MANOR COMMONS NEC (EXHIBIT 1)

Coordinated Sign Plan

Division 1: General Provisions

1. **Purpose.** The purpose of this Coordinated Sign Plan ("CSP") is to establish the standard for signage within the Sign District including the Manor Commons development and the adjacent outparcel pad lots (collectively the "Pads"). All together shall be considered the "Sign District." Unique and creative signage and graphic design is encouraged to enhance visual image and define identity of the development and individual tenants.

2. **Applicability**. The CSP shall apply to all properties in the Sign District. The CSP shall take precedence over any other current or future City of Manor ("City") ordinance governing signage. Any requirement or regulation not specifically addressed in these Regulations shall revert to the City ordinances in effect at the time of permitting.

3. Signage shall be as per Article 15.04, Code of Ordinances, except as may be modified by this Coordinated Sign Plan.

4. **Definitions**
   a. *Awning Sign.* Any sign with its copy on a shelter made of any material, such as fabric, flexible plastic or metal, that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure. See Exhibit for an example.
   b. *Construction Sign.* Any temporary sign erected on the premises of an existing construction project and designating the architect, contractor, designer or builder, or developer, or the name and nature of the project.
   c. *Directional Sign* Any sign placed within the project site for the purpose of directing both vehicular and/or pedestrian traffic. See Exhibit for an example.
   d. *Directories.* Directories are signs, cabinets, maps or other informational presentations of project site layout indicating the location of buildings, amenities, tenants and other site features intended to be read by pedestrians located in sidewalks, plazas, and other pedestrian areas.
   e. *Identity Element*. means a freestanding sign that may or may not display a commercial message, but is typically used to identify the development, a specific area within the development, or a building.
   f. *Mural.* Graphic or artistic expression which is painted or applied to exterior or interior wall surfaces that is not commercial advertising in context.
   g. *Non-Commercial Message* means any message that is not a commercial message such as community or school related events.
   h. *Premise Sign* means any sign the message of which relates to the premises on which it is located.
   i. *Secondary Sign.* Any sign or signage that does not identify the specific tenant's name, but references general goods sold or services performed in the facility.
   j. *Short term or specific use parking sign.* Any sign or signage that does not identify the specific tenant's name but references a specified maximum amount of time allowed for parking in a specified space. Short Term Parking Signs shall be considered *Private traffic/parking control signs* but shall not be required to comply with 15.04.017 (9) A-D unless "Towing Enforced" is indicated.
   k. *Sign District* means the entire Property subject to these sign regulations.
   l. *Sign, Development.* Temporary signage used to promote leasing interest in the Center.
   m. *Sign, face area / "Allowable Area"*. As defined in the Ordinance except: For attached

signs this shall be exclusive of any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Allowable Area does not include such features as decorative or ornamental elements or features, borders, trims, backer cabinet or any supporting structure which is used solely for the support of the sign.

n. *Window Sign*. A sign or graphic affixed to the glass storefront using vinyl or other Landlord approved product. These signs may include a variety of text such as the tenant's name, store hours, website, products, trade names, etc.

Division 2: Sign Regulations

5. **General**
   a. Any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of these Regulations.
   b. Illumination
      i. Except as otherwise provided herein, all Premise Signs may be internally illuminated or illuminated by external sources, in accordance with the City's Outdoor Lighting code.
      ii. No temporary sign (Construction, Development, or otherwise temporary) can be illuminated.
   c. The maximum areas of any sign shall be calculated based on the Allowable Area definition.
   d. The minimum setback from property line adjacent to right-of-way shall be per City Ordinance. Street, boundary line and all other setbacks and minimum street frontages regulations shall not be applicable to the 50' multi-tenant Shopping Center sign or directional signs.
   e. A sign permit can be released prior to the building permit, but building permit must be submitted for review. If the sign permit is released before approval or issuance of the building permit, and the building plans change that would affect the size or placement of the sign, the city can revoke or cause changes on the issued sign permit. If a sign is not modified as result of changes to the building, certificate of occupancy will be withheld.

6. **Attached Signs**
   a. Attached Signs shall be limited to twenty (20) percent of the total wall area of the façade. Total width of Tenant wall signs shall not exceed seventy-five (75) percent of the width of associated tenant space.
   b. Attached signs may be placed on front, rear and sides of the building.
   c. Secondary Signs are allowed on any building façade in any quantity provided the total tenant signage area complies with the area limitations defined above.
   d. The maximum size of any one attached sign shall not exceed 225 square feet.
   e. Attached Signs may be attached to architectural feature elements that are part of the building façade and are not required to be adjacent to associate tenant space.
   f. Illuminated signage must be utilize 2" D x 12" H raceways/wireways that are concealed and not visible to the public by using a 1/8" aluminum backer plate "cloud". Individual channel letters or any sort of cabinet sign may only be utilized if expressly permitted by the owner of the Lot.
   g. If an attached sign is internally illuminated and has a background that is white/yellow/light colored, such as background shall be opaque with translucent letters and symbols.

