

1.2 Project Overview

The Saddle Rock East Commercial parcel consists of 43.17 gross acres located at the northeast intersection of E-470 highway and Gartrell Road. The site is bounded by the Cherry Creek School District to the north, Gartrell Road to the west, and E-470 highway to the east and south.

A comprehensively designed retail and commercial development is proposed for this site. The anticipated uses for the site include the following:

- One major anchor pad of approximately 175,689 s.f.
- Seven mini anchors of approximately 141,062 s.f.
- In-line shops of approximately 46,400 s.f.
- Lot pads of approximately 36,200 s.f.

This equates to a total building area of approximately 401,351 s.f. with a floor area ratio of 0.21, based on a total site area of 42.95 acres.

Parking requirements are being accommodated with approximately 1,821 spaces, or about 4.54 spaces per every 1,000 s.f. of building area. This exceeds the City of Aurora standard for shopping centers over 400,000 s.f. which require 3.6 spaces per every 1000 s.f. of building area.

Three full-movement intersections (two proposed with future signals) and one right-in right-out access have been proposed for the site. Pedestrian circulation is provided through wide, gracious walkways adjacent to the tenants as well as tree-lined walks throughout the parking fields in order to provide safe access. Pad sites are organized into clusters leaving great visibility from Gartrell Road to the major anchor per the approved G.D.P./P.D.P. Development Standards.

These Master Plan standards are consistent with the City of Aurora Zoning Code and Saddle Rock East G.D.P. In the case of discrepancy, the higher standard will apply.

2.1 Zoning

This site is zoned PD Commercial and Mixed-Use Commercial, and is located to provide convenient access to the surrounding neighborhoods in the Saddle Rock East area.

2.2 Major Planning Issues

2.2.1 Traffic and Access Points

Gartrell Road will provide four access points into the site. Circulation within the site will be controlled by the placement of landscape islands and medians. Patterned crosswalks at several locations throughout the site will alert drivers that they are in an active pedestrian area.

2.2.2 Pedestrian Circulation and Linkages to Off-Site Trails and Open Space

Pedestrian and bicycle access routes have been provided throughout the site and offer a safe and aesthetic environment for those choosing alternative modes of transportation. In addition, the pedestrian circulation system is designed to encourage those choosing a vehicle as their mode of transportation to park in one area of the project and use the pedestrian walks to travel to various destinations. One major 10' wide connection exists to the regional trail has been provided. It is located within a 25 foot buffer zone, adjacent to E-470.

2.2.3 On-Site Amenities

Public spaces have been dispersed throughout the project. They include plaza and seating areas that are defined by landscape, and will provide users an opportunity to gather, linger, and enjoy their surroundings. One such plaza has been located at the southern portion of the site on axis with the Dry Creek entry, a second plaza has been placed in proximity to the northern anchors, and a third is proposed for the northwest shops. Benches, trash receptacles, lighting and bicycle racks will compliment the architecture.

2.2.4 Building Orientation and Architecture

The Saddle Rock East Master Plan includes an architectural theme that is both consistent and harmonious with the overall Saddle Rock East design criteria in scale, historical context, and visual appeal. Sloping roofs, entrances, trellises, and a palette of natural materials are organized around an emphasis on the horizontal, all characteristic of the Prairie Style of architecture. Historically, the Prairie Style became popular because of its sense of human scale, use of materials that relate to nature, and its sensitivity to the site and adjacent land. Undulating storefronts, separation of anchor and shop space, deep overhangs, covered walkways, and landscaped plazas help reduce the scale of the center and create visual interest for the shopper.

The buildings are designed with four-sided architecture, an acknowledgement that views from all sides enhance the visibility of the Center and make the site one that reflects the high-quality standards maintained by the Saddle Rock East/Eagle Bend communities. The Center is oriented with its front toward Gartrell Road, but acknowledges the signage opportunities for the tenants on the E-470 face of the buildings. The site is massed so that the larger buildings are centrally located, with the buildings then gradually stepping down, and eventually wrapping around at both the northern and southern ends of the site. This massing also includes stand-alone pad buildings clustered around plazas and landscaped areas for a more intimate scale.

2.3 Allowed Uses

Auditorium, Exhibition Hall, Convention or Conference Center or Public Assembly Room	Permitted
Auto Repair	Not Permitted
Automobile Service Stations (only 1-must be located south of Hinsdale intersection)	Permitted (1 S. of Hinds)
Automobile Washing and/or Polishing Facility (as accessory use only to service station)	Permitted (1 S. of Hinds)
Banks with Accessory ATM Facilities	Permitted
Cemeteries	Not Permitted
Commercial Indoor Cinema	Permitted
Day-care Facilities	Permitted
Nursing or Convalescent Homes	Not Permitted
Drainage Facilities	Permitted
Drive-Thru Facilities (no further north than the first lot north of Dry Creek)	Permitted (see note 4)
Health Care and Fitness Centers	Permitted
Home Improvement and Garden Supply	Permitted
Hotels and Residential Hotels	Permitted
Indoor Commercial Recreational Facilities	Permitted
Indoor Recreational Facilities	Permitted
Membership Warehouse	Permitted
Multi-family Dwellings (On Parcel 14 only)	Permitted
Office Uses	Permitted
Office Showrooms	Permitted
Outdoor Display	Permitted (see note 1)
Outdoor Recreational Facilities	Permitted
Outdoor Storage	Permitted (see note 2)
Outpatient, Clinical and their Related Facilities	Permitted
Pedestrian-oriented Accessory Uses and Outdoor Seating for Restaurants	Permitted
Permanent Open Space	Permitted
Cellular Phone Transmission (integral to architecture as a tower only)	Permitted (see note 5)
Religious Institutions	Not Permitted
Restaurants incl. fast food restaurants with drive-thru uses (on Lot 2 and Lot 4 only)	Permitted
Retail	Permitted
Schools	Not Permitted
Schools: Colleges or Universities	Not Permitted
Single Family Detached Dwellings	Not Permitted
Single Family Attached Housing e.g. Townhouses and Rowhouses	Not Permitted

Single Freestanding Building with No Other Uses Which is Used for Retail or Restaurant Occupancy	Permitted
Skating Rinks, Public Recreational and Sports Facilities	Permitted
Small Animal Hospitals and Clinics	Permitted
Transit Park and Ride	Permitted
Utility Substations	Not Permitted
Accessory Uses	Permitted (see note 3)
24-Hour Operations Including Retail, Recreational Facilities, Restaurants, Auto Service Station	Permitted (see section 2.3.1(a) below.)

