

# *Design Guidelines and Development Standards*

*June 30, 2006*



## **Table of Contents**

### **PART ONE – ADMINISTRATION**

Introduction .....	1
Purpose of Design Guidelines .....	1
Master Land Plan .....	1
Binding Effect.....	1
Amendment.....	1
Enforcement .....	1
Liens/Severability.....	1
Approvals.....	1
Design Review Board.....	2
General .....	2
Costs.....	2
Responsibility.....	2
Procedures .....	3
Approval, Timing & Submittal Procedures.....	3
Preliminary Plan Approval .....	3
Preliminary Plan Requirements.....	4
Final Plan Approval Requirements.....	4
Submittal Requirements for Revisions, Alterations, Additions or Changes .....	6
Variances.....	6
Architect/ Landscape Architect/Engineer .....	6
Commencement of Construction.....	7
As-Built Documentation .....	7

### **PART TWO – GENERAL DESIGN STANDARDS**

Zoning Requirements.....	8
Multi-jurisdictional Approvals .....	8
Wildlife Management System.....	8
Water Management.....	8
Landscaping and Landscape Maintenance.....	8
Planning Districts .....	8
North Campus.....	9

Rail Campus .....	9
Intermodal Campus .....	9
Air Cargo Campus .....	9

Land Use.....	9
Approved Uses .....	9
Conditional Uses.....	9

### **PART THREE – SITE PLANNING PARAMETERS**

Street Types.....	10
Public Streets.....	10
Private Streets .....	10
Hostler Roads.....	10
Building Orientation .....	10

Setbacks.....	10
Building Setbacks .....	10
Alum Creek Extension Setbacks .....	11
Public Internal Roads Setbacks.....	11
Private Internal Roads Setbacks .....	11
Project Perimeter Setbacks .....	11
Pavement Setbacks.....	12
Pavement Setbacks (Passenger vehicle prkg lots only) .....	12
Loading Area Pavement Setbacks .....	12
Trailer Storage Area Pavement Setbacks .....	12
Container Storage Area Pavement Setbacks.....	13
Access Drives .....	13

Paved Areas.....	13
Parking & Loading Requirements.....	13
Employee & Visitor Parking Areas.....	13
Required Loading Spaces by Use & Size.....	13
Driveways .....	14
Service Court and Dock Areas .....	14
On-site Trailer Storage Areas.....	14
Container Storage Areas .....	14

Storage Tanks.....	15
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Above Ground Fuel Storage Tanks.....	15
Above Ground Water Storage Tanks .....	15
Fueling Areas and Canopies .....	15
Fencing, Retaining Walls, and Landscape Features.....	15

**PART FOUR – ARCHITECTURAL STANDARDS**

Design Standards.....	16
Objective.....	16
Building Scale.....	16
Construction Materials .....	16
Material Guidelines.....	16
Precast Concrete.....	16
Masonry Units.....	16
Cast Stone/Precast Concrete.....	17
Wall Panel Systems.....	17
Pre-Engineered Metal Buildings.....	17
Curtain Wall and Spandrel Wall Systems.....	17
EIFS.....	17
Roofing.....	17
Exterior Design Requirements .....	17
Exterior Canopies and Entrances.....	17
Exterior Colors.....	18
North Campus.....	18
Rail Campus.....	18
Intermodal Campus.....	18
Air Cargo Campus.....	18
Roofs.....	18
Roof Equipment.....	19
Grading, Roof, and Surface Drainage.....	19
Overhead Doors and Seals.....	19
Dumpsters, Compactors and Exterior Storage.....	19
Exterior Storage Areas.....	20
Excavation.....	20

**PART FIVE - LIGHTING**

Street Lighting .....	21
Public Streets.....	21
Private Streets.....	21
Site Lighting – General.....	21
Parking Area Lighting .....	21
Maximum and Minimum Lighting Levels .....	21
Service and Dock Area Lighting .....	21
Building Mounted Lighting .....	22
Building Accent Lighting .....	22
Flag Pole Accent Lighting.....	22
North Campus Lighting.....	22

**PART SIX – LANDSCAPING**

General Requirements .....	23
Street Frontage Landscape Treatments for Building and Parking Areas .....	23
Alum Creek Frontage.....	23
Other Public Street Frontage.....	23
Shared Private Street Frontage.....	24
Parking Area Landscaping .....	24
Project Perimeter Screening.....	24
Loading Dock Screening.....	24
Free Standing Trailer Storage Screening.....	25
Free Standing Container Storage Screening.....	25
Materials Storage Area Screening.....	25
Irrigation Requirements .....	26
General Screening.....	26
Minimum Plant Sizes.....	26
Allowable Plant Species.....	27
Deciduous Shade Trees .....	27
Ornamental Trees.....	27
Evergreen Trees.....	27
Shrubs.....	27
Perennials.....	27

**PART SEVEN – SIGNAGE**



General Requirements ..... 29  
 Street Signs ..... 29  
 Ground Signs ..... 29  
 Campus Identification Signs ..... 29  
 Building Identification Signs – Ground Mounted ..... 30  
 Building Signs ..... 31  
 Tenant Wall Signs ..... 31  
 Dock Area Signs ..... 31  
 Way-finding and Directional Signs..... 31  
 On-site Way-finding and Directional Signs..... 31

Exhibit L-2..... Free Standing Trailer Storage Screening  
 Exhibit L-3..... Free Standing Container Storage Screening  
 Exhibit L-4..... Materials Storage Area Screening  
 Exhibit S-1 ..... Campus Identification Sign  
 Exhibit S-2 ..... Ground Mounted Monument Sign

**PART EIGHT – STORMWATER MANAGEMENT..... 32**

**PART NINE – MISCELLANEOUS PROVISIONS**

Construction Completion..... 32  
 Maintenance..... 32  
 Foreign Trade Zone 138 ..... 33

**PART TEN – RESTATEMENT OF INTENT ..... 34**

**PART ELEVEN – REFERENCE STANDARDS ..... 34**

**PART TWELVE – EXHIBITS**

Exhibit A ..... Aviation Easement  
 Exhibit MP-1 ..... Conceptual Master Plan  
 Exhibit MP-2 ..... Municipality Boundaries  
 Exhibit DS-1 ..... Color Palette  
 Exhibit L-1 ..... Loading Dock Screening

# *Rickenbacker Global Logistics Park*

## **Design Guidelines and Development Standards**

### **PART ONE – ADMINISTRATION**

#### **INTRODUCTION**

The Association, or Declarant, has developed the following Design Guidelines and Development Standards as a means to establish a recorded document to govern the overall development of the Rickenbacker Global Logistics Park (Park). These guidelines are intended to serve as the minimum standards that each development shall meet as well as the process for review of each proposed development. In addition, based on the multi-jurisdictional nature of the park, these guidelines shall serve as the underlying zoning text for several governmental jurisdictions as further described below.

The Association has established a Design Review Board (DRB), to review all proposed development submittals and to administer any and all revisions to these guidelines.

#### **Master Land Plan**

The development team has established a master land plan for the Park that sets forth proposed infrastructure and land use guidelines. Detailed parcelization has not been established so that individual needs may be accommodated. The Property covered by these Development Guidelines is described in the attached Master Land Use Plan, Exhibit "MP-1". Any additional property that becomes subject to the Declaration as provided therein shall comply with these requirements.

#### **Binding Effect**

These Development Guidelines shall be binding on all Owners (as defined by the Declaration) and all persons proposing to construct improvements on a site during the term of the Declaration.

#### **Amendment**

These Development Guidelines may be amended at any time by the Board. Improvements are to be constructed in accordance with the Development Guidelines in existence as of the date construction plans are approved by the DRB. Subsequent changes to the Development Guidelines shall not require changes in existing construction or plans previously approved by the DRB.

#### **Enforcement**

Declarant, the Association, and the DRB shall have the right, but not the duty, to enforce the Development Guidelines. Enforcement shall be by any proceeding at law or in equity against any Person or Persons violating or attempting to violate these Development Guidelines or any supplementary guidelines either to restrain violation or to recover damages; and failure by Declarant, the Association or the DRB to enforce any such provisions shall in no event be deemed a waiver of the right to do so thereafter. With respect to any litigation hereunder, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs from the non-prevailing party.

#### **Liens/Severability**

Violation of or failure to comply with these Development Guidelines shall not affect the validity of any mortgage, lien or other similar security instruments which may then be existing as an encumbrance on any part of the Property. Invalidation of any one or more of these Development Guidelines, or any portions thereof, by a judgment or court order shall not affect any of the other provisions or guidelines herein contained, which shall remain in full force and effect.

#### **Approvals**

No approval by the DRB, pursuant to the provisions of these Development Guidelines, shall be effective unless in writing, except as otherwise expressly provided in these Development Guidelines.

## *Rickenbacker Global Logistics Park*

### **DESIGN REVIEW BOARD (DRB)**

#### **General**

The Design Review Board or DRB has been established to promote quality development of the Property in accordance with the Declaration and these Development Guidelines. The DRB has the authority specified in the Declaration to perform the functions which consist primarily of the review and approval or disapproval of plans and specifications for all proposed improvements and the monitoring of construction for compliance with approved plans and specifications. No Improvements shall be erected, constructed, placed, altered, remodeled, demolished, or permitted to remain on any portion of the Property until plans and specifications, in such form and detail as the DRB may deem necessary, have been submitted and approved by the DRB. The DRB shall have the sole right to interpret and to make all subjective decisions regarding these Development Guidelines.

#### **Costs**

Each Owner submitting plans to the DRB for review shall pay a basic review fee established from time to time by the DRB.

#### **The Design Review Board**

The Development Review Board shall consist of the following members:

CRAA (Columbus Regional Airport Authority) Designee  
DRCS Designee  
An Architect as selected by DRCS & CRAA

The DRB may, however, hire professional consultants on a case-by-case basis. The Owner whose plans are being reviewed will reimburse the DRB for costs associated with the review including the costs of any such consultants. The Owner will be informed as to the amount of any such costs and Owner's approval obtained before any consultants are hired.

#### **Responsibility**

The DRB has the following responsibilities:

- Require the submission of plans, specifications, and other appropriate documents or information for all proposed Improvements;
- Review and approve or disapprove such documents and information for compliance with the Declaration and these Development Guidelines;
- Authorize variance to these Development Guidelines;
- From time to time observe ongoing construction for compliance with DRB-approved documents; provided, however, failure of the DRB to identify noncompliance in plans, specifications, shop drawings or construction does not relieve the Owner of its responsibility to comply;
- Assist Owners in resolving technical issues such as access to utility connections;
- Provide advice and assistance to Owners regarding submissions or planned submissions; and
- Recommend to the Board changes to these Development Guidelines as may be deemed appropriate by the DRB from time to time (as required by advances in technology or variation in all building topology).

APPROVAL OF PLANS AND SPECIFICATIONS BY THE DRB DOES NOT CONSTITUTE ANY WARRANTY OR REPRESENTATION THAT SUCH PLANS AND SPECIFICATIONS COMPLY WITH GOVERNMENTAL REQUIREMENTS AND/OR GOOD AND PRUDENT DESIGN, ENGINEERING AND CONSTRUCTION PRACTICES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO DETERMINE AND SEE THAT ITS PLAN AND SPECIFICATIONS COMPLY WITH SUCH REQUIREMENTS AND PRACTICES.

## *Rickenbacker Global Logistics Park*

### **Procedures**

Consistent with the following general procedures, the DRB shall determine specific procedures for the review and approval process.

- Plans and specifications for all proposed Improvements shall be submitted to the DRB for approval before work is started on such Improvements. Ordinary maintenance, replacements in kind, or interior modifications which do not modify the exterior appearance, or color, or jeopardize or impair the safety, soundness, or structural integrity of any Improvements do not require DRB approval.
- During the design process, members of the DRB shall be reasonably available on a reasonable basis to answer questions regarding the intent of the Declaration and these Development Guidelines.

### **Approval, Timing and Submittal Procedures**

The DRB will in a timely manner review each complete submittal. All DRB review comments and approvals must be in writing. The DRB shall act on all applications within two weeks from which it is formally submitted. All submittals must be approved by a majority consensus of the DRB.

At the applicant's option, the applicant may submit a Preliminary Plan Approval Package to the DRB for preliminary review comments regarding site layout, building design and landscaping prior to submitting a Final Approval Package. The DRB will review the Preliminary Approval Package and return to the applicant with comments within 20 business days.

In the event that the DRB desires more time for its review, the DRB shall notify the Owner in writing prior to the end of the review period that an additional review period of up to 10 days is required.

It is emphasized that it is the Owner's responsibility to notify the DRB of any variances between the Owner's design and the Declaration or these Development Guidelines, and to request approval of all variances.

APPROVAL OF AN OWNER'S CONSTRUCTION DOCUMENTS DOES NOT CONSTITUTE APPROVAL OF ANY VARIANCE UNLESS THAT VARIANCE HAS BEEN SPECIFICALLY REQUESTED IN WRITING BY THE OWNER AND SPECIFICALLY APPROVED IN WRITING BY THE DRB.

Approval of plans and specifications shall be based upon a determination by the DRB, by a majority vote, as to whether or not such plans and specifications adequately meet objectives established for the Property with regard to aesthetic quality and consistency and requirements of the Declaration and these Development Guidelines.

Should the DRB fail to approve or take action on a submittal in complete form as required by these Development Guidelines within the allotted time frame (or 10 additional days if the DRB has requested additional review time as provided above), it shall be concluded that the DRB has disapproved such plans and specifications. Delays caused by the need for additional information, modification to the submitted documents, and approvals to variances shall extend the review period, as stated in the applicable provisions of the Declaration.

No construction may begin until authorized in writing by the DRB. The DRB, at the request of an Owner, may approve portions of a plan so that some construction may be started while reviewing resubmitted documents or applying to obtain a variance. In such event, the Owner proceeds with construction at its own risk and shall be solely responsible for its plans submitted for later review result in the DRB requiring changes to such partially approved plans and any construction thereunder.

### **Preliminary Plan Approval (Optional)**

In such format as may be required by the DRB, the submission shall show the site planning, including but not limited to a parcel plan showing location and size of any and all buildings, parking, access, set backs and open space.

## *Rickenbacker Global Logistics Park*

### **Preliminary Plan Requirements**

The preliminary submission shall consist of three full sets of preliminary plans and specifications at an appropriate scale, showing or stating but not limited to the following:

- Description of proposed uses,
- Master plan for full development of the Site, including future expansion;
- Site plan and schematic design of area proposed for immediate development showing:
  - a. Location of all structures, easements, roadways, set-backlines, and curb cuts;
  - b. Location of all walks, parking areas, loading areas, trash enclosure areas, driveways and outside storage areas;
  - c. Site coverage data and calculations;
  - d. Size (gross square footage) and height of all buildings and the capacity of all parking structures and areas;
  - e. Parking data and calculations, including base data for projected needs;
  - f. Proposed exterior layout, location and size.
  - g. FAA Form 7460 for FAA approved Noise Exposure Map to illustrate the approved noise contours based on DNL noise metric.
- Architectural building elevation drawings of each building face fronting on a street;
- Location and color of all proposed building/roofing materials, with sample boards, methods, and details;

### **Submittal Requirements of the Federal Aviation Administration (FAA)**

- After approval by the DRB of a preliminary submission, additional approvals may be required by the FAA. The FAA requires that projects be submitted for review by the following departments. These submittals will be coordinated by the FAA based on the Form 7460 application submitted by the applicant.
  - a. Airports – Part 77 Obstruction Standards
  - b. Flight Standards – IFR Safety Standards
  - c. Airways Facilities – Navigation aids, electronics, ILS and control tower.
  - d. Applicant shall verify all submittal requirements with the FAA.
  - e. See Exhibit A for additional information.

