



COMMUNITY DEVELOPMENT

1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

775-782-9005
775-782-9010
FAX: 775-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

December 18, 2002

MAIL DELIVERED

AIG Baker
1701 Lee Branch Lane
Birmingham, AL 35242

RE: Master Sign Plan; "Carson Valley Plaza" APN 1220-04-602-002 thru -008, 1420-06-602-010 thru -013, US Highway 395, North Douglas County

Dear Applicant;

Your Master Sign Plan proposal has been reviewed and approved by the Douglas County Community Development Department. Any and all tenant signs located on the above referenced parcel fall under the requirements of this Master Sign Plan. All signs, must obtain separate sign review and building permits prior to construction, consistent with this approved master sign plan.

The following criteria apply to the wall-mounted tenant signs:

1. Wall mounted signs for tenants 5,000 square feet or smaller shall be individual channel letters on raceways mounted to sign band. Raceways shall be finished to match the sign band to which it is attached.
2. Wall mounted signs for tenants 5,000 square feet or larger shall be individual channel letters surface mounted in an approved manner dependent upon the finish surface to which it is applied.
3. Except for tenants 5,000 square feet and above, individual letter and channel returns are to be colored black and 6" in depth.
4. All letter faces shall consist of a matte finish made of translucent plastic faces with a minimum 3/16-inch Plexiglas. Vinyl film shall be manufactured by 3M or equivalent.
5. Individual channel letters signs shall be illuminated using plastic faces. Halo sign letters shall be illuminated by concealed neon tubes or LED diodes, to create a halo effect.

6. In no event, shall an illuminated sign or light device be placed or directed towards a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection. Under no condition shall any illumination be directed upwards toward the sky.
7. Where required, raceways shall be painted to match the signband color on which the sign is attached. Raceways may not protrude more than 6" from the face of the wall.
8. Shop tenants have a maximum sign width of 75% of the total leasehold width and a height of 80% of the total sign board height.
9. All signage shall be contained within the confines of the established "sign area" perimeter.
10. Door lettering with the name of business and hours of operation is allowed up to four square feet.

→ 11. Maximum "primary frontage" sign area shall be calculated by multiplying the total width of the building suite frontage with primary public access or the frontage facing the primary street by 1.25 (i.e. leased area width of $186 \times 1.25 = 232.5$ square feet of allowable sign area).

→ 12. Maximum "secondary frontage" sign area shall be calculated by multiplying the total width of the building suite frontage facing the secondary street by 0.5 (i.e. leased area width of $184 \times 0.5 = 92$ square feet of allowable sign area).

→ 13. Maximum sign area for tenants located "drive isle frontage" shall be calculated by multiplying the total width of the building suite frontage facing the driveway or drive isle by 0.25 (i.e. leased area width of $94 \times 0.25 = 23.5$ square feet of allowable sign area).

14. Maximum Sub-tenant sign areas shall be calculated by multiplying the width of the tenant space by 0.75 (i.e. leased area width of $94 \times 0.75 = 70.5$ square feet of allowable sign area). Sub-tenants are allowed only one wall sign.

→ 15. The following frontages will be determined to be "primary frontages"

East face of Anchor A
East face of Anchor B
East face of Anchor C
East face of Anchor D

South face of Mini B
South face of Mini C
South face of Shop #3
→ South face of Anchor H
South or West face of Pad A
South face of Anchor I
West face of Pad B
West face of Pad C
West face of Pad D
West face of Pad E
South face of Pad F

- 18. A business or a single unit of operation is limited to no more than three (3) wall signs total.

The following criteria apply to the window tenant signs:

19. Tenants leased areas with 5,000 square feet and above are allowed one (1) square feet of white vinyl decals application, with lettering not to exceed two (2) inches in height, indicating tenants name, hours of operation, emergency telephone, etc.
20. No electronic messaging ornamentation will be permitted.