Notes:

- Outdoor Display**
Display of products is allowed only in areas designated as such on the site plan and shall not be used as a storage space. Outside display shall not exceed ten percent (10%) of the gross building area of the business using the display, outside display shall meet the requirements of section 146-1659 of the Zoning Code.
- Outdoor Storage**
Outdoor storage is allowed only in areas designated as such on the site plan. Areas must be screened from public view on all sides by a building or wall six feet minimum in height. Materials shall not be stacked above the height of the wall. All outdoor storage areas must be clearly identified on the site plan.
- Accessory Uses**
Accessory uses and structures necessary and customarily incidental to the above allowed uses including automobile parking.
- Drive-Thru Facilities**
Drive-thru pick up windows shall not face public streets and may not face Hinsdale Road.
- Cellular Phone Transmission Facilities**
Commercial Cellular Transmission Facilities shall meet the requirements of the Zoning Code. Freestanding monopoles are not permitted. Any such equipment must be incorporated in an architecturally compatible structure, i.e. a tower.

2.3.1 Prohibited Uses and 24-Hour Uses

- 24-Hour Uses - 24-Hour use has been approved for the major anchor. Other pad/shops must receive approval must be consistent with Zoning Code Section 146-1252.
- A maximum of two service stations shall be allowed to develop within the four commercial corners of the E-470/Gartrell Road interchange. Included within the four corners are Parcel 15 and 16. Once the two stations are developed, no other stations will be permitted in the remaining tracts.

2.4 Site Plan Summary

Zoning: Parcel 16-PD Commercial (14.2 ac.)/Parcel 14-PD Mixed-Use/Commercial (19.1 ac.),
Approved Commercial Eagle Bend (7.63 ac.)

Gross Land Area:	42.95 ac.	1,871,082 s.f.
Maximum Gross Square Feet Buildings (Allowed per F.A.R.)		493,420 s.f.
(Allowable area based on retail/parking ratio)		
Total Building Area Proposed		401,351 s.f.
Land to Building Ratio Proposed		21.5% coverage

Landscape Area	476,651 s.f. Provided
Non-handicapped Parking Proposed	1,771 stalls
Handicap Parking Proposed	50 stalls
Compact Spaces Proposed	151 stalls
Total Parking Proposed	1,821 stalls (not including 31 parking stalls behind building)
Overall Parking Ratio Proposed	4.54/1,000

Parking Ratios Proposed

Lot 1: Pad A	6,500 s.f.	69 stalls
Lot 2: Pad B	3,400 s.f.	14 stalls
Lot 3: Retail	43,400 s.f.	213 stalls
Lot 4: Pad C	2,800 s.f.	20 stalls
Lot 5: Pad D	5,500 s.f.	40 stalls
Lot 6: Major Anchor: Super Target	175,689 s.f.	856 stalls
Lot 7: Pad E	5,000 s.f.	47 stalls
Lot 8: Retail	102,362 s.f.	348 stalls
Lot 9: Pad H	5,000 s.f.	22 stalls
Lot 10: Pad F	5,000 s.f.	22 stalls
Lot 11: Retail	21,000 s.f.	78 stalls
Lot 12: Pad G	5,000 s.f.	28 stalls
Lot 13: Retail/Furniture	20,700 s.f.	64 stalls
Tract A: Detention Pond		
TOTAL	401,351 s.f.	1,821 stalls

3.2 Building Placement and Setbacks

From the property line, all buildings shall conform to the following Setback Table, 3.2.1, based on the building's front elevation. Exceptions of up to 10 feet setback adjustment may be made administratively, if the area is adjacent to a public street, provided that 100% of this additional area will enhance the building's function or is used to provide enhanced pedestrian amenities or other such pedestrian space as a feature for the overall development, such as plazas, arcades, or courtyard areas.

3.2.1 Minimum Setback Table

TRACT	CITY OF AURORA STANDARD	SITE PLAN (refer to landscape plan for additional requirements)
LOT 1 Restaurant	Master Planned	75' CDOT Easement @ E-470 0' for interior property lines 75' Gartrell Road Easement (w/25' paving encroachment)
LOT 2 Fast Food Restaurant	Master Planned	10' @ Dry Creek Road entry 0' for interior property lines 75' Gartrell Road easement (w/25' paving encroachment)
LOT 3 Retail/Pad	Master Planned	75' CDOT Easement @ E-470 0' for interior property lines
LOT 4 Restaurant with Drive-thru	Master Planned	20' @ Gartrell Road 0' for interior property lines 10' @ Dry Creek Road entry
LOT 5 Bank/Commercial	Master Planned	20' @ Gartrell Road (standard) 0' for interior property lines
LOT 6 Large Retail	Master Planned	75' CDOT Easement @ E-470 20' @ Gartrell Road (standard) 0' for interior property lines
LOT 7 Restaurant	Master Planned	10' @ Entry Drive 0' for interior property lines 35' @ Gartrell Road (parking lot setback)
LOT 8 Retail	Master Planned	35' @ Gartrell Road (parking lot setback) 0' for interior property lines 10' @ entry drive
LOT 9 Retail	Master Planned	10' @ Entry Drive 0' for interior property lines
LOT 10 Restaurant	Master Planned	25' @ Gartrell Road 0' for interior property lines
LOT 11 Retail/Restaurant	Master Planned	20' @ Gartrell Road 0' for interior property lines 20' @ entry drive
LOT 12 Retail/QSR	Master Planned	0' for interior property lines 20' @ north entry drive (standard)
LOT 13 Retail/Furniture	Master Planned	75' CDOT Easement @ E-470 20' @ entry drive 0' for interior property lines
TRACT A	Master Planned	0' (Detention Pond)

NOTE: Landscape buffers will not be required between tracts or between the Saddle Rock East Development and adjacent properties unless specifically identified in the design standards.

3.3 Parking Guidelines and Standards

Per the City of Aurora Code and the Saddle Rock East Development Standards and Guidelines, an effort should be made to minimize the visibility of parking from the street and to encourage the sharing of spaces between users when usage allows it. Specifically, large areas of surface parking are to be broken up by landscaped islands and medians that also organize the parking layouts. Because of the sloped nature of the site, parking lots can be broken down in scale and in visual impact. In addition, the use of berms and retaining walls will add a dimension of texture and interest to the landscaping.

