

Ordinance 2007-30

Fob James Drive Gateway Corridor

Development Design Standards

Valley, Alabama

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FOB JAMES DRIVE GATEWAY CORRIDOR

DEVELOPMENT DESIGN STANDARDS

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1.0 GENERAL

1.1 PURPOSE

The purpose of these Development Design Standards (hereinafter, “Standards”) is to insure that the designated Fob James Drive Gateway Corridor is developed in a manner which:

- (A) Presents the roadway as well landscaped, scenic gateway to The City of Valley;
- (B) Provides uniform design standards to establish high quality development;
- (C) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings, and structures;
- (D) Affirms the appropriateness of new development within the historic identity of the City;
- (E) Maintains and enhances property values and economic development;
- (F) Preserves natural features to the extent practicable; and
- (G) Recognizes and makes allowances for existing uses and buildings.

1.2 DESIGNATED GATEWAY CORRIDOR ZONE

The Fob James Drive Gateway Corridor (hereinafter, “FJDGC”) shall be an overlay zone extending from the east side of I-85 to US 29 and shall include all property within 600 feet of the adopted centerline of Fob James Drive, to include intersecting roadways to the same depth. For any parcel that abuts the right-of-way line of the designated roadway, but that is not entirely contained within the designated 600 foot zone, if 75% or more of the total parcel area falls within the zone, then the entire parcel shall be subject to these Standards, as if the parcel were wholly within the stated corridor. If less than 75% of the total parcel area falls within the designated 600 foot zone, then only that portion of the parcel within the zone shall be subject to these Standards.

1.3 APPLICABILITY

- (A) Application: The FJDGC Standards shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the effective date of the ordinance by which the City of Valley adopted this document, except as exempted below. The Standards shall also apply to the extent defined below for the expansion, addition, and remodeling of existing developments.
- (B) Exemptions: These Standards and Criteria shall not apply to:

- (i) Single-family detached dwellings or two-family dwellings on their own lots.
 - (ii) Those buildings and their accessory uses including parking or vehicular storage areas already existing on the effective date of the adoption of these Standards.
 - (iii) This section shall not be construed in any way as to affect the ordinary maintenance or minor repairs to existing structures.
- (C) Expansion of Existing Structures:
- (i) Expansion of structures and/or facilities in excess of 25% but less than 50% of the existing gross floor or use area shall subject only the expansion area to these Standards.
 - (ii) Expansion of structures and/or facilities in excess of 50% of the existing gross floor or use area shall subject the entire structure to these Standards.
- (D) Remodeling: Improvements to the exterior walls covering more than 50% of the total wall area shall subject the entire structure to these Standards.
- (E) Addition of Structures:
- (i) Addition of separate structures with less than 50% of the gross floor area of existing structure(s) on the same site shall subject only the new structure and site improvements to these Standards.
 - (ii) Addition of separate structures with 50% or more of the gross floor area of existing structure(s) on the same site shall subject the entire site to these Standards.
- (F) Damage to Structures: If any structure is destroyed by any means to an extent greater than 50% of its replacement cost at the time of destruction, then such structure shall be rebuilt in accordance with these Standards.
- (G) ADA Upgrades: If any existing structure or facility is required by any public or private authority to be upgraded to meet the requirements of the Americans with Disabilities Act (ADA), that structure or facility shall be subject to these Standards.

1.4 ADMINISTRATION

- (A) These Standards will be administrated by a Design Review Board (hereinafter, "DRB"), which shall be designated by the City of Valley, and may consist of appointed consultants, and/or City staff members, and/or appointed City officials.

The composition of the DRB shall include at least five individuals with appropriate education, experience, and licensure (as applicable) in architecture, landscape architecture, planning and zoning, engineering, and development permitting. The procedures of the DRB will be as established and directed by the City of Valley in conjunction with the ordinance by which this document is adopted.

- (B) The DRB utilizes a review process subject to the requirements of this document that are technical and objective in nature. Any variance to these requirements must be approved by the DRB.
- (C) The continued success of this process depends on enforcement of these Standards during the construction of the project, and further, after its completion for the duration of its operation and management. Therefore, attention is required equally for those provisions that apply during the construction of the project, and that govern the perpetual maintenance of the business once it is open and in operation
- (D) The provisions of these Standards shall be restrictive covenants running with the land.

1.5 SUBMITTAL REQUIREMENTS/REVIEW/APPROVAL

The Parcel Developer shall submit for review by the DRB complete plans and specifications for all proposed work. The Parcel Developer is encouraged to submit conceptual and/or preliminary plans for comment by the DRB, prior to attempting to finalize any plans, particularly architectural plans.

- (A) Preliminary submittal of plans is recommended to establish basic compliance with this document. The submittals shall include all information necessary to determine compliance with the FJDGC Standards. All correspondence and documents initially to be sent to:

City of Valley
Planning and Development Dept.
5220 Fairfax Bypass
PO Box 186
Valley, Alabama 36854

- (B) The following items will be required to get a complete DRB approval for site and building development for all sites in the FJDGC zone.
 - (i) Civil Engineering Plans, including Storm Water Management Plans.

- (ii) Locations of all existing hardwood trees with a trunk diameter of 18" or more, measured at four feet (4') above ground, which should be considered in site design, and preserved if possible.
 - (iii) Landscape and Irrigation Plans (prepared by an Alabama-licensed Landscape Architect).
 - (iv) Architectural Plans (prepared by an Alabama-licensed Architect).

(Include catalog cuts for all exterior light fixtures, including lamp types and wattage.)
 - (v) Proposed Signage package, including building and free-standing signs.
 - (vi) Dumpster and Services Enclosure Design documents.
 - (vii) Site Lighting Plan, including photo metrics. Refer to Appendix for specific site lighting poles and fixtures which shall be used.
 - (viii) Color selections, including building exteriors, roofing, windows, doors signage, etc.

(Provide color elevations or rendering with approved colors.)
 - (ix) Any other information the Parcel Developer believes may be of assistance in expediting the DRB approval process.
- (C) Submitted materials will be reviewed by the DRB for general compliance with this document.
 - (D) It is intent of the DRB to make every effort to complete plan review within twenty (20) working days after each submittal is made.
 - (E) Upon approval by the DRB it is the responsibility of the owner/developer to meet all other applicable requirements of the City of Valley zoning regulations, and for securing all required governmental agency permits prior to commencement of the applicable work.

2.0 SITE PLANNING AND DESIGN

2.1 GENERAL

Site planning shall be governed generally by the City of Valley's Zoning Ordinances (hereinafter, "ZOs") and by the applicable standards for civil engineering design. Areas

of special consideration for design approval by the DRB, as outlined within these Standards, may exceed or be more restrictive than the ZOs.

2.2 PERMITTED USES

(A) Permitted Uses and/or Conditional Uses:

Uses shall be those within the underlying zoning districts as permitted by the City of Valley. No use shall be permitted in the overlay district that is not permitted in the underlying zoning districts. Conditional uses shall be those permitted in the underlying zoning districts.

