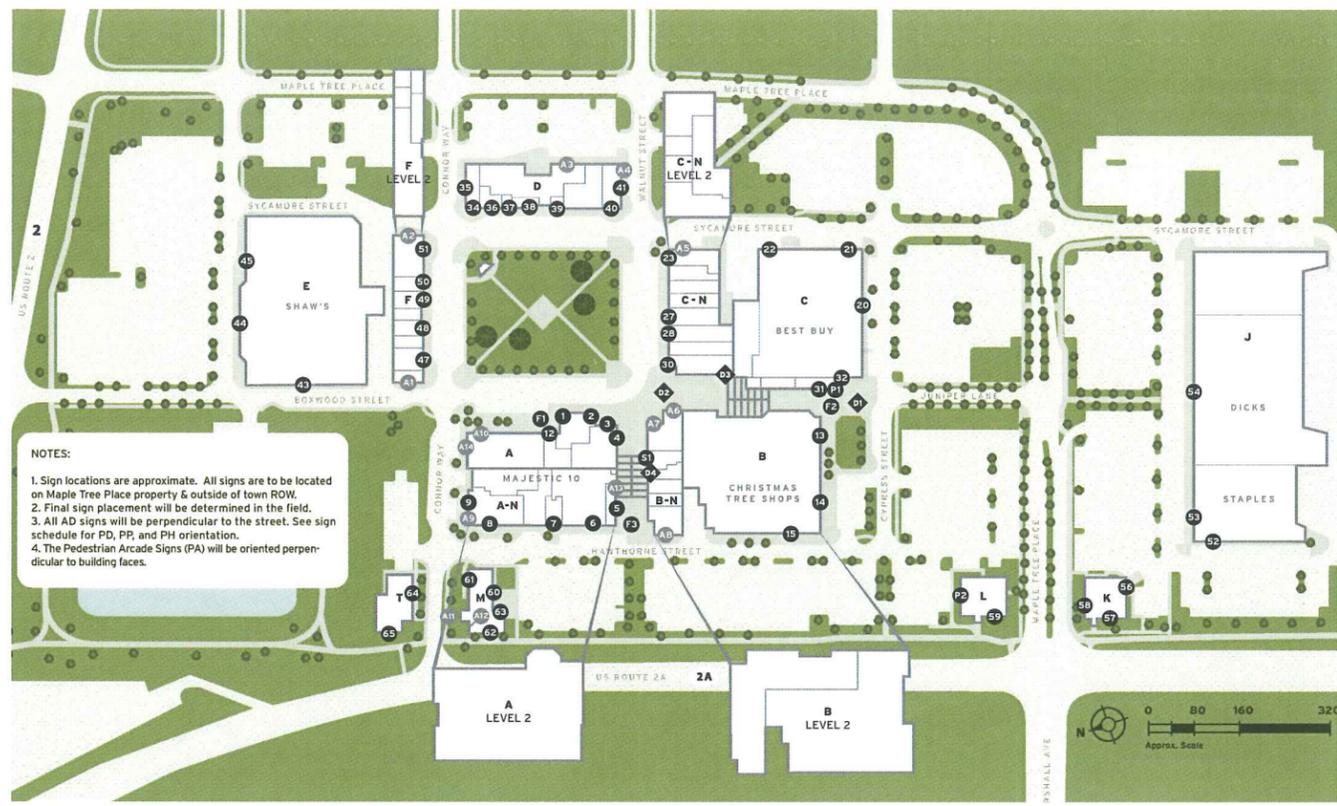


APPENDIX I. EXISTING SIGN INVENTORY MAP WITH ADDITIONAL SIGN AREA LOCATIONS NOTED IN LIGHT GRAY



**NOTES:**  
 1. Sign locations are approximate. All signs are to be located on Maple Tree Place property & outside of town ROW.  
 2. Final sign placement will be determined in the field.  
 3. All AD signs will be perpendicular to the street. See sign schedule for PD, PP, and PH orientation.  
 4. The Pedestrian Arcade Signs (PA) will be oriented perpendicular to building faces.

A. INTRODUCTION

This document is an update or amendment to the Master Sign Plan for Maple Tree Place completed in 2011 and replaces that document. This document outlines the use of additional locations for sign placement and overall conditions for signs, as well as outlining placement and size of existing signs.

- Additional sign locations are to:
1. Supplement existing signage area
  2. Provide increased visibility for walk-in traffic, as opposed to destination shoppers
  3. Addresses concerns that some tenants have with regard to sign and store visibility
  4. Anticipates future signage needs and to provide some additional flexibility for tenant signage
  5. Satisfy the sign requirements, policies and stated needs of national franchises.

