant horizontal surface. Height shall be measured from the finished, ground floor elevation of the building. Architectural appurtenances, such as tower elements, cupolas and mechanical screens may exceed these maximum building heights.

C. Scale and Massing:

- i. Particular attention shall be given to traditional massing of the elements, the roof forms, the floor to ceiling heights, the window arrangements, proportions and relationship of each part of the building to the whole.
- ii. All non-office or mixed-use buildings should be of a pedestrian friendly scale complementary to residential structures across Frantz Road. While structures may have significant mechanical roof wells, such wells shall be surrounded on all sides by pitched roof forms with limited straight parapet conditions.
- iii. Each non-office or mixed-use building must incorporate thematically appropriate architectural massing to reduce the overall mass of the building including secondary masses stepping down from the primary building are encouraged. Examples of secondary building masses include faux lofts, clerestories, secondary gables, shed and lean-to forms. Covered exterior verandas are encouraged where permitted by the proposed use.
- iv. One-story office buildings shall adhere to the same scale and massing requirements as one-story non-office or mixed-use buildings.
- v. Two-story office buildings, which serve as a transition from between the rural, agriculturally influenced architecture and existing contemporary office to the west may be more monolithic in scale and massing. Secondary forms are encouraged to add interest and incorporate alternate materials. Examples of secondary forms include entry elements and window bays. No rooftop

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equipment shall be visible from street level.

D. Wall Articulation and Fenestration:

- i. In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, pattern, or structural expression equally on all sides of each structure. Increased wall articulation is of greater importance where scale and massing of buildings are more monolithic in nature.
- ii. All buildings shall have the same degree of exterior finish on all sides and the amount of fenestration should be balanced with the amount of solid facade.

E. Permitted Roof Forms:

- i. All one-story non-office or mixed-use Buildings shall incorporate pitched roofs in side gabled, cross gabled, saltbox, gambrel and shed roof forms.
- ii. Two-story office buildings may utilize flat roofs, but must integrate parapet cornice articulation to add interest.

F. Exterior Materials:

- i. Permitted roof materials include standing seam metal, corrugated metal, dimensional and simulated slate asphalt shingles, and slate or synthetic slate shingles.
- ii. All roofs not visible from street level may be single-ply membrane.
- iii. Permitted exterior façade cladding materials include natural wood siding, fiber cement siding, and composite wood siding in the form of traditional lap and Dutch lap clapboards, panels and trim, shakes or shingles, board and batten, and board on board; brick veneer; stone and cultured stone veneer.
- iv. Exterior wall finish materials must be used to complete massing elements. The application of any material on a single face of a massing element is prohibited.
- v. Stucco and EIFS are permitted in limited quantities and only as a trim or accent material, not as a primary material.
- vi. Permitted window and door materials include wood, aluminum and aluminum clad. Doors may be solid or may include partial-lite and full-lite glazing. Glass may be lightly tinted or clear. Reflective or colored glass is not acceptable.
- vii. True divided lite and / or simulated divided lite windows with exterior muntins are required where appropriate to the building style. The ground floors of commercial and retail uses may have appropriately scaled storefront window systems that utilize large glass areas which are uninterrupted by divided lites.

9. Signage and Graphics – Refer to Sign Requirements and Guidelines

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A. Introduction

Tenant signage is among the first impressions a patron has of a development and is, therefore, an important part of the Frantz Road Mixed-Use Development experience. Tenants are encouraged to develop signage which is both creative and consistent with the theme of the Development. Signs should identify and promote individual Tenants while contributing to the character, color, and interest of the overall project.

The guidelines established herein will ensure that Tenant identification is of consistent quality throughout the Development. Each proposed sign will be evaluated for design excellence, size, location, installation, compatibility with neighboring signs and the overall character of the Development's signage/graphics. These criteria establish regulations designed to accommodate each Tenant that will occupy the project in a manner that will ensure an organized, distinctive, attractive and cohesive appearance for the project. These criteria state the minimum standards signage must meet in order to obtain the Landlord's approval thereof.

All signs are subject to the review and approval through the design review process outlined herein. Any design review or approval notwithstanding, conformance to these guidelines does not relieve the Tenant from compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations. The Tenant is solely responsible for legal compliance.

The overriding intention of these criteria is to preserve and encourage Tenants' ability to sign their space in accordance with their individual branding while at the same time adhering to standards of consistency and taste.