3.3.1 Standards

- The following parking standards apply to the development of this project:
 - All parking requirements will comply with the minimum current City of Aurora Code use requirements for any shopping center of 100,000 s.f. or greater. Any modification to these standards will require a waiver.
 - All parking areas shall be screened for visibility from public rights-of-way by the use of berms, walls, or landscaped areas.
 - A limited number of compact parking stalls are proposed, subject to City of Aurora approval of the waiver for this request.
 - A pedestrian system for circulation throughout the site has been designed to connect various uses, parking areas, sidewalks off-site, and city trails. The primary sidewalks are to be 6' minimum width and are bordered on both sides by a 6' minimum width landscaped island or tree lawn to provide separation from vehicular traffic where possible. This dimension may include 2' for curb overhang of adjacent parking stalls. Secondary sidewalks, 5' minimum width and attached to the curb, are to be attached to a 6' minimum landscaped strip on one side. The exception is when the pedestrian sidewalk crosses the drive to reach a plaza or landscaped area, here the walk must be striped to distinguish itself from the drive surface.
 - Handicap parking spaces must comply with Americans With Disabilities Act (ADA) and the City of Aurora Code in both layout/size and quantity per use.
 - Parking stall dimensions must be in conformance with the current City Code requirements as noted:
 - 90-degree parking: 9'x19' (standard space), 23' minimum aisle width or
 - Compact Space: 9'x17', with 2' overhang at landscape areas
 - Angled parking: Same as above; aisle width would vary if one-way drive

g. Off-street loading areas must be provided and designed per City of Aurora Code Standards.

3.3.2 Guidelines

- The following parking guidelines shall apply to this development:
 - Shared parking use and adjacent-property connections are encouraged to promote local access between use areas.
 - The placement of landscaped islands, plazas, and building groupings promote safe vehicular circulation routes throughout the site. Arterial drives are established to organize vehicular traffic and to section off parking blocks.
 - Bicycle racks and parking shall be provided for 3% of the total off-street parking spaces provided. Bicycle racks should be separated with a 3' separation distance, curb, or other physical barrier from drives and parking areas on the site.

3.3.3 Minimum Parking Standards

Per the Saddle Rock East Development and City of Aurora Standards, the criteria for minimum parking spaces for a retail center that is 150,000 - 399,999 G.F.A. (Gross Floor Area) is 3.8 spaces/1000 G.F.A. 1,876 total parking spaces, including the allotted percentage for handicapped parking, is required for the overall site.

3.4 Lighting

Lighting throughout this development, whether it be parking lot lighting, building lighting, or site lighting, is to be provided based on the national requirements of the anchor tenant who has found that such light levels provide an important sense of security. The lighting is to be consistent throughout the project, and is intended to provide high-quality fixtures providing safe and appealing illumination. The lighting is meant to provide ground level illumination for both vehicles and pedestrians, as well as to complement not only the architecture of the center, but also the landscaping, signage, parking, and pedestrian paths and plazas. In addition, lighting must be designed to minimize the impact it will have on the surrounding neighboring properties. All lighting design layouts and specifications are to be reviewed and approved by the architectural review committee prior to installation.



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

Saddle Rock East Commercial
Site Plan - Submittal
Aurora, Colorado

JCI Development Partners, Inc.
949 1/2 Hope Street, Ste. 200
Los Angeles, California 90015
Tel: 213.488.0739
Fax: 213.488.0306

Forest City Commercial Development
1111 17th Street, Ste 500
Denver, Colorado 80202
Tel: 303.382.1800
Fax: 303.382.1008

The Fulmer Group LTD.
1753 Blake Street #435
Denver, Colorado 80202
Tel: 303.333.3334
Fax: 303.332.2600

CRUI ENGINEER
VCS CONSULTANTS
207 Union Blvd, Ste. 200
Lakewood, Colorado 80228
Tel: 303.944.8288
Fax: 303.989.9552

Issue Date
JUNE 11, 2004

Revision Date
JUNE 14, 2017

Sheet Title
MASTER PLAN

Sheet Number
MP.01

X-REF:

DRAWN BY:
FILENAME:



Planning
Landscape Architecture

710 West Colfax

Denver, Colorado 80204

Fax: 303 892 1186

Phone: 303 892 1166

Saddle Rock East Commercial
Site Plan Submittal
Aurora, Colorado

Owner:

JCI Development Partners, Inc.
949 South Hope Street, Suite 200
Los Angeles, California 90015
Tel: 213.488.0339
Fax: 213.488.0306

Applicant:

Forest City Commercial Development
1111 17th Street, Ste 517
Denver, CO 80202
Tel: 303.382.1000
Fax: 303.382.1018

Architect:

The M+H Group LTD.
750 Blake Street #435
Denver, Colorado 80202
Tel: 303.297.3334
Fax: 303.262.2600

Civil Engineer:

V3 CONSULTANTS
2001 Union Blvd, Ste 200
Lakewood, Colorado 80228
Tel: 303.989.8588
Fax: 303.989.9322

Issue Date

JUNE 11, 2004

Revision Date

Sheet Title

MAS*FP PLAN

Sheet Number

MP.62

The following list represents the designated materials and finishes which are to be used on this project. Each tenant must comply with the chosen materials, finishes, and colors as specified.

i. Masonry- Masonry is to cover not less than 50% of the overall wall area of all users combined. See Section 4.4.1 (g) for definition of masonry. The front face of columns faced in masonry shall be considered as part of the front facade, as would attached masonry-faced planter walls. Masonry may be intermittent between users, so long as an average of 50% is maintained on each major massing, unless approved otherwise. Of the 50% total masonry requirement, 10% of this must be of a stone material to match the neighboring adult community. See section 4.4.1 (g) for the definition of masonry.

j. Stucco- When stucco or synthetic stucco is used, it can be combined with all three masonry materials, but in any case cannot comprise more than 80% of any non door/window surface or frontage/face. Only approved colors and textures can be used.

k. Glazing- All users shall incorporate no less than 25% of linear entry frontage as glazed doors or windows. Users are encouraged to increase this amount of glazing on building frontages. Also, glazing is encouraged on all sides and rear of the building to maintain the 360-degree architecture requirement, including the use of spandrel glass as an accent.

l. Wood trim, trellises, accents- Painted wood, composite trim, ornamental metal, and trellis work are designed throughout the overall scheme of the elevations to add human scale and warmth to the project. Also, wood adds an element of dimension and is encouraged. Only approved finishes and colors for wood trim, details, and elements are allowed.

m. Standardized Architecture- Buildings with standardized architectural design as commonly used by national chain businesses, such as fast-food chains and prototype pad buildings, shall not be permitted without incorporating the afore-mentioned palette of materials and meeting these guidelines for both site and building design. Natural colors not compatible with the color and materials palette are not allowed.

n. Paving materials- When a sidewalk transitions to cross a shopping center drive or vehicular street, the paving must be designed to have a contrasting pattern and color, including the use of striping. Accent patterns and paved areas in an auto plaza are used to complement the buildings and add a visual cue to pedestrians, for their safety, in crossing the street.

