

Shelby West Corporate Park

Design Guidelines

June 4, 1999

(Revised June 20, 2006)

Section 1. Introduction

§ 1.1 Location

Shelby West Corporate Park (SWCP) is a ± 529 acre commercial and industrial development located in Central Shelby County along Interstate 65. Central to the State of Alabama, the SWCP is just twenty (20) miles south of Birmingham and sixty (60) miles north of Montgomery and contains 390 developable acres. It is located adjacent to the Shelby County Airport and fronts I-65 for one and a half (1 1/2) miles.

§ 1.2 The Master Plan

The Master Plan for Shelby West Corporate Park IS a graphic representation of the design intent for the development of the ± 529 acre site. The plan has been developed with input from Shelby County officials, the Shelby County Economic and Industrial Development Authority (SCEIDA), and local residents. SCEIDA will become the County's agent in *the* marketing and sale of p r o w in SWCP.

The underlying concept of the Master Plan is to create a healthy and attractive environment for business in Central Alabama. The Master Plan includes the following features:

Careful alignment of roadways and layout of lots for maximum curb appeal and easy access to each site and the park's amenities.

Tree lined boulevards and landscaped entrances with sidewalk and lighting.

Public amenity areas for walking and cycling along lakes and natural wetland areas.

The design of Shelby West Corporate Park is driven by the natural site features. Natural drainage areas and wetlands have been preserved for recreational use including walking trails and cycling. Streets will feature shaded walks that link to the natural areas. All individual property owners are encouraged to provide linkage to these natural areas for their employees and visitors.

Landscaped parkways and entrance areas will provide a strong identity for SWCP. Individual property owners will also be required to meet landscaping guidelines for their site.

Roadways and land parcels have been carefully designed *so* that buildings may face streets and the interstate for maximum visibility creating an enjoyable and attractive environment for visitors and users.

Sites are also designed to gain easy access to the natural areas of SWCP.

§ 1.3 Infrastructure Development

Shelby County, the Cities of Alabaster and Calera, and the SCEIDA will facilitate the development of the infrastructure necessary to service individual property owners. The infrastructure will include public roadways, water and sanitary sewer services, electric service, natural gas, fiber optics, telephone, and cable television service.

The utilities are to be provided in a series of development phases. The County will work with the various local agencies to coordinate the installation of these utilities to meet the needs of individual property owners.

Shelby County and the SCEIDA will also coordinate the development of common spaces such as the project entrance, and recreational amenities.

Section 2. Design Intent Standards

§ 2.1 Summary

The following Design Intent Standards are provided to advise the owner, site planner, architect, landscape architect, engineer, and other consultants as they prepare drawings for the development of individual sites to achieve the style and quality of development set forth by the Master Plan Goals.

The Design Intent Standards in this section are broad in nature, and are provided to emphasize the Intent that has been established in the Master Plan. More detailed standards will be outlined in Sections 4 through 7 of this document for site design, architectural design, landscape design, and signage.

The rules and regulations in the following documents will take precedence, where applicable, over these Design Guidelines in the event of conflict:

- The Zoning Ordinance of the City of Alabaster;
- The Zoning Ordinance of the City of Calera;
- The Zoning Ordinance of Shelby County; and
- The Declaration of Covenants, Conditions and Restrictions for Shelby West Corporate Park.

§ 2.2 Basis for Design

The intent of the Master Plan for Shelby West Corporate Park is to provide a healthy and attractive environment for business that is created through the preservation of natural areas. These natural areas will not only be attractive for visitors, but also healthy recreation areas for employees within SWCP.

Roadways have been aligned to offer maximum visibility of the site's most attractive features such as planned lakes and greenway areas, so that all visitors and users will gain a sense of ownership. Lots have been oriented so that buildings may front these natural areas and also front Interstate 65. Most importantly, sidewalks and paths will be accessible to the public for recreational use.

§ 2.3 Roadway Design

Roadways within SWCP should be designed to maximize views of natural areas. They should parallel the drainage basins to allow parcels to front these features, or they should terminate at lakes or other features such as parks or community centers. These provisions promote a sense of place and communicate the image that SWCP is more than a collection of individual office sites. With roadways terminating at site features, a sense of arrival or destination is created.

Roadways should also be designed to allow the development of maximum 'curb appeal" from both the interstate and the park interior. Roadways should be aligned so that all parcels front the street, providing a positive relationship of the building to the street.

Roadways and drives that cross the one hundred foot (100 ft.) power easement should cross perpendicular to the power easement so that views into the easement are not accentuated.