1. General Information:

- a. City of Dublin Planning and Zoning Commission may approve additional and/or alternative signage from those listed herein on an individual basis, as requested by Tenant.
- b. The Landlord reserves the right to revise this Signage Criteria at any time if so required by any government agency having jurisdiction over its contents.
- c. Placement of signage shall respect the architectural scale of the façade and complement vertical and horizontal building elements. Signs shall not cross or obscure architectural elements and detract from the building's overall architecture.
- d. "*Sign*" means a name, identification, description, display or illustration which is affixed to or otherwise placed upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building and which directs attention to an object, product, place, activity, person, institution, organization business, goods, services or entertainment conducted, sold or offered on the premises. The term includes any associated sign face, sign structure, pole cover, embellishment, decorative element and source of illumination; but

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excludes architectural decoration, mural, sculpture; show window display, outline lighting and projector graphic, window graphics, awning graphics, and umbrella graphics.

- e. “*Message*” means the area within a continuous line surrounding the name, graphic, symbol, logo and/or image intended to identify the Tenant.

2. Sign Permit Municipal Office Information:

- a. City of Dublin
Review Services
5800 Shier Rings Road
Dublin, Ohio 43016
General Number: 614.410.4600

B. Submittals and Approvals

1. All Tenant signage is subject to the Landlord’s written approval. The Landlord’s approval shall be based upon the following:
 - a. All sign permit submittals require signed and sealed engineering documents be provided with submittal.
 - b. Design, fabrication and method of installation of all signs shall conform to this sign criterial.
 - c. This sign criterial shall conform to the design standards of the Development in harmony with adjacent sign conditions.
2. The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord’s approval.
 - a. Submit, via email, one (1) set of detailed sign design shop drawings in multiple page PDF format to:
 1. Developer: Paul Ghidotti – The Daimler Group, 1533 Lake Shore Drive, Suite 100, Columbus, Ohio 43204. paulg@daimlergroup.com
 2. Architect: Carter Bean – Bean Architects, 4400 North High Street, Suite 401, Columbus, Ohio 43214. carter@beanarchitects.com
 - i. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities. All sign permit submittals require signed and sealed engineering documents to be provided with submittal.

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- ii. Sign drawings must include a scaled storefront drawing illustrating the proposed sign design and all dimensions as they relate to the storefront elevation(s) of the Tenant's premises. All sizes are to be provided in US dimensions.
 - iii. Sign drawings must also include a scaled sign elevation and section through sign indicating construction and attachment method and illumination details. All sizes are to be provided in US dimensions.
 - iv. Sign drawings must include attachment method and details. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.
 - v. Letters must be accurately dimensioned and spaced.
 - vi. Sign external finish designations and types of materials must be included with the sign drawings.
 - vii. Unless Landlord has received the above described drawings and information, the Landlord will not approve the Tenant's exterior sign.
3. All drawings and samples marked "Revised and Resubmit" must be resubmitted with the required corrections prior to fabrication. Only after all drawings have been marked "Approved" or "Approved as Noted", and after permit is obtained, may the fabricator proceed with the fabrication per the approved drawings.
 4. The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:
 - a. Tenant and/or their Sign Contractor shall secure all applicable sign permits required by the local authority having jurisdiction prior to fabrication of the signs. The Landlord's stamped approval is required on all plans prior to the application for permit.
 - b. Tenant shall forward a copy of the City of Dublin sign permit to Developer and Architect prior to installation.
 - c. The Tenant's Sign Contractor shall be responsible for all inspections.
 5. In the event the Tenant changes their sign at any time during the term of their lease, Tenant must comply with any future modifications, revisions or changes that may have been made to the Sign Criteria for the Center after the execution of their Lease Agreement.
 6. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box that is controlled by Landlord's light control system required) and all other labor, materials and future maintenance.
 7. The Tenant and their Sign Contractor are responsible for understanding this Sign Criteria and conforming to its requirements.

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8. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.
9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.