All building entry frontages shall include a minimum of one street tree per 40' of frontage on the average. These trees may be located in tree grates, shrub beds, grass lawns, or attached/detached planters to match the building.

o. Pre-cast and decorative stone pieces can be used on this project on a limited basis. Elements such as lintels, caps, cornices are to be considered for this material and can be poured. All such pieces shall be integrally-colored and compatible with the overall color palette.

p. Minimum depth from curb to building at major users and outlying shops is 15'. However, the average depth at major users shall not be less than 20', including planters and depth of entry elements. Minimum depth from curb to building at pads is 12', unless otherwise approved.

q. Gas Pad Canopy- Any gas pad canopy shall incorporate a hipped roof with residential-style roof tiles, with a slope of 4:1, on the outer canopy. Further, the gas pad hipped roof element is to be no more than 14 feet, at the perimeter soffit, above the adjacent grade, measured from the underside of the canopy. Lights must be recessed and may not project below the perimeter soffit.

4.4.2 Guidelines

In addition to the standards above, some guidelines for commercial architectural standards apply, as listed below.

a. All building entries shall be designed to clearly articulate their location with the use of recessed entries, covered walkways, sloped roofs, pilasters, canopy projections, or projecting entry elements. These entries are subject to the requirements for materials, colors, and finishes as listed in the standards above. These elements shall be composed of not less than 50% cast stone or ornamental integrally-colored CMU or brick, with the remaining being ornamental metal, painted wood trim/details, stucco sign band, and canopy elements. The scale or massing of any tenant entry should be proportional to the square footage of said user. No entry element shall exceed beyond 1/3 of the building height over the parapet line. Signage should work in proportion to the entry element to create pleasing architectural compositions.

b. All facades of the buildings are to be human in scale and be sensitive to the pedestrian. This requirement can be accomplished by using a variety of elements in scale, texture, color, and material. The use of varying facades, hierarchy of scale, projections or recesses in plane, change of materials, and variety in fenestration bases, cornices and roof profiles serve to meet this requirement.

c. All pad buildings are subject to the same standards as the shopping center as outlined above.

d. Outdoor storage and display - The storage and display of items outdoors is allowed per the following guidelines and per the City of Aurora Zoning Regulations Code Section 146-1104.

Merchandise may be displayed on a private sidewalk only, and must allow a 4 foot clearance on all sides. Display of merchandise must be 10 feet from all property lines and located within the retailers leased/owned property. Merchandise cannot be placed on any landscaping or plaza feature. The display must be clear of 3 feet of either side of a doorway and 10 feet clear of the front of the doorway. Merchandise must be displayed in a tidy manner and cannot be placed in a location which impedes a drivers sight triangle at an intersection or a drivers view of the street. Temporary sales lots are permitted per the City of Aurora Zoning Regulations. The size of outdoor display is limited to 10% of the total indoor gross floor area of the business, but not to exceed 100 s.f.

4.4.3 Pad Layout

Per the Saddle Rock East Development Standards, all pad layouts shall be designed and placed to allow anchor stores to be viewed from Gartrell Parkway, not obstructing visibility from outside the site. Pad buildings, by nature, are in high-visibility locations. Given this, 360-degree architectural treatments must be embraced and great sensitivity must be given to the screening of service areas and utility entries. The architecture of these buildings shall be compatible to that of the center in mass, materials, color and details.

- Integrally-colored concrete masonry units shall not exceed 8" in height, typical, and be articulated with a pattern of 4" units. Bases shall not exceed 1/4 of total building height, maximum. All materials, colors, and finishes of the Pad buildings must comply to the overall centers design standards as outlined in this document. This includes proportions and massing of the buildings, distribution of external wall material and finishes, glazing, storefront colors and finishes, lighting, fixtures, trash enclosures, plazas, and outdoor patio enclosures.

- Roofing materials must be compatible with the overall design of the center, including color and texture of the material chosen.
- Pad signage must comply with all such standards as set forth in this document. No painting or altering of exterior materials is allowed, particularly when in relation to signage backdrop.
- Entry areas must be highlighted by unique architectural elements where appropriate.
- 20% of lineal frontage along Gartrell Parkway shall be vision glass to a height of at least 10' from finished floor. Spandrel glass may not be used in these glazing applications.
- Ornamental awnings must be canvas as approved by Aurora City Code and may be used, but they may not be back-lit. Any awnings incorporated into a building must be a color selected from the shopping center palette of awnings. No corporate-identity or standardized prototype colored awnings will be allowed.
- The landscaping and paving materials of pedestrian walkways and seating areas to serve these pads shall meet the intent of the original quality of the design with respect to size, spacing of materials, texture, and color.
- No more than one pad site for every five acres of gross site area is allowed. Set-backs, landscaping and parking layouts for pad buildings are required to be the same as the overall standards for the shopping center.

4.2 Developer's Architectural Control Committee

The Developer's Architectural Control Committee holds the right to review and approve all Site Plans before submittal of any Site Plan documents to the City of Aurora. A letter confirming approval by the Master Developer will accompany any Site Plan Submittal package made to the City of Aurora. Approval by the Developer's Architectural Control Committee does not mean that the city's Police Powers of Governmental Authority have been waived to regulate all construction, use, or occupancy of the land or structures for any particular project.

Saddle Rock East is zoned PD Commercial & Mixed-Use Commercial. Pertinent development standards per the City of Aurora Municipal Building and Zoning Code 2003 edition shall apply when Site Plan/Master Plan Standards are not included herein. The Site Plan/Master Plan Standards contained herein are the governing document for the development of the property unless otherwise stated. The development is subject to any ordinances passed by the City of Aurora to protect the public health, safety, welfare, and may include: 1) reference to specific health and environmental agencies at the time of plat approval; 2) implementation within development plans of recommendation from the Colorado Department of Health, Tri-County health Department, US Environmental Protection Agency and the federal Aviation Administration; 3) notices to affected property owners; 4) conformance to the City's emergency Preparedness Plan; and 5) other requirements that the City of Aurora chooses to enact.

Approval of the Site Plan/Master Plan allows inclusion of standards for the Master Developer and tenants to proceed directly to Site Plan submittal and administrative approval for future tenants that are not part of the original Site Plan/Master Plan. Upon approval and recordation by the City of Aurora, the Site Plan/Master Plan and any amendments here out, are binding upon the applicants, property owners, their successors, and assigns. The Site Plan/Master Plan shall limit and control all design of land and structures within Saddle Rock East to all conditions, requirements, locations, and limitations set forth herein. Abandonment, withdraw or amendment of this Site Plan/Master Plan may be permitted only upon approval and recordation of said approval by the City of Aurora.