(B) Accessory Uses:

Uses shall be those permitted in underlying zoning districts.

(C) Dimensional Regulations:

All dimensional regulations (except for building setbacks and buffers as required by these Standards) shall be governed by the underlying zoning district.

2.3 EXISTING IMPROVEMENTS

Site design and construction for individual parcels shall interface properly with existing public and private improvements, and shall not cause any negative affect on their appearance, function, condition, or maintenance.

2.4 PERIMETER LANDSCAPE BUFFERS

Perimeter landscape buffers are required for all parcels, and within the FJDGC these may exceed setbacks, buffers, and landscape requirements set forth by the ZOs. The perimeter landscape buffers shall serve as the minimum setbacks for parking lots, pavement areas, structures and other site improvements other than those specifically required or allowed by these Design Standards and the ZOs, which include driveways and sidewalks that connect the parcel to public rights-of-way; signage structures; utilities and utility features; landscaping; irrigation; approved walls, entry features, and frontage elements; and other ancillary features specifically approved by the DRB. Utility easements may be contained within some perimeter landscape buffers. Dimensions specified below are minimums and may be exceeded at the Parcel Developer's option. Buffers are measured perpendicularly from the property lines.

(A) Front Landscape Buffer: This dimension, which varies as defined below, is measured from the ROW of Fob James Drive, and from the ROW of any primary street from which the parcel is accessed. The primary objective is to provide a frontage landscape treatment along the "public face" of each parcel, and to buffer parking areas from public roads within the FJDGC, which contributes to the unified identity of the corridor overlay zone.

- (i) Where any parking area between FJD or other primary street is no more than 70' wide and/or comprises no more than two parallel rows of parking spaces, the Front Landscape Buffer shall be a minimum of 25'.
- (ii) Where any parking area between FJD or other primary street is more than 70' wide and/or comprises more than two parallel rows of parking spaces, the Front Landscape Buffer shall be a minimum of 35'.
- (B) Rear Landscape Buffer: The primary objective for this area is to provide a landscape buffer between adjacent sites. The Rear Landscape Buffer shall be 10 feet, measured from the rear property line. This 10 foot dimension may be reduced 50% to five (5) feet with the provision of a six (6) foot tall wall or fence of design and materials approved by the DRB. Acceptable materials include solid prefabricated PVC; conventional masonry with brick veneer, cultured stone, and/or stucco; concrete panel wall systems; and other treatments approved by the DRB.
- (C) Side Landscape Buffer: The primary objective for this area is to provide a landscape buffer between adjacent sites. The Side Landscape Buffer shall be 10 feet, measured from the side property line.

The perimeter landscape buffers shall be appropriately landscaped in accordance with objectives outlined in Section 6.0, Landscaping and Irrigation.

Where any commercial use abuts any residential use, a minimum six (6) foot high masonry or concrete panel wall shall be provided by the Parcel Developer of the commercial site. The wall shall be located within the required landscape buffer; the landscape requirements of Section 6.0 shall apply as well. The wall shall be design and detailed to provide consistency of theme, materials, and colors with the architecture of the site, and the design shall be subject to approval by the DRB.

2.5 BUILDING SETBACKS

Building setbacks within the FJDGC may exceed the ZOs, in order to enhance and preserve the open space character of the overlay zone.

- (A) All buildings shall maintain a minimum setback of one hundred (100) feet from the right-of-way limits of FJD and fifty (50) feet for intersecting streets within FJDGC, or more based on building size, per the following chart:

Building Size (in square feet)	FJD Setback	Intersecting Streets
Up to - 20,000	100 feet	50 feet
20,001 - 50,000	150 feet	75 feet
50,001 or greater	200 feet	100 feet

- (B) Setbacks other than front setbacks shall be governed by the underlying zoning district.
- (C) All service-drives shall maintain a minimum setback of fifty (50) feet from the right-of-way limits of FJD and intersecting streets within FJDGC.

2.6 ACCESS, CIRCULATION AND PARKING

- (A) The use of shared driveways may be required between commercial sites fronting on Fob James Drive. In such instances, joint access easements will be required between adjacent property owners. These easements shall be determined through evaluation by the DRB during the preliminary plan review process.
- (B) Sidewalks at least five (5) feet wide shall be provided along the FJD frontage of all sites within the FJDGC and along the frontage of all intersection streets.
- (C) Crosswalks shall be a minimum of five (5) feet wide, and are required wherever a pedestrian walkway intersects a vehicular area.
- (D) Mixed use and institutional developments and commercial centers shall incorporate bicycle parking in their design.
- (E) The provision of pedestrian amenities is expected within the FJDGC. Such features should include outdoor seating areas, play areas for children, courtyards, fountains, sculpture, and other amenities approved by the DRB.
- (F) Parked cars shall be sufficiently screened from public rights-of-way by landscape treatments as described in Section 5.0.
- (G) No more than fifteen (15) parking spaces may be located in a row without a landscaped parking island at least 10' wide and the length of one or two parking spaces, as appropriate.

- (H) Where possible based on available space and not in conflict with pedestrian access needs, building facades shall be softened and beautified by the provision of landscaped areas separating the buildings from paved areas. Such areas should be a minimum of three (3) feet wide, except where pedestrian access is required. Larger buildings should have proportionately increased landscaped areas, generally as wide as 20% to 50% of the façade height.

2.7 LOCATION AND SCREENING OF LOADING AREAS AND UTILITY FEATURES

FJDGC criteria for the location and screening of service areas, utility gear, dumpsters, and other necessary but unsightly features may exceed the requirements of the ZOs.

- (A) Loading areas, dumpster areas, and other service areas or features shall not encroach into the specified Perimeter Landscape Buffers. All loading and service areas shall be located on the site in such a manner as to minimize public view from streets and adjacent sites. Screening shall be accomplished by solid walls or enclosures which are designed to be integral with the building, or to coordinate with the architectural character of the building; other methods of screening--such as wood fencing and chainlink fencing--are unacceptable.
- (B) Utility gear and features--such as transformers, switchgears, wells and pumps, electric services and gear, electric and gas meters, and air conditioning units--shall be located and oriented to minimize their visibility, and shall be effectively screened by landscaping or by architectural enclosures. Aggregating utility gear and features within service courtyards is encouraged.
- (C) Backflow prevention devices for potable and irrigation water systems shall be of a type that can be set in a vault, below grade, unless otherwise required by the ZOs. Sizable features such as double detector check valves, shall be situated in interior mechanical rooms wherever possible, or shall otherwise be sited, oriented, and screened effectively from public view.
- (D) Outside storage of materials, equipment, or supplies shall not occur--if allowed by the ZOs--without approval by the DRB, based on effective

enclosure and screening. Outside storage of merchandise for sale shall be only as allowed by the ZOs.