§ 2.4 Building Placement

As a general rule, buildings should front towards streets and the interstate. In addition, service areas should be located toward the rear of the site and should be screened from all "public" viewing areas and adjacent residential neighborhoods through use of landscaping, berms or screen-walls (*see* Section 6.4). The intent is to provide an attractive 'front yard" for each site.

§ 2.5 Pedestrian and Bicycle facilities

The Design Intent for Pedestrian and Bicycle facilities is to provide a means of recreational use for all users and visitors of SWCP through a continuous multi-purpose path. Individual property owners are encouraged to provide access to these amenities and to encourage walking and cycling as a healthy recreational activity.

Section 3. (Reserved)

Section 4. Site Design Guidelines

The Site Design Guidelines are established to provide requirements for the design of individual sites within SWCP. These guidelines are established to meet the design intent established in the Master Plan and to insure that each site is developed in harmony with other sites for the benefit of all tenants. No clearing or construction shall commence until approval of drawings has been issued by the Development Review Committee.

§ 4.1 General Requirements

The site design of individual parcels within SWCP shall be planned to provide an attractive and healthy environment for all users and visitors. Buildings should be sited so that their appearance is attractive from public viewing areas and their entrance experience is pleasant. Parking and pedestrian access should be designed for efficiency while not dominating the views into the site. Service areas shall not be visible from the Interstate or public viewing areas.

§ 4.2 Definitions

Amenity Area. SWCP's open spaces and recreational areas.

Building. Any above ground roofed structure located on the site.

Building Height. The vertical measurement from finish grade to the highest point of a wall or roof plane.

Buffer/Landscape Buffer. The areas preserved or planted along property lines or surrounding on-site uses for the purpose of screening on or off-site views.

Dumpster. The on-site container or containers used for temporary storage of refuse.

Entrance Drive, Driveway, Access Drive. The point of access to each site from the roadway or boulevards.

Facade. The full width of vertical exterior walls or elevation of buildings.

Floor Area Ratio/ FAR. The prescribed maximum ratio of building footprint in its relationship to the total square footage of the site, calculated by dividing the gross building area by the site area.

Frontage. All the property on one side of a street between the street and the front facade of a site's primary structure.

Grade. The average level of the ground surface.

Gross Building Area/GBA. The total site development area under roof.

Hotel. A building in which lodging, or boarding and lodging, are provided and offered to the public for compensation and in which ingress and egress to and from all rooms are made through an inside lobby or office supervised by a person in charge at all hours.

Loading Space. A space having a minimum dimension of twelve by thirty-five feet and a vertical clearance of at least fourteen feet with the main building or on the same lot, providing for the standing, loading, or unloading of trucks.

Office. The building, room, or space where clerical or administrative activities are performed.

Outside Storage. Visually impenetrable area generally located to the rear of the site for temporary storage of materials.

Parking Area. Land reserved for the parking of vehicles, including necessary maneuvering area.

Project Boundary. The limit of a site's development as defined by the property line defining the site's total acreage.

Roadways. Interior collector roads bough the site.

Service Area. The designated area of the site, generally located to the rear of buildings, where delivery, loading, mechanical service and refuse handling activities occur.

Setback Lines. Lines lying parallel to a site's property line within the site's project boundary offset at various intervals from the site's property line according to land uses directly adjacent to the site and within the site.

Site. The subject parcel within the development. Land occupied or intending for occupancy by a use including the yards and parking spaces required herein, and having its principal frontage upon a street.

Story. That portion of a building other than a cellar, included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street. A public thoroughfare which affords the principal means of access to abutting property.

Structure. Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.

Trailer. Any enclosure used for living, sleeping, business or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses, or skirtings and which has been or reasonably may be, equipped with wheels or other devices for transporting the enclosure from place to place, whether by motive power or other means.

Variance. Any deviation or request for approval of a deviation from the Design Guidelines established herein.

Yard. An open space between a building or use and the adjoining lot lines, unoccupied and unobstructed by any structure or use from the ground upward. In measuring a yard for the purpose of determining the width of a sideyard, the depth of a front yard, or the depth of a rear yard, the minimum distance between the lot line and the main building shall be used. A required yard shall mean a yard the depth of which is specified in the Area and Dimensional Regulations pertaining to the district in which such yard is required to be provided.

§ 4.3 Building Coverage, Building Height and Setbacks

Minimum standards for building coverage, building height and setbacks shall be as specified in the Declaration of Covenants, Conditions and Restrictions.

