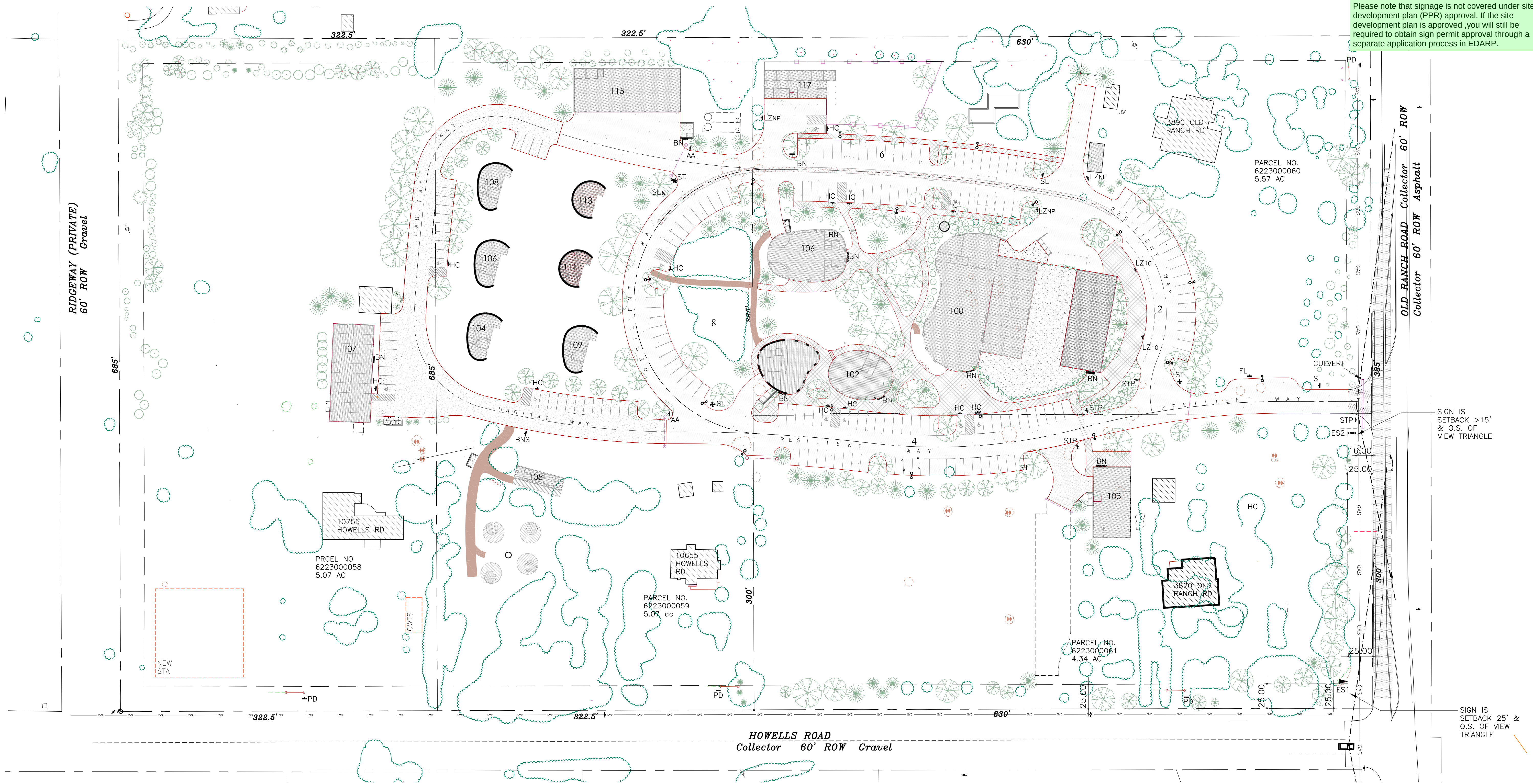




SIGN PLAN LEGEND & NOTES

SIGN PLAN LEGEND & NOTES

ES1 ES2 (AS NOTED)

NOT ALL TRAFFIC/DIRECTION SIGNAGE SHOWN (EXEMPT SIGNS)

SIGNAGE ABBREVIATIONS

AA AUTHORIZED ACCESS ONLY
BN BLDG NAME
ES ENTRY SIGN/NO.

HC LOADING ZONE - NO PARKING
LZNP LOADING ZONE 10 MIN. PARKING
LZ10

FL FIRE LANE
PD PRIVATE DRV.
ST 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	20 sf	SIGN ES1 1 ALLOWED @ EA. ENTRANCE.
VARIANCE OF USE SIGN	(4)1/PARCEL 20sf 10'MAX	80 sf	(2) 20sf / SIDE	40 sf	SIGN ES2 2 SIDED SIGN COUNTED AS 2
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	HEALTH/WellNESS 4 SUITES
ATTACHED SIGNS	TOTAL ALLOWABLE	300 sf	9 SIGNS PER DTL.	156 sf	BUILDING NAME SIGNS W/ ADDRESS NO.
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

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

FILE NUMBER: PPR2410

PRELIMINARY SIGN PLAN

1"=50'

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.

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