- (E) Mechanical equipment located on any building roof shall be screened in a manner that is integral with the design, materials, and finishes of the building architecture, and such equipment shall not be visible from public streets or adjacent properties.

2.8 UNDERGROUND UTILITIES

All utilities in FJDGC shall be underground. The location of any above ground pedestals, gear, etc. shall be approved by the DRB, and certain such features shall be screened as discussed in Section 2.3.

2.9 SITE MANAGEMENT DURING CONSTRUCTION

Parcel Developers shall implement all necessary measures during construction to prevent erosion, siltation, and sedimentation caused by storm water runoff on or into adjacent sites, rights-of-way, or any storm water management system. Specific and detailed measures shall be submitted in writing by the project engineer at the time of plan submittal.

Temporary offices, storage sheds, trailers, barricades, fences and the like, will be permitted as necessary during the construction period of a permanent building. Such facilities shall be sited as inconspicuously as possible and be no inconvenience to the general public. The location of all temporary facilities shall be subject to the approval of the DRB.

Temporary personnel parking areas and construction staging areas for use during the construction period shall be situated and maintained in a neat and orderly manner. Location of such facilities shall be subject to the approval of the DRB.

Temporary facilities shall be removed promptly as each becomes no longer required, and the area which each facility occupied shall be completely cleaned of all debris. No temporary facilities shall remain more than fourteen (14) days after the date of completion of the building(s) for which they were used unless written permission is granted by the DRB.

3.0 ARCHITECTURAL DESIGN

3.1 ARCHITECTURAL DESIGN OBJECTIVES

The architectural design objectives of these Standards include the aesthetic enhancement of the FJDGC through the reflection of pride in the City of Valley's history and architectural heritage. As a major gateway to the City, Fob James Drive offers the opportunity to reinforce a strong sense of place by adopting an architectural theme for new development that appropriately reflects this cultural foundation. This approach will impart a sense of quality to the FJDGC, preserving community character, and instilling a sense of history, while encouraging design diversity and variation.

3.2 ARCHITECTURAL THEME

The required architectural theme can be generally defined as "Traditional," a term which encompasses many historical American architectural styles such as Colonial, Federal, Georgian, Greek Revival, and Victorian. This Traditional theme offers rich opportunities for architectural character and detailing found in the diversity of commercial, institutional, and residential architecture built throughout the southern United States over at least 150 years. With most of The City of Valley's existing significant historical architecture dating from the 1800s through the 1920s, architects can easily find extensive examples of the architectural theme required by these Standards.

This theme will be required for all new development within the FJDGC and will be applicable to all parcel development. Chain operations and corporate franchises shall be required to adopt this theme to their architectural forms, details, and colors to the same extent as independent Parcel Developers. The DRB will be responsible for review of all development proposals based on its evaluation of the submittals required.

3.3 BUILDING PLACEMENT/ORIENTATION

- (A) Buildings shall orient the primary/front façade and entrance toward the public right-of-way. If there is more than one public right-of-way, such as a corner or double frontage, lot, every façade that faces the public rights-of-way shall have architectural detail and appearance consistent with the primary façade.
- (B) Buildings on corner lots shall include at least one of the following embellishments: cornice detail, arches, peaked roof forms, corner towers, clocks, bells or similar design features. Hardscape design, such as

pedestrian plazas with artwork or fountains, may substitute for building embellishments on corner lots.

3.4 ARCHITECTURAL STANDARDS

- (A) All the elements that comprise a new building, including the building form, shall be consistent with the Traditional theme.
- (B) Horizontal masses should not exceed a height to width ratio of 1:3 without providing a substantial architectural element that either projects up, such as a tower or bay or other architectural feature, and/or recesses into the building.
- (C) Façades shall not exceed twenty (20) horizontal feet, and ten (10) vertical feet, without including a minimum of three (3) of the following elements:
 - (i) A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a depth of no less than six (6) inches (columns, planters, arches, voids, etc. are examples)
 - (ii) Architectural details such as raised bands and cornices
 - (iii) Awnings
 - (iv) Arcades
 - (v) Changes in compatible colors
 - (vi) Changes in compatible materials
 - (vii) Changes in texture consistent with the style
 - (viii) Doors
 - (ix) Windows, storefront window or display cases
- (D) Façades that extend for more than one hundred (100) feet in length shall incorporate, in addition to three (3) of the above requirements, at least one (1) of the following elements:

- (i) A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a depth of no less than three (3) feet, and a depth of at least six (6) inches
 - (ii) Architecturally prominent public entrance
 - (iii) Tower or vertical mass
- (E) The ground floor of the primary façade shall have at least two (2) of the following elements for at least sixty (60) percent of the width of the façade:
- (i) Public entrances
 - (ii) Arcades, or other roof treatment, such as awnings or secondary roofs, to provide shade and façade interest
 - (iii) Windows/Display windows
 - (iv) Awnings, associated with windows or doors
 - (v) Landscaping, adjacent to the building
- (F) Architectural embellishments, awnings, landscaping and signs shall be used to mark secondary entrances and the design of the rear of the building shall be consistent with the front façade (scale, massing, colors, materials, etc.).
- (G) Secondary façades, which are not readily visible from the street right-of-way, shall provide at least two (2) of the design elements required for primary facades.
- (H) BUILDING ENTRANCES
- (i) Primary entrances to anchor stores shall be highlighted with tower elements, higher volumes, tall voids, special building materials and/or architectural details.
 - (ii) Entrances to smaller stores shall be recessed or framed by a sheltering element such as an awning, arcade, porch or portico.

- (iii) Each primary façade shall have one or more clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
- Canopies or porticos
 - Overhangs
 - Variations in building height
 - Recesses (minimum three (3) feet in depth/projections)
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Columns
 - Outdoor patios
 - Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
 - Ornamental and structural architectural details other than cornices over or on the sides of the door
 - Other treatment meeting the intent of this section
- (iv) If multiple tenants are located in an open large-scale retail center, each individual establishment shall have at least one (1) exterior customer entrance, which shall conform to the above requirements.
- (v) Rear entrances that have right-of-way visibility shall be embellished similar to the primary façade.
- (vi) Where two major streets intersect, customer entrances shall be provided from both streets. A corner entrance will be a permitted exception to this requirement.

(I) FENESTRATION

- (i) Glass shall be transparent, without color, except for appropriate stained or art glass. The use of darkly tinted or reflective glass on windows or doors is prohibited. Reflective glass will be defined as having a visible light reflectance rating of fifteen (15) percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of thirty-five (35) or less. All plans

submitted to the DRB shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation. Glass block is not considered transparent and is not permitted in storefront windows.