§ 4.4 Natural Buffers and Landscape Coverage

(a) *Natural buffers.* Natural buffers are established to protect, preserve and enhance natural vegetation for creating physical screens, aesthetic appearance, and for protecting the park environment and/or surrounding environments. Natural Buffer Areas are more restrictive than setback areas and may require enhancement based on the site plan. Natural buffer areas are indicated within the Master Plan. The following restrictions apply for natural buffers:

- (1) Disturbance of natural buffers is prohibited for any reason, including site grading. Vegetation disturbed during construction activity shall be replaced.
- (2) Clearing limit lines defining natural areas shall be clearly indicated on all plans.
- (3) Natural buffer areas which are to remain undisturbed during construction shall be encircled with a protective fence for the protection of trees and their root systems.
- (4) For natural buffer areas lacking adequate vegetative coverage, supplemental planting will be required so that at maturity the buffer zone will include a 100% coverage of tree canopy and will not contain any unobtrusive openings more than ten (10) feet in width. A hardwood/coniferous mix of tree species to establish a natural effect is desired.
- (5) Upon approval by the DRC, selective hand clearing of a natural buffer zone may be allowed to enhance the appearance of the buffer.

(6) Natural buffers will generally be designed within the setback limits as defined in the Master Plan, but may be increased at the discretion of the DRC in certain areas that have unusual tree cover or topography.

(b) *Landscape coverage.* Landscape coverage refers to the requirements for landscape materials as defined in the Landscape Guidelines (Section 6.0). A minimum of 15% of the site area shall be devoted to landscape coverage. This requirement includes the landscape buffer requirement. Landscaping is required in the following general areas:

(1) The area of the site fronting all major roadways.

(2) Setback areas.

(3) Parking areas.

(4) Areas adjacent to buildings on the site as a "foundation planting" that will compliment the architecture of the site.

§ 4.5 Building Orientation

Buildings shall be orientated to front major roadways, including I-65, to provide a positive image from public viewing areas. When buildings are not able to front the Interstate, the building facade facing the Interstate shall be developed to provide a pleasing "front door" look, even though the building entrance is not located on that facade. Likewise, buildings facing toward or within close proximity to open space areas shall feature a pleasant and attractive building facade.

§ 4.6 Storage, Service, Loading, Mechanical and Refuse Areas

Materials, equipment, mechanical equipment, and refuse shall not be stored on the site unless enclosed within a building or screened behind a wall of at least six (6) feet in height. It is the intent that screened materials shall not be visible from roadways, public viewing area or neighboring properties that may look down into the screened area. Exceptions to this standard may be granted by the DRC.

All service or loading functions must be conducted within the site and shall not be conducted from roadways adjacent to the site. When loading service areas must be sited adjacent to streets or public viewing areas, they must be set back a minimum of forty (40) feet from the public street or viewing area and must be completely screened through landscape material or a wall or fence.

All exterior mechanical equipment shall be screened from public viewing areas such as streets and open space areas. Rooftop mechanical equipment may be screened through the use of parapets. If a rooftop parapet is not sufficient to screen the equipment, or should the equipment be visible from adjacent properties, the mechanical equipment shall be screened by a device that is perceived as an integral part of the building, or shall be arranged in a neat and compact fashion and shall be painted a color which allows them to blend in the background material.

Electrical equipment shall be located in the building interior if possible. When interior mounting is not practical, the equipment shall be located on the least visible side of the building. Transformers shall be screened by plant materials or a non combustive enclosure to blend with the building design and materials. Exterior mechanical equipment shall not be wall mounted.

Exterior utilities shall be installed and maintained underground in areas where utility service is provided from underground facilities.

§ 4.7 Grading, Drainage, Lot Preparation and Control

(a) *Grading and drainage.* Grading and Drainage shall be done in a manner which is complimentary to adjacent site grounds and building elevations, and in a manner which maximizes preservation of existing vegetation. Consideration will be given to the quality, area, and location of natural vegetation. More specifically:

(1) Grading beyond the limits of the site is not permitted. Grading of natural buffer areas is not permitted. Grading or storage of earth beyond the limits of construction is prohibited.

(2) Earth berms may be used sparingly as a device to enhance screening of service and parking areas. The grade of the berm should be natural looking and not be exaggerated. Nearby natural vegetation should not be adversely impacted by filling on the root system.

(3) Lawn areas must have a minimum slope of 2% to facilitate positive surface drainage

(4) Graded slopes shall not exceed 3:1

(5) Driveway slopes should not exceed 8%. Parking lot slopes should not exceed 3% unless otherwise approved. Minimum slopes shall not be less than three tenths of one percent (.3%) in the gutter profile. Variation from these grades may be permitted by the DRC because of topographical considerations. (See Erosion Control)

(b) *Storm drainage and detention.* Facilities shall be stamped by the property owner's engineer and shall be designed to minimize surface water runoff from the site and maximize the return of surface runoff to ground water. Detention areas, if required by the DRC, must have proper landscape treatment to create a site amenity rather than a utilitarian eyesore. Efforts should be made to design detention areas so that they are incorporated into existing natural landscape features.