7. **Awnings Signs / Canopy Signs**
    a. When used in addition to Wall Signs, signs printed on, painted on, or attached onto a canopy or awning shall not exceed two-thirds of the width of the width of the canopy or awning. In addition to lettering, the awning or canopy may contain graphic depictions that do not exceed four (4) square feet in area. Awning signs shall not be internally illuminated.
    b. Canopy and canopy band face may utilize Tenant branded colors in addition to structure's exterior building materials.

8. **Murals**
    a. Murals shall be allowed on any building façade subject to the following restrictions.
        i. Murals shall not be calculated as part of the Allowable Area, unless the contain commercial message or branding.
        ii. Area is defined by drawing a rectangle around the outer limits of the mural. The total area of murals on any building façade shall be limited to 40% of that façade.
        iii. Murals shall be works of art or photographs and shall not advertise a particular tenant, business, or product.

9. **Directional Signs & Directories**
    a. Traffic control and vehicular or pedestrian directional signs may be placed along internal drives, parking lot areas, and pedestrian walks.

10. **Projecting Signs**
    a. Projecting signs should be attached at a ninety-degree (90°) angle to the building façade. Projecting signs may be installed at forty-five (45°) degrees when mounted at building corner conditions. Signs shall not project beyond the property line or over a vehicular surface.
    b. Signs shall have a maximum projection of five (5') feet from the face of the building or feature element that the sign is attached to.
    c. Signs shall have a maximum projection of five (5') feet from the face of the building or feature element that the sign is attached to.
    d. Projections into private vehicular areas such as parking spaces, drive aisles, and fire lines shall have a minimum clearance of fourteen (14') feet.
    e. A minimum clearance of eight (8') feet shall be provided for projections above pedestrian areas such as sidewalks.
    f. Projecting signs may be located above the roofline or parapet wall line if mounted on a wall or feature element that rises above the roofline or parapet wall line.

11. **Site Signage**
    a. A comprehensive site signage program for the Timmermann Freestanding high profile and secondary signage is attached as Exhibit A and design elevations attached as Exhibit B, C.
    b. Minor deviations from the design elevations shown shall be permitted at the discretion of the Planning Department as designs are intended to be conceptual and not exact. All signs shown in these exhibits are permitted at the locations generally shown, although none of these signs are required to be constructed.
    c. Off Premises signs are allowed for the Timmermann Freestanding Sign, and up to one freestanding high-profile sign for Lot 25. This off premises pertains to properties within Manor Commons Phase 3 (NEC).
    d. Signage shall have a minimum of 120 square feet of landscape area approved at time of permitting at the base of the sign. Freestanding signs shall comply with the following.
        i. One high profile sign, the "Timmermann Freestanding Sign", shall be allowed per

the Exhibit C of the Manor Commons Phase 3 Development Agreement dated July 5, 2023, with up to a maximum of fifty (50') feet in height in a location within the project as shown on Exhibit A.

1. Timmermann Freestanding Sign shall be substantially as shown in the design drawings in Exhibit A, with Face Area allowed as shown.
2. For a clean and cohesive look and to meet the requirement of 15.04.018 (170(D), all panels for the Timmermann Freestanding Sign, Manor Commons Monument Sign, on-site and off-site signs, and Pads shall be tenant or user selected color copy on white backgrounds only. White, yellow, and light-colored backgrounds shall be opaqued with translucent letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source. – Refer to Exhibit A, B, C, D for panel locations.
3. A sign permit for this sign may be released prior to any building permit.

ii. All pads shall be limited to one high profile sign per platted lot.
Exception on Lot 5 (Corner Lot) where the 50' Main Timmermann Freestanding sign and a 25' Pad High Profile sign will be located.

iii. See Sign Type D

1. All Pad pylon signs shall adhere to the design elevation as shown on Exhibit D
2. All Pad pylon signs shall be allowed up to forty (48) square feet of signage panel on each side of the pylon (as shown on Exhibit D) but may reduce tenant cabinet for proportion to tenant branding
3. Pad pylon shall be a minimum of fifteen (15') feet from property lines shared with an adjacent Lot

iv. See Sign type E (monument sign)

12. **Temporary Signs**
    a. New business Temporary Signs may be erected up to 60 days prior to the planned opening and shall be removed within 60 days after tenant opening.
    b. **A permit is required for temporary signs.**
    c. Temporary signs attached and unattached may be up to 48 square feet.
    d. Temporary signs may not be illuminated
    e. Development Signs shall conform to 15.04.018 (9) (F) except as follows:
        i. The Development Sign will allow the Shopping Center name, the developer name, and Leasing info.
        ii. A maximum of up to three (3) Development Signs shall be allowed for Project.
        iii. Sign to be removed 12 months after the first Certificate of Occupancy is provided within the Shopping Center.
    f. Construction Signs are allowed but shall not exceed thirty-two (32) square feet per sign and quantity shall be no more than one sign per frontage. Such signs shall not be erected prior to the issuance of the related building permit and shall be removed not later than 30 days after the issuance of the related certificate of occupancy and/or SWPPP NOT, whichever is later
13. **Window Signs**
    a. Window signs area shall be allowed to cover up to 30% of the storefront plate glass area and shall not count against the Allowable Sign Area.