- (ii) Windows shall be recessed a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco relief, or other such forms of framing.
- (iii) Walls that are predominantly mirrored glass or glass curtain walls are prohibited.
- (iv) Awnings and arcades on commercial building facades along main streets shall have minimum depth of six (6) feet.
- (v) Awnings, canopies and arcades are allowed to project into the required building setback.
- (vi) The minimum vertical clearance of awnings and arcades on non-residential buildings should be eight (8) feet from the lowest point to the sidewalk.
- (vii) Awnings should be made of fabric. High-gloss or fabrics that resemble plastic are not permitted.
- (viii) Backlit awnings used as mansard or canopy roofs are prohibited.
- (ix) The highest point of a first floor awning on a multi-story building shall not be higher than the midpoint between the top of the first story window and the bottom of the second story window sill.

(J) ROOFS

- (i) Buildings shall have a recognizable rooftop consisting of (but not limited to): cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials.
- (ii) Color bands are not acceptable as the only roof treatment. Bands of color, typically used for marketing, are not allowed.
- (iii) Cornices are encouraged and should not exceed 24 inches in width.

- (iv) Mansard roofs shall be prohibited.
- (v) Flat roofs shall be hidden from public view by a parapet of no less than three (3) feet in height.
- (vi) Roofs shall have no less than two (2) of the following features:
 - (a) Parapets concealing flat roofs and rooftop equipment. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall. The highest point of the parapet shall not at any point exceed thirty (30) percent of the height of the supporting wall.
 - (b) A three-dimensional cornice treatment, a minimum of twelve (12) inches in height, and having a minimum of three (3) vertical (not diagonal) changes in plane, and a variety of thickness in relief ranging from the greatest at the top to the least at the bottom.
 - (c) Overhanging eaves, extending no less than three (3) feet past the supporting walls.
 - (d) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run.
 - (e) Materials for sloping roofs that are encouraged include standing metal seam and architectural asphalt shingles.
 - (f) Three (3) or more roof planes per primary façade.

(K) BUILDING MATERIALS

- (i) Materials selected for buildings shall have quality and stability in terms of durability, finish and appearance.
- (ii) Wood shakes ,metal /steel walls, unfinished block, textured plywood, and plastic siding; as well as, corrugated or reflective metal panels, smooth or rib faced concrete block are prohibited materials.

- (iii) Exterior building materials that are encouraged include wood siding; cementitious siding that resembles wood treatments, stucco over masonry, brick and stone, colored architectural concrete masonry units. Masonry unit exteriors shall be textured and tinted; they should not create a smooth monotonous wall.
- (iv) The DRB may approve an alternative material for a building addition, if it is judged to be compatible with the materials used for the existing structure.

(L) BUILDING COLOR

- (i) Color schemes shall be submitted to DRB for review, and shall be based largely on historical precedents for the particular style of Traditional architecture being proposed.
- (ii) Prohibited colors include: use of intense, florescent or day glow colors, black as the predominant exterior building color; monochromatic color schemes (all one paint color). Colors that are garish, gaudy, loud, excessive, and ostentatious or otherwise constitute a glaring and invasive contrast to surrounding buildings shall be prohibited. A solid line band of color or group of strips shall not be used for architectural detail.
- (iii) Building colors shall be selected based on architecture of the building (each style has a range of characteristic colors) and trying to achieve harmony with adjacent buildings.
- (iv) Building, trim and detail colors must be complimentary.
- (v) Paint colors shall be selected from the shades compatible with Sherwin Williams' Colors of Historic Charleston or George Washington's Mount Vernon Estate of Colours palettes.
- (vi) No more than three (3) different colors or color shades (one primary/body color, and no more than 2 accent/trim colors) should typically be used on a single building.

3.5 EXTERIOR MATERIALS

Finish building materials shall be in evidence for all sides of a building which are visible to the general public, and to occupants of the same and other buildings. The use of each material shall be a truthful and appropriate expression of the characteristics of that particular material. Colors and textures shall be harmonious and compatible with colors of other buildings in the vicinity and the nearby surroundings. Distracting or incongruous materials, colors, details, accents, or textures shall be avoided.

3.6 ROOFTOP EQUIPMENT

Mechanical equipment on roofs shall be screened with approved materials, so as to be an integral part of the architectural design and to minimize the effect of their appearance on neighboring streets and properties.

3.5 ARCHITECTURAL LIGHTING

Architectural lighting is defined as any light fixtures attached to any building or structure. All architectural lighting shall be appropriate for their intended use and effect, and are subject to DRB approval. Fixtures shall reflect a traditional styling consistent with the required architectural theming; contemporary or industrial style fixtures will not be approved. Flood lights are prohibited, and wall packs shall be of a cut-off type in order to not cause distracting glare or have exposed lamps.

Lamping shall be incandescent or high pressure sodium. Metal halide, low pressure sodium, mercury vapor, and fluorescent lighting is prohibited unless specific applications are approved by the DRB. One approved use for metal halide is under canopy lighting for service station canopies, bank drive-through canopies, and commercial arcades; such fixtures may be used only if fully recessed without any protruding lenses or covers.

4.0 SITE LIGHTING

Site lighting is defined as any light fixtures not mounted to a building, including those intended to illuminate parking lots, pedestrian areas, landscaping, buildings, signs, flagpoles, etc. Refer to Section 4.6 and Appendix _____ for specific site lighting poles and fixtures which shall be used.

4.1 SUBMITTAL REQUIREMENTS

The parcel developer shall submit for review by the DRB complete plans, specifications, photometric plots and data, and cut sheets for all proposed site

lighting, including but not limited to parking and area lighting, landscape lighting, sign lighting, architectural flood lighting, and all other illumination attached to or otherwise part of a building.

Upon completion of lighting installation, the DRB reserves the absolute right to review its operation to ascertain that the lighting was installed as approved, and to direct any corrections on that basis.

4.2 SITE LIGHTING OBJECTIVES

The overall intention of site lighting on individual development parcels in FJDGC is to provide a safe level of nighttime illumination for parking and pedestrian areas, while maintaining a generally consistent level and character of lighting from parcel to parcel throughout FJDGC. The emphasis on all site lighting and of lighting for architectural features and landscaping can be described as a “soft glow,” as opposed to brilliant or glaring effects. All lighting shall be cut-off type – or downward directed – to minimize stray light and impacts of adjacent properties (up lighting for buildings, signage, flagpoles, or landscaping would not be cut-off type, but shall be situated and shielded so as not to allow glare or stray light affecting pedestrians or vehicles).

4.3 TYPE OF LIGHT

All exterior architectural lighting and site lighting of any type shall be incandescent or high-pressure sodium, except as otherwise noted in this document.

The following types of lighting are generally prohibited, unless specifically approved in writing by the DRB:

- Metal Halide (except for under-canopy lighting as noted above)
- Low Pressure Sodium
- Mercury Vapor (except for landscape “moonlighting” applications)
- Fluorescent (except that warm white fluorescent may be used for sign lighting, wall-washing, and similar landscape effects)

Other types of lighting or special effects (e.g., neon) may be approved subject to review by the DRB, and shall be presented in concept prior to the preparation of architectural or engineering plans.