The following criteria apply to the freestanding signs:

21. One highway oriented free standing sign located, no closer than 5 feet from the property boundary, along the Eastern property line (along Hwy 395) is permitted. The Hwy 395 free standing sign is limited to 30 feet in height, with a total tenant sign area of 115 square feet. The center name is limited to 20 square feet: Total = 135 square feet.
22. One free standing sign located, no closer than 5 feet from the property boundary, along the northern property line (along Topsy Lane) is permitted. The Topsy Lane free standing sign is limited to 20 feet in height, with a total tenant sign area of 63 square feet. The center name is limited to 20 square feet: Total = 83 square feet.
23. All freestanding signs will be architecturally compatible to the attached commercial center, and include an address which does not count towards the allowable sign area.

The following criteria apply to the Directory signs:

East face of Anchor E
East face of Anchor F
East face of Anchor G
East face of Shop #1
North face of Shop #2
North face of Mini A
North face of Mini B
North face of Mini C
North face of Shop #3
→ North face of Anchor H
North and East faces of Anchor I
South face of Shop #4
East face of Pad A
East face of Pad B
East face of Pad C
East face of Pad D
East face of Pad E
East face of Pad F

16. The following frontages will be determined to be "secondary frontages"

→ North face of Anchor A
South face of Anchor G
→ East face of Anchor H
West face of Anchor I
North face of Pad A
North face of Pad B
South face of Pad C
North face of Pad D
South Face of Pad E
North face of Pad F

17. The following frontages will be determined to be "Drive isle frontage"

West face of Anchor A
West face of Anchor B
West face of Anchor C
West face of Anchor D
West face of Anchor E
West face of Anchor F
West face of Anchor G
West face of Shop #1
South face of Shop #2
South face of Mini A

24. All directory signs shall comply with section 20.696.120 with Douglas County code. Which allows a monument sign, with a maximum 5 feet in height for a parcel or record within a commercial complex. The Maximum sign area is based on section 20.696.1 of Douglas County code.

General

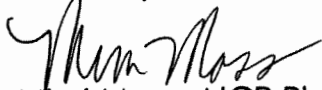
25. All address numbers are to be four inches 4' high, made of white vinyl, die cut reserve letters/numbers. The location shall be horizontally centered in the glazing area of the transom above the main entry door and vertically located so as to be 4" above the adjacent storefront mullion.

26. All fasteners shall be made of non-corrosive material.

This is the final decision regarding your Master sign plan review. Should you be aggrieved by any portion of this decision, you have until January 2, 2003 (10 working days) to file the Appeal of Decision application, and applicable fees, with Douglas County Community Development.

If you should have any questions, please feel free to contact me at (775) 782-6211.

Sincerely,

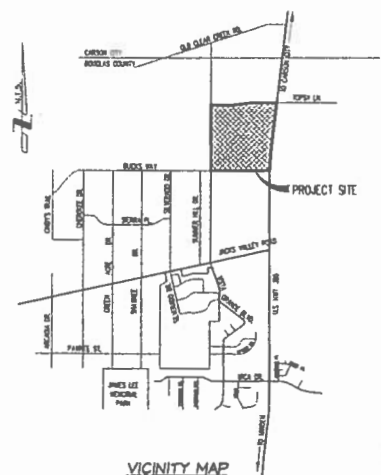


Mimi Moss, AICP Planning Director
Douglas County Community Development

cc: Clerk
DA 02-106
Master Sign Plan Binder

RECEIVED
AUG 20 2002

Conceptual Site Plan for CARSON VALLEY PLAZA Douglas County Nevada



PREPARED FOR:
AIG Baker Real Estate, L.L.C.
1701 Lee Branch Lane
Birmingham, Alabama 35242
(205) 969-1000

PARKING ANALYSIS:

SUBSTRUCTURE	SPACES
ANCHOR A	20,000 SF
ANCHOR B	7,500 SF
ANCHOR C	17,500 SF
ANCHOR D	13,500 SF
ANCHOR E	23,500 SF
ANCHOR F	28,000 SF
ANCHOR G	13,500 SF
ANCHOR H	30,000 SF
ANCHOR I	4,500 SF
ANCHOR J	6,000 SF
PAD A	6,000 SF
PAD B	10,000 SF
PAD C	10,000 SF
PAD D	10,000 SF
PAD E	10,000 SF
PAD F	10,000 SF
PAD G	10,000 SF
PAD H	10,000 SF
PAD I	10,000 SF
PAD J	10,000 SF
TOTAL CENTER BLA	322,916 SF
TOTAL CENTER BLA WITH PAD(S) 200 SF	322,916 SF

