



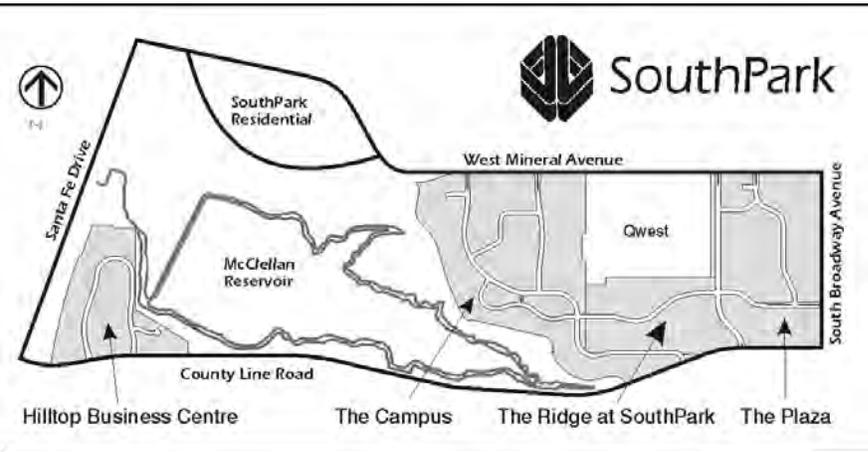
SouthPark

The Ridge at SouthPark
Development Guidelines

Revised October 2009

Table of Contents

Introduction	3
Design Review and Approval Procedures	6
Required Information	6
Development Guidelines	9
A. Architectural Design	9
B. Site Grading	11
C. Setbacks	12
D. Fencing	13
E. Storage Areas	14
F. Loading and Service Areas	15
G. Vehicular Circulation and Parking	16
H. Pedestrian and Bicycle Circulation	18
I. Site Utilities	19
J. Site Lighting	20
K. Site Signage	21
L. Construction Phase	41
M. Landscaping	42
N. Maintenance	47
O. Permitted Uses	48
APPENDICES	
Appendix A - Information Sheet	A-1
A. Ridge Architectural Development Control Committee (RADCC)	
B. City of Littleton Representatives	
C. Utility Providers	
Appendix B - Definitions	B-1
Appendix C - City of Littleton Procedures and Processes	C-1
Appendix D - Various Supplemental Development Guidelines and Criteria	D-1
1. Westview Boundary Area of The Ridge at SouthPark Supplemental Development Guidelines	D-2
2. The Ridge at SouthPark Convenience Area Supplemental Development Guidelines	D-4
3. The Ridge at SouthPark Supplemental Signage Guidelines	D-7
4. The Ridge at SouthPark Supplemental Guidelines for Landscape Areas where Grading Slopes are Greater Than 4:1, Retaining Wall Design and the Street Tree Program along SouthPark Drive ..	D-15
5. The Ridge at SouthPark Hotel/Motel Area Supplemental Development Guidelines	D-19
Appendix E - Conceptual Development Plan Review Supplemental	E-1
Appendix F - Design Review Checklist	F-1



Introduction

These Development Guidelines are cited in the Extension of Declaration ("Extension") to the SouthPark Covenants, Conditions, and Restrictions (CCRs) and adopted by the SouthPark Owner's Association. 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 the Ridge at 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 Ridge at SouthPark**, **The Campus**, **The Plaza** and **The Hilltop Business Centre at SouthPark**. These guidelines only pertain to one specific area, **The Ridge at SouthPark**.

These Development Guidelines shall apply to all properties in **The Ridge at SouthPark** area, 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 Ridge at SouthPark General Development Plan, the City of Littleton zoning ordinance, and other applicable instruments governing development of land within The Ridge at SouthPark, including any applicable supplemental development guidelines adopted by The Ridge Architectural Development Control Committee (RADCC) from time-to-time, including but not limited to , those supplemental guidelines included herein in Appendix D.

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 the Ridge at SouthPark as described herein.

- **The Ridge at SouthPark** development area is located on 50 acres of land and is bordered on the south by County Line Road and on the north by the Qwest facility. On the east and west it is bordered by SouthPark terrace and SouthPark Lane, respectively. It is highly visible from both County line Road and C-470, and has impressive views

of the Rocky Mountains, Highline Canal and McClellan Reservoir. The Ridge at SouthPark emphasizes a range of commercial, office, retail and restaurant uses.

Also within the business area **The Ridge at SouthPark** there are, or have been proposed, unique or specific types of uses, such as commercial retail, convenience area, 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 D and are in addition to the main body of guidelines for each specific use or development.

Note: The three other areas within SouthPark, **The Plaza** and **The Campus**, and **The Hilltop Business Centre at SouthPark**, have similar, yet unique and separate Development Guidelines.

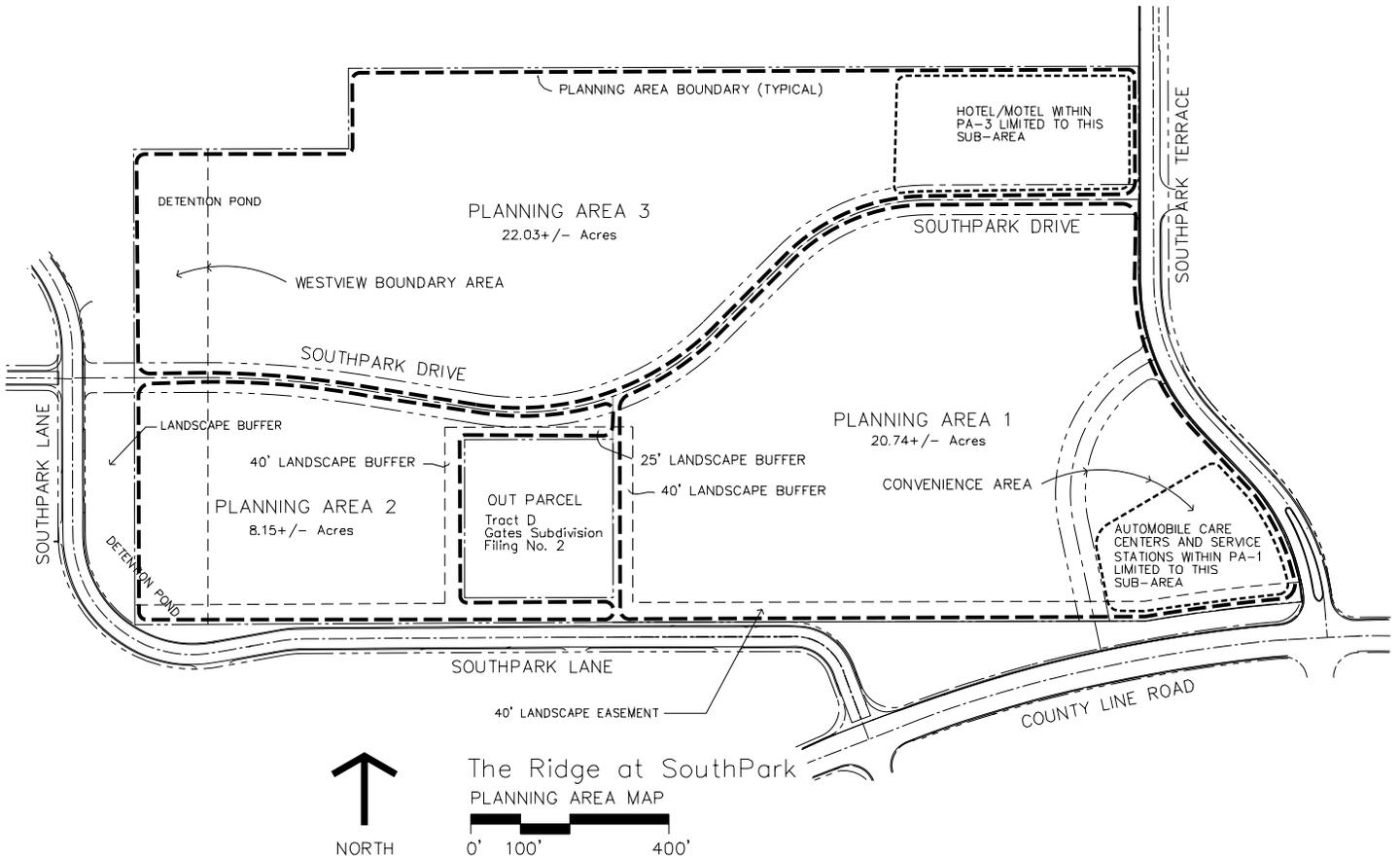
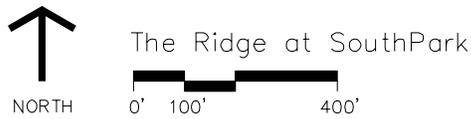
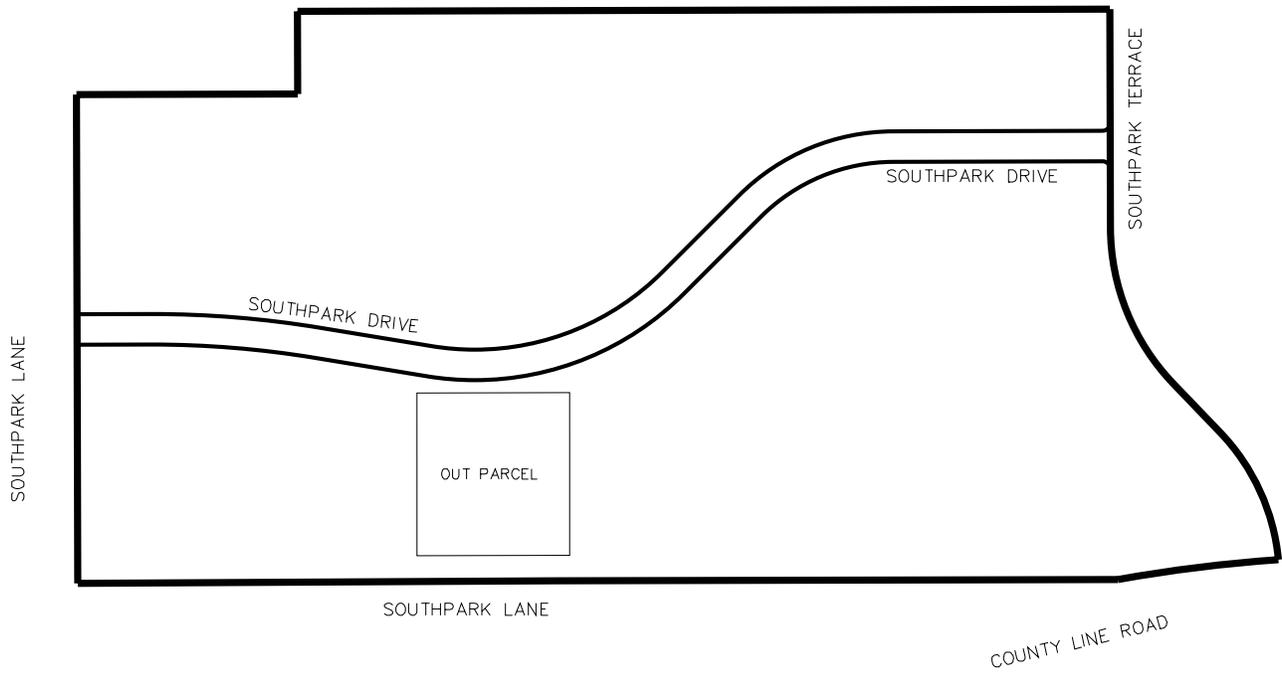
- **The Plaza** at SouthPark covers 84 acres to the east between SouthPark Terrace and South Broadway and dominates the major intersections of South Broadway with West Mineral Avenue and South Broadway with County Line Road. Primary emphasis is given to encouraging a mix of land uses, with opportunities for office space, hotel, restaurant, commercial, research and development, light industrial development, finan-

cial 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, McLellan 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.

- **The Hilltop Business Centre at SouthPark** development area is located east of Santa Fe Drive and north of County Line Road on approximately 41.7 acres of land. Primary emphasis within the Hilltop Business Centre is given to encouraging a mix of land uses and interaction between uses, with emphasis placed upon landscap-

ing, architectural character, signage and pedestrian circulation giving the development the appearance and vitality associated with quality business parks. The Hilltop Business Centre offers opportunities for a variety of development types including office buildings, research and development facilities, commercial establishments and light industrial development. Primary emphasis is also given to the creation and preservation of an open, flowing, highly landscaped campus-like atmosphere with screened parking, generous setbacks and preservation of views.



Design Review and Approval Procedures Required Information

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

For a typical building project, six copies of the "Required Information" that follows must be submitted to the RADCC for a complete staff review, of which one copy will remain on file with the RADCC secretary. Communication with the RADCC shall be directed to the RADCC secretary. Action by the RADCC 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 Extension of Declaration ("Extension") to the SouthPark Covenants, Conditions, and Restrictions (CCRs) and adopted by the SouthPark Owner's Asso-

ciation. 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 RADCC. 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 RADCC 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 RADCC for final review and approval. The Applicant shall complete a copy of the Design Review Checklist (included in Appendix F, pages F-1 through F-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 RADCC 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 E, pages E-2 and E-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 F 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 RADCC, the applicant shall submit to the RADCC two complete sets of approved drawings for RADCC 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 RADCC prior to such action.

REQUIRED INFORMATION:
(For 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 representing the applicant, who will maintain communication with the RADCC. 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, barbe-

cue 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 RADCC.

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.

