



The Shire At Old Ranch
Howells & Old Ranch Road
Colorado Springs, CO

SIGN PLAN LEGEND & NOTES

| SIGNAGE ABBREVIATIONS | |
|---|---------------------------|
| ES1 ES2 ES3 BN S ST | AA AUTHORIZED ACCESS ONLY |
| NOTE: ALL TRAFFIC /DIRECTION SIGNAGE NOT SHOWN. ADDNL. FUNCTIONAL SIGNAGE TBD (EPCO EXEMPT) | BN BLDG NAME |
| | ES_ ENTRY SIGN & TYPE |
| | HC ACCESSIBLE PARKING SPC |
| | LZNP LOADING ZONE |
| | LZ10 10 MIN. PARKING |
| | NT NO TRUCKS |
| | PD PRIVATE DRV. STREET |
| | S SPEED LIMIT |
| | SL 5 MPH |
| | ST STOP |
| | FS FREE STAND'G |

1. LDC COMPLIANT INTERNAL DIRECTORY SIGNAGE WILL BE PROVIDED - NOT SHOWN, TBD
 2. ALL TRAFFIC SIGNAGE SHALL BE SIZED PER EPCO STANDARDS & CONSISTENT W/ NATIONAL SAFETY STDS.
 3. BLDG. NAME SIGNS ARE ILLUMINATED W/ GOOSE-NECK OR SIM. FULL CUTOFFS THAT VILCOMINATE SIGN BACK
 4. MASTER SIGN PLAN NOTES:

ALLOWED PROVIDED
 IDENTIFICATION (RES. ZONE) (4) 2/ENTRANCE 40sf EA. 6' HT (2) - 40sf EA. = 80gsf
 USE VARIANCE SIGNS (20) 1/ST ADDRESS # - 20 SF EA. (17) AVG 9.4sf = 160gsf
 NAME PLATE SIGNS (20) 1/STREET # @ 2sf EA. (6) @ 2sf EA. = 12gsf

a. EXISTING RESIDENCES TO REMAIN ARE EXCLUDED.
 b. BUILDING NAME (BN) SIGNS INCLUDE STREET NO.
 c.

SIGNAGE DETAILS

1'-0" 3" HIGH LETTERS W/ 1/2" STROKE
 2" HIGH LETTERS W/ 1/2" STROKE
 NOTES: ENGINEER GRADE REFLECTIVE SHEET ON .080 ALUM. W/ BLACK LETTERS ON WHITE BACKGROUND.

1'-0" BLUE BACKGROUND
 2 1/2" HIGH WHITE LETTERS
 NOTES: ALL ACCESSIBLE SPACES SHOWN ARE FOR VANS.
 6" GALV. STL. SIGN BOLTED TO POST.

4 SF WOOD SHOP
 4.7 SF POTTERY SHOP
 4 SF METAL SHOP
 4 SF S.E.E. OFFICES
 14 SF PROPAGATION GREENHOUSE

6.5 SF INDOOR GATHERING
 21 SF (2FS) SUSTAINABLE EDUCATIONAL EXPERIENCE
 6 SF (2) HEALTH /WELLNESS
 15 SF PHILAN GARDENS COOP
 18 SF SHIR RECREATION CAMP

5 SF VISITOR CENTER
 6 SF (FS) EQUIPMENT BARN
 4 SF ANIMAL BARN
 6 SF FARM TO TABLE CAFE
 14 SF (FS) WHOLESALE GREENHOUSE

a. ALL SIGNS SHOWN ABOVE ARE BUILDING NAME & ADDRESS # SIGNS: 1 SIGN EA. ADDRESS
 b. 8" HIGH LETTERS MTD TO BUILDING WALL - TYPICAL
 c. TOTALS: 160 SF, 17 SIGNS

Please include:
 -setback distances from all signs to property lines

3 STD TRAFFIC SIGNS
 1/2"=1'-0"

4 BLDG NAME SIGNS
 please provide a detailed description of the illuminating devices and foot candles

3 ENTRY SIGN 3 (ES3)
 NTS

2 ENTRY SIGN 2 (ES2)
 NTS

1 ENTRY SIGN 1 (ES1)
 NTS

Please include: (if not applicable please provide notes)
 -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 all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs
 -Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs
 -Location and dimensions of ROW and easements near signs

Title as "Master Sign Plan"

SITE SIGNAGE PLAN
 1"=50'

RESUBMITTALS

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PROJECT 19.8.1
DATE Feb. 23, 2024
PHASE Detail Plan
DRAWN WLF
CHECKED WLF
REVID

SGN 1