SPACES REQUIRED BY CATEGORY:

SPACES REQUIRED BY CATEGORY	1330 SPACES @ 1/1000
SPACES REQUIRED BY TYPED	8843 SPACES @ 1/1000
SPACES PROVIDED	9462 SPACES @ 1/1000

PARKING TOTAL ACRES: 36.73 ACRES

PARKING PROVIDED BY CATEGORY:

GROcery	1 SPACE FOR EVERY 250 SF @ 1/1000
RESTAURANT	1 SPACE FOR EVERY 200 SF @ 1/1000
RETAIL	1 SPACE FOR EVERY 250 SF @ 1/1000

UTILITIES INFORMATION:

Sierra Pacific Power Co. 875 E. Long St. Carson City, Nv. 89706 (775) 834-2900	Verizon 1520 Church St. Gardnerville, Nv. 89410 (775) 782-0966
Southwest Gas Corp. P.O. Box 1190 Carson City, Nv. 89702 (775) 887-2725	Charter Communications 1336 Centerville Rd. Gardnerville, Nv. 89410 (775) 783-8004

PROJECT INFORMATION:

APN: 1420-07-602-002 thru 014, 36.72 Ac.
LOCATION: Approximately 500 ft. South of Topsy Lane and 50 ft. West of U.S. 395

ZONING: GC, Master Plan Designation: COMMERCIAL
CURRENT and PROPOSED LAND USE: GROCERY, RETAIL, and RESTAURANT
PROPOSED BUILDING SIZE: 322,916 S.F.
PROPOSED PARKING and DRIVE AISLE: 873,800 S.F.
PROPOSED LANDSCAPING: 34,3670 S.F. or 39% of PARKING AREA

SHEET INDEX:

