

MILLCREEK, UTAH
ORDINANCE NO. 23-37

**AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK CODE OF
ORDINANCES BY ENACTING CHAPTER 19.62A, A NEW VILLAGE CENTER
SPECIAL DISTRICT CALLED OLYMPUS HILLS WEST VILLAGE CENTER
DISTRICT (OHV-VCSD), OTHERWISE KNOWN AS THE OLYMPUS HILLS WEST
VILLAGE CENTER TEXT AMENDMENT**

WHEREAS, the Millcreek Council (“Council”) met in a regular session on October 23, 2023, to consider among other things, approving an ordinance amending Title 19 of the Millcreek Code of Ordinances by enacting Chapter 19.62A, a new Village Center Special District called Olympus Hills West Village Center Special District, otherwise known as the Olympus Hills West Village Center Text Amendment; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may amend any provision of a land use regulation; and

WHEREAS, Millcreek (“City”) has adopted a comprehensive zoning ordinance (“Zoning Ordinance”); and

WHEREAS, City staff has recommended that the Council amend the Millcreek Code of Ordinances to enact the Olympus Hills West Village Center Text Amendment; and

WHEREAS, Utah Code Ann. § 10-9a-502 provides the planning commission shall provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4) and hold a public hearing on the proposed land use ordinances; and

WHEREAS, on August 29, 2023, the required notice was published; and

WHEREAS, on September 20, 2023, the proposed amendment was submitted to the planning commission for its recommendation; and

WHEREAS, on September 20, 2023, the planning commission held the required public hearing with respect to amending Title 19 of the Millcreek Code of Ordinances; and

WHEREAS, at the September 20, 2023 planning commission meeting, the Millcreek Planning Commission recommended amending Title 19 of the Millcreek Code of Ordinances by enacting Chapter 19.62A Olympus Hills West Village Center Special District; and

WHEREAS, the Millcreek Code of Ordinances, provides among other things, that before finally adopting any such amendment, the Council shall consider the application during a public meeting which has been properly noticed in compliance with the provisions of Title 52, Chapter 4, of the Open and Public Meetings Act; and

WHEREAS, on October 18, 2023, the Council caused the required notice to be given;
and

WHEREAS, on October 23, 2023, the Council considered amending Title 19 of the Millcreek Code of Ordinances by enacting Chapter 19.62A Olympus Hills West Village Center Special District; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Text amendment does not conflict with any applicable policy and guidance of the General Plan; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Text Amendment will provide for integrated planning and design of the site and, on the whole, better development than would be possible under the strict application of the city's zoning ordinances; and

WHEREAS, the Council finds that the Olympus Hills West Village Center Text Amendment does not adversely impact existing public utilities, including but not limited to power, gas, telecommunications, storm water, culinary water, or sanitary sewer.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Council that Chapter 19.62A of the Millcreek Code of Ordinances is hereby enacted as Exhibit A.

This Ordinance, assigned Ordinance No. 23 -37, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 23rd day of October, 2023.



MILLCREEK

By: 
Jeff Silvestrini, Mayor

ATTEST:


Elyse Sullivan, City Recorder

Roll Call Vote:		
Silvestrini	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Catten	<input checked="" type="radio"/> Yes	<input type="radio"/> No
DeSirant	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Jackson	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Uipi	<input checked="" type="radio"/> Yes	<input type="radio"/> No

CERTIFICATE OF POSTING

I, the duly appointed recorder for Millcreek, hereby certify that:

ORDINANCE 23-37: AN ORDINANCE AMENDING TITLE 19 OF THE MILLCREEK CODE OF ORDINANCES BY ENACTING CHAPTER 19.62A, A NEW VILLAGE CENTER SPECIAL DISTRICT CALLED OLYMPUS HILLS WEST VILLAGE CENTER DISTRICT (OHW-VCSD), OTHERWISE KNOWN AS THE OLYMPUS HILLS WEST VILLAGE CENTER TEXT AMENDMENT was passed and adopted the 23rd day of October, 2023 and certifies that a copy of the foregoing Ordinance 23-37 was posted in accordance with Utah Code 10-3-711 this 24 day of October, 2023.