CONDITIONS:

1. The signs listed in the Sign Inventory table are the only signs authorized for the subject property, and no other signage can be placed on the site without the express approval by the DRB of an amendment to this Master Sign Plan.
2. All signs located above the first floor levels of the buildings may not extend above the lowest level of the main roof element on the building.
3. Signs located on brickwork are to be comprised of individual letters and logo components only.
4. Signs located above first floor levels have to be lit no more than 75% of the maximum lighting level of the illuminated signs on or below first floor sign bands. Light levels of existing signs should be taken using a light meter from sidewalk area directly in front of existing and proposed signs. Note that the applicant or Maple Tree Place will provide not-to-exceed illumination levels for any proposed second story signs based on the existing signs in the surrounding sign bands.
5. Per WDB 25.67.4, signs associated with a specific use may not be illuminated more than one half-hour before that use opens or after that use closes. Signs not associated with a specific use may be illuminated from 7AM to 11PM.
6. Prior to installing any signs or beginning any work, the applicant shall obtain Administrative Permits, which may only be issued following the approval of Final Plans.
7. A sign may be placed in approved sign area "A11" or area "A12," but not both.
8. Separate wall signs in a sign band that utilize a single approved sign size may have their areas measured separately and summed for the purposes of determining compliance with this Master Sign Plan. To be considered separate, the signs must be separated from one another by no less than half the width of the largest sign. When this calculation method is used, all elements of the proposed signs must be contained completely within the sign band.
9. All signs associated with a delineated band area shall remain within the sign band and not encroach above and below the sign band.
10. The width of any band sign shall not exceed the linear distance of the building facade of the tenant's leased space.
11. Note that these proposed sign areas and square footage calculations represent the total possible sign area available to Maple Tree Place and its tenants. It does not indicate that all the sign areas will be signed or that the total allowable square footage will ever be used.

B. SIGN AREA CALCULATIONS

TOTAL EXISTING & APPROVED SIGNS DIMENSION TABLE

Sign Type	# of Signs	Sign Size	Total Sign Size
<b>Wayfinding</b>			
Automobile Directional Signs	10	15 sq ft	150 sq ft
Pedestrian Directional Signs	6	6 sq ft	36 sq ft
Pedestrian Directional- Hanging	6	6 sq ft	36 sq ft
Pedestrian Directional- Pedestal	2	6 sq ft	12 sq ft
Informational Directory Signs	4	16	64 sq ft
<b>Entry</b>			
Primary Entry Signs	2	20 sq ft	40 sq ft
Secondary Entry Signs	3	11 sq ft	33 sq ft
<b>Wall</b>			
Tenant Signs (See Section C)	65	Varies	2,906 sq ft
Additional Sign Areas (includes Sleepy's)	13	24-36 sq ft	432 sq ft
Pedestrian Arcade Signs	4	28	112 sq ft
Tenant Blade Signs	10 maximum	3.2 sq ft	32 sq ft
Tenant Directories	4	7.5 sq ft	30 sq ft
<b>Other</b>			
Sandwich Boards	12 maximum	9 sq ft	108 sq ft
Exel Signs	6 maximum	4.3 sq ft	25.8 sq ft
Window Signs (6 Anchor Tenants)	varies	50 sq ft	300 sq ft
Window Signs (47 Non-Anchor Tenants)	varies	20 sq ft	940 sq ft
Event Banners	6 maximum	54 sq ft	324 sq ft
Banners on Light Poles	100	7.5 sq ft	750 sq ft
Banners on Flag Poles	2	30 sq ft	60 sq ft
Banners on Band Stand	6	30 sq ft	180 sq ft
Event Banner on Primary Entry Sign	2	9.5 sq ft	19 sq ft
<b>TOTAL (All Signs)</b>			<b>6,589.8 sq ft</b>

