



SouthPark

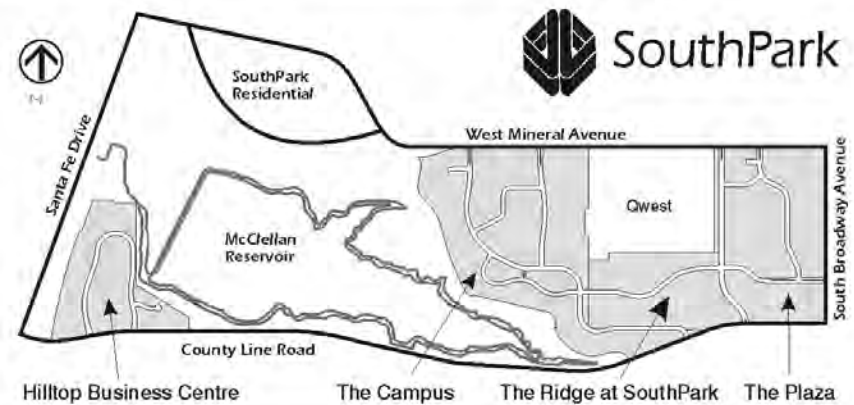
**The Plaza
The Campus
The Hilltop Business Centre at SouthPark
Development Guidelines**

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Introduction

These Development Guidelines are cited in the SouthPark Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CCRs) dated 26 June 1992 and adopted by the SouthPark Owner's Association (SPOA). The purpose of the Guidelines is to assist the Applicant in achieving the desired level of site development that is consistent with the design concept for SouthPark.

These Development Guidelines do not supersede, but rather supplement the CCRs, and the specific requirements and parameters included therein shall apply. The Applicant should refer to the CCRs for a variety of specific requirements. The goal of the CCRs is to ensure development of a consistently high quality environment, thus ensuring and enhancing the investment of all those locating within SouthPark.

The business area of SouthPark includes four separate development areas, The Plaza, The Campus, The Ridge at SouthPark and The Hilltop Business Centre at SouthPark. These guidelines only pertain to two specific areas, The Plaza and The Campus.

Note: The other two areas within SouthPark, The Ridge at SouthPark and The Hilltop Business Centre at SouthPark, each has similar, yet unique and separate Development Guidelines.

These Development Guidelines shall apply to all properties in The Plaza and The Campus areas at SouthPark,

and are in addition to the requirements of the Littleton City Zoning Regulations and Building Code. All standards set forth herein are subject to the criteria established in the current Federal, State or City of Littleton regulations and the Americans with Disabilities Act, whichever criteria are the most restrictive.

The applicant should refer to the SouthPark General Development Plan, the City of Littleton zoning ordinance, and other applicable instruments governing development of land within SouthPark.

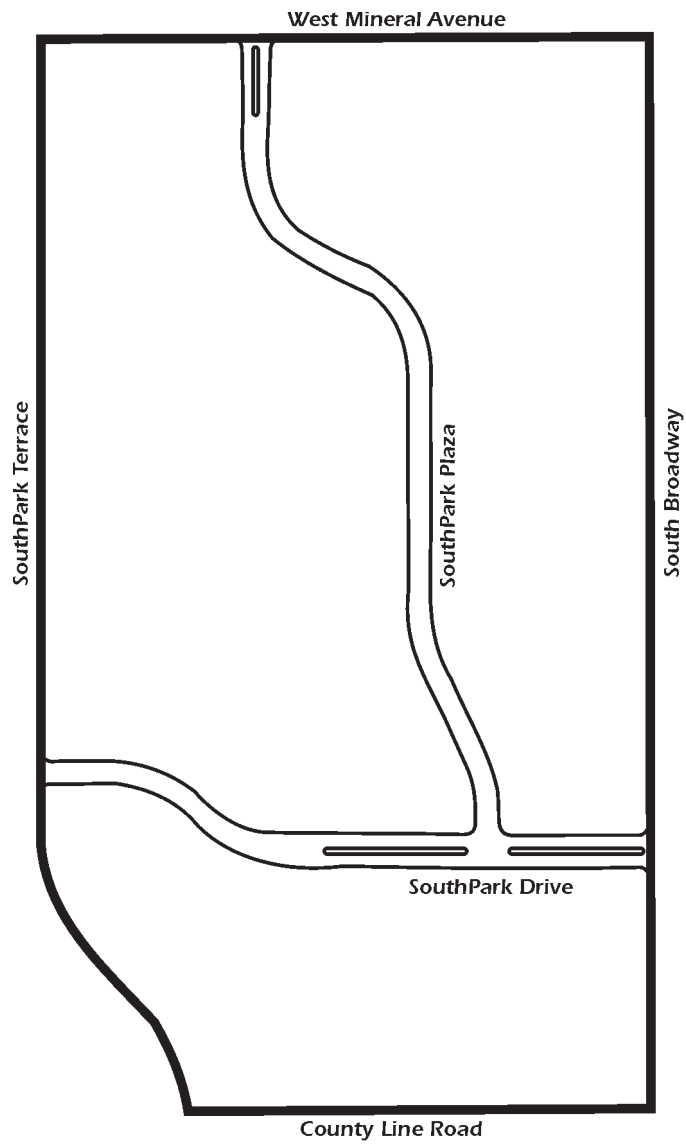
These Development Guidelines are intended to aid the Applicant in achieving a style, character and quality of development conforming to the goals and objectives for SouthPark as described herein.

- The Plaza at SouthPark covers 84 acres to the east between SouthPark Terrace and South Broadway and dominates the major intersections of South Broadway with West Mineral Avenue and South Broadway with County Line Road. Primary emphasis is given to encouraging a mix of land uses, with opportunities for office space, hotel, restaurant, commercial, research and development, light industrial development, financial institutions, and retail shops. The intensity of development encourages interaction between uses, with emphasis placed upon pedestrian circulation giving the development the character and vitality associated with major business parks.

- The Campus at SouthPark development area is located west of the Qwest facility on 130 acres of land with prominent views of the Highline Canal, McClellan Reservoir and the Rocky Mountains. The Campus offers opportunities for a variety of development types including office buildings, research and development facilities, commercial establishments and light industrial development. Primary emphasis is given to the creation and preservation of an open, flowing, highly-landscaped campus-like atmosphere with screened parking, generous setbacks and preservation of views.

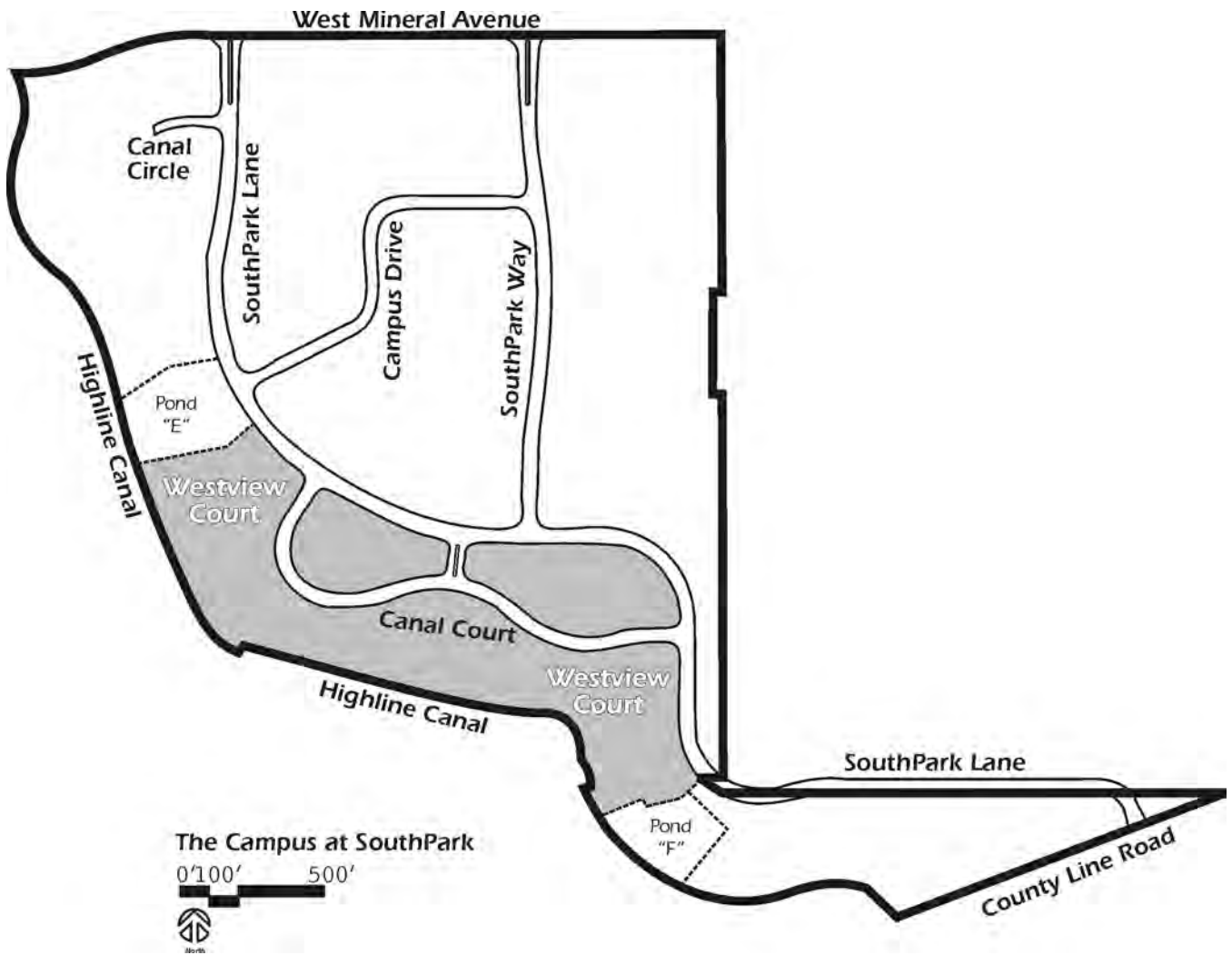
Within the Campus at SouthPark development area is an area defined as Westview Court, which includes the land bounded by SouthPark Lane and the Highline Canal between the Detention Ponds "E" and "F." Westview Court has specific design guideline criteria in addition to the main body of these Development Guidelines, which are included in Appendix E.

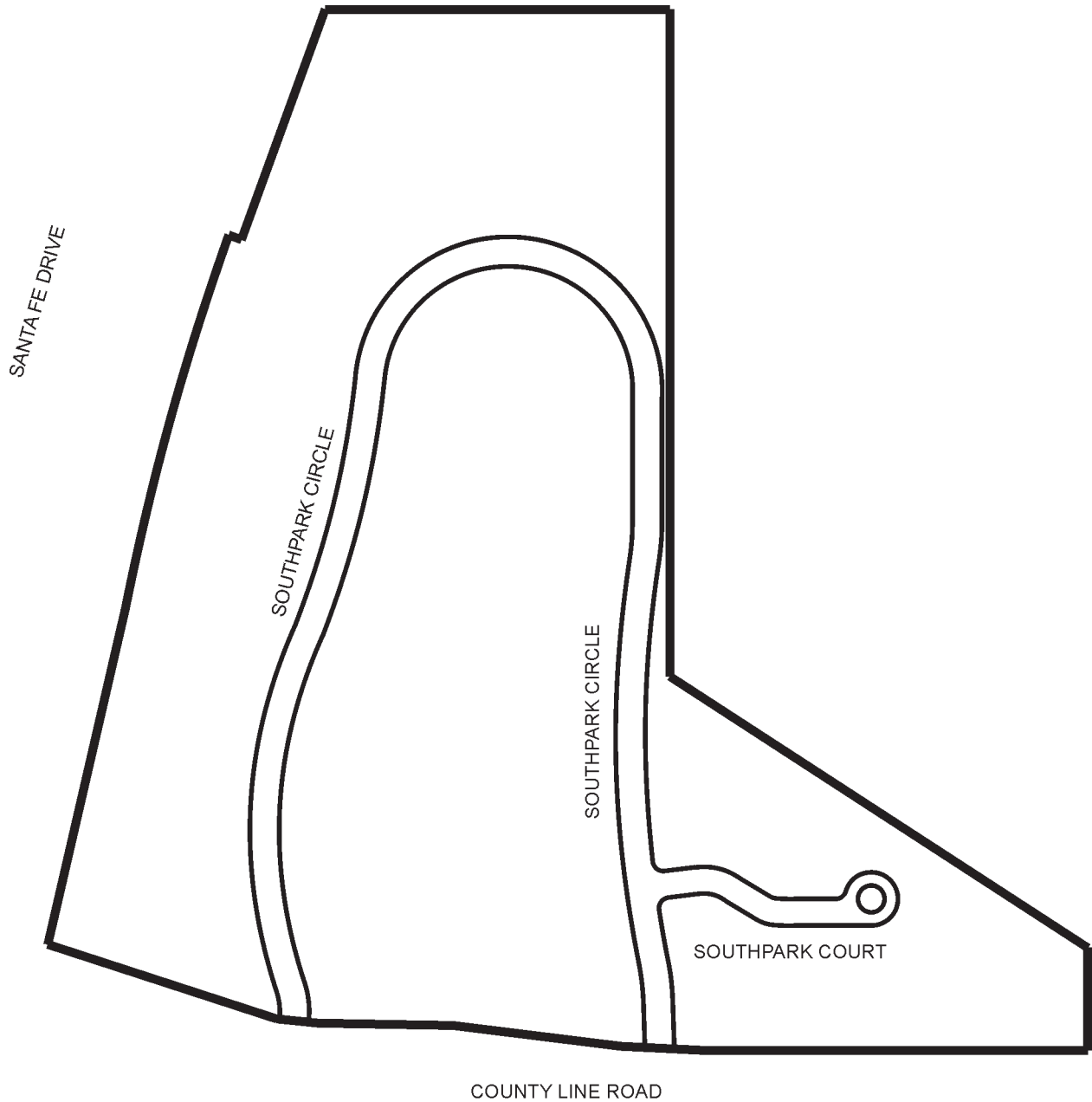
Also within the business areas The Plaza and The Campus there are, or have been proposed, unique or specific types of uses, such as residential, commercial retail, auto plaza, etc., in which additional criteria have been established for each in the form of supplemental design criteria. These supplemental guidelines are included herein in Appendix E and are in addition to the main body of guidelines for each specific use or development.



The Plaza at SouthPark







NORTH

**The Hilltop Business Centre
at SouthPark**



Design Review and Approval Procedures Required Information

In order to ensure the orderly marketing and development of the property, the SouthPark Architectural and Development Control Committee (ADCC) shall act promptly on any request for its approval. All building construction, site improvements, signage and marketing must be reviewed and approved by the ADCC before any development commences.

For a typical building project, six copies of the "Required Information" that follows must be submitted to the ADCC for a complete staff review, of which one copy will remain on file with the ADCC secretary. Communication with the ADCC shall be directed to the ADCC secretary. Action by the ADCC on the application will take place in no more than 30 days from the date of application, which shall include a response letter indicating either approval or modification and/or clarification requirements and any recommendations.

Prior to preparing a submittal, the Applicant or designated agent shall, in addition to reviewing the Development Guidelines (which include the Supplemental Development Guidelines, the Conceptual Application Form and the Design Review Checklist), obtain from the SouthPark Owners Association office a copy of the SouthPark Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CCRs) dated 26 June 1992. Additionally, the

Applicant should obtain copies of the City of Littleton Zoning Regulations, Building Codes, the Instructions and Application for Site Development Plan, and any applicable information regarding SouthPark Engineering documents including Utility Plans, Street Profiles, Grading, Drainage Plan and Report.

The Applicant starts the formal review process with submission of the Required Information described herein.

Variances to the requirements of these Guidelines are permitted when deemed appropriate by the ADCC. To obtain a variance, the Applicant must request the variance in writing, documenting the reason for the request and providing evidence to clearly demonstrate the merits of the proposed variance.

A submittal must be concurrently accompanied by an Application Fee equal to one-tenth percent (.1%) of the estimated cost of construction of the proposed improvements for which plans are being submitted; or \$5,000, whichever amount is greater. Miscellaneous and additional reviews shall be limited to and based on actual time and material costs incurred by the ADCC multiplied by 1.2 for SPOA administrative overhead.

The following list identifies the minimum required information that must be submitted by the Applicant to the ADCC for final review and approval.

The Applicant shall complete a copy of the Design Review Checklist (included in Appendix G, pages G-1 through G-3) in its entirety, and submit it with the required data. Although not required, the Applicant is encouraged to submit preliminary drawings and data to the ADCC for review before a complete set of required information is compiled. We recommend submitting preliminary drawings and data (including the two forms in the Conceptual Development Plan Review Supplemental included herein in Appendix F, pages F-2 and F-3), to coincide with the Littleton Conceptual Site Development Plan submittal. The minimum required information to be included with preliminary submittals is described in the Conceptual Application Form. (The Design Review Checklist in Appendix G need not be submitted with preliminary or conceptual submittals.) The ADCC review(s) and response letter(s) shall be based solely on the information submitted and additional reviews will be done as more information is submitted.

Upon receiving final approval from the ADCC, the applicant shall submit to the ADCC two complete sets of approved drawings for ADCC and SPOA records. Any and all modifications that may occur during the construction process which deviate from the approved documents must be submitted to and approved by the ADCC prior to such action.

REQUIRED INFORMATION:

(For construction document submittals and/or final review and approval)

A. Project Data

(to be shown on cover sheet)

1. Name of Owner, Developer, and/or Builder (as applicable)
2. Name of Project
3. Proposed use, building occupancy group and building construction type
4. Development schedule
5. Total site area in acres and square feet
6. Total building area (gross and net rentable, as applicable)
7. Total unobstructed open space expressed in total square feet and percent of total site
8. FAR (floor-to-lot area ratio)
9. Identification of project phasing, with phasing schedule
10. Total anticipated number of employees, by phase
11. Total parking provided, by phase
12. Location and block number
13. Legal Description and Survey
14. Name, address and telephone number of person represent-

ing the applicant, who will maintain communication with the ADCC. This should be a person who will have long-term responsibility for the project, i.e., owner, company president, CEO, sole-proprietor, etc.

B. Site Plan(s) with Location and Extent of:

1. Required setbacks for building and parking areas
2. Buildings, storage, loading and trash areas
3. Parking areas
4. Driveways and sidewalks
5. Site grading plans at one foot contour interval (see Site Engineering Plan submittal requirements)
6. Site lighting plan (including fixture selection and pole-mounted concrete base design)
7. Landscaped areas (see Landscape Plan submittal requirements)
8. Utility appurtenances
9. Bicycle Rack(s)
10. All other site appurtenances such as playground or other recreational equipment, picnic tables, umbrellas, barbecue grilles, ash or trash

cans, etc. (the submittal of a brochure with color selection is required for each element)

NOTE: The site plan(s) must show development of the entire property including all future phases.

C. Architectural Plans Illustrating:

1. Exterior building elevations which define all exterior material and finish selections and depict all exterior wall-mounted utilities, light fixtures, grilles, etc.
2. Floor plans with finished floor elevations
3. All exterior building materials, finishes and colors (the submittal of a color/sample board is required)
4. Typical wall section(s)
5. Roof plan depicting all penetrations and appurtenances, including spot elevations of the roofing, parapet and screen walls and the top of roof units
6. A complete set of mechanical and electrical drawings is not required, but architectural screening of mechanical equipment must be illustrated for the ADCC.

D. Landscape Plan

Illustrating:

1. Locations, size and species of trees and shrubs
2. A complete plant list to include quantities and sizes (i.e., caliper or height) for each type and species of plant material
3. Turf mixture(s) with sod and/or seeding specifications
4. Irrigation plan
5. Grading of landscaped areas illustrated with one foot interval contours
6. Planting specifications
7. Where adjacent sites have already been developed, depict the primary landscaping on the adjacent sites within twenty feet of the property line.

E. Signage Plan

Illustrating:

1. Size and location of each sign
2. Materials and colors
3. Construction or installation procedures
4. Lighting related to the signage

5. Sign message including all graphics, pictures and layout (if available)

6. Dimensions of all copy, graphics, margins and spacing.

F. Site Engineering Plan

Illustrating:

1. Existing and proposed finished grades (based on USGS datum) illustrated using one foot contour intervals, extending to adjacent street centerlines, primary slope percentages at all paving and landscape areas and spot elevations at all key locations
2. Location and elevation of USGS benchmark or one referenced to USGS
3. Existing and proposed property lines and easements
4. Drainage sub-basin boundaries and acreage
5. Street names
6. Drainage patterns within proposed development
7. Flows at all design points within the site for the initial and major storm runoff. Include flows at the upstream and downstream ends of the site as well as inflow and outflow from each sub-basin.

8. Velocity of flow at discharge points

9. Location, size and type of all drainage structures

10. Finished floor elevations

11. If open channels are used, show channel grades, water depth, typical cross section(s) and lining details

12. Where detention is required, show location of detention areas, structures, inlets, release rates, storage volumes, side slopes and design details for emergency overflow

13. Connections to utility systems

14. Detailed typical road, drive and parking lot paving sections and design

15. Fire hydrant locations

16. Erosion control plan

G. Cost Estimate

1. Architect's/General Contractor's statement of estimated costs for construction of improvements.

H. Design Review Checklist

1. The Design Review Checklist shall be completed in entirety for construction document and/or final submittals.

The following Development Guidelines represent the standards which will be applied by the SouthPark Architectural Development Control Committee (ADCC) in reviewing proposed construction.

A. Architectural Design

The purpose of the Architectural Guidelines is to produce orderly and aesthetically pleasing developments of high quality architecture in harmony with the theme of SouthPark, and consistent with the intended use of the building(s). It is the intent of these Guidelines to encourage innovative architectural design. All buildings, therefore, shall conform with the following requirements:

1. Building, parking lot and roadway paving coverage shall be limited to provide a minimum of 30% unobstructed open space on all properties. Unobstructed open space is defined as landscape areas and may include any pedestrian pavements within landscaped areas and also any landscaped parking lot islands.
2. Building sizes shall be limited to provide maximum Floor-to-Lot Area Ratios (FARs) as follows:
 - Office Uses: 2:1 maximum
 - Technical Uses: 1.5:1 maximum
 - Commercial Uses: 1:1 maximum
3. Building construction and design shall be integrated to create a structure with substantially equally attractive sides rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side elevations of the structure. Long, flat building elevation design such as more than 135'-0" in length shall be avoided by implementing horizontal jogs in the wall lines, vertical stepping of the parapets and/or architectural appendages such as wing walls and flying spandrels. Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials.
4. Exterior materials: Exterior materials shall be compatible with the external design of neighboring structures and the overall design of improvements described throughout these Guidelines. The approval of exterior materials including type, color, texture and durability as well as the extent of use of any single material or combination of materials shall be solely at the discretion of the ADCC. The ADCC shall not arbitrarily or unreasonably withhold its approval of such plans and specifications. Applicants are encouraged to contact the ADCC early in the architectural design stages of their project to further discuss or propose appropriate exterior materials, colors and finishes.
5. Exterior Finishes: Concrete or masonry foundation walls may be exposed above grade a maximum of 12" if painted a textured finish and color to match the adjacent wall material. All exposed miscellaneous metals including utility panels, meters, conduit, etc. shall be painted to match the adjacent building material unless specifically approved otherwise by the ADCC, and be noted as such on the exterior building elevations.
6. Rooftops: To ensure the preservation of views, all rooftop surfaces, equipment and accessories shall be reviewed and approved by the ADCC according to the following guidelines:
 - a. The roof surface materials, texture and reflectivity shall be reviewed considering their effects on the views of other SouthPark sites and structures.
 - b. Rooftop mechanical equipment, vents and ducts shall be screened, covered and installed in a manner which prevents obstruction or distraction of views from other SouthPark sites and structures. Screening shall be a minimum of 12" above appurtenances being screened. All vents, fans, etc. that are not fully screened shall be painted a

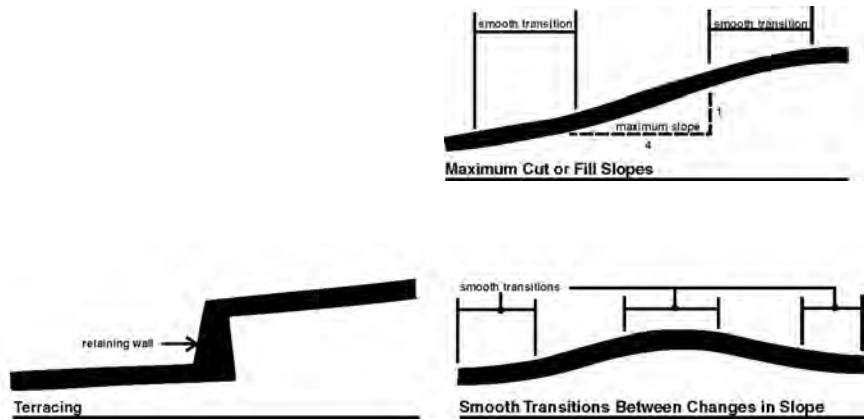
color approved by the ADCC. All rooftop elements, including screen walls which extend above the adjacent parapet walls shall be located a minimum distance of ten feet from perimeter walls.

- c. Rooftop solar collectors, skylights and other reflective rooftop building elements shall be designed and installed in a manner which prevents reflected glare and obstruction of views of other SouthPark sites and structures.
- d. Rooftop radio, TV and microwave antennas and towers are prohibited unless specifically approved by the ADCC as to their height, screening and location.
- e. All perimeter building walls adjacent to flat roof construction shall extend up a minimum of 12" above the adjacent roofing materials.
- f. Regarding flat roof construction; building-mounted gutter and downspout systems or individual downleaders may only be utilized in areas not visible from adjacent streets or sites. The use of internal roof drains is required for such locations.

g. Regarding sloped roof construction, building-mounted gutter and downspout systems may be used if compliant with the following criteria:

1. The system shall be commercial/industrial grade, minimum 24 gauge aluminum or minimum 26 gauge galvanized steel.
2. The system shall be rectangular in form.

B. Site Grading



The purpose of the Site Grading Guidelines is to unify the grading of SouthPark in terms of earth form, preservation of topographic features, detention of storm water and compatibility of relations between buildings, parking, roads and adjacent properties. All site grading, therefore, shall conform to the following requirements:

1. Lot grading will be done in such a way as to preserve the topographic features and to provide positive drainage. All site grading shall be designed to meet the following standards:

	Min Slope	Max Slope
planting areas	2%	4:1
parking lot pavement*	2%	4%
driveways, access drives	2%	5%
pedestrian pavements (large "plaza" areas)	1%	2%
pedestrian pavements (sidewalks)	1%	8%

*Concrete pavement and curb gutters may slope 1% minimum.

2. No cut or fill slopes of any type shall be steeper than 4:1 with smooth vertical transitions. Where space limitations demand, terracing with approved retaining walls shall be utilized.

3. Where retaining walls are required, they shall be of a material compatible with SouthPark and the building architecture.

Note: Typically, either matching the building primary exterior material, dry-stacked stone granite or cut rhyolite stone are acceptable materials.

4. Berms, channels and swales shall be graded in such a way as to be an integral part of the grading, and paved surfaces designed with smooth vertical transitions between changes in slope.

5. Although regional detention is provided throughout SouthPark for most parcels, storm water shall be detained where necessary in conformance with the SouthPark Master Drainage Plan.

6. Where area inlets are utilized, comply with the following:

- a. Use Type 13 for grated inlets in paving areas
- b. Use Type R for curb openings
- c. Use Type C or D for pedestrian grates (e.g., landscape areas)

Note: Similar type inlets may be submitted to the ADCC for approval as equals.

7. When the side or rear yards of a property abut an undeveloped property within SouthPark, the Applicant shall include in its landscape plan at least the first 10 feet of the adjoining property. The plan for this area shall ensure coordination of plant materials and grading and encourage the use of land forms to screen the sides and rears of buildings. The Applicant will not be required to install the landscape materials on the adjoining property, but will be required to complete the grading and berming that extends onto the adjoining property.

C. Setbacks

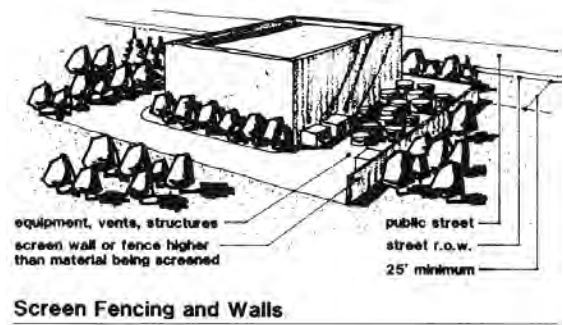
The purpose of the Setback Requirements is to establish a coordinated streetscape image, provide sufficient space between buildings to ensure adequate light and to provide sufficient space between roads, buildings and parking to ensure privacy and sound control.

