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The following is an excerpt from the City of Loveland Site Development Performance Standards and Guidelines.

SECTION 4.04 BUFFERYARDS

4.04.01 BUFFERYARD PERFORMANCE STANDARDS

- A. Bufferyards shall be constructed to mitigate problems associated with traffic, noise, vibration, odor, glare, dust, smoke, pollution, water vapor, conflicting land uses and/or density, height, mass, layout of adjacent uses, loss of privacy, unsightly views, or other potential negative effects of development. Buffering may be achieved by altering setbacks, using landscaping, building a fence and/or a berm, alteration of building location, fenestration, and/or mass, or a combination of the above techniques. Development and redevelopment may be awarded density bonuses when bufferyard guidelines are exceeded.
- B. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way, except as may be allowed by the Chief Planner.
- C. When fences or walls are located in the same frontage with required landscaping or in a required landscape bufferyard, the fence or wall should be incorporated into the overall design in a manner that emphasizes the visual attractiveness of the landscape. A fence or wall located in a required landscape bufferyard shall not significantly obscure or hide the landscape as seen from the street or other adjacent area used by the public.

4.04.02 BUFFERYARD NORMATIVE GUIDELINES

- A. *Tables I and II should be used to determine bufferyard dimensions and plant material specifications. Table I should be used to determine the type (A, B, C, D, E, EX, or N.A.) of bufferyard required between districts or uses. Once the type of bufferyard is obtained, Table II outlines plant material specifications for alternative widths of bufferyards. Each property line should be analyzed separately to determine the type of bufferyard required.*
- B. *Example*

For example, assume a neighborhood commercial convenience store is to be developed on the corner of a state highway and a collector street. Another neighborhood commercial use is located on one adjacent lot, and a multifamily development is located on the adjacent lot to the rear. The bufferyard requirement is formulated as follows:

Look in Table I. The bufferyard types are:

- Between the convenience store and multifamily = B.*
- Between the convenience store and state highway = C.*
- Between the convenience store and the collector = B.*
- Between the convenience store and the adjacent commercial = NA.*

Now look at Table II. This outlines each bufferyard type. Each bufferyard type allows for flexibility in design in that the wider the bufferyard, the fewer the number of plant materials are suggested in the

design guideline. The numbers of plant materials listed are for each 100 feet of bufferyard.

Take for example bufferyard Type B, which would, in a "normative" situation, be the bufferyard to the applied between the collector and the mut-ifamily development in the above example. If fifteen (15) foot-wide buffers were designed in these areas, the number of plant materials would be 2 canopy trees, 2 flowering trees or large shrubs, 5 shrubs, and 1 evergreen tree for each 100 linear feet of bufferyard.

As a second alternative, a twenty-five foot bufferyard could be designed within the parameters of a B Type buffer. In this case the number of plant materials could be reduced by .80 for each 100 linear feet of bufferyard.

If a masonry wall is built within a ten (10) foot bufferyard, the number of plant materials could be reduced by 50 percent (.50). Thus if the wall were to be built, there would be one canopy tree, 1 flowering tree or large shrub, 2.5 shrubs, and .5 evergreen trees to be placed for each 100 feet of the Type B bufferyard.

As you can see, a variety of bufferyards could be designed from a single bufferyard type.

- C. *Those conflicting uses classified as "EX" may warrant bufferyards which are more stringent than a standard "E" type bufferyard. For example, buffering an industrial batch plant or gravel mine from a less intensive use. For conflicting uses classified as "EX", the City may specify a bufferyard which is more stringent, in terms of width and landscaping, than the standard "E" type bufferyard if one or more of the following criteria holds true:*
- 1. If the E type bufferyard does not sufficiently mitigate noise, glare, fumes, smoke, dust, unsightly views, and vibration within the site;*
 - 2. If the large scale of the project, both in terms of mass or height, indicate the need for a wide landscaped bufferyard;*
 - 3. If an existing sensitive use, including, but not limited to, schools, churches, dwelling units, hospitals, group care facilities, are located adjacent to the use to be developed.*
- D. *The bufferyard specifications may be reduced or eliminated by the City if all of the following criteria hold true:*
- 1. The development or redevelopment complements the adjacent, conflicting use in terms of mass, height, color, use, access, landscaping, parking, and exterior facade materials;*
 - 2. The development or redevelopment mitigates substantially all negative external effects, including, but not limited to, noise, dust, smoke, unsightly views, vibration and fumes on site.*



Table I.

Table II.

STANDARD SPECIFICATION	WIDTH OF BUFFER	PLANT MULTIPLIER	6' MASONRY WALL PLANT MULTIPLIER	3' BERM PLANT MULTIPLIER
BUFFER YARD				
TYPE: A				
	10' width =	1.25		
1 Canopy Tree	15' width =	1.00		
1 Flowering Tree or Large Shrub	20' width =	0.90	0.50	0.75
3 Shrubs	25' width =	0.80		
0 Evergreen/Conifer				
TYPE: B				
	10' width =	1.25		
2 Canopy Trees	15' width =	1.00		
2 Flowering Trees or Large Shrubs	20' width =	0.90	0.50	0.75
5 Shrubs	25' width =	0.80		
1 Evergreen/Conifer	30' width =	0.70		
TYPE: C				
	10' width =	1.25		
3 Canopy Trees	15' width =	1.00		
2 Flowering Trees or Large Shrubs	20' width =	0.90		
15 Shrubs	25' width =	0.80	0.65	0.80
3 Evergreens/Conifers	30' width =	0.70		
	35' width =	0.60		
	40' width =	0.50		
TYPE: D				
	15' width =	1.25		
4 Canopy Trees*	20' width =	1.00		
4 Flowering Trees or Large Shrubs*	25' width =	0.90		
25 Shrubs*	30' width =	0.80	0.75	0.85
3 Evergreens/Conifers*	35' width =	0.70		
	40' width =	0.60		
	45' width =	0.50		
* See Table III on the following page for bufferyard requirements between railroads and residential uses.				
TYPE: E				
	20' width =	1.25		
5 Canopy Trees	25' width =	1.00		
6 Understory Trees	30' width =	0.90		
30 Shrubs	35' width =	0.80	NA	NA
4 Evergreens/Conifers	40' width =	0.70		
	45' width =	0.60		
	50' width =	0.50		
TYPE: F				
	10' width =	1.25		
3 Canopy Trees	15' width =	1.00		
3 Evergreen Trees	20' width =	0.90	NA	NA
5 Large Evergreen Shrubs	25' width =	0.80		
5 Large Flowering Shrubs	30' width =	0.70		
20 Small to Medium Shrubs				

Buffer yard requirement = (Standard Specification) x (Multiplier)

Minimum width of buffer with masonry wall = 10'

Buffer yard Type "EX" see Section 4.04.C

Buffer yard Type "C" may be modified for curbside landscaping to meet the intent of Section 4.05.04

ALL PLANT QUANTITIES ARE PER 100 LINEAR FEET, less the distance required for vehicle access to the property

The plant multiplier shall not be used to reduce the number of canopy trees on state highways or arterial streets.



RAILROAD BUFFERYARD NORMATIVE GUIDELINES

The following bufferyard standards apply to residential developments adjacent to railroad tracks within Parcels A and D of the Millennium GDP. Non-residential projects shall comply with the City of Loveland bufferyard requirements outlined in the previous pages, as amended from time to time.

Table III.
Bufferyard Requirements Between Railroads and Residential Uses

<i>STANDARD SPECIFICATION</i>	<i>WIDTH OF BUFFER</i>	<i>PLANT MULTIPLIER</i>	<i>6' MASONRY WALL PLANT MULTIPLIER</i>	<i>4' BERM PLANT MULTIPLIER</i>
RAILROAD BUFFER YARD (TYPE: D)	60' min width =	.50	0.75	0.85
4 Canopy Trees	100' width =	.40		
4 Flowering Trees or Large Shrubs				
25 Shrubs				
3 Evergreens/Conifers				

60' Railroad Bufferyard – Minimum Requirements:

- Provision of 4' Berm along with the required landscaping, as indicated above;
- A 6'-3" tall wood screen fence shall be installed along either the railroad right-of-way or along the lot lines nearest to the railroad right-of-way.

100' Railroad Bufferyard – Minimum Requirements:

- Required landscaping, as indicated above;
- Mitigating elements, such as berms or fences, are not required in areas where a 100' setback is provided.

General Notes:

- Bufferyard width is measured from the Railroad Right-Of-Way line to the nearest point on each residential structure.
- Residential lots may extend into the railroad bufferyard, provided that buildings meet the required setbacks.
- Buffer yard requirement = (Standard Specification) x (Multiplier(s))

ALL PLANT QUANTITIES ARE PER 100 LINEAR FEET.

APPENDIX C

PLANNED SIGN PROGRAMS



PLANNED SIGN PROGRAM



PURPOSE:

The purpose of this planned sign program is to establish a strong community image and to reduce visual clutter, while allowing for signs that inform residents and visitors of the various amenities, services, and products within the Centerra planned community. Unity of freestanding signs is achieved by the repetition of design elements including buff sandstone columns and bases that are consistently battered, arched top sign faces, dominant lettering style, illumination source, and a limited palette of sign colors. Signs are envisioned to function as an integral part of the Centerra environment.

APPLICABILITY:

This planned sign program applies to signs within the Centerra Master Planned Community. These guidelines supersede sections 18.04.08 of the City of Loveland Sign Code, except as noted, and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland sign code, Chapter 18.04.08 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the City of Loveland code will apply.

The following sign types are addressed in this document:

- Centerra Boundary Monuments - page 3
- Centerra Primary I.D. Signs - pages 4
- Centerra Secondary I.D. Signs - page 5
- Community Vehicular Directional Sign (Permanent)- page 6
- I-25 and US 34 Size-A (Temporary) - page 7
- Project Identification and Real Estate Signs (Temporary) - pages 8 - 9
- Community Vehicular Directional Sign (Temporary) - pages 10 - 11
- Multifamily Residential Marketing Pillar Signs - page 12
- Temporary Construction Fence Signs - page 13
- Signage Plan - page 14
- Sign Examples - pages 15 -17

Total Allowable Sign Area:

Total allowable sign area for each sign type shall be calculated per this planned sign program.

Sign Area Measurement:

Sign area and height shall be measured per City of Loveland municipal code 18.04.08 excluding paragraphs B & F, which shall not apply.

Perimeter Streets:

For the purpose of this sign program, perimeter streets shall be considered I-25, US 34, Boyd Lake Ave, Crossroads Blvd, and County Road 3.

Premise:

For the purpose of this sign program the "Premise" shall be defined as the combined area of the Gateway P.U.D., RMV II P.U.D., and parcels A, B, & C of the Millennium P.U.D.

APPROVAL PROCESS:

Applications for sign permits shall be submitted to the City of Loveland Building Department.

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

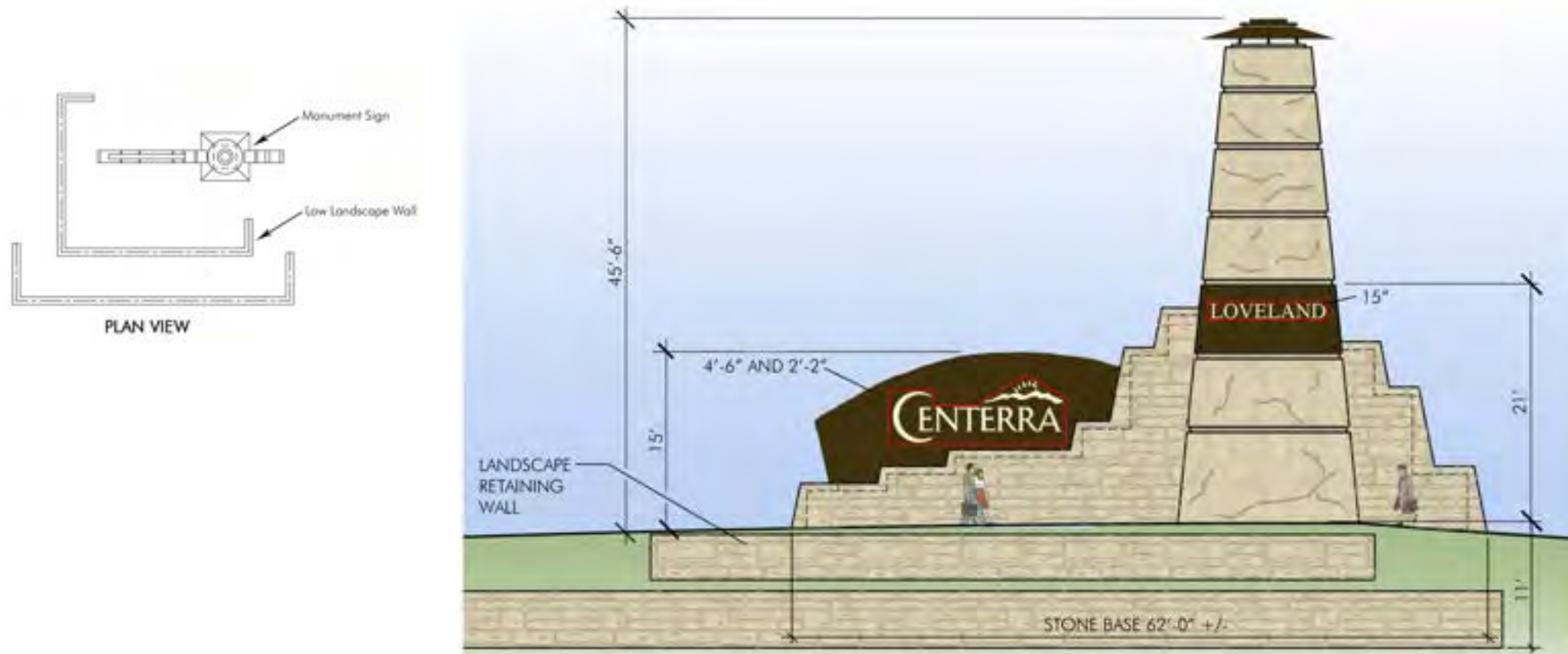
1. Complete Millennium sign permit application
2. Sign Location Map (must be scalable and show setback dimensions)
 - May be one of the following:
 - Plat of property indicating proposed sign location
 - An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
 - Aerial photograph showing proposed sign location
 - Show locations of existing signs of same type with dimensions showing separation
3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height
4. Landscape plan for signs required to be located within landscape areas-per this sign program
5. Letter of approval from the Centerra DRC

Note: A licensed sign contractor with the City of Loveland must fabricate all illuminated signs. A licensed contractor or sign contractor with the City of Loveland must install all non-illuminated signs.

The requirement that temporary and permanent community signs be located on a site with a City approved project or City approved development shall be satisfied by the approved Millennium GDP. Signs located within parcels A, B, and C of the Millennium GDP and Gateway PUD, RMV II PUD shall be considered within the premise for purposes of the Centerra planned sign program.

Amendments of the Planned Sign Program

The City of Loveland Current Planning Manager may approve all minor changes to this planned sign program administratively. Minor changes could include swapping secondary signs for primary signs or vice-versa. Major changes, such as increased number of signs, increased sign height or size, require approval by City Council. All revisions to this planned sign program are subject to approval by the Centerra DRC.



Purpose: To identify the entire community along major highways including: Interstate 25 and US Highway 34/Eisenhower Blvd. These signs are intended to demark community edges.

Location: The approximate locations of the Centerra Boundary Monuments are indicated on the signage plan (page 10 of 12). Stone Base shall be setback a minimum of 1' for every 1' of the overall sign height, setback are measured from the stone base to the street curb or edge of pavement. Signs shall be located outside of the right-of-way. Landscape retaining walls, associated with Boundary Monument, shall be setback a minimum of 16' from the curb.

Unifying Elements: The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials:** Pre-cast concrete column and sandstone (or similar material) base. Steel or aluminum will be used to fabricate the sign panel on the column and the arched top element that flanks the column.
- **Sign Type:** Individual reverse-channel letters with halo illumination and logo. Letter, logo faces, and edges are opaque.
- **Color:** Column is pre-cast concrete and base shall be "Loveland Buff" sandstone or a material of similar appearance, and a faux dark patina bronze finish shall be used on the sign panel as well as the arched top element that flanks the stone column. Centerra typography and logo shall be light bronze to gold in color. Light fixture to have a brushed brass colored finish
- **Lighting.** The thematic Centerra light fixture shall be mounted on top of the column. The Centerra typography and logo on the column will be halo illuminated internally using neon tubing. The Loveland typography will also be halo illuminated using tube lighting. The column, stone base, and sign panel may also have external directional architectural accent lighting.

Sign Area: 160 square feet maximum per sign face (Centerra sign panel only), 320 square feet total double faced. Signage is provided on front and rear faces of column only.

Number: There will be a maximum of 3 Centerra Boundary Monuments, 2 of these signs have already been permitted by the city in the following locations; one is located along the east side of I-25 and generally north of HWY 34 interchange, and 1 is located along the west side of I-25 generally south of the crossroads interchange. One additional Centerra Boundary Monument will be located along US 34, west of I-25.

Height/Width: The stone column is a maximum height of 50' (including the lantern), and the stone base is approximately 62 feet wide. Actual layout and design of retaining walls will vary by location.

Landscaping: Centerra Boundary Monuments shall be located entirely within a landscaped area. A minimum of four square feet of landscaping shall be provided for every one square foot of sign face. Only one face of the sign shall be counted to calculate the required landscape area. To count as landscaping, seventy five percent of the sign area landscaping shall be live plant cover within three years of projected plant growth. Retaining walls may be included within landscape areas surrounding the sign in order to create a platform for the sign.

General Note: No directional information/arrows are allowed on the Boundary Monuments. Excepting the Centerra name and logo, Boundary Monument Signs shall not contain advertising of specific business names.



OPTION A

Purpose: To identify the primary entries and boundaries along the perimeter of the community.

Location: The approximate locations of Primary I.D. Signs are indicated on the sign plan. Primary I.D. Signs will be located within landscape setback zones and will be setback a minimum of 21' from the public street curb or edge of pavement outside of the public right-of-way.

Unifying Elements: The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials.** Stacked sandstone or stone masonry columns. Steel or aluminum arched top sign cabinet/panel.
- **Sign Type:** Individual reverse-channel letters and logo. Letter/ logo faces and edges are opaque.
- **Colors:** Stone columns shall be fabricated from “Loveland Buff” sandstone (or similar material), and a faux dark patina bronze finish shall be used on the arched top sign cabinet/panel. Centerra typography and logo shall be light bronze to gold in color. Light fixture to have a brushed brass colored finish.
- **Lighting.** The thematic Centerra light fixture shall be mounted on top of the stone columns and will be internally illuminated. The Centerra typography and logo on sign panel will be halo illuminated using neon tubing. External directional architectural accent lights may also be used to highlight the stone columns.

OPTION B

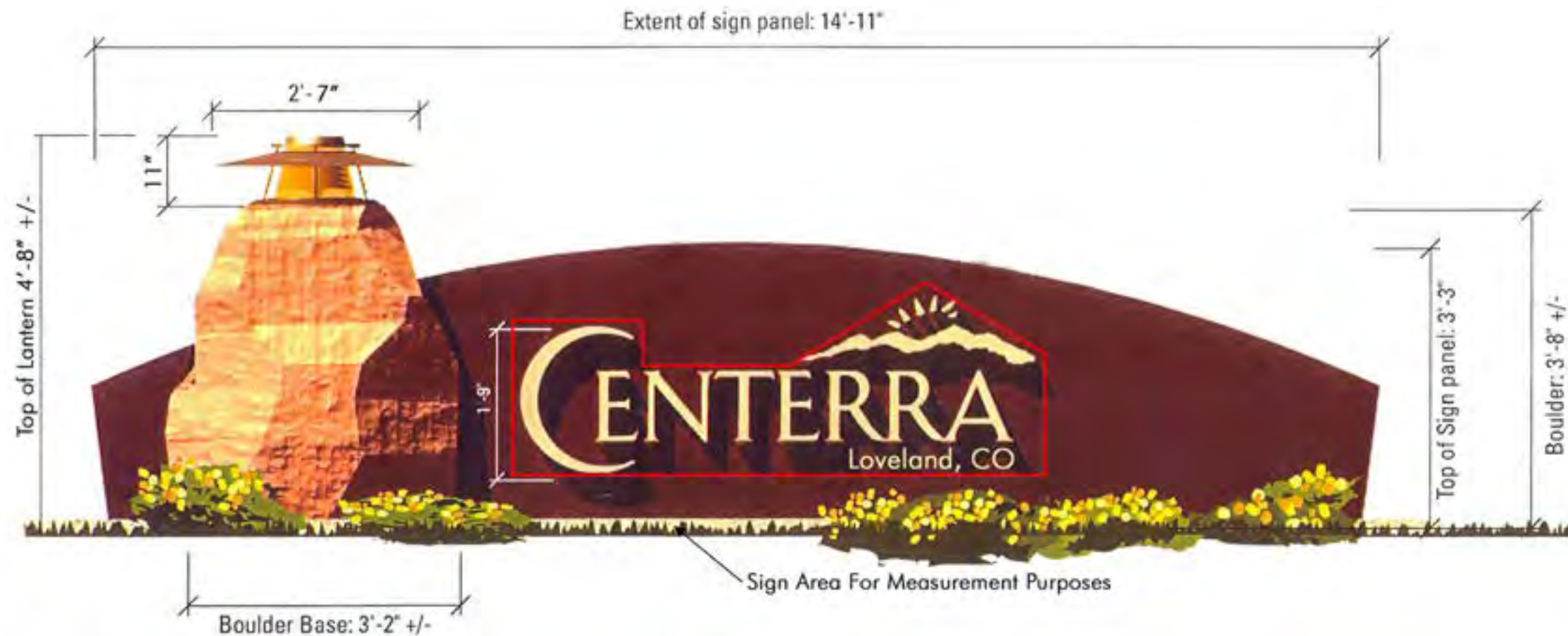
Sign Area: 70 square feet maximum per sign face (Centerra text and logo only), 140 square feet total. This sign may be used in single sided, double sided, or a ‘V’ shaped plan view format.

Number: Three primary Centerra Primary I.D. signs have been permitted by the City and located at the intersections of: Centerra Parkway/US 34, Boyd Lake Avenue/US 34 and Rocky Mountain Ave./US 34. Three additional Primary I.D. signs (option A or B) are proposed.

Height/Width: Option A approximately 10’-1-1/2” to top of lantern, approximately 8’-3” to top of arched panel, approximately 34’-7” wide. Option B approximately 12’-0” to top of lantern, approximately 9’-6” to top of stone pillar, approximately 40’ wide. Width of sign does not include stone pillars and retaining walls. Sign height does not include height of related retaining walls. If retaining walls are used in areas surrounding the sign, the maximum sign height may increased by 6’ max.

Landscaping: Primary I.D. signs shall be located entirely within a landscaped area. A minimum of four square feet of landscaping shall be provided for every one square foot of sign face. Only one face of the sign shall be counted to calculate the required landscape area. To count as landscaping, seventy five percent of the sign area landscaping shall be live plant cover within three years of projected plant growth.

General Note: No directional information/arrows are allowed on the Primary I.D. Signs. Excepting the Centerra name and logo, Primary I.D. Signs shall not contain advertising of specific business names.



Purpose: This is a versatile sign that is used in different ways including: identification of secondary entries along the perimeter of the community, and to mark community edges along major streets.

Location: The approximate locations of the Secondary I.D. Signs are indicated on the sign plan. Secondary I.D. Signs will be located within landscape setback zones, and will be setback a minimum of 21' from curb public street curb or edge of pavement outside of the public right-of-way.

Unifying Elements: The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials.** Stacked sandstone or stone masonry columns (sandstone base is optional). Steel or aluminum arched top sign cabinet/panel.
- **Sign Type:** Individual reverse-channel letters and logo. Letter/ logo faces and edges are opaque.
- **Colors:** Stone column and sign base shall be fabricated from “Loveland Buff” sandstone (or similar material), and a faux dark patina bronze finish shall be used on the arched top sign cabinet/panel. Centerra typography and logo shall be light bronze to gold in color. Light fixture to have a brushed brass colored finish.
- **Lighting.** The thematic Centerra light fixture shall be mounted on top of the stone column and is internally illuminated. The Centerra typography and logo on the sign panel will be halo illuminated using neon tubing. External directional architectural accent lights may also be used to highlight the stone columns.

Sign Area: 20 square feet maximum per face (Centerra text and logo only), 40 square feet total. This sign may be used in a single or double sided format.

Number: One Centerra Secondary I.D. sign has been permitted by the city and is located at the intersection of Hahns Peak Drive/US 34. Six additional Secondary I.D. signs are proposed.

Height/Width: approximately 4'-8" to top of lantern, approximately 3'-3" to top of arched panel, approximately 14' -11" wide. If retaining walls are used in areas surrounding the sign, the maximum sign height may be increased by 4' max.

Landscaping: Secondary I.D. Signs shall be located entirely within a landscaped area. A minimum of four square feet of landscaping shall be provided for every one square foot of sign face. Only one face of the sign shall be counted to calculate the required landscape area. To count as landscaping, seventy five percent of the sign area landscaping shall be live plant cover within three years of projected plant growth.

General Note: No directional information/arrows are allowed on the Secondary I.D. Signs. Excepting the Centerra name and logo, Secondary I.D. Signs shall not contain advertising of specific business names.



Purpose: Community Vehicular Directional Signs are intended to inform residents and visitors of the various destinations, amenities, services, and uses within the Centerra planned community on a permanent basis. These signs may include names of major projects, civic uses, directional arrows, etc.

Location: Community Vehicular Directional Signs will be used at several locations along the community perimeter and along streets within the community. Community Vehicular Directional Signs will be located within landscape setback zones outside of the public right-of-way, and will have a 12' minimum setback from the public street curb or edge of pavement.

Unifying Elements: The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials:** Sandstone (or similar material) column and base. Steel or aluminum arched top sign cabinets/panels.
- **Sign Type:** Stacked sandstone column and base. Steel or aluminum arched top sign cabinets/panels, routed letters on removable panels.
- **Colors:** Stone column and sign base for permanent signs shall be fabricated from "Loveland Buff" sandstone. Matthews #MP02779 or matching color shall be used on the arched top Centerra logo sign cabinet/panel and Matthews #MP00554 or matching color shall be used on the directional sign panel/cabinet. Centerra typography/logo and directional text shall be white.
- **Lighting:** Stone base may be up-lit using ground mounted light fixtures. Sign text will be internally illuminated.
- **Font:** Font for all directional copy shall be Trade Gothic Bold.

Sign Area: 60 square feet maximum per face, total for double sided is 120 square feet

Number: Three signs have already been approved and will be located in the following areas within Centerra: two (2) east of I-25 along US 34 and one (1) on the east side of Centerra parkway south of Sky Pond Drive. Two additional directional signs are proposed along perimeter streets—one at Crossroads Blvd. and one along US 34 west of I-25. Additional directional signs will be provided internally within Centerra along public roads.

Height/Width: approximately 11'-10" to top of sign panel, approximately 12'-4" width of stone base.

Advertising: Context of messages on directional signs will be regulated by the DRC and may include the following projects located within Millennium GDP: projects which are open to the public, Centerra amenities, new homes that are actively being sold, and home builder names.

DOUBLE FACED (optional)



Community Vehicular Directional Sign - Size A



Project Identification and Real Estate Sign - Size A

Purpose: Community Vehicular Directional Signs are intended to inform residents and visitors of the various destinations, amenities, services, and uses within the Centerra. These signs may include information about residential neighborhoods, builders, model homes, etc. with directions and/or arrows. Temporary Project Identification and Real Estate Signs are intended to identify proposed and future developments prior to and during construction, advertise general Centerra property, leasing, build to suit, pre-leasing, etc. to identify the project, the development team which may include names and logos for the owner, architect, contractor, lender, etc. and illustrations of the project.

Location: “Size A” temporary signs will be used at locations along I-25 and US 34. “Size A” signs will be located within landscape setback zones, and will have a 0’ minimum setback from the public right-of-way. Project Identification signs and Real Estate signs shall be located on the property that the sign is identifying. Signs may be located off the actual property if construction activity presents physical challenge, if approved by Current City Planning Manager. Directional signs are not associated with a specific lot or project and may be located on unplatted land within Centerra.

Unifying Elements: The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials:** Steel or aluminum posts and panels.
- **Sign Type:** Machine cut vinyl graphics.
- **Colors:** The Centerra logo panel and mounting brackets for directional and information panels shall be painted Sherwin Williams Black Magic SW 6991. The changeable vehicular directional panels shall be Pantone 7705C. The project ID and real estate sign panel shall be Pantone 5767C. All signposts shall be painted Sherwin Williams Black Magic SW 6991. Centerra typography/logo shall be 3M “Antique White” #7725-90. Directional messages shall be “white” 7725-10. Color of text message and graphics on the

project information panel may vary. Graphics may include illustrations of the future building and /or site plan.

- **Lighting:** “Size A” temporary signs will not be illuminated.
- **Font:** All directional copy shall be Officina Sans Bold typeface. Font style on Project Identification and Real Estate Sign panels shall vary.

Sign Area: 100 square feet maximum per face, total for double sided is 200 square feet.

Number: Size A Temporary Signs will be located in the following areas within Centerra: a maximum of six (6) along the west frontage of I-25 and four (4) along the east frontage of I-25, and a maximum of four (4) along US 34 east of I-25. Note: A maximum of 3 temporary community directional signs of any type will be allowed along US 34 west of I-25. Provide a 200’ minimum separation between directional signs.

Height/Width: Approximately 15’-0” to top of post, approximately 19’ wide at Centerra logo panel.

General Note: Landscaping is not required around these signs.

Duration: Temporary Vehicular Directional Signs may remain in place for a period of 2 years or until a permanent sign is installed, whichever is greater, unless a written extension is given administratively by the City of Loveland. Real Estate Signs have no durational limit. Temporary Project Identification shall be removed within 30 days of receiving the related Certificate of Occupancy (if applicable). Project Identification, Real Estate and Leasing signs maybe installed prior to construction activity, before issuance of building permit and prior to site grading activities.

Sign shop drawings for each sign are required to be submitted to the Centerra DRC for review and approval.

Project I.D. and Real Estate Sign (Temporary) - Size B, C, D, E, F and G

Purpose:

Temporary Project Identification and Real Estate Signs are intended to identify proposed and future developments prior to and during construction, advertise general Centerra property, availability (for sale, for lease, etc.). Project ID signs may include the project name, building illustrations development team, which may include names and logos for the owner, architect, contractor, lender, etc. It is intended that these signs will be installed on property prior to approval of the plat and building permits associated with the property and where land or building space is available.

Location:

B,C, E and F Temporary Project Identification and Real Estate Signs will be used at locations along perimeter and internal arterials and collector roadways within the community. Project Identification signs shall be located on the property that the sign is identifying. B,C, E and F Temporary Project Identification and Real Estate Signs may be located in landscape setback zones. Size D and G Real Estate Signs shall be located on the property that the sign is identifying. All signs will have a 0' minimum setback from the public right-of-way. Signs may be located off the actual property if construction activity presents physical challenge.

Unifying Elements:

The following four sign characteristics will be strictly controlled: style, materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Style:** Curved, Arched sign top which is consistent theme of all Centerra Signs.
- **Materials:** Steel, aluminum, or wood posts (Wood posts will only be considered on Project Identification Signs and only as specifically approved by the Centerra Design Review Committee.) Steel, aluminum or Alupalite panels.
- **Sign Type:** Machine cut vinyl graphics.
- **Colors:** The Centerra logo panel and mounting brackets for project information panel shall be painted Sherwin Williams Black Magic SW 6991. The project information panel shall be Pantone 5767C. The posts shall be painted Sherwin Williams Black Magic SW 6991. Centerra typography/logo 3M "Antique White" #7725-90. **Text Colors:** The color of text message and graphics on the project information panel may vary. Graphics may include illustrations of the future building and /or site plan. "D and G" Sign message text shall be Black or as approved by DRC. Broker logo shall be Black.
- **Lighting:** All signs will not be illuminated.

Sign Area:

B Signs will have 35 square feet per face, 70 square feet total for double-sided signs. C Signs will have 16 square feet per face, 32 square feet total for double-sided signs. D Signs will have 15 square

feet per face, 30 square feet total for double-sided signs. E Signs will be 34 square feet maximum per face, total for double sided is 68 square feet. F Signs will be 20 square feet maximum per face, total for double sided is 40 square feet. G Signs will be 13 square feet maximum per face, total for double sided is 26 square feet.

Number:

Project Identification Signs will be allowed one sign per street frontage, or a maximum of two (2) signs for Project I.D. for each individual project. Real Estate signs that advertise general Centerra property will not have limits on the number of signs internally, but are limited to a total of two along each of the perimeter streets, as approved by the DRC, but will be located with a minimum of 200' separation from other General Centerra signs. Real Estate Signs advertising individual properties will be allowed one sign per street frontage, or a maximum of two (2) signs per property.

Height/Width:

B Signs shall be approximately 9'-6" to top of post, approximately 9'-6" wide at Centerra logo panel, C Signs shall be approximately 7' to top of post, approximately 6'-6" wide at Centerra logo panel, D Signs shall be approximately 6' to top of post, approximately 5' wide at Centerra logo panel. E Signs will be approximately 8'-0" to top of post, approximately 8' wide at Centerra logo panel. G Signs will be approximately 7'-0" to top of post, approximately 4' wide at Centerra logo panel.

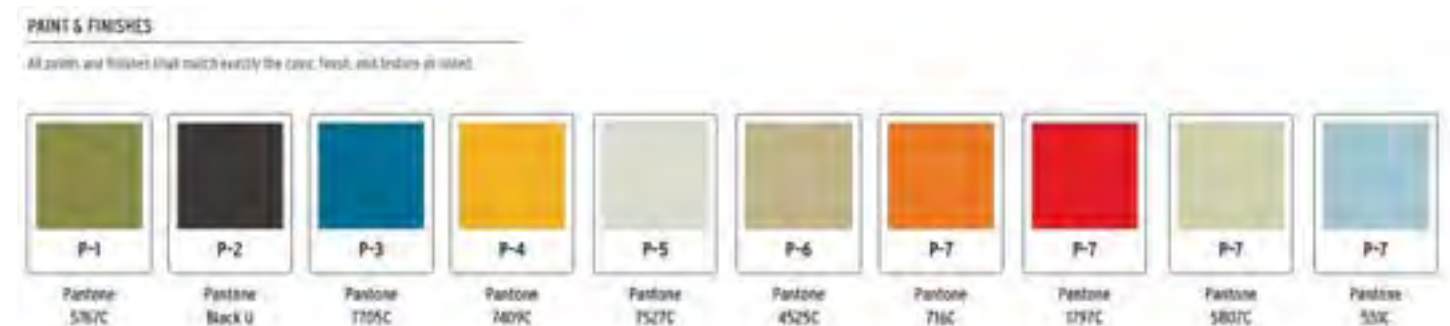
General Notes:

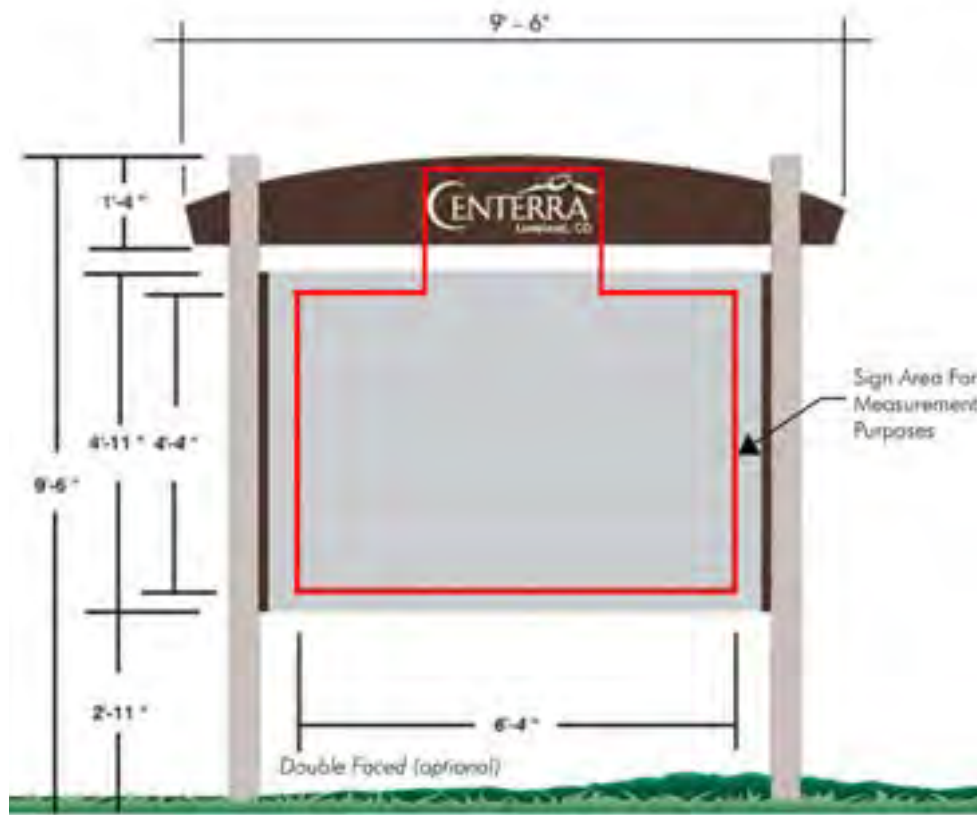
Directional information/arrows are not allowed on the Temporary Real Estate Signs. Landscaping is not required around these signs.

Duration:

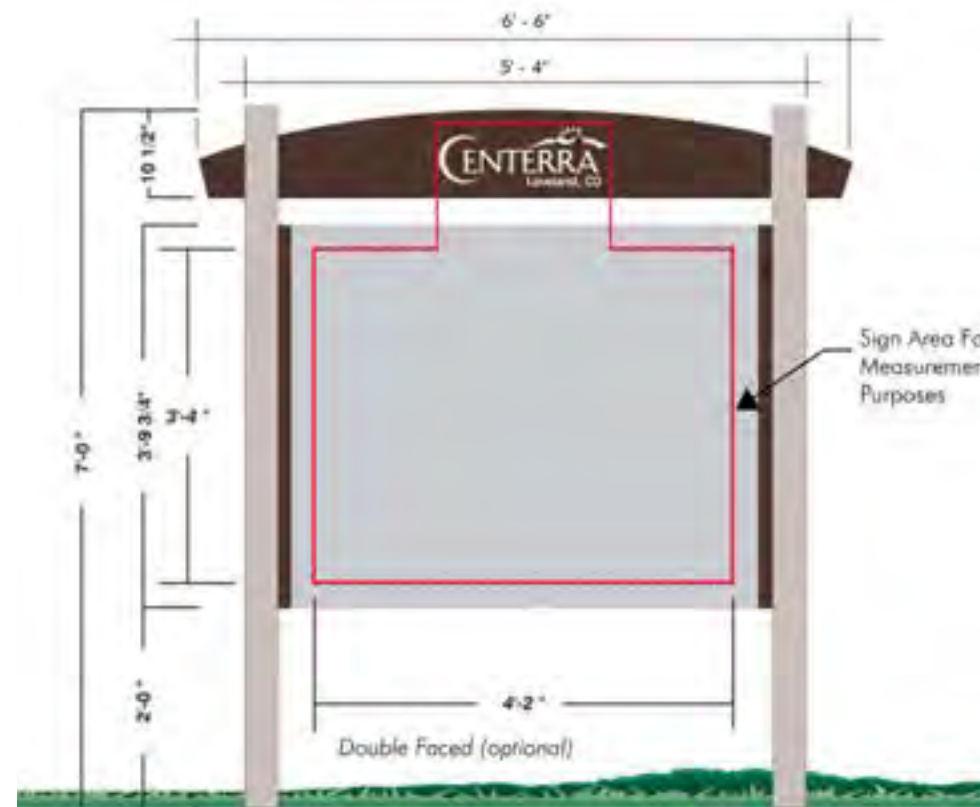
Real Estate Signs have no durational time limit. Project identification signs shall be removed within 30 days of receiving the related Certificate of Occupancy. Project ID, Real Estate and Leasing Signs may be installed prior to construction activity, before issuance of building permit, and prior to site grading activities.

Sign shop drawings for each sign are required to be submitted to the Centerra DRC for review and approval.

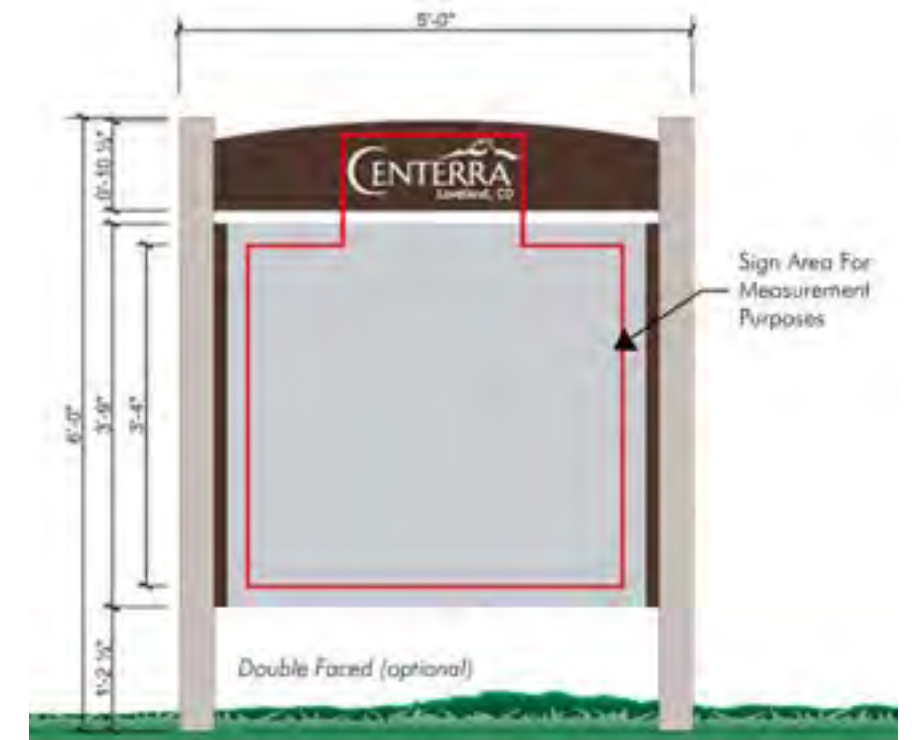




OPTION B*



OPTION C*



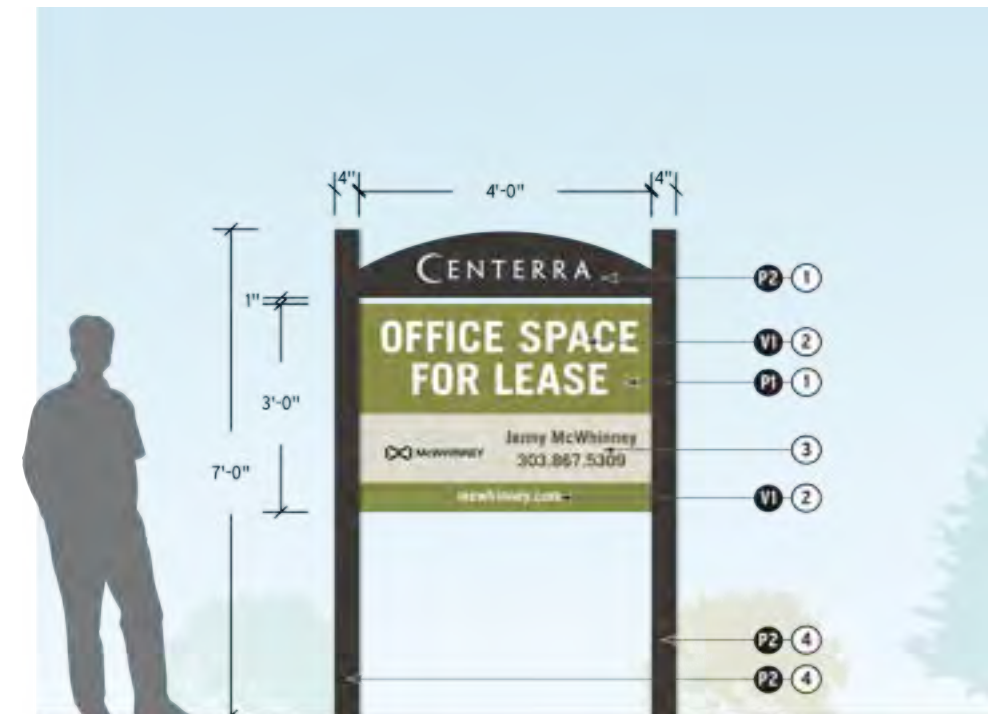
OPTION D*



OPTION E



OPTION E WITH IMAGE



OPTION G

*The graphics above for Options B, C and D are examples of size only. Colors and Centerra logo should match what is shown for Options E and F.

Community Vehicular Directional Sign (Temporary) - Size B, C, D, E and F

Purpose:

Community Vehicular Directional Signs are intended to inform residents and visitors of the various destinations, amenities, services, and uses within the Centerra planned community. These signs may include information about residential neighborhoods, builders, model homes, etc. and will include directional arrows.

Location:

Community Vehicular Directional Signs will be used at locations along major & minor arterials (excluding I-25) and collectors occurring just before intersections. All signs will be located within landscape setback zones, and will have a 0' minimum setback from the public right-of-way.

Unifying Elements:

The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials:** Steel or aluminum; steel, aluminum or Alupalite panels.
- **Sign Type:** Machine cut vinyl graphics.
- **Colors: B, C and D Colors:** The Centerra logo panel and mounting brackets for directional panels shall be painted Sherwin Williams Black Magic SW 6991. The changeable directional panels shall be painted either Pantone 5767C or Pantone 716C. The posts shall be painted Sherwin Williams Black Magic SW 6991. Centerra typography/logo shall be 3M "Antique White" #7725-90. Directional messages shall be "white" 7725-10.

E and F Sign Colors: Header panel and informational panels are 6mm Alupalite Corrugated Plastic Core. The Centerra logo panel and mounting brackets for directional panels shall be painted Sherwin Williams Black Magic SW 6991. Mounting brackets, hardware and posts shall be painted to match Sherwin Williams Black Magic SW 6991. All copy and arrows are 3M Scotchal white vinyl. The changeable directional panels shall be painted Pantone 7705C.



- **Lighting:** Temporary Community Vehicular Directional Signs will not be illuminated.
- **Font:** All directional copy shall be Trade Gothic Bold. All directional copy on a single sign shall be the same point size whenever possible. Each line of copy shall be right justified or left justified according to the direction of the arrow.

Sign Area:

B Signs will be 45 square feet maximum per face, total for double sided is 90 square feet, number of changeable direction sign panels will vary (5 maximum). C and D Signs will be 20 square feet maximum per face, total for double sided is 40 square feet, number of changeable direction sign panels will vary (4 maximum). E Signs will be 45 square feet maximum per face, total for double sided is 90 square feet. F Signs will be 18 square feet maximum per face, total for double sided is 36 square feet.

Number:

Signs will be located in the following areas within Centerra: a maximum of three (3) along US 34 west of I-25, two (2) along US 34 east of I-25, seven (7) along east side of Boyd Lake Avenue, two (2) along the south side of Crossroads Blvd., and three (3) along west side of County Road 3. These signs will also be allowed along roadways and near intersections internally within Centerra. Internal signs will have a minimum 200' separation from other directional signs.

Height/Width:

B Signs will be approximately 13'-0" to top of post, approximately 10' wide at Centerra logo panel. C and D Signs will be approximately 8'-0" to top of post, approximately 7' wide at Centerra logo panel. E Signs will be approximately 10'-0" to top of post, approximately 8' wide at Centerra logo panel. F Signs will be approximately 8' 9" to top of post, approximately 6' wide at Centerra logo panel.

General Note: Landscaping is not required around these signs.

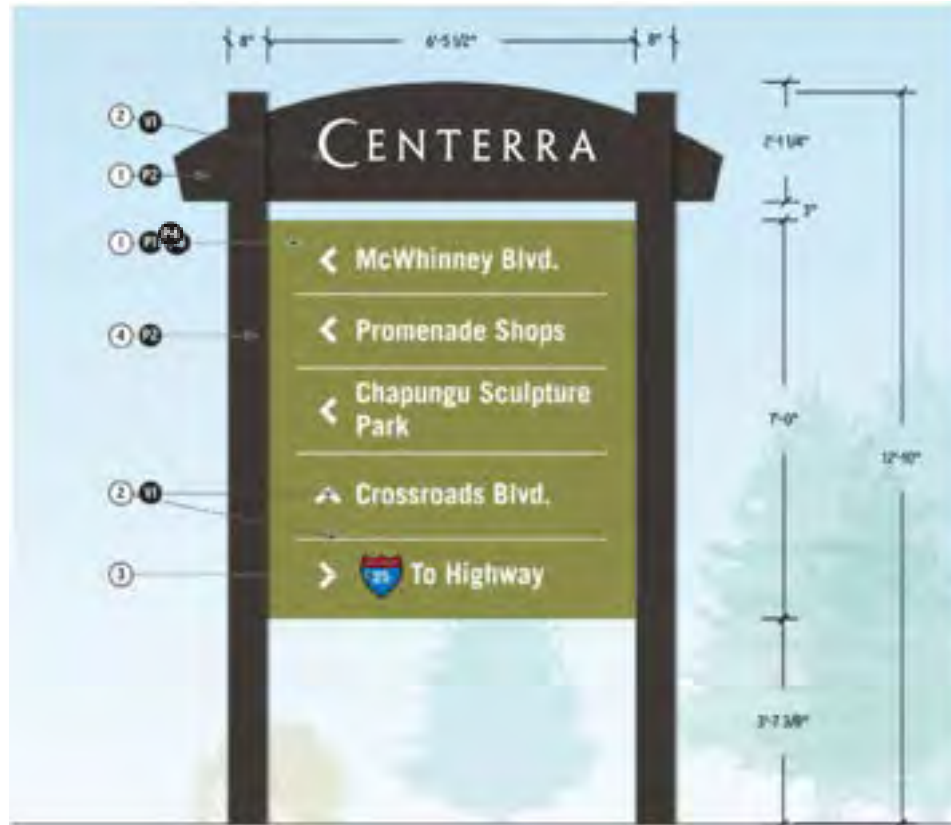
Advertising:

Context of messages on directional signs will be regulated by the DRC and may include the following: projects located within Centerra, projects which are open to the public, Centerra amenities, new homes that are actively being sold, and home builder names.

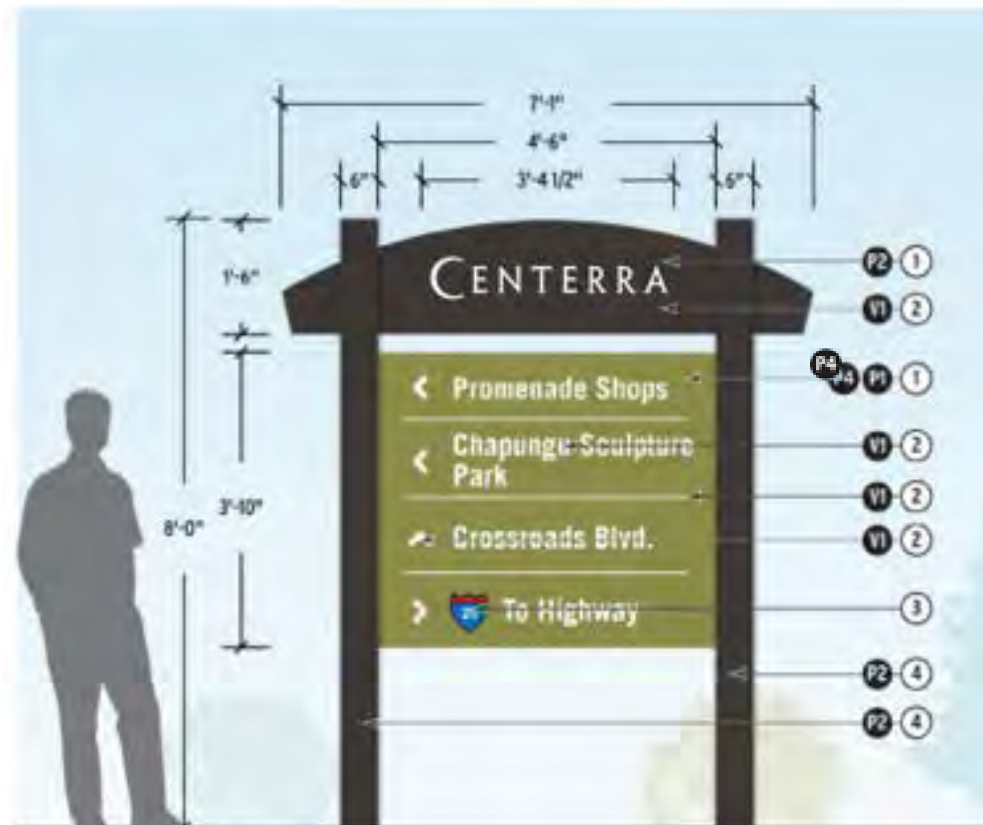
Duration:

Temporary Vehicular Directional Signs may remain in place until the property on which the sign is located is developed, then the sign must be removed or relocated prior to issuance of a Certificate of Occupancy for the property unless an extension is approved in conjunction with the issuance of the building permit. The City of Loveland may agree to extend the duration to a date certain or apply specific conditions to the extension. Signs directing traffic to residential sites may remain in place during periods of active sales of new construction only and are not intended to be used for re-sale of individual homes.

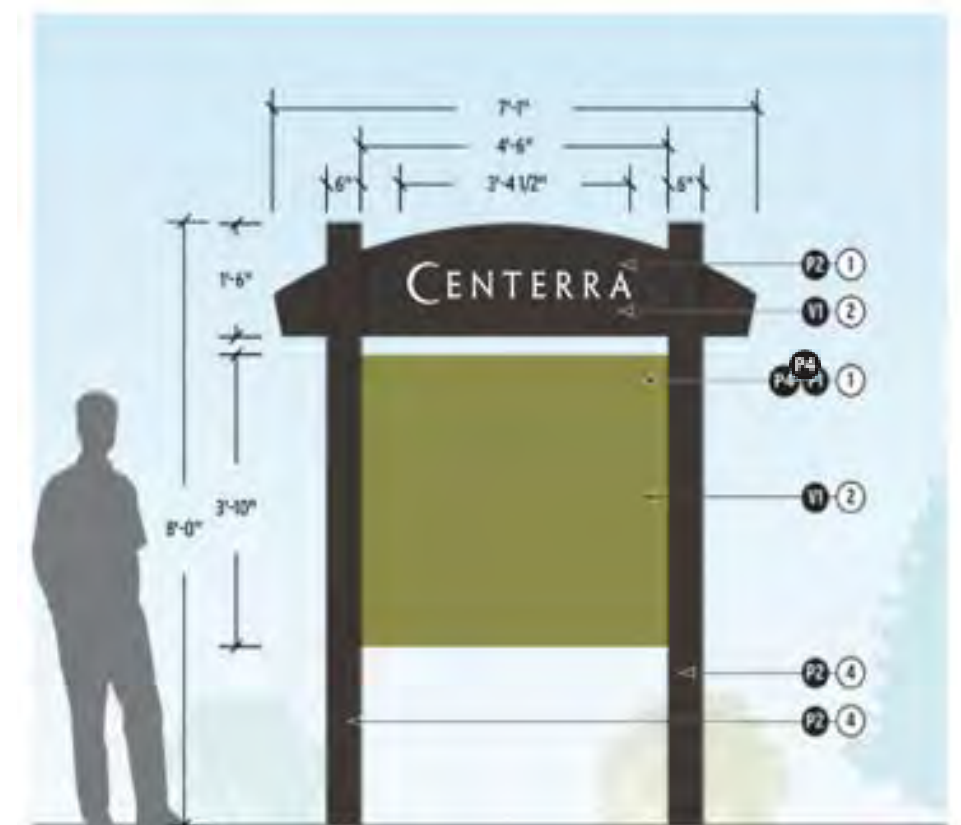
Sign shop drawings for each sign are required to be submitted to the Centerra DRC for review and approval.



OPTION B



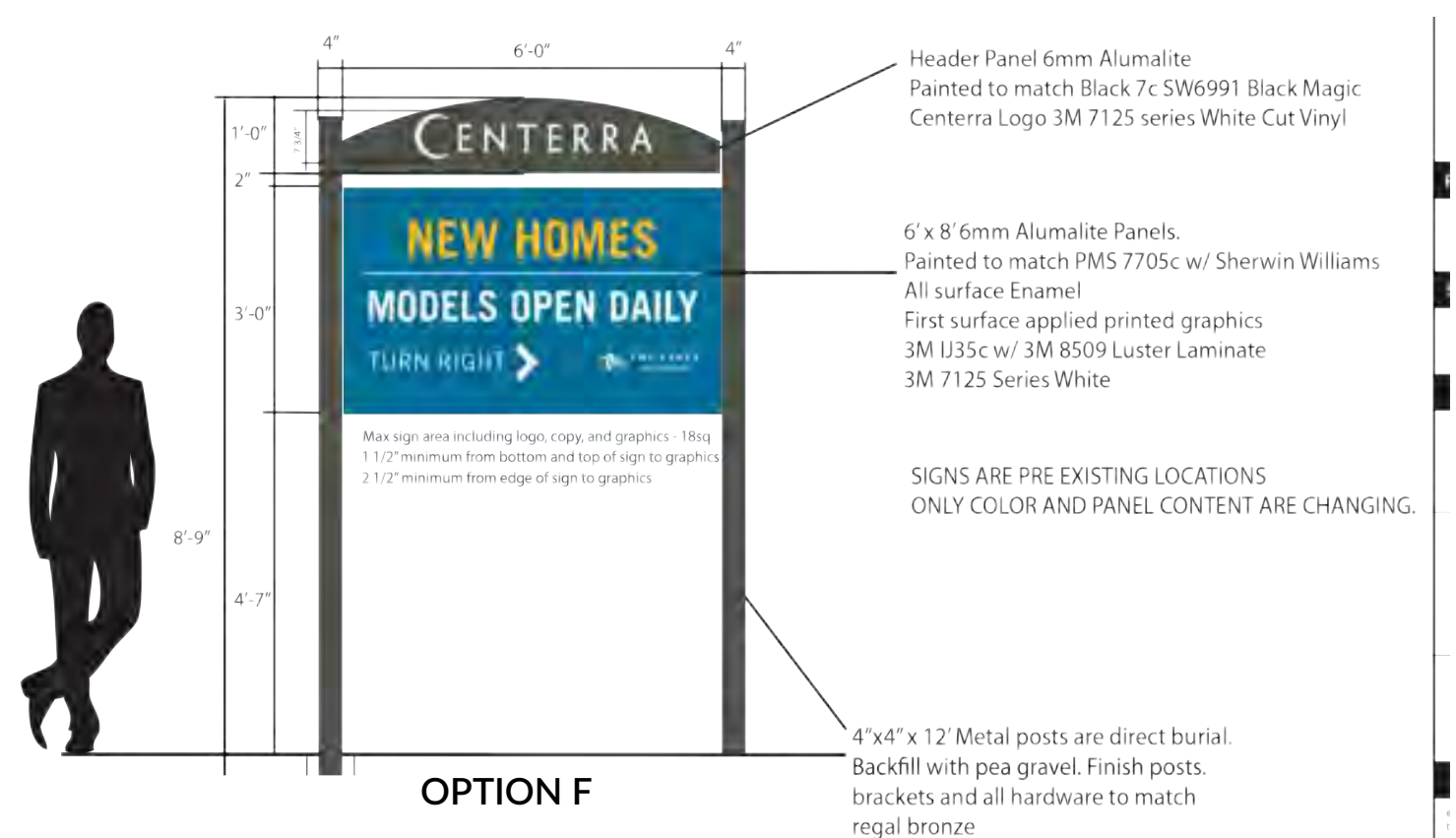
OPTION C



OPTION D



OPTION E



OPTION F

Residential Marketing Pillar Signs (RMP)

Purpose:

RMP Signs are meant to inform potential residents about available residential product such as “For Lease” units, “For Sale” units, etc. and to communicate neighborhood/campus attributes such as amenities, themes, etc.

Location:

RMP Signs are allowed at the public entrances of multi-family residential developments and at single-family attached and single-family detached model home complexes. (Builder Model Home Complex is defined as a minimum of two model homes in one location by the same builder.)

Unifying Elements:

The following four sign characteristics will be strictly controlled:

- **Materials:** Decorative wood post with cap/finial design, and coordinating decorative metal brackets for top and bottom installation or vertical support for side installation. Panels shall be aluminum, metal or aluminite.
- **Sign Type:** Vertical Sign with sign panel attached to the side of a single pole.
- **Colors:** Uniform colors for posts and brackets are required. For all signs, panels shall have consistent coordinated design theme.
- **Lighting:** RMP Signs will not be illuminated.

Sign Area: Maximum sign area: 20 square feet per face, maximum 40 square feet for double-sided sign.

General Note: Landscape is not required around these signs.

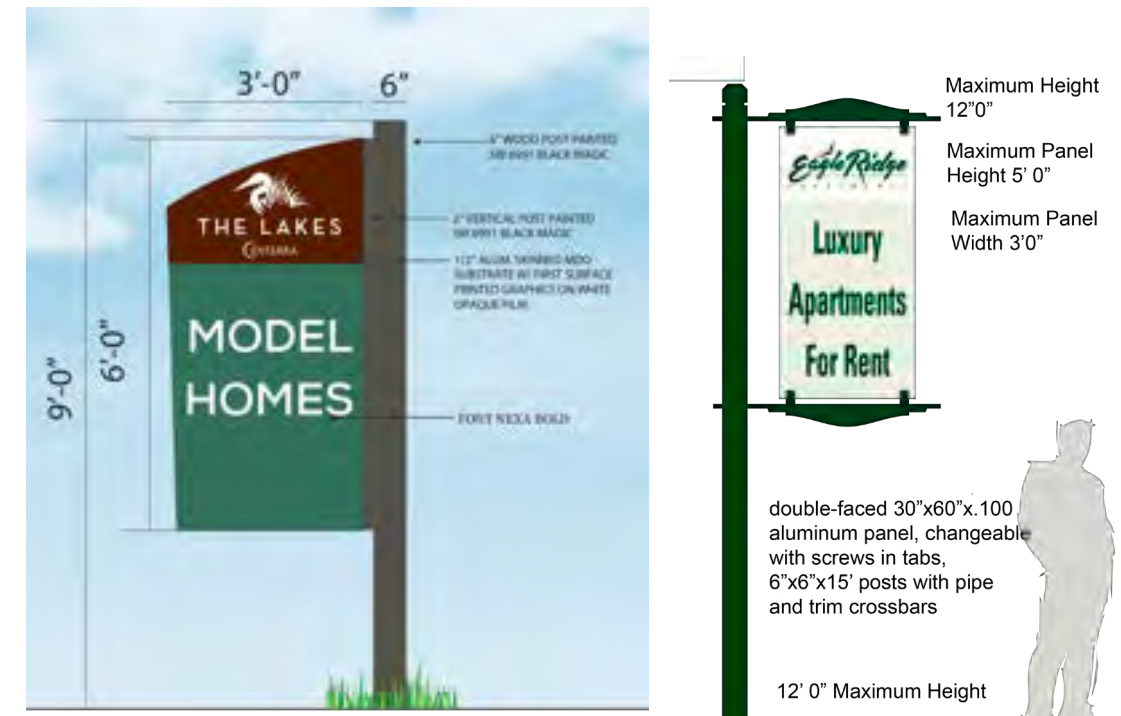
Number: Maximum of two signs per multi-family residential development public entrance. Maximum four signs per each multi-family residential development. Maximum of three signs per each Builder Model Home Complex in single-family attached and single-family detached residential developments.

Height/Width: Maximum sign height shall be 12 feet. Maximum width of sign panel shall be 3 feet (excluding decorative brackets and posts).

Sign Language: The language of each sign face must be submitted to the Centerra DRC for review and approval prior to installation or refurbishment. The language shall be related to the available product and amenities such as “Apartments for Lease”, “Condominiums for Sale”, “Lakefront Mountain Views”, “Pool, Spa and Community Garden Included”, “Model Homes”, “Homes for Sale”, Builder Name and Logo, “Low \$400s”, etc. No transaction related language shall be permitted such as “Hot Deals”, “Ask About Our Move In Specials”, “0% Money Down”, “Free First Month’s Rent”, etc.

Duration: RMP Signs may remain on site permanently for multi-family residential properties where units are “For Lease”. RMP Signs used at residential neighborhoods that are “For Sale” may only remain during the initial sales activity period of the newly constructed units or until the model homes are sold to a home buyer for occupancy. These signs are not intended to be permanently placed at “For Sale” communities. A City of Loveland Temporary Sign Permit is required for Builder Model Home Complex RMP Signs.

Sample of Multifamily Residential Marketing Pillar Signs



Sample of Single-Family Attached and Single-Family Detached - Residential Marketing Pillar Signs



Single-Family Attached and Single-Family Detached Residential Builder Model Home Complex Flag Poles

Flagpoles are limited to a total of two per Builder Model Home complex for each builder. Flags are limited to the U.S. flag and one corporate/identity flag. The proposed flags and pole locations must be submitted to the Design Review Committee (“DRC”) for review. Installation of poles shall not occur without DRC approval.

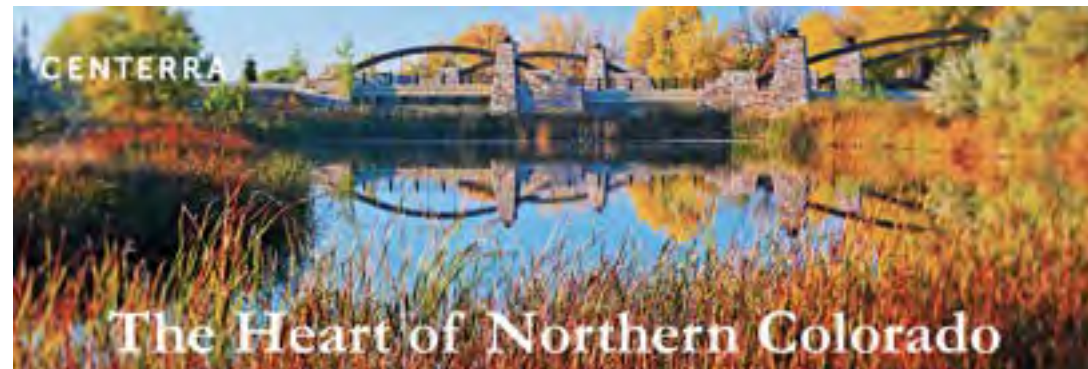
Poles shall be constructed of seamless metal tubing.

Black, dark bronze or brushed aluminum are approved colors.

Poles shall not exceed 25’ in height. Flags shall not exceed 5’ x 8’ in size.

Uplit illumination of flag poles is prohibited. If illuminated, flag poles must be illuminated using a downlit fixture like the Beacon fixture or similar.

Temporary Construction Fence Signs - Alternating Panel Message Example:



Temporary Construction Fence Signs

Purpose:

Wind screen fabric is required for construction fences that are adjacent to the public rights of way, trails, other occupied buildings, etc. in order to help contain blowing debris from the building site. Graphics may be used on the wind screen fabric to identify future development and promote community-wide branding and messages.

Location:

Temporary construction fence signs are only allowed on construction fences for new buildings. All signs have a 0’ minimum setback from the public right of way.

Unifying Elements:

The following four sign characteristics will be strictly controlled: materials, sign type, color and lighting. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

- **Materials:** High tenacity polyester mesh minimum 8 oz. weight, vinyl or acrylic lacquer coated, hemmed edges with grommets on both top and bottom at 24” o.c. minimum.
- **Sign Type:** High quality graphics utilizing high resolution vector art images and printed with UV stabilized ink.
- **Lighting:** All signs will not be illuminated.
- **Color:** Centerra community panels shall incorporate community photos and images utilizing the Centerra Brand Standards, logo and color palette below. Other sign panels must blend with complimentary design and colors to the Centerra panels.

Sign Area, Height and Width:

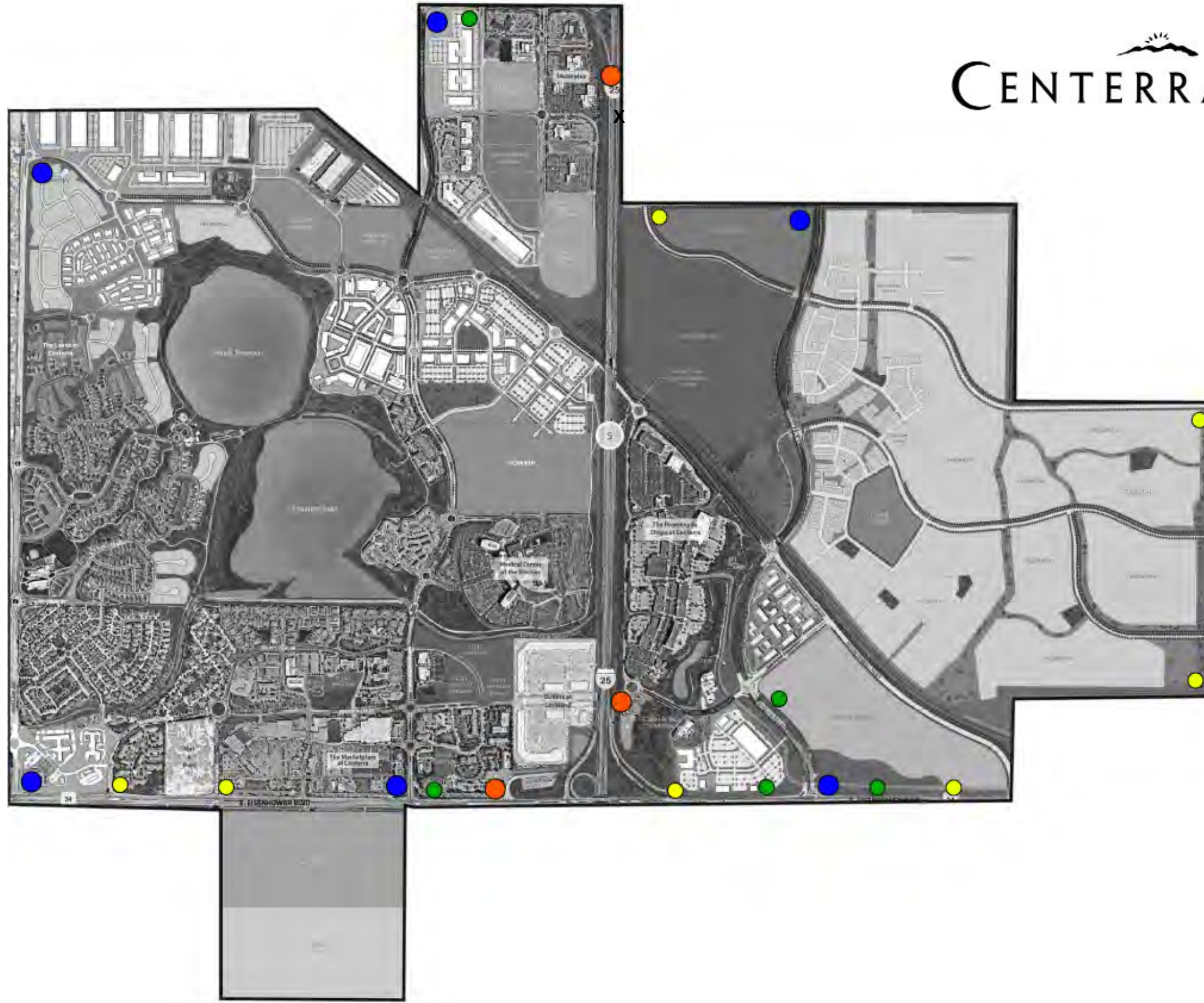
Signs shall be a maximum 6’ height and may cover the length of the construction fence which faces a public right of way, trail, or occupied building.

Number:

Each construction site for a new building shall be allowed to have temporary construction fence signs.

Message:

1. A minimum of 50% of the sign area must provide Centerra community information which may include but is not limited to community photos, Centerra logo, current community marketing campaign graphics and/or community event information.
2. The remaining sign area may include the construction project name, building illustrations, graphics related to the new building occupant’s business (logos, products, services), development team information (names and logos for the owner, architect, contractor, lender, etc. related to the new building construction), graphics related to the larger campus or center in which the new building is located (for example – Motorplex, Promenade Shops, Medical Center of the Rockies, Fox Trail Office Condominiums, etc.).
3. The following shall be prohibited: The advertising of any business (logos, products and services) which will not be located in the new building under construction on the site except as specified in item two above.



LEGEND

- Centerra Boundary Markers
- Centerra I.D. Primary
- Centerra I.D. Secondary
- Community Vehicular Directional Signs

Signage Plan- Sign locations depicted on this map are conceptual only. Final sign locations will be determined with future sign permit applications. This planned sign program may be revised and /or amended with the approval of the DRC and the City of Loveland Current Planning Manager.





Project Identification and Real Estate Sign (Temporary) - Size A



Project Identification and Real Estate Sign (Temporary) - Size B



Project Identification and Real Estate Sign (Temporary) - Size C



Project Identification and Real Estate Sign (Temporary) - Size D



Project Identification and Real Estate Sign (Temporary) - Size E



Project Identification and Real Estate Sign (Temporary) - Size G



Community Vehicular Directional Sign - Size A



Community Vehicular Directional Sign - Size B



Community Vehicular Directional Sign - Size C



Community Vehicular Directional Sign - Size D



Community Vehicular Directional Sign - Size E



Community Vehicular Directional Sign - Size F



Centerra Primary I.D. - Option A



Centerra Boundary Monument



Centerra Primary I.D. - Option B



Centerra Secondary I.D.

Motorplex Centerra Planned Sign Program

PURPOSE

The purpose of this sign program is to promote design excellence for Motorplex Centerra's overall graphic image, and to encourage tenants to create high quality signage that is compatible with their specific brand. Signs in this program are envisioned to represent the automotive retail industry while maintaining a visual link to the overall Centerra environment.

APPLICABILITY

This planned sign program applies to signs within the Motorplex Centerra premise defined as the boundaries of which are denoted on page 2 of 7 and are defined as: Myers Group Partnership #949 2nd Subdivision (Lot 1, Block 1) (Outlots A & B) and Myers Group Partnership #949 3rd Subdivision (Lot 3 - Block 1) (Lots 1,2,3,4,5 - Block 2) (Lots 1,2 - Block 3) (Lots 1,2,3,4,5 - Block 4) (Lots 1,2,3,4,5,6,7 - Block 5) (Outlots A & B), with the exception of signs indicated otherwise. These guidelines supersede section 18.50.100.A of the City of Loveland Sign Code and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland sign code, Chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the City of Loveland code will apply.

The following sign types are addressed in this document:

- Sign Type TM – Motorplex Tenant Monuments - (page 3 of 15)
- Sign Type TD – Motorplex Tenant Wall Mounted Display Signs - (page 4 of 15)
- Sign Type TB – Motorplex Tenant Wall Mounted Building Signs - (page 5 of 15)
- Sign Type E – Motorplex Entry Project ID sign - (page 7 of 15)
- Sign Type M – Motorplex I-25 Project ID sign - (page 8 of 15)
- Sign Type TW – Tenant Wayfinding Sign - (page 6 of 15)

TOTAL ALLOWABLE SIGN AREA

Total allowable sign area for each sign type shall be calculated per the individual sign guidelines set forth in this document.

AMENDMENTS OF THE PLANNED SIGN PROGRAM

The City of Loveland Current Planning Manager may approve minor changes to this planned sign program administratively, provided the changes do not result in an increase in the cumulative total allowable sign area by more than 10% or increased sign height or size. All revisions to this planned sign program are subject to approval by the Centerra DRC.

APPROVAL PROCESS

Applications for sign permits shall be submitted to the City of Loveland Building Department.

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

1. Complete Millennium sign permit application
2. Sign Location Map (must be scalable and show setback dimensions)
May be one of the following:
 - Plat of property indicating proposed sign location
 - An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
 - Aerial photograph showing proposed sign location
3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height
4. Landscape plan for signs required to be located within landscape areas-per this sign program
5. Letter of approval from the Centerra DRC

NOTE: A licensed sign contractor with the City of Loveland must fabricate all illuminated signs. A licensed contractor or sign contractor with the City of Loveland must install all non-illuminated signs.

The requirement that temporary and permanent community signs be located on a site with a City approved project or City approved development shall be satisfied by the approved Motorplex Centerra premise. Signs located within the Motorplex Centerra shall be considered within the premise for purposes of the Centerra planned sign program.

REVISIONS TO MOTORPLEX CENTERRA PLANNED SIGN PROGRAM December 9, 2008

PURPOSE

A Marketing Sign Program was amended into the Motorplex Centerra Planned Sign Program December 9, 2008. The purpose of the amendment is to give the dealers at the Motorplex additional tools and more flexibility to market the Motorplex District and their individual dealerships with the intent to increase awareness and traffic to the Motorplex and the individual dealerships. Only the approved sign options A-E are allowed.

The following sign type addressed in the revised document:

- Sign Type MK – Motorplex Marketing Sign Program - (page 9 -15 of 15)



NOTE: This sign is NOT a part of the Motorplex Planned Sign Program.

Centerra Boundary Marker

*This sign was approved by variance on 9/26/05.

NOTE on TD signs: Any dealer within the Motorplex shall be permitted to put a sign (or signs) on the display pads (based on the criteria for this sign type explained in full on pg.4). Use of the display pads are not limited to the closest dealers.

*This sign was approved by variance on 9/26/05.

Shaded areas show general potential locations for TM signs.

NOTE: Locations shown are proposed locations only. Final locations to be determined.

LEGEND

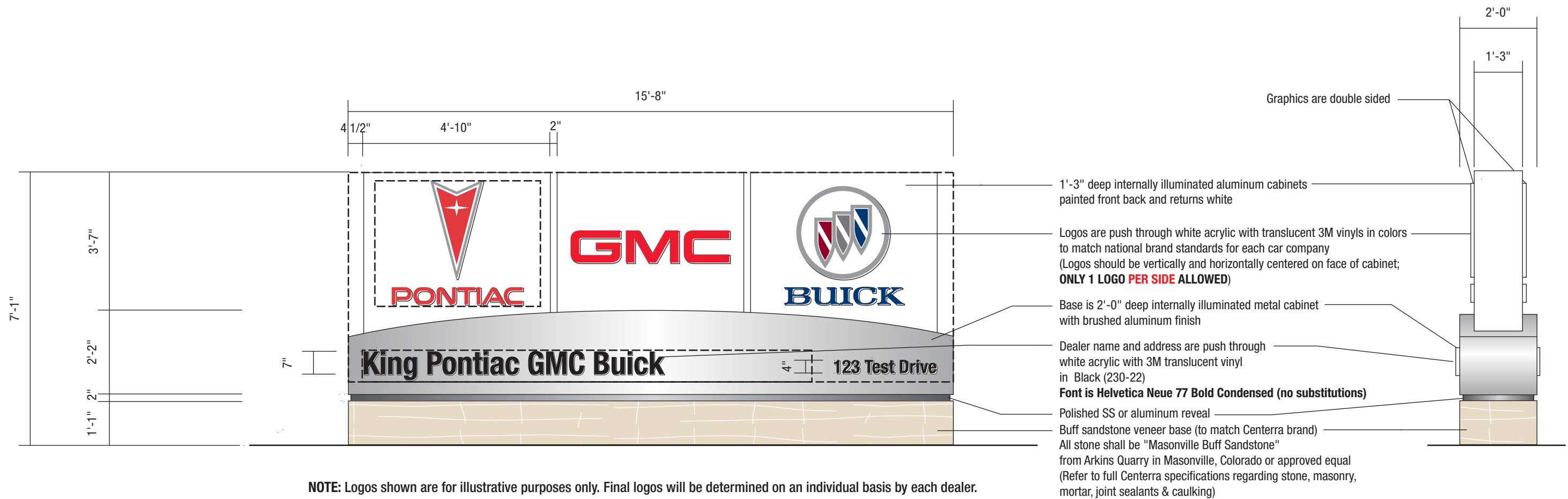
- M** Motorplex I-25 Project ID sign
- E** Motorplex Entry Project ID sign
- TD** Tenant Display sign

MOTORPLEX

CENTERRA

Motorplex Centerra Planned Sign Program

LOCATION PLAN



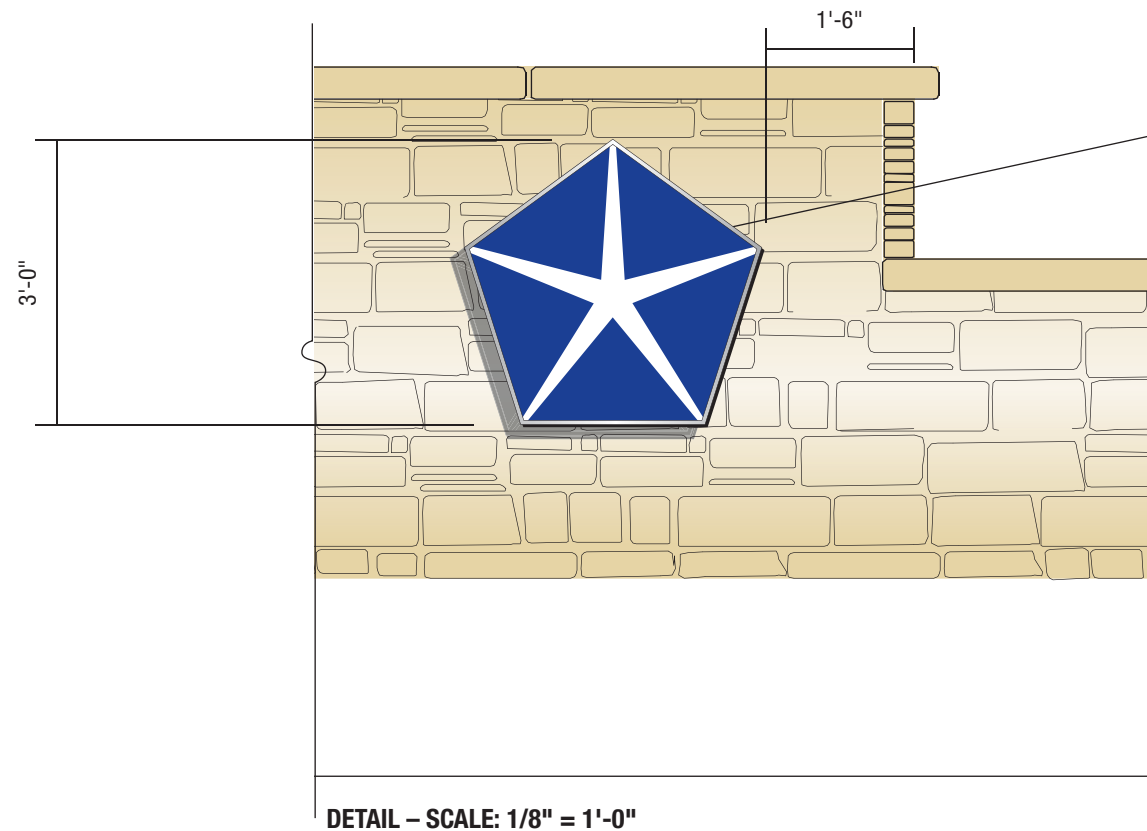
NOTE: Logos shown are for illustrative purposes only. Final logos will be determined on an individual basis by each dealer.