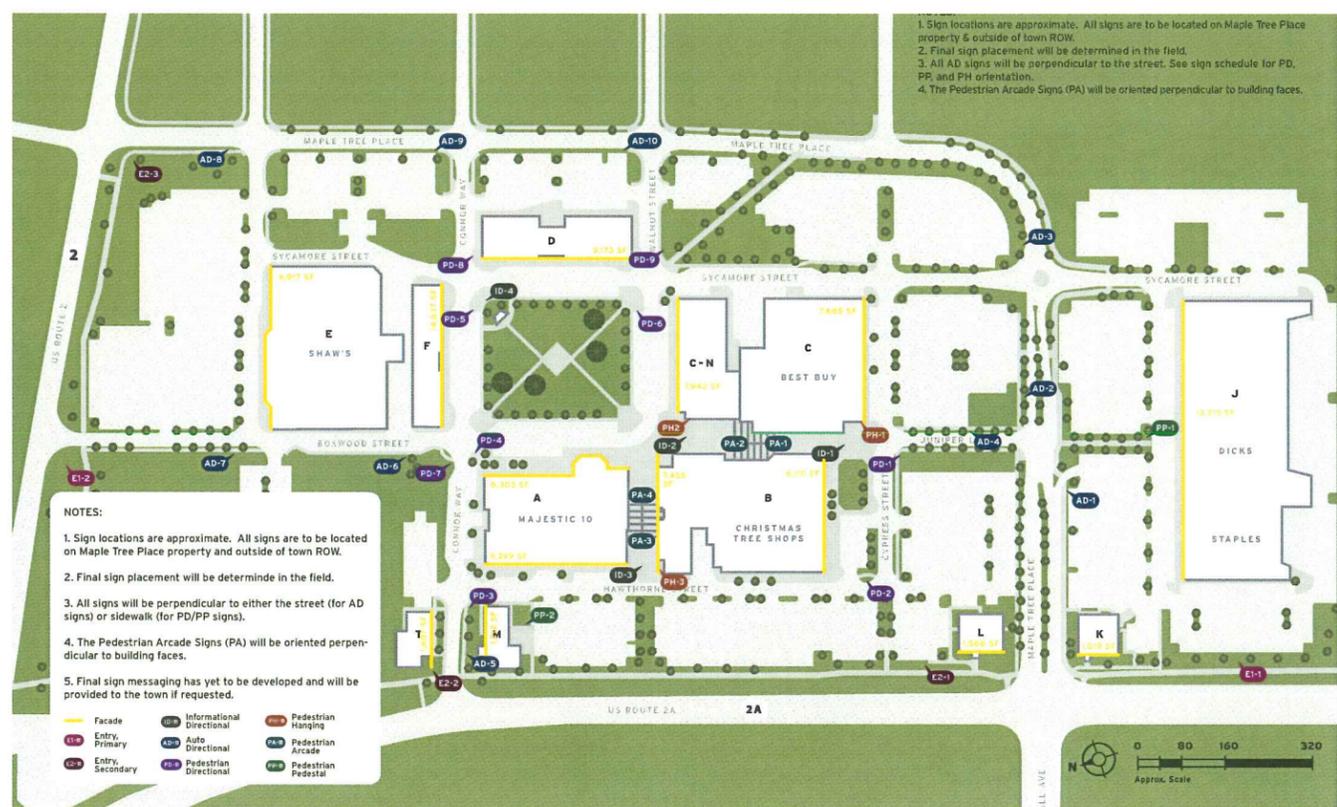
MAXIMUM POTENTIAL SIGN AREA CALCULATION

Building Elevation	89,487 sq. ft.
8%	.8
Max Allowed Signage	7,755 sq. ft.

EXISTING & APPROVED PERCENT SIGN COVERAGE

% sign coverage existing & proposed	6,589.8 sf x 100 = 6.8%
	96,942 sf

APPENDIX II. PROPOSED WAYFINDING SIGN LOCATION MAP



1. Sign locations are approximate. All signs are to be located on Maple Tree Place property & outside of town ROW.  
 2. Final sign placement will be determined in the field.  
 3. All AD signs will be perpendicular to the street. See sign schedule for PD, PP, and PH orientation.  
 4. The Pedestrian Arcade Signs (PA) will be oriented perpendicular to building faces.

**NOTES:**  
 1. Sign locations are approximate. All signs are to be located on Maple Tree Place property & outside of town ROW.  
 2. Final sign placement will be determined in the field.  
 3. All signs will be perpendicular to either the street (for AD signs) or sidewalk (for PD/PP signs).  
 4. The Pedestrian Arcade Signs (PA) will be oriented perpendicular to building faces.  
 5. Final sign messaging has yet to be developed and will be provided to the town if requested.

- Facade
- Entry Primary
- Entry Secondary
- Informational Directional
- Auto Directional
- Pedestrian Directional
- Pedestrian Hanging
- Pedestrian Arcade
- Pedestrian Pedestal

ALLOWED SIGN AREA FOR BUSINESSES

**Non-Anchor Tenants**  
 If the store frontage is less than 24 linear feet, the allowed sign area is equal to the linear feet.  
 If the store frontage is 24 linear feet or more, the allowed sign area is 24 square feet.

**Anchor Tenants**  
 Majestic Theater (62) - 80 sq ft  
 Christmas Tree Shop (44) - 272.75 sq ft  
 Best Buy (34) - 197 sq ft  
 Shaw's (3) - 457.5 sq ft  
 Staples (41) - 371.73 sq ft  
 Dicks (40) - 149.5 sq ft  
 Old Navy (39) - 177 sq ft

FACADE AREA CALCULATION

Building A	8,303 sq ft
Building A-N	9,399 sq ft
Building B	6,110 sq ft
Building B-N	7,455 sq ft
Building C	7,685 sq ft
Building C-N	7,942 sq ft
Building D	9,173 sq ft
Building E	6,917 sq ft
Building F	14,837 sq ft
Building J	13,215 sq ft
Building K	1,019 sq ft
Building L	1,568 sq ft
Building M	1,712 sq ft
Building T	1,607 sq ft
<b>TOTAL</b>	<b>96,942 SQ FT</b>

\*Calculations made February, 2011 and August, 2012. All calculations are approximate.