1. Setbacks for buildings and parking lots from adjacent street rights-of-way shall be as follows:

	Building Parking Setback	Street Frontage Setback
Campus Drive	20'	20'
Canal Court	20'	20'
Canal Street	25'	20'
County Line Road	40'	40'
South Broadway (State Highway 75)		
• for first 1000' south of Mineral	40'	40'
• balance of Broadway	20'	20'
SouthPark Drive	30'	30'
SouthPark Lane	25'	25'
SouthPark Plaza		
• along median at W. Mineral intersection	30'	30'
• elsewhere	20'	20'
SouthPark Terrace	20'	20'
SouthPark Way	20'	20'
W. Mineral Avenue		
• Campus	30'	30'
• The Plaza west of SouthPark Plaza	30'	30'
• The Plaza east of SouthPark Plaza	40'	40'

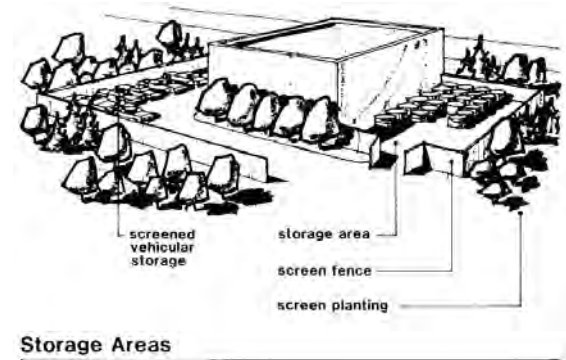
2. Setbacks for buildings and parking lots from adjacent property lines other than along street frontages shall be as follows, except for any buildings of "unlimited area" (code classification) which shall be set back at least 40' from other buildable properties within SouthPark:
 - a. In The Campus, a minimum of 15' side and rear yards for buildings and 10' for parking, except along SouthPark Way and Campus Drive where the minimum setback for side and rear yards for buildings and parking shall be 10'.
 - b. In The Campus, a minimum setback of 20' shall be provided from the property line along Highline Canal.
 - c. In The Plaza all side and rear yards shall be a minimum of 20' for buildings and 10' for parking.
3. Setbacks for driveways from adjacent property lines other than along street frontages, shall be a minimum of 10' except where access driveways are shared by adjacent owners.
4. No building may be located less than 55' from the intersection of the rights-of-way lines of two streets.
5. All setback areas shall be planted in accordance with the Landscape Guidelines except those portions used for pedestrian pavements.

D. Fencing



The purpose of the Fencing Guidelines is to provide for security, for screening of unsightly areas and for visual relief, buffering and variety where appropriate. Fencing Guidelines are as follows:

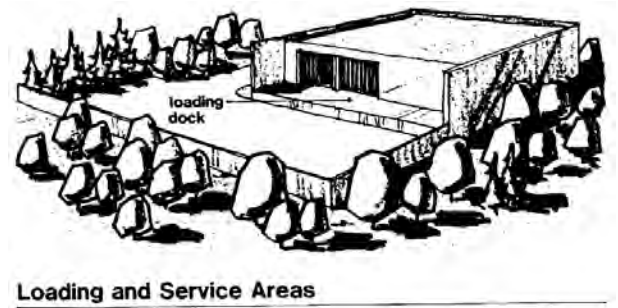
1. No fence or wall of any kind shall be constructed unless specifically approved by the ADCC.
2. Objects such as water towers, storage tanks, processing equipment, cooling towers, communication towers, vents and any other structures or equipment shall be compatible with the building architecture or screened from adjacent properties, parking areas, public streets and pedestrian walkways by using fences and/or walls and shall be approved, in writing, by the ADCC before construction or erection of said structures or equipment.
3. Screen fences or walls shall be of a height at least equal to that of the materials or equipment being stored.
4. Materials and colors of fences and walls shall be compatible with the building architecture.
5. Where open-style fences are acceptable, comply with the following criteria:
 - a. Include pilasters clad with brick masonry or other approved materials such as matching the main building cladding.
 - b. The pilasters shall be located at twenty-four feet maximum intervals.
 - c. The infill materials shall be simple, rectilinear-form metals painted to match or complement the building.
6. Chain link fencing is not permitted in areas visible from adjacent properties, parking areas, public streets or pedestrian walkways.
7. No fence or wall, except landscape retaining walls, shall be located within 20 feet of the front property line or of any street right-of-way line. No fence or wall, except landscape retaining walls, shall be located within ten feet of a side or rear property line unless deemed appropriate by the ADCC.



E. Storage Areas

The purpose of the Storage Area Guidelines is to ensure that all stored material will be screened from adjacent properties, parking areas, public streets and pedestrian walkways. Storage Guidelines are as follows:

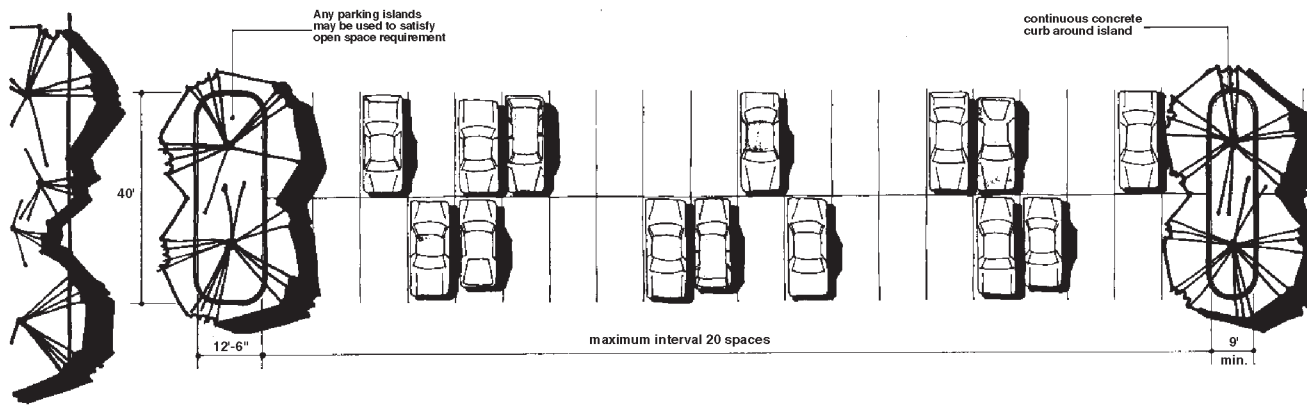
1. No articles, goods, materials, machinery, equipment, vehicles, plants, trash, animals or similar items shall be stored or kept in the open or exposed to view from adjacent properties, parking areas, public streets or pedestrian walkways.
2. Any article, good or material to be stored other than in an enclosed, covered building shall be enclosed either with a screen fence or wall (refer to fencing requirements).
3. Vehicles shall be stored in specifically designated parking stall areas only. If vehicles are to be stored for more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public streets and pedestrian walkways.
4. Trash and other enclosures shall match or otherwise be compatible with the building materials. The gates and walls shall be a minimum height of 7'-4" above the floor pad. The gates shall be metal, include heavy-duty hinge and may be undercut a maximum height of 3".



F. Loading and Service Areas

The purpose of the Loading and Service Area Guidelines is to provide for the design of loading and servicing areas in a functional and aesthetically pleasing manner. The Guidelines are as follows:

1. Loading and servicing areas shall be screened from public streets.
2. Loading and servicing areas shall be designed as an integral part of the building architecture. For example, overhead service doors that are partially visible from any adjacent streets or sites may be either recessed 2'-8" minimum from the adjacent wall or wing-walls with overhead spandrel panels (2'-8" minimum depth) may be added to comply with such criteria. Note: Architectural aluminum panelized doors may be required.
3. Loading and servicing areas shall be designed so that the entire loading and servicing operation is conducted within the confines of the building site.



Landscaped Parking Islands

G. Vehicular Circulation and Parking

The purpose of the Vehicular Circulation and Parking Guidelines is to provide for safe and convenient movement of motor vehicles, to limit vehicular/pedestrian conflicts, to limit paved areas, to provide for screening of paved areas, and to soften the visual impact of parking lots by providing interior planting. The Guidelines are as follows:

1. Number of parking stalls: All parking facilities on each site shall be sufficient to serve the business conducted without using adjacent streets and avoiding the use of adjacent parking lots. In the case of multiple use buildings, such as office and production, parking requirements shall be determined for each use separately. Minimum parking space requirements are as follows:

Motel/Hotel (without Restaurant)
one space per guest room or suite plus one additional space for resident manager

Motel/Hotel (with Restaurant)
same as above plus one space per 100 SF gross floor area of restaurant

Retail Store
one space per 200 SF gross floor area

Retail Store (handling exclusively bulky merchandise)
one space per 300 SF gross floor area

Service and Repair Shops
one space per 300 SF gross floor area

Bank, Office
one space per 300 SF gross floor area

Medical and Dental
one space per 250 SF gross floor area

Light Manufacturing and Assembly
one space per 250 SF gross floor area

Heavy Manufacturing and Assembly
one space per 500 SF gross floor area

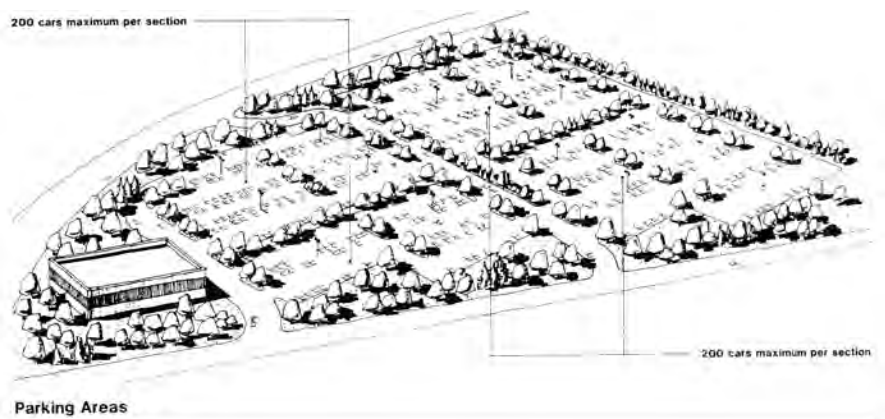
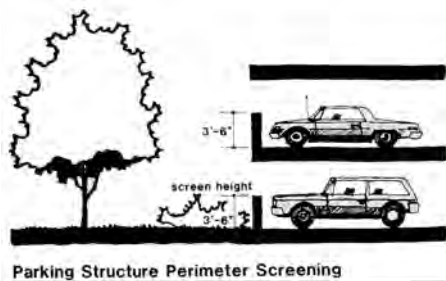
Warehousing or Wholesaling
one space per 800 SF gross floor area of warehousing or wholesaling space; one space per 300 SF gross floor area of office space

2. Minimum parking stall dimensions and the ratio of compact stalls shall be in accordance with current City of Littleton standards.

3. Parking is restricted to paved and designated parking spaces only. Each owner and occupant shall

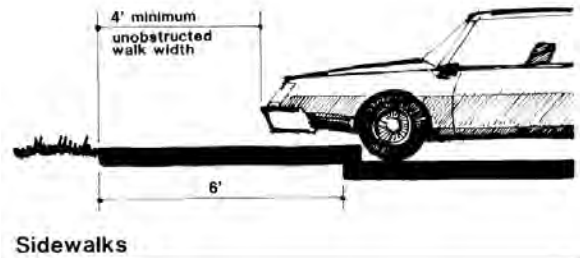
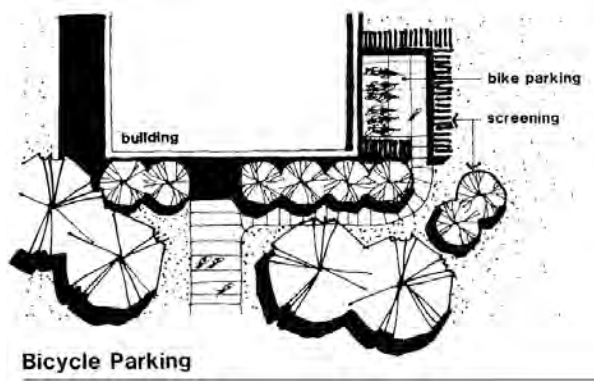
be responsible for compliance by their employees and visitors.

4. Parking is not permitted on any street or in parking setback areas. Automobile bumpers may not overhang into the parking setback.
5. Visitor drop-off zones and parking shall be provided near visitor entrances.
6. All-day employee parking is recommended to be separate from visitor and front entrance traffic.
7. All parking shall be screened from public streets by appropriate landscaping (see Section M).
8. In parking lots, landscaped islands must be provided at maximum intervals of every 20 parking spaces and at the ends of all rows of parking (see sketch above). Parking islands shall have a minimum width of nine feet (9'). A continuous poured-in-place concrete curb with gutter shall be provided around parking islands to prevent vehicular intrusion.
9. The use of parking bumpers in surface parking lots is prohibited.
10. A continuous poured-in-place concrete curb with gutter shall be provided around all vehicular parking and circulation areas.



11. All curb cuts onto public streets shall be on-grade curb return types. Residential type, ramped curb cuts are prohibited.
12. Parking areas shall be broken into sections not to exceed 200 cars. Separate each section by major landscaped buffers to provide visual relief.
13. The use of parking structures is encouraged. Where used, special attention shall be given to the exterior design of the structure so that it is compatible with the building architecture. Screening at the perimeter of the structure shall be provided so that automobiles are screened up to a height of three feet six inches (3'-6") above the floor level.
14. Any ramp driveway exit from a parking structure shall end a minimum of 20' inside the property line.
15. All parking spaces must be designated by painted lines, white in color. All typography, such as "Visitor," "Loading" and "Compact" shall also be painted white in color.
16. Provide handicapped parking spaces per Littleton Zoning requirements and comply with the American Disabilities Act criteria.
17. Provide loading/delivery spaces per Littleton Zoning requirements.
18. All parking lot and road pavement sections shall be designed by a registered engineer with the paving specifications included in the submittal.

Exception: Handicapped parking typography shall comply with the American Disabilities Act criteria.



H. Pedestrian and Bicycle Circulation

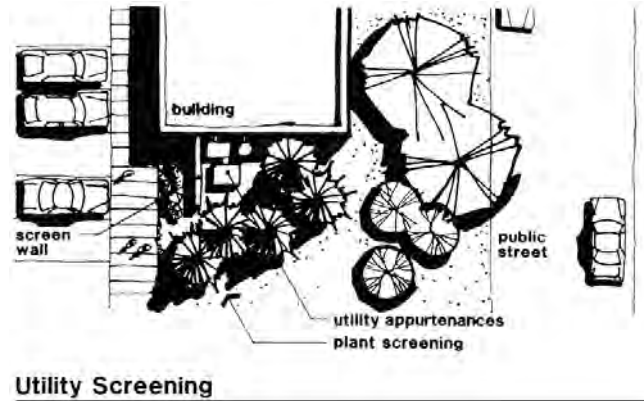
The purpose of the Pedestrian and Bicycle Circulation Guidelines is to promote free and safe movement of pedestrians and cyclists throughout SouthPark. The guidelines are as follows:

1. Pedestrian/bicycle access shall be provided from public streets and parking lots to building entries.
2. Bicycle parking shall be provided for each building and shall be screened in a manner approved by the ADCC.

Note: Indicate the bicycle rack on the site plans and include a detail on the drawings or submit a brochure cut-sheet(s) for ADCC approval.

3. All sidewalks shall have an unobstructed width of at least four feet (4'-0") minimum.

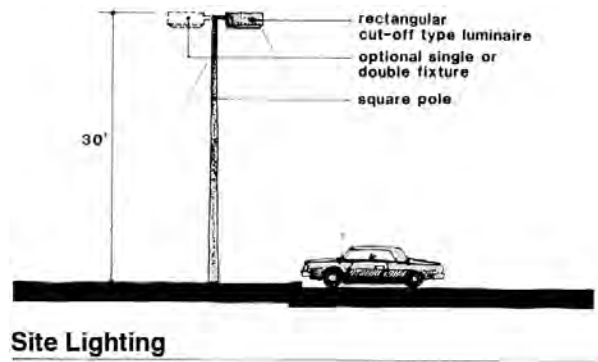
Note: Use six feet (6'-0") minimum where attached to a curb adjacent to perpendicular parking stalls to allow for 2'-0" vehicular overhang.



I. Site Utilities

The purpose of the Site Utilities Guidelines is to promote the coordinated development of utilities in SouthPark to minimize utility costs and adverse visual impact caused by utility structures and appurtenances. The guidelines are as follows:

1. Provide utility easements as required.
2. All permanent utility lines shall be underground.
3. No cesspool, septic tank or sewage disposal plant shall be erected or maintained upon any part of SouthPark.
4. Group transformers with utility meters where possible. Screen in a manner approved by the ADCC.
5. Where exterior building-mounted utilities (e.g., meters, panels, etc.) are utilized, all conduit and other piping shall not extend above the units unless completely screened from adjacent streets and sites, and be so noted on the drawings.
6. Utility appurtenances including telephone pedestals, utility meters, irrigation system back-flow preventers, and transformers are not to be visible from adjacent properties, parking areas, public streets and pedestrian walkways. Screen in a manner approved by the ADCC.
7. Tie into sanitary and storm sewer stub-outs as provided and where feasible to avoid disturbances to existing pavements.
8. Where cuts in existing streets are made for utility work, all cutting, backfilling and paving shall be done in strict accordance with City of Littleton specifications and procedures.
9. All water line work shall be done in accordance with the Denver Board of Water Commissioner's specifications and procedures.



J. Site Lighting

The purpose of the Site Lighting Guidelines is to provide for a safe, functional, visually attractive and coordinated site lighting system. The site lighting requirements are as follows:

1. Lights shall not be placed to cause glare or excessive light spillage on neighboring sites.
2. All parking lot and driveway lighting should provide uniform illumination in compliance with the following minimum levels:
 - parking lots: 0.50 foot candle
 - driveways: 0.25 foot candle

Note: Maximum lighting levels shall not be excessive as deemed appropriate by the ADCC. A photometric plan chart may be required for ADCC approval.

3. All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights. Submit a color brochure and specification data for each type of luminaire and pole for ADCC approval.
4. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations

or other limited service areas where pole-mounted fixtures are not practical. Security lighting fixtures are not to project above the fascia or roof line of the building and must be shielded. The shields shall be painted to match the surface to which they are attached.

5. Exterior wall-mounted lights are prohibited except for security lighting in limited areas described in #4.
6. All illuminated signs are to be internally lit.
7. Exterior lighting fixtures are to be as follows:

- a. Pole-mounted parking lot fixtures: cutoff type, high pressure sodium or metal halide, rectilinear style, aluminum extrusion luminaire, 30' mounting height. Single or double luminaire configuration on square pole. Luminaires and poles shall have a dark bronze painted factory finish.
- b. Driveway fixtures: same as parking lot fixtures.
- c. Pedestrian area and walk lights: at Applicant's option; to be approved by the ADCC.

8. It is recommended that accent illumination be provided at key locations such as building entries and driveway entries.
9. Lighting of all pedestrian walkways and plazas is recommended.
10. Lighting of building faces is permitted.
11. Pole base/footing design is to be approved by the ADCC. Concrete bases may extend up 6" maximum above grade and be so noted on the respective detail.

K. Site Signage



Community Identification Sign



Project Identification Sign
(SouthPark Standard Design)



Multiple Tenant Identification Sign
(SouthPark Standard Design)

The purpose of the Signage Guidelines is to establish a graphic system that provides for business identification and information communication in a distinctive and aesthetically pleasing manner. The Signage Guidelines are a reference for the ADCC in determining the acceptability of proposed signage. The ADCC has sole authority to determine the acceptability of any proposed signage.

No signage shall be constructed, placed, erected or maintained, nor shall any addition, change, or alteration of existing signage be made, unless and until complete plans and specifications therefor, as more fully described herein, are first submitted to and approved in writing by the ADCC in accordance with the procedures set forth in Article 4 of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of SouthPark (the "Declaration"). Please also note that the City of Littleton must review and approve all proposed signage in SouthPark prior to installation.

The submittal requirements listed herein are in addition to those set forth in Article 4 of the Declaration. All signage is to be shown on plan drawings including site plans and elevations for review and approval by the ADCC prior to installation. All signs to be mounted on or directly behind windows must also be sub-

mitted for review and approval by the ADCC prior to installation.

Four types of signs are included in these Guidelines

1. **Building/Project Identification Signage** (including ground-mounted monument signs and building-mounted signs)
2. **Information Signage** (Monument signs used for purposes other than building or project identification)
3. **Vehicular Control Signage**
4. **Temporary Signage**

1. BUILDING/PROJECT IDENTIFICATION SIGNAGE

The applicant may choose to utilize either the SouthPark Standard Ground-Mounted Monument Signage design, (as specified within these Guidelines,) or the Site Specific Ground-Mounted Signage, where a unique design may be proposed, which should be compatible with the project site improvements and building(s) which it identifies. Such signage may be for a single user or multiple users and may be internally or externally lit. Ground-mounted lighting for the purpose of illuminating the sign is permitted, but must meet the City of Littleton site lighting standards. The building address must be included on all ground mounted monument signs.

SouthPark Standard Ground-Mounted Monument Signage

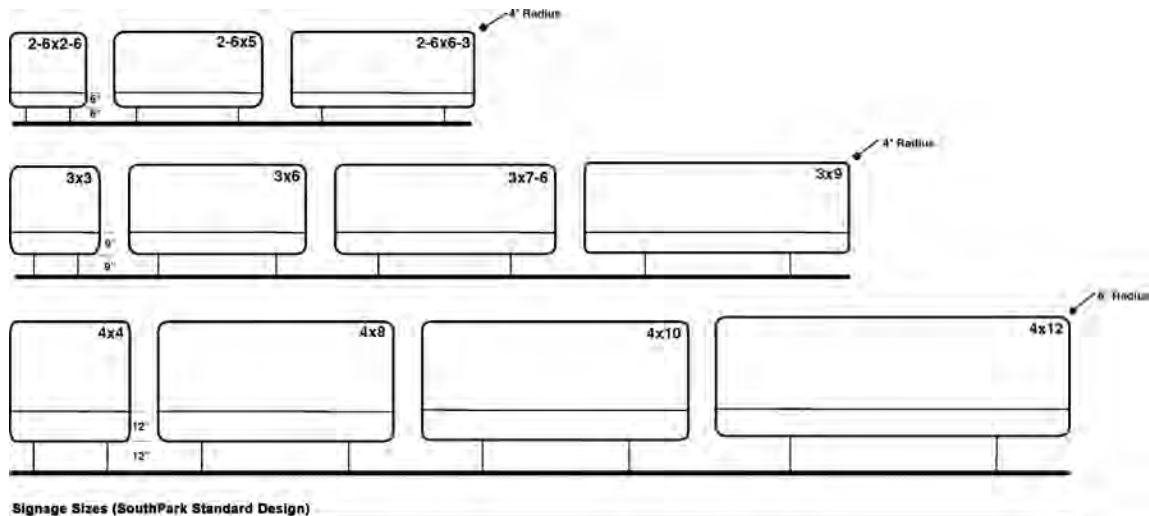
All SouthPark standard identification signs may be internally illuminated (at applicant's option) monoliths constructed of 1/8" thick aluminum, with a light bronze/beige background color (specified below). The address band and pedestal must be one of the dark accent colors (specified below), with the address number and street name painted or vinyl die-cut in beige or white (specified below). Note: When the address color band is not utilized, the entire sign cabinetry may be painted beige or one of the dark colors. Such identification signs may be single or double faced.

1. Paint Specifications

Painting of metal and/or aluminum signs shall match the following:

Matthews Paint Co.: Acrylic Polyurethane-Satin Gloss Finish, or approved equal. The following Matthews Paint colors have been specially formulated for SouthPark and are computer matched to the Pantone Matching System (PMS) as indicated:

- MP590R4282 Beige equals PMS #453 C - Light Bronze/Beige
- MP586R4282 Bronze equals PMS #449 C - Dark Bronze/Brown
- MP1096R4282 Black C equals PMS #Black C - Black



- MP726R4282 Blue equals PMS #540 C - Dark Blue
- MP760R4282 Green equals PMS #553 C - Dark Green
- MP649R4282 Red equals PMS #491 C - Dark Red

(Matthews Paint Co., 8201 100th Street, Kenosha, WI 53142-7739, 800-323-6593). The paint manufacturer's application specifications must be strictly adhered to, including cleaning and preparation of the metal, priming, etc., and noted as such on the drawings.

2. Design Criteria

SouthPark standard ground-mounted monument signage shall meet the following criteria:

- Regarding overall signage dimensions, a variety of sizes are permitted, as appropriate to meet differing owner/tenant identity needs and to be compatible with sites and buildings of various size and scale. There are no predetermined rules concerning size selection, however, no sign shall exceed 48 SF per face. It is the intention of the Guidelines that sign face areas be aesthetically in balance with the scale of the site and building(s).
- The upper sign cabinet faces shall project out a minimum of 1" from

each face of the pedestal base. The length of the pedestal base shall be a ratio of 62% to 67% of the length of the sign face.

- All signage graphics must be set back from the edge of the sign cabinet face as per the following minimums:

- 3" top and bottom margins for sign faces 3' or less in height.
- 4" top and bottom margins for sign faces greater than 3' in height. 3" side margins for sign face lengths of 3' or less.
- 4" side margins for sign faces 4' to 6' in length.
- 6" side margins for sign faces 6-8' in length, and
- 8" side margins for sign faces 9-12' in length.

NOTE: When an address band is incorporated, the bottom edge of the sign face shall be construed as the top of the address band. Address band graphics shall comply with the side margins defined above for the sign face criteria and the following minimums for top and bottom margins:

- 1" for 6" tall address bands, 2" for 9" bands and 3" for 12" bands

- Minimum spacing between multiple lines of copy and/or other graphics shall be as follows: 2" spacing for elements less than 6" in size
- 3" spacing for 6" to less than 9" in size
- 4" spacing for 9" to 12" in size, and
- 6" spacing for larger than 12" in size.

Site-Specific Ground-Mounted Monument Signage

Signage design shall be compatible with the project building materials and may include, for example, a base of brick, stone, block masonry or other materials used in the building(s) or important site improvements. There are no predetermined rules concerning size or shape selection, however, no sign shall exceed 48 SF per face. It is the intention of the Guidelines that overall signage design and sign face areas be aesthetically in balance with the scale of the site and building(s). No flashing, blinking, moving, exposed light, iridescent colors, fluorescent materials, animated or audible signs will be permitted.

The "Site-Specific" signage design criteria are intended to permit flexibility in the design, materials and colors of project identification signage. Evaluation of the appropriateness of



Project Identification Sign (Site-Specific Design)

unique signage design shall be made at the sole discretion of the SouthPark ADCC. Review criteria shall include the following:

- Quality of design, materials and colors.
- Relation of materials and design to the building(s) and/or major site improvements.
- Legibility, function and placement

Placement

All ground-mounted monument signs shall be placed perpendicular to approaching vehicular traffic. No identification sign shall be closer than 10' to any property line, curb of road or drive.

- The sign must be placed in a location that will not obscure any other identification, information or vehicular control signs, and shall not obstruct sight lines at intersections or otherwise create a hazard for vehicles or pedestrians.
- Generally, one identification sign per project is sufficient. More than one such sign may be proposed only where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent roadways requires more than one sign for proper identification.
- Please also note that such signage must be located within the project, as "off-site" signs are not permitted by the City of Littleton.

Building-Mounted Signs

The placement of signs or individual cutout letters on buildings is discouraged and is permitted only for commercial retail projects with the express approval of the ADCC. Any signs mounted on retail buildings shall be located on a building fascia panel specifically designed for this purpose so as to become integral with the architecture, and shall not extend higher than the roof line of the structure. The fascia panel may be routed out to accommodate individual letters and may be internally illuminated. Individual illuminated channel letters may also be applied to the fascia panel. Only one system of signing will be allowed per building, either the routed out, flush, fascia panel letters or the individual channel style letters. No individual sign cabinets shall be allowed. Colors of sign letters shall be limited to a maximum of three colors (to be approved by the ADCC) to complement the architecture. Use of color shall be limited to one color per tenant name, with one additional color allowed for a logo or symbol, unless otherwise approved by the ADCC. Sign letters may be any style to accommodate individual symbols and identity programs. Only the name of the tenant and/or identifying symbol is allowed. Only one sign per tenant is allowed. Maximum height of letters shall be 24". All multi-tenant specialty sign programs shall be consistent with the overall theme of SouthPark signage and submitted to the ADCC for approval. Special consideration will be given to nationally-recognized logos or other signage types for use on freestanding commercial retail projects. NOTE: See SouthPark Retail Signage Submittal Supplemental Criteria in the Appen-

dix for additional requirements and information.

The following information is required to be included with all shop drawing submittals for building-mounted signage:

- The sign manufacturer's name and telephone number.
- Shop drawing reference/ID No.
- Submittal date(s) and revision date(s) where applicable.
- Name of the retail center and tenant's unit/address number.
- Key map showing tenant's unit in relation to overall retail center.
- Partial building elevation indicating tenant's frontage, dimensioned to scale.
- Sign copy/logo dimensioned to scale, including sides, top and bottom margin dimensions to edge/end of building facade.
- Spacing dimensions between logo, sign copy and double-line copy where applicable.
- Plexiglas color(s) specifications (to be selected from center's approved color palette).

