

Plotted By: Gray, Caleb Sheet Set: 046302004 - COTTONWOOD LAYOUT: C200 MASTER SITE PLAN June 19, 2025 04:22:40pm K:\AK-Civil\046302004 - Cottonwood\CADD\EXHIBITS\Sign Plan\Master_Sign Plan.dwg

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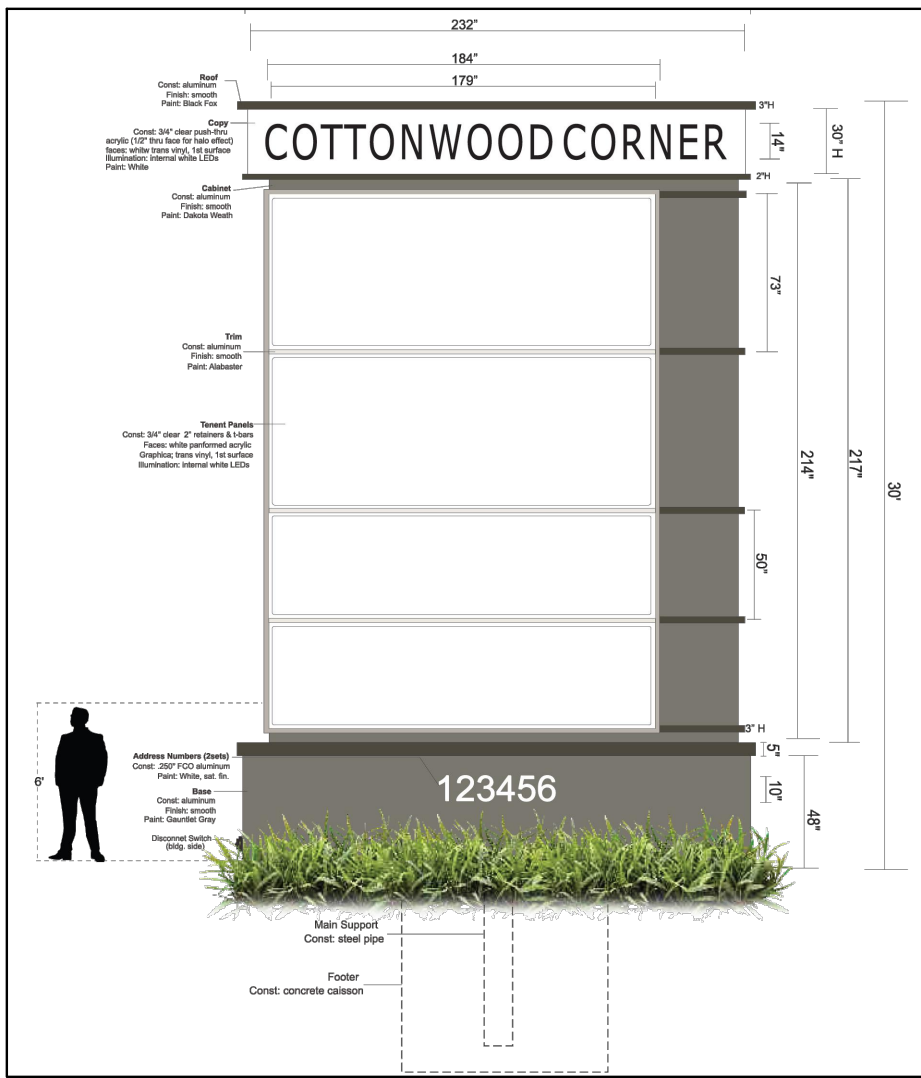
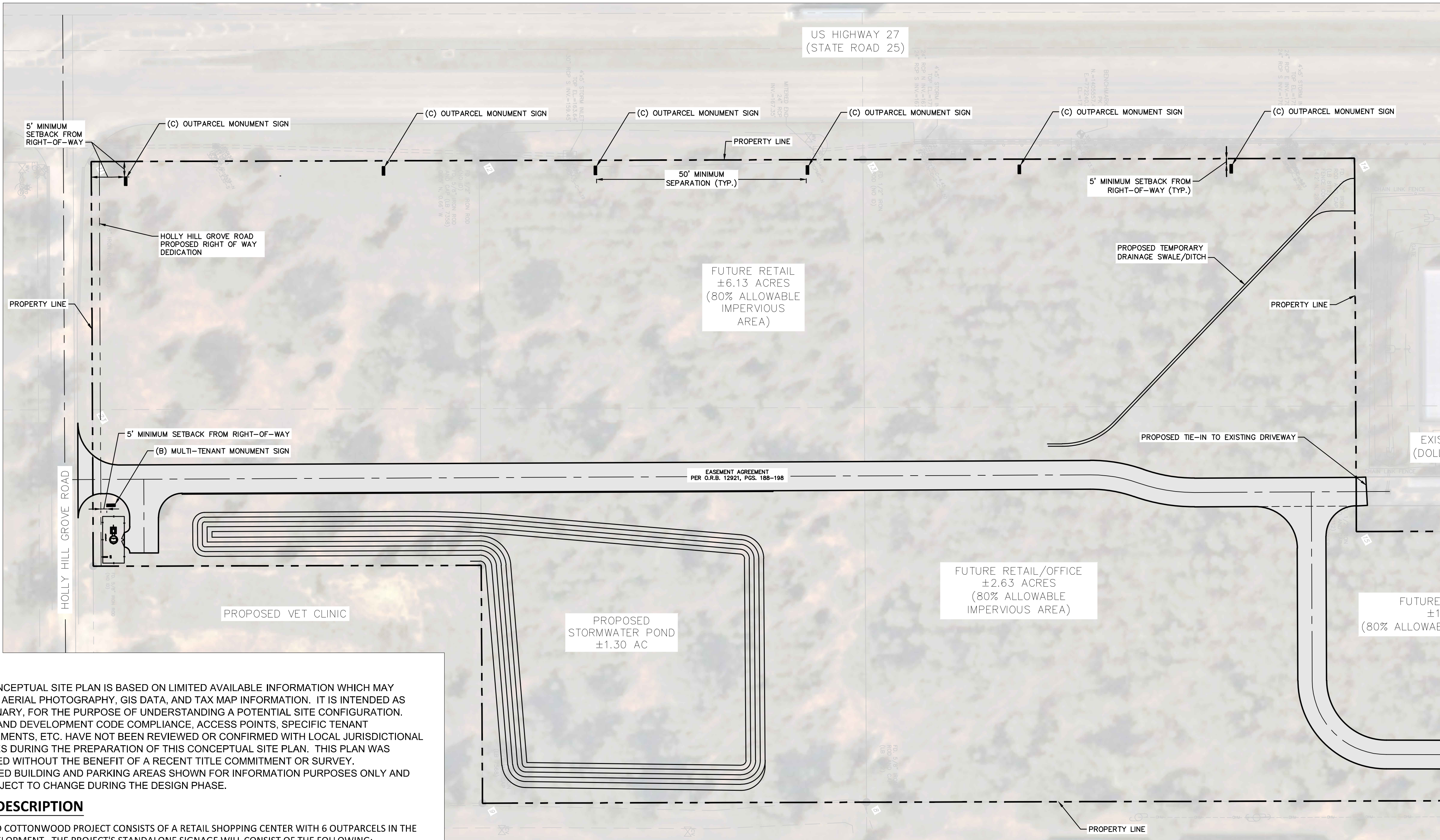
NOTES:

- THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA, AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY, FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION. LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.
- PROPOSED BUILDING AND PARKING AREAS SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING THE DESIGN PHASE.

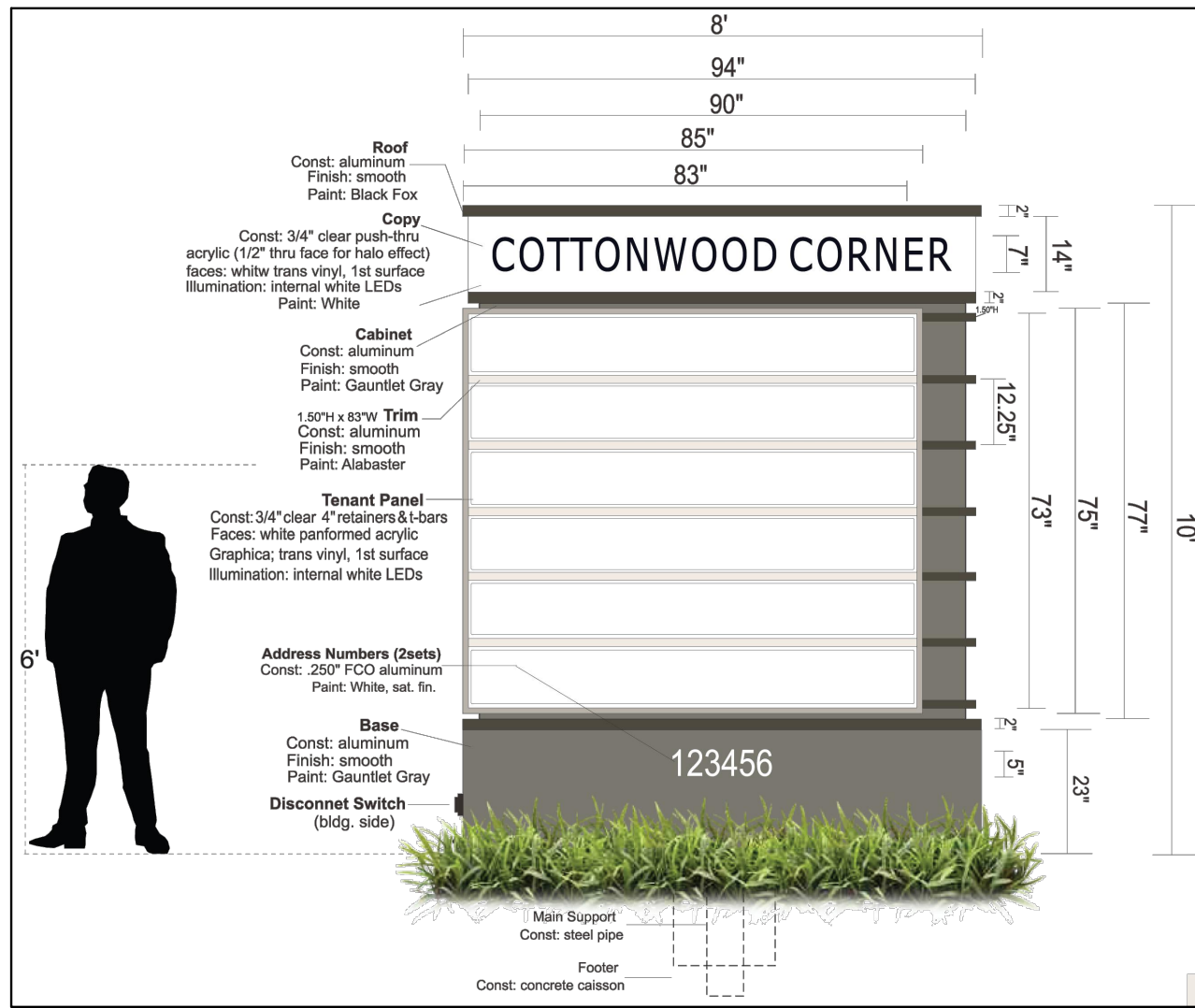
PROJECT DESCRIPTION

THE PROPOSED COTTONWOOD PROJECT CONSISTS OF A RETAIL SHOPPING CENTER WITH 6 OUTPARCELS IN THE CURRENT DEVELOPMENT. THE PROJECT'S STANDALONE SIGNAGE WILL CONSIST OF THE FOLLOWING:

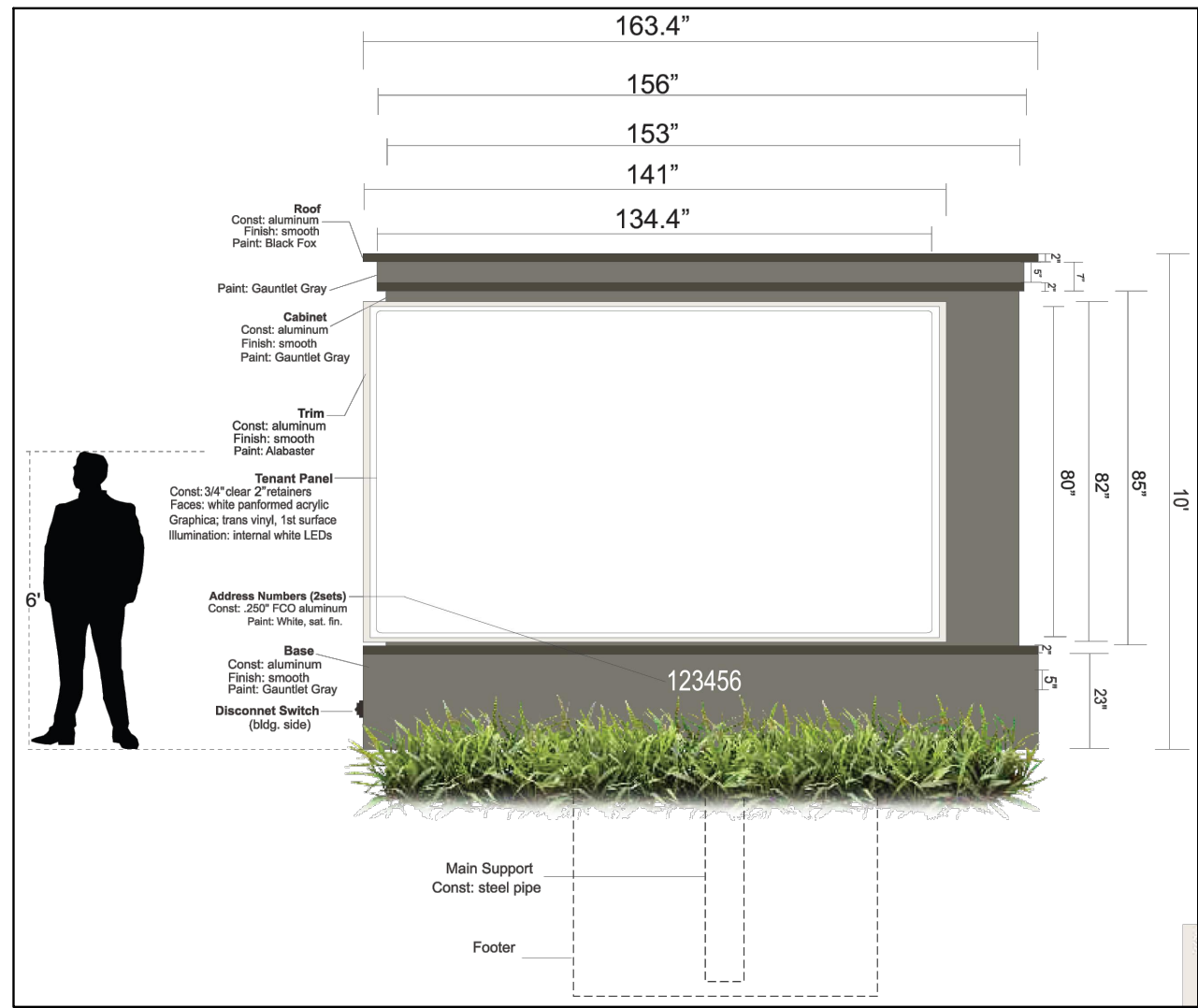
- "COTTONWOOD CORNER" IS THE PLAZA NAME (PROJECT IDENTIFICATION).
- ONE (1) COTTONWOOD CORNER PLAZA SIGN THAT WILL IDENTIFY THE SHOPPING CENTERS ANCHOR TENANTS
 - THE PLAZA SIGN WILL BE LOCATED ON THE SOUTH SIDE OF COTTONWOOD DRIVE ALONG THE NORTH PROPERTY BOUNDARY.
 - THE SPECIFIC LOCATION OF THE PLAZA SIGN SHALL BE DETERMINED DURING LEVEL 2 REVIEW.
 - THE PLAZA SIGN AREA SHALL BE A MAXIMUM OF 260 SQUARE-FEET PER SIDE. THIS AREA TO NOT INCLUDE THE NAME OF THE COMMERCIAL PLAZA AND THE SIGN BASE
 - THE PLAZA SIGN HEIGHT SHALL BE A MAXIMUM OF 30-FT HIGH.
 - THE PLAZA SIGN SHALL BE SET BACK A MINIMUM OF 12.5 FEET FROM THE PROPERTY LINE.
 - THE PLAZA SIGN LIGHTING WILL CONSIST OF GROUND MOUNTED LIGHTS DIRECTED AT THE SIGN AND/OR INTERNAL LIGHTS BEHIND THE SIGN FACE PLATES.
- SIX (6) OUTPARCEL MONUMENT SIGNS THAT WILL IDENTIFY THE TENANT OF THE OUTPARCEL.
 - ONE (1) OUTPARCEL MONUMENT SIGN WILL BE LOCATED WITHIN EACH OUTPARCEL.
 - THE SPECIFIC LOCATION OF EACH MONUMENT SIGN SHALL BE DETERMINED DURING LEVEL 2 REVIEW.
 - THE MAXIMUM SQUARE-FOOTAGE OF EACH MONUMENT SIGN SHALL BE LIMITED TO 80 SQUARE-FEET PER FACE, AND THE TOTAL COMBINED GROUND SIGN AREA WILL NOT EXCEED 100 SQUARE-FEET. THIS AREA TO NOT INCLUDE THE NAME OF THE COMMERCIAL PLAZA AND THE SIGN BASE