The following Development Guidelines represent the standards which will be applied by The Ridge at SouthPark Architectural Development Control Committee (RADCC) 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 The Ridge at SouthPark, and generally 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:

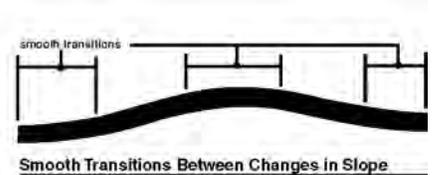
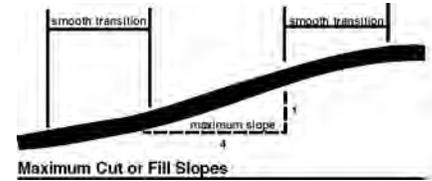
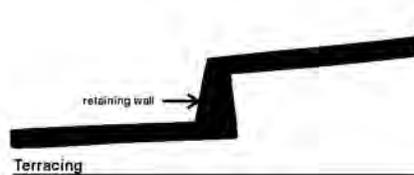
1. Building, parking lot and roadway paving coverage shall be limited to provide a minimum aggregate of 30% unobstructed open space in Planning Area 1 and Planning Area 2; provided, however, that the area designated as the southeast subarea of Planning Area 1 of The Ridge at SouthPark Development plan shall have a minimum of 20% unobstructed open space. Coverage shall be limited to provide a minimum aggregate of 20% unobstructed open space on all properties located in Planning Area 3. 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 RADCC. The RADCC shall not arbitrarily or unreasonably withhold its approval of such plans and specifications. Applicants are encouraged to contact the RADCC 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 RADCC, 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 RADCC according to the following guidelines:
 - a. The roof surface materials, texture and reflectivity shall

- be reviewed considering their effects on the views of other sites and structures within The Ridge at SouthPark .
- 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 sites and structures within The Ridge at SouthPark. 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 RADCC. 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 sites and structures within The Ridge at SouthPark.
 - d. Rooftop radio, TV and microwave antennas and towers are prohibited unless specifically approved by the RADCC 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 The Ridge at 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%	3:1
parking lot pavement*	2%	4%
driveways, access drives	2%	5%
pedestrian pavements (large "plaza" areas)	1%	2%
pedestrian pavements (sidewalks)	1%	8%

*A minimum slope of 1% may be approved by the RADCC.

2. No cut or fill slopes of any type shall be steeper than 3:1 with smooth vertical transitions. Slopes steeper than 4:1 are discouraged and should be used only where appropriate. Where space limitations demand, ter-

acing with approved retaining walls shall be utilized.

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

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 The Ridge at SouthPark Drainage Plan. All site grading shall meet or exceed the requirements of The Ridge at SouthPark 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 RADCC 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

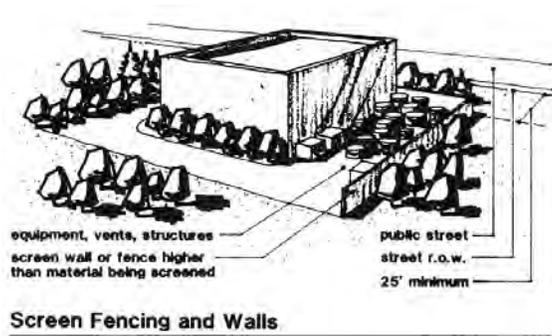
The purpose of the Setback Requirements is to establish a coordinated streetscape image, provide sufficient space between buildings to ensure adequate light and to provide sufficient space between roads, buildings and parking to ensure privacy and sound control.

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

	Building Parking Setback	Street Frontage Setback
County Line Road	40'	40'
SouthPark Lane (along western boundary of the Ridge)*	2'	2'
* Measured from the property line		
SouthPark Lane (along southern boundary of the Ridge)	40'	40'
SouthPark Terrace	20'	20'
SouthPark Drive	20'	20'

2. Setbacks for buildings and parking lots from adjacent property lines other than along street frontages shall be as follows:
 - a. A minimum of 15' side and rear yards for buildings and 10' for parking, except as noted above.

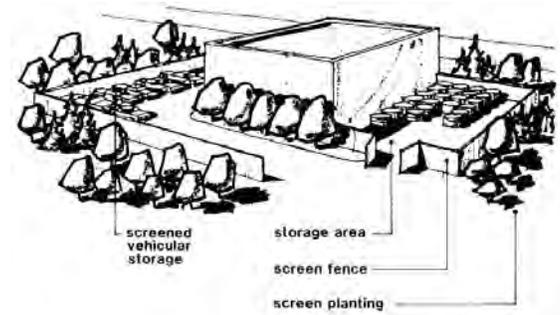
3. Setbacks for driveways from adjacent property lines other than along street frontages, shall be a minimum of 10' except where access driveways are shared by adjacent owners.
4. No building may be located less than 55' from the intersection of the rights-of-way lines of two streets.
5. All setback areas shall be planted in accordance with the Landscape Guidelines except those portions used for pedestrian pavements.
6. Within Planning Area 3, the RADCC shall not grant a variance greater than five percent (5%) of the setback requirements, except for setbacks along the northern boundary of such Planning Area.



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 RADCC.
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 RADCC 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 RADCC.

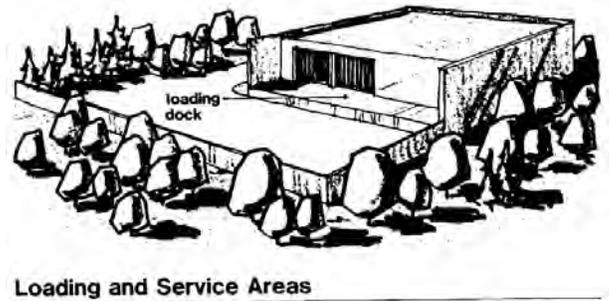


Storage Areas

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:

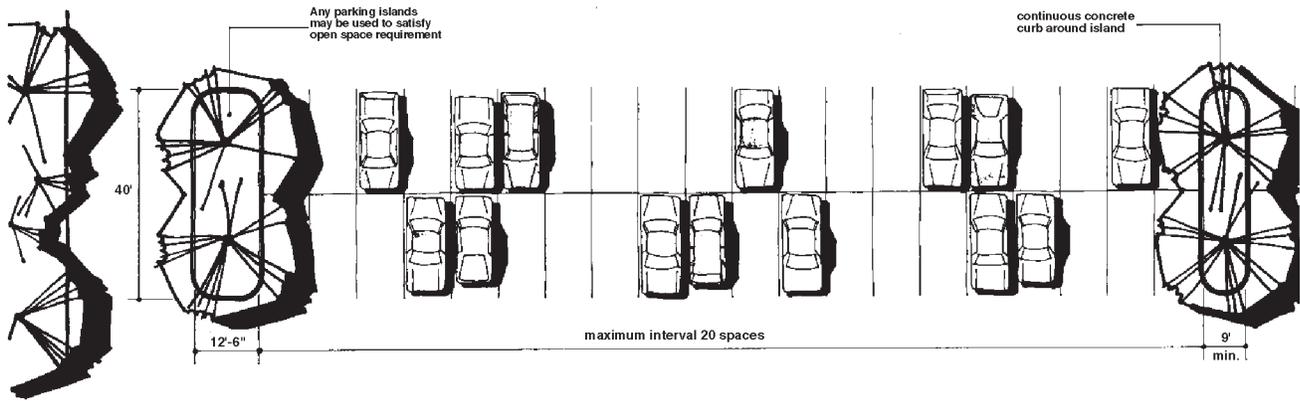
1. No articles, goods, materials, machinery, equipment, vehicles, plants, trash, animals or similar items shall be stored or kept in the open or exposed to view from adjacent properties, parking areas, public streets or pedestrian walkways.
2. Any article, good or material to be stored other than in 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 wingwalls 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

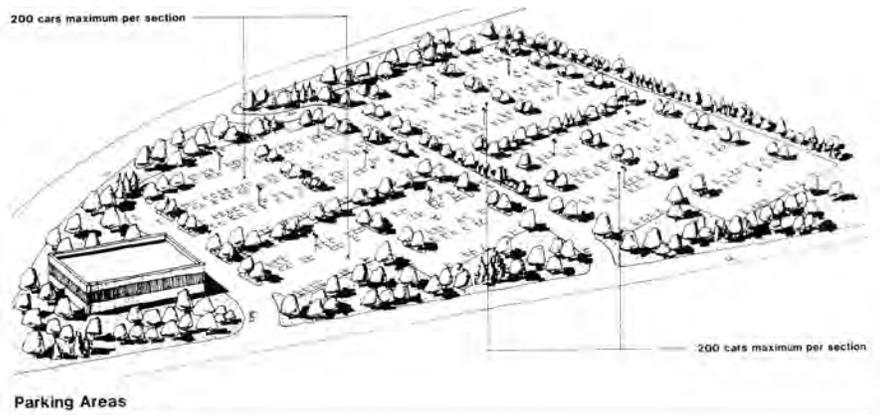
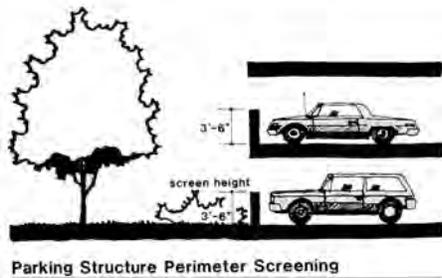
Warehousing or Wholesaling

one space per 800 SF gross floor area of warehousing or wholesaling space

Flex or Office/Warehouse: for buildings which contain a combination of office space and flex space which is capable of being converted to office space, parking must be provided on the site development plan at the rate of one space per 250 square feet of gross floor area. Parking spaces may be constructed at the above listed

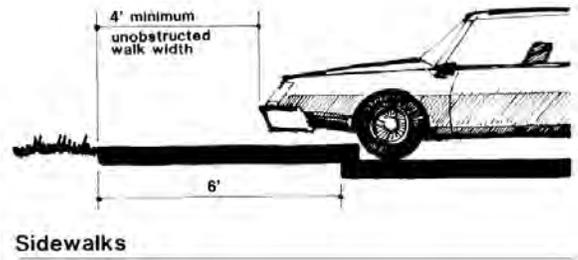
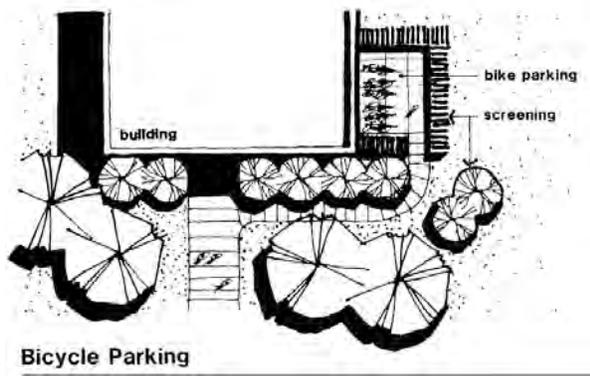
ratios based on the original use of floor area in the building at time of certificate of occupancy. The additional spaces needed for conversion may be reserved in native landscape until conversion to office space is made, at which time the additional parking spaces must be constructed. Buildings which cannot reasonably be converted to office uses shall provide parking at the rates set forth herein for each particular use.

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.

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



H. Pedestrian and Bicycle Circulation

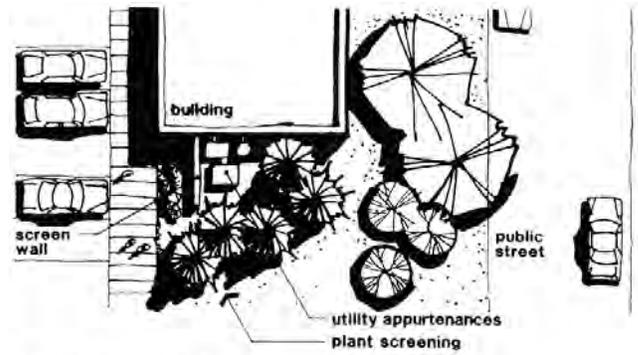
The purpose of the Pedestrian and Bicycle Circulation Guidelines is to promote free and safe movement of pedestrians and cyclists throughout SouthPark. The guidelines are as follows:

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 RADCC.

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

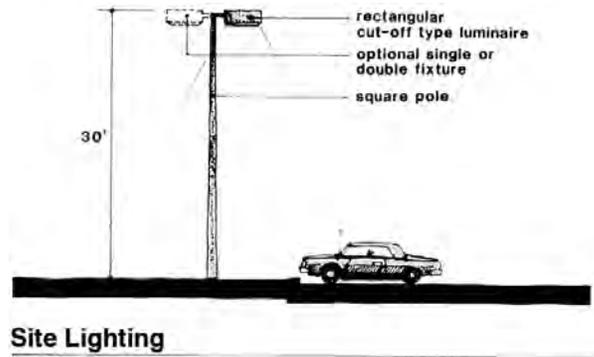


Utility Screening

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 RADCC.
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 RADCC.
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 RADCC. A photometric plan chart may be required for RADCC 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 RADCC 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 RADCC.

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 RADCC. Concrete bases may extend up 6" maximum above grade and be so noted on the respective detail.

K. Site Signage



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 submitted 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

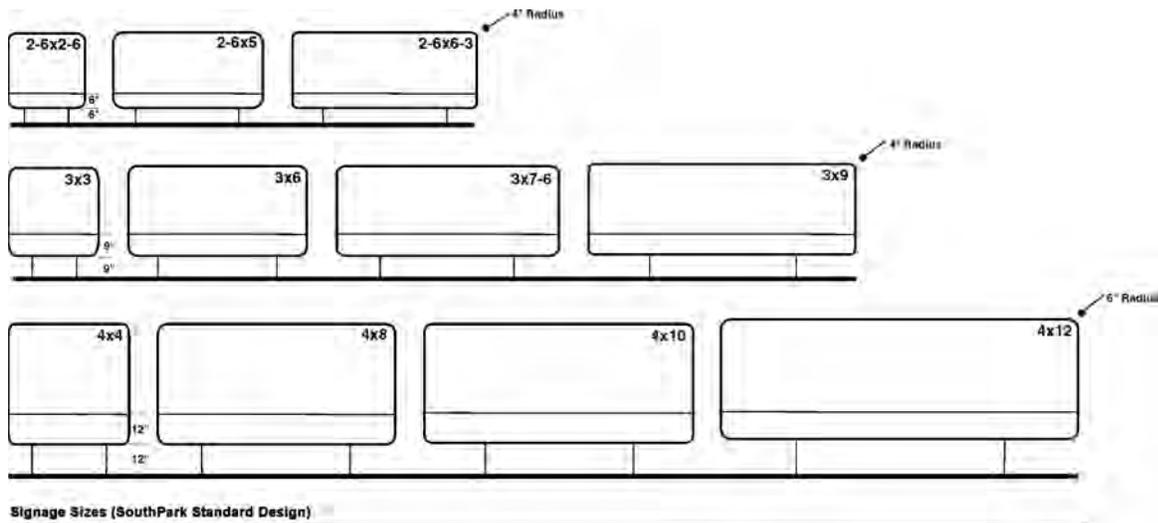
All SouthPark standard identification signs may be internally illuminated (at applicant's option) monoliths constructed of 1/8" thick aluminum, with a light bronze/beige background color (specified below). The address band and pedestal must be one of the dark accent colors (specified below), with the 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.

ABCDEFGHIJKLMN
OPQRSTUVWXYZ&
abcdefghijklm
nopqrstuvwxyz
1234567890 ←↶↑↷→

Helvetica Medium Typeface



Information Sign

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.