(c) *Lot preparation.* Prior to commencement of any construction, the site development plans shall receive final approval from the DRC. All undeveloped sites that have been rough graded shall be maintained by the property owner as specified in the Landscape Guidelines.

(d) *Erosion control.* It will be the responsibility of the property owner's engineer to design an adequate erosion control plan to be included with the site plan package. The plan shall comply with the current local erosion control requirements. All erosion and sediment control devices are to be installed prior to beginning site grading operations and must remain functional until construction is complete and the site is stabilized with planting and/or landscaping. The property owner is responsible for the installation and maintenance of all erosion control measures to prevent sediment deposition on adjacent downstream properties. Any mud or silt runoff shall be removed immediately.

§ 4.8 Parking, Vehicle Circulation and Storage

(a) *Access driveways.* Access driveways should provide for the smooth and uninterrupted ingress and egress of all vehicle traffic. This includes proper alignment with crossovers (median breaks) in adjacent public use roadways, as well as providing for vehicle stacking on-site, if required, during peak use periods. The location of all curb cuts shall be approved by DRC.

(b) *Parking.* Adequate off-street parking landscaped in accordance with these criteria shall be provided for use by employees, visitors, and all company vehicles. No on-street parking will be permitted in SWP. Unless a greater number of spaces is required by the DRC, the number of spaces required for a site shall be as required by the applicable zoning ordinance.

All driveways and parking surfaces shall be paved with asphalt or special paving, such as brick or interlocking concrete pavements, and shall have concrete curbs and gutters. Paving at loading areas adjacent to the building may be concrete if approved by the DRC.

Each off-street parking space will have a minimum width of 8.5 feet. Parking lots shall be laid out so that adequate maneuvering space is provided for vehicles.

(d) *Vehicular circulation.* Separation of automobile and truck traffic is encouraged. Access drives for automobile use should be a width of 24 feet. The turning radius of all drives intersecting public roadway shall be 30 feet. Minimum auto turning radius within the site shall be a width of twenty-four (24) feet. The turning radius of entrance drives at the street shall be a minimum of fifty (50) feet and interior turning radius shall be fifty (50) feet. Truck loading and docking areas as well as access drives to and from, for a 45 ft. trailer length shall be a minimum depth of 130 feet.

Main driveways leading to the building from the access road should be imaginatively designed. Natural views, interesting trees, and other site amenities should be considered in the alignment of the driveways.

Parking spaces directly adjoining the main driveways should be avoided. Planted or naturally vegetated islands between the main driveways and parking areas are encouraged.

No vehicles shall be stored on the site unless enclosed within a building or behind an opaque wall of at least six (6) feet in height. Storage or fleet vehicles, or heavy equipment, shall not be visible from neighboring properties or streets. It is at the discretion of the DRC to permit vehicle storage in areas that may create a negative perception from neighboring properties. Storage areas, if appropriate, will be located toward the rear of the site. No storage areas may encroach landscape buffers or setbacks,

§ 4.9 Sidewalks and Pedestrian Circulation

Sidewalks or walkways may be required by the DRC to be installed by the individual property owners. Such improvements may include a pedestrian connection from their building/facility to the public streetscape or to connect to the proposed amenity areas. These walkways shall physically connect to trail improvements, as proposed and/or when established, within the open space.

§ 4.10 Site Lighting

Site lighting should contribute to the safe efficient use of the development site. Site lighting should also complement and reinforce the architecture and site design character as well as enhance site security. All lighting sources shall be shielded in order to avoid glare. Up-lighting of significant trees is encouraged. Lighting shall be directed on site only and care should be taken to not allow lighting/glare to spill off-site to residential properties bordering the park.

Service area lighting shall be contained within the service yard's boundaries and enclosure walls. No light spillover should occur outside the service area. The light source should not be visible from the street.

Building illumination and architectural lighting shall be indirect in character (no light source visible).

Pedestrian walk lighting should provide for safe and secure pedestrian movement.

Free-standing pole / bollard lighting should blend with the architecture of the buildings and enhance the landscape theme.

Section 5. Building Design Guidelines

The purpose of the Building Design Guidelines is to produce aesthetically pleasing development of high quality architecture in harmony with the environment, consistent with the intent of the Shelby West Corporate Park Master Plan and consistent with the intended use for the building(s). It is the intent of these guidelines to encourage innovative architectural design.

§ 5.1 Definitions

Auxiliary Structure or Use. A subordinate structure or a portion of the main structure, the use of which is incidental to the main use of the premises. An accessory use is one which is incidental to the main use of the premises.

