

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.

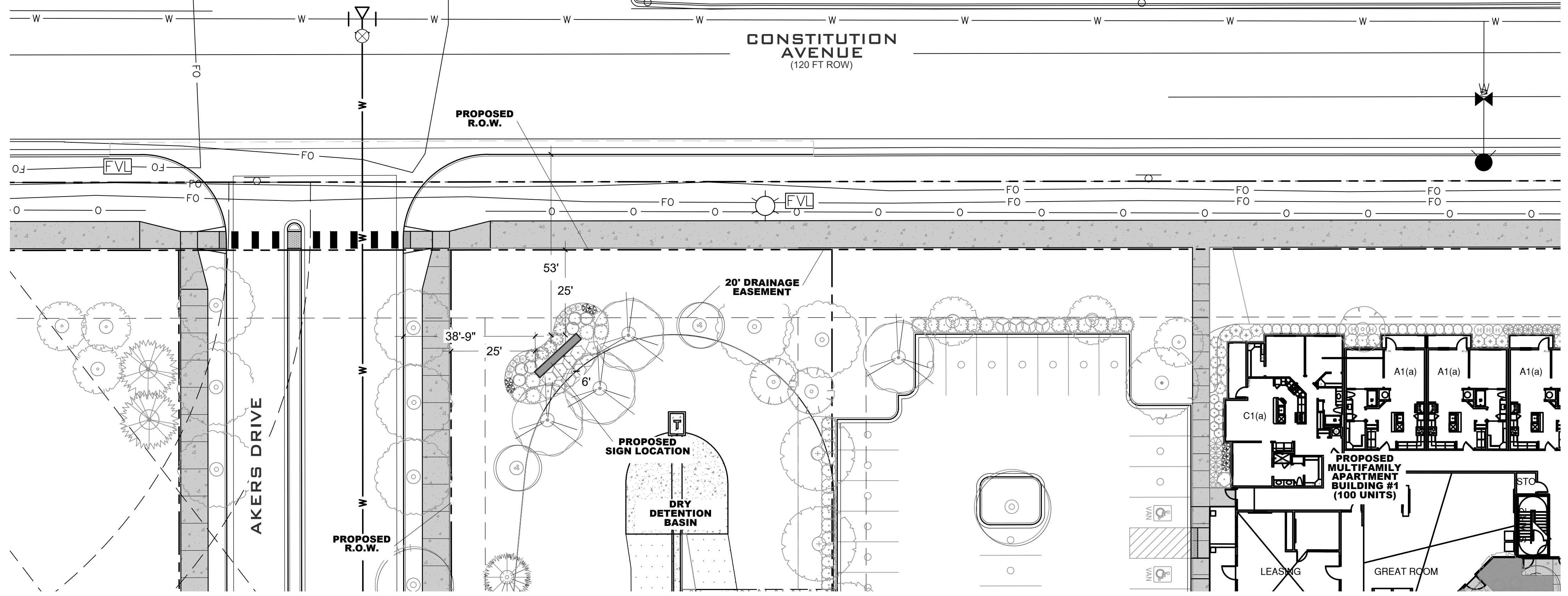
SIGN AREA: 2'-6" HEIGHT x 9'-0" WIDTH = 27 SQUARE FEET

SIGN LIGHTING:

1. REVERSE-CHANNEL LETTERING SHALL UTILIZE L.E.D. BACKLIGHTING WITH A CONSTANT LIGHT SOURCE TO AVOID FLICKERING OR STROBE EFFECT.
2. 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.
3. LIGHT SOURCES SHALL BE CONTROLLED VIA A PHOTO-CELL OR DIGITAL TIMER TO MAXIMIZE POWER EFFICIENCY.

Please include:
 -north arrow
 -vicinity map showing the property in relation to major roadways
 -the outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration
 -depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs
 -depiction of any loading and other vehicles use areas located near any existing or proposed signs
 -intensity for all outdoor illumination for the sign
 -depiction of any no-build areas and floodplains, if none please specify
 -depiction of all garbage receptacles located near any existing or proposed freestanding signs
 -depiction of all utility lines and associated infrastructure near the proposed signs
 -summary of sq ft of the total signage and existing and proposed signage for the property
 -detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards Section 6.2.3 of LDC

SCALE VARIES



2 MONUMENT SIGN LAYOUT
L611 PLAN VIEW

NOT FOR CONSTRUCTION

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

PERMIT SUBMITTAL 03.25.2022
 SITE DEVELOPMENT PLAN 05.23.2022

| 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-XXX
 LANDSCAPE PLANS

SIGN PLAN