4.3 Materials

All architectural elevations within the center are to be consistent in material, creating a strong sense of 360-degree architecture. Forms around all four sides of the buildings will vary in detail design with greater detail provided where shoppers will view and directly interact with the buildings. Long non-articulated facades shall be avoided by employing any combination of the following to create visual interest and shadow lines: textured and/or patterned surfaces, projections of exterior building walls, recesses and reveals in exterior walls, color variation, and window fenestration.

The major building envelope shall be composed of accented stucco and integrally-colored CMU with horizontal details and materials to establish an arts and crafts style, horizontal quality. These elements shall be enhanced by sidewalk planter walls, trellises, and cast stone columns and/or bases, if included in the composition. Attention to sequencing of massing elements to reinforce an overall hierarchy of elements will be maintained.

4.4 Commercial Architectural Standards

4.4.1 Standards

The following standards are set forth to determine appropriate design elements throughout the site, and apply to all buildings in the development.

a. Main Building Frontage- (incorporating primary entry doors) Any facade greater than 110' in horizontal length shall include wall plane projections or recesses of a depth of 2' or greater and extending at least 20% of the length of the facade. In addition, this feature shall be at least one-third of the total building height. Architectural features shall include either towers, trellises, entry elements, colonnades, pilasters, vision glass, or storefront/display windows. No uninterrupted length of any facade should exceed horizontal distance of 100'.

At least 50% of a total facade or the main building facade shall be masonry. Of the 50%, at least 10% of the walls oriented toward pedestrian areas and Gartrell Parkway shall be a cast stone material complimentary to the monumentation of the neighboring adult community at Saddle Rock East. Attached planters at buildings shall be designated as an architectural feature. However, the use of integrally-colored CMU at the planter face may apply to the frontage's minimum masonry requirements as it is, in essence, a projection of the building base. Stucco or synthetic stucco is to be used in conjunction with integrally-colored CMU, cast stone, or integrally-colored concrete masonry units. In any combination of materials, stucco cannot result in more than 80% of all non-door/window surfaces. Integrally-colored concrete masonry units may be used, in patterns, bands, and courses of contrasting colors/texture for visual interest.

b. Building Sides and Rears- Architectural features as listed above shall occur in no less than 20% of the outer lineal wall length while also meeting the 100' rule. Articulation need not occur within a loading court area or behind a screen wall. However, wall area above the elevation of screen walls must display cornice details and roof details as in accord with previously noted requirements.

c. Dark-tinted or mirrored windows are not allowed in this project. An exception to this is for the use of spandrel glass at "fake" windows, helping to break-up the facade.

d. Screening of rooftop units- All HVAC units throughout the project shall be screened from view by a building parapet of equal height or a screen wall of stucco to match the design, detailing, and materials of the building. Individual screening of multiple rooftop units is not permitted. However, individual screening of a major unit, to reduce the mass of the building, is permitted. The top of the screen is to be the minimum height of the top of the equipment; no equipment is to project beyond the top of the screen. Mechanical equipment shall be painted to match the color of the roof ballast.

e. Colors- Bright colors or black and charcoal colors are not allowed to be used on the project for primary colors of the building. Instead, they may be used as accent colors, and cannot be more than 10% of the total elevation area of a building. This excludes colors to be used on signage.

f. Roofs- Buildings with flat roofs shall be laid out with a variety of parapet heights to create visual interest and to signal entrances and covered pedestrian walkways. Large areas of sloped roof, unless at entrances, architectural features, towers, or covered walkways, are not allowed. When a sloped roof occurs, a minimum 4:12 pitch is to be maintained. When a flat parapet occurs, it shall be capped by either an articulated cornice or pre-finished metal coping cap of complementary color. Internal roof drains are required. Concrete, clay, slate tile roofs, metal shingle, or seamed architectural metal roofs shall be used throughout the development.

g. Finish materials and color palette- (Please refer to section 4.3 Materials for further information)- Finish material for exterior walls are to be of natural materials such as integrally-colored textured concrete masonry units with colored mortar, stucco, stained/painted wood, slate, cast stone, sandstone, and terra cotta clay tiles. Masonry is defined as construction composed of shaped or molded units, usually small enough to be handled by a single person, and composed of stone, brick, tile, concrete, glass, adobe, or the like. Concrete is defined as a hard, strong building material made by mixing a cementing material, such as Portland Cement, a mineral aggregate, such as sand or gravel, and water in sufficient enough quantities to cause the cement to set and bind the entire mass. Materials that are not allowed are synthetic siding materials, plywood, metal siding, and painted smooth concrete masonry units. A building facade shall have a pattern that repeats and includes no less than (3) instances of either color change, texture change, material change, or changes in plane.

h. Colors used for building materials and architectural accents are earth tones as found in the prairie and range from soft brown, gray green, muted gold, tan, terra cotta, and beige. Please see item (e) above for colors prohibited from use in the primary building palette.

3.4.1 Lighting Requirements

All lighting shall comply with the following standards:

a. All lighting fixtures to be mounted on buildings must complement the overall character of the center, and are subject to review by the architectural review committee.

b. All lighting should be coordinated with the placement of landscaping, especially the location of pole-mounted fixtures and pedestrian path lighting.

c. Pole-mounted lights shall not exceed 25 feet in height, including the base. All lighting mounted on buildings or poles shall be downcast and without drop lenses. Buildings may be lit externally but only if the source of light is not visible from adjacent parcels or right-of-ways.

d. The arrangement/spacing of parking lot lights shall be designed to provide consistent illumination levels in relation to height of lighting source.

e. Any wall pack shall be downcast with the lenses shielded. Wall packs are to be designed to minimize reflective glare to adjacent properties.

f. The following average light levels (ftc) and uniformity ratios (average ftc to minimum ftc) for general use lighting. Calculations include a maintenance factor of 0.7 for all exterior fixtures.

Maximum uniformity ratio is 10:1
Average ftc = 2.00 ftc

g. Pole or post-mounted fixtures for illumination of pedestrian pathways and plazas shall be a maximum of 15' overall in height, including base.

h. All parking lot lights shall be "cutoff" fixtures to assure an average 0.0 ftc level at perimeter property lines per City of Aurora Code Standards.

i. Lighting levels on entire site, excluding the major anchor, shall be reduced by 25% at midnight.

3.5 Outdoor Amenities and Requirements

Saddle Rock East is a center which offers a rich palette of shopping and dining choices that are organized around three distinct retail and restaurant uses. These uses are then made more-pedestrian friendly by the layering of landscaped drive aisles, pedestrian plazas, and logical circulation to move through the site. All of these elements are enhanced by downcast walkway and plaza lighting, street furniture, planters, and tree lawns.

