

SIGN PLAN

# THE CITIZEN ON CONSTITUTION

PCD PROJECT NUMBER: PPR-22-29

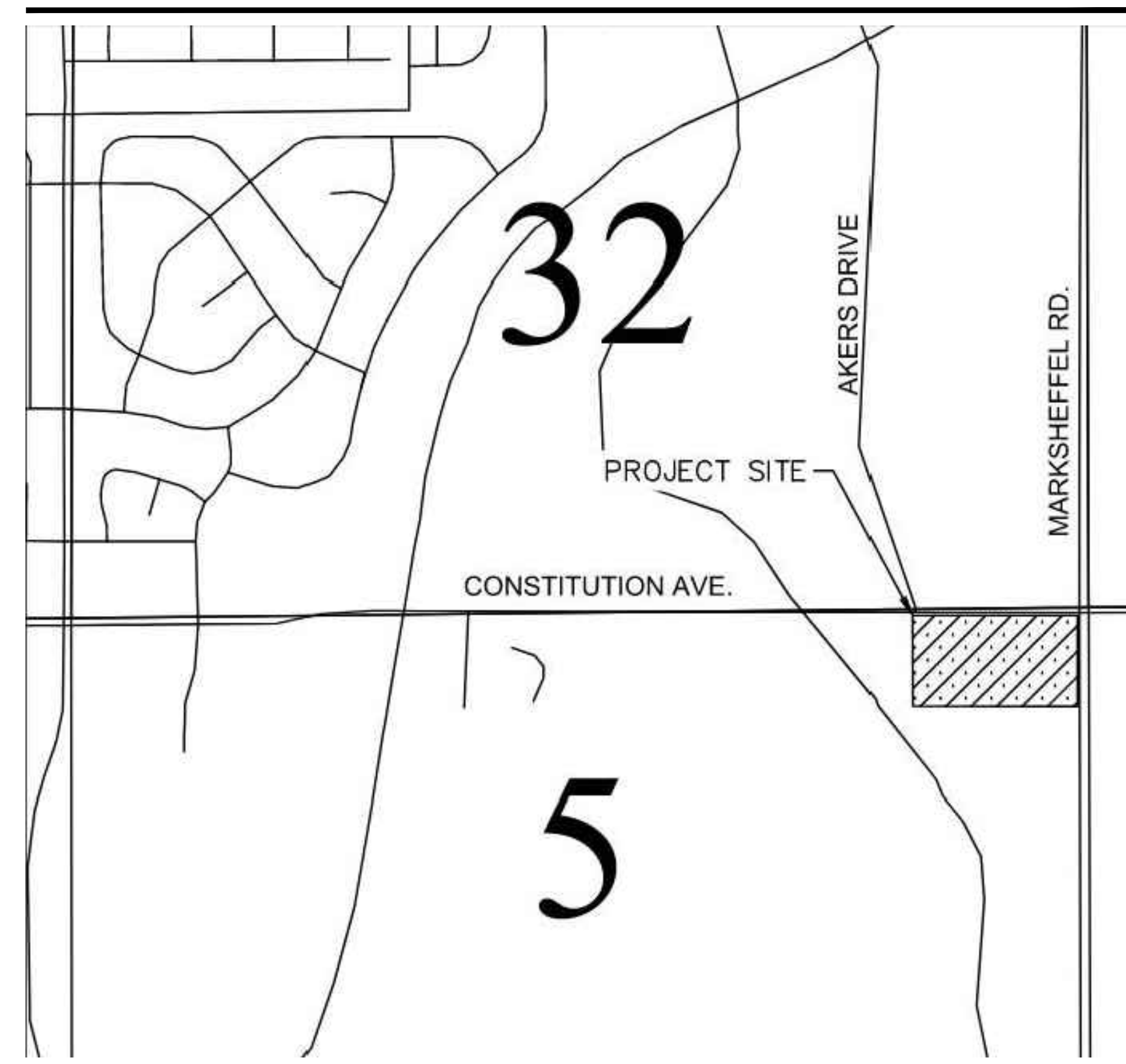
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DATE: 08.19.2022