4.4 LIGHT LEVELS

Light levels shall be sufficient to provide safety and visibility for users, with the standard allowance being three (3) to three and one half (3.5) foot-candles, average. 3.5 foot-candles shall be the maximum average for any site. While minimum-to-maximum variations and concentrated “hot spots” under the fixtures are unavoidable, excessive overall light levels are prohibited to maintain consistency throughout FJDGC.

4.5 PARKING LOT/SITE LIGHTING STANDARDS

The standard light fixture/pole combinations for parking lot and general site lighting shall be as illustrated by the specific models shown in Appendix _____.

For perimeters of parking areas away from buildings, and within parking or paved vehicular areas over 70’ wide, the site lighting shall be the bronze-anodized or bronze finish rectangular “shoebox”, with high-pressure sodium vapor lamping (250 w. to 400 w.), mounted on a matching square bronze-anodized or bronze-finished aluminum, colored cast concrete, or fiberglass pole, at a maximum 30’ mounting height. Poles may be situated in paved areas or landscape islands; protective concrete pylon bases in paved areas are allowed but in no case shall unsightly arrangements of protective bollards be approved.

For areas between parking or paved vehicular areas and within the pedestrian zones adjacent to the buildings, the site lighting shall be the specified decorative or themed posts and luminaries which reflect the required architectural theme of FJDGC will be allowed, subject to design approval by the DRB, based on detailed submittals.

4.6 LANDSCAPE LIGHTING

Landscape lighting and building accent lighting is encouraged, although the DRB reserves the right to approve such lighting based on its level, character, and overall effect being consistent with the general appearance desired for FJDGC, characterized by subtle illumination rather than harshness or brilliance. Effects may include up- or down lighting for accent, wall-washing, silhouetting, and “moonlighting”.

Landscape lighting shall utilize fixtures appropriately selected for the setting and effect, and placed unobtrusively in planting areas so as to hide or disguise the light source, and minimize glare or "stray" light. Only commercial quality fixtures manufactured for long-term durability in the harsh exterior environment will be acceptable.

4.7 SIGNAGE LIGHTING

(Refer to Section 6.0)

5.0 LANDSCAPING AND IRRIGATION

5.1 SUBMITTAL REQUIREMENTS

All landscape plans shall be prepared and administrated under the direction of a Alabama licensed Landscape Architect familiar with regional plant material and installation. The submittals shall include all information necessary to determine the installed character of the landscaping and irrigation, as well as any associated improvements, such as grading and landscape lighting. A preliminary submittal is recommended prior to the Final Engineering/Design Documents phase, to establish basic compliance with these standards.

Upon completion of landscape installation, the DRB reserves the absolute right to review the finished planting and to determine whether the completed job meets the form, intent, and quality called for in the approved submittal plans and specifications. Conditions and circumstances that were not indicated by the submittals provided may necessitate additional landscape measures to meet the intent of this document. The parcel developer shall be responsible for contacting the DRB to specifically request a landscape inspection upon completion of the installation. Any deficiencies found by the DRB will be identified in writing and submitted to the parcel developer, who shall then be responsible for immediately taking all corrective action necessary to remedy the deficiencies.

Required Plan Notations: The following notes shall appear on all landscape and irrigation submittal plans.

- (A) "Upon completion of the irrigation and landscape installation, the City of Valley or its agent shall inspect the site to determine whether the completed job meets the form, intent, and quality called for in the approved submittal plans and specifications, and whether additional landscape measures may be required to meet these FJDGC Standards, due to conditions and circumstances that were not indicated by the submittals provided. Any

deficiencies found by the City will be identified in writing and submitted to the Parcel Developer, who shall then be responsible for immediately taking all corrective action necessary to remedy the deficiencies, prior to issuance by the City of a Certificate of Occupancy."

- (B) "The Owner and/or all successors and assigns, shall provide perpetual grounds maintenance to insure generally that: all grounds and landscaped areas shall be kept free of trash, leaves and dead landscape material; all landscaped areas shall be maintained regularly, including trimming, fertilization, mowing, and replacement of diseased, damaged, or dead plant materials as required; all annual/perennial bedding plants shall be replaced to maintain seasonal color; all irrigation systems shall be thoroughly inspected periodically, shall be kept in good repair, and shall be adjusted as necessary to provide continued proper coverage; all parking lots, sidewalks, and other areas shall be swept regularly and otherwise kept free from accumulations of grass clippings, leaves, and other debris; any exterior lighting shall be periodically checked, lamps replaced, and aiming adjusted, as required. No trees shall be topped or unnaturally and abusively pruned at any time, and shall be subject to immediate replacement per the original plan if they were."

5.2 LANDSCAPE DEVELOPMENT OBJECTIVES

The overall intention of the landscape scheme for FJDGC is to create a simple, unifying landscaped setting with an appropriate sense of scale for the various parcels. The landscape treatment may vary in character to reflect that of the building, site, and setting. The consistency of the landscaping is intended to add an image of quality to FJDGC, and to unite the various parcels through consistency of materials and continuity of frontage design. The expected effect is subject to the aesthetic interpretation of the DRB or their appointed consultant, and the objectives for any site will be discussed at the Pre-Design Conference.

The desired results can be achieved through the use of a limited plant palette with skillfully arranged massing of similar plant materials along street frontages, at vehicular entries, and around buildings. Except within internal courtyards, fussy small-scale residential garden-type landscaping will not be acceptable. Low maintenance and native species are encouraged to reinforce the architectural elements through clean and simple plant massings.

Any plant material which presently exists on the site should be respected during all phases of site design and development. The initial site planning effort should seek to preserve as much existing vegetation as possible through the use of

controlled clearing and grading operations, planting space within parking areas, and innovative architectural modification to accommodate specific tree locations. Any damage to existing landscaping or other site improvements, which by approval of the parcel development plans were intended and expected to be preserved from such damage, shall be immediately repaired and replaced to their previous condition at the Parcel Developer's expense, and subject to approval by the DRB.

An Approved Plant Material List has been provided as Appendix A to this document. While additional materials not listed may be approved for use by the DRB, it is intended that through the consistent repeated use of a core group of species, the overall development landscape effect will be unified. Cold tender, high maintenance, and otherwise unsuitable plant materials shall be avoided, except for specific uses such as seasonal bedding plants which will be purposefully replaced.

5.3 LANDSCAPE DESIGN CRITERIA

Every building shall be appropriately and thoroughly landscaped in accordance with these standards and criteria, and in accordance with the plans and specifications submitted to and approved by the DRB. Unimproved property shall be sodded or seeded, if necessary, with grass or wildflowers and properly maintained until the start of construction.