**If an applicant chooses not to make a preliminary application the applicant must contact the DRB to coordinate all applications to the FAA.**

### **Final Plan Approval Requirements**

In no case shall construction commence without full written approval of the DRB.

By no later than 30 business days prior to the projected date for commencement of construction, there shall be a final submission to the DRB at which time the Owner, applicant, shall submit detailed information in writing regarding the proposed use of the site, copies of all applications for governmental permits, and three full sets of final site plans, construction drawings, and specifications prepared and certified by an architect, professional engineer, landscape architect, and land surveyor registered under Ohio law, at an appropriate scale, showing the following:



## *Rickenbacker Global Logistics Park*

- Description of uses;
- Location of all structures, easements, roadways, set-back lines, and curb cuts;
- Location of all walks, driveways, and curb-lines;
- Roof and parapet heights above the ground floor elevation;
- The profile of roof mounted mechanical equipment above the roof parapet;
- Layout of location of all parking areas, including location and dimensions of all spaces, circulation aisles, curbs, and wheel stops;
- Layout, location and screening of all loading areas;
- Layout and location of all outside storage areas, including identification and size of the materials to be stored, and location and dimensions and type of all fencing and screening;
- All landscaping, including location, caliper, type, and number of trees and shrubs, location and type of all ground cover and lawn material, and existing trees and limits of clearing and grading, retaining wall locations and materials.
- Automatic irrigation system including meter locations, pipe size, head, volume and controller location and type;
- Location, height, intensity, and fixture type of all exterior lighting including a graphic point-by-point analysis;
- Location, connection points, size, and type of all pipes, lines, conduits, and mechanical equipment and facilities for the transmission of sanitary sewage, industrial sewage, stormwater water and other utility services and proposed screening;
- Location, height, size and type of all fencing;
- Architectural floor plans, building elevations, wall sections, details of each building, and similar drawings showing height of all buildings;
- Building and roofing material, color information, and final sample boards depicting all visual construction materials as specified in construction specifications;
- Temporary construction sign design;
- Permanent sign design and sign location;
- Site coverage data and calculations, including building sizes in square footages to accompany floor area ratios;
- Parking data and calculations, including base data for projected needs;
- Site drainage and calculations including finished floor elevations, finished contour lines, and spot elevations and one-foot contour intervals for proposed and future phases.
- Sizes in square footage and height of all buildings;
- Certification by the Owner's architect that the design of the improvements complies with the Declaration and these Development Guidelines. If any proposed improvements do not comply with the Declaration or these Development Guidelines, the Owner's architect in such certification, shall specify and explain such noncompliance;
- Soils report prepared by a licensed geotechnical engineer and such other data as may be required by the DRB;
- Wildlife Management System Plan, if applicable.
- FAA Form 7460 for FAA approved Noise Exposure Map to illustrate the approved noise contours based on DNL noise metric.

## *Rickenbacker Global Logistics Park*

### **Submittal Requirements for Re-painting, Revisions, Alterations, Additions, or Changes to Previously Approved Plans and Uses**

Final plan submittals shall be required for major revisions, re-painting of buildings or portions of buildings, alterations or additions to approved or existing developments within the Park. Each application will be evaluated for the changes the site, overall Master Plan and Park infrastructure.

All applicants are required to submit copies of the same construction documents to the appropriate municipalities for approval in order to demonstrate precise construction details for implementing approved concept, preliminary, or final plans.

- Final plans for the proposed construction must be submitted to the DRB and approved before construction documents are submitted to the governing municipality and before the commencement of construction.
- Applicant shall contact the DRB to coordinate all FAA applications.
- Revisions, alterations, or additions require the submission of three sets of documents including:
  - a. A written description of the nature and extent of the proposed revisions, alterations or additions to be undertaken;
  - b. Indications of proposed revisions, alterations, additions or changes to:
    1. The site plan;
    2. The grading and drainage plan;
    3. The landscape plan.
- The building elevations including:
  - a. Wall and roof materials, textures and colors, and samples;
  - b. Locations of wall-mounted signage and lighting;

- c. Roof and parapet heights above the ground floor elevation;
  - d. The profile of roof mounted mechanical equipment above the roof parapet;
  - e. The building floor plans.
- Sample boards depicting all visual construction materials as specified in construction specifications (i.e., actual finish, colors, etc).
  - Site Plan Indicating:
    - a. The new total building floor area;
    - b. The new site coverage;
    - c. The new building coverage;
    - d. Calculations demonstrating need for additional parking;
    - e. The new parking provided;
    - f. The new estimated peak employee count.

### **Variances**

Any requested variances to these Development Guidelines will be considered only on a case-by-case basis. THE GRANTING OF A VARIANCE DOES NOT SET A PRECEDENT FOR FUTURE VARIANCES AND DOES NOT AFFECT ANY OF THE PROVISIONS OF THE DECLARATION OR THESE DEVELOPMENT GUIDELINES. Any submission which requests a variance shall include specific identification of the variance and the reasons therefore. Approval of a variance requires positive action by the DRB in writing before work can start on the portion of the Improvement related to the variance.

### **Architect/Landscape Architect/Engineer**

All Improvements shall be designed by a licensed architect/landscape architect and/or engineer.

## *Rickenbacker Global Logistics Park*

### **Commencement of Construction**

An Owner shall give the DRB 72 hours advance written notice prior to commencement of construction on a Site.

### **As-Built Documentation**

Within 60 days of completion of Improvements, the Owner of the Improvements will provide to the DRB an "as-built" site plan. This site plan shall show the location, size, and configuration of all above ground improvements, paved areas and of all underground utilities, and also shall provide the following specific information:

- Tract size;
- Permeable surface area;
- Ground floor square footage (footprint) and total square footage of all buildings;
- Landscape plan;
- Landscape irrigation plan;
- Site lighting plan;
- Site utility plan within five feet of building;
- Site grading drainage plan; and
- Such other information requested by the DRB.

**Provide site plan in both hard copy and electronic (DWG) format.**

# Rickenbacker Global Logistics Park



## **PART TWO - GENERAL DESIGN STANDARDS**

### **ZONING REQUIREMENTS**

The Rickenbacker Global Logistics Park overall Master Plan encompasses multiple government jurisdictions (See Exhibit "MP-2"). It is the intent that these written Design Standards shall serve as the underlying zoning text for the entire park and shall supersede all general zoning requirements for each jurisdiction. As such, each proposed development project shall comply with these Design Standards in order to obtain the proper governmental approval for that project.

### **Multi-jurisdictional Approvals**

For those project sites that are located in two or more jurisdictional areas, the jurisdictional control and responsibility (i.e. building department, fire department, fees and permits) for that project shall be determined by which area the majority of the overall building footprint (all proposed phases of construction) is located.

No setbacks of any kind shall be required where a project crosses multiple jurisdictional lines or tax parcels when under the same ownership.

### **WILDLIFE MANAGEMENT SYSTEM**

#### **Water Management Facilities**

The Federal Aviation Administration (FAA) provides regulatory guidelines to mitigate wildlife hazards in and around airports. Please refer to AC 150/5200-33A – Hazardous Wildlife Attractants on or Near Airports. The FAA strongly recommends that off-airport storm water management systems be designed and operated so as not to create above-ground standing water. Therefore, it is recommended storm water detention ponds constructed within 10,000 feet of the Air

Operations Area (AOA), shall be designed, engineered, constructed and maintained for a maximum 48 - hour detention period for the design storm and remain completely dry between storms. ***No basins shall be constructed near the ends of runways.*** To facilitate the control of hazardous wildlife, detention ponds and or detention basins shall be constructed with steep-sided, narrow, linearly shaped designs. When it is not possible to place ponds or basins outside of the 10,000 foot mark, physical barriers such as bird balls, wire grids, pillows, netting, or other approved method, shall be used to prevent access of hazardous wildlife to open water and minimize aircraft-wildlife interactions. When physical barriers are used, evaluation of water rescue must be considered. The Association shall maintain the right, but not the obligation, to take appropriate remedial action to address all non-compliant properties. The cost of all remediation shall be the responsibility to the property owner.

### **Landscaping and Landscape Maintenance**

Landscaping can attract hazardous wildlife. Only approved vegetation, shrubs, trees and turf grasses shall be utilized within the AOA 10,000 foot perimeter. Turf grasses can be highly attractive to a variety of hazardous wildlife species. No one grass management regime will deter all species of wildlife in all situations. Seed mixtures that contain millet or other large seed producing grasses should not be planted. Turf areas shall be maintained in a constant state of maintenance so as not to provide food or cover attractants for hazardous wildlife. If for any reason hazardous wildlife become attracted to an area inside the aforementioned perimeter, immediate steps shall be taken to eliminate the attractant and disperse the attracted wildlife. The Association shall maintain the right, but not the obligation, to take appropriate remedial action to address all non-compliant properties. The cost of all remediation shall be the responsibility to the property owner.

### **PLANNING DISTRICTS**

Each of the following Campus areas has been designated with the overall park master plan (See Exhibit "MP-1"). Below is an outline of each campus area and the current governmental jurisdiction(s) in which it is located.

## *Rickenbacker Global Logistics Park*

**North Campus** –, Hamilton and Madison Townships, Franklin County; Village of Groveport.

**Rail Campus** – City of Columbus and Hamilton Township, Franklin County.

**Intermodal Campus** – Harrison Township, Pickaway County; Madison Township, Pickaway County.

**Air Cargo Campus** – City of Columbus; Madison Township, Pickaway County; and Madison Township, Franklin County.

### **LAND USE**

#### **Approved Uses**

The following uses shall be deemed as Approved Uses within all planned areas and jurisdictions:

- Warehousing and Storage Facilities
- Distribution Facilities
- Manufacturing and Fabrication
- Office Uses as an ancillary use to the above uses.
- Free Standing Office Uses

Each perspective applicant shall evaluate the proposed land use with the current Rickenbacker FAR Part 150 Noise Compatibility Plan (NCP).

The following uses shall be considered Approved Uses and do not require DRB acceptance:

The enclosed storage, handling, manufacture, and distribution of durable and/or perishable goods that do not constitute a safety factor or involve the use of hazardous, caustic, or poisonous materials during the process of storing, handling, manufacturing, or distributing of the product.

Such uses that **do** involve the use of hazardous, caustic, or poisonous materials during the process of storage, noxious fumes, smoke or steam, malodorous by-products of handling, manufacture,

and distribution of the product may be acceptable but must be reviewed by the DRB for acceptance into the Park.

#### **Conditional Uses**

The following uses shall be considered Conditional Uses and will require approval of the DRB for acceptance into the Park.

- Retail
- Restaurant
- Fast food with or without drive thru
- Gas/Convenience station
- Car Rental
- Hotel
- Exterior Trailer Storage
- Exterior Container Storage
- Exterior Material Storage
- Day Care Facilities
- Auto and Truck Repair
- Truck Washing Facility

# Rickenbacker Global Logistics Park



## **PART THREE – SITE PLANNING PARAMETERS**

### **STREET TYPES**

#### **Public Streets**

The Alum Creek Drive Extension shall have a right-of-way width of 140 feet. The Alum Creek Drive Extension is being constructed in multiple phases with the first phase consisting of a paved two lane roadway. The second phase of construction shall consist of a second two lane roadway parallel to the phase one roadway to create a boulevard thoroughfare.

All other public roads shall have a right-of-way width of 60 feet and a minimum pavement width of 32 feet.

#### **Private Streets**

All private streets shall have a minimum pavement width of 28 feet. Concrete curbs shall be provided.

#### **Hostler Roads**

All hostler roads shall have a minimum pavement width of 24 feet. A four foot compacted granular berm shall be provided on each side of the paved surface.

#### **Building Orientation**

Any building erected on a site adjoining public street, or any major thoroughfare must face on that street, unless otherwise approved by the DRB. (Face of building defined as the greatest glazed area and/or main entry). If a Site is adjacent to more than one of such named streets, the owner may orient the building to face either of

such streets, provided the setback requirements of each adjacent street are met.

If a building is oriented such that the loading docks/service court side of the building faces a public roadway, additional landscape treatment shall be provided in accordance with the landscaping provisions provided (See Landscape Section).

Sites adjacent to more than one street shall comply with the front yard setbacks applicable to each of such streets.

### **SETBACKS**

Minimum front, side and rear yard paving and building setbacks are shown on this page which illustrates the locations of setbacks on a typical parcel (refer to notes below). Improvements constructed on Sites adjacent to more than one street shall comply with the front yard setbacks applicable to each of such streets.

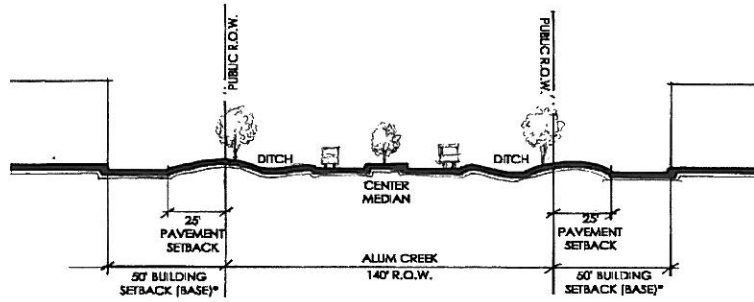
IN SOME INSTANCES, APPLICABLE SETBACKS REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITY MAY EXCEED THOSE SET FORTH IN THE DECLARATION. THEREFORE, AN OWNER MUST MAKE SURE THAT THE APPLICABLE GOVERNMENTAL REQUIRED SETBACKS AND ALL ORDINANCES AND THE OHIO BUILDING CODE (OBC) ARE SATISFIED.

#### **Building Setbacks**

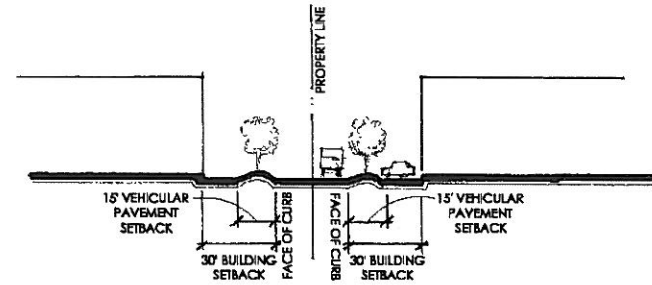
- Alum Creek Drive Extension: 50' base setback or 30' alternate setback (see landscape standards for differences)
- Public Roadway: 50' base setback or 30' alternate setback (see landscape standards for differences)
- Private Roadway: 30' from edge of pavement
- Side and Rear Yards: 40'
- Project Perimeter: 40'

# Rickenbacker Global Logistics Park

\*ALTERNATE 30' BUILDING SETBACK PERMITTED WITH ADDITIONAL REQUIRED LANDSCAPE PLANTINGS. SEE ALUM CREEK BUILDING SETBACKS PLAN FOR DETAILS.