### SHEET INDEX

FINAL LANDSCAPE & IRRIGATION PLANS	
SHEET NUMBER	SHEET TITLE
--	COVER SHEET
L700	OVERALL SIGN PLAN
L701	SIGN DETAILS

### VICINITY MAP



### PROJECT TEAM

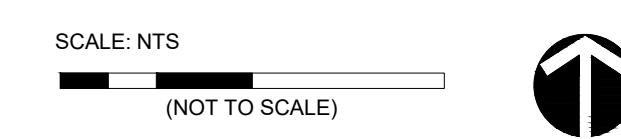
**OWNER/DEVELOPER**  
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD  
GREENWOOD, INDIANA 46143  
317.886.7923

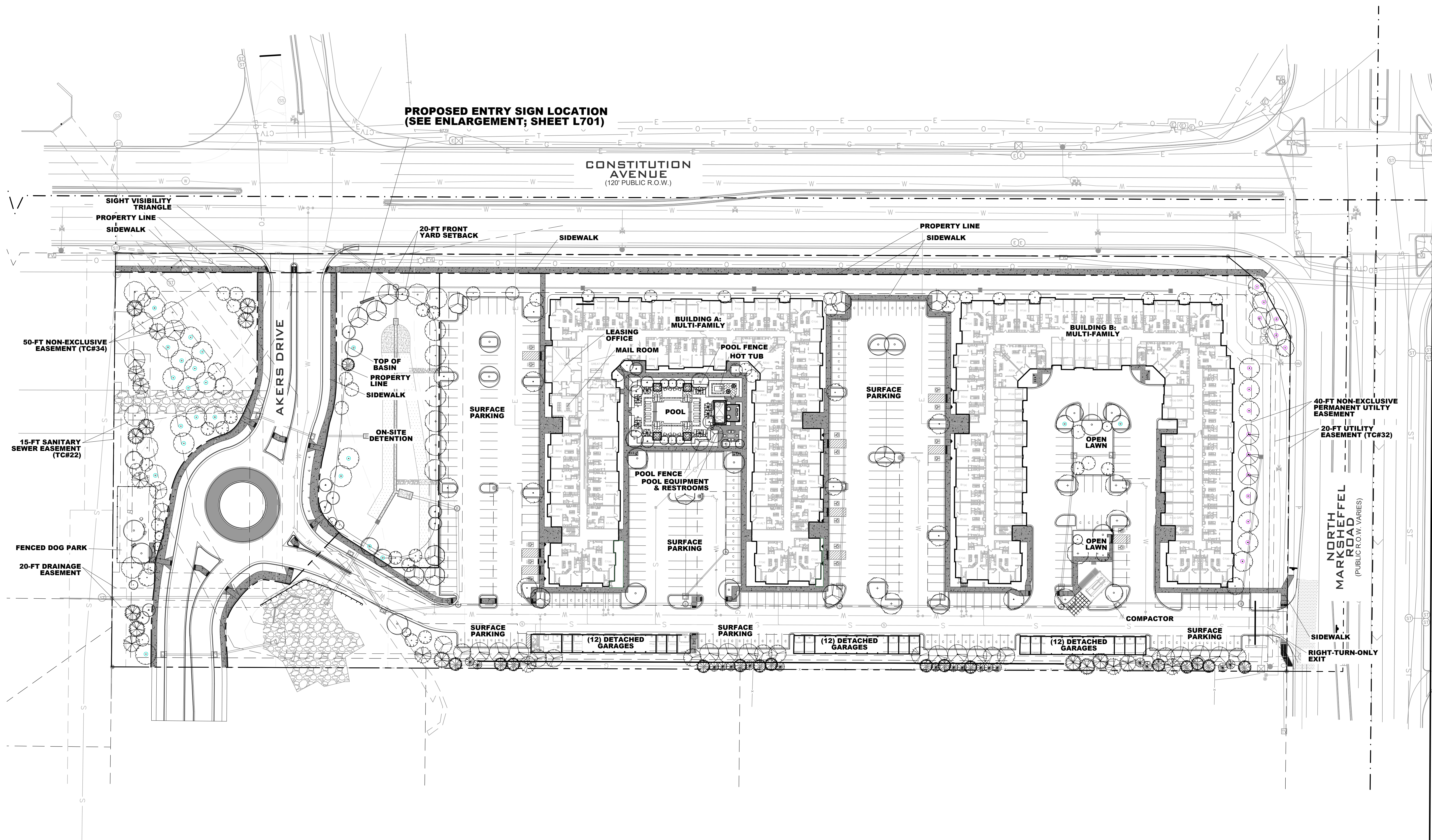
**LANDSCAPE ARCHITECT**  
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD  
GREENWOOD, INDIANA 46143  
765.748.9506  
CONTACT NAME: NICK SMITH