Sites in FJDGC require effective screening via walls or landscaping of all transformers, switchgear, air conditioning equipment, electrical boxes or assemblies, and other such utility gear (see also Section 2.5). The DRB reserves the right to require the provision of additional landscaping, upon inspection of the completed work, for any such utility gear that was not shown on the submittal plans and/or for which the submittal plans did not adequately provide screening.

Site landscape plans shall be designed considering the overall objectives of this section, with specific consideration given to the design elements outlined below. See the Approved Plant Material List (Appendix A) for particular plant species.

See the Approved Plant Material List (Appendix A) for particular plant species recommended for use in landscaping of sites within FJDGC.

- (A) Shade Trees and Ornamental Trees shall be used as specimens or in groupings for general background planting, shading parking areas, screening, and framing of buildings or views. They may also be used as massed, free-standing elements for spatial effects.
- (i) Trees shall be provided on all sites on the basis of one (1) Shade Tree per 4,000 sq. ft. of total site area, or fraction thereof; two (2) Ornamental Trees may be used in lieu of one Shade Tree, for up to a maximum equivalency of 30% of the required Shade Trees. This requirement does not include the required number of buffer trees, as outlined below in Paragraph (iv).
 - (ii) Of the required trees, a ratio of at least 50% shall be designated "Signature Tree" species, to create a consistent landscape effect throughout FJDGC. Signature Tree species shall include Live Oak, Magnolia, and Red Maple for Shade Trees, and Dogwood and Crape Myrtle for Ornamental Trees.
 - (iii) Specific attention shall be given to using trees to shade parking areas and soften the hard effect of such paved areas. A minimum of one (1) Shade Tree or two (2) Ornamental Trees shall be planted in each parking lot island, and every site shall demonstrate attention to trees being located on the perimeters of parking and paved areas to meet this objective.
 - (iv) Perimeter Landscape Buffers, as required in Section 2.4, shall be planted to contain Shade and Ornamental Trees at the ratio of one (1) Shade Tree or two (2) Ornamental Trees for each fifty (50) linear feet. This requirement is in addition to the trees required by Paragraph (i), above, and Perimeter Landscape Buffers shall also include shrubs as outlined in Item (C), below.
 - (v) Shade Trees shall be planted at a minimum size of 3" caliper and 12'-14' height.
 - (vi) Ornamental Trees shall be planted at a minimum size of 30-gallon container and 8'-10' height.
- (B) Small shade and ornamental species shall be grouped formally or in randomly arranged clusters as foreground plantings. They may also be

grouped for accents or other effects requiring seasonal color. Such trees shall be 30 gal. container size or larger.

- (C) Shrubs shall be massed for buffering and screening, background, planters, hedges or foundation planting. They may also be used as free-standing elements as low landscape features, but should always be used in significant masses. Shrubs of appropriate size shall be used to provide immediate screening for utility gear, transformers, service areas, loading zones, and/or other areas deemed by the DRB as necessary to be screened.
 - (i) Perimeter Landscape Buffers, as required in Section 2.4, shall be landscaped to include continuous hedge or massed plantings of shrubs. Plant materials shall be selected to screen and buffer adjacent sites, but allow aesthetic frontage views along FJD. The DRB reserves the right to require subjective landscape buffering provisions where commercial sites abut residential uses, if deemed necessary to increase screening and buffering between such uses. In such cases, more depth, density, and height of plantings may be required.
 - (ii) Shrubs shall be installed in a minimum size of 3-gallon containers, spaced 3 ft. on center. Height and spread shall be appropriate for each species, but screening of parking areas shall require a minimum installed height of 2' for shrubs. Shrubs shall be sized and spaced as required for individual species, to achieve an acceptable degree of immediate screening for utility gear, loading areas, etc, as described above.
- (D) Groundcovers may be used either alone or in combination with other plant material for a massed effect in Perimeter Landscape Buffers, parking lot islands, around buildings, and throughout the site. They should be used on all slopes steeper than 3:1 to aid in erosion control as well as visual appearance.
- (E) Annuals and other plants for seasonal color may be used appropriately for entries and feature areas, but shall be kept up on a regular basis if so used.
- (F) Turf areas shall be planted with solid sod, interrupted only by paving, trees, or the mulched beds of other plant material. Unless otherwise specifically stated by the DRB, the sod shall extend to the curb or edge of pavement in any and all areas of the site. Annual ryegrass shall be sown in

the fall to provide temporary erosion control where necessary, e.g., areas under construction.

- (G) Earth mounds are intended to create a soft, gently rolling effect on otherwise flat terrain and are a desired treatment for the frontage areas of FJDGC. They must gradually taper into the surrounding area from a maximum slope of 3:5 and should have softly rounded tops for ease in mowing. Berms or slopes over 3:1 slope shall be planted solid with groundcover. When used repeatedly, mounds should create an irregular natural appearance with variations in both height and width. They are recommended as screening devices, with or without plant material, to lessen the visual impact of service and parking areas. They may also be used where practical in front of setback areas for a soft visual effect. Although they may be used in combination with plant groupings, mounds are to be covered mainly in grass, with only clustered plant or tree groupings emerging.
- (H) All plant beds shall be mulched with Pine Straw for a consistent appearance throughout FJDGC. Other mulches, including bark, wood, chips, stone, or synthetic materials shall not be used, unless specifically approved for special circumstances by the DRB.

5.4 LANDSCAPE INSTALLATION STANDARDS

To ensure vigorous growth, and a minimum of maintenance problems, the following minimum standards are to be observed:

- (A) Selected plant material shall have a habit of growth that is normal for the species and shall be healthy, vigorous, and meet or exceed the measurements specified as the minimum acceptable sizes. All plant material shall conform to the American Standard for Nursery Stock, latest edition, published by the American Association of Nurserymen. Plant names shall conform to the Standardized Plant Names, latest edition, by the American Joint Committee on Horticultural Nomenclature.
- (B) The handling and planting of all landscaping shall conform to standard and accepted nursery practices, with regard to bed preparation, the addition of soil amendments, fertilizer requirements, proper planting techniques, watering in, mulching, and staking, which shall be outlined in detail in the specifications to be submitted for review by the DRB.

- (C) Maintenance of the newly installed plant material shall begin immediately and shall continue until all planting has passed final inspection and acceptance in writing by the DRB. Maintenance shall include watering, weeding, mowing, resetting plant material to proper grades or upright positions, restoring watering rings, and any additional operations which may be necessary. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly. In the event of the threat of damage resulting from insects or disease, the plants shall be treated by preventative or remedial measures following sound horticultural practices.

5.5 IRRIGATION STANDARDS

All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas specifically excepted by the DRB. To ensure minimum installation standards, the following criteria are to be observed:

- (A) The Parcel Developer shall submit plans for review by the DRB showing head locations and types, main lines and lateral line routing, valves, controller(s), water source and/or point of connection to any existing water lines. It shall be the responsibility of the irrigation contractor to adjust the system on the site, and to provide 100% coverage under normal wind conditions.
- (B) Piping shall be installed in trenches with a minimum of 12" of cover, except where less cover is required due to existing conditions. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
- (C) Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, under throwing, or other coverage methods can be used. Where the use of risers is approved by the DRB, they shall be Schedule 40 PVC and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.

