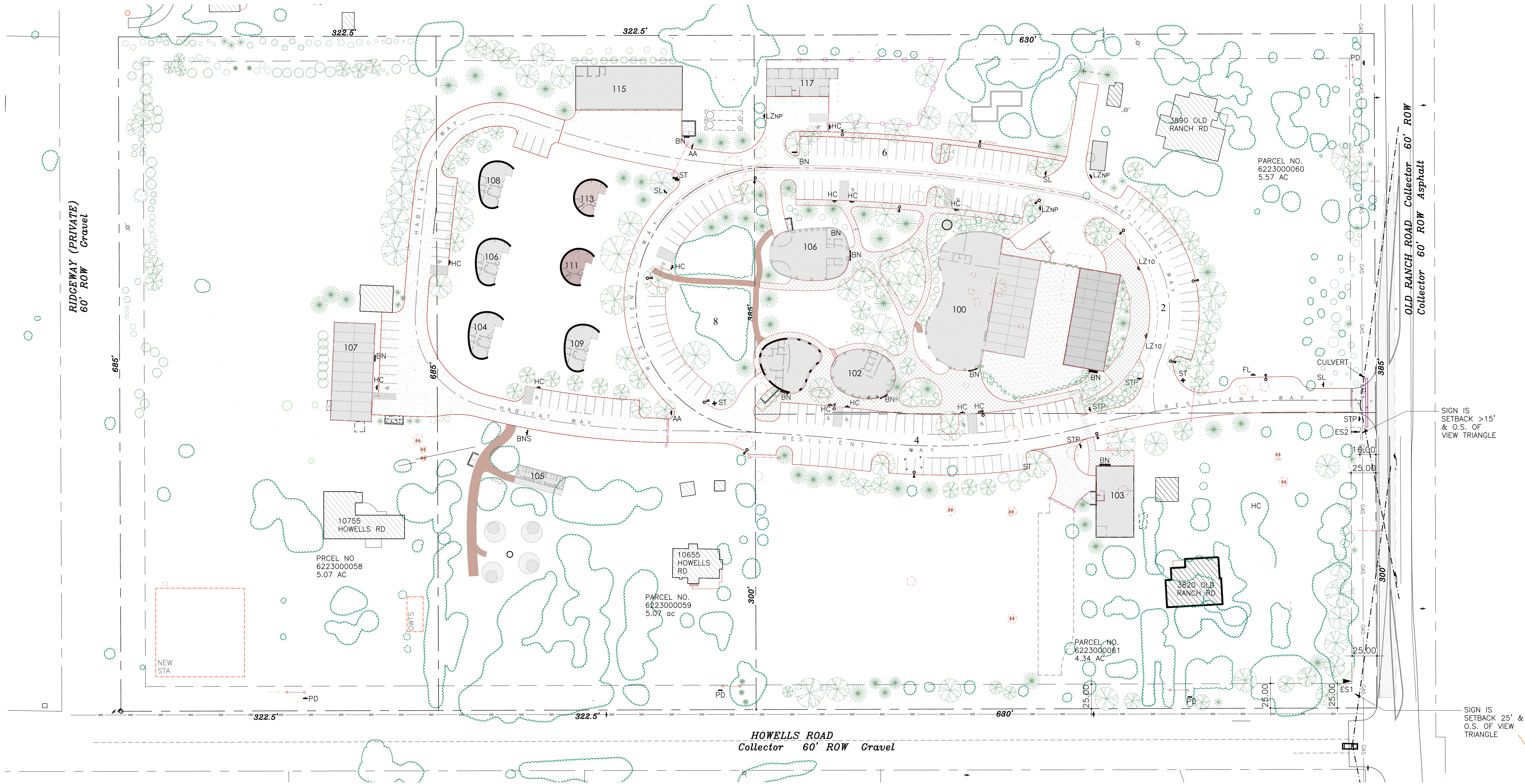




SIGN PLAN LEGEND & NOTES

ES1 ES2 (AS NOTED)

NOT ALL TRAFFIC/DIRECTION SIGNAGE SHOWN (EXEMPT SIGNS)

AA AUTHORIZED ACCESS ONLY

BN BLDG NAME

ES ENTRY SIGN/NO.