- Graphics are double sided
- 1'-3" deep internally illuminated aluminum cabinets painted front back and returns white
- Logos are push through white acrylic with translucent 3M vinyls in colors to match national brand standards for each car company (Logos should be vertically and horizontally centered on face of cabinet; **ONLY 1 LOGO PER SIDE ALLOWED**)
- Base is 2'-0" deep internally illuminated metal cabinet with brushed aluminum finish
- Dealer name and address are push through white acrylic with 3M translucent vinyl in Black (230-22)
Font is Helvetica Neue 77 Bold Condensed (no substitutions)
- Polished SS or aluminum reveal
- Buff sandstone veneer base (to match Centerra brand)
All stone shall be "Masonville Buff Sandstone" from Arkins Quarry in Masonville, Colorado or approved equal (Refer to full Centerra specifications regarding stone, masonry, mortar, joint sealants & caulking)

MAXIMUM DEALER NAME SQUARE FOOTAGE: 9.7
MAXIMUM LOGO SQUARE FOOTAGE (PER MODULE): 14
MAXIMUM SIGN AREA PER SIDE: 85
MAXIMUM TOTAL SIGN AREA: 170 (per double faced sign)

- A. UNIFYING ELEMENTS** – The following four sign characteristics will be strictly controlled: Materials, illumination, sign type, and shape. By controlling these elements, unity and coordination will be achieved throughout the site.
- 1. MATERIALS:** All Freestanding Tenant Monument Signs will include a stone base matching the Centerra stone masonry specification. All TM signs will also include a brushed aluminum finish internally illuminated cabinet and a maximum of 3 aluminum cabinet logo modules painted white. No color substitutions will be allowed on these finishes so that all logos will appear on the same color background.
 - 2. ILLUMINATION:** All Freestanding Tenant Monument Signs will be internally illuminated with white neon. Only copy and logos will illuminate.
 - 3. SIGN TYPE:** All copy and logos on Freestanding Tenant Monument Signs shall be white acrylic protruding through openings routed out of the metal face, creating an appearance of individual letters or graphics. Layers of 3M translucent vinyl shall be added to the face of copy and graphics to add color to the illumination.
 - 4. SHAPE:** All Freestanding Tenant Monument Signs shall be the same design, size & shape.

- B. NUMBER** – One Freestanding Tenant Monument Sign shall be allowed per lot per street frontage or a maximum of two per site.
- C. SIGN AREA** – The maximum sign area of any Freestanding Tenant Monument Sign shall be eighty five square feet per side and one hundred seventy square feet when double-sided and three hundred forty square feet for sites with two signs
- D. LOCATION** – All Freestanding Tenant Monument Signs shall be located perpendicular to Byrd Drive or Test Drive (if two buildings are located on one site) twenty-nine and a half feet from the back of the curb at the appropriate Tenant entrance and will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.
- E. SETBACK** – All Freestanding Tenant Monument Signs shall be setback twenty-nine and a half feet from the back of the curb.
- F. SEPARATION** – A minimum of seventy-five linear feet must be between any two freestanding signs.



6" deep internally illuminated cabinet with push through forms or pan channel form with white acrylic face.
National car brand appropriate colors in translucent vinyl applied to acrylic face.
All returns and trimcaps are brushed aluminum.

Signs installed 1'-6" from edge of display wall
(Right side car display area – install 1'-6" from LEFT edge; Left side car display area – install 1'-6" from RIGHT edge)
and 4" from the bottom of the lip for greatest visibility

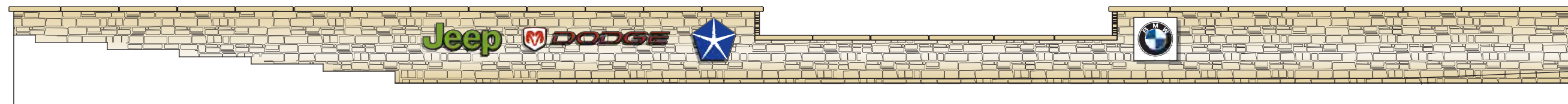
In the case of a multiple brand dealership, the logos should be centered vertically as a group, and mounted 4" from the bottom of the lip to the top of the tallest logo.
A minimum of 1'-0" should be between any two logos

Signs are a maximum of 3'-0" high and may not exceed a maximum of 20 sq. ft.

MAXIMUM SQUARE FOOTAGE (PER SIGN): 20

DETAIL – SCALE: 1/8" = 1'-0"

NOTE: Logos shown are for illustrative purposes only. Final logos will be determined on an individual basis by each dealer.



EXAMPLE CAR DISPLAY WALL FOR TWO TENANTS – FULL ELEVATION – SCALE: 1/8" = 1'-0"

A. UNIFYING ELEMENTS – The following four sign characteristics will be strictly controlled: Materials, illumination, sign type, and location. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: All Freestanding Tenant Vehicle Display Signs shall be internally illuminated aluminum forms with acrylic faces. All Wall-Mounted Tenant Display Signs are mounted on a background of Centerra signature buff stone.

2. ILLUMINATION: All Freestanding Tenant Vehicle Display Signs will be internally illuminated with white neon.

3. SIGN TYPE: All Freestanding Tenant Vehicle Display Signs shall be either an internally illuminated pan channel form with white acrylic faces **OR** an internally illuminated cabinet with push through acrylic forms. Layers of translucent vinyl may be added to the acrylic faces to add color to the illumination. (In either scenario, **ONLY THE LOGO WILL ILLUMINATE.**) Freestanding Tenant Vehicle Display Signs will consist of a Tenant's logomark only without any additional lettering, with the exception of national car brands whose official logomark consists of lettering (i.e. Jeep). No local Dealer names will be allowed. Nationally recognized auto retail brands that are not car brand specific (i.e. Carmax, Autonation) can choose to represent themselves with their national retail logo instead of a specific car brand logo(s). They cannot do both.

4. LOCATION: All Freestanding Tenant Vehicle Display Signs will be located on the face of the Tenant Car Display Wall mounted one foot six inches from the nearest edge and four inches from the lip of the wall cap.

B. NUMBER – A maximum of six Freestanding Tenant Vehicle Display Signs shall be allowed per two-tenant display pad. A maximum of three Freestanding Tenant Vehicle Display Signs shall be allowed per single-tenant display pad. Single car brand tenants shall be allowed a maximum of one sign per display pad. Multiple car brand tenants shall be allowed a maximum of three signs per display pad, with no one logo repeated on a display pad.

C. SIGN AREA – The maximum sign area of any one Freestanding Tenant Vehicle Display Sign shall be twenty square feet. The maximum total sign area of a car display pad shall be one-hundred and twenty square feet and sixty square feet maximum per dealer.

D. HEIGHT – The maximum height of any Freestanding Tenant Vehicle Display Sign shall be three feet.

E. SEPARATION ON DISPLAY WALL – A minimum of one linear foot must be between any two Freestanding Tenant Vehicle Display Signs mounted on the same wall face. (This circumstance shall only occur when there exists multiple car brands under one dealership.)



EXAMPLE OF WALL MOUNTED BUILDING SIGNS (FOR ILLUSTRATIVE PURPOSES ONLY)



EXAMPLE OF WALL MOUNTED BUILDING SIGNS (FOR ILLUSTRATIVE PURPOSES ONLY)



EXAMPLE OF WALL MOUNTED BUILDING SIGNS (FOR ILLUSTRATIVE PURPOSES ONLY)

A. UNIFYING ELEMENTS – The following two sign characteristics will be strictly controlled: Materials and illumination. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: All Wall-Mounted Tenant Building Signs shall be internally illuminated aluminum forms with white acrylic faces.

2. ILLUMINATION: All Wall-Mounted Tenant Building Signs shall be internally illuminated with white neon.

B. SIGN TYPE – All Wall-Mounted Tenant Building Signs shall be either internally illuminated pan channel form(s) with acrylic faces **OR** an internally illuminated cabinet with push through acrylic forms. In the case of a cabinet sign type, the face of the cabinet (the background area that the logo and/or lettering push through) must be painted White. Layers of translucent vinyl may be added to either the push through acrylic faces or the pan-channel acrylic faces to add color to the illumination. (In either scenario, **ONLY THE LOGO AND/OR LETTERING WILL ILLUMINATE.**)

C. NUMBER – No logo or dealer name may be repeated on a building elevation.

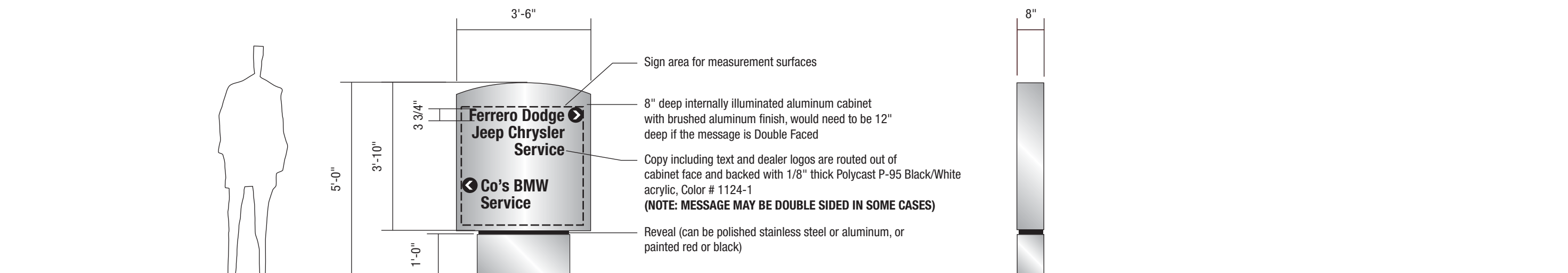
D. TOTAL ALLOWABLE SIGN AREA – Total allowable maximum sign area shall be 330 square feet. A maximum of 165 square feet of sign area shall be allowed on any one elevation. If a building frontage is less than 82.5 linear feet, then the maximum allowable sign area for that elevation shall be equal to two square feet per one linear foot of building frontage.

E. LOCATION – The Wall Mounted Tenant Building Signs located on a single building elevation may be located centered horizontally on one line of sight or they may be located at differing heights. The Motorplex DRC reserves the right to approve final placement of all Wall Mounted Tenant Building Signs on a case by case basis based on what is visually appropriate for each building facade.



Motorplex Centerra Planned Sign Program

SIGN TYPE TB – TENANT WALL MOUNTED BUILDING SIGN



NOTE: Copy shown is for illustrative purposes only. Final copy will be determined on an individual basis by each dealer.

MAXIMUM SIGN AREA PER SIDE: 12.5

MAXIMUM TOTAL SIGN AREA: 25 (per double faced sign)

A. UNIFYING ELEMENTS – The following four sign characteristics will be strictly controlled: Materials, illumination, sign type, and shape. By controlling these elements, unity and coordination will be achieved throughout the site.

- 1. MATERIALS:** All Tenant Wayfinding Signs will include a brushed aluminum finish internally illuminated cabinet. No color substitutions will be allowed.
- 2. ILLUMINATION:** All Tenant Wayfinding Signs will be internally illuminated with white neon. Only copy will illuminate.
- 3. SIGN TYPE:** All copy on Tenant Wayfinding Signs shall be routed out of the metal face and backed with white acrylic. Black 3M translucent vinyl shall be added to the face of copy to add color to the illumination.
- 4. SHAPE:** Tenant Wayfinding Signs shall be the same design, size & shape.

B. NUMBER – One Tenant Wayfinding Sign shall be allowed per entry drive. The number of Tenant wayfinding signs will vary upon individual dealer site plans.

C. SIGN AREA – The maximum sign area of any Tenant Wayfinding Signs shall be twelve and one half square feet per side and twenty-six square feet when double-sided. Total sign area for each dealer's wayfinding sign shall not exceed One Hundred twenty-five square feet.

D. LOCATION – All Tenant Wayfinding Signs shall be located at entry drives perpendicular to Byrd Drive, Test Drive, Test Circle and Precision Drive and will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed. On site sign locations shall be based on individual site plan layouts.

E. SETBACK – All Tenant Wayfinding Signs shall not be located within the public right of way or public utility easements.

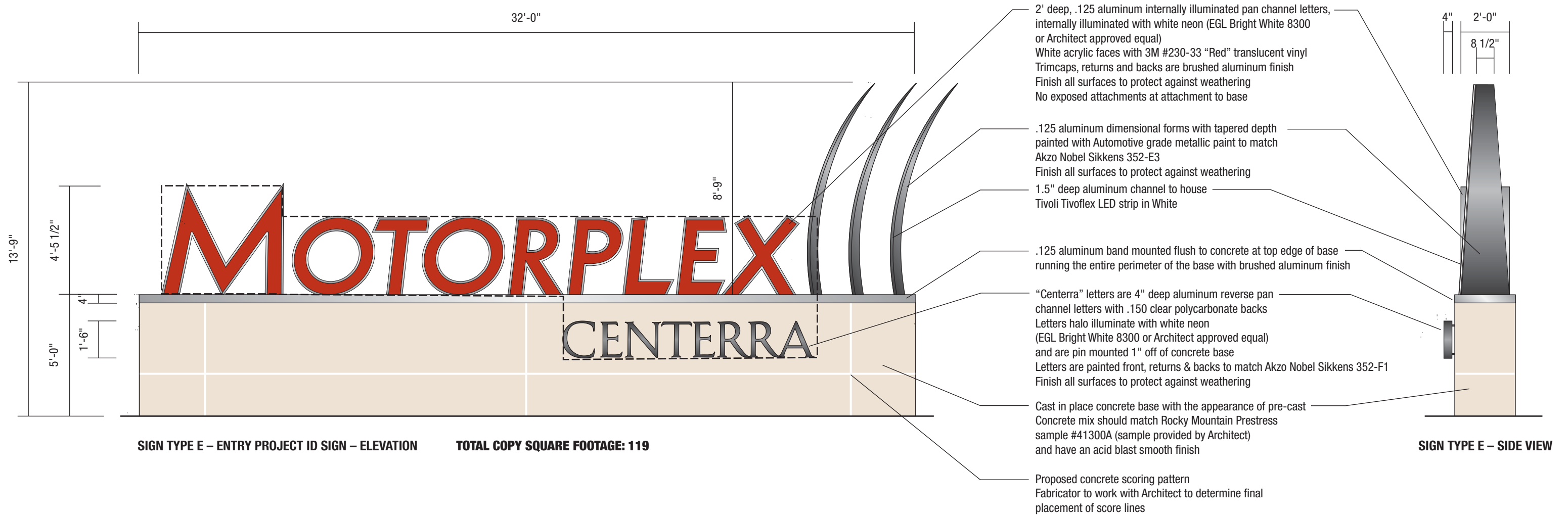
F. SEPARATION – A minimum of seventy-five linear feet must be between any two Tenant Wayfinding Signs.



Motorplex Centerra Planned Sign Program

SIGN TYPE TW – TENANT WAYFINDING SIGN

*This sign was approved by variance on 9/26/05.



A. SIGN ELEMENTS

- 1. MATERIALS:** The Entry Project ID sign shall consist of internally illuminated aluminum letters with red faces and brushed aluminum trim caps and returns, a natural buff colored concrete base and Automotive Dark Grey painted "Centerra" letters and sculptural blades.
- 2. ILLUMINATION:** The "Motorplex" letters shall be internally illuminated with white neon. The "Centerra" letters shall be halo-illuminated with white neon. The sculptural blades shall be edge-illuminated with White Tivoli Tivoflex LED strips. (A channel will conceal the actual light source so that only a glow can be seen)

B. NUMBER – Only 1 Entry Project ID sign shall be allowed.

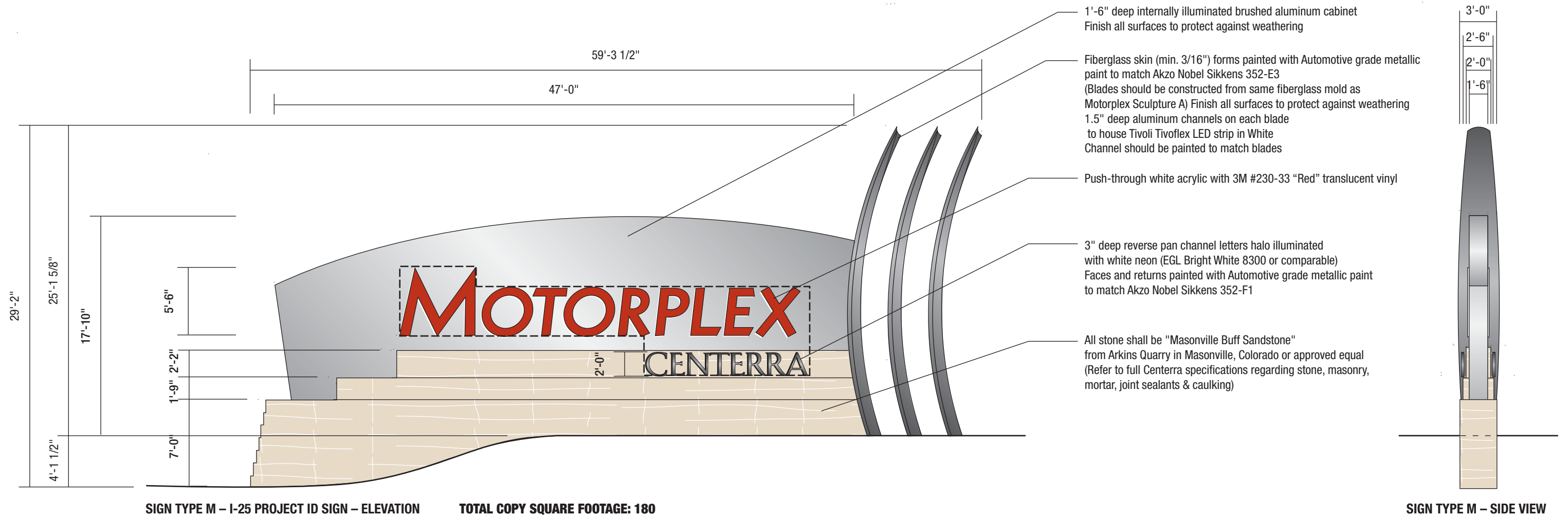
C. HEIGHT – The overall height of the Entry Project ID sign shall be thirteen feet nine inches.



Motorplex Centerra Planned Sign Program

SIGN TYPE E – ENTRY PROJECT ID SIGN

*This sign was approved by variance on 9/26/05.



A. SIGN ELEMENTS

- 1. MATERIALS:** The I-25 Project ID sign shall consist of an internally illuminated brushed aluminum cabinet with push through red acrylic letters, a stone base to match Centerra brand masonry and Automotive Dark Grey painted "Centerra" letters and sculptural blades.
- 2. ILLUMINATION:** The "Motorplex" letters shall be push through letters internally illuminated with white neon. The "Centerra" letters shall be halo-illuminated with white neon. The sculptural blades shall be edge-illuminated with White Tivoli Tivoflex LED strips. (A channel will conceal the actual light source so that only a glow can be seen)

B. NUMBER – Only 1 I-25 Project ID sign shall be allowed.

C. HEIGHT – The overall height of the I-25 Project ID sign shall be twenty-nine feet two inches.



Motorplex Centerra Planned Sign Program

SIGN TYPE M – I-25 PROJECT ID SIGN

A. Flag Display on I-25 Display Pads



B. Banner Display on Internal Motorplex Streets Display



C. Dealer Parking Lot Banner Display



A. Flag Display on I-25 Display Pads

1. ELEMENTS

a. MATERIALS: Bronze satin finish internal halyard rope or cable system poles. Flags must be made from a durable commercial-grade polyester and be professionally produced. Flags may include any variety of the following: the US, State of Colorado, City of Loveland, Larimer County or Motorplex logo with the intent to add color and motion to the display pads.

b. ILLUMINATION: An American flag displayed at night must be illuminated. Only down lighting is permitted and will be accomplished by installing a Flagpole Beacon-like fixture or similar down lighting fixture approved by the DRC. Only the American flag is approved for illumination.

2. FLAG POLE NUMBER/HEIGHT – Each flag display will contain three flag poles. The center flag pole may be no taller than 25’ and the outer two flag poles on each display pad may be no taller than 20’. A maximum of 28 flags, three flags on nine display pads (at full build-out) and one American flag on the King GMC display pad on Crossroads, are permitted.

3. FLAG SIZE - The flag on the 25’ pole may not exceed 5’ x 8’ or 40 sq. ft. The other flags on the 20’ poles may not exceed 4’ x 6’ or 24 sq. ft.

4. REQUIREMENTS - The owner of each display pad must obtain a sign permit from the City of Loveland for each of the display pads to install the flags.

B. Light Pole Banner Display on Internal Motorplex Streets

1. ELEMENTS

a. MATERIALS: Banners may display the Motorplex logo with an artistic background, auto-related imagery or be seasonal in nature, but may not include specific brands, dealer names, advertising or sales messaging. DRC approval of the artwork is not required as long as the banners meet the above requirements. Banners may be changed as often as the dealers see fit. All banners will be identical and made from a commercial-grade durable fabric. All mounting hardware must be painted to match the light pole color.

2. SEPERATION - A minimum of twenty-five feet must be between any two banners.

3. HEIGHT – Banners will be no larger then 36” x 72”. Banners should be mounted at least 15’ from the ground.

4. LOCATION - The banner program utilizes existing streetlights with the approval of the City of Loveland. Banners are approved for Byrd Drive, Test Drive up to the Precision Drive intersection on Test Circle to the southeast corner of the Davidson Dealership (see figure A).

5. REQUIREMENTS - The banner display owner must obtain a sign permit for the initial installation of the banners. In addition, the owner must obtain an encroachment permit as well as a utility work permit and a use agreement from the City of Loveland Water and Power Department.

C. Dealer Parking Lot Banner Display

1. ELEMENTS

a. MATERIALS: Banners must be professionally produced from a durable material and professionally mounted. All mounting hardware must be painted to match the light pole color.

b. CONTENT: The banners may utilize Motorplex branding, vehicle branding or manufacturer branding and messaging. Messaging can include dealership name, logo, tag line, manufacturer-required signs to distinguish a certain area on the dealership lot (such as Certified Pre-Owned Vehicles) and a dealer-sponsored community events (such as the Susan G. Komen Event). Messaging does NOT include sales content or advertising messages. DRC approval of the artwork is not required as long as the banners meet the above requirements. Banners on each lot do not need to follow or adhere to any overall Motorplex design theme; however, all banners must be professionally produced.

2. HEIGHT – Banners may be no larger then 36” x 72”. Banners must be mounted at the same height on each light pole.

4. LOCATION - On-site dealership banners are restricted to the interior of the inventory lots and may not be installed on any front row light poles. Each dealership facility shall be allowed to install a maximum of 33% of approved light poles or up to six banners, whichever is greater (see individual dealership photometric plans indicating approved dealership light poles).

5. RESTRICTIONS - The banner display owner must obtain a sign permit for the initial installation of the banners. The sign area devoted to the proposed dealership light pole banners will be counted against total sign area allowed for the business as counted by the City of Loveland.

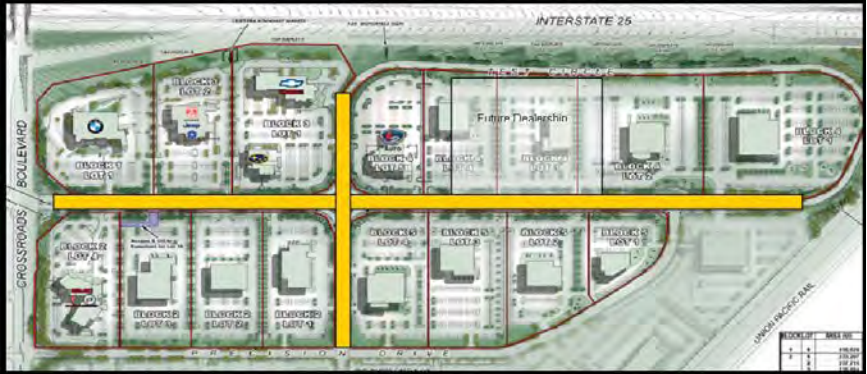


Figure A. - Light Pole Banner Display Locations in Yellow



Motorplex Centerra Planned Sign Program

SIGN TYPE MK –Marketing Sign Program

D. On-Lot Temporary Manufacturer Banner Display Site



E. On-Vehicle Displays



D. On-Lot Temporary Manufacturer Banner Display Site

- 1. DESCRIPTION** - Each dealership facility may have a maximum of one semi-permanent banner location for the express purpose of displaying manufacturer-required promotional banners only. All banners must be professionally produced. Banners are to be hung using zip- ties or ball bungees via eye bolts or strung via cable.
- 2. MATERIALS** - Approved 6' Tuff'n Lite composite posts that stake into the ground as the sign size dictates within the approved location.
- 2. NUMBER** - Banner display pads are limited to one site per dealership facility.
- 3. HEIGHT** - Banners may not exceed 100 sq ft per the City of Loveland sign code. The posts above ground cannot exceed a height of 60". Banners must be kept at ground level to reduce the effects of weather damage.
- 4. CONDITIONS** - Manufacturer-required banners would not need DRC approval as long as they are professionally produced, contain relevant information to a factory/corporate sponsored promotion, do not contain offensive or inappropriate material, and are repaired or removed promptly when they become ragged. In addition, banners must be removed temporarily if weather conditions make the banner a safety hazard, i.e. high winds, blowing snow, etc. Each dealership must obtain a sign permit for the initial installation. The sign designation is temporary and therefore would not be counted against total allowable sign area for each dealership.
- 5. LOCATIONS** - Approved locations are on Byrd Drive only with each banner at a slightly north facing angle (see figure B). The approved location is a 25' x 3' marked box approved by the DRC and marked by the landscaping company to make sure the site does not interfere with irrigation systems.

E. On-Vehicle Displays

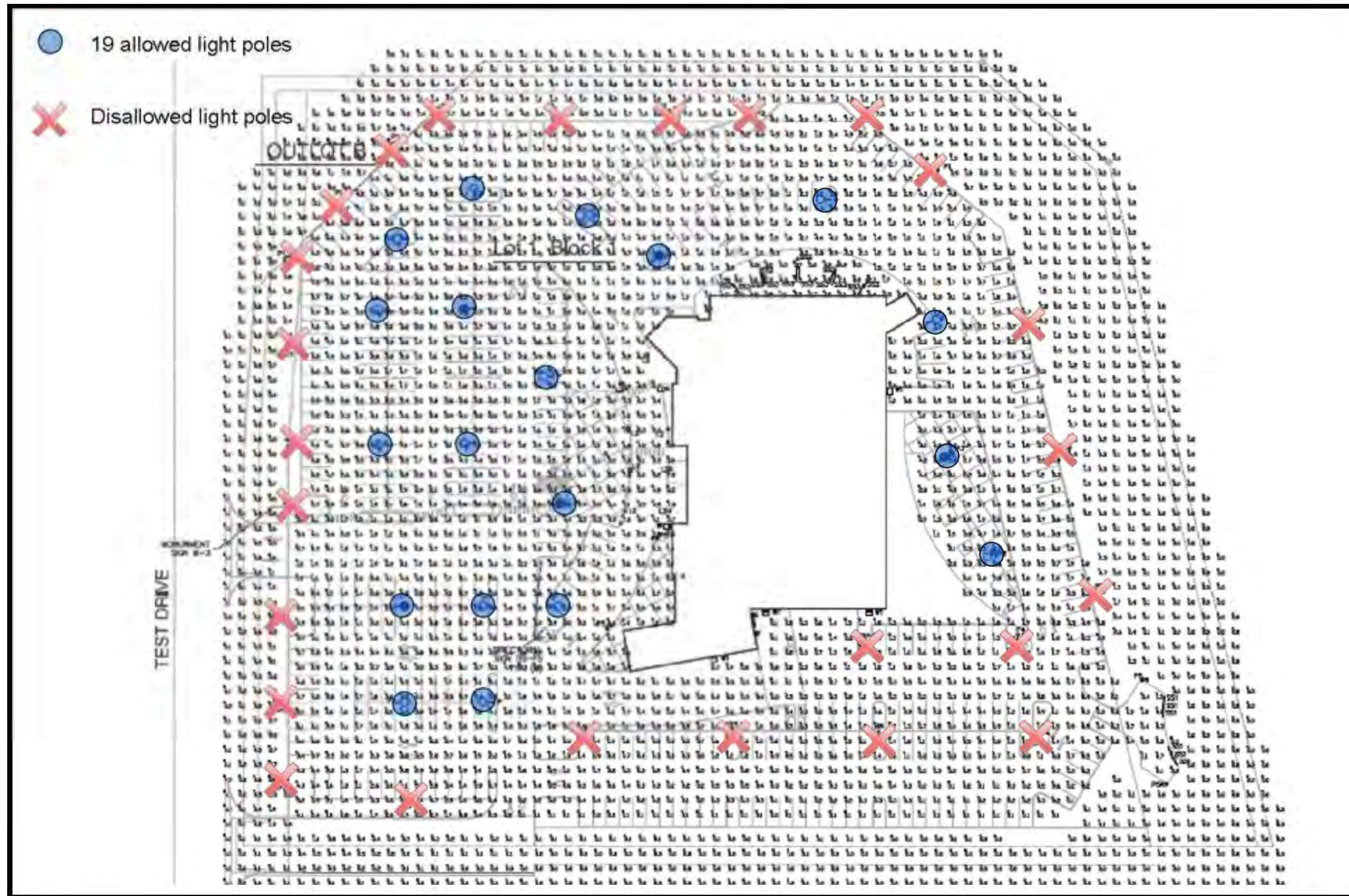
- 1. CAR WINDOW FLAG DISPLAYS** - Car window flags bearing the Motorplex logo, an American flag, or other similar art and that are attached by window holders and keep a uniform appearance are permitted. Sale and or price information would not be permitted on window flags. Flags could be used at any location on the lot at a rate not greater than one per every third vehicle 33% of the vehicles on the lot. One flag per vehicle is permitted.
- 2. WINDSHIELD DISPLAYS** - On car windshield or back windshield promotional messages are permitted provided they are vinyl or cling graphics and will not take up more the 33% of total windshield space. The only items that may be taped to windows are the dealer stock sticker. Paint or numeral cards are not permitted. Interior hang tags are permitted provided they are professionally produced; however, the price information may be written in by hand.
- 3. VEHICLE WRAPS** - wrapped vehicles are permitted on dealer property. These vehicles are primarily used for off-site promotions and for on-the-move advertising on vehicles such as delivery trucks. When they are not in use, vehicles are required to be legally parked at least 50' from the public right of way on dealer property per City of Loveland sign code.

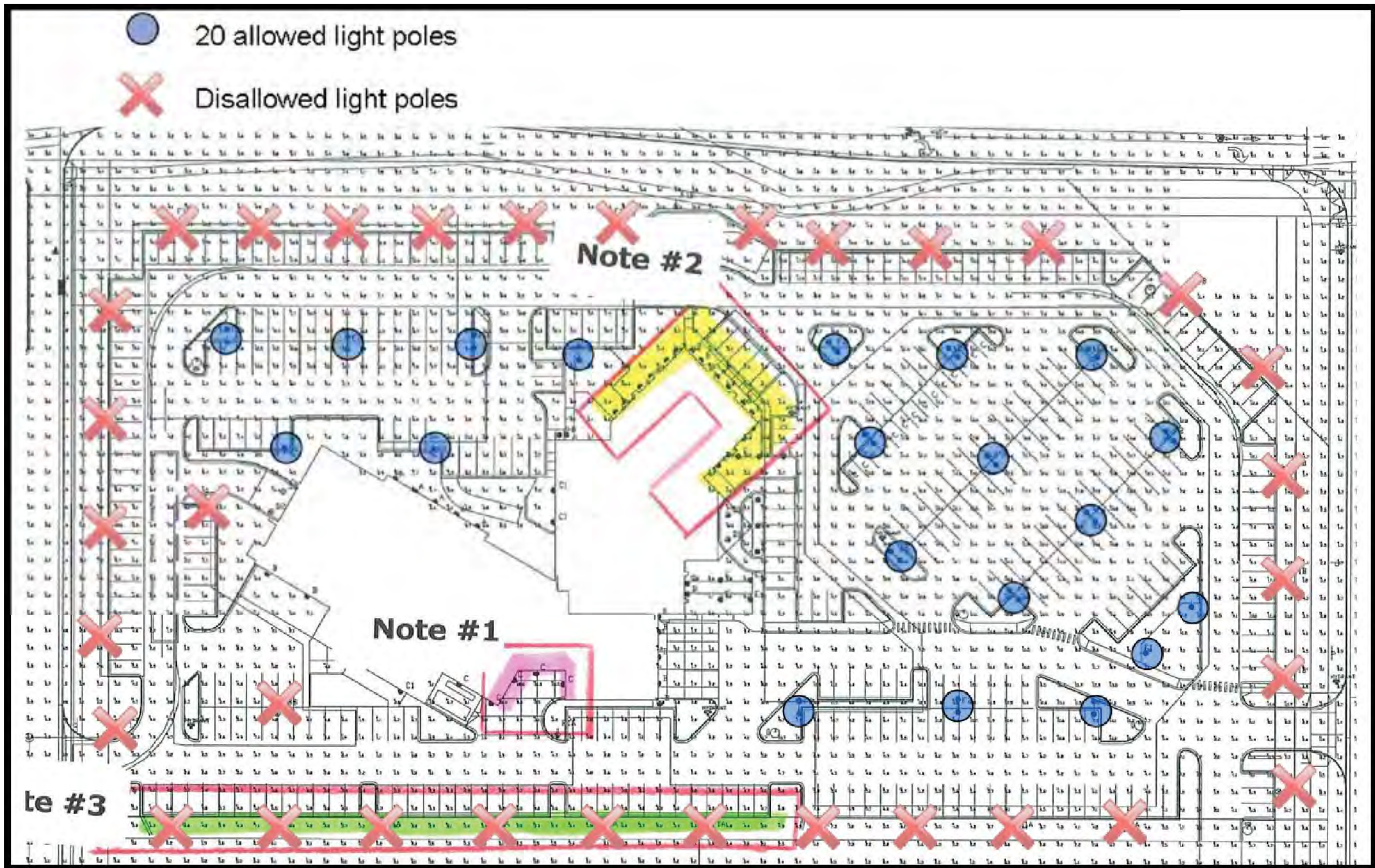
Figure C. - Approved banner locations for each dealership facility

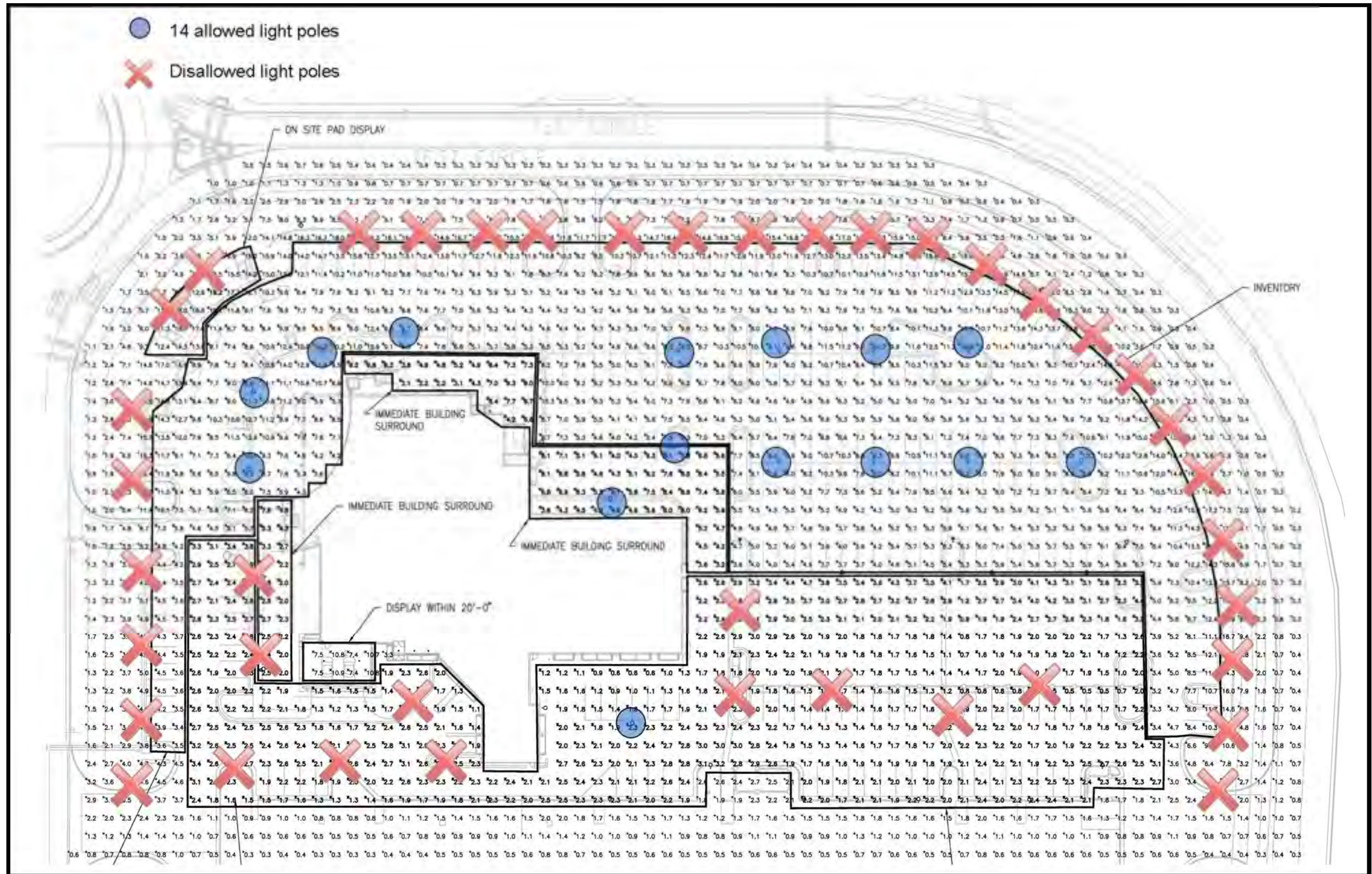


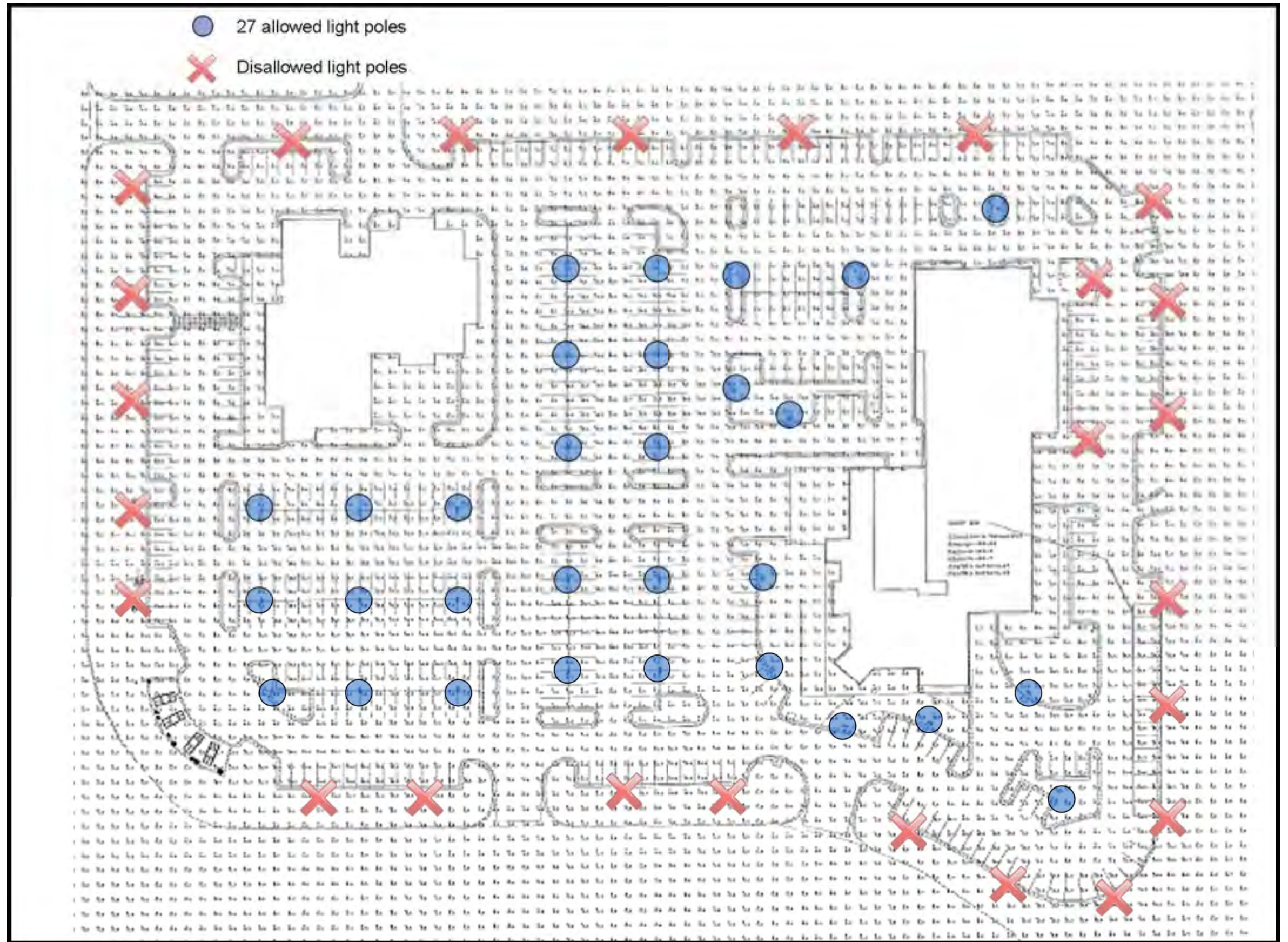
Motorplex Centerra Planned Sign Program

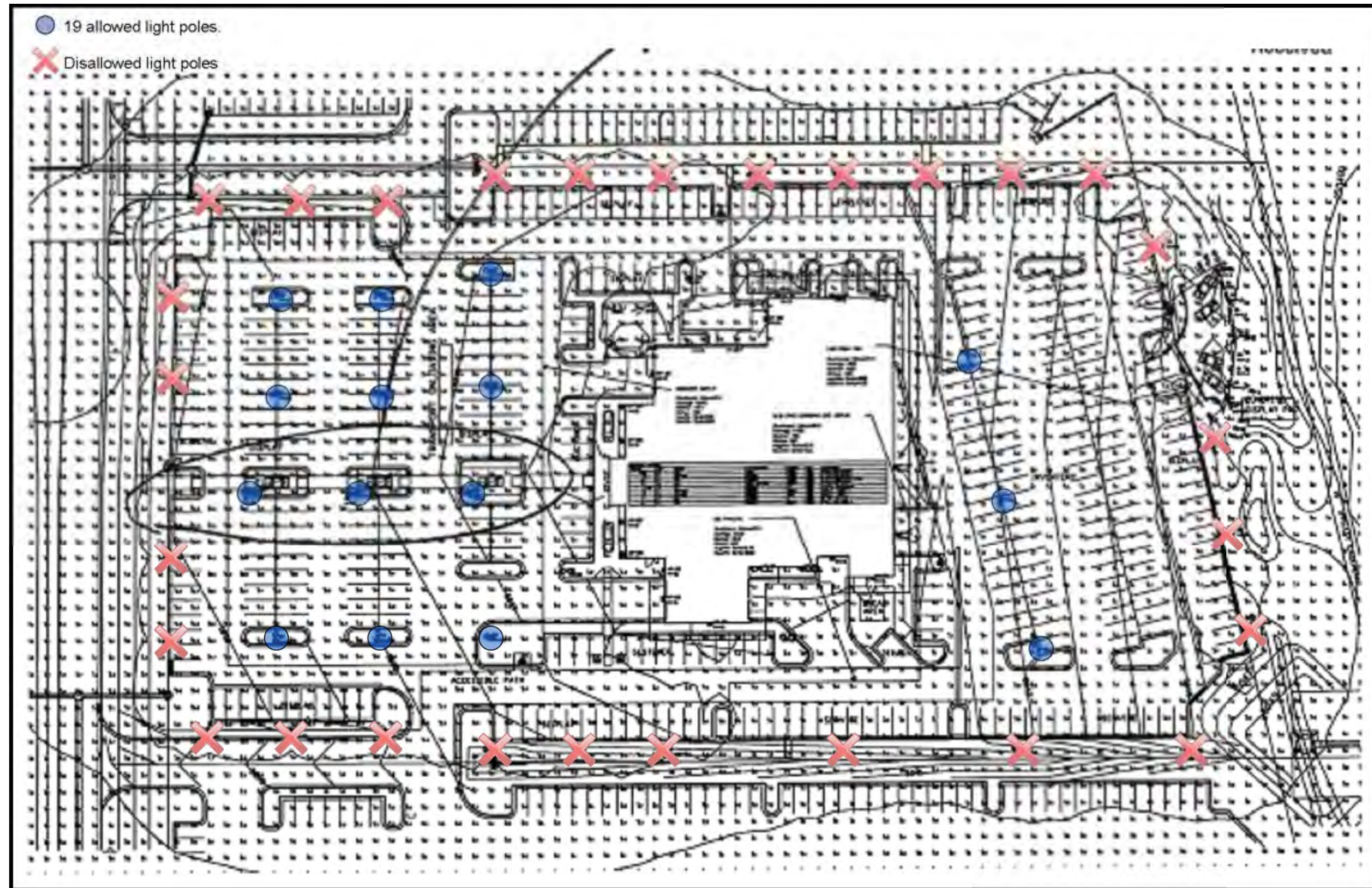
SIGN TYPE MK -Marketing Sign Program











Planned Sign Program

August 23, 2006
(Revised June 28, 2007)

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Primary Identification Sign - I-25

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Tenant Identification Signs



MEDICAL CENTER OF THE ROCKIES

POUDRE VALLEY HEALTH SYSTEM

bha

BHA DESIGN INCORPORATED

PURPOSE

The purpose of this sign program is to promote design excellence for The Medical Center of the Rockies campus. Signs in this program are envisioned to represent the Medical Center of the Rockies while maintaining a visual link to the overall Centerra environment.

APPLICABILITY

This planned sign program applies to signs within the Medical Center of the Rockies premises, the boundaries of which are denoted on page 2 and are defined as: Twin Peaks First Subdivision (Lots 1-5, Block 1) with the exception of signs indicated otherwise. In the future, boundaries of applicable area may be expanded by amendment of this Planned Sign Program. These guidelines supersede section 18.50.100.A of the City of Loveland Sign Code and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland sign code, chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the City of Loveland code will apply.

The following sign types are addressed in this document:

- Sign Type M1 - Primary Identification Monument Sign, on Interstate 25
- Sign Type M2 - Primary Identification Monument Sign, on arterial streets
- Sign Type PD - Primary Vehicular Directional Sign
- Sign Type SD - Secondary Vehicular Directional Sign
- Sign Type E - Hospital Identification at Main Building Entrance
- Sign Type ER - Emergency Identification at Building Entrance
- Sign Type B - Building Identification Signs
- Sign Type WB - Wall Mounted Building Signs
- Sign Type T - Tenant Identification Signs

MAXIMUM ALLOWABLE SIGN AREA FOR THE SIGN PREMISE (PHASE ONE)

Sign allowance only includes signs visible from the public right-of-way. Phase One includes Buildings A, B, and C as shown on page 11.

West Elevation of Building A = 563 l.f.

East Elevation of Building A with utility plant wing = 643 l.f.

Total = 1,206 l.f.

Total Phase One Sign Allowance = 1,406 s.f.

ALLOWABLE AREA PER SIGN TYPE (including signs not visible from the public right-of-way)

SIGN TYPE	TOTAL SIGNS PHASE ONE	MAXIMUM PHASE ONE S.F.	TOTAL SIGNS ALL PHASES	TOTAL SIGN AREA - ALL PHASES
M1	1	716 SF	1	716 SF
M2	1	104 SF	1	104 SF
PD	2	168 SF	2	168 SF
SD	6	360 SF	15	900 SF
E	1	196 SF	1	196 SF
ER	1	28 SF	1	28 SF
B	1	52 SF	8	416 SF
WB	1	165 SF	NO LIMIT	1,375 SF
T	2	54 SF	6	162 SF

UNIFYING ELEMENTS

The following four characteristics will be strictly controlled: Materials, colors, letter style and sign type. By controlling these elements, unity and coordination will be achieved throughout the campus.

AMENDMENTS OF THE PLANNED SIGN PROGRAM

The City of Loveland Current Planning Manager may approve minor changes to this planned sign program, or additional directional signs, building identification signs, wall-mounted signs and/or tenant identification signs on a case by case basis. These signs will be reviewed based on their necessity, location, visibility from public rights of way and overall size. Design, material, and character shall conform to the signs illustrated in this Planned Sign Program. The Current Planning Manager shall make a finding that the sign is required for the safe and/or convenient operation of the hospital for patients, visitors, service personnel, and/or staff. At the Current Planning Manager's discretion, sign changes may be forwarded to the Planning Commission for final consideration.

The Current Planning Manager may approve other minor changes to this planned sign program administratively.

APPROVAL PROCESS

All signs shall be approved by the Centerra DRC prior to submittal to the City.

Applications for sign permits shall be submitted to the City of Loveland Building Department.

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

1. Completed Millennium sign permit application.
2. Sign Location Map (must be scalable and show setback dimensions). May be one of the following:
 - a. Plat of property indicating proposed sign location.
 - b. An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
 - c. Aerial photograph showing proposed sign location (photo shall be to a scale).
3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height
4. Landscape plan for signs if applicable.
5. Letter of approval from the Centerra DRC.

NOTE:

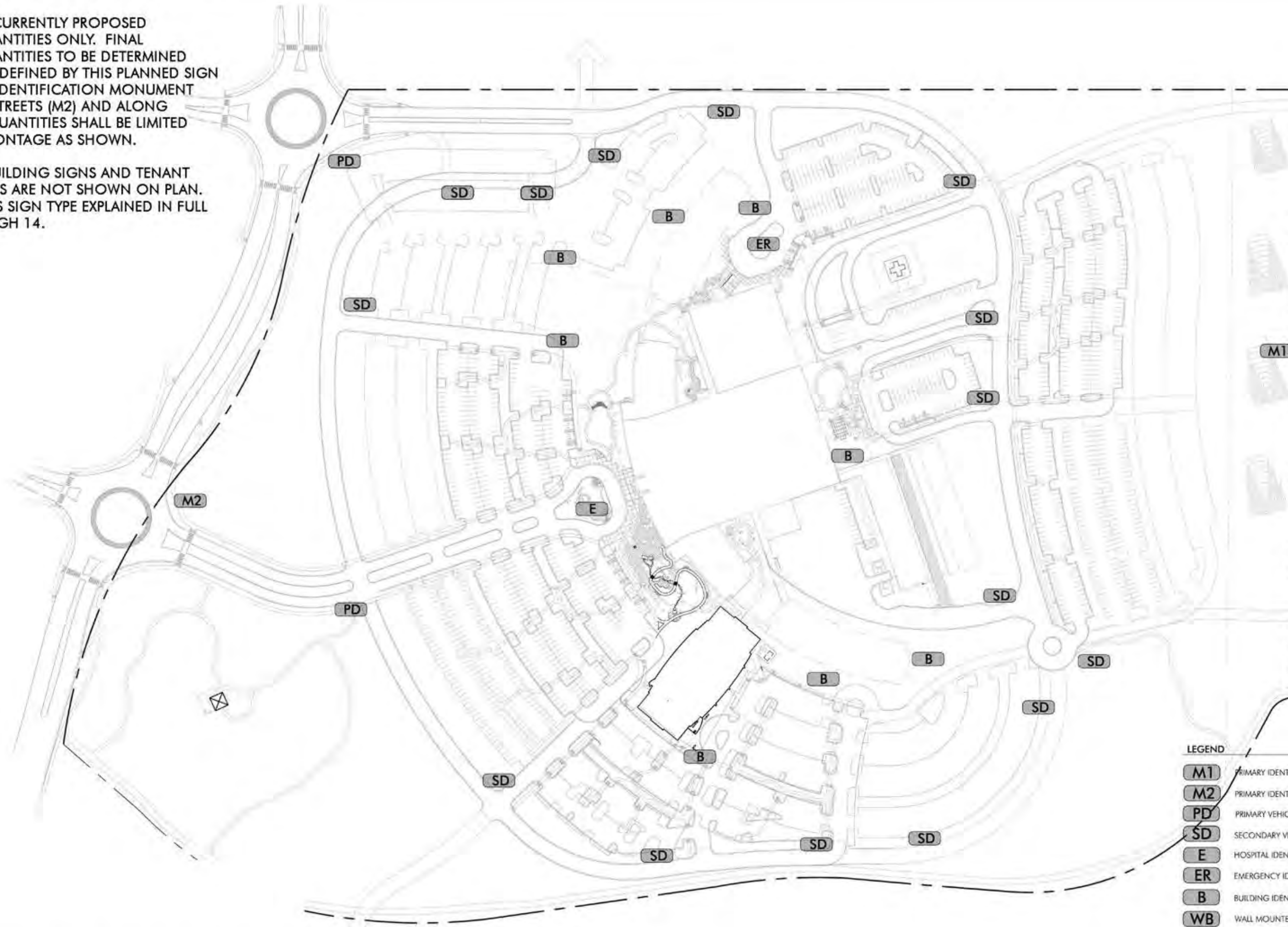
A licensed sign contractor with the City of Loveland must fabricate all illuminated signs. A licensed contractor or sign contractor with the City of Loveland must install all non-illuminated signs.

The requirement that temporary and permanent community signs be located on a site with a City approved project or City approved development shall be satisfied by the approved Medical Center of the Rockies site plan. Signs located within the Medical Center of the Rockies site shall be considered on the premise for the purposes of the Centerra planned sign program.

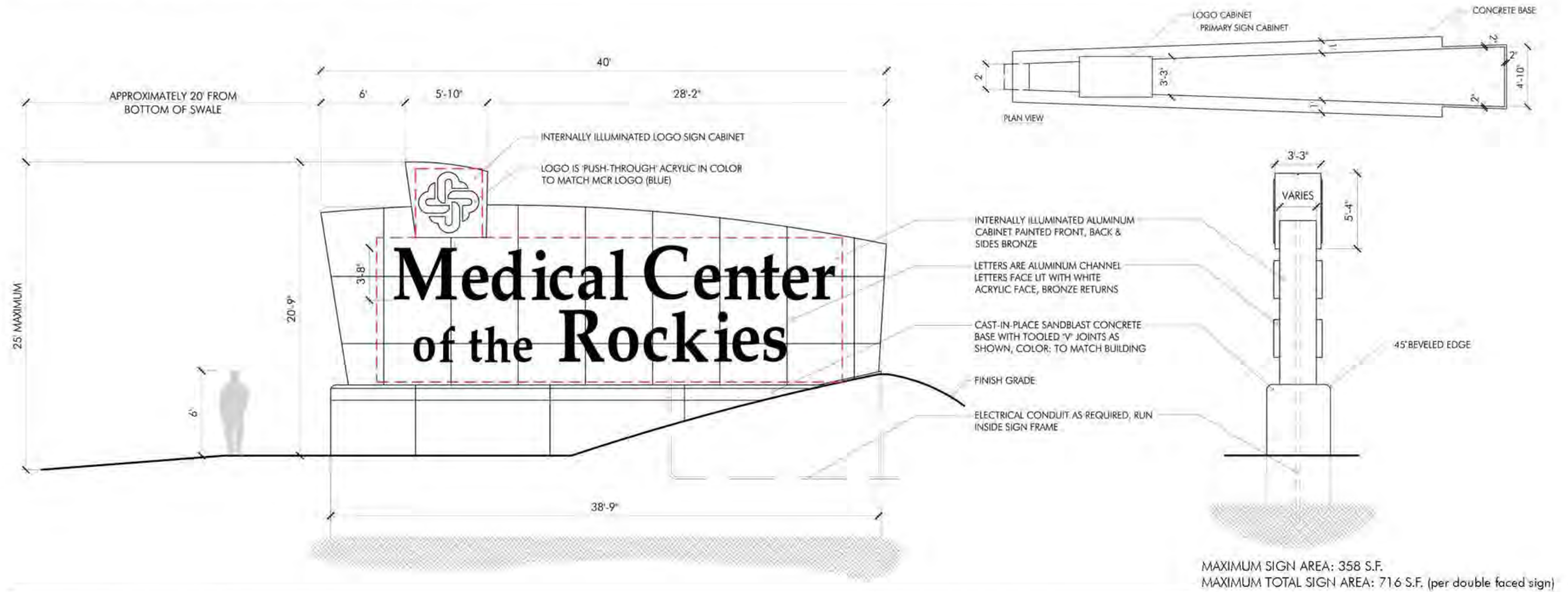
NOTES:

1. PLAN ILLUSTRATES CURRENTLY PROPOSED LOCATIONS AND QUANTITIES ONLY. FINAL LOCATIONS AND QUANTITIES TO BE DETERMINED BY THE APPLICANT AS DEFINED BY THIS PLANNED SIGN PROGRAM. PRIMARY IDENTIFICATION MONUMENT SIGNS ON ARTERIAL STREETS (M2) AND ALONG INTERSTATE 25 (M1) QUANTITIES SHALL BE LIMITED TO ONE SIGN PER FRONTAGE AS SHOWN.

2. WALL MOUNTED BUILDING SIGNS AND TENANT IDENTIFICATION SIGNS ARE NOT SHOWN ON PLAN. SEE CRITERIA FOR THIS SIGN TYPE EXPLAINED IN FULL ON PAGES 10 THROUGH 14.



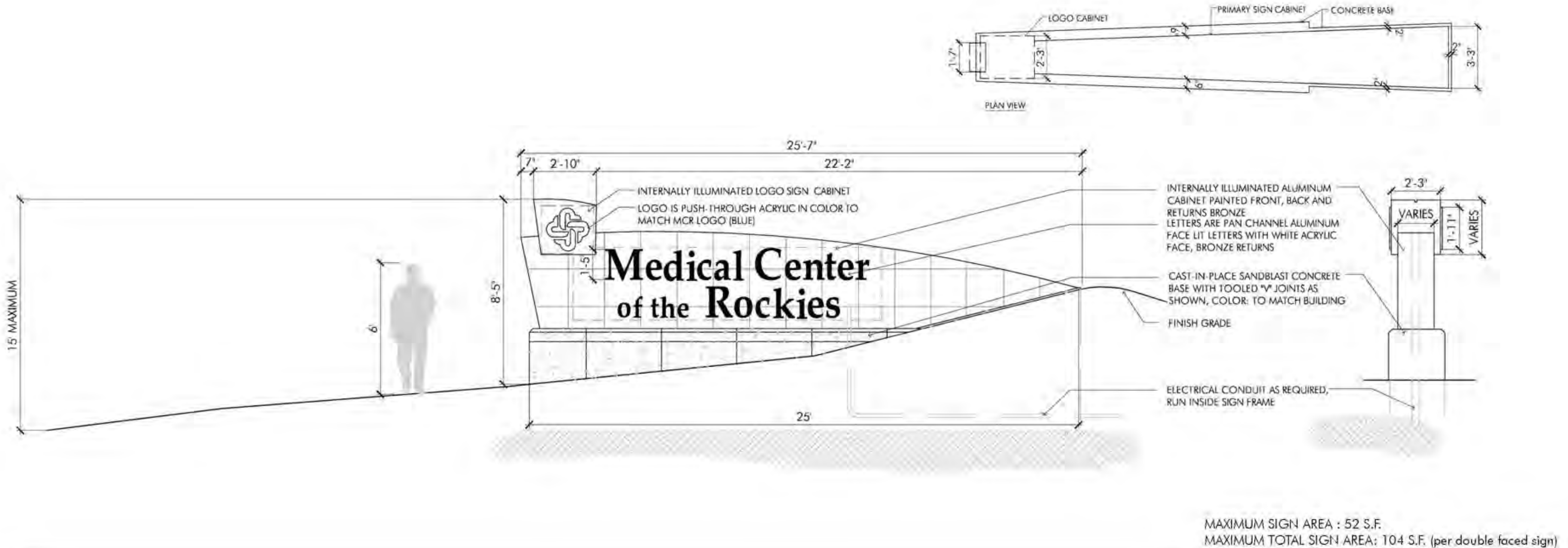
LEGEND	
M1	PRIMARY IDENTIFICATION MONUMENT SIGN, ALONG INTERSTATE 25
M2	PRIMARY IDENTIFICATION MONUMENT SIGN, ON ARTERIAL STREETS
PD	PRIMARY VEHICULAR DIRECTIONAL SIGNS
SD	SECONDARY VEHICULAR DIRECTIONAL SIGNS
E	HOSPITAL IDENTIFICATION AT MAIN BUILDING ENTRANCE
ER	EMERGENCY IDENTIFICATION AT BUILDING ENTRANCE
B	BUILDING IDENTIFICATION SIGNS
WB	WALL MOUNTED BUILDING SIGNS (SEE NOTE)
T	TENANT IDENTIFICATION SIGNS (SEE NOTE)



A. DESIGN ELEMENTS

1. & 2. **MATERIALS & COLOR:** The Primary Identification Monument Sign along Interstate 25 shall include a cast-in-place concrete base in a color to match the building. The Monument Sign will also include an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on the Primary Identification Monument Sign along Interstate 25 shall be pan channel, face-lit letters with white acrylic face. The logo mark shall be blue acrylic protruding through openings routed out of the metal face.
3. **LETTER STYLE:** All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.
4. **SIGN TYPE:** All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

- B. **NUMBER-** Only one Primary Identification Monument Sign along Interstate 25 shall be allowed. See location map (sheet 2) for approximate location.
- C. **SIGN AREA -** The maximum sign area of any Primary Identification Monument Sign, along Interstate 25, shall be three hundred fifty-eight square feet per side and seven hundred sixteen square feet when double sided.
- D. **SETBACK -** The Primary Identification Monument Sign along Interstate 25 shall be setback a minimum fifteen feet from the property line.
- E. **HEIGHT -** The maximum height of any monument sign shall be twenty-five feet. Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal code.



A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Primary Identification Monument Sign on arterial streets will include a cast-in-place concrete base in a color to match the building. The Monument Sign will also include an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on the Primary Identification Monument Sign on arterial streets shall be 2" depth pan channel, face-lit letters with white acrylic face. The logo mark shall be blue acrylic protruding through openings routed out of the metal face.

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

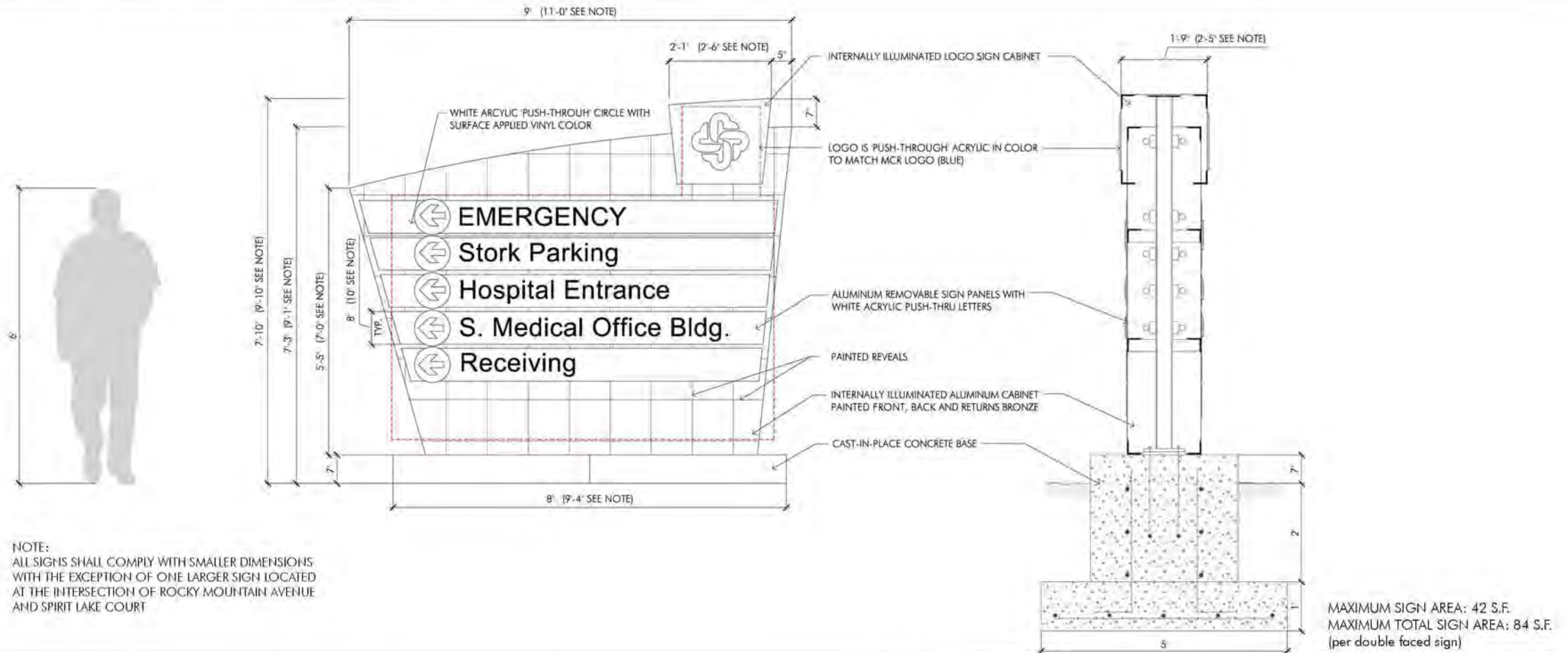
4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER- Only one Primary Identification Monument Sign on arterial streets shall be allowed. See location map (sheet 2) for approximate location.

C. SIGN AREA - The maximum sign area of any Monument Sign shall be fifty-two square feet per side and one hundred four square feet when double sided.

D. SETBACK - The Primary Identification Monument Sign on arterial streets shall be setback a minimum of eight feet from the property line.

E. HEIGHT - The maximum height of any monument sign shall be fifteen feet. Sign height shall be measured based on the requirements contained in section 18.50.040 of the Loveland Municipal code.



NOTE:
ALL SIGNS SHALL COMPLY WITH SMALLER DIMENSIONS WITH THE EXCEPTION OF ONE LARGER SIGN LOCATED AT THE INTERSECTION OF ROCKY MOUNTAIN AVENUE AND SPIRIT LAKE COURT

A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Directional Signs will include a cast-in-place concrete base and an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on Primary Vehicular Directional Signs shall be white acrylic letters protruding through openings routed out of the metal face, creating an appearance of individual letters or graphics. The logo mark shall be blue acrylic protruding through openings routed out of the metal face. Only 'Emergency' text or text band shall be allowed to be red color. Layers of 3M translucent vinyl shall be added to the face of select copy and graphics to add color to the illumination.

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is simplified font with easy legibility for wayfinding in medical situations.

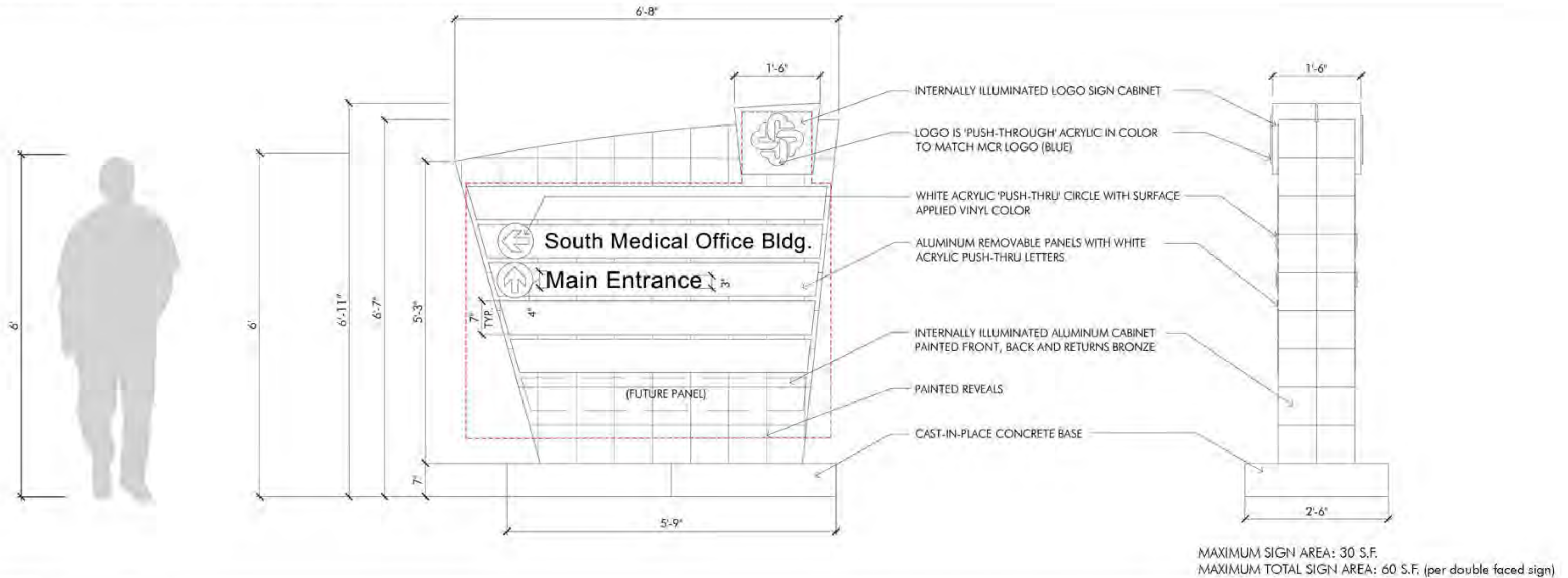
4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER- Only two Primary Vehicular Directional Signs shall be allowed. The sign plan indicates approximate locations for the directional signs. If additional signs are required in the future, these sign locations and quantities will be submitted for approval by the Centerra DRC.

C. SIGN AREA - The maximum sign area of any Primary Vehicular Directional signs shall be forty-two square feet per side and eighty-four square feet when double sided.

D. SETBACK - Primary Vehicular Directional signs shall be setback a minimum of five feet from the property line.

E. HEIGHT- The maximum height of any Primary Vehicular Directional sign shall be 10'-0". Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal Code.



A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Directional Signs will include a cast-in-place concrete base and an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on Secondary Vehicular Directional Signs shall be white acrylic letters protruding through openings routed out of the metal face, creating an appearance of individual letters or graphics. The logo mark shall be blue acrylic protruding through openings routed out of the metal face. Only 'Emergency' text band shall be allowed to be red color. Layers of 3M translucent vinyl shall be added to the face of select copy and graphics to add color to the illumination

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

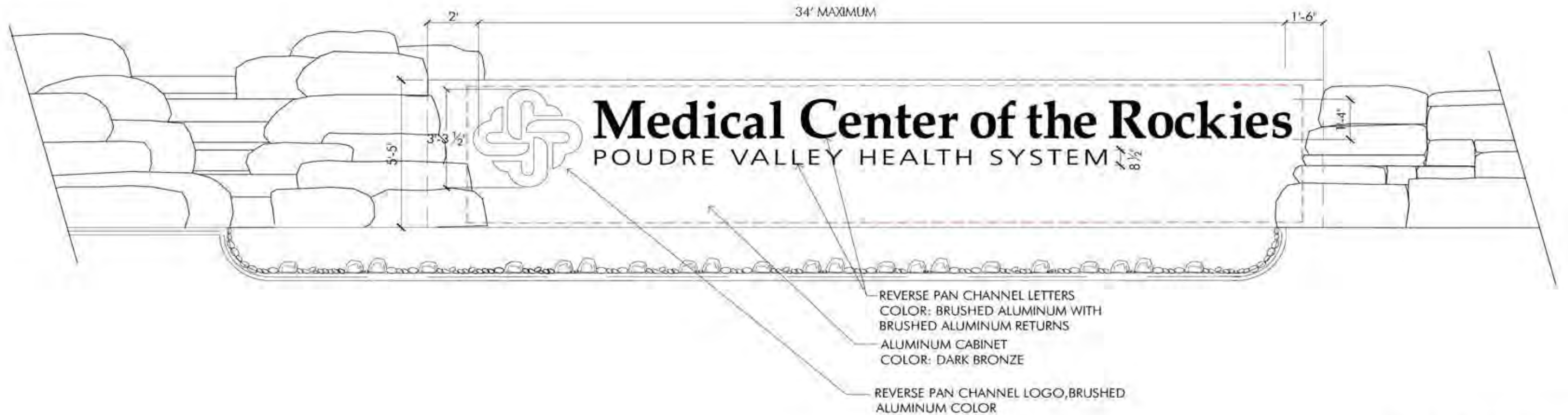
4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER- Fifteen Secondary Vehicular Directional Signs shall be allowed. The sign plan indicates approximate locations for the directional signs. If additional signs are required in the future, these sign locations and quantities will be submitted for approval by the Centerra DRC.

C. SIGN AREA - The maximum sign area of any Secondary Vehicular Directional signs shall be thirty square feet per side and sixty square feet when double sided.

D. SETBACK - Secondary Vehicular Directional signs shall be setback a minimum of 2 feet from the flowline of the adjacent drive.

E. HEIGHT- The maximum height of any Secondary Vehicular Directional sign shall be eight feet. Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal Code.



SIGN TEXT SQUARE FOOTAGE: 196 S.F.

A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Entry Monument Sign will include a dark bronze colored aluminum cabinet incorporated into a sandstone wall and adjacent water feature. All copy on the Entry Monument Sign shall be brushed aluminum reverse pan channel letters. The Medical Center of the Rockies logo shall be brushed aluminum, reverse pan channel graphics.

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos and brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

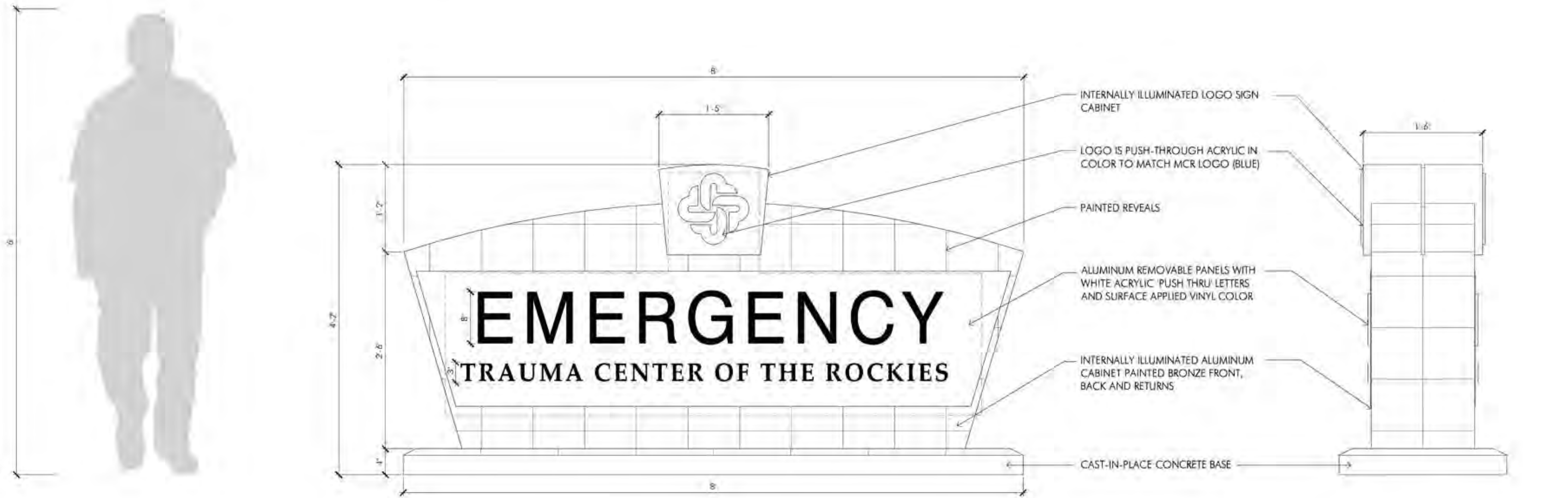
B. NUMBER- Only one Entry Monument Sign shall be allowed. See location map (sheet 2) for approximate location.

C. SIGN AREA - The maximum sign area of the Entry Monument Sign shall be one hundred ninety-six square feet.

D. SETBACK - The Entry Monument Sign shall be setback a minimum of 5 feet from the flowline of the adjacent drive.

E. HEIGHT - The maximum height of the entry monument sign shall be ten feet. Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal code.





MAXIMUM SIGN AREA: 14 S.F.
 MAXIMUM TOTAL SIGN AREA: 28 S.F. (per double faced sign)

A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Emergency Identification Sign will include cast-in-place concrete base and an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on the Emergency Identification Sign shall be white acrylic letters protruding through openings routed out of the metal face creating an appearance of individual letters or graphics. Emergency panel background shall be red color and the logo mark shall be blue acrylic protruding through openings routed out of the metal face. Layers of 3M translucent vinyl shall be added to the face of select copy and graphics to add color to the illumination.

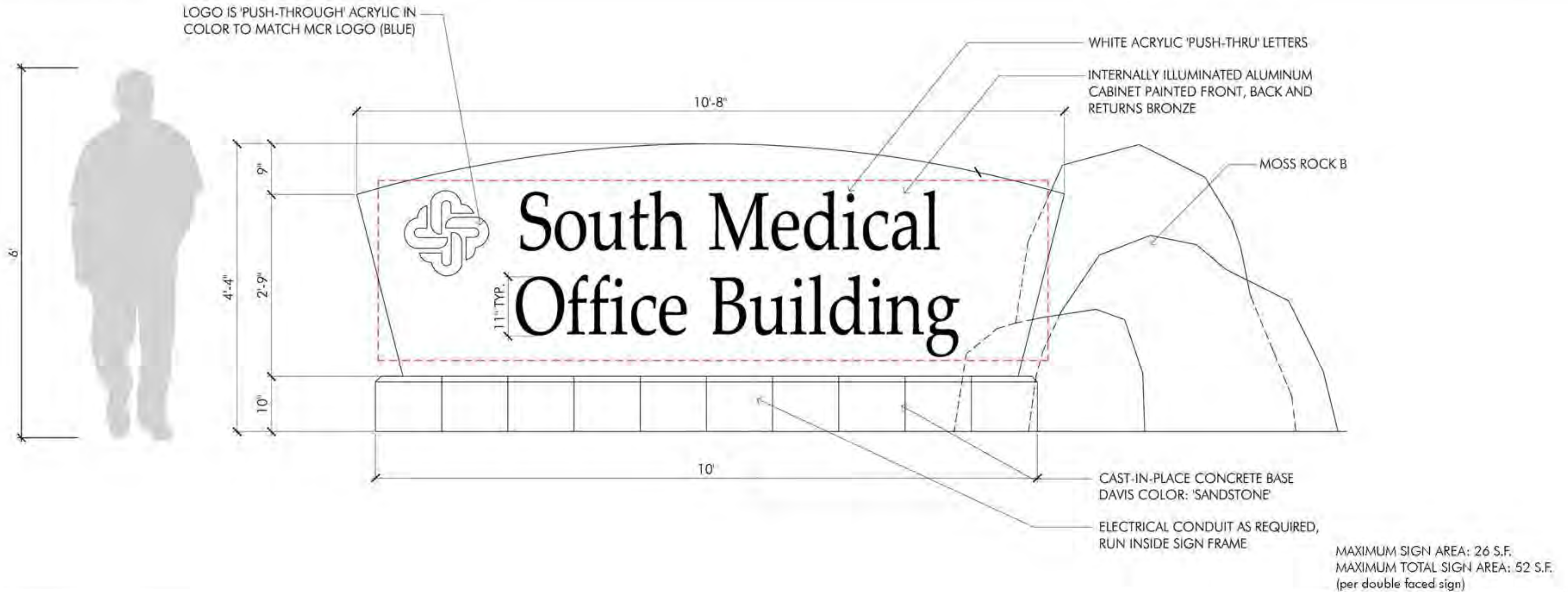
3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER- Only one Emergency Identification Sign is anticipated. If additional signs are determined to be needed in the future, number and location shall be reviewed and approved by the Centerra DRC.

C. SIGN AREA - The maximum sign area of the Emergency Identification sign shall be fourteen square feet per side and twenty-eight square feet when double sided.

D. SETBACK - The Emergency Identification sign shall be setback a minimum of five feet from the flow line of the adjacent drive.