In addition, the architecture is strong in historical reference and human in character and scale. By using the architectural " Prairie Style", the horizontal emphasis leaves the center with a sense of groundedness, uses materials familiar and pleasing to the eye, and is sensitive to neighborhood scale. Transitions from the car to the shops are directed by strong landscaping palettes and detailed lighting. A tower element acts as a "hinge" for a transition from the larger anchor stores to the more individual shops at the south end of the center, adding visual interest for shoppers. On the north end of the site, the smaller shops and restaurants are centered around a village-like plaza, keeping the emphasis on the user. To the south, pad users are grouped together for ease of circulation.

3.6 Screening, Outdoor Storage, and Display

3.6.1 Loading Areas

Service and loading areas that are visible from adjacent residential neighborhoods are required to be screened from view by the use of berms, fences, landscaping, walls, or any combination of these. The layout and function of the loading areas must conform with City of Aurora Zoning Regulations, and incorporate the requirements as outlined below.

3.6.2 Trash Enclosures

Trash enclosures shall be shielded from visibility by being enclosed behind solid walls or fences at least 6 feet in height or by placing the trash facility within the building itself. Storage containers shall not project above the screening or enclosure. Materials used for all walls, or fencing around trash enclosures shall be identical or complementary to the materials used for the building it serves. Access to the enclosures are to be vinyl-coated chain link gates with tennis screen. An upgraded gate construction can be submitted for review and approval by the architectural review committee.

3.6.3 Outdoor Storage

Outdoor storage is prohibited unless it is completely enclosed by a wall that is identical in materials to the adjacent exterior building envelope and the overall shopping center development. Outdoor storage is considered an accessory use and shall not exceed five percent of the floor area of the building which it serves. Rental equipment that is stored outside shall be deemed outdoor storage, and is subject to the above requirements.

3.6.4 Outdoor Display

Display of seasonal items is permitted only in designated areas as shown on the site plan and shall not be used to display for living plant materials and similar nursery items. Outdoor display shall not exceed five percent of the gross floor area of the principal building which it serves. In addition, outdoor display shall meet the requirements of the City of Aurora Zoning Regulations.

3.7 Drive-Thru Windows

All drive-thru layouts must conform with current City of Aurora Zoning Regulations and with Saddle Rock East Development Standards. Specifically, all drive-through facilities must have at least a 20 foot length between all access points. Automobile stacking shall be located in a safe and convenient manner to allow for unobstructed traffic flow, and shall not overlap or spill into shopping center drives. Fast food restaurants shall have a minimum of 7 stacking spaces, and should follow city code for specific layout requirements unless otherwise approved. Drive-thru lanes must provide a landscape buffer along the long side as a visual barrier to the parking and overall shopping center beyond. Drive-Thru windows shall not face public streets or Hinsdale Road.

4.1 Objective- General Statement of Intent

Saddle Rock East is intended to be a comprehensively designed retail and commercial development. When completed, it will bring together a wide array of tenants offering an extensive range of goods and services to the southeast side of Aurora. This is to be in an architecturally unified, well-landscaped complex which provides for a safe, pleasant, and interesting shopping environment for the users who visit this exciting mixed-use development.

The architectural theme for Saddle Rock East is best described as "Colorado Prairie Style", with a distinctive combination of materials and forms that create a sense of horizontality and strong textures. The use of horizontal cast stone and integrally-colored CMU, stucco, ornamental metal, sloped roofs, and wood details combine in ways that add a rich context and provide individual anchors to have their own identity yet remain harmonious with the overall character of the center. Structures with flat roofs meet those with a sloped entry, all designed with a heavy horizontal quality. Undulating facades and covered store entrances create interest and offer each tenant their own identity. These forms also provide a hierarchy for the center, and reduce the mass of the development to a more human scale.

To that end, plans and conceptual elevations have been developed and are attached to this submittal. Should there be necessary future design deviations of the major buildings, or as one seeks to determine the appropriate design of the planned pad buildings and future re-phase shops and anchors, the Architectural Design Standard Guidelines are set forth to clarify and dictate architectural design for the Center as a whole.

*MC, 7/16/2006

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Wall Sign Area:
 In computing the area of such signs, no more than one building frontage shall be used.

The total permitted sign area of each use on lots abutting major arterial streets is determined by the following: 2 s.f. of sign area for each linear foot of building frontage of that portion of the building occupied by a first floor use for first 100 feet of building frontage, then 1/2 s.f. of sign area for each 1 linear foot of building frontage thereafter.

The total permitted sign area of each use on lots abutting all other streets is determined by the following: 1 s.f. of sign area for each linear foot of that portion of building frontage occupied by a first floor use for the first 200 feet of building frontage; then 1/2 s.f. of sign area for each 1 linear foot of building frontage thereafter.

User within a user:
 In this case, only one additional sign shall be allowed on the major building elevation. Said sign shall be limited to 50 s.f., and shall not exceed 66% of the allowed letter height. Said sign shall fall under the allowed area maximum for the major tenant.

Logo: National logos are acceptable and may be up to two times the allowed letter height. All logos are considered a part of the allowable sign area and shall not exceed 25% of the allowable sign area. Logos shall supplement the overall architectural design theme of the building or monument sign on which they are placed. The logo can be built as a box sign and the logo can be a portion of a tenant's name or part of the first letter but cannot be the entire name. Sign copy is limited to the display of the business name, corporate trademark, or logo.

Blade signs: Each tenant shall be allowed one ornamental blade sign per entry in addition to fascia signage on the frontage of their space. This sign shall be double-sided, shall not exceed 16 s.f. per side, and shall fit within a 4'x4' square. This sign area shall be included in the total calculated area for total allowed sign area. The blade sign shall hang from ornamental iron and be located on a column adjacent to the tenant's main entry location. The top of the sign shall not be mounted more than 14' above adjacent grade.

Canopies: Descriptor signage is allowed and may be located in a separate location from the main body of the tenant signage. Descriptor lettering shall not exceed 1/2 the allowed letter height for the specific tenant, but under no circumstance shall its height exceed 2', unless otherwise approved by the Developer and the City of Aurora. Descriptors shall not exceed 35% of overall signage area limitations and shall be calculated as part of the total area allowed per tenant. All descriptor signage located outside the designated sign band shall be located in a manner compatible to the architecture and shall be subject to approval by the Developer.

Signs of major anchor tenants which identify the location of specialized services or operations that are provided at a particular location within an establishment, such as "installation", "customer pick up", etc., are directional signs and are permitted. Such signage shall have a lettering height of 12" for tenants less than 100,000 s.f. and 24" height for tenants over 100,000 s.f., and shall be included in the sign area calculations. Exceptions to the height limits can be made by the Developer and the City of Aurora.