Facade. The visible face of a building generally used when referring to the front of a building but should also include other sides that are highly visible.

Facade Bay. Recessed portions of the face of a building which are generally equal in size and/or proportion.

Floor Area. The gross horizontal areas of all floors measured from the exterior faces of the exterior walls of a building.

Floor Plate/Building Footprint. The outline of the horizontal area of a building as it lays on the ground plane inclusive of auxiliary structures.

§ 5.2 Building Facades, Auxiliary Structures

Side or rear elevations of the building shall continue the design concept of the front facade through the use of building materials, architectural design, and detailing. If one side of a structure features a strong fascia and roof line, it is recommended that same feature continue around the entirety of the structure. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not recommended. Buildings should be designed and arranged with offsetting surfaces and planes to provide a varied street appearance. Any accessory building or enclosure, whether attached to or detached from the main building, should be of compatible design and materials.

The entire facade bay containing the entrance should be articulated differently from adjacent bays.

Exterior walls shall be reduced by fragmenting the facade into smaller portions that may be set back. Fragmentation may also be accomplished through window fenestration. Windows used for specific architectural expression may be radiused at their top. Horizontal ribbon windows are not permitted except on the top floor when accompanied by an overhanging, sloped roof.

Windows should not be flush with the exterior wall, but be recessed a minimum of 3"; 8" is preferred.

§ 5.3 Massing

Buildings should be generally rectangular, or composed of simple rectangular pieces, with the longer sides being in proportion to the shorter sides by no less than 1.6: 1, unless the floorplate is less than 10,000 s.f. Odd building shapes incorporating acute angles, such as "Z's" and "W's" are discouraged; "T," "U," "L," and "H" shapes are preferred.

Overall building volumes should be simple with setbacks used for architectural expression. Intermittent setbacks of the upper floors are encouraged, and can be used for balconies or roof terraces.

The lower floors should not be setback unless the upper floors setback to the same point, i.e., the upper floors should not corbel out over the lower floors, except at an entrance or when there is an arcade.

§ 5.4 Materials

Materials that emanate a character of durability and quality are to be used. Colors and materials shall be harmonious and compatible with the existing natural environment and with the other structures in the area.

One dominant material shall be selected in developing a character for the building. This dominant material should be designed so that the facade material appears to be load bearing. This material may be complemented through detailing or articulation with other substantial materials. The following materials are acceptable finishes for the exterior:

- (1) Masonry, including brick, stone, or stucco.
- (2) Concrete, including precast concrete or "tilt-up" panels with a moderate sandblast finish.
- (3) Wood and metal as a detail finish only.
- (4) Glass in appropriate proportions for window treatments.

Metal structures will not be permitted. The DRC may approve a metal facade for one side of a building if the side is not fronting a street and is effectively screened from view from public areas.

§ 5.5 Rooftops

In instances where flat roof areas have been approved, care should be taken that all roof vents, roof-mounted mechanical equipments, pipes, etc., are grouped together and painted to match roof color to reduce their appearance.

Sloped roof treatments are encouraged to provide screening of mechanical equipment. Sloped roofs may be of any traditional roof material except corrugated metal, wood, fiberglass, and asphalt, unless specifically approved by the Design Review Committee.

Exceptions to sloped rooftops may be approved if it can be demonstrated that mechanical equipment cannot be seen from adjacent residential properties or from I-65.

§ 5.6 Mechanical/Electrical Equipment Location

All mechanical equipment, including but not limited to electrical and HVAC equipment, whether on a roof or at grade, must be screened on all sides to a sufficient height and from above so that equipment will not be visible from public areas or from adjacent properties.

Required ventilation openings must be an integral part of the design of the mechanical enclosure

§ 5.7 Building Accent Lighting

Building illumination and architectural lighting is encouraged. Such lighting should be indirect in character with no light source visible.

Section 6. Landscape Guidelines

§ 6.1 Landscape Design Theme General Requirements

Site specific landscape design themes should strengthen and enhance the Master Plan design theme of creating healthy and attractive environment for business by providing a neat and well maintained appearance in all areas, preserving and enhancing the existing site character, and preserving and incorporating natural areas.

Site specific design themes should also reflect and complement the Master Plan and should also be commensurate with adjacent developed parcels to create a harmonious transition between properties. As well as, creating a unified landscape which would benefit the park as a whole by reinforcing the design intent of the Master Plan.

§ 6.2 Definitions

Berm. A planted elevated ground area (a mound) generally designed to restrict view and to deflect or absorb noise. Berms with ground cover(s) that require mowing shall have slopes not exceeding one foot of rise per three feet of run.