**IRRIGATION DESIGN**  
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6009 W. PARKER RD. #149-221  
PLANO, TEXAS 75093  
972.816.5141  
CONTACT NAME: SETH HEIDMAN

**DIRECTOR OF CIVIL ENGINEERING**  
KARL STOUT  
1051 GREENWOOD SPRINGS BLVD  
GREENWOOD, INDIANA 46143  
317.886.7926

**CIVIL ENGINEERING MANAGER**  
ANDREW WHITE  
1051 GREENWOOD SPRINGS BLVD  
GREENWOOD, INDIANA 46143  
317.497.8275





01 OVERALL SIGN PLAN

Scale In Feet: 1" = 50'-0"  
 0' 25' 50' 75' 125' NORTH

**NOT FOR CONSTRUCTION**

PROJECT #: 21-06  
 DRAWN BY: TB / PR

PERMIT SUBMITTAL: 03/25/2022  
 SITE DEVELOPMENT PLAN: 05/23/2022  
 COUNTY COMMENTS: 08/19/2022

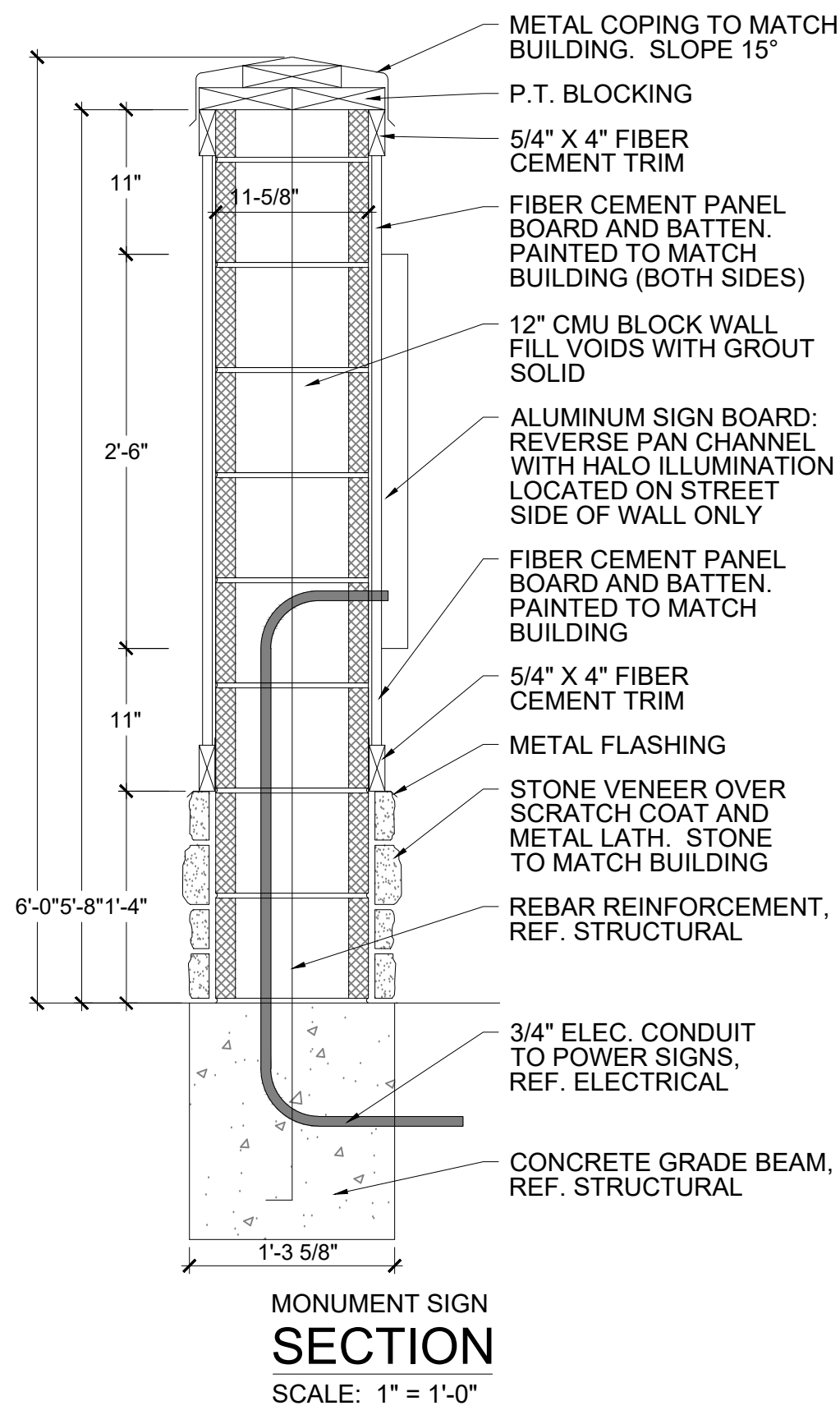
REVISION SCHEDULE

#	DATE	DESCRIPTION

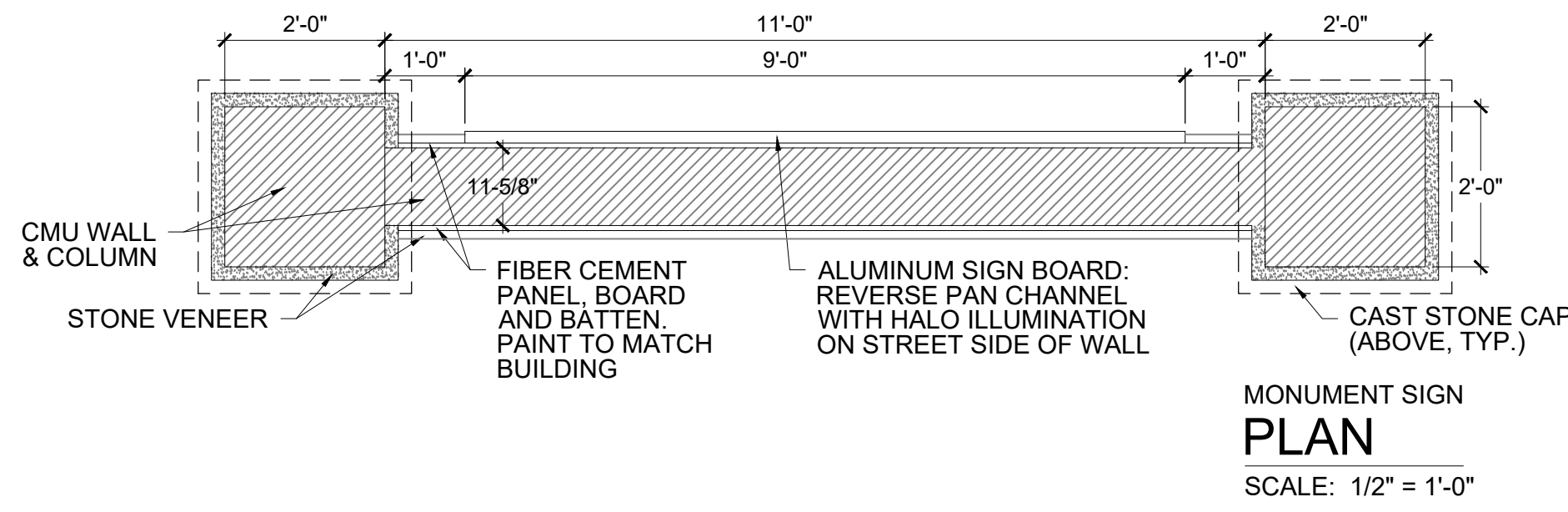
**THE CITIZEN ON CONSTITUTION**

OVERALL SITE  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,  
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO  
 PCD PROJECT NUMBER: PPR-22-29  
 LANDSCAPE PLANS