C. Fabrication & Installation Requirements

The fabrication and installation of all signs shall be subject to the following restrictions:

1. Installer must field survey conditions of installation.
2. All signs mounted on buildings are to be attached by pin-mounting. Spacers to be pre-finished or painted to match adjacent building wall color.
3. Ladders and installation equipment are not permitted to lean on building, awnings and storefront. All installation equipment must be freestanding-type to avoid contact with, or damage to, building or storefront.
4. Tenant's Sign Contractor is required to contact the Landlord 48 hours prior to installation of signage; upon arrival on site; and at completion of installation, so that acceptance can be determined.
5. Installation crews are responsible for establishing a safety zone around their work area. Tenant Signage crews must display caution tape and safety cones at all walkways and doors. Electrical cords cannot be run outside of this safety zone. Hard hats must be worn at all times.
6. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and patched to match adjacent finish. Spacers must be prefinished or painted to match the surrounding building color. No PK housings allowed. Ice and water shield donuts with washer and nut to allow compression to signage fascia at all building penetrations. (Acceptable alternate: Neoprene bonded sealing washers). Size of washer to cover ice and water shield (or alternate) completely. Washer, nut and spacer are to be prefinished or painted to match surrounding building color.
7. All fasteners are to be rust proof materials and hidden from plain view by the sign.
8. Signs shall be secured to the building structure not simply the aesthetic veneer. The Tenant shall provide supplemental support as required and as approved by Landlord. Tenant shall submit details and attachment method to Landlord for approval. Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for projecting and canopy edge signs. Such analysis and details shall be at the expense of the Tenant and shall be submitted to the building department by the Tenant and/or their sign contractor.

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9. Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by the installation of their Tenant's sign. If Tenant or their sign Contractor fails to sufficiently repair such damage, Landlord's contractor will perform the work and Landlord shall back-charge the Tenant.
10. The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete. Sign Contractor shall protect existing wall surfaces and nearby awning/canopy structures during sign installation.
11. The Sign Contractor must check sign to ensure proper illumination.
12. Each Tenant shall be responsible for the performance of its Sign Contractor.
13. Each Tenant shall be responsible for removal of its sign within three (3) days after vacating site. Fascia must be repaired and/or repainted by Landlord's mandatory contractor any time a sign is removed.
14. Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant fifteen (15) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall affect said maintenance or repair and Tenant shall reimburse Landlord within ten (10) days of receipt of invoice.
15. Tenant to use Landlord-provided storefront J-box to wire storefront signage back to designated circuit that is controlled by Landlord's light control system. If no J-box exists, it is Tenant's responsibility to provide and connect to Landlord's house panel that is controlled by Landlord's light control system. Sign installer is NOT permitted to override Landlord's timing device or to connect signage to any other timeclock.
16. All electric signs shall be UL listed. UL labels and manufacturer's labels to be placed in an inconspicuous location on all signage unless otherwise required by code.
17. In some cases, interior raceways may be required to conceal wiring and transformers on interior of tenant space depending on sign location and conditions. If applicable, raceway must be painted to match surrounding wall. Installer must field survey conditions of installation.
18. In some cases, exterior weatherproof raceways may be required to conceal wiring and transformer on rear of parapets above rooflines. If applicable, raceway and all penetrations must be appropriately sealed. Furthermore, roof membrane penetrations must be coordinated with / sealed by Landlord's roofing contractor to preserve warranty. Contact Landlord for roofing contractor's contact information.
19. If a Tenant sign change is necessary during winter months, repairs to the building facade must be made in temperatures exceeding 45 degrees and prior to installation of new sign. If, upon removal of existing sign, temperatures drop below 45 degrees, Tenant is required to patch holes (using color to match paint) as a temporary touch up until temperature

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exceeds 45 degrees. All repairs and repainting of façade must be performed by Landlord's contractor at Tenant's expense.

D. Non-Conformance

1. No field installation changes are permitted without first notifying the Landlord in writing. If any sign is changed as to placement, location and/or size, which differ from the approved sign permit, Tenant and/or Sign Contractor will be responsible for repair, change and/or relocation of sign to proper placement at their expense.
2. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

E. Guarantee

Entire display shall be guaranteed by Sign Contractor for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

F. Prohibited Signage

1. Prohibited graphic types shall include but are not limited to the following:
 - a. Wall-mounted monolithic enclosed cabinet signs with full acrylic face.
 - b. No sign shall be painted on the surface of the building, unless approved by the landlord as a placemaking element.
 - c. No awning signage shall be permitted.
 - d. No sign shall be made utilizing exposed ballast boxes, or exposed transformers.
 - e. Roof top signs.
 - f. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - g. Permanent banners.
 - h. No exterior building sign shall be made of paper or cardboard, or temporary in nature, or be a sticker or decal. Note: the foregoing shall not prohibit the placement at the entrance of each tenant's space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards, and or other similar items of information (see commercial compliance signage).