1 of 3	TITLE SHEET
2 of 3	CONCEPTUAL SITE PLAN
3 of 3	CONCEPTUAL SITE PLAN

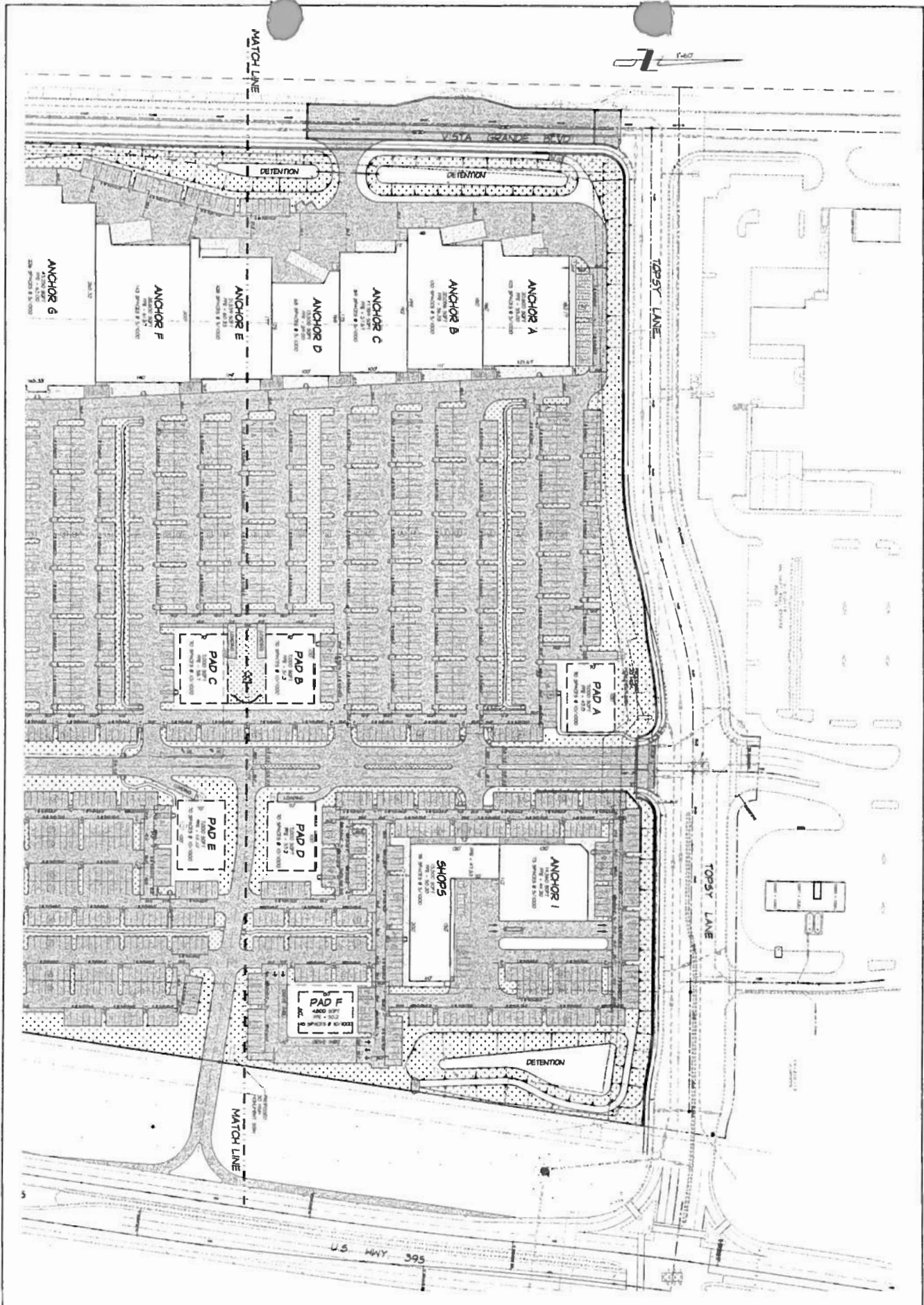
LEGEND

EXISTING	PROPOSED
AC PAVING	AC PAVING
PIC SURFACE	PIC SURFACE
LANDSCAPE	LANDSCAPE
CLSD	CLSD
MUSIC SHOP	MUSIC SHOP
CONTOURS	CONTOURS

ABBREVIATIONS

DOMESTIC
BASE OF WALL
LEARN FOOT
FRESH FLOOR
TOP OF CUB
FRESH FLOOR
ROOF HATCH OF CURB
PLUMB
PROPERTY LINE
ELEVATION
WALLS NOTED ON-BLUE-CR

DATE	
REVISION	
DESIGNED BY	MARK A. ROTTER
DRAWN BY	OKL
JOB No.	35242
DATE	08/20/02
DWG No.	000602-06
DESIGNED BY	AIG BAKER
DRAWN BY	1701 Lee Branch Lane
JOB No.	Birmingham, Alabama 35242
DATE	(205)969-1000
DWG No.	000602-06
TITLE SHEET	
CARSON VALLEY PLAZA	
Site Improvements	
Douglas County, Nevada	
CAPITAL ENGINEERING	
P.O. Box 3750	
Carson City, NV 89702	
(775) 882-0600	
SCALE	
HORIZ.	1" = 100'
VERT.	1/4" = 10'
DATE	August, 2002
SHEET	3