Elyse Sullivan, City Recorder

EXHIBIT A

Section 19.62A is hereby enacted as follows:

19.62A – Olympus Hills West Village Center Special District

19.62A.010 – Purpose

The Olympus Hills West Village Center Special District contains approximately 8 acres of land located between I-215 and Wasatch Boulevard, from 3900 South to the I-215 offramp at approximately 4100 South Wasatch Boulevard. The Olympus Hills West VCSD will include any land that the Utah Department of Transportation may surplus as part of a reconfiguration of the 3900 South interchange. The Olympus Hills West VCSD is intended to promote a mixed-use village center district, including a new car dealership, restaurant and neighborhood retail and service uses. The Olympus Hills West-VCSD will feature architecturally compatible buildings, retail and restaurant uses flanking a public plaza, and an updated Wasatch Boulevard Streetscape. The Olympus Hills West-VCSD will be designed to further the goals for village centers identified in the Millcreek General Plan, to include a height transition requirement with the shortest buildings on the south side of the project in order to protect critical viewsheds and an updated Wasatch Boulevard Streetscape to enhance safety and utility for pedestrians and cyclists. The boundaries of the Olympus Hills West-VCSD are indicated in **Exhibit A** in MKZ 19.62A.050 and shall be designated on the Millcreek Zoning Map.

19.62A.020 – Permitted and Conditional Uses and Use Limitations

Table 19.62A-1: Olympus Hills West-VCSD Permitted and Conditional Uses lists permitted and conditional uses for the commercial zoning districts. "P" indicates that a use is permitted. "DA" indicates that a use is subject to a phased development agreement. Any use listed "DA" may be further limited or eliminated by a development agreement in a future phase. The absence of the use from the table indicates that use is neither a permitted use nor a conditional use within that zoning district.

USE		Specific Use Standards and Limitations
Automobile Sales or Leasing	P	Must be on a site at least 4 acres in area. Vehicle sales inventories must include new vehicles. Sales of moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles, and other recreational vehicles is prohibited. Vehicle sales inventories must include hybrid or electric vehicles.
Automobile Repair	P	Must be an accessory use to automobile sales and leasing. Automobile service and repair must be conducted entirely inside a building.
Office Uses	DA	See MKZ 19.04. Approval of this use in a subsequent phase is subject to a development agreement.
Restaurant	DA	Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Retail Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Neighborhood Service Uses	DA	See MKZ 19.04. Drive-through uses are prohibited. Approval of this use in a subsequent phase is subject to a development agreement.
Residential Condominiums or PUDs	DA	Condominiums or PUDs may be approved as part of a mixed use development. Condominiums are subject to MKZ 18.30, and PUDs are subject to MKZ 19.78. Approval of this use in a subsequent phase is subject to a development agreement.
Mixed Use	DA	Mixed use developments may include residential uses, but must include office, restaurant, neighborhood retail, or neighborhood service uses on the ground floor of a mixed use building. Maximum density of residential units allowed is determined by applicable development standards. Approval of this use in a subsequent phase is subject to a development agreement.

Prohibited uses include:

- A. Sales of retail tobacco as a principal use.
- B. Non-Depository Financial Institutions.
- C. Secondhand Stores.

- D. Self-storage facilities of all types, including mini-storage units, neighborhood storage and temperature controlled storage facilities.

