SIGN PLAN

THE CITIZEN ON CONSTITUTION

PCD PROJECT NUMBER: PPR-22-29

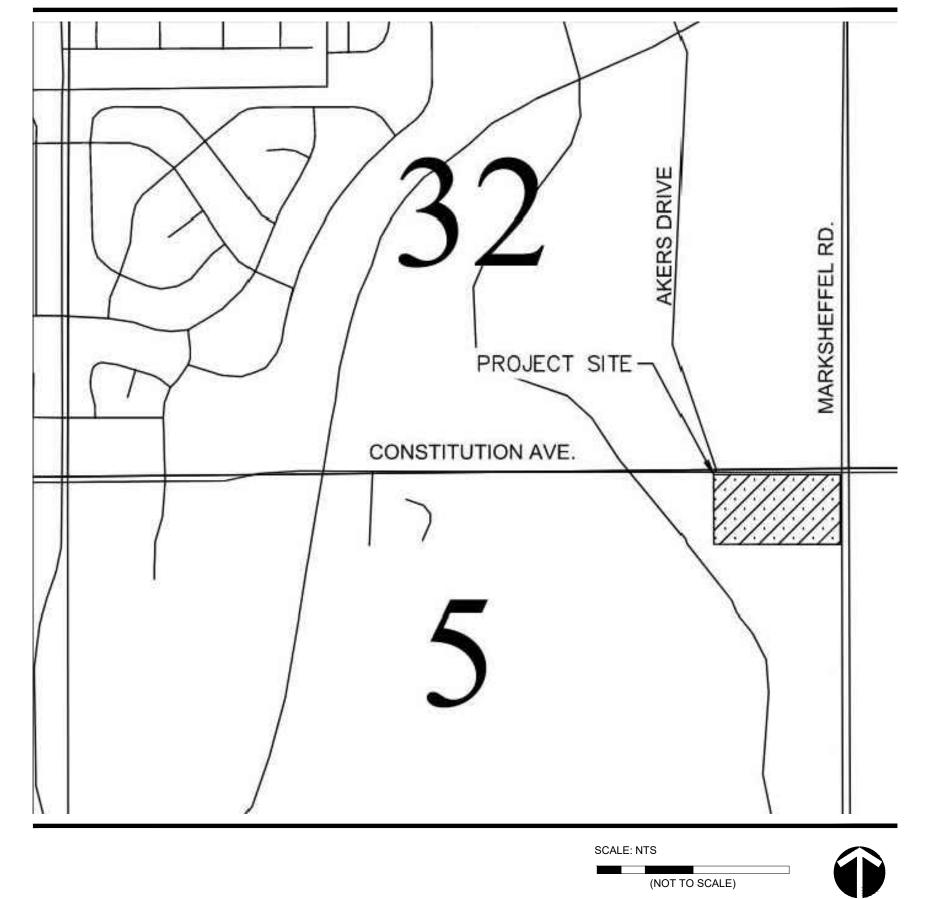
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DATE: 10.24.2022

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

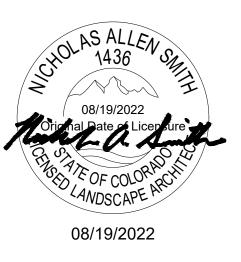
IRRIGATION DESIGN SOURCE 116 SHADOWLAWN DRIVE FISHERS, INDIANA 46038 317.585.0167 CONTACT NAME: CHRIS NEUMAN