FINAL PLANS

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 10-35, the Williston Development Review Board/Administrator approved the final plans for the (Name Subdivision) on the (Day of month) 20 (Year of month) 2012.  
 [Signature]  
 (Residing member of Administrator's signature)

MAPLE TREE PLACE SIGN PLAN UPDATE 2012

Submitted by  
 RPAI U.S. MANAGEMENT  
 28 Walnut Street  
 Williston, VT 05445

Prepared by  
 LANDWORKS  
 228 Maple St, Suite 32  
 Middlebury, VT 05753

C. SIGN INVENTORY TABLE

BUSINESS SIGN MATRIX

Sign #	Space #	Tenant Name	Location	Frontage (Linear Ft. or Sq Ft for Anchor Tenants)	Sign Size (Sq Ft)
<b>Building A</b>					
1	62	Majestic Theater*	Boxwood Street, East Facing		22.5'
2	62	Majestic Theater*	Boxwood Street, East Facing		22.5'
3	54	Three Tomatoes	Boxwood Street, East Facing	38'	24'
4	54	Three Tomatoes	Walnut Walkway, South Facing	65'	24'
5	55	Bel Canto Wine	Walnut Walkway, South Facing	60'	24'
6	56	iParty	Hawthorne Street, West Facing	75'	23.75'
7	57	GameStop	Hawthorne Street, West Facing	35'	24'
8	58	Daddy's Music	Hawthorne Street, West Facing	75'	74.88'
9	58	Daddy's Music	Connor Way, North Facing	29'	32'
(10)	59	Available		23'w, 26'n	24'
(11)	60	Available		70'	24'
12	61	Classic Stitching	Boxwood Street, East Facing	48'	24'
<b>Building B</b>					
13	44	Christmas Tree Shop*	Cypress Street, South Facing	7595	117
14	44	Christmas Tree Shop*	Cypress Street, South Facing		119
15	44	Christmas Tree Shop*	Hawthorne Street, West Facing		36.75'
(16)	45	Available		63'w, 50'n	24'
(17)	46	Available		23'	23'
(18)	47	Available		26'	24'
19	48	Stitches	Walnut Walkway, South Facing	26'	24'
(19)	49	Available		73'n, 63'w	24'
<b>Building C/C-N</b>					
20	34	Best Buy*	Cypress Street, South Facing	14837 sq ft	119'
21	34	Best Buy*	Sycamore Street, East Facing		60'
22	34	Best Buy*	Sycamore Street, East Facing		18'
23	24	Liberty Mutual	Walnut Street, North Facing	30'	27.66'
(24)	25	Available		24'	24'
(25)	26	Available		24'	24'
(26)	27	Available		24'	24'
27	28	New Balance	Walnut Street, North Facing	35'	24'
28	29	AAA Travel Insurance	Walnut Street, North Facing	24'	24'
(29)	30	Available		24'	24'

Sign #	Space #	Tenant Name	Location	Frontage (Linear Ft. or Sq Ft for Anchor Tenants)	Sign Size (Sq Ft)
30	31	Medicali Grill	Boxwood Walkway, West Facing	48'	31.5'
31	32	Yankee Candle	Juniper Lane, West Facing	70'	25'
32	32	Yankee Candle	Cypress Street, South Facing		19.79'
(33)	33	Available		70'	24'
<b>Building D</b>					
34	14	Sprint	Sycamore Street, West Facing	20'	16.6'
35	14	Sprint	Connor Way, West Facing		16.6'
36	15	H&R Block	Sycamore Street, West Facing	40'	22.88'
37	16	Laser and Botex	Sycamore Street, West Facing	20'	16.47'
38	17	Williston Vision Repair	Sycamore Street, West Facing	43'	24'
39	18	Glamour Nails	Sycamore Street, West Facing	97'	18.46'
(40)	19	Available		150'	24'
41	20	Quizno's Sub	Walnut Street, South Facing	25'	18.96'
42	20	Quizno's Sub	Sycamore Street, West Facing		18.96'
<b>Building E</b>					
43	1	Shaw's/Osco*	Boxwood Street, West Facing	6917 sq ft	210'
44	1	Shaw's/Osco*	US Route 2, North Facing		210'
45	1	Pharmacy	US Route 2, North Facing		37.5'
<b>Building F</b>					
(46)	2	Available		20'	20
47	3	The Paper Peddler	Connor Way, South Facing	40'	27.1'
48	5	Salon Pure	Connor Way, South Facing	28'	24'
49	6	AT&T	Connor Way, South Facing	32'	24'
50	7	Belle's Café	Connor Way, South Facing	24'	24'
51	8	Asian Bistro	Connor Way, South Facing	72'	28.8'
<b>Building J</b>					
52	41	Staples*	US Route 2A, West Facing	6601	73.1'
53	41	Staples*	Maple Tree Place, North Facing		98.63'
54	40	Dick's Sporting Goods*	Maple Tree Place, North Facing	6693	149.5'
(55)	39	Old Navy (proposed)	Maple Tree Place, North Facing	7222	177'
<b>Building K</b>					
56	42	Longhorn	Building J Parking Lot, S Facing	76'	50'
57	42	Longhorn	US Route 2A, West Facing	80'	38.14'
58	42	Longhorn	Maple Tree Place, North Facing		35.91'
<b>Building L</b>					
59	43	Chili's	US Route 2A, West Facing	80'	74'
<b>Building M</b>					