Additional required information for pan channel letter systems:

- Profile/side view of pan channels indicating flush-mounted and depth(s) of channels dimensioned to scale.
- Pan channel metal returns and trim caps must be of matching color. The ADCC recommends painted Wyandott, Grip Guard #12 ALU-43313 Dark Bronze for returns, and Jewelite Bronze #313 factory finish for trim caps, or equivalent, as indicated on the submittal drawings.
- Other colors for returns and trim caps will be considered by the ADCC, as indicated on the submittal drawings.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Helvetica Medium Typeface



2. INFORMATION SIGNAGE

The second category in the SouthPark signage system is information signage, including all information and directional signage other than identification signage.

The standard design for all information signage is consistent with the monument-type identification signage. In all cases, a square aluminum monolith with pedestal is to be used. The background color is dark bronze or matching the project identification monument sign (as specified in Article K1) with lettering and directional arrows white in color, or as otherwise approved by the ADCC. Information signage may be internally illuminated or non-illuminated depending on importance.

The use of reflective material for typography and directional arrows is recommended on non-illuminated signs since ambient light may not be adequate for night viewing. Typeface to be used for information signage is Helvetica Medium.

Some of the basic rules for information signage are as follows:

- Word spacing should be even. Excessive variation in length of lines should be avoided.
- All copy shall be flush to the left without indentation.

- Only the first word in a line is capitalized unless there are proper names. Numbers under 10 are to be spelled out in the body of sign messages.
- Do not use a period at the end of a heading, subheading, title, date or any copy occupying a line by itself.
- Do not insert the comma between numbers and street name. Insert commas in numbers over four digits.
- Use a colon instead of a dash before listed matter.

Positioning of information signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.

If signage must communicate to vehicular traffic, it shall be placed so that it is visible and legible to approaching vehicles according to speed at the following distances:

Speed	Distance
20	100 feet
25	175 feet
30	250 feet

Information signage shall be placed no closer than six feet to the curb of a road or drive.

All information signage shall be perpendicular to approaching traffic. It shall be positioned so that there is clear line-of-sight well before the point at which direction must be changed or action taken. Information signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.



Vehicular Control Symbols

3. VEHICULAR CONTROL SIGNAGE

The third element in the SouthPark signage system provides for internal vehicular control within each project by combining standardized symbols or pictographs and typography to allow for maximum legibility, recognition and aesthetic quality as approved by the ADCC.

All vehicular control signage shall be properly located to provide adequate visibility from all types and sizes of vehicles. The use of reflective material for the symbol field and typography is required as depicted in the sign drawings included herein.

Property owners and project developers shall have two options with regard to the materials and construction of vehicular control signs:

- "SouthPark Standard" vehicular control signs are the traditional sign type used in SouthPark, where the signage forms a cabinet either 3-1/4" or 5-1/4" in depth. Follow the design drawings and fabrication details included on the following pages of this section.
- "Conventional" vehicular control signs are fabricated from a single metal sheet. If this option is elected, such signs must adhere

to all standards, specifications and requirements of the City of Littleton. The submittal of shop drawings for Conventional vehicular control signs will not be required.

Three Sign Types for Individual Sites:
(See drawings for additional information.)

- Type A1 - Signs with graphic symbols and also sign copy
- Type A2 - Signs with either graphic symbols only or sign copy only
- Type H - Signs for Handicapped Parking

Three Sign Types for Street Signage:
(See drawings for additional information.)

- Type S1 - Signs with copy and/or graphic symbols in white field
- Type S2 - Signs with graphic symbols and additional sign copy
- Type S3 - Signs with graphic symbols only

Information Required for Vehicular Control Signage Submittal:

- Each shop drawing shall include the sign manufacturer's name, phone number, a drawing identification number and a date for our referencing approval.

- Submit two copies of all drawings. Note: Facsimiles are not acceptable.
- Signage must be accurately depicted to an architectural scale, 1/2" = 1'-0" minimum.
- Indicate all sign face and copy/graphics margin dimensions.
- Identify all materials, paint finish and color selections.
- Indicate the quantity and location of each type sign on a site plan.

Criteria For All Three Type Signs for Individual Sites:

- Where "SouthPark Standard" signs are utilized, all sign materials, sizes, copy and graphics, margins and spacings, paint and color specifications shall comply with the respective signage type drawing (e.g., Type A1)
- Where "SouthPark Standard" signs are utilized, all sign construction shall comply with the respective Vehicular Control Signs - Fabrication Details - Sheets 1-5 on pages 33-37.
- Sign quantities, except for as otherwise noted herein, shall be evaluated on a site-by-site basis as deemed appropriate by the ADCC.

- Quantity, locations and other specifications of “No Parking Fire Lane” signs shall be per the requirements of the City of Littleton Fire Marshal.

Note: Regarding painting any of the concrete drive curbs red in color if/as required by the Littleton Fire Marshal’s office shall be indicated on the site plan.

- All signs shall be single-faced, except double-faced signs may be allowed where deemed appropriate by the ADCC.
- All signs may include the optional protective concrete-filled steel pipe bollard, which is not required but is recommended, for locations near curbs where vehicular damage may often occur.

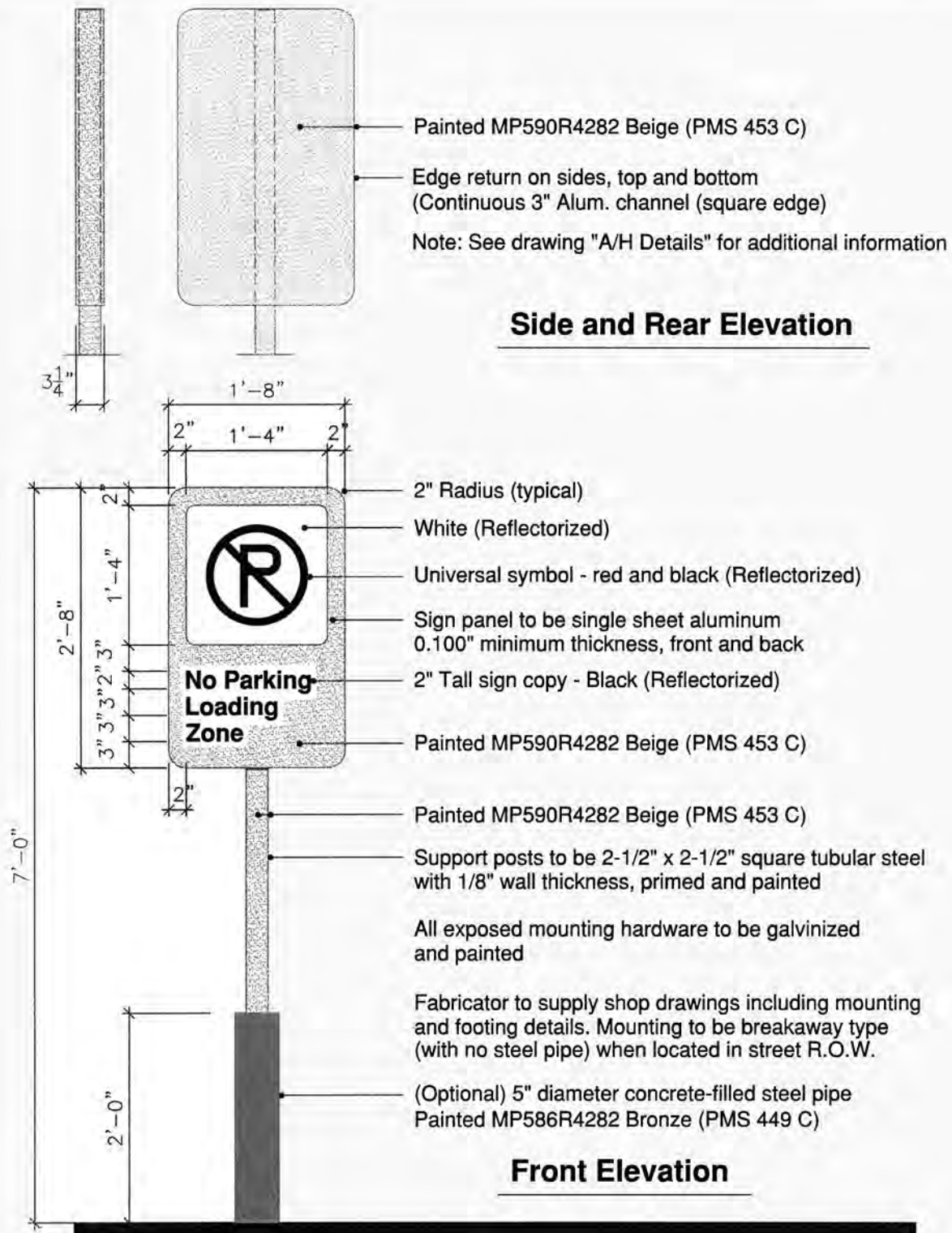
Note: A break-away connection may also be used as an alternative to the bollards. See Fabrication Details - Sheet 5 on page 37 herein for our recommended detail.

- All signs located within a street right-of-way must include a break-away connection as approved by the City of Littleton Traffic Engineering Department.
- Where “SouthPark Standard” signs are utilized, the larger module for Type S signs may be

utilized within individual sites as deemed appropriate by the ADCC.

Criteria For All Three Type Signs for Street Signage:

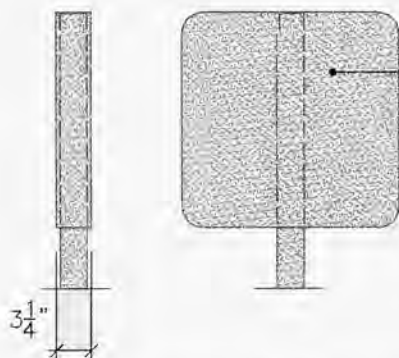
- Where “SouthPark Standard” signs are utilized, all sign materials, sizes, copy and graphics, margins and spacings, paint and color specifications shall comply with the respective signage type drawing (e.g., Type S1)
- Where “SouthPark Standard” signs are utilized, all sign construction shall comply with the respective Vehicular Control Signs - Fabrication Details - Sheets 1-5 on pages 33-37.
- Sign quantity and locations shall be evaluated on a case-by-case basis as deemed appropriate by the ADCC, and also as approved by the City of Littleton officials.
- All signs that are located within a street right-of-way must include a break-away connection as approved by the City of Littleton Traffic Engineering Department.



Vehicular Control Signs
SouthPark - Littleton, Colorado

Type A1
Standard Size for Individual Lots
Graphics with Sign Copy

Scale: 0" 6" 1'-0" 1'-6"
1 November 2002

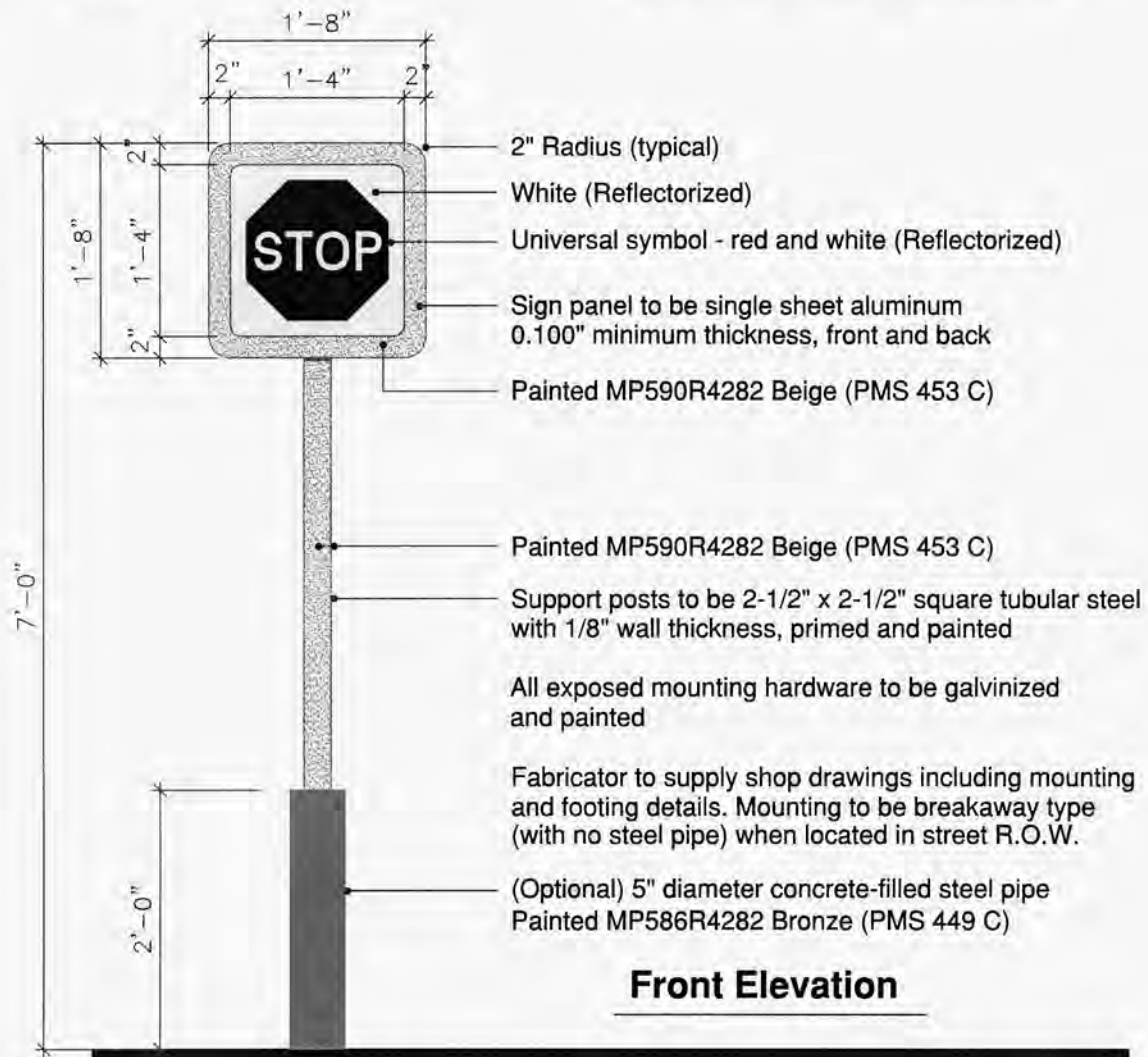


Painted MP590R4282 Beige (PMS 453 C)

Edge return on sides, top and bottom
(Continuous 3" Alum. channel (square edge))

Note: See drawing "A/H Details" for additional information

Side and Rear Elevation



2" Radius (typical)

White (Reflectorized)

Universal symbol - red and white (Reflectorized)

Sign panel to be single sheet aluminum
0.100" minimum thickness, front and back

Painted MP590R4282 Beige (PMS 453 C)

Painted MP590R4282 Beige (PMS 453 C)

Support posts to be 2-1/2" x 2-1/2" square tubular steel
with 1/8" wall thickness, primed and painted

All exposed mounting hardware to be galvanized
and painted

Fabricator to supply shop drawings including mounting
and footing details. Mounting to be breakaway type
(with no steel pipe) when located in street R.O.W.

(Optional) 5" diameter concrete-filled steel pipe
Painted MP586R4282 Bronze (PMS 449 C)

Front Elevation

Vehicular Control Signs

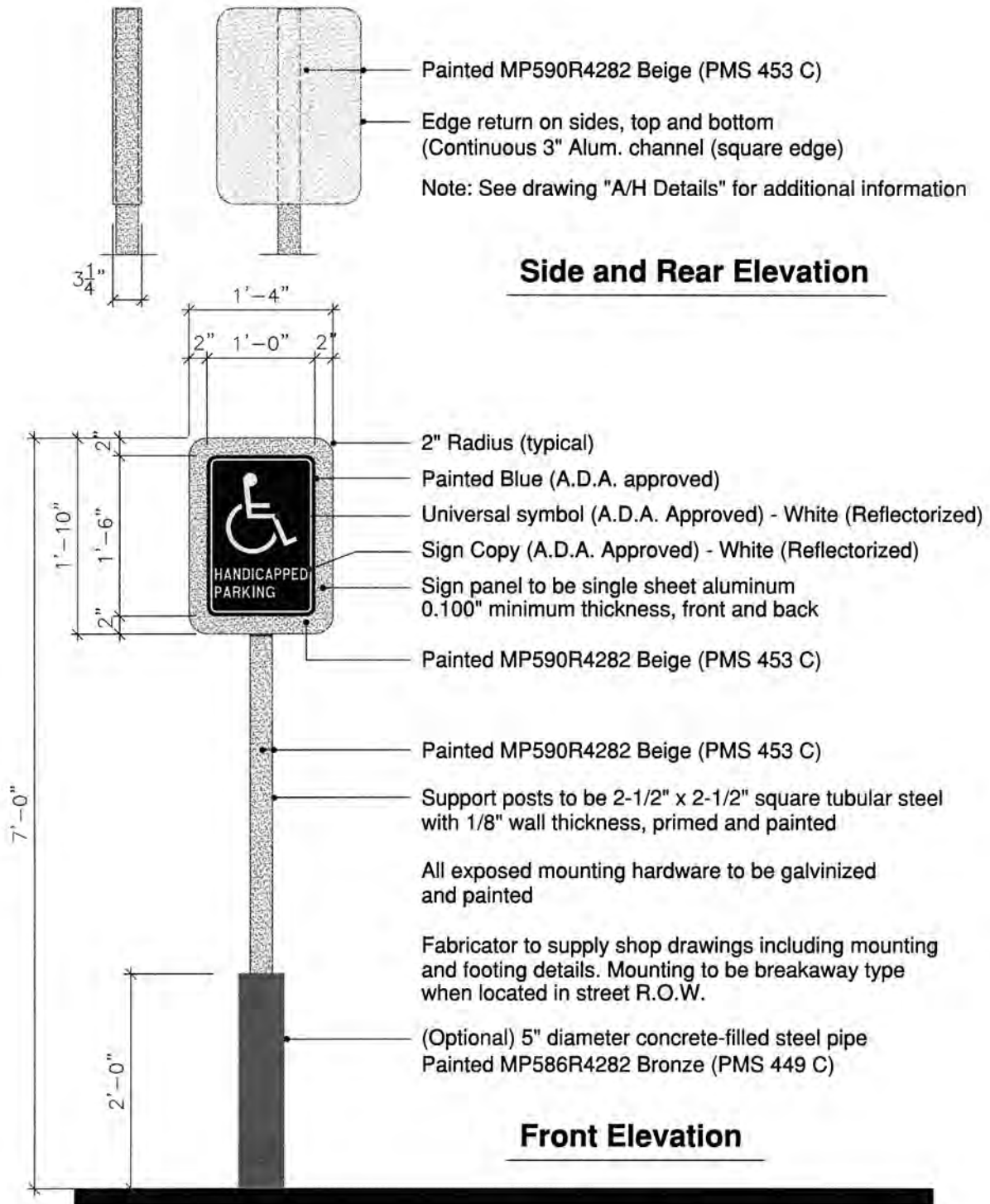
SouthPark - Littleton, Colorado

Type A2

Standard Size for Individual Lots
Graphics and No Sign Copy

Scale: 0" 6" 1'-0" 1'-6"

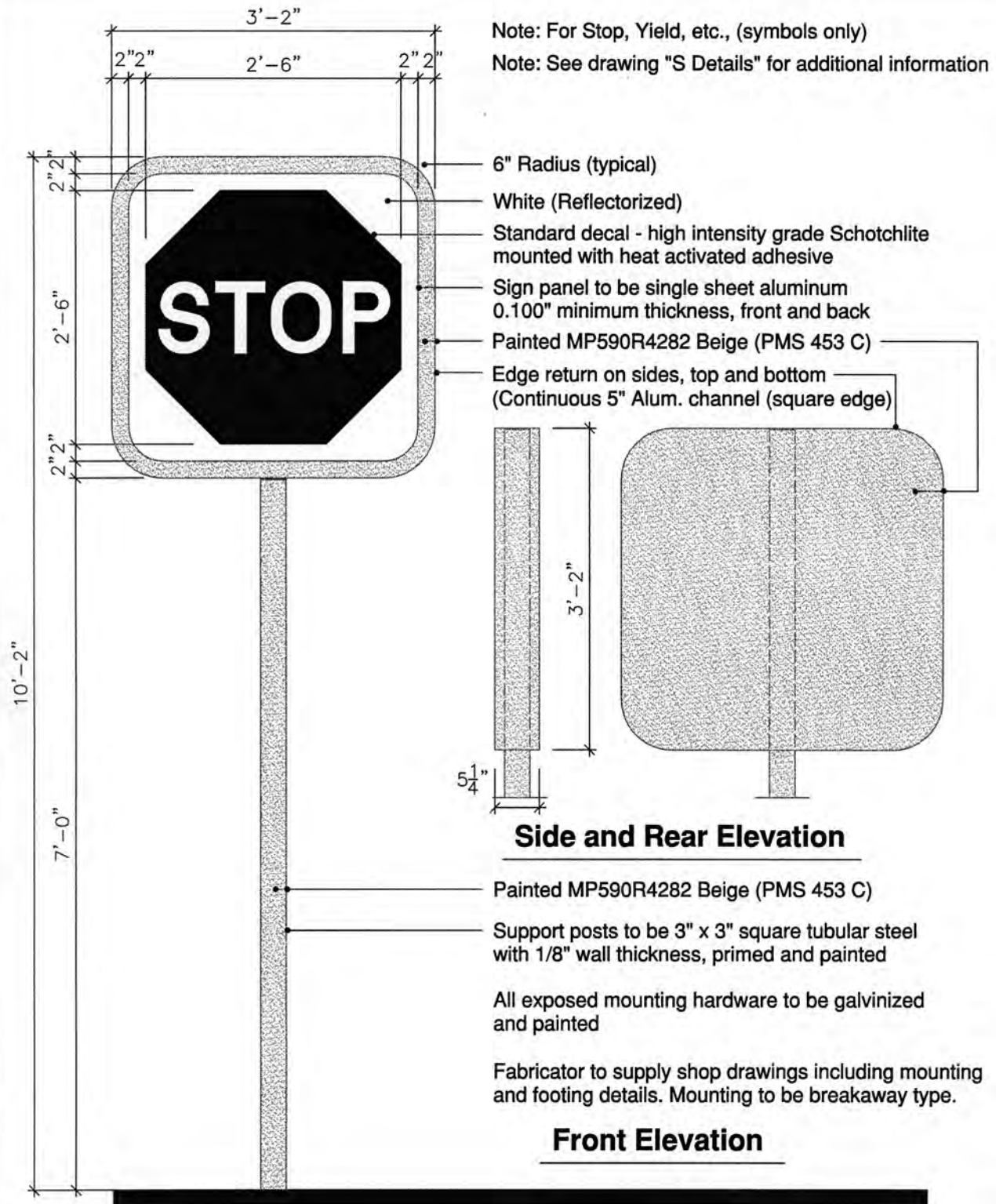
1 November 2002



Vehicular Control Signs
SouthPark - Littleton, Colorado

Type H
Handicapped Parking

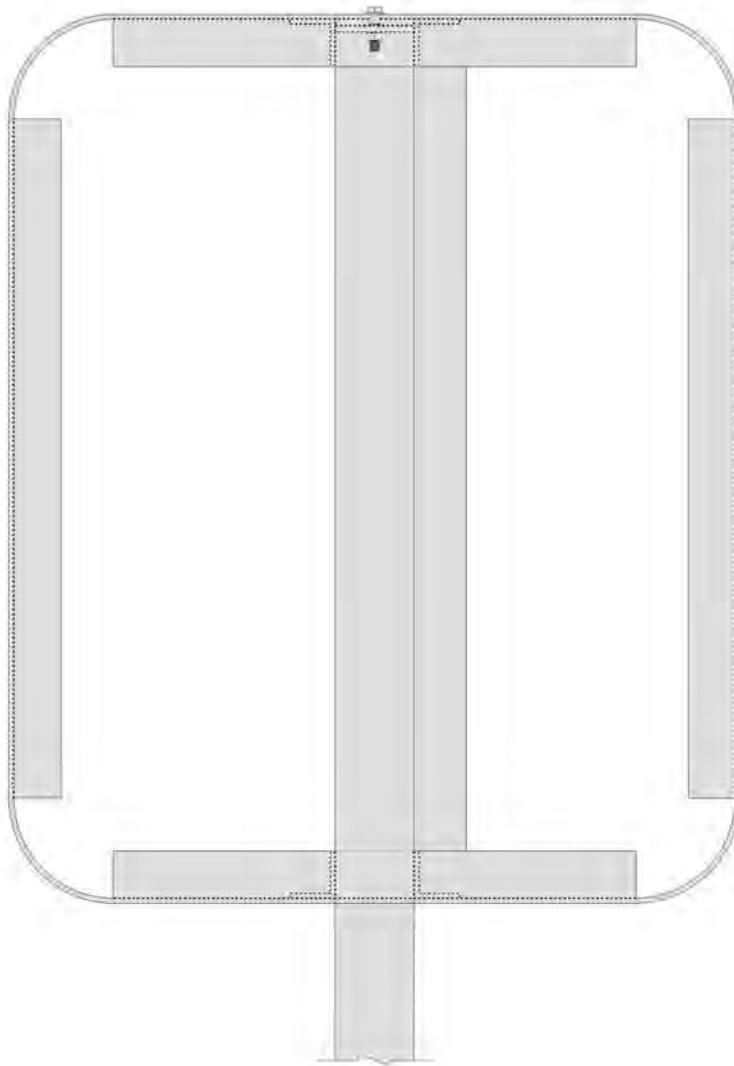
Scale: 0" 6" 1'-0" 1'-6"
1 November 2002



Vehicular Control Signs
SouthPark - Littleton, Colorado

Type S3
Standard Size for Street Signage
Graphics and No Sign Copy

Scale: 0" 6" 1'-0" 1'-6"
1 November 2002



Vehicular Control Signs - Front and Side Elevations

Scale: None

General Description: Aluminum construction sign frames with aluminum faces, painted to spec and fastened to steel, square tube posts. All copy and graphics to be both reflective and non reflective, (as specified) high performance vinyl.