DIRECTOR OF CIVIL ENGINEERING

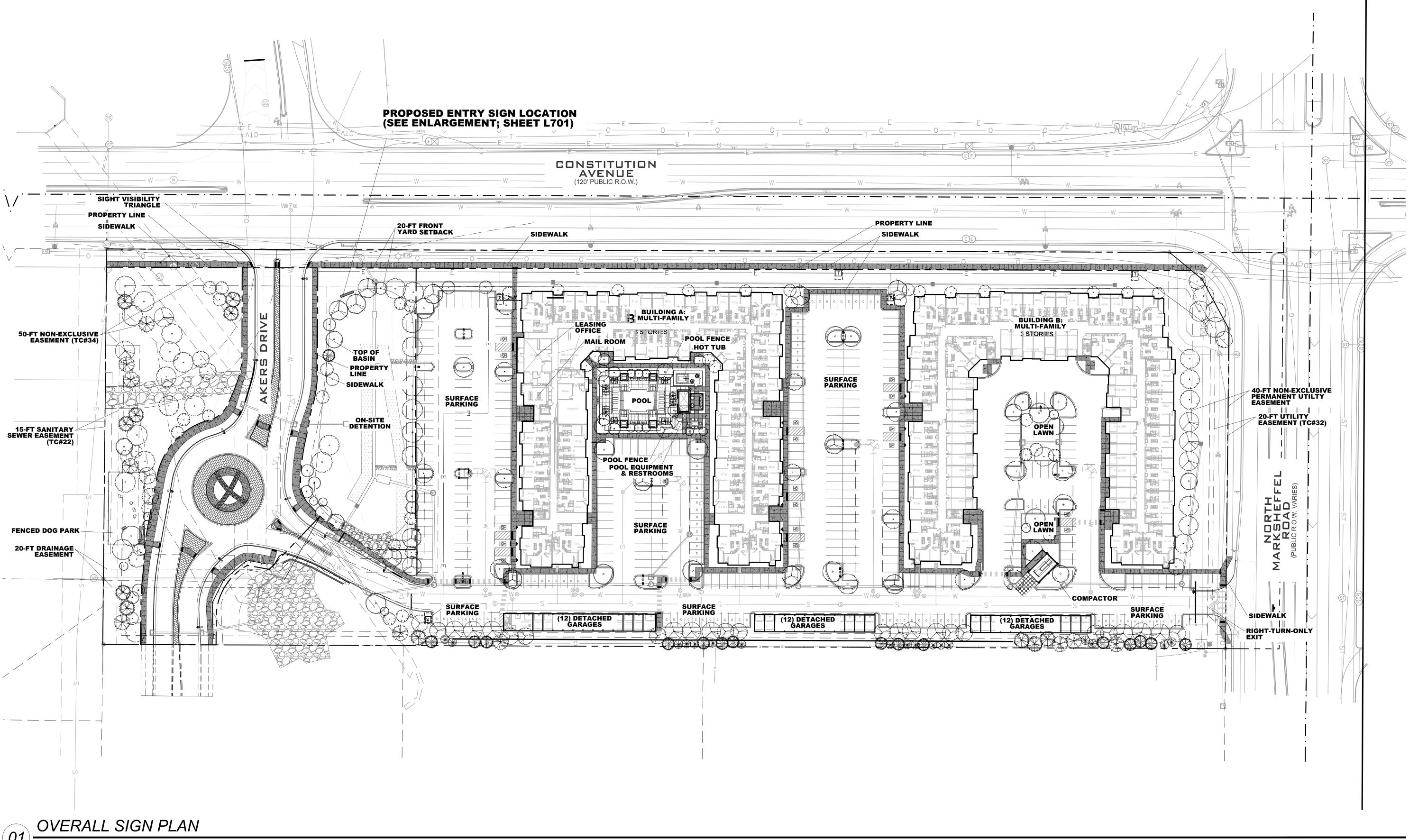
KARL STOUT 1051 GREENWOOD SPRINGS BLVD GREENWOOD, INDIANA 46143 317.886.7926

CIVIL ENGINEERING MANAGER

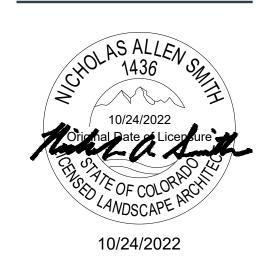
ANDREW WHITE 1051 GREENWOOD SPRINGS BLVD GREENWOOD, INDIANA 46143 317.497.8275







LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101 GREENWOOD, IN 46143 www.thegarrettco.com



NOT FOR CONSTRUCTION

PROJECT #: TB / PR DRAWN BY:

03.25.2022 05.23.2022 08.19.2022 09.12.2022 PERMIT SUBMITTAL SITE DEVELOPMENT PLAN COUNTY COMMENTS
BID SET

REVISION SCHEDULE # DATE DESCRIPTION 2 09.26.2022 ADDENDUM

3 10.25.2022 CITY COMMENTS

QUARTER OF SECTION WEST OF THE 6TH P.M.