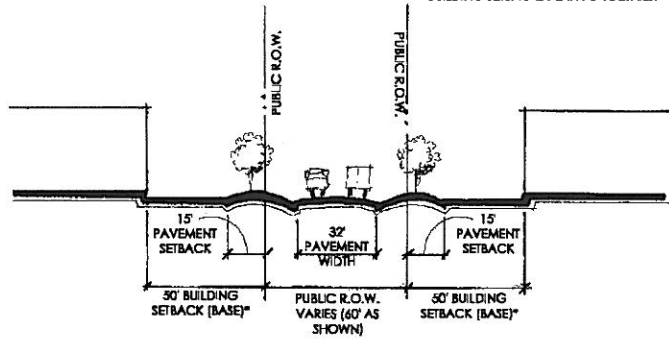


ALUM CREEK EXTENSION

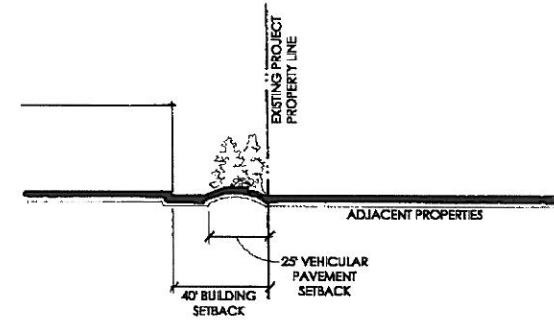


PRIVATE INTERNAL ROADS

\*ALTERNATE 30' BUILDING SETBACK PERMITTED WITH ADDITIONAL REQUIRED LANDSCAPE PLANTINGS. SEE ALUM CREEK BUILDING SETBACKS PLAN FOR DETAILS.



PUBLIC INTERNAL ROADS



PROJECT PERIMETER SETBACKS

## *Rickenbacker Global Logistics Park*

### Pavement Setbacks

All parking areas shall have setbacks of at least 10 feet from any building face fronting on a street. All setback areas shall be landscaped unless otherwise approved by the DRB. This provision does not apply to truck docking /loading areas or taxiway approaches.

- Adequate radius shall be provided at all truck/trailer access points to prohibit traffic from disturbing lawn/planting areas. A 40 foot minimum radius is required.

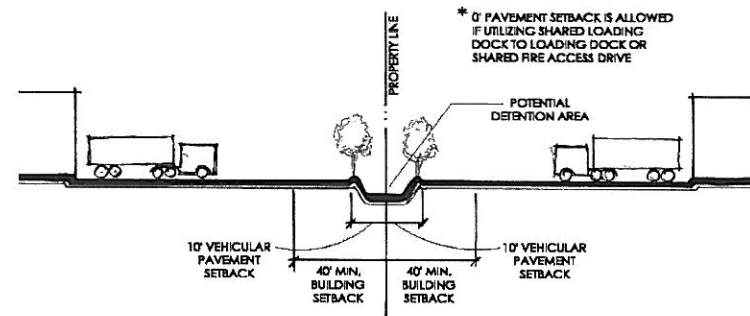
### Pavement Setbacks (Passenger vehicle parking lots only)

- Alum Creek Drive: 25'
- Public Streets: 15'
- Private Streets: 15' from edge of pavement
- Hostler Road: 15' from edge of gravel berm
- Side and Rear Yards: 10' (may be 0' if utilizing a shared access drive)
- Project Perimeter: 25'

### Loading Areas and Exterior Material Storage Area Pavement Setbacks

- Alum Creek Drive: 50' base setback-25' alternate setback (see landscape standards for differences)
- Public Street: 50' base setback-25' alternate setback (see landscape standards for differences)
- Private Street: 15' from edge of pavement

- Hostler Road: 0 feet from edge of gravel berm
- Side and Rear Yards: 10' (may be 0' if utilizing a shared loading dock, access drive, or shared fire access drive)
- Project Perimeter: 25'



INTERNAL SIDE/REAR YARD SETBACKS

### Free-Standing Trailer Storage Area Pavement Setbacks (excluding those associated with building loading areas).

- Alum Creek Drive: 50'
- Public Street: 50'
- Private Street: 25' from edge of pavement
- Hostler Road: 0 feet from edge of gravel berm
- Side and Rear Yards: 50'
- Project Perimeter: 50'



# Rickenbacker Global Logistics Park

## Free-Standing Container Storage Yard Pavement Setbacks

- Alum Creek Drive: 50'
- Public Roadway: 50'
- Private Roadway: 50' from edge of pavement
- Hostler Road: 0 feet from edge of gravel berm
- Side and Rear Yards: 50'
- Project Perimeter : 50'

## Access Drives:

- Access drives shall be 10 feet or more from a side lot unless shared access drives are utilized. Common access easements shall then be provided.
- Adequate radius shall be provided at all truck/trailer access points to prohibit traffic from disturbing lawn/planting areas. A 40 foot minimum radius is required.
- Shared curb cuts between adjoining properties shall be strongly encouraged.

## PAVED AREAS

All exterior storage, vehicular use and parking areas area are to be paved with asphalt or concrete. No gravel shall be permitted except for the berms of hostler roads. All paved areas shall comply with the following criteria.

## Parking and Loading Requirements

- Parking space size is 9' x 18' minimum.
- Loading area size 12' x 50' minimum.
- Drive aisles are to be 22' minimum.

## Employee and Visitor Parking Areas

- **Minimum Parking Requirements:** Parking areas shall be sufficient to accommodate all parking needs for employees, overlapping shifts, company vehicles, and visitors without the use of on-street parking. If parking needs increase, additional off-street parking shall be provided by the Owner. Owners shall promptly advise the DRB in writing of any change or intensification of use that will increase the number of vehicles accessing the Site. All parking on the Property shall comply with the following minimum standards:
  - a. Manufacturing, Distribution and Warehousing (including any ancillary office use): ½ stall per 1000 square feet of building area.
  - b. Retail: 5 spaces per 1000 square feet of building area.
  - c. Free-standing Office (general, medical or dental): 4 spaces per 1000 square feet of building area.
  - d. Hotels: 1 space per room.
  - e. Automobile service station: 2 spaces minimum plus required additional spaces for any retail square footage provided.
  - f. Restaurant: 1 space per 75 square feet of building area.
  - g. Car rental: 1 space per service vehicle and lease vehicle in inventory plus 1 per employee.
  - h. Daycare: 2 spaces per classroom, and no less than 6.

**Required Loading Spaces by use and size:** The following minimum number of loading spaces shall be provided per site:

- a. Offices, Hotels, Daycare, and Car Rental Uses:

20,000 SF to 100,000 SF	1
100,000 SF to 350,000 SF	2
350,000 SF and greater	3

## *Rickenbacker Global Logistics Park*

b. Industrial, Automotive Service Station, Retail, and Restaurant Uses:

5,000 SF to 10,000 SF	1
10,000 SF to 30,000 SF	2
30,000 SF to 90,000 SF	3
90,000 SF to 150,000 SF	4
150,000 SF to 250,000 SF	5
250,000 SF and greater	5 + 1 per each 80,000 SF over 250,000 SF.

- **Land Banking:** Construction of up to one half of the overall required parking may be deferred at the time of initial construction if the specific use or occupant does not require the specified parking count. Applicant shall graphically illustrate on the approved site plan that the site can accommodate all required parking, maneuvering space and setbacks as future construction. No parking shall be permitted in the future unimproved areas.
- **Plans and Specifications.** All plans and specifications submitted to the DRB shall include specific information as to construction materials, construction methods to be used, diagrams of the number, type, size, and configuration of parking spaces and the basis for the calculation of the number of parking spaces.
- **Design.** All parking areas shall be designed and landscaped to eliminate the monotony of large single-paved areas.
- **Paving.** Parking areas shall be paved with asphaltic concrete and concrete curbs subject to plans approved in writing by the DRB. All paving sub-grades shall be design per the recommendations outlined in the site specific geotechnical report completed for each site.

### Driveways

Paving Driveways including integral curbs and gutters shall be paved with asphaltic concrete and concrete. All driveway paving sub-

grades shall be design per the recommendations outlined in the site specific geotechnical report completed for each site.

### Service Court and Dock Areas

Adequate area shall be required on a Site for all loading and maneuvering of trucks and other service vehicles in order that such operations will not be carried out in the Streets. Such areas (including dumpster or private garbage facilities) will be reviewed by the DRB and shall be located and screened as follows:

- **Sites Adjacent to Alum Creek Drive Extension.** Front loading and/or maneuvering shall not be permitted unless additional landscaping treatment and screening has been provided as defined in the landscape requirements. Loading and maneuvering areas may be located at the rear, or sides, of the building except that all side loading and maneuvering shall be screened. No loading door may be closer than 100 feet from the street right-of-way line.
- **Sites Adjacent to All Other Streets.** Loading and maneuvering areas may be located on the rear, or sides, of the building except that no loading door may be closer than 100 feet from the street right-of-way line. Front loading is acceptable on non-median streets with appropriate screening.

### On-site Trailer Storage Areas

All on-site trailer storage areas shall be paved with either asphaltic concrete or concrete and shall be screened as indicated in the landscaping and screening sections.

### Container Storage Areas

All on-site container storage areas shall be paved with either asphaltic concrete or concrete and shall be screened as indicated in the landscaping and screening sections.

## *Rickenbacker Global Logistics Park*

### **STORAGE TANKS**

Storage tanks as required for the use and maintenance of a property shall be permitted provided such tanks comply with the following criteria and have been approved in writing by the DRB.

#### **Above Ground Fuel Storage Tanks**

- Shall not be located between the building and a street.
- Shall be of the same color as the building.
- Shall not be taller than the building that it serves.

#### **Above Ground Water Storage Tanks**

- Shall not be located between the building and a street.
- Shall be of the same color as the building.
- Shall not be taller than the building that it serves.

#### **Fueling Areas and Canopies**

- Shall not be located between the building and a street.
- Shall be of the same color as the building.
- Shall not be taller than the building that it serves.
- Roof colors, parapet and all exposed trims shall match the main building structure.
- All under canopy lighting must be from a concealed source.
- No signage or graphics shall be permitted on the canopy.

#### **Fencing, Retaining Walls, and Landscape Features**

- All chain link fencing to be black PVC coated, RVG, painted black. No fence shall exceed 10 feet in height without specific approval of the DRB. Barbed wire fences and razor

wire are not permitted. Use of electric fences is subject to DRB approval.

- Use of exposed concrete block is not permitted.
- Natural stone is always a preferable construction material.
- Pre-engineered interlocking concrete and masonry wall systems must have the approvals of the DRB for the aesthetic compatibility of the project.
- Vegetative systems are a preferable form of construction.
- Durable materials. No wood fences, plastic, or other synthetic site walls are acceptable.
- For screen walls, masonry materials must match the building both in color, design, and spirit, in both the durability and construction of the product.
- Fencing shall be a minimum of 5 feet from any vehicular pavement.
- Cast iron and pre-finished aluminum fencing and all metal site features are to be black. Exceptions must be made in writing by the DRB.

# Rickenbacker Global Logistics Park



## **PART FOUR – ARCHITECTURAL STANDARDS**

### **DESIGN STANDARDS**

#### **Objective**

The objective of these Architectural Design Standards is to maintain consistency and to obtain quality of development yet permit interest and variety within the architectural design of each building. All building construction projects, including alterations, re-painting, additions, re-landscaping or remodeling, are subject to review and approval of the DRB. Buildings should be considered as three-dimensional objects, and attention should be given to the compatible treatment of all exterior surfaces. It is the goal and purpose of the DRB that all buildings within Rickenbacker Global Logistics Park project are compatible with other existing developments and the overall established character and the quality of a premier master-planned development.

All elevations of all buildings shall be finished in pre-approved masonry, stone, brick, stucco, prefabricated architectural panels, or glass construction, its equivalent or better, and no building may be covered with sheet or corrugated asbestos, iron, or steel, except as otherwise specifically approved in writing by the DRB. Unfinished concrete or exposed concrete block that is not a specific aesthetic architectural treatment is not to be considered as finished masonry.

#### **Building Scale**

The scale of each building shall be aided through the use of articulated building elements such as recesses, offsets, canopies or other such elements that help break up the building mass.

Long expanses of exterior walls shall be articulated with cast accent bands or texture changes, fenestration, painted bands or patterns.

### **CONSTRUCTION MATERIALS**

#### **Material Guidelines**

The Material Guidelines section of these Development Guidelines is specifically intended to specify a palette and finish range for all construction throughout Rickenbacker Global Logistics Park. The guidelines do not suggest or require that any given manufacturer should be used. If a comparable material in color, finish, durability, and quality is provided, it will satisfy the requirements set within.

#### **Precast Concrete**

Materials: The preferred exterior materials shall be precast concrete or masonry. Precast concrete systems are acceptable construction materials. Precast systems shall be light in color, and consistent with the intentions of these guidelines.

- Precast concrete shall be limited to integrally colored precast, painted or stained precast panels.
- No raked concrete panels will be permitted.
- Tilt-up concrete panels with accent bands will be permitted.
- Tilt-slab concrete buildings shall have no greater than ½" exposed aggregate (which applies to all concrete surfaces). Tilt-slab construction walls may have no more than 300 SF of surface without reveals. Concrete color and aggregate shall be similar to samples as shown by Declarant or accepted in writing by the DRB. Applied stains and paint must be of a consistent architectural finish and maintained as required.

#### **Masonry Units**

Brick, Glazed Brick, Architectural CMU may be used as described below:

- Masonry products shall include integrally colored split face units, painted or stained split face units or brick. No standard concrete units shall be permitted.

## *Rickenbacker Global Logistics Park*

- Glazed brick and glazed tile is for accent and fine details only.
- Glass block would not be considered highlight brick and may be used as a masonry product at the owner's discretion.
- Concrete Masonry Units are an acceptable construction material when the masonry units have an architectural finish. Split face block is the suggested finish (fluted block is not an acceptable masonry unit). A smooth finished block is subject to DRB approval or may be used up to 10% of an accent block.

### **Cast Stone/Pre-Cast Concrete**

Cast Stone caps, highlights, panels, etc., are acceptable construction materials. Cast stone colors shall be light, and the texture of finish shall be appropriate to abutting materials.

### **Wall Panel Systems**

The use of wall panel systems in architectural finishes is an acceptable method of construction. No reflective surfaces are allowed. Colors for metallic, ceramic and porcelain systems should come from the previously specified range of Kynar colors. No corrugated metal systems are allowed.

### **Pre-Engineered Metal Buildings**

Pre-engineered metal buildings with exposed metal wall panels will not be permitted.

### **Curtain Wall and Spandrel Wall Systems**

All curtain wall and spandrel wall systems must be either clear or black anodized, or Kynar color finished. Only one color of framing shall be used per building unless specifically approved by the DRB.