A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Building Identification Signs will include a cast-in-place concrete base and an aluminum cabinet in a bronze color to coordinate with metal elements on the buildings. All copy on the Building Identification Signs shall be white acrylic letters protruding through openings routed out of the metal face creating an appearance of individual letters or graphics. The logo mark shall be blue acrylic protruding through openings routed out of the metal face. Layers of 3M translucent vinyl shall be added to the face of select copy and graphics to add color to the illumination.

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos & brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

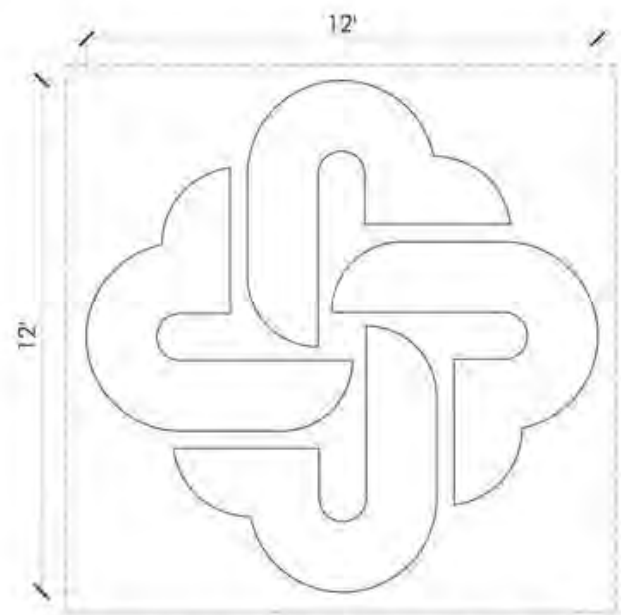
4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER - One Building Identification Sign shall be allowed per each public building entrance (see location map Sheet 02). A maximum of eight signs are anticipated. If additional signs are determined to be needed in the future, number and location shall be reviewed and approved by the Centerra DRC.

C. SIGN AREA - The maximum sign area of each Building Identification Sign shall be twenty-six square feet per side and fifty-two square feet when double sided.

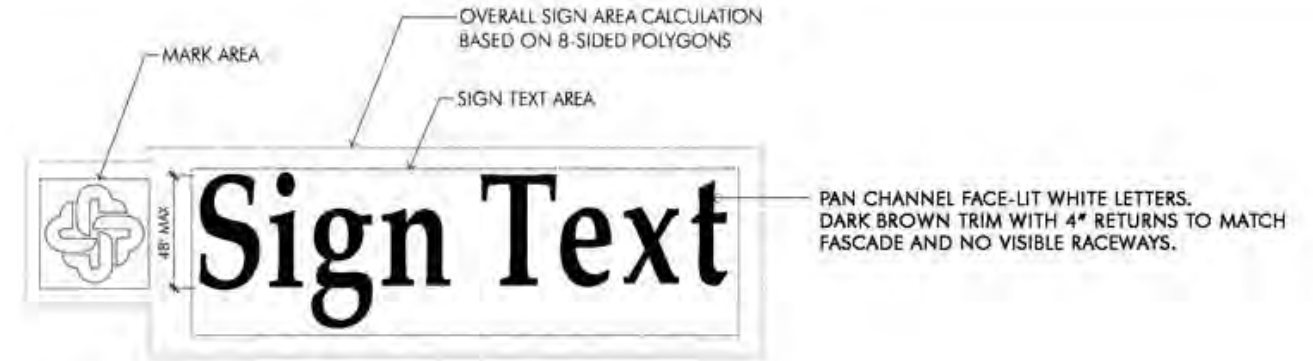
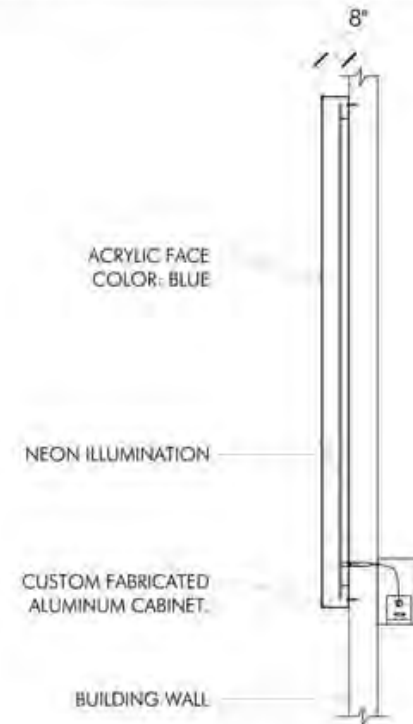
D. SETBACK - The Building Identification Signs shall be setback a minimum of 5' from the flowline of any adjacent drive.

E. HEIGHT - The maximum height of any Building Identification sign shall be eight feet. Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal Code.



MAXIMUM SIGN AREA SQUARE FOOTAGE: 150

WALL MOUNTED BUILDING SIGN
(ELEVATION #5)



WALL MOUNTED BUILDING SIGN (REMAINING BUILDING ELEVATIONS)



EXAMPLE OF WALL MOUNTED BUILDING SIGN

A. DESIGN ELEMENTS

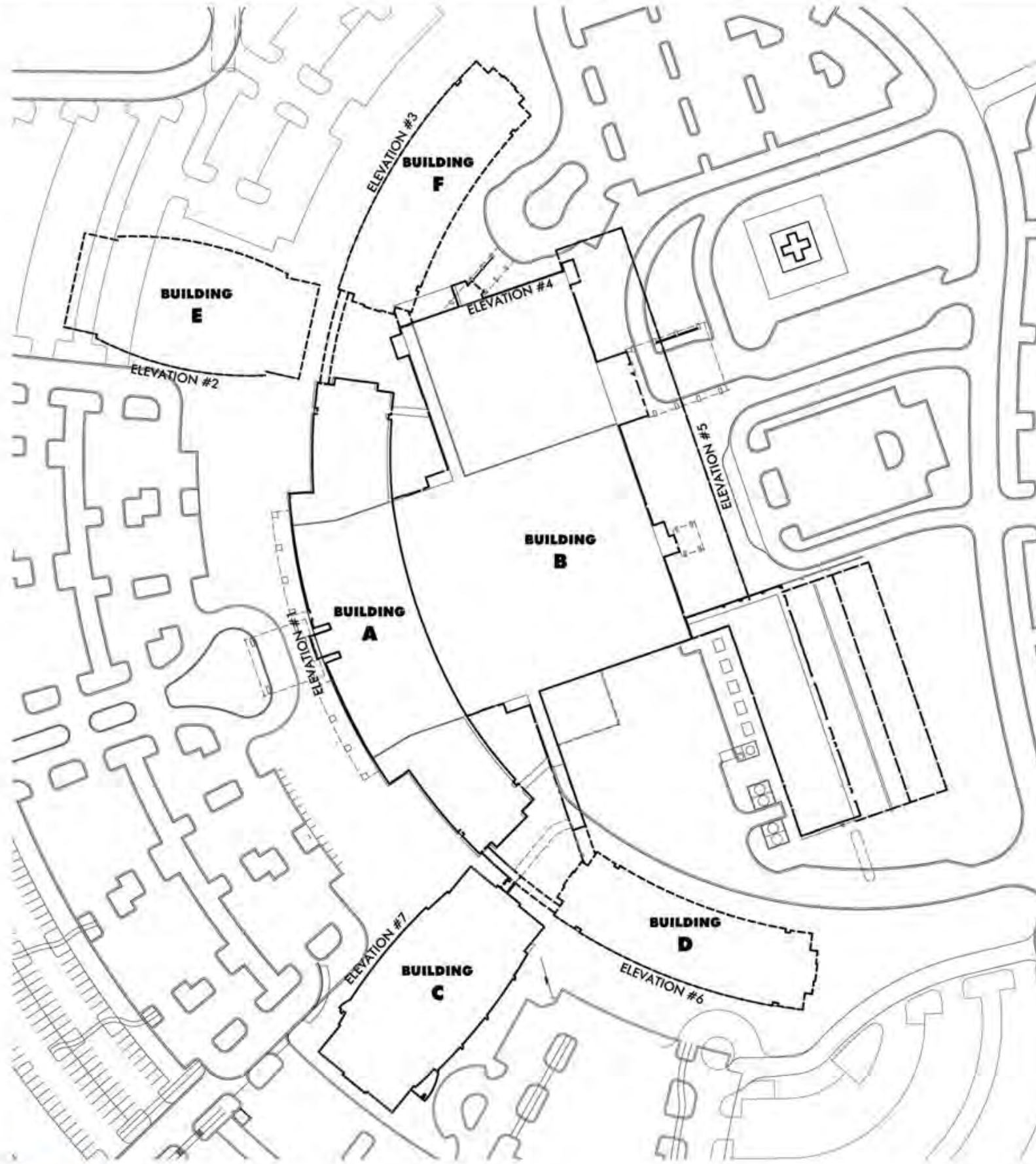
- 1. MATERIALS** – Wall-Mounted Building Signs shall be individual metal pan channel logo graphics and text with acrylic faces and 4" minimum depth returns. No cabinet signs are allowed and raceways shall not be visible.
- 2. COLOR** – Wall-Mounted Building Signs shall be white face-lit letters and graphics. Where MCR logo mark is used, a white or blue (to match the standard MCR logo color) face-lit color is allowed. Where the word 'EMERGENCY' is used, a face-lit color is allowed. Letter and graphic returns shall be bronze color to match the building.
- 3. LETTER STYLE** - All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos and brands). The standard serif font to be used for wall signs shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.
- 4. SIGN TYPE** – Wall-Mounted Building Signs shall be individual metal pan channel logo graphics and text with acrylic faces and 4" minimum depth returns. No cabinet signs are allowed.

B. SIGN AREA – Maximum sign area per building elevation for all combined wall mounted signs shall not exceed 2 square feet of sign area per linear foot of building frontage for the first 100 linear feet of building frontage; plus 1 square foot of sign area per each linear foot of building frontage thereafter.

C. NUMBER – There is no limit to the number of signs allowed on each signed elevation. See sheets 12 and 13 for proposed sign numbers and locations. Changes to these locations and numbers of signs within the maximum sign area allowed shall be reviewed and approved by the Centerra DRC.

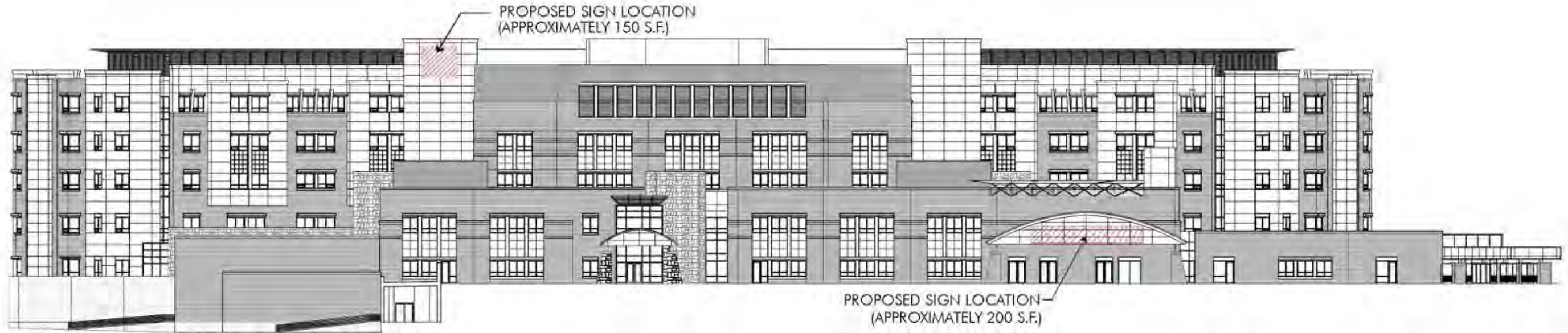
D. LOCATION – Wall Mounted Building Signs are intended to be used when needed to identify the name of the building or a primary public entrance. Wall Mounted Building Signs shall be located on building elevations as depicted on Sheets 12 and 13. Elevations have been shown for phase one buildings only. Sign locations for future building shall be approved by the Centerra DRC with final building designs for each phase.

E. HEIGHT- The maximum height of logos or letters (measured as the height of a capital letter) shall be 48", with the exception of the logo sign to be used on Elevation #5 which shall be 12' maximum height.



• **BUILDING SIGNAGE** - WALL MOUNTED BUILDING SIGNS SHALL ONLY BE ALLOWED ON WALL ELEVATIONS INDICATED. MAXIMUM SIGN AREA PER ELEVATION FOR ALL COMBINED WALL MOUNTED SIGNS SHALL BE AS FOLLOWS:

ELEVATION #1:	= 200 SF
ELEVATION #2:	= 165 SF
ELEVATION #3:	= 165 SF
ELEVATION #4:	= 165 SF
ELEVATION #5:	= 350 SF
ELEVATION #6:	= 165 SF
ELEVATION #7:	= 165 SF
TOTAL OVERALL SIGN AREA	= 1,375 SF



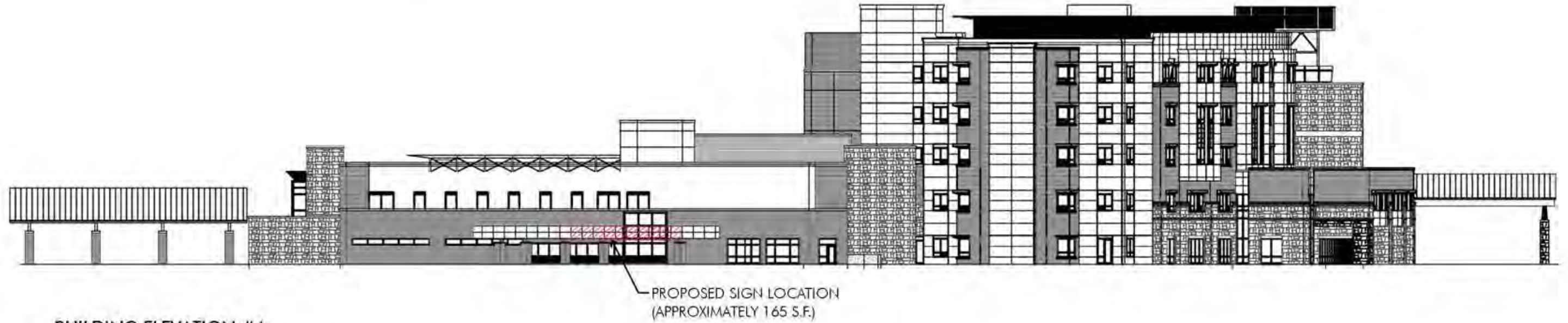
BUILDING ELEVATION #5



BUILDING ELEVATION #1

*NOTE: ONLY PHASE ONE BUILDING ELEVATIONS ARE INDICATED AT THIS TIME. WB SIGN LOCATIONS FOR FUTURE PHASE BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE CENTERRA DRC AT TIME OF FINAL DESIGN FOR EACH BUILDING.





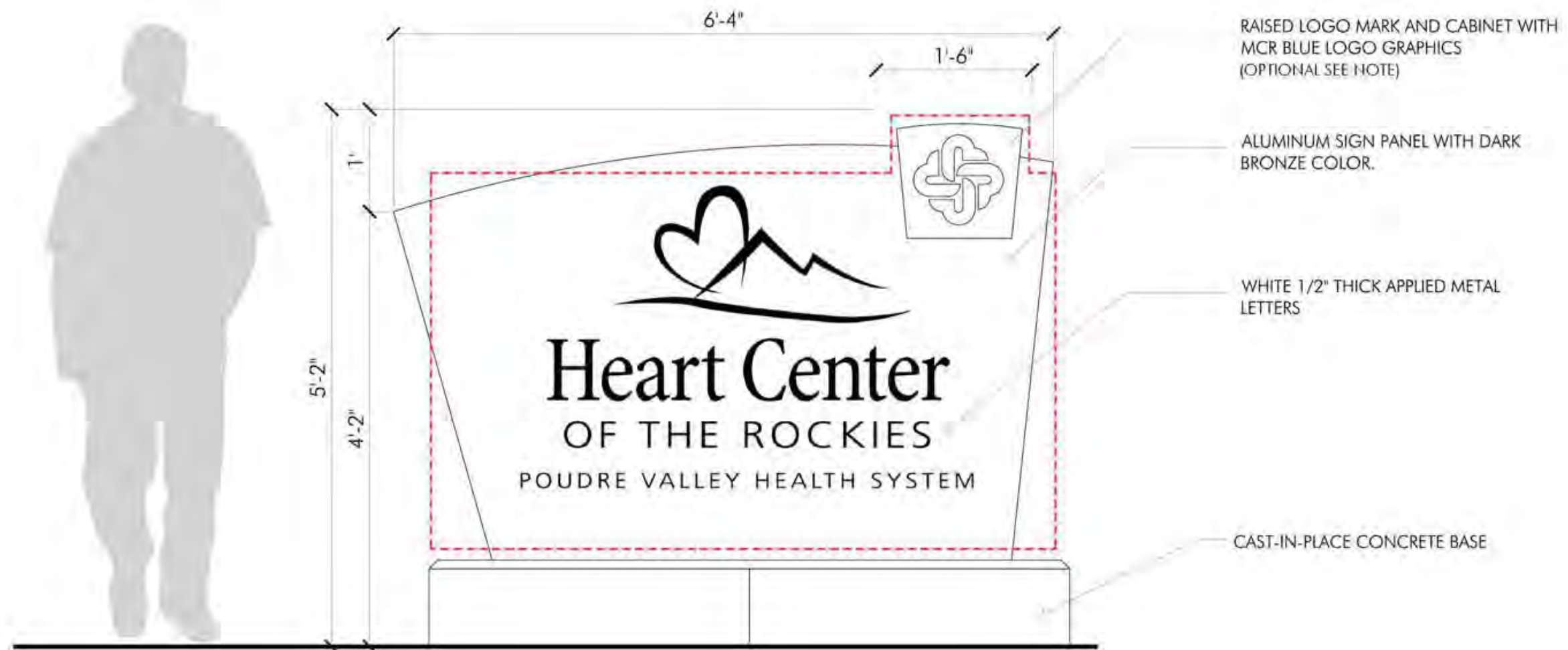
BUILDING ELEVATION #4



BUILDING ELEVATION #7

*NOTE: ONLY PHASE ONE BUILDING ELEVATIONS ARE INDICATED AT THIS TIME. WB SIGN LOCATIONS FOR FUTURE PHASE BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE CENTERRA DRC AT TIME OF FINAL DESIGN FOR EACH BUILDING.





MAXIMUM SIGN AREA: 25 S.F.

A. DESIGN ELEMENTS

1. & 2. MATERIALS & COLOR: The Tenant Identification Signs shall be freestanding signs with a 5" minimum depth metal fabricated sign cabinet. Sign shall be dark bronze color to coordinate with metal elements on the buildings with white 1/4" minimum thick applied metal letters. MCR logo shall be blue.

3. LETTER STYLE: All exterior signs for the Medical Center of the Rockies campus shall incorporate one of two letter styles (with the exception of tenant logos and brands). The standard serif font to be used for project, building or tenant identification purposes shall be 'Palatino' font to match Poudre Valley Health System's system-wide design standards. The standard sans serif font to be used for emergency or wayfinding purposes shall be 'Arial' since it is a simplified font with easy legibility for wayfinding in medical situations.

4. SIGN TYPE: All exterior signs for the Medical Center of the Rockies campus shall be metal cabinet monument signs on a defined base.

B. NUMBER - One Tenant Identification Sign shall be allowed per each public single tenant building entrance of a ground-floor tenant. Total quantities will vary with the number of qualifying building entrances. Final locations and quantities shall be reviewed and approved by the Centerra DRC.

C. SIGN AREA- The maximum sign area of Tenant Identification Signs shall be twenty-five square feet. Signs shall be single-sided.

D. SETBACK - The Tenant Identification Signs shall be setback a minimum of 5' from the flowline of any adjacent drive.

E. HEIGHT- The maximum height of the Tenant Identification Signs shall be seven feet. Sign height shall be measured based on the requirements contained in Section 18.50.040 of the Loveland Municipal Code.

NOTE: Use of the logo mark and cabinet is optional and will be determined by Medical Center of the Rockies





Chapungu Sculpture Park

Signage & Wayfinding

Planned Sign Program

Location: Loveland, Colorado

05.17.07

Project Number: 03.6060.000

Drawing List

- 1 Narrative
- 2-3 Location Plan
- 4 Sign Type A: Site Identification: Corner Monument
- 5 Sign Type B: Site Identification: Street Monument
- 6 Sign Type C: Pedestrian Entry
- 7 Sign Type D: Directional
- 8 Sign Type E: Interpretive
- 9 Sign Type F: Interactive
- 10 Sign Type G: Sculpture Identification



Gensler

Chapungu Sculpture Park Planned Sign Program

PURPOSE

The Chapungu Sculpture Park will have many levels and dimensions of experience for each visitor; this Planned Sign Program reflects that complexity. The program's primary purpose is to aid visitors in finding their way around the park, presenting clear, concise wayfinding information in a non-obtrusive way. In addition, there is a major educational component to the sign program, visitors will learn about several aspects of the park including: information about each individual sculpture, general information about Zimbabwe and Africa, and notes about the surrounding natural environment. The sign program will play a crucial role in making each visitor's experience a fulfilling and satisfying one.

APPLICABILITY

This Planned Sign Program applies to signs within the Chapungu Sculpture Park premises denoted on page 2 and 3 defined as: 'Millennium East 4th Subdivision, Lots 1 & 2' and 'Millennium East 2nd Subdivision, Block 1, Lots 1, 2, 3, & 4' with the exception of signs indicated otherwise. These guidelines supersede Section 18.50.100 and 18.50.010 of the City of Loveland Sign Code and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland Sign Code, Chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the City of Loveland code will apply.

The following sign types are addressed in this document:

- Sign Type A – Site Identification: Corner Monument - (page 4 of 10)
- Sign Type B – Site Identification: Street Monument - (page 5 of 10)
- Sign Type C – Pedestrian Entry - (page 6 of 10)
- Sign Type D – Directional - (page 7 of 10)
- Sign Type E – Interpretive - (page 8 of 10)
- Sign Type F – Interactive Groups - (page 9 of 10)
- Sign Type G – Sculpture Identification - (page 10 of 10)

Sign types D, E, F and G do not require permitting because function, location and visibility.

TOTAL ALLOWABLE SIGN AREA

Total allowable sign area for each sign type shall be calculated by measuring four-sided boxes that enclose the area of the sign face occupied by content. Elements on separate areas of the sign face may be enclosed in separate boxes. Total allowable sign area for each sign type is described on the pages that follow.

UNIFYING ELEMENTS

The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

AMENDMENTS OF THE PLANNED SIGN PROGRAM

The current City of Loveland Planning Manager may approve minor changes to this planned sign program administratively, provided the changes do not result in an increase in the cumulative total allowable sign area by more than 10% or increased sign height or size. All revisions to this planned sign program are subject to approval by the Centerra DRC.

APPROVAL PROCESS

Applications for sign permits shall be submitted to the City of Loveland Building Department.

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

1. Complete Millennium sign permit application.
2. Sign Location Map (must be scalable and show setback dimensions). May be one of the following:
 - Plat of property indicating proposed sign location.
 - An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location.
 - Aerial photograph showing proposed sign location.
3. Indication of sign type, per this Planned Sign Program, and sign elevation showing text and graphics, sign area and sign height.
4. Landscape plan for signs required to be located within landscape areas per this Planned Sign Program.
5. Letter of approval from the Centerra DRC.

The requirement that temporary and permanent community signs be located on a site with a City-approved project or City-approved development shall be satisfied by the approved Millennium GDP. Signs located within 'Millennium East 4th Subdivision, Lots 1 & 2' and 'Millennium East 2nd Subdivision, Block 1, Lots 1,2,3, & 4' shall be considered within the premises for purposes of the Centerra Planned Sign Program.

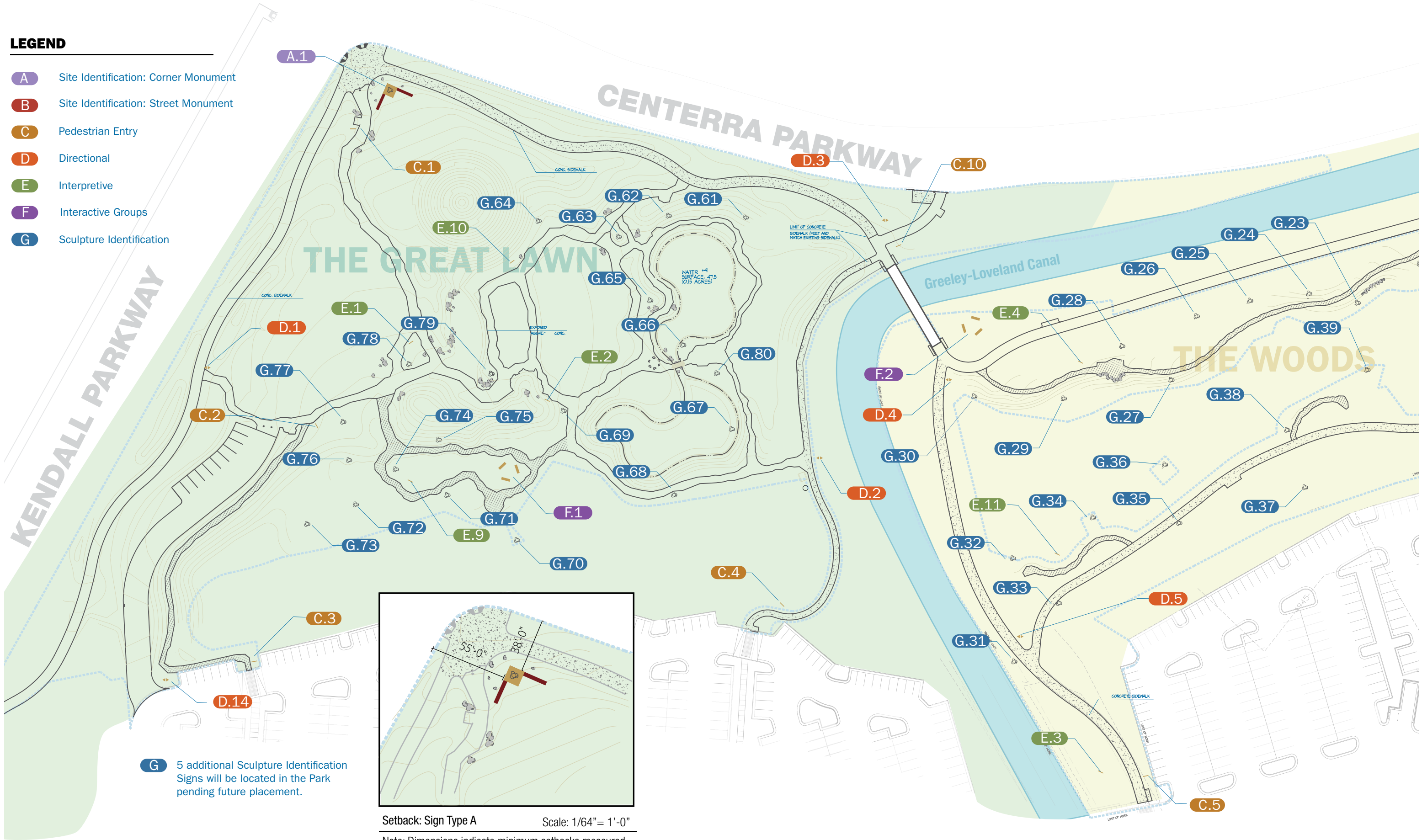
NOTE: A licensed sign contractor with the City of Loveland must fabricate all illuminated signs. A licensed contractor or sign contractor with the City of Loveland must install all non-illuminated signs.



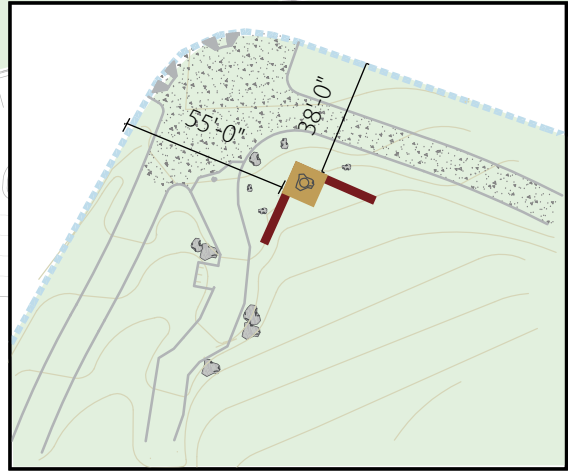
Boundary of Premises

LEGEND

- A Site Identification: Corner Monument
- B Site Identification: Street Monument
- C Pedestrian Entry
- D Directional
- E Interpretive
- F Interactive Groups
- G Sculpture Identification



G 5 additional Sculpture Identification Signs will be located in the Park pending future placement.



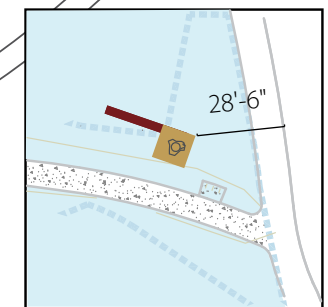
Setback: Sign Type A Scale: 1/64" = 1'-0"

Note: Dimensions indicate minimum setbacks measured from the back of the curb.

Location is typical and minor field adjustments shall be made at time of installation.

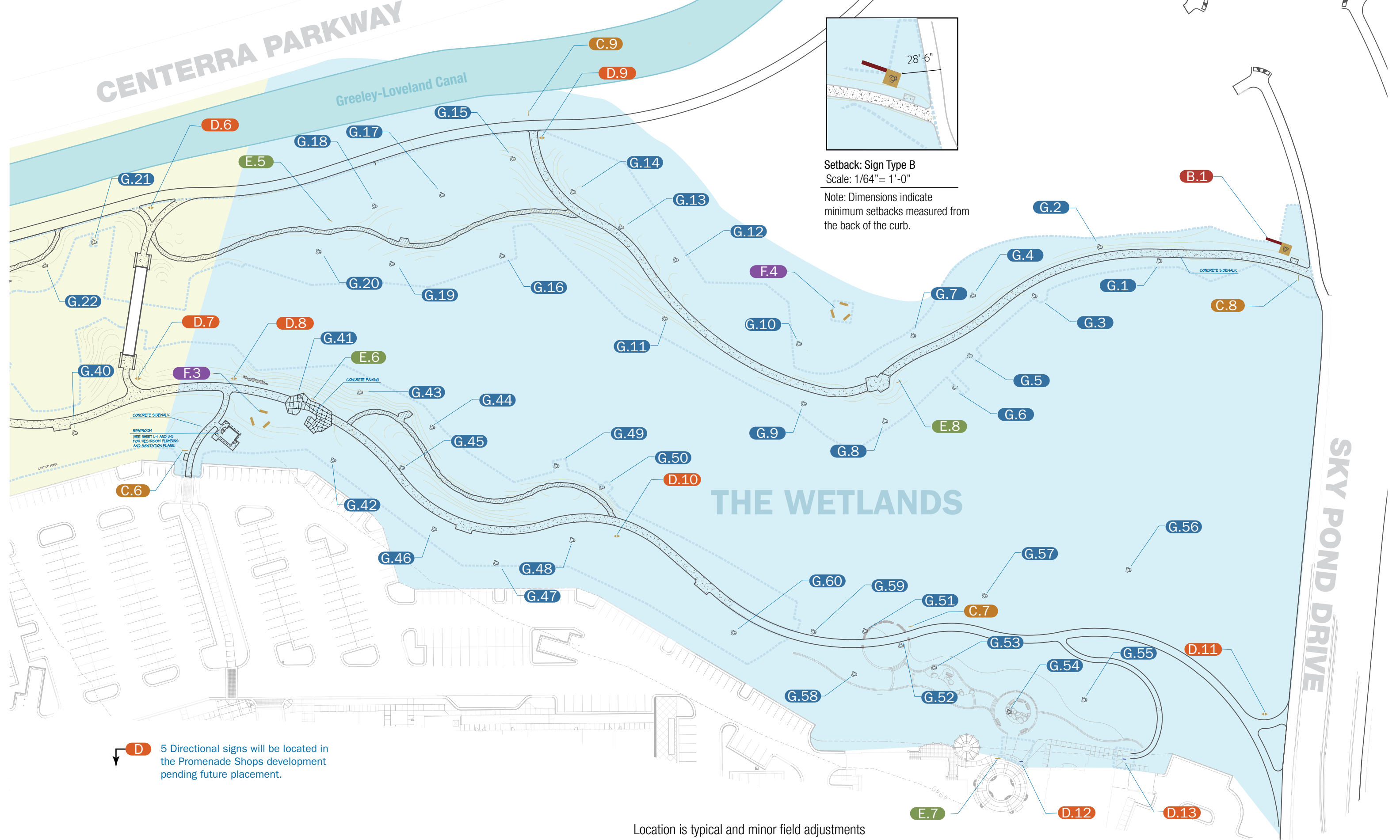
CENTERRA PARKWAY

Greeley-Loveland Canal



Setback: Sign Type B
Scale: 1/64" = 1'-0"

Note: Dimensions indicate minimum setbacks measured from the back of the curb.

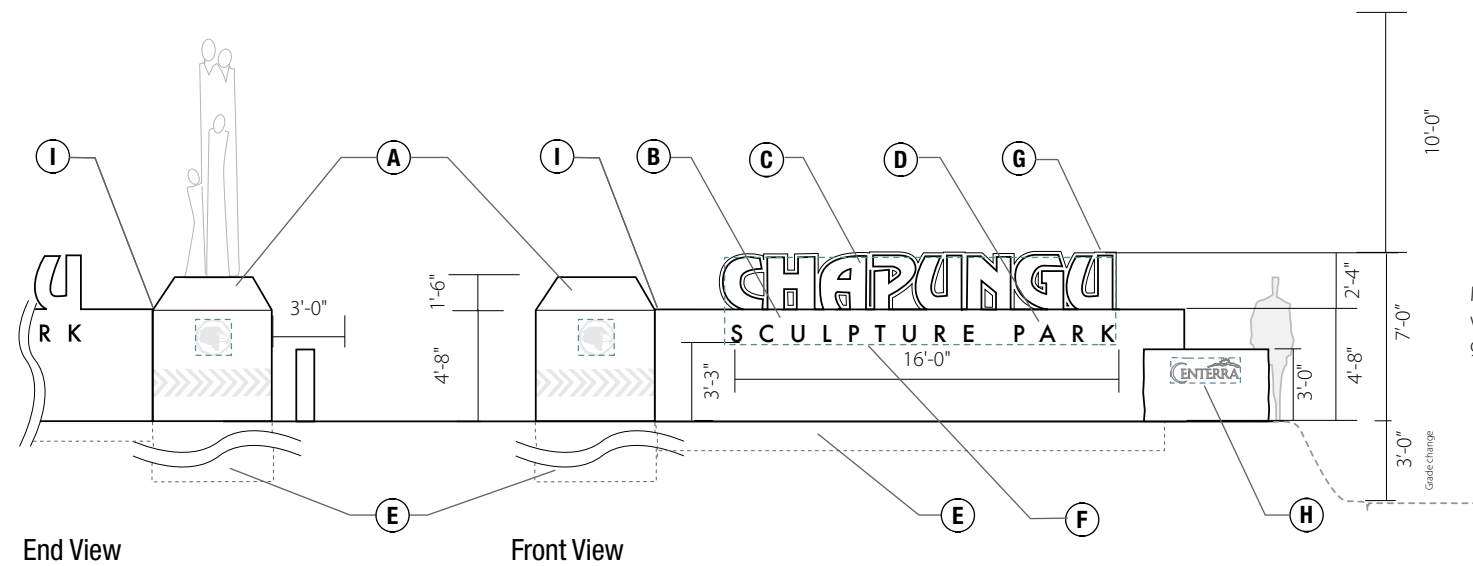


D 5 Directional signs will be located in the Promenade Shops development pending future placement.

Location is typical and minor field adjustments shall be made at time of installation.

- (A) Colored cast concrete block sculpture base with the "Chapungu" logo and African-derived pattern sandblasted 1/8" into the surface.
- (B) Internally illuminated aluminum sign cabinet to be painted with Matthews Paint MP 43661 'Terra Brun' Semi Gloss.
- (C) Individual 4" deep halo illuminated reverse pan channel letters with back plates. Letter faces and returns to be painted with Matthews Paint MP 43661 'Terra Brun' Semi Gloss. Interior of letters to be painted white.
- (D) Illuminated push-through polished acrylic letters. Neschen Transpo 6607 'Cane' translucent vinyl shall be applied to the inside of the letters to add color to the illumination.
- (E) Foundation will be determined and engineered by fabricator.

- (F) Sign Face Sq. Ft.
Chapungu Sculpture Park, Centerra Logo, Chapungu Logo: 67
Total: 67 x 2 = 134
Sculpture and base excluded from calculations.
- (G) Back plate to be painted with Matthews MP43425 'Saucy Gold' Semi Gloss. Back of back plate to be painted Matthews 43661 'Terra Brun' Semi Gloss.
- (H) "Centerra" Logo will be sandblasted 1/8" into surface of free-standing cast concrete element that matches the sculpture base element in color and texture.
- (I) Sealant on backer rod at joint between aluminum cabinet and precast sculpture base.



Maximum height with sculpture from grade base: 20'-0".

Scale: 1/8" = 1'-0"

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: The Site Identification Sign: Corner Monument will include a cast-concrete stone sculpture base, a painted internally illuminated aluminum sign cabinet with white acrylic push-through letters and aluminum reverse pan channel dimensional letters. No substitutions will be allowed for these materials.

2. ILLUMINATION: Sign cabinets will be internally illuminated with white GE GelCore LEDs. Featured sculptures will be ground-lit with Delta Star Type DD fixtures with MR lamps, Bronze wrinkle powder coat, spread 10, with honeycomb baffle and 45 degree snoot. Fixtures must include a dimmer feature.

3. SIGN TYPE: The Site Identification Sign: Corner Monument will include a cast concrete stone sculpture base with sand-blasted features to include African-derived patterns and Chapungu logo. All signs will also include an aluminum internally-illuminated cabinet painted with Matthews Paint MP43661 'Terra Brun' Semi-Gloss. 'Chapungu' will consist of aluminum

reverse pan channel letters with interior surfaces painted white, halo illuminated with white GE GelCore LEDs with a back plate. Reverse pan channel letter faces and returns will be painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss. Back plate will be painted with Matthews Paint MP43425 'Saucy Gold' Semi Gloss. The back of the back plate is painted Matthews MP43661 'Terra Brun' Semi Gloss. 'Sculpture Park' copy on Site Identification Signs shall be white acrylic protruding through openings routed out of the metal face, creating an appearance of individual letters. Neschen Transpo 6607 'Cane' translucent vinyl shall be applied to the inside of the push through letters to add color to the illumination. "Centerra" Logo will be sandblasted 1/8" into surface of free-standing cast concrete element that matches the sculpture base element in color and texture.

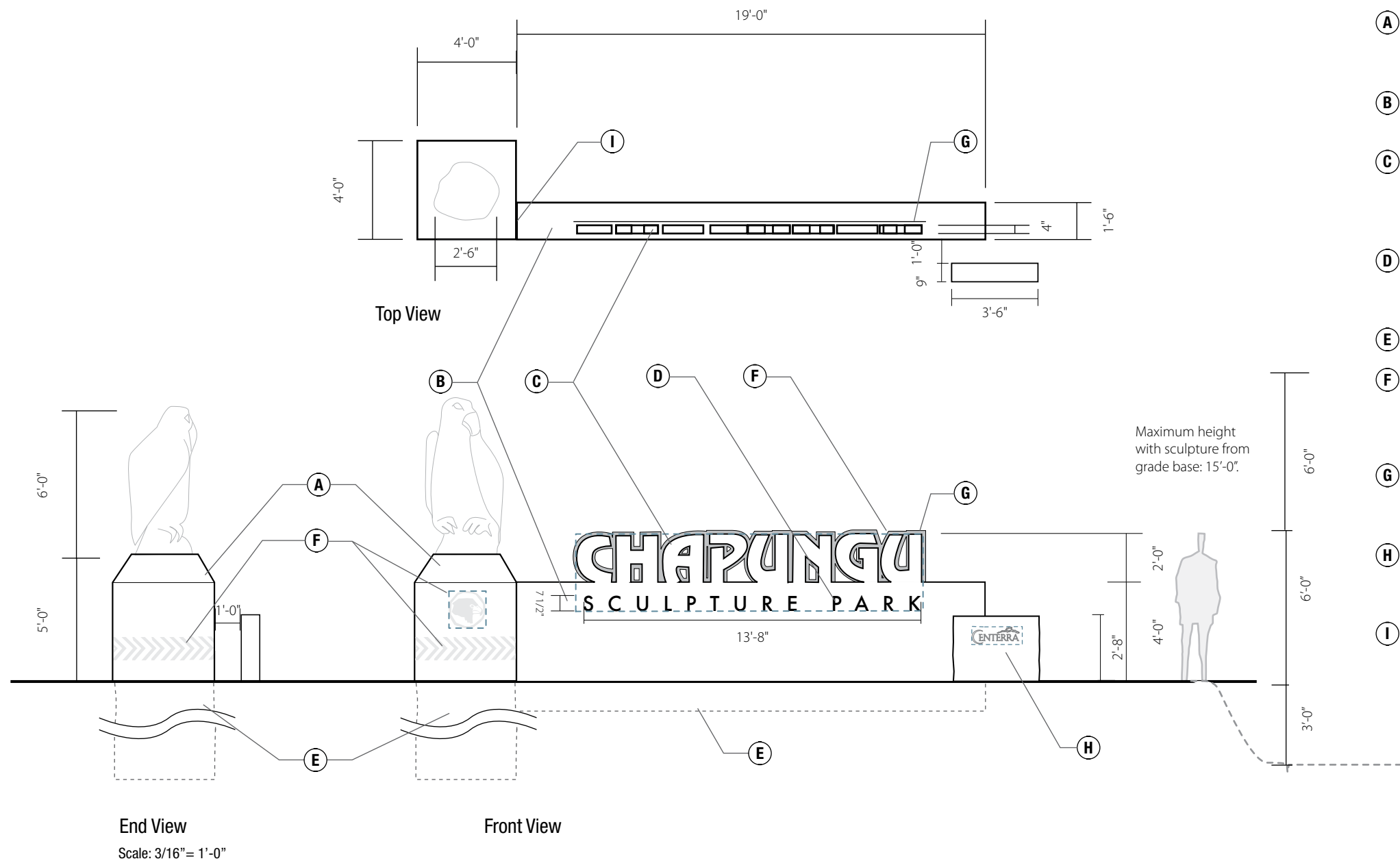
4. SHAPE: Site Identification Signs: Corner Monuments shall be the same design, size and shape.

B. SIGN AREA – The sign area of any Site Identification Signs: Corner Monument shall be sixty-seven square feet per face, one hundred thirty-four square feet total maximum. Sculpture is excluded from height and area calculations.

C. LOCATION – The Site Identification Sign: Corner Monument shall be located at the southwest corner of Centerra Parkway and Kendall Parkway situated so that the sign cabinets will be roughly parallel with Centerra and Kendall Parkways and will be located so as to be compatible with required landscaping; including street trees at maturity, so that the public's view of the sign will not be obstructed.

D. SETBACK – The Site Identification Sign: Corner Monument shall be set back a minimum of fifty-five feet from Kendall Parkway and a minimum of thirty-eight feet from Centerra Parkway measured from the back of the curb.

E. LANDSCAPING – The Site Identification Sign: Corner Monument shall be located entirely within a landscaped area. A minimum of four square feet of landscaping shall be provided for every one square foot of sign face. Only one face of the sign shall be counted to calculate the required landscape area. To count as landscaping, seventy-five percent of the sign area landscaping shall be live plant cover within three years of projected plant growth.



- A** Colored cast concrete block sculpture base with the "Chapungu" logo and African-derived pattern sandblasted 1/8" into the surface.
- B** Internally illuminated aluminum sign cabinet to be painted with Matthews Paint MP 43661 'Terra Brun' Semi Gloss.
- C** Individual 4" deep halo illuminated reverse pan channel letters with back plates. Letter faces and returns to be painted with Matthews Paint MP 43661 'Terra Brun' Semi Gloss. Interior of letters will be painted white.
- D** Illuminated push-through polished acrylic letters. Neschen Transpo 6607 'Cane' translucent vinyl shall be applied to the inside of the letters to add color to the illumination
- E** Foundation will be determined and engineered by fabricator.
- F** Sign Face Sq. Ft.
Chapungu Sculpture Park, Centerra Logo, Chapungu: 53
Total: 53
Sculpture and base excluded from calculations.
- G** Back plate to be painted with Matthews MP43425 'Saucy Gold' Semi Gloss. Back of back plate to be painted Matthews 43661 'Terra Brun' Semi Gloss.
- H** "Centerra" Logo will be sandblasted 1/8" into surface of free-standing cast concrete element that matches the sculpture base element in color and texture.
- I** Sealant on backer rod at joint between aluminum cabinet and precast sculpture base.

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: The Site Identification Sign: Street Monument will include a cast concrete stone sculpture base, a painted internally illuminated aluminum sign cabinet with white acrylic push-through letters and aluminum reverse pan channel dimensional letters. No substitutions will be allowed for these materials.

2. ILLUMINATION: The sign cabinet will be internally illuminated with white GE GelCore LEDs. Featured sculptures will be ground-lit with Delta Star Type DD fixtures with MR lamps, Bronze wrinkle powder coat, spread 10, with honeycomb baffle and 45 degree snoot. Fixtures must include a dimmer feature.

3. SIGN TYPE: The Site Identification Sign: Street Monument will include a cast concrete stone sculpture base with sandblasted features to include African-derived patterns and Chapungu logo. All signs will also include an aluminum internally illuminated cabinet painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss.

'Chapungu' will consist of aluminum reverse pan channel letters with interior surfaces painted white, halo illuminated with white GE GelCore LEDs with a back plate. Reverse pan channel letter faces and returns will be painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss. Back plate will be painted with Matthews Paint MP43425 'Saucy Gold' Semi Gloss. The back of the back plate is painted Matthews MP43661 'Terra Brun' Semi Gloss. 'Sculpture Park' copy on the Site Identification Sign: Street Monument shall be white acrylic, protruding through openings routed out of the metal face, creating an appearance of individual letters. Neschen Transpo 6607 'Cane' translucent vinyl shall be applied to the inside of the push through letters to add color to the illumination. "Centerra" Logo will be sandblasted 1/8" into surface of free-standing cast concrete element that matches the sculpture base element in color and texture.

4. SHAPE: All Site Identification Signs: Street Monument shall be the same design, size and shape.

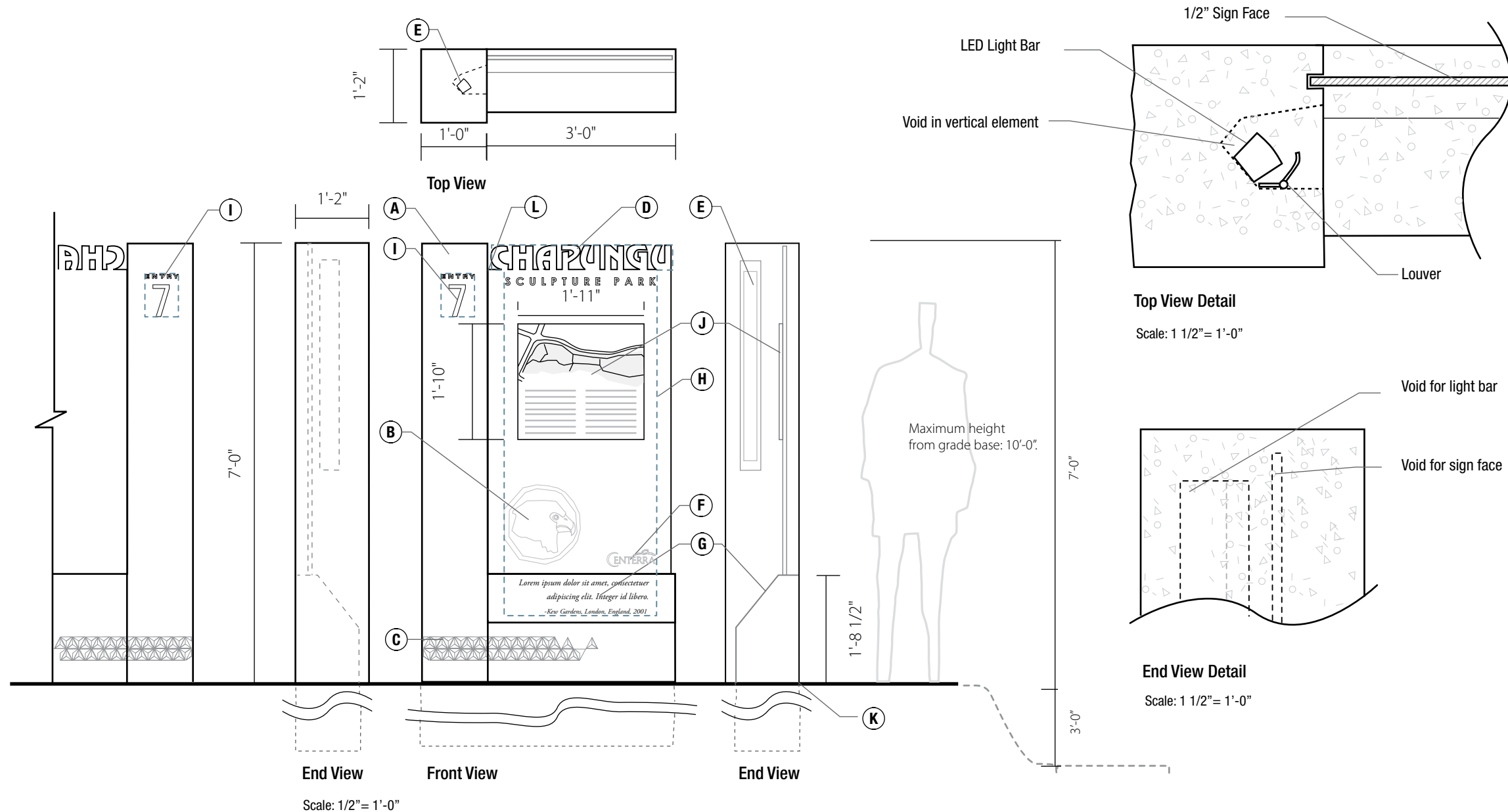
B. SIGN AREA – The sign area of any Site Identification Sign: Street Monument shall be

fifty-three square feet maximum. Sculpture is excluded from height and area calculations.

C. LOCATION – The Site Identification Sign: Street Monument shall be located perpendicular to Sky Pond Drive twenty-two feet from the back of the curb and will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.

D. SETBACK – The Site Identification Sign: Street Monument shall be set back a minimum of twenty-nine feet from the back of the curb.

E. LANDSCAPING – The Site Identification Sign: Street Monument shall be located entirely within a landscaped area. A minimum of four square feet of landscaping shall be provided for every one square foot of sign face. Only one face of the sign shall be counted to calculate the required landscape area. To count as landscaping, seventy-five percent of the sign area landscaping shall be live plant cover within three years of projected plant growth.



- Ⓐ Colored precast concrete sign support.
- Ⓑ Chapungu logo tone-on-tone on sign panel.
- Ⓒ Pattern sandblasted 1/8" into concrete support derived from African artifacts.
- Ⓓ 1/2" painted aluminum plate with "Chapungu" waterjet cut from top edge. "Sculpture Park" painted on surface.
- Ⓔ io Lighting "Line Series 2.0" 36" asymmetric LED strip light in recess with mounting clips, conduit and j-box cast in place. Fabricator will create adjustable louver for beam control.
- Ⓕ Centerra logo painted on sign panel.
- Ⓖ Quote from review or visitor comment regarding previous Chapungu exhibitions sandblasted 1/8" into smooth face of cast concrete.
- Ⓗ Sign face Sq. Ft.: 16
- Ⓘ "ENTRY" and number sandblasted 1/8" into face of cast concrete on both sides of the column.
- ⓵ Etched zinc panel. The etched zinc panel will be manufactured with four through holes, one at each corner. The zinc panel will be attached with tamper-proof fasteners to the painted aluminum sign face with threaded holes drilled to match the holes in the zinc panel.
- Ⓚ Foundation connection between precast components and foundation will be determined and engineered by fabricator.
- Ⓛ Sealant joint between the precast and aluminum panel.

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, and letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

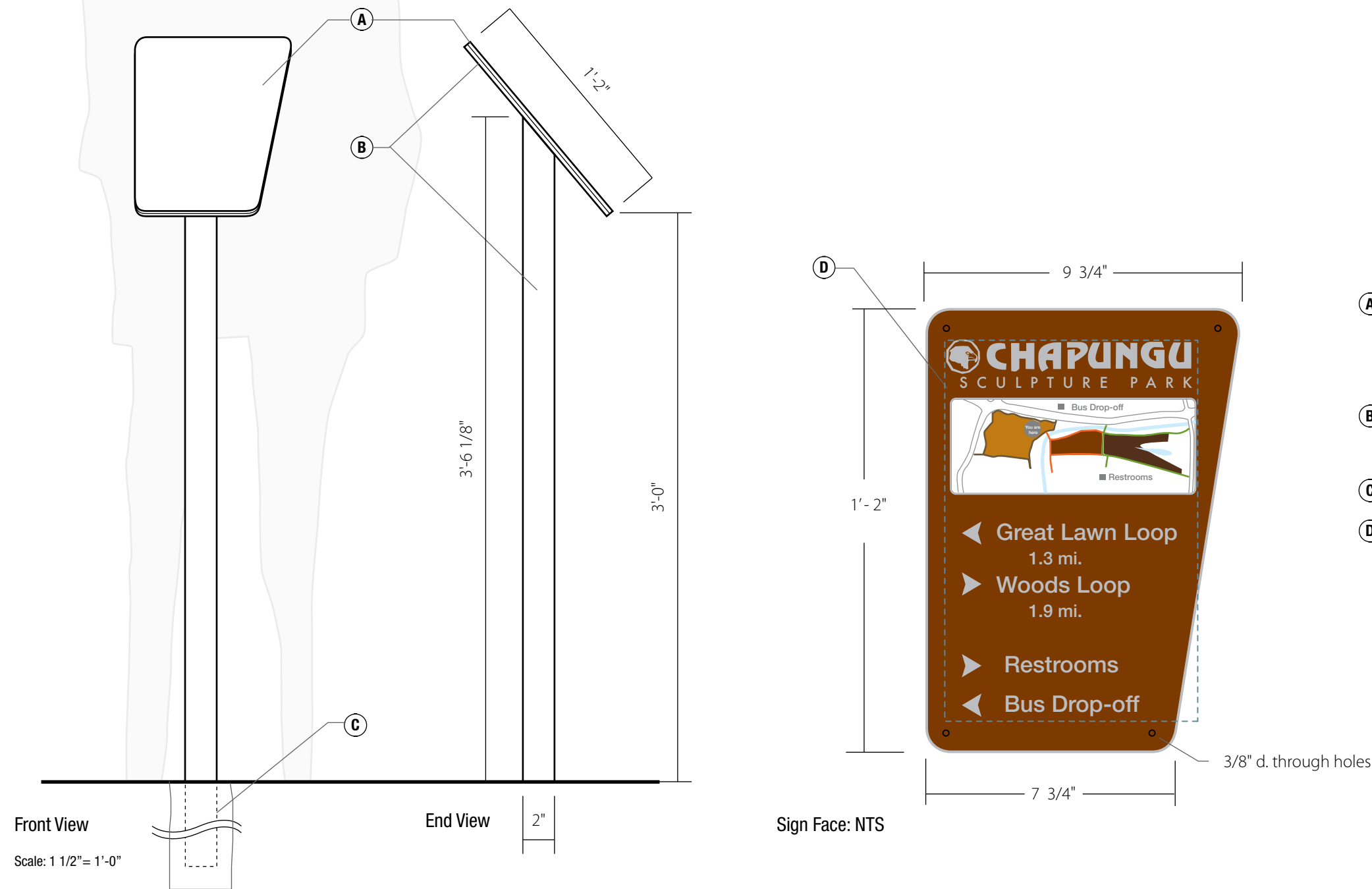
- 1. MATERIALS:** All Pedestrian Entry Signs will include a cast concrete sign support and base, a 1/2" thick painted aluminum sign panel, an etched zinc map panel, and painted 'Sculpture Park' copy. No color substitutions will be allowed on these finishes and materials.
- 2. ILLUMINATION:** All sign cabinets will be externally illuminated with a vertically mounted LED strip light, io Lighting Line Series 2.0, with fabricated louver to control light beam cut-off.
- 3. SIGN TYPE:** All Pedestrian Entry Signs will include a cast concrete sign support and base with cast features to include African-derived patterns. The angled surface below the aluminum sign face will have a smooth finish and a Chapungu-related quote and entry number will be sandblasted into the surface to 1/8" depth. All signs will also include a painted 1/2" thick aluminum sign face plate. 'Chapungu' will be waterjet cut from the top edge of the sign face plate. Letter faces and

returns will be painted the same color as the panel. All 'Sculpture Park' copy on Pedestrian Entry Signs shall be painted on panel surface with Matthews MP01452 'Cane' Semi Gloss. The Chapungu eagle logo will be painted 'tone-on-tone'. The Centerra logo will be painted with Matthews MP01452 'Cane' Semi Gloss. All Pedestrian Entry Signs will include an etched zinc panel. The etched zinc panel will be manufactured with four through holes, one at each corner. The sign face will be attached with tamper-proof fasteners to the painted aluminum sign face with threaded holes drilled to match the holes in the zinc panel.

4. COLOR: 1/2" aluminum sign face plate color schedule:
C.1-4, C-10: The Great Lawn: Sign Face Plate: Matthews Paint MP43425 'Saucy Gold' Semi Gloss; Tone-on-Tone: Matthews Paint to match Benjamin Moore 2158-20 'Venetian Gold' Semi Gloss.
C.5: The Woods: Sign Face Plate: Matthews MP37968 'Clydesdale' Semi Gloss; Tone-on-Tone: Matthews Paint to match Benjamin Moore 2092-30 'Boston Brick' Semi Gloss.
C.6-9: The Wetlands: Sign Face Plate: Matthews MP43661 'Terra Brun' Semi Gloss; Tone-on-Tone: Matthews Paint to match Benjamin Moore 2095-10 'Adirondack

Brown' Semi Gloss.
All 'Sculpture Park' text: Matthews MP01452 'Cane' Semi Gloss.
 No color substitutions will be allowed on these finishes.
5. SHAPE: All Pedestrian Entry Signs shall be the same design, size and shape.

- B. SIGN AREA** – The maximum sign area of any Pedestrian Entry Signs shall be sixteen square feet.
- C. LOCATION** – Pedestrian Entry Signs will be located adjacent and perpendicular to walkways in landscaped areas at each pedestrian entrance. A gravel area will be provided parallel to the front face of each sign to accommodate users. Pedestrian Entry Signs will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.
- D. SETBACK** – All Pedestrian Entry Signs shall be set back two feet from the walkways.
- E. LANDSCAPING** – Pedestrian Entry Signs do not require landscaping.



- A** .090" dimensional etched zinc panel with color information painted on the surface. Background color will be Matthews Paint MP37968 'Clydesdale Brown' Semi Gloss. Panel will be mounted to support with tamper-proof mechanical fasteners through holes created during the manufacture of the panels.
 - B** 1/4" aluminum base plate welded to 2" x 2" thick-walled aluminum square tubing painted with Matthews Paint MP37968 'Clydesdale Brown' Semi Gloss.
 - C** Foundation will be determined and engineered by fabricator.
 - D** Sign face Sq. Ft.: 1.0
- Sponsorships by and advertisement of off-site businesses or organizations allowed in defined sign face area, including names and logos.

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: All Directional Signs will include an etched zinc panel, an aluminum mounting plate welded to a square aluminum tube post painted and permanently installed in a concrete footer. No color substitutions will be allowed on these finishes.

2. ILLUMINATION: Directional Signs will not be illuminated.

3. SIGN TYPE: All Directional Signs will include an etched zinc panel manufactured with four through holes, one at each corner. The sign face will be attached with tamper-proof fasteners to a painted aluminum mounting plate with holes drilled to match the holes in the zinc panel. The mounting plate will be welded to

a square aluminum tube post and permanently installed in a concrete footer. The mounting plate and square aluminum tube post will be painted with Matthews Paint MP37968 'Clydesdale Brown' Semi Gloss. The zinc sign face, with background color Matthews Paint MP37968 'Clydesdale Brown' Semi Gloss, will have the following content raised from the etched surface: the Chapungu logo, Chapungu name and 'Sculpture Park', a site map including a 'You are here' indicator and directional information as specified in the message schedule. No substitutions will be allowed on these finishes.

4. SHAPE: All Directional signs shall be the same design, size and shape.

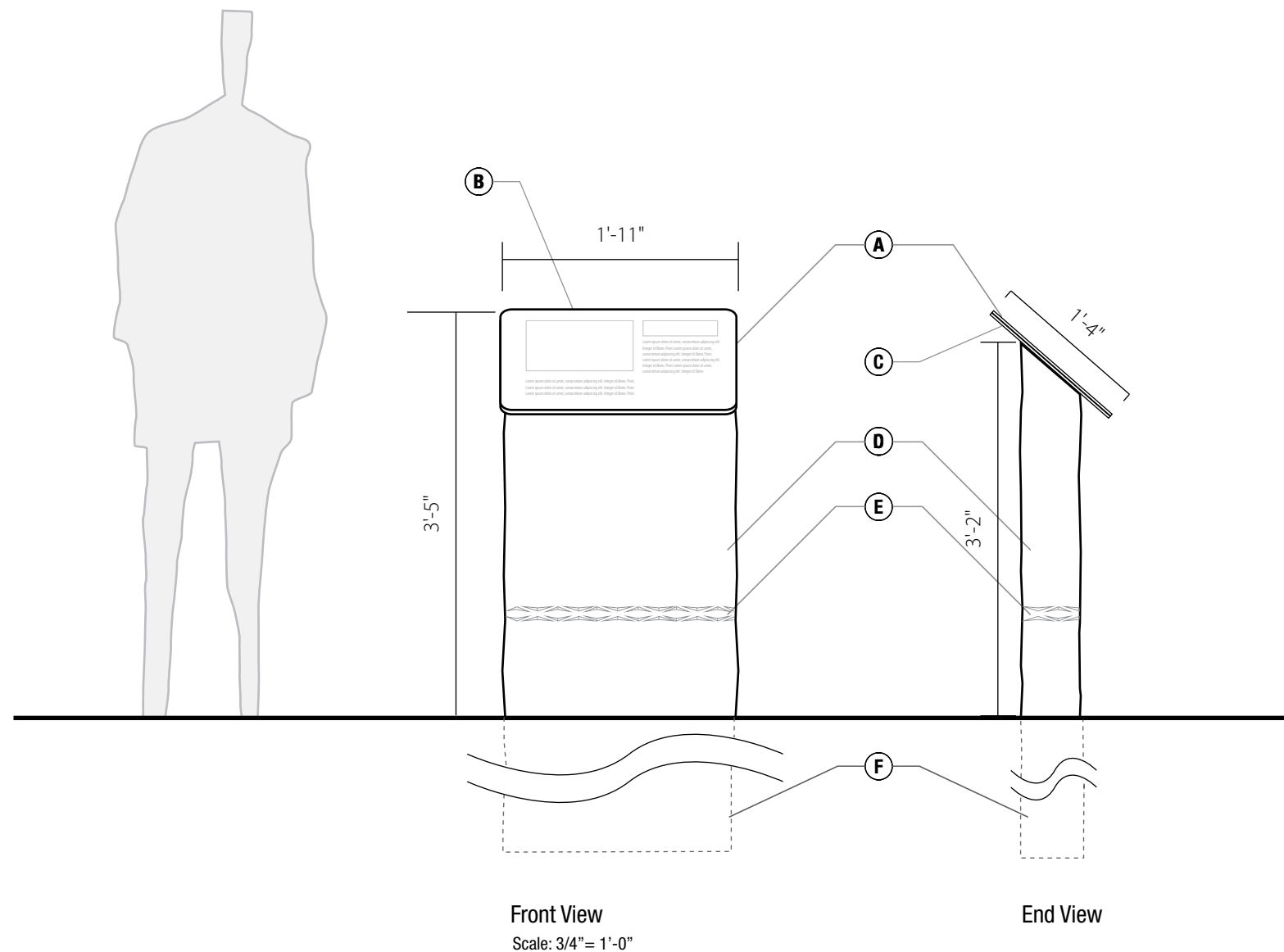
B. SIGN AREA – The maximum sign area of any Directional Signs shall be 1.0 sq.ft.

C. LOCATION – All Directional Signs shall be located adjacent to walkways with the

sign face parallel to the walkway. Directional Signs will be located at intersections and other decision points along the walkway. Directional Signs will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.

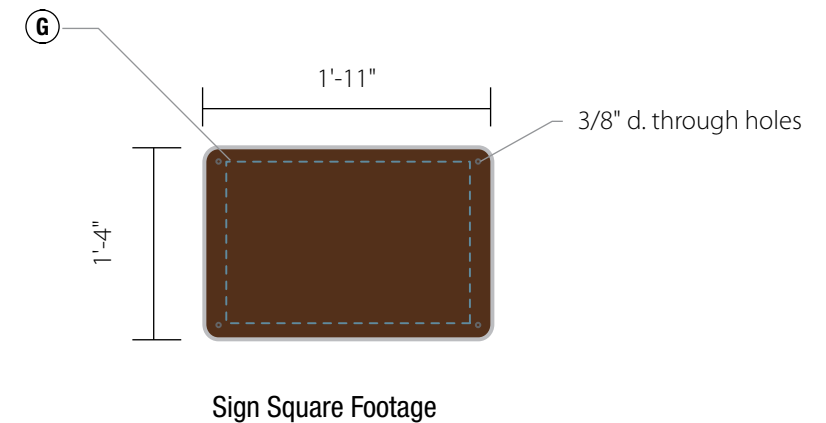
D. SETBACK – All Directional Signs shall be set back a minimum of eighteen inches and maximum of twenty-four inches from the walkway.

E. LANDSCAPING – Directional Signs do not require landscaping.



- (A) .090" dimensional etched zinc panel with color information printed on the surface. Background color will be printed to match Matthews Paint MP43661 'Terra Brun' Semi Gloss. Panel will be mounted to base plate with with tamper-proof mechanical fasteners through holes created during the manufacture of the panels.
- (B) Rectangle area on panel intended for four color photographic images of artists working on sculptures, historic photos, environmental imagery etc. Final images TBD.
- (C) 1/4" aluminum base plate painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss permanently attached to cast concrete support.
- (D) Colored cast concrete. Final color TBD.
- (E) Pattern sandblast 1/8" into concrete support derived from African artifacts.
- (F) Foundation will be determined and engineered by fabricator.
- (G) Sign face Sq. Ft.: 1.8

Sponsorships by and advertisement of off-site businesses or organizations allowed in defined sign face area, including names and logos.



A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: All Interpretive Signs will include an etched zinc panel, a painted aluminum mounting plate permanently attached to a cast concrete base. No color substitutions will be allowed on these finishes.

2. ILLUMINATION: Interpretive Signs will not be illuminated.

3. SIGN TYPE: All Interpretive Signs will include an etched zinc panel, a permanently attached aluminum mounting plate and a cast concrete base. The etched zinc panel will be manufactured with four through holes, one at each corner. The sign face will be attached with tamper-proof fasteners to the painted aluminum mounting plate, with holes drilled to match the holes in the zinc panel. The mount-

ing plate will be permanently affixed to the concrete base. The mounting plate will be painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss. The zinc sign face printed to match background color Matthews Paint MP43661 'Terra Brun' Semi Gloss will have interpretive information raised from the etched surface as specified in the message schedule. No substitutions will be allowed on these finishes and materials.

4. SHAPE: All Interpretive Signs shall be the same design, size and shape.

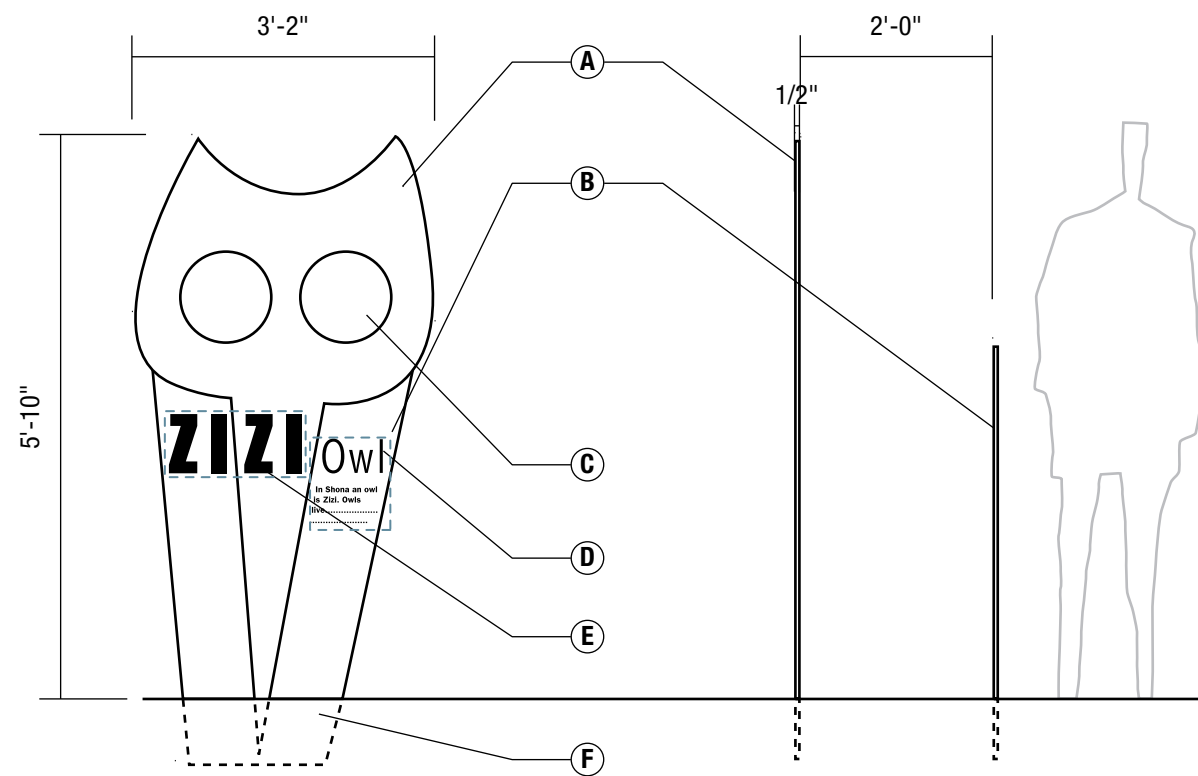
B. SIGN AREA – The maximum sign area of any Interpretive Signs shall be 1.8 sf.

C. LOCATION – All Interpretive Signs shall be located adjacent to walkways with the sign face parallel to the walkway. Interpretive Signs will be located at key points along the walkway to clearly relate to sculptures present in the vicinity. Interpretive Signs will

be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.

D. SETBACK – All Interpretive Signs shall be set back a minimum of eighteen inches and maximum of twenty-four inches from the walkway.

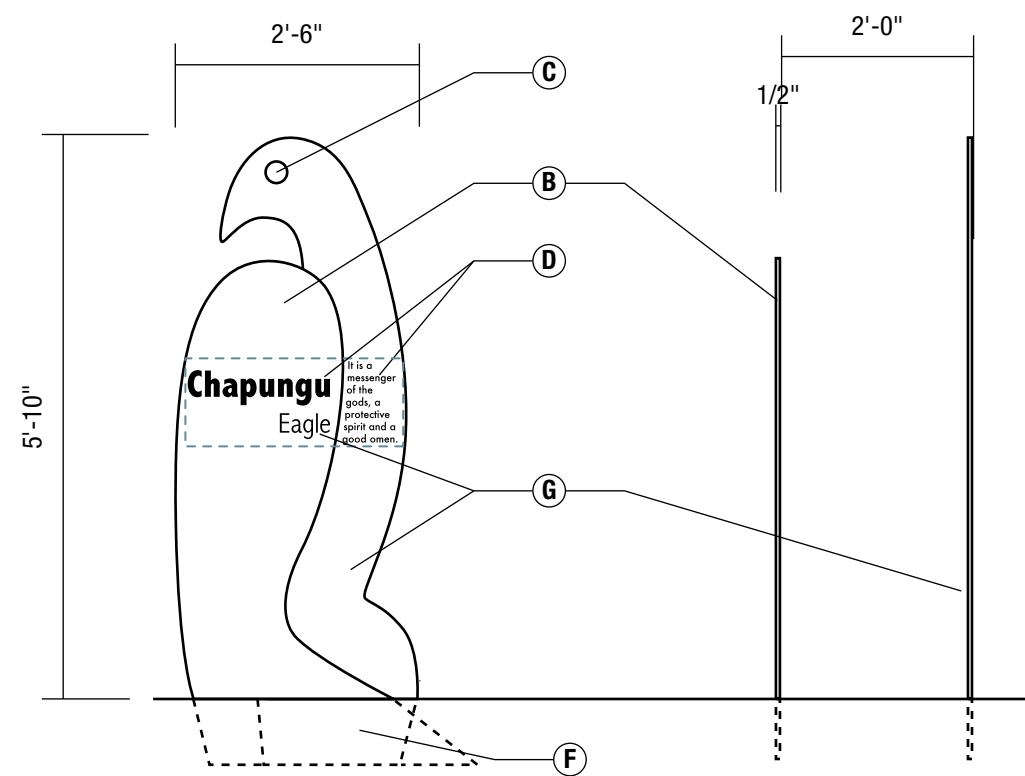
E. LANDSCAPING – Interpretive Signs do not require landscaping.



Front View

Scale: 1/2" = 1'-0"

Side View



Front View

Side View

- (A) 1/2" waterjet cut painted aluminum plate. Front, back and returns are painted with Matthews Paint to match Benjamin Moore 2157-10 Golden Dunes. Bevel all returns, not sharp edges or corners.
- (B) 1/2" waterjet cut painted aluminum plate. Front, back and returns are painted with Matthews Paint to match Benjamin Moore 2174-10 Toasted Chestnut. Bevel all returns, not sharp edges or corners.
- (C) Eyes are waterjet cut out of the aluminum plate.
- (D) Copy is painted with Matthews Paint to match Benjamin Moore 2155-40 Golden Dunes.
- (E) Copy is painted with Matthews Paint to match Benjamin Moore 2106-10 Java.
- (F) Foundation will be determined and engineered by fabricator.
- (G) 1/2" waterjet cut painted aluminum plate. Front, back and returns are painted with Matthews Paint to match Benjamin Moore 2159-10 Dash of Curry. "Eagle" copy is painted with Matthews Paint to match Benjamin Moore 2159-10 Dash of Curry. All return edges to be rounded over. Bevel all returns, not sharp edges or corners.

Animals will be grouped into 4 areas of 3 animals. Final animal designs TBD. Sign face Sq. Ft.: 2.0 per animal.

Sponsorships by and advertisement of off-site businesses or organizations allowed in defined sign face area, including names and logos.

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, and letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

1. MATERIALS: All Interactive Animals will include 1/2" thick painted aluminum panel and painted copy. No substitutions will be allowed on these finishes and materials.

2. ILLUMINATION: All Interactive Animals will be non-illuminated.

3. SIGN TYPE: All Interactive Animals will include two painted waterjet cut 1/2" thick aluminum panels per animal, so that you can walk around and interact with the freestanding animal. The panels will have painted copy with the animals name

in English and Shona. There will be a short description or story about the animal.

4. COLOR: 1/2" aluminum panel color:

The panels will be painted different colors per each panel. Each panel will be painted front, back and returns. Copy on the panel will be painted in a contrasting color.

Colors are called out in the illustration above. The additional animals and colors are TBD. Colors will compliment what is shown above. Additional colors will be submitted to the DRC and the City of Loveland for their review.

5. SHAPE: All Interactive Animals will be approximately the same height but the shapes will vary depending on the animal depicted.

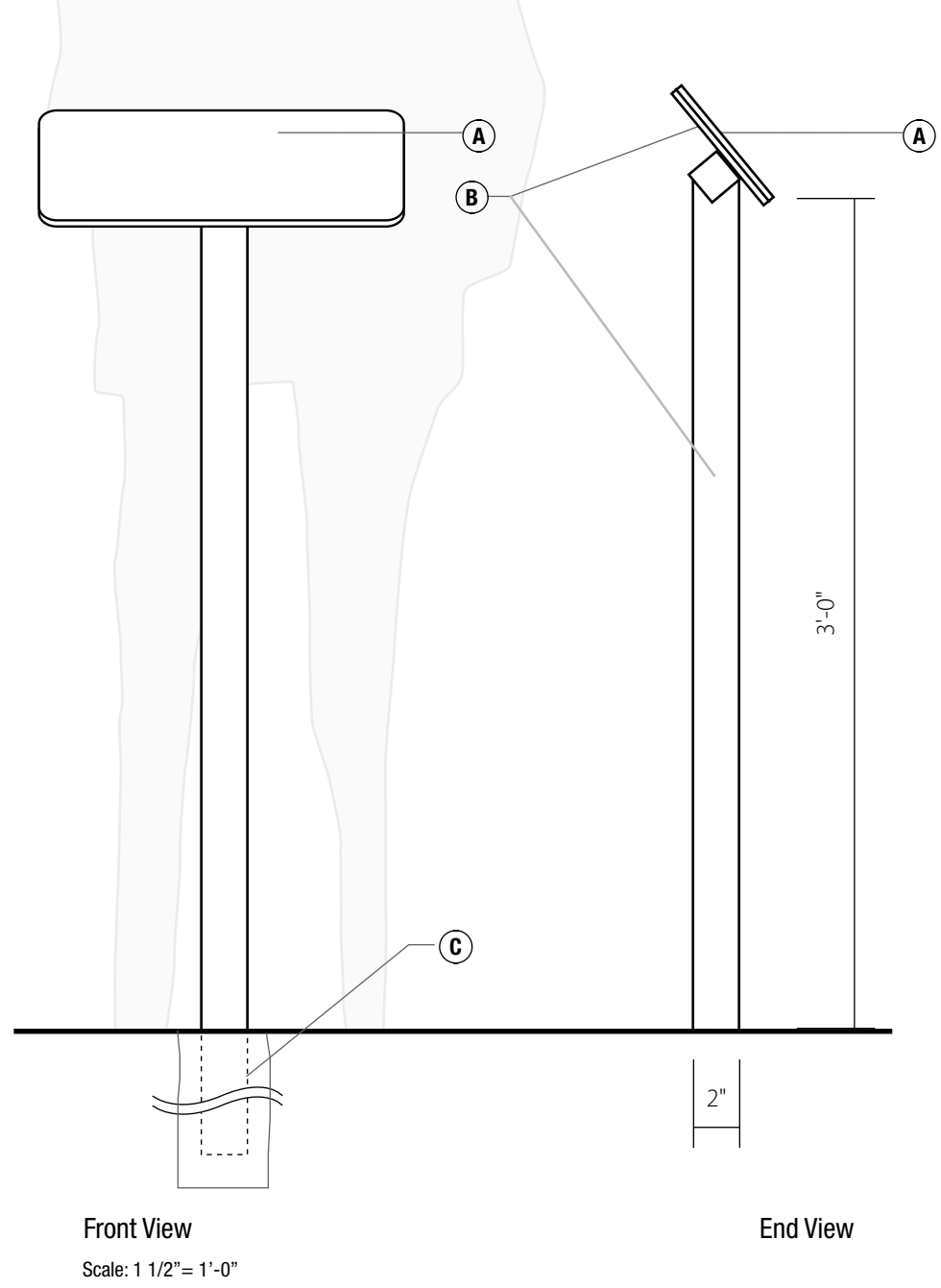
B. SIGN AREA – The maximum sign area of any Interactive Animals shall be two

square feet.

C. LOCATION – Interactive Animals will be located in four locations throughout the park. Final locations TBD.

D. SETBACK – All Interactive Animals shall be set back two feet from the walkways.

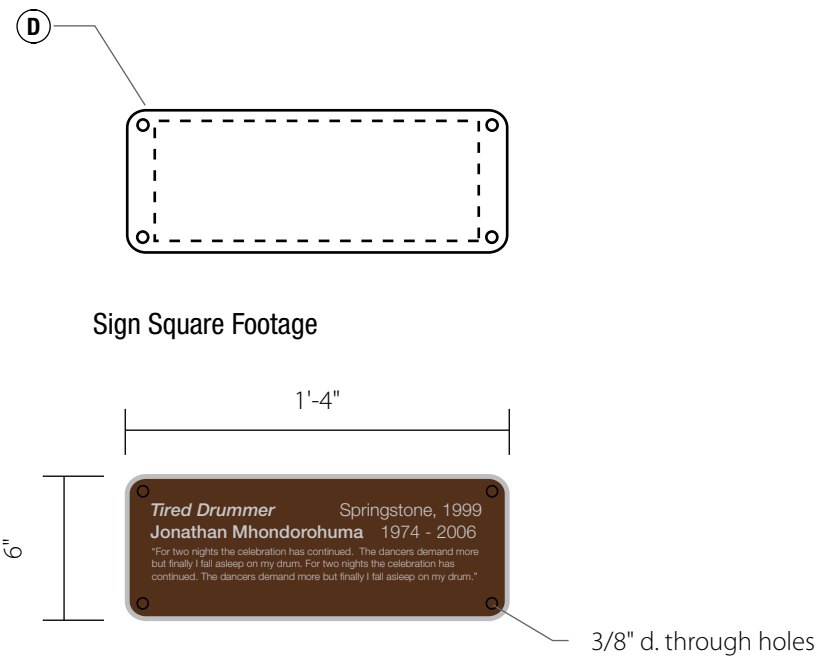
E. LANDSCAPING – Interactive Animals do not require landscaping.