- (D) All backflow devices shall be in vaults unless otherwise required by the ZOs; exposed free-standing backflow devices are prohibited. Rain sensors shall be mounted in an obscure but unobstructed location.
- (E) The system shall be fully automatic. All pipe shall be Class 160 PVC or better. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads.
- (F) All pipe and control wires routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean fill. No rock shall come in contact with the PVC pipe.
- (G) The system should be timed to operate during non-business hours, and in accordance with any applicable requirements of State or local agencies.

5.6 CONTINUED MAINTENANCE

All landscaping as approved by the DRB shall be maintained in perpetuity by the owner, successors, and/or assigns of each property, pursuant to the requirements of Section 7.0.

6.0 SIGNAGE

6.1 ARCHITECTURAL SIGN DESIGN REQUIREMENTS

(A) SIGNAGE DESIGN OBJECTIVES

- (i) The overall intention of signage for the FJDGC is to create a coordinated effect with the approved architectural design for each site, to reinforce the overall design theme of the site and the entire FJDGC.
- (ii) Because this approach necessitates certain subjective review parameters, the Parcel Developer shall contact the DRB prior to commencing the design of any signage to ascertain these general Design parameters for any proposed signage.
- (iii) These requirements take precedence over the ZOs.

(B) SIGNAGE DESIGN CONSIDERATIONS

- (i) The Parcel Developer shall submit for review by the DRB complete plans, specifications, shop drawings, cut sheets, lighting data, and color chips for all proposed signs.
- (ii) Proposed signage must comply with all applicable City of Valley requirements, and that compliance is the sole responsibility of the Parcel Developer. However, the requirements of these Standards and Criteria may be more restrictive than those regulations.
- (iii) Limitations are enforced by the DRB on the number, height, size, and Design features of signs, making the aforementioned consultation with the DRB's representative essential.
- (iv) The following sign types or features are prohibited outright in the FJDGC:
 - (a) Pole-mounted or "pylon" signs
 - (b) Flashing lights
 - (c) Electronic reader boards (moving or flashing copy)
 - (d) Changeable copy signs, except for theatres and gas station pricing signs
 - (e) Animated or moving signs or features
 - (f) "Snipe" signs (wire-framed ground signs)
 - (g) Banners, flags, balloons, and figural advertising features
 - (h) Real estate, construction, contractor, or other temporary signs, except as allowed per the Development Design Criteria standards noted below.
 - (i) Political signs
 - (j) Billboards and any offsite advertising signs.

(C) Generally, low profile "monument" type signs are the allowed signage form.

- (i) Monument sign shall have a 24" - 48" height masonry base that matches the architecture of the building.
 - (ii) The sign text area shall be 3' high by 5' wide with a minimum of 8" of sign field on each side of text area.
 - (iii) The sign field and text area may be bordered on each side with architectural trim that matches trim found on the building.
 - (iv) The monument sign shall have a cap, cornice, or pediment that matches the architecture of the building.
 - (v) Monument signage may be lighted in one of three (3) ways:
 - (a) **Ground Lighted:** The sign may be ground lighted using spot light or strip lights. The lights shall be raised on conduit to allow for landscape to mature and not block the light. The conduit and light housing are to be dark bronze or approved equivalent.
 - (b) **Internally Lighted:** The sign may be internally lighted from a structure with an opaque panel with routed or laser cut lettering. The opaque panel shall be backed with an acrylic colored lens or approved equivalent lens. Optional push-through acrylic letters may be used. Provide sign drawing for approval.
 - (c) **Flush-mounted channel letters:** The sign may use flush-mounted channel letters. The sign shall have appropriate access to the housing for the remote ballast and power disconnects. Provide sign drawings for approval.
- (D) All signage attached to the building must be submitted for review and approval. Signage Designer is to request the following information from the DRB for their parcel:
- (i) Number of signs allowed on the building.
 - (ii) Number of sides of building that may have signage.
 - (iii) Confirmation as to whether signs may be lighted or unlighted.

- (E) Multiple tenant developments, such as shopping centers, may be allowed somewhat larger signs which afford signage space for a number of key tenants, but these shall also be approved based on subjective review by the DRB.
- (F) Office park and professional plaza projects shall not afford signage for individual tenants, but rather shall have a main project sign identifying the site.
- (G) Individual building signs and wall signage shall be limited, based on the DRB review.
- (H) Construction materials and methods, as well as Design features, finishes, and colors shall all be subject to the DRB approval.
- (I) Small-scale directional signage for individual sites shall also be subject to Design approval by the DRB, and shall only be allowed if such signage is clearly directional - not advertising related - and if the need for such signage is agreed to by the DRB.
- (J) TEMPORARY SIGNS
 - (i) Any type of signs of professional quality promoting City events shall be allowed.
 - (ii) The only type of construction sign allowed within the FJDGC is a horizontal 4' x 8' plywood "Coming Soon" sign mounted on 4" x 4" posts.
 - (a) The top of the sign shall be no higher than 6'-0" above the ground.
 - (b) The top 70% of the sign shall be designated to introduce the new business, professional or tenant.
 - (c) The bottom 30% is to be shared with the Contractor, Design Team and/or Financial Institution funding the project.
 - (d) Graphic Design of the proposed sign must be submitted for review and approval by the DRB.
 - (e) This sign is to be removed upon completion of final landscape installation.

- (iii) Real Estate signs shall be a painted 4' x 4' plywood sign on 4" x 4" posts.
This sign is to be removed upon sale or lease of the property.
 - (iv) Traditional holiday and special event decorations may be displayed with the approval of the DRB .
- (K) Installation of any post-construction signage, either free-standing or building mounted, is strictly prohibited without approval by the DRB. Such signage may include, but is not limited to, "To Go", "Carry Out Only", "15 Minute Parking", "Reserved Parking", etc.

7.0 CONTINUED MAINTENANCE

- (A) The owner or developer of each site, and their successors and assigns, shall provide continued maintenance for the property. The owner/developer shall be responsible for advising all successors, franchisees, operators, managers, and maintenance personnel of the following requirements:
- (B) The approved plans may not be changed in any way, and shall be maintained by all parties involved, including any successors and assigns, as originally approved. This precludes any changes to buildings, signage, landscaping, and other site features including originally approved materials, color, fixtures, and finishes.

No change or additions to any aspect of the site, building structure, or signage improvements shall occur without application to and approval by the DRB.

- (C) Buildings, landscaping, site lighting, and other improvements shall be continuously maintained as reflected by the originally approved plans so as to preserve a well-kept appearance.

No modifications to any aspect of the approved plans may occur at any future time without application to and approval by the DRB.