Vehicular Control Signs

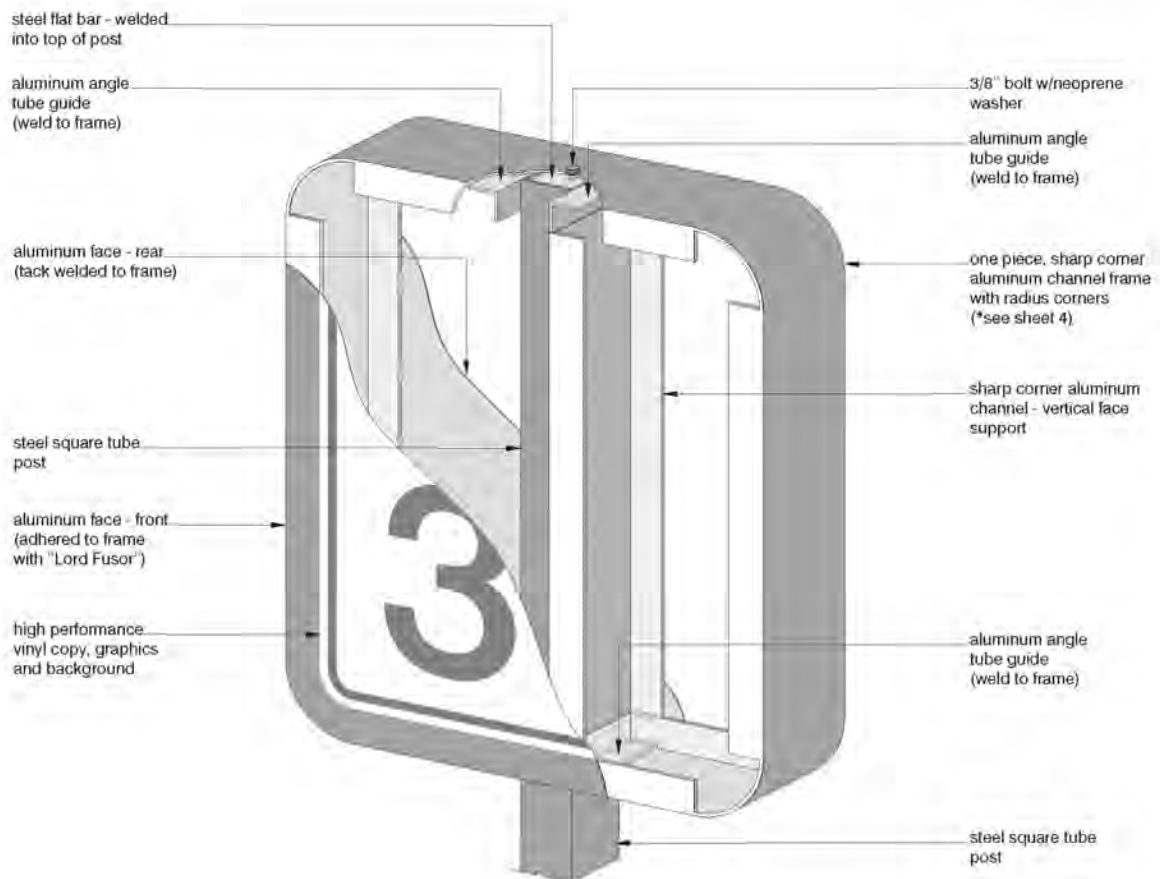
SouthPark - Littleton, Colorado

Fabrication Details

Type S, A & H (typical)

Sheet 1

5/10/2002



Parts Description

Scale: None

MATERIAL LIST

	TYPE "S"	TYPE "A"	TYPE "H"
SHARP CORNER ALUMINUM CHANNEL	5" x 2" x 3/16"	3" x 1" x 1/8"	3" x 1" x 1/8"
STEEL SQUARE TUBE	3" x 3/16"	2 1/2" x 11ga.	2 1/2" x 11ga.
ALUMINUM FACES (FRONT & REAR)	.100	.100	.100
ALUMINUM ANGLE TUBE GUIDES	1 3/4" x 3/16"	3/4" x 1/8"	3/4" x 1/8"
STEEL FLAT BAR w/CAPTURED 3/8" NUT	1/4" x 2"	1/4" x 1 1/2"	1/4" x 1 1/2"
BOLT w/NEOPRENE WASHER	3/8" x 1 1/2"	3/8" x 1 1/2"	3/8" x 1 1/2"

Vehicular Control Signs

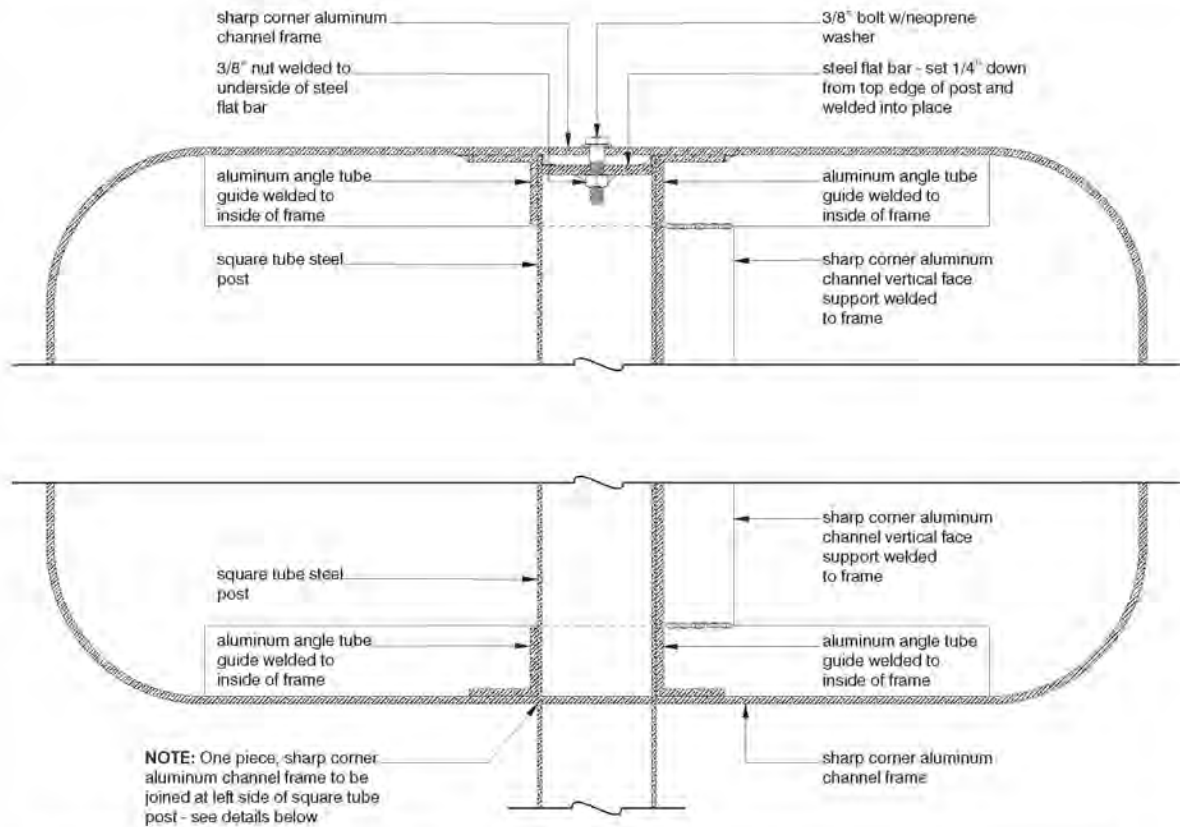
SouthPark - Littleton, Colorado

Fabrication Details

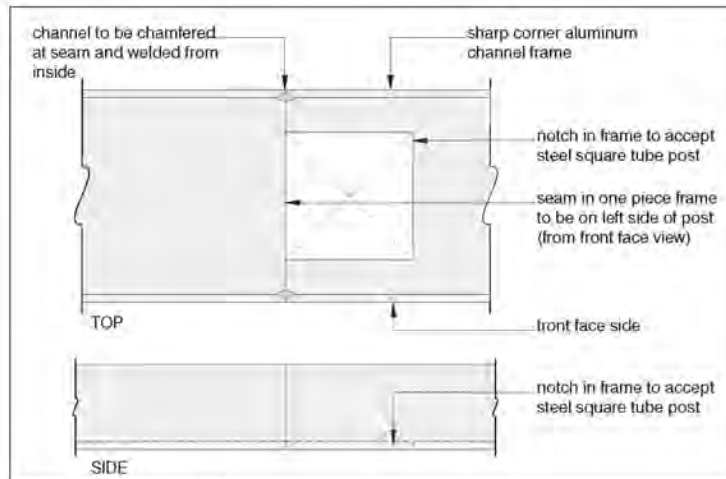
Type S, A & H (typical)

Sheet 2

10/15/2002



Frame & Post Detail - Cross Section
Scale: None

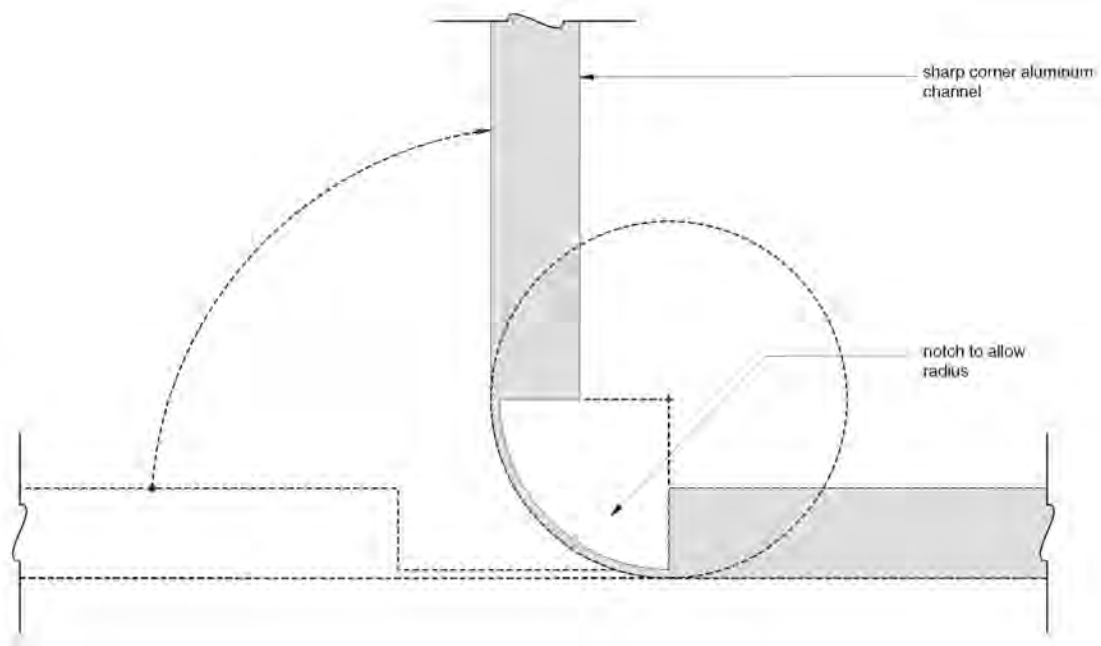


Frame Seam Detail
Scale: None

Vehicular Control Signs
SouthPark - Littleton, Colorado

Fabrication Details
Type S, A & H (typical)

Sheet 3
5/10/2002



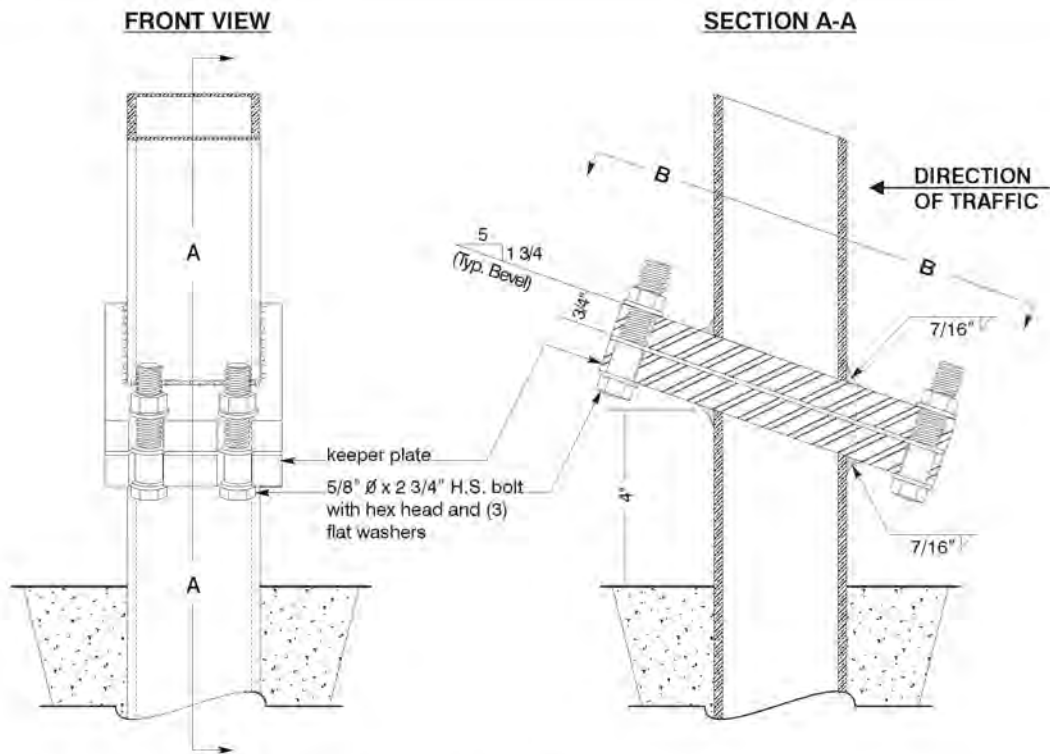
One piece, sharp corner aluminum channel is notched & bent to form radiused corner sign frame.
Note: Size of notch is dependant upon sign type being fabricated and radius required.

Corner Detail
 Scale: None

Vehicular Control Signs
 SouthPark - Littleton, Colorado

Fabrication Details
 Type S, A & H (typical)

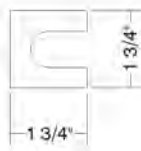
Sheet 4
 5/10/2002



BREAK-AWAY ASSEMBLY BOLTING PROCEDURE

1. Assemble post to footing with bolts - one flat washer on each bolt (top & bottom) and one flat washer on each bolt between the keeper plates. Use brass shims to plumb the post.
2. Tighten all bolts to maximum possible with a 12" to 15" pipe wrench to bed washers and shims to clean bolt threads, then loosen each bolt in turn and re-tighten in a systematic order to 450 inch-pounds torque.
3. Burr threads at junction with nut using a center punch to prevent nut loosening.

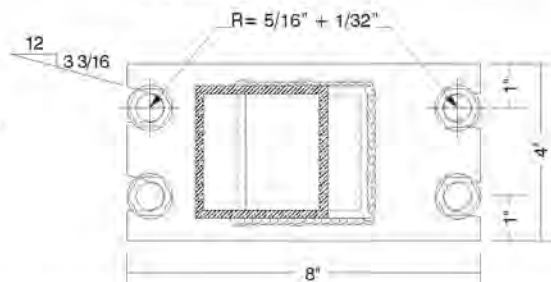
Shim Detail



Furnish (2) .012 in.± thick and (2) .032 in.± thick shims.
Shims shall be fabricated from brass shim stock or strip conforming to ASTM-B 36.

SECTION B-B (Plate Detail)

Shown for installation on right shoulder only - For left side of one-way roadway, turn plates over so bevel is facing opposite direction.



Typical Break-Away Assembly Details (Only for signs in the City of Littleton street right of ways)
Scale: None

Vehicular Control Signs

SouthPark - Littleton, Colorado

Fabrication Details

Break-Away - Type S (typ.)

Sheet 5

7/11/2002

4. TEMPORARY SIGNAGE

Temporary signs can be used for construction and design team information or future tenant identification.

General Criteria:

- All temporary signage must be submitted in accordance with the following criteria to the SouthPark Owners' Association, Inc. (SPOA) and its Covenant Control Officer (CCO) for their records prior to installation. (Addresses are provided in Appendix A.) Temporary signs must comply with the criteria set forth herein, however do not require SPOA approval prior to installation. Temporary signs may be installed for a maximum period of six months. A request for a six-month extension may be submitted and must be approved by the SPOA. Pursuant to the SPOA Covenants, Conditions, and Restrictions, no other temporary signage except as set forth herein may be installed. Although temporary signage does not require SPOA or ADCC prior approval, it is incumbent on the owner/applicant to ensure compliance with this criteria. Signs not in compliance with the criteria set forth herein may be assessed a penalty as adopted from time to time and are subject to removal by the SPOA.

Three Sign Types:

- **Individual Sites** - brokerage or owner/developer "For Sale" or "For Lease"
- **Multiple Site Ownership** - such as the Hilltop Business Centre or the Ridge at SouthPark - brokerage or owner/developer "For Sale" or "For Lease"
- **Informational** - "New Project," "Development Coming Soon" or "Under Construction"

Information Required for All Temporary Signage Submittal:

- Two shop drawings (one to SPOA and one to CCO) including the owner's and sign manufacturer's name, phone number, a drawing identification number, and date.
- Note: Facsimiles are not acceptable.
- Signage must be accurately depicted to an architectural scale, 1/2" = 1'-0" minimum.
 - Indicate sign face, copy/graphics and margin dimensions.
 - Identify materials, paint finish and colors.
 - See attached sign prototype for example.

Criteria for All Three Type Signs (Individual Sites, Multiple Site Ownership and Informational):

Sign Materials/Finishes:

- Sign faces shall be MDO board, 3/4" minimum thickness.
- Two 4 x 4 treated wood posts
- All fasteners shall be counter-sunk.
- All exposed sign surfaces, backs, edges and posts shall be painted with a semigloss finish.

Sign Copy and Graphics:

- All sign copy and graphics must be set back from the edges of sign faces per the following minimums:
 - 4" top and bottom margins
 - Side margins shall be 4" for 4' signs, 6" for 8' signs.
- The sign message and graphics shall be limited to the following:
 - Building use or type of occupancy available
 - The "For Sale," "Lease," or "Build to Suit" information
 - The name of developer or brokerage company

- The individuals' names (two maximum) representing the developer or broker
- One phone number

Paint and Color Specifications:

- All signs except Informational signs shall comply with the following limited color scheme:
- All exposed sign surfaces, backs, edges and posts shall be painted dark green matching PMS (Pantone Matching System) #553 C.
- The sign copy and graphics shall be painted beige matching PMS #453 C.

Sign Quantities:

- One sign for each street frontage, except as follows: Sites bordering the Highline Canal and sites with rear property lines highly visible from distant streets such as County Line Road or Santa Fe Drive may include one additional single-sided sign located parallel to the respective rear property line.

Sign Locations:

- All signs shall be located on the property, 10'-0" minimum distance from all property lines and site drives.

- Double-faced signs shall be placed perpendicular to the adjacent property line or street.
- Single-faced signs shall be placed parallel to the adjacent front or rear property line.

Sign Sizes and Configuration:

- All signs shall be either a 4' x 4' or 4' x 8' module.
- All street frontage signs within 20'-0" of the front property line shall be double-faced and perpendicular.
- All street frontage signs more than 20'-0" from the front property line shall be single-faced and parallel to the property line.
- All rear property signs shall be single-faced and located parallel to the property line and 20' or more from property line.
- The sign faces shall have 4" radius corners at all four corners.
- Sign faces shall be mounted 12" average height above grade.

Additional Sign Copy and Graphics:

- These signs may also include the following:
 - A professional artist's rendering depicting the proposed development.

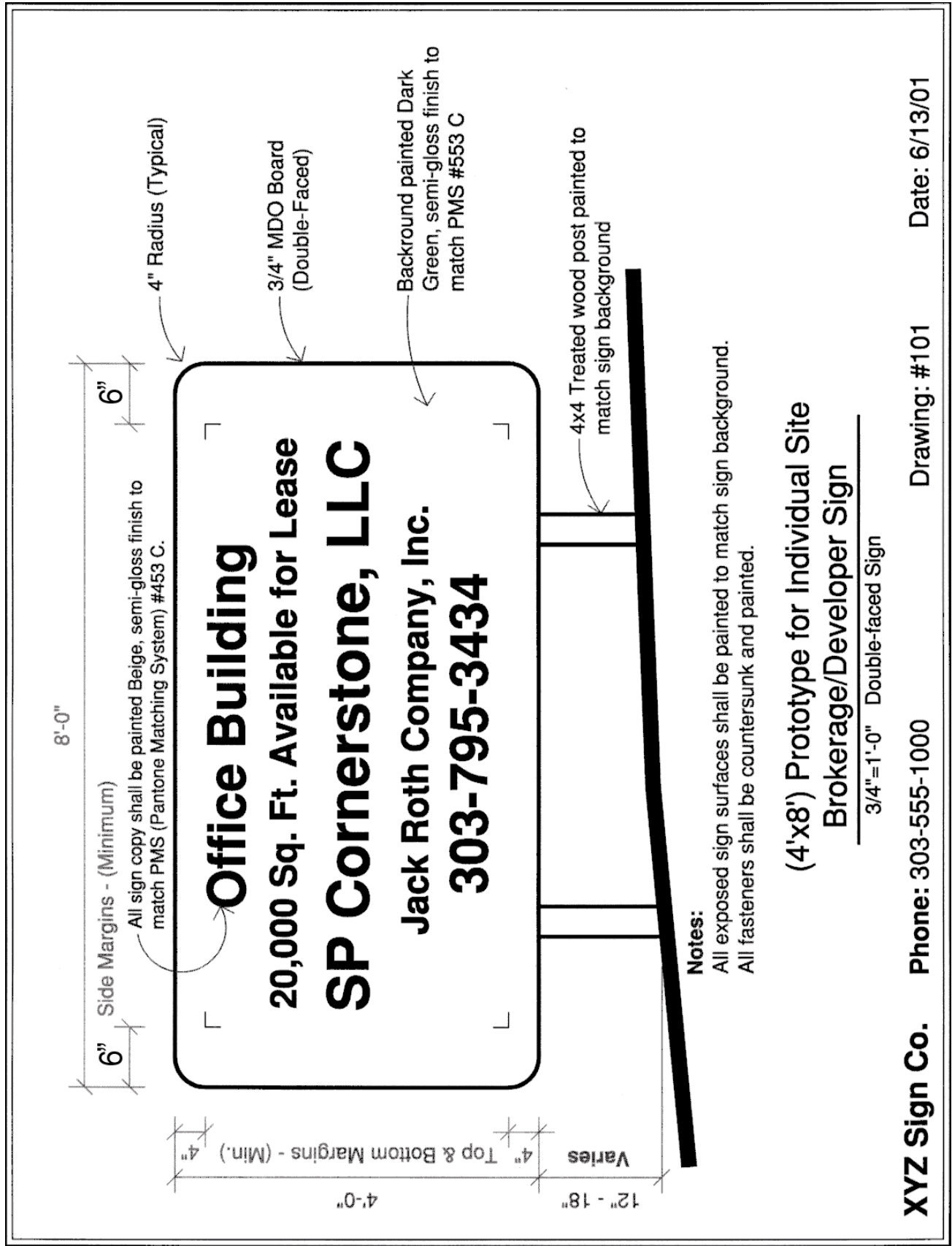
- The name and role of additional participants (up to four maximum) such as the general contractor, architect, planner, financing provider, etc.

Paint and Color Specifications:

- When a professional artist's rendering depicting the proposed development is incorporated, the following reverse color scheme may be utilized as an alternate:
 - All exposed sign surfaces, backs, edges and posts shall be painted beige matching PMS #453 C.
 - The sign copy and graphics shall be painted dark green matching PMS # 553 C.
 - The artist's rendering may include unlimited colors.

Multiple Site Ownership Signs Only – Additional Criteria:

- Sign faces may also be in a 4' x 12' module.
- Side margins for 4' x 12' signs shall be 8".



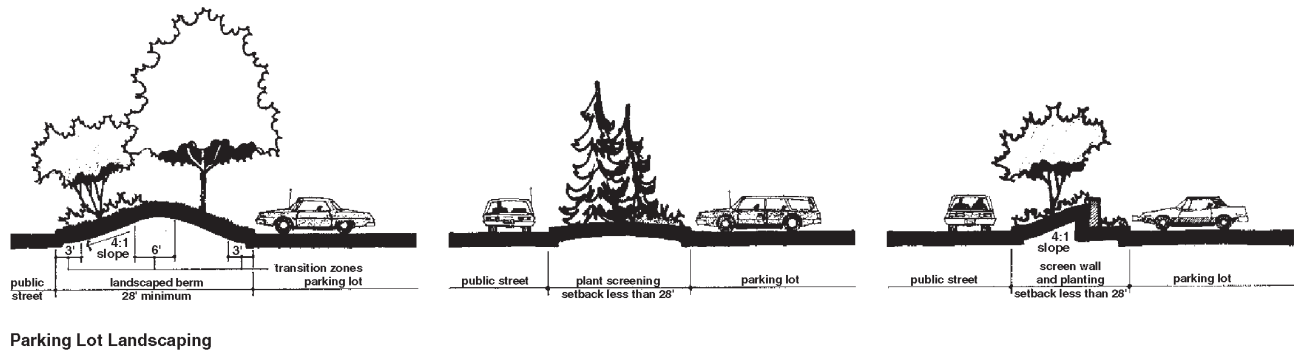
L. Construction Phase

The purpose of the following Construction Phase Guidelines is to minimize the adverse impact of construction-related activities.

1. In order to minimize soil erosion by water and wind, practical combinations of the following shall be used:
 - a. Expose smallest practical area of cleared land during construction.
 - b. Temporary ditches, silt fence, straw bales, vegetation and/or mulching shall be used to protect critical areas exposed during development or construction.
 - c. Sediment basins (debris basins, desilting basins or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
 - d. The permanent landscaping shall be installed as soon as practicable after construction activities.
 - e. Temporary mulching shall be used for imported fill subject to erosion on construction projects over six months in duration.
2. All utilities are underground and the Applicant is responsible for knowing their whereabouts and protecting them during construction.
3. All construction storage and equipment yards shall be fenced in a manner approved by the ADCC and located on the site in a manner to minimize their impact on adjacent properties and public streets.
4. Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied frequently.
5. Construction access shall be coordinated with and approved by the ADCC. Special care shall be taken to protect existing pavements from damage.
6. At the end of the construction period, by phase, the Applicant shall submit to the ADCC reproducible copies of record drawings (as-builts) showing the actual locations of all underground utilities and irrigation systems.
7. Prior to starting construction of each major project phase, a preconstruction conference shall be conducted by the Applicant. The Applicant shall arrange for representatives of the following organizations to attend the conference:
 - a. Prime Contractors
 - b. Applicant's design consultants
 - c. SouthPark (contact the ADCC secretary)
 - d. Applicable service companies

The general purpose of the preconstruction conference is to outline the phasing and responsibilities of key tasks such as:

- a. Utility connections
- b. Final grading and drainage construction
- c. Project driveway/sidewalk interface with SouthPark roads and sidewalks
- d. Fine grading and landscaping



M. Landscaping

The Landscape Guidelines recognize that landscaping is of primary importance to the establishment of the design character of SouthPark. The guidelines are intended to promote high quality, compatible and continuous landscape development to enhance and unify SouthPark. More specifically, the guidelines are intended to provide for a neat and well-maintained appearance in areas not covered by buildings or parking to enhance and preserve the existing site character; to minimize the adverse visual and environmental impacts of large paved areas, and to promote the conservation of water. The landscaping requirements are as follows:

1. The Applicant's Landscape Plan required for submission must be prepared by a qualified landscape designer with experience in Colorado plantings.
2. Landscaping in accordance with the approved plan by development phase must be installed before building occupancy except where seasonal limitations prohibit. In this case the landscaping must be installed within 60 days from the time planting operations can be undertaken.

When seasonal conditions do not permit planting, erosion control measures must be undertaken to the satisfaction of the ADCC.

3. All parking lots shall be landscaped as follows:

- a. Provide bermed, (4:1 slope) landscaped islands in parking lot interiors per the requirements of Section G (Vehicular Circulation and Parking).
- b. The setback space between public streets and parking lots shall be fully landscaped. Where possible, berming shall be provided in order to screen parked cars. Berms shall conform to the above grading schematic.

Where sufficient berms are not possible due to space limitations, the parking shall also be screened through the use of coniferous trees and/or appropriate shrub plantings or screen walls.

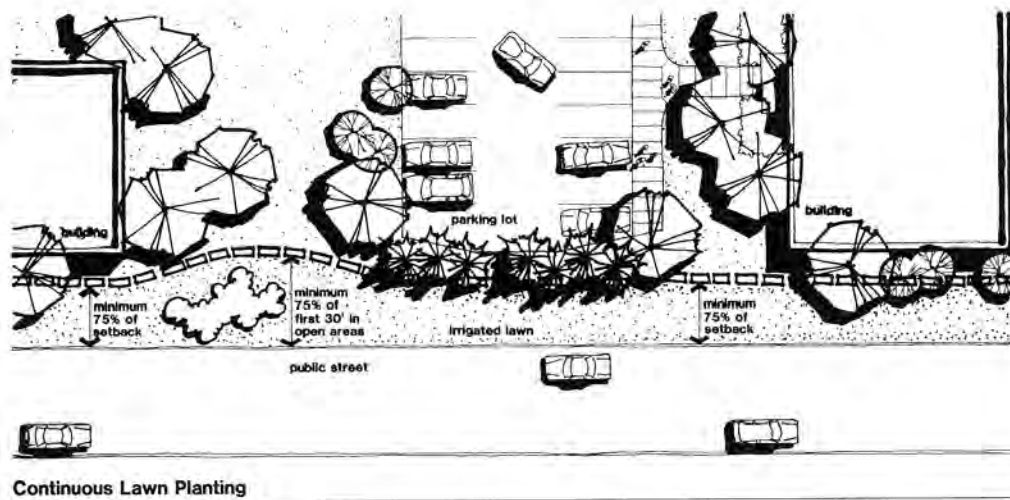
4. A minimum of 75% of the space between a public street and parking lots or buildings, or 75% of the first 30' from the street in open areas shall be planted in irrigated lawn, with the lawn on the street side of the landscaped area in order to preserve a visually continuous lawn planting along public streets. This lawn planting may be interrupted with shrub beds at entry points and in key accent areas as appropriate.

5. A landscape buffer is required adjacent to all perimeter building walls as follows:

- a. Provide a minimum depth of twelve feet adjacent to each building wall for a minimum distance of one-half the length of each wall to allow for and include tree planting.
- b. Exceptions: Consideration by the ADCC will be given for areas where this criteria may be deemed impractical, such as service areas with continuous vehicular drive-in or dock-high doors and commercial retail main entrance areas. Alternative solutions may be proposed.

6. All areas not paved or built upon must be landscaped with trees and irrigated turf. Shrub beds and/or groundcover may be substituted for turf, but shrub plantings shall be used judiciously and integrated with the overall landscape design. Large uninterrupted areas of gravel, bark mulch or bare soil are prohibited. Use of water conserving plantings, such as native and drought tolerant trees, shrubs and turf is encouraged.