19.62A.030 – Development Standards

- A. Automobile Sales. The primary commercial use in the Olympus Hills West-VCSD shall be the sales and leasing of new automobiles. Automobile Sales shall be located in the southernmost four acres of the Olympus Hills West-VCSD and shall be configured as shown on the site plan located in Exhibit B in MKZ 19.62A.050.
1. All buildings including accessory structures shall incorporate a similar architectural theme as depicted in Exhibit C in MKZ 19.62A.050 and shall be predominantly metal panel and glass. Design elements shall be used to add interest on all visible sides of buildings.
 2. All building facades facing Wasatch Boulevard shall consist of at least 10 percent glass. Stucco is prohibited on any façade.
 3. One auto dealership building that shall not exceed 46,000 square feet in footprint that includes office spaces, service area and bays, and auto display areas. The auto dealership building shall include a showroom that does not exceed 20,000 square feet in area.
 4. The minimum setback as measured from the Wasatch Boulevard right-of-way shall be no less than 25 feet. All other setbacks are described in the Exhibit B in MKZ 19.62A.050.
 5. The showroom portion of the building shall be no taller than 36 feet as measured from the final engineered grade of the grading and drainage plan.
 6. The service portion of the dealership building shall be no taller than 28 feet as measured from the final engineered grade of the grading and drainage plan.
 7. Maximum lot coverage shall not exceed 30% of the site.
 8. Vehicle displays. No car displays shall block minimum required clear vision areas at driveway intersections or block lanes for public safety, egress or fire access. No vehicles may be displayed on elevated pedestals.
 9. Security For Display Vehicles. To the extent deemed necessary by individual dealers, curb walls no higher than sixteen inches (16"), closely spaced concrete bollards, berms, low security fencing and rails may be used. Design must be compatible with project theme and architectural detailing in other parts of the site.
 10. Parts Storage Areas. Parts storage areas shall be provided within buildings.

11. Storage for lithium-ion batteries is subject to standards of an approval by the Unified Fire Authority and must be stored outside the main building.

12. Access and Internal Circulation.

a. Driveway Access: Except where otherwise required for compliance with applicable codes and for fire lanes, driveways shall be a minimum of twenty-four feet (24') wide and all drives shall have a minimum 12.5-foot radius.

b. Service Area Access: Service areas shall have sufficient stacking lanes on site to stack a minimum of one vehicle per service lane. Stacking lanes shall not block flow of traffic or fire access lanes.

13. All mechanical equipment shall be screened from view, either by enclosure or parapet wall.

14. Dumpsters shall be enclosed within a decorative masonry enclosure designed to be compatible with overall project building and fence materials.

15. No portion of the site devoted to automobile sales may be sold or leased for any other purpose.

B. Mixed Use Including Retail, Restaurant, and Plaza. Village Retail and Restaurant uses will function as a buffer and transition between the automobile sales use and a multifamily or office use, and are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Village retail and restaurant uses shall be either a predominant feature along Wasatch Boulevard or shall flank a public plaza located between the automobile sales use and the multifamily use. A public plaza must be at least 10,000 square feet in area. Public Plazas shall follow the applicable design standards as set forth in MKZ 19.73.070(O).

1. Except as provided below, village retail and restaurants shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N)(4).

2. Village retail may be located on the ground floor of a multifamily building. Retail and restaurant uses combined must be a minimum of 3,000 square feet in area, and restaurant uses shall be at least 1,500 square feet in area.

3. Retail spaces shall be a minimum of 30 feet in depth as measured perpendicular to the right-of-way or plaza.

4. Transparent windows or doors are required for at least 50 percent of the retail frontage.
5. Restaurant uses adjacent to public plaza must include at least 300 sf of outdoor seating area. Seating area may be within public plaza area.
6. No portion of the site devoted to village retail, restaurant, or plaza uses may be sold or leased for any other purpose.

C. Mixed Use Including Multifamily and Office. Multifamily and Office uses are allowed on a portion of the property as part of a mixed use development, within 700 feet of the south right-of-way line of 3900 South. Multifamily and office uses are subject to a development agreement. Standards in this section may be further limited pursuant to MKZ 19.62.050 (E)(6). Multifamily uses in the Olympus Hills West VCSD Multifamily development shall be constructed in a manner that facilitates conversion to a residential condominium in the future. Any approval of a Planned Unit Development or Condominium will require review of a site plan by the Millcreek Planning Commission.