 - THE MONUMENT SIGN HEIGHT SHALL BE STANDARD DESIGN AS SHOWN IN RENDERINGS BUT HEIGHT WILL BE MEASURED FROM THE CROWN ELEVATION OF US-27.
 - THE SIGN LIGHTING WILL CONSIST OF GROUND MOUNTED LIGHTS DIRECTED AT THE SIGN AND/OR INTERNAL LIGHTS BEHIND THE SIGN FACE PLATE.
 - THE OUTPARCEL MONUMENT SIGN WILL NOT CONTAIN THE PLAZA NAME (PROJECT IDENTIFICATION).
 - THE OUTPARCEL MONUMENT SIGN SHALL BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINE.
- ONE (1) MULTI-TENANT OUTPARCEL MONUMENT SIGN THAT WILL IDENTIFY SIGNIFICANT TENANTS.
 - ONE (1) MULTI-TENANT OUTPARCEL MONUMENT SIGN WILL BE LOCATED ON THE NORTH SIDE OF HOLLY HILL GROVE ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY.
 - SIGN STANDARDS AND DETAILS SHALL BE CONSISTENT WITH THOSE OF THE OUTPARCEL MONUMENT SIGN
- OTHER PROJECT SIGNAGE WILL BE CONSISTENT WITH SECTION 760 OF THE POLK COUNTY LAND DEVELOPMENT CODE.



(A) TYPICAL PLAZA SIGN
N.T.S.



(B) MULTI-TENANT MONUMENT SIGN
N.T.S.



(C) TYPICAL MONUMENT SIGN
N.T.S.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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COTTONWOOD
PREPARED FOR
INTRAM INVESTMENTS,
INC.

FL
POLK COUNTY

SHEET NUMBER
EXHIBIT

Kimley»Horn

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KHA PROJECT
046302004

DATE
June 25

SCALE AS SHOWN

DESIGNED BY
JKH

DRAWN BY
TKR

CHECKED BY
MEW

NO.

REVISIONS

DATE

BY