Sign #	Space #	Tenant Name	Location	Frontage (Linear Ft. or Sq Ft for Anchor Tenants)	Sign Size (Sq Ft)
60	63	ReHab Gym	Maple Tree Place, South Facing	48'	25.63'
61	63	ReHab Gym	Connor Way, North Facing	76'	25.63'
62	64	Starbucks Coffee	US Route 2A, West Facing	84'	15'
63	64	Starbucks Coffee	Hawthorne St, East Facing	44'	15.75'
<b>Building T</b>					
64	65	Men's Wearhouse	Connor Way, South Facing	104'	48'
65	65	Men's Wearhouse	US Route 2A, West Facing	72'	48'
<b>Other</b>					
D1		Directory Map	Boxwood Walkway, N/S Facing		
D2		Directory Map	Boxwood Walkway, N/S Facing		
D3		Tenant Directory	Boxwood Walkway, W Facing		
D4		Tenant Directory	Walnut Walkway, North Facing		
F2		Hot Dog Cart	Cypress Street, South Facing		
F3		Carriage Ride Sign	Hawthorne, N/S Facing		
<b>Additional Sign Areas</b>					
A1	2	n/a	Boxwood Street, W Facing	63'	36'
A2	8	n/a	Sycamore Street, E Facing	63'	36'
A3	22	n/a	Maple Tree Place, E Facing	166'	36'
A4	20	n/a	Walnut Street, S Facing	88'	36'
A5	24	n/a	Sycamore Street, E Facing	89'	24'
A6	49	n/a	Juniper Walkway, E Facing	54'	24'
A7	49	n/a	Juniper Walkway, E Facing	54'	24'
A8	45	Sleepy's	Hawthorne Street, W Facing	59'	36'
A9	58	n/a	Connor Way, N Facing	88'	36'
A10	59	n/a	Connor Way, N Facing	88'	24'
A11	64	Starbucks	Connor Way, N Facing	42'	24' (Shared w/ A10)
A12	64	Starbucks	Connor Way, N Facing	42'	24' (Shared w/ A11)
A13	55	n/a	Walnut Walkway, S Facing	80'	36'
A14	59	n/a	Connor Way, N Facing	88'	36'
<b>Awnings, Flags &amp; Temporary Banners</b>					
Event Banner on Primary Entry Sign	E1				2 at 9.5'
Event Banners			Banners may be mounted between flagpoles, on the pedestrian arcade scaffolds, or between buildings in pedestrian walkways.		6 at 54'
Banners on Band Stand			various		6 at 30'
Banners on Flag Poles			various		2 at 30'
Banners on Light Poles			various		100 at 7.5'

Sign #	Space #	Tenant Name	Location	Frontage (Linear Ft. or Sq Ft for Anchor Tenants)	Sign Size (Sq Ft)
<b>Window, Sandwich Board &amp; Portable</b>					
Sandwich Boards			Located in front of tenant storefronts, out of the public road right-of-way.		12 at 9
Easel Signs			Located at key pedestrian intersections, out of the public road right-of-way.		6 at 4.3
Anchor Tenant Window Signs					6 at 50
Non-Anchor Tenant Window Signs					47 at 20
<b>Freestanding</b>					
AD1 - AD10			various		10 at 15
PP1 & PP2			various		2 at 6
E1-1 & E1-2			various		2 at 20
E2-1 through E2-3			various		3 at 11
<b>Projecting &amp; Hanging</b>					
P1	32	Yankee Candle	Cypress Street, South Facing		2'
P2	43	Chili's	Cypress Street, North Facing	68'	8.1'
PH1 - PH6			various		6 at 6
Tenant Blade Signs			various		10 at 3.2
PD1 - PD6			various		6 at 6
<b>Total Approved Wall Signs</b>					3042.97
<b>Total Proposed New Wall Signs</b>					432
<b>Total Wall Signs</b>					3474.97
<b>Total of All Existing &amp; Proposed Signs</b>					6589.77