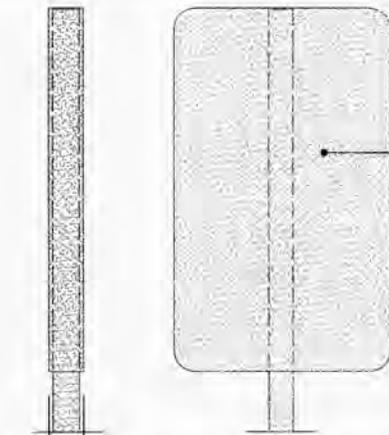
Note: A break-away connection may also be used as an alternative to the bollards. See Fabrication Details - Sheet 5 on page 37 herein for our recommended detail.

- 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.

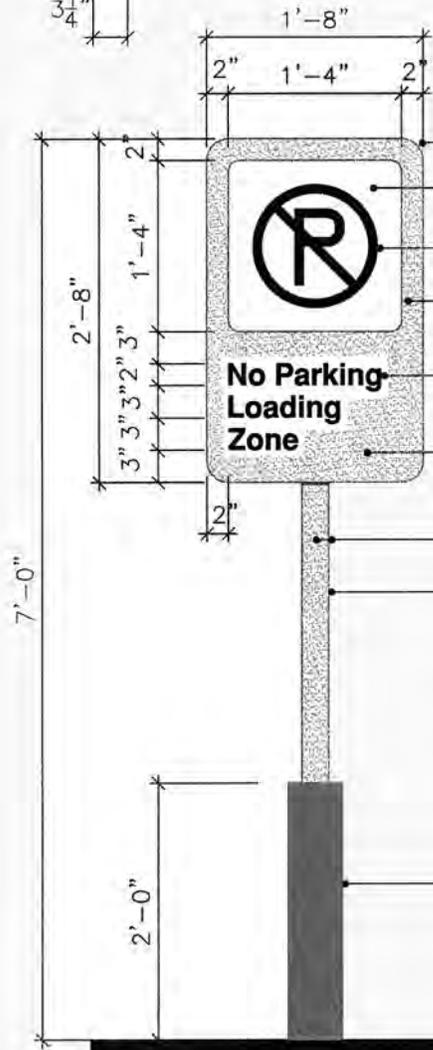


Painted MP590R4282 Beige (PMS 453 C)

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 black (Reflectorized)

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

2" Tall sign copy - Black (Reflectorized)

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.

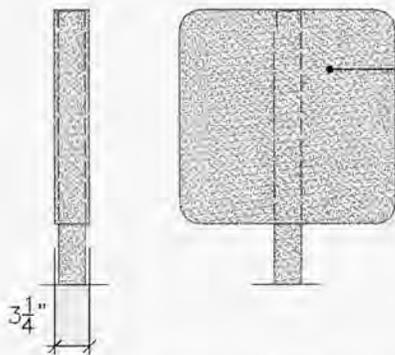
(Optional) 5" diameter concrete-filled steel pipe
Painted MP586R4282 Bronze (PMS 449 C)

Front Elevation

Vehicular Control Signs
SouthPark - Littleton, Colorado

Type A1
Standard Size for Individual Lots
Graphics with Sign Copy

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

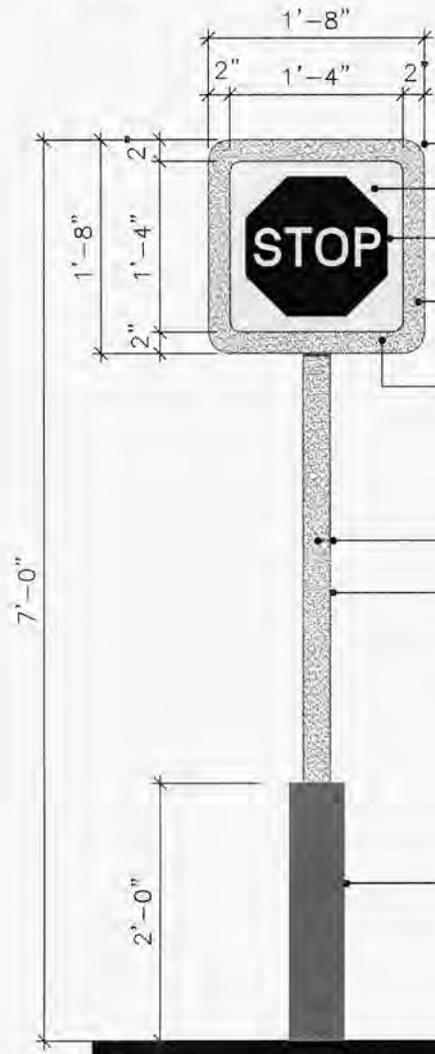


Painted MP590R4282 Beige (PMS 453 C)

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

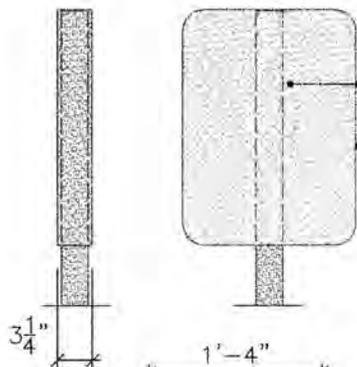
SouthPark - Littleton, Colorado

Type A2

Standard Size for Individual Lots
Graphics and No Sign Copy

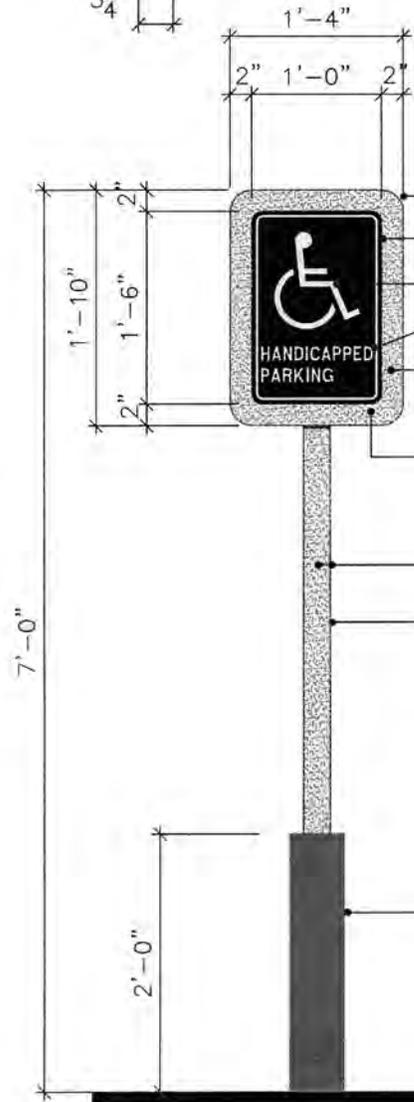
Scale: 0" 6" 1'-0" 1'-6"

1 November 2002



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)
 Painted Blue (A.D.A. approved)
 Universal symbol (A.D.A. Approved) - White (Reflectorized)
 Sign Copy (A.D.A. Approved) - 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
 when located in street R.O.W.

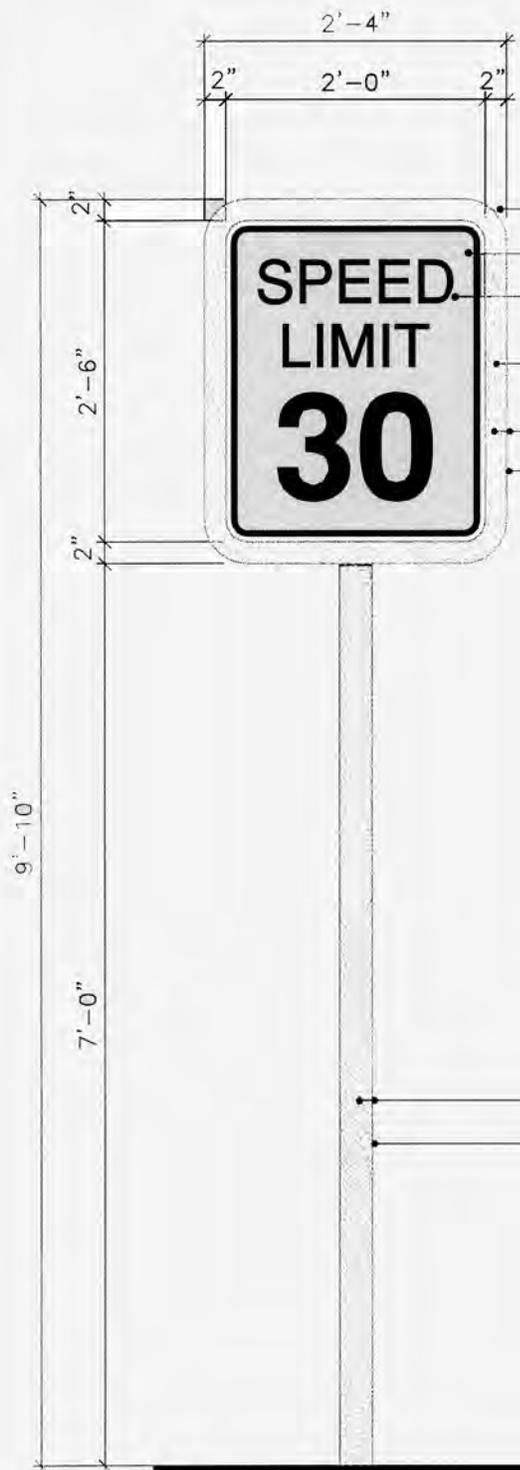
(Optional) 5" diameter concrete-filled steel pipe
 Painted MP586R4282 Bronze (PMS 449 C)

Front Elevation

Vehicular Control Signs
 SouthPark - Littleton, Colorado

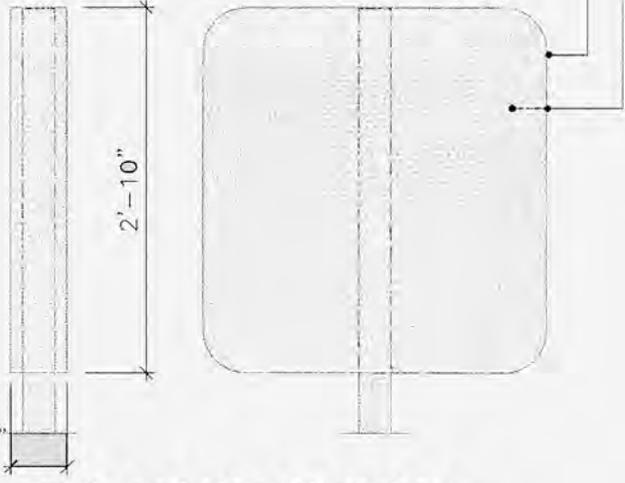
Type H
 Handicapped Parking

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



Note: See drawing "S Details" for additional information

- 4" Radius (typical)
- White (Reflectorized)
- Standard decal - high intensity grade Schotchlite mounted with heat activated adhesive
- Sign panel to be single sheet aluminum 0.100" minimum thickness, front and back
- Painted MP590R4282 Beige (PMS 453 C)
- Edge return on sides, top and bottom (Continuous 5" Alum. channel (square edge))



Side and Rear Elevation

- Painted MP590R4282 Beige (PMS 453 C)
- Support posts to be 3" x 3" square tubular steel with 1/8" wall thickness, primed and painted

All exposed mounting hardware to be galvanized and painted

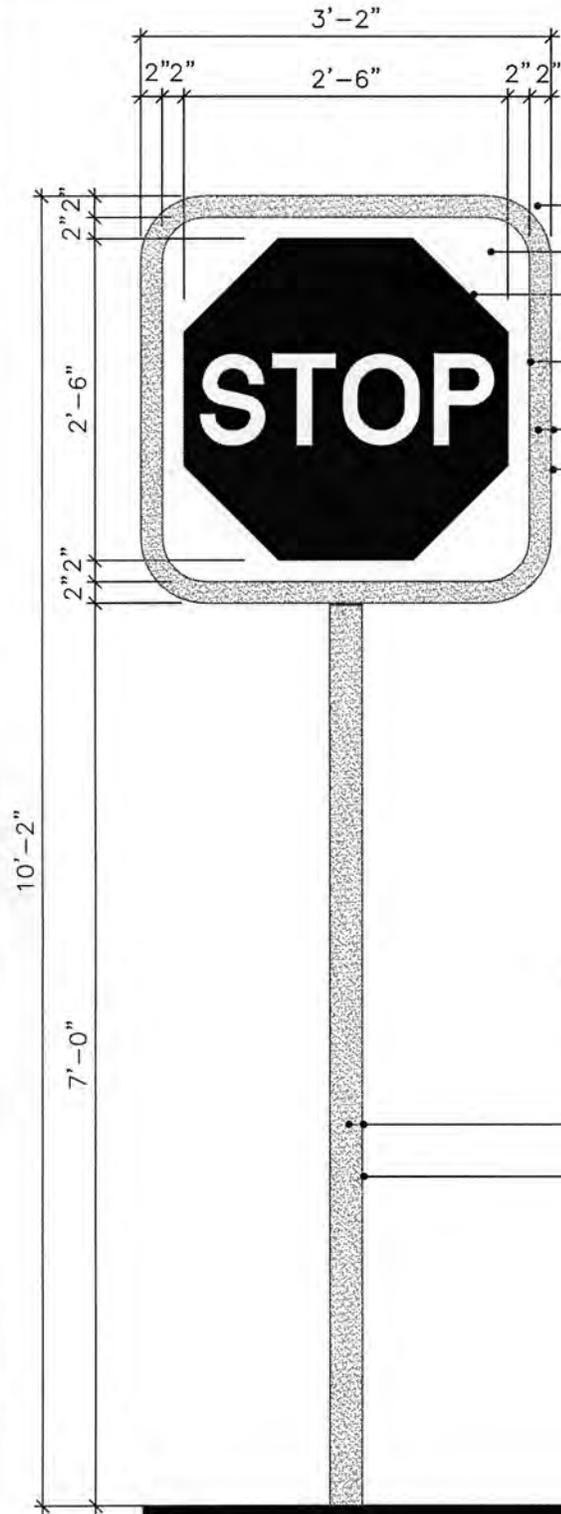
Fabricator to supply shop drawings including mounting and footing details. Mounting to be breakaway type.