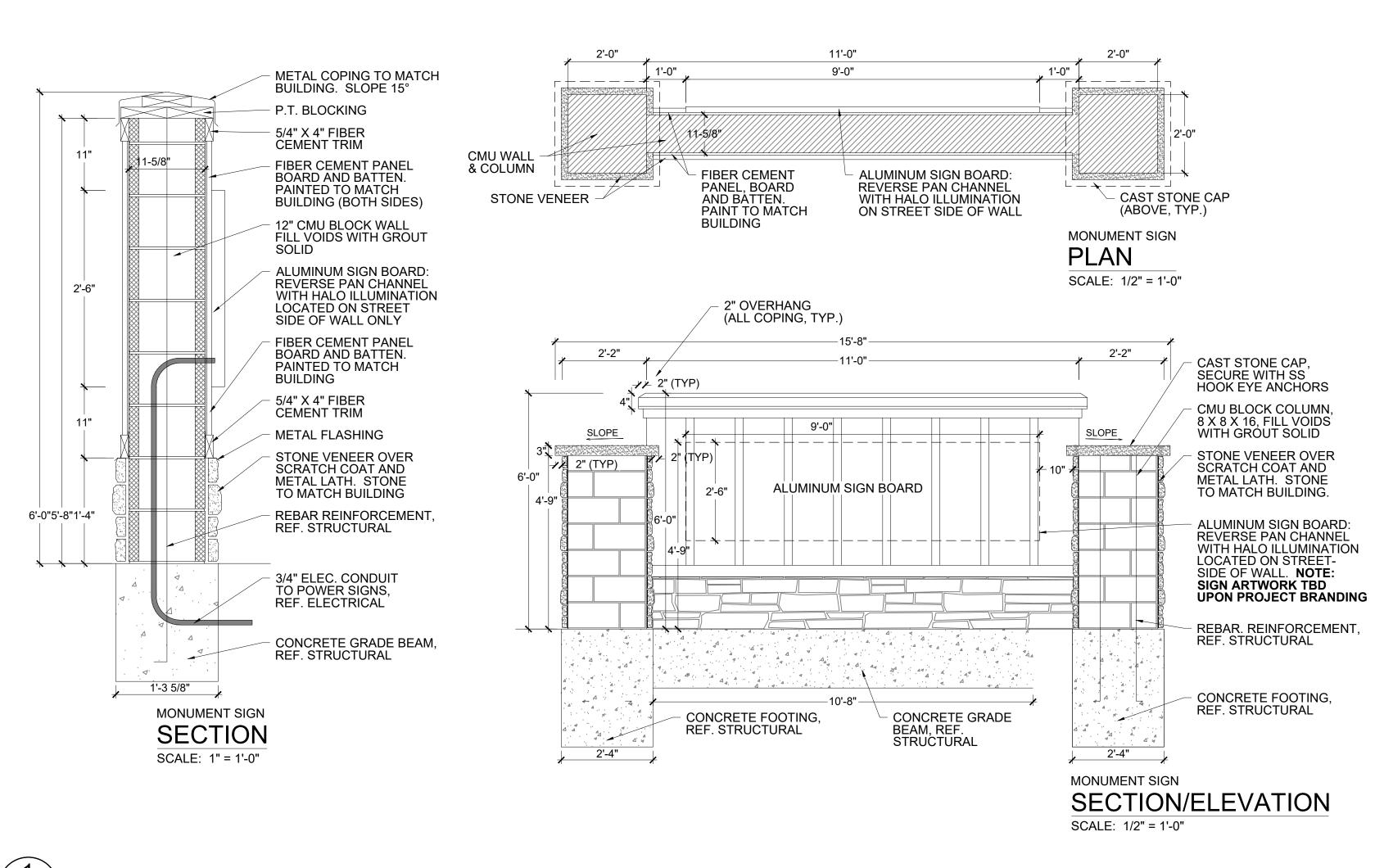
OVERALL **SIGN PLAN**

NORTH 5'

Scale In Feet: 1" = 50'-0"

0' 25' 50' 75'

L700



SIGN NOTES AND CALCULATIONS:

- 1. SIGN LOCATION AND DIMENSIONS ARE TO BE IN ACCORDANCE WITH LAND DEVELOPMENT CODE, CHAPTER 6: GENERAL DEVELOPMENT STANDARDS, SECTION 6.2.10.
- 2. SIGNS SHALL NOT ENCROACH ON PUBLIC PROPERTY OR THE PUBLIC RIGHT OF WAY.
- 3. SIGNS SHALL BE LOCATED AS TO NOT BLOCK SIGHT VISIBILITY ANGLES, AND SHALL NOT ENCROACH ON ANY UTILITY OR DRAINAGE EASEMENTS.
- 4. UP TO TWO (2) SIGNS INDICATING THE NAME OF THE DEVELOPMENT SHALL BE ALLOWED AT EACH ROAD ENTRANCE.
- 5. 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.
- 6. SIGN SHALL BE LOCATED NO CLOSER THAN 25' FROM THE ADJACENT RIGHT OF WAY.