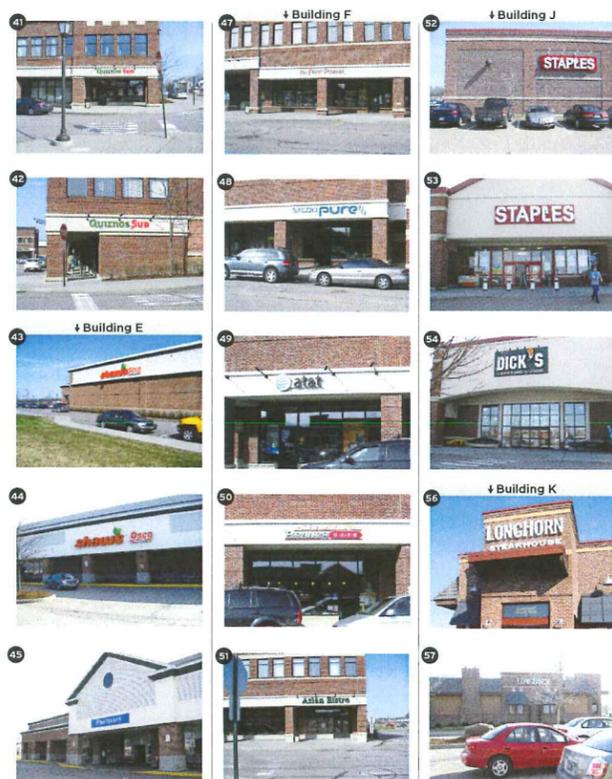
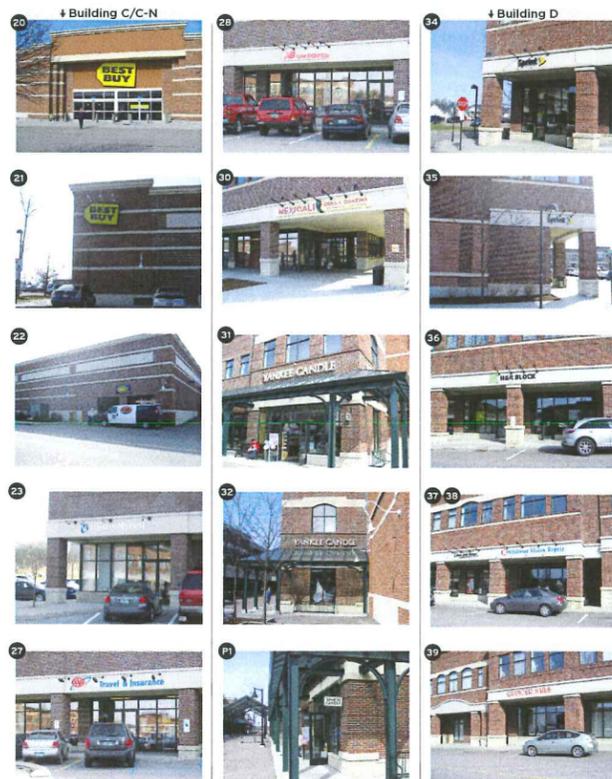
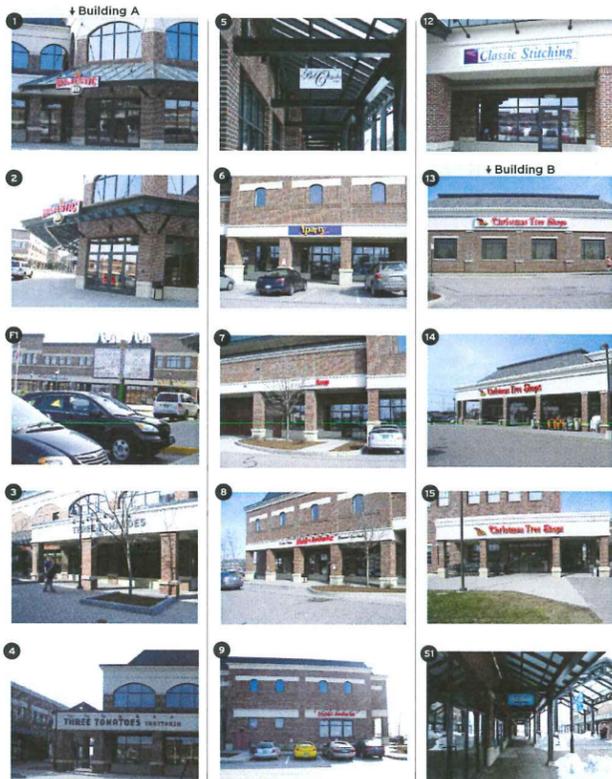
NOTE FOR SIGNS ON SECOND STORY

As delineated in the elevations presented on pages 15 through 26 of this Master Sign Plan Update/Amendment, sign locations will be at a consistent elevation or "top line" across all buildings (other than anchor tenant buildings). No proposed sign elements or areas will exceed the height or be placed above the height of main roof elements (see Building D South Elevation on page 18, or Building C - N East Elevation on page 19, for example). Any proposed signs in these locations will be reviewed with Williston Planning and Zoning Department staff.

KEY

- Wall signs are shown by number only.
- All other signs shown as one of the following:  
P# = Projecting  
S# = Suspended
- Anchor Tenant's market with asterisk (\*)

Please note the DRB approved larger wall signs as they exist today, with no requirement that their nonconformity be reduced over time as is normally the case. Normally, these signs would have to be reduced in size every time they were replaced until they came into conformance with the allowed maximums in the Bylaw (24 square feet for wall signs, for example). In the case of MTP, the DRB approved the existing sizes of the oversized wall signs, meaning they do not have to be reduced and can be replaced in kind under this Master Sign Plan.