1. Except as provided below, multifamily and office buildings shall follow the applicable building design standards as set forth in MKZ 19.73.070 (N).
2. No building may be taller than three stories. Maximum building height shall not exceed 42 feet as measured from original ground surface at the northeast corner of Parcel 2 as depicted in Exhibit A in MKZ 19.62A.050.
3. The following features may exceed the maximum building height but in no case be over 7 feet from the highest point of the coping of a flat roof or the highest gable of a pitched roof.
 - a. Elevators, stairways, ventilating fans, or similar equipment required to operate and maintain the building.
 - b. No space above the height limit shall be allowed for the purpose of providing additional habitable floor space.
4. Buildings shall not exceed 200 feet in length.
5. Façade articulation. All buildings shall be designed with the following articulation:
 - a. Visual breaks along the street-facing façade such as horizontal articulation in the plane of the façade by at least 2 feet.

- b. Change in height at the top of the building by at least 3 feet for every 50 feet of façade length.
 - c. Changes in materials, color, texture or pattern for greater than 50% of the building facade.
 - d. Indentations/recesses at least 3 feet in depth along the street facing facades at 50-foot intervals.
 - e. Building lengths greater than 200 feet in length shall include indentations/recesses of at least 6 feet in depth along the street facing facades at 50-foot intervals.
6. Setbacks. With the exception of the Public Plaza area, the following minimum setbacks shall apply:
- a. Wasatch Boulevard right-of-way line shall be 20 feet.
 - b. 3900 South right-of-way line shall be 15 feet.
 - c. All interior and side property lines shall be 10 feet.
 - d. Rear property line shall be 10 feet.
7. Windows shall constitute at least 50 percent of first floor street-facing facades, and 25 percent of all upper story facades.
8. Residential amenities shall include any of the following:
- a. Balconies or Patios of at least 40 square feet in area.
 - b. Shared Public Plaza
 - c. Indoor Amenities
9. No portion of the site devoted to multifamily or office uses may be sold or leased for any other purpose.

D. Building Materials and Color. Building materials and color are limited to the materials and colors described below.

- 1. Permitted primary materials for street facing facades, including facades facing plaza area include architectural metal panel, glass, carbonized wood, brick or

stone, mass timber or other durable natural wood siding.

2. Permitted accent materials include any permitted primary material; board-formed concrete; corrugated metal panels or siding; and weathered steel panels or siding.
3. Building materials such as integrally colored concrete masonry and architectural tile may be used for facades that do not face a street or plaza.
4. The use of stucco or EIFS is prohibited as use as a material.
5. Materials and colors used for the Automobile Sales building and accessory structures shall be substantially as depicted in the Exhibit.
6. Materials and colors for the village retail and office or multifamily buildings shall be substantially as depicted in Exhibit D in MKZ 19.62A.050.

E. Fencing.

1. Fencing is required to screen any utilities or vehicle service or inventory areas.
2. Excluding frontages along vehicle service inventory areas, no fencing of any kind will be allowed along Wasatch Boulevard or 3900 South frontage.
3. Permitted materials for fencing include pre-cast masonry, stone, or weathering steel.

F. Lighting.

1. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety.
2. Direct lighting shall not exceed the boundaries of the premises.
3. Lighting fixtures shall be oriented to focus light within the property lines and shall not cause light spillage onto adjacent properties, interfering with the lawful use and enjoyment of those properties.
4. Fixture height shall not exceed 25 feet.
5. All interior streets and parking lots including travel lanes shall be dark sky compliant and shall be designed to achieve appropriate illumination levels for safety and security while minimizing light pollution.