Front View
Scale: 1 1/2" = 1'-0"

End View

- (A) .090" dimensional etched zinc panel with background color to match Matthews Paint MP43661 'Terra Brun' Semi Gloss. Panel will be mounted to support with tamper-proof mechanical fasteners through holes created during the manufacture of the panels.
 - (B) 1/4" aluminum base plate welded to 2" x 2" thick-walled aluminum square tubing painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss.
 - (C) Foundation will be determined and engineered by fabricator.
 - (D) Sign face Sq. Ft.: 0.5
- Sponsorships by and advertisement of off-site businesses or organizations allowed in defined sign face area, including names and logos.



Sign Square Footage

Sign Face: NTS

A. UNIFYING ELEMENTS – The following characteristics will be strictly controlled: materials, color, shape, letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

- 1. MATERIALS:** All Sculpture Identification Signs will include an etched zinc panel, an aluminum mounting plate welded to a square aluminum tube post painted and permanently installed in a concrete footer. No color substitutions will be allowed on these finishes.
- 2. ILLUMINATION:** Sculpture Identification Signs will not be illuminated.
- 3. SIGN TYPE:** All Sculpture Identification Signs will include an etched zinc panel, manufactured with four through holes, one at each corner. The sign face will be attached with tamper-proof fasteners to a painted aluminum mounting plate, with holes drilled to match the holes in the zinc panel. The mounting plate will be welded to a square aluminum tube post and permanently installed in a concrete footer.

The mounting plate and square aluminum tube post will be painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss. The zinc sign face will have the following content protruding from the etched surface: the name of the sculptor, dates of birth and death (as appropriate), the sculpture title, the stone the sculpture is made from, the date the sculpture was made and a quote. The etched surface of the sign face will be painted with Matthews Paint MP43661 'Terra Brun' Semi Gloss. No substitutions will be allowed on these finishes.

- 4. SHAPE:** All Sculpture Identification Signs shall be the same design, size and shape.
- B. SIGN AREA** – The maximum sign area of any Sculpture Identification Signs shall be .5 sq. ft.
- C. LOCATION** – All Sculpture Identification Signs shall be located adjacent to

walkways with the sign face parallel to the walkway. Sculpture Identification Signs will be located at vantage points clearly related to the sculptures they reference. Sculpture Identification Signs will be located so as to be compatible with required landscaping, including street trees at maturity, so that the public's view of the sign will not be obstructed.

- D. SETBACK** – All Sculpture Identification Signs shall be set back a minimum of eighteen inches and maximum of twenty-four inches from the walkway.
- E. LANDSCAPING** – Sculpture Identification Signs do not require landscaping.



LAKE VISTA AT CENTERRA - A McWhinney Community

PLANNED SIGN PROGRAM - Loveland, CO

VICINITY MAP

SCALE: N.T.S.



PURPOSE

This Planned Sign Program creates a cohesive and unified design for all on-site signage. In addition to a freestanding project Identification Sign at each entry, freestanding Directional Signs for both pedestrians and automobiles is included to help with wayfinding. Building-mounted Addressing Signs and Site Amenity Signs are also included in this Planned Sign Program.

The free standing project Identification Signs (2) within this Planned Sign Program are in compliance with the City of Loveland sign guidelines for planned sign programs (18.50.100.B.). Within the planned sign program guidelines, the freestanding identification signs are permitted 100 SF area per sign face and are allowed to be 25 feet in height.

The proposed freestanding identification signs provide 23 SF area per sign face (46 SF when accounting for the signs being double sided). The logo is less than 4 SF in size, and when removed from the sign face calculation, reduces the proposed sign face area to 16 SF (32 SF when double sided). The proposed identification signs are 8 feet in height. However, sign height calculations must take into account surrounding grades within 25 feet of the sign. Because the identification signs are located on bermed areas adjacent to either a detention pond or bio-swale, they measure 13 feet in height.

The freestanding Identification Signs (2) do not meet the residential sign guidelines (18.50.080) in that they exceed the maximum allowable sign height of 6 feet and they exceed the maximum allowable sign face of 35 SF (if the logo is included in this calculation). These variations are justified because this planned sign program limits project identification signs to one per entry (two per entry are permitted in the residential sign guidelines (18.50.080) and the signs proposed are both substantially setback from face of curb.

UNIFYING ELEMENTS

The following four characteristics are included in the Planned Sign Program: materials, colors, shape, and letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

AMENDMENTS OF THE PLANNED SIGN PROGRAM

The City of Loveland Current Planning Manager may approve minor changes to this planned sign program administratively, provided that the changes do not result in an increase in the cumulative total allowable sign area by more than 10% or increased sign height or size. All revisions to this planned sign program are subject to approval by the Centerra DRC.

APPROVAL PROCESS

Applications for sign permits shall be submitted to the City of Loveland Building Department. Sign Permits are required for the freestanding Project Monument Identification Sign(s) and the freestanding Pedestrian and Vehicular Directional Sign(s).

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

1. Complete Millennium sign permit application
2. Sign Location Map (must be scalable and show setback dimensions).
May be one of the following:
 - Plat of property indicating proposed sign location
 - An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
 - Aerial photograph showing proposed sign location
3. Indication of sign type, per this Planned Sign Program, and sign elevation showing text and graphics, sign area and sign height.
4. Landscape plan for signs required to be located within landscape areas per this Planned Sign Program.
5. Letter of approval from the Centerra DRC.

APPLICABILITY

This Planned Sign Program applies to signs within Lake Vista at Centerra, Range View Third Subdivision, (Lots 1-4, Block 1) These guidelines supersede Section 18.50.100 and 18.50.010 of the City of Loveland Sign Code and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland Sign Code, Chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program.

The following sign types are addressed in this document:

- Sign Type PI - Project Identification Sign
- Sign Type PD - Pedestrian Directional Sign
- Sign Type VD - Vehicular Directional Sign
- Sign Type BA - Building Mounted Address Sign
- Sign Type UA - Building Mounted Unit Address Sign
- Sign Type DA - Building Mounted Directional Address Sign
- Sign Type GA - Building Mounted Parking Garage Address Sign
- Sign Type WH - Welcome Center - Hours of Operation
- Sign Type WA - Welcome Center - Building Mounted Address Sign
- Sign Type WP - Future Resident Parking Sign
- Sign Type HP - Handicap Parking Sign
- Sign Type ID-1 - Car Care Center
- Sign Type ID-2 - Mail Kiosk
- Sign Type ID-3 - Community Garden

TOTAL SIGN AREA

Sign Type	Total Signs	Total Sign Area (SF per sign face)
PI	2	23.00 SF
PD	6	1.81 SF
VD	4	4.50 SF
BA	34	0.92 SF
UA	303	0.20 SF
DA	34	0.82 SF
GA	189	0.20 SF
WH	1	1.22 SF
WA	1	0.92 SF
WP	5	1.98 SF
HP	15	1.34 SF
ID-1	1	1.05 SF
ID-2	1	1.05 SF
ID-3	1	1.05 SF

DRAWING INDEX

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Sign Type - VD: Vehicular Directional Sign	SP.4
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Sign Type - ID 2: Mail Kiosk Sign	SP.7
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Building Mounted Sign Locations	SP.9

TST
TST, INC.
748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

McWHINNEY
2725 Rocky Mountain Ave. Suite 200
Loveland, CO 80538
970-462-9990

LAKE VISTA at CENTERRA
A McWhinney Community
PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

PROJ. NO. 1045.0033.00
DRAWN: S.K.K.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: JUNE 15, 2010
REVISIONS: JUNE 24, 2010

LAKE VISTA AT CENTERRA
ISSUED FOR:
FOR
CONSTRUCTION

SHEET TITLE:
COVER

SCALE: NTS
SHEET NUMBER

SP.1

LAKE VISTA at CENTERRA
 A McWhinney Community
PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

PROJ. NO. 1045.0033.00
 DRAWN: S.K.K.
 CHECKED: J.A.T.
 DESIGNED: J.A.T.
 DATE: JUNE 15, 2010
 REVISIONS: JUNE 24, 2010

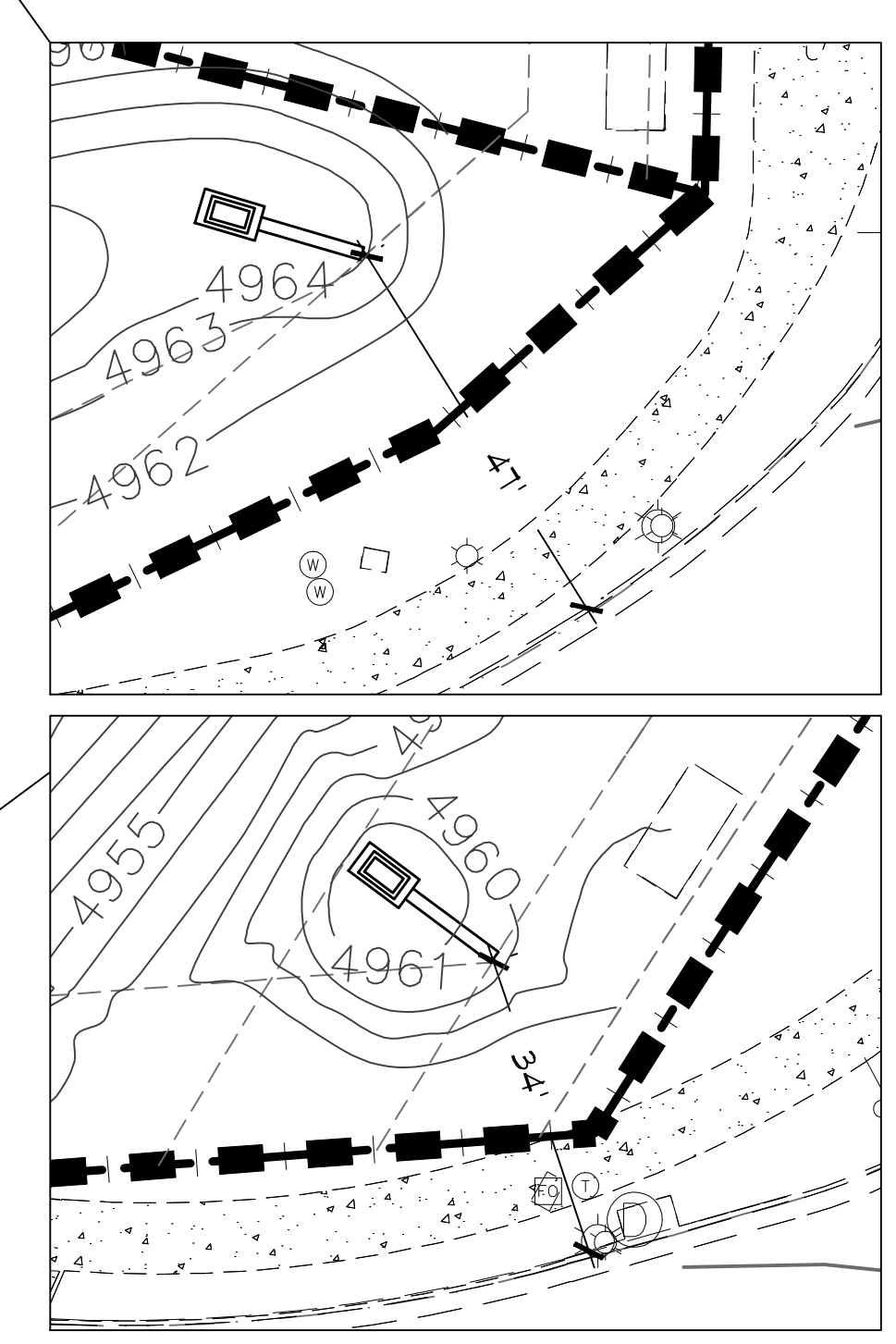
LAKE VISTA AT CENTERRA
 ISSUED FOR:
 FOR
 CONSTRUCTION

SHEET TITLE:
 SIGN LOCATION PLAN

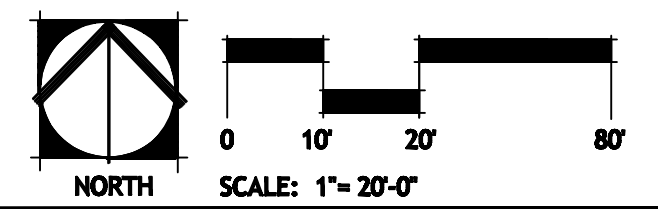
SCALE: 1" = 50' / 1" = 20'
 SHEET NUMBER

SP.2

PROJECT IDENTIFICATION SIGN LOCATIONS
 SCALE: 1" = 20'-0"



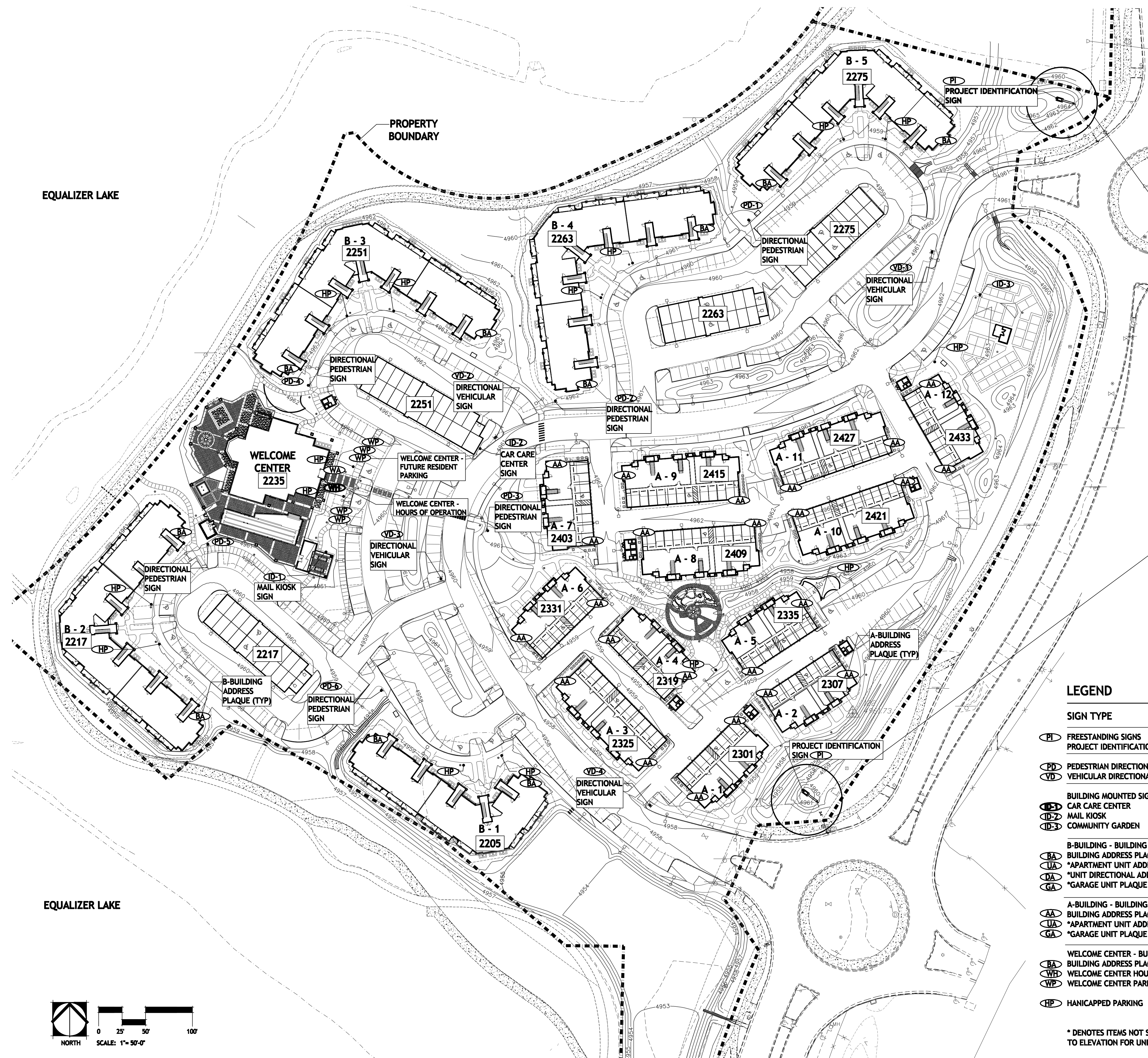
PI: Project Identification Sign - Dimensions indicate setback from edge the of pavement.



LEGEND

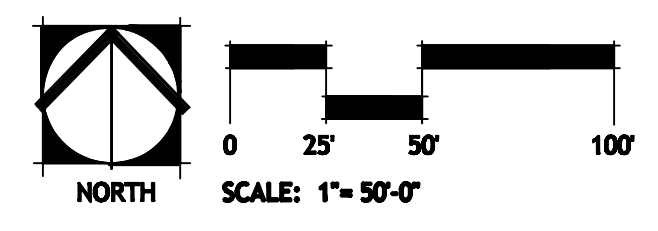
SIGN TYPE	# OF SIGNS	DESCRIPTION	SIZE	MATERIAL
PI FREESTANDING SIGNS				
PROJECT IDENTIFICATION SIGN	2	SEE DETAILS, SHEET SP.3	19' X 8	SANDSTONE SLAB
PD PEDESTRIAN DIRECTIONAL SIGN	6	SEE DETAILS, SHEET SP.5	2' X 6'	ALUMINUM/STONE VENEER
VD VEHICULAR DIRECTIONAL SIGN	4	SEE DETAILS, SHEET SP.5	3' X 6'	ALUMINUM/STONE VENEER
BUILDING MOUNTED SIGNS IDENTIFICATION AREA SIGN				
CC CAR CARE CENTER	1	SEE ELEVATIONS, SHEET SP. 7	1' X 2'	ALUMINUM
IK MAIL KIOSK	1	SEE ELEVATIONS, SHEET SP. 7	1' X 2'	ALUMINUM
IG COMMUNITY GARDEN	1	SEE ELEVATIONS, SHEET SP. 7	1' X 2'	ALUMINUM
B-BUILDING - BUILDING MOUNTED SIGNS				
BA BUILDING ADDRESS PLAQUE	10	2 PER BUILDING	1' X 2'	ALUMINUM
UA *APARTMENT UNIT ADDRESS PLAQUE	192	1 PER UNIT	3" X 8"	ALUMINUM
DA *UNIT DIRECTIONAL ADDRESS PLAQUE	32	1 PER UNIT	3" X 8"	ALUMINUM
GA *GARAGE UNIT PLAQUE	80	1 PER GARAGE	3" X 8"	ALUMINUM
A-BUILDING - BUILDING MOUNTED SIGNS				
AA BUILDING ADDRESS PLAQUE	24	2 PER BUILDING	1' X 2'	ALUMINUM
UA *APARTMENT UNIT ADDRESS PLAQUE	111	1 PER UNIT	3" X 8"	ALUMINUM
GA *GARAGE UNIT PLAQUE	111	1 PER GARAGE	3" X 8"	ALUMINUM
WELCOME CENTER - BUILDING MOUNTED AND FREESTANDING SIGNS				
BA BUILDING ADDRESS PLAQUE	1	1 PER BUILDING	1' X 2'	ALUMINUM
WP WELCOME CENTER HOURS	1	1 PER WELCOME CENTER	13' X 16"	ALUMINUM
WP WELCOME CENTER PARKING	5	1 PER PARKING STALL	13' X 18"	ALUMINUM
HP HANICAPPED PARKING	15	1 PER HC PARKING STALL	15' X 15"	ALUMINUM

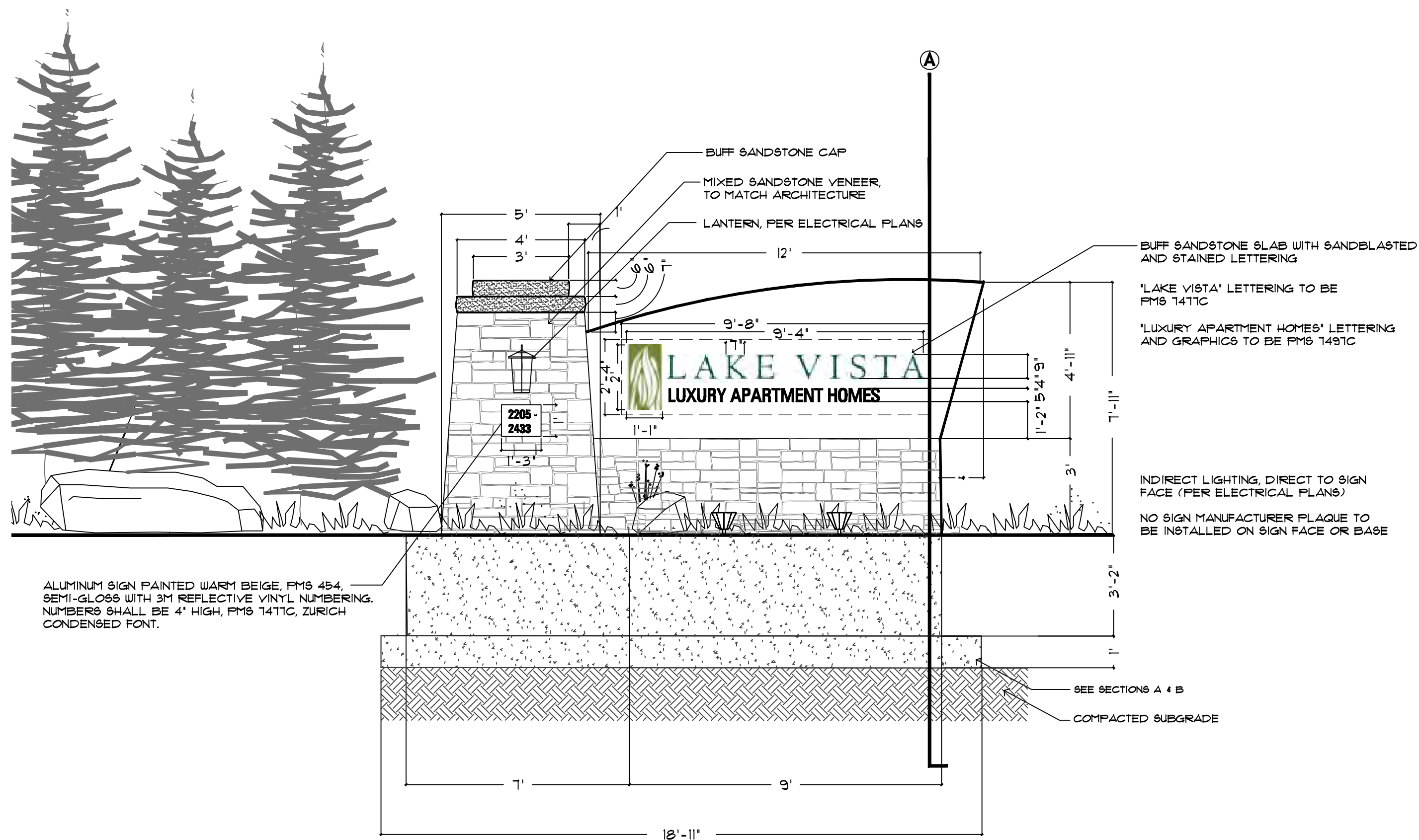
* DENOTES ITEMS NOT SPECIFICALLY SHOWN ON THIS DRAWING BUT ARE REQUIRED FOR EACH UNIT. PLEASE REFER TO ELEVATION FOR UNIT ADDRESS AND GARAGE NUMBER PLAQUE LOCATIONS.



EQUALIZER LAKE

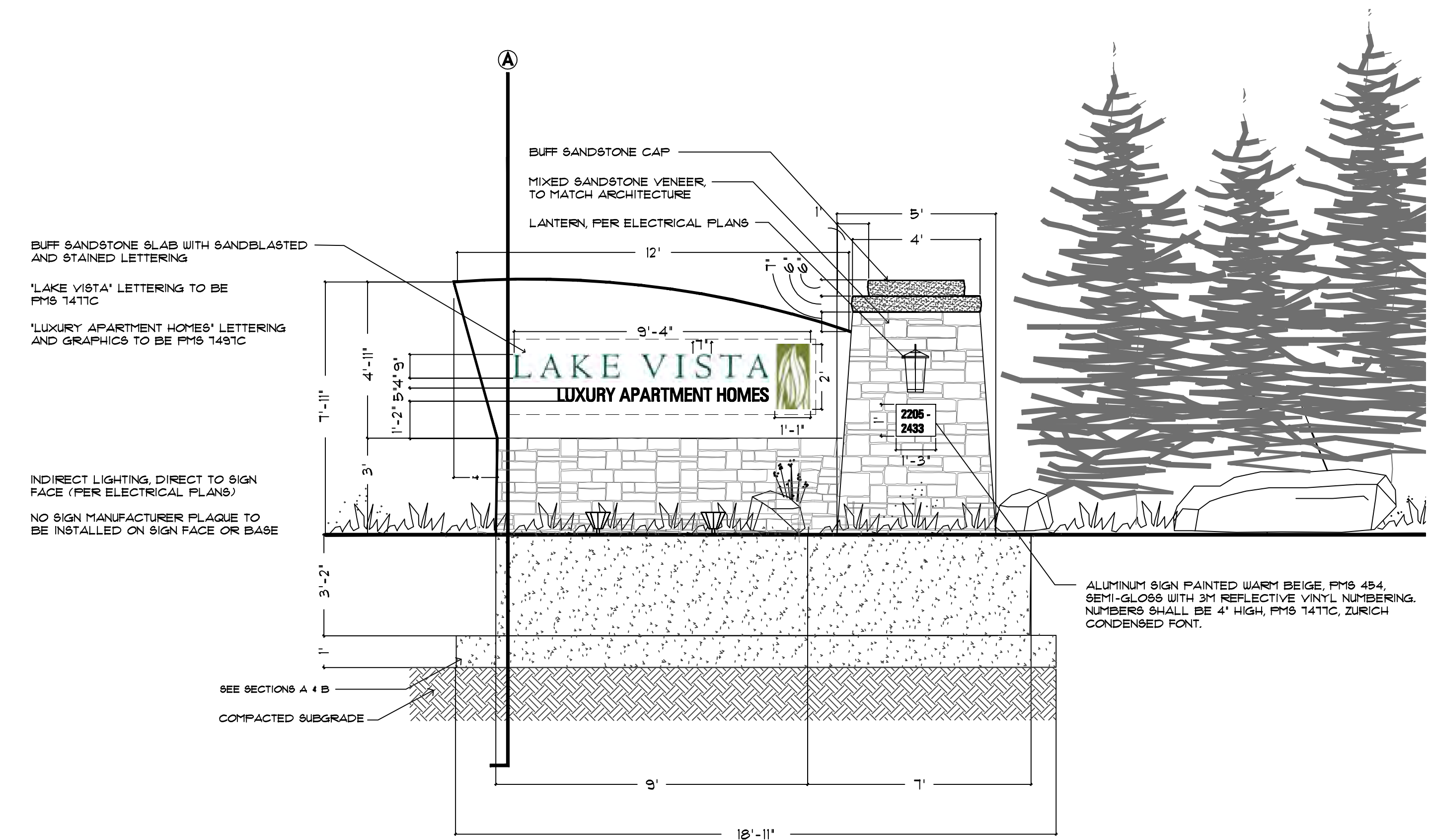
EQUALIZER LAKE





PROJECT IDENTIFICATION SIGN - SOUTH ELEVATION

SCALE: 1" = 3'-0"



PROJECT IDENTIFICATION SIGN - NORTH ELEVATION

SCALE: 1" = 3'-0"

A. Sign Type: The Project Identification Sign base and column will include the project name and are located at each of the entries into the site off Rocky Mountain Avenue.

B. Design Elements

1. Materials: The Project Identification will include sandstone veneer column and base, to match architecture. The sign face will include a buff sandstone slab with sandblasted and stained lettering and logo.

2. Shape: The 2 Project Identification Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for "Lake Vista" shall be Centaur Roman font. Lettering style for "Luxury Apartment Homes" shall be Zurich Condensed font.

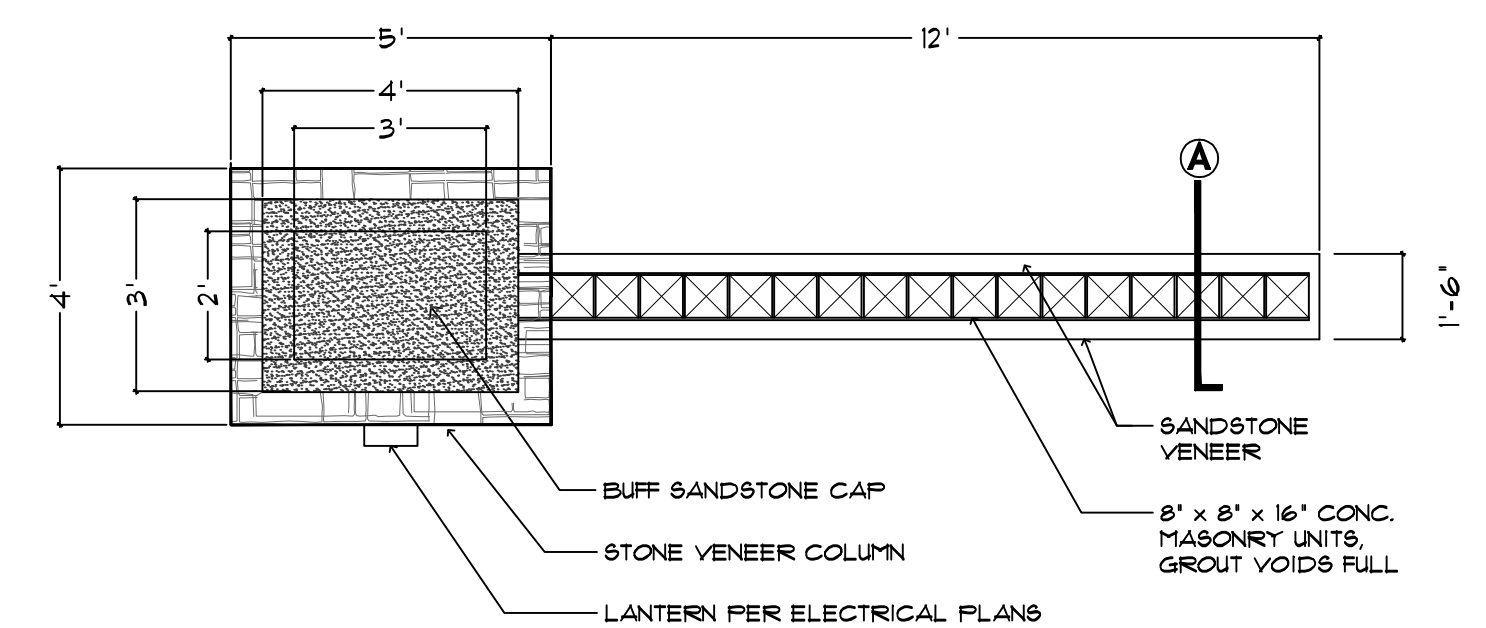
C. Number: Two Project Identification Signs on Rocky Mountain Avenue shall be allowed. See location map (SHEET SP.2) for approximate location.

D. Sign Area: The maximum sign area shall be 25 square feet per freestanding sign face. Signs are double sided.

E. SETBACK: The Project Identification Sign shall be setback a minimum of 15' from the back of curb.

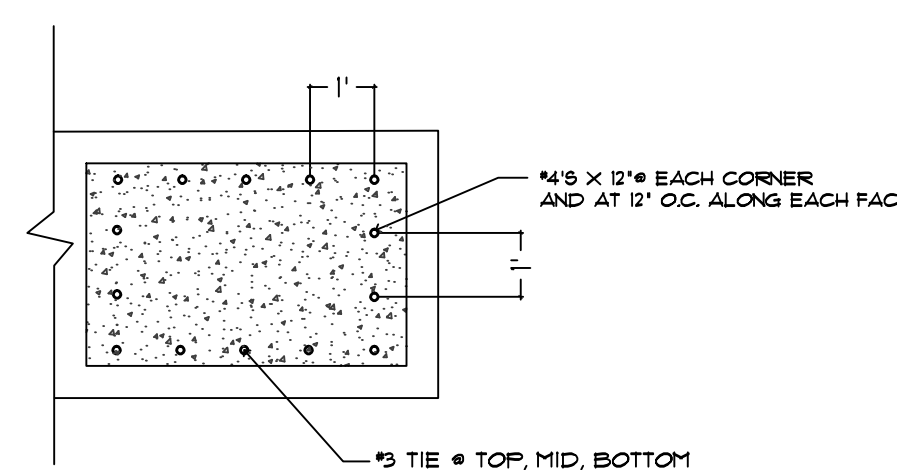
F. Height: The maximum sign height shall be no taller than 12 feet. Measurements should refer to the requirements in Section 18.50.040. Please refer to the sign details for specific dimensions.

G. Illumination: Signs will be illuminated from directional ground lights. Only the sign face (including project name and logo) shall be illuminated.



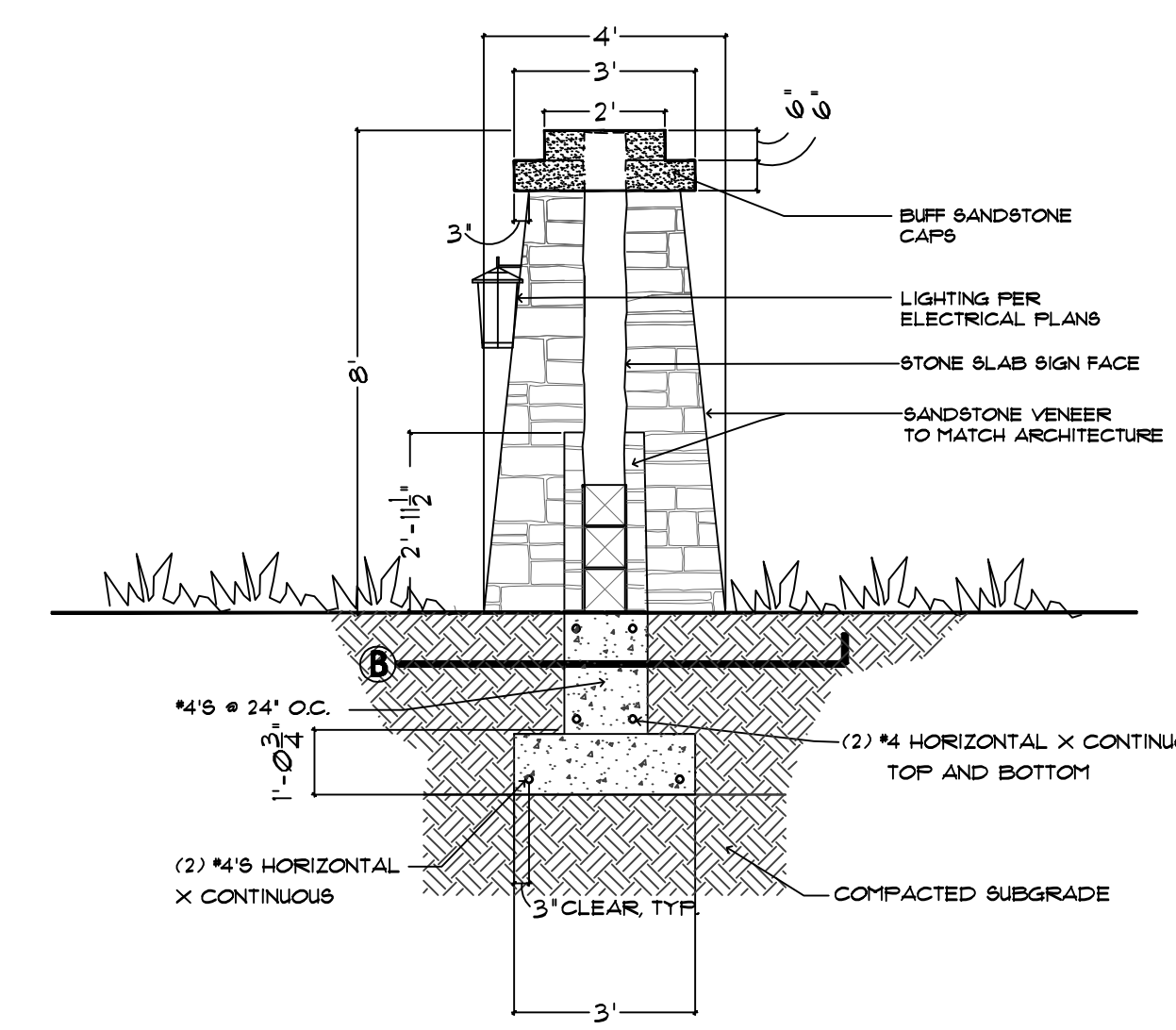
PROJECT IDENTIFICATION SIGN - PLAN VIEW (THROUGH STONE BASE)

SCALE: 1" = 3'-0"



SECTION B

SCALE: 1" = 3'-0"



SECTION A - PROJECT IDENTIFICATION SIGN - SIDE ELEVATION

SCALE: 1" = 3'-0"

TST
TST, INC.
748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

McWHINNEY
2725 Rocky Mountain Ave. Suite 200
Loveland, CO 80538
970-962-9990

LAKE VISTA AT CENTERRA
A McWhinney Community
PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

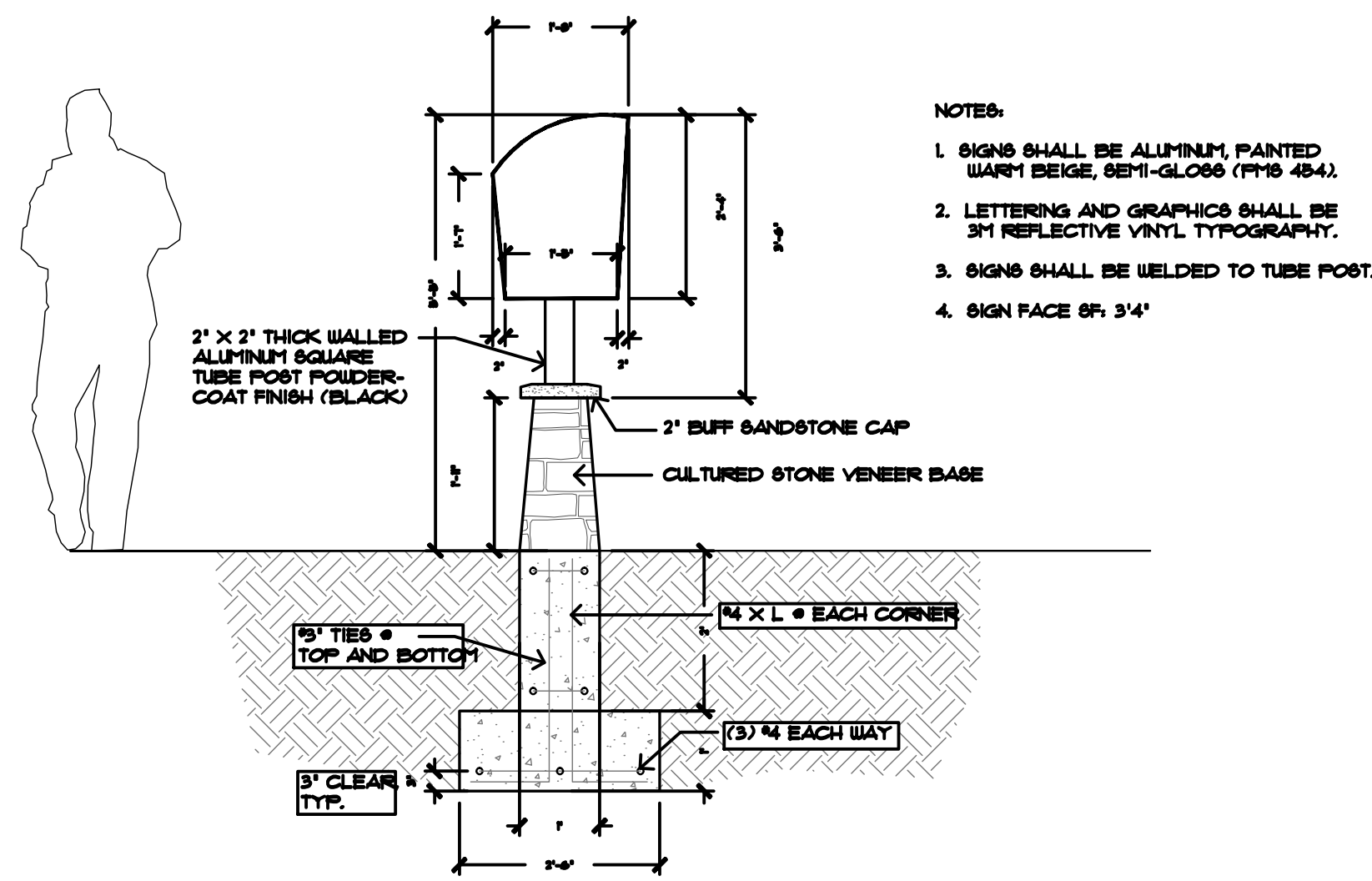
PROJ. NO. 1045.0033.00
DRAWN: S.K.K.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: JUNE 15, 2010
REVISIONS: JUNE 24, 2010

LAKE VISTA AT CENTERRA
ISSUED FOR:
FOR CONSTRUCTION

SHEET TITLE:
PROJECT IDENTIFICATION SIGN

SCALE: 1" = 30'
SHEET NUMBER

SP.3

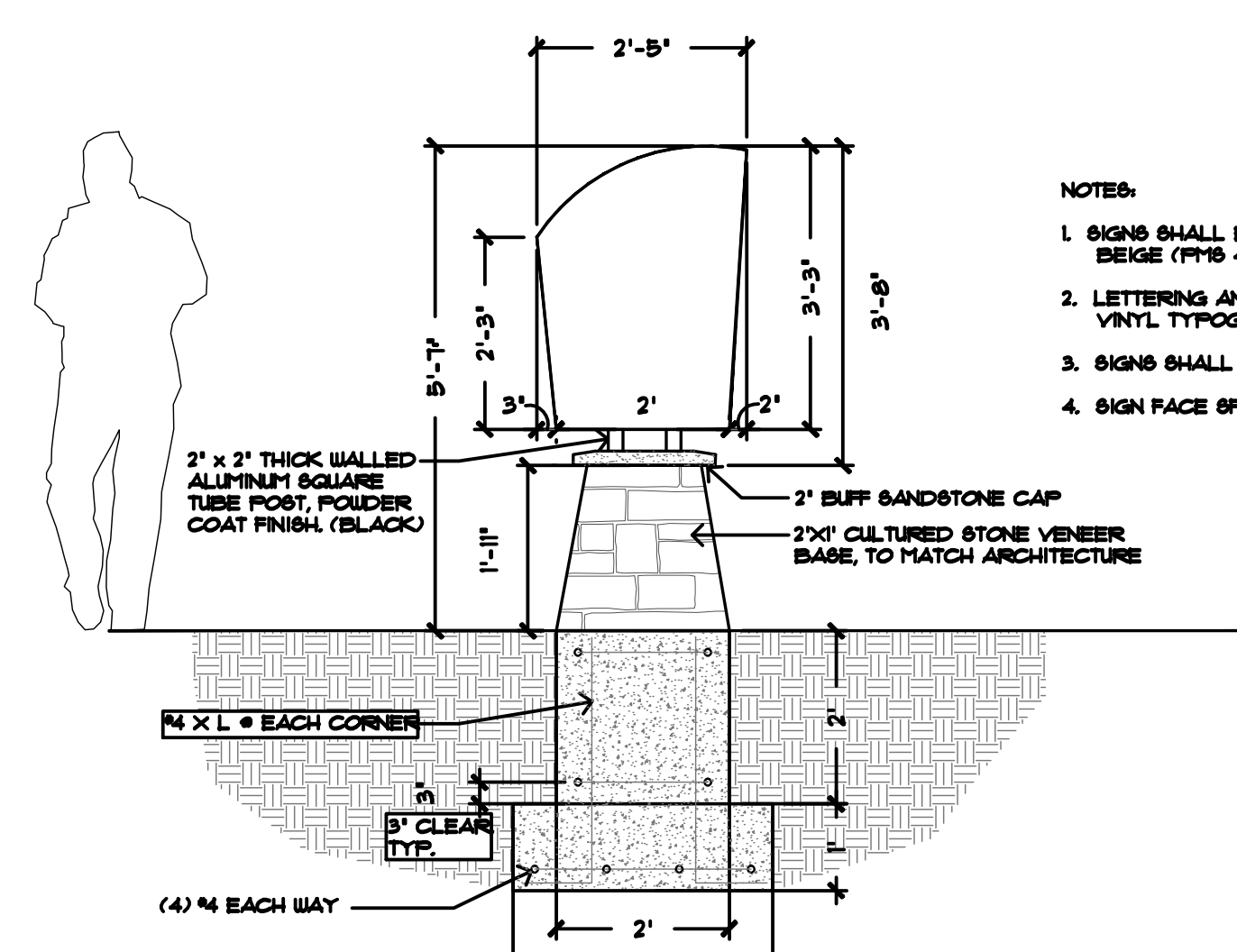


- NOTES:
1. SIGNS SHALL BE ALUMINUM PAINTED WARM BEIGE (PMS 454).
 2. LETTERING AND GRAPHICS SHALL BE 3M REFLECTIVE VINYL TYPOGRAPHY.
 3. SIGNS SHALL BE WELDED TO TUBE POST.
 4. SIGN FACE SF. 3'-4"

SINGLE SIDED SIGN FACE

PEDESTRIAN DIRECTIONAL SIGN

SCALE: 1" = 2' - 0"



- NOTES:
1. SIGNS SHALL BE ALUMINUM PAINTED WARM BEIGE (PMS 454).
 2. LETTERING AND GRAPHICS SHALL BE 3M REFLECTIVE VINYL TYPOGRAPHY.
 3. SIGNS SHALL BE WELDED TO TUBE POST.
 4. SIGN FACE SF. 6'-0"

DOUBLE SIDED SIGN FACE

VEHICULAR DIRECTIONAL SIGN

SCALE: 1" = 2' - 0"



FRONT SIGN FACE SHOWN ; REAR SIGN FACE (mirror image of front sign face)

VEHICULAR DIRECTIONAL - SIGN FACE

SCALE: 1" = 1' - 0"

A. Sign Type: The free-standing Pedestrian Directional Signs are located throughout the site to provide wayfinding for pedestrians to site amenities.

B. Design Elements

1. Materials & Color: The Pedestrian Directional Sign will include a cultured stone veneer base to match architecture. The sign face shall be aluminum, painted warm beige, PMS 454, semi-gloss; with 3M Reflective Vinyl lettering and graphics. The sign shall be welded to a painted aluminum square tube post. The logo shall be PMS 7497 C, "Lake Vista" lettering and directional arrows shall be PMS 7477 C. All other lettering shall be PMS 7497 C.

2. Shape: The Directional Pedestrian Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font. "Lake Vista" text shall be Centaur Roman font.

C. Number: The 6 Directional Pedestrian Signs are internal on the site, please refer to sheet SP.2 for locations.

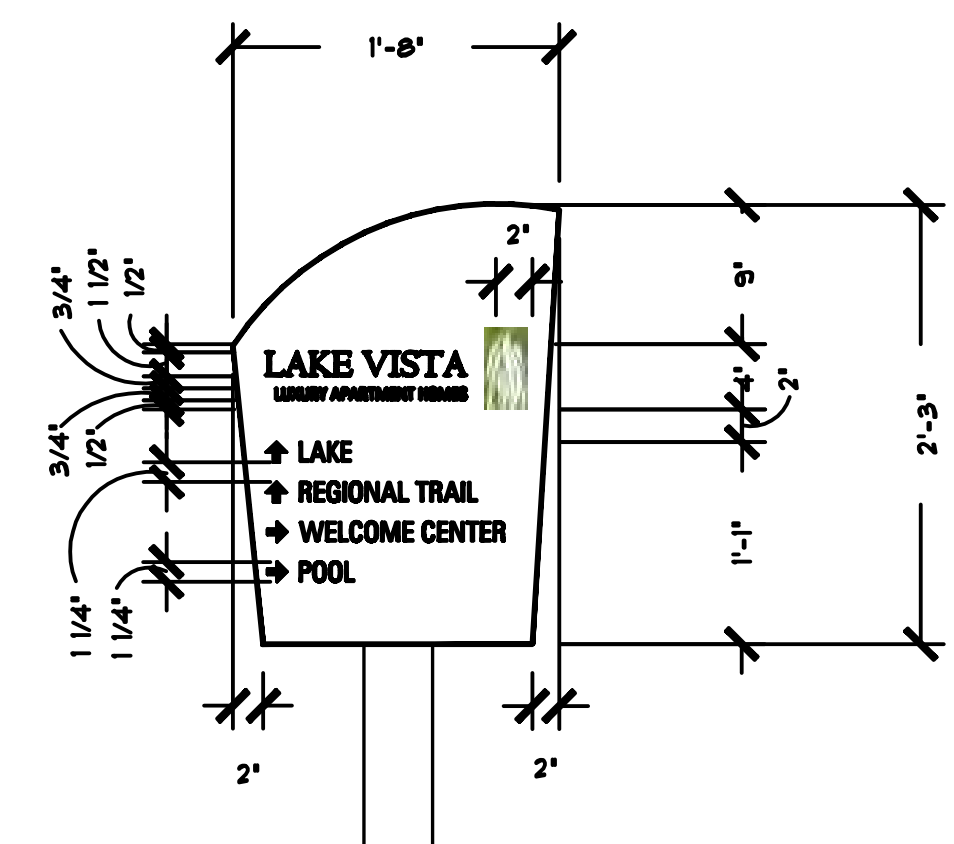
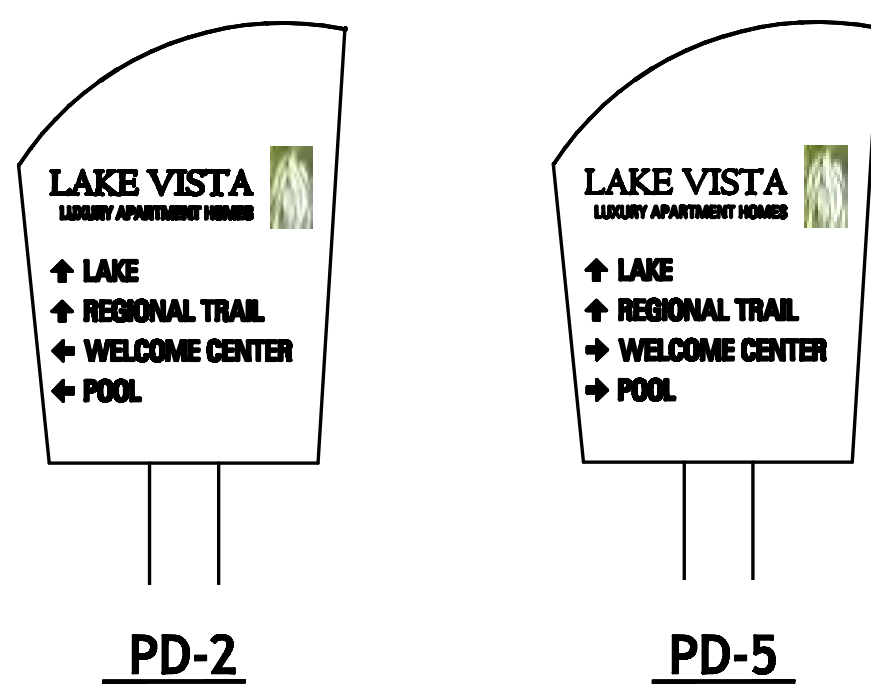
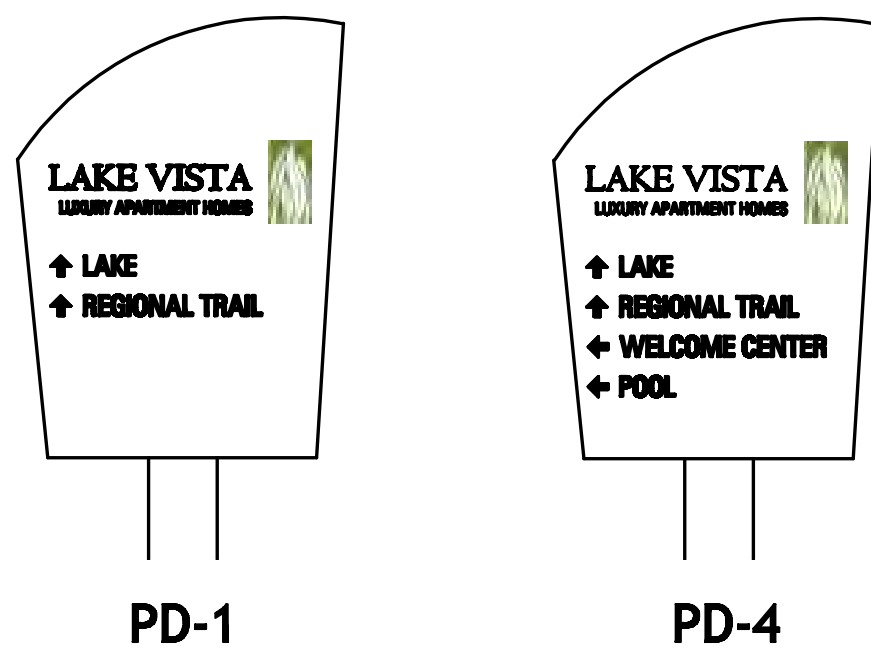
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: The Directional Pedestrian Sign shall be setback minimum of 12 inches from the edge of pavement or back of curb.

F. Height: The maximum sign height shall be 6 feet. Measurements should refer to the requirements in Section 18.50.080. Please refer to the sign details for specific dimensions.

G. Illumination: Pedestrian Directional signs will not be illuminated.

H. Signs shall be mounted to tube posts such that hardware is not visible.



PEDESTRIAN DIRECTIONAL - SIGN FACE

SCALE: 1" = 1' - 0"

A. Sign Type: The free-standing Vehicular Directional Signs are located throughout the site to provide wayfinding for automobiles and residences.

B. Design Elements

1. Materials & Color: The Vehicular Directional Signs will include a cultured stone veneer base to match architecture. The sign face shall be aluminum, painted warm beige, PMS 454, semi-gloss; with 3M Reflective Vinyl lettering and graphics. The sign shall be welded to a painted aluminum square tube post. The logo shall be PMS 7497 C, "Lake Vista" lettering and directional arrows shall be PMS 7477 C. All other lettering shall be PMS 7497 C.

2. Shape: The Vehicular Directional Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font. "Lake Vista" text shall be Centaur Roman font.

C. Number: The 3 Vehicular Directional Signs are located along the private loop road. Please refer to sheet SP.2 for locations.

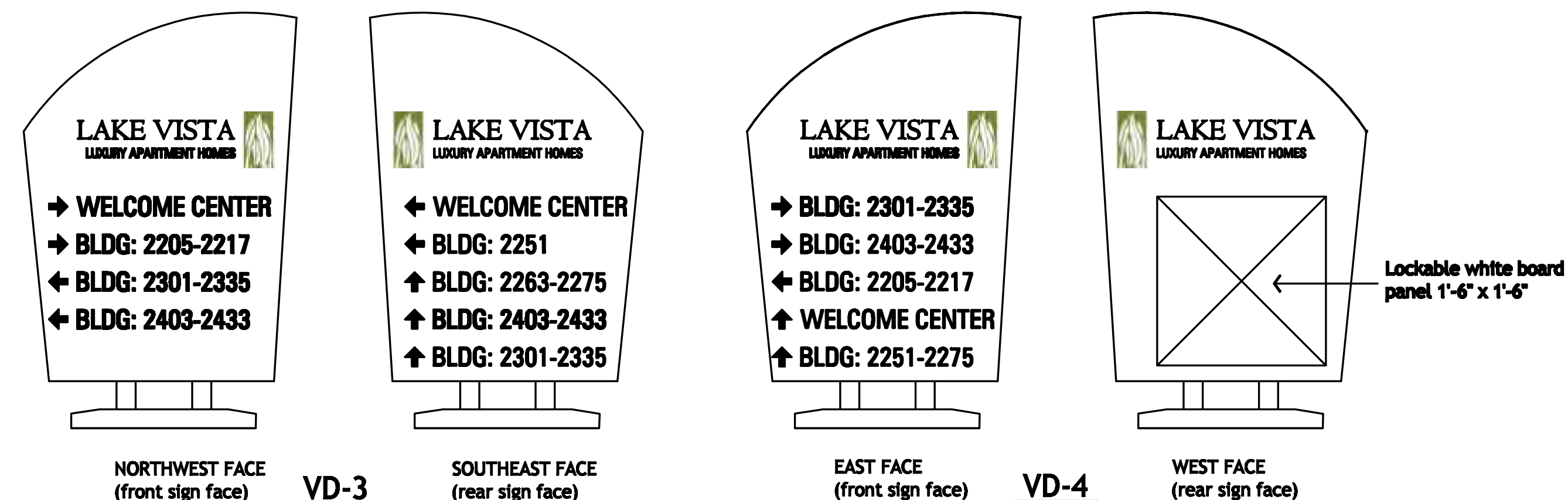
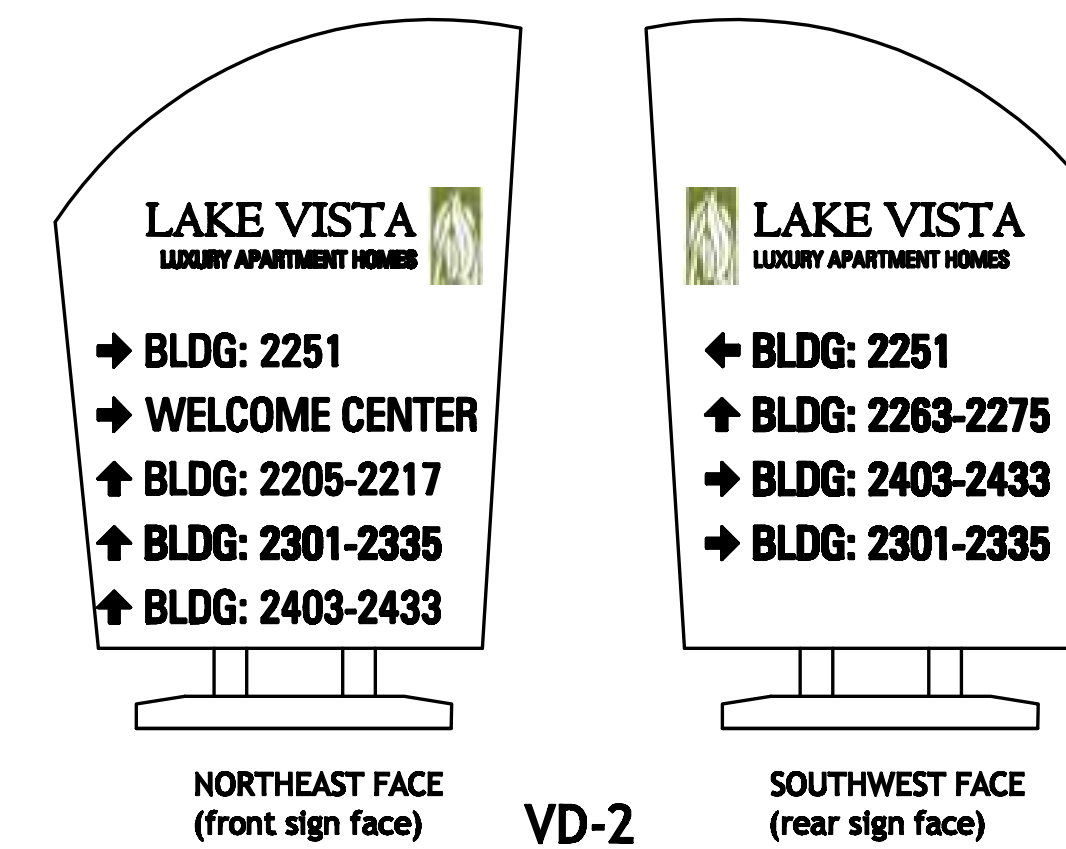
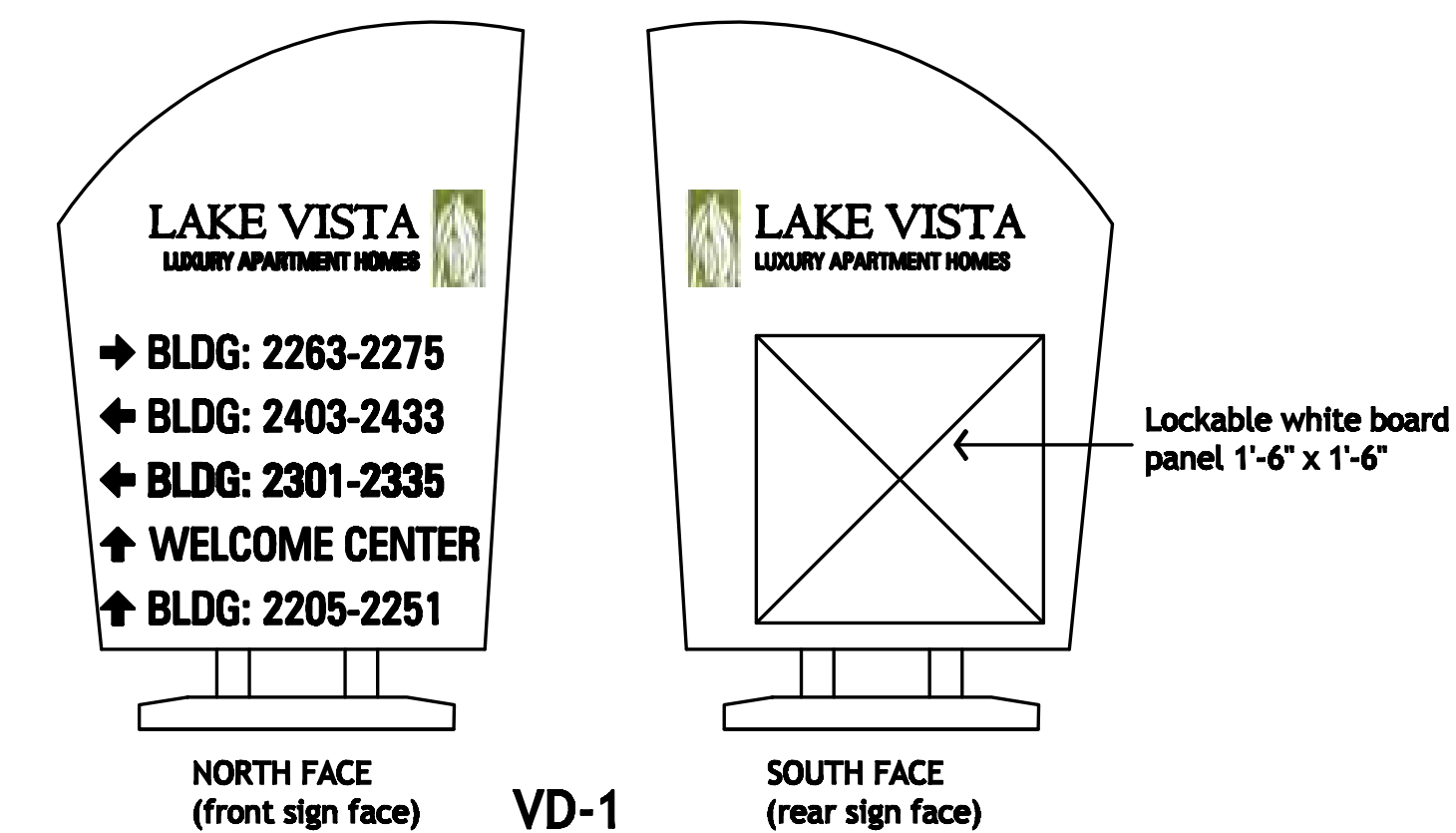
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: The Directional Vehicular Sign shall be a minimum setback of 12 inches from the edge of pavement or back of curb.

F. Height: The maximum sign height shall be 6 feet. Measurements should refer to the requirements in Section 18.050.100.B.4. Please refer to the sign details for specific dimensions.

G. Illumination: Vehicular Directional Signs will not be illuminated.

H. Signs shall be mounted to tube posts such that hardware is not visible.



TST
TST, INC.
748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

McWHINNEY
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970-462-9990

LAKE VISTA AT CENTERRA
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101-35608-PM

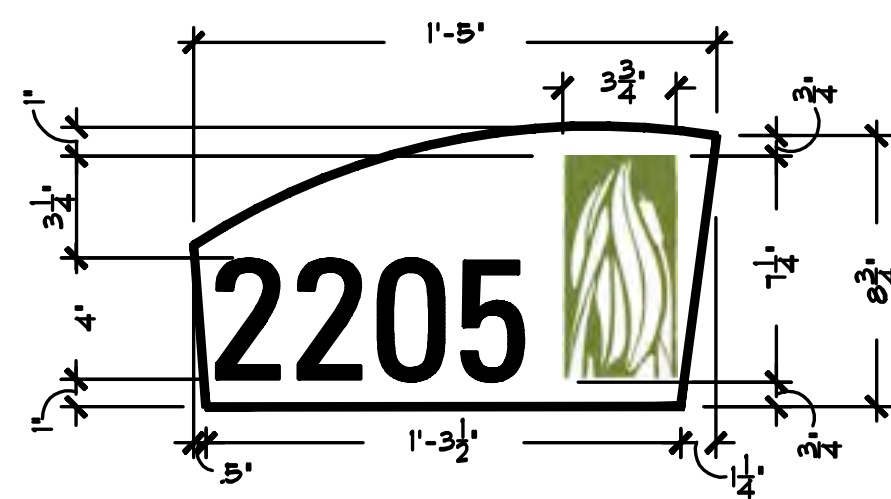
PROJ. NO.	1045.0033.00
DRAWN:	S.K.K.
CHECKED:	J.A.T.
DESIGNED:	J.A.T.
DATE:	JUNE 15, 2010
REVISIONS	JUNE 24, 2010

LAKE VISTA AT CENTERRA

ISSUED FOR:
FOR CONSTRUCTION

SHEET TITLE:
IDENTIFICATION SIGNS

SCALE: N/A
SHEET NUMBER:
SP.4



BUILDING ADDRESS SIGN

SCALE: 1" = 6" - 0"

Notes:

1. Signs shall be aluminum; painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typography.
3. Sign Face Area: 0.92 SF

A. Sign Type: Building Mounted Address Sign will be located to assist with wayfinding. Two address signs will be located on each 'A' and 'B' type apartment building.

B. Design Elements

1. Materials & Color: The Building Address Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typography. The logo shall be PMS 7497 C. The address numbers shall be PMS 7477 C.

2. Shape: The 34 Building Plaque Signs shall be of the same design, shape, and size. Please refer to the sign details.

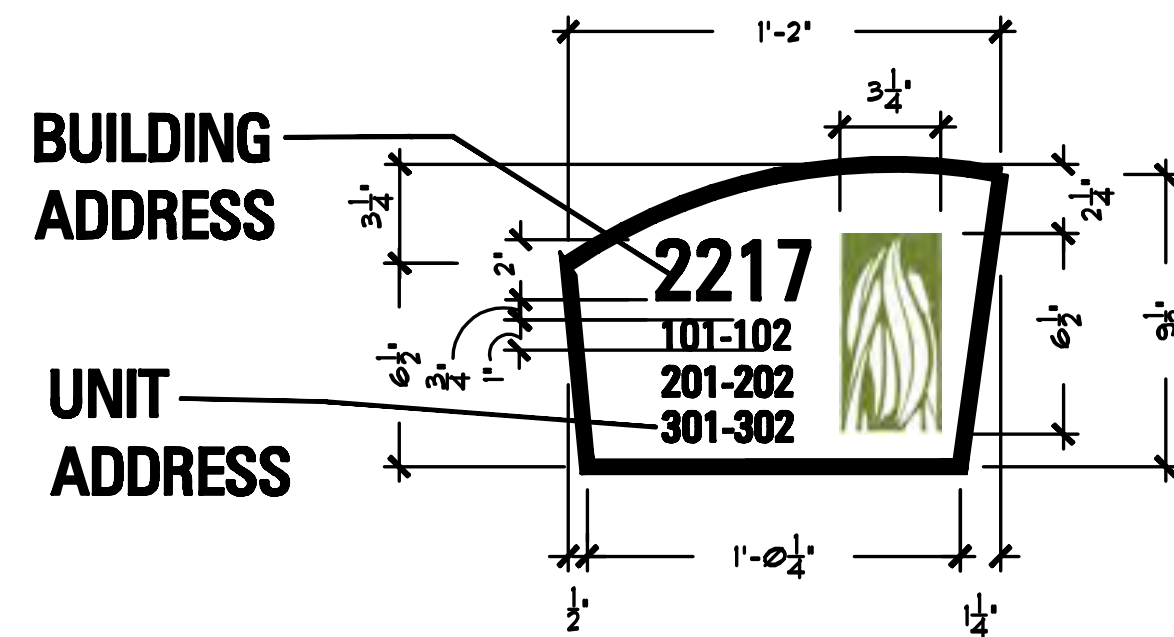
3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The Building Address Signs are located on the buildings, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Building Address signs are not illuminated.



DIRECTIONAL UNIT ADDRESS SIGN - B BUILDINGS

SCALE: 1" = 6" - 0"

Notes:

1. Signs shall be aluminum; painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typography.
3. Sign Face Area: 0.82 SF

A. Sign Type: The Directional Unit Address Sign will be located at each of the 7 stairwells.

B. Design Elements

1. Materials & Color: The Directional Unit Address Sign face shall be aluminum painted warm beige (PMS 454) semi-gloss with 3M Reflective Vinyl Typography. The sign shall be mounted on the building facade. The logo shall be PMS 7497 C. The address numbers shall be PMS 7477 C.

2. Shape: The Directional Unit Address Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The 32 Directional Unit Address Signs are located on the building facade, please refer to elevations for locations.

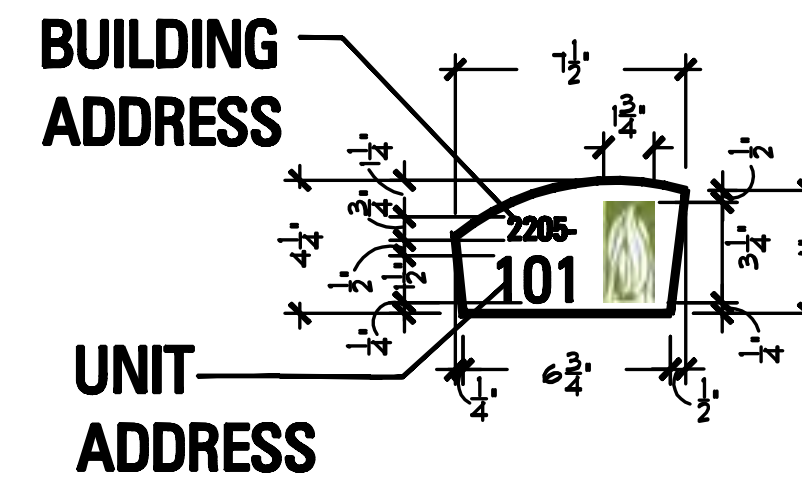
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Directional Unit Address signs are not illuminated.



DIRECTIONAL UNIT ADDRESS SIGN - B BUILDINGS



INDIVIDUAL UNIT ADDRESS SIGN

SCALE: 1" = 6" - 0"

Notes:

1. Signs shall be aluminum; painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typography.
3. Sign Face Area: 0.20 SF

A. Sign Type: The Unit Address Sign will be located adjacent to each dwelling unit entry.

B. Design Elements

1. Materials & Color: The Unit Address Sign face shall be aluminum painted warm beige (PMS 454) semi-gloss with 3M Reflective Vinyl Typography. The sign shall be mounted on the building facade. The logo shall be PMS 7497 C. The address numbers shall be PMS 7477 C.

2. Shape: The Unit Address Signs shall be of the same design, shape, and size. Please refer to the sign details.

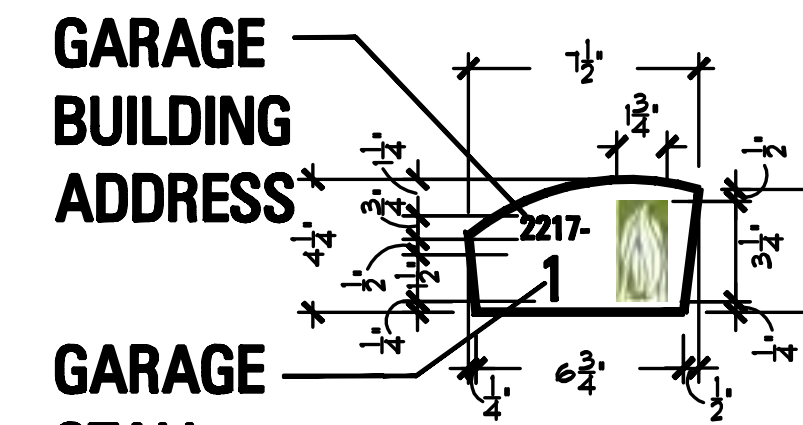
3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The 303 Individual Unit Address Signs are located on the building facade, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Unit Address signs are not illuminated.



GARAGE ADDRESS SIGN

SCALE: 1" = 6" - 0"

Notes:

1. Signs shall be aluminum; painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typography.
3. Sign Face Area: 0.20 SF

A. Sign Type: The Garage Address Sign will be located above each garage door, on the building facade.

B. Design Elements

1. Materials & Color: The Garage Address Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss, with 3M Reflective Vinyl Typography. The sign shall be mounted on the building facade. The logo shall be PMS 7497 C. The address numbers shall be PMS 7477 C.

2. Shape: The 189 Garage Address Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Location: The 189 Garage Address Signs are located on the garage structures, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Garage Address signs are not illuminated.

101-35608-PM

PROJ. NO.	1045.0033.00
DRAWN:	R.E.N.
CHECKED:	J.A.T.
DESIGNED:	J.A.T.
DATE:	JUNE 15, 2010
REVISIONS	JUNE 24, 2010

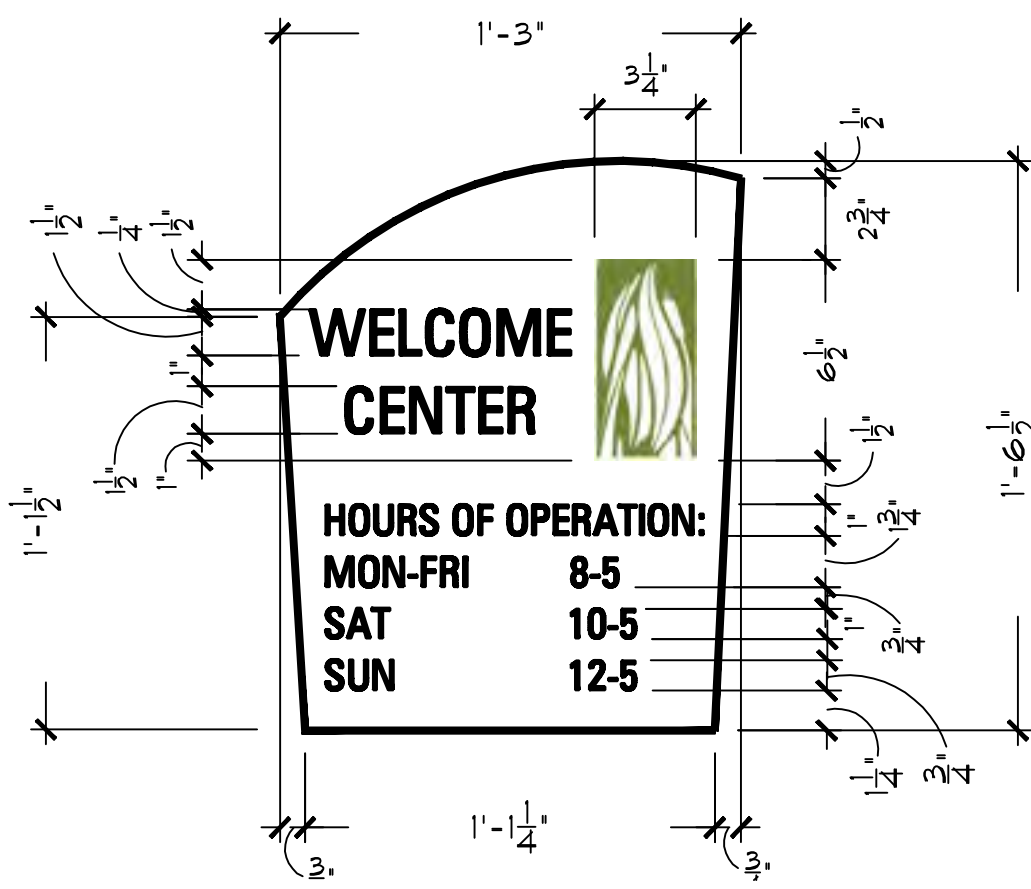
LAKE VISTA AT CENTERRA

ISSUED FOR:
FOR
CONSTRUCTION

SHEET TITLE:
ADDRESSING SIGNS

SCALE: 1" = 6" - 0"
SHEET NUMBER

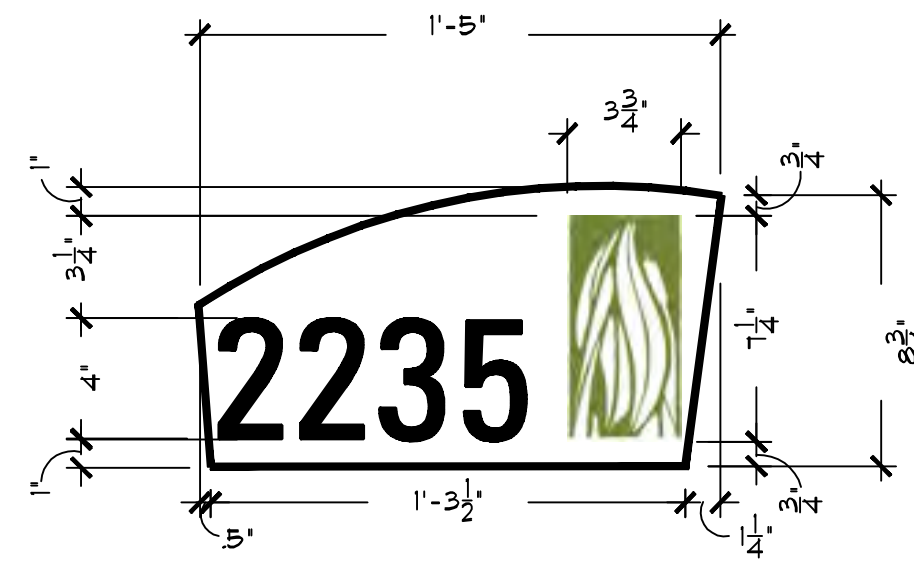
SP.5



- Notes:**
1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
 2. Lettering and graphics shall be 3M reflective vinyl typography.
 3. Sign Face Area SF: 1.22 SF

**WELCOME CENTER
HOURS OF OPERATION SIGN**

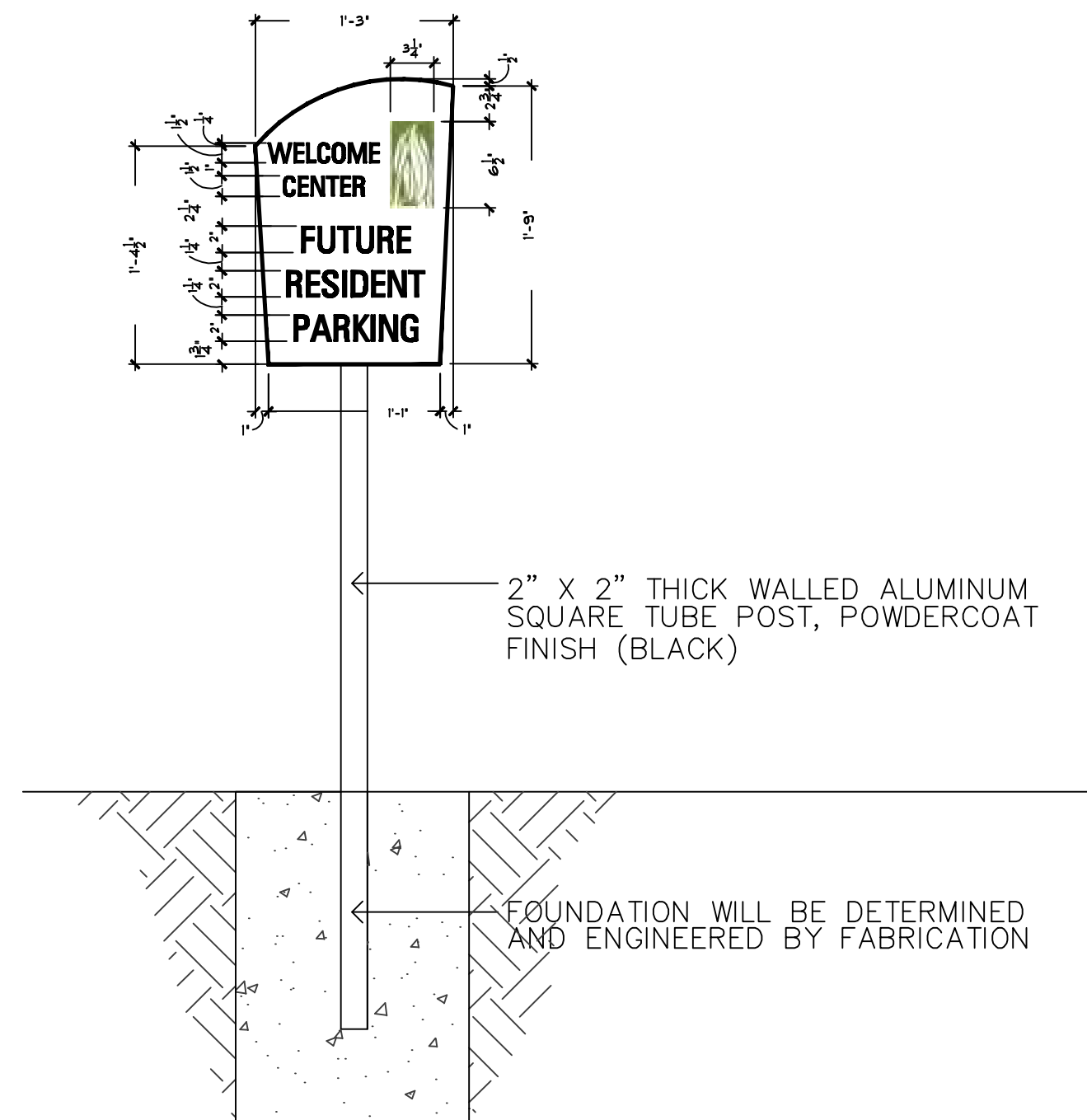
SCALE: 1" = 6" - 0"



- Notes:**
1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
 2. Lettering and graphics shall be 3M reflective vinyl typography.
 3. Sign Face Area: 0.92 SF

**WELCOME CENTER
BUILDING ADDRESSING SIGN**

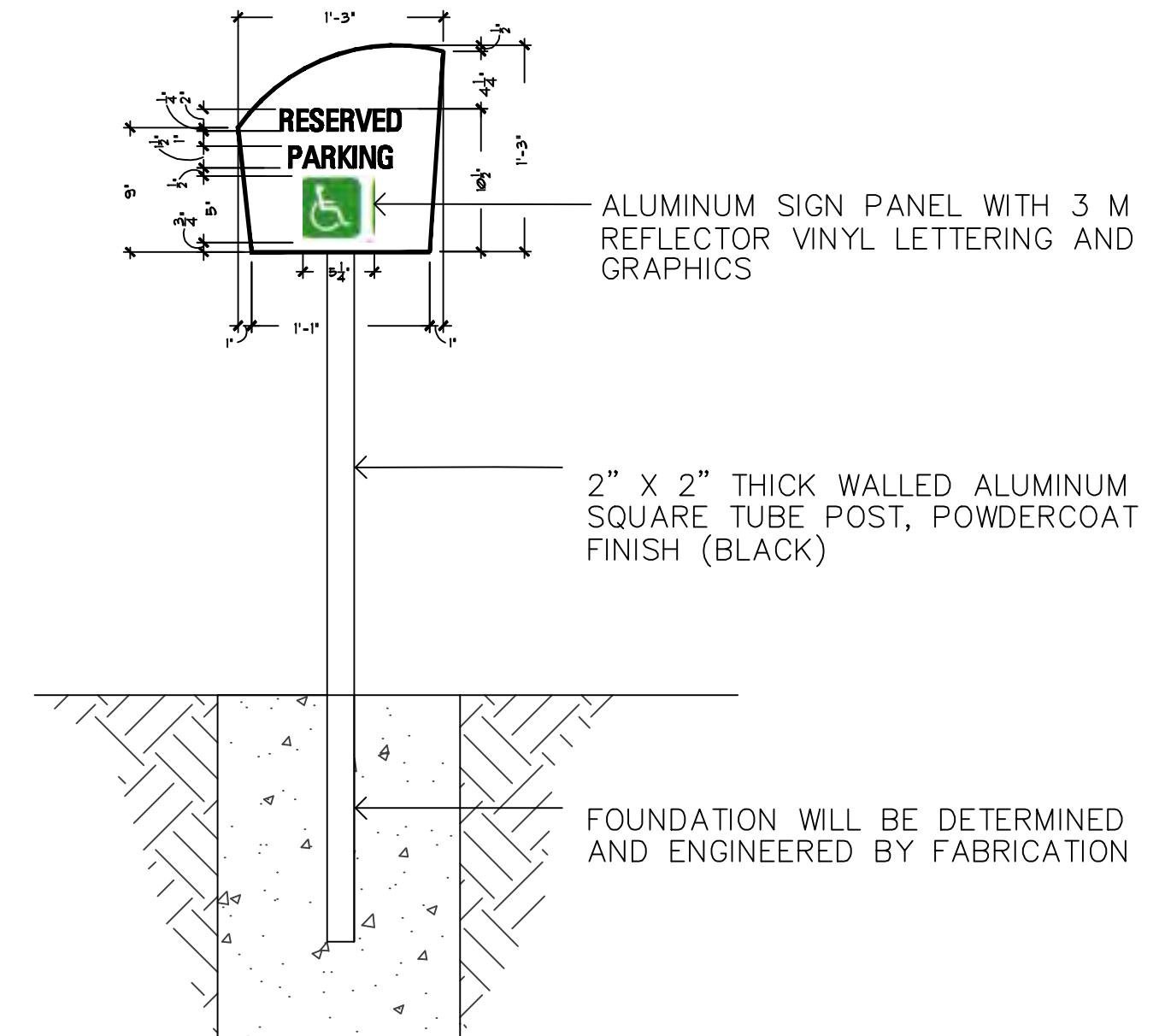
SCALE: 1" = 6" - 0"



- Notes:**
1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
 2. Lettering and graphics shall be 3M reflective vinyl typography.
 3. Sign Face Area SF: 1.98 SF

**WELCOME CENTER
FUTURE RESIDENT PARKING SIGN**

SCALE: 1" = 1' - 0"



- Notes:**
1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
 2. Lettering and graphics shall be 3M reflective vinyl typography.
 3. Sign Face Area SF: 1.34 SF

HANDICAPPED PARKING SIGN

SCALE: 1" = 1' - 0"

A. Sign Type: The building mounted Welcome Center Sign will list hours of operation.

B. Design Elements

1. **Materials & Color:** The Welcome Center Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typography. The sign shall be mounted on an entry building column at the Welcome Center. The logo shall be PMS 7497 C, "Welcome Center" text shall be PMS 7477 C, all other text shall be PMS 7497 C.
2. **Shape:** Please refer to the sign details.