Fabric awning signage: Awnings, other than backlit, are allowed on this project. Should signage be displayed on more than one canopy then it shall read the same message. This signage shall fall under area calculations/limitations as listed above. All awning material shall be canvas or metal as chosen by the Master Developer. Letter height shall not exceed 12", and logo may be up to 4' in height. Colors for the awnings must be the same on the tenant building. All colors will need to be approved by the Developer prior to fabrication.

Sign area calculation: To determine the smallest possible shape that creates the smallest continuous perimeter to enclose the exterior limits of the display sign, measure all portions of a sign structure to be viewed in the same plane as the sign face, as well as all frames, backing, faceplates, non-structural trim, or other component parts not otherwise used for support.

When a sign has two or more faces for display, the area of all faces shall be included in area sign calculation.

The structure or bracing of a sign shall be omitted from measurement unless such structure or bracing is an integral part of the message or sign face. If the sign has backing or background material that is part of the overall sign display, then the sign area is measured by determining the sum of area of each shape which creates the smaller single continuous perimeter enclosure of the exterior limits of the display sign face.

Area summary: The sum of the areas of all signage types (main body/wall sign, descriptor, canopy, blade, awning, etc.) shall not exceed the allowable area calculation or area maximum for any individual user or given frontage. An exception can be made for area summary upon approval by the Developer and the City of Aurora.

6.2.3 Colors and Materials for Signage
 Materials for signs shall compliment the color, materials, and overall character of the Saddle Rock East architecture. Creative sign design is encouraged, particularly the use of weather resistant metal signage with a backlit or silhouetted effect. The signs can either be internally-illuminated or illuminated by exterior accent lighting that becomes a part of the signage theme. Colors must be submitted to the Developer for approval.

Materials for signage include plexiglas, bronze, aluminum, and carved or cast stone. National logos or descriptors may be a box sign with similar trim details to the typical pan channel letter of that tenant. Individual illuminated lettering shall have aluminum pan channel returns. See Section 6.2 (E) for sign illumination guidelines for uses along Gartrell Road, which is an exception to the above standards. Face trim caps and returns shall be painted to match sign background.

6.2. Sign Shop Drawings
 Submitted by the tenant, all sign shop drawings shall provide comprehensive information for the Developer to comprehend the design and appearance of the sign. Fabrication or installation of the tenant signage shall not begin before approval of the shop drawings by the Developer. These drawings are to be an appropriate scale to illustrate size, shape, and characteristics of the signage. The tenant shall also provide drawings and text which describes other features such as: letter type, materials, shapes, method of illumination, fabrication methods, mounting techniques, and colors for all parts of the proposed sign(s). In addition, the drawings must show the height/elevation of the signage from finished floor, section(s) through the sign, and photographs of similar signs to show certain techniques, etc., if possible.

6.4 Prohibited Signs and Sign Component Restrictions

No signage is allowed which will simulate/imitate a traffic sign or signal, any obscene subject, any immoral subject, any indecent subject, signage which prevents free access to doors, or any moving, swinging, rotating, flashing, animated, or audible lighting. In addition, no off-premise signage or signs attached to vehicles that advertise for a use not related to the business is prohibited. This excludes signage/identification on service or delivery trucks.

6.5 Miscellaneous Restrictions

- Freestanding signs, except as provided in this document, are not allowed.
- Permanent advertising devices such as flags, banners, posters, and boards are not allowed, unless otherwise approved by the Developer and the City of Aurora.
- Sign manufacturer's name, stamp, or decals that are visible from the street or from typical viewing angles are not allowed.
- Luminous acrylic signs and letters with pre-manufactured and franchise signs, except site and directional signage approved by the Developer and the City of Aurora, are prohibited.
- Signs made of paper, cardboard, styrofoam, decals, and stickers hung on the storefront are not allowed.
- Exposed attachment devices, unless integral to the character of the sign, are not allowed.
- Simulated materials or wall coverings are not allowed as part of the sign composition.

6.6 Signage Design Matrix

Category	Sub-Category	Commercial/Retail
Applicable Aurora Signage Code		Section 146-1853
Placement	Wall Mounted Sign	Include as an integral architectural feature. The letters must be centered horizontally and vertically within the designated area.
	Free Standing Signage	Placed 10'-0" from the face of the curb and/or 10'-0" behind any property lines and not allowed in sight triangle at approaching intersections.
	Entry Identification/Project Identification	(7) maximum at Gartrell Road and (1) at E-470. Establishes gateway for project identity, includes only project name and logo and is in the manner of the theme of the project, incorporated into the landscape or provided as a vertical landmark.
Free Standing Signage	Multi-Tenant Project Identification Monument Signs	(2) at Gartrell Road and (2) at E-470 Per Site Plan. Maximum height to be 20', 12' high at Gartrell Road. Total tenant permitted sign area is a maximum of 120 S.F. each side at E-470 and 80 S.F. each side at Gartrell. Tenant to be included as approved by ACC.
	Project Informational/Directional Sign - No tenant signage is allowed on these entry elements.	Locations per Site Plan approval by ACC.

6.6 Signage Design Matrix

Category	Subcategory	Commercial/Retail
Building Mounted Signs 2 Rows of Lettering Maximum.	Tenants 0-5,000 sq. ft. (including Pad tenants) Lot 8, 10, 11, and 12 not to exceed 36" in vertical height composition, per Saddle Rock G.D.P. standards. A composition may exceed the allowed area by two times. Note: Tenants along Gartrell shall be limited to 36" high letters per G.D.P.	Not to exceed 48" vertical height in composition. Maximum letter size shall be 24" in the first row and 12" in the second row, with maximum 8" space when two rows of lettering are used. Total horizontal measurement of signs shall not exceed 75% of the lease space width. Lease spaces 24' in width or less, may have signs up to 18" in length. Minimum 24" from edge of sign to adjacent lease space.
One per frontage, 3 maximum	Tenants 5,000-20,000 sq. ft. (including Pad tenants) Note: Tenants along Gartrell shall be limited to 36" high letters per G.D.P.	Not to exceed 66" in vertical height in composition. Maximum letter height shall be 36" in the first row and 18" in the second row with 12" maximum space when two rows of lettering are used. Total horizontal measurement of signs shall not exceed 40% of the Lease space width up to maximum 80'-0" in width.
	Tenants 20,000-50,000 sq. ft.	Not to exceed 66" in vertical height in one row. Maximum letter size shall be 48" in the first row and 24" in the second row with 18" maximum space when two rows of lettering are used. Total horizontal measurement of sign(s) shall not exceed 35% of the Lease space width up to maximum 200'-0" in width.

