

Please include:

- Date, north arrow and a graphic scale
- Location of property lines, right-of-way and all existing and proposed easements
- Dimensions of all property lines
- The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.
- Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs
- Location of any existing and proposed signage on site
- Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs
- Location, height and intensity of all outdoor illumination for the sign
- Depiction of any no-build areas, floodplain, drainage facilities located near any existing or proposed freestanding signs
- Depiction of all garbage receptacles located near any existing or proposed freestanding signs
- Depiction of all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs
- Depiction of any sight triangles when located near any existing or proposed freestanding signs
- Sign elevation and detail.
- Summary of square footage of the total allowed signage and existing and proposed signage for the property
- Setback distances from all lot line to all existing and proposed signs



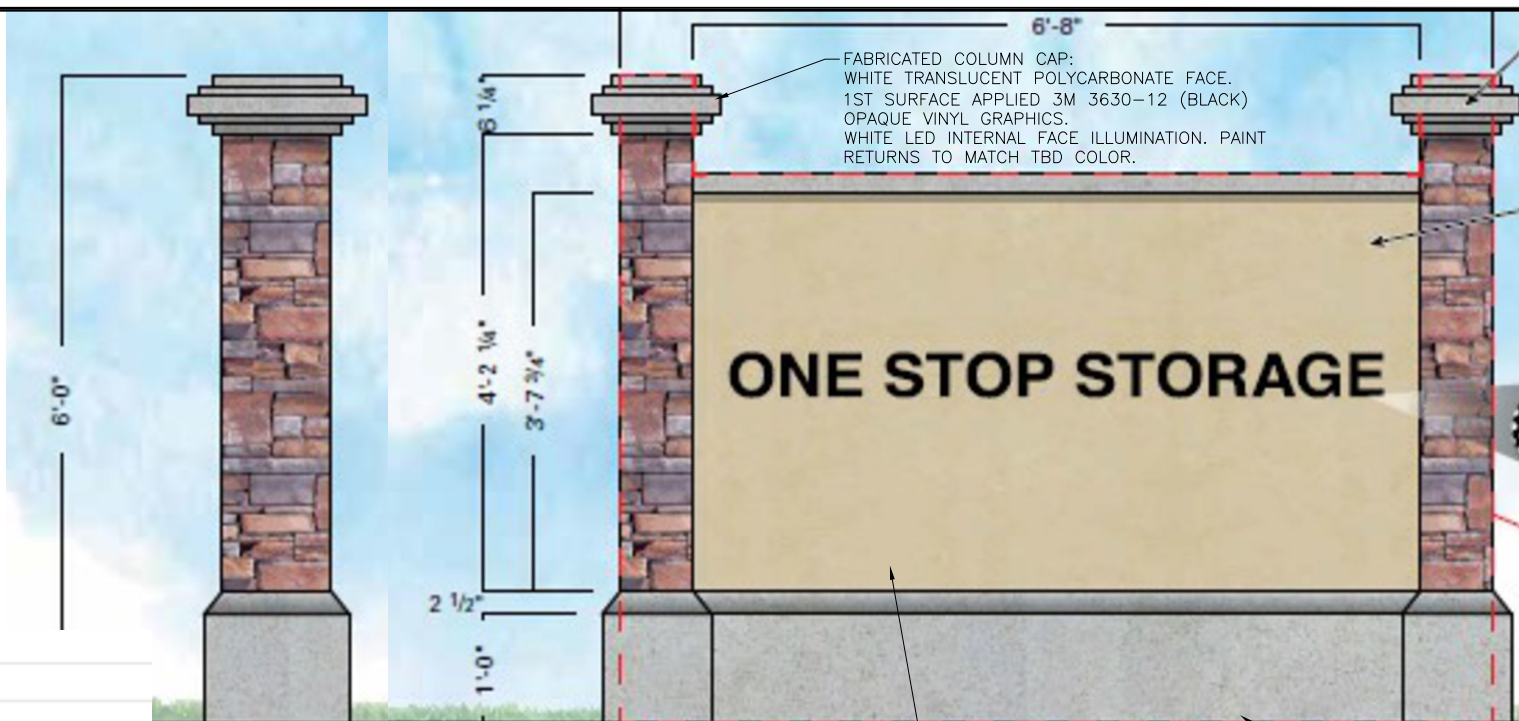
A SIGN 1: 100 SF
C3 SCALE: N.T.S.