HC LOADING ZONE - NO PARKING

LZ10 LOAD'G ZONE 10 MIN. PARKING

FL FIRE LANE NO PRKING

PD PRIVATE DRV. STREET

FS FREE STAND'G

SL SPEED LIMIT 5 MPH

STP 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 ILLUMINATE SIGN ONLY.

4. NO NO-BUILD AREAS, FLOODPLAIN, OR DRAINAGE FACILITIES OCCUR NEAR ANY EXIST'G / PROPOSED FREESTANDING SIGNS.

5. DUMPSTERS ARE DEPICTED THUS & DO NOT OCCUR NEAR ANY FREESTANDING SIGNS.

6. FREESTANDING SIGNS ARE LOCATED NEAR OLD RANCH & HOWELLS RDS BUT NOT NEAR ANY LOADING AREAS.

7. R.O.W's AND DIMENSIONS ARE SHOWN AT EACH OF 3 ROADWAYS. NO EASEMENTS OCCUR.

MASTER SIGN PLAN DATA & NOTES:

SIGN TYPE	ALLOWED	PROVIDED	COMMENTS
IDENTIFICATION SIGN	(1) 6' HT MAX	40 sf	(1) 10sf EA. SIDE
VARIANCE OF USE SIGN	(4) 1/PARCEL 20sf 10'MAX	80 sf	(2) 20sf / SIDE
NAME PLATE SIGNS	(1)/ST ADDRESS 2sf EA.	EXIST'G RES'S ONLY	STREET NO'S INCLUDED W/ ATTACHED SIGNS
WINDOW SIGNS	AREA COUNTS TOWARD 300sf	4 @ 6.0sf EA	24 sf
ATTACHED SIGNS	TOTAL ALLOWABLE 300 sf	9 SIGNS PER DTL.	156 sf
TOTALS		420 sf	240 sf

- a. EXIST'G RESIDENCES HAVE ST. NO. / NAME PLATE SIGNS.
- b. BUILDING NAME (BN) ATTACHED SIGNS INCLUDE ST. NO. AREA.

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" 2 1/2" HIGH WHITE LETTERS

NOTES: ALL ACCESSIBLE SPACES SHOWN ARE FOR VANS. 6" GALV. STL. SIGN BOLTED TO POST.

5 STD TRAFFIC SIGNS

1/2"=1'-0"

4 WINDOW SIGNS

1/2"=1'-0"

3 BLDG NAME (WALL SIGNS)

NTS

2 ENTRY SIGN 2 (ES2)

NTS

1 ENTRY SIGN 1 (ES1)

NTS

NOTE: A MASTER SIGN PLAN WILL BE SUBMITTED VIA SEPARATE APPLICATION AND PROCESS. THIS PLAN IS BEING SUBMITTED TO SHOW SIGNS AND DIMENSIONS REQUESTED ON SP1 COMMENTS.

WD & STL STRUCTURE

LASER CUT CORTEN STL PLATE W/ LOW LEVEL INTEGRAL BACK LIGHTING: LED LIGHT ENGINE < 1.0 Fc LUMINANCE

THIS IS A DOUBLE SIDED "IDENTIFICATION SIGN"

SIGN AREA: 20 SF EA. SIDE

LANDSCAPING B.O.

PLANTERS W/ XERIC VEGETATION B.O.

LASER CUT CORTEN STL PLATE

LOW LEVEL INTEGRAL BACK LIGHTING: LED LIGHT ENGINE < 1.0 Fc LUMINANCE

CUSTOM GABION WALL

THIS IS A DOUBLE SIDED "IDENTIFICATION SIGN"

SIGN AREA ±10 SF EA. SIDE

PRELIMINARY SIGN PLAN

1/1/26

fisher architecture

palmer lake, co 719 660 4356

The Shire At Old Ranch

Howells & Old Ranch Road

Colorado Springs, CO

RESUBMITTALS

4/15/25

7/1/26

PROJECT 19.8.1

DATE 7/1/26

PHASE Level Plan

DRAWN WLF

CHECKED SSD

REV'D

SGN 1

1"=50'