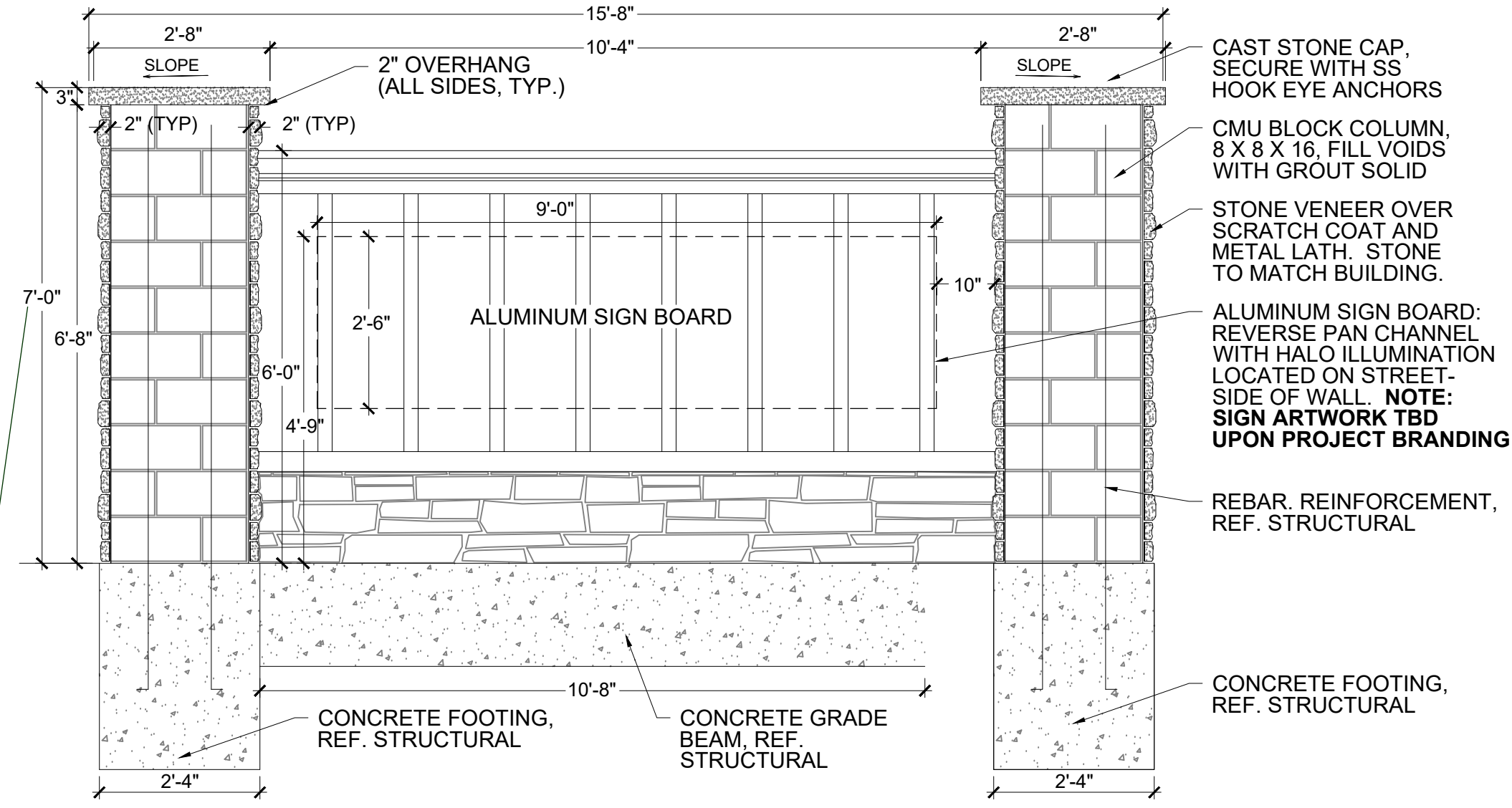
OVERALL SIGN PLAN



MONUMENT SIGN  
SECTION  
SCALE: 1" = 1'-0"