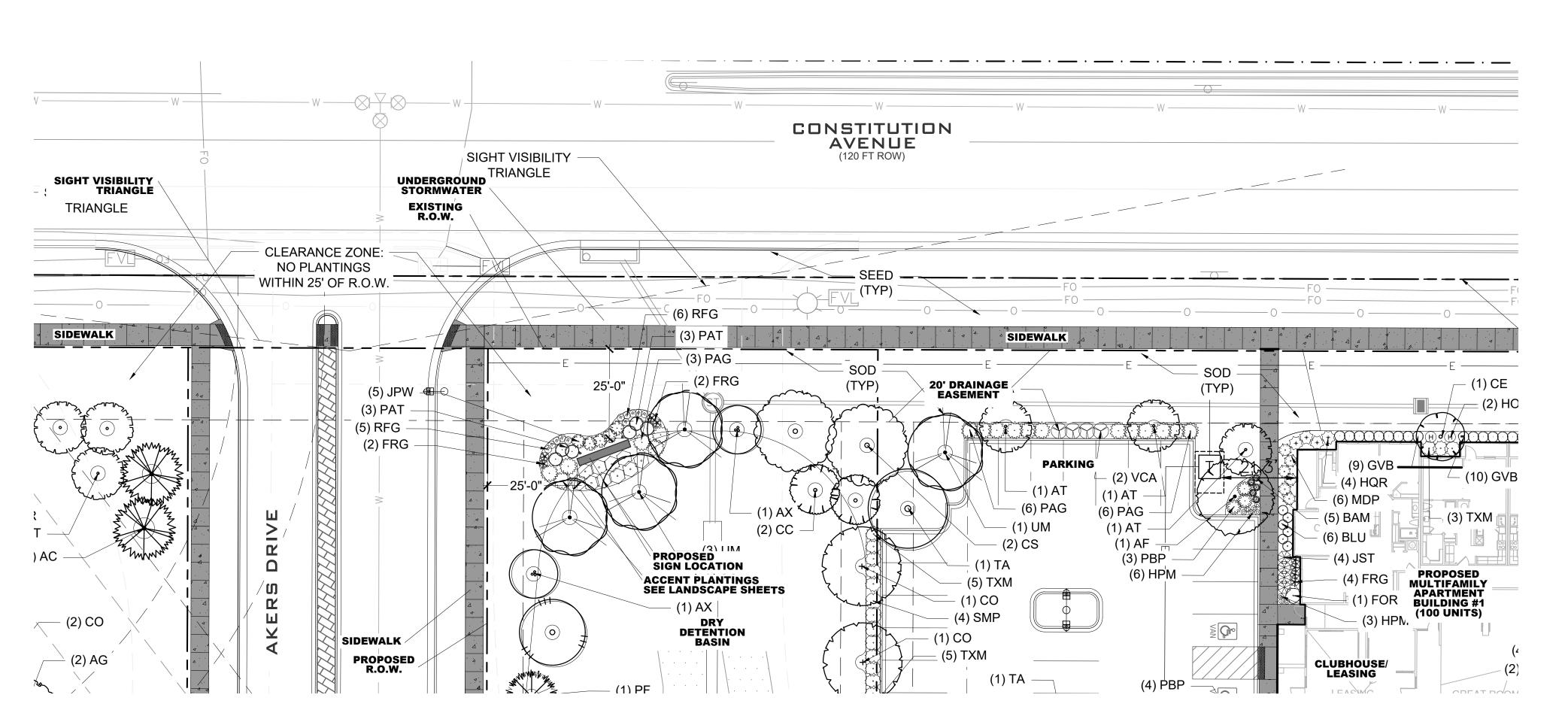
SIGN CALCULATIONS:

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

SIGN LIGHTING:

SCALE VARIES

- 1. REVERSE-CHANNEL LETTERING SHALL UTILIZE L.E.D. BACKLIGHTING WITH A CONSTANT LIGHT SOURCE TO AVOID FLICKERING OR STROBE EFFECT.
- 2. 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.
- 3. PER LDC SECTION 6.2.3, NO LIGHT SHALL EXCEED 10 FOOT CANDLES AGAINST ANY PORTION OF THE SIGN STRUCTURE OR PANEL.
- 4. 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.
- 5. LIGHT SOURCES SHALL BE CONTROLLED VIA A PHOTO-CELL OR DIGITAL TIMER TO MAXIMIZE POWER EFFICIENCY.



2 MONUMENT SIGN LAYOUT L611 PLAN VIEW

L611 PLAN, SECTION & ELEVATION



NOT FOR CONSTRUCTION

 DRAWN BY:
 TB / PR

 PERMIT SUBMITTAL
 03.25.2022

 SITE DEVELOPMENT PLAN
 05.23.2022

 COUNTY COMMENTS
 08.19.2022

 BID SET
 09.12.2022

21-06

DATE DESCRIPTION

2 09.26.2022 ADDENDUM

PROJECT #:

10.25.2022 CITY COMMENTS

REVISION SCHEDULE

TIZEN ON CONSTITUTION

SIGN DETAILS