Glass panels may use grey, clear, blue or green shades of glass. Any glass with direct sun exposure must have a maximum 31% emicitivity and be insulated glass (or 33% grey).

Large expanses of reflective glass shall not be acceptable. Reflective glass may be used as accents bands and feature elements.

### **EIFS**

Synthetic stucco or EIFS wall finish systems may be utilized 8 feet above finished grade or higher.

All finishes and color selections of EIFS shall be specifically approved by the DRB.

### **Roofing**

Standing seam metal, built-up, ballasted, fully adhered and mechanically fastened EPDM or other membrane roof systems are to be used.

All roof apparatus, whether ventilation equipment, HVAC equipment, or other, shall be screened as required, as well as consistent in color with roof finish.

NO SHINGLES, INCLUDING CONCRETE, SLATE, ASPHALT, WOOD, ASBESTOS, OR CLAY, WILL BE ACCEPTABLE.

## **EXTERIOR DESIGN REQUIREMENTS**

### **Exterior Canopies and Entrances**

All exterior canopies and entrance features on a single building shall be a consistent color scheme [i.e. each entrance may have more than one color, but each entrance must be the same]. The color(s) selected for the entrance canopies shall be of a brighter hue than the field colors and shall serve as a complementary accent to the general building palette.

Loading dock canopies shall be painted to match the entrance feature canopies or painted to match the wall field color to which it is attached.

## *Rickenbacker Global Logistics Park*

Each entrance element shall incorporate a sufficient amount of glass curtainwall to provide an appropriate scale to the overall building.

One color/finish of aluminum curtainwall or window opening framing will be permitted per building.

One primary exterior glass color will be permitted per building. Colored spandrel glass may be used as an accent or to conceal interior framing or ductwork.

Window blinds shall match the finish of the aluminum storefront/curtainwall system.

### **Exterior Colors**

Exterior Colors: All exterior colors and finishes shall be consistent with those in existence within the development and shall be approved by the DRB. Earth tones, muted and natural tones are preferred. Each building shall have accent colors and patterns to eliminate long expanses of wall area of the same color.

**Each campus within the park shall use a selected color pallet for buildings located with that campus area as follows (See Exhibit "DS-1"):**

### **North Campus**

- Sherwin Williams SW 2137 Everest White
- Sherwin Williams SW 2135 Pussywillow
- Sherwin Williams SW 2134 Paverstone

### **Rail Campus**

- Sherwin Williams SW 7063 Nebulous White
- Sherwin Williams SW 7064 Passive
- Sherwin Williams SW 7065 Argos

### **Intermodal Campus**

- Sherwin Williams SW 6070 Heron Plume

- Sherwin Williams SW 6071 Popular Gray
- Sherwin Williams SW 6072 Versatile Gray

### **Air Cargo Campus**

- Sherwin Williams SW 6196 Frosty White
- Sherwin Williams SW 6197 Aloof Gray
- Sherwin Williams SW 6198 Sensible Hue

### **Roofs**

Building roofs shall be designed and constructed with positive drainage so as to prevent water ponding and to shed water in a reasonable time. The slope shall be the minimum recommended by the manufacturer of the proposed roofing system to achieve proper drainage.

- Flat, built-up or membrane roof systems over the primary building will be permitted.
- Pitched roofs with gabled or hipped ends will be permitted.
- All rooftop equipment mounted on lower office or service area roofs shall be screened from view from adjacent right-of-way.
- All rooftop equipment mounted on a warehouse roof shall be painted to match the major wall color of the overall warehouse building.
- All building parapets shall be of a constant elevation.
- No exterior mounted gutters and downspouts shall be permitted except for the North Campus.
- All screen walls shall be consistent with the materials and colors of the adjacent building.
- All rooftop equipment, piping, flashing, and other items exposed shall be finished to match the roof surfacing color or shall blend with the roof surface and building aesthetic. Roof items should be screened as required.

## *Rickenbacker Global Logistics Park*

- Roof Maintenance: Built-up roofs and roof tops which include equipment, piping, flashing, and other items behind the parapet walls shall be periodically painted and maintained for continuity of the roof appearance.

### **Roof Equipment**

Cooling towers, fans, air conditioners, vents, and any other structures or equipment either located on the roof or elsewhere shall be architecturally compatible with the building in the opinion of the DRB and shall be screened from view from any adjacent Street by a method approved in writing by the DRB prior to any construction or erection of said structures or equipment.

- All communication equipment, whether a tower or dish, shall be approved by the DRB as to design, location, and screening before installation.

### **Grading, Roof, and Surface Drainage**

All structures will be equipped with roof drains, interior downspouts, and/or other drainage conveyances. All such roof drains, interior downspouts, and other drainage conveyances shall be at a location and of a material acceptable to the DRB. Conveyance of water from downspouts shall be via underground storm sewers or concrete flumes or paving. Downspout water will not be permitted to be deposited directly onto landscape areas or into open ditches and will be in conformance with Development Guidelines covering screening, storage, and loading. All surface drainage, including roof drainage of buildings, shall be designed to conform to the overall drainage of the Property as required by the DRB.

### **Overhead Doors and Seals**

All overhead doors within a building shall be of a single color. White is the preferred color.

- No exterior graphics will be permitted on the exterior face of overhead doors.

Dock numbering that is integral with the dock seal head shall be permitted. Numbering shall be applied with a permanent graphic type.

All dock seals and shelters on a building shall be of a single color.

- Black is the preferred color.

### **Dumpsters, Compactors and Exterior Storage**

Each building, complex of buildings, or separate commercial business enterprise shall have a separate storage area for trash and waste items generated, manufactures, or acquired by such commercial activities. The sorting, handling, moving, storing, removing, and disposing of all such waste materials must be housed or screened in a manner approved in writing by the DRB. Each kitchen facility shall contain a water-flushing garbage grinder disposal. All facilities and plans for the disposal of wastes other than by public sewage methods (such as shredding, compacting, incineration, or chemical dissolution) must be approved in writing by the DRB.

All outdoor refuse containers not attached to or contiguous to a building shall be visually screened, by masonry or durable material, so as not to be visible from adjacent lots or sites, neighboring properties, or streets. No refuse collection areas shall be permitted between a street and the front of a building. Refuse collection areas shall be effectively designed to contain all refuse generated on-site and deposited between collections. Deposited refuse must not be visible from outside the refuse enclosure. Refuse collection areas must be so located upon the lot as to provide clear and convenient access for refuse deposition and collection, thereby minimizing wear and tear on driveways and streets.

All dumpsters and compactors not attached or located contiguous to the building within the truck service court shall be completely screened from view with landscaping, mounding or erected screen walls of wood, masonry or precast concrete. Screen walls shall be stained or painted with a color palette with the building.

- Screening shall be provided to a height one foot higher than the equipment contained therein.

## *Rickenbacker Global Logistics Park*

- All locations need to be approved prior to initiation of construction.
- Each dumpster location shall have a concrete approach apron and pad on which the dumpster sits.

### **Exterior Storage Areas**

Exterior storage yards, except for approved pallet storage areas, are prohibited unless specifically approved in writing by the DRB.

Pallet storage shall be completely screened as required for non-attached dumpsters.

All exterior storage areas shall be screened with evergreen plant material to 100 percent opacity to 8 feet above adjacent grade.

### **Excavation**

No excavation shall be made except in conjunction with construction of an Improvement. When such Improvement is completed, all exposed openings shall be back-filled, graded, and returned to original landscaped conditions. During excavation, all work must adhere to Declaration of Covenants, Restrictions and Easements for Rickenbacker Global Logistics Park as well as all applicable ordinances from appropriate municipalities and governing bodies.



# Rickenbacker Global Logistics Park



## **PART FIVE – LIGHTING**

### **STREET LIGHTING**

All street light poles and fixtures shall be consistent throughout the entire Park. Streets lights on Alum Creek Drive shall be installed as part of the roadway expansion to four lanes. All other public and private streets shall have the street lights install as part of the initial construction.

#### **Public Streets**

Street lighting on public streets other than Alum Creek Drive shall be provided by pole mounted light fixtures. Poles lights will be Lithonia, Aeris Style, factory finished white, or other as approved by the DRB.

#### **Private Streets**

Street lighting on private streets, except Hostler Roads, shall be provided by pole mounted light fixtures. Poles lights will be Lithonia, Aeris Style, factory finished white, or other as approved by the DRB.

### **SITE LIGHTING - GENERAL REQUIREMENTS**

All exterior lighting shall be contained within the building lot and shall not spill out to adjoining lots and shall be of a cut-off fixture type. Any light source that is determined to be in conflict with aviation practices shall be re-configured or removed by the aviation authority.

All exterior lighting shall be metal halide.

All building mounted light fixtures shall be mounted at a consistent elevation.

### **Parking Area Lighting**

All parking area lighting shall be provided by a pole fixture, Lithonia Lighting, Contour, KAD, Soft Square Cutoff Lighting KAD, or approved equal.

Maximum fixture height is 40 feet above finish grade. At no point shall the light fixture height be taller than the building structure and must meet the FAA Part 77 requirements.

All poles to be straight (non-tapered) square aluminum sections.

- All poles and fixtures to be factory finished white.

### **Maximum and Minimum Lighting Levels**

- The maximum average maintained lighting level shall be 2 FC.
- The minimum average maintained lighting level shall be 1/2 FC.

### **Service and Dock Area Lighting**

If required, truck area lighting shall be provided a combination or building mounted lights and by pole mounted light fixtures that are located at the far edge of a truck service area and directed toward the building. No aimed spot lights directed away from the building will be permitted. Lithonia Lighting, Contour, KAD, Soft Square Cutoff Lighting KAD, or approved equal.

Maximum fixture height shall be 40 feet above finish grade, but in no case shall be higher than the building and must meet the FAA Part 77 requirements.

- All poles to be straight (non-tapered) square aluminum sections.
- All poles and fixtures to be factory finished white.

## *Rickenbacker Global Logistics Park*

### **Building Mounted Lighting**

All wall mounted lights shall be a shoe box fixture Lithonia Lighting, Contour, KAD, Soft Square Cutoff Lighting KAD, or approved equal. All fixtures to be factory finished white.

- Aiming or rotating fixtures shall not be permitted.
- No neon or flashing lights shall be permitted.

### **Building Accent Lighting**

Building accent lighting to compliment the building architecture shall be encouraged; however, accent lighting shall be limited to the front of each building. Light sources shall be ground mounted and screen with landscaping.

### **Flag Pole Accent Lighting**

Flag pole lighting shall be ground mounted. The light fixtures shall be screen with landscaping.

### **North Campus Lighting**

Due to the distance from airport activities, non-cut off and spot light type lighting fixtures may be used if approved by the DRB.

# Rickenbacker Global Logistics Park



## PART SIX - LANDSCAPING

### GENERAL REQUIREMENTS

As many trees as possible along the perimeter of the entire site shall be preserved.

Any portion of a developed lot upon which a building or parking area is not constructed shall be landscaped with a lawn as a minimum.

All landscaping shall meet these minimum Landscape requirements.

Each main building entrance area shall be planted with a combination of deciduous, evergreen, ornamental and seasonal plantings.

Large wall areas of building adjacent public or private streets shall be landscaped to soften and break up the scale of the wall.

### STREET FRONTAGE LANDSCAPE TREATMENTS FOR BUILDINGS AND PARKING AREAS

Each individual building or site developer is to provide street plantings located within the right-of-way. In addition to these trees, each project development shall adhere to the following requirements:

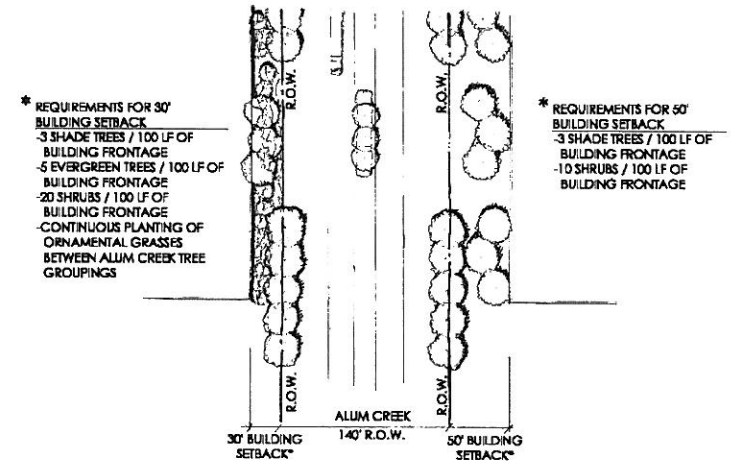
#### Alum Creek Drive Frontage

Parking areas adjacent Alum Creek Drive must be screened along it's entirety, exclusive of access drives or lanes, or required flood routing through mounding, consisting of a 3' height mound, evergreen, hedge, masonry wall, or a combination of all three. Maximum slope on mounds shall be 3:1. A minimum of 5

ornamental trees and/or evergreen trees per 100 LF or fraction there of shall be installed

Building area landscape frontage base planting\* (50' setback or greater from R.O.W.) shall consist of 3 shade trees and 10 shrubs per 100 LF of building or fraction thereof.

Building area landscape frontage alternate planting\* (30' to 49.9' from R.O.W.) shall consist of the base planting plus an additional 5 evergreen trees per 100 LF or fraction thereof, an additional 10 shrubs per 100 LF or fraction thereof, plus a continuous ornamental grass planting from tree mass to tree mass as installed by the master developer in the R.O.W.



ALUM CREEK DRIVE EXTENSION BUILDING SETBACKS AND LANDSCAPE PLAN

#### Other Public Street Frontage

Parking areas adjacent to other public streets must be screened along it's entirety, exclusive of access drives or lanes, or required flood routing through mounding, consisting of a 3' height mound, evergreen, hedge, masonry wall, or a combination of all three. Maximum slope on mounds shall

## *Rickenbacker Global Logistics Park*

be 3:1. A minimum of 5 ornamental trees and/or evergreen trees per 100 LF or fraction thereof shall be installed.

Building area landscape frontage base planting\* (50' setback or greater from R.O.W.) shall consist of 3 shade trees and 10 shrubs per 100 LF of building or fraction thereof.

Building area landscape frontage alternate planting\* (30' to 49.9' from R.O.W.) shall consist of the base planting plus an additional 5 evergreen trees per 100 LF or fraction thereof and an additional 10 shrubs per 100 LF or fraction thereof.

### **Shared Private Street Frontage**

Parking areas adjacent to shared private internal streets must be screened along its entirety, exclusive of access drives or lanes, or required flood routing through mounding, consisting of a 3' height mound, evergreen, hedge, masonry wall, or a combination of all three. Maximum slope on mounds shall be 2:1. A minimum of 5 ornamental trees and/or evergreen trees per 100 LF or fraction thereof shall be installed.

Each building/tenant identification sign shall be landscaped as illustrated on Page 30.

### **PARKING AREA LANDSCAPING**

A minimum of 5% interior green space in parking areas is required. For purposes of calculations, loading docks, service drives not associated with parking areas, and fire access drives are not included in this calculation.

- Minimum square footage of landscape areas shall be 150 square feet.
- Maximum allowable square footage of green space areas is 1500 square feet (areas may be larger, but only 1500 square feet maximum is allowed to be calculated towards the interior green space requirement).