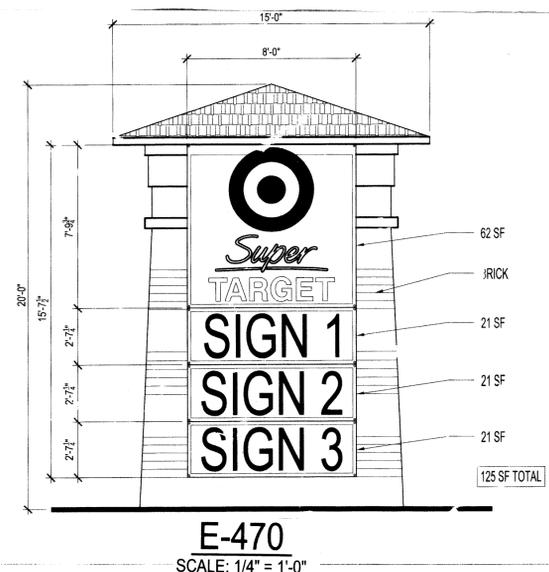
6.6 Sign Design Matrix

Category	Subcategory	Commercial/Retail
Building Mounted Signs (cont.)	Tenants over 50,000 sq. ft.	Not to exceed 92" in vertical height in one row. Logo can be up to 10' - 9" in height. Total horizontal length of signs shall not exceed 35% of the lease space width up to maximum 200' in width. Signage may exceed 600 s.f. total signage allowance as approved by developer and City of Aurora.
Project informational/Directional		Site Plan approval required for location and context of signage.
Regulatory Signs		Site Plan approval required for location and context of signage.
General Design Standards	Type	Individually-illuminated pan channel letters, metal letters, other creative signs, and backgrounds encouraged.
	Illumination	Internally illuminated and designed so the source is not visible. All attachments devices, wiring, clips, transformers, lamps, tubes and other mechanisms required for signs must be concealed. Signs on Gartrell Road are externally illuminated with a decorative fixture. See Section 6.6 (E).
	Accent Lighting	Integrated as an integral part of sign design.
	Colors & Materials	Colors are approved by ACC

6.6 Sign Design Matrix

Category	Subcategory	Commercial/Retail
Specialized Service or Operation Signs	Major Tenants	Signs such as "Installation," "Customer Pick-Up," "Service," etc., are permitted. Such signs shall have a maximum height of 12" (Tenants less than 100,000 s.f.) and 24" (Tenants over 100,000 s.f.)
Kiosks	All retail and Pad areas	Approved by application to the ACC. Maximum 4' wide x 8' tall, two side; Graphic and text area maximum 3' wide x 6' tall on each face.
Vehicles	All areas	No vehicle mounted signs allowed with the exception of delivery vehicles in ACC approved parking stalls for the duration allowed.
Sidewalk Vendors and Tenants' Seasonal or Special Outdoor Stands	All Areas	Unless otherwise listed, no temporary sign, advertisement, notice, or other lettering/graphics shall be exhibited, inscribed, painted, or affixed on any part of any storefront, bulkhead, column, roof or wall surface.
Temporary Signs/Banners	On light pole for seasonal and promotional use.	Minimum 7'-0" to bottom edge, maximum 24' wide, 60' tall, double-sided. Not available to individual tenants.
Vehicles	All Areas	No vehicle-mounted signs allowed with exception of service or delivery vehicles in approved parking stalls.
Blade Signs Under Canopies/Wall Projected	Where Applicable	Minimum 7'-0" to bottom edge, maximum, 4'-0" x 4'-0" double-sided.

*Super Target has agreed to reduce signage to be as follows:
 Main logo reduced from 12'-0" to 10'-9".
 "S" at Super Target reduced from 7'-8"-6'-9".
 All other letter reduced from 5' to 4'.
 "Expect More Pay Less" sign of 167 Sq. Ft. has been eliminated.
 West facing "Pharmacy" and "Grocery" signs will be externally illuminated.
 This results in a reduction of total sign area from 1,089 S.F. to 777 S.F. total.



7.1 Fencing

Fencing shall be open style, metal, and black. It shall not exceed 6' in height.

Fencing will adhere to standards set forth in the City of Aurora Code, Chapter 146, Article 17.

7.2 Retaining Walls

Retaining walls will be required when slopes exceed 3:1. Retaining walls will be a maximum of 10 feet. Where more grade-uptake is required, it will be constructed of multiple walls of a maximum height of 18 feet unless reviewed and approved by the City of Aurora Building and Public Works Departments. Each wall may be separated by a horizontal distance of no less than 48 inches. All terraces between walls will be landscaped.

- a. Retaining wall at the detention pond area: Retaining wall heights are broken up into 3 terraced walls separated by 4 feet at 3:1 slopes between the walls. Walls have a maximum total height of 18 feet, with each terraced wall at 5'-2".
- b. Retaining walls at E-470 frontage: Retaining wall heights are a maximum of 20 feet with a 4 foot minimum separation at 3:1 slope between the walls.
- c. Retaining Walls at Gartrell Road: Retaining wall height is a maximum of 3', with terraced walls separated by a minimum of 4' wide planting area at a 3:1 slope.

See Section 1409 of the City of Aurora Code for landscape requirements.

7.2.1 Retaining Wall Materials

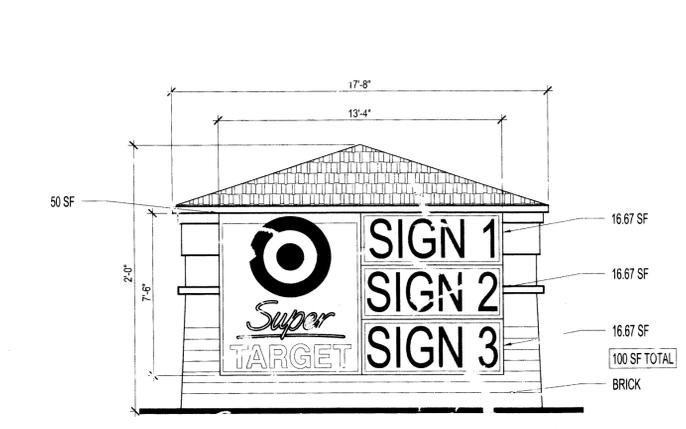
The materials to be used for the retaining wall construction is: Mesa Block standard straight faced unit in a tan blend color. This material is harmonious with the Prairie Style architectural theme, and also compliments other retaining walls used in the vicinity of the shopping center.

7.3 Screen Walls

Walls must be constructed with materials that are complimentary to the style of adjacent buildings, incorporating the same finishes and colors.



PROJECT ENTRY SIGN
 SCALE: 1/8" = 1'-0"



GARTRELL
 SCALE: 1/4" = 1'-0"

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