Front Elevation

Vehicular Control Signs
SouthPark - Littleton, Colorado

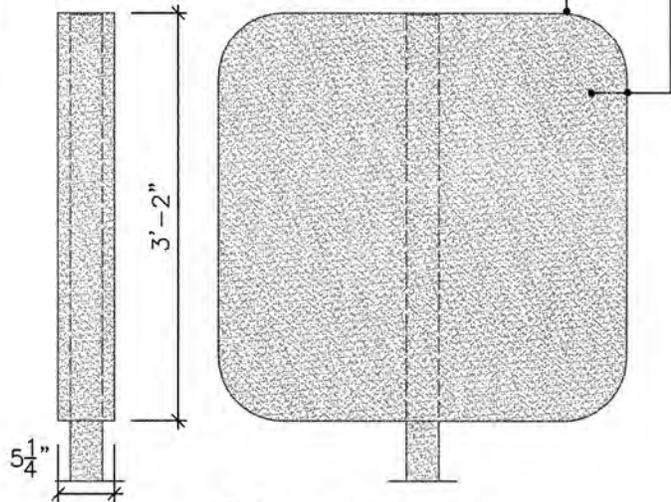
Type S1
Standard Size for Street Signage
Copy/Graphics in White Field

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



Note: For Stop, Yield, etc., (symbols only)
 Note: See drawing "S Details" for additional information

- 6" Radius (typical)
- White (Reflectorized)
- Standard decal - high intensity grade Schotchlite mounted with heat activated adhesive
- Sign panel to be single sheet aluminum 0.100" minimum thickness, front and back
- Painted MP590R4282 Beige (PMS 453 C)
- Edge return on sides, top and bottom (Continuous 5" Alum. channel (square edge))



Side and Rear Elevation

- Painted MP590R4282 Beige (PMS 453 C)
- Support posts to be 3" x 3" square tubular steel with 1/8" wall thickness, primed and painted

All exposed mounting hardware to be galvanized and painted

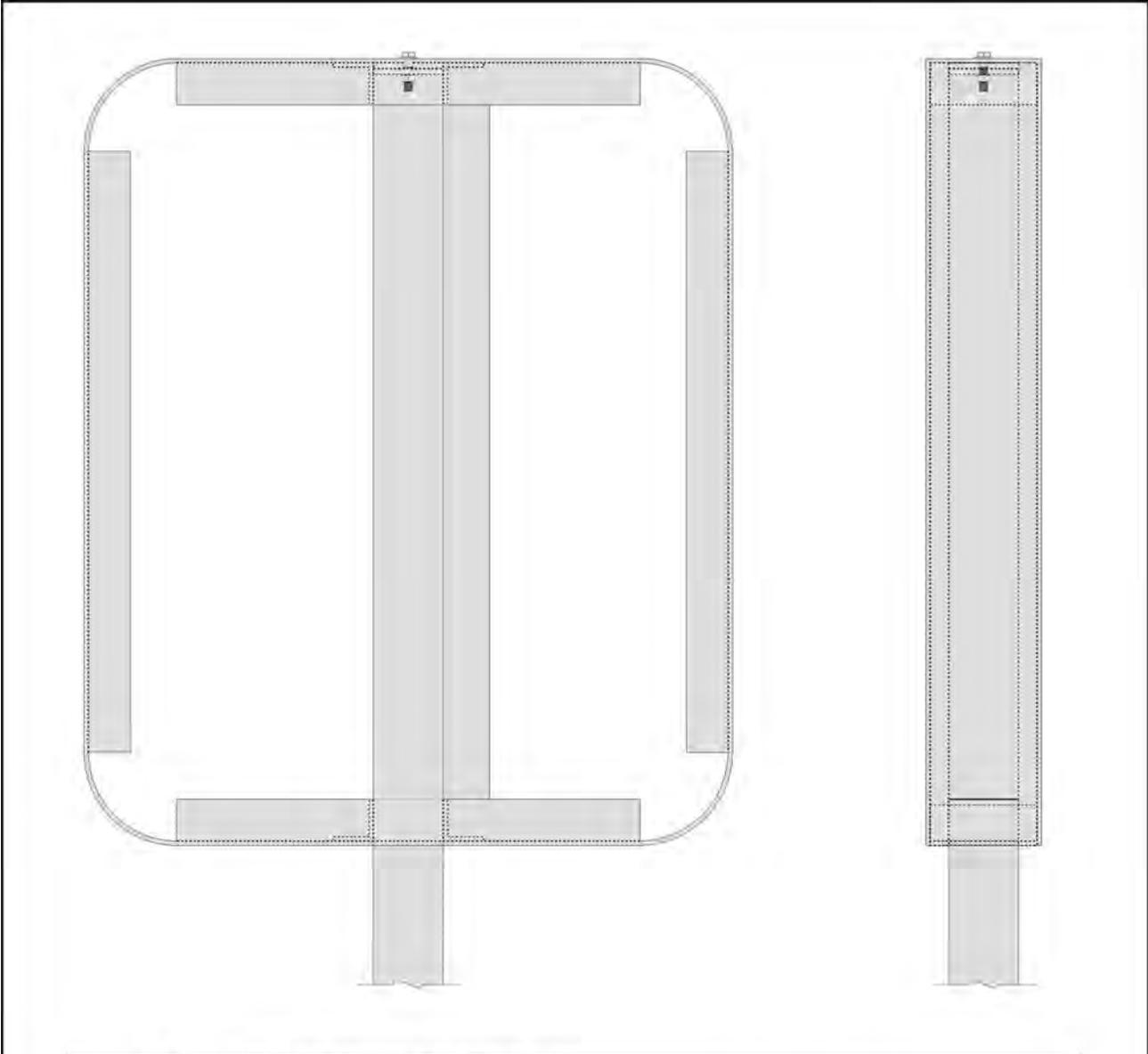
Fabricator to supply shop drawings including mounting and footing details. Mounting to be breakaway type.

Front Elevation

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



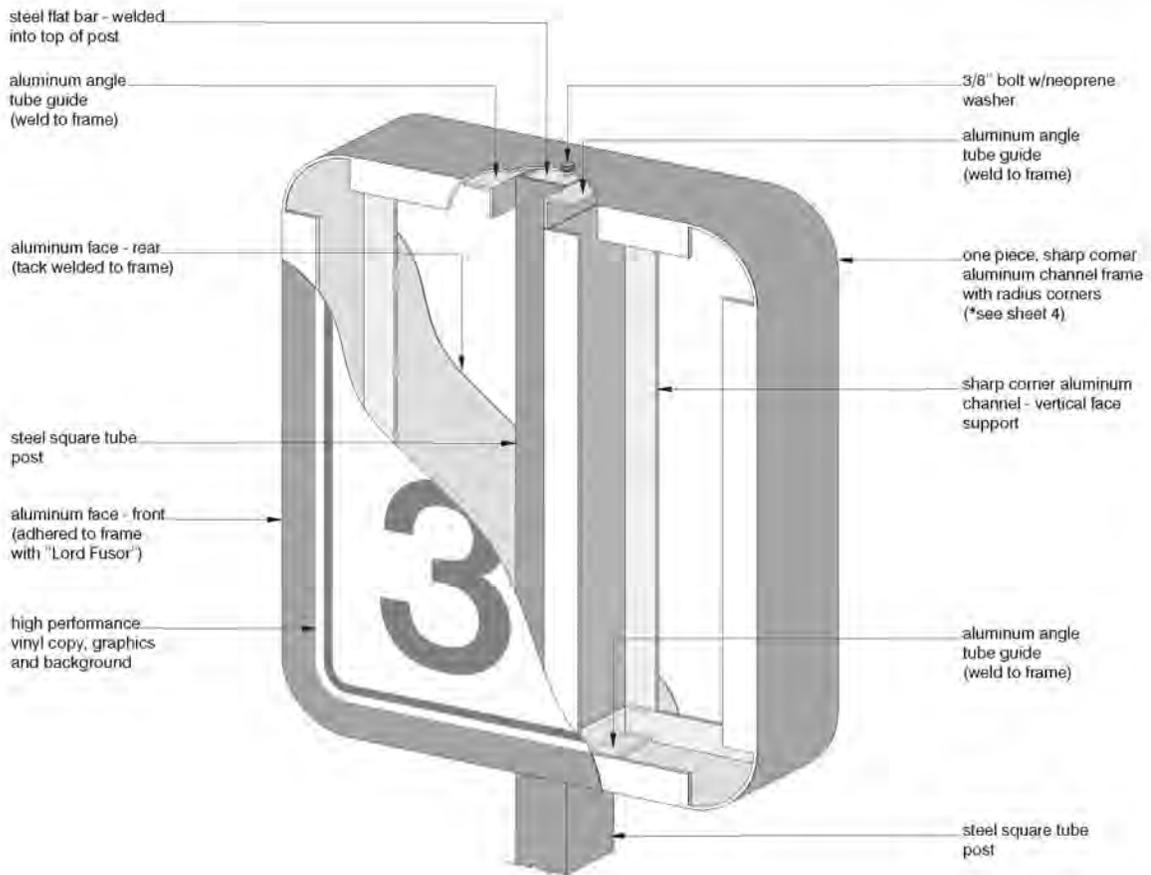
Vehicular Control Signs - Front and Side Elevations

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.



<p>Vehicular Control Signs SouthPark - Littleton, Colorado</p>	<p>Fabrication Details Type S, A & H (typical)</p>	<p>Sheet 1 5/10/2002</p>
---	---	-------------------------------------



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

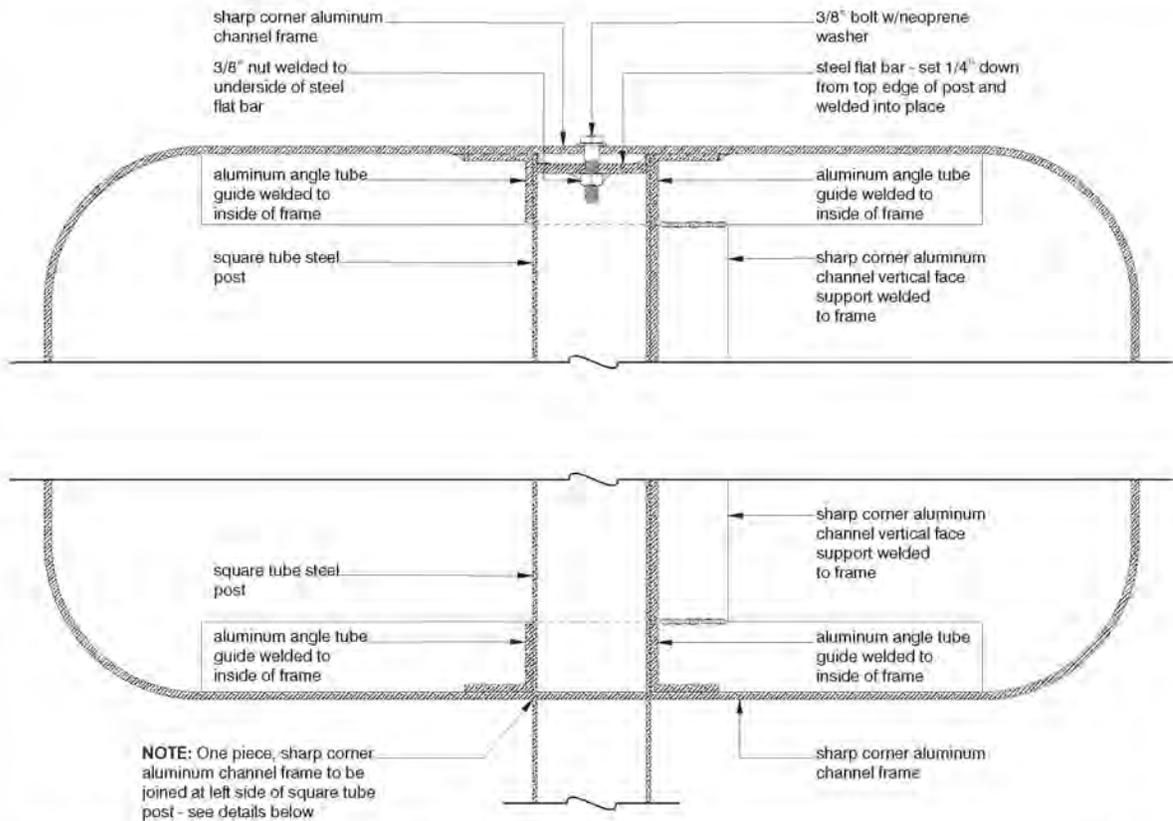
SouthPark - Littleton, Colorado

Fabrication Details

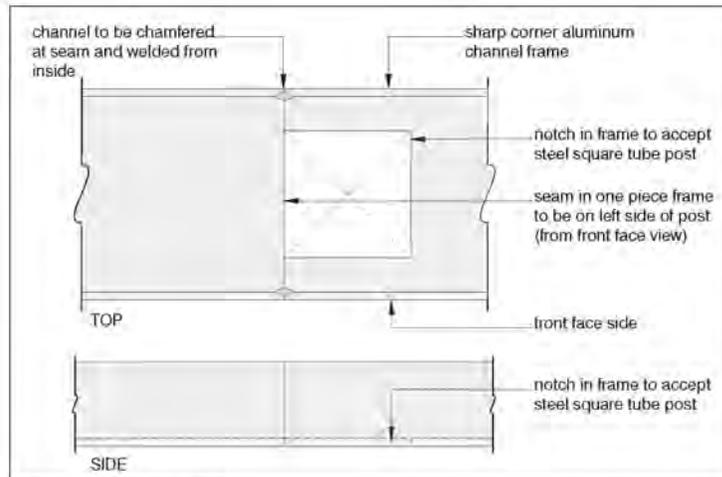
Type S, A & H (typical)