- Minimum average width of a green space area is 9'.
- Each area that is designated as interior green space must contain one of the following: deciduous shade tree, ornamental tree, or evergreen tree.

### **Project Perimeter Screening**

Parking areas adjacent the project perimeter must be screened along its entirety, exclusive of access drives or lanes, or required flood routing through mounding, consisting of a 3' height mound, evergreen, hedge, masonry wall, or a combination of all three. Maximum slope on mounds shall be 3:1. A minimum of 5 ornamental trees and/or evergreen trees per 100 LF or fraction thereof shall be installed.

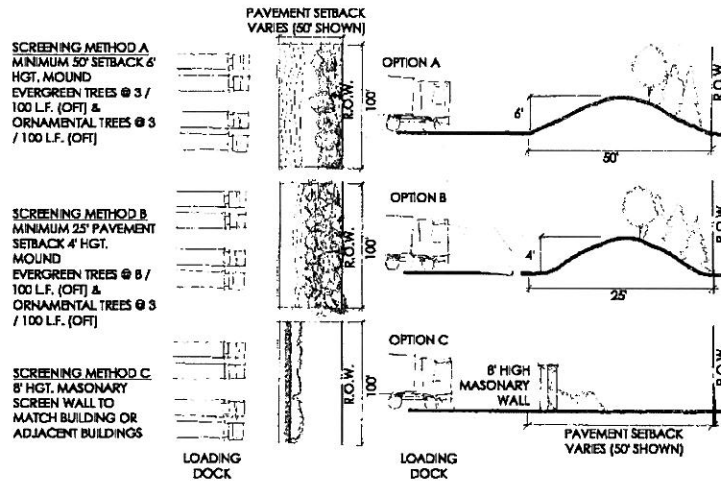
### **LOADING DOCK SCREENING**

Loading areas adjacent public right-of-ways are not encouraged, but are permitted.

Any loading area that abuts any public street right-of-ways or project perimeter must be screened at 100% opacity to a height of 6' minimum, which may be achieved through any of the following means:

- Minimum 50' pavement setback with continuous 6' height mound with evergreen tree plantings at 3 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- Minimum 25' pavement setback with a 4' average height mound with evergreen tree plantings at 8 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- 8' height masonry screen wall to match building or adjacent buildings.

## Rickenbacker Global Logistics Park



**EXHIBIT L-1 LOADING DOCK SCREENING**

### FREE STANDING TRAILER STORAGE SCREENING

Trailer storage adjacent public right-of-ways is **not** encouraged, but are permitted.

Any trailer storage area must be screened along its entirety, exclusive of access drives or lanes, or required flood routing through mounding, at 100% opacity to a height of 12' minimum (within 5 years of construction), which may be achieved through any of the following means:

- Continuous 8'-12' height mound with evergreen tree plantings at 3 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- Continuous 6'-8' height mound with evergreen tree plantings at 12 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- 12' height masonry screen wall to match building or adjacent buildings.

### FREE STANDING CONTAINER STORAGE SCREENING

Container storage adjacent public right-of-ways is **not** encouraged, but are permitted.

Any container storage area must be screened along its entirety, exclusive of access drives or lanes, or required flood routing through mounding, at 100% opacity to a height of 18' minimum (within 5 years of construction), which must be achieved by the following means:

- Continuous 8'-12' height mound with evergreen tree plantings at 16 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.

### MATERIALS STORAGE AREA SCREENING

Material storage areas adjacent public right-of-ways are not encouraged, but are permitted.

Any materials storage area that abuts any public street right-of-ways or project perimeter must be screened at 100% opacity to a height of 8' minimum, which may be achieved through any of the following means:

- Minimum 50' pavement setback with continuous 8' height mound with evergreen tree plantings at 3 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- Minimum 25' pavement setback with a 4' average height mound with evergreen tree plantings at 12 trees per 100 LF or fraction thereof and three ornamental trees per 100' lineal feet or fraction thereof.
- 8' height masonry screen wall to match building or adjacent buildings.

# Rickenbacker Global Logistics Park

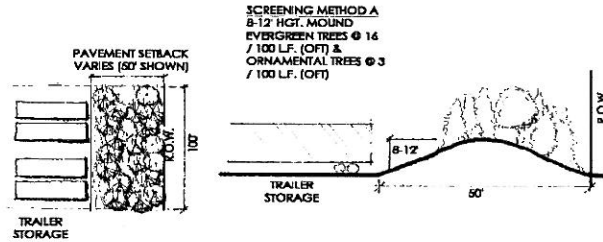


EXHIBIT L-3 FREE STANDING CONTAINER STORAGE SCREENING

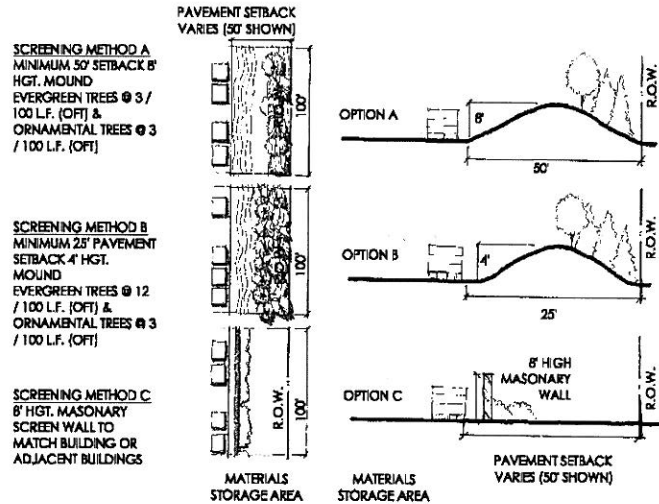


EXHIBIT L-4 MATERIALS STORAGE AREA SCREENING

## IRRIGATION REQUIREMENTS

All planting areas from actual building line forward to a public street shall be irrigated. In the event there is a freestanding trailer or container storage area, the actual pavement setback shall serve as the point from which irrigation must occur. Parking islands less than 1000 square feet are omitted from this requirement. The irrigation must extend to the curb of the public street unless previously irrigated by the Master Developer. All planting areas adjacent main building entrances shall be irrigated.

All irrigation systems must be maintained and utilized during the normal growing season to keep plantings watered and in good condition.

All irrigation systems shall incorporate a rain sensing device that automatically shuts the irrigation system down during periods of wet weather.

## GENERAL SCREENING

All wall mounted meters, ground mounted mechanical equipment and utilities (including transformers) visible from public right-of-ways shall be screened with landscape plantings.

## MINIMUM PLANT SIZES

- Deciduous shade trees                      2 cal. Inch
- Ornamental trees                              1 cal. Inch
- Evergreen trees                                5'-6" height
- Shrubs    24" height or spread
- Perennials                                      1 gallon container
- Ground Covers                                1 ¼" peat pot

## *Rickenbacker Global Logistics Park*

### **ALLOWABLE PLANT SPECIES**

#### **Deciduous Shade Trees**

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

#### **Ornamental Trees**

Amur Maple  
Witch-hazel  
Japanese tree lilac  
Golden Rain tree  
Japanese Maples  
Magnolias  
Contorted Willow  
Paperbark Maple  
Ornamental Pears (not Bradford)  
Kousa Dogwood

#### **Evergreen Trees**

Colorado Blue Spruce  
Colorado Green Spruce  
Norway Spruce  
White Spruce

Black Hills Spruce  
Serbian Spruce  
Concolor Fir  
White Fir  
Chamaecyparis

#### **Shrubs**

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

#### **Perennials**

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

*Rickenbacker Global Logistics Park*

Toad Lilly  
Astilbe  
Iris  
Sedges  
Lamium  
Lamb's Ears  
Daisy  
Russian Sage  
Peony  
Meadow Sage  
Sedum  
Speedwell  
Exclusions-Purple Loosestrife



# Rickenbacker Global Logistics Park



## PART SEVEN - SIGNAGE

### GENERAL REQUIREMENTS

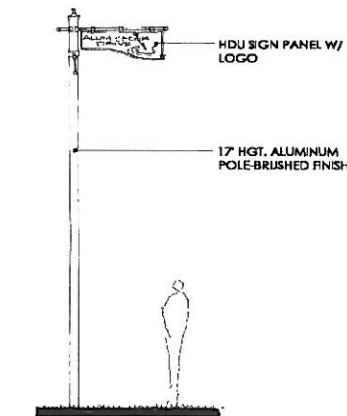
All signs shall be provided and installed by a licensed sign contractor.

All building mounted signs shall be submitted to the DBR prior to submittal to the municipality or fabrication.

It shall be the tenant's responsibility to apply for and obtain all required municipal approvals and permits prior to installation of signs.

### Street Signs

All street signs, both public and private shall be of a consistent design, height and installation throughout the Park. A custom sign panel shall be provided. See Exhibit below.



TYPICAL STREET SIGN

### GROUND SIGNS

#### Campus Identification Signs

Campus identification signs will be provided at selected vehicular entrances to the park and other locations determined by the DRB. No individual tenant may be represented on these signs.

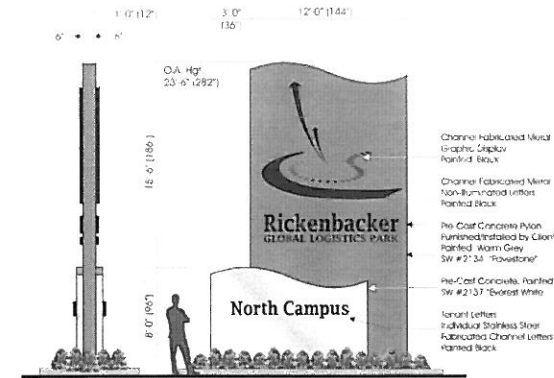
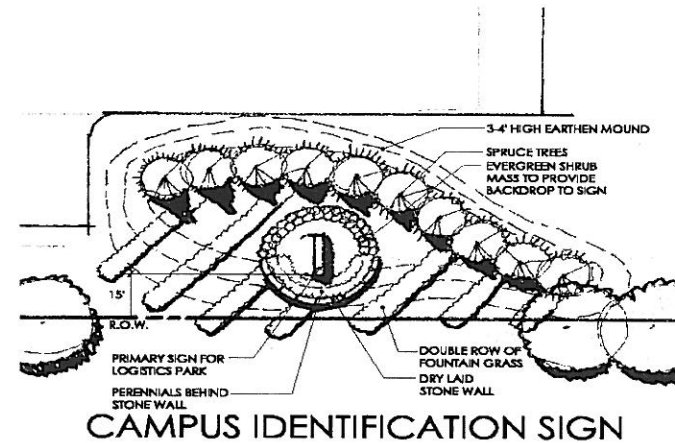


EXHIBIT S-1: CAMPUS IDENTIFICATION



Building Identification Signs – Ground Mounted

## Rickenbacker Global Logistics Park

One ground mounted sign that identifies a single building and the multiple tenants and addresses within that building is permitted at each curb cut serving said building. If a project site has multiple curb cuts, one sign is permitted at each curb cut. See Exhibits.

Each ground mounted building identification sign shall be consistent throughout the development. Each sign shall be painted the same field color as the building it serves. The accent color on the sign shall match the accent color on the build.

Each tenant will be permitted one identification area on this sign.

No individual tenant ground signs will be permitted without approval from the DRB.

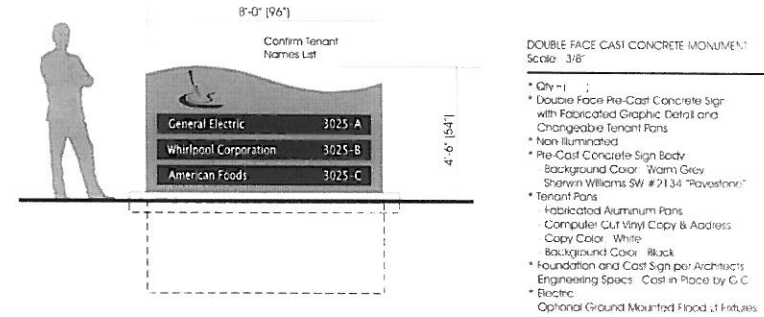
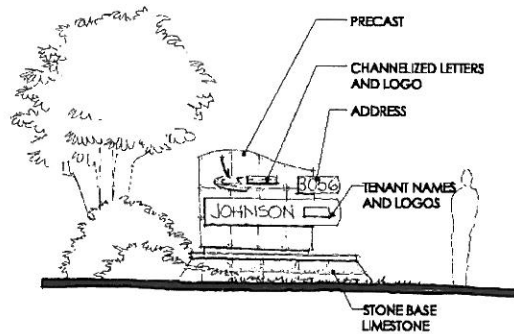
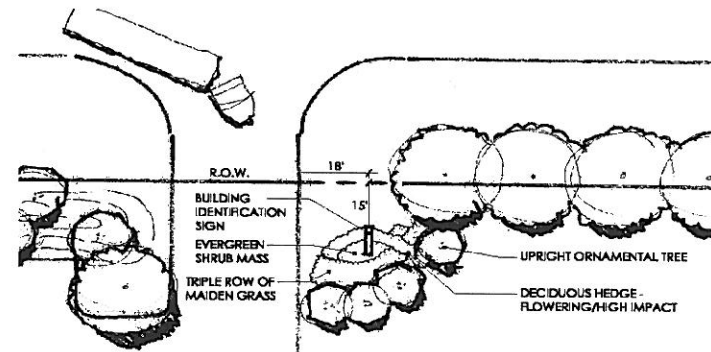


EXHIBIT S-2: GROUND MOUNTED MONUMENT SIGN



SINGLE TENANT IDENTIFICATION SIGN



BUILDING IDENTIFICATION SIGN  
GROUND MOUNTED

# Rickenbacker Global Logistics Park

## **BUILDING SIGNS**

### **Tenant Wall Signs**

One wall mounted tenant identification will be permitted per building tenant.

For a building site with at least 100 feet of frontage on two streets, two "principal" wall signs will be permitted on the front of each business that it represents. The maximum area shall be 150 square feet on each principal sign.

- The top edge of any sign shall be a minimum of 2 feet below the parapet of the wall to which it attached.
- All signs shall consist of individually internally illuminated letters. No cabinet signs are permitted. All text shall be mounted to a raceway and shall not be directly attached to the building face. Raceway to be painted to match the wall surface to which it is attached.

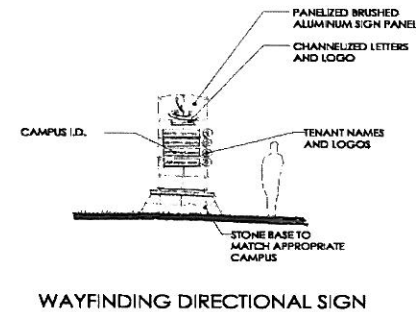
### **Dock Area Signs**

Each use shall be permitted to install dock door numbering at each dock locations at a maximum elevation of 18 feet above finish grade.

