

**MISSION TRAILS
PRIVATE SIGN CRITERIA**

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Sign Types and Parameters

Mission Trails is a mixed use residential complex with restaurant and retail opportunities along Johnson Drive. There are five signage types. Wall Signs for the corner restaurant area which has an internal courtyard with both interior and exterior signage opportunities at the street frontage of the courtyard and interior façade. Development identification both wall and monument signs. Wall signs for the standard business entryways. Blade, projected and temporary signs for the pedestrian identification scale.

This sign criteria is intended to provide a framework to encourage creative and imaginative signage design which both enhance the project and Business identification but also the overall customer experience. All signage must fit comfortably within the signage area and may not abut or infringe upon the Architectural Elements such as wall steps arches or transitions.

The Tenant signage shall be proportional to the scale of the façade design. The overall height to width of the signage area will be reviewed for its relationship to the building elevation on which it is installed.

Tenants shall provide design information for all signage on all preliminary and working drawings submitted to the Landlord. Final approval of Tenant's signage is contingent upon the Landlord approval of the shop drawings followed by approval from the City of Mission, KS.

General Sign Parameters

- Each Business with corner locations shall be permitted two wall-signs, no more than one per façade with a maximum of two (2), not to exceed 10% of each wall area.
- Wall area is defined as the width of the lease frontage multiplied by the height of the storefront from finished floor to the second floor line, in the case of the west business frontage and from finish floor to the third floor line from the corner courtyard public area.
- Signage area is defined as the maximum height of any single letter multiplied by the maximum width of the sign enclosed in a rectangle box with four (4) lines.
- Non-halo illuminated letters shall be 5" deep minimum with a maximum overall partial depth of 8"
- The minimum thickness of halo illuminated letters shall be 3" and they shall be discreetly pegged out from the wall with a maximum overall depth of 6".
- Signs may be illuminated- direct or indirect lighting and should derive light from a concealed source. No exposed lamps, globes, tubes, etc. will be permitted. No exposed wiring, conduits or raceways shall be permitted. Raceways are permitted for support and power for above metal canopy signs
- All electric signs and installation methods must meet UL standards and contain a UL label.

- All illuminated signs must be turned on during normal operating hours. The use of time clocks for sign and show window lighting is required.
- All signs require a sign permit and approval from the City prior to fabrication and must be submitted with the complete signage package.
- Any sign, notice, or other graphic or video display, particularly self-illuminated signs, located within the storefront or that is easily visible from the public is subject to review and approval and is regulated as signage.
- Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view. Labels installed on sign returns are not permitted.
- No exposed lamps or tubing will be permitted.
- All signage returns shall either match face color of sign or blend with adjacent building color, or be black.
- Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign.
- All cabinets, conductors, transformers and other equipment shall be concealed from public areas; visible fasteners will not be permitted.
- All metal letters shall be fabricated using full-welded construction, with all welds ground smooth so as not to be visible.
- Threaded rods or anchor bolts shall be used to mount sign letters that are spaced out from the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted.
- Informational signage is permitted inside the storefront glass and shall be submitted with the signage package. Informational signs shall not be internally illuminated. Store hour's and credit card information adjacent to an entrance is limited to 5% of the storefront glazing area. All other window signage, excluding hours of operation, shall be limited to 10% of the storefront glazing area.
- Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, within the storefront without prior written approval of the Landlord.
- At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts.
- Decals or other signing indicating products lines or credit card acceptability shall not be permitted on the storefront glazing other than stores operating hours.

Development Wall Signs-

- Signage identify the Development (Mission Trails) may be installed on the wall above the arched entry element
- As an alternate a projected sign may be installed adjacent to the arched entry attached to the stone columns. Sign may be internally or externally lighted and may extend off the wall 4' and be a minimum of 7' above ground but not extend above the third floor level. – *Projected Signage Fig. 1*



(Projected Sign Fig. 1)

- Signage shall be permitted that fits proportionately on the Exterior façade and shall not exceed 10% of the exterior façade.