SCALE
 1" = 40'
 DATE: AUGUST 2022

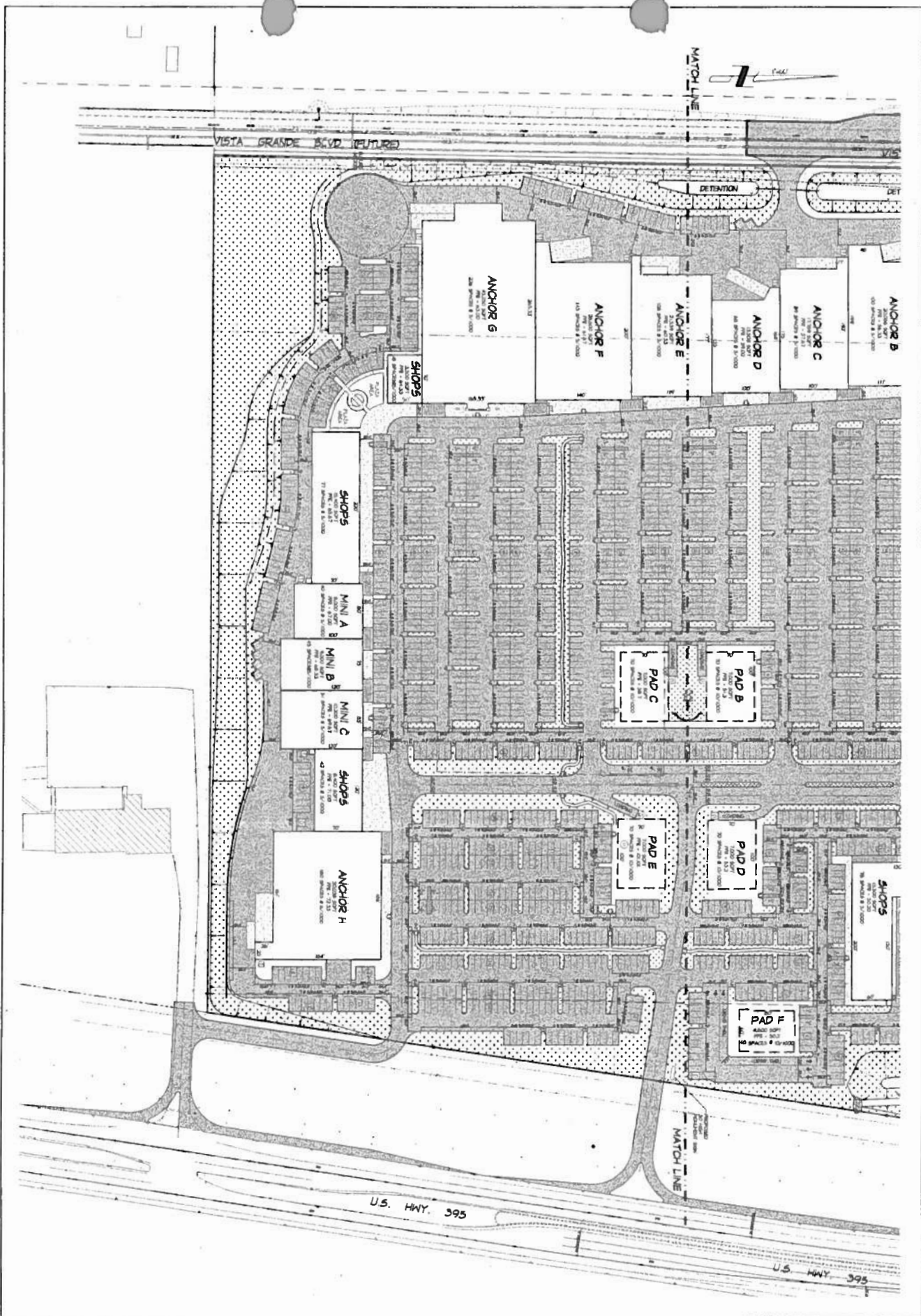
CAPITAL ENGINEERING
 P.O. Box 3750
 Carson City, NV 89702
 (775) 682-5830

CONCEPTUAL SITE PLAN
CARSON VALLEY PLAZA
 Site Improvements
 Douglas County, Nevada

AIG BAKER
 1701 Lee Branch Lane
 Birmingham, Alabama 35242
 (205) 969-1000

DESIGNED BY: [initials]
 DRAWN BY: [initials]
 JOB No.: 214
 DWG No.: 214501

NO.	REVISION	DATE



SCALE
 HOBET J. ADE
 1/8" = 1'-0"
 DATE: August, 2002

CAPITAL ENGINEERING
 P.O. Box 3750
 Carson City, NV 89702
 (775) 682-5630

CONCEPTUAL SITE PLAN
CARSON VALLEY PLAZA
 Site Improvements
 Douglas County, Nevada

AG BAKER
 1701 Lee Branch Lane
 Birmingham, Alabama 35242
 (205) 969-1000

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 JOB No.: 214
 DWG No.: 214(S&C)