3. **Lettering Style:** The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The 1 Building Plaque Sign is located in front of the Welcome Center.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setbacks for the Building Plaque Sign.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Building mounted Welcome Center Sign will not be illuminated.

A. Sign Type: Welcome Center Building Mounted Addressing Sign will provide building address information.

B. Design Elements

1. **Materials & Color:** The Welcome Center Building Address Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typography. The sign shall be mounted on the building facade. The logo shall be PMS 7497 C. The address numbers shall be PMS 7477 C.

2. **Shape:** The Welcome Center Building Plaque Sign shall be of the same design, shape, and size to the Building Addressing Signs. Please refer to the sign details.

3. **Lettering Style:** The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The Building Address Signs are located in front of the Welcome Center, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Building Address signs are not illuminated.

A. Sign Type: The Welcome Center Parking Sign will identify parking spaces reserved for future tenants/visitors.

B. Design Elements

1. **Materials & Color:** The Future Resident Parking Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typography. The sign shall be mounted on an aluminum pole. The logo shall be PMS 7497 C, "Welcome Center" text shall be PMS 7477 C, all other text shall be PMS 7497 C.

2. **Shape:** Please refer to the sign details.

3. **Lettering Style:** The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The 5 Future Resident Parking Signs are located behind the attached sidewalk at five (5) parking stalls in front of the Welcome Center. Refer to sheet SP.2 for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback : The Future Resident Parking Sign shall be setback a minimum of 1 foot from the edge of pavement.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Future Resident Parking Sign will not be illuminated.

A. Sign Type: The Handicapped Parking Sign will identify each parking space design for handicap accessibility.

B. Design Elements

1. **Materials & Color:** The Handicapped Parking Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typography. The sign shall be mounted on an aluminum pole. Text and graphics shall be PMS 7497 C.

2. **Shape:** Please refer to the sign details.

3. **Lettering Style:** The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: Please refer to sheet SP.2 for the 15 sign locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: The Handicapped Parking Sign shall be setback a minimum of 1 foot from the edge of pavement.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Handicapped Parking Sign will not be illuminated.

TST
TST, INC.
748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

McWHINNEY
2725 Rocky Mountain Ave. Suite 200
Loveland, CO 80538
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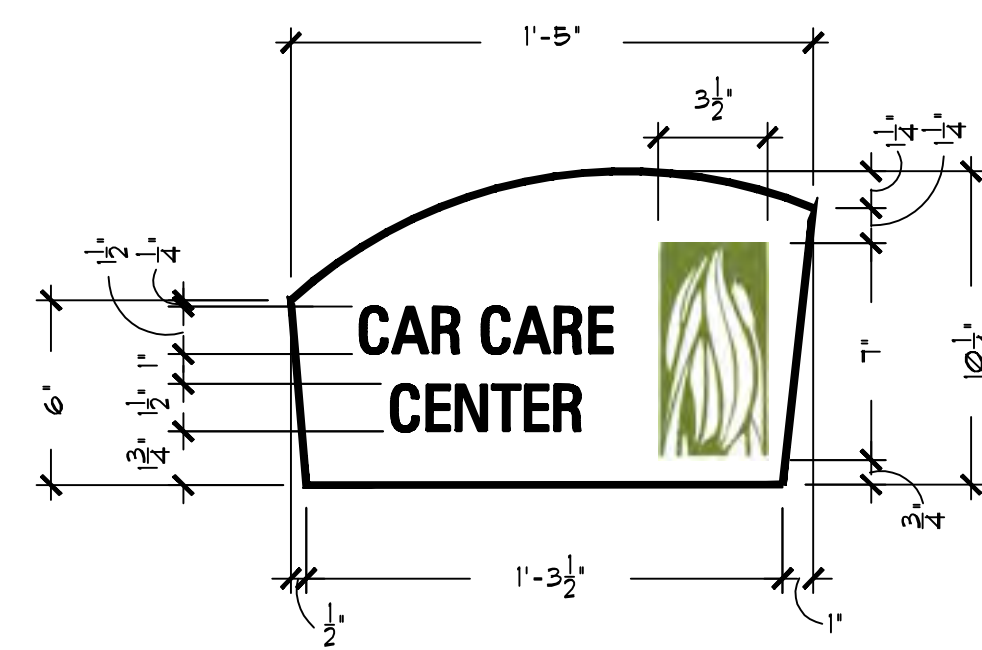
PROJ. NO. 1045.0033.00
DRAWN: R.E.N.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: JUNE 15, 2010
REVISIONS JUNE 24, 2010

LAKE VISTA AT CENTERRA
ISSUED FOR:
FOR
CONSTRUCTION

SHEET TITLE:
WELCOME CENTER
SIGNS

SCALE: N/A
SHEET NUMBER

SP.6



Notes:

1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typogaphy.
3. Sign Face Area: 1.05 SF

CAR CARE CENTER IDENTIFICATION SIGN

SCALE: 1" = 6"

A. Sign Type: The building mounted Car Care Center Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Car Care Center Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typogaphy. The sign shall be mounted on the building facade. The logo shall be PMS 7497C, lettering shall be PMS 7477C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

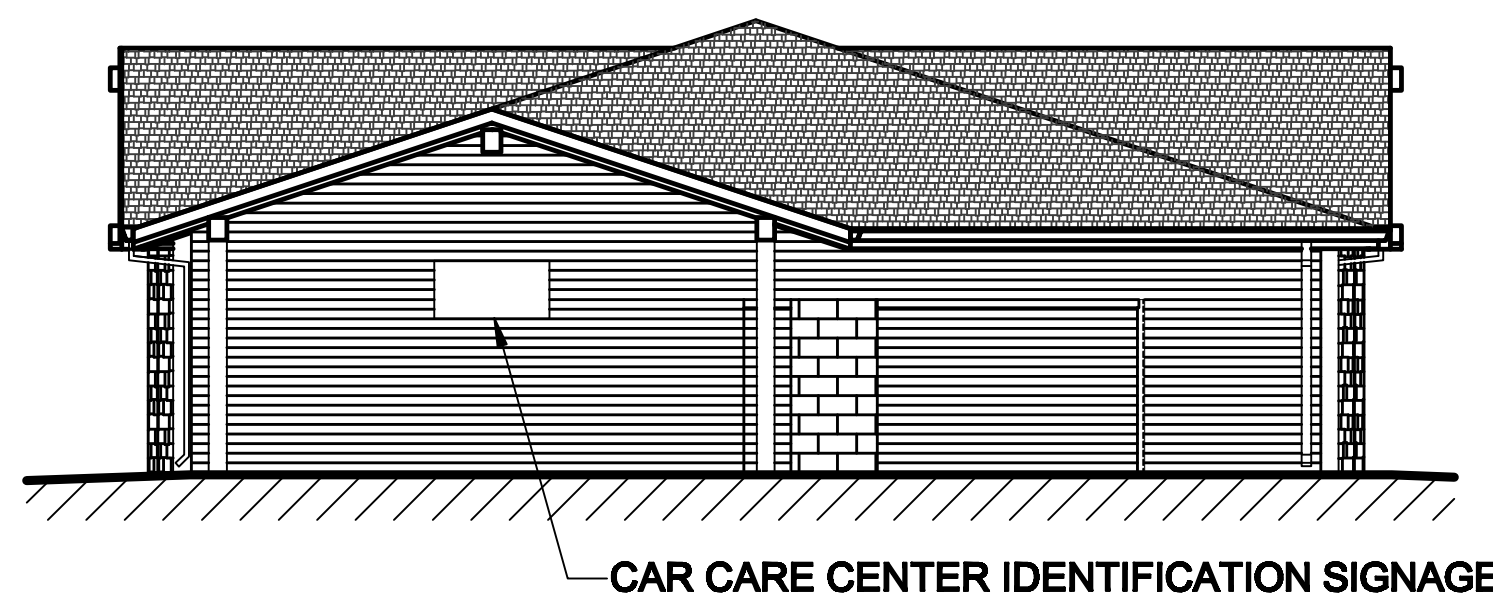
C. Number: The 1 Car Care Center Sign is located on the facade of the Car Care Center/garage building. Refer to elevations for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

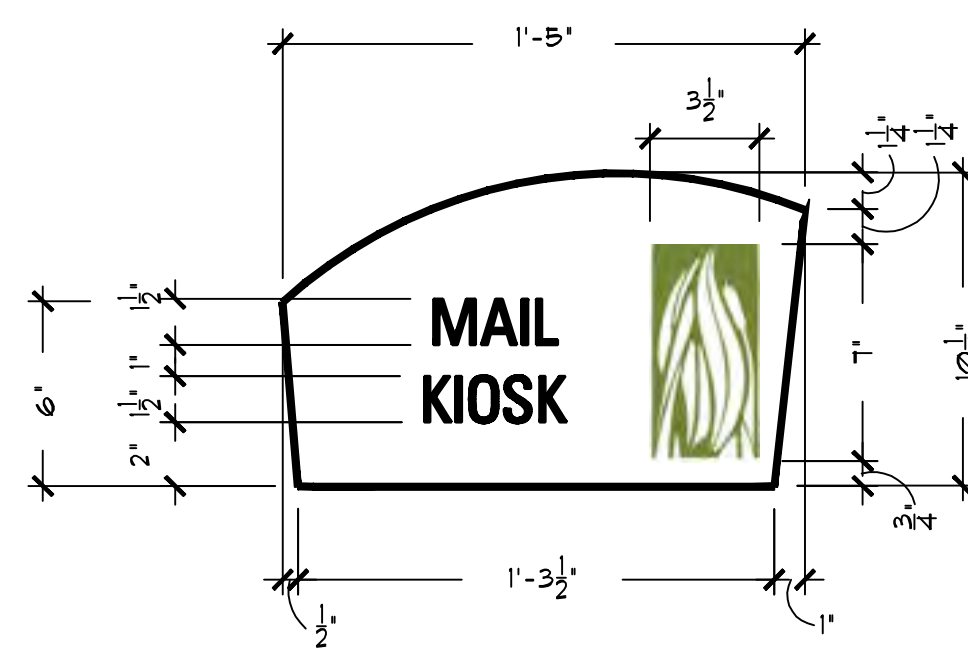
E. Setback: There is no required setbacks for the Car Care Center Sign.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



CAR CARE CENTER - EAST ELEVATION



Notes:

1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typogaphy.
3. Sign Face Area: 1.05 SF

MAIL KIOSK IDENTIFICATION SIGN

SCALE: 1" = 6"

A. Sign Type: The building mounted Mail Kiosk Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Mail Kiosk Identification Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typogaphy. The sign shall be mounted on the building facade. The logo shall be PMS 7497C, lettering shall be PMS 7477C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

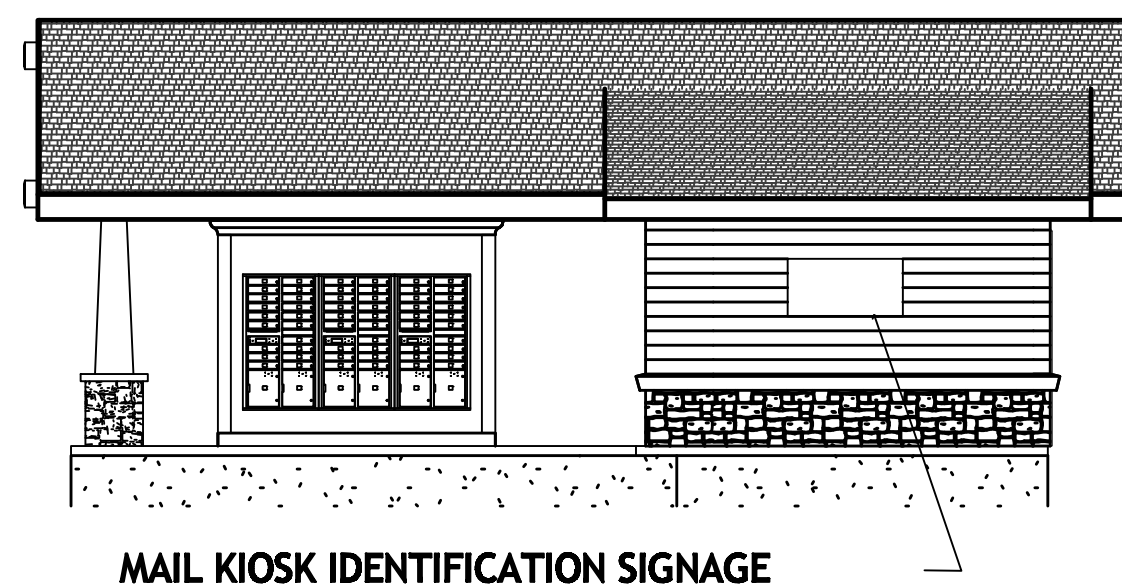
C. Number: The 1 Mail Kiosk Sign is located on the north facade of the Mail Structure adjacent to the Welcome Center. Refer to elevations for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

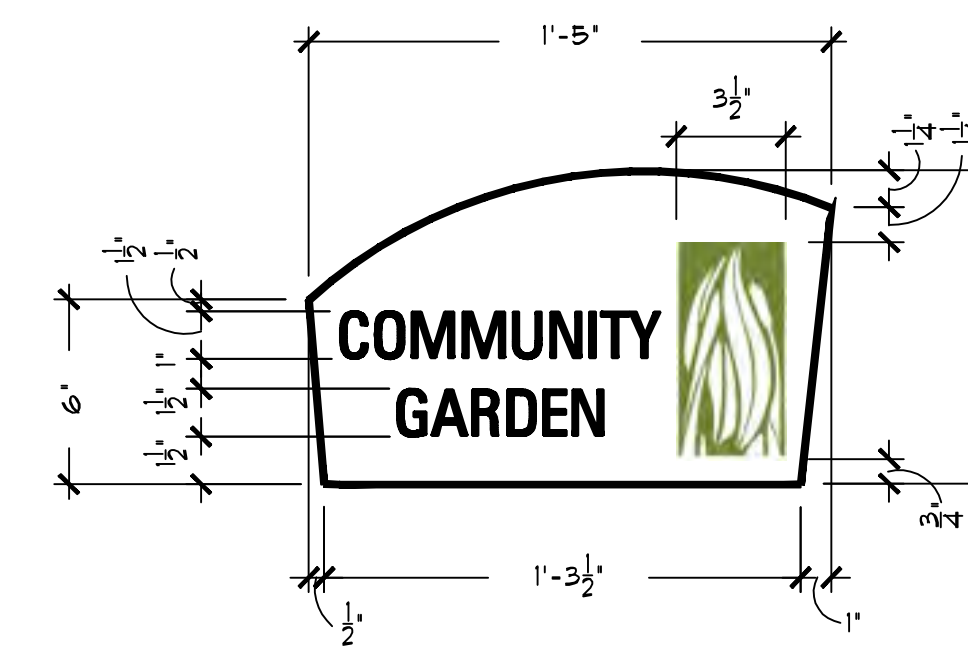
E. Setback: There is no required setbacks for the Mail Kiosk Sign.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



MAIL KIOSK - NORTH ELEVATION



Notes:

1. Signs shall be aluminum, painted warm beige (PMS 454), semi-gloss.
2. Lettering and graphics shall be 3M reflective vinyl typogaphy.
3. Sign Face Area: 1.05 SF

COMMUNITY GARDEN IDENTIFICATION SIGN

SCALE: 1" = 6"

A. Sign Type: The fence mounted Community Garden Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Community Garden Identification Sign face shall be aluminum; painted warm beige (PMS 454), semi-gloss; with 3M Reflective Vinyl Typogaphy. The sign shall be mounted on the garden fence post. The logo shall be PMS 7497C, lettering shall be PMS 7477C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

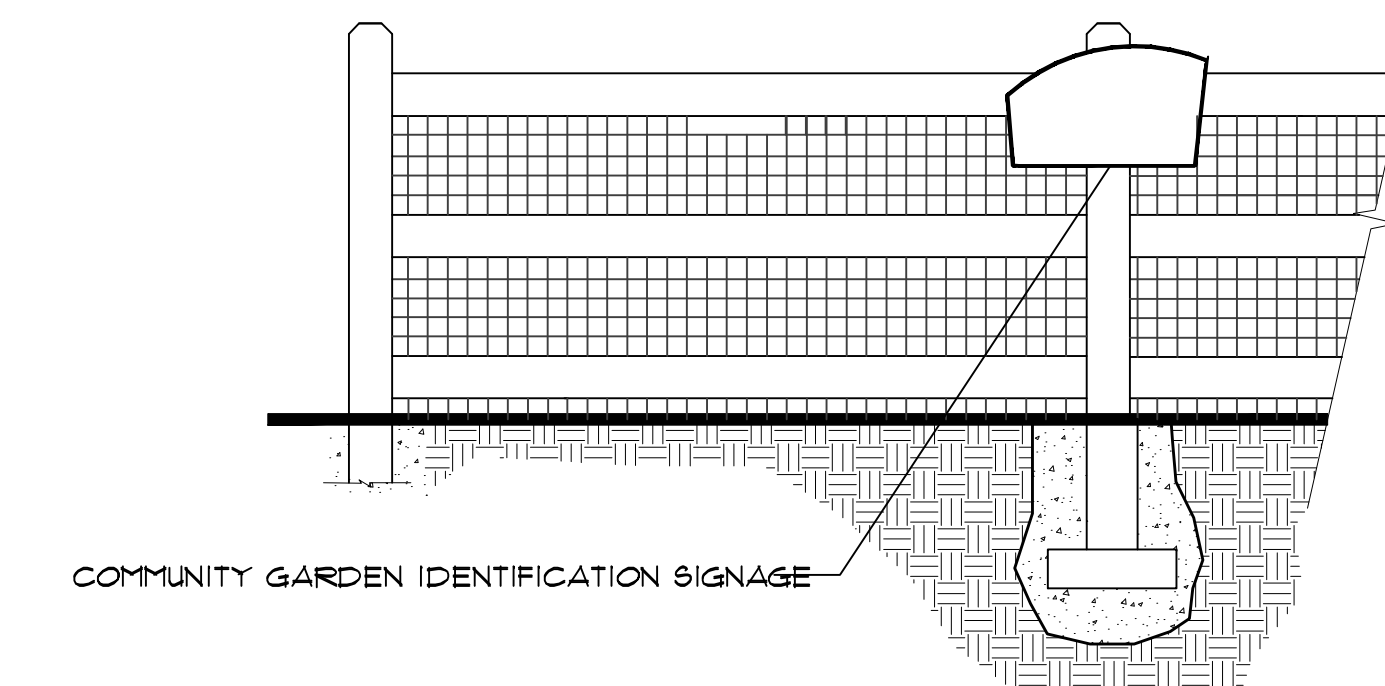
C. Number: The 1 Community Garden Sign is located on the fence rail at the northwest entrance. Refer to fence elevation for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setbacks for the Community Garden Sign.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



COMMUNITY GARDEN - WEST ELEVATION



TST, INC.
748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204



McWHINNEY
2725 Rocky Mountain Ave. Suite 200
Loveland, CO 80538
970-962-9990

LAKE VISTA AT CENTERRA

PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

PROJ. NO.	1045.0033.00
DRAWN:	R.E.N.
CHECKED:	J.A.T.
DESIGNED:	J.A.T.
DATE:	JUNE 15, 2010
REVISIONS	JUNE 24, 2010

LAKE VISTA AT CENTERRA

ISSUED FOR:
FOR
CONSTRUCTION

SHEET TITLE:
IDENTIFICATION SIGNS

SCALE: 1" = 6"
SHEET NUMBER

SP.7



ADDRESS SIGN FOR B TYPE BUILDINGS, AT ONE END OF FRONT ELEVATION

DIRECTIONAL UNIT ADDRESS SIGN LOCATION, TYPICAL, AND SIDE

IDENTIFICATION SIGN FOR B TYPE BUILDINGS, TYPICAL AT BOTH ENDS

B-BUILDING - FRONT ELEVATION

TYPE B BUILDING AND APARTMENT UNIT ADDRESSING

B-1 - #2205				B-3 #2251				B-5 #2275			
LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3	
101	201	301		101	201	301		101	201	301	
102	202	302		102	202	302		102	202	302	
103	203	303		103	203	303		103	203	303	
104	204	304		104	204	304		104	204	304	
105	205	305		105	205	305		105	205	305	
106	206	306		106	206	306		106	206	306	
107	207	307		107	207	307		107	207	307	
108	208	308		108	208	308		108	208	308	
109	209	309		109	209	309		109	209	309	
110	210	310		110	210	310		110	210	310	
				111	211	311		111	211	311	
				112	212	312		112	212	312	
				113	213	313		113	213	313	
				114	214	314		114	214	314	

B-2 - #2217				B-4 #2263			
LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3	
101	201	301		101	201	301	
102	202	302		102	202	302	
103	203	303		103	203	303	
104	204	304		104	204	304	
105	205	305		105	205	305	
106	206	306		106	206	306	
107	207	307		107	207	307	
108	208	308		108	208	308	
109	209	309		109	209	309	
110	210	310		110	210	310	
111	211	311		111	211	311	
112	212	312		112	212	312	
113	213	313		113	213	313	
114	214	314		114	214	314	



ADDRESS SIGN FOR A TYPE BUILDINGS, AT ONE END OF REAR ELEVATION

TYPE A-BUILDING - REAR ELEVATION



DIRECTIONAL UNIT ADDRESS SIGN FOR A TYPE BUILDINGS, TYPICAL AT EACH STAIRWELL

TYPE A-BUILDING - FRONT ELEVATION

TYPE "A" BUILDING AND APARTMENT UNIT ADDRESSING

A-1 - #2301				A-2 - #2307				A-3 - #2325				A-4 - #2319				A-5 - #2335				A-6 - #2331			
LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3	
101				101				101				101				101				101			
102				102				102				102				102				102			
103	201			103	201			103	201			103	201			103	201			103	201		
104	202			104	202			104	202			104	202			104	202			104	202		
	203				203				203				203				203				203		
	204				204				204				204				204				204		
									205				205				205						
									206				206				206						

A-7 - #2403				A-8 - #2409				A-9 - #2415				A-10 - #2424				A-11 - #2427				A-12 - #2433			
LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3		LEVEL 1	LEVEL 2	LEVEL 3	
101				101				101				101				101				101			
102				102				102				102				102				102			
103	201			103	201			103	201			103	201			103	201			103	201		
104	202			104	202			104	202			104	202			104	202			104	202		
	203				203				203				203				203				203		
	204				204				204				204				204				204		
					205				205				205				205						
					206				206				206				206						



ADDRESSING SIGN FOR A TYPE BUILDING, END OF SIDE ELEVATION

TYPE A-BUILDING - SIDE ELEVATION



748 Whalers Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204



2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

LAKE VISTA AT CENTERRA
PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

PROJ. NO. 1045.0033.00
DRAWN: R.E.N.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: JUNE 15, 2010
REVISIONS: JUNE 24, 2010

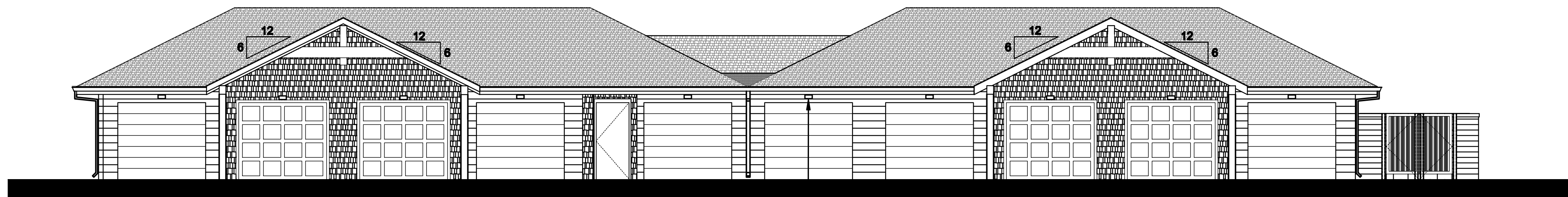
LAKE VISTA AT CENTERRA

ISSUED FOR:
FOR
CONSTRUCTION

SHEET TITLE:
BUILDING MOUNTED
LOCATIONS

SCALE: N/A
SHEET NUMBER

SP.8



TYPICAL GARAGE STALL IDENTIFICATION SIGNAGE

GARAGE STALLS ADDRESS SIGN LOCATIONS - B TYPE BUILDINGS

GARAGE STALL ADDRESSING - B BUILDINGS

B1 - #2217	B-2 - #2251	B-3 - #2263	B-4 - #2275
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10 - MAINTENANCE	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19		19
20	20		20
	21		

TUCK-UNDER GARAGE STALL ADDRESSING - A BUILDINGS

A-1 - #2301	A-2 - #2307	A-3 - #2325	A-4 - #2319	A-5 - #2335
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
		9		
		10		
		11		

A-6 - #2331	A-7 - #2403	A-8 - #2409	A-9 - #2415	A-10 - #2424
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
5	5	5	5	5
6	6	6	6	6
7	7	7	7	7
8	8	8	8	8
		9		
		10		
		11		

A-11 - #2427	A-12 - #2433
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	
10	
11	



GARAGE ADDRESS SIGN FOR A TYPE BUILDINGS

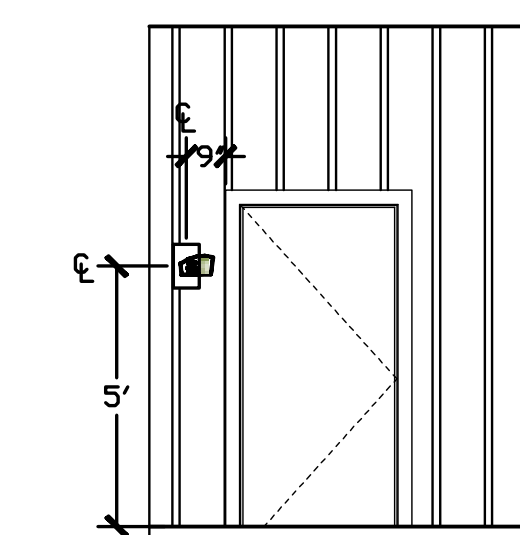
CARPORT GARAGE ADDRESS SIGN LOCATIONS- A TYPE BUILDINGS



HOURS OF OPERATION SIGNAGE

WELCOME CENTER BUILDING ADDRESS SIGNAGE

WELCOME CENTER ELEVATION



TYPICAL UNIT ENTRY, RE: T10.00

UNIT ADDRESS SIGN LOCATION

TST
TST, INC.
 748 Whalers Way
 Fort Collins, Colorado
 Phone: 970.226.0557
 Fax: 970.226.0204

McWHINNEY
 2725 Rocky Mountain Ave. Suite 200
 Loveland, CO 80538
 970-962-9990

LAKE VISTA AT CENTERRA
PLANNED SIGN PROGRAM
LOVELAND, COLORADO

101-35608-PM

PROJ. NO. 1045.0033.00
 DRAWN: R.E.N.
 CHECKED: J.A.T.
 DESIGNED: J.A.T.
 DATE: JUNE 15, 2010
 REVISIONS: JUNE 24, 2010

LAKE VISTA AT CENTERRA
 ISSUED FOR:
 FOR
 CONSTRUCTION

SHEET TITLE:
 BUILDING MOUNTED SIGN
 LOCATIONS

SCALE: N/A
 SHEET NUMBER

SP.9

THE GREENS AT VAN DE WATER - A McWhinney Community

PLANNED SIGN PROGRAM - Loveland, CO

VICINITY MAP

SCALE: N.T.S.



PURPOSE

This Planned Sign Program creates a cohesive and unified design for all on-site signage. In addition to a freestanding project Identification Sign at the roundabout and at each main entry, freestanding Directional Signs for both pedestrians and automobiles are included to help with wayfinding. Building-mounted Addressing Signs and Site Amenity Signs are also included in this Planned Sign Program.

UNIFYING ELEMENTS

The following four characteristics are included in the Planned Sign Program: materials, colors, shape, and letter style. By controlling these elements, unity and coordination will be achieved throughout the site.

AMENDMENTS OF THE PLANNED SIGN PROGRAM

The City of Loveland Current Planning Manager may approve minor changes to this planned sign program administratively, provided that the changes do not result in an increase in the cumulative total allowable sign area by more than 10% or increased sign height or size. All revisions to this planned sign program are subject to approval by the Millennium DRC.

NOTES

1. Stake locations and orientation of ground mounted signs and notify landscape architect to verify the location and orientation prior to installation.
2. Minor field adjustments may be necessary based on site conditions. Verify adjustments with landscape architect prior to installation.

APPROVAL PROCESS

Applications for sign permits shall be submitted to the City of Loveland Building Department. Sign Permits are required for the freestanding Project Monument Identification Sign(s) and the freestanding Pedestrian and Vehicular Directional Sign(s).

The City shall review applications for sign permits and provide comments or permit(s) within 7 calendar days of receiving the application.

Applications for sign permits shall include:

1. Complete Millennium sign permit application
2. Sign Location Map (must be scalable and show setback dimensions).
May be one of the following:
 - Plat of property indicating proposed sign location
 - An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
 - Aerial photograph showing proposed sign location
3. Indication of sign type, per this Planned Sign Program, and sign elevation showing text and graphics, sign area and sign height.
4. Landscape plan for signs required to be located within landscape areas per this Planned Sign Program.
5. Letter of approval from the Millennium DRC.

APPLICABILITY

This Planned Sign Program applies to signs within Van de Water Apartments, Millennium SW Fourteenth Subdivision). These guidelines supersede Section 18.50.100 and 18.50.010 of the City of Loveland Sign Code and shall be enforced both by the Millennium Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland Sign Code, Chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program.

The following sign types are addressed in this document:

- Sign Type ID-1 - Project Identification Sign - Double Sided
- Sign Type ID-2 - Project Identification Sign - Single Sided
- Sign Type D-1 - Vehicular Directional Sign
- Sign Type D-2 - Pedestrian Directional Sign
- Sign Type HP - Handicap Parking Sign
- Sign Type BA1 - Building Mounted Address Sign
- Sign Type BA2 - Garage Mounted Address Sign
- Sign Type DA - Building Mounted Directional Address Sign
- Sign Type UA - Building Mounted Unit Address Sign
- Sign Type GA - Building Mounted Parking Garage Number Sign
- Sign Type CA - Common Amenity Identification Sign
- Sign Type BA2 - Garage Mounted Address Sign at Maintenance Facility
- Sign Type CH-H - Club House - Hours of Operation
- Sign Type CH-A - Club House - Building Mounted Address Sign
- Sign Type CH-P - Future Resident Parking Sign

TOTAL SIGN AREA

Sign Type	Total Signs	Total Sign Area (per sign face)
ID-1	1	14.30 SF
ID-2	2	14.30 SF
D-1	4	11.40 SF
D-2	4	2.28 SF
BA1	21	1.98 SF
BA2	21	0.99 SF
DA	42	0.99 SF
UA	252	0.40 SF
GA	100	0.40 SF
CH-H	1	2.03 SF
CH-A	1	0.99 SF
CH-P	2	1.71 SF
HP	10	1.71 SF
CA	5	0.99 SF

DRAWING INDEX

Cover/Narrative	SP.1
Sign Location Plan	SP.2
Sign Type - ID-1: Major Project Identification Sign	SP.3
Sign Type - ID-2: Minor Project Identification Sign	SP.3
Sign Type - D-1: Vehicular Directional Sign	SP.4
Sign Type - D-2: Pedestrian Directional Sign	SP.4
Sign Type - BA1: Building Address Sign	SP.5
Sign Type - BA2: Garage Address Sign	SP.5
Sign Type - DA: Directional Unit Address Sign	SP.5
Sign Type - UA: Individual Unit Address Sign	SP.5
Sign Type - GA: Garage Number Sign	SP.5
Building Mounted Sign Locations	SP.6
Building Mounted Sign Locations	SP.7
Sign Type - CH-H: Club House Hours of Operation Sign	SP.8
Sign Type - CH-A: Club House Building Address Sign	SP.8
Sign Type - CH-P: Future Resident Parking Sign	SP.8
Sign Type - HP: Handicapped Parking Sign	SP.8
Reference: Trash and Recycling Receptacle Signs	SP.8
Sign Type - CA: Common Amenity Signs	SP.9



VAN DE WATER APARTMENTS
 A MCWHINNEY COMMUNITY
MILLENNIUM SW FOURTEENTH SUBDIVISION
LOVELAND, COLORADO
 101-35642-PM

PROJ. NO.	1045.0035.00
DRAWN:	J.A.T.
CHECKED:	J.A.T.
DESIGNED:	J.A.T.
DATE:	APRIL 5, 2011
REVISIONS	

VAN DE WATER APARTMENTS
 ISSUED FOR:
 CONSTRUCTION DOCUMENTS
 SHEET TITLE:
 PLANNED SIGN PROGRAM COVER
 SHEET NUMBER
SP.1



TST
TST, INC.
 760 Whalers Way
 Bldg. C, Suite 200
 Fort Collins, Colorado
 Phone: 970.226.0557
 Fax: 970.226.0204

ARCHITECTURE
 1805 29th Street
 Suite 204
 Boulder, Colorado 80501
 phone 303.440.8900

1300 15th Street
 Denver, Colorado 80202
 phone 303.440.8900

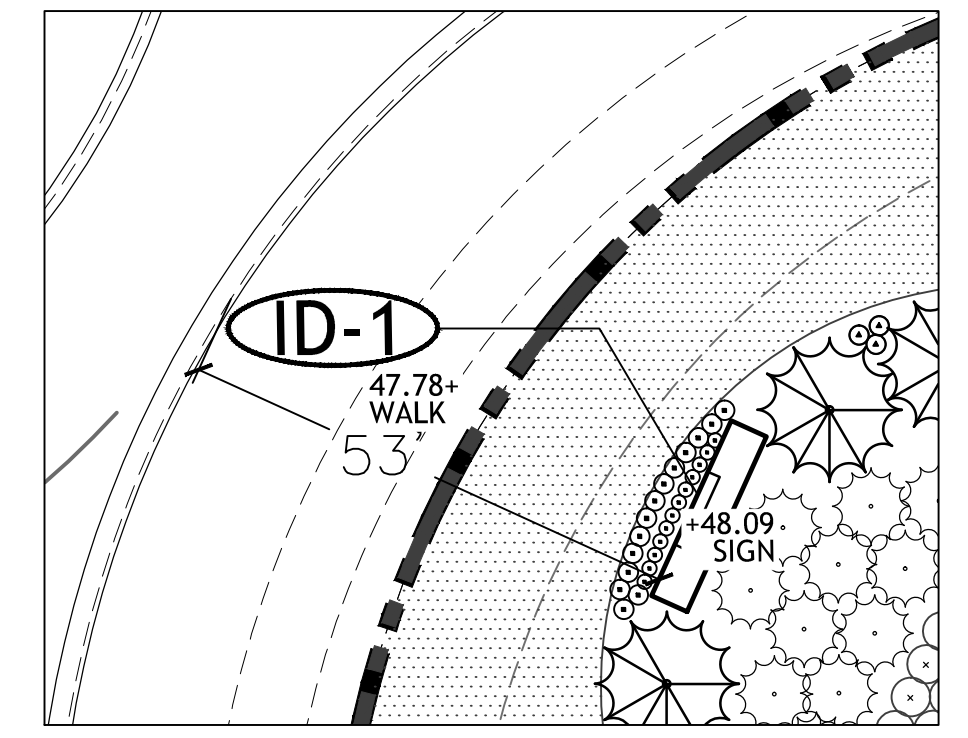
McWHINNEY
 2725 Rocky Mountain Ave. Suite 200
 Loveland, CO 80538
 970-962-9990

VAN DE WATER APARTMENTS
 A McWHINNEY COMMUNITY
MILLENNIUM SW FOURTEENTH SUBDIVISION
 LOVELAND, COLORADO
 101-35642-PM

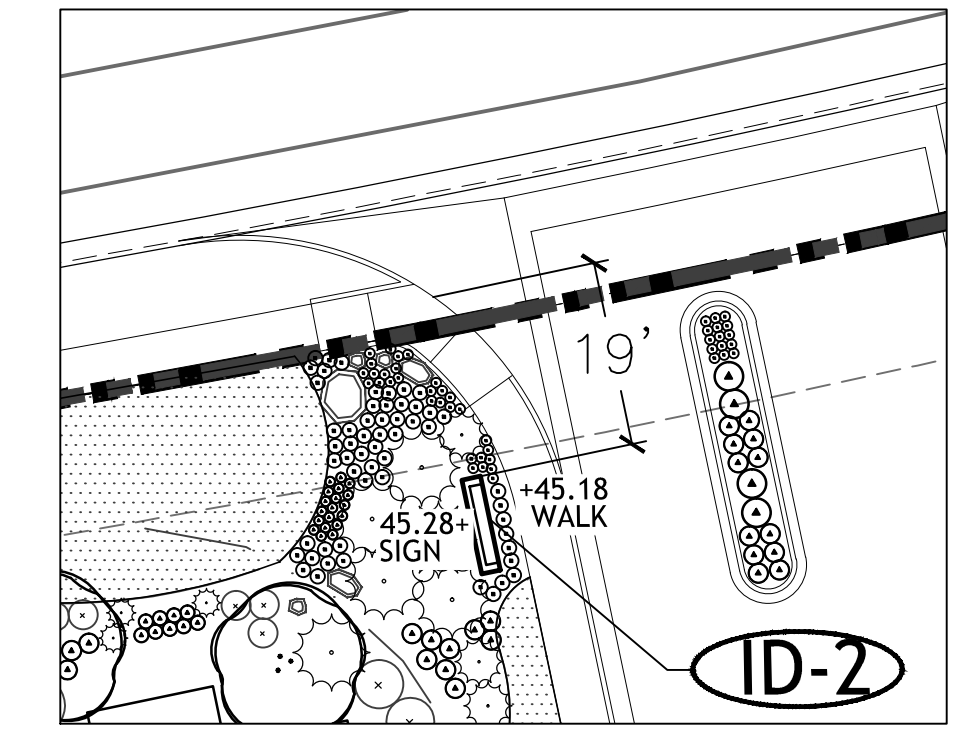
PROJ. NO. 1045.0035.00
 DRAWN: J.A.T.
 CHECKED: J.A.T.
 DESIGNED: J.A.T.
 DATE: APRIL 5, 2011
 REVISIONS

VAN DE WATER APARTMENTS
 ISSUED FOR:
 CONSTRUCTION DOCUMENTS
 SHEET TITLE:
 PLANNED SIGN PROGRAM
 SIGN LOCATION PLAN
 SCALE: 1" = 50'
 SHEET NUMBER
SP.2

MAJOR PROJECT IDENTIFICATION SIGN
 AT ROUNDABOUT

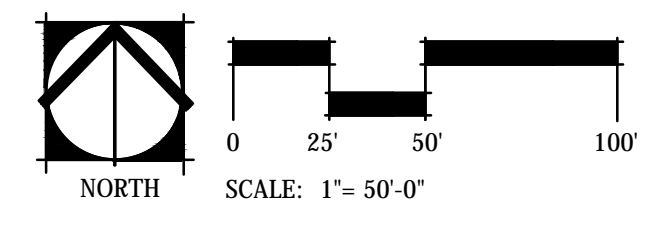


MINOR PROJECT IDENTIFICATION SIGN
 AT MOUNTAIN LION DRIVE



LEGEND

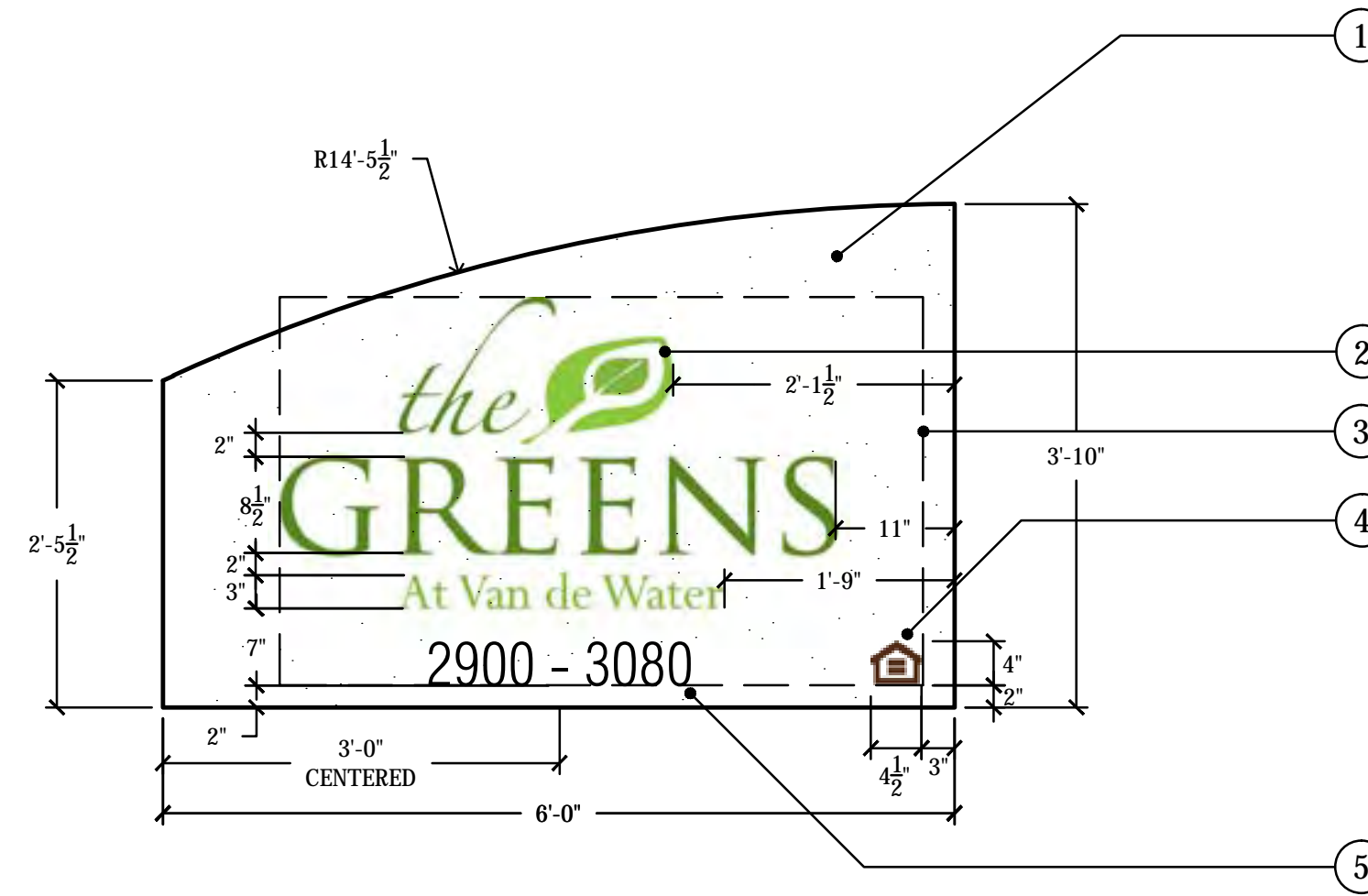
KEY	SIGN TYPE	QTY	DESCRIPTION	SIZE	MATERIAL
FREESTANDING SIGNS					
ID-1	MAJOR PROJECT ID SIGN	1	SEE DETAILS, SHEET SP.3	44" x 72"	---
ID-2	MINOR PROJECT ID SIGN	2	SEE DETAILS, SHEET SP.3	44" x 72"	---
D-1	VEHICULAR DIRECTIONAL SIGN	4	SEE DETAILS, SHEET SP.4	46" x 56"	ALUMINUM
D-2	PEDESTRIAN DIRECTIONAL SIGN	4	SEE DETAILS, SHEET SP.4	22" x 18"	ALUMINUM
HP	HANDICAPPED PARKING	10	SEE DETAIL, SHEET SP.8	16" x 12"	ALUMINUM
APARTMENT BUILDINGS - BUILDING MOUNTED SIGNS (SEE DETAILS, SHEET SP.5)					
BA1	BUILDING ADDRESS SIGN	21	PER PLAN	12" x 20"	ALUMINUM
BA2	GARAGE ADDRESS SIGN	20	SEE ELEVATIONS, SHEETS SP.6 AND SP.7	10" x 15"	ALUMINUM
DA	UNIT DIRECTIONAL ADDRESS SIGN	42	SEE ELEVATIONS, SHEET SP.6	10" x 15"	ALUMINUM
UA	APARTMENT UNIT ADDRESS SIGN *	252	1 PER UNIT	6" x 11"	ALUMINUM
GA	GARAGE NUMBER SIGN *	100	1 PER GARAGE	6" x 11"	ALUMINUM
COMMON AMENITIES - BUILDING MOUNTED OR FREESTANDING SIGNS					
CA	AMENITY AREA SIGNS	5	SEE SHEET SP.9	10" x 15"	ALUMINUM
BAZ	GARAGE ADDRESS SIGN	1	1 AT MAINTENANCE BLDG. SEE ELEVATION, SHEET SP.6	10" x 15"	ALUMINUM
CLUB HOUSE - BUILDING MOUNTED AND FREESTANDING SIGNS (SEE DETAILS, SHEET SP.8)					
CH-H	CLUB HOUSE HOURS	1	1 at CLUB HOUSE	16" x 15"	ALUMINUM
CH-A	BUILDING ADDRESS SIGN	1	1 at CLUB HOUSE	10" x 15"	ALUMINUM
CH-P	FUTURE RESIDENT PARKING SIGN	2	1 PER PARKING STALL SEE DETAIL, SHEET SP.8	16" x 12"	ALUMINUM





PROJECT IDENTIFICATION SIGN-PERSPECTIVE VIEW

NTS

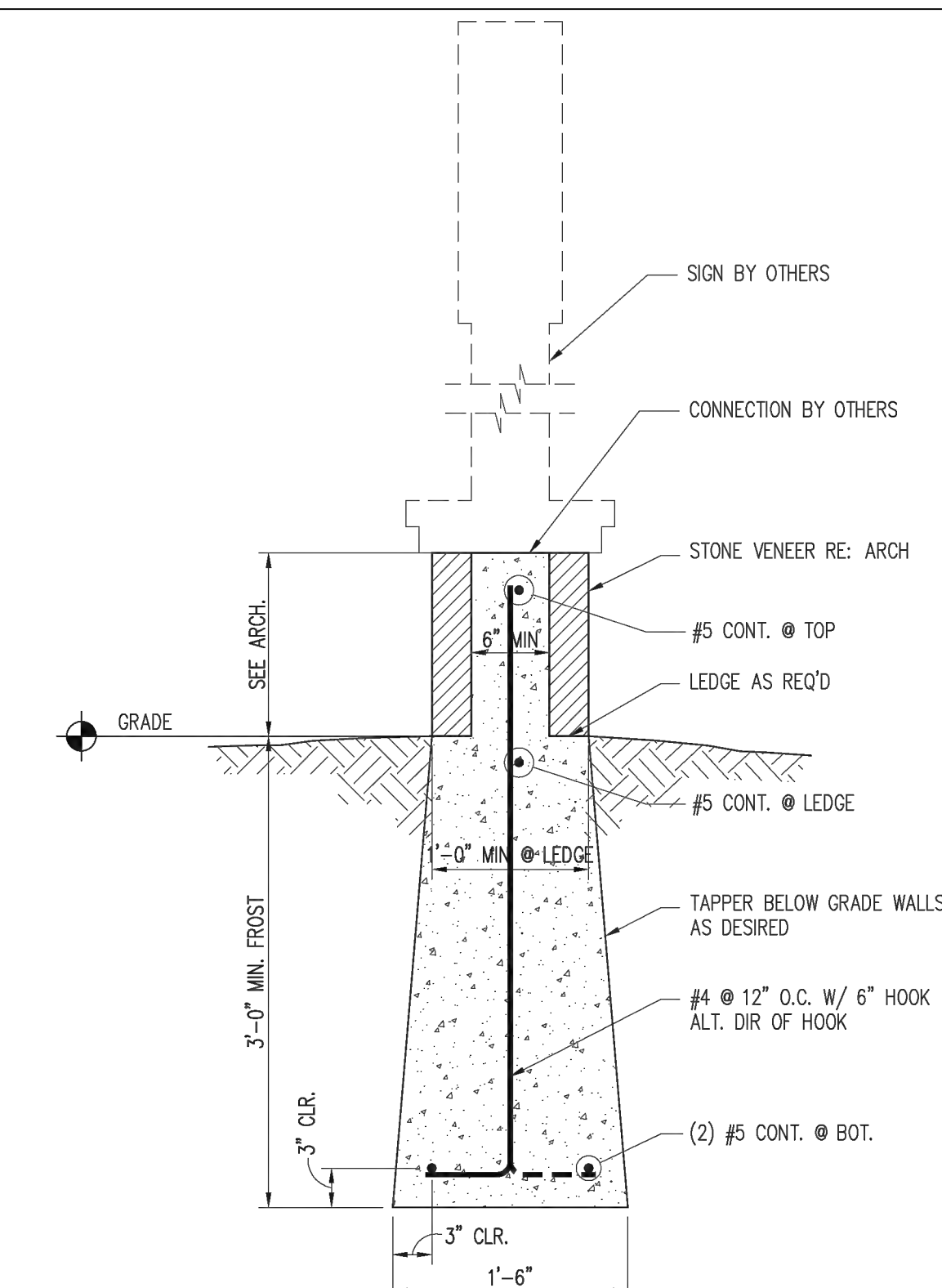


FRONT VIEW

PROJECT IDENTIFICATION SIGN-SIGN FACE

3/4" = 1'-0"

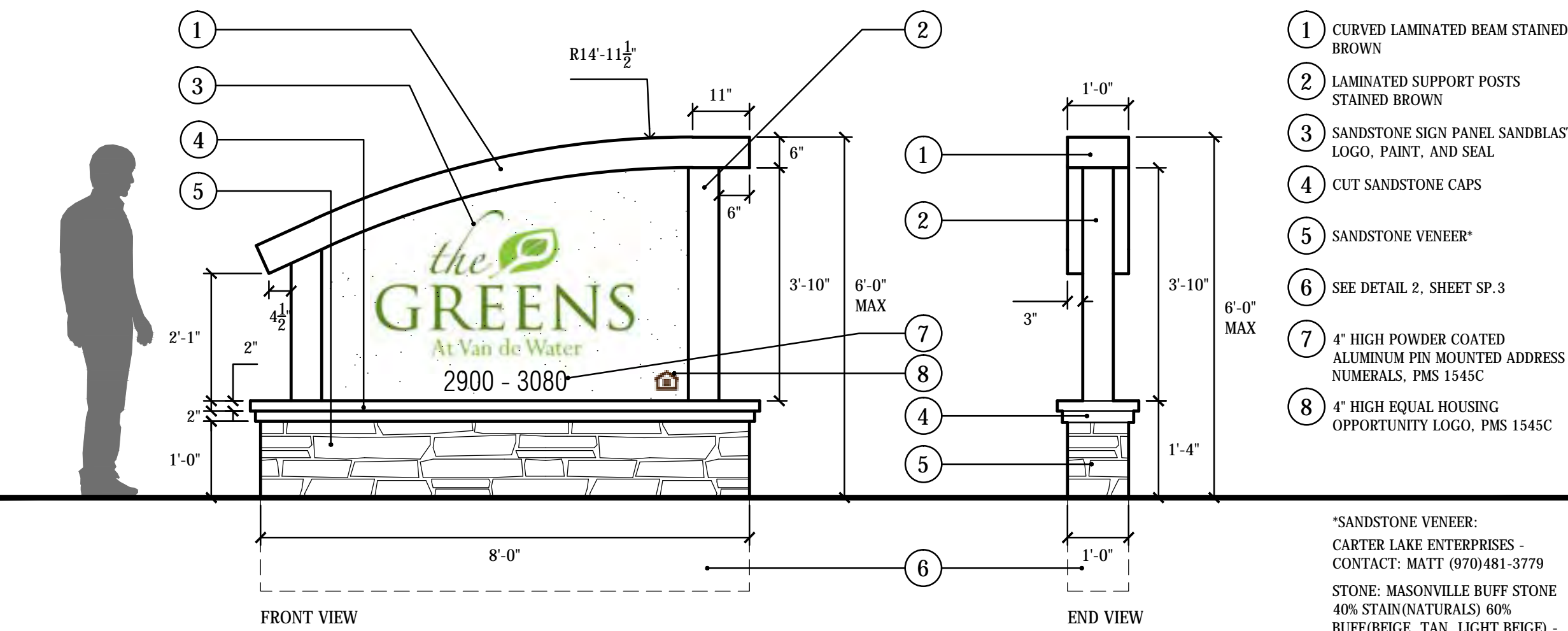
- ① 4" THICK BUFF SANDSTONE SIGN PANEL
- ② "THE GREENS AT VAN DE WATER" LOGO SANDBLASTED 1/8" INTO STONE SURFACE AND PAINTED. LEAF GREEN: PMS 376M "THE GREENS" TEXT: PMS 576C "AT VAN DE WATER" TEXT: PMS 376C
- ③ SIGN FACE SQ. FT. THE GREENS AT VAN DE WATER AND EQUAL HOUSING OPPORTUNITY LOGO TOTAL: 2'-11 1/2" x 4'-10" = 14.3 SF
- ④ SANDBLASTED AND PAINTED EQUAL HOUSING OPPORTUNITY LOGO - PMS 1545C.
- ⑤ 4" HIGH POWDER COATED ALUMINUM PIN MOUNTED ADDRESS NUMERALS, PMS 1545C; SWISS721 LIGHT CONDENSED TYPEFACE



MONUMENT & VEHICULAR SIGN FOUNDATION

SCALE: 1" = 1'-0"

	ESE DENVER Ehsayel Schneider Engineering Inc. 3900 Larimer Street Denver, Colorado 80205 P: 720.904.6254 F: 720.904.6278	CONTENTS: SIGNAGE DETAILS DATE: APRIL 15, 2011 DESIGNED BY: LJB DRAWN BY: YP
	VAN DE WATER LOVELAND, CO	
	SEE OHMVA SEE DALLAS SEE DENVER SEE PORTLAND	
	SEE OHMVA SEE DALLAS SEE DENVER SEE PORTLAND	

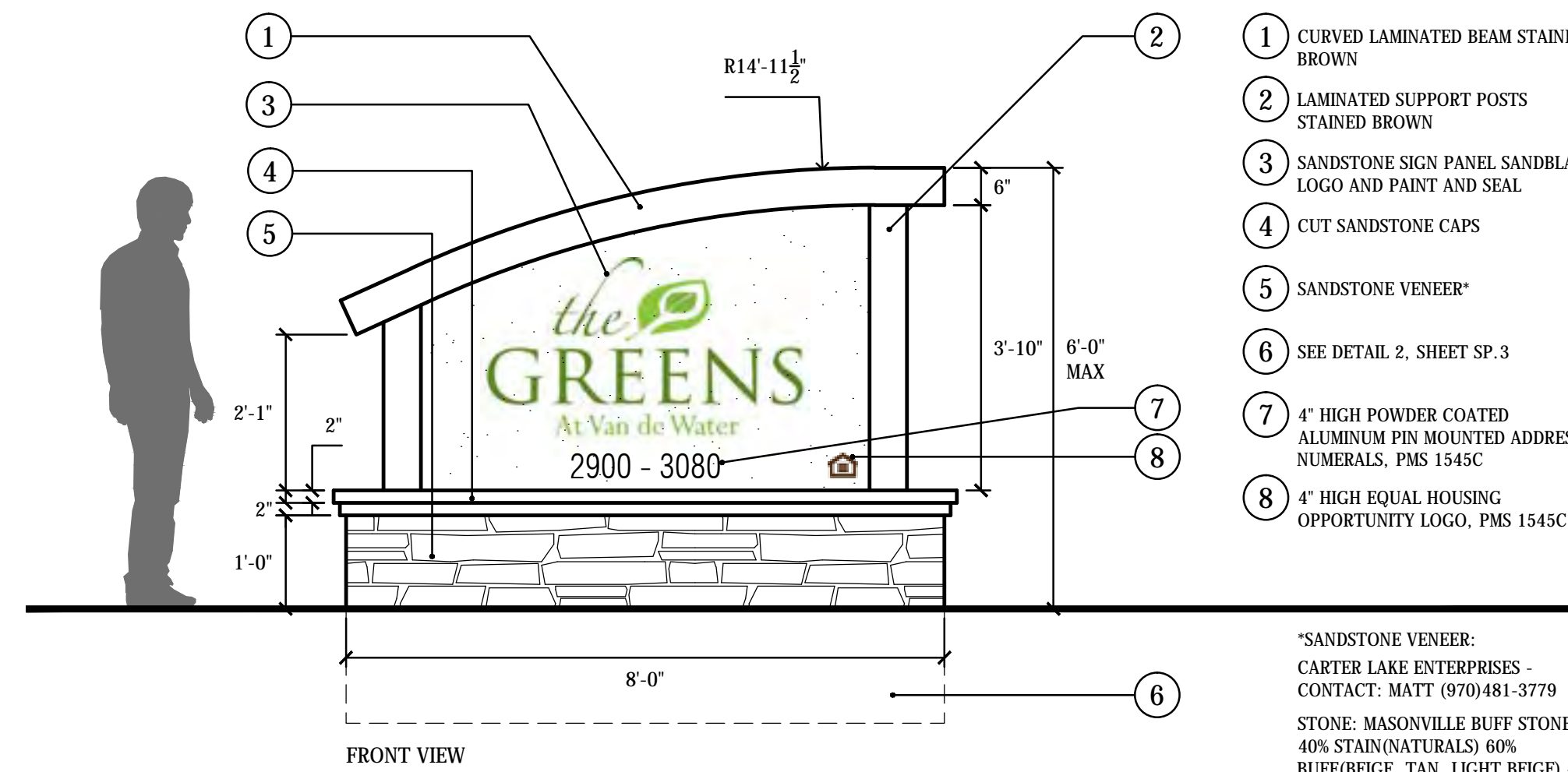


FRONT VIEW

END VIEW

MAJOR PROJECT IDENTIFICATION SIGN (ID-1)

SCALE: 1/2" = 1'-0"



FRONT VIEW

MINOR PROJECT IDENTIFICATION SIGN (ID-2) - FRONT

SCALE: 1/2" = 1'-0"

- ① CURVED LAMINATED BEAM STAINED BROWN
- ② LAMINATED SUPPORT POSTS STAINED BROWN
- ③ SANDSTONE SIGN PANEL SANDBLAST LOGO AND PAINT AND SEAL
- ④ CUT SANDSTONE CAPS
- ⑤ SANDSTONE VENEER*
- ⑥ SEE DETAIL 2, SHEET SP.3
- ⑦ 4" HIGH POWDER COATED ALUMINUM PIN MOUNTED ADDRESS NUMERALS, PMS 1545C
- ⑧ 4" HIGH EQUAL HOUSING OPPORTUNITY LOGO, PMS 1545C

*SANDSTONE VENEER:
CARTER LAKE ENTERPRISES -
CONTACT: MATT (970)481-3779
STONE: MASONVILLE BUFF STONE
40% STAIN(NATURALS) 60%
BUFF(BERGE, TAN, LIGHT BEIGE) -
ASHLAR PATTERN, NO LONG BED
JOINTS, 1/2" MOTAR JOINS.

A. Sign Type: The Project Identification Signs will include the project name, logo, and address range. There is one single sided sign (Major Project Identification Sign) located near the roundabout and one double sided sign (Minor Project Identification Sign) at each of the entries into the site (off Mountain Lion Drive and Sculptor Drive).

C. Number: 3 Project Identification Signs shall be allowed. See location map (SHEET SP.2) for approximate location.

D. Sign Area: The maximum sign area shall be 25 square feet per freestanding sign face. Signs are double sided with the exception of the sign closest to the roundabout (which will be single-sided).

E. Setback: The Project Identification Signs shall be setback a minimum of 15' from the back of curb.

F. Height: The maximum sign height shall be no taller than 6 feet. Measurements should refer to the requirements in Section 18.50.404. Please refer to the sign details for specific dimensions.

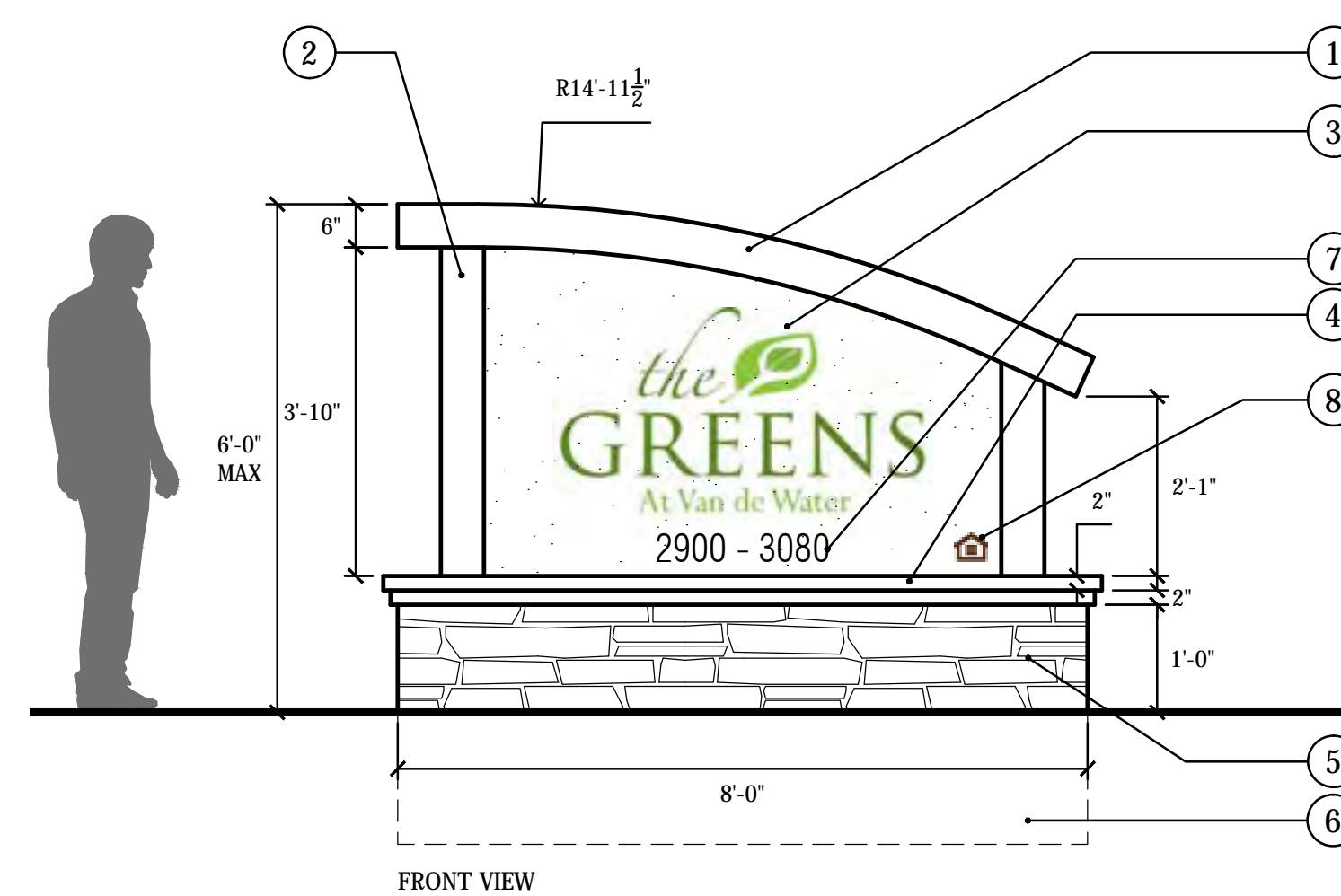
G. Illumination: Signs will be illuminated from directional ground lights. Only the sign face (including project name and logo) shall be illuminated. Please refer to electrical plans.

B. Design Elements

1. Materials & Colors: The Project Identification Sign will include a sandstone veneer base, to match architectural stone used on-site. The sign face will include a cut, buff sandstone slab with sandblasted and stained lettering and logo. The logo shall be PMS 376M, "the GREENS" lettering shall be PMS 576C. "At Van de Water" lettering shall be PMS 376C. Directional arrows and all other lettering and markings shall be PMS 1545C.

2. Shape: The 3 Project Identification Signs shall be of the same design, shape, and dimension. Please refer to the sign details.

3. Lettering Style: The lettering style for "the" shall be Zapfino. Lettering for "GREENS" shall be Trajan font. Lettering for "At Van de Water" shall be Perpetua Std. Lettering style for all other text shall be Swiss721 Light Condensed.



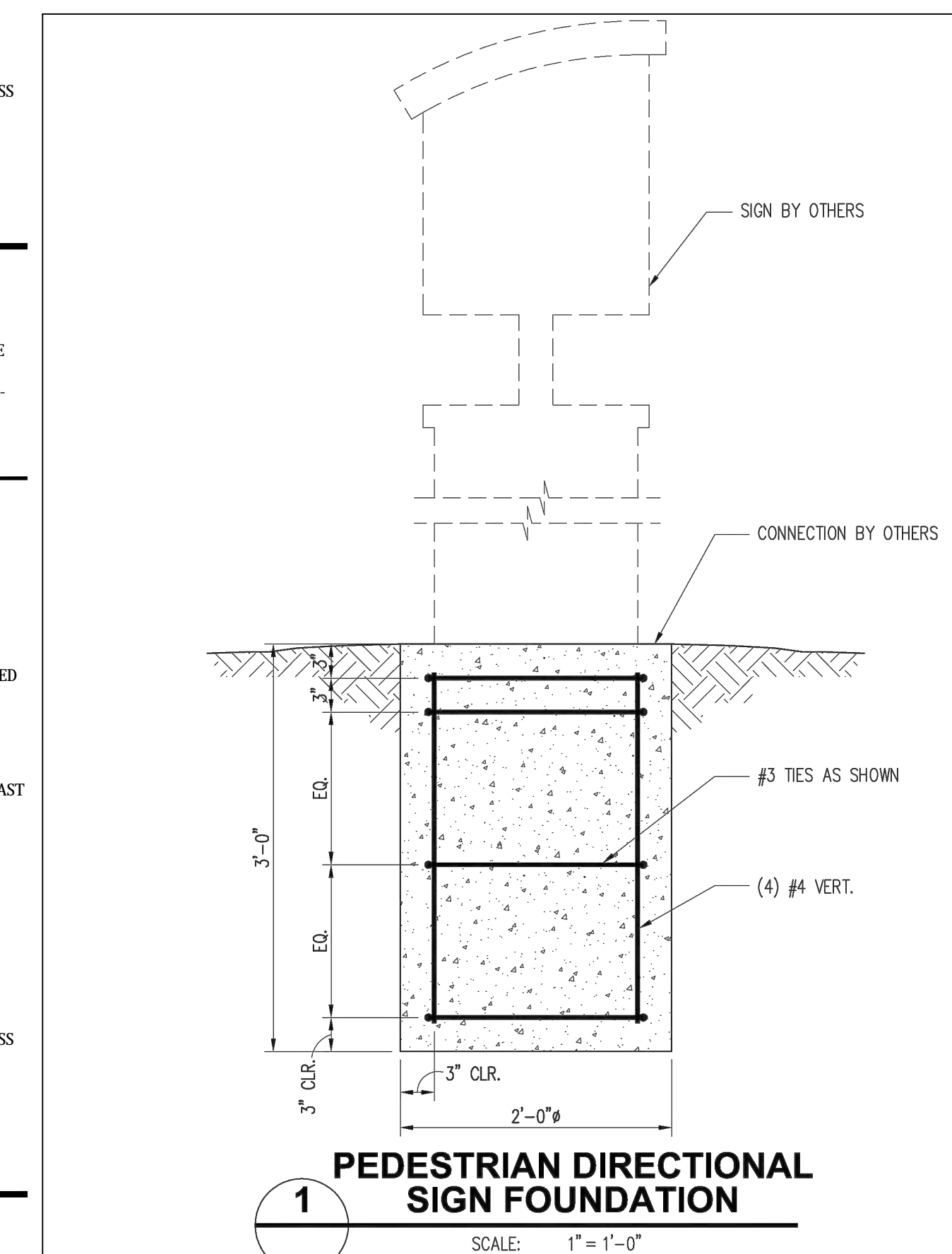
FRONT VIEW

MINOR PROJECT IDENTIFICATION SIGN (ID-2) - REAR

SCALE: 1/2" = 1'-0"

- ① CURVED LAMINATED BEAM STAINED BROWN
- ② LAMINATED SUPPORT POSTS STAINED BROWN
- ③ SANDSTONE SIGN PANEL SANDBLAST LOGO AND PAINT AND SEAL
- ④ CUT SANDSTONE CAPS
- ⑤ SANDSTONE VENEER*
- ⑥ SEE DETAIL 2, SHEET SP.3
- ⑦ 4" HIGH POWDER COATED ALUMINUM PIN MOUNTED ADDRESS NUMERALS, PMS 1545C
- ⑧ 4" HIGH EQUAL HOUSING OPPORTUNITY LOGO, PMS 1545C

*SANDSTONE VENEER:
CARTER LAKE ENTERPRISES -
CONTACT: MATT (970)481-3779
STONE: MASONVILLE BUFF STONE
40% STAIN(NATURALS) 60%
BUFF(BERGE, TAN, LIGHT BEIGE) -
ASHLAR PATTERN, NO LONG BED
JOINTS, 1/2" MOTAR JOINS.



PEDESTRIAN DIRECTIONAL SIGN FOUNDATION

SCALE: 1" = 1'-0"

	ESE DENVER Ehsayel Schneider Engineering Inc. 3900 Larimer Street Denver, Colorado 80205 P: 720.904.6254 F: 720.904.6278	CONTENTS: SIGNAGE DETAILS DATE: APRIL 15, 2011 DESIGNED BY: LJB DRAWN BY: YP
	VAN DE WATER LOVELAND, CO	
	SEE OHMVA SEE DALLAS SEE DENVER SEE PORTLAND	
	SEE OHMVA SEE DALLAS SEE DENVER SEE PORTLAND	

TST
TST, INC.
760 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

ARCHITECTURE
1805 29th Street
Suite 2004
Boulder, Colorado 80501
Phone: 303.440.8900

1300 15th Street
Denver, Colorado 80202
Phone: 303.440.8900

McWHINNEY
2725 Rocky Mountain Ave. Suite 200
Loveland, CO 80538
970-962-9990

VAN DE WATER APARTMENTS
A MCWHINNEY COMMUNITY

MILLENNIUM SW FOURTEENTH SUBDIVISION
LOVELAND, COLORADO

101-35642-PM

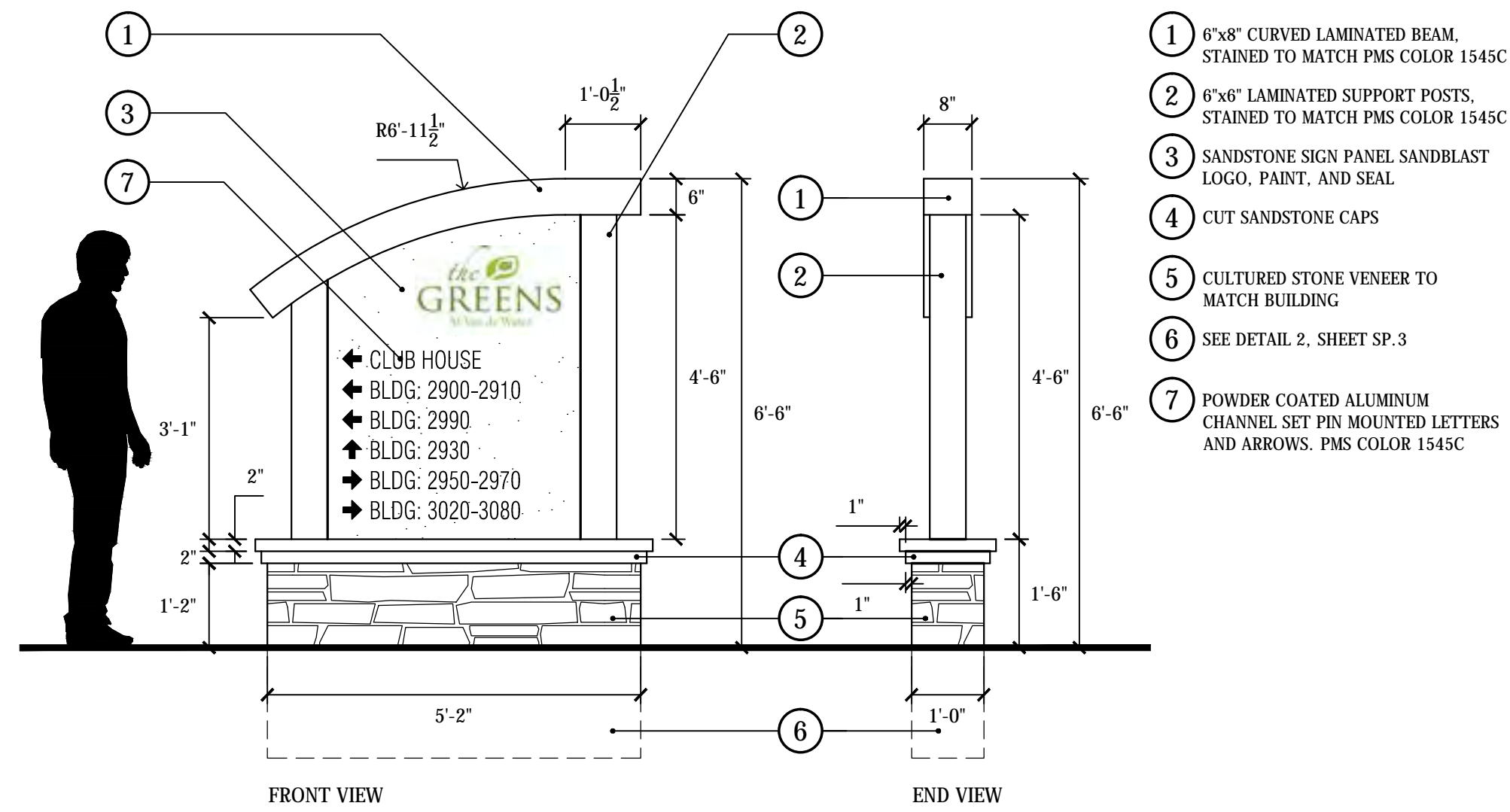
PROJ. NO. 1045.0035.00
DRAWN: J.A.T.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: APRIL 5, 2011
REVISIONS

VAN DE WATER APARTMENTS

ISSUED FOR:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
PLANNED SIGN PROGRAM
MONUMENT SIGNS

SHEET NUMBER
SP.3



VEHICULAR DIRECTIONAL SIGN (D-1)

SCALE: 1/2" = 1'-0"

A. Sign Type: The free-standing Vehicular Directional Signs are located throughout the site to provide wayfinding for automobiles and residents.

B. Design Elements

1. Materials & Color: The Vehicular Directional Signs will include a cultured stone veneer base to match architectural stone on apartment buildings. The sign face shall be cut buff sandstone, with powder coated aluminum pin mounted lettering and arrows. The logo and associated text shall be sandblasted 1/8" into the sandstone slab and painted. The "leaf" shall be painted PMS 376M, "the GREENS" lettering shall be PMS 576C, and the "At Van de Water" lettering shall be PMS 376C. Directional arrows and all other lettering shall be PMS 1545C.

2. Shape: The Vehicular Directional Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for "the" shall be Zapfino. Lettering for "GREENS" shall be Trajan font. Lettering for "At Van de Water" shall be Perpetua Std. Lettering style for all other text shall be Swiss721 Light Condensed.

C. Number: The 4 Vehicular Directional Signs are located along private drives near each project entry. Please refer to sheet SP.2 for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions. Signs will be single-sided.

E. Setback: The Directional Vehicular Sign shall be a minimum setback of 12 inches from the edge of pavement or back of curb.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Vehicular Directional Signs will not be illuminated.