Sheet 2

10/15/2002



Frame & Post Detail - Cross Section
Scale: None

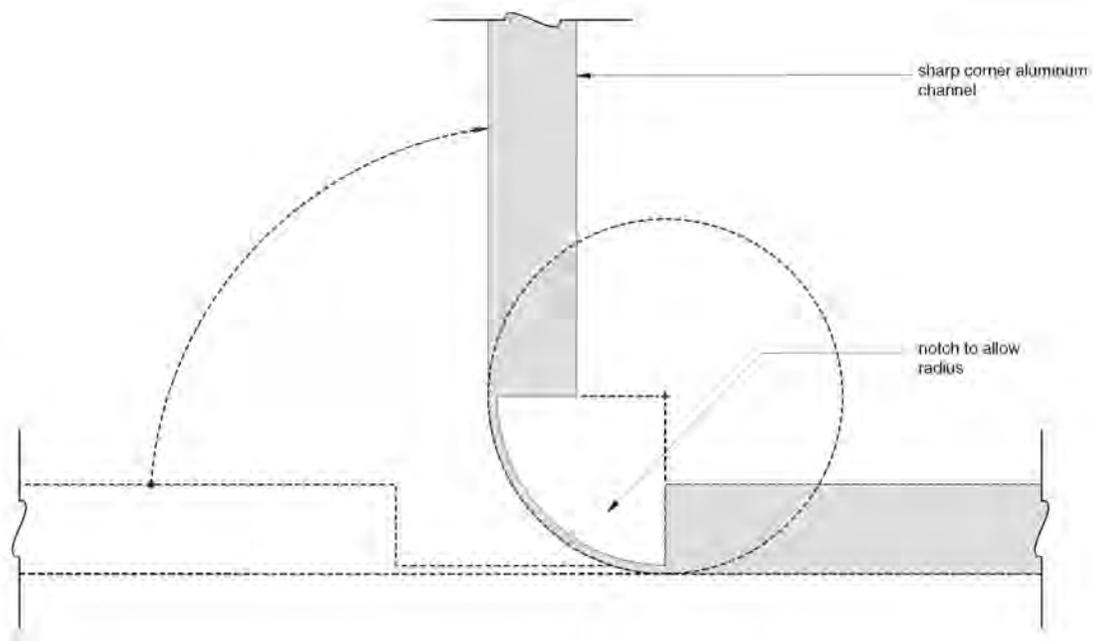


Frame Seam Detail
Scale: None

Vehicular Control Signs
SouthPark - Littleton, Colorado

Fabrication Details
Type S, A & H (typical)

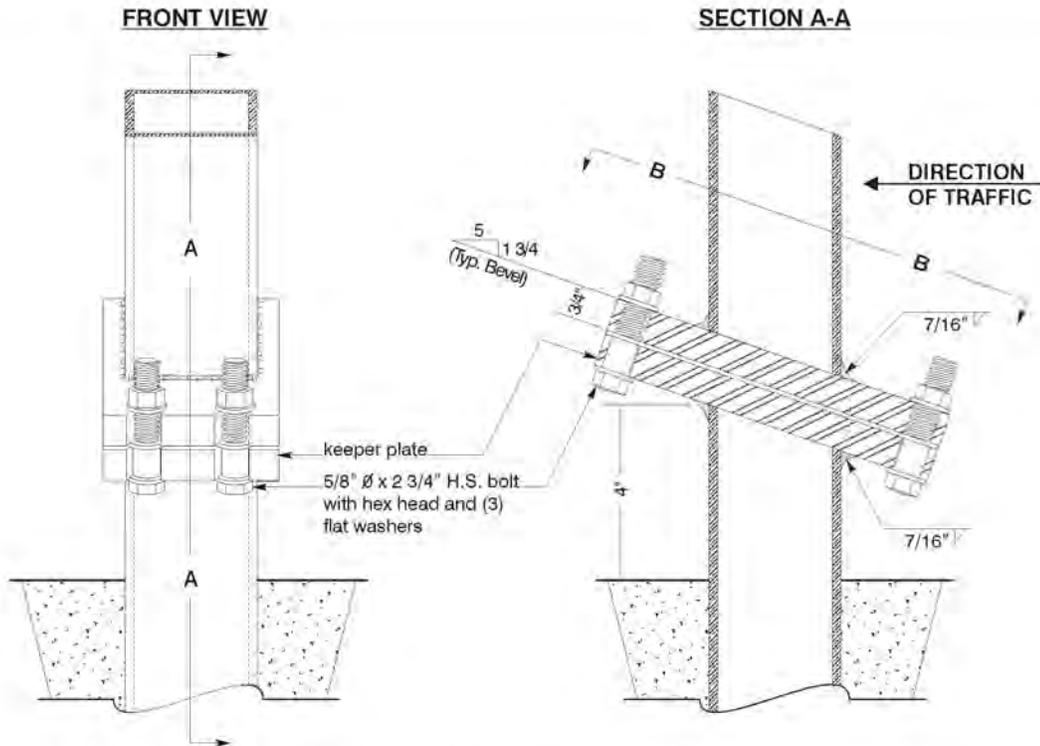
Sheet 3
5/10/2002



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

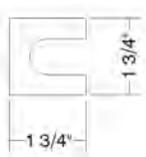
<p>Vehicular Control Signs SouthPark - Littleton, Colorado</p>	<p>Fabrication Details Type S, A & H (typical)</p>	<p>Sheet 4 5/10/2002</p>
--	--	--



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.

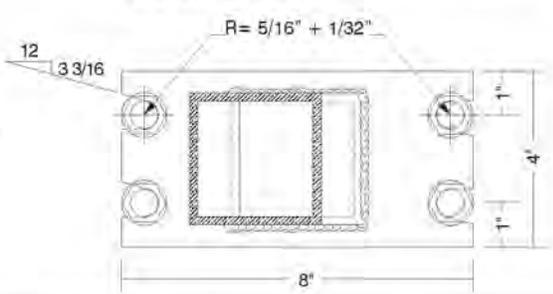
Shim Detail



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

<p>Vehicular Control Signs SouthPark - Littleton, Colorado</p>	<p>Fabrication Details Break-Away - Type S (typ.)</p>	<p>Sheet 5 7/11/2002</p>
--	---	--

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.

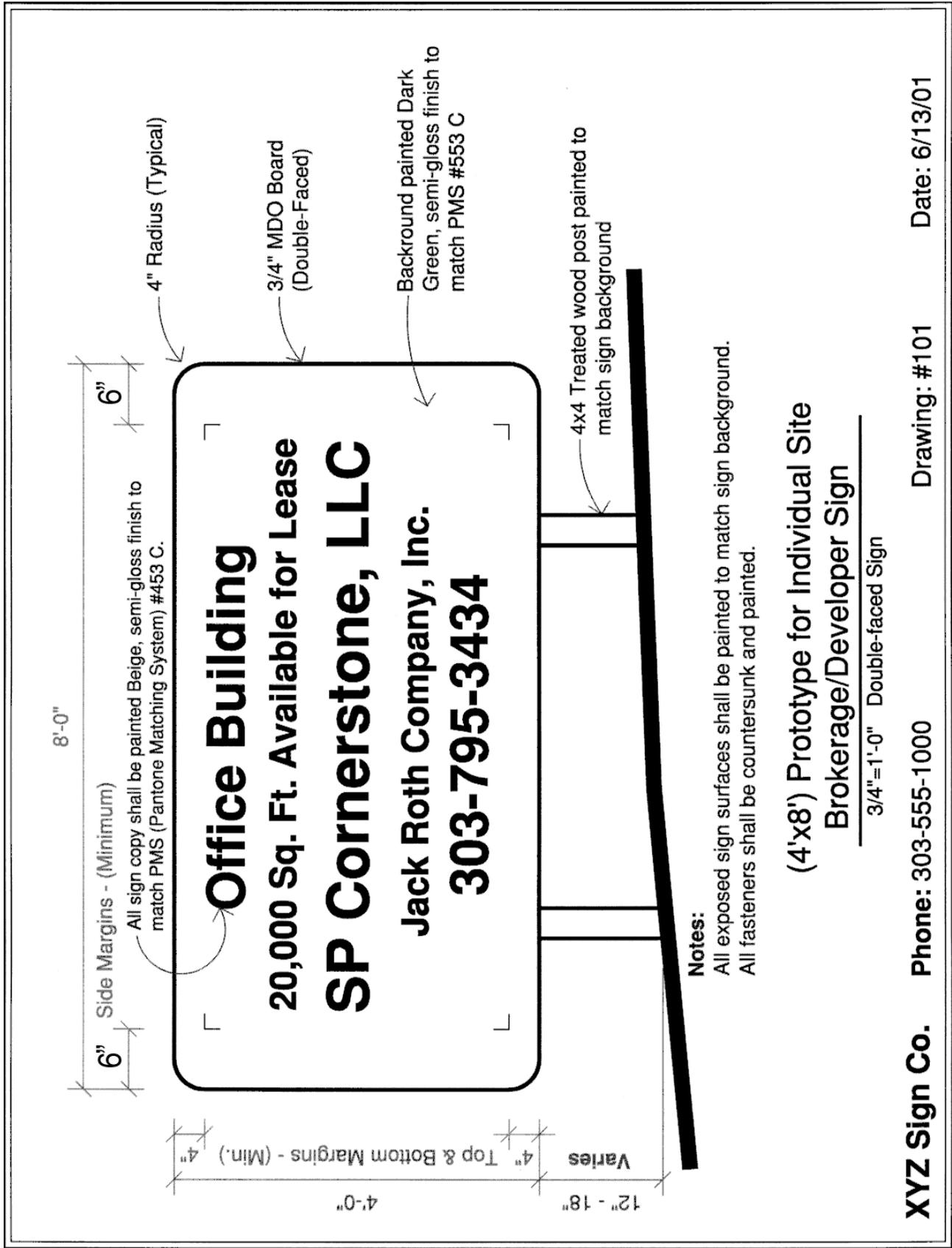
- The name and role of additional participants (up to four maximum) such as the general contractor, architect, planner, financing provider, etc.

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".



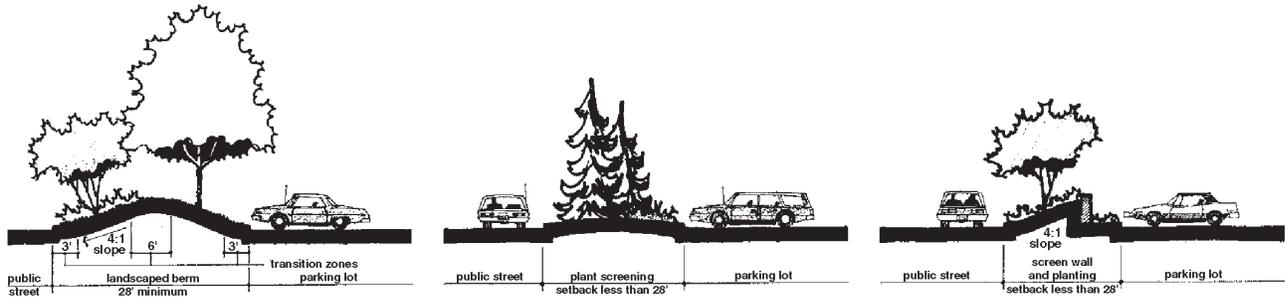
L. Construction Phase

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 RADCC 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 RADCC. 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 RADCC 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 pre-construction 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. The RADCC
 - d. Applicable service companies

The general purpose of the pre-construction 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



Parking Lot Landscaping

M. Landscaping

The Landscape Guidelines recognize that landscaping is of primary importance to the establishment of the design character of the Ridge at 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 RADCC.

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.

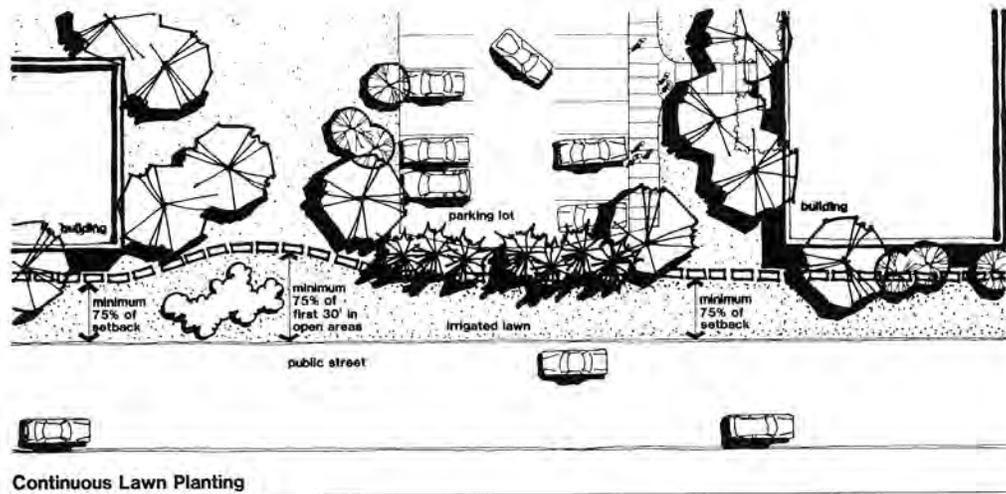
4. A minimum of 75% of the space between a public street and parking lots or buildings, or 75% of the first 30' from the street in open areas shall be planted in irrigated lawn, with the lawn on the street side of the landscaped area in order to preserve a visually continuous lawn planting along public 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 RADCC 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 contrived.

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



systems in compliance with all applicable building code requirements. Use of water conserving methods is encouraged, including use of properly-designed drip irrigation systems. All backflow control devices are to be located or screened so they are not visible from public streets or parking lots. Irrigation design shall minimize over-spray onto pavement areas and walkways.

8. Within Planning Area 3, planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces.
9. 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.
10. Irrigation system design should

respond to soils engineering guidelines to prevent saturation of expansive soils near foundations.

11. Shrub planting used for the purpose of screening elements such as utilities, shall be installed using 24" minimum height materials.
12. 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.
13. 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.

14. Turf Areas

Certain areas of all development projects are required to be planted in irrigated lawn. The questions of sodding 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 RADCC 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 RADCC will require satisfactory assurance of the establishment and ongoing maintenance of complete turf coverage.

15. 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	1-1/2"*	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 (2-1/2" minimum caliper) may be included in meeting the above-mentioned size distribution requirement.

16. 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	Norway Maple (various varieties available)
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"
Gleditsia triacanthos inermis	Honeylocust; select from Imperial, Moraine, Shademaster or Skyline (use in limited quantities)
Gymnocladus dioicus	Kentucky Coffee Tree
Koelreuteria paniculata	Golden Raintree
Populus deltoides	Siouxland Cottonwood (drainages or canal areas only)
Quercus bicolor	Swamp White Oak
Quercus borealis	Northern Red Oak
Quercus macrocarpa	Burr Oak
Quercus robur	English Oak
Tilia americana	American Linden

Scientific Name	Common Name
<i>Tilia americana</i>	Redmond Linden "Redmond"
<i>Tilia cordata</i>	Greenspire "Greenspire" Linden
<i>Populus angustifolia</i>	Narrowleaf Cottonwood
<i>Betula papyrifera</i>	Paper (canoe) Birch (protected locations only)
<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 (use in groves for best effect)
<i>Prunus americana</i>	American Plum
<i>Prunus</i> "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 Elders

16. Street Tree Program

Street trees are required on all public streets.

All street trees are to be minimum 2-1/2" 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 SouthPark Drive where they shall be located.