6. Fixtures shall be designed and installed to minimize direct glare into adjacent properties, roadways, and pedestrian areas.
7. All outdoor lighting fixtures shall be shielded or directed in a way that prevents light spillage beyond the property boundaries and reduces skyglow.
8. All outdoor lighting shall be equipped with timers, motion sensors, or other automated control mechanisms that allow for dimming
9. For the purposes of this chapter, "Average Foot Candle" is the unit of measurement representing the amount of light falling on a surface from a standard candle placed one foot away over a specified area.
 - a. Average Foot Candle measurement shall be taken at ground level from the outside boundaries of the premises.
 - b. The maximum allowed "Average Foot Candle" shall not exceed 0.2 as measured from the outside boundaries of the premises.
 - c. Operational Requirements. The following operational requirements shall apply:
 - i. Parking Lot Area Lighting: Dimmed to 50% at 9:00pm to 6am.
 - ii. Building Facade Lighting: Dimmed to 50% at 9:00pm to 6am.

G. Landscaping

1. Landscaping of parking lots and required buffers shall follow the requirements of MKZ 19.77.
2. Landscaping shall incorporate plant species that are native or endemic to northern Utah.
3. Turf grass is limited to 25% of overall landscaping and shall not be installed along any streetscape.
4. The Planning Director or designee can reduce planter bed widths and lengths up to 25% to accommodate unusual circumstances.
5. Landscaping shall be installed substantially as depicted in Exhibit E in MKZ 19.62A.050.

H. Wasatch Boulevard Streetscape

1. The project shall include a consistent species of trees, planted every 30 feet on center. Trees shall be planted at a minimum of 3-inch caliper. Species of street trees shall be determined Millcreek.
2. Wasatch Boulevard streetscape shall be installed substantially as depicted in the Exhibit E in MKZ 19.62A.050.
3. Streetlights. The project shall include street lighting as approved by the City Engineer.

I. Signs

1. Automobile Sales
 - a. Ground Signs. The automobile sales use may be allowed one ground sign, not to exceed eight 32 sf in area and 8 feet in height.
 - b. Wall signs. The automobile sales use may be allowed up to one sign on the east and west facades, each sign not to exceed 132 sf in area. Wall signs must consist of logos or individual pan channel letters.
 - c. Design. The design and locations of the signs shall be substantially as depicted in the Exhibit F in MKZ 19.62A.050.
2. Village Retail and Restaurant. Signage is limited to wall signs.
3. Mixed Use. Signage is limited to wall signs.
4. District Ground Sign. One additional ground sign is allowed for the Olympus Hills West VCSD, for the purposes of identifying and branding the district itself. The ground sign may not exceed 64 sf in area and may be eight (8) feet in height.
5. General Requirements.
 - a. Wall signs must consist of logos or individual pan channel letters.
 - b. Any sign not expressly listed in this section is prohibited.
 - c. Temporary signage is prohibited, except for A-frame signs serving the village retail and restaurant uses.

6. Comprehensive Sign Plan Required. Any application for a development agreement approval of a future phase of development shall be accompanied by a complete comprehensive sign plan showing the location and sign type of all proposed signs. The comprehensive sign plan shall also include conceptual renderings of each sign.

19.62A.040 Minimum Lot Size and Land Lease Size

Except for residential and commercial condominiums, the minimum lot size for any development or any land lease in the Olympus Hills West VCSD shall be 1.5 acres.

19.62A.050 Exhibits

Exhibit C: Automobile Sales Building Materials

03 Planning Essentials

/ Scenario: Concept
/ Materials

Exterior Materials



E 01 Asphalt
 > Parking lot, Driveway
 Product/Colour: Black
 Note: Fine-grained surface of topmost cover layer for uniform appearance with clean seams

E 01.1 Pavers
 > Parking lot, Driveway
 Product/Colour: Dark grey
 Note: Pavers with narrow joints

E 02 Pre-cast concrete block pavers
 > Pre-owned car presentation
 Product/Colour: Dark grey

E 03 Grass pavers
 > Parking lot
 Product/Colour: Dark grey
 Note: Not for customer parking areas

