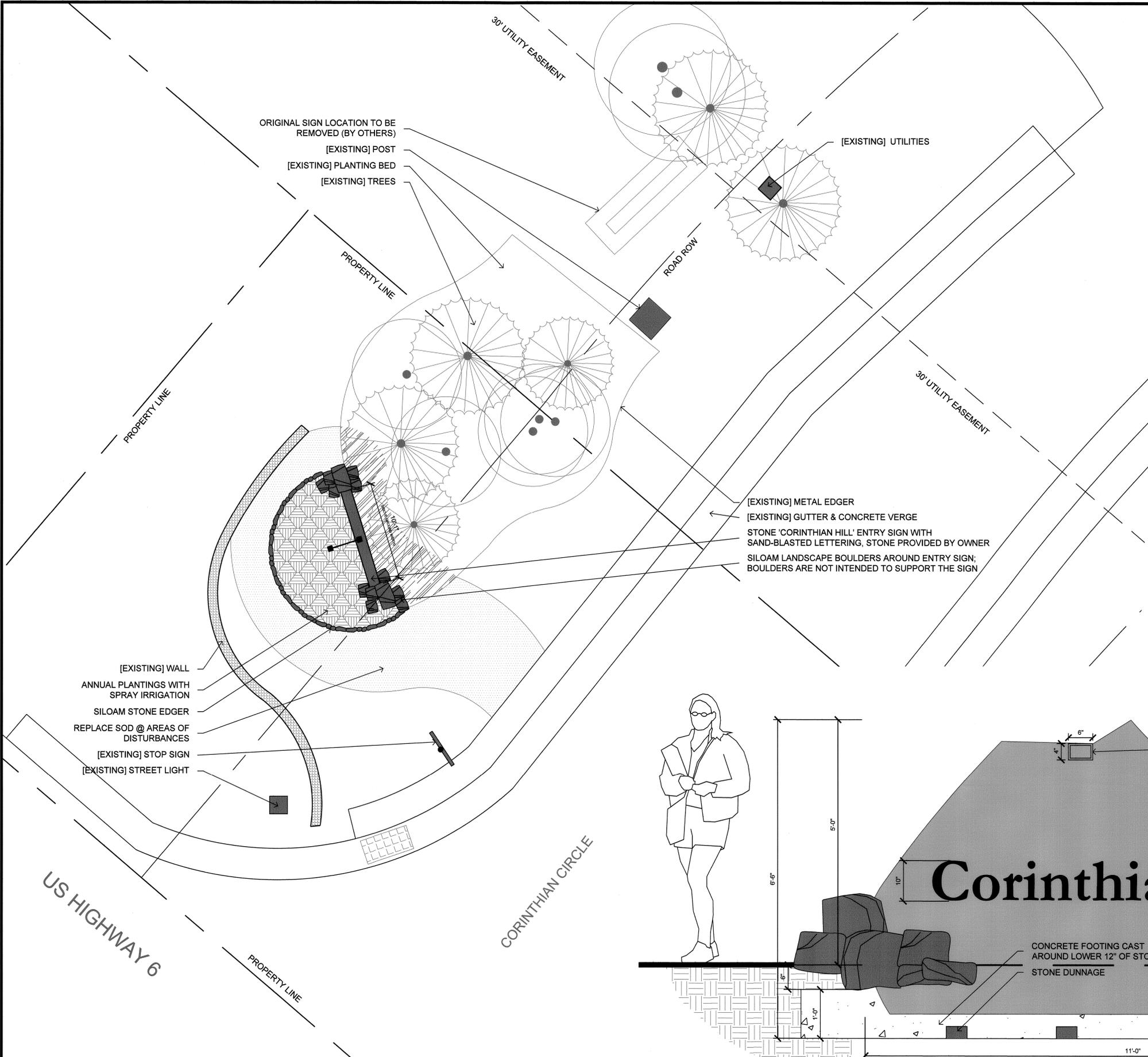




Contents:
Corinthian Hill Subdivision Entry Sign

Date: 08-29-2019
Scale: 1 inch = 120 feet



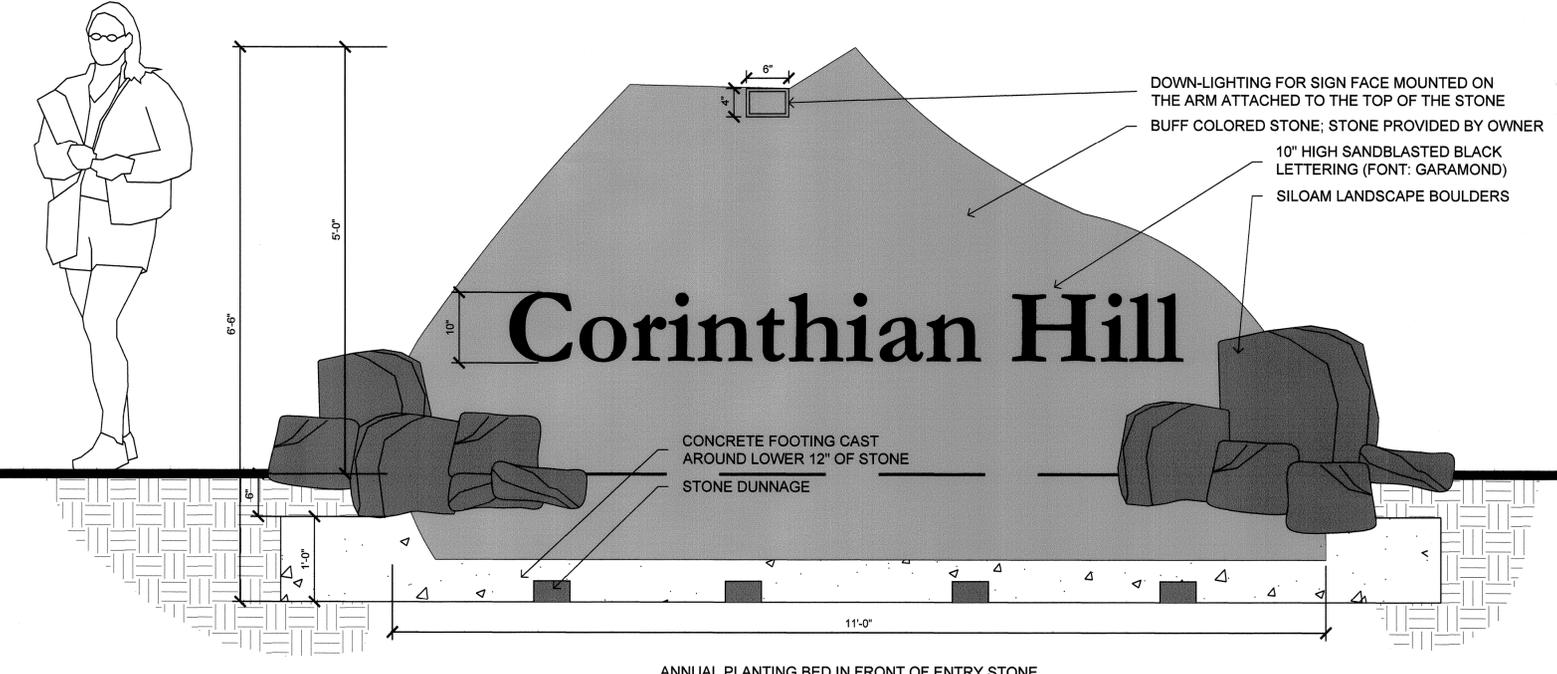


REFERENCE NOTES SCHEDULE

SYMBOL	EDGER DESCRIPTION	QTY
	Cobble Rock Edger 8" Average Width	29 lf
SYMBOL	ACCENT BOULDER DESCRIPTION	QTY
	Medium Siloam Stone	2
	Small Siloam Stone	11
SYMBOL	GRASS DESCRIPTION	QTY
	Sod	299 sf
SYMBOL	FLOWER DESCRIPTION	QTY
	Annual Flowers 12" O.C.	119 sf
SYMBOL	GRAVEL DESCRIPTION	QTY
	Rake back and store existing small red rocks & reinstall after sign & landscaping is complete	82 sf

