

IX. TELEPHONE SERVICE

Telephone Service shall be underground and shall terminate 5 feet from MERCANTILE BUILDING at such point, size, and elevation as MERCANTILE shall designate. All required conduits and wiring to such designated point shall be provided by DEVELOPER.

X. PARKING AREA LAYOUT

The Parking Area shall be designed by Professional Traffic Consultants, whose study shall include site access, traffic signal warrants, and on-site traffic circulation. The minimum specifications for parking are:

1. Circulation roadways with a minimum width of 30 feet;
2. Parking spaces for not less than 5.0 cars for each 1,000 square feet of gross leaseable area in the SHOPPING CENTER;
3. Parking Areas within 300 feet of MERCANTILE BUILDING containing parking spaces for not less than 5.0 cars for each 1,000 square feet of gross leaseable area in MERCANTILE BUILDING;
4. Sufficient parking spaces to satisfy local code requirements;
5. Parking spaces shall have a minimum width of 9 feet, shall have an aisle spacing of at least 54 feet for 60 degree parking, and an aisle spacing of at least 62.5 feet for 90 degree parking.

Site access entrance drives shall provide storage for a minimum of 5 cars prior to the Parking Area or circulation roadway intersection.

XI. GRADING

Parking Areas shall have a minimum slope of 1-1/2 per cent and a maximum slope of 3.5 per cent; storm water inlets shall be provided for each 20,000 square feet of area. The site shall be graded so that in the event of storm inlet or sewer blockage or storm magnitude greater than that for which the storm sewers are designed, storm water will safely overflow without any storm water entering buildings. MERCANTILE building pad shall be rough graded by DEVELOPER to 9 inches below finish floor elevation. DEVELOPER shall provide permanent reference points within 100 feet of MERCANTILE BUILDING for finish floor elevation and location of building lines and mall centerline.

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