Caliper. The caliper of a tree is the diameter measurement of the trunk at a specified distance above ground level. Existing areas are measured at 4 1/2 ft. above ground level, and new trees at 6 inches above ground level.

Deciduous Plants. Those that shed their leaves during their dormant season and produce new leaves the following growing season.

Evergreen Plants. Plants that remain green and retain their leaves during their dormant season.

Ground Covers. These include plant material which reach a maximum height of 18 inches and may be used in lieu of grass. Ground covers must present a finished appearance at completion of installation.

Lawn Grass. Grass shall include all species normally grown as permanent lawns in Jefferson or Shelby County. Solid sod must be used except in side and rear yards where grass may be sodded, plugged, sprigged, or seeded except that solid sod must be used in areas subject to erosion.

Mulch. A non-living, organic material placed on the ground to stabilize soil, protect roots, limit weed growth, foster tree health, and otherwise provide a neat, well maintained landscaped area. Acceptable mulches in public view include pine saw, bark chips, or shredded pine bark.

Peninsula. An interior landscaping feature attached on one side to perimeter planting, median planting, buildings, etc., and surrounded on all other sides by parking or vehicular areas.

Shrubs and Hedges. Shrubs and hedges are self supporting, woody, evergreen species. Hedges, where required, shall be maintained so as to form a continuous solid visual screen within one year after time of planting.

Trees. Trees shall be defined as self supporting, woody, perennial, or evergreen plants which normally grow to a minimum height of 20 feet or greater in North Alabama.

§ 6.3 Existing Vegetation and Tree Removal

The site development shall identify "flag" and barricade all areas which are to be left in a natural state prior to site clearing or grading operations.

Storage of materials or equipment shall not be allowed within these barriers during construction and barriers shall not be removed until finish grading of sites has been completed and installation of plant material has begun.

No tree shall be removed from a parcel of land for which a site development plan has not been approved.

Preserved trees will be credited toward required trees.

§ 6.4 Landscape Plan

The primary emphasis of the landscape plan should address the frontage area, entrance drive planting, and the front foundation area of the building. The treatment of these areas should reinforce and enhance the corporate park image preceded by the Master Landscape Plan.

- (1) The entrance drive planting should provide a gracious entry that works harmoniously with the streetscape planting of the Master Landscape Plan and plantings of adjacent site developments.
- (2) The front foundation planting should be appropriate and complement the scale and architectural style of the building.
- (3) *Parking Landscape Requirements.* A hedge, earth berm, or other approved visual landscape barrier required to screen vehicular parking areas fronting the parkways and streets. The barrier should be a minimum of 3 feet in height at installation.

In parking lots, landscape islands must be provided at the end of all parking rows. Landscape islands shall have a minimum width of eight (8) feet measured from back of curb to back of curb. A continuous poured-in-place concrete curb shall be provided around paving islands to prevent vehicular intrusion. One (1) shade tree shall be planted in each landscape island at the end of all parking rows. In addition, one shade tree will be provided for each five (5) perimeter parking spaces (located at the edge of the parking lots). An existing tree of 4" caliper or larger that is retained on a development site may be substituted to satisfy this landscape requirement for each new replacement tree.

(4) *Screening Requirements.*

- (a) *Service Areas.* All service areas shall be screened from all public vantage points with a combination of trees, shrubs, earth berms, and masonry walls. Masonry walls should complement materials used in building facade.
- (b) *Refuse Collection Area.* All refuse collection areas shall be screened from public view with evergreen shrubbery and an opaque wall or fence of materials and color to complement the building facade.

§ 6.5 Plant Palette

It is recommended that plant selections for landscaping be selected from the Shelby West Corporate Park Plant Palette which is documented separately.

§ 6.6 Sodding and Seeding

Lawn areas may require sodding depending on slopes, impact on public views, pedestrian traffic, time of year, as well as other considerations. All areas to be seeded or sodded must receive a minimum layer of four (4) inches of good, clean topsoil.

§ 6.7 Landscape Maintenance

In order to maintain the strong corporate image of Shelby West, careful and consistent attention should be given to landscape maintenance.

Grounds shall be maintained in a safe, clean and neat condition free of rubbish and weeds. Lawns shall be kept mowed. Roads and pavements shall be kept true to line and grade and in good repair.

All plantings shall be maintained in healthy growing condition. Fertilization, cultivation and pruning are to be carried out on a regular basis.

Dead or dying plants shall be removed and replaced as quickly as possible (30 days maximum except where seasonal condition).

All plantings are to be irrigated or watered as often as necessary to maintain healthy growing conditions.

Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are to be done on a regular basis.

Adjust tree guys and stakes, etc., on a regular basis to maintain neat appearances and to prevent damage to trees.