- Numbers and background shall be as illustrated and shall be a maximum of 14 inches in height.
- All numbers are to be black and the background is to be white.
- Text type shall be Helvetica Medium and shall be a maximum of 14 inches in height.
- Dock numbering that is integral with the dock seal head shall be permitted. Numbering shall be applied with a permanent graphic type.

## **Way-finding and Directional Signs**

Additional way-finding and directional signs to assist in vehicular access to in locating individual buildings and tenants throughout the Park shall be permitted. Each sign and sign location will be approved by the DRB.



## **On-Site Way-finding and Directional Signs**

Each tenant shall have the right to provide on-site vehicular and directional signage to assist to identify such items as truck traffic control, speed limits, and employee and visitor parking area identification. All on-site graphics and signage must be approved by the DRB prior to fabrication and installation.

All on-site signage shall be of the same manufacturer and shall be of the same color and text type.

- All signs shall be pre-finished white aluminum.

# Rickenbacker Global Logistics Park



## PART EIGHT – STORMWATER MANAGEMENT

Stormwater management facilities for all developments shall be designed in accordance with current Ohio Environmental Protection Agency requirements and the data and procedures set forth in the "Rickenbacker Regional Drainage Study" prepared by EMH&T, Inc. dated October 2005 (signed November 2, 2005). Wet retention ponds are discouraged, but are permitted within the development area.

Individual building projects shall accommodate all stormwater management requirements on their own individual site. Where that is not feasible, the project may utilize existing "common area" ponds for these requirements. However the Rickenbacker Global Logistics Park may require a stormwater management fee to be paid to fund the existing infrastructure improvements made, the land value of the "common area ponds", and wildlife management maintenance costs for those facilities.

SEE WILDLIFE MANAGEMENT SYSTEMS REQUIREMENTS OUTLINED ON PAGE 8 FOR ADDITIONAL INFORMATION.



## PART NINE – MISCELLANEOUS PROVISIONS

### Construction Completion

Once commenced, all construction shall be diligently pursued to completion. Such construction may not be left in a partially completed condition any longer than is reasonably necessary. During construction, all work must adhere to the appropriate Declaration as well as all applicable ordinances from appropriate municipalities and governing bodies.

### Maintenance

Upon the completion of construction of facilities and site work, the Owner shall maintain their facilities in substantially the same condition that exists at the time of completion of the facilities. Each Owner shall have the duty and responsibility, at its sole cost and expense, to keep its Site and all Unpaved Right-of-Way adjacent to the Site and, subject to ordinary wear, tear and deterioration, buildings and Improvements thereon in a well maintained safe, clean, neat, orderly and attractive condition at all times, except as such may be maintained by the Association as provided in the Declaration. Such maintenance includes, but is not limited to, the following: righting and straightening of all tilting or leaning structures; returning any damaged or dilapidated structures to a state of original condition; prompt removal of all litter, trash, refuse and wastes; lawn mowing; tree and shrub care; watering other Landscaping maintenance; keeping exterior lighting and mechanical facilities in working order, keeping lawn and garden areas, driveways and private roads in good repair; keeping all signs in good repair; complying with all government, health and police and fire requirements, repairing exterior damage to Improvements; striping of parking areas and repainting of Improvements; and maintaining Single User Railroad Tracks and spur tracks that connect into lead

## *Rickenbacker Global Logistics Park*

tracks in Railroad Areas. The Owner shall maintain the Unpaved Right-of-Way adjacent to its Site and the front yard Paving Setback area on that site on such schedule and in such a manner as is approved by the DRB in an effort to maintain a reasonably consistent appearance of all Unpaved Right-of-Way and front yard Paving Setback areas in the Property subject to the right of the Association to maintain all or a part of the applicable Parkway Landscape Area. In addition, each Owner shall maintain in good operating condition all aircraft obstruction lights and other government-required lighting on its Site. The Association shall have the right, but not the obligation, to perform any maintenance, repair, or replacement of landscaping, signs, screening, or decorative walls, surface parking areas, ponds, lakes, fountains, pools, exterior lighting, sculptures, utilities, drainage systems, lighting, and park and recreational facilities and equipment on a Site or the adjacent Unpaved Right-of-Way upon the failure of the Owner to do so with such failure continuing for seven days after written notice thereof is given by the Association to such Owner (or after such longer notice period as may be allowed by the DRB due to the nature of such deficiency). It is also the responsibility of the owner to secure damaged areas until timely repairs can be executed, as well as taking all possible measures to make said areas visually acceptable, as determined by the DRB, during the time of repair.

federal, state and local statutes, regulations, rules or orders which now or hereafter may be applicable to foreign-trade zones.

### **Foreign-trade Zone No. 138**

The Property is part of Foreign-trade Zone No. 138 and, to the extent approved for activation by the District Director of the United States Customs Service (for the district in which Foreign-trade Zone No. 138 is located), will be outside of the United States Customs Service territory for the purposes of general tariff laws. As the "Grantee" of Foreign-trade Zone No. 138, CRAA (Columbus Regional Airport Authority) has certain duties and responsibilities to ensure that Foreign-trade Zone No. 138 is operated in accordance with required public utility principles for the benefit of the Central Ohio Business Community. In order to ensure CRAA's ability to fulfill such duties and responsibilities, every person or entity that becomes an owner, lessee, sublessee, or any other occupant of a Building Site shall acquire such right, title, or interest subject to the conditions and restrictions set forth in the Foreign-trade Zones Act, the Foreign-trade Zone Regulations, the Customs Regulations, and all other

## *Rickenbacker Global Logistics Park*



### **PART TEN - RESTATEMENT OF INTENT**

THESE GUIDELINES AS A WHOLE OR IN PART, IS TO IN ANY WAY SUPERSEDE ANY MUNICIPAL, COUNTY, STATE, OR FEDERAL SPECIFICATIONS, REQUIREMENTS, ORDINANCES, RULES, OR OTHER APPLICABLE REQUIREMENTS. THESE GUIDELINES ARE INTENDED BOTH FULLY AND ONLY FOR THE ESTABLISHMENT AND MAINTENANCE OF AESTHETIC COMPATIBILITY AND ENDURING QUALITY OF THE PROJECT.

THESE GUIDELINES REQUIRE, WHENEVER POSSIBLE, THE CONSULTATION AND INSCRIBING OF PROFESSIONAL CONSULTANTS TO ENSURE THE SAFETY AND PROTECTION OF ALL CONCERNED PARTIES WHO MIGHT IN ANY WAY HAVE ANY VISITATION OR AFFILIATION WITH THE PROJECT.

THE DESIGN REVIEW BOARD IN NO WAY HOLDS ITSELF RESPONSIBLE FOR THE KNOWLEDGE AND/OR VERIFICATION OF PROFESSIONAL SERVICES BY LICENSED AND KNOWLEDGEABLE CIVIL, MECHANICAL, ELECTRICAL, TRAFFIC, OR OTHER ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS, OR OTHER SPECIALIZED PROFESSIONAL.

## *Rickenbacker Global Logistics Park*



### **PART ELEVEN – REFERENCE STANDARDS**

- The Ohio Building Code, current edition
- CCR (Codes, Covenants and Restrictions)
- Federal Aviation Regulations (FAR) and Advisory Circulars (AC) for current regulations and information at [www.faa.gov](http://www.faa.gov)
- Association By-laws
- City of Columbus Zoning Code, current edition
- Village of Groveport Zoning Code, current edition
- Madison Township Pickaway County Zoning Code, current edition.
- Franklin County Zoning Code, current edition
- Hamilton Township, Franklin County Zoning Code, current edition
- Harrison Township, Pickaway County Zoning Code, current edition
- Madison Township, Pickaway County Zoning Code, current edition
- Avigation Easements
- Airports – Part 77 Obstruction Standards
- Current FAA Approved FAR Part 150 Noise Compatibility Plan (NCP) and Noise Exposure Maps (NEM) for Rickenbacker International Airport.
- "Rickenbacker Regional Drainage Study" prepared by EMH&T, Inc. dated October 2005 (signed November 2, 2005).



## **Exhibit A -- Aviation Easement**

### **Perpetual Aviation Easement and Protective Covenants Over Buyer's Adjacent Property.**

This provision shall apply only if airport property is sold by CRAA and its successors and assigns. As consideration to the Authority for selling the Real Property, at closing Buyer shall provide a Deed of Easement and Declaration of Protective Covenants over all of Buyer's property, including the Real Property, adjacent to Rickenbacker International Airport, granting Seller, its successors and assigns a right of flight for the use and benefit of the public for the passage of aircraft in the airspace above the surface of the Real Property and protective covenants substantially in the form contained in the FAA Required Restrictions below over the Real Property. After closing on the Real Property Buyer will not proceed with any construction on the Real Property, or on any surrounding property within the immediate vicinity of the Real Property, until Seller has approved the final design of the development proposed for the Real Property and the surrounding property within the immediate vicinity of the Real Property to ensure compatibility with Federal Aviation Administration guidelines.

### **FAA Required Restrictions**

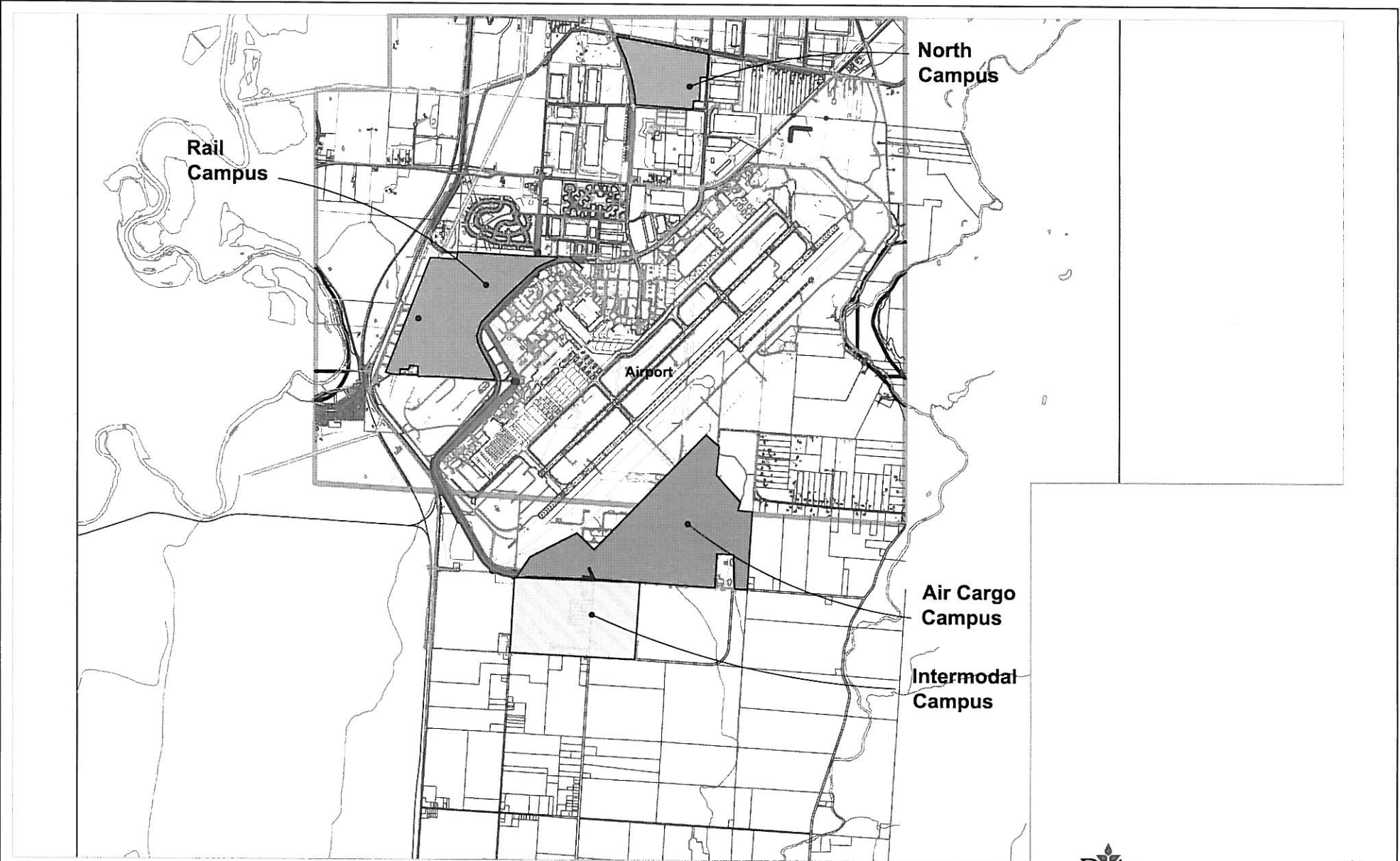
Every person or entity that becomes an owner, lessee, sub lessee, or any other occupant of a Building Site shall acquire such right, title, or interest from CRAA subject to the following conditions and restrictions:

- a.) CRAA reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the Property. This public right of flight shall include the right to cause in said airspace any noise inherent in the operation of any aircraft used for navigation of or flight through the said airspace or landing on, taking off from, or operating on Rickenbacker International Airport.
- b.) Such owner, lessee, sub lessee or other occupant expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth, and other obstructions on the Property to a height which does not exceed the height requirements set forth in Part 77 of the FAA Regulations, as amended, or any similar regulations which may hereinafter be enacted.
- c.) Such owner, lessee, sub lessee or other occupant expressly agrees for itself, its successors and assigns, to file a notice consistent with requirements of FAR Part 77 (FAA Form 7460-1), as amended, prior to constructing any facility, structure, or other item on said premises.
- d.) Such owner, lessee, sub lessee or other occupant expressly agrees for itself, its successors and assigns to prevent any use of the Property which would interfere with landing or taking off of aircraft at the Rickenbacker International Airport, or otherwise constitute an airport hazard or interfere with air navigation and communication facilities servicing Rickenbacker International Airport.
- e.) Such owner, lessee, sub lessee or other occupant expressly agrees for itself, its successors and assigns, to not hereafter use, nor permit, nor suffer use of the Property in such a manner as to create electrical interference with radio communication between the installation upon the airport and aircraft or as to make it difficult for fliers to distinguish between airport lights and others, or as to impair visibility in the vicinity of Rickenbacker International Airport, or as otherwise to endanger the landing, taking off, or maneuvering of aircraft.
- f.) In accordance with Federal Aviation Administration (FAA) Advisory Circular (#150/5200-33A) regarding Hazardous Wildlife Attractants On or Near Airports, such owner, lessee, sub lessee or other occupant shall not hereafter use, nor permit, nor suffer use of the Property in such a manner as to



create a potential for attracting birds and other wildlife which may pose a hazard to aircraft.

- g.) The Property shall not be used for the construction of any house, townhouse, duplex, apartment building, or other similar noise sensitive building or improvement, which could in any way be utilized for residential purposes or for the congregation of people (it being the intent of this subsection to prevent any residential use of the Property).
- h.) The aforesaid covenants, agreements, conditions and limitations shall run with the Property for the benefit of CRAA and its successors and assigns in the ownership and operation of Rickenbacker International Airport, and all covenants, agreements, conditions and limitations set forth herein shall be enforceable by CRAA against such owner, lessee, sub lessee, or other occupant and all of its successors and assigns. Such right, title, or interest of an owner, lessee, sub lessee, or any other occupant of a Building Site shall be subject to the terms, conditions, covenants and restrictions of the Quitclaim Deed, if any, which may then be applicable to such Building Site.