NO.	REVISION	DATE

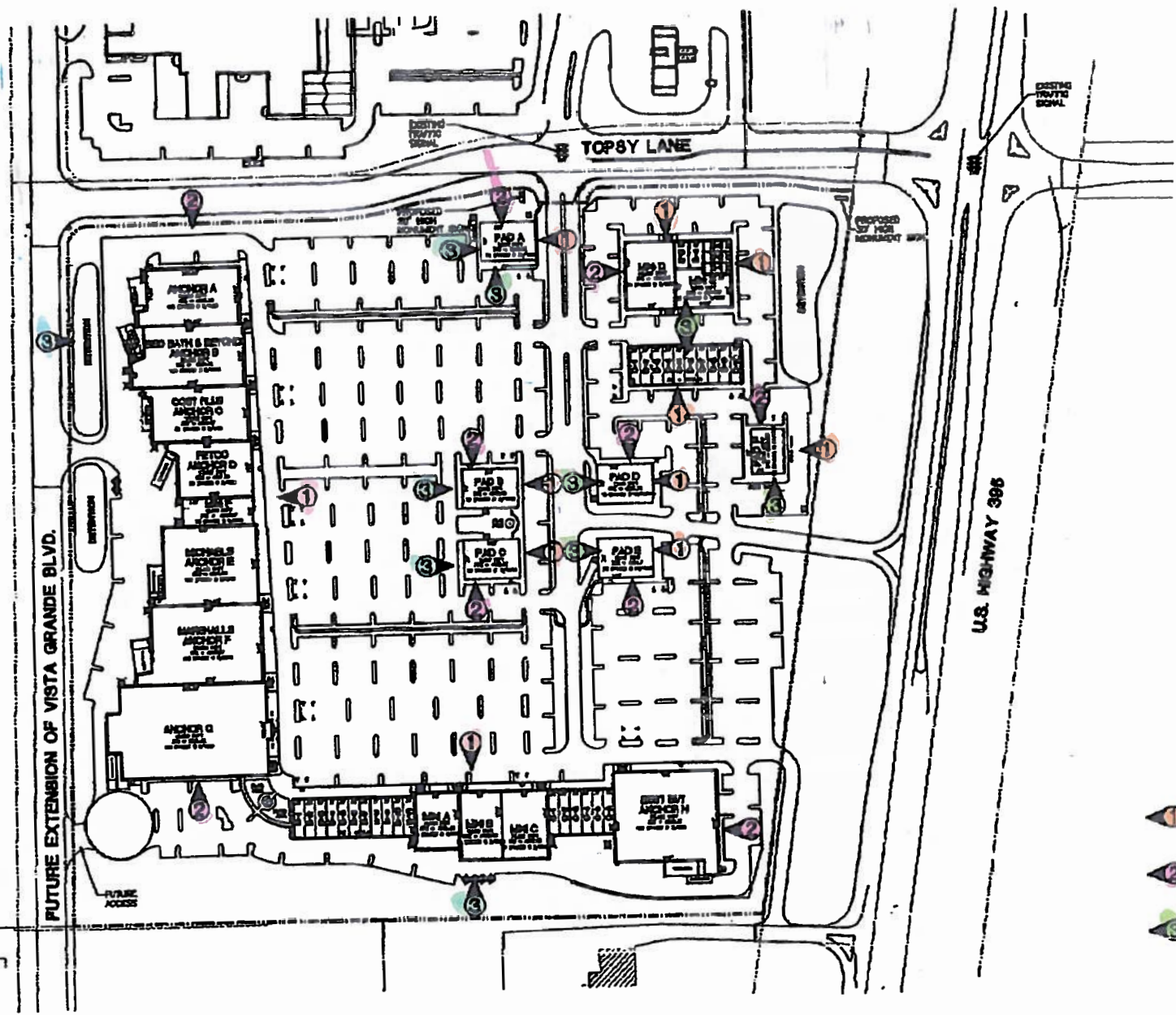
WJ 002




AIG BAKER

205 989 1017

12/17/02 13:31

L.C.



-  PRIMARY FRONTAGE
-  SECONDARY FRONTAGE
-  DRIVE ISLE FRONTAGE

CARSON VALLEY PLAZA



AIG Baker Carson Valley L.L.C.
DOUGLAS COUNTY, NEVADA

SIGNAGE PLAN EXHIBIT