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- i. The use of building walls for display of advertising.
- j. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
- k. No sign shall be attached to any fence within the right-of way of any road or located within any Subarea.
- l. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
- m. No vehicle, trailer or equipment of any type may be parked on a building premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.
- n. Sandwich board signs.

G. Allowable Sign Types

1. Fascia / Wall Sign

Also known as a storefront sign or business identification sign, which is mounted parallel to the plane of the building.

All Fascia / Wall Signs shall:

- a. Respect the architecture and scale of the building;
- b. Have a three-dimensional or layered construction, which may include paint and textures applied directly to the façade;
- c. Support the concept, design and location of the store.

Fascia / Wall signs may be applied to buildings in a variety of ways, including:

- d. Painted wood or metal panels with painted, carved or applied letters;
- e. Pin-mounted individual letters and logos mounted directly to building façade.



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2. Projecting Sign

A two-sided sign which is suspended from, attached to, or supported by a building, mounted perpendicular to the plane of the building. Projecting signs offer the opportunity for a more decorative and playful sign and contribute to a pedestrian-friendly atmosphere.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for projecting signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Projecting Signs shall:

- a. Have support structures consistent with the aesthetics of the storefront;
- b. Be hung well out of reach of pedestrians, minimum 8' from finished grade and maximum 6' perpendicular projection from the building.
- c. Be a maximum of 8 square feet in area (per face, excluding support structures).



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3. Canopy Edge Sign

Located on the edge of an architectural canopy structure.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for canopy edge signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Canopy Edge Signs shall:

- a. Consist of dimensional letters or numbers;
- b. May be top-mounted, face-mounted, or underneath-mounted to the canopy structure;
- c. Shall be in scale with the structural canopy on which it is mounted.



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4. Window Sign

Window signs contribute to an inviting and distinctive pedestrian-level character. Content shall display the Tenant's primary logo and/or name.

All Window Signs shall:

- a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted lettering.
- b. Shall be limited in area to 20% of window in which it is mounted.
- c. Window signage does not count toward a Tenant's total sign area.
- d. Color Limitations?



5. Window Graphics

Window graphics contribute to an interesting and distinctive pedestrian-level character. Content shall not include written messaging, but is intended for graphic design, such as: window pane bordering, patterns, and images.

All Window Graphics shall:

- a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted graphics.
- b. Shall be limited in area to 10% of window in which it is mounted.
- c. Window graphics do not count toward a Tenant's total sign area.

6. Window Menus

Window Menus are an important part of advertising food options within restaurant establishments.

All Window Menus shall:

- a. Be displayed directly behind the interior surface of the glass.
- b. Shall be limited in area to 2 square feet.
- c. Shall be limited to one window menu associated with the main entrance

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- d. Window Menus do not count toward a Tenant's total sign area.

7. Commercial Compliance Signs

Commercial compliance signs or "CC" signs include any of the variety of small, informational commercial signs such as credit card acceptance emblems, organizational membership medallions, and prohibitions against eating, smoking, etc.

All Commercial Compliance Signs:

- a. Must be clustered together in an organized manner that is visible but not obstructive.
- b. May have a maximum area of 2 square feet per cluster. Each Tenant is allowed one (1) cluster as associated with its main entrance.
- c. May include recognized corporate logos where the logo is typically used to indicate membership or acceptance. These must be applied as decals on the window glass.
- d. May include operational information such as phone numbers, address, and hours of operation is permitted only when painted or applied as decal on doors and windows.
- e. Commercial Compliance signage does not count toward a Tenant's total sign area.

8. Address Signs

The Landlord shall furnish and install Tenant address signs / numbering for each Tenant at their front entrance. The address sign shall be positioned near the doors at typical locations in a material, size and color determined by Landlord.

Address signs do not count toward a Tenant's total sign area.

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9. Traffic / Directional Signs

A two-sided, ground-mounted sign intended to promote safety and ease of vehicular circulation through the site.

All Traffic / Directional Signs shall:

- a. Be reserved for drive-thru Tenants only. Landlord and Planning Staff shall evaluate number of signs Tenant is allowed based upon their location on the site and relationship to curb cuts;
- b. Be ground-mounted such that they maintain safe vehicular sight triangles;
- c. Be limited in area to four (4) square feet per side;
- d. Have a maximum height of 3'-0" above grade;
- e. Be limited to three (3) colors;
- f. Directional signage does not count toward a Tenant's total sign area.
- g. May not contain advertising, including logos and must be rectangular in shape.