E 04 Sandwich panel
 > Showroom facade
 Product/Colour: Aluminum or steel panels, white aluminum RAL 9006
 Note: Panel side ratio of 1:3 (height to width)

E 05 Perforated panel
 > Canopy facade
 Product/Colour: Perforated aluminum or steel sheet, white aluminum RAL 9006
 Note: Panel side ratio of 1:3 (height to width), powder-coated steel sheet cartridges with non-perforated surrounding edge (5 cm wide), side pattern Rv 5-8 (per DIN 24041)

E 06 Sandwich panel
 > Entrance pylon
 Product/Colour: Aluminum or steel sandwich panels, traffic white RAL 9016

E 15 Sandwich panel¹
 > Workshop facade
 Product/Colour: Aluminum or steel panels, black grey RAL 7021
 Note: Panel side ratio of 1:3 (height to width). Half height of panels used for showroom facade

E 07 Trapezoidal sheet
 > Underside of workshop canopy
 Product/Colour: Trapezoidal aluminum or steel sheet, grey aluminum RAL 9007

E 08 Trapezoidal sheet
 > Workshop facade
 Product/Colour: Trapezoidal aluminum or steel sheet, black grey RAL 7021, matt
 Note: Type SP 45/150, 0.8 mm, symmetrical, crease height 45 mm, horizontally mounted, all visible fasteners and necessary covers RAL 7021

E 09 Coated steel
 > Construction elements in general
 Product/Colour: Steel beams and supports, entrance facade stick system elements, painted, grey aluminum RAL 9007, matt

E 10 Coated steel, aluminum
 > Facade entrance panels
 Product/Colour: Lamella bottom profile coated or anodized, white aluminum RAL 9006

E 11 Coated steel, aluminum or plastic
 > Entrance facade, doors, gires, fences
 Product/Colour: Facade knife & side blades, profile covers, steel, aluminum or plastic, painted, black grey RAL 7021, matt

E 12 Clear glass
 > Showroom
 Product/Colour: Clear glass adapted to local climate conditions, without mirroring, with silicone joints, vertical cover strips or horizontal floor cover strips in black grey RAL 7021, matt
 Note: Frameless mounting height of glazing 3.0 m

E 13 Clear glass door
 > Showroom
 Product/Colour: Door profiles in black grey RAL 7021
 Note: Climatic conditions must be taken into consideration, implementation as automatic door possible

E 14 Clear glass window
 > Workshop
 Product/Colour: Frames and profiles, aluminum, plastic in black grey RAL 7021, matt



¹ product alternative for workshop facade cladding

Exhibit C: Automobile Sales Building Materials

04 Detailed Planning

/ Structural Concept
/ Facade

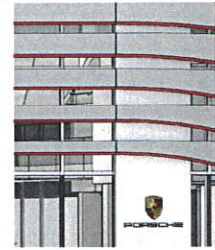
Facade

The new facade is one of the most recognizable features of Destination Porsche. The design of the aluminum lamellas has been inspired by renowned Porsche vehicle design.



Facade Types

Entrance Facade



- Full-storey steel stick system
- Mullion spacing: 1.50m
- Glass dimensions: max. 1.50m x 3.00m
- 100% vision glass infill
- External lamella features
- Composed of 5-6 rows
- Aluminum sandwich panel
- Coated RAL 9006
- Integrated LED lighting strip
- Lamella proportions
- Typical Lamella 3.00m x 1.00m
- Vertical joint spacing 20mm

Storefront Facade



- Bottom area
- Steel stick system
- Mullion spacing: 1.50m
- Vision glass infill
- Glass dimensions: max. 1.50m x 3.00m

- Upper area
- Insulated rainscreen with aluminum sandwich cladding
- Coated RAL 9006
- Integrated LED lighting in the first column of rainscreen panels
- Rainscreen proportions
- Typical Panel 3.00m x 1.00m
- Vertical joint spacing 20mm
- Horizontal joint spacing 80mm