Concept Master Plan  
SCALE: NTS

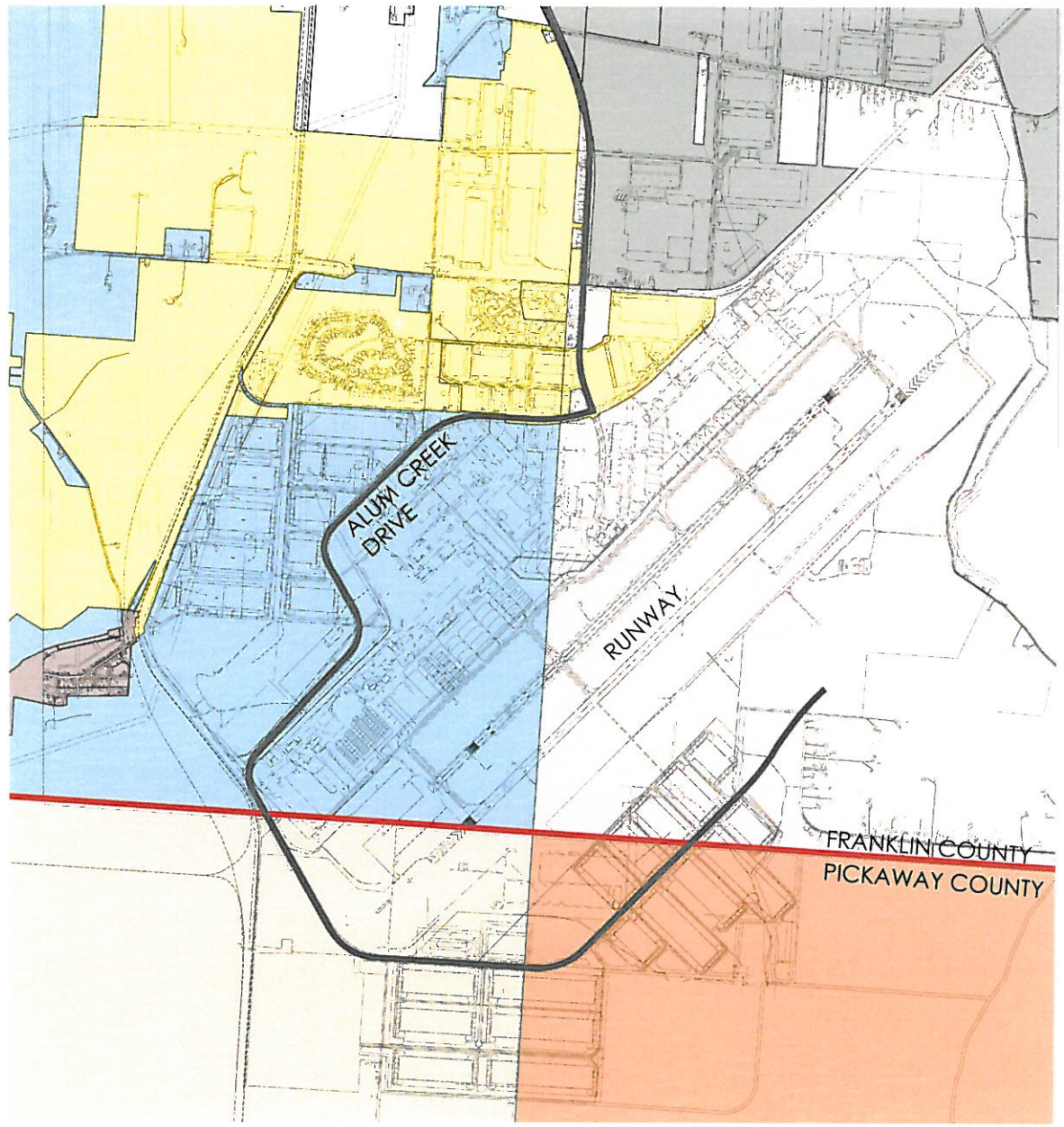


EXHIBIT MP-1  
RICKENBACKER GLOBAL LOGISTICS PARK  
Columbus, Ohio









**Duke**  
5400 Blosser Parkway  
Suite 100  
Duke, OH 43017  
Phone: (614) 332-8222  
Fax: (614) 332-4288



NORTH



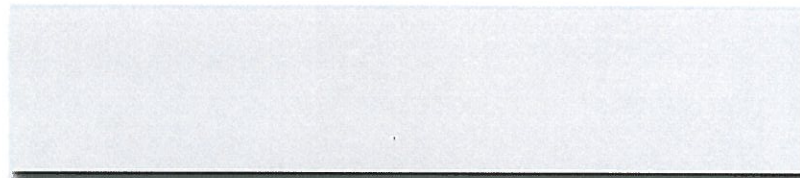
**MUNICIPALITY KEY**

-  PICKAWAY COUNTY/ FRANKLIN COUNTY LINE
-  HARRISON TOWNSHIP-PICKAWAY COUNTY
-  MADISON TOWNSHIP-PICKAWAY COUNTY
-  COLUMBUS CORPORATION LIMIT
-  HAMILTON TOWNSHIP FRANKLIN COUNTY
-  MADISON TOWNSHIP FRANKLIN COUNTY
-  GROVEPORT CORPORATION LIMIT
-  LOCKBOURNE CORPORATION LIMIT

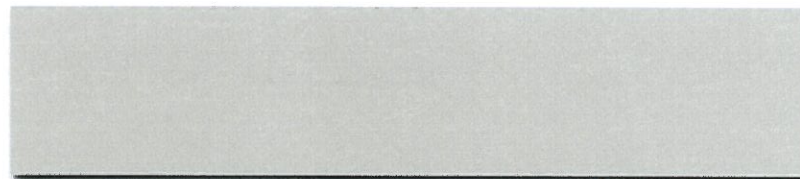
## ***Exhibit DS-1 Exterior Color Samples***

### **Air Cargo Campus**

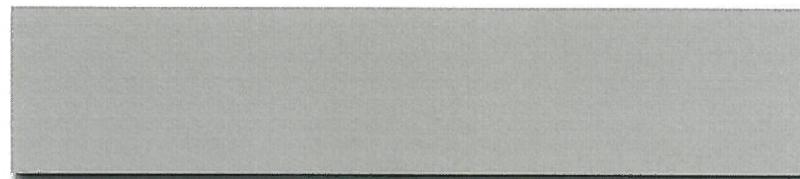
- Sherwin Williams SW 6196 Frosty White



- Sherwin Williams SW 6197 Aloof Gray



- Sherwin Williams SW 6198 Sensible Hue



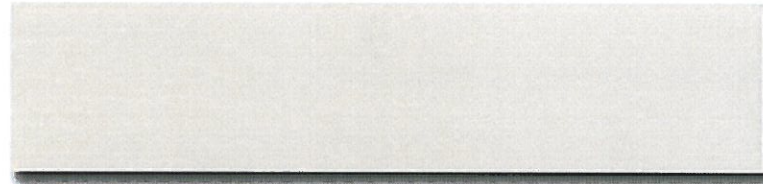
## ***Exhibit DS-1 Exterior Color Samples***

### **Intermodal Campus**

- Sherwin Williams SW 6070 Heron Plume



- Sherwin Williams SW 6071 Popular Gray



- Sherwin Williams SW 6072 Versatile Gray



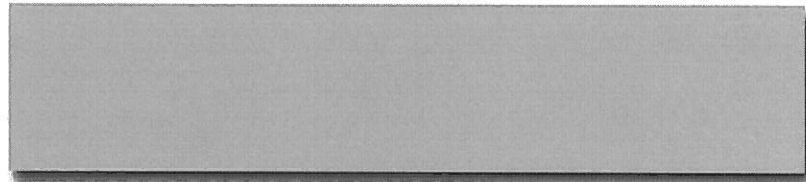
## ***Exhibit DS-1 Exterior Color Samples***

### **North Campus**

- Sherwin Williams SW 2137 Everest White



- Sherwin Williams SW 2135 Pussywillow



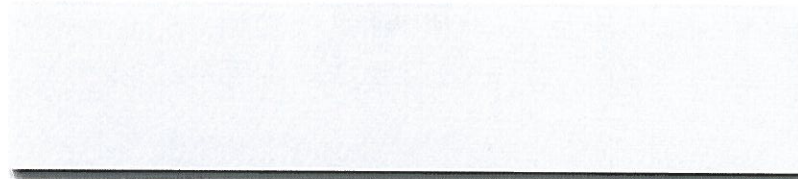
- Sherwin Williams SW 2134 Pavestone



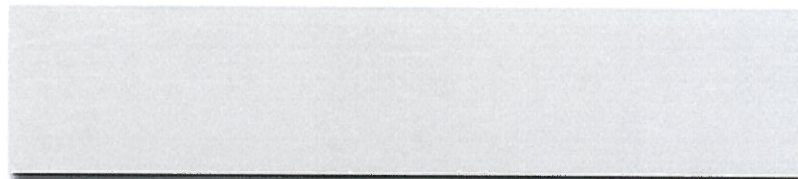
## ***Exhibit DS-1 Exterior Color Samples***

### **Rail Campus**

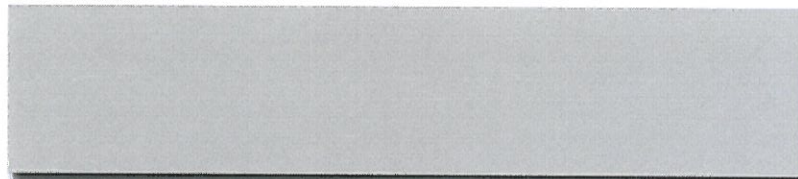
- Sherwin Williams SW 7063 Nebulous White



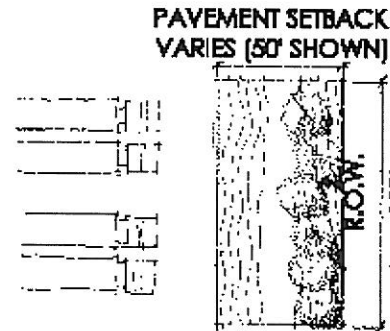
- Sherwin Williams SW 7064 Passive



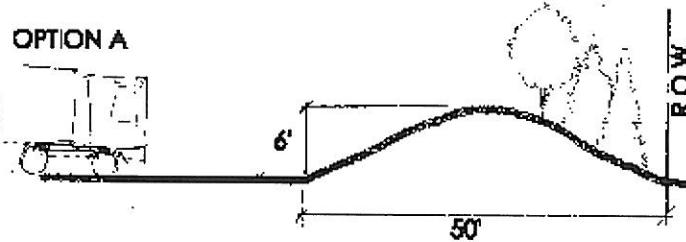
- Sherwin Williams SW 7065 Argos



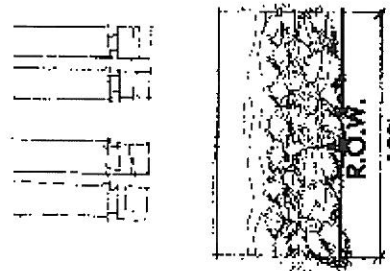
**SCREENING METHOD A**  
MINIMUM 50' SETBACK &  
HGT. MOUND  
EVERGREEN TREES @ 3 /  
100 L.F. (OFT) &  
ORNAMENTAL TREES @ 3  
/ 100 L.F. (OFT)



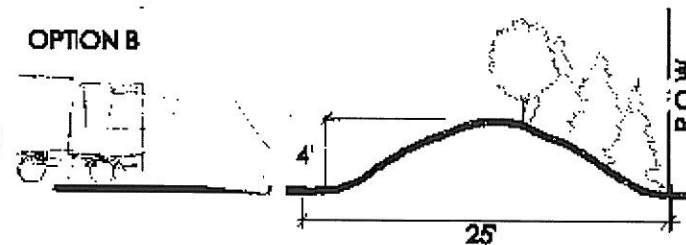
OPTION A



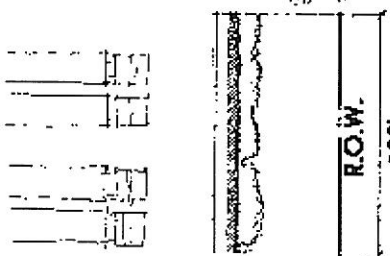
**SCREENING METHOD B**  
MINIMUM 25' PAVEMENT  
SETBACK & HGT. MOUND  
EVERGREEN TREES @ 8 /  
100 L.F. (OFT) &  
ORNAMENTAL TREES @ 3  
/ 100 L.F. (OFT)