Street trees shall be selected from the following list:

White Oak species, including:

Swamp White Oak

English oak

Burr Oak

Linden species

Green Ash species

Autumn Purple Ash

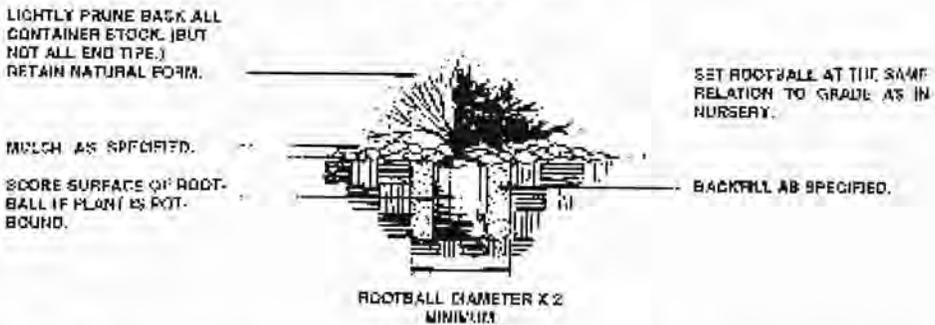
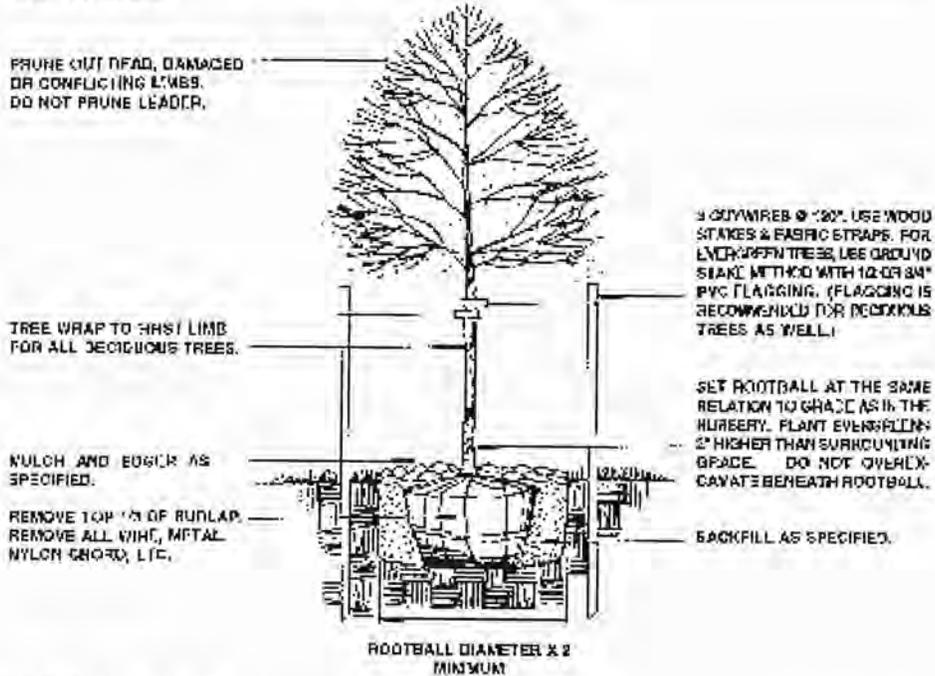
Hackberry

Norway Maple species

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

RADCC 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
2. Offices and professional buildings
3. Research and development facilities
4. Theaters, auditoriums and public meeting places
5. Hotels and motels
6. Health, recreation and athletic clubs
7. Professional laboratories and clinics, hospitals
8. Repair, rental and product servicing facilities
9. Parking of motor vehicles only as accessory to primary uses
10. Automobile care centers and service stations
11. Light industrial assembly and fabrication facilities
12. Distribution and warehousing of raw materials or finished goods, as assembled or fabricated on site, only as accessory to primary use.
13. Restaurants and private clubs
14. Liquor licensed premises
15. Private or public community services
16. Necessary uses and buildings customarily associated with the permitted uses
19. Multiple permitted uses within one structure including any combination of the above
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 this development.

The RADCC reserves the right to deny any use deemed incompatible with, or detrimental to SouthPark development objectives or standards.

NOTE: RADCC approval is required prior to obtaining a building permit for any and all projects, including site and/or building modifications of existing developments.



SouthPark

The Ridge at SouthPark

**Development Guidelines
Appendices**

Revised October 2009

Appendix A

Information Sheet

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

A. The Ridge at SouthPark Architectural Development Control Committee (RADCC)

1. Chairperson:
Mike McKesson
2. Secretary and Architectural Consultant:
Joe Westerberg
3. Development Consultant:
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 RADCC for its review and comment or official review and approval/ denial of the submittal.
2. **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.
3. **Building:** Any structure intended for shelter, including all projections or extension, garages, outside platforms and docks, carports, canopies, enclosed malls, and porches.
4. **Driveways:** Vehicular pavement on private property used for access to parking lots, building entries, loading, and servicing areas.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.
10. **Ridge Architectural Development Control Committee (RADCC):** A special committee as established under the provisions of the Covenants, Conditions, and Restrictions and the Extension of Declaration for the purpose of reviewing and approving or denying proposals for land and building improvements within The Ridge at SouthPark.
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 The Ridge at 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 The Ridge at 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 is issued.

APPENDIX D

Various Supplemental Development Guidelines and Criteria

Westview Boundary Area of the Ridge at SouthPark - Supplemental Development Guidelines.....	D-2
The Ridge at SouthPark Convenience Area - Supplemental Development Guidelines...	D-4
The Ridge at SouthPark - Supplemental Signage Guidelines.....	D-7
The Ridge at SouthPark - Supplemental Guidelines for Landscape Areas where Grading slopes are greater Than 4:1, Retaining Wall design and the Street tree Program along SouthPark Drive	D-15
The Ridge at SouthPark Hotel/Motel Area - Supplemental Development Guidelines...	D-19

WESTVIEW BOUNDARY AREA OF THE RIDGE AT SOUTHPARK

Supplemental Development Guidelines

April, 1999

INTRODUCTION

These Supplemental Development Guidelines apply to the western one hundred fifty feet (150') of the Ridge at SouthPark (the "Westview Boundary"). Such area is across SouthPark Lane from Westview Court, which is in The Campus at SouthPark. Westview Court has been planned to create a highly distinguishable environment in a scale to accommodate a variety of small business users and to maximize the magnificent surrounding views. The purpose of these Supplemental Development Guidelines is to harmonize development within the Westview Boundary to that within Westview Court. 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 and the Ridge at SouthPark.

This supplement sets forth requirements in addition to the Ridge at 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 four stories in height (exclusive of basement levels) except where, in the determination of the Ridge at SouthPark Architectural Development Control Committee ("RADCC"), view corridors are not affected and buildings are consistent with the theme of Westview Court.
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 RADCC 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. Materials which may be used as minor design elements or details include glass block, ceramic tile, wood or stucco.
- e. Colors and values of all exterior materials must be approved. 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 except for landscaping or drainage purposes.

THE RIDGE AT SOUTHPARK CONVENIENCE AREA

Supplemental Development Guidelines

April, 1999

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in the Ridge at SouthPark Commercial Area. These Supplemental Development Guidelines set forth requirements in addition to those contained in the Ridge at SouthPark 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 Area. 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 Ridge at SouthPark, and harmony with SouthPark as a whole. The Guidelines are inherently flexible and intended to provide opportunities for creative, high-quality development.

The Ridge at SouthPark provides for a Convenience Area consisting of an approximate 3 acre gas, restaurant and retail area located at the northwest corner of SouthPark Terrace and County Line Road, and bounded on the north and west by SouthRidge Court. This highly visible area provides a unique opportunity for convenient retail trade.

The Convenience Area is located within the Ridge at SouthPark, a mixed use development. The Ridge 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 Ridge at SouthPark is planned to have a distinctive character with low- to mid-rise buildings of corporate and institutional architectural styles. The Convenience Area shall be designed to be compatible with, to complement, and to provide a logical physical extension of this character and the character of SouthPark as a whole. Development in the Convenience Area shall take advantage of opportunities for support from the Ridge through both merchandising and physical orientation.

ARCHITECTURAL DESIGN

The Supplemental Guidelines contain standards which will be applied by the Ridge Architectural Development Control Committee ("RADCC") in reviewing proposed construction in the Convenience Area.

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 20 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 SouthPark. In SouthPark, structures are planned to have a corporate and institutional look, characterized by such building materials as masonry (predominantly brick), aluminum (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 Convenience Area shall be constructed of the same or very similar exterior materials designed to complement existing and planned structures in SouthPark. 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 Convenience Area will be highly visible from other structures in SouthPark. 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 Convenience Area shall be as set forth in the Ridge at SouthPark Development Guidelines.

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 Convenience Area. 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 SouthPark 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 Ridge at SouthPark Development Guidelines for gasoline service pump screening and site requirements.

PEDESTRIAN AND BICYCLE CIRCULATION

SouthPark is master planned with a continuous open space system to facilitate unobstructed flow of pedestrian and bicycle traffic. Development within the Convenience Area 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 and the Supplemental Signage Guidelines except as specifically noted herein. All signage shall conform to the City of Littleton Sign Code (as applicable).

Identification Signage - Building Mounted. Building-mounted identification signage, as referred to in this section, applies to retail or retail-type 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 Convenience Area. 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 RADCC. 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" or as otherwise approved by the RADCC.

LANDSCAPING

High-quality landscaping is of primary importance within the Convenience Area. Because the SouthPark Owner's Association has agreed to reduce the standard 30% open space requirement in the Convenience Area in reliance on the quality of landscaping to be provided therein, the following standards will be applied by the RADCC in reviewing proposed construction in the Convenience Area:

1. Sites providing less than 30% open space (to the minimum of 20% open space), are required to have a landscaping plan which provides for highly-landscaped open space exceeding the minimum requirements set forth in the Development Guidelines, and as maybe required by the RADCC.
2. 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.
3. 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 Ridge at SouthPark area.
4. Street trees: Street trees shall be planted on all public streets as required by the Development Guidelines.

THE RIDGE AT SOUTHPARK
SUPPLEMENTAL SIGNAGE GUIDELINES
APRIL, 1999

TABLE OF CONTENTS

	Page
I. THE RIDGE AT SOUTHPARK SIGNAGE GUIDELINES.....	1
A. Applicability	1
1. Identification Signage.....	1
2. Information Signage	3
3. Vehicular Control Signage	4
4. Temporary Signage	4
B. Procedures.....	5
II. GROUND-MOUNTED SIGNAGE CRITERIA FOR TEMPORARY AND PERMANENT SIGNS.....	5
A. Temporary (Only) Sign Criteria	5
B. Permanent and Temporary Sign Criteria	6
III. RETAIL AREA SIGNAGE CRITERIA.....	6
A. Guidelines - All Site Signage	6
1. Identification Signage.....	7
2. Facade Signage.....	7
3. Letter Size.....	8
4. Letter Style	8
5. Colors	8
6. General Requirements.....	9
7. Free-Standing Project Signs.....	9
8. Installation - Site Signage.....	11
IV. SUBMITTAL CRITERIA.....	11
A. Information Required for all Signage Submittals	11
B. Additional Information Required for Ground-Mounted Signage Submittals.....	12
C. Additional Information Required for Building-Mounted Signage Submittals.....	12
D. Additional Information Required for Pan Channel Letter Systems.....	12

I. THE RIDGE AT SOUTHPARK SIGNAGE GUIDELINES

The purpose of the Signage Guidelines is to establish a coordinated graphic system that provides for business identification and information communication in a distinctive and aesthetically pleasing manner. This graphic system is a major factor in creating and preserving the design character of the Ridge at SouthPark and harmony within SouthPark as a whole. Size and placement of all signage shall be considered an integral part of site development, and a signage plan shall be submitted for the approval of the Ridge Architectural and Development Control Committee ("RADCC").

A. Applicability. The Signage Guidelines apply to four separate categories of signage as follows:

1. Identification Signage:

- a. The first category applies to signs used for the identification of buildings and/or owner/tenants. The basic form is designed to harmonize with the variety of architectural styles within the Ridge at SouthPark. The low horizontal profile and subdued colors offer an element of simplicity to the graphic system.
- b. A standardized design applies to all Ridge at SouthPark signage, although each applicant is free to apply its own graphics to its signage. The address line must appear on all identification signs in the standard location. In the case of multiple tenants, all may be identified on the same sign, up to a maximum of four tenants. Where there are more than four tenants, the building should be identified with a name and the tenants listed on a directory inside the building.
- c. All identification signs are to be internally illuminated monoliths constructed of 1/8" thick aluminum, with a light bronze/beige (as specified below) background color. The address band and pedestal are to be one of the dark accent colors (as specified below), with the address number and street name painted or vinyl die-cut beige or white (as specified below).

NOTE: When the address band is not utilized, the entire sign cabinetry may be painted either the beige or one of the dark colors. Identification signs may be single or double faced. Only graphics and typography, other than the address copy, are to be illuminated.

- d. Paint Specifications: Painting of metal and/or aluminum signs shall match the following: Matthews Paint Co.: Acrylic Polyurethane-Satin Gloss Finish, or approved equal. Paint colors shall be computer matched to the following Pantone Matching System (PMS) colors: Light Bronze/Beige - #453C; Dark Bronze/Brown - #229C, Black - #Black C, Dark Blue - #540C, Dark Green - #553C, or Dark Red - #491C. (Local supplier contact: Midwest Signs and Screen Painting Supply Co., 303/373-9800; or Denco Sales Co. 303/733-0607).
- e. The identification signage system allows for a variety of sizes to meet differing owner/tenant identity needs and to be compatible with sites and buildings of various sizes. There are no predetermined rules concerning size selection; however, no sign shall exceed 48 square feet per face. It is the intention of the Guidelines that sign faces be in aesthetic balance with site and building sizes.
- f. Identification signs shall be placed perpendicular to approaching vehicular traffic. There are two basic rules for placement:
 - (1) The sign shall be placed 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' to any property line, curb of a road, or drive.
 - (2) The sign must be placed so it does not obscure any other identification, information, or vehicular control signs. Generally, one identification sign is sufficient. More than one may be used 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 require more than one sign for proper identification.
- g. The placement of signs or individual cutout letters on buildings is discouraged and is permitted only with the express approval of the RADCC. Any signs mounted on retail buildings shall be located on building fascia panel specifically designed for this purpose so as to become integral with the architecture, and shall not extend higher than the roofline 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 RADCC) 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. 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. Only one sign per tenant shall be allowed. Maximum height of letters shall be 24" unless otherwise approved by the RADCC. All multi-tenant specialty sign programs shall be consistent with the overall theme of the Ridge at SouthPark signage and shall be submitted to the RADCC for approval. Note: See Section IV below regarding Submittal Criteria.