Glimpse



- Glazed stick system facade integrated in rainscreen system of Storefront Facade
- Steel stick system
- Mullion spacing: 1.50m
- Vision glass infill
- Glass dimensions: max. 1.50m x 3.00m
- Aluminum sandwich cladding in rainscreen areas, curved in elevation
- Coated RAL 9006
- Integrated LED lighting strip
- Vertical joint spacing 20mm
- Horizontal joint spacing 80mm

For more information about the facade see Design Manual – Facade Planning & Construction

Exhibit D: Materials and Colors for Village Retail, Office, and Multifamily Buildings

Material palette

No EIFS or stucco finishes allowed

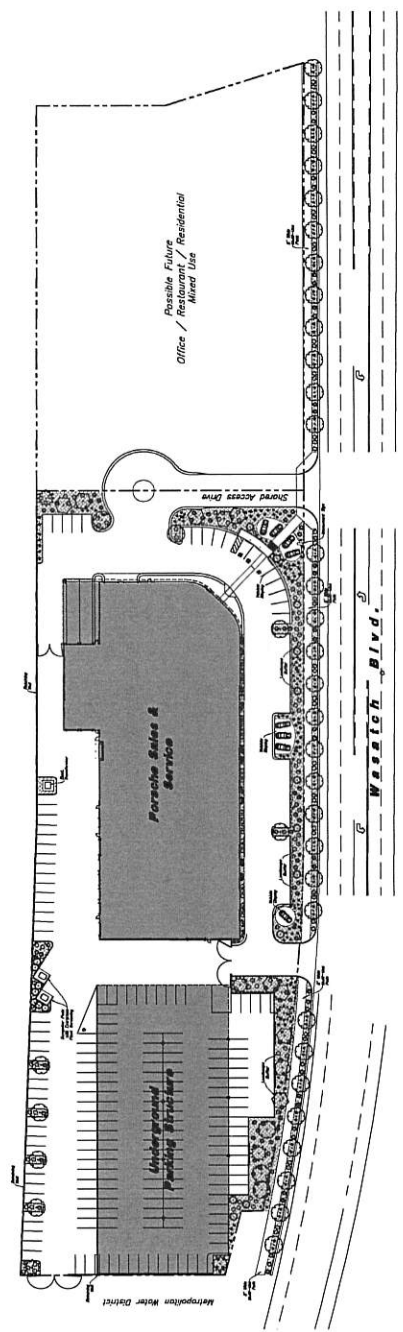


Color palette



Exhibit E: Landscaping

Interstate Highway 215



Residential

Existing Retail

Existing Retail

CONCEPTUAL PLANT LIST

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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CONCEPT PLANT SCHEDULE

