

Authority shall calculate the reimbursement. This reimbursement fee shall be over and above (and separated from) any fees required by the Arapahoe County Water and Wastewater Authority.

3. Tie Down Substitution Fee: If the FBO desires to enter into sublease agreements or other arrangements for hangar or non-aeronautical construction on a parcel designated as "Paved Tiedown" on the current Lease Parcel Map, and the following criteria are met:
 - a. FBO is paying a basic land rent of \$0.10 per square foot or less for the parcel; and
 - b. The new construction does not qualify for the 3% improvement construction fee.

The FBO will enter into a lease agreement or other arrangement with the Airport Authority, which pays the Authority the same fee as if the tiedowns were rented. The number of tiedowns used to calculate the fee will be based on the configuration of the area relative to future restrictions shown on the current Airport Layout Plan.

I. LANDSCAPING

The non-building area of a lot that is not paved shall be landscaped according to a landscaping plan approved by the Authority in writing. The Lessee is responsible for landscape maintenance.

J. SIDEWALKS

Sidewalks will be installed as shown on the approved final plan submittal, and may be either attached or detached. Minimum sidewalk width is five feet.

K. SIGNAGE

These criteria are provided in order to provide suitable graphics for business identification; communicate information in a straightforward and aesthetically pleasing manner; and establish a compatible relationship between sign structures and the natural environment and the overall design character of a lot. The signage portion of these guidelines is intended to achieve a compatible balance of good taste, adequate business identification, uniformity, and individual image, while at the same time improving the safety and efficiency of vehicular traffic. Only the general parameters are addressed. All

signage must be specifically approved by the Authority, either in conjunction with the Development Plan, or as the result of an individual request.

Traffic signs within a public right of way must conform to the Manual On Uniform Traffic Control Devices (MUTCD) and be approved by resolution of the Board of County Commissioners.

1. General

- a. All existing signs are considered approved if they met the requirements of the guidelines in effect at the time of construction.
- b. The Airport Directory Sign will be designed and constructed by the Authority.
- c. Streetside identification signs shall be an approximate 4:1 horizontal rectangle and not exceed 6.5 square feet. Minimum setback from back of the curb is three feet, and the top of the sign shall not exceed six feet from the top of the curb.
- d. No signs shall be located closer than three feet to any lot line.
- e. Wall signs shall not comprise more than five percent of the area of the elevation upon which the sign is located. Wall signs shall be fixture signs; signs painted directly on the surface of the wall or projecting more than 12 inches shall not be permitted.
- f. No more than three directional signs, (or as approved by the Authority in cases of large lots) will be permitted on any lot at any one time. Directional signs can be used to give directions to traffic or pedestrians or give special instructions.
- g. Identification signs are restricted to advertising only the Lessee located on the lot.

2. Business Signs

- a. Fixed Base Operators (FBOs), by virtue of their airside activity, will be allowed to advertise the brand of fuel product they sell, as well as their business name. These signs may be double faced. Existing airside signs are approved as constructed. FBOs shall request in writing any changes or revisions to the airside signs, and the Authority will review and approve

on an individual basis. The Authority will strive to promote equity, while at the same time maintain the integrity of the sign code.

- b. Individual businesses other than FBOs who deal primarily with transient aircraft and/or infrequent visitors to the Airport may have an identification sign on the sides of their buildings, or a free-standing sign located in the landscaped areas between the aircraft/auto parking and the building. Free-standing signs will not exceed 4'x8', with the top of sign no higher than six feet from the ground. Logo type signs will not exceed 32 square feet. Individual letters of name only signs will not exceed two feet in height. Signs may be lit either internally or by external lights, but in no case will they interfere with aircraft operation and/or control.
- c. Entire buildings may have an identification sign located in the landscaped area between the parking area and the building. These signs shall not exceed 4' x 8' (6' x 8' with base) nor be more than six feet high. Decorative logos may also be included in the entrance way decor.
- d. Lessees who utilize an entrance other than the main entrance to a building may have a business identification sign, not to exceed six square feet either on or adjacent to their entrance door.
- e. Lessees who have an entire office/hangar within a building may have a business identification sign either on the door, adjacent to the door in the entrance way, the closest window, or on the wall between the window and the entrance way. The specific shape and size of the sign will be determined at the time of individual request, but in no case will the sign exceed 12 square feet or extend higher than the entrance door. Only the sign on the wall may be lighted internally. Indirect lighting may also be used.

3. Building Directory Signs

Building Directory Signs shall be located inside the entrance door. The menu board style directory is recommended, but the specific style is left to the discretion of the building owner.

4. Parking Signs

Directional signs to parking areas will be in accordance with the Airport's Minimum Standards and consistent with these Regulations. Individual, visitor and handicap spaces may be identified by a standard sign, with the top not to

exceed four feet above ground. Wherever possible, No Parking Zones should be denoted by a yellow painted curb.

5. Address Signs

All individual addressees may have street numbers (and street name) in the close proximity of the main entrance. Numbers should contrast with the background and be four to seven inches high.

6. Emergency Signs

Signage for emergency service vehicles and facilities will be determined by the Authority, and reviewed by the South Metro Fire Protection District.

7. Temporary Signage

Temporary signage may be approved by the Authority in specific cases. Applicants shall request such signage in writing and provide a sketch of the sign, location map and desired time frame. All Authority approvals will be in writing.

8. Project Identification Signs

Project identification signs may be installed during construction, and up to 30 days following issuance of the certificate of occupancy. Signage is limited to the side of the construction office plus one free-standing sign not to exceed 4'x8' and maximum of six feet high. Signs may include leasing information, except for prices.

9. Miscellaneous Signs

Miscellaneous signage not included in these guidelines shall be approved by the Authority on an individual basis in writing.

10. Vacated Property

Signs pertaining to activities or occupants no longer using the property are to be removed within 30 days of vacating the property. After that time, the Authority may remove the sign.

11. Prohibited Signs

The following signs are specifically prohibited:

- a. Neon signage, either on building walls, in windows, or located inside the building so that it can be seen from the street.
- b. Moving or flashing signs or lights.
- c. Rooftop signs.
- d. Electronic message boards used for advertising.
- e. Any sign not considered by the Authority to be in good taste.
- f. Any sign advertising a product (except FBO fuel), services, job openings, lease space, etc.