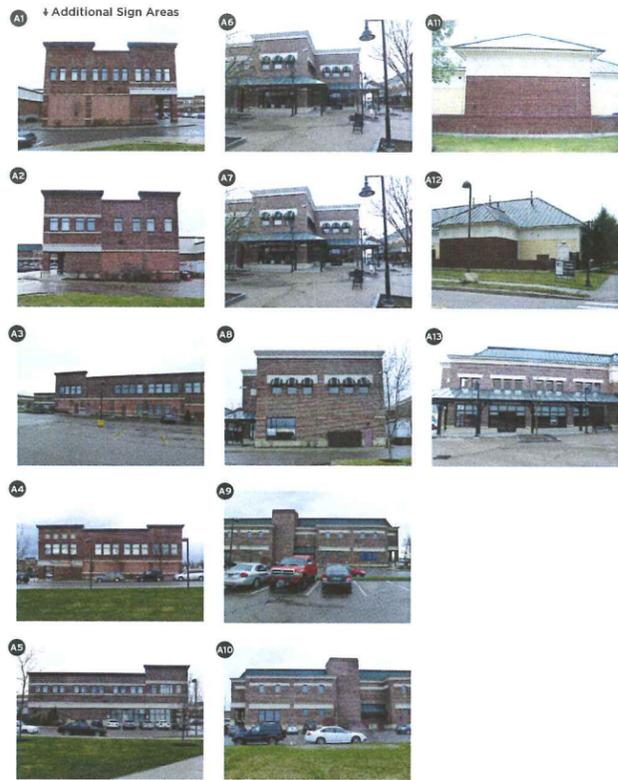
**FINAL PLANS RECEIVED**  
OCT 11 2012  
PLANNING/ZONING

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit Board/Administrator approved the final plans for the (Name Subdivision) on the (day of month) 20 (year).  
*Karen Bulfinch*  
(presiding member as Administrator's signature)

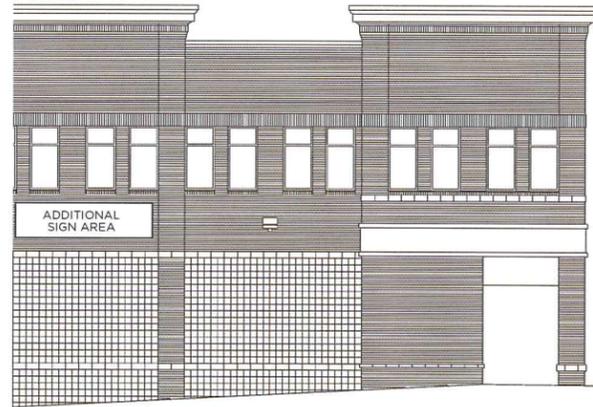
MAPLE TREE PLACE  
SIGN PLAN UPDATE 2012

Submitted by  
RPAI U.S. MANAGEMENT  
228 Walnut Street  
Williston, VT 05445

Prepared by  
LANDWORKS  
228 Walnut Street  
Middlebury, VT 05753



SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING F WEST ELEVATION (A1)

Second floor tenant signs are to be located above second floor windows and below the lowest level of the main roof element.



SIGN BAND ELEVATION DETAIL - Not to scale

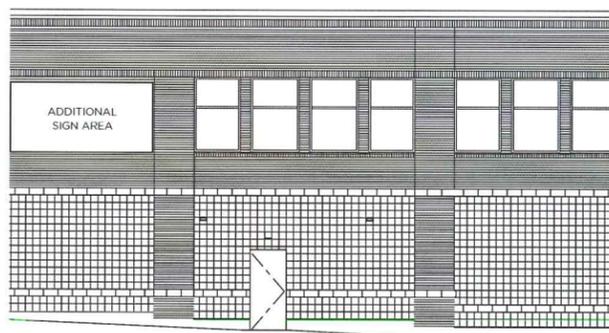


BUILDING F EAST ELEVATION (A2)

Second floor tenant signs are to be located above second floor windows and below the lowest level of the main roof element.



SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING D EAST ELEVATION (A3)

Sign location is designated for stores that do not have store frontage or signage on the green (west) facade of building or who need additional signage visible from Maple Tree Place.



SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING D SOUTH ELEVATION (A4)

Second floor tenant signs are to be located above second floor windows and below the lowest level of the main roof element.



SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING C-N EAST ELEVATION (A5)

Second floor tenant signs are to be located above second floor windows and below the lowest level of the main roof element.



# FINAL PLANS



Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions imposed on the approval of Discretionary Permit 16-38, the Williston Development Review Board/Administrator approved the final plans for the (name Subdivision) on the 10/11/2012 day of (month) 2012.  
*Karen Bull*  
 (presiding member Administrator's signature)

## MAPLE TREE PLACE SIGN PLAN UPDATE 2012

Submitted by  
**RPAI U.S. MANAGEMENT**  
 28 Walnut Street  
 Williston, VT 05445

Prepared by  
**LANDWORKS**  
 228 Maple St, Suite 32  
 Middlebury, VT 05753

SIGN BAND ELEVATION DETAIL - Not to scale



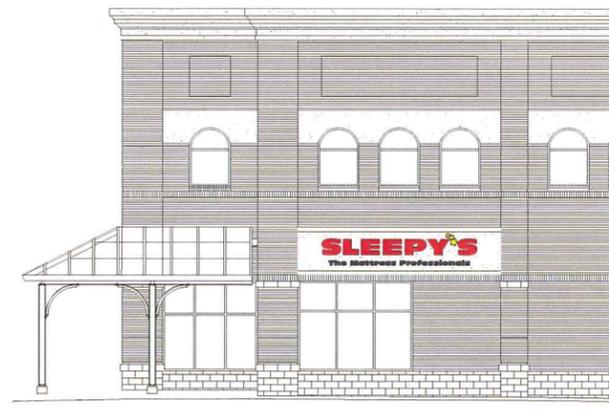
BUILDING B-N EAST ELEVATION (A6 & A7)