Business/Wall Signage-

- For purposes of this criteria the corner courtyard and Tenant spaces, if multi-Tenant, (not a single tenant) store exterior façade shall be used for sign in the same property as the interior space proportional to the interior frontage.
- Sign shall be located above the metal canopies as shown in the attached elevation- *Figure 1*. Or on the wall above the arched elements if this area is used by a single tenant.
- Signage shall be permitted that fits proportionately on the Exterior frontage and shall not exceed 10% of the exterior façade proportional to the interior frontage.



(Business Sign- Figure #1)



(Business Sign-Figure #2)

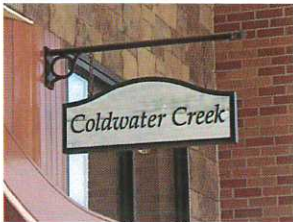
Blade Signage –

- Blade Signs: Are allowed one (1) per business, three (3) s.f. max. Letter height shall be 12” inches max with a maximum of 36” projections. Signs will be non-illuminated, but may have external lighting.



(Blade Sign Fig. #1)

The blade sign shall be located on an elevation and clear height to bottom of sign shall be indicated. Maintain minimum of 7’-0” to maintain ADA requirements. Decorative brackets and sign design, reference Figures 1 & 2, are to reflect the qualities of the signs.



(Blade Sign Fig. #2)

Development Monument Signs

- One double faced monument sign is permitted for street frontage, up to six (6’) feet in height above the average grade, ten (10’) minimum from public street right of way, and shall not exceed 50 square feet per face or a double faced sign. Sign shall have a solid base to match the building design. The monument sign shall be setback a minimum of five feet (5’) from the property line and shall have a minimum of three feet (3’) landscaping on all sides
- Sign may have non-illuminated, individually illuminated or be indirectly illuminated letter.
- Monument signs shall not be located within the sight triangle, as defined by the City of Mission Kansas.

Signs Not Permitted

The following types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Boxed pillow or cabinet type.
- Formed plastic or injection molded plastic signs.

- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront without prior written approval.
- Exposed neon signs or exposed light sources.
- Animated, moving, rotating or flashing.
- Noise making.
- Additional signage of any kind within 4' of storefront windows.

Temporary Signage

- Temporary signs may be posted on property subject to the following requirements and those applicable provisions in the city's sign ordinance and permits obtained.
- The total square footage per business for temporary signs aggregate shall not exceed forty-eight (48) square feet, with no individual sign exceeding sixteen (16) square feet. The total square footage of a sign is measured to include all of the visible display area of only one (1) side of the sign and only the area of one (1) side of a double sign is included in the aggregate calculation.
- Such signs shall not exceed six (6) feet in height
- Temporary signs shall maintain a setback of at least three (3) feet from the property line.
- Temporary sign shall not be illuminated or painted with a light-reflecting paint.
- Temporary signs may be posted for:
 - Up to sixty (60) consecutive days or
 - Up to sixty (60) non-consecutive days per calendar year
 - Signs advertising premises for lease may remain until the property is leased.
 - For Lease signs shall be limited to a single sixteen (16) square foot sign as noted above
- Temporary sign shall not obstruct or impair access to the public sidewalk, public or Private Street, driveway, traffic control sign, bus stop, fire hydrant, or any other type of street improvements or otherwise create a hazard, including a tripping hazard.

Additional Signage

- Service doors to Tenant spaces throughout the project shall be standard 4" vinyl (white) letter, identification only (name and address number) and shall be installed by the Tenant. The Tenant shall not apply any signage or other wording to service doors.
- All signage must be shown to scale on the approved storefront elevation drawing.
- All additional signage shall be submitted to the Landlord and City for approval.
- Any minor deviations to the criteria will be reviewed on an individual basis and subject to Landlord and City approval.