Landscape Notes

1. INSTALL 6" DEPTH OF PLANT MIX. MINIMUM 2" SMALL NUGGET BARK MULCH IN ALL ANNUAL BEDS.
2. STONE SIGN DIMENSIONS PROVIDED BY OWNER. NOTIFY OWNER & DESIGNER IMMEDIATELY IF STONE SIZE VARIES FROM THESE DRAWINGS.
3. TOPSOIL TO BE INSTALLED TO A DEPTH OF 3" IN ALL DISTURBED AREAS. ALL SOIL MUST BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
4. PROVIDE SOIL NECESSARY TO ALLOW FOR SMOOTH TRANSITIONS BETWEEN NEW & EXISTING LANDSCAPE.
5. ALL BOULDERS OVER 1.5' IN DIAMETER UNCOVERED DURING EXCAVATION WILL BE STOCKED ON SITE FOR USE AS LANDSCAPE BOULDERS AS SHOWN PER PLAN. FINAL BOULDER PLACEMENT TO BE APPROVED BY THE LANDSCAPE DESIGNER.
6. LOCATE ALL PLANT MATERIAL TO AVOID SNOW SHED, SNOW REMOVAL LOCATIONS, SIGHT LINES, UTILITY LINES, FIRE HYDRANTS, AND EASEMENTS.
7. EXACT PLACEMENT AND SHAPE OF PLANTING BEDS SHALL BE REVIEWED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION OF IRRIGATION DRIP TUBING.
8. SOD TO BE ECOLO-TURF OR EQUAL FESCUE BLEND. APPLY FERTILIZER (10-5-5) AT THE RATE OF 7LBS/1000 S.F. PRIOR TO THE LAYING OF SOD.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS OR DISEASE. PRE-SELECTED, "TAGGED" MATERIAL MUST BE INSPECTED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION. THE CONTRACTOR MUST CERTIFY THAT ALL PLANT MATERIAL IS FREE OF PESTS AND DISEASE. THE CONTRACTOR MUST WARRANTY ALL PLANT MATERIALS FOR HEALTH AND PROPER INSTALLATION FOR A PERIOD OF ONE YEAR AFTER INSTALLATION PER THEIR CONTRACT.
10. A PERMANENT IRRIGATION SYSTEM IS REQUIRED.
11. THIS DOCUMENT, INFORMATION AND DESIGN IS PROPRIETARY DATA AND THE EXCLUSIVE PROPERTY OF NEILS LUNCEFORD, INC. REPRODUCTION OR USE OF THIS DOCUMENT IS PROHIBITED WITHOUT WRITTEN CONSENT.