Master Sign Plan UPDATE • Maple Tree Place

20

SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING B WEST ELEVATION (A8)

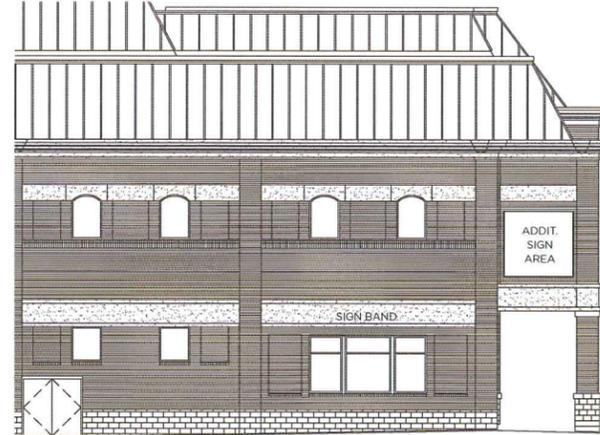
Sleepy's sign is scaled to their suggested size with 18" red "Sleepy's" lettering. This size fits the space available allowing for 2nd floor tenant signs above.



Maple Tree Place • Master Sign Plan UPDATE

21

SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING A NORTH ELEVATION (A9)

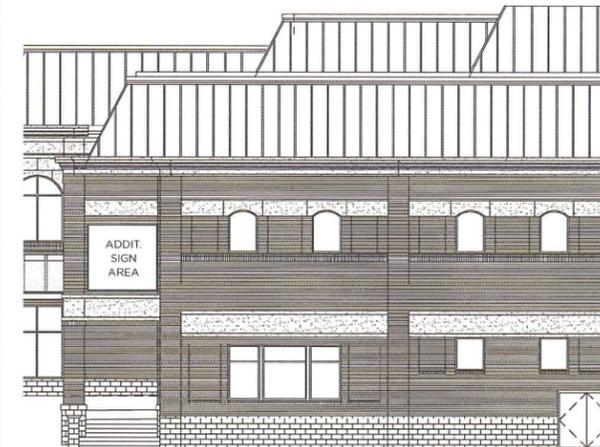
Signage to be placed in delineated area.



Master Sign Plan UPDATE • Maple Tree Place

22

SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING A NORTH ELEVATION (A10)

Signage to be placed in delineated area.



Maple Tree Place • Master Sign Plan UPDATE

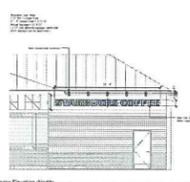
23

SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING M NORTH ELEVATION (A11/12)

Starbucks Coffee sign scaled to their request with 14" solid green lettering. Above drawing shows preferred option with Starbucks Coffee Lettering as well as optional location area, if the first is rejected.



Master Sign Plan UPDATE • Maple Tree Place

24

SIGN BAND ELEVATION DETAIL Not to scale



BUILDING A SOUTH ELEVATION (A13)

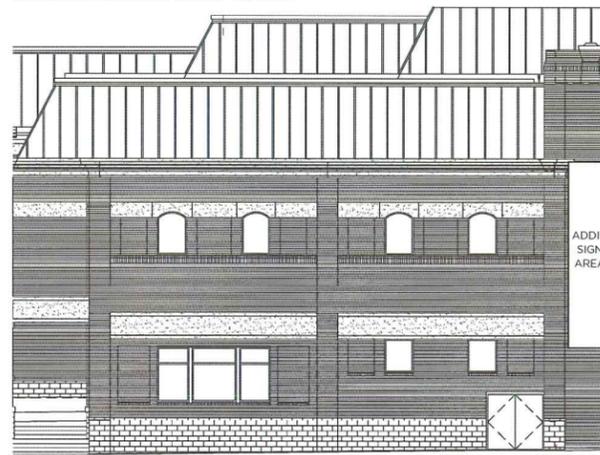
Signage to be placed in delineated area, at left.



Maple Tree Place • Master Sign Plan UPDATE

25

SIGN BAND ELEVATION DETAIL - Not to scale



BUILDING A NORTH ELEVATION (A14)

Signage to be placed in delineated area.



Master Sign Plan UPDATE • Maple Tree Place

26

# FINAL PLANS

RECEIVED  
OCT 11 2012  
PLANNING/ZONING

Upon finding that the final plans complied with all requirements of the Williston Development Bylaw and all conditions integral on the approval of Discretionary Permit Board/Administrator approved the final plans for the (Name Subdivision) on the \_\_\_\_\_ day of (month) 20\_\_\_\_. *10/11/2012*  
*Kim Bell*  
(presiding member as Administrator's signature)

MAPLE TREE PLACE  
SIGN PLAN UPDATE 2012

Submitted by  
RPAI U.S. MANAGEMENT  
28 Walnut Street  
Williston, VT 05445

Prepared by  
LANDWORKS  
228 Maple St, Suite 32  
Middlebury, VT 05753