PAN CHANNEL LETTERING: WHITE POLYCARBONATE FACES
RETURNS: STD. BLACK MOUNTED FLUSH TO BUILDING FASCIA. GRAPHICS: 1ST SURFACE 3M 3635-222 DUAL-COLOR FILM BLACK APPLIED VINYL GRAPHICS

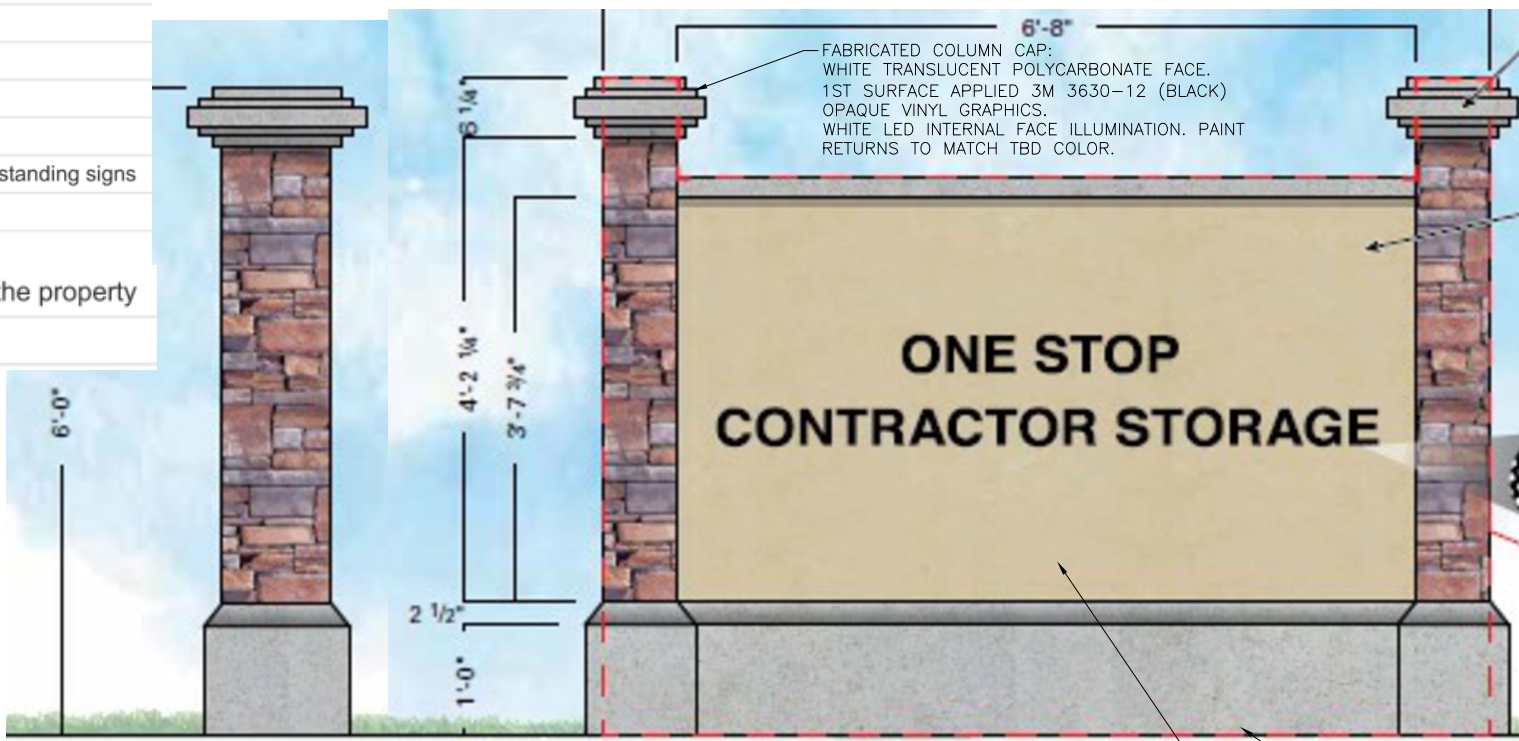
BUILDING WALL SIGN (TYP 2)

ONE STOP STORAGE

D SIGNS 4 & 5: 62 SF
C3 SCALE: N.T.S.



B SIGN 2: 40 SF
C3 SCALE: N.T.S.



C SIGN 3: 40 SF
C3 SCALE: N.T.S.

ALUMINUM MONUMENT CABINET: PAINT COLOR TBD WITH STUCCO FINISH COPY ROUTED OUT AND BACKED WITH WHITE ACRYLIC PANEL. GRAPHICS: 1ST SURFACE 3M 3635-222 DUAL-COLOR FILM BLACK APPLIED VINYL

GENERAL NOTES

FOR REVIEW

NO.	REVISION/ISSUE	DATE

THE O'NEIL GROUP CO.
4-WAY COMMERCIAL
SITE DEVELOPMENT PLAN
SIGNAGE DETAILS

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE 09/12/23	C3
PREPARED GGM	APPROVED CAD

C:\BY ENTITY\Vertex Consulting Services, LLC\Land Development\Colorado Projects\Oneil Group Projects\4 Way Commercial\Site Development\CAD Drawings\Working\4-Way-Comm-Details.dwg | 11/20/2023 10:41 AM