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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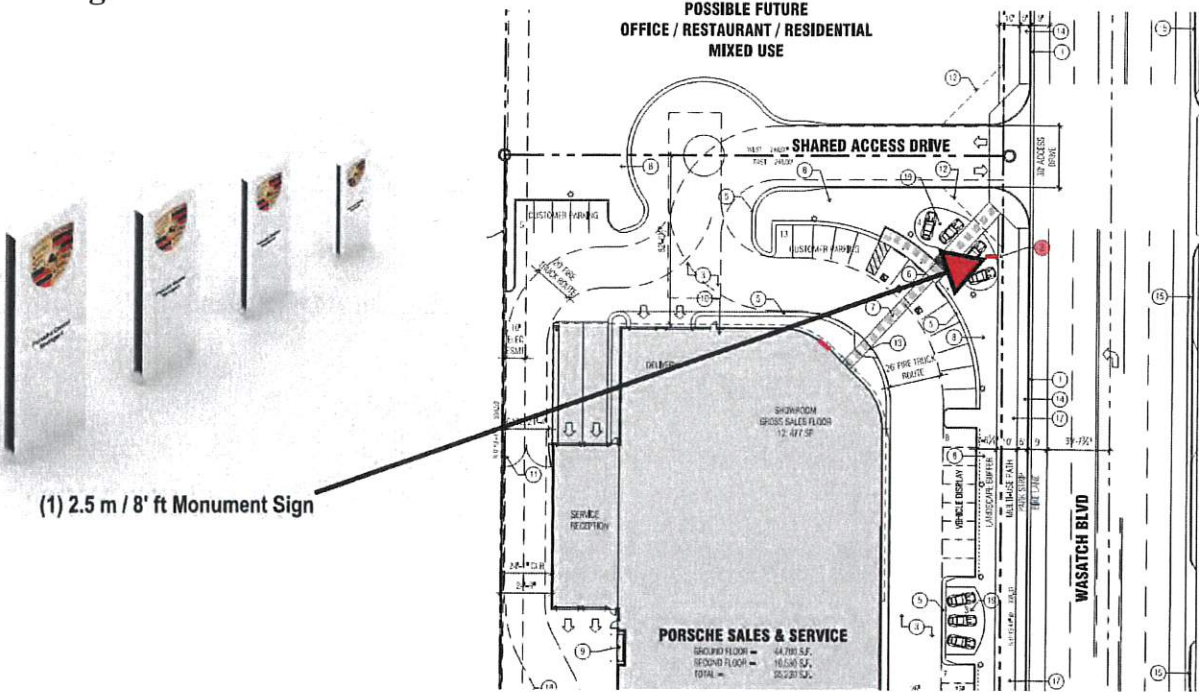
LANDSCAPE PLAN LEGEND

- Symbol: [Hatched Box] Description: [Hatched Area]
- Symbol: [Circle with 'R'] Description: [Residential]
- Symbol: [Circle with 'E'] Description: [Existing Retail]
- Symbol: [Circle with 'F'] Description: [Future Retail]
- Symbol: [Circle with 'P'] Description: [Plant]
- Symbol: [Circle with 'S'] Description: [Shrub]
- Symbol: [Circle with 'T'] Description: [Tree]
- Symbol: [Circle with 'C'] Description: [Climber]
- Symbol: [Circle with 'M'] Description: [Moss]
- Symbol: [Circle with 'L'] Description: [Lawn]
- Symbol: [Circle with 'G'] Description: [Grass]
- Symbol: [Circle with 'B'] Description: [Boulder]
- Symbol: [Circle with 'W'] Description: [Water]
- Symbol: [Circle with 'D'] Description: [Drainage]
- Symbol: [Circle with 'I'] Description: [Irrigation]
- Symbol: [Circle with 'E'] Description: [Electricity]
- Symbol: [Circle with 'G'] Description: [Gas]
- Symbol: [Circle with 'W'] Description: [Water]
- Symbol: [Circle with 'D'] Description: [Drainage]
- Symbol: [Circle with 'I'] Description: [Irrigation]
- Symbol: [Circle with 'E'] Description: [Electricity]
- Symbol: [Circle with 'G'] Description: [Gas]

CONCEPT PLANT SCHEDULE

101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200
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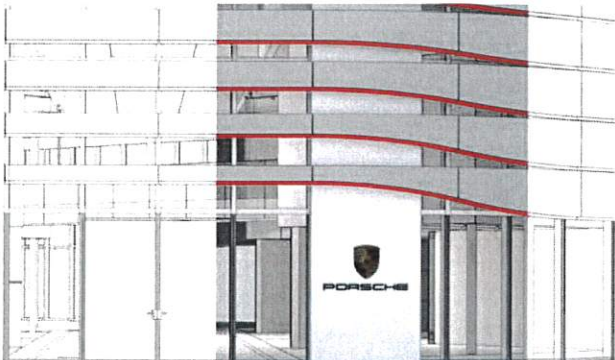
Exhibit F: Signs



(1) 2.5 m / 8' ft Monument Sign



100' SF Channel Lettering Sign



32' SF Wall Sign