MONUMENT SIGN  
PLAN  
SCALE: 1/2" = 1'-0"



MONUMENT SIGN  
SECTION/ELEVATION  
SCALE: 1/2" = 1'-0"

A sign permit will be a separate process and you will need to meet all criteria from section 6.2.9

**SIGN NOTES AND CALCULATIONS:**

- SIGN LOCATION AND DIMENSIONS ARE TO BE IN ACCORDANCE WITH LAND DEVELOPMENT CODE, CHAPTER 6: GENERAL DEVELOPMENT STANDARDS, SECTION 6.2.10.
- SIGNS SHALL NOT ENCROACH ON PUBLIC PROPERTY OR THE PUBLIC RIGHT OF WAY.
- SIGNS SHALL BE LOCATED AS TO NOT BLOCK SIGHT VISIBILITY ANGLES, AND SHALL NOT ENCROACH ON ANY UTILITY OR DRAINAGE EASEMENTS.
- UP TO TWO (2) SIGNS INDICATING THE NAME OF THE DEVELOPMENT SHALL BE ALLOWED AT EACH ROAD ENTRANCE.
- LOW-PROFILE SIGNS SHALL BE PROVIDED, NOT EXCEEDING 40 SQ FT IN AREA OR 6-FT IN HEIGHT.
  - SIGN AREA IS MEASURED BY THE HEIGHT AND WIDTH OF THE SIGN FACE, ITSELF AND DOES NOT INCLUDE THE SUPPORTING BASE OR STRUCTURE.
  - SIGN HEIGHT SHALL BE MEASURED TO THE TOP OF THE MAIN SIGN FACE AND SUPPORTING WALL.
- SIGN SHALL BE LOCATED NO CLOSER THAN 25' FROM THE ADJACENT RIGHT OF WAY.