7. All irrigation systems are to be below ground, fully automated



8. Undeveloped areas, held in reserve for future building or pavement development, need not be irrigated or fully landscaped. These areas, however shall as a minimum, be seeded with a drought resistant turf mix to hold down weed growth and to minimize wind and water erosion. The use of temporary, on-grade irrigation systems is encouraged for establishment and/or maintenance of such turf areas. All public rights-of-way and required setback areas must be landscaped within two years of the purchase of a property, whether or not all phases of development are complete.
9. Irrigation system design should respond to soils engineering guidelines to prevent saturation of expansive soils near foundations.
10. Shrub planting used for the purpose of screening elements such as utilities, shall be installed using 24" minimum height materials.
11. All trees located in lawn areas shall include a mulched tree ring with edging. Use a three foot diameter ring size for deciduous and four feet for coniferous trees.
12. The minimum amount of tree planting for each lot is as follows (refer to Articles #14 and #15 herein for required sizes and species):
 - a. One tree minimum for every 250 square feet or less of planting space in parking lot islands (one tree minimum per each island).
 - b. Street trees, of the size, species and location called for in the Street Tree Program (see Article #16).
 - c. No fewer than 60 trees per acre of open space. Street trees planted in accordance with the Street Tree Program (see Article #16) may be used as a credit toward the required tree count.
13. Turf Areas

Certain areas of all development projects are required to be planted in irrigated lawn. The questions of sod-

ding versus seeding and the types of turf grasses to be used will be evaluated on a case-by-case basis.

In highly visible locations and streetscapes, use of relatively fine-textured grasses will be required in order to maintain a sense of continuity and uniformity throughout SouthPark. "Turf-Type" Fescue sod blends are recommended in these locations. Bluegrass blends may also be sodded or seeded. Another recommended turf blend is composed of equal amounts (pounds of pure live seed) of Lincoln Smooth Brome, Alta Tall Fescue, Manhattan Perennial Ryegrass and Fairway Crested Wheatgrass, seeded at a rate of 40 pounds per acre. Other similar turf blends will be considered.

For high visibility areas, the ADCC may require sodding in order to assure a timely completion of the installation where seasonal limitations are a concern.

In less visible locations, temporary turf areas held in reserve for future development and other appropriate areas, more drought tolerant and/or low maintenance turf mixes will be considered, including such blends as "Foothills Mix," and Buffalo-Blue gramma blends.

All seeding will be accomplished using a seed drill followed by a drag chair or packer wheels. Use of a fibrous hydromulch will also be

required, although in more remote locations the use of crimped straw will be considered.

In general, all turf areas shall include a permanent underground irrigation system. Proposals for non-irrigated turf will be considered in appropriate locations, however the ADCC will require satisfactory assurance of the establishment and ongoing maintenance of complete turf coverage.

14. Tree Sizes

As detailed herein, the minimum requirement is 60 trees per acre of open space. This required count is to include as a minimum the following distribution of tree sizes. The required sizes are to be provided for each category individually.

Category	Minimum Caliper for Deciduous Trees	Minimum Height for Coniferous Trees
20% large	3"	10'
50% medium	2"	8'
30% small	1"*	6'

* Ornamental trees only

The minimum and maximum ratio of deciduous to coniferous trees shall be 1:3 and 3:1, respectively.

Utilizing White Fir and/or Spruce under the coniferous category will be

allowed an upgrade to the next larger size category to encourage usage.

Street trees required by the Street Tree Program (2 " minimum caliper) may be included in meeting the above-mentioned size distribution requirement.

15. Tree Species

Following is a listing of recommended tree species for use in SouthPark. This listing is not exhaustive, but does include trees that are readily available in the required size range and that will grow well given proper planting and maintenance practices.

Scientific Name	Common Name
Shade Trees	
Acer platanoides varieties	Norway Maple (requires extra care)
Catalpa speciosa	Western Catalpa (use in large, open area)
Celtis occidentalis	Hackberry
Fraxinus americana "Autumn Purple"	Autumn Purple Ash
Fraxinus pennsylvanica lanceolata	Marshall Seedless Ash, "Marshall"
Fraxinus pennsylvanica lanceolata	Summit Ash, "Summit" (use Ashes in limited quantities)
Gleditsia triacanthos inermis	Honeylocust; select from Imperial, Moraine, Shademaster or Skyline (use in limited quantities)
Gymnocladus dioicus	Kentucky Coffee Tree
Koeleruteria paniculata	Golden Raintree
Populus deltoides	Siouxland Cottonwood (drainages or canal areas only)
Quercus bicolor	Swamp White Oak
Quercus borealis	Northern Red Oak

Scientific Name	Common Name
<i>Quercus macrocarpa</i>	Burr Oak
<i>Quercus robur</i>	English Oak
<i>Tilia americana</i> "Redmond"	Redmond Linden
<i>Tilia cordata</i> "Greenspire"	Greenspire Linden
<i>Populus acuminata</i>	Lanceleaf Cottonwood (drainage areas only)
<i>Betula papyrifera</i>	Paper (canoe) Birch (protected locations only)
Ornamental Trees	
<i>Cercis canadensis</i>	Eastern Redbud (protected locations only)
<i>Crataegus</i> spp.	Hawthorne (various species available)
<i>Malus</i> spp.	Crabapple (various species available, limited use)
<i>Populus tremuloides</i>	Quaking Aspen (requires extra care)
<i>Prunus americana</i>	American Plum
<i>Prunus</i> x "Newport"	Newport Plum
<i>Prunus virginiana melanocarpa</i>	Canada Red Cherry, "Shubert"
<i>Pyrus caleryana</i> ssp.	Ornamental Pear (various species)

The following trees are currently banned by the City of Littleton:

<i>Populus deltoides</i> -female	Female Cottonwood
<i>Populus alba</i>	Silver Poplar
<i>Ulmus parvifolia</i> , <i>Ulmus pumila</i>	Chinese and Siberian Elms
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Acer negundo</i>	Box Elder

16. Street Tree Program

Street trees are required on all public streets except for Canal Street.

All street trees are to be minimum 2½" caliper in size. Trees shall be balled and burlapped and meet the applicable requirements of the Colorado Nursery Act for specimen trees. The street trees shall be planted and staked in accordance with the tree staking detail illustrated on page 46.

All street trees shall be located with nominal 40 foot spacings between trees. Vary spacing as necessary to accommodate street intersections, driveways, walkways, etc. Street trees shall be located 10 feet behind the curb line, except along West Mineral Avenue where they shall be located 20 feet behind the curb line.

Street trees shall be selected from the following list:

White Oak species, including:

Swamp White Oak

Burr Oak

English Oak (req. extra care)

Linden species

Green Ash species (limited use)

Autumn Purple Ash (limited use)

Hackberry

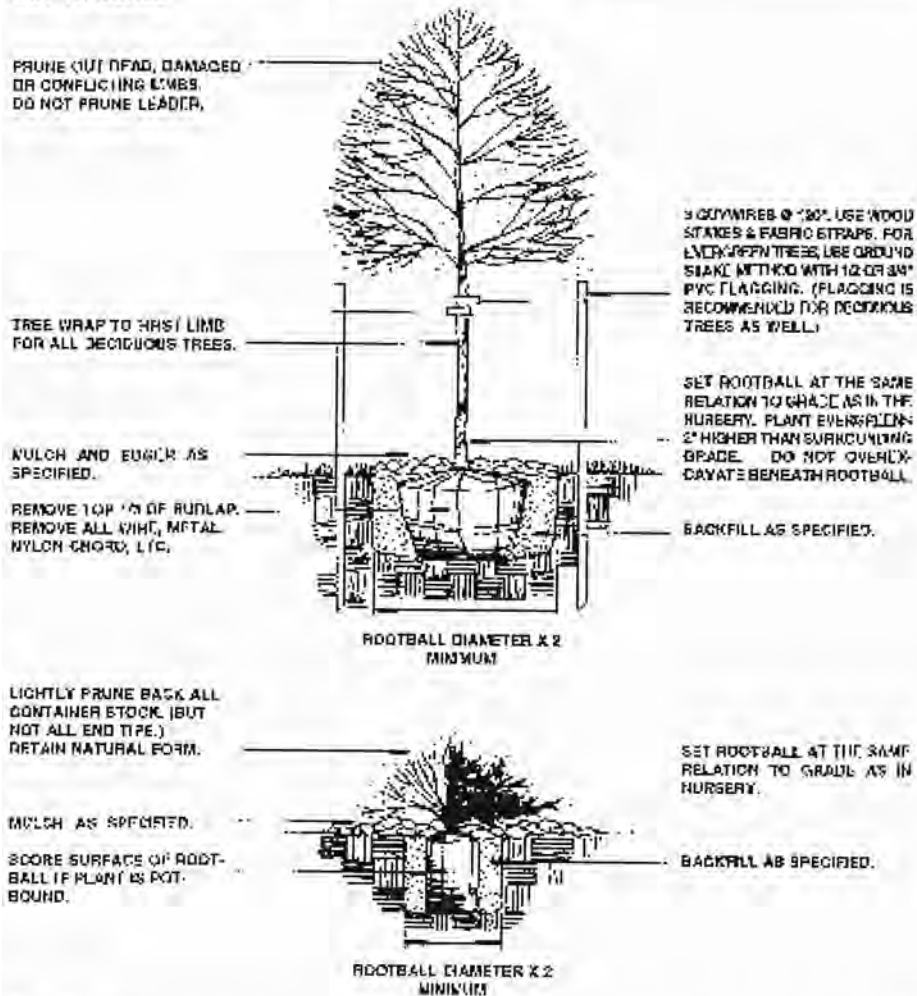
Honeylocust (limited use)

Norway Maple spp. (req. extra care)

Continuous rows of like species shall not be allowed. In general, any like species shall be limited to groupings of three (including existing street trees on adjacent sites) and a maximum of 1/3 of the overall required amount of trees where six or more trees are required.

Tree and Shrub Planting Detail

NOT TO SCALE



NOTES:

1. FOR DECIDUOUS TREES OF 2-1/2" CALIBER OR LESS, AND EVERGREENS 6 FEET IN HEIGHT OR LESS, TWO STAKES AND GUYS ARE PERMISSIBLE. INSTEAD OF THREE. ORIENT STAKING NORTHWEST-SOUTHEAST.
2. IT IS RECOMMENDED THAT ALL TREE WRAP BE REMOVED DURING THE GROWING SEASON, THEN REPLACED EACH FALL UNTIL BARK IS OF SUFFICIENT THICKNESS TO RESIST SUNSCALD.

N. Maintenance

The purpose of the Maintenance Guidelines is to supplement, clarify and assist in defining the minimum maintenance standards as required by Article #3 of the Covenants, Conditions and Restrictions of SouthPark to promote a uniform, neat and clean appearance throughout SouthPark. Maintenance requirements are as follows:

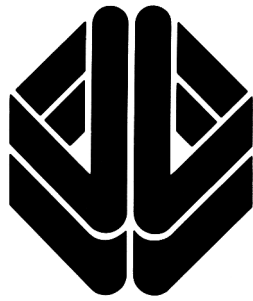
1. All owners or occupants of property shall maintain all buildings, drives, parking lots or other structures located upon said property in good and sufficient repair and shall keep such premises painted, windows glazed, paving swept and otherwise maintain the property in an aesthetically pleasing manner.
2. Any structure, driveway or parking lot surface which is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.
3. Buildings which are vacant for any reason shall be kept locked and the windows shall be glazed in order to prevent entrance by vandals.
4. Grounds shall be maintained in a safe, clean and neat condition, free of rubbish and weeds. Lawns shall be kept in a mowed condition. Roads and pavements shall be kept true to line and grade in good repair. Drainage ditches shall be kept clean and free of any obstacles.
5. All plantings shall be maintained in healthy growing condition. Fertilization, weeding and pruning are to be performed on an ongoing basis, as needed.
6. Dead or dying plants shall be removed and replaced as quickly as possible (30 days maximum, except where seasonal conditions prohibit).
7. All plantings are to be irrigated as often as necessary to maintain healthy growing conditions. Overwatering is discouraged.
8. Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are to be performed on a regular basis.
9. Adjust and/or remove tree wrap, stakes, guys, etc. on a regular basis to maintain neat appearance and to prevent damage to trees.
10. If minimum maintenance standards established from time to time by the SouthPark Owners Association (SPOA) are not achieved by the property owner, the SPOA, through its ADCC or

Covenant Control Officer (CCO), may issue a notice of violation, demand for compliance, assess penalties and institute legal action.

O. Permitted Uses

Within the PD-I area, no building or land shall be used and no building shall hereafter be erected, converted or structurally altered, unless otherwise provided herein, except for one or more of the following uses:

- | | |
|--|---|
| 1. Wholesale and retail sales | 18. Necessary uses and buildings customarily associated with the permitted uses |
| 2. Offices and professional buildings | |
| 3. Research and development facilities | 19. Multiple permitted uses within one structure including any combination of the above |
| 4. Theaters, auditoriums and public meeting places | 20. Other uses similar in character and impact to those specified herein, except such uses as heavy manufacturing, which are not in character with the goals and objectives of SouthPark. |
| 5. Hotels and motels | |
| 6. Health, recreation and athletic clubs | |
| 7. Professional laboratories and clinics, hospitals | The ADCC reserves the right to deny any use deemed incompatible with, or detrimental to the SouthPark development objectives or standards. |
| 8. Repair, rental and product servicing facilities | |
| 9. Parking of motor vehicles | NOTE: ADCC approval is required prior to obtaining a building permit for any and all projects, including site and/or building modifications of existing developments. |
| 10. Automobile care centers and service stations | |
| 11. Light industrial assembly and fabrication facilities | |
| 12. Distribution facilities for raw materials and finished goods | |
| 13. Warehousing of raw materials or finished goods | |
| 14. Restaurants and private clubs | |
| 15. Liquor licensed premises | |
| 16. Residential uses | |
| 17. Private or public community services | |



SouthPark

**The Plaza
The Campus
The Hilltop Business Centre at SouthPark**

**Development Guidelines
Appendices**

Appendix A

Information Sheet

The following information is provided to aid the Applicant in preparing submittals for review of the ADCC and in expediting construction activities.

A. Architectural Development Control Committee (ADCC)

1. Chairperson:
Mike McKesson
2. Secretary and Architectural Consultant:
Dale Stephens
3. Landscape Architectural/Environmental Consultant:
John Holland
4. Civil Engineering Consultant:
James P. Fitzmorris
5. City of Littleton Consultant:
David Flaig
Landscape Architect/City Arborist
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80165
303/795-3766

B. SouthPark Owners Association

Custom Management Group, Inc.
2950 S. Jamaica Court
Aurora, Colorado 80014
303/952-9644

C. SouthPark Covenant Control Officer

Custom Management Group, Inc.
Attn: Channing Odell
2950 S. Jamaica Court
Aurora, Colorado 80014
303/952-9644

D. City of Littleton Representatives

Community Development
City of Littleton
2255 West Berry Avenue
Littleton, Colorado 80165

Traffic Analyst - Tom Weaver
City Engineer - Bob Deeds
Director of Public Works - Charlie Blosten
Fire Marshall - Jim Hofstra
Community Development Director - Dennis Swain
Chief Building Official - Jim Thelen
Zoning Administrator - Pam Hall

E. Utility Providers

Xcel Energy
Qwest
Denver Water Board
City of Littleton

Appendix B

Definitions

As used in the Development Guidelines, the following terms shall have the meaning given in this section unless a different meaning is clearly required by the context.

1. **Applicant:** Any person or organization who or which has made or intends to make a submittal to the ADCC for its review and comment or official review and approval/ denial of the submittal.
2. **Architectural Development Control Committee (ADCC):** A special committee as established under the provisions of the Covenants, Conditions, and Restrictions for the purpose of reviewing and approving or denying proposals for land and building improvements within SouthPark.
3. **Area, Gross Floor:** The sum of the gross horizontal areas of the several floors of a building or portion thereof, including the basement, if any, as measured from the interior faces of the exterior walls of such buildings.
4. **Building:** Any structure intended for shelter, including all projections or extension, garages, outside platforms and docks, carports, canopies, enclosed malls, and porches.
5. **Driveways:** Vehicular pavement on private property used for access to parking lots, building entries, loading, and servicing areas.
6. **Improvement:** Shall mean and include, but not be limited to, buildings, parking areas, driveways, access roads, loading areas, parking areas, walkways, walls, fences, hedges, plantings, signs, exterior lighting, window coverings visible from streets or other building sites, utilities, and any other physical structures or changes of any type or kind made to or upon any land within the property.
7. **Landscaping:** A space of ground covered with lawn, ground cover, shrubbery, or trees and the like which may include earth berms, walls, fences, or similar materials, all harmoniously combined with themselves and with other improvements.
8. **Occupancy:** Any person or organization who or which has purchased, leased, rented, or is otherwise legally entitled to occupy and use any building site or sites, whether or not such right is exercised.
9. **Open Space (unobstructed):** Any portion of private property which is landscaped, including any pedestrian pavements within the landscaped areas, and all landscaped parking lot islands. Such open space area must be landscaped according to the Development Guidelines in order to be counted in fulfillment of the open space requirements.
10. **Public Street:** Any dedicated right-of-way within the property and shown on any recorded subdivision plan whether designated thereon as street, boulevard, place, drive, road, terrace, or way.
11. **Screen:** Shall mean the use of walls, fences, or plant material as called for in the Development Guidelines; used in such a way as to minimize the visual exposure of the object or objects being screened. Screening, as defined herein, shall have been accomplished satisfactorily if no more than 10% of the object being screened is visible from any point beyond the screen.
12. **Setback, Building:** The distance between the property line of a tract and any point on the exterior face of a building. Setbacks from streets shall be measured from the street right-of-way line with the minimum setback extending continuously from side lot line to side lot line.
13. **Setback, Parking:** The distance between the property line of a tract and the back of curb line of an area for the parking of vehicles.
14. **Structure:** Shall mean and refer to any thing or device, the placement of which upon any tract might affect the physical appearance thereof, including, by way of illustration and not limitation, buildings, sheds, covered patios, fountains, swimming or wading pools, fences, walks, signs, and trash enclosures.
15. **Use, Permitted:** Those uses specified in the Development Guidelines and other uses similar in character and impact.

Appendix C

City of Littleton Procedures and Processes

For a typical development project within SouthPark, the Applicant will need to present its development proposal to the appropriate agencies of the City of Littleton. Assuming that the zoning and platting of the Applicant's property has been accomplished, the following outline summarizes the subsequent steps to be followed by the Applicant in obtaining required City approvals:

A. Submit Site Development Plan to the City Development Review Committee

As detailed in Chapter 7, Section 10-7-2 of the City of Littleton Zoning Regulations, the Applicant must submit fifteen copies of a detailed Site Development Plan to the City Development Review Committee. The plan must conform with the General Plan for SouthPark. The plan must contain very specific information including site lighting; locations of buildings, structures, and other improvements; vehicular circulation and parking; curb cuts; building heights; service facilities; walls; sidewalks; landscaping; signage; utility services; and storm drainage (refer to Zoning Regulations for detailed requirements).

The Development Review Committee typically will meet within four to six weeks from the date of the submittal. Five copies of the final plan with all required amendments must be submitted to the City and be recorded before proceeding.

B. Obtain a Building Permit From the City Building Department

After obtaining approval of the Site Development Plan, the Applicant may make application for a building permit. It should be noted that approval of the Site Development Plan expires one year from the date of recording. In order to obtain a building permit, the Applicant must submit the following items to the Building Department: soils report, plat plan, and three sets of complete construction documents. In addition, the sewer tap fees must be paid before a building permit

Appendix D

SouthPark Vertical Control

Filing I and Filing II

BENCHMARK DATUM

U.S.C. and G.S. MONUMENT C-23: 2.7 MILES SOUTH OF LITTLETON RAILROAD STATION ALONG DENVER RIO GRANDE AND WESTERN RAILROAD TRACK, EAST OF SOUTH SANTA FE DRIVE AND 250 FEET NORTH OF MILEPOST NO. 13, ELEVATION 5392.50

SOUTHPARK TBMS

<u>TBM</u>	<u>ELEV.</u>	<u>DESC.</u>
299/74	5548.99	Chiseled "X" on nose island at Windemere and Mineral.
652-51	5553.84	Chiseled northeast bolt at base of first power line tower south of PSCo substation on SouthPark Lane, 800' east of County Line Barbecue.
69-652A	5545.13	Chiseled "X" on southeast corner on inlet box on SouthPark Lane, approximately 400' west of PSCo substation south side of road.
69-652B	5546.94	Chiseled square on top of the northwest PC of a curb island that is in the center of an entrance leading to County Line Barbecue on SouthPark Lane.
69-562C	5548.18	Chiseled square on the southeast corner of a light pole footing on the west side of SouthPark Lane, approximately at the point of the curve, 300' west of County Line Barbecue.
70-652	5554.96	Chiseled "X" on the southeast corner of a light pole footing on the northwest corner of SouthPark Lane and a secondary road coming from the west.
70-652A	5556.71	The southeast corner of a light pole footing on the south side of SouthPark Lane, approximately 400' east of the intersection of SouthPark Lane and SouthPark Way.
70-652B	5543.49	Chiseled square on the north end of an island to the south of SouthPark Lane, approximately 300' west of the intersection of SouthPark Lane and SouthPark Way.
70-652C	5534.18	Chiseled square on the back curb of the 3rd farthest west iron inlet grate on the southeast corner of SouthPark Lane and a secondary road from the south, approximately 300' east of the intersection of Southpark Way.
71-652	5535.37	Chiseled "X" on the southeast footing of a light pole on the south side of SouthPark Way, approximately 50' east of center line of Campus Drive.
71-652A	5537.91	Chiseled square on southeast corner light pole footing on south side of SouthPark Lane, approximately 300' centerline of Campus Drive.
71-652B	5539.42	Chiseled square on the southeast corner light pole. 2nd light east of centerline of Campus Drive on south side of Southpark Lane.
71-652C	5545.06	Chiseled square on top curb south end median in SouthPark Lane, south of West Mineral Avenue.
71-652D	5552.89	Chiseled square on top curb south side Mineral Avenue, approximately 250' east of SouthPark Lane.
72-652A	5557.42	Chiseled square on the south side of Mineral Avenue located directly south of the 3rd light pole east of SouthPark Lane.
72-652B	5562.24	Chiseled square on the southeast corner of an inlet box located at the southeast corner of the intersection of Mineral Avenue and SouthPark Way.
72-652C	5562.45	Chiseled square on the northeast corner of the 1st light pole south of Mineral Avenue on the west side of SouthPark Way.
72-652D	5561.36	Chiseled square on the southwest corner of inlet on the northwest corner of Campus Drive and SouthPark Way.

72-652E	5561.55	Chiseled square on the southeast corner of a light pole footing, 2nd pole south of Campus Drive on the west side of SouthPark Way.
73-652	5555.98	Chiseled square on the northwest corner light pole footing located west side SouthPark Way and 1st pole north of intersection with SouthPark Lane.
652-74A	5557.15	Chiseled square on the northeast corner of base of light pole, south side of SouthPark Lane, approximately 400' north of County Line Road.
652-74B	5545.58	Chiseled square on southwest corner storm inlet box northwest corner of County Line Road and SouthPark Lane
652-74C	5546.30	Chiseled square on southwest corner inlet box south side of County Line Road, approximately 500' east of County Line Road and SouthPark Lane.
652-74D	5561.31	Chiseled square on northwest corner of single hood inlet northwest corner of intersection of SouthPark Terrace and County Line Road.
652-75A	5574.03	Chiseled square on southwest corner of light pole pad, approximately 500' north of the corner of County Line Road and SouthPark Terrace on the east side of SouthPark Terrace.
652-75B	5587.48	Chiseled "X" on northwest bolt of hydrant west entrance to mall east of SouthPark Terrace.
652-75C	5592.53	Chiseled square on southwest corner concrete pad for light pole, 200' north of west mall entrance on SouthPark Terrace.
652-75D	5597.20	Chiseled "X" on northeast corner of inlet hood, northeast corner of SouthPark Drive and SouthPark Terrace.
652-75E	5593.78	Chiseled square on southwest corner concrete pad for light pole, 300' north of intersection SouthPark Drive and SouthPark Terrace.
652-76A	5585.36	Chiseled square on northwest corner of light pole pad, 700' north of intersection of SouthPark Drive and SouthPark Terrace on east side of SouthPark Terrace.
652-76B	5583.78	Chiseled square on northeast corner concrete pad of inlet box east of east entrance to Martin Marietta.
652-76C	5588.84	Chiseled "X" on northeast bolt on hydrant at northeast corner driveway to office complex, 500' south of Mineral Avenue on east side of SouthPark Terrace. (NOTE: previous TBC set by another company on west side.)
652-76D	5581.13	Chiseled square on southeast corner of concrete pad of inlet box, southeast corner of SouthPark Terrace and West Mineral Avenue.
652-76E	5580.82	Chiseled square on southwest corner concrete light pole pad on median strip West Mineral Avenue, 400' west of intersection of West Mineral Avenue and SouthPark Terrace.
652-77A	5578.89	Chiseled square on southwest corner concrete light pole pad on median strip West Mineral Avenue, 800' west of West Mineral Avenue and SouthPark Terrace intersection.
652-77B	5577.82	Chiseled square on TBC south side of north entrance to Martin Marietta, approximately 70' south of Mineral Avenue.
652-77C	5575.30	Chiseled square on southeast corner concrete light pole pad on median strip West Mineral Avenue, approximately 200' west of north entrance to Martin Marietta.
652-77D	5572.99	Chiseled square on TBC south side of West Mineral Avenue, approximately 500' west of north Martin Marietta entrance.
652-77E	5570.91	Chiseled square on center top of curb 15' inlet box northeast of Public Storage building, southeast of intersection of west entrance to Martin Marietta and Mineral Avenue.

652-77F	5566.20	Chiseled square on southwest corner concrete pad of 20' inlet box, 300' east of intersection of SouthPark Way and West Mineral Avenue on south side of West Mineral Avenue.
652-78A	5600.70	Chiseled square on southwest corner of metal inlet with grate at first PRC on south side SouthPark Drive.
652-78B	5608.46	Chiseled square on southwest corner concrete light pole pad in median strip on SouthPark Drive, 400' west of intersection of SouthPark Plaza and SouthPark Drive.
652-78C	5618.87	Chiseled square on northeast corner metal inlet on northeast corner of SouthPark Drive and SouthPark Plaza.
652-78D	5624.51	Chiseled square on southwest corner concrete pad (light pole), 150' north of intersection of SouthPark Drive and SouthPark Plaza on east side of SouthPark Plaza.
652-79A	5627.27	Chiseled square on southwest corner concrete light pole pad, 5' north of second PC on SouthPark Plaza heading north on east side of road.
652-79B	5619.47	Chiseled square on southwest corner concrete light pole pad, 200' north of second PT of curve on SouthPark Plaza heading north on east side of road, also 100' north of transformer box.
652-79C	5611.01	Chiseled square in center back wall of metal inlet, 50' north of 3rd PC of curve on the east side of SouthPark Plaza heading north.
652-79D	5603.26	Chiseled square on south corner concrete light pole pad, 50' east of PC on SouthPark Plaza, 800' south of Mineral Avenue.
652-79E	5597.71	Chiseled "X" on east bolt of hydrant east side of SouthPark Plaza, 500' south of Mineral Avenue, 50' before PT in road.
652-79F	5585.63	Chiseled square on northeast back wall of inlet southeast corner of Mineral and SouthPark Plaza.
652-79G	5583.33	Chiseled square on north side of manhole center of 20' inlet half way between SouthPark Terrace and SouthPark Plaza on south side of Mineral.

APPENDIX E

Various Supplemental Development Guidelines and Criteria

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SOUTHPARK CENTRE

Retail Shops Sign Criteria

December 2, 1983

CRITERIA

Each Tenant shall submit or cause to be submitted within three (3) weeks of date of execution of this Lease, to the Landlord for approval before fabrication, at least two (2) copies of detailed drawings indicating the location, layout, size, design, and color of the proposed sign, including all lettering and/or graphics.

All permits for signs and their installation shall be obtained by the Tenant or his representatives and will comply with all appropriate governmental requirements.

All tenants are obligated to have a sign, and all signs shall, in addition to complying with all governmental requirements, be reviewed for conformance with this criteria and overall design quality. Approval and disapproval of sign submittals based on aesthetics of design shall remain the sole right of the Landlord.

Tenant signs on the exterior of the building are permitted only as "routed" letters out of the Alucobond sign band. The sign band consists of a continuous band of "clear" Alucobond, 40" in vertical dimension. Each tenant shall be responsible for the full cost of said panels to the extent these are contained within their respective leased fascia frontages. The maximum height of any one letter or combination of copy shall not exceed 24" for tenants whose leasable area is less than 8,000 square feet, and 36" for tenants whose leasable area is equal to or greater than 8,000 square feet. The maximum length of the display shall not exceed ____ of the leased fascia frontage.

Lettering of all store signs shall be limited to the business or trade name of the premises as it appears on the Lease. No sign manufacturer's name, union labels, or other lettering shall be visible. Logos are, in general, considered incompatible with this system of signage.

All routed lettering will be backed with 3/16", permanently affixed, colored, translucent Plexiglas. All costs for said lettering shall be the full responsibility of the Tenant. Letter colors will be selected from the following Rohm & Haas "Plexiglas" colors: RED #2415, BLUE #2114, and BLUE #2648. Alternating of the above colors between tenant spaces will be required and coordinated by Landlord. It is recommended that the Tenant include his desired letter color with his submittal.

All sign lettering shall be internally illuminated. Installation and connection of adequate lighting to the power distribution panel shall be the full responsibility of Tenant. No blinking, flashing, or animated sign letters will be permitted. All sign lettering shall be on a photo cell and automatic timer and be illuminated from dusk until at least 10:00p.m. as minimum hours of illumination.