- (D) Building and signage exterior finishes shall be maintained in a "like new" condition. Repair of any damaged or deteriorating elements and repainting of structures shall be performed at regular intervals.

Paint colors shall match original Design unless other colors are submitted and approved by DRB.

- (E) Parking and drive areas shall be maintained as needed to provide a safe and attractive appearance. Repair of any damaged or deteriorating elements; sealing of asphalt surfaces and repainting of striping shall be performed at regular intervals.
- (F) No portable signs or temporary signs of any kind not specifically allowed in Section 6.0, including snipe signs, advertising or “now hiring” messages, flags, banners, pennants, balloons, or figures may be displayed on any site without application to and approval by the DRB.
- (G) All grounds and landscaped areas shall be kept free of trash, leaves and dead landscape material.
- (H) All landscaped areas shall be maintained regularly, including:
 - (i) Trimming and pruning
 - (ii) Fertilization
 - (iii) Mowing and edging
 - (iv) Replacement of mulch
 - (v) Replacement of diseased or dead trees, plant materials and grass as required
 - (vi) Replacement of annuals or perennials as necessary
 - (vii) Regular inspections of irrigation systems to ensure systems are kept in good repair, and adjustments and repairs as necessary to continue proper coverage
 - (viii) Regular sweeping of all parking lots, sidewalks and other areas and otherwise methods necessary for site to remain free from accumulations of grass clippings, leaves, and other debris
 - (ix) No trees shall be topped or unnaturally and abusively pruned at any time. Any trees so damaged shall be subject to immediate replacement per the original plan

- (x) Preventative and remedial measures following sound horticultural practices to prevent and treat pests, disease, fungus, and other problems.
- (I) All exterior lighting shall be maintained in good repair and proper working order.
- (J) Should the Parcel Developer or any successive property owner ever fail to perform the necessary maintenance, upon prior written notice by the DRB, the City of Valley or its agents may enter upon the property and bring the site into compliance with this section and charge the cost of such services - as well as the associated cost of professional services and management fees - to the property owner, which charges shall be a lien upon the property.

APPENDIX A: APPROVED PLANT MATERIAL LIST

Other plant materials not included on this list may be allowed, subject to approval by the DRB prior to preparation of the submittal plan.

BOTANICAL NAME

COMMON NAME

SHADE TREES

Acer rubrum	Red Maple
	Yellow Maple
Fraxinus pennsylvanica	Green Ash
Ginko biloba	Ginko
Liriodendron tulipifera	Yellow Poplar, Tulip Tree
Plantanus acerifolia	London Planetree
Quercus virginiana	Live Oak
Quercus virginiana	Oaks (various)
Taxodium distichum	Common Bald Cypress

PINES

Pinus elliottii	Slash Pine (car.)
Pinue glabra	Spruce Pine
Pinue taeda	Loblolly Pine
Pinus virginiana	Virginia Pine
	Long leaf

ORNAMENTAL TREES

Acer palmatum	Japanese Maple
Cercis Canadensis	Redbud
Cornus florida	Flowering Dogwood
Lagerstroemia indica	Crape Myrtle
Prunus yedoensis	Yoshino
Pyrus calleryana Aristocrat	Aristocrat Callery Pear
Pyrus calleryana 'Bradford'	Bradford Callery Pear
Vitex agnus-castus	Lilac Chaste Tree
Betula nigra	River Birch
Ilex opaca	American Holly
Ilex vomitoria	Yaupon
Ilex opaca Eagleston	Eagleston Holly
Myrica cerifera	Wax Myrtle

SHRUBS

Abelia grandiflora	Glossy Abelia
Berberis X gladwynensis	William Penn Barberry
Berberis Juiana	Wintergreen Barberry
Berberis thunbergii	Japanese Barberry
Buxus sempervirens	Common Boxwood
Chaenomeles speciosa	Flowering Quince
Cleyera japonica	Japanese Cleyera
Cotoneaster francheti	Franchet Cotoneaster
Cotoneaster horizontalis	Rock Spray Cotoneaster
Eleagnus X Fruitlandii	Fruitland Eleagnus
Euonymus alata Compacta	Dwarf Winged Euonymus
Forsythia X Intermedia spectabilis	Showy Border Forsythia
Hydrangea quercifolia	Oak-leaved Hydrangea
Ilex cassine Augustifolia	Alabama Dahoon
Ilex cornuta (4 cultivars)	Chinese Holly (various cultivars)
Ilex crenata Compacta	Compacta Holly
Ilex crenata Convexa	Convex-Leaf Japanese Holly
Ilex crenata Helleri	Heller Japanese Holly
Ilex crenata Rotundifolia	Round-Leaf Japanese Holly
Ilex glabra	Inkberry
Ilex latifolia	Lusterleaf Holly
Ilex opaca East Palatka	East Palatka Holly
Ilex opaca Foster 2	Fosters #2 Holly
Ilex pernei	Penny Holly
Ilex vomitoria	Yaupon Holly
Ilex vomitoria Nana	Dwarf Yaupon Holly
Illicium floridanum	Florida Anise Tree
Jasmine floridum	Showy Jasmine
Jasmine mesnyi	Primrose Jasmine
Juniperus chinensis Parsonii	Parson's Juniper
Juniperus chinensis Nick's	Nick's Compact Juniper
Juniperus chinensis Pfitzeriana	Pfitzer's Juniper
Myrica cerifera	South Wax Myrtle
Nandina domestica	Nandina
Nandina domestica Harbor Dwarf	Harbor Dwarf Nandina
Rhododendron indicum	Indian Azalea
Rhododendron obtusum	Kurume Azalea
Rhododendron (Hybrid Azaleas)	Glendale Hybrids
Rhus alata	Winged Sumac
Spirea cantoniensis	Reeves Spirea

Spirea prunifolia Plena
Spirea vanhouttei

Bridalwreath Spirea
Vanhoutte Spirea

All types of azaleas

Azaleas (various)

GROUNDCOVER

Cotoneaster dammeri Lowfast
Gelsemium sempervirens
Hedera helix
Juniperus horizontalis Bar Harbor
Juniperus conferta 'Blue Pacific'
Liriope muscari
Liriope muscari Variegata
Liriope spicata
Trachelospermum asiaticum
Rosa wichuraiana

Lowfast Cotoneaster
Carolina Jessamine
English Ivy
Bar Harbor Juniper
Blue Pacific Juniper
Liriope
Variegated Liriope
Creeping Lilyturf
Dwarf Confederate Jasmine
Memorial Rose

LAWN GRASSES

Cynodon dactylon
Cynodon dactylon Tiflawn
Eremoclila ophjuroides
Zoysia Z-52
Zoysia Emerald
Cynodon dactylon 419

Common Bermudagrass
Tiflawn Bermudagrass
Centipede-grass
Z-52 Zoysia
Emerald Zoysia
Bermudagrass 419
St. Augustine
Buffalo Grass