10. Drive-thru Signs

Drive-thru menu boards, pre-order boards, speaker posts, clearance bars, and any other related items shall be reviewed and approved by Developer, City Staff and the Planning and Zoning Commission along with the Conditional Use approval for related drive-thru.

Drive-thru signs do not count toward a Tenant's total sign area.

11. Utility Signs

Signage for utility items, such as Fire Department Connections, Water Riser / Mechanical Rooms and any other similar functions shall be provided at the specification and direction of the Authority Having Jurisdiction.

12. Joint Identification Signs

There may be three (3), double-faced Joint Identification ground mounted signs (one per frontage). Each sign shall be located near the primary vehicular access point along each frontage. No Joint Identification Sign shall contain any individual Tenant's information.

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H. Sign Illumination / Lighting

Sign Illumination adds considerable character and interest to a development. Where visible, lighting hardware should complement the architecture of the building. The following are allowable forms of Sign Illumination:

1. External Illumination

External fixtures attached to the building façade in the vicinity of the sign are permitted.

2. Internal Illumination

Channel letters or other dimensional sign elements may use internal illumination. Surfaces must be evenly lit, with careful color selection for maximum legibility.

3. Indirect Illumination

Indirect lighting includes 'halo' lighting around characters or shapes, back lighting, concealed uplighting, and accent lighting courses.

A combination of illumination methods is permissible, provided the goal is legibility and the overall brightness of the sign is not a distraction.

I. Allowable Sign Areas

Tenant's may utilize a combination of sign types

1. Subarea A

- a. If desired by the City, a City of Dublin park sign shall be permitted, in addition to informational signs for patrons.

2. Subarea B1

- a. In-line tenants shall be allowed:
 - i. 40 square feet of total sign area on public frontage;
 - ii. 40 square feet of additional sign area on opposite, internal parking field frontage;
 - iii. Each tenant may utilize a combination of sign types to reach their allowable sign area per façade.
- b. End-cap tenants shall be allowed:
 - i. 40 square feet of total sign area on public frontage;
 - ii. 40 square feet of additional sign area on opposite, internal parking field frontage;
 - iii. 20 square feet of additional sign area on side façade of Premises, including secondary public frontage or internal frontage. Free-standing Tenants are allowed only one (1) sign on side façade.
 - iv. Each tenant may utilize a combination of sign types to reach their allowable sign area per façade.
- c. Single-tenant, free-standing buildings shall utilize the allowable areas specified for end-cap users, above. However, Tenant has the option to calculate a maximum

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sign for three (3) faces allowed above and divide it amongst the four (4) faces of the free-standing building. The allowable areas per face shall not exceed the values prescribed above.