**SIGN CALCULATIONS:**

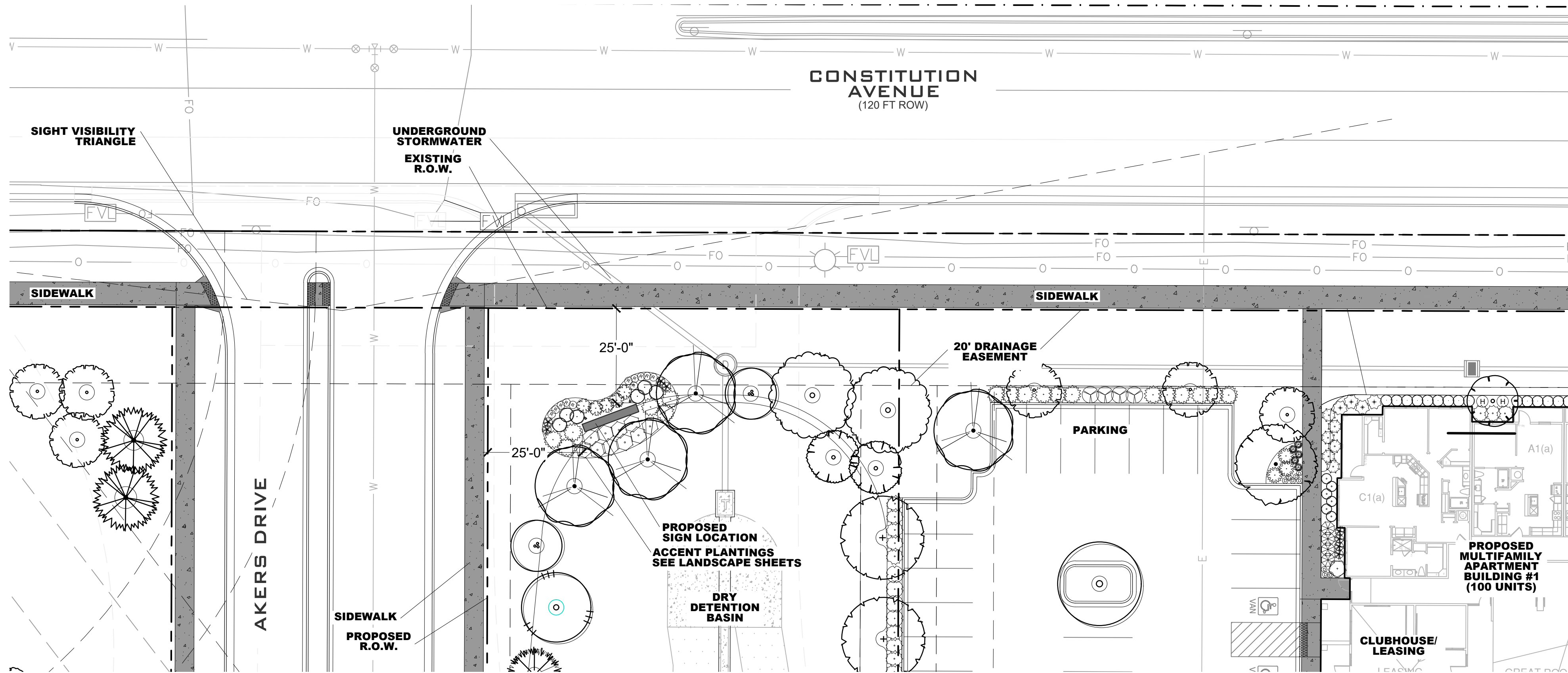
SIGN AREA: 2'-6" HEIGHT X 9'-0" WIDTH = 27 SQUARE FEET

**SIGN LIGHTING:**

- REVERSE-CHANNEL LETTERING SHALL UTILIZE L.E.D. BACKLIGHTING WITH A CONSTANT LIGHT SOURCE TO AVOID FLICKERING OR STROBE EFFECT.
- SIGN COLUMNS AND BASE SHALL BE ILLUMINATED USING EXTERNAL DIRECTIONAL LIGHTING TO ACCENT MATERIALS AND FINISHES; LIGHTING SHALL BE SHIELDED AND DIRECTED TO AVOID ANY SPILL OVER OR GLARE TO ADJACENT R.O.W. OR RESIDENCES.
- PER LDC SECTION 6.2.3, NO LIGHT SHALL EXCEED 10 FOOT CANDLES AGAINST ANY PORTION OF THE SIGN STRUCTURE OR PANEL.
- SECONDARY LIGHT SOURCES SHALL PROVIDE A LIGHT WASH ALONG THE STONE VENEER AND COLUMNS TO ACCENT SIGNAGE STRUCTURE. LIGHT FIXTURES SHALL BE SHIELDED FROM STREETS AND SIDEWALKS TO ELIMINATE GLARE OR "SPILL OVER" LIGHTING.
- LIGHT SOURCES SHALL BE CONTROLLED VIA A PHOTO-CELL OR DIGITAL TIMER TO MAXIMIZE POWER EFFICIENCY.

1  
L611 PLAN, SECTION & ELEVATION

SCALE VARIES



2  
L611 MONUMENT SIGN LAYOUT  
PLAN VIEW



**THE GARRETT COMPANIES**  
LANDSCAPE ARCHITECTURE  
317-866-7923  
1051 GREENWOOD SPRINGS BLVD #101  
GREENWOOD, IN 46143  
www.thegarrettco.com



**NOT FOR CONSTRUCTION**

PROJECT #:	21-06
DRAWN BY:	TB / PR
PERMIT SUBMITTAL	03/25/2022
SITE DEVELOPMENT PLAN	05/23/2022
COUNTY COMMENTS	08/19/2022

**REVISION SCHEDULE**

#	DATE	DESCRIPTION
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LANDSCAPE PLANS

**SIGN DETAILS**