The Landlord reserves the right to at any time and in any manner permit variations from the aforementioned criteria. This shall include all cases of signage design, color, illumination, and construction that, at the sole discretion and opinion of Landlord, would more appropriately serve the Centre and its respective tenantry.

Conformance to this criteria will be strictly enforced and any installed, nonconforming, or unapproved signs must be brought into conformance at the expense of Tenant.

TENANT: _____

LANDLORD: _____

SOUTHPARK COMMERCIAL PLAZA

Supplemental Development Guidelines

March 31, 1983

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the SouthPark Commercial Plaza. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRs) for SouthPark. The Development Guidelines and CCRs shall be fully enforced for all development in the Commercial Plaza. It is particularly important that the applicant understand and apply the Guidelines and CCRs for all original development and construction by tenants and lessees. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

These Supplemental Development Guidelines are intended to aid the applicant in achieving a style, character, and quality of development conforming to the goals and objectives for the Commercial Plaza as illustrated in the Conceptual Master Plan (refer to attached plan). This plan is a graphic representation of the type of development that the Architectural Development control committee (ADCC) seeks to realize. The plan is a guide for development. It is inherently flexible and is intended to provide opportunities for creative, high-quality development.

The Commercial Plaza Conceptual Plan provides for an 18,75-acre merchandising and retail center located at the northwest corner of County Line Road and South Broadway. This highly visible area provides a unique opportunity for community-scale retail trade.

The Commercial Plaza is located adjacent to the SouthPark Urban Plaza, a high density mixed use development, master planned for office buildings and associated support uses. The Urban Plaza is planned to include plazas, malls, and walkways to encourage the kind of interaction between uses that is associated with the most successful business centers. Architecturally, The Urban Plaza is planned to have a distinctively urban character with mid-rise buildings, structured parking,

and corporate and institutional architectural styles. The Commercial Plaza shall be designed to be compatible with, to complement, and to provide a logical physical extension of this urban character. Development in the Commercial Plaza shall take advantage of opportunities for support from The Urban Plaza through both merchandising and physical orientation.

ARCHITECTURAL DESIGN

The Supplemental Guidelines contain standards which will be applied by the ADCC in reviewing proposed construction in the Commercial Plaza.

1. All buildings shall be limited to two stories in height.
2. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 25 percent unobstructed open space on all properties.
3. Special care shall be taken to ensure that no single side or combination of sides of a structure appears as less attractive than the front of the structure. This objective shall be accomplished through the creative use of building materials, architectural design, and detailing. For example, if the front of a structure features a strong fascia line, that same feature shall be continued around the entire structure. If a module is established in the detailing of the front, that same module shall be repeated elsewhere to unify all sides of the structure. Large uninterrupted expanses of a single material shall be avoided so there are no significant contrasts in scale between various structure faces and between individual buildings.
4. Building orientation: Buildings shall be designed and sited to avoid a one-sided, strip commercial appearance. This may be accomplished by facing buildings out from a center core in all four directions, by having display glass on non-entry sides, and other similar devices to avoid a "back door," "front door" visual distinction.

5. Exterior materials: Exterior materials shall be selected so the appearance of the structures will be compatible with the character of existing and planned structures in The Urban Plaza. In The Urban Plaza, structures are planned to have a corporate and institutional look, characterized by such building materials as masonry (predominantly brick), alucobond (and other metallic appearing materials), and large areas of glass. Materials such as wood siding, stucco, certain types and colors of brick, and others with a predominantly residential character shall not be used to any great extent in the commercial Plaza. In general, these materials, if used, shall cover no more than 10% of any single building face.

Materials that have the connotation of low quality shall not be used. Such materials include concrete block, certain applications of precast or poured-in-place concrete, certain types of metal siding, "jumbo" brick, slump stone, and other similar materials.

All structures in the Commercial Plaza shall be constructed of the same or very similar exterior materials designed to compliment existing and planned structures in The Urban Plaza. This requirement ensures that all structures appear as part of a coordinated complex of buildings rather than an assemblage of disparate structures.

6. Rooftops: The rooftops of structures in the Commercial Plaza will be highly visible from structures in The Urban Plaza. It is imperative, therefore, that rooftops be designed to minimize the impact of large roof areas on those views. The following supplemental guidelines apply:
 - a. Rooftop materials shall be nonreflective (e.g., no white stone or unpainted metal).
 - b. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted.
 - c. Roof mounted mechanical equipment, vents, stacks, etc., shall be minimized, and where physically possible, entirely eliminated. Any appurtenances that must be roof mounted shall be located so they are not visible from any point within SouthPark at ground level. All such appurtenances shall be painted the same color to be compatible with the building architecture. Where possible, such appurtenances shall be grouped in common enclosures.

SETBACKS

Setbacks in the Commercial Plaza shall be as set forth in the Development Guidelines, with the following changes:

	Street Frontage Setback	Building Parking Setback
County Line Road	40'*	40'***
South Broadway	40'*	40'***
SouthPark Drive	40'*	40'***
SouthPark Terrace	40'*	40'***

* Variances reducing this dimension to as little as 20' may be granted by the ADCC only if the applicant can successfully demonstrate that all building faces within the setback are of a quality and scale compatible with and contributing to the streetscape image. Structures taller than 16' shall not be allowed within this setback.

** Variances reducing this dimension to as little as 20' may be granted by the ADCC only if the applicant can successfully demonstrate that all such parking is screened from views from adjacent public streets. This screening may be accomplished by using approved screen walls or berms supplemented with plantings. Sinking of parking below views may be utilized to supplement screening.

LOADING AND SERVICE AREAS

Loading and servicing areas shall be designed as integral parts of structures. They shall not be visible from public roads, other properties within SouthPark, or from pedestrian areas or parking lots within the Commercial Plaza. This requirement may be accomplished by internalizing loading/servicing areas within structures, by completely surrounding such areas with approved screen walls, or by surrounding exterior service areas with buildings, thereby providing service courts where pedestrians and vehicles do not normally travel. The visual impact of service areas and service courts on views from taller buildings in The Urban Plaza shall be minimized by covering all loading docks and truck loading/parking areas. Large expanses of paving in these areas shall be broken up with tree plantings.

PEDESTRIAN AND BICYCLE CIRCULATION

The Urban Plaza is master planned with a continuous open space system to facilitate unobstructed flow of pedestrian and bicycle traffic. Development within the Commercial Plaza shall continue this circulation system through landscaped open space "spines" to reduce any apparent visual or functional separation between the

two areas. One such spine shall be provided from the intersection of SouthPark Plaza and SouthPark Drive continuing through to the central building development in the Commercial Plaza. Another spine shall be provided at a point roughly 500' east of SouthPark Terrace from SouthPark Drive south to the central building development in the Commercial Plaza.

These open spines shall include landscaping and a 5' minimum width sidewalk that has as few intersections with vehicular traffic as possible. These spines shall include areas, as appropriate, with a plaza-like character and shall terminate in expanded plaza areas to provide an urban character compatible with and appearing as an extension of the Urban Plaza.

SITE SIGNAGE

All signage shall be as set forth in the Development Guidelines except as specifically noted herein. All signage shall conform to the City of Littleton Sign Code and the Colorado Department of Highways Sign Regulations (as applicable).

1. Identification Signage - Ground Mounted. The applicant shall provide major identification signs, reading "SouthPark, Commercial Plaza," at the main points of entry on SouthPark Drive and County Line road. The signs shall be located in 15' wide (minimum) raised center medians provided by the applicant. The major identification sign located on County Line road may be used as a multi-tenant identification sign. This sign may exceed the dimensions allowed for identification signs in the Development Guidelines, but shall be subject to approval by the ADCC. The design of this single sign shall be compatible with the identification signage as defined in the Development Guidelines in color, material, shape, type face(s), etc. This sign shall be internally illuminated.

Other identification signage shall be permitted in accordance with the Development Guidelines.

2. Identification Signage - Building Mounted. Building-mounted identification signage, as referred to in this section, applies to retail buildings only. Any signs mounted on retail buildings shall be located on a building fascia panel specifically designed for this purpose as an integral part of the architecture; and shall not extend higher than the roof line of the structure. The fascia panel shall either be routed out to accommodate individual letters, or individual channel letters shall be applied to the fascia panel. Only one system of signing shall be allowed throughout the Commercial Plaza. If signs are illuminated, only internal illumination shall be used. No individual sign cabinets shall be allowed. Colors of sign letters shall be limited to a

maximum of three colors to be approved by the ADCC. Use of color shall be limited to one color per store name, with one additional color allowed for a logo or symbol. Sign letters may be of any style to accommodate individual symbols and identity programs. Only the name of the store and/or identifying symbol shall be allowed. Only one sign per store shall be allowed. Maximum height of letters shall be 12". Variances to this letter height restriction may be granted for a major tenant(s) subject to the approval of the ADCC.

LANDSCAPING

1. Parking Lots: Either berming or walls are required between public streets and parking lots. These shall be tall enough with respect to road and parking lot grades so that the front and back grills of parked vehicles are screened from view.
2. Building faces: Planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces. This planting and associated paving and street "furniture" shall convey the plaza character of The Urban Plaza area.
3. Street trees: Imperial Honeylocust shall be planted the full length of SouthPark Drive as set forth in the street tree master plan in the Development Guidelines. Street trees shall be planted on other public streets as required by the Development Guidelines.
4. Preservation of existing landscape: The applicant shall preserve or replace in similar form and level of quality, the existing landscape development at the intersection of SouthPark Drive and South Broadway and at the intersection of SouthPark Terrace and County Line road including the detention pond area.

THE CAMPUS AT SOUTHPARK

MINI WAREHOUSE DEVELOPMENT

Supplemental Development Guidelines

May 5, 1983

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered at the mini warehouse development in The Campus area. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRS) for SouthPark. The Development Guidelines and CCRs shall be fully enforced for all mini warehouse development. It is particularly important that the applicant understand and apply the Guidelines and CCRs for all original development and construction. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

The Supplemental Development Guidelines are intended to aid the applicant in achieving a style, character, and quality of development conforming to the goals and objectives for The Campus at SouthPark as illustrated in the Illustrative Master Plan (refer to attached plan). This plan is a graphic representation of the type of development that the Architectural Development Control Committee (ADCC) seeks to realize. The plan is a guide for development. It is inherently flexible and is intended to provide opportunities for creative, high quality development.

The mini warehouse development is located within The Campus at SouthPark, a low density mixed use development, master planned for office buildings, light industrial, research and development, and associated support uses. Architecturally, The Campus is planned to have an open, park-like character with low-rise buildings, surface parking, and low-key architectural styles. The mini warehouse development shall be designed to be compatible with and to complement this character.

ARCHITECTURAL DESIGN

These Supplemental Guidelines contain additional standards which will be applied by the ADCC in reviewing proposed construction in the mini warehouse development.

1. Special care shall be taken to ensure that no single side or combination of sides of a structure appears as less attractive than any other. This objective shall be accomplished through the creative use of building materials, architectural design, and detailing. For example, if the front of a structure features a strong fascia and roof line, that same feature shall be continued around the entire structure. If a module is established in the detailing of one side, that same module shall be repeated elsewhere to unify all sides of the structure. Large uninterrupted building planes are prohibited; buildings shall be designed and arranged with offsetting surfaces and planes to provide a varied street appearance.
2. Building orientation: The following perimeter buildings shall be signee loaded (i.e., no doors facing out toward streets or property lines):
 - a. All buildings on the West Mineral Avenue perimeter.
 - b. All buildings along the first 200' of east property line south of West Mineral Avenue.
 - c. All buildings along the first 250' of west property line south of West Mineral Avenue.

All breaks between buildings in these perimeter areas shall be bridged with walls of the same material(s) as the buildings. Offset these walls from building faces to provide a continuous walled perimeter with appropriate offset faces for visual variety.
3. Exterior materials: Exterior materials shall be selected so the appearance of structures will be compatible with the character of planned structures in The Campus area. In The Campus, structures are planned to have a rather soft, non-urban appearance, characterized by such building materials as masonry (predominantly brick), stucco, wood siding, and large areas of glass. A tasteful combination of multiple materials on structure faces shall be used to avoid large expanses of a single material.

Materials that have the connotation of low quality shall not be used. Such materials include certain types and finishes of concrete block, certain applications of precast or poured-in-place concrete, certain types of metal siding, "jumbo" brick, slump stone, and other similar materials.

4. Rooftops: The rooftops of structures in the mini warehouse development will be highly visible from other future structures in The Campus. It is imperative, therefore, that rooftops be designed to minimize the impact of large roof areas on those views. The following supplemental guidelines apply:
 - a. Rooftop materials shall be nonreflective (e.g., no white stone or unpainted metal).
 - b. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted.
 - c. Roof mounted mechanical equipment, vents, stacks, etc., shall be minimized, and where physically possible, entirely eliminated. Any appurtenances that must be roof mounted shall be located so they are not visible from any point within SouthPark at ground level. All such appurtenances shall be painted the same color to be compatible with the building architecture. Where possible, such appurtenances shall be grouped in common enclosures.
 - d. If a flat/built-up roofing system is used, it shall be covered with non-reflective aggregate.

2. Building faces: Planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces visible from public streets.
3. East property line: The landscape along the east property line shall be particularly heavy in order to fully screen the mini warehouse buildings, parking, and drives from West Mineral Avenue, westbound as viewed across the front yard of the Martin Marietta facility.

SETBACKS

Setbacks at the mini warehouse site shall be as set forth in the Development Guidelines with the following changes:

	Street Frontage Setback	Building Parking Setback
East Property Line (side yard)	22'	22'

SIGNAGE

All signage shall be as set forth in the Development Guidelines. All signage shall conform to the City of Littleton Sign Code and the Colorado Department of Highways Sign Regulations applicable).

LANDSCAPING

1. Parking Lots: Either berming or walls are required between public streets and parking lots. These shall be tall enough with respect to road and parking lot grades so that the front and back grills of parked vehicles are screened from view.

THE MARKET AT SOUTHPARK

Signs/Signage Overall General Criteria

Revised February 26, 1988

GUIDELINES - ALL SITE SIGNAGE

- A. All site signage to be furnished and installed according to SouthPark Development Guidelines. Final shop drawings of all signage to be submitted to the Architectural Development Control Committee (ADCC) for approval.
- B. The signage guidelines apply to six separate categories of signage as follows:

Identification Signage

1. All identification signs are to be internally illuminated monoliths constructed of Alucobond, an aluminum/thermoplastic composite, with a Light Bronze Grip Guard 11E5 matte finish background color. The address band and pedestal are to be Dark Bronze Grip Guard 12K5 matte finish, with the address number and street name in Light Bronze. Identification signs may be single or double faced. Only graphics and typography are to be illuminated.
2. Identification signs shall be within the first 20% of the distance between the vehicular entrance and the building(s), or within the 20% of that distance nearest the building. No identification sign shall be located closer than 10 feet to any property line, curb, road, or drive.
3. Site signage to be located as per Drawing SP-2, dated 28 October 1987.

Facade Signage

1. All facade mounted tenant signs to be individual illuminated channel letters. No individual sign cabinets shall be allowed. Electric sign conduit and gutter to be located behind facade and painted to match stucco finish.
2. Facade Signage Criteria:
 - a. No audible, flashing, or animated signs allowed.

- b. No exposed lamps, raceways, or conduit allowed.
- c. Sign width shall not exceed 66% of tenant's store frontage width.
- d. Color of metal trim caps of letters and logos to be Jewelite Bronze 313 "factory finish."
- e. Color of letters and logos returns to be Wyandotte, Grip Guard #12 ALU-43313, Dark Bronze 313.
- f. System for indicating business hours, emergency telephone numbers, etc., to have a maximum message area of 144 square inches, with maximum 2" block letters (white in color). Building address numbers to be 7" white Helvetica Medium style letters mounted in center of door transom.
- g. Shop drawings to include elevation of total store frontage showing all horizontal and vertical dimensions of signage. See Section F "General Requirements" for additional information.
- h. The back sides of the channel letters are to be flush with the building fascia so as not to expose conduit, supports, etc.
- i. Tenant space to the north of 8023 South Broadway, tenant must locate their sign a minimum distance away from the 8023 South Broadway tenant sign equal to 1/4 of the combined length of both signs.

3. Letter Size:

- a. Large Tenants: 36" high channel letters (any tenant larger than 8,000 square feet) - Buildings F and H, and large user Building G.
- b. Small Tenants and Pads: 24" high channel letters - Buildings B, C, E, G, and Pads I, J, and K.
- c. Allowable Square Footage Sign Area for Pad Users: Signage area to include free-standing low

profile sign both sides. Signage area shall not exceed one square foot of sign area per 30 square feet of gross building floor area. The maximum sign area shall be 200 square feet per user with a maximum area of 100 square feet per sign face.

- d. Building D - one sign on east elevation and one sign on north elevation, not to exceed 100 square feet each, or 4'-6" high and 22'-6" long.
 - e. Cub Foods (Building A) - 200 square feet of facade signage on east elevation.
4. Letter Style: Sign letters may be of any style to accommodate individual symbols and identity programs. Only the name of the tenant and/or identifying symbol shall be allowed. All multi-tenant specialty sign programs shall be consistent with the overall theme of SouthPark signage and shall be submitted to the ADCC for approval.
5. Colors:
- a. Use of color shall be limited to one color per tenant name, with one additional color allowed for a logo or symbol.
 - b. Colors of sign letters to be limited as noted in i. and ii. below.
 - (1) Facade signage, individual illuminated channel letters.
 - (a) White - Polycarbonate GE Lexan S-100-82093, Plexiglas #W-7328
 - (b) Red - Panaflex 2662, Plexiglas #2662
 - (c) Yellow - Polycarbonate GE Lexan S-100-42002, Plexiglas #2037
 - (d) Orange - (Building D only) Rohm & Haas, #2119
 - (e) All channel letters return color to be Wyandotte sign finish Grip Guard, #12 ALU-43313 Dark Bronze 313. All letter trim and logo caps to be Jewelite Bronze 313 "factory finish."
 - (2) Low profile, project, and Cub Foods free-standing signs.
 - (a) Lower band and pedestal color, Grip Guard 12K5 matte finish, Dark Bronze
 - (b) Sign Face: Color to be Grip Guard 11E5 matte finish, Light Bronze.
 - (c) Contact Alan Wilson of Denco Sales (922-8411) for any additional information.

(d) The following colors, in addition to those noted in Section i, can be utilized on the low profile and free-standing signs:

- (i) Red - Polycarbonate GE Lexan S-100-62177
- (ii) White (Ivory) - Panaflex #2146

6. General Requirements:

- a. Submit two (2) copies of all shop drawings of tenant signage to ADCC for review. Drawings must include submittal dates for final approval references.
- b. Submit samples and specifications of approved Plexiglas colors.

NOTE: Alternate manufacturer's color samples of matching Plexiglas or vinyl (for logos only) must be submitted for approval.

- c. Channel letters metal return color to be Wyandotte sign finish Grip Guard, #12 ALU-43313 Dark Bronze 313.
- d. All tenant shop drawings are to include a small key map indicating the location of the tenant (pads not included), and dimensions of sign copy to ends of tenant's store frontage and to bottom of sign fascia (or above finish floor).

NOTE: The distance from the bottom edge of main sign copy to the bottom edge of the sign fascia is to be the same dimension for all like sizes of letters. Sign copy is to be centered vertically with the building fascia and horizontally with the tenant's frontage.

- e. All exposed raceways, etc., behind facades are to be painted to match the adjacent wall color.

Free-Standing Project Signs

- 1. Cub Foods: 25'-0" high with a maximum of 100 square feet per face of signage, and a maximum of 200 square feet of total sign area. Sign to be 12'-0" wide by 16'-6" high each face, with an 8'-0" wide by 8'-6" high pedestal.
 - a. The top band is to be 3'-0" high and is to include "The Market at SouthPark" and is Dark Bronze Grip Guard 12K5, matte finish.
 - b. The pedestal base shall be painted Dark Bronze Grip Guard 12K5, matte finish.
 - c. The Dark Bronze top band shall be visually separated from the Light Bronze main sign body with a continuous reveal in Dark Bronze.

- d. Include all dimensions, such as from sign copy to edge of sign face and/or painted color change to be shown on shop drawings.
 - e. The concrete base shall not be exposed, and indicated as such on the drawing.
 - f. Indicate the corner radii size on the shop drawings.
2. Project Identification Sign: 25'-0" high with a maximum of 100 square feet per face of signage, and a maximum of 200 square feet of total sign area. Individual tenant identification signs on this sign will not exceed 20 square feet per face. Sign to be 9'-0" wide by 22'-0" high each face, with a maximum of 3'-0" high base. Use a 6' wide base.
 - a. The pedestal base shall be painted Dark Bronze Grip Guard 12K5, matte finish.
 - b. The Dark Bronze top band shall be visually separated from the Light Bronze main sign body with a continuous reveal of Dark Bronze.
 - c. The removable tenant panels shall be Light Bronze routed Alucobond backed with Plexiglas (approved colors only) and flush with the top band.

NOTE: See "SouthPark Restaurant Plaza" sign at SouthPark Lane and County Line Road for any additional information as this sign is to match the design concept.

 - d. Include all dimensions such as from sign copy to edge of sign face and/or painted color change.
 - e. Individual tenant sign panels must be submitted for final approvals. All tenant panels must comply with the following copy size criteria:
 - (1) Use a minimum side border/margin of 6", allowing a maximum sign copy length of 8'-0".
 - (2) Use a minimum top and bottom border/margin of 4", allowing a maximum sign copy height of 18".
 - (3) Double-line copy, if any, shall have a minimum vertical space of 3" between lines.
 - (4) Sign copy less than the maximum sizes shall be centered vertically and margin left (with a 6" margin).
 - (5) Include all dimensions to sign copy of tenant panel submittals.
 - (6) Note: The Plexiglas is not to be painted. Select from the four (4) approved Plexiglas colors.
 - f. The concrete base shall not be exposed, and indicated as such on the drawing.
 - g. Indicate the corner radii size on the shop drawings.
 3. Building Pads: Three signs (Buildings I, J, and K). Maximum size of 4'-0" x 8'-0", with a 1'-0" high base. Signs must meet ADCC requirements. The building pads will be allowed three signs per building including low profile sign. Tenants may choose between using one ground pedestal (4'-0" x 8'-0" on a 1'-0" high base) and two building mounted signs, or use building mounted signage on two elevations. Building mounted signage shall be a maximum of 24" tall individual letters/logos.
 4. Concrete support walls and/or foundation bases for signs are not to be exposed above finished grades.
 5. Entry sign at West Mineral Avenue to be 4'-0" x 8'-0" with a 1'-0" high base. This sign will not be illuminated. Signs must meet ADCC requirements.
 6. All pedestal signs shall utilize a hidden retainer system. No fasteners shall be visible on the sign faces. Shop drawings to be noted accordingly. Shop drawings for pedestal signs to include side elevation. The concrete base shall not be exposed, and noted so on the drawings.

Informational Signage

1. Informational signage includes all information and directional signage other than identification signage.
2. The standard design for all information signage is consistent with the identification signage. In all cases, a square Alucobond monolith with pedestal is to be used. The background color is Dark Bronze Grip Guard 12K5 matte finish with white lettering and directional arrows.
3. Use reflective material for non-illuminated traffic directional signs. Typeface to be used for information signage is Helvetica Medium.
4. Some of the basic rules for informational signage are as follows:
 - a. Word spacing should be even. Excessive variation in length of lines should be avoided.
 - b. All copy shall be flush to the left without indentation.
 - c. Only the first word in a line is capitalized unless there are proper names. Numbers under 10 are to be spelled out in the body of sign message.

- d. Do not use a period at the end of a heading, sub-heading, title, date, or any copy occupying a line by itself.
 - e. Do not insert a comma between numbers and street name. Insert commas in numbers over four digits.
 - f. Use a colon instead of a dash before listed matter.
5. Positioning of information signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.
 6. If signage must communicate to vehicular traffic, it shall be placed so it is visible and legible to approaching vehicles according to speed at the following distances:

<u>Speed</u>	<u>Distance</u>
20	100 feet
25	175 feet
30	250 feet

7. Information signage shall be placed no closer than six feet (6') to the curb of a road or drive.
8. All information signage shall be perpendicular to approaching traffic. It shall be positioned so there is clear line-of-sight well before the point at which direction must be changed or action taken. Information signage shall be positioned to avoid confusing backgrounds particularly when directed to vehicular traffic.

Vehicular Control Signage

1. Vehicular control signage provides for vehicular control throughout the development by combining standardized symbols or pictographs and typography to allow for maximum legibility, recognition, and aesthetic quality. The background color of the metal sign panel and pole is Dark Bronze Grip Guard 12K5 with white symbol field and typography.
2. All control signage shall be carefully sited to provide adequate sight lines from cars, buses, and trucks. the use of reflective material for the symbol field and typography is required.

Temporary Signage

1. Temporary signs can be used for construction and design team information or future tenant identification. All temporary signs shall match the identification signage in all respects except materials.

2. The number of temporary signs allowed per site is as follows:
 - a. Lots of five acres or less, one temporary sign per lot is permitted at any one time.
 - b. Lots of five acres to 10 acres, two temporary signs.
 - c. Lots of 10 acres or more, three temporary signs are permitted.
3. No real estate signage is permitted on either a permanent or temporary basis without the approval of the ADCC.
4. All temporary signs must be approved by the ADCC.

Installation - Site Signage

1. Install all signs as noted on drawings and as required by SouthPark Development Guidelines. Do not install any sign until ADCC has approved final shop drawings.
2. Installation to be neat and shall conform to standard installation procedures as required by the City of Littleton and the SouthPark Development Guidelines.
3. Install all signs centered and level.
4. Provide final cleanup and remove all foreign materials from sign faces and supports.

THE MARKET AT SOUTHPARK

Supplemental Development Guidelines

August, 1986

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the Market at SouthPark. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRS) for SouthPark. The Development Guidelines and CCRS shall be fully enforced for all development in the Market. It is particularly important that the applicant understand and apply the Guidelines and CCRS for all original development and construction by tenants and lessees. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

The Supplemental Development Guidelines are intended to aid the applicant in achieving a style, character, and quality of development conforming to the goals and objectives for SouthPark.

The Market at SouthPark Plan provides for a 26 acre merchandising and retail center located at the northeast corner of Mineral Avenue and South Broadway. This highly visible area provides a unique opportunity for community-scale retail trade.

ARCHITECTURAL DESIGN

These Supplemental Guidelines contain additional standards which will be applied by the ADCC in reviewing proposed construction in the Market.

1. All buildings shall be limited to two stories in height.
2. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 30 percent unobstructed open space on all properties.
3. Special care shall be taken to ensure that no single side or combination of sides of a structure appears as less attractive than the front of the structure. This objective shall be accomplished through the creative use of building materials, architectural design, and detailing. For example, if the front of a structure features a strong fascia line, that same feature shall be continued around the entire structure. If a module is established in the detailing of the front, that same module shall be repeated elsewhere to unify all sides of the structure. Large uninterrupted expanses of a single material shall be avoided so there are no significant contrasts in scale between various structure faces and between individual buildings.
4. Building orientation: Buildings shall be designed and sited to avoid a one-sided, strip commercial appearance. This may be accomplished by facing buildings out from a center core in three or more directions, by having architectural detailing (i.e., overhangs, canopies, fenestrations, wingwalls, reveals, etc.) on non-public sides, and/or other similar devices to avoid a "back door, front door" visual distinction.
5. Exterior materials: Exterior materials shall be selected so the appearance of structures will be compatible with the character of existing and planned structures in The Urban Plaza. In The Urban Plaza, structures are planned to have a corporate and/or contemporary look, characterized by such predominant building materials as brick, alucobond (and other metal fascia materials), and large areas of glass. Alternative predominant building materials of lesser quality such as stucco, architectural concrete block, standing seam metal roof, etc., may be considered by the ADCC where the applicant is willing to utilize a unique architectural character and detail, breaking up the building masses and creating a human scale. Materials such as wood siding, roofing shakes, shingles, or tiles, and other materials with a predominantly residential character shall not be allowed.
6. Rooftops: The rooftops of structures in the Market will be highly visible. It is imperative, therefore, that rooftops be designed to minimize the impact of large roof areas on those views. The following supplemental guidelines apply:
 - a. Rooftop materials shall be nonreflective (e.g., no white stone or unpainted metal).

- b. No long runs of exposed duct work, pipe runs, conduit, or other similar items shall be permitted.
- c. Roof mounted mechanical equipment, vents, stacks, etc., shall be minimized, and where physically possible, entirely eliminated. Any appurtenances that must be roof mounted shall be located so they are not visible from any point within SouthPark at ground level. All such appurtenances shall be painted the same color to be compatible with the building architecture. Where possible, such appurtenances shall be grouped in common enclosures.