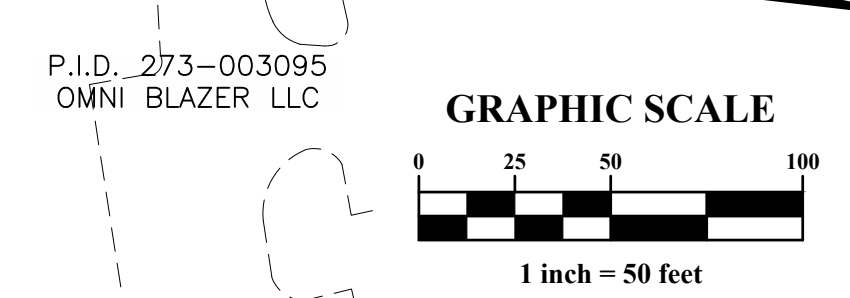
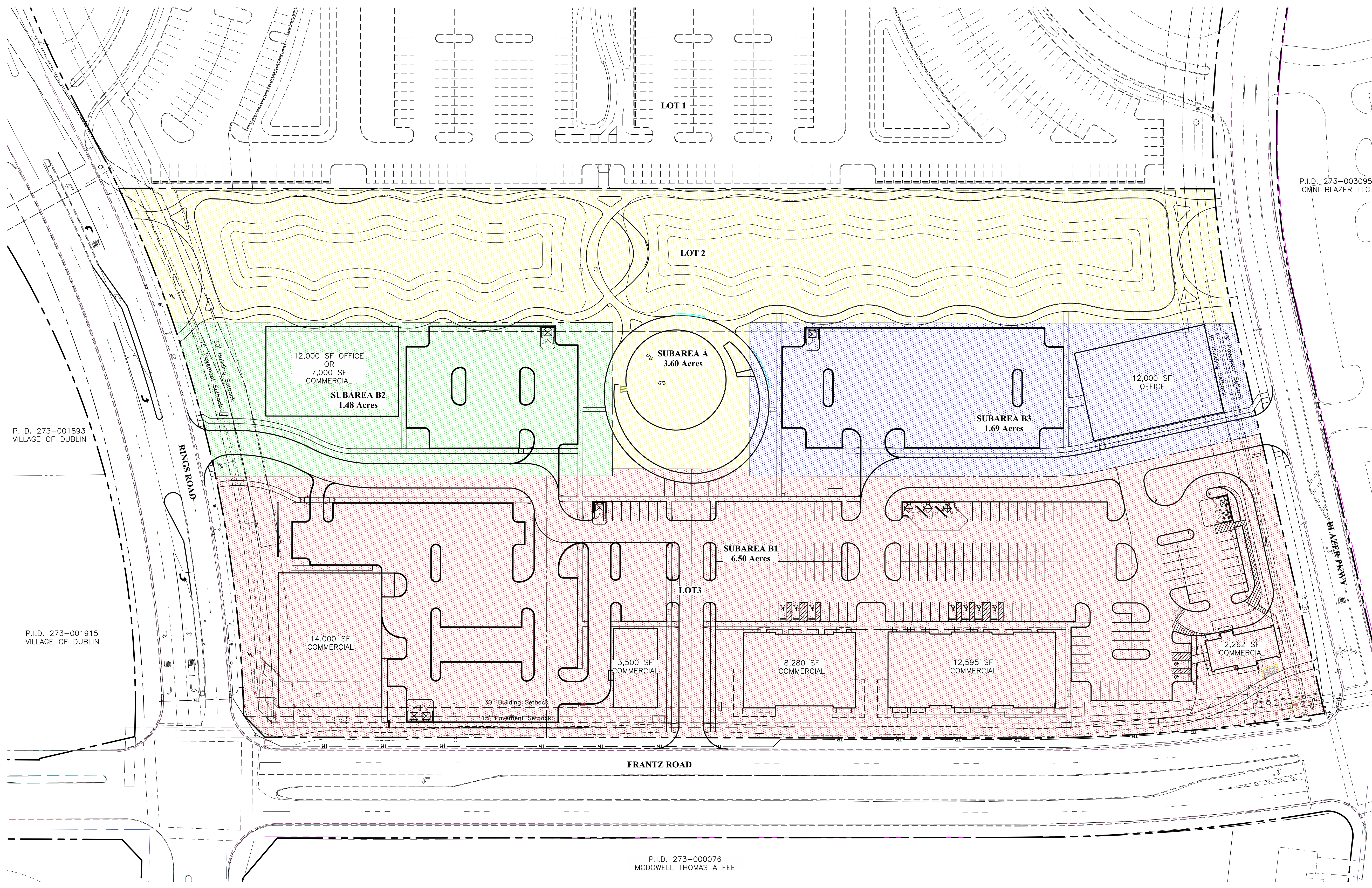
3. Subarea B2

- a. If commercial (non-office), signage shall comply with the standards of Subarea B1
- b. If office, any Tenant who occupies equal or greater than 50% of the building's leasable area shall be allowed:
 - i. A wall sign of 40 square feet of total sign area on public frontage;
 - ii. A ground or wall sign of 8 square feet of additional sign area adjacent to the main entrance of the building.
- c. If office, any Tenant who occupies less than 50% of the building's leasable area shall be allowed:
 - i. 8 square feet of sign area adjacent to the main entrance of the building.

4. Subarea B3

- a. Any Tenant who occupies equal or greater than 50% of the building's leasable area shall be allowed:
 - i. A wall sign of 40 square feet of total sign area on public frontage;
 - ii. A ground or wall sign of 8 square feet of additional sign area adjacent to the main entrance of the building.
- b. Any Tenant who occupies less than 50% of the building's leasable area shall be allowed:
 - i. 8 square feet of sign area adjacent to the main entrance of the building.

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LEGEND

	Subarea A 3.80 Acres
	Subarea B1 6.50 Acres
	Subarea B2 1.48 Acres
	Subarea B3 1.69 Acres

PROJECT NAME
The Corners - Park and Public Infrastructure
Frantz Road
Dublin, Ohio

PROJECT INFO
Project #: 20190873
By: NV/NF
Date: 06/26/2020

SHEET TITLE
Subareas

SHEET NUMBER
C8

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