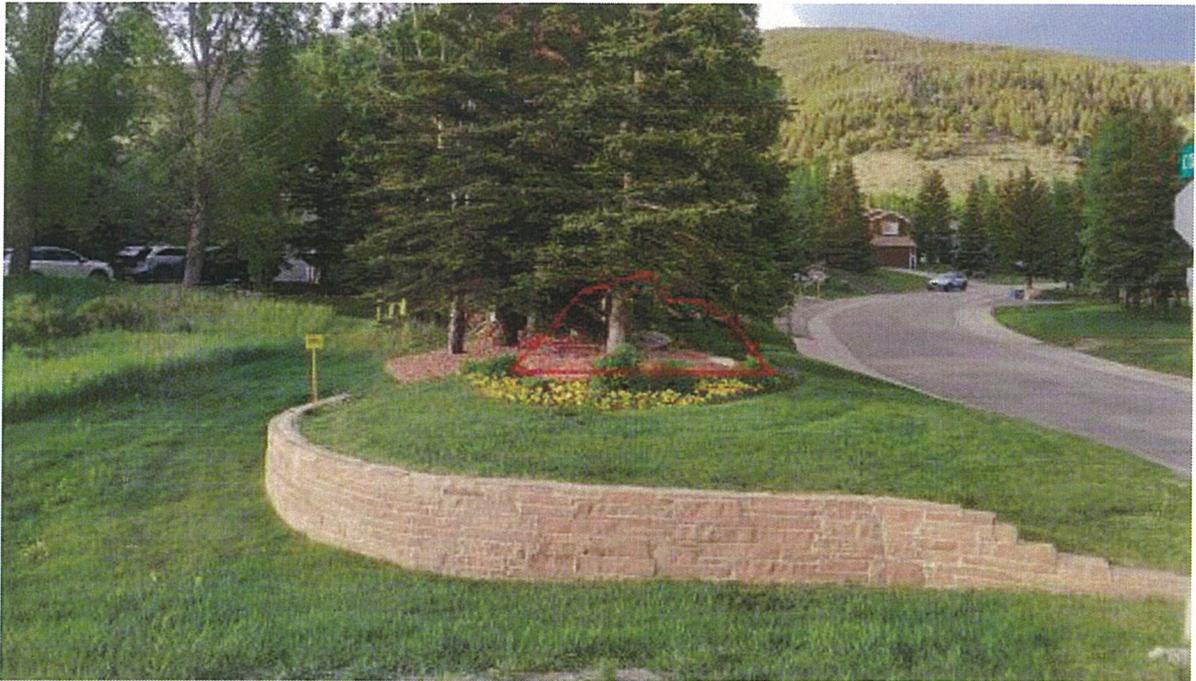


Corinthian Hill Proposed Entrance Sign & Landscaping

Below are photos of the Corinthian Hill entrance at the corner of Highway 6 and Corinthian Circle in Dillon, Colorado that show the existing conditions for the areas of the proposed landscaping improvements.



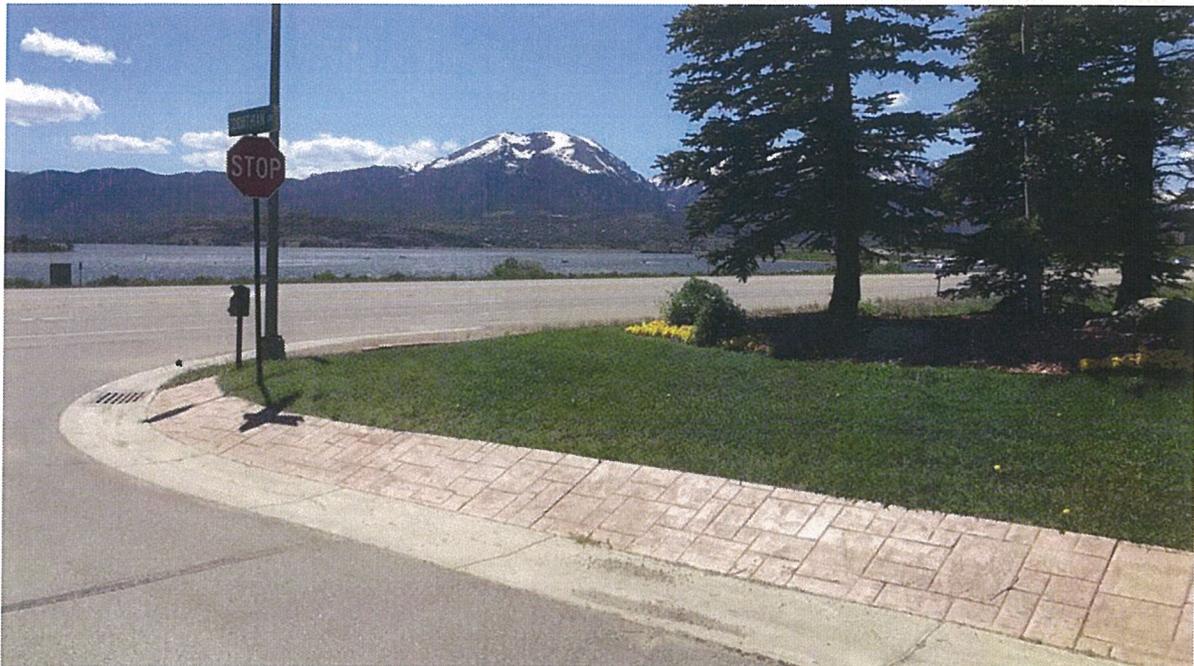
View of the property when entering the Corinthian Hills Subdivision. Proposed entrance sign will be placed in this area to be easily seen from Highway 6. Annual planting proposed in front of the sign.