2. Information Signage

- a. Informational signage includes all information and directional signage other than identification signage.
- b. The standard design for all information signage is consistent with the identification signage. In all cases, a square aluminum monolith with pedestal is to be used. The background color is dark bronze/brown (as specified in Section I.A., I.d. hereof) white lettering and directional arrows.
- c. Use reflective material for non-illuminated traffic directional signs. Typeface to be used for information signage is Helvetica Medium.
- d. Some of the basic rules for informational signage are as follows:
 - (1) Word spacing should be even. Excessive variation in length of lines should be avoided.
 - (2) All copy shall be flush to the left without indentation.
 - (3) 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.
 - (4) Do not use a period at the end of a heading, subheading, title, date, or any copy occupying a line by itself.

(5) Do not insert a comma between numbers and street name. Insert commas in numbers over four digits.

(6) Use a colon instead of a dash before listed matter.

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

Speed	Distance
20	100 feet
25	175 feet
30	250 feet

- g. Information signage shall be placed no closer than six feet (6') to the curb of a road or drive.
- h. 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.

3. Vehicular Control Signage

- a. 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/brown (as specified in Section I.A. hereof) with white symbol field and typography.
- b. 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.

4. Temporary Signage

- a. 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.
- b. The number of temporary signs allowed per site is as follows:

- (1) Lots of five acres or less, one temporary sign per lot is permitted at any one time.
- (2) Lots of five acres to 10 acres, two temporary signs.
- (3) Lots of 10 acres or more, three temporary signs are permitted.
- c. No real estate signage is permitted on either a permanent or temporary basis without the approval of the RADCC.
- d. All temporary signs must be approved by the RADCC.

B. Procedures:

1. The following are general guidelines for the use of the Ridge at SouthPark signage system. In every case, a site analysis must be conducted when the building has been designed. This analysis shall be conducted in conjunction with the landscape architect.
2. Exterior pedestrian and vehicular traffic flow must be analyzed to define those points at which people make decisions. Once the decision points are defined, signage can be placed on the site plan in its most effective location, according to the above placement rules.
3. The correct size for identification signs is determined according to size of site and building. This is essentially an aesthetic judgment. Placement of the sign(s) must respond to two factors: best position for viewing from the roadway, and best visual relationship to the architecture of the building.
4. The final Signage Plan shall be submitted to the RADCC for approval.

II. GROUND-MOUNTED SIGNAGE CRITERIA FOR TEMPORARY AND PERMANENT SIGNS

A. Temporary (Only) Sign Criteria:

- All temporary signage shall be installed for a maximum period of six (6) months, at which time a request for an extension may be submitted and must be approved by the RADCC or the sign shall be removed.
- Temporary signage shall comply with all the criteria for permanent identification signage except as follows:

- The sign cabinets and bases need not be constructed of aluminum. Wood or wood by-products are acceptable materials.
- The top, bottom, and side edge returns which enclose the cabinetry are not required. When omitted, all exposed surfaces shall be painted.
- Sign graphics need not be routed out and backed with Plexiglas. Painted or vinyl applied graphics of any colors (three colors maximum) are acceptable.
- The sign cabinetry, including the pedestal base, shall be painted a single color.
- All temporary signs shall be painted to match one of the approved colors for permanent signs.

B. Permanent and Temporary Sign Criteria:

- 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 between 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 feet or less in height.
 4" top and bottom margins for sign faces 4 feet in height.
 3" side margins for sign face lengths of 3 feet or less, 4" for 4 foot lengths.
 6" for 6 to 8 foot lengths, and 8" for 9 to 12 foot lengths.
 (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 for the sign face criteria and the following minimums for top and bottom margins:
 1-1/2" for 6" tall address bands, 2-1/2" for 9" bands, and 3" for 12" bands.

- Spacing between multiple lines of copy and/or other graphics shall be the following minimums:

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

6" for larger than 12" in size.

III. RETAIL AREA SIGNAGE CRITERIA

A. Guidelines - All Site Signage:

The retail signage guidelines apply to six separate categories of signage as follows:

1. Identification Signage

- a. All identification signs shall comply with Section I.A.I.a. hereof.

2. Facade Signage

- a. 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 finish.

b. Facade Signage Criteria:

- (1) No audible, flashing, or animated signs allowed.
- (2) No exposed lamps, raceways, or conduit allowed.
- (3) Sign width shall not exceed 66% of tenant's store frontage width.
- (4) Color of metal trim caps of letters and logos to be Jewelite Bronze 313 "factory finish."
- (5) Color of letters and logos returns to be dark bronze/brown as specified in Section I.A.I.d.
- (6) 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.
- (7) Shop drawings to include elevation of total store frontage showing all horizontal and vertical dimensions

of signage. See Section IV "Submittal Criteria" for additional information.

- (8) The back sides of the channel letters are to be flush with the building fascia so as not to expose conduit, supports, etc.

3. Letter Size

- a. Large Tenants: 36" high channel letters (any tenant larger than 8,000 square feet).
- b. Small Tenants and Pads: 24" high channel letters, (any tenant smaller than 8,000 square feet).
- c. Allowable Square Footage Sign Area for Pad Users: Signage area to include freestanding 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.

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 the Ridge at SouthPark signage and shall be submitted to the RADCC 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 (1) and (2) 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 freestanding 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 (1), can be utilized on the low profile and freestanding signs:

(1) Red - Polycarbonate GE Lexan S-100-62177

(2) White (Ivory) - Panaflex #2146

6. General Requirements

a. Submit two (2) copies of all shop drawings of tenant signage to RADCC 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.

7. Free-Standing Project Signs

a. 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.

(1) The pedestal base shall be painted Dark Bronze Grip Guard 12K5, matte finish.

(2) The Dark Bronze top band shall be visually separated from the Light Bronze main sign body with a continuous reveal of Dark Bronze.

(3) The removable tenant panels shall be Light Bronze routed Alucobond backed with Plexiglas (approved colors only) and flush with the top band.

(4) Include all dimensions such as from sign copy to edge of sign face and/or painted color change.

(5) Individual tenant sign panels must be submitted for final approvals. All tenant panels must comply with the following copy size criteria:

(a) Use a minimum side border/margin of 6", allowing a maximum sign copy length of 8'-0".

(b) Use a minimum top and bottom border/margin of 4", allowing a maximum sign copy height of 18".

(c) Double-line copy, if any, shall have a minimum vertical space of 3" between lines.

(d) Sign copy less than the maximum sizes shall be centered vertically and margin left (with a 6" margin).

(e) Include all dimensions to sign copy of tenant panel submittals.

Note: The Plexiglas is not to be painted. Select from the four (4) approved Plexiglas colors.

(6) The concrete base shall not be exposed, and indicated as such on the drawing.

(7) Indicate the corner radii size on the shop drawings.

- b. Concrete support walls and/or foundation bases for signs are not to be exposed above finished grades.
- c. 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.

8. Installation - Site Signage

- a. Install all signs as noted on drawings and as required by the Ridge at SouthPark Development Guidelines. Do not install any sign until RADCC has approved final shop drawings.
- b. Installation to be neat and shall conform to standard installation procedures as required by the City of Littleton and the Ridge at SouthPark Development Guidelines.
- c. Install all signs centered and level.
- d. Provide final cleanup and remove all foreign materials from sign faces and supports.

IV. SUBMITTAL CRITERIA

A. Information Required for all Signage Submittals:

- The sign manufacturer's name and telephone number.
- Shop drawing reference/ID number.
- Submittal date(s) and revision date(s) where applicable.
- Submit two (2) copies of drawings. (NOTE: Facsimile submittals are not acceptable for final approval.)
- Drawings must be accurately depicted to an architectural scale defined on the drawing.
- Shop drawings shall include a front elevation(s) and a side profile including all length, width, and height dimensions, the rounded corners' radius, etc.
- All sign graphics shall include dimensions of margins, copy line and logo heights, lengths, spacings between lines and/or logo, etc.
- Material selections for the sign cabinetry and base.

B. Additional Information Required for Ground-Mounted Signage Submittals.

- Include a site key map or partial site plan indicating and dimensioning the location of signage, unless this has been previously located on the approved project construction documents.
- Paint/color specifications for the sign cabinet and pedestal base.
- Graphics paint, vinyl, or Plexiglas color selections.
- The paint manufacturer's specifications for application must be strictly adhered to including cleaning and preparation of the metal, priming, etc., and noted as such on the drawings.

C. Additional Information Required for Building-Mounted Signage Submittals.

- 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 signage facade.
- Plexiglas color(s) specifications

D. Additional Information Required 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 are to be indicated as painted Wyandott, Grip Guard #12 ALU-43313 Dark Bronze.
- Pan channel metal trim caps are to be specified as Jewelite Bronze #313, factory finish.

THE RIDGE AT SOUTHPARK SUPPLEMENTAL GUIDELINES

For Landscape Areas
where Grading Slopes are Greater Than 4:1,
Retaining Wall Design and
the Street Tree Program along SouthPark Drive
May, 2000

INTRODUCTION

The purpose of these Supplemental Guidelines ("Supplemental Guidelines") is to:

(1) clarify the design requirements pertaining to the unique slope conditions encountered in the Ridge at SouthPark; and (2) define the modified Street Tree Program design for SouthPark Drive in the area between SouthPark Terrace and SouthPark Lane. These Supplemental Guidelines set forth requirements in addition to those contained in the Ridge at SouthPark Development Guidelines ("Guidelines") and the Covenants, Conditions, and Restrictions ("CC&Rs") for SouthPark. It is particularly important that the applicant understand and apply the Guidelines and CC&Rs for all original development and construction. In the case of any conflict between the aforementioned Guidelines and CC&Rs and these Supplemental Guidelines, the more restrictive shall apply.

These Supplemental Guidelines are intended to establish a unified system of slope and retaining wall design within the boundaries of the Ridge at SouthPark, that provides for a coordinated, distinctive and aesthetically pleasing design of areas with slopes steeper than 4:1, and a unified streetscape design along SouthPark Drive. This system is a factor in creating and preserving a style, character, and quality of development for the Ridge at SouthPark and harmony within SouthPark as a whole. In accordance with the Guidelines and the CC&Rs, slope and retaining wall design and Street Tree Design shall be considered an integral part of site development, and all plans submitted to the Ridge Architectural and Development Control Committee ("RADCC") for approval shall conform to these Supplemental Guidelines where possible.

APPLICABILITY

These Supplemental Guidelines shall apply to the proposed use of retaining walls, to all proposed finish grading slopes greater than 4:1, located within the Ridge at SouthPark, except for the common open space areas, and to the Street Tree Program along SouthPark Drive between SouthPark Terrace and SouthPark Lane.

SLOPE AND RETAINING WALL DESIGN STANDARDS

These Supplemental Guidelines contain standards in addition to those contained in the Guidelines which may be considered by the RADCC in reviewing slope and retaining wall design.

1. The Applicant shall attempt to achieve a design where no cut or fill slopes 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, and may be used only upon approval of the RADCC 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. Slopes greater than 4:1, which the RADCC deems necessary must comply with the following criteria:
 - (i) ab These areas shall be densely landscaped with planting, including ground cover planting, shrubs and (optional) trees, but excluding lawn;
 - (ii) ab These areas shall be fully irrigated with a drip-feed type system. Therefore, landscape street setback areas, which are required by the Guidelines to be predominately lawn, shall not be considered for slopes greater than 4:1.
3. Retaining walls shall be of a material compatible with the building architecture within the Ridge at SouthPark. Retaining walls located within one hundred feet of the southern boundary line of the Ridge shall be dry-stacked rhyolite stone. All other retaining walls shall either match the predominant exterior building wall material and finish within the site, or be made of dry-stacked rhyolite stone. Materials that appear to be of low quality shall not be used.

4. Retaining walls shall have a maximum exposed height of 3'-6" measured from the lowest natural grade adjacent to the wall. Walls that are visually framed on at least two sides by architectural building walls shall have a maximum height of 4'-0". Finish materials on all retaining walls must be continued down to finish grade to eliminate exposed or unfinished foundations.
5. Terraced retaining walls must be off set horizontally by sufficient distance to allow for planting and landscape materials.
6. Landscaped areas between retaining walls shall be fully irrigated and consist of the following recommended plant materials: groundcover planting; low-grow evergreen shrubs; and areas of wildflower mix. Any existing planting material disturbed by the installation of slope or retaining walls shall be reestablished with equal or greater material in size, type and specimen.
7. Berms, channels, and swales shall be graded in such a way as to be an integral part of the grading and landscaping, and shall be designed with smooth vertical transitions.

All street trees along SouthPark Drive shall be in accordance with the Guidelines and the Street Tree Program Design Standards attached hereto as Exhibit A and Exhibit B.