Open areas. Grass shall be planted and regularly maintained for a minimum area of 30 feet into the property along any public roadway. Additional open areas should be maintained in a natural state but be mowed at least twice annually.

Areas in tree cover. Underbrush shall be cleared and a three inch (3") layer of fresh pine straw shall be spread for a minimum depth of 40 feet into the property along any public roadway, and replenished a minimum of twice annually. Additional areas in tree cover should have underbrush removed annually.

Areas of Disturbance. If the natural vegetation has been disturbed or is deemed inadequate to prevent erosion, these areas shall, as a minimum be seeded with a drought resistant turf mix to hold down weed growth and to minimize wind and water erosion.

§ 6.9 Irrigation

All lawn and landscaped areas shall be irrigated with an underground automatic sprinkler system. Irrigation system design should emphasize conservation methods to provide water to landscaped areas. Bubblers for tree irrigation, in-line emitter tubing for shrub and ground cover beds and low precipitation sprinkler heads in lawn areas are means of attaining this goal.

Shrub beds and lawn areas shall be placed on separate watering zones whenever possible.

Electromechanical or digital controls with a back-up battery power supply shall be used. All controllers shall be property grounded and installed with lightening protection.

§ 6.10 Landscape Lighting

Landscape accent lighting is encouraged. Light sources should not be visible and shall be shielded in order to avoid glare.

Section 7. Signage Guidelines

(under review)

Shelby West Corporate Park

Plant Palette

June 4, 1999

Introduction

The purpose of this plant palette is to provide the owners, developers and designers of property improvements within Shelby West Corporate Park with a selection of plants that are recommended for landscaping. These plant selections are designed to be used in conjunction with the Master Plan, the Declaration of Covenants, Conditions and Restrictions and the Design Guidelines for Shelby West Corporate Park. The objective is to plant healthy, robust plant material that will create an immediate impact when planted.

Recommended Minimum Size

Shade Trees	3" Caliper and 14' height.
Ornamental / Flowering Trees	1.5" Caliper and 8' height.
Evergreens	8' and well shaped
Shrubs	3 gallons or balled and burlapped
Groundcovers	1 gallon size
Annuals	3.5" pots

Recommended Materials

Shade Trees

Red Maple	Acer rubrum (var.)
Sugar Maple	Acer saccharum (var.)
Shagbark Hickory	Carya ovata
American Beech	Fagus grandiflora
Ginkgo	Ginkgo biloba
Sweetgum	Liquidambar stymciflua
White Oak	Quercus alba
Scarlet Oak	Quercus coccinea
Pin Oak	Quercus palustris
Willow Oak	Quercus phellos
Shumard Oak	Quercus shumardii
White Ash	Fraxinus americana (var.)

Ornamental Trees

Japanese Maple	Acer palmatum
White Flowering Dogwood	Cornus florida
Yoshino Cherry	Prunus yedoensis
American Yellowwood	Cladrastis lutea
Washington Hawthorn	Craataegus phaenopyrum

Golden Raintree
'Natchez' Crape Myrtle
'Tuscarora' Crape myrtle
Saucer Magnolia
Sweetbay Magnolia

Koefreuteria pumila
Lagerstroemia indica 'Natchez'
Lagerstroemia indica 'Tuscarora'
Magnolia soulangeana
Magnolia virginiana

Evergreen Trees

American Holly
Yaupon Holly
Slash Pine
Spruce Pine
White Pine
Loblolly Pine
Virginia Pine
Southern Magnolia
Foster's Holly

Ilex opaca (var.)
Ilex vomitoria
Pinus caribaea
Pinus glabra
Pinus strobus
Pinus taeda
Pinus virginiana
Magnolia grandiflora
Ilex x attenuata 'Fosteri'

Evergreen Shrubs – Tall

Fruitland Elaeagnus
Dahoon Holly
Buford Holly
Yaupon
Weeping Yaupon
Japanese Ligustrum
Wax Myrtle
Sweet Osmanthus
Hotly Osmanthus
Carolina Cherry Laurel
Laland Pyracantha
Wittherod Viburnum
Japanese Viburnum

Elaeagnus fruitlandii
Ilex cassine
Ilex comuta 'Burfordii'
Ilex vomitoria
Ilex vomitoria 'Pendula'
Ligustrum japonicum
Myrica cerifera
Osmanthus fragrans
Osmanthus ilicifolius
Prunus caroliniana
Pyracantha coccinea 'Lalandei'
Viburnum cassinoides
Viburnum japonicum

