

DESIGN REVIEW GUIDELINES

PARK CENTER COMMONS – WADSWORTH, OHIO

Deed Restrictions attached to all land within PARK CENTER COMMONS require the submission of plans to the Design Review Committee ("Committee") prior to commencement of any construction on new or existing buildings. Plan review will occur within 14 days of submission. Plans may be submitted via email or through the parkcentercommons.com website. If issues arise from the design review, a meeting will be scheduled to discuss. In addition, all projects must go through the approvals process of the City of Wadsworth, Medina County Building Department, and other agency required approvals.

All submissions must include the following:

- 1) Exterior building elevations including materials and color listing for all exterior elements. Surfaces such as EIFS, brick or stone is preferred. The overall exterior appearance should be harmonious with other buildings in the area.
- 2) General site access drives and navigation: In order to ensure the overall development traffic and pedestrian flow is harmonious to the surrounding development, a review of the site plan is required. This will also include any associated or required easements, right-of-ways, or potential lot-splits. The City of Wadsworth review may alter or require additional modifications.
- 2) Details for screening of mechanical equipment, loading areas, dumpsters, transformers, rooftop equipment, etc. This is to ensure that these items are properly screened and not causing an unsightly appearance.
- 3) Landscaping plans in accordance with the Landscape Standards listed on Exhibit B are required as a minimum.
- 5) Projects must maintain a plan during construction which will provide for construction access to the site from day one to completion which will eliminate the tracking of mud and dirt onto the public streets during construction. To accomplish this goal, typically all sites must initially install an adequate amount of gravel to accommodate access, parking, and the site construction trailer(s). As soon as underground utility work is completed, all parking areas must be graded and at least the first lift of base gravel installed. It is strongly urged that up to the base course of paving be installed as well to provide construction parking and material storage that will preclude tracking of mud and dirt onto public streets.

STANDARDS

ARCHITECTURAL / ENGINEERING DESIGN STANDARDS

GENERAL:

Park Center Commons is a premier development in which great detail should be given to design of buildings. Buildings should be consistent. Service doors and utility banks should be painted to match the color of the back of the building. Natural and masonry materials are preferred. Building design should be in harmony with a first class, mixed-use business/retail park.

SITE:

DUMPSTERS

If possible, dumpster enclosure doors should not face public streets. The dumpster enclosures should be built out of the primary material used on the building. Dumpster enclosures should be screened with landscaping at a height to adequately screen the enclosures.

VARIANCES

The Committee, at its sole discretion, has the authority to grant variances to any of its Guidelines and Standards in recognition of quality of design and overall compliance with the Guidelines and Standards.

EXHIBIT B - PARK CENTER COMMONS LANDSCAPE STANDARDS

Parking: Large parking areas should incorporate islands including trees and/or shrubs. The islands shall also contain grass, ground material or some foundation plant material.

Screening: Service structures shall be screened with structural materials similar to the building and screened with plantings. The plants should be at a height to adequately screen the structures. Service structures shall include but not be limited to loading docks, propane tanks, dumpsters, electrical transformers, utility vaults and other equipment providing service to the building.

General Landscaping:

Landscaping shall be harmonious with surrounding development and be adequate or surpass the level of quality and quantity. All projects will be subject to minimum standards from the City of Wadsworth. Grasses should be planted to ensure adequate formation within a reasonable amount of time and should be replanted in areas that do not take.

Maintenance: Landscaped areas shall be properly maintained, properly installed, weeded, mulched, and kept free of trash.

Any dead plant materials shall be promptly removed and replaced with new material.