H. Signs shall be mounted such that hardware is not visible.



D-1a



D-1b



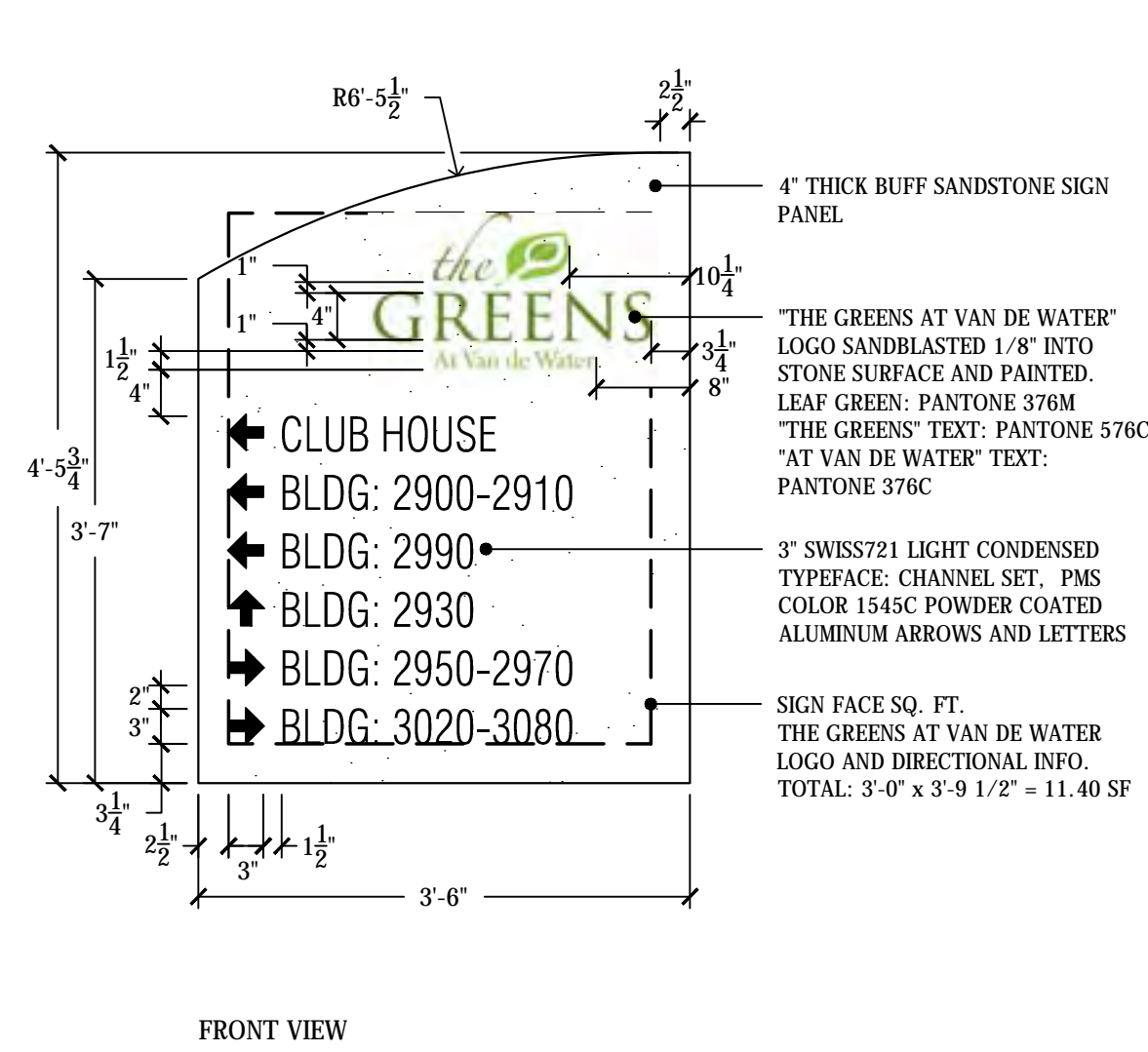
D-1c



D-1d

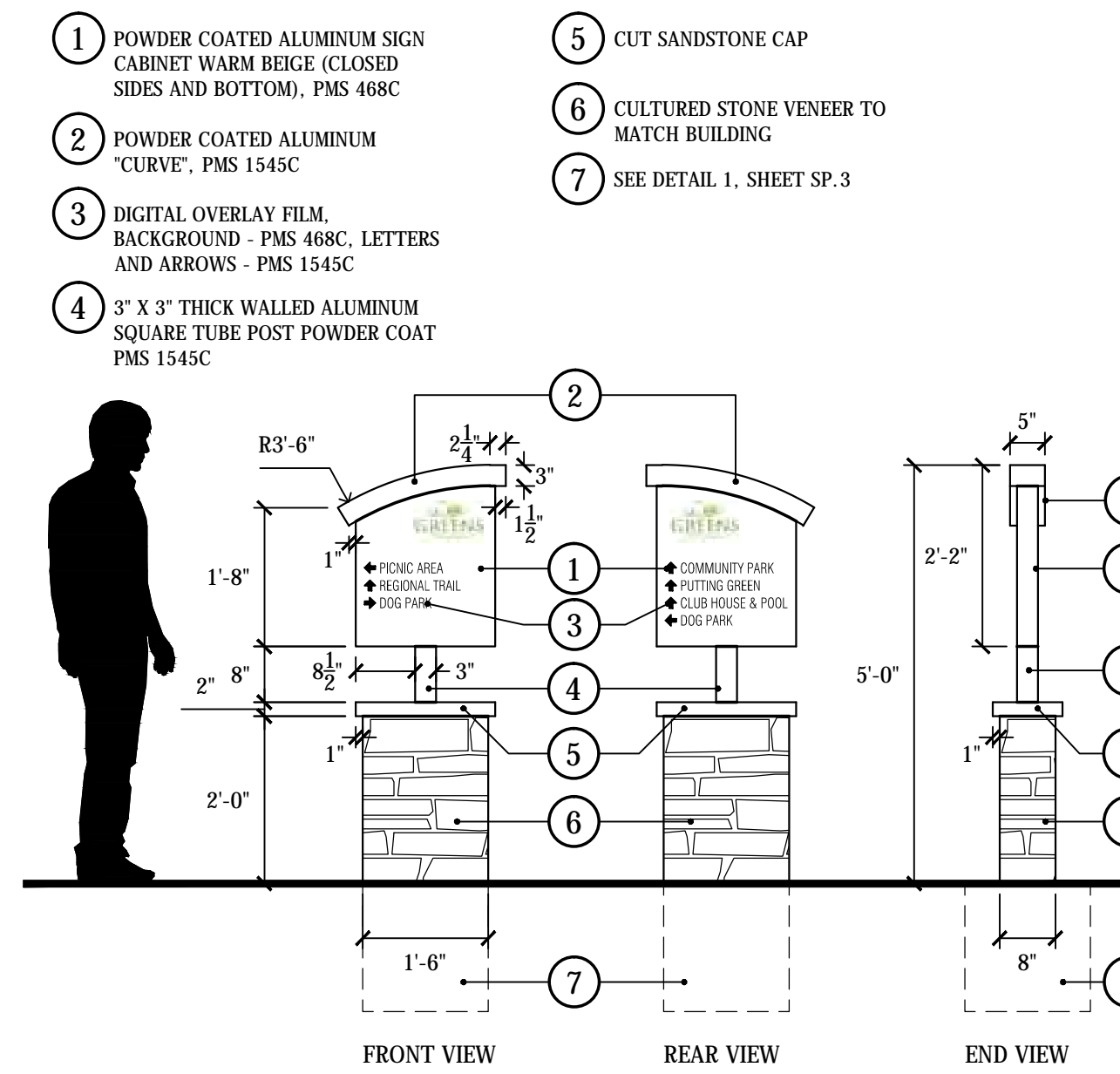
VEHICULAR DIRECTIONAL SIGNS (D-1)

SCALE: 3/4" = 1'-0"



VEHICULAR DIRECTIONAL SIGN (D-1) - SIGN FACE

SCALE: 3/4" = 1'-0"



PEDESTRIAN DIRECTIONAL SIGN (D-2)

SCALE: 1/2" = 1'-0"

A. Sign Type: The free-standing Pedestrian Directional Signs are located throughout the site to provide wayfinding for pedestrians to site amenities.

B. Design Elements

1. Materials & Color: The Pedestrian Directional Sign will include a cultured stone veneer base to match architectural stone on apartment buildings. The sign face shall be 0.125" thick aluminum, powder coated warm beige, PMS 468C, semi-gloss; with digital overlay film, background color - PMS 468C. The sign shall be welded to a powder coated aluminum square tube post PMS 1545C. The logo shall be PMS 376M, "the GREENS" lettering shall be PMS 576C. "At Van de Water" lettering shall be PMS 376C. Directional arrows and all other lettering shall be PMS 1545C.

2. Shape: The Directional Pedestrian Signs shall be of the same design, shape, and size. Please refer to the sign details.

3. Lettering Style: The lettering style for "the" shall be Zapfino. Lettering for "GREENS" shall be Trajan font. Lettering for "At Van de Water" shall be Perpetua Std. Lettering style for all other text shall be Swiss721 Light Condensed.

C. Number: The 4 Directional Pedestrian Signs are internal on the site, please refer to sheet SP.2 for locations.

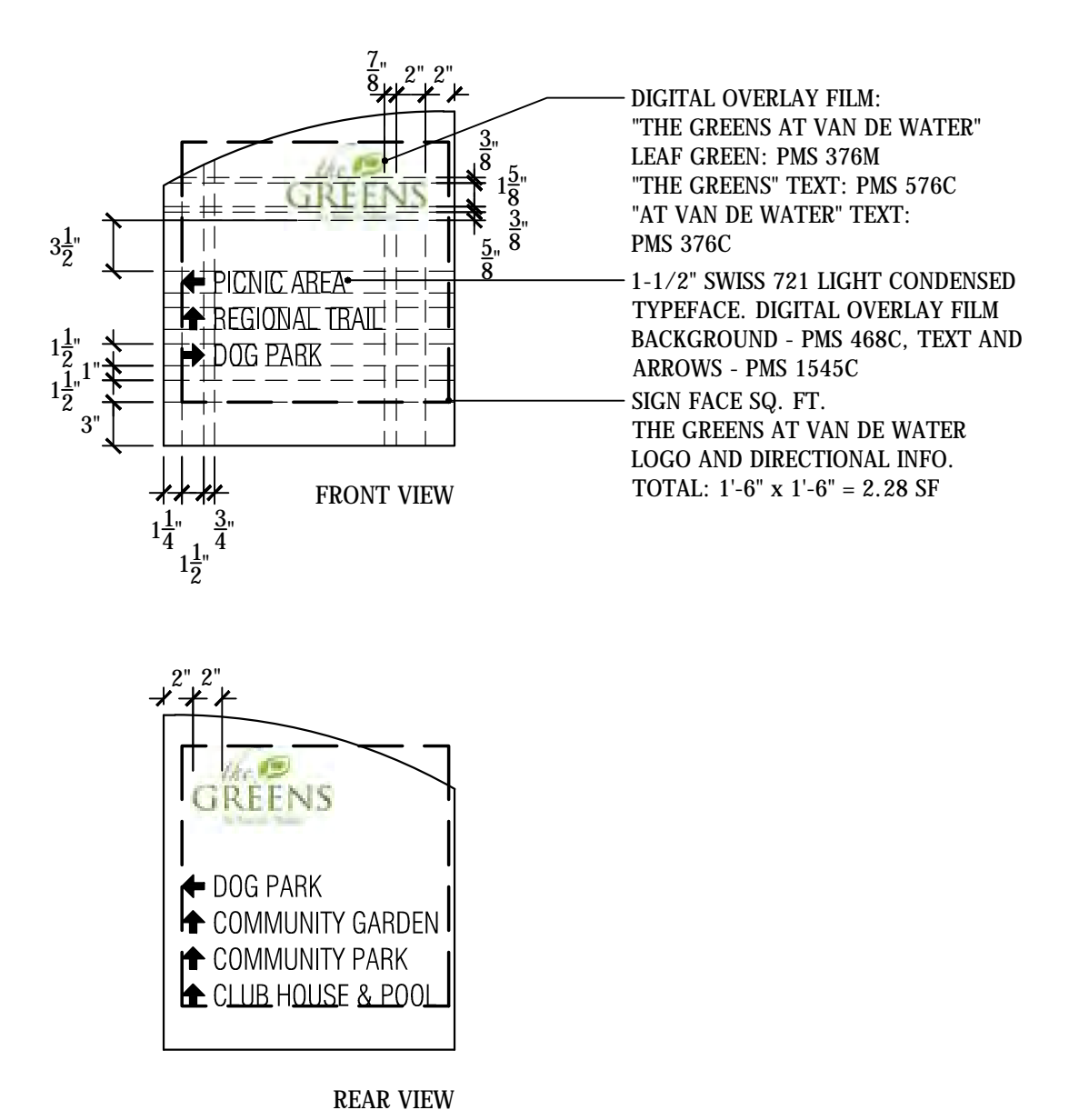
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions. Signs will be double-sided.

E. Setback: The Directional Pedestrian Sign shall be setback minimum of 12 inches from the edge of pavement or back of curb.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Pedestrian Directional signs will not be illuminated.

H. Signs shall be mounted to tube posts such that hardware and tube posts are not visible.



PEDESTRIAN DIRECTIONAL SIGN (D-2) - SIGN FACE

SCALE: 1" = 1'-0"



PEDESTRIAN DIRECTIONAL SIGNS (D-2)

SCALE: 1" = 1'-0"

TST
 TST, INC.
 760 Whalers Way
 Bldg. C, Suite 200
 Fort Collins, Colorado
 Phone: 970.226.0557
 Fax: 970.226.0204

ARCHITECTURE
 1805 29th Street
 Suite 2004
 Boulder, Colorado 80501
 phone 303.440.8900

1500 15th Street
 Denver, Colorado 80202
 phone 303.440.8900

McWHINNEY
 2725 Rocky Mountain Ave. Suite 200
 Loveland, CO 80538
 970-962-9990

VAN DE WATER APARTMENTS
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LOVELAND, COLORADO

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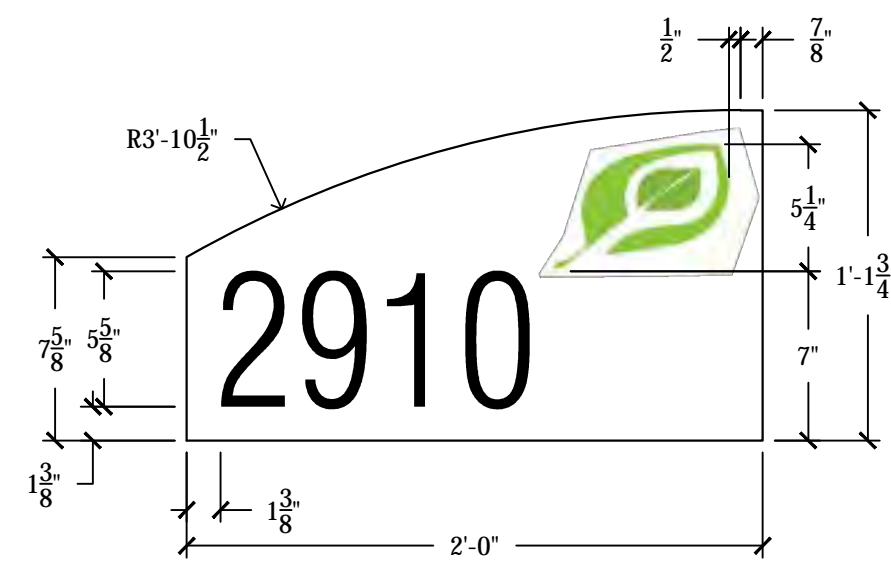
PROJ. NO. 1045.0035.00
 DRAWN: J.A.T.
 CHECKED: J.A.T.
 DESIGNED: J.A.T.
 DATE: APRIL 5, 2011
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VAN DE WATER APARTMENTS

ISSUED FOR:
 CONSTRUCTION DOCUMENTS

SHEET TITLE:
 PLANNED SIGN PROGRAM DIRECTIONAL SIGNS

SHEET NUMBER
SP.4



BUILDING ADDRESS SIGN (BA1)

SCALE: 1 1/2" = 1'-0"

Notes:

- Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
- Lettering and graphics shall be digital overlay film.
- Sign Face Area: 1.98 SF

A. Sign Type: Building Mounted Address Sign will be located to assist with wayfinding.

B. Design Elements

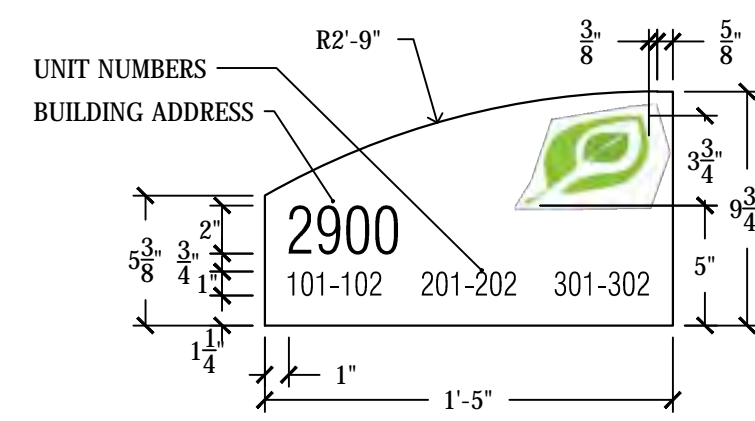
- Materials & Color:** The Building Address Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.
- Shape:** The Building Address Signs shall be of the same design, shape, and size. Please refer to the sign details.
- Lettering Style:** The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Number: The 21 Building Address Signs are located on the buildings, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Building Address signs are not illuminated.



DIRECTIONAL UNIT ADDRESS SIGN (DA)

SCALE: 1 1/2" = 1'-0"

Notes:

- Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
- Lettering and graphics shall be digital overlay film.
- Sign Face Area: 0.99 SF

A. Sign Type: The Directional Unit Address Sign will be located at each of the stairwells.

B. Design Elements

- Materials & Color:** The Directional Unit Address Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.
- Shape:** The Directional Unit Address Signs shall be of the same design, shape, and size. Please refer to the sign details.
- Lettering Style:** The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Number: The 42 Directional Unit Address Signs are located on the building facade, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Directional Unit Address signs are not illuminated.

* Coordinate with architect on unit numbers per Directional Unit Address Sign - based on units accessed from each stairwell.

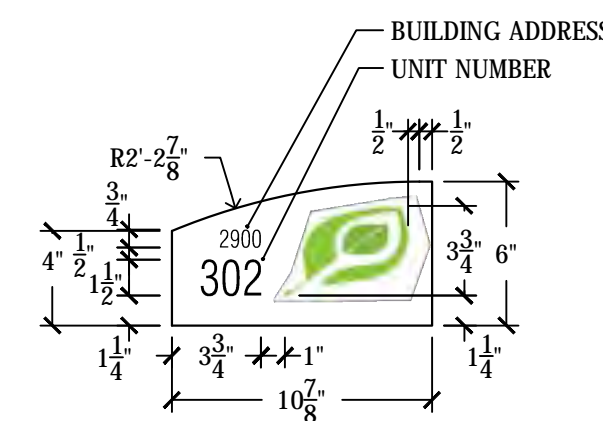
Notes:

- Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
- Lettering and graphics shall be digital overlay film.
- Sign Face Area: 0.99 SF

A. Sign Type: Garage Mounted Address Sign will be located to assist with wayfinding. One address sign will be located on each side of the garages.

B. Design Elements

- Materials & Color:** The Garage Address Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.
- Shape:** The Garage Address Signs shall be of the same design, shape, and size. Please refer to the sign details.



INDIVIDUAL UNIT ADDRESS SIGN (UA)

SCALE: 1 1/2" = 1'-0"

Notes:

- Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
- Lettering and graphics shall be digital overlay film.
- Sign Face Area: 0.40 SF

A. Sign Type: The Unit Address Sign will be located adjacent to each dwelling unit entry.

B. Design Elements

- Materials & Color:** The Unit Address Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.
- Shape:** The Unit Address Signs shall be of the same design, shape, and size. Please refer to the sign details.
- Lettering Style:** The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Number: The 252 Individual Unit Address Signs are located on the building facade, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Unit Address signs are not illuminated.

* Coordinate with architect for specific unit addresses.

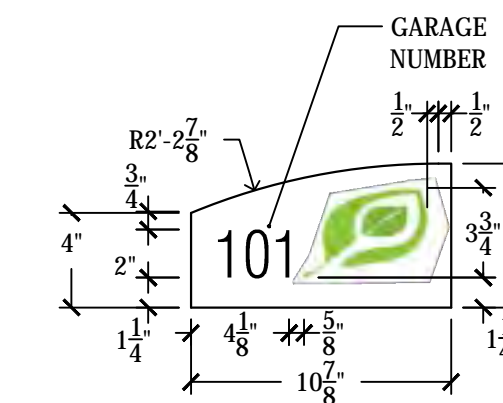
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Number: The 21 Garage Address Signs are located on the garages and maintenance building, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Garage Address signs are not illuminated.



GARAGE NUMBER SIGN (GA)

SCALE: 1 1/2" = 1'-0"

Notes:

- Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
- Lettering and graphics shall be digital overlay film.
- Sign Face Area: 0.40 SF

A. Sign Type: The Garage Number Sign will be located above each garage door, on the building facade.

B. Design Elements

- Materials & Color:** The Garage Number Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.
- Shape:** The Garage Number Signs shall be of the same design, shape, and size. Please refer to the sign details.
- Lettering Style:** The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Location: The 100 Garage Number Signs are located on the garage structures, please refer to elevations for locations.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Garage Number signs are not illuminated.

TST

TST, INC.
780 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204



ARCHITECTURE
1805 29th Street
Suite 2004
Boulder, Colorado 80501
Phone 303.440.8900
1300 15th Street
Denver, Colorado 80202
Phone 303.440.8900



McWHINNEY
2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

VAN DE WATER APARTMENTS
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101-35642-PM

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DRAWN: J.A.T.

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DESIGNED: J.A.T.

DATE: APRIL 5, 2011

REVISIONS

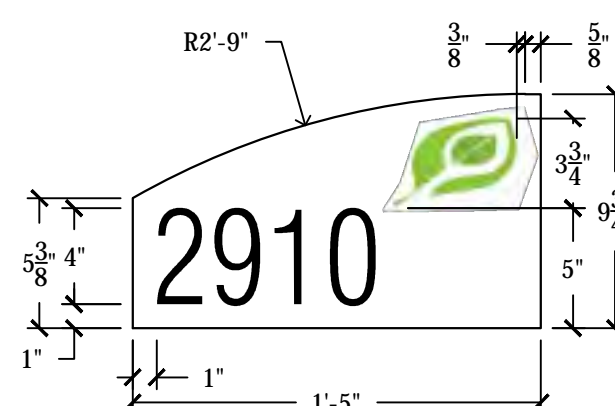
VAN DE WATER
APARTMENTS

ISSUED FOR:
CONSTRUCTION
DOCUMENTS

SHEET TITLE:
PLANNED SIGN PROGRAM
ADDRESS SIGNS

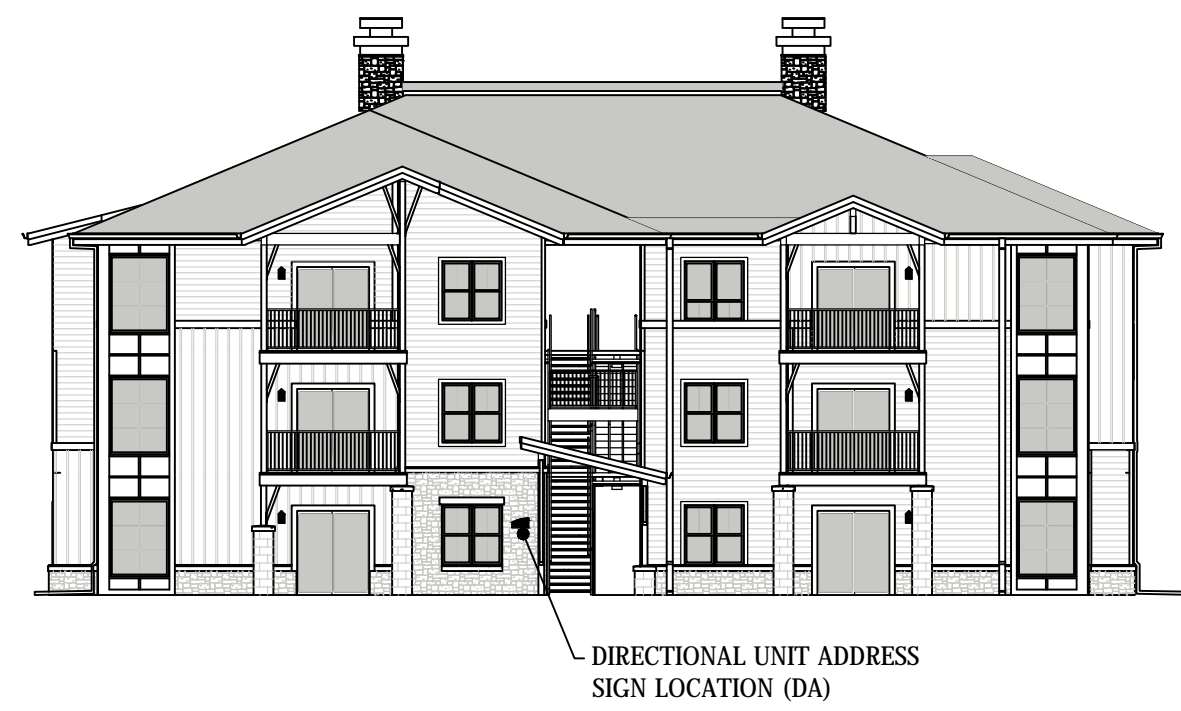
SHEET NUMBER

SP.5



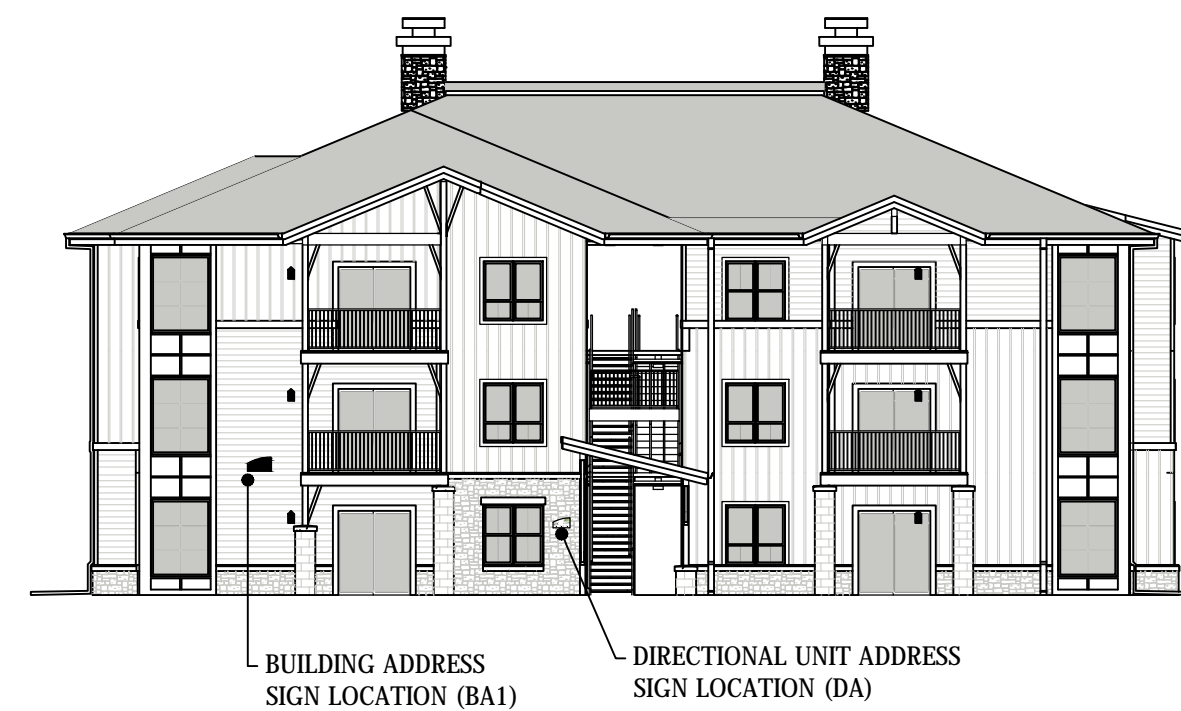
GARAGE ADDRESS SIGN (BA2)

SCALE: 1 1/2" = 1'-0"



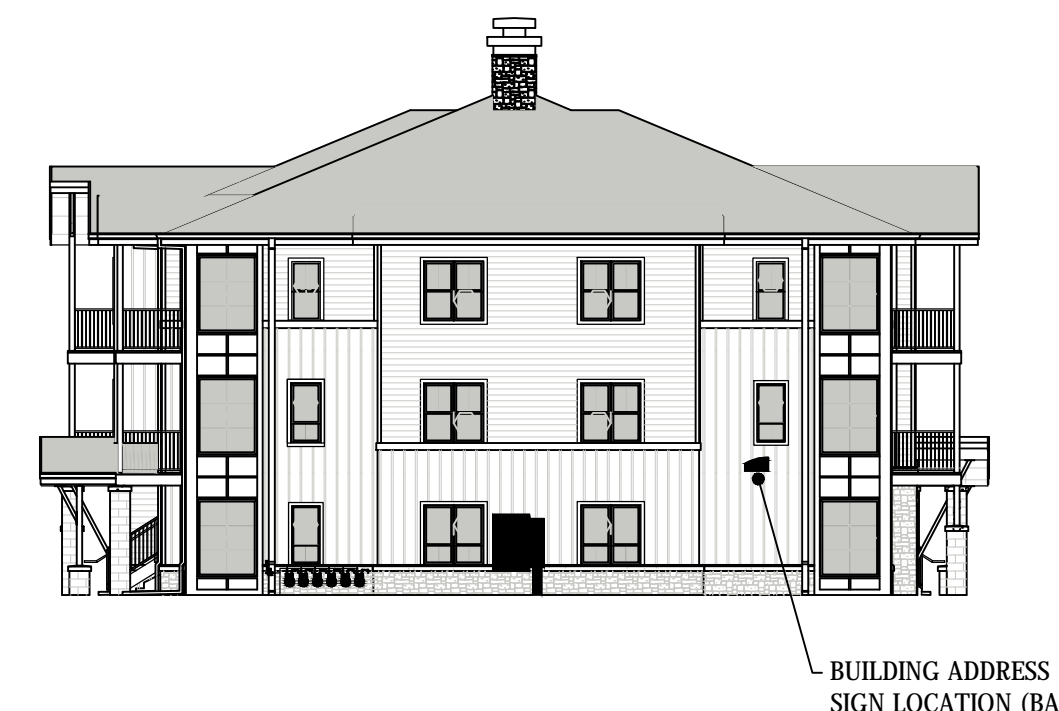
BUILDING 1.1 - FRONT ELEVATION (NORTH)

SCALE: 1/16" = 1'-0"



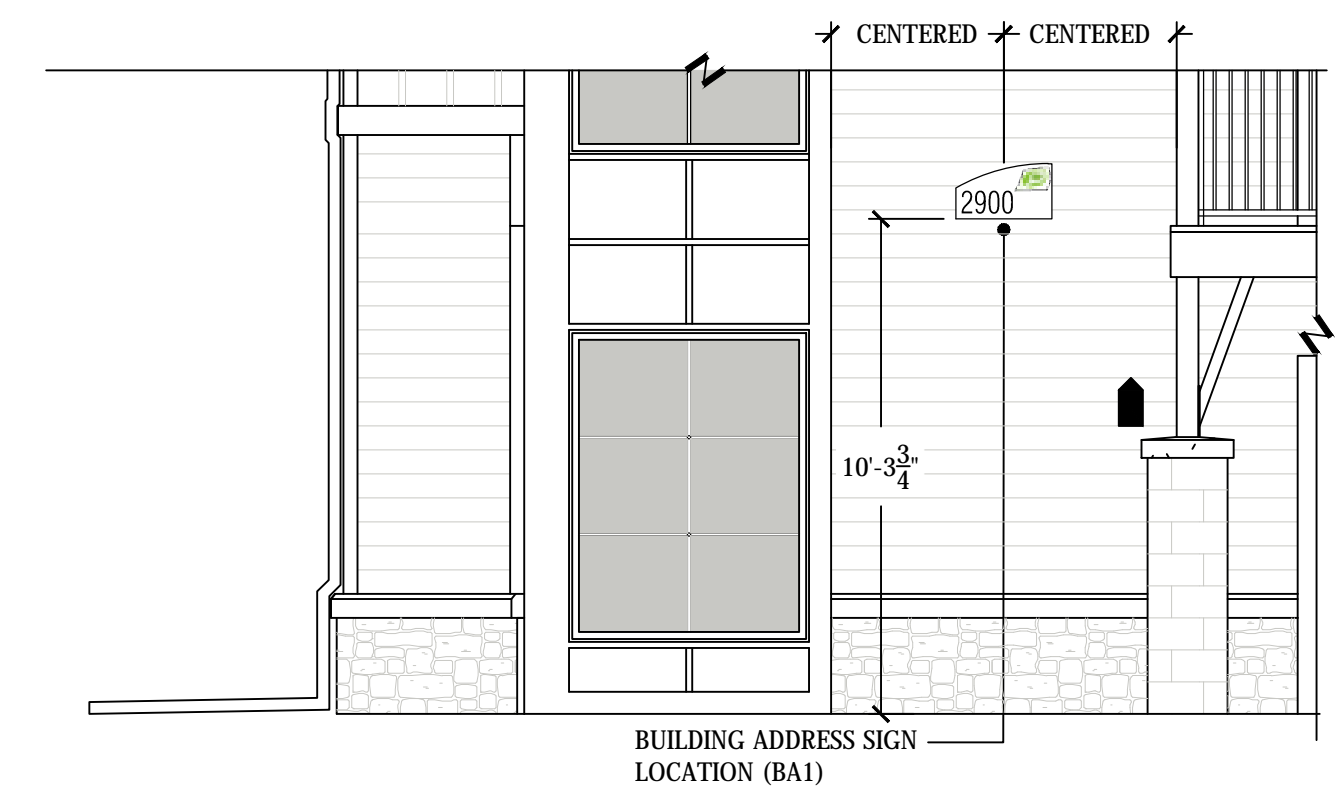
BUILDING 1.1 - BACK ELEVATION (SOUTH)

SCALE: 1/16" = 1'-0"



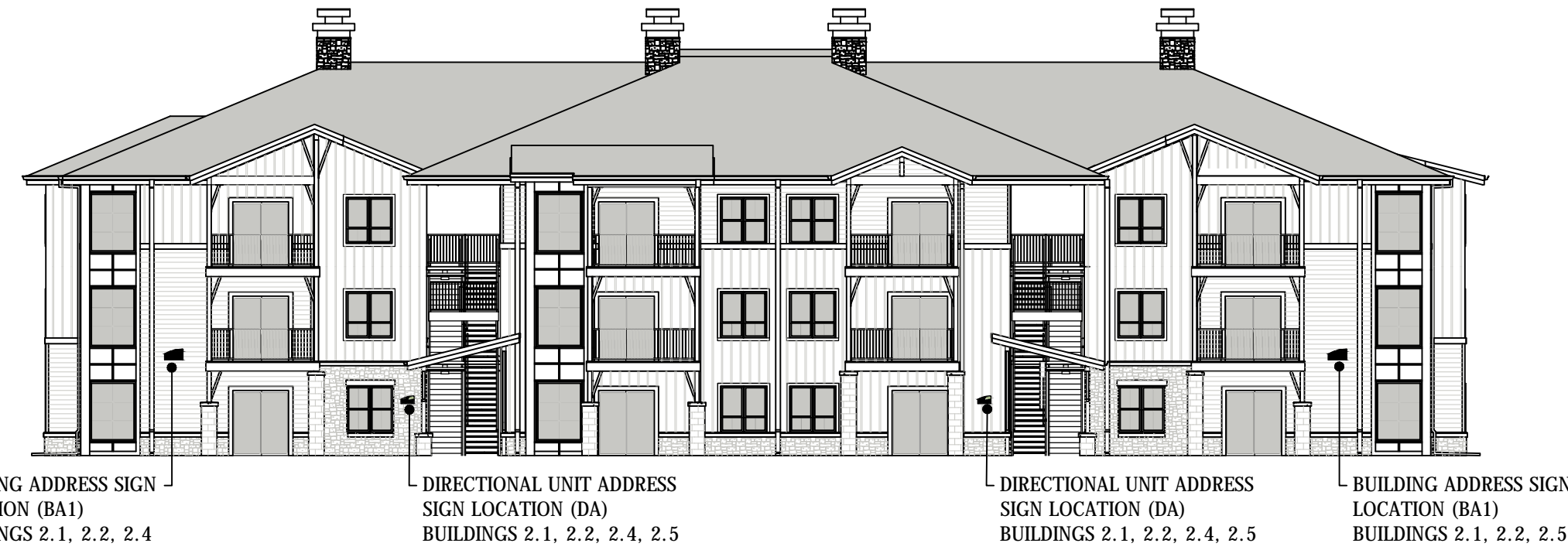
BUILDING 1.1 - RIGHT ELEVATION (EAST)

SCALE: 1/16" = 1'-0"



BUILDING ADDRESS (BA1) - PARTIAL ELEVATION (TYP)

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



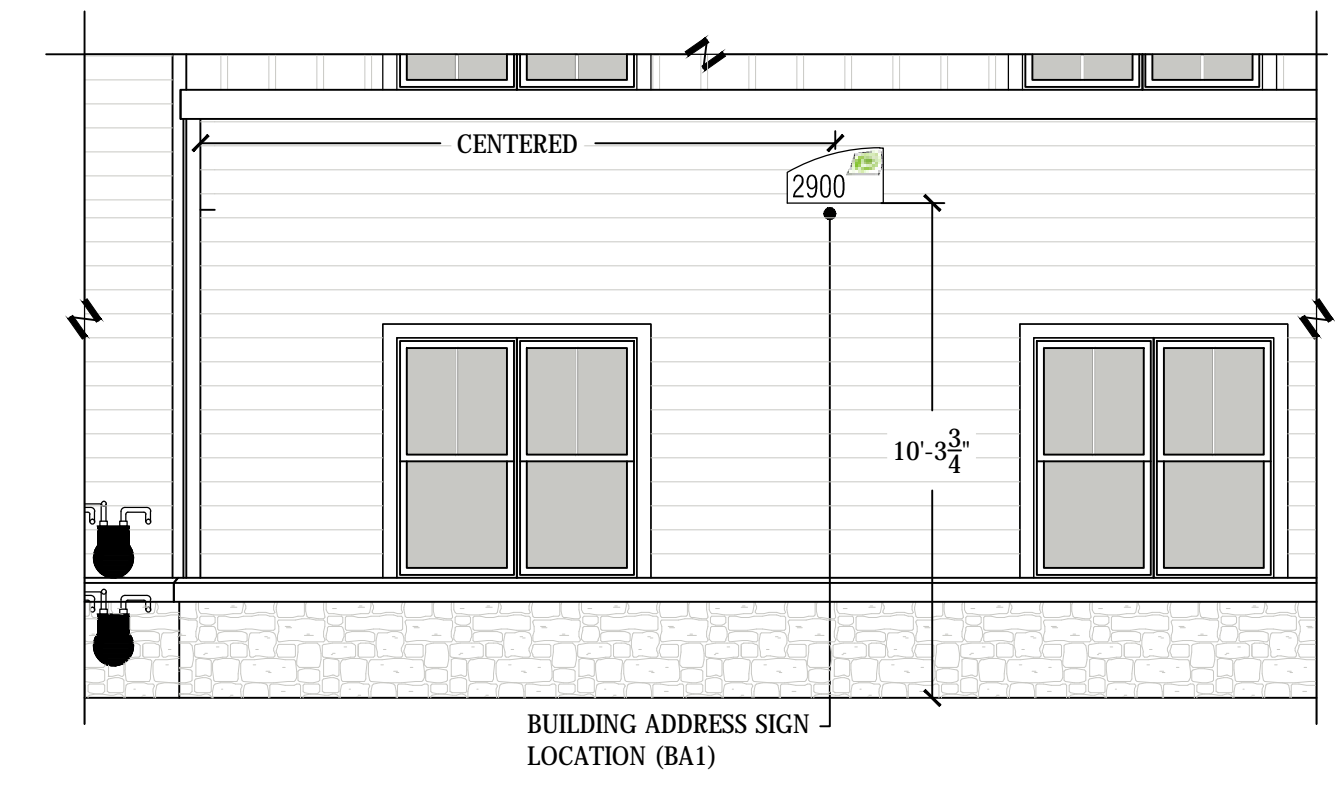
BUILDING TYPE 2 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING TYPE 2 - LEFT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING ADDRESS (BA1) - PARTIAL ELEVATION (TYP)

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



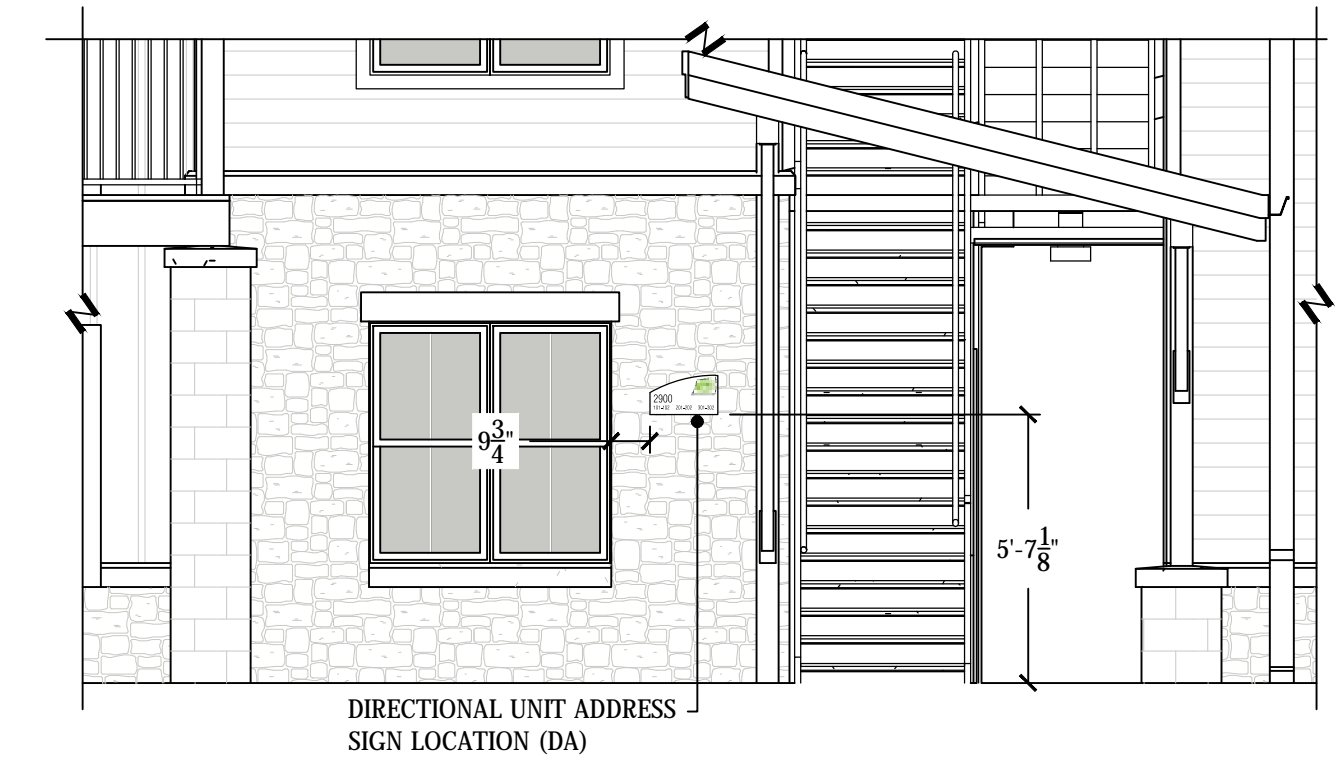
BUILDING TYPE 2 - BACK ELEVATION

SCALE: 1/16" = 1'-0"



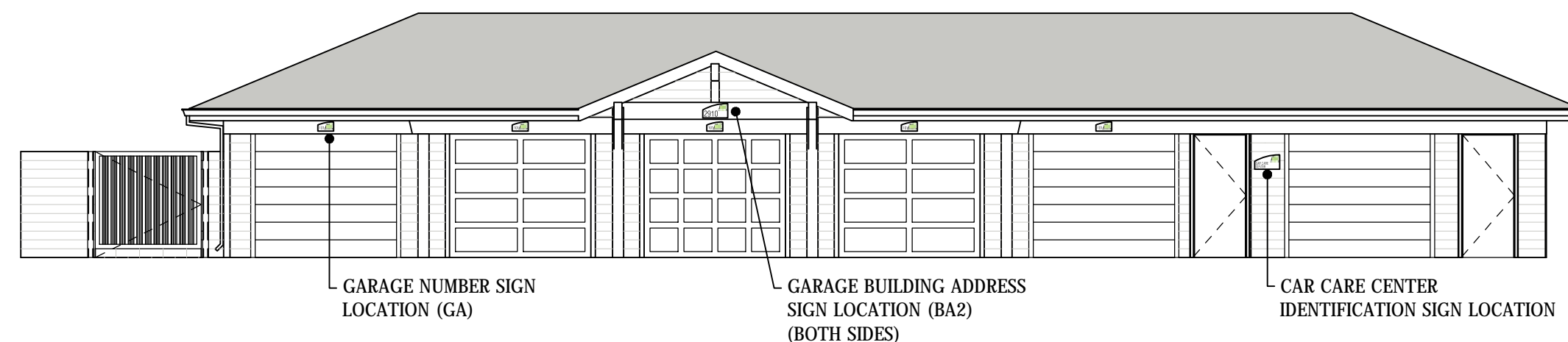
BUILDING TYPE 2 - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



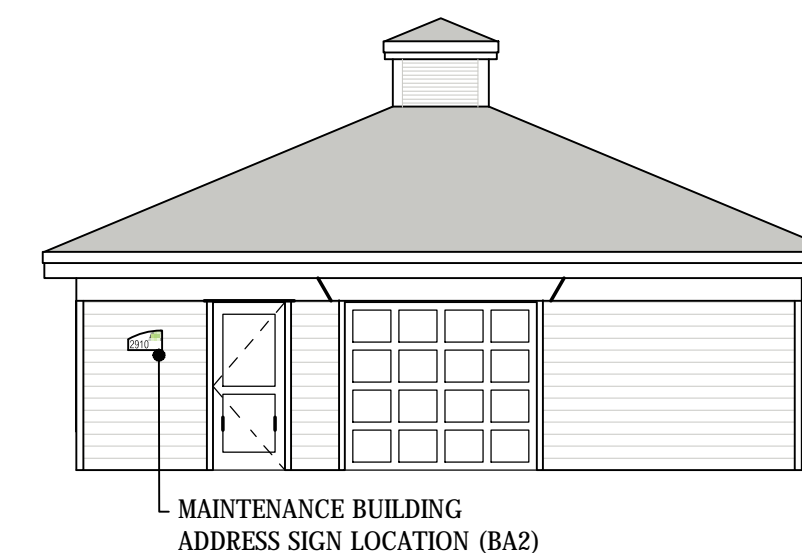
DIRECTIONAL UNIT ADDRESS - PARTIAL ELEVATION (TYP)

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



GARAGE SIGN LOCATIONS - TYPICAL ELEVATION

SCALE: 1/8" = 1'-0"



MAINTENANCE BUILDING ADDRESS SIGN - WEST ELEVATION

SCALE: 1/8" = 1'-0"

TST
TST, INC.
780 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

ARCHITECTURE
1805 29th Street
Suite 2004
Boulder, Colorado 80501
Phone 303.440.8900
1300 15th Street
Denver, Colorado 80202
Phone 303.440.8900

McWHINNEY
2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

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MILLENNIUM SW FOURTEENTH SUBDIVISION
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DESIGNED: J.A.T.
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VAN DE WATER APARTMENTS
ISSUED FOR:
CONSTRUCTION DOCUMENTS
SHEET TITLE:
PLANNED SIGN PROGRAM ELEVATIONS

SHEET NUMBER
SP.6



BUILDINGS 3.1 AND 3.3 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING 3.3 - LEFT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDINGS 3.1 AND 3.3 - BACK ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING 3.3 - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDINGS 3.4 AND 3.5 - FRONT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING 3.4 - LEFT ELEVATION

SCALE: 1/16" = 1'-0"



BUILDINGS 3.4 AND 3.5 - BACK ELEVATION

SCALE: 1/16" = 1'-0"



BUILDING TYPE 3.5 - RIGHT ELEVATION

SCALE: 1/16" = 1'-0"

TST
TST, INC.
760 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

ARCHITECTURE
1805 29th Street
Suite 2054
Boulder, Colorado 80501
Phone: 303.440.8900
1200 15th Street
Denver, Colorado 80202
Phone: 303.440.8900

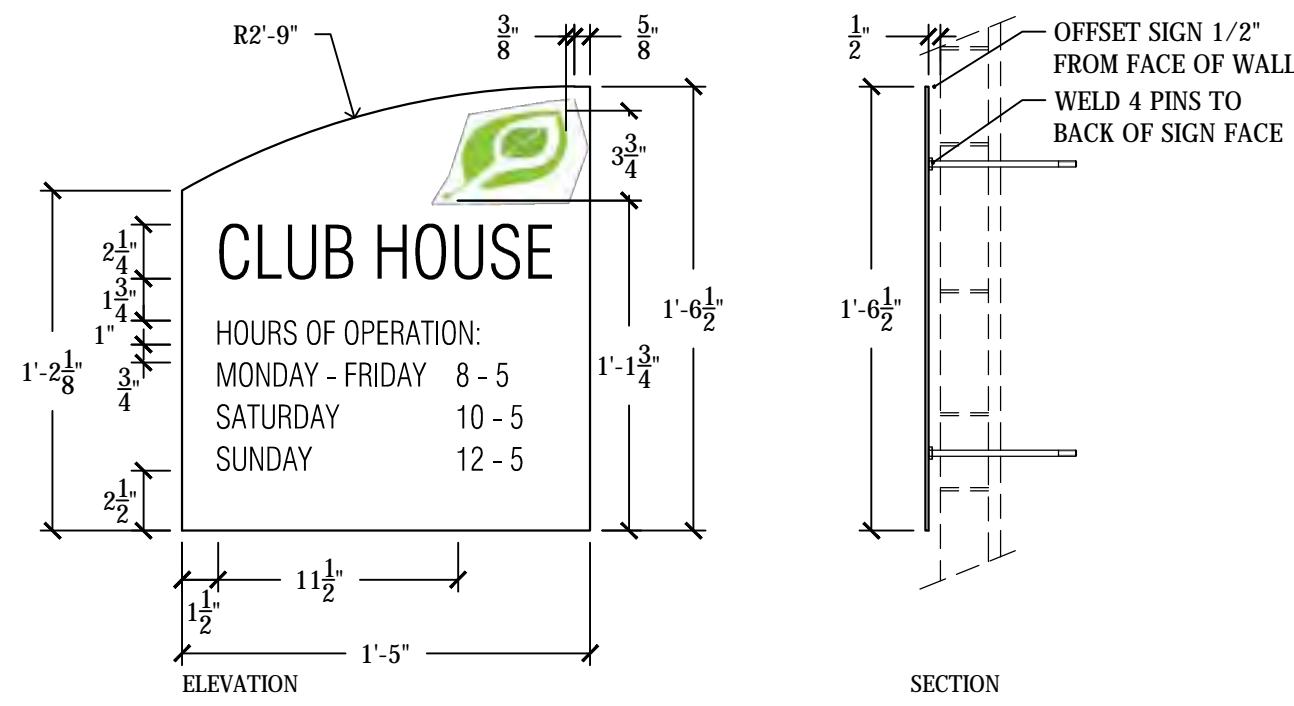
McWHINNEY
2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

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ISSUED FOR: CONSTRUCTION DOCUMENTS
SHEET TITLE: PLANNED SIGN PROGRAM ELEVATIONS

SHEET NUMBER
SP.7



CLUB HOUSE HOURS OF OPERATION SIGN (CH-H)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area SF: 2.03 SF

A. Sign Type: The building mounted Club House Hours of Operation Sign will list hours of operation.

B. Design Elements

1. Materials & Color: The Club House Hours of Operation Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted on an entry building column at the Club House. The logo shall be PMS 376M, text shall be PMS 1545C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

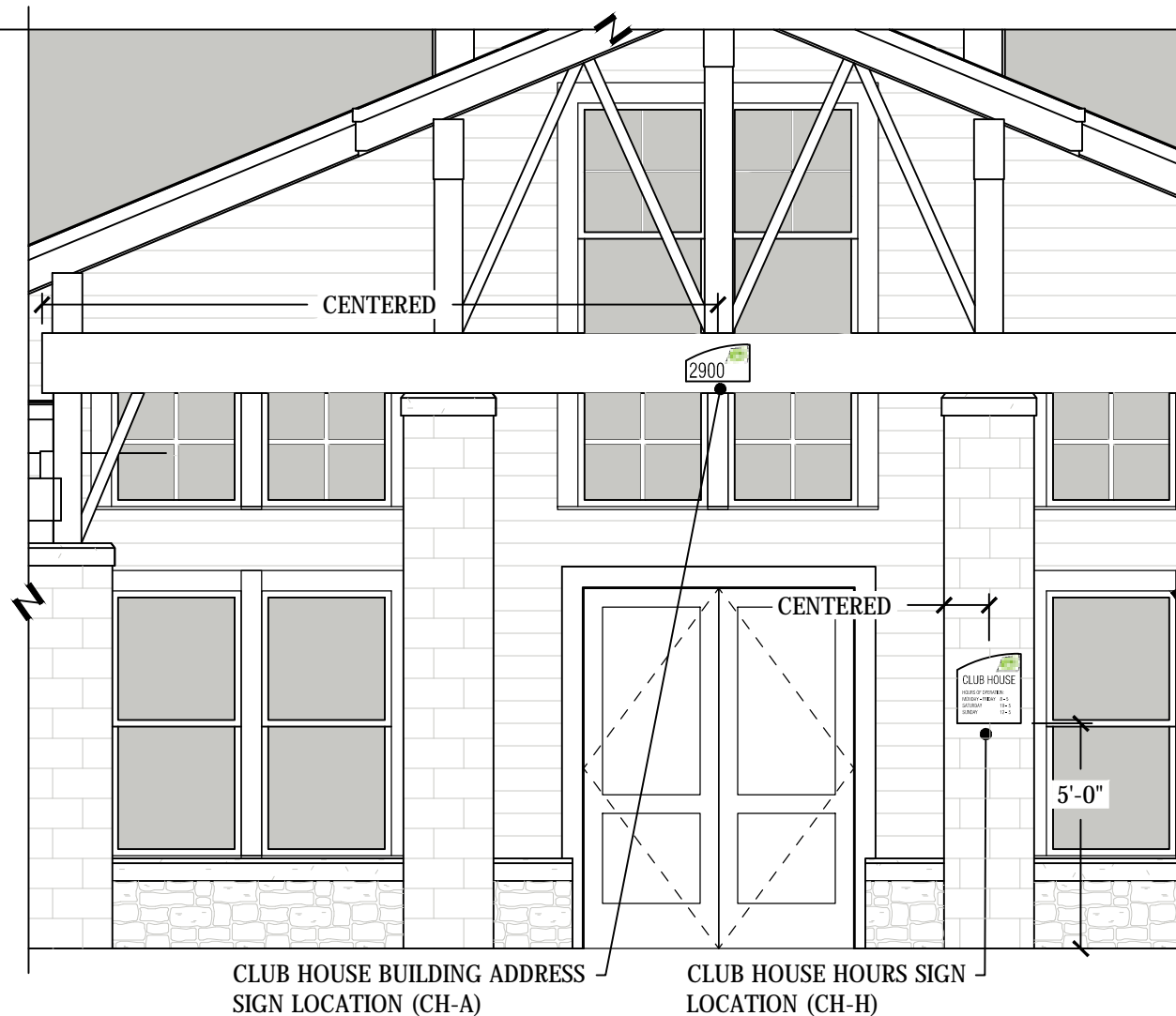
C. Number: The 1 Club House Hours of Operation Sign is located in front of the Club House, please refer to elevation for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setback for the Club House Hours of Operation Sign.

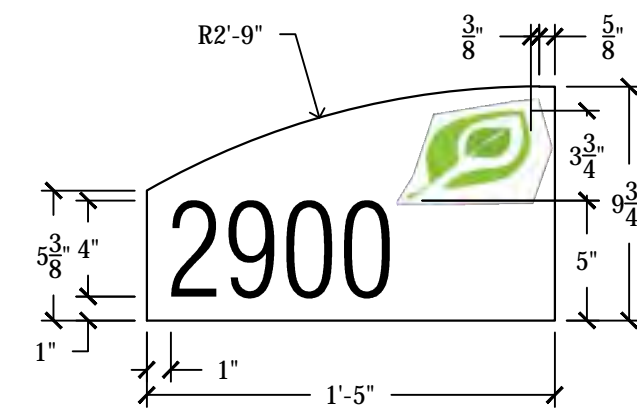
F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Building mounted Club House Hours of Operation Sign will not be illuminated.



CLUB HOUSE - PARTIAL SOUTH ELEVATION

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



CLUB HOUSE BUILDING ADDRESS SIGN (CH-A)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area: 0.99 SF

A. Sign Type: The building mounted Club House Address Sign will provide building address information.

B. Design Elements

1. Materials & Color: The Club House Building Address Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted on the building facade. The logo shall be PMS 376M. The address numbers shall be PMS 1545C.

2. Shape: The Club House Building Address Sign shall be of the same design, shape, and size to the Building Addressing Signs. Please refer to the sign details.

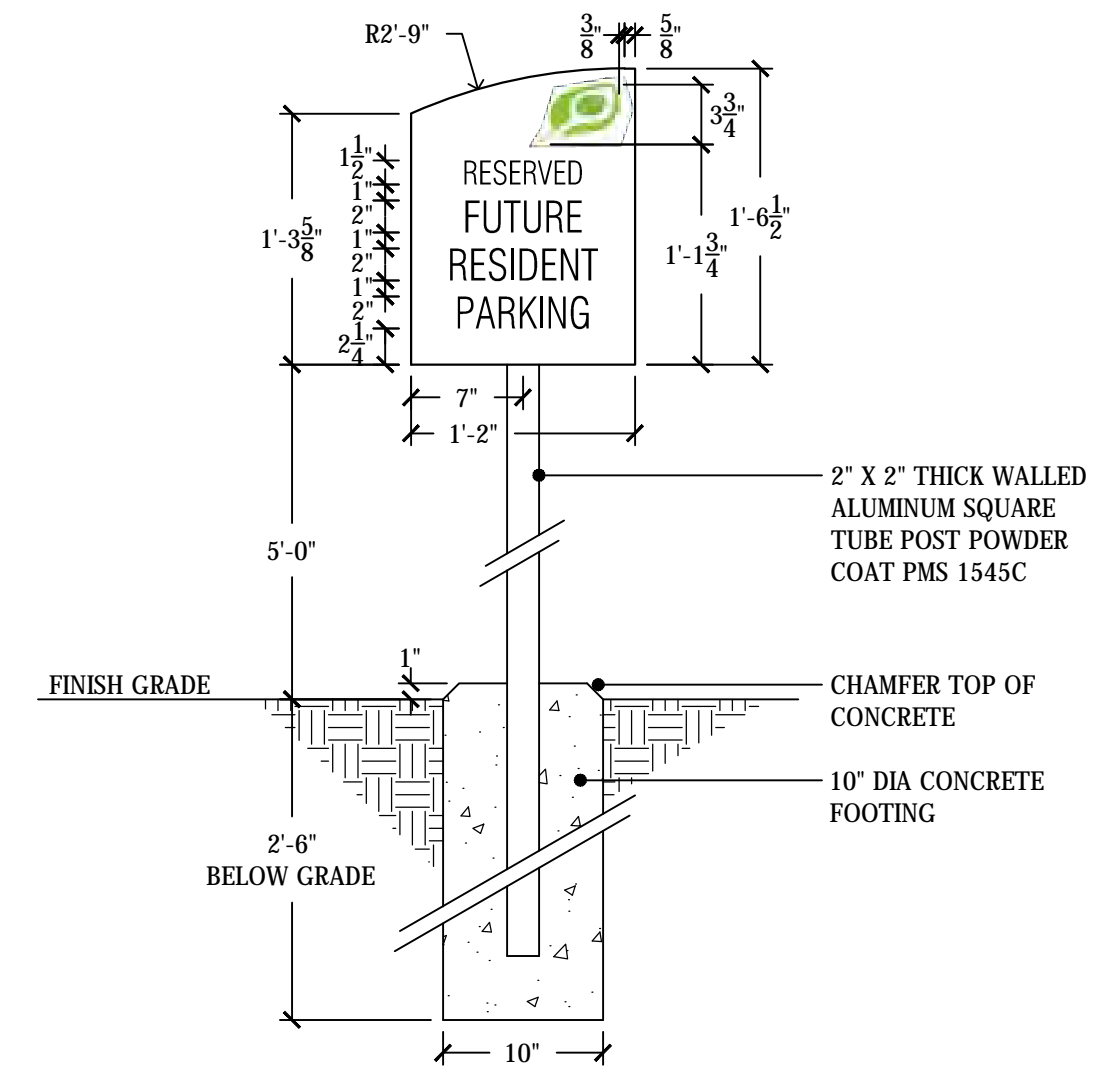
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

C. Number: The 1 Club House Building Address Sign is located at the front entrance of the Club House, please refer to elevation for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Height: Please refer to the sign details for specific dimensions.

F. Illumination: Club House Building Address signs are not illuminated.



FUTURE RESIDENT PARKING SIGN (CH-P)

SCALE: 1" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area SF: 1.71 SF

A. Sign Type: The Future Resident Parking Sign will identify parking spaces reserved for future tenants/visitors.

B. Design Elements

1. Materials & Color: The Future Resident Parking Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted on an aluminum pole. The logo shall be PMS 376M, "RESERVED" text shall be PMS 1545C, all other text shall be PMS 1545C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: The 2 Future Resident Parking Signs are located behind the attached sidewalk at two (2) parking stalls in front of the Club House. Refer to sheet SP.2 for locations.

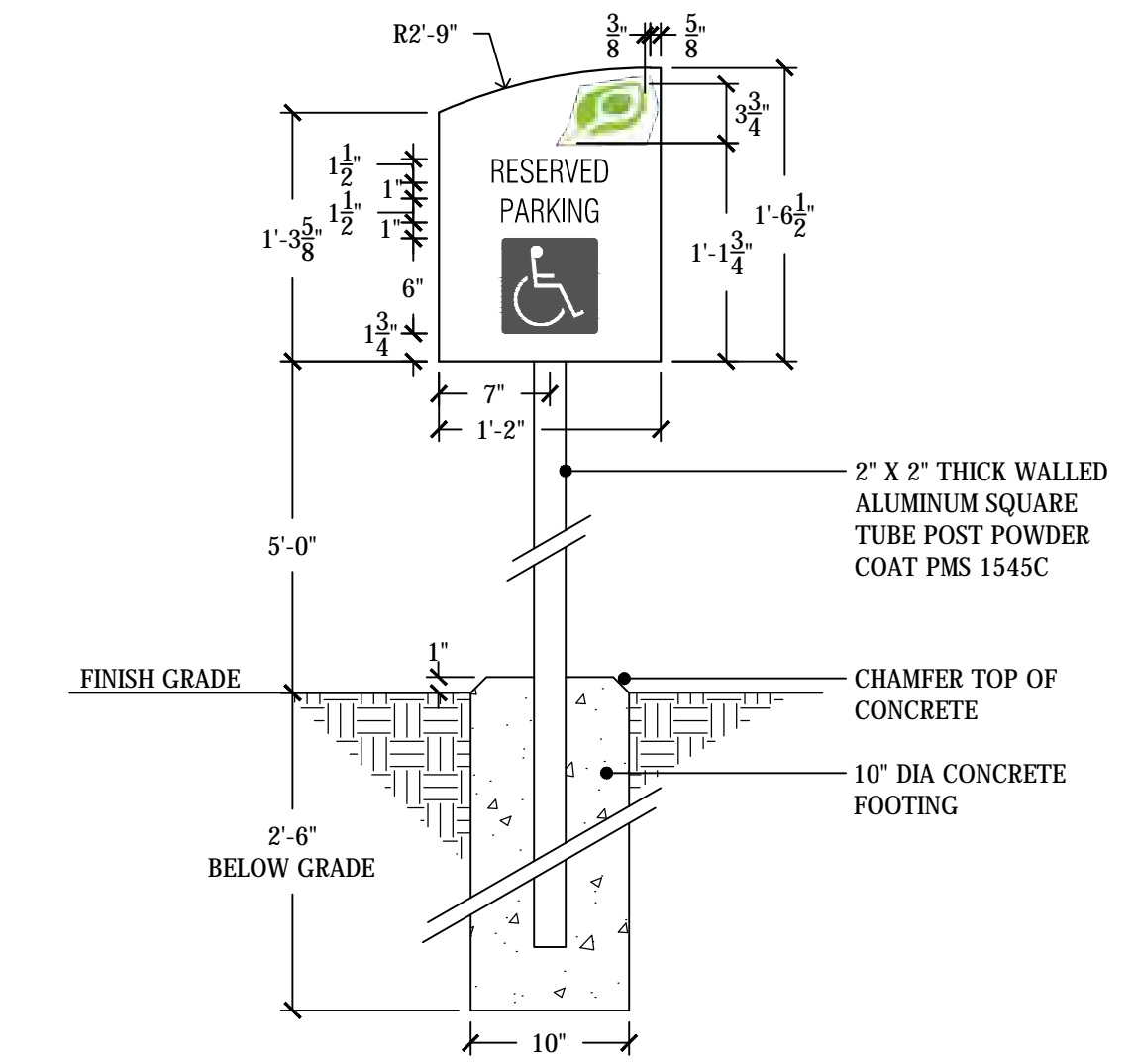
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback : The Future Resident Parking Sign shall be setback a minimum of 1 foot from the edge of pavement.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Future Resident Parking Sign will not be illuminated.

H. Signs shall be mounted to tube posts such that hardware is not visible.



HANDICAPPED PARKING (HP)

SCALE: 1" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area SF: 1.71 SF

A. Sign Type: The Handicapped Parking Sign will identify each parking space design for handicap accessibility.

B. Design Elements

1. Materials & Color: The Handicapped Parking Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted on an aluminum pole. Text shall be PMS 1545C. Handicapped sign shall be PMS 294C.

2. Shape: Please refer to the sign details.

3. Lettering Style: The lettering style for all descriptor lettering shall be Zurich Condensed font.

C. Number: Please refer to sheet SP.2 for the 10 sign locations.

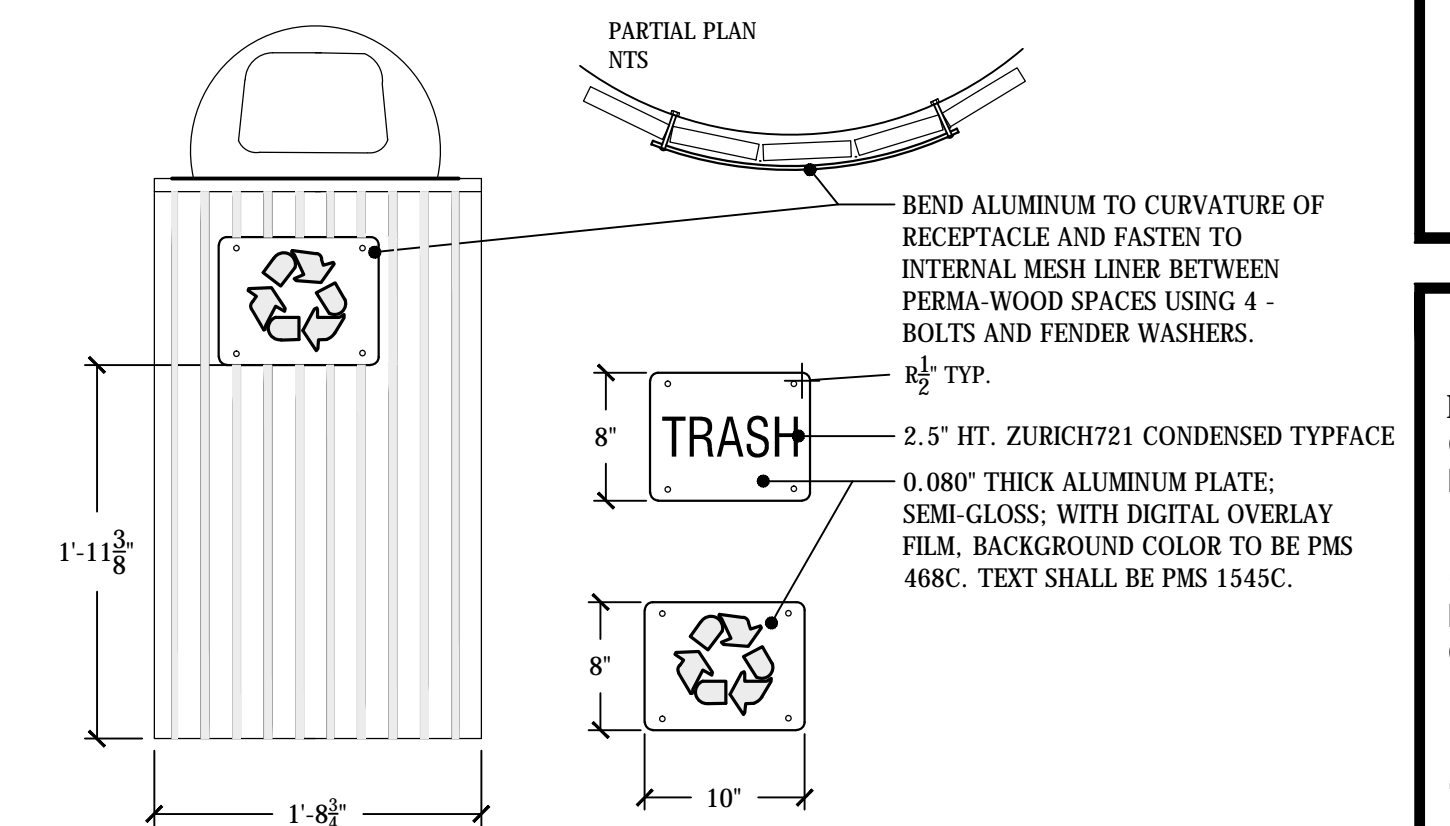
D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: The Handicapped Parking Sign shall be setback a minimum of 1 foot from the edge of pavement.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: Handicapped Parking Sign will not be illuminated.

H. Signs shall be mounted to tube posts such that hardware is not visible.



TRASH AND RECYCLING RECEPTACLE SIGNS (REF)

SCALE: 1" = 1'-0"



TST, INC.
780 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204



McWhinney
ARCHITECTURE
1805 29th Street
Suite 2004
Boulder, Colorado 80501
Phone 303.449.8900
1300 15th Street
Denver, Colorado 80202
Phone 303.449.8900



McWhinney
2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

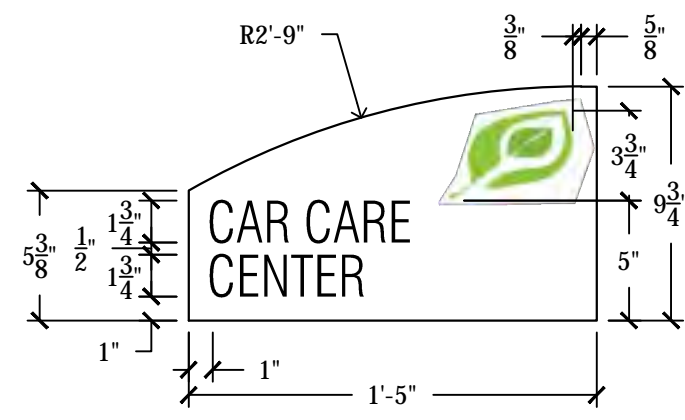
VAN DE WATER APARTMENTS
 A MCWHINNEY COMMUNITY
MILLENNIUM SW FOURTEENTH SUBDIVISION
LOVELAND, COLORADO

101-35642-PM

PROJ. NO. 1045.0035.00
DRAWN: J.A.T.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: APRIL 5, 2011
REVISIONS

VAN DE WATER APARTMENTS
ISSUED FOR: CONSTRUCTION DOCUMENTS
SHEET TITLE: PLANNED SIGN PROGRAM CLUB HOUSE SIGNS

SHEET NUMBER
SP.8



CAR CARE CENTER IDENTIFICATION SIGN (CA)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area: 0.99 SF

A. Sign Type: The building mounted Car Care Center Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Car Care Center Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted on the building facade. The logo shall be PMS 376M, lettering shall be PMS 1545C.
2. Shape: Please refer to the sign details.
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

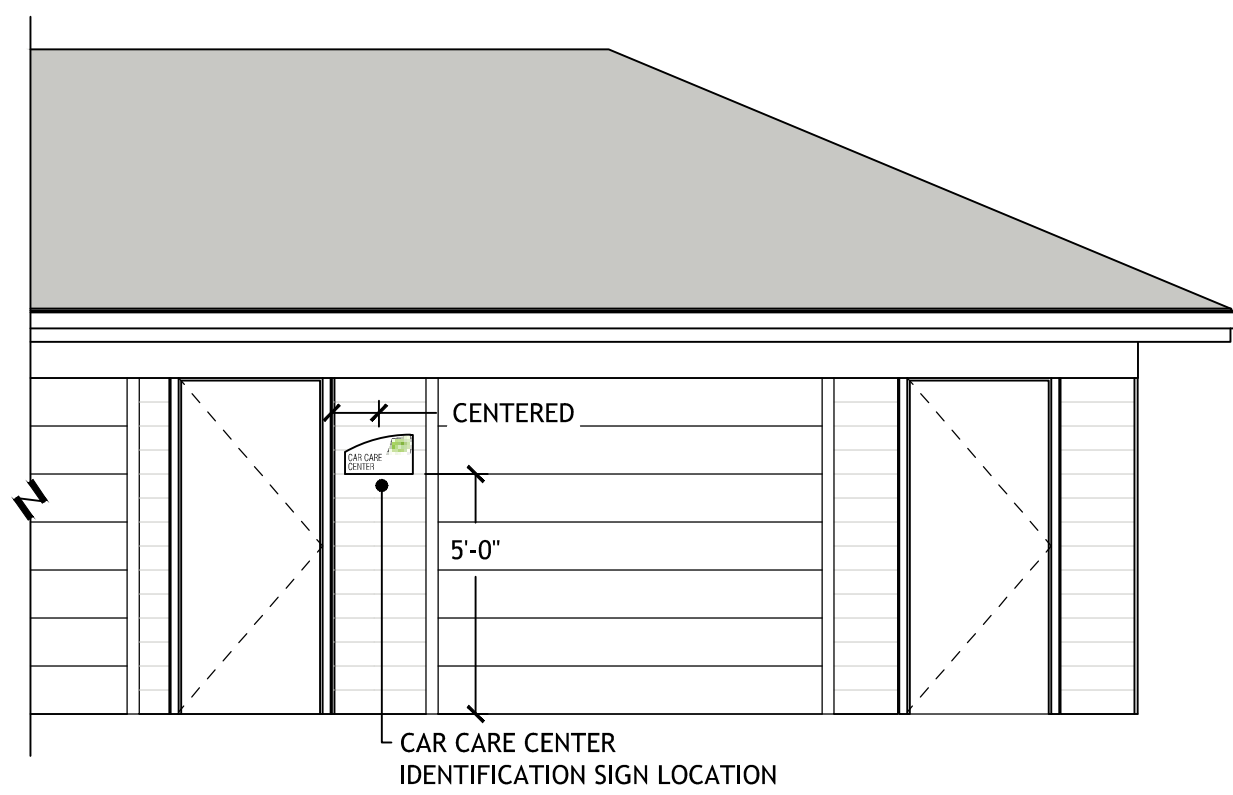
C. Number: The 2 Car Care Center Signs are located on the facade of the Car Care Center/garage building. Refer to elevation for locations

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setback for the Car Care Center Sign.

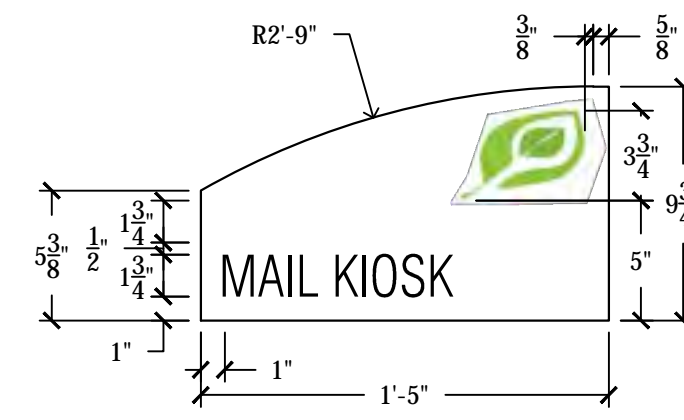
F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



CAR CARE CENTER - PARTIAL ELEVATION

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



MAIL KIOSK IDENTIFICATION SIGN (CA)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area: 0.99 SF

A. Sign Type: The building mounted Mail Kiosk Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Mail Kiosk Identification Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be pin mounted to the mail kiosk column. The logo shall be PMS 376M, lettering shall be PMS 1545C.
2. Shape: Please refer to the sign details.
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

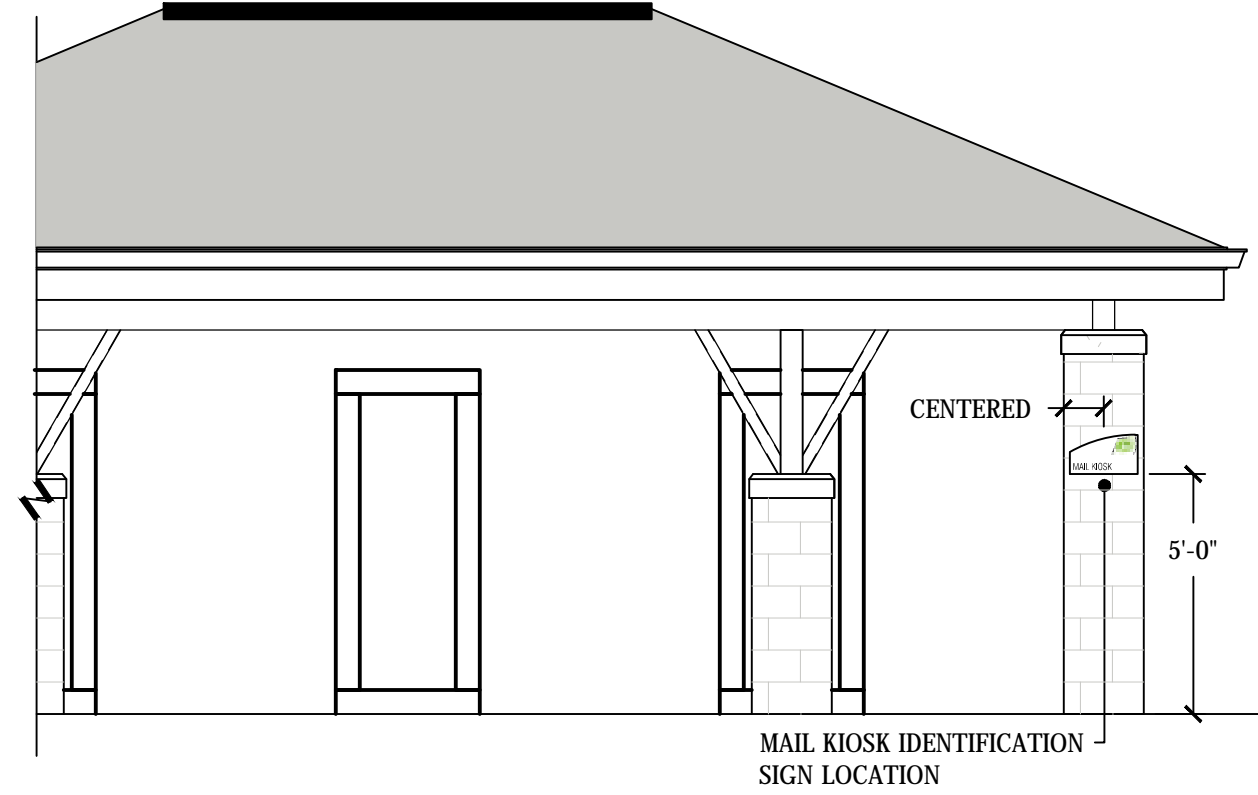
C. Number: The 1 Mail Kiosk Sign is located on the east face of the northeastern column of the Mail Structure adjacent to the Club House. Refer to elevation for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setback for the Mail Kiosk Sign.