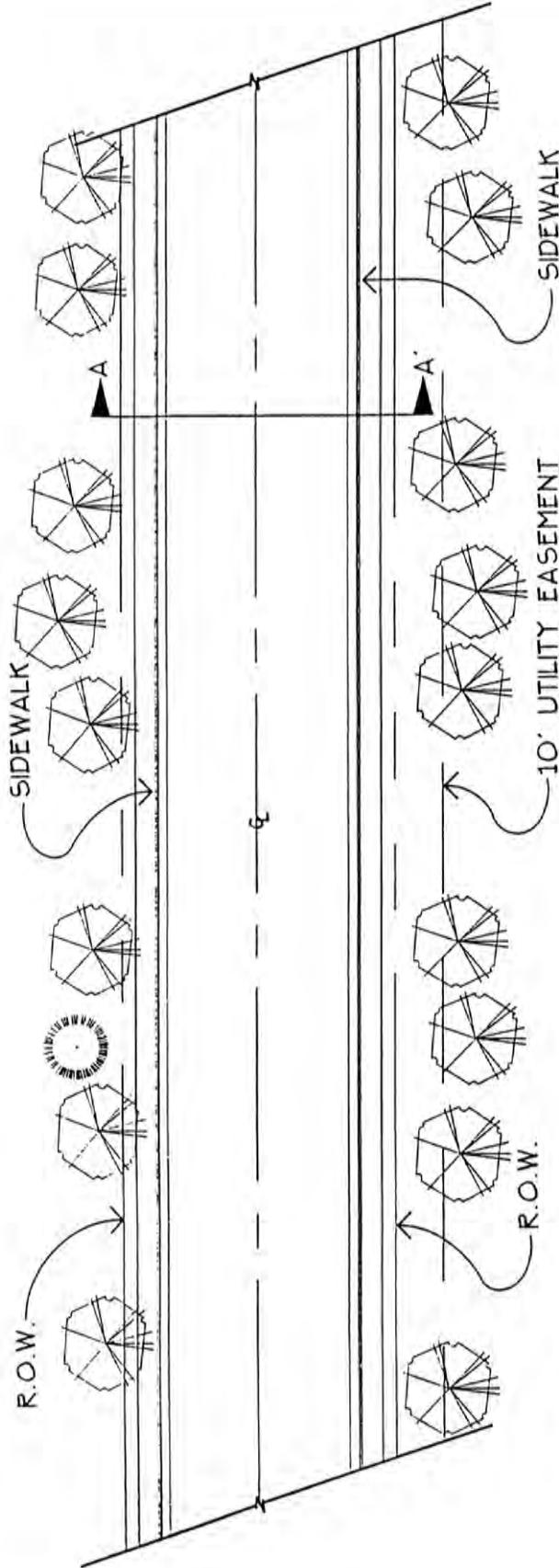
INFORMATION REQUIRED FOR ALL SLOPE AND RETAINING WALL SUBMITTALS

- A. Submittals for Slopes Exceeding 4:1 Ratio. Where slopes greater than 4:1 are proposed, the applicant shall highlight such areas on its Landscape Plan and Indicate the proposed plant materials and Irrigation methods to be utilized. The Applicant shall Include a written statement indicating the need and justification for such slopes.
- B. Submittals for Retaining Walls. Submittals Including retaining walls shall fully define the locations, lengths, varying heights, details and materials of the retaining walls. The retaining walls shall be depicted on all site plans, Including the landscape plans. The civil grading plans shall Include spot elevations of the top and bottom of wall elevations, clearly indicating the full range of wall heights. A rhyolite (or other building material) sampling Indicating the full range of colors, is required for final RADCC approval.

SOUTHPARK DRIVE STREET TREE PROGRAM DESIGN STANDARDS

This portion of the Supplemental Guidelines contain standards which will be applied by the RADCC In reviewing proposed landscaping along SouthPark Drive between SouthPark Terrace and SouthPark Lane.

EXHIBIT A



NOTES:

1. STREET TREES ALONG NORTH SIDE OF SOUTHPARK DRIVE TO BE APPROX. 10' BACK FROM BACK OF CURB.
2. STREET TREES TO BE ESTABLISHED WITH INDIVIDUAL DEVELOPERS. SPACING AND GROUPINGS MAY VARY BASED UPON CURB CUT LOCATIONS/ AVERAGE 40' SPACING.
3. STREET TREES ALONG SOUTH SIDE OF SOUTHPARK DRIVE ARE TO BE PLANTED IMMEDIATELY ADJACENT TO SOUTHERN LINE OF UTILITY EASEMENT.

STREET TREES/VARIETY MIX TO COMPLY WITH DEVELOPMENT GUIDELINES (BOTH SIDES) BUT NOT BE LIMITED TO:

- VARIETY POSSIBILITIES MAY INCLUDE
- ENGLISH OAK
 - LINDEN SPECIES
 - NORWAY MAPLE VARIETIES
 - LIMITED PONDEROSA PINE

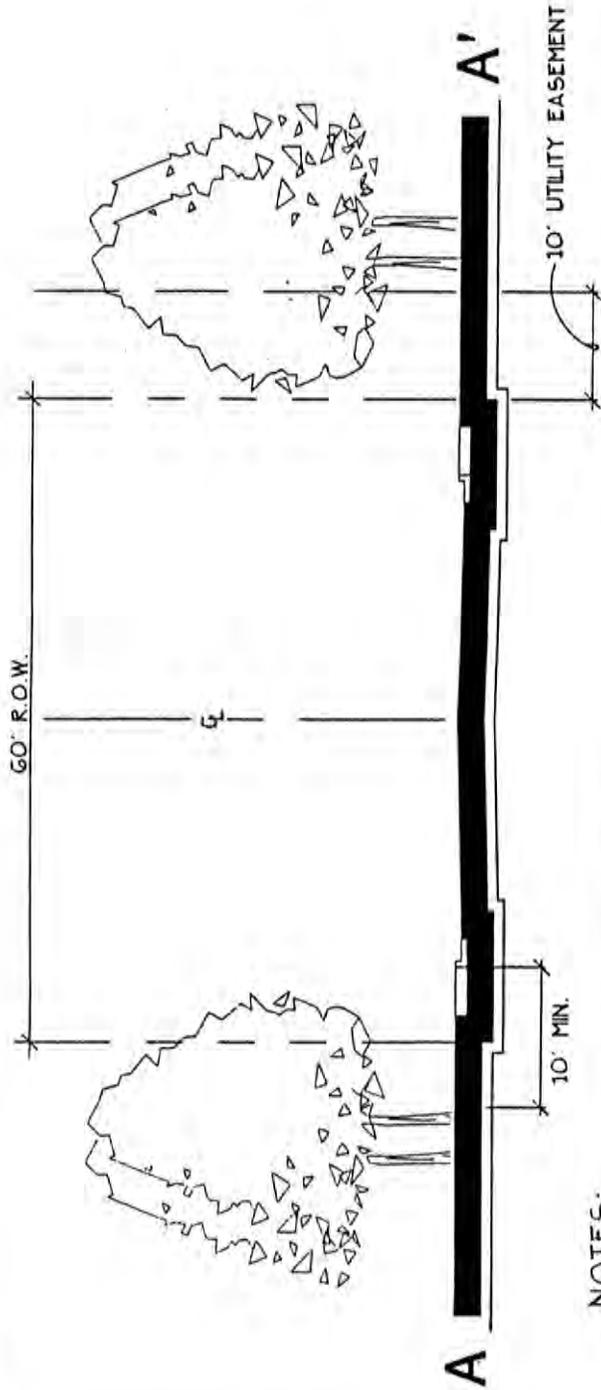
PLEASE REFER TO THE RIDGE AT SOUTHPARK DEVELOPMENT GUIDELINES APPENDIX 'C' - PLANT MATERIAL GUIDELINES



SOUTHPARK DRIVE STREET TREE CONCEPT

NOT TO SCALE

EXHIBIT B



NOTES:

1. STREET TREES ALONG NORTH SIDE OF SOUTHPARK DRIVE TO BE APPROX. 10' BACK FROM BACK OF CURB.
2. STREET TREES ALONG SOUTH SIDE OF SOUTHPARK DRIVE ARE TO BE PLANTED IMMEDIATELY ADJACENT TO SOUTHERN LINE OF UTILITY EASEMENT.

STREET TREES/VARIETY MIX TO COMPLY WITH DEVELOPMENT GUIDELINES (BOTH SIDES)
 VARIETY POSSIBILITIES MAY INCLUDE BUT NOT BE LIMITED TO:

- ENGLISH OAK
- LINDEN SPECIES
- NORWAY MAPLE VARIETIES
- LIMITED PONDEROSA PINE

PLEASE REFER TO THE RIDGE AT SOUTHPARK DEVELOPMENT GUIDELINES APPENDIX 'C'- PLANT MATERIAL GUIDELINES

SOUTHPARK DRIVE CROSS SECTION A-A'

NOT TO SCALE

THE RIDGE AT SOUTHPARK

HOTEL/MOTEL AREA

Supplemental Development Guidelines

December, 2002

INTRODUCTION

The purpose of this supplement is to provide information unique to the conditions encountered in The Ridge at SouthPark ("The Ridge") Hotel/Motel Area. These Supplemental Development Guidelines set forth requirements in addition to those contained in The Ridge at SouthPark Development Guidelines and the Extension of Declaration to the SouthPark Covenants, Conditions, and Restrictions (CCRs) adopted by the SouthPark Owner's Association (SPOA). The Development Guidelines and CCRs shall be fully enforced for all development in the Hotel/Motel Area. In the case of any conflict between these supplemental guidelines and 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 Ridge, and maintain harmony with SouthPark as a whole. The Guidelines are inherently flexible and intended to provide opportunities for creative, high-quality development.

A Hotel/Motel Area in The Ridge at SouthPark may be located anywhere in Planning Area 1 and/or the designated subarea of Planning Area 3. (Refer to The Ridge at SouthPark Planning Area Map for additional information regarding location.) These highly visible areas provide a unique opportunity for Hotel/Motel use.

The Hotel/Motel Area is located within The Ridge, a mixed-use development. The Ridge is planned to include plazas and walkways to encourage interaction between uses that is incorporated in most successful business centers. Architecturally, the Ridge at SouthPark is planned to have a distinctive character with low-to mid-rise buildings of corporate and institutional architectural styles. The Hotel/Motel Area shall be designed to be compatible with, to complement, and to provide a logical physical extension of this character and the character of SouthPark as a whole. Development in the Hotel/Motel Area shall take advantage of opportunities for support from The Ridge through both usage and physical orientation.

ARCHITECTURAL DESIGN

The Supplemental Guidelines contain standards which will be applied by the Ridge Architectural Development Control Committee ("RADCC") in reviewing proposed construction in the Hotel/Motel Area.

1. All buildings shall be limited to six stories in height.
2. Building, parking lot, and roadway paving coverage shall be limited to provide a minimum of 30 percent unobstructed open space.
3. Consideration must be given to ensure that no single side or combination of sides of a structure appears less attractive than the front of the structure. This objective shall be accomplished through the creative use of building materials, architectural design and detailing. Where 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. Exterior materials shall be selected so the appearance of the structures will be compatible with the character of existing and planned structures in SouthPark. In The Ridge at SouthPark, structures are planned to have a corporate and institutional appearance, characterized by such building materials as masonry, synthetic stucco and significant areas of glass. The exterior facade shall be predominantly brick. Material colors shall be neutral and/or natural tones. Avoid the use of bright or highly contrasting tonal and color values.
5. 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.
6. All structures in the Hotel/Motel Area shall be constructed of the same or very similar exterior materials designed to complement existing and planned structures in SouthPark. This requirement ensures

that all structures appear as part of a coordinated complex of buildings rather than an assemblage of disparate structures.

7. The rooftops of structures in the Hotel/Motel Area will be highly visible from other structures in SouthPark. 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. All sloped roofs shall be 5:12 minimum in pitch. Sloped roofs shall be clad either with cementitious (or clay) tile, standing-seam architectural-grade metal roofing or other equal quality material approved by the RADCC.
 - c. No long runs of exposed ductwork, pipe runs, conduit, or other similar items shall be permitted.
 - d. Roof mounted mechanical equipment, vents, stacks, etc., shall be minimized and eliminated where physically possible. Any equipment or units that must be roof mounted shall be located so they are not visible from adjacent streets. All such appurtenances shall be painted to match the roofing color. Where possible, such appurtenances shall be grouped in common enclosures.
9. All window coverings shall have uniform backing and be a neutral color, such as beige or off-white.
10. All window units shall be hollow metal (or aluminum) frames.
11. All exterior-mounted TV antennae and satellite/microwave dishes must be entirely concealed from adjacent streets and sites.
12. Minimize the visual effect of exterior wall-mounted air-conditioning units if utilized. All wall-mounted air-conditioning units shall be nearly flush with the building facade and painted to match the adjacent wall color.
13. All miscellaneous exterior metals shall be painted to match the adjacent wall color.

LOADING AND SERVICE AREAS

Loading and/or servicing areas shall be designed as integral parts of the structure. They shall not be visible from public roads, other properties within SouthPark, or from pedestrian areas or parking lots within the Hotel/Motel Area. This requirement may be accomplished by internalizing loading/servicing areas within structures or completely surrounding such areas with approved screen walls. Provide loading/servicing parking stall(s)

as required for normal operations. The depth of stall(s) shall accommodate the size of trucks or other vehicles providing such services.

Setbacks

1. In addition to the minimum setback requirements set forth in The Ridge at SouthPark Development Guidelines, any structure taller than 50'-0" above the adjacent finish grade shall be set back 50'-0" minimum from all street right-of-ways.

SITE SIGNAGE

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

Identification Signage - Building Mounted. Building-mounted identification signage, as referred to in this section, applies to Hotel/Motel-type buildings only. Any signs mounted on the building(s) 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.

Only one type of building-mounted signage shall be allowed throughout the Hotel/Motel Area. Utilize an individual letter style applied to the fascia panel, that may be internally illuminated. 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 RADCC. Sign letters may be of any style to accommodate individual symbols and identity programs. Maximum height of letters shall be 24 inches or as otherwise approved by the RADCC. All raceway, conduit and other electrical equipment must be concealed. Only the name of the hotel/motel (including the type of rooms) and/or identifying symbol shall be allowed. Signs may be located in two locations only and on a maximum of two elevations.

The RADCC will consider the use of incorporating interchangeable room rate information on the ground-mounted project identification signage if requested by the applicant.

Exterior banners are not allowed, except for special events and/or promotions, as deemed appropriate and pre-approved by the SPOA and City of Littleton. The use of banners shall be limited to two occurrences per year for a maximum two-week period each.

LANDSCAPING

1. Building faces: Planting areas shall be provided so trees and shrubs or lawn areas occur immediately adjacent to building faces. Provide a 12'-0" minimum depth of landscaping area at each building elevation for at least 50% of the length of each elevation to allow for and include tree planting.

APPENDIX E

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 Extension of Declaration ("Extension") to the SouthPark Covenants, Conditions, and Restrictions (CCRs) 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 CCRs 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 CCRs and Guidelines, incorporating 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 CCRs 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 CCRs 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 RADCC or City of Littleton requirements. Refer to the appropriate Guidelines and City of Littleton code for more details.

THE RIDGE AT 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

THE RIDGE AT 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
- The Ridge at SouthPark RADCC Design Review Checklist in Appendix F (Optional) - May be partially completed per the submittal requirements noted herein

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

APPENDIX F

THE RIDGE AT SOUTHPARK RADCC 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 RADCC 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			

THE RIDGE AT SOUTHPARK RADCC DESIGN REVIEW CHECKLIST – Page 2

Project Name: _____

Submittal Date: _____

_____ Partial Submittal _____ Complete/Final Submittal _____ 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			

THE RIDGE AT SOUTHPARK RADCC DESIGN REVIEW CHECKLIST — Page 3

Project Name: _____

Submittal Date: _____

_____ Partial Submittal _____ Complete/Final Submittal _____ 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			