The above photo shows the approximate location for the proposed sign. It will be installed as close as possible to the existing tree which we hope to keep. An annual flower bed will be in front of the sign.



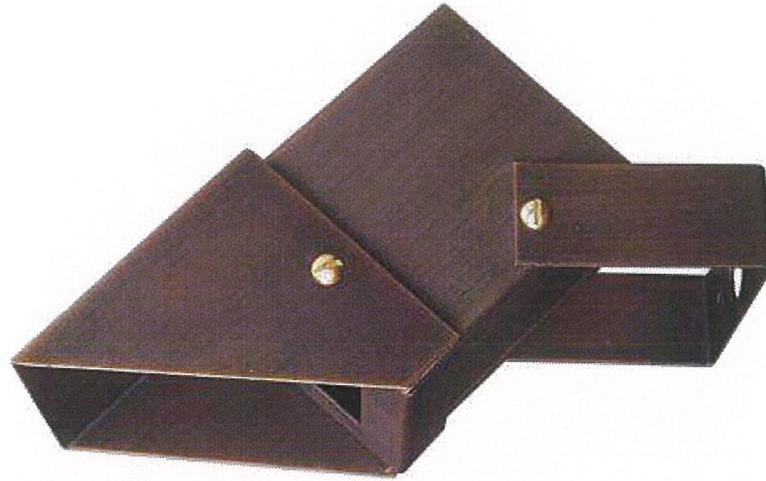
View of existing subdivision sign and location (to be removed by others).



View from Corinthian Circle looking Southwest towards Highway 6 over area where proposed sign will be installed.



Photo of the buff stone slab to be used for the sign.



Proposed voltage light fixture to illuminate the sign. This is the Unique Lighting Systems Quarsar 2 fixture in the weathered brass finish.



The above photo shows a similar mounting for the light to what is proposed for the Corinthian Hill sign, but with a nicer light fixture and sand blasted lettering

RESOLUTION NO. PZ 18-19
Series of 2019

A RESOLUTION APPROVING AN APPLICATION FOR A CLASS 1 SIGN PERMIT FOR A FREESTANDING MONUMENT SIGN AT THE ENTRANCE TO THE CORINTHIAN HILL SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has received a Class I Sign Application from Corinthian Hill Property Owners Association, Inc. (“Applicant”) for installation of a permanent freestanding monument sign at the entrance of the Corinthian Hill Subdivision; and

WHEREAS, the application for the proposed new signage is complete; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that the proposed signage conforms to the Town of Dillon Municipal Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning and Zoning Commission of the Town of Dillon does hereby approve the installation of one permanent freestanding monument sign at the entrance of the Corinthian Hill Subdivision, with the following conditions:

A. A Grading and Excavation Permit shall be obtained for the installation of the sign and its electrical service connection.

B. Sign lighting shall be downcast with a zero cutoff, energy efficient design such that the source of the light is not visible from an adjacent right of way.

1. Illumination of the sign shall not be visible from the vehicular travel lanes of adjacent public rights-of-way. The use of adequate shielding, designed so that light from sign-illuminating devices does not shine directly into the eyes of passing motorists without first being reflected off the sign or its background, is required in accordance with the Dillon Municipal Code.

2. Sign lighting shall use an energy efficient light source approved by the Town Manager. Photo sensors, or more stringent timing controls, shall control the illumination of the sign.

C. A landscaped area planted with a mixture of vegetation equal to two (2) square feet for each one (1) square foot of each side of a freestanding sign shall be maintained by the permit holder. Such area shall be kept in a neat and clean condition, free of trash, weeds and rubbish.

APPROVED AND ADOPTED THIS 4th DAY OF SEPTEMBER, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Teresa England, Chairperson

ATTEST:

Michelle Haynes, Secretary to the Commission

8/27/19 [ncb] R:\Dillon\Planning Commission\Approving CH Monument Sign Application.reso.docx