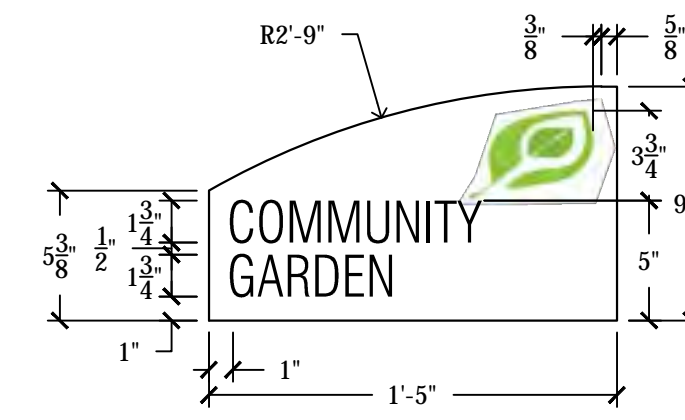
F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



MAIL KIOSK - PARTIAL EAST ELEVATION

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



COMMUNITY GARDEN IDENTIFICATION SIGN (CA)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area: 0.99 SF

A. Sign Type: The building mounted Community Garden Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Community Garden Identification Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted on the building facade. The logo shall be PMS 376M, lettering shall be PMS 1545C.
2. Shape: Please refer to the sign details.
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

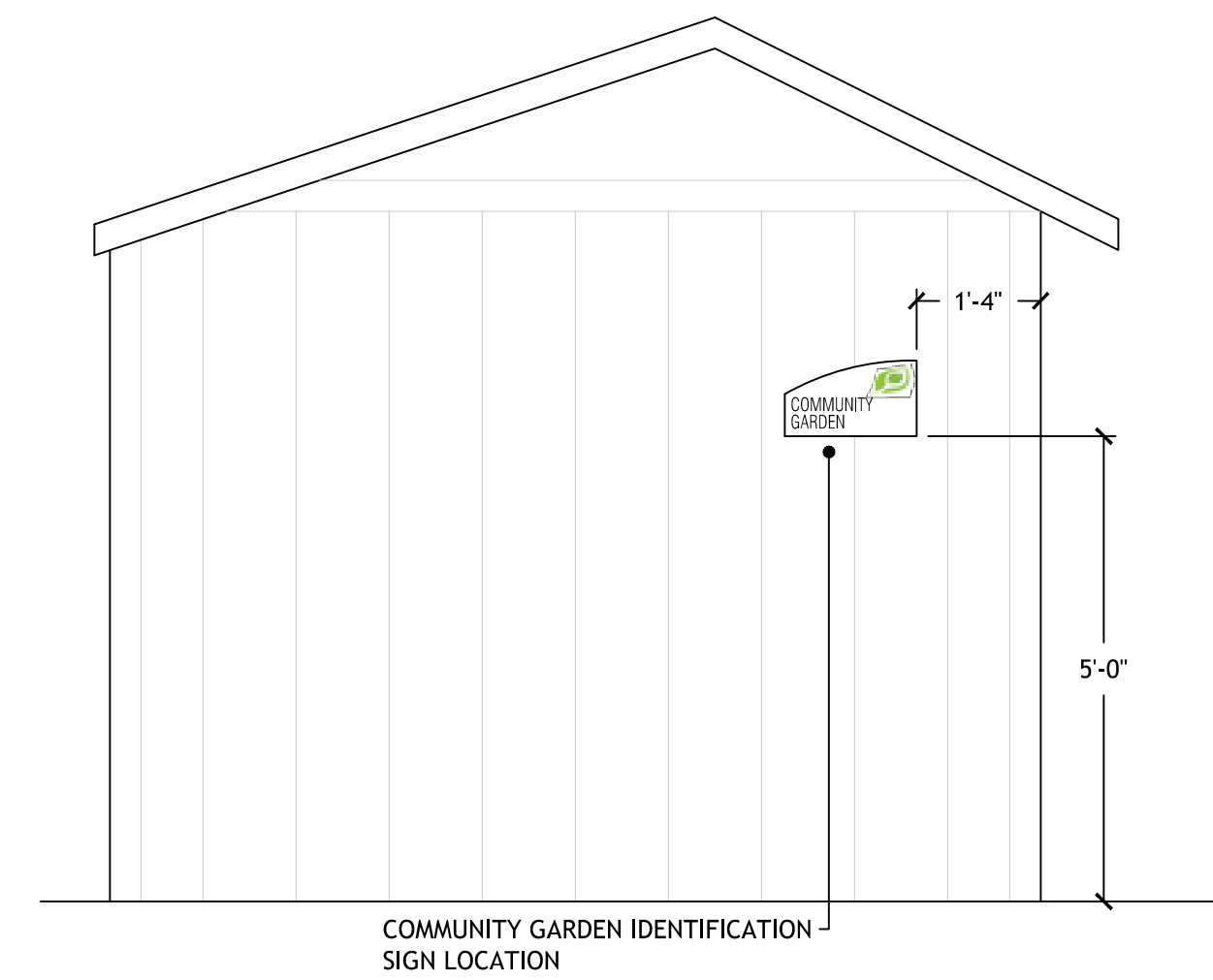
C. Number: The 1 Community Garden Sign is located on the west elevation of the garden shed at the southern garden area. Refer to elevation for building location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setback for the Community Garden Sign.

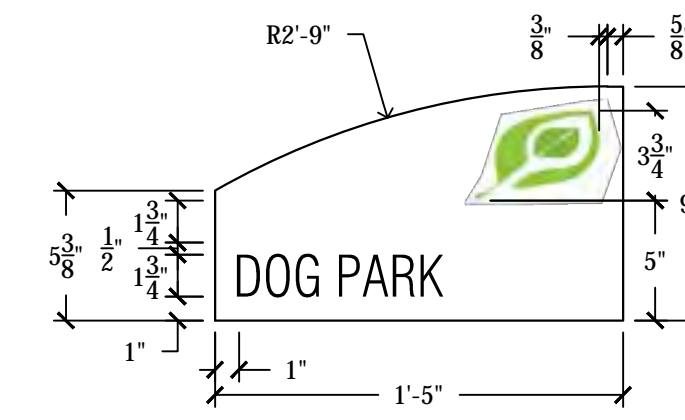
F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This building mounted Identification Sign will not be illuminated.



COMMUNITY GARDEN - WEST ELEVATION

SCALE: 1/2" = 1'-0"



DOG PARK IDENTIFICATION SIGN (CA)

SCALE: 1 1/2" = 1'-0"

Notes:

1. Signs shall be 0.125" thick aluminum; digital overlay film, background color to be warm beige (PMS 468C), semi-gloss.
2. Lettering and graphics shall be digital overlay film.
3. Sign Face Area: 0.99 SF

A. Sign Type: The fence mounted Dog Park Sign identifies this common amenity.

B. Design Elements

1. Materials & Color: The Dog Park Identification Sign face shall be aluminum; semi-gloss; with digital overlay film, background color to be PMS 468C. The sign shall be mounted to the fence rail. The logo shall be PMS 376M, lettering shall be PMS 1545C.
2. Shape: Please refer to the sign details.
3. Lettering Style: The lettering style for all descriptor lettering shall be Swiss721 Light Condensed.

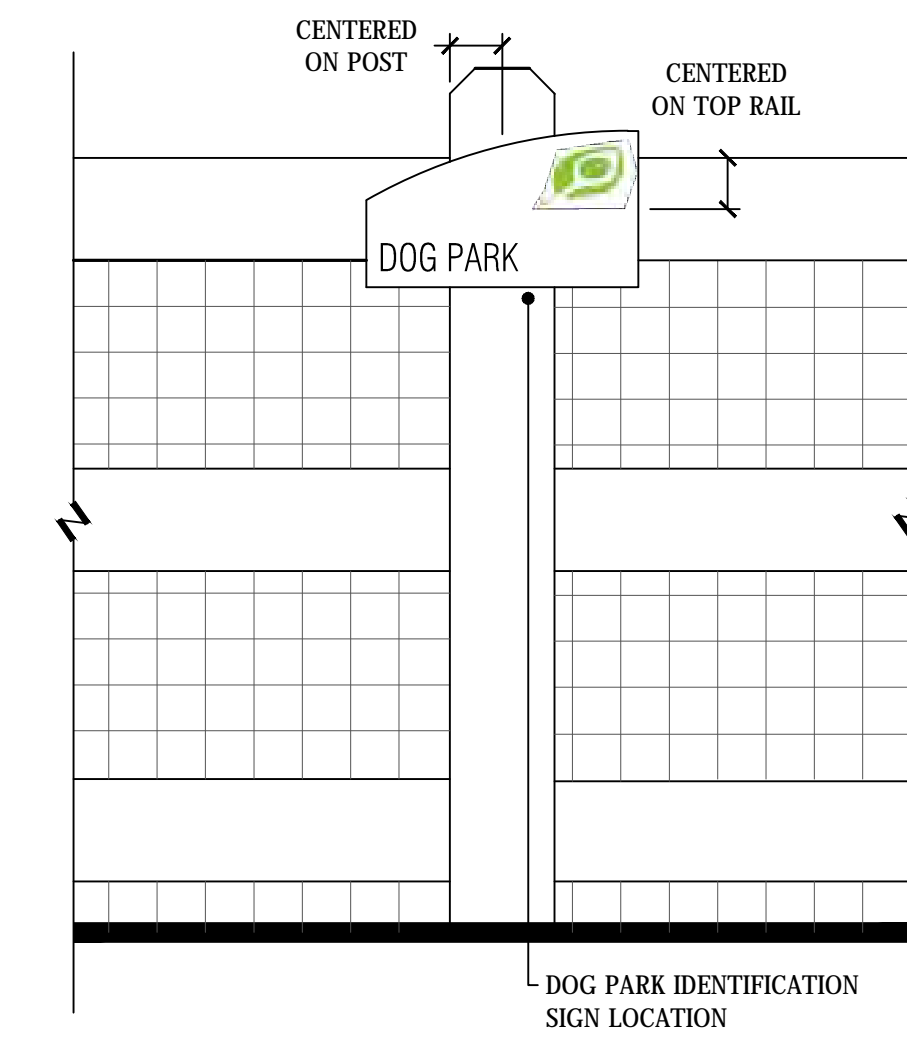
C. Number: The 1 Dog Park Sign is located on the fence rail at the north entrance. Refer to fence elevation for location.

D. Sign Area: Sign Areas should refer to the requirements in Section 18.050.080. Please refer to the sign details for specific dimensions.

E. Setback: There is no required setback for the Dog Park Sign.

F. Height: Please refer to the sign details for specific dimensions.

G. Illumination: This fence mounted Identification Sign will not be illuminated.



DOG PARK IDENTIFICATION SIGN LOCATION

SCALE: 1" = 1'-0"



TST, INC.
780 Whalers Way
Bldg. C, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204



ARCHITECTURE
1805 29th Street
Suite 2004
Boulder, Colorado 80501
Phone 303.440.8900
1300 15th Street
Denver, Colorado 80202
Phone 303.440.8900



McWHINNEY
2725 Rocky Mountain Ave, Suite 200
Loveland, CO 80538
970-962-9990

VAN DE WATER APARTMENTS
 A McWHINNEY COMMUNITY
MILLENNIUM SW FOURTEENTH SUBDIVISION
LOVELAND, COLORADO
 101-35642-PM

PROJ. NO. 1045.0035.00
DRAWN: J.A.T.
CHECKED: J.A.T.
DESIGNED: J.A.T.
DATE: APRIL 5, 2011
REVISIONS

VAN DE WATER APARTMENTS
ISSUED FOR: CONSTRUCTION DOCUMENTS
SHEET TITLE: PLANNED SIGN PROGRAM AMENITY SIGNS
SCALE: 1" = 50'
SHEET NUMBER
SP.9

Van de Water Parcel B Planned Sign Program



REVISED Janaury 2013

Prepared For:



McWHINNEY

2725 Rocky Mountain Avenue, Suite 200
Loveland, Colorado 80538

**Sign designs originally inspired and created by



BHA DESIGN INCORPORATED

REVISED July 2012

**Revisions incorporated into Millennium GDP Section 15
per Minor Amendment 9.2 January 2013 wc**



Van de Water

VAN DE WATER

PARCEL B PLANNED SIGN PROGRAM

LOVELAND, COLORADO

1.1 PURPOSE

This Planned Sign Program is intended to establish guidelines and typical design for signage in the Millennium SW 11th Subdivision (Parcel B). The Program shall include information for proposed signage regarding size, location, materials, colors, lettering and structural support. It has been developed to achieve unity of signage design and coordination of materials, letter style, color illumination, sign type and shape and location as stated in the Planned Sign Program Regulations of Chapter 18.50 of the Loveland Municipal Code.

1.2 APPLICABILITY

This Planned Sign Program applies to all signs within and related to Millennium SW 11th Subdivision, a part of the Millennium General Development Plan. The requirements stated here supersede the Sign Code regulations contained in Chapter 18.50 of the Loveland Municipal Code, but are consistent with the Planned Sign Regulations of that Chapter. In sections where the Planned Sign Program is silent, the City of Loveland Sign Code and other applicable city, state, and federal regulations shall govern. Approval by the Millennium Design Review Committee (DRC) and proof of a City of Loveland Sign Permit are required before installation of any sign. The City of Loveland shall not monitor, enforce or regulate the signs within this document that are not already a part of Chapter 18.50 of the Loveland Municipal Code.

1.3 REGULATIONS APPLICABLE TO ALL SIGNS

1.3.1 General Design

Signage shall be harmonious with the design theme of the Van de Water Community. This shall be accomplished by coordinating the materials, lettering, colors, lighting, thematic element and sign type and shape of all signage and with the proposed architecture and landscaping.

1.3.2 General Requirements for Signage in the US 34 Corridor

A horizontal profile is preferred to harmonize with the landscape character. Landscaping shall be provided around the base of ground mounted signs. Materials for the sign faces and supports shall be consistent with the examples indicated on pages 6, 7, and 8. All signs shall be lighted by direction external light sources, internally illuminated "push-through" letters and logos in a metal sign cabinet, or backlit raised letters and logos.

1.3.3 Construction and Installation Requirements

- A. Exposed conduit, raceways, ballast boxes or transformers will not be permitted.
- B. No labels or sign company identifications will be permitted on exposed surfaces, except those required by ordinances. Where required, labels shall be placed in inconspicuous locations.
- C. All metal surfaces shall be uniform and free from dents, warps, scratches and other defects. Painted surfaces shall be uniform and free from scratches, particles and drips.
- D. Exposed rivets and other fasteners shall be flush and finished to match surrounding surfaces.

- E. Depth of individual dimensional letters shall not exceed 25% of the letter height to a maximum of 12" or a minimum of 4". Non-internally illuminated signs less than 4" in depth must be pin mounted. Text that has capital and lower case letters shall use the capital letter height to determine the maximum depth.

1.3.4 Maintenance

All sign applicants shall provide assurance acceptable to the Millennium DRC and the City that the sign will be adequately maintained. All signs shall be kept neatly finished and repaired including all fasteners and supports. A Van de Water owner representative or City Building official may inspect and shall have authority to order painting, repair, alteration or removal of a sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence.

1.3.5 Abandoned Signs

Any sign which is associated with a business which is no longer being conducted, or a product no longer being offered from the premises on which the sign is located, shall have the sign face altered so that the message is no longer visible to the public within 15 days of the cessation of such business or sale of such product.

1.3.6 Prohibited Signs

The following signs are prohibited, except with the specific review and approval of the DRC and the City of Loveland:

- A. Animated, changeable copy, exposed lamp and flashing signs.
- B. Roof signs.
- C. Portable signs, including inflatables, search lights, signed vehicles, paper or cardboard, hand lettered signs executed in the field, handbills or hand-held signs.
- D. Internally illuminated awnings.
- E. Signs, in Public right-of-way.
- F. Off-premises signs.
- G. Signs on benches, trash receptacles, vending machines or other site furnishings.
- H. Signs (attached to or temporarily attached to, or placed within 4' of the windows of buildings and/or affixed to the exterior or interior of doors).
- I. Permanent non-regulatory pole signs.
- J. "Sale" or "Special Announcement" signs without specific DRC approval.
- K. Cabinet signs which have internally illuminated plastic frames.
- L. Neon window signs, except as allowed in Section 2.5.
- M. Signs held by people, animals or people in costume.
- N. Plastic signs (formed plastic or injection molded).
- O. Other signs as identified in Community Association Covenants.
- P. Window signs with the exception of those listed in Sections 2.3 and 2.5.

1.3.7 Temporary Signs

- A. Banners – Tenants are allowed one (1) banner per building, not-to-exceed thirty calendar days announcing a Grand Opening of that particular location unless specifically approved by the DRC.
- B. Temporary Real Estate Signs – Painted MDO face on wood frame with vinyl letters. (See Signs Example C as an illustration)

- C. Temporary Real Estate Window Signs – One-quarter inch thick smooth finish PVC panel with a maximum text height of three and one-half inches, machine cut vinyl letters. (See Sign Example D as an illustration)
- D. Temporary Project Information Signs – Painted MDO face on wood frame with black vinyl letters (See Sign Example E as an illustration)
- E. Seasonal Tenant Signs – These signs shall be reviewed and approved by the DRC on a case-by-case basis.

1.3.8 Flags and Pennants

The Retail Center is allowed one main flagpole. Tenant building-mounted flags and pennants that project a maximum of four (4) feet from the building are allowed only as reviewed and approved by the DRC.

1.4 FREESTANDING SIGNS GENERAL REGULATIONS

1.4.1 General Design

Signs must be designed to be in character with the example signs in this document. All freestanding signs shall have a solid base except Temporary Signs, unless approved by the DRC. There shall be a minimum separation of 75 feet between any two signs.

1.4.2 Copy and Lettering

Lettering style for Van de Water Project Entry Signage shall be Mrs. Eaves Roman. Individual project identification signage lettering shall be proposed by the applicant and subject to approval by the DRC. Directional, informational, service area and back of house signage lettering shall be reviewed and approved by the DRC.

1.4.3 Landscaping

Freestanding signs shall be located entirely within a landscaped area. A minimum of three (3) square feet of landscaping shall be provided for every one (1) square foot of sign face, by review and approval of the DRC. The portion of the sign on the ground will not be counted as landscape area. The landscape area shall be designed to have 75% of the area covered in live vegetation within three (3) years of installation. Landscaping shall be installed within six (6) months of installation of the sign.

1.4.4 Maximum Height

All freestanding signs within Parcel B shall have a maximum height of fourteen (14) feet. The height of a sign is the vertical distance measured from either the elevation of the nearest public or private sidewalk within twenty-five feet of the sign, to the upper most point of the sign structure, including architectural appendages, or from the lowest grade within twenty-five feet of the sign to the upper most point of the sign structure, including architectural appendages, whichever is lower.

1.4.5 Responsibility

Freestanding signs and their associated landscaping shall be constructed and maintained by the Property Owner.

1.5 FREESTANDING RETAIL MONUMENT SIGN

1.5.1 General Design

The Freestanding Retail Monument Sign shall have a maximum sign area of 120 square feet per face and a maximum sign area of 240 square feet for all faces.

1.5.2 Lighting

Retail Monument Sign shall be an internally illuminated sign cabinet with push through individual letters.

1.5.3 Examples (See Sign Example A for an illustration)

A Rhyolite boulder with a sandblasted logo and stone masonry base are the primary features of the sign. The cabinets shall be painted aluminum with internal illumination of letters and logos.

1.6 VAN DE WATER PROJECT ENTRY SIGN

1.6.1 General Design

The Van de Water Project Entry Sign shall have a maximum sign area of 120 square feet per face and a maximum sign area of 240 square feet for all faces.

1.6.2 Lighting

The Project Entry Sign shall be illuminated to avoid lighting the sky. The directional lighting shall be shielded or otherwise directed to prevent glare and to avoid lighting the sky.

1.6.3 Examples (See Sign Example B for an illustration)

A Rhyolite boulder with a sandblasted logo and a stone masonry base are the primary features of the sign. The cabinets shall be painted aluminum.

1.7 CONVENIENCE STORES AND GAS STATIONS

1.7.1 General Design

In addition to all other provisions of this Planned Sign Program, the following additional regulations apply to all signs located on or associated with a convenience store or gas station. Only one freestanding sign is allowed per site.

1.7.2 Freestanding Signs

- A. All freestanding signs or fuel price leader boards shall not exceed eight feet in height.
- B. Freestanding signs shall have a stone base consistent with the base design for other freestanding signs in Van de Water.
- C. Freestanding signs shall not exceed thirty-two square feet in sign area per face.
- D. Content limited to business name, corporate logo and / or fuel price leader board.

1.7.3 Canopy Signs

- A. Signs located on the canopy may be located only on the canopy fascia and shall be limited to one corporate or business logo, of the principal use only, on each side of the canopy which is visible from a public or private street.
- B. Logos shall have a vertical dimension no greater than 75% of the vertical dimension of the canopy fascia and shall be no greater than twelve square feet in sign area per logo.

1.8 FREESTANDING REGULATORY SIGN

1.8.1 General Design

The general design shall be as per the City of Loveland standard regulatory signs.

1.9 STREET NAME SIGNS

1.9.1 General Design

The general design shall be as per the City of Loveland standard street name signs.

2.1 TENANT IDENTITY SIGNS – GENERAL REQUIREMENTS

2.1.1 Responsibility

Tenant Identity Signs and associated mounting and lighting shall be constructed, installed and maintained by the respective tenants.

2.1.2 Size

Maximum sign area for all combined exterior Tenant Identity signs shall be 15% of the tenant's façade or wall surface on which they are mounted. Maximum size of an individual sign is 165 square feet per signable wall for each tenant.

Individual sign areas shall be calculated by forming an eight-sided polygon around signage text and forming a separate eight-sided polygon around any included design element or logo. The total calculated area of an individual sign shall be the sum of the areas of signage text and design elements or logos.

2.1.3 Location

Tenant is restricted to a sign containment area between 10 and 26 feet above the finished floor as an integral part of the building architecture (except as provided within Sections 2.3 and 2.5). Signs shall be limited to a single line of copy, with the name and/or logo of the individual tenant. Signage for national tenant identity with multiple lines of copy must be submitted for review and approval to the DRC. Product or service descriptions are not allowed. The height of the area on which the sign appears shall not be less than 1.5 times the height of the sign.

One main or front entrance sign shall be allowed for each tenant. Total allowable sign area for the tenant entry sign is calculated per Section 2.1.2.

Tenants at building ends or corners may have one additional sign at end or corner of building. Allowable area of signage located at the corner or end of a building is in addition to allowed

front entrance signage and is restricted to 10% of the area at the end of the facade. Tenants with multiple entrances on different facades may be allowed up to three signs (one per entrance) subject to approval by the DRC. Tenants in freestanding buildings are allowed signage on all sides of the building calculated per Section 2.1.2.

2.1.4 Materials - Updated March 1, 2011

- A. Individual channel letters and logos formed of bronze welded aluminum including returns, with no exposed mounting hardware. Letter and logo faces shall be a minimum 1/8-inch thick acrylic. Letters shall be internally illuminated.
- B. Individual letters and logos with concealed halo illumination.
- C. Individual letters and logos of uniform color, cut out from opaque fascia panel and backlit.
- D. Individual pan channel exposed neon letters with remote wiring (transformers and wiring installed behind wall or façade/not visible), formed of welded aluminum with the exterior returns finished in bronze and with no exposed mounting hardware.

2.2 BLADE SIGNS

Individual tenants are allowed to provide one wall mounted blade sign. Tenants located on ends of buildings may have two blade signs, one per façade. Blade signs shall not exceed 15 square feet per face and must be located no less than 24 feet apart. The Sign containment area shall be between 7'6" above a public or private sidewalk and below the parapet or top of wall. Blade sign area shall count toward the tenant's allowable sign area. (See Sign Example F as an illustration)

2.3 BUILDING ENTRY INFORMATION

If applicable, each tenant shall be allowed to post building or occupant name, address, hours of operation, emergency information, delivery hours and other required notices near its main exterior entrance on a wall or glass side-light adjacent to main entry doors. On glass or side door panels, letters shall be die-cut vinyl, silk-screened white or gold/silver leaf. Maximum letter height shall be 1 inch for basic information. Name of the building or occupant may be 3 inches tall. Logos shall be a maximum of 6 inches tall. All type must fit within a maximum 4 square foot area. Typestyle shall be consistent with other building signs.

Rear entrance signage panels, as required, are provided to identify the premises from the rear service drive. Signage panels shall have tenant name, address and "Service Entrance" on the panel. The signage panels shall be 18 inches wide by 4 inches high. They shall be constructed of 3/16-inch Plexiglas and shall have die-cut letters, colors to be approved by the DRC.

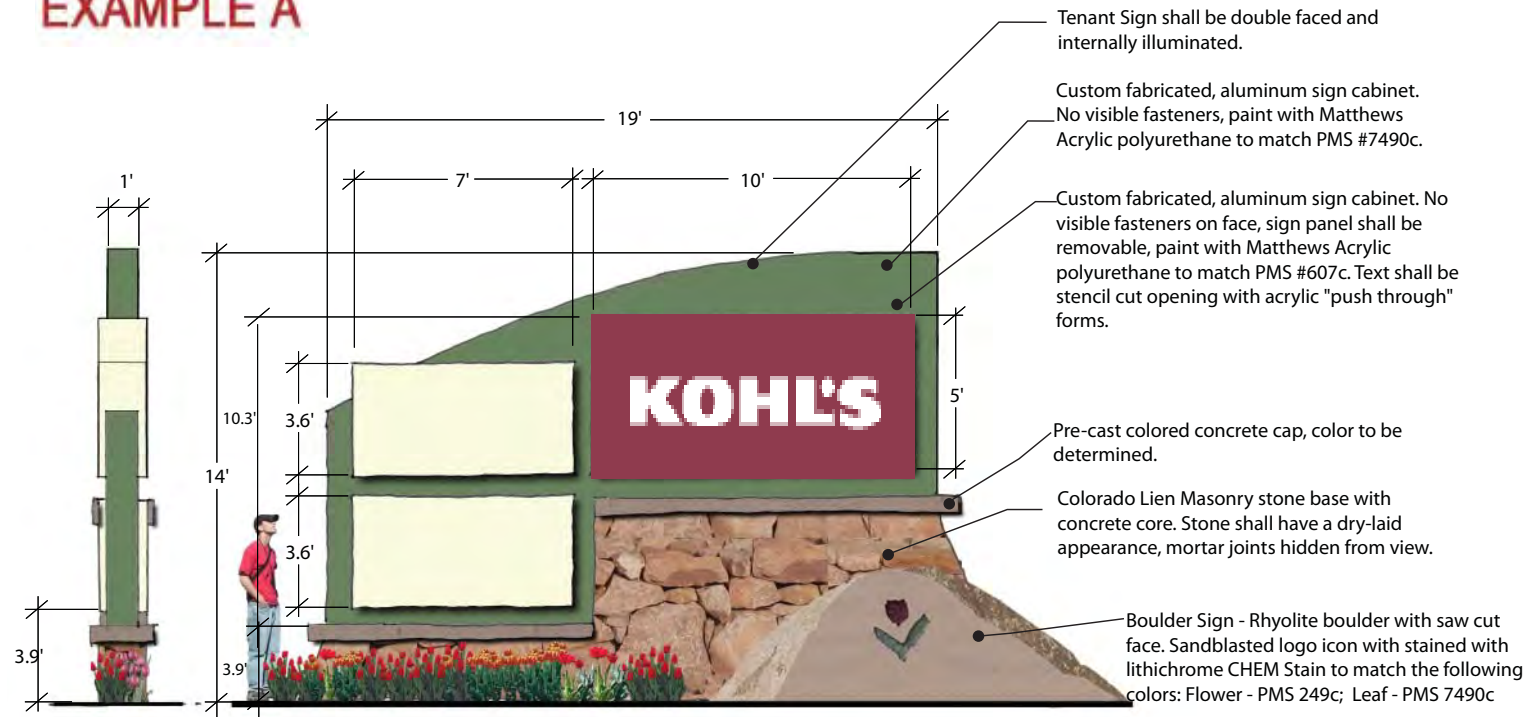
2.4 MENU BOARDS

Each drive through restaurant tenant is allowed a maximum of 2 menu boards. The maximum height of a menu board is 6 feet and the maximum area is 25 square feet. For wall mounted menu boards, this area is allowed in addition to other wall mounted signs. Freestanding menu signs are included in the total allowable sign area for the tenant and must be reviewed and approved by the DRC.

2.5 WINDOW AND DOOR SIGNS

Each tenant is allowed one (1) "Open" neon window sign. No other neon window signs are allowed unless reviewed and approved by the DRC. Glass painting, decals and temporary signs are not permitted unless approved by the DRC.

EXAMPLE A



FREESTANDING RETAIL MONUMENT SIGN

UNIFYING ELEMENTS: The following four sign characteristics shall be strictly controlled: Materials, color, thematic element, and lighting. By controlling these elements, unity and coordination will be achieved throughout the Van de Water community.

Materials Retail monument signs shall use a stacked stone base and steel or aluminum top descending arch cabinet/panels.

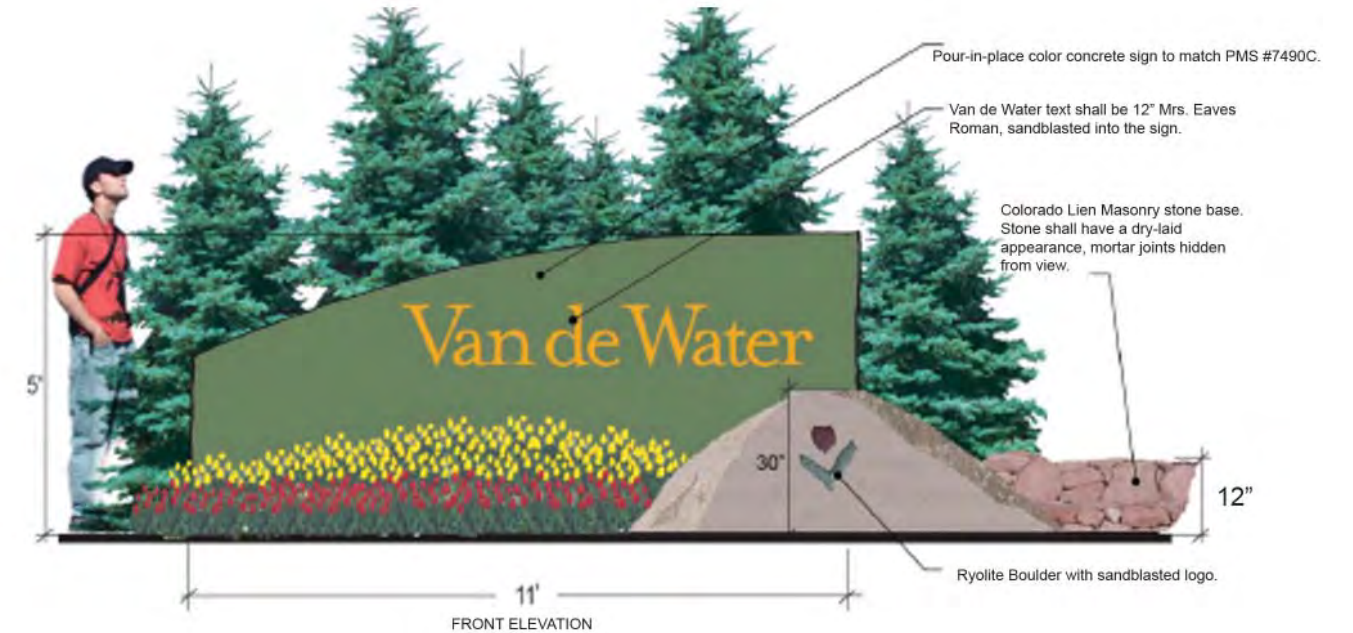
Colors Sign bases shall be fabricated from Colorado Lien. Background sign panels shall be Matthews Acrylic Polyurethane PMS #7490c. Logo panels not covered by tenant logo shall be Matthews Acrylic Polyurethane PMS #607c.

Thematic Element - The primary element is a Rhyolite boulder (36" high) with a saw cut face and a sandblasted Van de Water logo stained with Lithochrome Chemstain. Flower to match PMS #249c and leaf to match PMS #7490c.

Lighting Logo panels on the sign cabinet shall be internally illuminated. The Rhyolite boulder shall not be illuminated.

General Note: No directional information/arrows are allowed on the freestanding Retail Monument signs or the Project Entry signs.

EXAMPLE B



PRIMARY VAN DE WATER PROJECT ENTRY SIGN

UNIFYING ELEMENTS: : The following four sign characteristics shall be strictly controlled: Materials, color, thematic element, and lighting. By controlling these elements, unity and coordination will be achieved throughout the Van de Water community.

Materials Project Entry signs shall be poured-in-place concrete with a top descending arch shape.

Colors The sign panel shall be integral color concrete to match PMS #7490c. Van de Water text shall be stained to match PMS #607c.

Thematic Element – The primary element is a Rhyolite boulder (36" high) with a saw cut face and a sandblasted Van de Water logo stained with Lithochrome Chemstain. Flower to match PMS #249c and leaf to match PMS #7490c.

Lighting External directional accent lights shall be used to highlight the Van de Water text. The Rhyolite boulder shall not be illuminated.

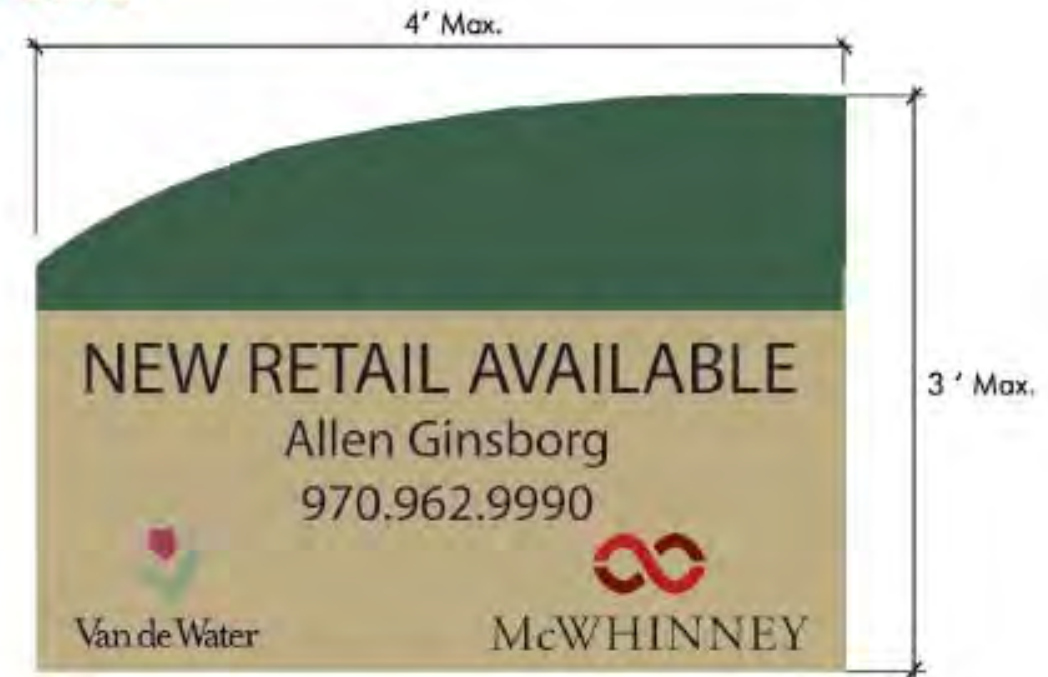
General Note: No directional information/arrows are allowed on the freestanding Retail Monument signs or the Project Entry signs.

EXAMPLE C



Temporary Real Estate Sign

EXAMPLE D



Temporary Real Estate Window Sign

UNIFYING ELEMENTS: The following four sign characteristics shall be strictly controlled: Materials, color, thematic element, and lighting. By controlling these elements, unity and coordination will be achieved through out the Van de Water community.

Materials Temporary Project Real Estate signs shall be a painted MDO face on a wood frame with vinyl letters.

Colors The arched portion of the sign shall be painted to match PMS #7490c. The rectangle portion shall be painted to match PMS #607c. Vinyl letters shall be black.

Thematic Element – The Van de Water logo and the developer logo shall be shown on each sign.

Lighting Temporary Real Estate signs shall not be illuminated.

UNIFYING ELEMENTS: The following four sign characteristics shall be strictly controlled: Materials, color, thematic element, and lighting. By controlling these elements, unity and coordination will be achieved through out the Van de Water community.

Materials Temporary Real Estate window signs shall be a one quarter inch thick, smooth finish PVC panel with machine cut vinyl letters.

Colors The arched portion of the sign shall be painted to match PMS #7490c. The rectangle portion shall be painted to match PMS #607c. Vinyl letters shall be black with a maximum height of three and one half inches.

Thematic Element – The Van de Water logo and the developer logo shall be shown on each sign.

Lighting Temporary Real Estate Window signs shall not be illuminated.

EXAMPLE E



Temporary Project Information Sign

EXAMPLE F



Blade Sign

UNIFYING ELEMENTS: The following four sign characteristics shall be strictly controlled: Materials, color, thematic element, and lighting. By controlling these elements, unity and coordination will be achieved through out the Van de Water community.

Materials – Temporary Real Estate signs shall be a painted MDO face on a wood frame with vinyl letters.

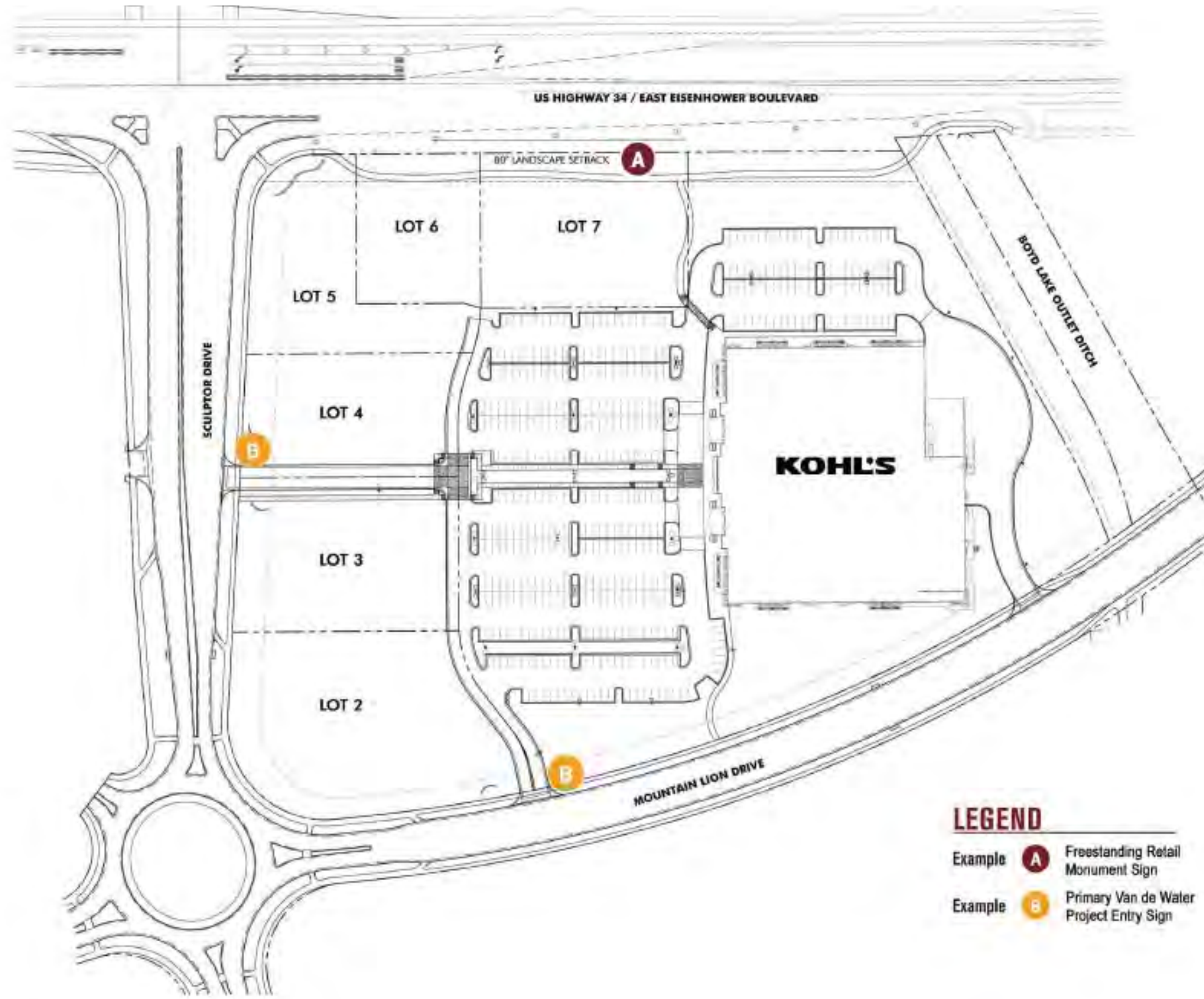
Colors – The arched portion of the sign shall be painted to match PMS #7490c. The rectangle portion shall be painted to match PMS #607c. Vinyl letters shall be black.

Thematic Element – The Van de Water logo shall be shown on each sign.

Lighting – Temporary Project Information signs shall not be illuminated.

PURPOSE: Blade signs are allowed for individual tenants and shall count toward a tenant's allowable sign area. They shall be reviewed and approved on a case-by-case basis by the DRC and shall comply with the guidelines listed in Section 2.2.

LIGHTING: Blade signs can be illuminated and shall be approved by DRC on a case-by-case basis.



LEGEND

- Example **A** Freestanding Retail Monument Sign
- Example **B** Primary Van de Water Project Entry Sign

Millennium East Sixth Subdivision



Planned Sign Program

Regional Commercial Center

December 2014

1.1 Purpose:

The sign guidelines contained within this Planned Sign Program are intended to create a strong image and reduce visual clutter, while allowing for signs that inform visitors of various amenities, services, products and regulations within Millennium East Sixth Subdivision Regional Commercial Center at Centerra.

1.2 Applicability:

This planned sign program applies to signs within the **Millennium East Sixth Subdivision Regional Commercial Center**. These guidelines supersede sections: 18.50.080 and 18.50.100.B of the City of Loveland Sign Code, except as noted, and shall be enforced both by the Centerra Design Review Committee (DRC) and the City of Loveland. The provisions of the Loveland sign code, Chapter 18.50 of the Loveland Municipal Code, shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the City of Loveland code will apply.

1.3 Total Allowable Sign Area:

Total allowable sign area for each sign type shall be calculated per this planned sign program.

1.4 Sign Area Measurement:

Sign area and height shall be measured per City of Loveland municipal code 18.50.040 excluding paragraphs B & F, which shall not apply.

1.5 Perimeter Streets:

For the purpose of this sign program, perimeter streets shall be considered US Highway 34, Centerra Parkway, and Sky Pond Drive.

1.6 Premise:

For the purpose of this sign program the "Premise" shall be defined as the combined area of Lots 1-8, Outlot J and Outlot K of the Millennium East Sixth Subdivision.

1.7 Amendments of the Planned Sign Program

The City of Loveland Current Planning Manager may approve all minor changes to this planned sign program administratively. Minor changes could include swapping secondary signs for primary signs or vice-versa. All revisions to this planned sign program are subject to approval by the Centerra DRC.

1.8 Regulations Applicable to All Signs:

1.8.1 Site Distance Triangle

All Signs located within the sight distance triangle as defined by the City of Loveland shall either be of pole construction with a 12" maximum pole and a minimum distance from grade to bottom of sign of 10 feet, or ground mounted with a maximum height of 24 inches.

1.8.2 Prohibited Signs

- Animated, Changeable Copy, Exposed Light Bulb and Flashing Signs
- Roof Signs
- Portable Signs
- Hand-lettered Signs (executed in the field)

- Paper or Cardboard Signs (attached to or temporarily placed within windows of buildings and/or/affixed to exterior or interior of doors, and hand-held signs)
- Signs in the Public Right-of-way (R.O.W.)
- Internally illuminated awnings
- No "Sale" or Special Announcements" signs or banners without specific DRC approval
- Cabinet Signs (Internally illuminated plastic face) without specific DRC approval
- Neon Signs except for 1 neon "OPEN" sign
- Window signs except as described in 1.3.4.E and as allowed in the Centerra Commercial Owners' Association (CCOA) Window Sign Policy
- Signs held by people or people in costume
- Resin Plastic Signs (formed plastic or injection molded)
- Signs on benches, trash receptacles, vending machines or other site furnishings (excluding cart corrals)
- Inflatable Features

1.8.3 Abandoned signs

Any sign which is associated with a business which is no longer being conducted, or a product no longer being offered from the premises on which the sign is located, shall have the sign face altered so that the message is no longer visible to the public within 15 days of cessation of such business or sale of such product.

1.8.4 Temporary Signs

- a. Temporary Real Estate Sign - per the approved Centerra Plan Sign Program
- b. Project information Sign - Per the approved Centerra Plan Sign Program
- c. Real Estate Window Sign
- d. Grand Opening Banner - Retail uses may be allowed one (1) banner per building, not-to-exceed thirty (30) consecutive calendar days announcing grand opening of that particular location.
- e. Others as allowed per the Centerra Commercial Owner's Association (CCOA) Window Sign Policy

1.8.5 Construction and installation Requirements

- Exposed conduit, ballast boxes or transformers will not be permitted.
- No labels or sign company identifications will be permitted on exposed surfaces.
- All metal surfaces shall be uniform and free from dents, warps, scratches and other defects. All painted surfaces shall be uniform and free from particles, drips, runs, and other defects.
- All no-decorative exposed screws, rivets or other fastening devices shall be flush with and finished to match the surrounding surfaces.
- Raceways are not allowed unless mounted to a truss element or otherwise specifically approved by the Centerra DRC. Maximum depth of a raceway shall not exceed 2" and must be painted to match truss color.

1.8.6 Maintenance

All signs applicants shall provide assurance acceptable to the Centerra DRC and the City of Loveland that the sign will be adequately maintained. All signs shall be kept neatly finished and repaired, including all fasteners and supports. A representative from the Centerra Commercial Owners Association (CCOA) or a City building official may inspect and shall have authority to order painting, repair, alteration, or removal of a sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence.

1.9 Anchor Tenant Monument Sign - Highway 34, Centerra Parkway, Sky Pond Drive

1.9.1 Purpose

Anchor Tenant Monument Signs are intended to provide signage opportunity for anchor tenants. Anchor Tenant shall be defined as a business occupying a minimum of 75,000 contiguous S.F. of building space within the premise.



1.9.2 General Design

Materials: Sandstone (or similar material) column and base. Steel or aluminum arched top sign cabinets/panels, routed letters and logos, unless otherwise approved by the Centerra DRC.

Colors: Stone column and sign base for permanent signs shall be fabricated from "Loveland Buff" sandstone. Matthews #MP02779 or matching color shall be used on the arched top Centerra logo sign cabinet/panel and Matthews #MP00554 or matching color shall be used on the sign panel/cabinet. Centerra typography/logo and directional text shall be white.

Lighting: Stone base may be up-lit using ground mounted light fixtures. Sign text and logos will be internally illuminated.

1.9.3 Sign Area

Sign Area: 60 square feet maximum per face, total for double sided is 120 square feet.

1.9.4 Number of Signs

There shall be a maximum of one Anchor Tenant Monument sign located along each of the frontages of Highway 34, Centerra Parkway and Sky Pond Drive (3 Total Signs). Note: Reference Signage Plan Map on Page 6.

1.9.5 Height

All Anchor Tenant Monument Signs shall have a maximum height of 12 feet.

1.9.6 Landscaping

Anchor Tenant Monument signs shall be located entirely within a landscape area. A minimum of 3 square feet of landscaping shall be provided for every 1 square foot of sign face. The portion of the sign on the ground will not be counted as landscape area. The landscape area shall be designed to have 75% of the area covered by live plant material within three years of installation. Landscaping shall be installed within 6 months of installation of the sign. (This requirement does not apply to vehicular directional signage.)

1.9.7 Setbacks

Anchor Tenant Monument signs shall be setback a minimum of 12 feet from the face of the curb or edge of pavement of a public street, and shall not be placed within the right-of-way or site distance triangle.

1.9.8 Separation Between Signs

A minimum separation of 75 feet is required between any two Anchor Tenant Monument signs.

1.10 Vehicular Directional Signs– Bass Pro Drive

1.10.1 Purpose

Vehicular Directional Signs are intended to assist customers and visitors arrive efficiently to their intended destination by providing a listing of the predominate businesses and amenities. Signs shall be located on internal private drives throughout the parcel and content of the signs shall direct vehicles to businesses within the premise.

1.10.2 General Design

Materials: Vehicular Directional Signs shall consist of a steel column/cross arm and an aluminum panel with signature Centerra arch across the top of sign.

Colors: Post shall be powder coated Bronze POO4-BR23B (Cardinal Colors). Panel shall be finished Designer Beige, Tooq-BG16 (Pantone 453C). Vinyl letters and logo shall be white.

Lighting: Vehicular Directional Signs shall not be illuminated.

1.10.3 Sign Area

Maximum sign area for Vehicular Directional Signs shall not exceed 20 square feet per sign face. Signs may be double sided. Total for double sided is 40 square feet.

1.10.4 Number of Signs

Number of Vehicular Directional Signs shall not exceed 6 signs unless approved by the DRC and the City of Loveland Director of Development Services.

1.10.5 Height

Vehicular Directional Signs shall have a maximum height of 7.5 feet.

1.10.6 Landscaping

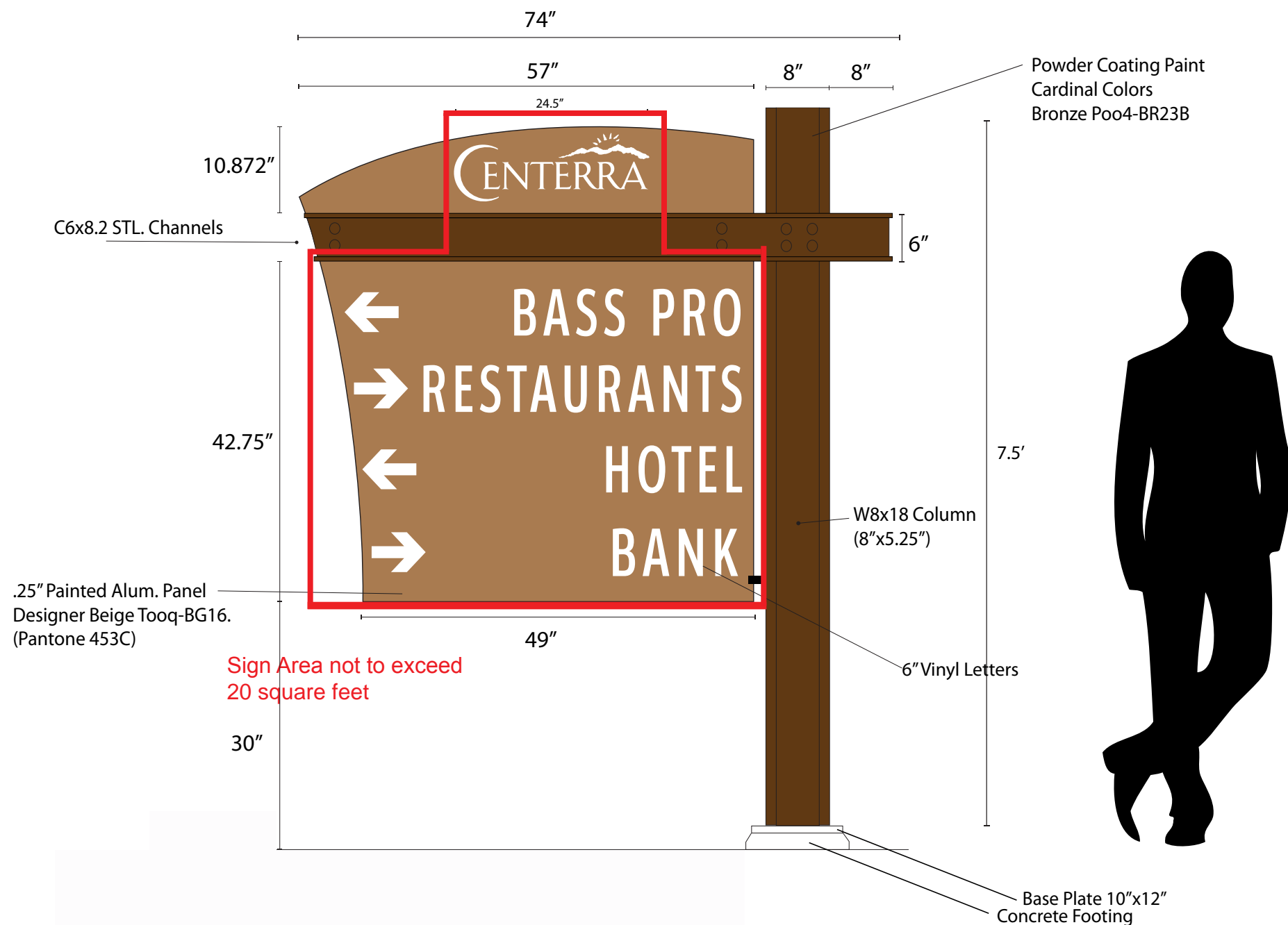
Vehicular Directional Signs are not required to be installed in a landscape area.

1.10.7 Setbacks

Vehicular Directional Signs shall not be installed in any public right-of-way and shall have a minimum of 2' set back from the curb to the edge of the sign. Signs permit applications shall include a site plan labeling and showing the sight distance triangles at the intersection of the roadways. The sign shall not be located in the sight distance triangles.

1.10.8 Separation Between Signs

Separation between Vehicular Directional Signs shall be as approved by the Centerra DRC.



1/4" Painted alum Panel with Vinyl Applied letters and logo.
Attached to a mounted painted steel channel arm and painted steel post

1.11 Digital Display Signs

1.11.1 Purpose

Digital Signs are intended to inform patrons of various messages that promote the stores and amenities within the parcel and the premise as defined in the Centerra Planned Sign Program. Community and regional events may be advertised. Display screen shall include digital copy that rotates with unlimited number of images. Messages shall include advertisements and announcements which shall be approved by the Centerra DRC.

1.11.2 General Design

Materials: Digital Display Signs shall consist of a solid base, metal cabinet, signature Centerra arch and display screen.

Colors: Digital Display Sign colors shall comply with those used throughout the Centerra Master Planned Community include dark bronze, tan, etc.

Lighting: Digital Display Signs shall be internally illuminated.

Message:

- The displayed message shall not change more frequently than once per five (5) seconds.
- The sign shall contain static messages only, changed only through Dissolve or Fade transitions, but which may otherwise not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design or pictorial segment of the sign. The change of messages using a Dissolve or Fade transition shall not exceed of 0.3 seconds of time between each message displayed on the sign.
- The sign shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.

1.11.3 Sign Area

Maximum sign area for Digital Display Signs shall not exceed 25 square feet per sign face and may be double sided. Total for double sided is 50 square feet.

1.11.4 Number of Signs

Number of Digital Display Signs shall not exceed 3 signs unless otherwise approved by the DRC and the City of Loveland Director of Development Services.

1.11.5 Height

Digital Display Signs shall have a maximum height of 10 feet.

1.11.6 Landscape

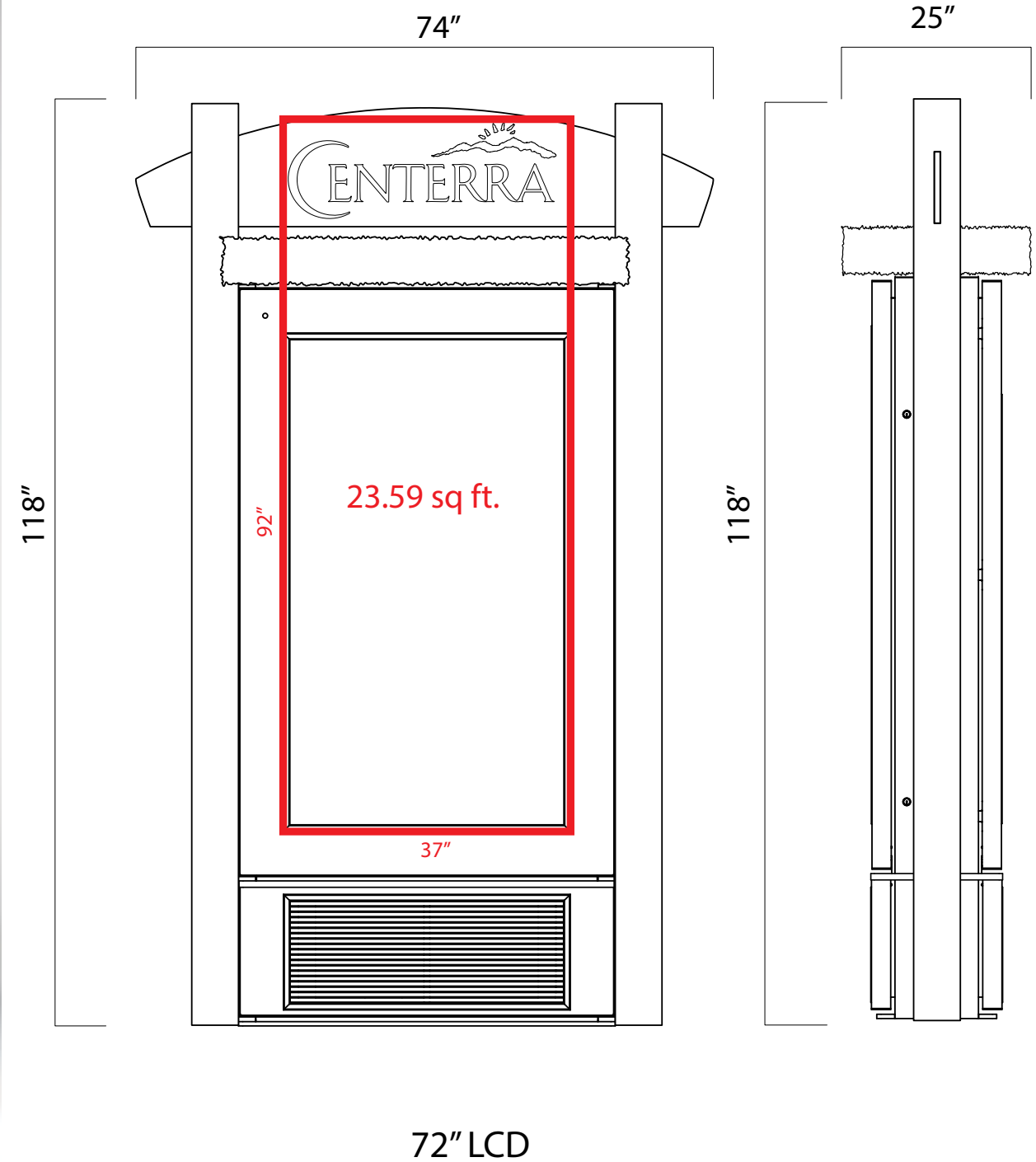
Digital Display Signs are not required to be installed in a landscape area.

1.11.7 Setbacks

Digital Display Signs shall not be installed in any public right-of-way.

1.10.8 Separation Between Signs

Separation between Digital Display Signs shall be as approved by the Centerra DRC.



Parcel Map



Anchor Tenant Monument Sign Location Options

Digital Display Sign Locations Options*

Vehicular Directional Sign Location Options*

Existing Centerra Directional Sign *See Centerra Planned Sign Program for details*

* Sign location options are conceptual and do not reflect the number allowed, see details for each sign.

Note: Perimeter freestanding signs shall maintain a minimum separation of 75 feet.

1.12 Anchor Tenant Signs Allowed on Lot 1 - Building and Ranger Tower Signs

The following sign area is approved for Bass Pro based on the following findings:

1. The regional nature and market of Bass Pro.
2. Location of the building setback from Highway 34 and I-25.
3. Building square footage over 100,000 sq. ft.
4. Notable building theme with multiple internal uses including retail, restaurant and indoor entertainment

BASS PRO SHOPS LOVELAND, COLORADO
EXTERIOR SIGNAGE SQUARE FEET CALCULATIONS
12/8/2014 wc

Elevation	Planned Sign Program Type	Bass Pro #	Sign	Sign Area Square Feet
FRONT/south	Sign Type A	ellx-653	FISHBOWL like: eiiX-009-10-07, 15'10" x 13'w	171.0
FRONT/south	Sign Type B	ellx-654	UNCLE BUCK'S FISHBOWL & GRILL, 35'7" w x 13'10" h	351.0
FRONT/south	Sign Type C	ell-03h	OUTDOOR WORLD-linear (cap "O"= 5' 10")	266.2
FRONT/south	Sign Type D	ellm-015n	"BASS PRO SHOPS" logo 18' w x 12'2" h	219.0
FRONT/south	Sign Type E	ecf-33	"REDHEAD" 15' w x 10'8" w	115.6
FRONT/south	Sign Type F	ecf-27	"WHITE RIVER FLY SHOP" 15' w x 10" h	134.6
FRONT/south	Sign Type G	eHA-21	"...GREAT AMERICAN OUTDOOR STORE" 24' w x 5'7" h	56.2
FRONT/south	Sign Type H	eCF-23	"WELCOME...LIARS" letters / 9" h x 16'5" w	12.3
FRONT/south	Sign Type I	ellx-916	TRACKER BOAT CENTER 4' h x 56'6" w	226.0
FRONT/south	Sign Type J	ecf-73	NITRO 14' w x 4'2" h	58.3
FRONT/south	Sign Type K	ecf-83	Tracker 14' w x 4'2" h	58.3
			Subtotal Sign Area Front Elevation	1668.5
RIGHT/east	Sign Type L	eHA-658	"WELCOME TO TRACKER COUNTRY" /STR/Cur-Fold/VL-L/ 24'w x 5'1"h	122.0
RIGHT/east	Sign Type M	ecf-27a	"WHITE RIVER FLY SHOP" 12'9"w x 8'6"h	87.0
			Subtotal Sign Area Right Side Elevation	209.0
REAR/north	Sign Type N	eHA-652	"BOAT SERVICE" /STR/Cur-Fold/VL-L/, 37'6"w x 4'2"h	156.3
REAR/north	Sign Type O	ellx-022f	"BASS PRO SHOPS" Logo 9'w x 6'1"h	54.8
REAR/north	Sign Type P	eVL-921 (a-c)	DOCK NUMBERS "1, 2, 3, 4" / 15" x 15"	6.0
REAR/north	Sign Type Q	ellx-15f	BASS PRO SHOPS-Logo 14'w x 9'6"h	133.0
REAR/north	Sign Type R	eCF-42	"CUSTOMER PICK-UP" / 15"h letters 6'11"w x 2'10"h	17.2
REAR/north	Sign Type S	eMM-005	"PLEASE RING BELL FOR ASSISTANCE"/ 2'6"w x 1'h	2.5
REAR/north	Sign Type T	eNT-136	"POWER PROS SERVICE CENTER" 5'w x 3'10"h	19.2
			Subtotal Sign Area North Rear Elevation	389.0
			Building Mounted Sign Area	2266.5
Ranger Tower Sign	Sign Type U	ell-029X	"BASS PRO SHOPS" Logo 15'w, 145 square feet x 2	290.0
			Total Sign Area	2556.5



ecf-27 Sign Type F
134.6 sq. ft.



ecf-33 Sign Type E
115.6 sq. ft.

NOTE: DASHED LINES INDICATE BOUNDARY LINE USED TO CALCULATE SQUARE FOOTAGES. DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY DUE VARIANCES IN MANUFACTURING PROCESS AND INSTALLATION.



ell-03h Sign Type C
266.2 sq. ft.



ellm-015n Sign Type D
219 sq. ft.



ellx-916a Sign Type I
226 sq. ft.



Sign Type G
56.2 sq. ft.



Sign Type H
12.3 sq. ft.



ecf-73 Sign Type J
58.3 sq. ft.



ecf-83 Sign Type K
58.3 sq. ft.



ellx-015f Sign Type Q
133 sq. ft.



ecf-27a Sign Type M
87 sq. ft.



eHA-658 Sign Type L
122 sq. ft.



eHA-652 Sign Type N
156.3 sq. ft.



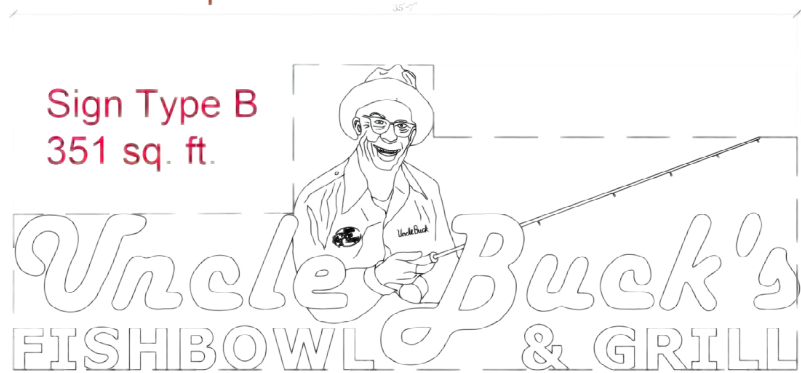
eMM-005 Sign Type S
2.5 sq. ft.



eCF-42 Sign Type R
17.2 sq. ft.



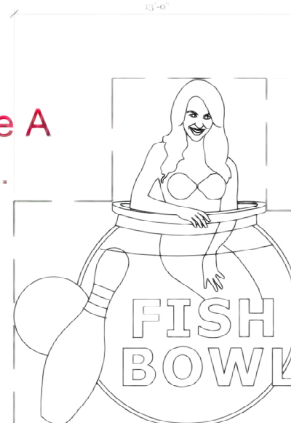
ellx-022f Sign Type O
54.8 sq. ft.



Sign Type B
351 sq. ft.

ellx-654

Sign Type A
171 sq. ft.



ellx-653

Sign Type P
6 sq. ft.

eVL-921 (a-d)

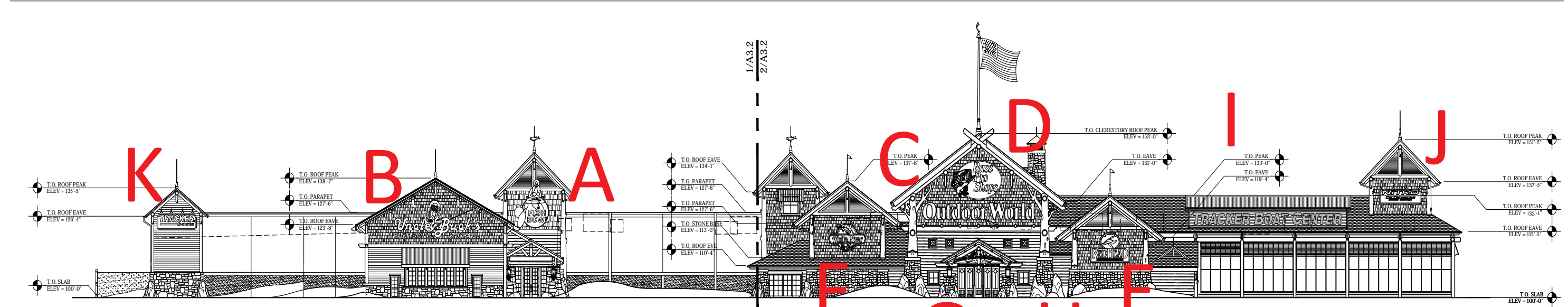


eNT-136

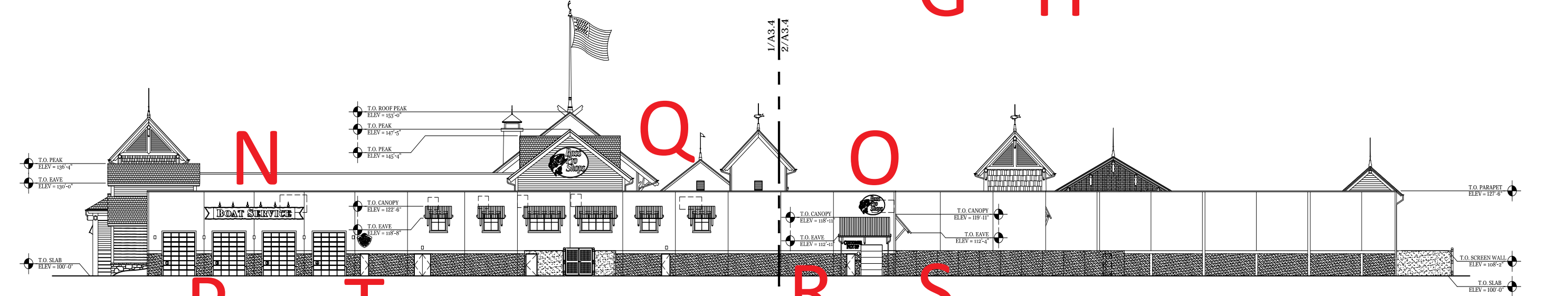
Sign Type T
19.2 sq. ft.



ell-029x Sign Type U
145 sq. ft.



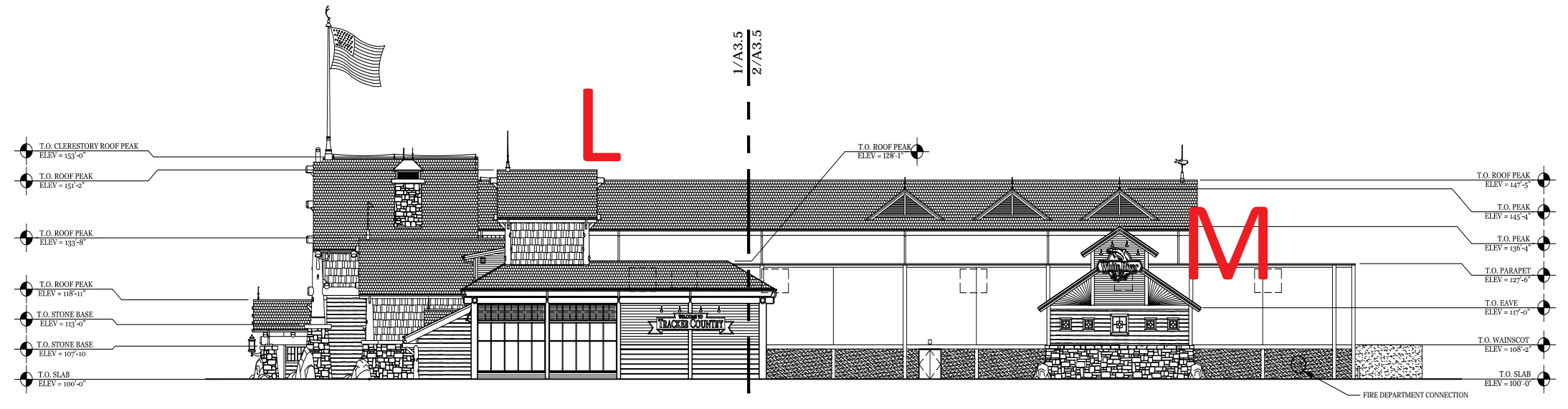
1 SOUTH ELEVATION - OVERALL
SCALE: 1/16"=1'-0"



2 NORTH ELEVATION - OVERALL
SCALE: 1/16"=1'-0"



3 WEST ELEVATION - OVERALL
SCALE: 1/16"=1'-0"



4 EAST ELEVATION - OVERALL
SCALE: 1/16"=1'-0"

A



*FRONT
ELEVATION*

ellx-653

- 15' – 9" H x 13' W, OVERALL SIGN.
- SINGLE SIDED, **FLEX FACE**
- ALL COLORS TO MATCH LOGO ART PROVIDED
- ALL BRACKETS AND CONNECTION HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH SURROUNDING SURFACES
- QUANTITY: (1)

•LED Illumination

Sign Type A and B: Phase 2 Future Expansion

B



*FRONT
ELEVATION*

ellx-654

- 35' – 7" W x 12' – 8" H, OVERALL SIGN.
- SINGLE SIDED, **FLEX FACE**
- ALL COLORS TO MATCH LOGO ART PROVIDED
- ALL BRACKETS AND CONNECTION HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH SURROUNDING SURFACES
- QUANTITY: (1)

•LED Illumination

C



eIl-03h

FRONT ELEVATION

LED Illumination

- 43' W x 6' H Capital Letter "O"
- SINGLE-SIDED INTERNALLY ILLUMINATED SIGN WITH RETURN COLOR. TO MATCH ROOF COLOR
- ALL ELECTRICAL TO BE CONCEALED FROM WITHIN SIGN.
- FACES TO BE CONSTRUCTED WITHOUT SEAMS.
- PROVIDE PAPER TEMPLATE WITH ELECTRICAL STUB-OUT LOCATION(S) FOR POSITIONING SIGN ON SITE AND ALL BRACKETS AND HARDWARE
- OW RETURN COLOR = DUPONT GREEN 7498
- QUANTITY: (1)

D



MOLDED FACE

FRONT ELEVATION

eIlm-015n

LED Illumination

- 18' W
- SINGLE-SIDED INTERNALLY ILLUMINATED SIGN WITH PRINTED FLEX-FACE AND **MOLDED** FISH, FRAME, AND LETTERING – FINISHED BACK TO MATCH RETURN COLOR
- FABRICATOR MUST PROVIDE PAPER TEMPLATE WITH ELECTRICAL STUB-OUT LOCATION(S) FOR POSITIONING THE SIGN ON SITE
- YELLOW = PMS 116 / RED = PMS 185 / GREEN = PMS 348 / BLACK = 100% BLACK; ALL ARTWORK MUST MATCH LOGO ART AND BE APPROVED BY BPS INTERIOR PROJECT MANAGER PRIOR TO PRODUCTION
- RETURN COLOR = DUPONT GREEN 7498
- RETURNS AND BACK = MINIMUM .090 mm ALUMINUM
- QUANTITY: (1)

E

FRONT ELEVATION
ecf-33



- 15' W, ROUGH PERIMETER DIMENSIONS
- SINGLE-SIDED CUT FOAM SIGN WITH DIMENSIONAL AND LIGHTLY CHISELED APPEARANCE.
- RED = PMS 185 / GREEN = PMS 348 / BLACK = 100% BLACK (ALL COLORS TO MATCH PROVIDED LOGO ART AND BE BPS APPROVED PRIOR TO FABRICATION)
- ALL BRACKETS AND HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH ROOF
- APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)
- **Externally Illuminated**

F

FRONT ELEVATION
ecf-27



- 15' W , ROUGH PERIMETER DIMENSIONS
- SINGLE-SIDED CUT FOAM SIGN WITH DIMENSIONAL AND LIGHTLY CHISELED APPEARANCE
- PROVIDE PAPER TEMPLATE FOR POSITIONING THE SIGN ON SITE
- RED = PMS 185 / GREEN = PMS 348 / BLACK = 100% BLACK (ALL COLORS TO MATCH PROVIDED LOGO ART AND BE BPS APPROVED PRIOR TO FABRICATION)
- APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)
- **Externally Illuminated**

G



eHA-21
FRONT ELEVATION

- 24' W x 5' - 5" H, (including Flags)
- SINGLE SIDED HAMMERED ALUMINUM, DIMENSIONAL RIBBON WITH HAND PAINTED DETAILING AND PAINTED ALUMINUM, DIMENSIONAL FLAGS. DELETE BASS AND DEER AND DO FOLDED RIBBON ENDS TO MATCH ELEVATIONS
- COLOR: AS SHOWN / APPROXIMATE WEIGHT: 2 LBS. PER SQUARE FOOT
- QUANTITY : (1)
- **Externally Illuminated**

H



eCF-23
FRONT ELEVATION

- 9" H SUPERScript "CAP"
- SINGLE SIDED CUT FOAM INDIVIDUAL LETTERS WITH SLIGHTLY CHISELED FACE
- ALL CONNECTION PINS FINISHED TO MATCH WALL or BEAM
- COLOR: **OFF WHITE, WITH GREEN BORDER**
- QUANTITY: (1) Est. Weight: 6 lbs.
- **Externally Illuminated**

TRACKER BOAT CENTER

ellx-916a

FRONT
ELEVATION

ALT. VENDOR

LED Illumination

- 56' – 6" W x 4' H (based on capital "T" dimension)
- SINGLE-SIDED INTERNALLY ILLUMINATED SIGN WITH FINISHED BACK TO MATCH RETURN COLOR.
- SELF-CONTAINED, INDIVIDUAL LETTERS 8" – 12" MAX. THICK FABRICATED ALUMINUM (GAUGE AS REQUIRED) W/ 3/16" PLEXIGLASS FACES. ALL ELECTRICAL TO BE CONCEALED FROM WITHIN SIGN.
- COORDINATION WITH AOR TO ENGINEER ATTACHMENT TO BUILDING IS FABRICATOR'S RESPONSIBILITY
- FACES TO BE CONSTRUCTED WITHOUT SEAMS. RETURNS TO BE .080 mm ALUMINUM AND BACKS TO BE .090 mm ALUMINUM MINIMUM.
- PROVIDE PAPER TEMPLATE WITH ELECTRICAL STUB-OUT LOCATION(S) FOR POSITIONING SIGN ON SITE
- QUANTITY: (1)

J

FRONT
ELEVATION

ecf-73



- 14' W, ROUGH PERIMETER DIMENSIONS
 - SINGLE-SIDED CUT FOAM SIGN WITH DIMENSIONAL AND LIGHTLY CHISELED APPEARANCE.
 - ALL COLORS TO MATCH PROVIDED LOGO ART AND BE BPS APPROVED PRIOR TO FABRICATION
 - ALL BRACKETS AND HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH ROOF
 - APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)

- Externally Illuminated

K

FRONT
ELEVATION

ecf-83



- 14' W , ROUGH PERIMETER DIMENSIONS
 - SINGLE-SIDED CUT FOAM SIGN WITH DIMENSIONAL AND LIGHTLY CHISELED APPEARANCE.
 - ALL COLORS TO MATCH PROVIDED LOGO ART AND BE BPS APPROVED PRIOR TO FABRICATION
 - ALL BRACKETS AND HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH ROOF
 - APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)

- Externally Illuminated

Q

*BACK
ELEVATION*

eIlx-015f

LED Illumination



FLEX FACE

- 14' W
 - SINGLE-SIDED FLEX FACE SIGN.
 - ALL BRACKETS AND HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH ROOF
 - APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)

L



*RIGHT
ELEVATION*

eHA-658

- 24' W (Inclusive of dimensional folds)
- SINGLE-SIDED CUT HAMMERED ALUMINUM RIBBON **WITH DIMENSIONALLY FOLDED ENDS** AND AGED APPEARANCE
- ALL COLORS TO MATCH LOGO ART PROVIDED
- ALL BRACKETS AND CONNECTION HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH SURROUNDING SURFACES
- QUANTITY: (1)
- **Externally Illuminated**

M

*RIGHT
ELEVATION*

ecf-27a



- 12' – 9" W, ROUGH PERIMETER DIMENSIONS
 - SINGLE-SIDED CUT FOAM SIGN WITH DIMENSIONAL AND LIGHTLY CHISELED APPEARANCE
 - PROVIDE PAPER TEMPLATE FOR POSITIONING THE SIGN ON SITE
 - RED = PMS 185 / GREEN = PMS 348 / BLACK = 100% BLACK (ALL COLORS TO MATCH PROVIDED LOGO ART AND BE BPS APPROVED PRIOR TO FABRICATION)
 - APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)
- **Externally Illuminated**

S

*BACK
ELEVATION*

eMM-005



- 30" W x 7" H, ROUGH OVERALL PERIMETER DIMENSION
- MAX METAL SIGN, SURFACE MOUNT TO WALL
- QUANTITY (1)
- **Non Illuminated**

N



eHA-652

*BACK
ELEVATION*

- 37' – 6" W (Inclusive of dimensional folds)
- SINGLE-SIDED CUT HAMMERED ALUMINUM RIBBON **WITH DIMENSIONALLY FOLDED ENDS** AND AGED APPEARANCE
- ALL COLORS TO MATCH LOGO ART PROVIDED
- ALL BRACKETS AND CONNECTION HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH SURROUNDING SURFACES
- QUANTITY: (1)
- **Externally Illuminated**

P



eVL-921 (a-c)

*BACK
ELEVATION*

- 15" DIAMETER
- DOOR NUMBER I.D. SIGNS
- VINYL APPLIED SIGNS IN COLORATION SHOWN
- NUMERALS AND BORDER = RED / BACKGROUND = BUFF WHITE (ANTIQUED)
- SURFACE MOUNTED
- QUANTITY (1) of NUMBERS ONE THROUGH THREE
- **Non Illuminated**

O

*BACK
ELEVATION*

ellx-022f

LED Illumination



FLEX FACE

- 9' W
- SINGLE-SIDED FLEX FACE SIGN.
- ALL BRACKETS AND HARDWARE TO BE PROVIDED BY FABRICATOR AND FINISHED TO MATCH ROOF
- APPROXIMATE WEIGHT, 5 LBS. / SQUARE FOOT
- QUANTITY : (1)

R



*BACK
ELEVATION*

eCF-42

- OVERALL PERIMETER DIMENSION FOR SIGN - 6' – 9" W x 2' – 7" H
- SINGLE SIDED DIMENSIONAL CUT FOAM INDIVIDUAL LETTERS, LIGHTLY CHISELED, SURFACE MOUNTED.
- PROVIDE PAPER TEMPLATE FOR LOCATING SIGN ON SITE
- COLOR = IVORY, WITH LIGHTLY ANTIQUED FINISH AND RED BORDER (PMS 185)
- QUANTITY 1 OF ALL LETTERS SHOWN
- **Non Illuminated**

T

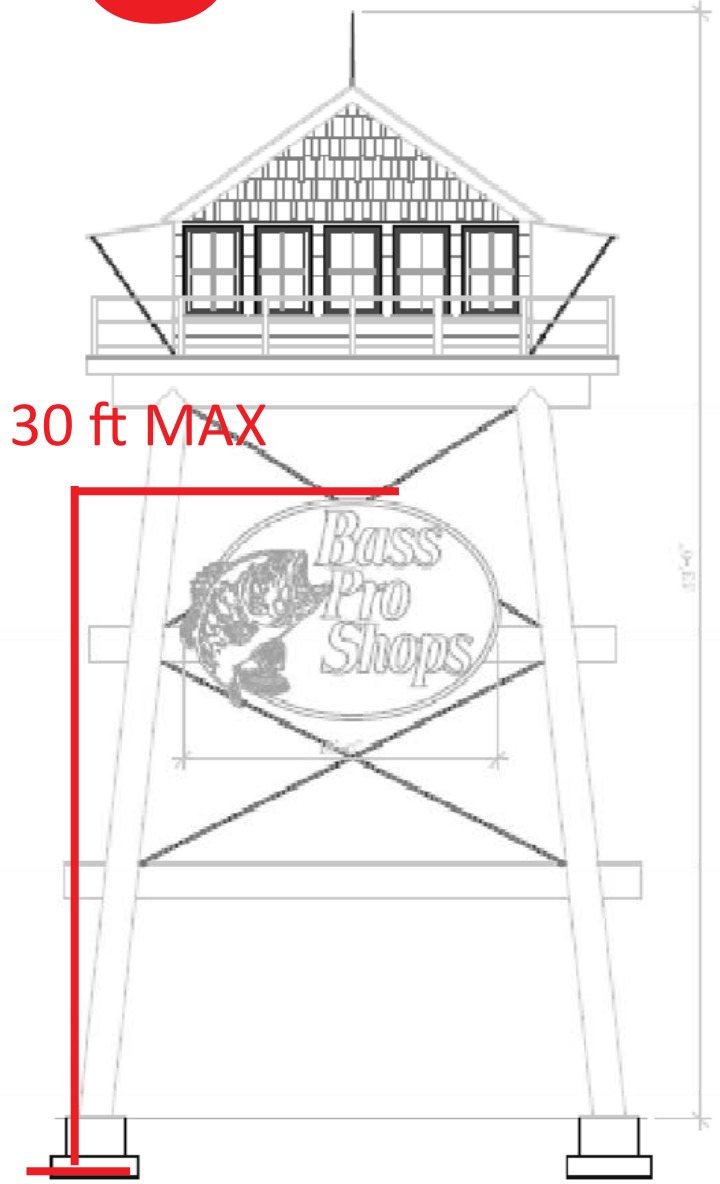


eNT-136

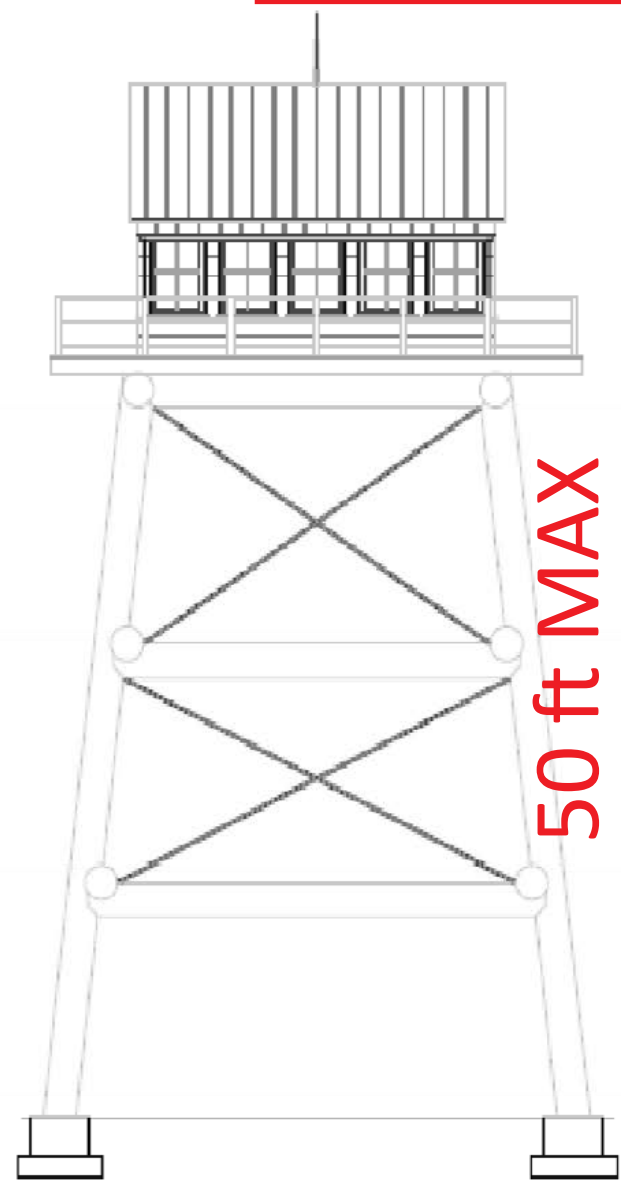
4' – 11" W x 3' – 11" H
 VACCU-FORMED SIGN WITH ILLUMINATED SERVICE CENTER
 SURFACE MOUNTED
 QUANTITY: 1

• LED Illumination

U



30 ft MAX



50 ft MAX



FLEX FACE

eII-029x

LED Illumination

15' W SINGLE-SIDED INTERNALLY ILLUMINATED SIGN WITH PRINTED FLEX-FACE FINISHED BACK TO MATCH RETURN COLOR

FABRICATOR MUST PROVIDE PAPER TEMPLATE WITH ELECTRICAL STUB-OUT LOCATION(S) FOR POSITIONING THE SIGN ON SITE

RETURN COLOR- DUPONT GREEN 7496

RETURNS AND BACK – MINIMUM .090 MM ALUMINUM
 QUANTITY (2)

STRUCTURE BY GC

Ranger Tower Sign - Maximum 2 Signs

Bass Pro Regulatory Signage only permitted inside back of curb of the Bass Pro Building. No branded signage permitted in public parking fields (various designs).