OPTION B



**SCREENING METHOD C**  
8' HGT. MASONRY  
SCREEN WALL TO  
MATCH BUILDING OR  
ADJACENT BUILDINGS



OPTION C

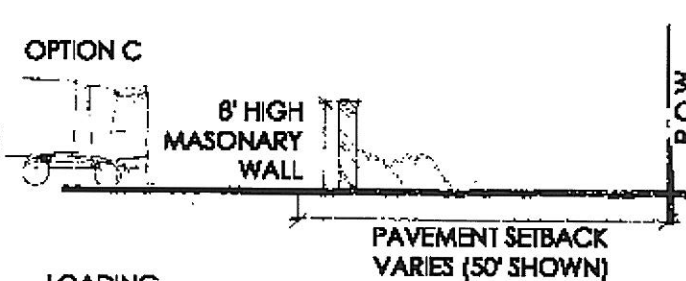
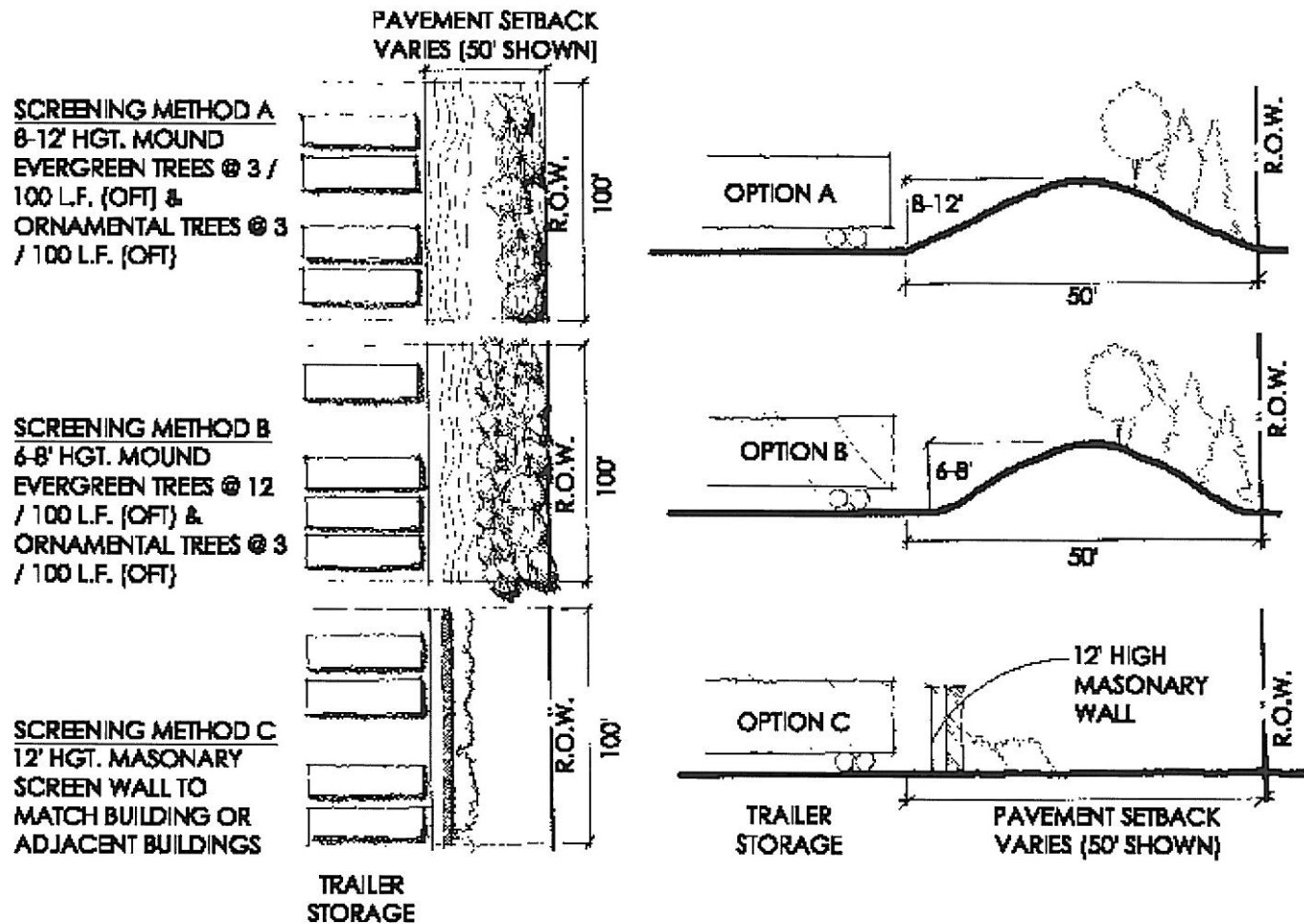
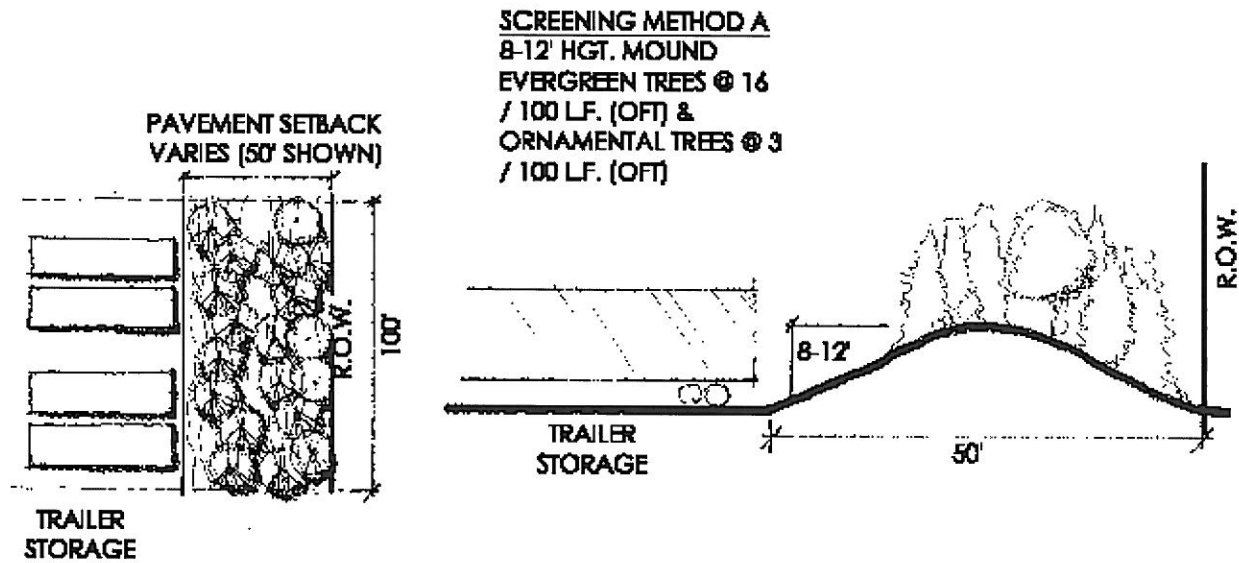


EXHIBIT L-1 LOADING DOCK SCREENING





**EXHIBIT L-2 FREE STANDING TRAILER STORAGE SCREENING**



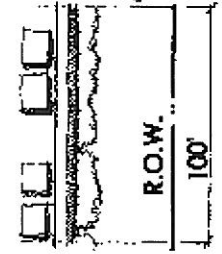
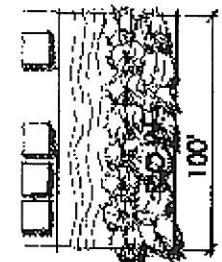
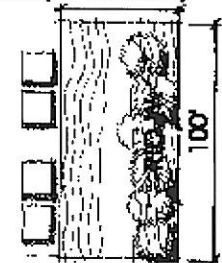
**EXHIBIT L-3 FREE STANDING CONTAINER STORAGE SCREENING**

**SCREENING METHOD A**  
 MINIMUM 50' SETBACK 8'  
 HGT. MOUND  
 EVERGREEN TREES @ 3 /  
 100 L.F. {OFT} &  
 ORNAMENTAL TREES @ 3  
 / 100 L.F. {OFT}

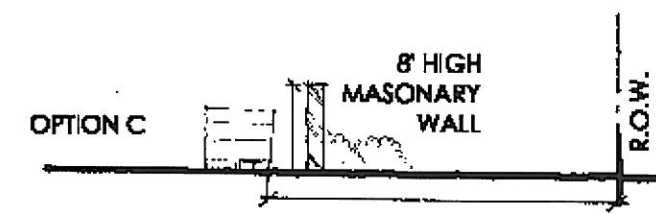
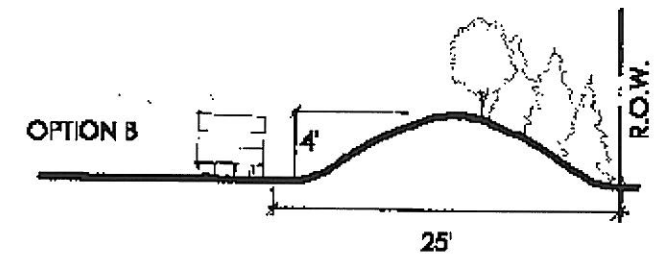
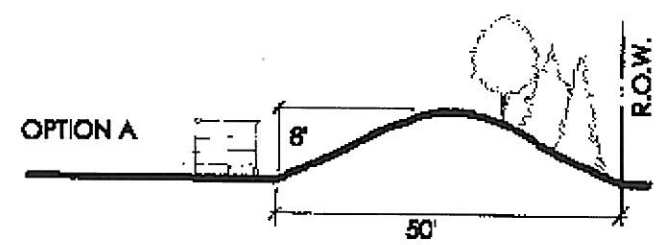
**SCREENING METHOD B**  
 MINIMUM 25' PAVEMENT  
 SETBACK 4' HGT.  
 MOUND  
 EVERGREEN TREES @ 12  
 / 100 L.F. {OFT} &  
 ORNAMENTAL TREES @ 3  
 / 100 L.F. {OFT}

**SCREENING METHOD C**  
 8' HGT. MASONRY  
 SCREEN WALL TO  
 MATCH BUILDING OR  
 ADJACENT BUILDINGS

PAVEMENT SETBACK  
 VARIES (50' SHOWN)



MATERIALS  
 STORAGE AREA



MATERIALS  
 STORAGE AREA

PAVEMENT SETBACK  
 VARIES (50' SHOWN)

## EXHIBIT L-4 MATERIALS STORAGE AREA SCREENING

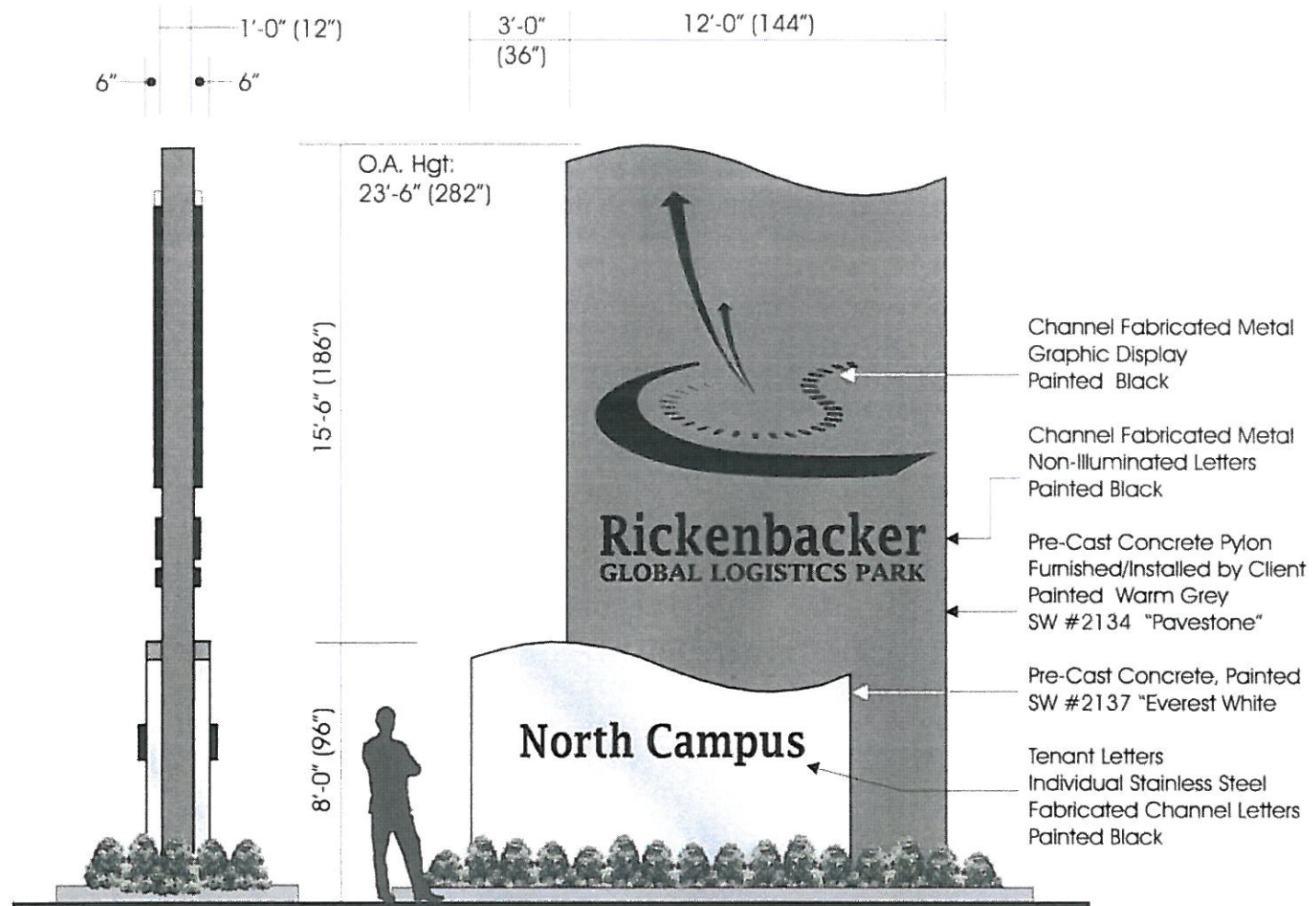
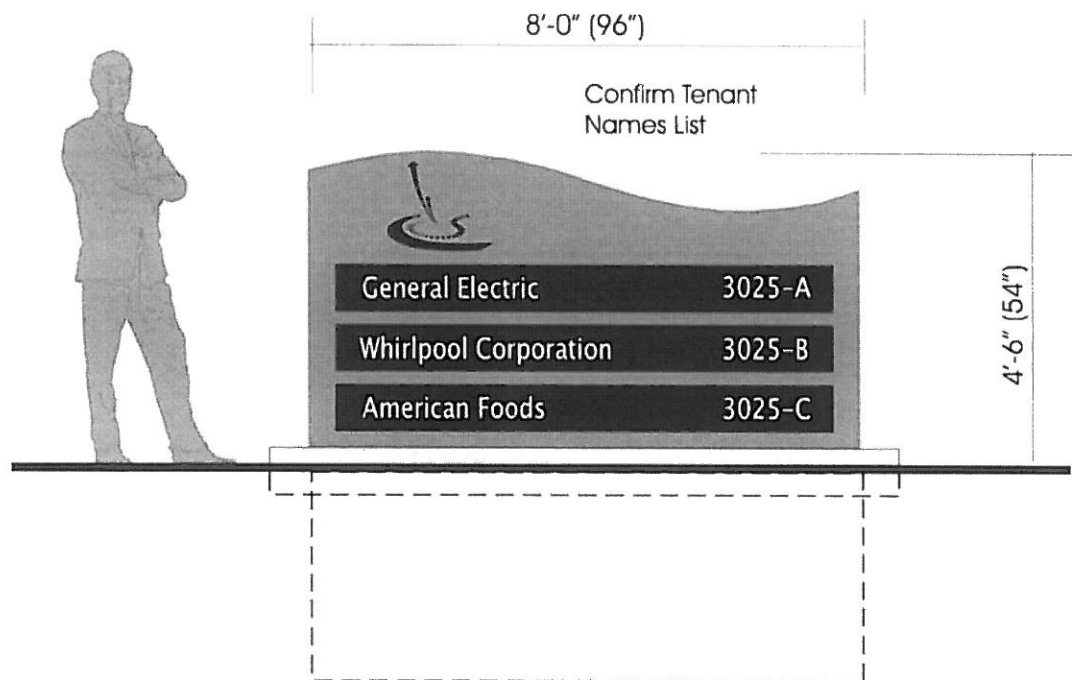


EXHIBIT S-1: CAMPUS IDENTIFICATION



DOUBLE FACE CAST CONCRETE MONUMENT  
Scale: 3/8"

- \* Qty=( )
- \* Double Face Pre-Cast Concrete Sign with Fabricated Graphic Detail and Changeable Tenant Pans
- \* Non-Illuminated
- \* Pre-Cast Concrete Sign Body
  - Background Color: Warm Grey Sherwin Williams SW #2134 "Pavestone"
- \* Tenant Pans:
  - Fabricated Aluminum Pans
  - Computer Cut Vinyl Copy & Address
  - Copy Color: White
  - Background Color: Black
- \* Foundation and Cast Sign per Architects Engineering Specs. Cast in Place by G.C.
- \* Electric:
  - Optional Ground Mounted Flood Lt Fixtures

EXHIBIT S-2: GROUND MOUNTED MONUMENT SIGN