SETBACKS

Setbacks in the Market shall be as set forth in the Development Guidelines with the following changes:

	Street Frontage Setback	Building Parking Setback
Mineral Avenue	40'	40'
South Broadway	40'	40'*
SouthPark Drive	40'	30'
SouthPark Plaza	30'	30'

* Parking setbacks along Broadway may be reduced to 20' except at the first 400' at street intersections and the first 40' on both sides immediately adjacent to any street curb-cut entry drives.

LOADING AND SERVICING AREAS

Loading and servicing areas shall be designed as integral parts of structures. Paved service areas and drives will be set back a minimum distance of 40' from property lines fronting on a street. They shall not be visible from public roads, other properties within SouthPark, or from pedestrian areas or parking lots within the Market. This requirement may be accomplished by internalizing loading/servicing areas within structures, by completely surrounding such areas with approved screen walls, or by surrounding exterior service areas with buildings, thereby providing service courts where pedestrians and vehicles do not normally travel.

PEDESTRIAN AND BICYCLE CIRCULATION

The Urban Plaza is master planned with a continuous open space system to facilitate unobstructed flow of pedestrian and bicycle traffic. Development within the Market shall continue this circulation system through landscaped open space "spines" to reduce any apparent visual or functional separation between the two areas.

These open space spines shall include landscaping and a 5' minimum width sidewalk that has as few intersections with vehicular traffic as possible. These spines shall include areas, as appropriate, with a plaza-like character and shall terminate in expanded plaza areas.

SIGNAGE

All signage shall be as set forth in the Development Guidelines except as specifically noted herein. All signage shall conform to the City of Littleton Sign Code (as applicable).

1. Identification Signage - Ground Mounted (only). The Applicant shall provide major identification signs, reading "The Market at SouthPark," at the main points of entry on Broadway and Mineral Avenue.

LANDSCAPING

1. Parking Lots: Either berming or walls are required between public streets and parking lots. These shall be tall enough with respect to road and parking lot grades so that the front and back grills of parked vehicles are screened from view.
2. Building faces: Planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces. This planting and associated paving and street "furniture" shall convey the plaza character of The Urban Plaza area.
3. Street trees: Street trees shall be as set forth in the street tree master plan in the Development Guidelines.
4. Preservation of existing landscape: The applicant shall preserve or replace in similar form and quality, the existing landscape development along Broadway and Mineral Avenue.

THE PLAZA AT SOUTHPARK

RESIDENTIAL AREA

Supplemental Development Guidelines

April 27, 1987

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the residential area at The Plaza at SouthPark. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRs) for SouthPark. The Development Guidelines and CCRs shall be fully enforced for all development. It is particularly important that the applicant understand and apply the Guidelines and CCRs for all original development and subsequent construction by owners and/or lessees. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

GENERAL PRINCIPLES

These Supplemental Guidelines set forth specific criteria related to building construction and site development. These criteria are directed toward ensuring adherence to the following General Principles:

Validity of Concept

The basic idea of proposed development must be sound and appropriate to the surroundings.

Landscape and Environment

The proposed development must enhance the existing and proposed environment of The Plaza at SouthPark.

Protection of Neighboring Sites

The interest of neighboring properties must be protected by making reasonable provisions for such matters as vehicular, pedestrian, and bicycle access; surface water drainage; sound and site buffers; preservation of views; light and air; and other aspects of design which may have an effect on neighboring properties.

Design Compatibility

Proposed development must be compatible with the design character of existing and proposed development at The Plaza at SouthPark, including existing Viewpoint

Office buildings the existing and proposed retail buildings. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Workmanship

The workmanship evidenced in construction must be similar in quality to that of the existing structures at SouthPark, including office, retail, and the existing Writer residential development.

DESIGN REVIEW AND APPROVAL PROCEDURES

All proposed development shall be subject to the design review and approval procedures established in the SouthPark Development Guidelines. The procedure calls for the submittal of certain project data, and site, architectural, landscape, and signage plans, all to be reviewed by the Architectural Development Control Committee (ADCC).

ARCHITECTURAL DESIGN

The purpose of these Architectural Design Standards is to supplement those requirements for architectural design set forth in the Development Guidelines. All buildings shall conform with the Guidelines and the following supplemental requirements:

1. Building design shall provide for structures of a scale compatible with planned and existing development in The Plaza at SouthPark. This objective shall be accomplished by the creative use of building materials, architectural design, and detail, in order that large, uninterrupted expanses of a single material are avoided and so that differences in scale with other structures in the surrounding area are minimized.
2. No building shall exceed three stories in height. The use of a variety of structure heights is encouraged in order to provide a varied streetscape image, to maximize views out of and through the development, and to maintain solar access.
3. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 40 percent unobstructed open space. Unobstructed open space

may include pedestrian pavements and any on-grade recreational facilities, such as swimming pools, tennis courts, tot lots, etc. This requirement may be reduced to an absolute minimum of 30% if an exceptional site plan and building architecture is provided for.

4. Any covered parking spaces shall be in fully enclosed garages. Carports are prohibited. The design of garages shall be carefully coordinated with the building architecture.
5. Any accessory buildings shall be carefully developed to appear as an integral part of the overall development. Accessory buildings include such things as recreational buildings, maintenance buildings, garages, trash enclosures, mailbox kiosks, etc.
6. Buildings, including garages, shall be oriented to avoid a linear, monolithic appearance; this may be accomplished by orienting buildings around individual courtyard clusters, and by varying the setback of buildings from public streets. The site shall be broken into at least two distinct neighborhoods, with separate identities as expressed in building architecture, including color.
7. Exterior materials shall be selected so the appearance of the structures will be compatible with and complement the character of buildings planned for or existing in The Plaza at SouthPark. These buildings include large amounts of brick and painted concrete block. The use of brick as the predominant material, together with high quality lapwood siding or fine textured stucco, in colors acceptable to the ADCC, will be required. Brick shall be dark red or other color that is compatible with the Viewpoint Office buildings and surrounding retail development.
8. The applicant has the flexibility of selecting the appropriate roofing materials and configuration as approved by the ADCC. High quality asphalt shingles, tile, or metal roofing is acceptable. Roof-top mechanical equipment, vents, ducts, etc., shall be screened from ground-level views, as called out in the Development Guidelines. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted. Wherever possible, vent pipes shall be placed on the side of the roof opposite public streets. Rooflines shall be broken up through the use of stepping at reasonable intervals on a single building. Roofs shall have overhangs.
9. All window coverings shall have uniform backing. Reflective materials are prohibited.
10. All exterior balconies shall be enclosed, so that no items stored on the balconies are visible from the street.

11. All windows shall have metal frames.

12. Exterior-mounted TV antennae or dishes are prohibited.

SETBACKS

Setbacks shall be as set forth in the Development Guidelines, with the following changes:

	Street Frontage Setback	Building Parking Setback
Viewpoint Property Line	35'	25'
SouthPark Plaza	30'*	30'
SouthPark Drive	30'*	30'
SouthPark Terrace	30'*	30'

* 50' minimum for first 100' from intersections of public streets, or streets and driveways.

The building setbacks called for are minimums to be used in limited areas. A continuous 30' setback to buildings along a street frontage will not be permitted.

Minimum distance between individual structures shall be 25', or one-half the height of the tallest of the adjacent structures, whichever dimension is greatest. Minimum distance between parking lots or drives and buildings is 15'.

FENCING

The applicant shall conform with the fencing requirements as set forth in the Development Guidelines. No wood fencing will be allowed. Any chain link fencing around tennis courts shall be vinyl clad. The applicant is encouraged to match the fencing style of the fence planned for the perimeter of the retail center.

UTILITY APPURTENANCES

Electrical and gas meters and air conditioning units shall be grouped and screened with walls or fences so they are not visible from public streets. No conduit runs on building faces are permitted.

STORAGE AREAS

The applicant shall conform with all the requirements of the Development Guidelines, with the following additions:

All trash enclosures shall be built out of brick to match the brick on the buildings. All enclosures shall have metal doors in order to fully enclose all trash receptacles. Those gates shall be designed in such a way as to provide for maintenance-free operation over a long period of time. Trash enclosures shall be located to be as inconspicuous from public streets as possible.

No vehicular storage areas (for such things as recreational vehicles, motorcycles, boats, etc.) shall be provided except when fully enclosed within the structures.

VEHICULAR CIRCULATION AND PARKING

Number of Parking Stalls

Parking facilities provided shall be sufficient to serve the needs of the residential development. The applicant shall meet or exceed the minimum requirements of the City of Littleton. Parking specifically designated for recreational area use shall be provided next to any recreational facilities. The applicant will be allowed to use compact parking spaces as permitted by the City.

Only four wheel vehicular shall be parking on surface parking lots. Refer to the section on storage areas for parking other vehicles.

SITE LIGHTING

In addition to the requirements of the Development Guidelines, the applicant shall comply with the following:

All lighting shall be designed to minimize spillage of light onto adjacent areas. Building-mounted fixtures shall not be used to illuminate parking lots or roadways. Concealed lamp wall-mounted fixtures to illuminate walkways will only be allowed between buildings and at entry landings. Maximum height of pole-type fixtures shall be 30' for roads and parking and recreational areas (tennis courts, pools, etc.) and 15' for walkways separated from roadways.

SITE SIGNAGE

Signage shall be as set forth in the Development Guidelines except as modified herein. All signage shall conform to the City of Littleton Sign Code. The applicant shall be allowed identification signage at entries to the site. Identification signs shall be as described in the Development Guidelines, or may be signs affixed to perimeter walls as approved by the ADCC. Only internal illumination shall be used on freestanding signs. If signs are affixed to perimeter walls, external or halo-type illumination may be permitted, as approved by the ADCC. No building-mounted shall be allowed, except for unit numbers which shall be of a size, color, and style compatible with the building architecture, as approved by the ADCC. No permanent marketing signs shall be allowed.

LANDSCAPING

Landscaping shall be in accordance with the Development Guidelines, with the following Supplemental Guidelines applying.

No more than 20 cars in a single row shall be allowed without being interrupted by significant landscaped islands (minimum width 9').

The minimum amount of tree planting on site shall be as follows:

- provide two trees minimum for every 250 square feet of planting space in parking lot islands
- provide street trees along SouthPark Plaza, SouthPark Drive, and SouthPark Terrace in accordance with the street tree master plan in the Development Guidelines
- provide no fewer than 100 trees per acre of open space (required parking lot island trees may not be included in this count unless they are contained in spaces larger than 500 square feet in size; the required street trees may be used as a credit toward the required tree count)

Required tree plantings shall have the following distribution of sizes:

Quantity	Caliper of Deciduous Trees	Height of Coniferous Trees
40% large	greater than 3"	greater than 8'
50% medium	2¼" to 3"	6' to 8'
10% small	1½" to 2"	4' to 6'

All landscaped areas shall be fully irrigated with an automatic, below-grade irrigation system. All turf shall be sodded, using a Lincoln smooth brome/Alta tall fescue or similar drought tolerant sod blend.

All shrubs shall be no smaller than 5 gallon size, with the exception of limited areas of annual, perennial, and sub-shrub species, including such things as day lilies, ground covers, etc.

All landscaped areas shall be landscaped by the applicant and maintained by a homeowner's or common maintenance association.

Any retaining walls needed shall be dry-laid rock to match those already existing in The Plaza at SouthPark. Railroad tie retaining walls are expressly prohibited.

COVENANTS

The applicant shall provide full Covenants, Conditions, and Restrictions (CCRs) governing all improvements and additions to the property, and including provision for maintenance of all common areas, facilities, landscaping, etc. These CCRs shall establish homeowner's and/or maintenance associations as appropriate to the ownership type. The CCRs shall be reviewed by the ADCC, and shall be no less restrictive than and subordinate to the SouthPark CCRs. The CCRs shall be recorded prior to any residential closing or execution of lease agreements.

SOUTHPARK AUTO PLAZA

Supplemental Development Guidelines

June, 1986

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions and requirements encountered in the SouthPark Auto Plaza. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCR's) for SouthPark. The Development Guidelines and CCR's shall be fully enforced for all development in the Auto Plaza. In the case of conflict between the aforementioned documents, the more restrictive shall apply.

These Supplemental Development Guidelines are intended to aid the Applicant in achieving a style, character, and quality of development conforming to the goals and objectives for the Urban Plaza in SouthPark.

ARCHITECTURAL DESIGN

1. A. All buildings shall be limited to two stories in height.
- B. The highest point of any building structure or appurtenance shall be a maximum of 40 feet above the proposed grades as measured by the average proposed grades adjacent to and surrounding the building exterior elevations.
2. Buildings shall be designed to ensure that all sides of a structure appear equally attractive. This objective shall be accomplished with the creative use of building materials, architectural design, and detailing.
3. Exterior materials shall be selected to ensure that the appearance of the structures will be compatible with the character of existing and planned structures within the Urban Plaza. All buildings within the Auto Plaza shall be designed with similar materials and color values, and strongly related to one another in design and detail. The dominate building material(s) shall be high quality in appearance such as brick, anodized aluminum panels, architectural precast panels, etc., with non-reflective glazing in anodized aluminum framing. Lesser quality materials such as ceramic tile, stucco or architectural concrete block

shall not be used to any great extent, unless deemed appropriate through the creative use of architectural form and detail as determined by the SouthPark ADCC. The use of wood for any exterior material or surface is prohibited.

4. Service (garage) doors are to be glass panes in metal frame sectional doors with colors to match the store-front glazing system.

Rooftops: It is imperative that rooftop equipment be properly designed and totally screened.

- A. All rooftop appurtenances shall be screened with a material integrally designed with the building architecture.
- B. Roof screens shall be located a minimum of 12 feet from any building parapet wall. Also, the screening shall not be taller in height than 1/2 of the distance to any parapet wall.
- C. Roof screens shall be a maximum height of 10 feet above the parapet line.

SITE GRADING

1. The site is to be designed so as to appear as a plateau elevated slightly above Mineral Avenue and below the adjacent site to the south to create a visual separation from this site.
 - A. Paving areas adjacent to Mineral Avenue shall be a minimum of 30 inches above the elevation of the street curb flow line.
 - B. Paving areas shall be limited to a maximum slope of three percent (3%) in any direction except at entry drives.
2. Retaining walls shall not be facing any of the surrounding streets.
3. If a retaining wall is to be utilized at the side property line, it shall be dry laid stone or other comparable material as approved by the ADCC.

SETBACKS

Minimum setbacks in the Auto Plaza shall be as indicated in the Development Guidelines and clarified herein:

	Street Frontage Parking	Building Setback Setback
Mineral Avenue	40'	40'
Broadway	40'	40'
SouthPark Plaza*	20'*	20'*
Side Lot Line	30'	15'

*Building and parking setback shall be a minimum of 30 feet at SouthPark Plaza adjacent to the median at the Mineral Avenue intersection.

FENCING

- Any fencing (ie. of vehicular areas) shall meet the setback requirements for parking.
- Fencing shall be limited to a maximum height of three feet six inches (3'6").
- Fencing materials and design are to be as follows:
 - Pillars are to be of material matching or complementary to the building facade and placed at a maximum interval of 16 feet.
 - The pickets are to be of tubular steel, rectilinear in design, painted to match or complement the building(s).
 - Gates are to match the pickets areas and are to be either rolling or sliding.
- Security bollards located at the perimeter of the paving areas shall not be allowed.

STORAGE AREAS

All miscellaneous equipment and appurtenances such as fuel pumps must be fully screened from adjacent streets and properties.

LOADING AND SERVICE AREAS

- The number of service doors allowed for each building shall be limited to six (6) for the larger building and four (4) for the smaller building and one (1) additional delivery door for each building.
- Service doors are to be integrally designed into the buildings.
 - Service doors are to be recessed a minimum of four feet (4').
 - Doors are to be visually screened at adjacent sides with landscaping or walls.

VEHICULAR PARKING AND CIRCULATION

- Parking areas are to be screened from adjacent streets and properties as per the Development Guidelines with the exception that the perimeter parking, adjacent to Mineral Avenue and Broadway, may be exposed for "display cars."
- The required landscape islands in the parking areas shall be a minimum size of 500 square feet.
- Avoid large parking areas immediately in front of building elevations facing either Mineral Avenue or Broadway.

SITE LIGHTING

- Parking lot lighting poles/fixtures are not to be located in parking setback areas.
 - All parking lot and driveway lighting shall have a maximum lighting level of one foot (1') candle for off-hours security purposes. Perimeter "display cars" adjacent to streets may be lit to owner specifications during evening business hours only, and as approved by the ADCC. See Development Guidelines for additional requirements and specifications.
- Exterior building mounted lighting or wall wash up-lighting shall not be allowed with the exception of recessed downlights in soffit areas (ie. at recessed service doors).

SIGNAGE

All signage shall be as set forth in the Development Guidelines except as specifically noted herein. All signage shall conform to the City of Littleton Sign Code.

- Identification Signage - Free-standing pedestal

The applicant will be allowed to utilize two large size (4 feet tall by 12 feet long) free-standing pedestal signs, one along Mineral Avenue and another along Broadway. The signs shall be limited to 16 feet in overall height. The signs may include custom dealership sign panels used as insert panels in standard SouthPark aluminum/metal sign background and pedestal configurations (except that pedestals may be vertically extended). In addition, a smaller ground mounted sign (3 feet x 6 feet maximum) may be utilized adjacent to one of the entry drives along SouthPark Plaza and conform with the Developmental Guidelines.

- Identification Signage - Building Mounted

Only the name of the Dealership and/or identifying symbol shall be allowed. Only two signs per store shall be allowed. Any signs mounted on the buildings shall be located on the building fascia and

integrally designed as part of the architecture. The signs are to be single-line copy of individual channel letters with internal illumination only. The color of signs shall be limited to one per building, with one additional color allowed for a logo or symbol. Sign letters may be of any one style to accommodate an identity program. Maximum height of the letters shall be 36 inches. The length of any sign shall be limited to 1/4 of the length of the building elevation on which it is located. All raceways, conduit, etc., are to be concealed.

3. All information, directional, and vehicular control signage shall be as per the Development Guidelines.
4. The use of any promotional signs and/or sales tools such as flags, balloons, miscellaneous and/or window signage, etc., is expressly prohibited without prior written approval granted by the SouthPark ADCC.

6. A minimum of 25% of the required trees shall be coniferous. For coniferous trees, select from Austrian Pine, Scotch or Spruce, only.

LANDSCAPING

1. A. Parking areas are to be screened from adjacent streets with the use of berms, a minimum height of three feet (3') above the parking area except at "display car" areas adjacent to Mineral Avenue and Broadway where it shall be bermed a minimum of one foot (1') to avoid exposing the underside of cars.

B. Required parking islands adjacent to perimeter streets shall be a minimum of 18 feet in width. Bermed (minimum 2 feet), and landscaped with coniferous trees to break the continuous line of cars.

C. Avoid parking/paving at perimeter areas diagonally adjacent to main street intersections to allow for an "open" appearance and a direct line of sight to the buildings.
2. The setback areas between public streets and parking lots or buildings shall be sodded areas for a minimum of 90% of the area.
3. Parking area landscaped islands are to be sodded and have a minimum berm of one foot (1'). (See Development Guidelines for planting requirements.)
4. Parking lot areas are to be setback a minimum of 25 feet from the main building walls and 10 feet from any building appendage (i.e., greenhouse forms) at building elevations that are facing Mineral Avenue or Broadway. A minimum of 60% of the planting area shall be sodded. Trees are to be used in abundance in these areas to break up the building mass.
5. All landscape areas adjacent to curbs shall be flush with the top of curbing.

WESTVIEW CENTER AT SOUTHPARK RESIDENTIAL AREA

Supplemental Development Guidelines

June 30, 1983

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the residential area at Westview Center. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRs) for SouthPark. The Development Guidelines and CCRs shall be fully enforced for all development. It is particularly important that the applicant understand and apply the Guidelines and CCRs for all original development and subsequent construction by owners and/or lessees. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

These Supplemental Development Guidelines are intended to aid the applicant in achieving a style, character, and quality of development conforming to the goals and objectives for the development, as illustrated in the Conceptual Master Plan (refer to attached plan). This plan is a graphic representation of the type of development that the Architectural Development Control Committee (ADCC) seeks to realize. The plan is an inherently flexible guide providing opportunities for creative high-quality development.

The Westview Center Conceptual Master Plan provides for a 15.43 acre combined business and residential center located at the intersection of West Mineral Avenue and SouthPark Lane in the Campus area of SouthPark. These Supplemental Development Guidelines deal only with the residential area at Westview Center, which will contain high-quality multi-family residential development of a character and density consistent with other development types within the Campus area. Development within the office area at Westview Center will be governed by the existing Development Guidelines.

The SouthPark Campus encompasses 130 acres of land adjacent to the Highline Canal and McClellan Reservoir. The Campus area is master planned for a variety of development types, including office and professional, research and development, commercial, and light industrial. A

campus-like atmosphere is planned for by providing for open, flowing, and highly landscaped areas with screened parking and generous setbacks. Development within the residential area at Westview Center shall be designed to be compatible with and to complement this character.

Westview Center is bordered on the south by a development known as Westview Court. Westview Court is planned for a commercial, corporate office environment in a park-like setting, with each building in harmony with the total development. Westview Center residential structures shall be designed to be compatible with and to complement the architectural character of Westview Court (refer to Westview Court Guidelines).

GENERAL PRINCIPLES

These Supplemental Guidelines set forth specific criteria related to building construction and site development. These criteria are directed toward ensuring adherence to the following General Principles:

Validity of Concept

The basic idea of proposed development must be sound and appropriate to the surroundings.

Landscape and Environment

The proposed development must enhance the natural and manmade environment of the Campus at SouthPark and the adjacent Highline Canal.

Protection of Neighboring Sites

The interests of neighboring properties must be protected by making reasonable provisions for such matters as vehicular, pedestrian, and bicycle access; surface water drainage; sound and site buffers; preservation of views; light and air; and other aspects of design which may have an effect on neighboring properties.

Design Compatibility

Proposed development must be compatible with the design characteristics of existing and proposed develop-

ment at SouthPark including office park and residential areas. Compatibility is defined as harmony in style, scale, materials, color, and construction details.

Workmanship

The quality of workmanship evidenced in construction must be equal to or better than that of existing structures at SouthPark including office buildings and residential structures.

DESIGN REVIEW AND APPROVAL PROCEDURES

All proposed development shall be subject to the design review and approval procedures established in the SouthPark Development Guidelines. That procedure calls for the submittal of certain project data, and site, architectural, and signage plans, all to be reviewed by the ADCC.

ARCHITECTURAL DESIGN

The purpose of these Architectural Design Standards is to supplement those requirements for architectural design set forth in the Development Guidelines. All buildings shall conform with the Guidelines and the following supplemental requirements:

1. No building shall exceed six stories in height. A variety of heights shall be provided whereby the center of the development shall contain the tallest buildings, and the perimeter of the development shall contain lower structures to provide variety and adequate transitions to the lower heights of adjacent developments. The use of a variety of structure heights is encouraged in order to provide a varied streetscape image, in order to maximize views out of and through the development, and to maintain solar access.
2. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 50 percent unobstructed open space. Unobstructed open space may include pedestrian pavements and any on-grade recreational facilities, such as swimming pools, tennis courts, etc.
3. A minimum of one parking space per unit of the required parking spaces shall be within totally enclosed areas, either in attached or detached garages, or in parking structures. These enclosed parking areas shall be carefully integrated with the building architecture.
4. Building design shall be used to create structures of a scale compatible with planned and existing business and residential development (including Campus area structures and multi-family development by the Writer Corporation). This objective shall be accom-

plished by the creative use of building materials, architectural design, and detail in order that large, uninterrupted expanses of a single material are avoided, and so that differences in scale between structures within Westview Center and with other structures in the surrounding area are minimized.

5. Any accessory buildings shall be carefully designed to appear as an integral part of the overall development. Accessory buildings include such things as recreational buildings, trash enclosures, etc.
6. Buildings shall be designed and sited to capture views of the Highline Canal, McClellan Reservoir, and the Rocky Mountains beyond. In addition, buildings shall be oriented to avoid a linear, monolithic appearance; this may be accomplished by orienting buildings around individual courtyard clusters, as shown on the Conceptual Master Plan.
7. Exterior materials shall be selected so the appearance of the structures will be compatible with and complement the designated character of buildings planned for the Campus area in general and Westview Court specifically (refer to Westview Court Guidelines). The "high tech" character of Campus area buildings shall be reflected in Westview Center structures.
8. Residential development within Westview Center shall be limited to 250 dwelling units.
9. The applicant has the flexibility of selecting the appropriate roofing materials and configuration as approved by the ADCC. Asphalt shingles are specifically prohibited. Rooftop mechanical equipment, vents, ducts, etc., shall be screened where possible to prevent distraction or obstruction of views as called out in the Development Guidelines. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted.
10. All dwelling units shall be self-sufficient with internalized laundry and storage facilities.
11. All window coverings, whether developer or owner/tenant supplied, shall have uniform backing. Reflective materials are prohibited.

SITE GRADING

The applicant shall conform with all site grading requirements as set forth in the Guidelines. In addition, the applicant shall carefully design grading along Highline Canal to smoothly transition from the grades within the Canal right-of-way onto the property, so that the Highline Canal becomes an integrated part of the landscape for the site.

SETBACKS

Setbacks shall be as set forth in the Development Guidelines, with the following changes:

	Street Frontage Setback	Building Parking Setback
West Mineral Avenue	60'	30'
SouthPark Lane	50'	30'
Interior Roadways	50'	30'

Variances reducing those dimensions to those set forth in the Development Guidelines may be granted by the ADCC only if the applicant can successfully demonstrate that an exceptional level of buffering/screening is provided.

Minimum distance between individual structures shall be 25 feet or one half the height of the tallest of the adjacent structures, whichever dimension is greatest.

FENCING

The applicant shall conform with the fencing requirements as set forth in the Development Guidelines.

STORAGE AREAS

The applicant shall conform with all the requirements of the Development Guidelines, with the following additions:

All trash enclosures shall be built out of the predominant material used in the structures themselves. All enclosures shall have gates in order to fully enclose all trash receptacles. Those gates shall be designed in such a way as to provide for maintenance-free operation over a long period of time.

No vehicular storage areas (for such things as recreational vehicles, motorcycles, boats, etc.) shall be provided except when fully enclosed within the structures.

LOADING AND SERVICE AREAS

The applicant shall conform with all the requirements of the Development Guidelines, with the following addition: All loading and servicing areas shall be internalized within the structures, and shall be fully screened from any views from adjacent properties or roads.

VEHICULAR CIRCULATION AND PARKING

Number of Parking Stalls

Parking facilities provided shall be sufficient to serve the needs of the residential development. The applicant shall meet or exceed the minimum requirements of the City of Littleton. Specifically-designated parking for recreational area use and for visitor parking shall be provided. The applicant will be allowed to use compact parking spaces as permitted by the City.

Only four wheeled vehicles shall be parked on surface parking lots. Refer to the section on storage areas for parking other vehicles.

PEDESTRIAN AND BICYCLE CIRCULATION

The applicant shall meet all requirements of the Development Guidelines in addition to the following. A pedestrian and bicycle circulation system shall be provided for ease of access from surrounding office park areas to and through the residential units to a continuous trail along Highline Canal. This system shall be installed by the applicant on the applicant's property. A single pedestrian bridge of a type identical to the existing bridge further to the south shall be installed by the applicant to cross the Highline Canal connecting the applicant's property to the park on the west side of the Canal. Location of the bridge shall be coordinated with the Park District and Denver Water Board.

SITE LIGHTING

In addition to the requirements of the Development Guidelines, the applicant shall comply with the following. All pedestrian walkways within the development shall be illuminated (maximum fixture height shall be 15 feet). All recreational amenities, including tennis courts, swimming pools, etc., shall be illuminated (maximum fixture height shall be 30 feet). All lighting shall be designed to minimize spillage of light onto adjacent areas.

SITE SIGNAGE

Signage shall be as set forth in the Development Guidelines except as modified herein. All signage shall conform to the City of Littleton Sign Code. The applicant shall be allowed only one identification signage on West Mineral Avenue. Additional identification signage may be provided at entry points on internal roadways. Identification signs shall be as described in the Development Guidelines, or may be signs affixed to perimeter walls as approved by the ADCC. Only internal illumination shall be used on freestanding signs. If signs are affixed to perimeter walls, external illumination may be permitted, as approved by the ADCC. No building-mounted signage shall be allowed. No permanent marketing signs shall be allowed.

LANDSCAPING

Landscaping shall be in accordance with the Development Guidelines, with the following Supplemental Guidelines applying.

No more than 15 cars in a single row shall be allowed without being interrupted by significant landscaped islands. Landscaping along Highline Canal shall be integrated with the natural character of the Canal, transitioning into a more manicured and highly maintained landscape moving into the interior of the property.

The minimum amount of tree planting shall be as follows:

- provide two trees minimum for every 250 square feet of planting space in parking lot islands
- provide street trees along West Mineral Avenue and SouthPark Lane in accordance with the street tree master plan in the Development Guidelines
- provide no fewer than 100 trees per acre of open space (required parking lot island trees may not be included in this count unless they are contained in spaces larger than 500 square feet in size; the required street trees may be used as a credit toward the required tree count)

Required tree plantings shall have the following distribution of sizes:

Quantity	Caliper of Deciduous Trees	Height of Coniferous Trees
40% large	greater than 3"	greater than 8'
50% medium	2" to 3"	6' to 8'
10% small	1" to 2"	4' to 6'

All landscaped areas shall be fully irrigated with an automatic below-grade irrigation system. All turf shall be sodded, using a Lincoln smooth brome/Alta tall fescue sod blend.