Evergreen Shrubs – Medium

Japanese Aucuba
Fashion Azalea
Glacier Azalea
George Taber Azalea
Gerbing Azalea
Judge Solomon Azalea
Pride of Mobile Azalea
Hino Azalea
Snow Azalea
Wintergreen Barberry
Korean Box
Common Box

Aucuba japonica
Azalea x Glenn Dale 'Fashion'
Azalea x Glenn Dale 'Glacier'
Azalea indica 'George Taber'
Azalea indica 'Mrs. Gerbing'
Azalea indica 'Judge Solomon'
Azalea indica 'Pride of Mobile'
Azalea obtusum 'Hinodegiri'
Azalea obtusum 'Snow'
Berberis julianae
Buxus microphylla 'Korean'
Buxus sempervirens

Camellia (spp.)
Japanese Cleyera
Perney Cotoneaster
Evergreen Euonymus
Chinese Holly
Perny Holly
Sasanqua Camellia
Florida Anise
Winter Jasmine
Mountain laurel
Honeysuckle
Oregon Grape Holly
Leatherleaf Mahonia
Heavenly Bamboo
Japanese Pieris
Skip Laurel
Japanese Yew
Doublefile Viburnum
Leatherleaf Viburnum
Adam's Needle Yucca

Evergreen Shrubs - Small

Gumpo Azalea
Welleri Holly
Dwarf Nandina
'Coral Beauty' Cotoneaster
Dwarf Burford Holly
Rotunda Holly
Compacta Holly
Dwarf Yaupon

Deciduous Shrubs - Medium

Glossy Abelia
Florida Azalea
Piedmont Azalea
Japanese Barberry
Flowering Quince
Japanese Flowering Quince
Rock Cotoneaster (var.)
Fuzzy Deutzia
Winged Euonymus
Forsythia
Oakleaf Hydrangea
Snowflake Hydrangea
Winter Honeysuckle
Mock Orange

Camellia (spp.)
Cleyera japonica
Cotoneaster perneyi
Euonymus japonica
Ilex cornuta
Ilex perneyi
Camellia sasanqua
Illicium floridanum
Jasminum nudiflorum
Kalmia latifolia
Lonicera pilea
Mahonia aquifolium
Mahonia bealei
Nandina domestica
Pieris japonica
Prunus laurocerasus 'Schipkaensis'
Taxus cuspidata
Viburnum plicatum tomentosum
Viburnum tinus
Yucca filamentosa

Azalea satsuki 'Gumpo'
Ilex crenata 'Helleri'
Nandina domestica 'nana'
Cotoneaster dammeri 'Coral Beauty'
Ilex cornuta 'Burfordii Nana'
Ilex cornuta 'Rotunda'
Ilex crenata 'Compacta'
Ilex vomitoria 'Nana'

Abelia grandiflora (var.)
Azalea austrinum
Azalea canescens
Berberis thunbergii
Chaenomeles speciosa
Chaenomeles japonica
Cotoneaster horizontalis (var.)
Deutzia scabra
Euonymus alata
Forsythia intermedia 'Spectabilis'
Hydrangea quercifolia
Hydrangea quercifolia 'Snowflake'
Lonicera fragrantissima
Philadelphus coronarius

Anthony Waterer Spirea
Bridalwreath Spirea
Thunberg Spirea
Vanhoutte Spirea

Spirea bumalda 'Anthony Waterer'
Spirea prunifolia plena
Spirea thunbergii
Spirea vanhouttei

Deciduous Shrubs - Small

Crimson Pygmy Barberry

Berberis thunbergii 'Crimson Pygmy'

Ground Covers - Sun

Shore Juniper
Blue Pacific Juniper
Andorra Juniper
Compact Andorra Juniper
Memorial Rose
Parson's Juniper
Rockspray cotoneaster
Franchet cotoneaster
Crimson pygmy barbeny
Flat creeping juniper

Juniperus conferta
Juniperus cunferta 'Blue Pacific'
Juniperus horizontalis 'Plumosa'
Juniperus horizontalis 'Plumosa Compacta'
Rose Wichuraiana
Juniperus parsoni
Cotoneaster horizontalis
Cotoneaster franchelii
Barberis thunbergii 'Crimson Pygmy'
Juniperus horizontalis 'Procumbens'

Ground Covers - Shade

Big Blue Liriope
Creeping Liriope
Mondo grass
Japanese Pachysandra
Big Periwinkle
Little Periwinkle
English Ivy

Liriope muscari
Liriope spicata
Ophiopogon japonicus
Pachysandra terminalis
Vinca major
Vinca minor
Hedera helix

Lawn Grasses

'Tifway' Bemuda
Emerald or Z-52 Zoysia

Cynodon dactylon 'Tifway 419'
Zoysia japonica