Bass Pro Cart Corral Signage

Allowed on the cart corrals provided by Bass Pro as the carts are the property of Bass Pro and not the Metro District



SHA-03

- 54" W x 24" H (mounting holes inset 9" from sides and .5" from top / bottom)
- DOUBLE SIDED HAMMERED ALUMINUM METAL SIGN WITH TEXTURED AND ANTIQUED FINISH
- HANGING ON CART CORRAL FRAME
- QUANTITY 4, SITE Est. Weight: 10 lbs. Each
- Non Illuminated

1.13 Building Mounted Tenant Identity Signs Lots 2-8, Millennium East Sixth Subdivision

1.13.1 Materials

Individual channel letters and logos shall be formed of welded aluminum, dark bronze trim caps and returns on sides and with no exposed mounting hardware. Letter and logo faces shall be a minimum of ½” thick acrylic, non-yellowing material. Letters shall be internally illuminated and color may vary. Exposed raceways are prohibited. Alternative options may be approved by the Centerra DRC on a case by case basis.

1.13.2 In-Line Tenant Wall Signs

Total allowable wall sign area for an in-line single tenant shop space shall be the equivalent to two (2) square feet per one (1) linear foot of premises frontage for the first two hundred (200) feet of frontage, plus one (1) square foot per one (1) linear foot of premises frontage thereafter, to a maximum of 165 sf based on building square footage. (Example: If the premises frontage is thirty (30) linear feet, the total allowable sign area for the premises is $30 \times 2 = 60$ s.f.).

The front and the rear façade of a building may be included in the calculation of the premises frontage. Premises located at the end cap of a building may use the sum of the front façade, side façade, and rear façade if the tenant provides storefront or other architectural features as approved by the DRC on the side and rear façade.

All tenant-proposed signage area for individual signs shall be calculated by forming an eight-sided polygon around signage text and forming a separate eight sided polygon around any included design element or logo. The total calculated area of an individual sign shall be the sum of the areas of signage text and design elements or logos. The depth of building mounted signage shall be up to 25% of the letter height, with a depth of not to exceed 12”. No letter is to be less than 4 inches deep if internally illuminated. Text that has a capital and lowercase letters shall use the capital letter height to determine the maximum depth and height of all letters.

1.13.3 In-Line Tenant Blade Signs

Individual tenants are required to provide a wall mounted blade sign. Tenants located on ends of buildings may have two blade signs, one per façade. Blade signs shall not exceed 15 square feet per face and must be located no less than 24 feet apart. Blade sign area shall not be applied to tenants total allowable sign area. All elements of a blade sign are restricted to a sign containment area between seven (7) feet, six (6) inches above finished floor and the parapet or top of wall. Tenants are expected to be creative and to propose three-dimensional blade signage that reflects the individuality of the tenant. Design to be approved by the DRC.

1.13.4 Outparcels - Retail, Commercial and Hotel Wall Signs

Outparcel premises of a single tenant or purchaser are allowed two (2) square feet of sign area per one (1) lineal foot of premises frontage for the first 200 feet of frontage, and an additional one (1) square foot of sign area per one (1) lineal foot of premises frontage over the first 200 feet. (Example: If the premises frontage is 60 lineal feet, the maximum total allowable sign area for that premises is $60' \times 2 = 120$ s.f.). No more than two sides of a building may be used in calculating maximum allowable sign area: The length of a side of a building shall be a distance pulled from end to end of a two-dimensional elevation of the building. Screen walls do not count towards the calculated facade length. The maximum allowable area of signage for outparcel premises shall include premises primary signage at front facade, secondary signage at rear or service entrance, and secondary signage on the sides of the building. Blade signage and glazing copy including logo and hours of operation are not counted as part of the calculable area of allowed signage. Freestanding signs for tenant premises are prohibited regardless of street frontage or building frontage of the premises.

Building mounted signs may be installed on each signable wall that adjoins the portion of the building occupied by the business or use with which the sign is associated. A signable wall is a wall of premises that is visible from a street, parking area or other public or private way. Wall signs for each premise are subject to the total allowable wall sign area set forth in Section 1.12.5.

In addition to the sign area calculations above, the maximum sign area per signable wall for all wall mounted signs shall not exceed fifteen percent (15%) of the wall surface area, including only the first story of the premises.

1.13.5 Maximum Sign Area Per Each Signable Wall - All Uses: In-Line & Out parcels

Tenants 20,000 +:

Maximum sign area allowed = 250 sf per elevation
Maximum letter height = 60” tall

Tenants 10,000 sf - 19,999 sf:

Maximum sign area allowed = 165 sf per elevation
Maximum letter height = 54” tall

Tenants under 10,000 sf:

Maximum sign area allowed = 150 sf per elevation
Maximum letter height = 48” tall

In-Line Small Shops:

Maximum sign area allowed = 150 per elevation
Maximum Letter Height = 36” tall

1.13.6 Location

Building mounted tenant identity signs will be located in areas indicated on the approved project exterior elevation drawings. Areas indicated on the elevations indicate location only, and do not suggest acceptable size in lieu of criteria stated in this document. Note that signs cannot extend above the top of the parapet.

1.13.7 Window Signs

Each business shall be allowed one (1) neon “OPEN” sign. No other neon window sign shall be permitted, except as specifically reviewed and approved by the DRC per the CCOA Window Sign Policy.

1.14 Menu Boards - Drive Through Restaurant/Coffee Shops

Freestanding Menu Boards, Each Drive Through tenant is allowed a maximum of 2 menu boards. The maximum size of a menu board is 4’-6” by 3’-6” wide and the maximum area is 16 square feet. Freestanding menu signs are included in the total allowable sign area for the tenant and must be reviewed and approved by the DRC on an individual basis.

Wall Mounted Window Menu Boards – Wall mounted menu boards for Drive Through/Coffee Shops must be reviewed and approved by the DRC on a case-by-case basis. Wall mounted restaurant menu boards are allowed in addition to other wall mounted signs and must be framed and presented in a professional format. No photocopied menus taped to a window or storefront will be accepted.

1.15 Regulatory and Street Signs

Specialty themed Regulatory Signs oriented towards motorists shall be used throughout Centerra. Regulatory Signs include standard Manual on Uniform Traffic Control Devices (MUTCD) signs such as speed limit signs, stop signs, etc. that can fit within the design theme established for Centerra. These regulatory signs may be placed in the right-of-way subject to City of Loveland approval. Sign post and mounting details are outlined in Section 13.4 and figure 13a. Regulatory signs must be mounted 7'-0" from the ground to the bottom of the sign to meet ADA guidelines. Work done in the right-of-way guidelines are in Section 13.8.

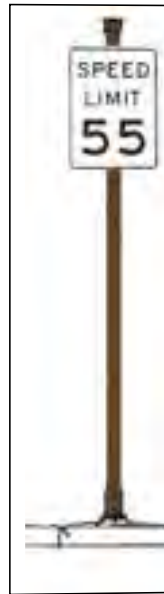


fig. 13a Regulatory Sign Examples

1.15.1 Street Name and Round-about Signs

Font for Signalized Intersection Signs and Street Name Signs are upper and lower case Clearview Highway 1W. Spacing between letters can not be modified, the font has specific spacing for readability (fig. 13b).

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

fig. 18b Clearview Highway Sample Text

1.15.2 Signalized Intersection Signs

Street name signs placed on mast arms at signalized intersections shall use 18" plates with 12" letters, Clearview Highway 1W upper and lower case. Length of plates will vary to fit street names. Aluminum sign blank shall be .100 or .125 thickness with 3/4" radius corners. For signs with lengths up to 48" use .100, over 48" use .125. All sign letters and numbers are to be white diamond grade vinyl on green diamond grade sheeting per Federal Highway Administration (FHWA). The colors shall not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silkscreened signs are permitted. All signs shall include block numbers plus arrow pointing toward higher block number. Arrows shall meet MUTCD standards. Signs are mounted to existing fiberglass and steel streetlight poles with 3/4" stainless steel banding. The street name signs are reinforced with aluminum extrusions attached directly to the sign with 3M VHB double-sided tape. The extrusions are riveted to the sign to ensure a strong, permanent installation. Universal channel clamps slide into the extrusions and are banded to the mast arm with Stainless Steel Banding and Stainless Steel Ear-Lokt Buckles using a Band-it tool. Mounting Band-it should match pole color. (Sign layouts - Figure 18c).

1.15.3 Street Intersection Signs

Street name signs at minor intersections shall use curved plates with 5" letters, Clearview Highway 1W upper and lower case. The plates are 7 1/4" on the right and left edges and curve up in the center to 10 3/8". There are 4 size options of plates to fit the variation of street name lengths. Typical installation shall include 4 street name signs, 2 for each direction. For signs with lengths of 18"-30" use .080 gauge aluminum; for signs 36"-44" use .100 gauge aluminum. All sign letters and numbers are to be white diamond grade vinyl on green diamond grade sheeting per FHWA. The colors shall

not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silkscreened signs are permitted. All signs shall include block numbers plus arrow pointing toward higher block number. Arrows shall meet MUTCD standards. All street name signs shall be retroreflective (fig. 18d).

Private street signs have the same specifications as the street intersection signs outlined above except that all sign letters and numbers are to be green diamond grade vinyl on white diamond grade sheeting per FHWA (Fig. 18d).

1.15.4 Street Intersection Sign Posts and Mounting

All Street Intersection signs mount to 12 gauge 2" x 2" Chocolate Brown (Powder Coated or painted to match) solid Square Sign Posts. Signs are mounted back to back on adjacent sides of post. All posts are capped with a Chocolate Brown Powder Coated 2" closure cap.

When possible Regulatory signs should mount to existing light poles to reduce the number of poles at street intersections. Regulatory signs attach to existing light poles with 3/4" stainless steel banding. Use aluminum sign bracing on the back of sign blank as needed for structural support and wind loads. Band-it should match existing light pole color, for example use a brown Band-it for bronze light poles and stainless steel Band-it for light grey light poles.

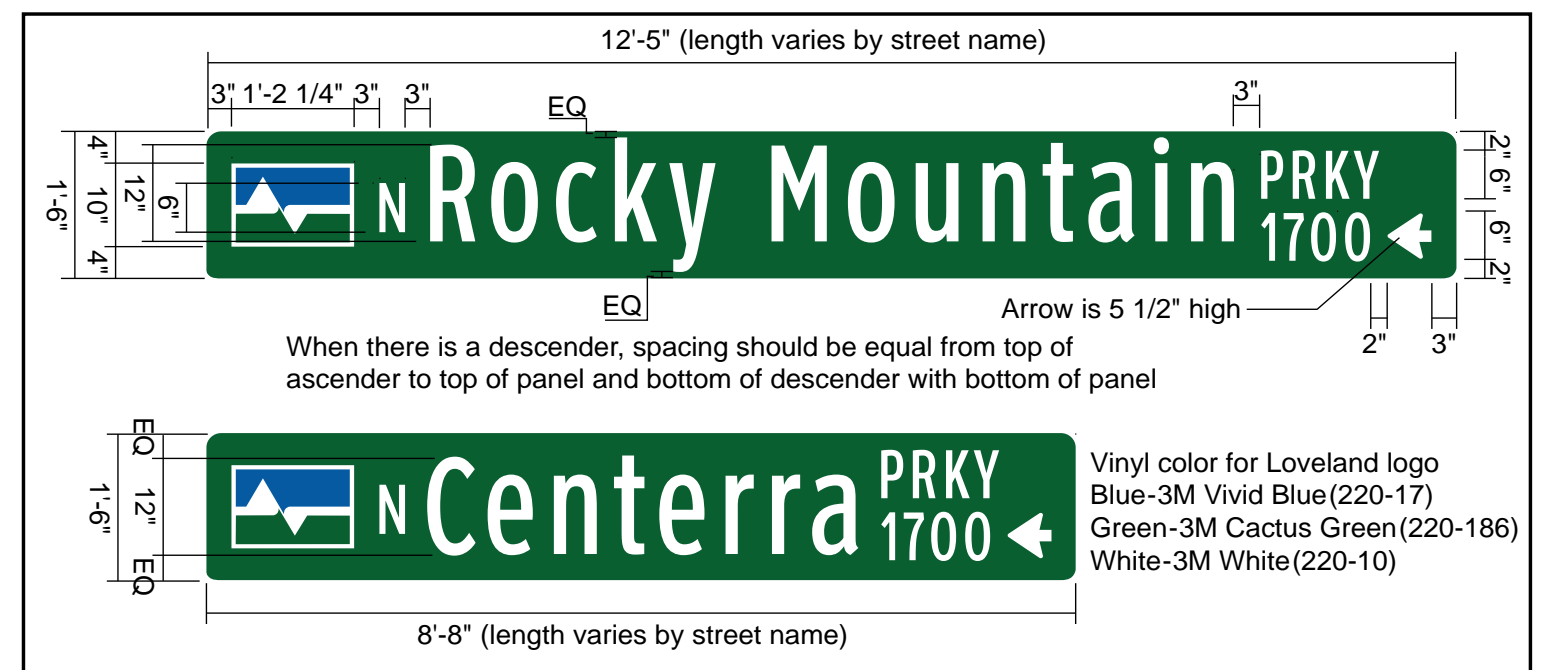
1.15.5 Work in the Right of Way Guidelines

Section 12.16.040 of the City of Loveland municipal code states that "No person shall undertake or permit to be

undertaken any construction, excavation, or work in the rights-of-way without first obtaining a permit from the city as set forth in this chapter." Section 12.16.250 of the code also states that "If any person violates or causes the violation of any of the provisions of this chapter, they shall be guilty of a separate offense for each and every day or portion thereof during which a violation is committed, continues, or is permitted, and upon conviction of any such violation, such person shall be punished as provided in Section 1.12.010 of this code for each such violation. (Ord. 5232 § 2, 2007)." Section 1.12.010 of the code states that this fine shall not exceed \$1,000 or imprisonment for a term not exceeding one year.

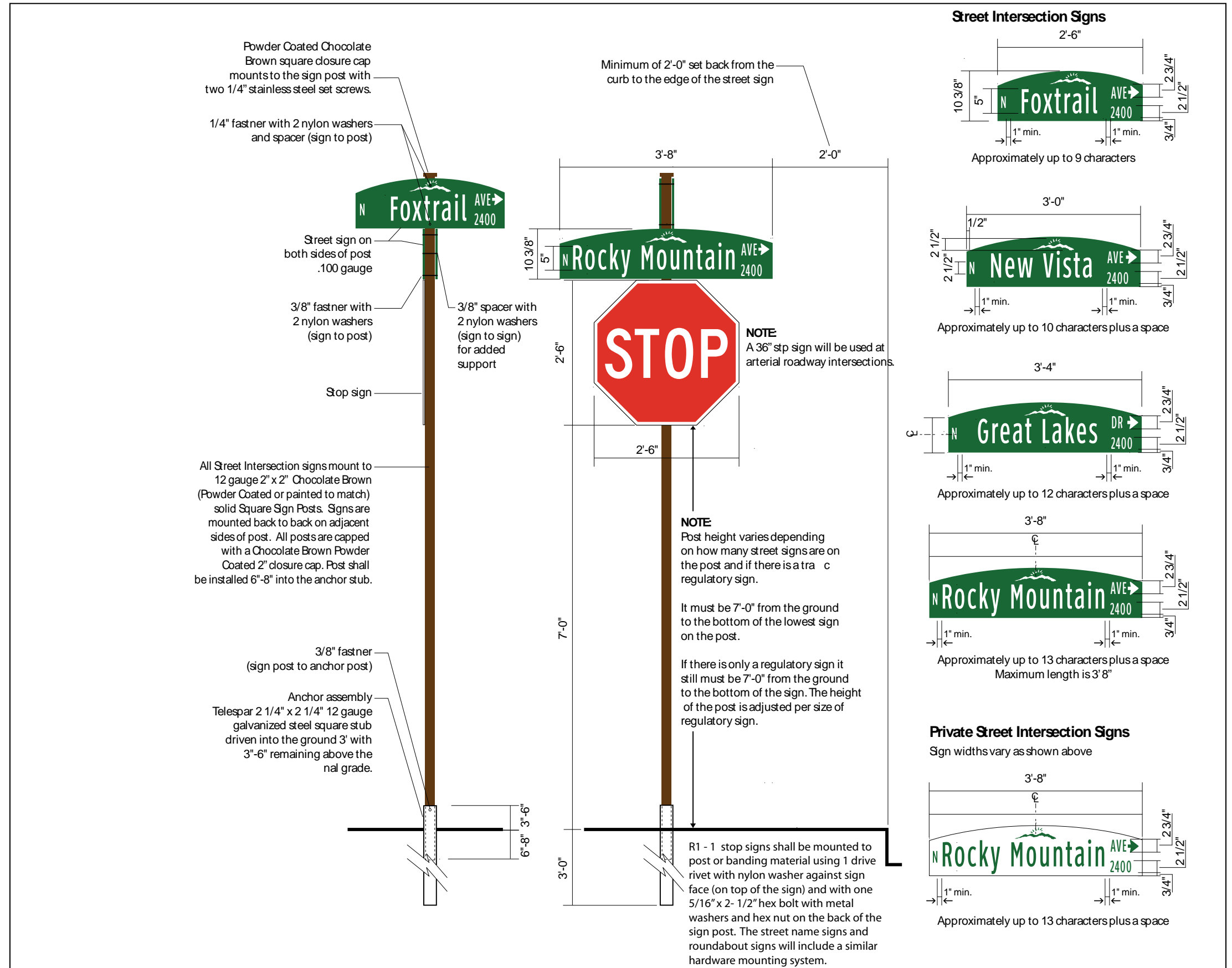
The City of Loveland Public Works Department will require the following language be added to the construction document plans prior to final approval:

"Prior to the commencement of any construction activity that will affect any existing street signs or traffic control devices within the public right-of-way (ROW), the contractor shall contact the City Traffic Division at 970-962-2535 to coordinate the removal, relocation, and/or proper storing of the existing sign(s) or traffic control device(s) and obtain a ROW work permit from the City Traffic Division to do such work. However, if the contractor moves any existing street sign(s) or traffic control device(s) within the public ROW without first obtaining a ROW work permit from the City Traffic Division, then the contractor will be charged for the



labor, materials, and equipment to reinstall the sign(s) or traffic control device(s) as deemed necessary by the City. The contractor will also be charged to replace any existing street signs or traffic control devices that were damaged or blemished during any construction activity as deemed necessary by the City. The contractor may also be subject to additional fines as per the Loveland Municipal Code. Additionally, any work within the Colorado Department of Transportation (CDOT) ROW will also need to obtain a ROW work permit from CDOT.

Section 12.16.040 of the municipal code states that "No person shall undertake or permit to be undertaken any construction, excavation, or work in the rights-of-way without first obtaining a permit from the city as set forth in this chapter."



McWhinney East Sixth Subdivision Regional Commercial Center Planned Sign Program



December 2014

AVENUE SOUTH

PLANNED SIGN PROGRAM

APPROVAL

DATE



DATED 01.12.26

DESIGN CHARACTER
PROJECT FONTS

Aa

ADRIANA EXTENDED - REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

1234567890

Aa

IVY ENERGY - TRIM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

1234567890

Aa

AUKO - MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

1234567890

DESIGN CHARACTER
PROJECT MATERIALS

PAINTS

All paints to have Satin Finish unless otherwise specified. All paint to be applied to clean aluminum.



P1

Matthews
Wooster White
NP1155

P2

Matthews
Blackguard
NP1159

MATERIALS

All materials to be provided by 2" x 4" (simple end) part of a post-and-rail kit.



M1

Western Red Cedar

T1: Temporary Project Identification



Purpose: Temporary Project Identification Signs (Sign-Type T1) are intended to inform residents and visitors of the various destinations, amenities, services, and uses within the Avenue South project. These signs may include information about residential neighborhoods, builders, model homes, etc. with directions and/or arrows. Temporary Project Identification signs are intended to identify proposed and future developments prior to and during construction, advertise general Avenue South property, leasing, build to suit, pre-leasing, etc. to identify the project, the development team which may include names and logos for the owner, architect, contractor, lender, etc. and renderings of the project as well as website information.

Location: Temporary Project Identification Signs (Sign-Type T1) will be used at locations along along the US-34 frontage, perpendicular to the roadway, and must be placed outside of planned dry utility easements. Temporary Project Identification Signs will be located within landscape setback zones, and will have a 0' minimum setback from the public right-of-way and maintain a 3' setback from any sidewalks. Temporary Project Identification Signs shall be located on the property that the sign is identifying. Directional signs are not associated with a specific lot or project and may be located on unplatted land within Centerra. Signs must be located a minimum of 80 ft. apart and a maximum of 150 ft. apart.

Unifying Elements: The following sign characteristics will be strictly controlled: materials, sign type, color. By controlling these elements unity and coordination will be achieved throughout the Centerra Community.

Materials: Constructed of Western Red Cedar with 'Kodlak' finish with a painted aluminum panel for sign face.

Sign Type: Painted aluminum panel with satin finish. Graphic elements to be direct-print with a satin finish.

Colors: The sign panel shall be painted Matthews Paint Wooster White MP06966. The messaging and fastening brackets shall be painted Matthews Paint Blackguard MP33759. Full-color renderings are also permitted upon DRC review and approval.

Font: Primary messaging copy shall be Adriauna Extended Regular. Secondary copy may be Ivy Presto Display and/or Aleo Regular. Each line of copy shall be center justified within the sign panel.

Sign Area: Signs will be 124 square feet maximum per face, total for double sided is 248 square feet. Four (4) signs are planned to be located in quick succession to the other, for a total of 992 square feet.

Number: Signs will be located in the following areas: a maximum of four (4) along US 34 and Fall River Drive.

Height/Width: Temporary Project Identification Signs will be approximately 14'-0" to top of post and approximately 14.25' wide.

General Note: Landscaping is not required around these signs.

Duration: Temporary Project Identification signs may be installed prior to construction activity, before issuance of building permit and prior to site grading activities. If necessary, signs may be relocated if construction requires they be moved. Signs will be removed 2 years after installation and the developer will bear any cost of relocating due to construction.

Sign shop drawings for each sign are required to be submitted to the Centerra DRC for review and approval.

PAINTS

All colors to have Satin Finish unless otherwise specified. All painted surfaces are to be 100% gloss.



P1

Matthews
Wooster White
MP06966

P2

Matthews
Blackguard
MP33759

MATERIALS

All materials to be provided as 4" x 6" nominal size per 2' x 4' nominal sign face.



M1

Western Red Cedar

T1: Temporary Project Identification (Cont'd)



East View Option B, Side 1



Option C, Side 1



Option D, Side 1



West View Option B, Side 2



Option C, Side 2



Option D, Side 2

T1: Temporary Project Identification (Cont'd)

PATH OF TRAVEL - WEST

Option A
Side 2



Option B
Side 2



Option C
Side 2



Option D
Side 2



1 Message Driving West
Scale: 1/8"=1'

PATH OF TRAVEL - EAST

Option A
Side 1



Option B
Side 1



Option C
Side 1



Option D
Side 1



2 Message Driving East
Scale: 1/8"=1'



HWY 34

161'-0" 75'-0" 75'-0" 75'-0"

A-100
GROCER
27,500 SF

AREA A

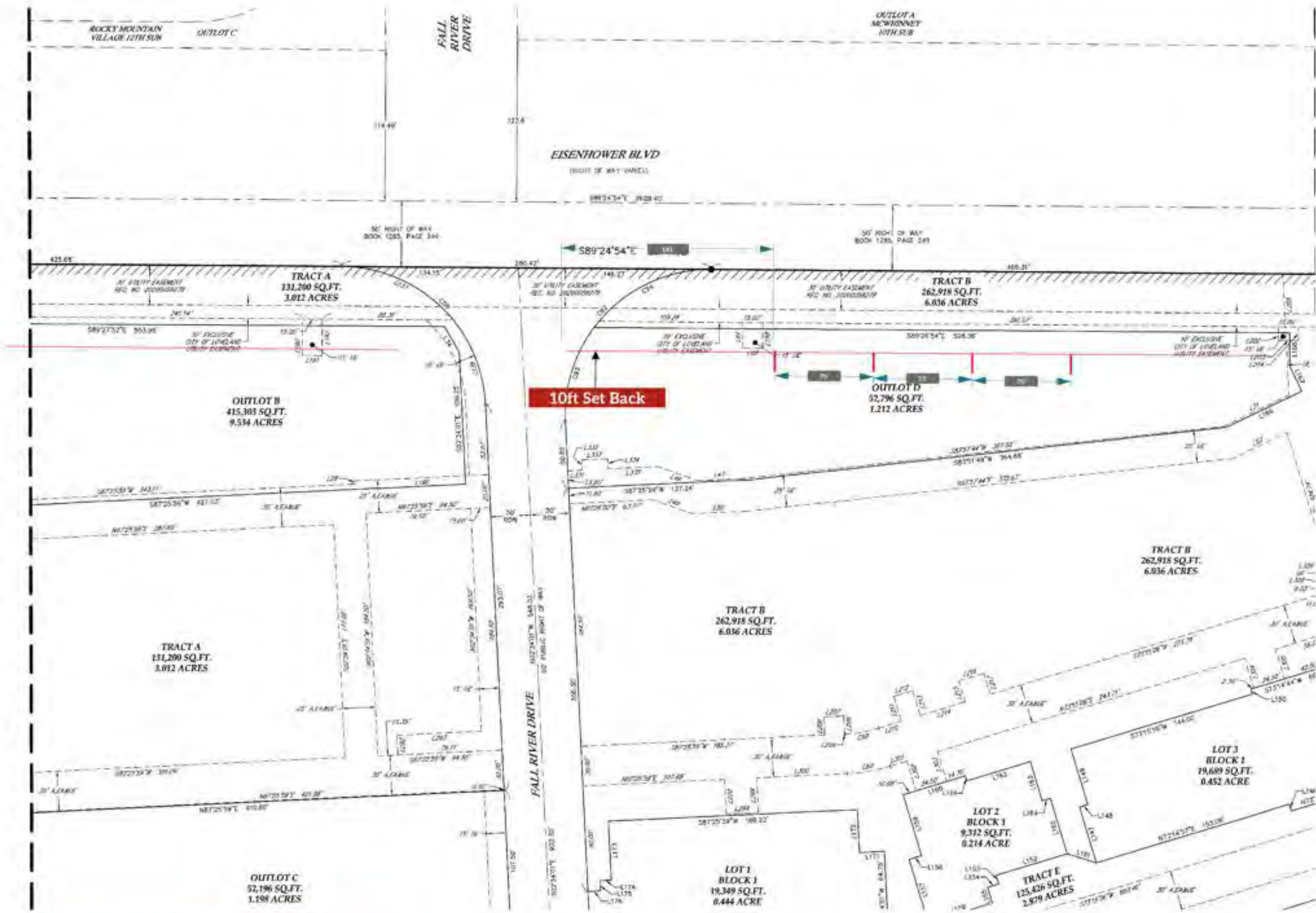
AREA B

Legend

Scale: 1/4" = 45'

- T1 - Temporary Project Identification
- Range of Acceptable Sign Placement

**see following page for utilities, ROW, and setback.*



NOTE: Signage Located Outside of ROW / Setback



**MILLENNIUM GDP
AMENDMENT HISTORY**

FIRST AMENDMENT (footer date 5-04-01)

The First Amendment creates a new Sub-Parcel C3 within GDP Parcel C to allow mixed land use.

Chapters revised:

Chapter 4 — PARCEL C RESIDENTIAL MIXED-USE NEIGHBORHOODS

Chapter 11 —Map 6 of 10

SECOND AMENDMENT (footer date 3-19-03)

The Second Amendment includes minor revisions to the design standards of the Millennium GDP and the regulatory procedures. The Chapters revised:

Chapter 1— Overall Narrative

Chapter 6 — Non-Residential Site Planning Criteria

Chapter 7 — Access, Circulation and Parking

Chapter 8 —Non-Residential Architecture

Chapter 10 — Residential

Chapter 12 — Regulatory Procedures

Chapter 13 — Definitions

THIRD AMENDMENT (footer date 5-2-03)

The Third Amendment includes minor revisions to the design standards of the Millennium GDP. The Chapters revised:

Chapter 4 — Parcel C Residential Mixed- Use Neighborhoods

Chapter 9 — Residential Mixed — Use Neighborhoods

FOURTH AMENDMENT (footer date 12-12-03)

The Fourth Amendment includes minor revisions to the design standards of the Millennium GDP. The Chapters revised include:

Chapter 2 — Parcel A Global Technology Center East

Chapter 11— Maps 2 of 10 and 4 of 10

Chapter 14 — Environmentally Sensitive Area Report

FIFTH MAJOR AMENDMENT AND RESTATEMENT (July 11, 2006)

This major amendment adds Parcels and revises zoning for several parcels within the Millennium Addition PUD. The major amendment is known as the Millennium Consolidation.

- Amendment to the Comprehensive Master Plan Land Use Plan Map dated January 20, 2006 Resolution No R-03-2006
- Ordinance No 5094 Savanna Addition and Amended and Restated Annexation and Development Agreement Rec #2006-0051705
- Ordinance No 5095 Approving Savanna Addition and the Millennium Addition 5th Amendment and Restatement effective July 11, 2006 Rec # 2006-0051707
- Agreement Regarding Environmental Fees Rec#2006-0051710

MILLENNIUM GDP MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 5TH MAJOR AMENDMENT AND RESTATEMENT

- FIRST AMENDMENT — MINOR (footer date August 23, 2006)
The First Amendment adds the Planned Sign Program for Twin Peaks First Subdivision (Lots 1-5, Block 1) also known as Medical Center of the Rockies. Revised Sections include:
Chapter 15 — Appendix C

- SECOND AMENDMENT — MINOR (footer date November 6, 2006)
The Second Amendment revises Section 14 to add the Natural Area 99 revised rating and associated acceptable uses. Revised sections include:
Chapter 14 — Natural Area 99 Rating and Use
Appendix A — City of Loveland Guidance
Appendix B — Previous Studies
Appendix C — Site Evaluation

- THIRD AMENDMENT — MINOR (footer date, February 2007)
The Third Amendment adds the Planned Sign Program for Van de Water Parcel B.(Kohls side)
Chapter 15 — Appendix C

- FOURTH AMENDMENT — 5.4 MINOR (footer date 12-4-06)
The Fourth Amendment includes minor revisions and technical revisions to the design standards of the Millennium GDP and the regulatory procedures. The chapters revised include:
Chapter 1 — Overall Narrative
Chapter 6 — Non-Residential Site Planning Criteria
Chapter 11 — GDP Maps
Chapter 12 — Regulatory Procedures
Chapter 15 — Appendix D — Amendment History Form



SIXTH MAJOR AMENDMENT — (footer date June 6, 2007)

This major amendment allows residential uses in Parcel A with the provisions noted in each revised section.

The 6th Major Amendment updated the following sections (footer dates June 6, 2007):

Chapter 1— Overall Narrative

Chapter 2 — Parcel A

Chapter 11 — Maps (4 of 9 footer date March 8, 2007)

Chapter 12 — Regulatory Procedures

Chapter 13 — Terms and Definitions

MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 6TH MAJOR AMENDMENT

- **FIRST AMENDMENT — 6.1 MINOR (footer date MAY 17, 2007)**

Amendment 6.1 adds the Planned Sign Program for the Chapungu Sculpture Park.

The chapter revised includes:

Chapter 15 — Appendix C

- **SECOND AMENDMENT — 6.2 MINOR (footer date JUNE 28, 2007)**

Amendment 6.2 adds the revised Planned Sign Program for Twin Peaks First Subdivision (Lots 1-5, Block 1) also known as Medical Center of the Rockies. This replaces the August 23, 2006 version.

The revised sections include:

Chapter 15 — Appendix C

- **THIRD AMENDMENT — 6.3 MINOR (footer date JUNE 06, 2008)**

Amendment 6.3 adds the revised sections known as the “Clean Up Doc” Amendment, involving minor grammatical and clarification changes as outlined below.

Description of the Amendment: Sections 2, 3, 11 (Maps 1, 5 and 6), 12 and 13 of the Millennium General Development Plan, copies of which are attached, shall be amended as described below.

- 1.) Section 2, Parcel A: Amendments to update street names, descriptions of existing water and sewer facilities, references to City-adopted plans and engineering deposit amounts; amendment to clarify School District condition. Please see Sections 2.3.1, 2.3.2, 2.4.1, 2.4.2 and 2.4.3, and Special Condition No. 17.
- 2.) Section 3, Parcel B: Amendments to update street names, existing land uses and descriptions of existing water and sewer facilities, and to correct a capitalization error. Please see Sections 3.2.1, 3.2.3, 3.3.1 and 3.4.1, and Special Condition No. 43.
- 3.) Section 11, Maps 1, 5 and 6: Update the amendment history on Map 1; clarification of Critical Zone **use restrictions and definition of “schools” on Maps 5 and 6.**
- 4.) Section 12, Regulatory Procedures: Amendments to change composition of the Centerra Design Review Committee (see Section 12.1.2); amendments to require notice of neighborhood meetings, hearings and appeals consistent with Municipal Code (see Sections 12.3.3.A.2(c), 12.3.3.B.5, 12.3.4.A.6, 12.3.7.A and B, 12.4.1.C, 12.4.2, 12.4.3.A and B, 12.4.4 and 12.5.2.B); amendments to implement amendments to C.R.S. §24-65.5-101 et seq. (see Sections 12.3.4.A.1, 12.3.7.A and 12.3.8; and notice requirements for certain Major Amendments (see Section 12.5.1.B).
- 5.) Section 13, Definitions: Amend Note 2 and remove all italicization.

SEVENTH MAJOR AMENDMENT — (footer date July 15, 2008)

This Major Amendment is known as the Grange Annexation. The rh Major Amendment updated the following sections (footer dates July 15, 2008)

Chapter 1— Overall Narrative

Chapter 2 — Parcel A

Chapter 3 — Parcel B

Chapter 4 — Parcel C

Chapter 11 — Maps

Chapter 13 — Terms and Definitions

Chapter 14 — ESAR

- Amendment to the Loveland Comprehensive Master Plan Land to change the Land Use for the Grange Addition Central Parcel from E-Employment to CAC-Community Activity Center effective June 24, 2018 Resolution No R-70-2008
- Amendment to the Loveland Comprehensive Plan to change the Land Use for the Grange Addition East Parcel from E-Employment to HDR — High Density Residential and LDR-Low Density Residential, effective June 24, 2008 Resolution #R-71-2008
- Findings of Fact Re Annexation of the Grange Addition, effective June 24, 2008 Resolution R#722008
- Ordinance No 5333, Approving the Grange Addition and the First Amendment to the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan, effective July 15, 2008 — re-recorded with attachment October 3, 2008 at Rec #2008-0062870
- Grange Addition Annexation Map recorded September 23, 2008 Rec # 2008-0060417 — Added 294.291 Acres
- Ordinance No 5334, Approving zoning for the Grange Addition and the Millennium Addition — 7th Amendment effective July 15, 2008, recorded September 23, 2008 Rec #2008-0060420
- First Amendment to the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan effective July 15, 2008 recorded September 23, 2008 Rec # 2008-0060421 Vested Property Rights effective July 19, 2008 (Same Vesting Term)
- First Amendment to the Agreement Regarding Environmental Fees dated June 24, 2008 and recorded September 23, 2008 Rec # 2008-0060422, Resolution R#73-2008

MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 7TH MAJOR AMENDMENT

- **FIRST AMENDMENT — 7.1 MINOR (footer date October 16, 2008)**
Description of the Amendment: Sections 1, 3, 4 and 11 (Maps 1 through 10) of the Millennium General Development Plan, copies of which are attached, shall be amended as described below.
 - 1.) Section 1, Overall Narrative: Amendments to reduce total acreage. Please see Section 1.1.1.
 - 2.) Section 1, Appendix 1-1 General Conditions, Transportation 27.5 — Modify number of total daily trip ends.
 - 3.) Section 3, Parcel B: Amendments to reduce Parcel B acreage and removal of duplicate language. Please see Sections 3.1 and 3.2.1.
 - 4.) Section 4, Parcel C: Amendments to reduce Parcel C acreage and maximum non-residential sf in Parcels C-3 and C-4 and update a road name. Please see Sections 4.1 and 4.2.2, and Special Condition No. 29.



5.) Section 11, Maps 1 through 10: Update the amendment history on Map 1; revise Parcel B and C boundaries on Maps 1 —3, 5, 6 and 10; correct acreage of Parcels A-1 and A-6 and total acreage of Parcel A on Map 4; revise acreage of Parcel B-3 and total acreage of Parcel B and correct single asterisk note on Map 5; revise acreage of Parcel C-4 and total acreage of Parcel C acreage and maximum non-residential sf on Map 6; update footer date on all maps.

• SECOND AMENDMENT — 7.2 MINOR (footer date)

Section 15, Appendix C shall be amended to revise the Motorplex Centerra Planned Sign program dated June 13, 2006. The revisions specifically include the addition of A Marketing Sign Program, Sign Type MK. The purpose of the Marketing Sign Program is to give the dealers at the Motorplex additional tools and more flexibility to market the Motorplex District and their individual dealerships. The Revised Motorplex Centerra Planned Sign Program has been approved by the Centerra Design Review Committee (DRC) per DRC Decision Letter dated December 17, 2008.

The following items are included for review and reference regarding the Minor Amendment:

- 1.) Revised Motorplex Centerra Planned Sign Program, proposed revisions highlighted in yellow.
 - a. Addition of Sign Type MK including:
 - i. Flag Display on I-25 Display Pads,
 - ii. Light Pole Banner Display on internal Motorplex Streets,
 - iii. Dealer Parking Lot Banner Display,
 - iv. On-Lot Temporary manufacturer Banner Display Site, and
 - v. On-Vehicle Displays.
- 2.) Revised Motorplex Centerra Planned Sign Program, clean version.
- 3.) Copy of Centerra Design Review Committee approval letter dated December 17, 2008.

EIGHTH MAJOR AMENDMENT — (footer date May 19, 2009)

This Major Amendment revises the distribution of residential units amount the GDP Parcels. The 8th Major Amendment updated the following sections (footer dates May 19, 2009)

Chapter 1— Overall Narrative

Chapter 2 — Parcel A

Chapter 3 — Parcel B

Chapter 4 — Parcel C

Chapter 5 — Parcel D

Chapter 9 — Residential Mixed-Use Neighborhoods

Chapter 10- Residential

Chapter 11 — Maps

- Second Amendment to the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan effective May 19, 2009 recorded June 3, 2009 Rec # 20090035948; Vested Property Rights effective May 20, 2009
- Ordinance No. 5417 approving the Millennium Addition — 8th Amendment and the Second Amendment to the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan, effective May 19, 2009 and recorded July 15, 2009 Rec # 20090048321 (New 20 Year Vesting Period)
- Second Amendment to the Agreement Regarding Environmental Fees dated June 3, 2009 and recorded June 8, 2009 Rec # 2009-0037286, Resolution R#34-2009

MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 8TH MAJOR AMENDMENT

• **FIRST AMENDMENT — 8.1 MINOR (footer date May 20, 2009)**

Description of the Amendment: Sections 9 and 10 of the Millennium General Development Plan shall be amended as described below.

- 1.) Section 9, Table 9-1 Residential Maximum Height for Buildings and Structures for Multi-Family Dwellings in a Mixed Use-Neighborhood increased from 40 feet to 60 feet.
- 2.) Section 9.7.2, Residential Multi Family Dwellings in Mixed-Use Neighborhoods Minimum Off-Street Parking requirements modified.
- 3.) Section 10, Table 10-1 Residential Maximum Height for Buildings and Structures for Multi-Family Dwellings increased from 40 feet to 60 feet.
- 4.) Section 10.13 Parking Ratios for Multi-Family Dwellings modified.

• **SECOND AMENDMENT — 8.2 MINOR (footer date December 18, 2009)**

Description of the Amendment: Revised Centerra Planned Sign Program, Section 15 - Appendix C of the Millennium General Development Plan, Centerra Planned Sign Program, shall be amended as described below. The Revised Centerra Planned Sign Program has been approved by the Centerra Design Review Committee (DRC) per DRC Decision Letter dated December 18, 2009.

- 1.) Page 1 of 12 — Addition of “Construction Fence Signs (Temporary) - page 8.1” to the list of sign types addressed in the document and correction of the page numbers for the other sign types.
- 2.) Page 8.1 of 12 — Addition of Construction Fence Sign Criteria



- THIRD AMENDMENT — 8.3 MINOR (footer date February 8, 2010)

Description of the Amendment: Revised Centerra Planned Sign Program, Section 15 - Appendix C of the Millennium General Development Plan, Centerra Planned Sign Program, shall be amended as described below.

- 1.) Page 1 of 17 — Addition of Multi- Family Residential Marketing Pillar Sign (Temporary) to the list of sign types addressed in the document and corrected the page numbers listed under “Applicability” for the other sign types.
- 2.) Pages 8 and 9 — Project I.D. and Real Estate Sign (Temporary) criteria modified to include three new sign options with newly proposed materials.
- 3.) Pages 10 and 11— Community Vehicular Directional Sign (Temporary) criteria modified to include two new sign options with newly proposed materials.
- 4.) Page 12 — Newly proposed sign type, Multi-Family Residential Marketing Pillar Signs with specific criteria to new sign.

- FOURTH AMENDMENT — 8.4 MINOR (footer date June 24, 2010)

Section 15 - Appendix C of the Millennium General Development Plan shall be amended to include a copy of the Lake Vista Planned Sign Program.

Description of the Amendment: The Lake Vista Planned Sign Program details signage to be installed within the 303 Unit Multi-family Project. Sign types include a Project Identification Sign, Pedestrian and Vehicular Directional Signs, Address Signs, Parking Signs and various signs for the amenities such as the Welcome Center, Mail Kiosk and Community Garden. The Lake Vista Planned Sign Program has been approved by the Centerra Design Review Committee (DRC) per DRC Decision Letter July 6, 2010.

- FIFTH AMENDMENT — 8.5 MINOR (footer date March 1, 2011)

Section 15 - Appendix C of the Millennium General Development Plan shall be amended to include the REVISED Van de Water Parcel B Planned Sign Program.

The Van de Water Parcel B Planned Sign Program has been revised to include a new type of sign material that is allowed for Tenant Identity Signs (individual pan channel exposed neon letters with bronze exterior returns; see page 5 for details). The REVISED Van de Water Parcel B Planned Sign Program has been approved by the Millennium Design Review Committee (DRC) per DRC Decision Letter February 28, 2011.

- SIXTH AMENDMENT — 8.6 MINOR (footer date June 1, 2011)

REVISED Section 10 — Eliminate 10.16.F criteria that applied only to Subparcel D-6 which required recessing the garage on least 67% of Single Family Attached Dwellings (SFAD) and Single Family Detached Dwellings (SFDD) on Lots with less than 65 feet of frontage. The following section instates a similar standard for all Subparcels which are zoned for residential uses where 67% of SFAD and SFDD shall have a recessed garage where the building elevation facing a public street is 55 feet wide or less.

New Planned Sign Program for Section 15 - Appendix C

The Greens at Van de Water Planned Sign Program is being added to Section 15 Planned Sign Programs Section. The Greens at Van de Water Planned Sign Program has been approved by the Millennium Design Review Committee (DRC) per DRC Decision Letter May 20, 2011.

GENERAL DEVELOPMENT PLAN

The following items are included for review and reference regarding the Minor Amendment:

- 1.) REVISED Section 10 (Red-lined Version and Clean Version)
- 2.) The Greens at Van de Water Planned Sign Program dated April 5, 2011.
 - a. Copy of the Millennium Design Review Committee approval letter dated May 20, 2011.

NINTH MAJOR AMENDMENT — (Footer/Effective Date May 29, 2012)

The major amendment adds definitions for light and heavy manufacturing and specifies location allowances for each use, adjusts non-residential site planning criteria for shadow/shading analysis and context diagrams, modifies public hearing requirement criteria for development proposals, and divides sub-parcel A-2 into two distinct sub-parcels on the east side of I-25.

The following sections have been revised:

Chapter 1— Overall Narrative

Chapter 2 — Parcel A

Chapter 6- Non Residential Site Planning Criteria

Chapter 7 — Access, Circulation, and Parking

Chapter 11 — Maps, Map 4 of 10

Chapter 12 — Regulatory Procedures

Chapter 13 — Terms and Definitions

MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 9TH MAJOR AMENDMENT

- **FIRST AMENDMENT — 9.1 MINOR (footer date July 5, 2012)**

Description of the Amendment: The following sections include changes submitted as part of Minor Amendment 9.1:

- 1.) Section 1 — Clean up the accessory uses and outdoor storage language.
- 2.) Section 12 — Clarification on notice for the neighborhood meeting so the intent is clear that it is to be the same as for the public hearings.
- 3.) Section 13 — Clarification that sign permits and site development plans are also to be considered development projects and as such subject to DRC review.
- 4.) Map 6 of 10 — In a prior major amendment we eliminated Sub Parcel C3 and made it a part of Sub Parcel Cl. Footnote 4 still had a reference to C3 so we needed to correct the description of this area as part of Cl.

- **SECOND AMENDMENT — 9.2 MINOR (footer date January 2013)**

Description of the Amendment: The following sections include changes submitted as part of Minor Amendment 9.2:

- 1.) Section 9 — Clarify language regarding garages.
- 2.) Section 10 — Clarify language regarding garages.
- 3.) Section 15 Appendix C — Update Planned Sign Programs to allow Grand Opening banners to be displayed for 30 days.

- **FIRST TECHNICAL CORRECTION — 9.a (footer date January 2013)**

Description of the Technical Correction(s): The following sections include changes submitted as part of TECHNICAL CORRECTION 9.a:

- 1.) Section 3 and Section 4 — The Third Amendment Regarding Environmental Fees (High Plains Environmental Center) was approved by Loveland City Council on January 15, 2013. The Third Amendment extends the term of the Agreement through December 31, 2040 and clarifies the process for allocating, reporting and accounting for monies for “Open Space Purposes” and “HPEC



Purposes” under the Agreement. The proposed modifications to Section 3 and 4 of the Millennium GDP include making the term of the Environmental Fees consistent with the amended agreement.

- THIRD AMENDMENT — 9.3 MINOR (footer date December 1, 2013)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.3 (Footer date December 1, 2013) includes amending Section 15 Appendix C — Centerra Planned Sign Program

Revise criteria of the approved Multi-Family Residential Marketing Pillar Signs (MFRMP) in the following way:

- 1.) Modify the Name of the Sign Type (Remove “Multi-Family”)
- 2.) Residential Marketing Pillar (RMP) Signs --Sign Type will be allowed for all Residential Developments in Centerra
- 3.) Add Single-Family Attached and Single-Family Detached Residential Development Flag Poles for Builder Model Home Complexes

- FOURTH AMENDMENT — 9.4 MINOR (footer date June 15, 2014)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.4 (Footer date June 15, 2014) includes amending Section 2 — Parcel A

Modify Appendix 2-1 Special Conditions for Parcel A

- 1.) Add a new Special Condition under “Planning” as Special Condition No. 17 with detailed criteria for a roof mounted flag pole for retail uses occupying a minimum of 75,000 SF.
- 2.) Re-Number subsequent Special Conditions after the new Special Condition No. 17.

The Sections referenced above will be reprinted with approval of this amendment request. A complete copy of the amendment is filed with the City of Loveland Planning Department. A copy of this “Sign-off Sheet” shall be included in **Appendix `D` in Section 15 of the Millennium GDP.**

- FIFTH AMENDMENT — 9.5 MINOR (footer date June 30, 2014)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.5 (Footer date June 30, 2014) includes amending Section 9 — Residential Mixed Use Neighborhoods and Section 10 — Residential.

Add new SECTION for Encroachments Permitted Into the Minimum Setbacks. See New Section 9.7 and New Section 10.13.

- 1.) Add specific language that clarifies what is allowed as encroachments into the minimum setbacks for residential units.
- 2.) Renumber subsequent sections following the new sections in Section 9 and Section 10.

The Sections referenced above will be reprinted with approval of this amendment request. A complete copy of the amendment is filed with the City of Loveland Planning Department. A copy of this “Sign-off Sheet” shall be included in **Appendix `D` in Section 15 of the Millennium GDP.**

Note: A technical correction was also required for Minor Amendment 9.5 to correct the section reference under the definition for “SETBACKS” in Section 13-DEFINITIONS to include the two new sections 9.7 and 10.13 as noted above.

- SIXTH AMENDMENT — 9.6 MINOR (footer date December 2014)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.6 (Footer date December 2014) includes amending Section 15 — Appendix C: Planned Sign Programs.

Add New Millennium East Sixth Subdivision Planned Sign Program

1.) This planned sign program applies to signs within the **Millennium East Sixth Subdivision Regional Commercial Center**. Detailed sign criteria is included for site signage and tenant signage including those proposed for Bass Pro Shops. (For the purpose of this sign program, perimeter streets shall be considered US Highway 34, Centerra Parkway, and Sky Pond Drive.)

- SEVENTH AMENDMENT — 9.7 MINOR (footer date November 3, 2015)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.7 (Footer date November 3, 2015) includes updating language as it relates to Mixed-Use Village Centers and adding a section for performance standards as detailed below:

- 1.) Modify Section 12.3.3 A. 2. (b) to clarify the criteria to determine what Development Projects are required to go through the Public Review process as it relates to Mixed-Use Projects.
- 2.) Addition of Performance Standards for the Mixed-Use Village Center, Section 16.
- 3.) Modify Table 6-1 Minimum Setbacks Residential, adding language in the Notes to differentiate between Single Family Attached buildings with two dwellings and Single Family Attached with three or more dwellings as it relates to Side and Back Property Line Minimum Setbacks.

- EIGHTH AMENDMENT — 9.8 MINOR (footer date July 19, 2016)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.8 (Footer date July 19, 2016) includes:

- 1.) The first part of the amendment is to modify Section 13 Definition for “Single Family Attached Dwelling” to increase the number of attached units that may be constructed in a group to range from two to six units. This modification increases the number by 1, originally stated as attached in groups of two to five units.
- 2.) The second part of the amendment includes a new definition in Section 13 for “Small Lot Cottage”. The “Small Lot Cottage”. This new dwelling type shall comply with the performance standards for “Single Family Attached Dwelling”.

- NINTH AMENDMENT — 9.9 MINOR (footer date February 1, 2017)

Description of the Amendment: The proposed Millennium General Development Plan Minor Amendment 9.9 (Footer date February 1, 2017) includes:

- 1.) Modify Section 9.8 — “Standards for Specific Immediate Neighborhood Housing Types” for Single Family Detached lots less than 65’ in width:

9.8D3- Homes with two car garages — the garage doors shall not comprise more than 47% (was 40%) of one of the ground floor elevations facing a public street. Garages fronting on alleys (both public and private) are exempt from this condition.

AND

9.8D5

Home elevations that face a public street with a second story living area constructed above the garage and the front façade of the living area is on the same vertical plane as the garage below it shall use an architectural roof element to separate the garage from the second floor.



Two story facades with garage doors fronting on a public street shall be articulated using one of the following design features:

- a) *Incorporate a roof feature or trellis above the garage door to visually separate the garage from the story above.*
- b) *Step back the face of the wall on the story above the garage door to vary the massing.*
- c) *Incorporate a projecting box bay window above the garage door to add articulation.*
- d) *Other similar design elements as approved by the DRC and the Director.*

- 2.) Add Criteria in Section 10.15 “Facades” for Single Family Detached Dwellings less than 39’ wide as follows:

10.15.B Single family detached dwellings less than 39’ feet in width having two story facades with garage doors fronting on public streets shall be articulated using one of the following design treatments:

1. *Incorporate a roof feature or trellis above the garage door to visually separate the garage from the story above it.*
2. *Step back the face of the wall on the story above the garage to vary the massing.*
3. *Incorporate a projecting box bay window above the garage door to add articulation.*
4. *Other similar design elements as approved by the DRC and the City.*

- 3.) Modify Section 10.17 “Garages”:

10.17.E On Single Family Detached lots less than 65’ in width the following criteria shall apply:

10.17.E.3 Homes with two car garages — the garage doors shall not comprise more than 47% (was 40%) of one of the ground floor elevations facing a public street. Garages fronting on alleys are exempt from this condition.

- 4.) Modify Sections 9.7 AND 10.13 to add the following option under ENCROACHMENTS PERMITTED INTO THE MINIMUM SETBACKS *“One-story detached accessory structures used as a tool and storage sheds, playhouses and similar uses, (provided that floor area does not exceed 80 square feet) shall be allowed to encroach in a REAR YARD SETBACK so long as the accessory structure is a minimum of 5’ from the rear property line and does not encroach in the minimum side yard setback. “*

- **TENTH AMENDMENT — 9.10 MINOR (footer date May 15, 2017)**

Description of the Amendment: The Millennium General Development Plan Minor Amendment 9.10 (Footer date May 15, 2017 includes the following:

- 1.) The first part of the amendment revises the boundary between Millennium GDP Parcels C1 and C4 so that it follows the future Kendall Parkway alignment on Map 6 of 10 in Section 11-Maps:
- 2.) The second part of the amendment modifies the density and lot size restrictions along Boyd Lake Avenue in portions of Parcel C1 for Single Family Detached Dwellings within 300 feet of the existing centerline of Boyd Lake Avenue adjacent to the existing Boyd Lake Shores Subdivision as follows;
 - a.) Section 9, Table 9-1 adjust the maximum density from 2 to 2.5 units per acre, and
 - b.) Section 4, Section 4.2.2 modify the minimum size of lots to 5,500 square feet from 6,000 square feet.

- ELEVENTH AMENDMENT — 9.11 MINOR (footer date February 6, 2018)

Description of the Amendment: The Millennium General Development Plan Minor Amendment 9.11 (Footer date February 6, 2018 includes the following):

- 1.) The amendment adds the Environmentally Sensitive Areas Report for Houts Reservoir “Area 4” Larimer County, Colorado dated February 6, 2018 to Section 14 of the Millennium General Development Plan. The report includes the following:
 - a.) A 75’ buffer from the Operating High Water Mark.
 - b.) An additional 25’ buffer from the wetland boundary.

These two buffers combined produced a variable “Maximum Combined Recommended Development Setback” ranging from 75’ to 160’ from the operating high-water mark that encompassed all wetlands in the area.

The Environmentally Sensitive Areas Report for Houts Reservoir “Area 4” supersedes the recommendations from the Environmentally Sensitive Areas and Wetland Report by Cedar Creek Associates, Inc dated January 1999 for “Area 4” of the Central Portion.



TENTH MAJOR AMENDMENT

- Ordinance No. 6168 ORDINANCE AMENDING SECTION 18.04.060 OF THE LOVELAND MUNICIPAL CODE, THE SAME RELATING TO ZONING REGULATIONS FOR A PORTION OF TRACT A OF THE SAVANNA SECOND SUBDIVISION, CITY OF LOVELAND LARIMER COUNTY, COLORADO — Rezoning from Millennium to I, Rec No. 20180022953, 2/28/2018
- Ordinance No. 6187 ORDINANCE AMENDING SECTION 18.04.060 OF THE LOVELAND MUNICIPAL CODE, THE SAME RELATING TO ZONING REGULATIONS FOR PORTIONS OF TRACTS A AND D AND PORTIONS OF OUTLOTS B AND C OF THE SAVANNA SECOND SUBDIVISION, CITY OF LOVELAND, LARIMER COUNTY, COLORADO - Rezoning from I to Millennium PUD, Rec No. 20180013675, dated 3/8/2018
- Ordinance No. 6188 ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF LOVELAND, COLORADO, TO BE KNOWN AND DESIGNATED AS “PFEIFF ADDITION” TO THE CITY OF LOVELAND Rec No. 20180013673 dated 3/8/2018
- Ordinance No. 6189 ORDINANCE AMENDING SECTION 18.04.060 OF THE LOVELAND MUNICIPAL CODE, THE SAME RELATING TO ZONING REGULATIONS FOR “PFEIFF ADDITION”, CITY OF LOVELAND Rec No. 20180013674, 3/8/2018
- Ordinance No. 6190 approving the Amended General Development Plan for the Millennium Addition — 10th Amendment, Granting Certain Exceptions from the Loveland Municipal Code and Approving the Third Amendment to the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan, effective April 13, 2018 and recorded Rec # 20180022018 (Updated Vesting Period)
 - Section 1, Background Information was updated with current acreage numbers
 - Section 1, Reference to the City of Loveland Comprehensive Master Plan was updated to “Master Plan” and in Section 13 the Definition was amended to “Master Plan” means the City’s master plan for the physical development of the City entitled CREATE LOVELAND adopted on July 19, 2016 by Resolution No R-65-2016, and all amendments thereto.
 - Section 1, Revisions to Special Condition 35, Acquisition of Easements/Rights-of Way
 - Section 3, Revised total acres for the B Parcel, New Special Condition for Parcel B-3 Replat required for development of Tract D of the Savanna Second Subdivision
 - Section 4, Total Parcel Acreage updated, Existing Land Use Information Updated to include residential.
 - Section 4, New Special Condition under Planning for Parcel C-4, Replat required for development for Tract A of the Savanna Second Subdivision
 - Section 5, Total Parcel Acreage updated due to the Pfeiff Addition (Parcel D-10), Increase in the Number of allowed residential units, New ESAR referenced for Parcel D-10
 - Section 5, Several Existing Special Conditions updated to include applicability to D-10 and New Special Condition added under Transportation and Water/Sewer specifically for Parcel D-10
 - Section 11, Updated all Maps to reflect revised boundaries of parcels due to the rezoning.
 - Section 12, Reference to the City of Loveland Comprehensive Master Plan was updated to “Master Plan” and in Section 13 the Definition was amended to “Master Plan” means the City’s master plan for the physical development of the City entitled

GENERAL DEVELOPMENT PLAN

CREATE LOVELAND adopted on July 19, 2016 by Resolution No R-65-2016, and all amendments thereto.

- Section 14 ESAR for Parcel D-10 Added
- Resolution #R-18-2018 Fourth Amendment to the Agreement Regarding Environmental Fees approved by City Council on February 20, 2018, Rec. No. 20180016485 dated 3/22/2108

MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 10TH MAJOR AMENDMENT

- FIRST AMENDMENT — 10.1 MINOR (footer date April 11, 2018)
Description of the Amendment: The Millennium General Development Plan Minor Amendment 10.1 (Footer date April 11, 2018 includes the following):
 - 1.) The amendment revises the definition for Senior Housing of a Non-Residential Nature in Section 13 of the Millennium General Development Plan. The revision includes the following:
 - a) Eliminates Independent Living Communities from the list of examples for Senior Housing of a Non-Residential Nature definition.
 - b) Eliminates the statement “may not include a kitchen” from the definition.
- SECOND AMENDMENT — 10.2 (FOOTER DATE November 6, 2019)
Description of the Amendment: The Millennium General Development Plan Minor Amendment 10.2 (Footer date November 6, 2019 includes the following):
 - 1.) The amendment modifies Map 4 of 10 in Section 11 of the Millennium General Development Plan as follows:
 - a) Modify the boundary between Sub-parcels A2 and A3 to align with Centerra Parkway. This would decrease the size of Sub-parcel A3 and increase the size of Sub-parcel A2 (50 acres respectively). Shift 215 of the approved residential units from Sub-parcel A3 to Subparcel A2 while maintaining the same number of Maximum dwelling units overall for Parcel A.
 - b) The maximum number of residential units allowed in the new Sub-parcel A2 and Sub-parcels A5, A6, A7 and A8 shall be reviewed in aggregate rather than Sub-parcel by Sub-parcel. The total maximum allowable number of residential units in Parcel A will remain 3,781 dwelling units per General Note #1 on Map 4 of 10.

ELEVENTH MAJOR AMENDMENT

Description of the Amendment: The Millennium General Development Plan Major Amendment 11 (Footer date February 2025 includes the following):

- 1.) Section 1 –
 - a) Adjusts the maximum number of residential units permitted in the Millennium GDP to 10,382.
 - b) Single-family detached dwellings are allowable uses in mixed use village centers.
- 3.) Section 3 – Increases the maximum number of residential units permitted in Parcel B from 1,080 to 3,357.
- 4.) Section 11 –
 - a) b) Map 5 – Increases the maximum number of residential units permitted in Parcel B from 1,080 to 3,357.
- 6.) Section 15 – Includes Major Amendment 11 in Appendix D (Amendment History).



MILLENNIUM GDP - MINOR AMENDMENTS TO THE MILLENNIUM ADDITION PUD 11TH MAJOR AMENDMENT

• FIRST AMENDMENT – 11.1 (FOOTER DATE May 2025)

Amendment 11.1 includes various changes. Sections revised:

- *Section 1* – Clarifies that oil and gas facilities and plugged and abandoned wells are allowable uses in the Millennium GDP.
- *Section 3* – Includes the environmental fees applicable to Subparcel B-13.
- *Sections 6, 9 and 10* – Include oil and gas setbacks for residential and nonresidential uses.
- *Section 11* – Updates the vested rights reference to conform with current UDC requirements and removes the residential hatching on Map 5.
- *Section 13* – Includes a definition for oil and gas facilities, plugged and abandoned wells, and a reference to Section 16 for performance standards.
- *Section 15* – Includes Minor Amendment 11.1 in Appendix D (Amendment History).
- *Section 16* – Specifies standards for MUVCS.

• SECOND AMENDMENT – 11.2 (FOOTER DATE February 2026)

Amendment 11.2 includes various changes. Sections revised:

- *Section 8* – Replaces an outdated reference to Type 1 zoning permit with a reference to the UDC.
- *Section 12* – Defines what constitutes a conflict or inconsistency between the GDP, the UDC, and the Municipal Code, and how such conflicts should be handled.
- *Section 12* – Clarifies the role of the Centerra DRC and documents the role of the City DRC Appointee.
- *Section 12* – Clarifies the review process for deviations from performance standards set forth in the GDP, and the City and Centerra DRC’s role in approving the deviation.
- *Section 12* – Clarifies the appeal process for administrative decisions.
- *Section 13* – Where necessary or convenient to support or illuminate the substantive revisions, new definitions have been added.
- *Section 15* – Includes Minor Amendment 11.2 in Appendix D (Amendment History).
- *Section 15* – Adds the review timelines as an appendix.
- *Section 15* – Change the font color from gray to black on the amendment sign-off sheet.

• THIRD AMENDMENT – 11.3 (FOOTER DATE February 2026)

Amendment 11.3 creates a specific planned sign program for temporary signage for Subparcel B-13. Sections revised:

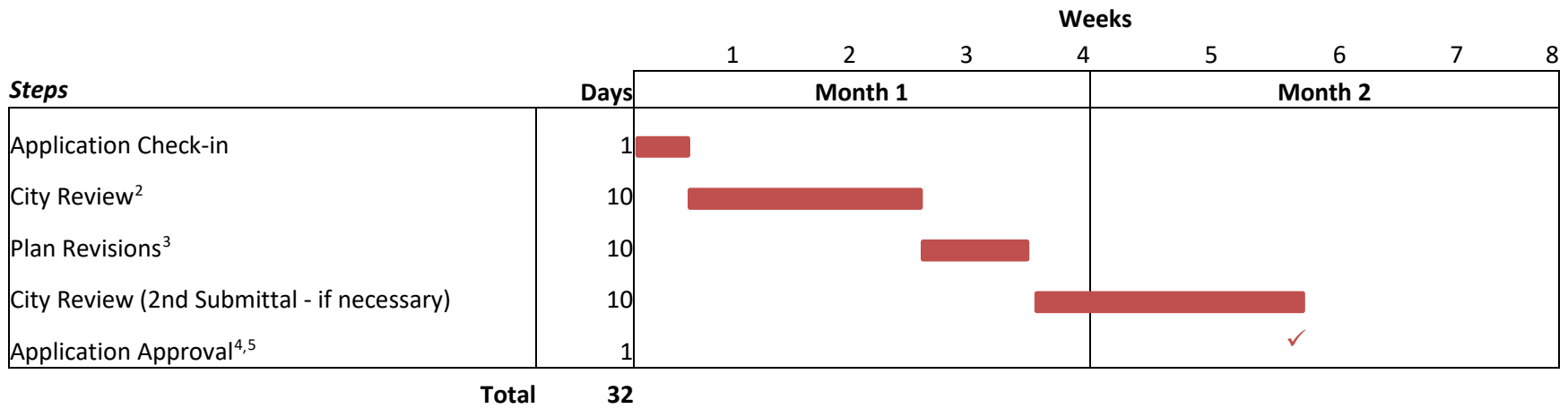
- *Section 15* – Includes a specific planned sign program for temporary signage at Subparcel B-13.
- *Section 15* – Includes Minor Amendment 11.3 in Appendix D (Amendment History).

APPENDIX E

TIMELINES

Building Permit Review Processes¹

SF Residential Building Permit = 32 Business Days or approximately 45 calendar Days



¹ Building Permit review turnarounds do not shorten with subsequent reviews as other applications do.

² Includes Master Permit review timeline for single family, Duplex, or other attached single family dwellings.

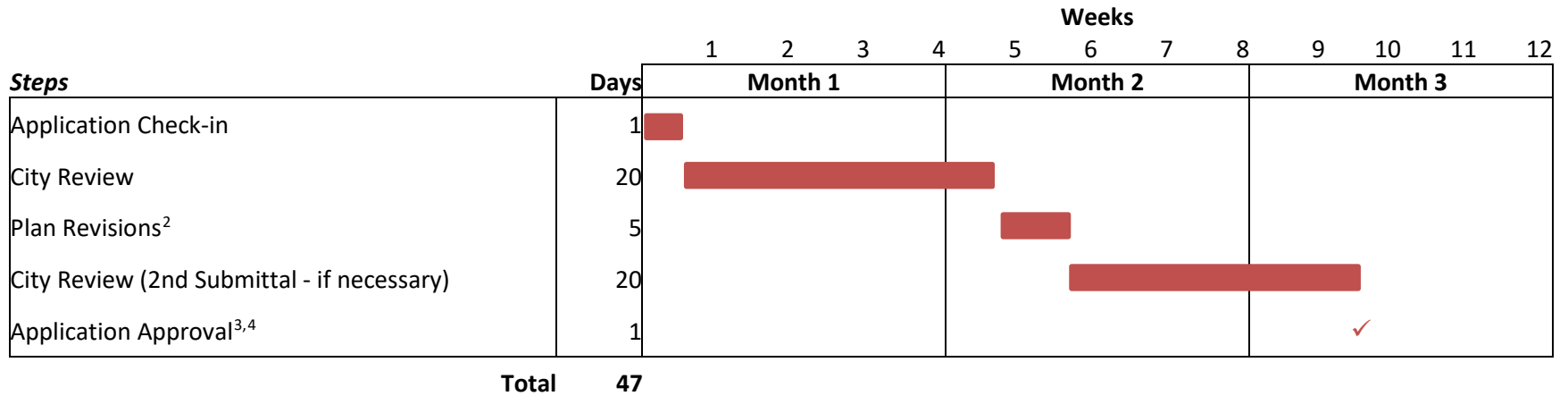
³ Plan revisions are the responsibility of the Applicant. The City estimates a 1 week turn-around that is dependent on the Applicant completing their revisions.

⁴ Applications are not guaranteed approval after the 2nd Submittal and may require subsequent reviews.

⁵ Section 12.3.6 of the GDP outlines the Review Timelines administration criteria. Applicants of development projects are encouraged to review this criterion.

Building Permit Review Processes¹

Commercial and MF Building Permit = 47 Business Days or approximately 65 calendar Days



¹ Building Permit reviews may run concurrently with a development application, as applicable. Building Permit review turnarounds do not shorten with subsequent reviews as other applications do.

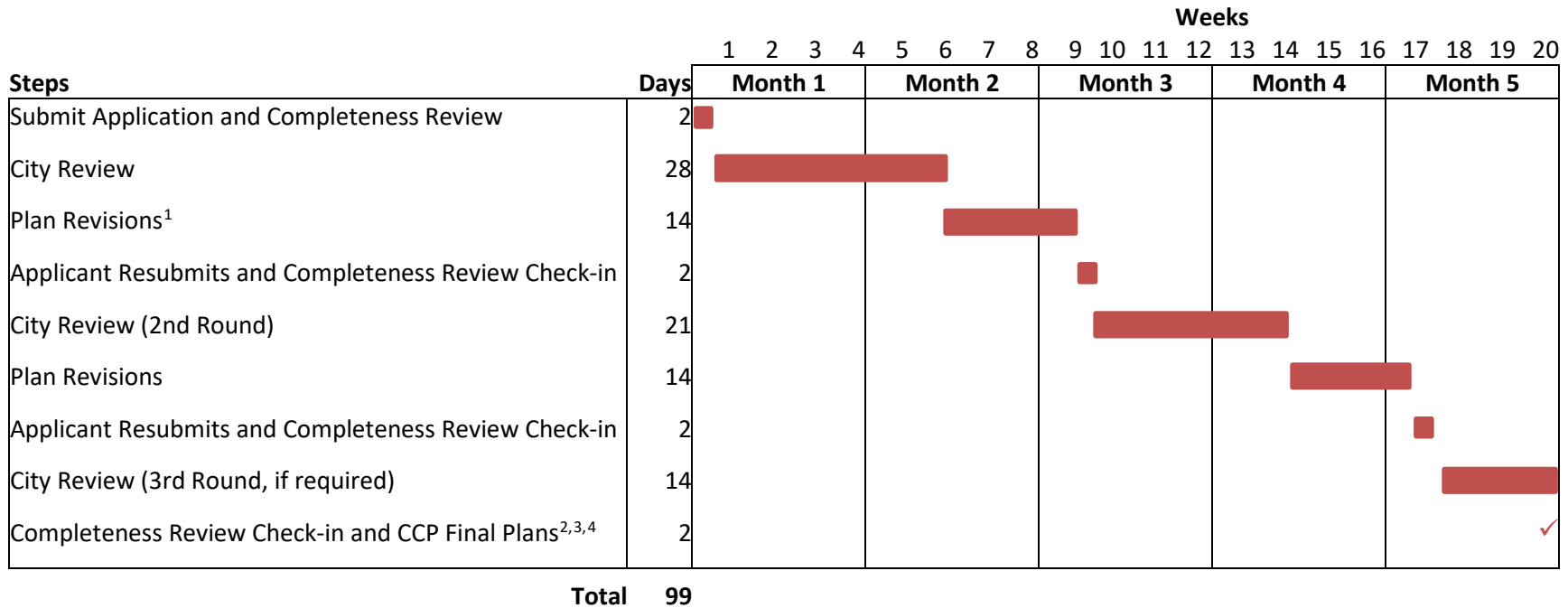
² Plan revisions are the responsibility of the Applicant. The City estimates a 1 week turn-around that is dependent on the Applicant completing their revisions.

³ Applications are not guaranteed approval after the 2nd Submittal and may require subsequent reviews.

⁴ Section 12.3.6 of the GDP outlines the Review Timelines administration criteria. Applicants of development projects are encouraged to review this criterion.

CCP Review Processes

Civil Construction Plans (CCP) - No Plat = 99 Business Days or approximately 137 calendar Days



¹ Plan revisions are the responsibility of the Applicant. The City estimates a 1 week turn-around that is dependent on the Applicant completing their revisions.
² Approval requires submittal of signed plans; Building Permits issued, after approval or recording, as applicable, of plans.
³ As applicable, executing and recording final documents by the City shall occur within 14 Days of receipt in accordance with Section 12.3.3.F of the GDP.
⁴ Section 12.3.6 of the GDP outlines the Review Timelines administration criteria. Applicants of development projects are encouraged to review this criterion.

Subdivision Development Agreement (SDA)

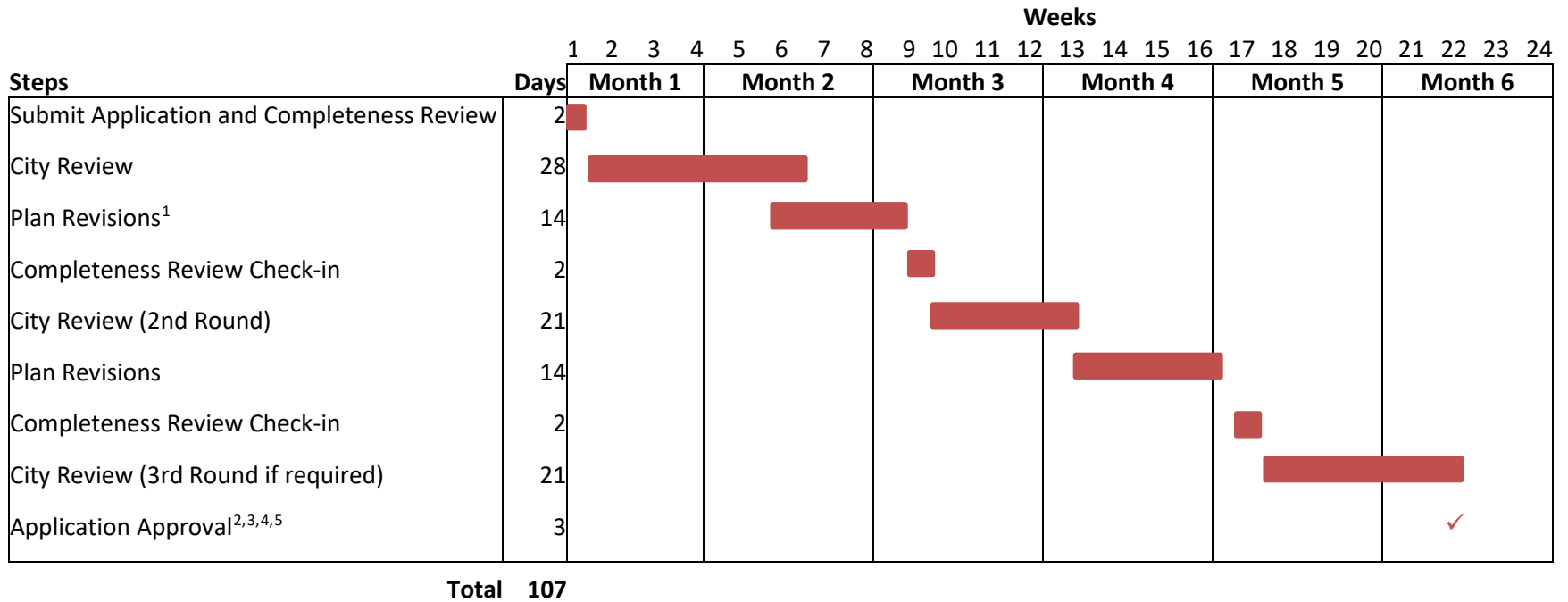
30 Business Days or approximately 42 calendar Days

		Weeks																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Steps	Days	Month 1				Month 2				Month 3				Month 4				Month 5			
SDA Sent to Applicant with 2nd Round Review Comments	1																				
Applicant Review and Redline of SDA	14																				
City Review of Applicant Comments	14																				
Application Approval ¹	1																				
Total		30																			

¹ As applicable, executing and recording final documents by the City shall occur within 14 Days of receipt in accordance with Section 12.3.3.F of the GDP.

Administrative Subdivision Review Processes

GDP Sketch Plat and Final Plat, combined GDP Sketch Plat and Final Plat, Minor Subdivision = 107 Business Days or approximately 149 calendar Days



¹ Plan revisions are the responsibility of the Applicant. The City estimates a 1 week turn-around that is dependent on the Applicant completing their revisions.

² Includes 3-Day Appeal Period and public noticing.

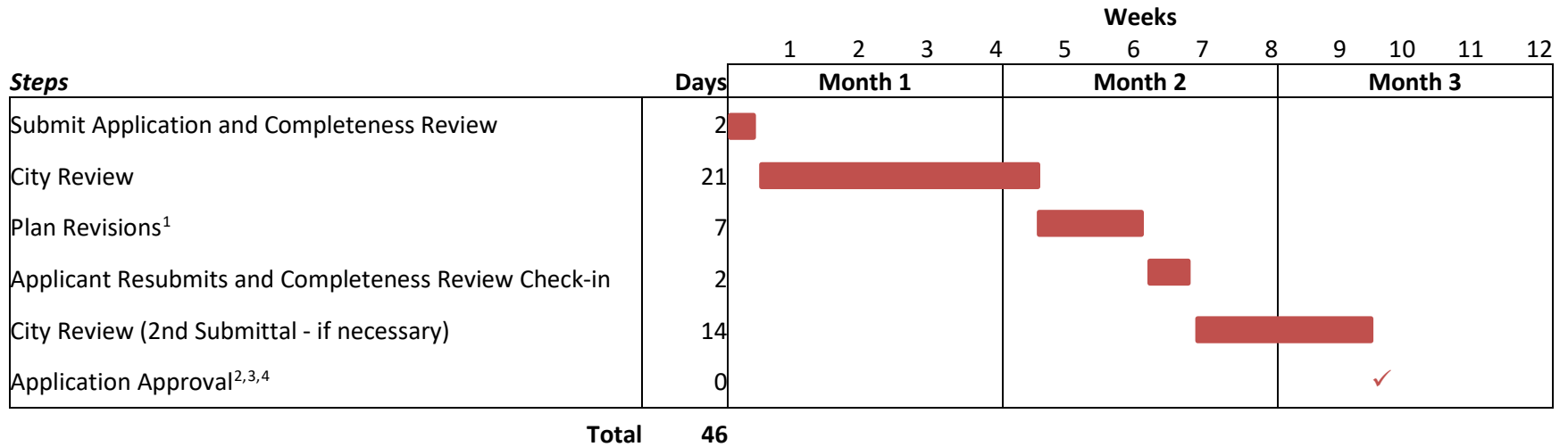
³ Appeal procedures do not have a definitive timeframe.

⁴ As applicable, executing and recording final documents by the City shall occur within 14 Days of receipt in accordance with Section 12.3.3.F of the GDP.

⁵ Section 12.3.6 of the GDP outlines the Review Timelines administration criteria. Applicants of development projects are encouraged to review this criterion.

Administrative Review Processes

Boundary Line Adjustment, Lot Merger, Site Development Plan = 46 Business Days or approximately 64 calendar Days



¹ Plan revisions are the responsibility of the Applicant. The City estimates a 1 week turn-around that is dependent on the Applicant completing their revisions.

² Permits requiring a subdivision or platting process will be issued after recording of the signed plans.

³ As applicable, executing and recording final documents by the City shall occur within 14 Days of receipt in accordance with Section 12.3.3.F of the GDP.

⁴ Section 12.3.6 of the GDP outlines the Review Timelines administration criteria. Applicants of development projects are encouraged to review this criterion.