All shrubs shall be no smaller than 5 gallon size, with the exception of limited areas of annual, perennial, and sub-shrub species, including such things as day lilies, ground covers, etc.

All landscaped areas shall be landscaped by the applicant and maintained by a homeowner's or common maintenance association.

COVENANTS

The applicant shall provide full Covenants, Conditions, and Restrictions (CCRs) governing all improvements and additions to the property, and including provision for maintenance of all common areas, facilities, landscaping, etc. These CCRs shall establish homeowner's and/or maintenance associations as appropriate to the ownership type. The CCRs shall be reviewed by the ADCC, and shall be no less restrictive than, and subordinate to, the SouthPark CCRs. The CCRs shall be recorded prior to any residential closings or execution of lease agreements.

WESTVIEW CENTER AT SOUTHPARK COMMERCIAL PLAZA Supplemental Development Guidelines

1983

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the Westview Center Commercial Plaza. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Development Guidelines and the Covenants, Conditions, and Restrictions (CCRs) for SouthPark. The Development Guidelines and CCRs shall be fully enforced for all development in the Commercial Plaza. It is particularly important that the applicant understand and apply the Guidelines and CCRs for all original development and construction by tenants and lessees. In the case of any conflict between the aforementioned documents, the more restrictive shall apply.

These Supplemental Development Guidelines are intended to aid the applicant in achieving a style, character, and quality of development for the Commercial Plaza. The Guidelines are inherently flexible and intended to provide opportunities for creative, high-quality development.

The Commercial Plaza Conceptual Plan provides for an approximate 2 acre merchandising and retail area located at the southwest corner of SouthPark Lane and Mineral Avenue. This highly visible area provides a unique opportunity for convenient retail trade.

The Commercial Plaza is located within the SouthPark Campus area, a mixed use development, master planned for office buildings, associated support uses, and residential development. The Campus is planned to include plazas and walkways to encourage the kind of interaction between uses that is associated with the most successful business centers. Architecturally, The Campus is planned to have a distinctive character with low- to mid-rise buildings of corporate and institutional architectural styles. The Commercial Plaza shall be designed to be compatible with, to complement, and to provide a logical physical extension of this character. Development in the Commercial Plaza shall take advantage of opportunities for support from The Campus through both merchandising and physical orientation.

ARCHITECTURAL DESIGN

The Supplemental Guidelines contain standards which will be applied by the ADCC in reviewing proposed construction in the Commercial Plaza.

1. All buildings shall be limited to two stories in height.
2. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 25 percent unobstructed open space on all properties.
3. Special care shall be taken to ensure that no single side or combination of sides of a structure appears as less attractive than the front of the structure. This objective shall be accomplished through the creative use of building materials, architectural design, and detailing. For example, if the front of a structure features a strong fascia line, that same feature shall be continued around the entire structure. If a module is established in the detailing of the front, that same module shall be repeated elsewhere to unify all sides of the structure. Large uninterrupted expanses of a single material shall be avoided so there are no significant contrasts in scale between various structure faces and between individual buildings.
4. Building orientation: Buildings shall be designed and sited to avoid a one-sided, strip commercial appearance. This may be accomplished by facing buildings out from a center core in all four directions, by having display glass on non-entry sides, and other similar devices to avoid a "back door," "front door" visual distinction.
5. Exterior materials: Exterior materials shall be selected so the appearance of the structures will be compatible with the character of existing and planned structures in the Campus. In The Campus, structures are planned to have a corporate and institutional look, characterized by such building materials as masonry (predominantly brick), alucobond (and other metallic appearing materials), and large areas of glass.

Materials that have the connotation of low quality shall not be used. Such materials include concrete block, certain applications of precast or poured-in-place concrete, certain types of metal siding, “jumbo” brick, slump stone, and other similar materials.

All structures in the Commercial Plaza shall be constructed of the same or very similar exterior materials designed to compliment existing and planned structured in The Campus. This requirement ensures that all structures appear as part of a coordinated complex of buildings rather than an assemblage of disparate structures.

6. Rooftops: The rooftops of structures in the Commercial Plaza will be highly visible from other structures in The Campus. It is imperative, therefore, that rooftops be designed to minimize the impact of large roof areas on those views. The following supplemental guidelines apply:
 - a. Rooftop materials shall be nonreflective (e.g., no white stone or unpainted metal).
 - b. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted.
 - c. Roof mounted mechanical equipment, vents, stacks, etc., shall be minimized, and where physically possible, entirely eliminated. Any appurtenances that must be roof mounted shall be located so they are not visible from any point within SouthPark at ground level. All such appurtenances shall be painted the same color to be compatible with the building architecture. Where possible, such appurtenances shall be grouped in common enclosures.

SETBACKS

Setbacks in the Commercial Plaza shall be as set forth in the Development Guidelines, with the following changes:

	Street Frontage Setback	Building Parking Setback
SouthPark Lane	40'	30'
Mineral Avenue	40'	30'
Access Road	25'	30'
Westview Center	25'	30'

LOADING AND SERVICE AREAS

Loading and servicing areas shall be designed as integral parts of structures. They shall not be visible from public roads, other properties within SouthPark, or from pedestrian areas or parking lots within the Commercial Plaza.

This requirement may be accomplished by internalizing loading/servicing areas within structures, by completely surrounding such areas with approved screen walls, or by surrounding exterior service areas with buildings, thereby providing service courts where pedestrians and vehicles do not normally travel. The visual impact of service areas and service courts on views from taller buildings in The Campus shall be minimized by covering all loading docks and truck loading/parking areas. Large expanses of paving in these areas shall be broken up with tree plantings. Refer to the SouthPark Development Guidelines for gasoline service pump screening and site requirements.

PEDESTRIAN AND BICYCLE CIRCULATION

The Campus is master planned with a continuous open space system to facilitate unobstructed flow of pedestrian and bicycle traffic. Development within the Commercial Plaza shall continue this circulation system through landscaped open space “spines” to reduce any apparent visual or functional separation. These open space spines shall include landscaping and a 5' minimum width sidewalk.

SITE SIGNAGE

All signage shall be as set forth in the Development Guidelines except as specifically noted herein. All signage shall conform to the City of Littleton Sign Code (as applicable).

1. Identification Signage - Ground Mounted. The major identification sign located on Mineral Avenue may be used as a multi-tenant identification sign. This sign may exceed the dimensions allowed for identification signs in the Development Guidelines, but shall be subject to approval by the ADCC. The design of this single sign shall be compatible with the identification signage as defined in the Development Guidelines in color, material, shape, type face(s), etc. This sign shall be internally illuminated.

Other identification signage shall be permitted in accordance with the Development Guidelines.

2. Identification Signage - Building Mounted. Building-mounted identification signage, as referred to in this section, applies to retail buildings only. Any signs mounted on retail buildings shall be located on a building fascia panel specifically designed for this purpose as an integral part of the architecture; and shall not extend higher than the roof line of the structure. The fascia panel shall either be routed out to accommodate individual letters, or individual channel letters shall be applied to the fascia panel. Only one system of signing shall be allowed throughout the Commercial Plaza. If signs are illuminated, only

internal illumination shall be used. No individual sign cabinets shall be allowed. Colors of sign letters shall be limited to a maximum of three colors to be approved by the ADCC. Use of color shall be limited to one color per store name, with one additional color allowed for a logo or symbol. Sign letters may be of any style to accommodate individual symbols and identity programs. Only the name of the store and/or identifying symbol shall be allowed. Only one sign per store shall be allowed. Maximum height of letters shall be 12".

LANDSCAPING

1. **Parking Lots:** Either berming or walls are required between public streets and parking lots. These shall be tall enough with respect to road and parking lot grades so that the front and back grills of parked vehicles are screened from view.
2. **Building faces:** Planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces. This planting and associated paving and street "furniture" shall convey the plaza character of The Campus area.
3. **Street trees:** Street trees shall be planted on all public streets as required by the Development Guidelines.

WESTVIEW COURT AT SOUTHPARK

Supplemental Development Guidelines

Revised October 2009

INTRODUCTION

Westview Court is an area of land, approximately 25 acres, in The Campus at SouthPark, Littleton, Colorado, situated south and west of SouthPark Lane, between the landscaped storm drainage detention ponds "E" and "F", and adjacent to the Highline Canal. Westview Court has been planned to create a highly distinguishable environment in a scale to accommodate limited some residential use and a variety of small business users and to maximize the magnificent surrounding views. While all of the developments are to be strongly related to one another in concept and quality as herein described, the guidelines are designed to be inherently flexible allowing for each project to have its own creatively unique identity within the total environment.

GENERAL PRINCIPLES

These Supplemental Development Guidelines have been established to assist and insure that the owner/applicant achieves the style, character, and quality conforming to the goals and objectives of SouthPark.

This supplement sets forth requirements in addition to the SouthPark Development Guidelines and the SouthPark Covenants, Conditions, and Restrictions. In the case of any conflicts among the aforementioned documents, the more restrictive shall apply.

ARCHITECTURAL DESIGN

1. All buildings shall be limited to two stories in height (exclusive of basement levels) except where, in the determination of the ADCC, view corridors are not affected and buildings are consistent with the desired character of Westview Court.
 - a. The highest point of any building structure or appurtenance shall be a maximum of 40 feet above the proposed grades as measured by the average proposed grades adjacent to and surrounding the building exterior elevations.
 - b. The finish floor elevation of any occupied space shall be a maximum of 20 feet above the exist-

ing grades as measured by the average grades adjacent to and surrounding the building exterior elevations.

2. Exterior materials: All buildings and structures shall be predominately brick and glass.
 - a. A minimum of 50% of the total exterior building facades shall be standard size brick. Jumbo size brick, concrete block, or similar materials are permitted only when applied as a minor design element or detail feature.
 - b. Exterior glazing shall be non-reflective and framed in anodized aluminum or painted metal (or metal cladding).
 - c. A minimum of 50% of the roofs shall be in the form of sloped structures and expressed in the building facades. The sloped roof structures are to be tile or standing seam metal. Other materials may be considered by the ADCC on an individual basis. The pitch of the slope is to be approximately 2:1 (2 horizontal to 1 vertical) for continuity. Flat roof areas are to be non-reflective. All rooftop appurtenances are to be screened by the sloped roof structures or with similar materials and methods.
 - d. Alternative high quality materials to be used as design elements or details such as glass block, ceramic tile, or E.I.F.S. (synthetic stucco).
 - e. Colors and values of all exterior materials must be approved by the ADCC. No bright, high contrast colors or values will be allowed. Neutral colors are strongly recommended; however, other subdued color values will be considered on an individual basis.

SITE GRADING

1. The applicant/owner will not dramatically change or affect the existing topography.

VEHICULAR CIRCULATION AND PARKING

1. Efforts should be made to locate parking areas and curb cut entry drives as indicated on the conceptual parcel map.
2. Common or shared curb cut entries and drives shall be developed wherever possible as deemed appropriate by the ADCC and access easements shall be provided therefor.

THE HILLTOP BUSINESS CENTRE AT SOUTHPARK

Supplemental Development Guidelines and Criteria for Landscape and Retaining Wall Design for Specific Areas where Existing Overlot Grading Slopes are Greater than 4:1

Revised 30 May 2001

INTRODUCTION

The purpose of these Supplemental Guidelines is to clarify the design requirements pertaining to the unique slope conditions encountered in The Hilltop Business Centre at SouthPark (hereafter referred to as Hilltop) and to identify each of these areas and the specific design criteria for each area. These Supplemental Guidelines set forth requirements in addition to those contained in the SouthPark Development Guidelines (Guidelines) and the Covenants, Conditions and Restrictions (CC&Rs) for SouthPark. This Supplement is intended to aid the applicant in achieving a specific style, character and quality of development for Hilltop at SouthPark, and harmony with the SouthPark community as a whole.

This Supplemental establishes a unified system of slope and retaining wall design within the boundaries of Hilltop at SouthPark, providing for a coordinated, distinctive and aesthetically pleasing design of areas with significant slopes. This system is a factor in creating and preserving the design character of Hilltop at SouthPark and maintaining harmony within SouthPark as a whole. Slopes, landscape and retaining wall design shall be incorporated as an integral part of site development.

APPLICABILITY

This Supplement shall apply to the proposed use of retaining walls and to all proposed finish grading slopes greater than 4:1 ratio within the boundaries of Hilltop at SouthPark. Building sites that have been overlot graded at slopes greater than 4:1 shall be modified upon specific site development to comply with the criteria established herein.

AREAS AFFECTED

The following is a list of areas and their description, in and around Hilltop where existing overlot grading slopes are greater than 4:1.

1. AREA 1 is the area along the western and most northerly boundaries of Hilltop where the existing overlot grading is sloped greater than 4:1.
2. AREA 2 is the area within, and adjacent to, the R.O.W. of County Line Road, except for the western area owned by the City of Littleton, if and where the existing overlot grading is sloped greater than 4:1.
3. AREA 3 is the approximate 50 foot wide strip of land in the center area of Hilltop surrounded by SouthPark Circle from County Line Road extending north approximately 900 feet, if and where the existing overlot grading is sloped greater than 4:1.
4. AREA 4 is the area along the east side of the eastern loop of SouthPark Circle from County Line Road extending north to the east boundary line of Hilltop, and also along both sides of SouthPark Court, where the existing overlot grading is sloped greater than 4:1.
5. AREA 5 is the area along the eastern boundaries at the most northerly end of Hilltop (approximately 1250 feet of property line), including the eastern boundary of Tract 4 in Lot 2, where the existing overlot grading is sloped greater than 4:1.

SLOPE AND RETAINING WALL DESIGN STANDARDS

This Supplement contains additional standards to the Guidelines which will be considered by the Architectural Development Control Committee (ADCC) in reviewing slope and retaining wall design. Slopes greater than 4:1 must comply with the following criteria.

1. Except where noted otherwise herein, the Applicant shall attempt to achieve a design where grading slopes do not exceed 4:1 with smooth vertical transitions. Slopes steeper than 4:1 are discouraged, particularly south- and west-facing slopes where adequate irrigation is extremely difficult to achieve. Slopes steeper than 4:1 may be used only upon specific approval of the ADCC where the Applicant demonstrates and implements exceptional landscape planning. Terracing with approved retaining walls shall be utilized when appropriate, in lieu of slopes steeper than 4:1. In no event shall any slope be steeper than 3:1.
2. Except where noted otherwise herein, slopes greater than 4:1 shall be densely landscaped with planting, including ground cover planting, shrubs and trees (trees are optional, except where required), but excluding turf/lawn areas. Additionally, these areas shall be fully irrigated with a drip-feed type system. As a result, landscape street setback areas, which are required by the Guidelines to be predominantly turf grass, shall not be sloped greater than 4:1.
3. Regarding AREAS 1 and 2, the areas below the lowest retaining wall may be sloped a maximum ratio of 3:1. These areas may be seeded with "native" turf blend, and may include wildflowers. Also, these areas shall receive soil preparation subsequent to eradication of existing weeds and must be fully irrigated and properly maintained in accordance with the Guidelines. In Area 1 only, dryland grass species need be fully irrigated only until turf is fully established. The irrigation system may be run infrequently after the turf has been established, sufficient to keep the turf from going into dormancy.
4. Retaining walls are required to be a material compatible with the building architecture within Hilltop at SouthPark. Retaining walls located within AREAS 1 and 5, as defined herein, shall be interlocking masonry block units. These masonry units shall be square-edged, split-faced block as manufactured by AmaStone (distributed by GeoWestern, Inc.) color to be "Desert Sand", or approved equal. All other retaining walls in Hilltop shall either match the predominant exterior building wall material and finish within the site, or shall be dry-stacked cut, rhyolite stone with color approved by the ADCC.
5. Retaining walls shall have a maximum exposed height, as measured from the lowest natural grade adjacent to the wall, of 6'-0" with the following exceptions. In AREA 1 and AREA 5, the maximum height may be 12'-0". Retaining wall finish materials must be continued down to finish grade to eliminate exposed or unfinished foundations.
6. All retaining walls which extend to the side property lines of any site must match and align with any existing retaining walls in the adjacent properties.
7. Multiple retaining walls must be offset horizontally by sufficient distance to provide for planting and landscape materials, and more specifically, 6'-0" minimum face-to-face of retaining walls, with the exception of AREAS 1 and 5 which shall be 12'-0" minimum face-to-face of retaining walls up to 10'-0" in height and 16'-0" minimum face-to-face of retaining walls greater than 10'-0" in height.
8. Landscaped areas between multiple retaining walls may slope a maximum ratio of 3:1, shall be fully irrigated and include a weed barrier fabric and 3" deep river rock mulch beds with steel edging on the down side face. Note: The steel edging may be excluded if the wall extends up a minimum of 3" above the top of mulch. Native grasses or turf lawn shall not be allowed in these areas. Except for as noted herein, the terrace areas in AREAS 1 and 5 shall consist of the following plant materials: Extensively use medium-height, green-in-color evergreen shrubs, such as Sea Green Juniper, in group plantings, intermixed with medium-height, hardy deciduous shrub groupings, such as Three-Leaf Sumac. Long continuous areas shall include some deciduous ornamental trees (approximately 60 feet on center), such as Ginnala Maple, and also shall include a hardy, vigorous vine, such as Engelmann Ivy. The mulch beds shall be 1-1/2" river rock at

a depth of 3". The plant material density may be significantly reduced in AREA 5. The plant material density along the northern boundary of Area 1 shall transition between these two areas. The landscaping materials of all other areas shall be compatible with the adjoining landscape design as determined by the ADCC.

INFORMATION REQUIRED FOR SLOPE VARIANCES AND RETAINING WALL SUBMITTALS

Submittals for Slopes Exceeding 4:1 Ratio

1. Where slopes steeper than 4:1 are proposed, the applicant shall highlight all such areas on the Landscape Plan and indicate the proposed plant materials and irrigation methods to be utilized.

Submittals for Retaining Walls

1. Submittals including retaining walls shall fully define the locations, lengths, varying heights, details and materials. The retaining walls shall be depicted on all site plans, including the landscape plans. The civil grading plan shall include spot elevations of the top and bottom of wall elevations, clearly indicating the full range of wall heights. Engineering drawings are required for all retaining walls greater than 4'-0" in height and for all multiple front/terraced retaining wall systems.

APPENDIX F

Supplemental Information and Procedures for Conceptual Development Plan Review

Prior to formal submittal and request for Committee approval of any development and pursuant to the SouthPark Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CCRs) dated 26 June 1992 and Development Guidelines (Guidelines), a Conceptual Site Development Plan (SDP) is encouraged for every development within SouthPark.

The attached Application form contains a checklist for preparing the SDP. The purpose of the SDP application is to show generally the site layout, land area calculations, contemplated land and business uses, and a complete architectural concept including accessory structures. The Applicant must submit six copies of the conceptual plans along with a Conceptual Application Fee deposit of \$2,000.00 that will be applied to the review fee required pursuant to the CC&Rs and Guidelines. The Committee Secretary will circulate the SDP Application to the appropriate Committee members for comment.

The Committee Secretary, upon request of the Applicant, will schedule a meeting with applicable members of the Committee to discuss the Application after all Committee members have had a chance to review the plans. The secretary will inform the Applicant as to the date of this meeting, which the Applicant is expected to attend. Any comments received prior to the meeting will be sent to the Applicant so that you have a chance to review them. The meeting is an opportunity for the Committee to inform the Applicant of all issues pertinent to the review based on the submitted conceptual plans.

After the meeting, the Applicant shall prepare the final drawings as required by the CC&Rs and Guidelines, in-

corporating the comments received from the Committee and the items discussed at the meeting. The preparation of final construction documents must include detailed drainage plans, landscape plans, easements, building elevations, construction plans for civil improvements, and/or any development agreements that may be necessary, all in accordance with the SouthPark CC&Rs and Guidelines accompanied by the required submittal checklist and full payment of the Application fee. The Applicant must submit six copies of the final drawings with the full processing fee as provided in the CC&Rs and Guidelines. Again, the Committee Secretary will refer this submittal to the Committee. Comments received from the Committee will be forwarded to the Applicant by the Committee Secretary no later than 30 days.

Once the final drawings have been satisfactorily completed and approved, two record sets must be submitted to the Committee Secretary for Association files. The Committee must have copies of all required easement documents or any other development agreements. Additionally, there may be other documents required such as title insurance policy, PUD agreements, declarations, maintenance agreements, Covenants or utility agreements.

This document is a summary of the process for review and approval of conceptual SDPs and Final Development Plans to assist the Applicants in preparing final construction drawings and is not intended to be a comprehensive list of all ADCC or City of Littleton requirements. Refer to the appropriate Guidelines and City of Littleton code for more details.

SOUTHPARK CONCEPTUAL APPLICATION FORM

Applicant/Owner Name: _____

Mailing Address: _____

City, State, Zip _____

Phone: _____ Fax: _____

Signature: _____ Date _____

Is the applicant owner of the property? ☐ Yes ☐ No

If No, please list property owners below along with mailing addresses and phone numbers or attach separate list.

Property Address or General Location: _____

Adjacent Land Uses: North: _____ South: _____ East: _____ West: _____

Adjacent Zoning: North: _____ South: _____ East: _____ West: _____

SITE INFORMATION

Total Gross Acreage:	_____ acres	100%	Proposed Open Space:	_____ acres	_____ %
Steep Slopes (> 15% slope):	_____ acres	_____ %	Flood Plain:	_____ acres	_____ %
Wetlands (other than floodplain):	_____ acres	_____ %	Proposed Public Streets:	_____ acres	_____ %

PROPOSED USES

Please check proposed use(s) of land:	TYPE OF USE	ACRES	SQ. FT.
Commercial/Retail	_____	_____	_____
Office	_____	_____	_____
Industrial/Warehouse	_____	_____	_____
Other _____	_____	_____	_____

Please check proposed use(s) of building:	TYPE OF USE	SQ. FT.
Commercial/Retail	_____	_____
Office	_____	_____
Industrial/Warehouse	_____	_____
Other _____	_____	_____

Are there any "live" trees having a 4" or larger caliper that may be effected by proposed improvements? ☐ YES ☐ NO

If Yes, please indicate locations and species on map. Describe below the business operation and proposed use of the facility:

LAND USE COMPARISON

	Existing	Allowed/Required
Proposed Zoning	_____	_____
Building Sq. Ft.	_____	_____
Off-Street Parking	_____	_____

SUMMARY OF AVAILABLE SERVICES

Is or will the site be adequately serviced with the following (if No, provide an explanation as to how service is to be provided. Attached written agreements, if applicable):

	Yes	No	Provider
Water	<input type="checkbox"/>	<input type="checkbox"/>	_____
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	_____
Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	_____
Sewerage	<input type="checkbox"/>	<input type="checkbox"/>	_____
Police	<input type="checkbox"/>	<input type="checkbox"/>	_____
Fire	<input type="checkbox"/>	<input type="checkbox"/>	_____

COMMUNITY IMPACT ESTIMATES

No. of Employees _____ Vehicle Trips per Day Auto _____ Trucks _____

COMMENTS

SOUTHPARK CONCEPTUAL DEVELOPMENT PLAN APPLICATION SUBMITTAL REQUIREMENTS AND CHECKLIST

The Applicant shall submit six (6) copies of application and drawings, to scale at not less than 1"=50' with 1"=20' preferable for site plans, and not less than 1/16"=1'-0" with 1/8"=1'-0" preferable for building elevations, containing the following information as applicable:

Submitted

- ☐ North point and scale
- ☐ Property lines and dimensions
- ☐ Summary table describing the site area, site area coverage, gross floor area, building height, parking area, off-street parking and loading spaces, unobstructed open space, and use(s)
- ☐ Area site map identifying adjacent properties and owners
- ☐ Access and adjacent public streets
- ☐ Easement locations – water, storm sewer, sanitary sewer, all utilities
- ☐ Location and building outline of all structures existing or proposed for the site
- ☐ Lines showing parking and building setbacks from property lines
- ☐ Building envelope and height restrictions in those neighborhoods where they are established
- ☐ Location of existing entry drives adjacent and/or across from site
- ☐ Location, dimensions, and site area of existing and proposed curb cuts, driving lanes, off-street parking and loading areas, public transportation points, outdoor storage, and trash disposal facilities
- ☐ Existing and proposed preliminary grades
- ☐ Designation of paved areas, fences, lighting*, and signs, if any
- ☐ The location, area, and proposed uses for all open space
- ☐ General architectural concept, including elevation drawings of each type of structure to be included within the property, along with building materials and architectural concept defined
- ☐ Architect's/General Contractor's Statement of Estimated Costs for Construction of Improvements
- ☐ Conceptual Application Fee Paid
- ☐ SouthPark ADCC Design Review Checklist in Appendix G (Optional) - May be partially completed per the submittal requirements noted herein

*May be deferred to Final Plan submittal, subject to approval of the ADCC

APPENDIX G

SOUTHPARK ADCC DESIGN REVIEW CHECKLIST				
Project Name:				
Submittal Date:				
<input type="checkbox"/> Partial Submittal <input type="checkbox"/> Complete/Final Submittal <input type="checkbox"/> Final Application Fee Paid				
	Required Information	Drawing Ref. No.	Variance Required	Data and/or Comments
A	PROJECT DATA			
1	Name of Owner, Developer, and/or Building (as applicable)			
2	Name of Project			
3	Proposed Use, building occupancy group and building construction type			
4	Development Schedule			
5	Total Site Area			
6	Total building area (gross & net rentable) as applicable			
7	Total unobstructed open space expressed in total square feet & percent of total site			
8	FAR (floor-to-lot area ratio)			
9	Identification of project phasing with phasing schedule			
10	Total anticipated number of employees, by phase			
11	Total parking provided, by phase			
12	Location and block number			
13	Legal Description and Survey			
14	Name, address and telephone number of person who will maintain communication with ADCC staff			
B	SITE PLAN(S) WITH LOCATION AND EXTENT OF:			
1	Required setbacks for buildings and parking areas			
2	Buildings, storage, loading, and trash areas			
3	Parking areas with total space provided			
4	Driveways and sidewalks			
5	Site grading plans at one foot contour interval			

SOUTHPARK ADCC DESIGN REVIEW CHECKLIST — Page 2

Project Name:				
Submittal Date:				
<input type="checkbox"/> Partial Submittal <input type="checkbox"/> Complete/Final Submittal <input type="checkbox"/> Final Application Fee Paid				
	Required Information	Drawing Ref. No.	Variance Required	Data and/or Comments
6	Site lighting (including fixture selection)			
7	Landscaped areas			
8	Utility appurtenances			
9	Bicycle Rack(s)			
10	All other site appurtenances (e.g., play-ground equipment, picnic tables, etc.)			
C ARCHITECTURAL PLANS ILLUSTRATING:				
1	Building elevations			
2	Floor plans with finished floor elevations			
3	Building materials and colors			
4	Typical wall section(s)			
5	Roof plan			
6	Architectural screening of mechanical equipment			
D LANDSCAPE PLAN ILLUSTRATING:				
1	Location, size, and species of trees and shrubs			
2	A complete plant list			
3	Turf mixture(s) with sod and/or seeding specifications			
4	Irrigation plan			
5	Landscape grading plan			
6	Planting specifications			
7	Existing Landscaping on adjacent sites			
E SIGNAGE PLAN ILLUSTRATING:				
1	Size and location of each sign			
2	Materials and colors			
3	Construction or installation procedures			
4	Lighting, related to the signage			

SOUTHPARK ADCC DESIGN REVIEW CHECKLIST — Page 3

Project Name:				
Submittal Date:				
<input type="checkbox"/> Partial Submittal <input type="checkbox"/> Complete/Final Submittal <input type="checkbox"/> Final Application Fee Paid				
	Required Information	Drawing Ref. No.	Variance Required	Data and/or Comments
5	Sign message including all graphics			
6	Dimensions of all copy, graphics, margins, and spacings			
F SITE ENGINEERING PLAN ILLUSTRATING:				
1	Existing and proposed finished grades			
2	Location and elevation of USGS benchmark			
3	Existing and proposed property lines and easements			
4	Drainage sub-basin boundaries and acreage			
5	Street names			
6	Drainage patterns within proposed development			
7	Flows at all design points within site for initial and major storm runoff			
8	Velocity of flow at discharge points			
9	Location and size of all drainage structures			
10	Finished floor elevations			
11	Show channel grades, water depth, typical cross section, and lining details if open channels are used			
12	Show location of detention areas, release rates, storage volumes, side slopes, and design details for emergency overflow if detention is required			
13	Connections to utility systems			
14	Detailed typical road, drive, and parking lot paving sections and design			
15	Fire hydrant location			
16	Erosion control plan			
G CONSTRUCTION COSTS ESTIMATE:				
1	Architect's/General Contractor's Statement of Estimated Costs			