

**STAFF SUMMARY
JUNE 3rd, 2020 PLANNING AND ZONING COMMISSION
REGULAR MEETING**

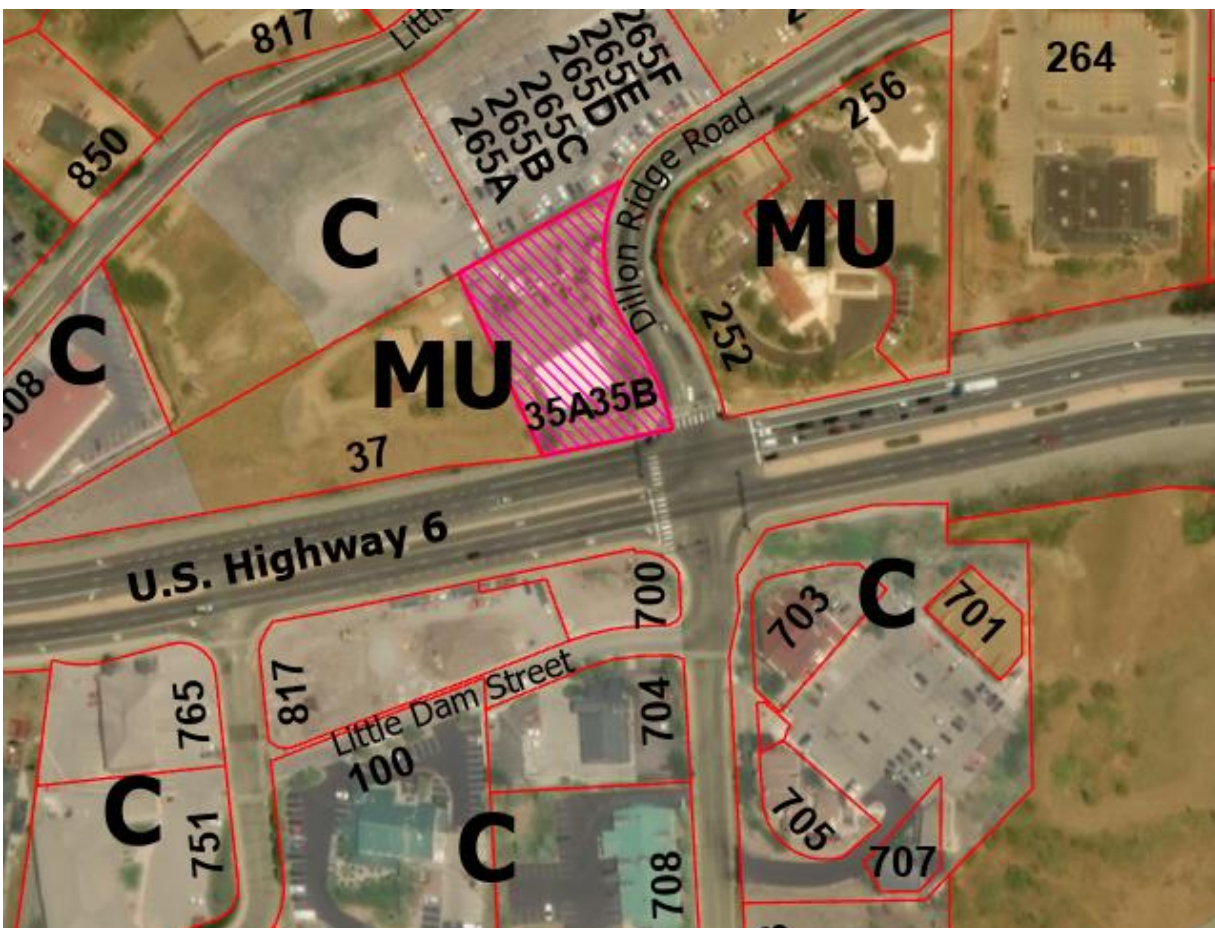
DATE: May 28, 2020

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED: Consideration of Resolution No. PZ 07-20, Series of 2020:
**A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV
DEVELOPMENT APPLICATION FOR A PUD MASTER SIGN PLAN FOR THE
MULTI-TENANT BUILDING AT 35 DILLON RIDGE ROAD.**

(PUBLIC HEARING)

TOPIC: A sign plan with special provisions specific to the multi-tenant building located at 35 Dillon Ridge Road – the Einstein’s and Verizon building – providing for sign installation on the mansard roof architectural feature of the building and adding signs to the front of the building through the PUD Sign Plan approval process.



Site Vicinity and Zoning of the Multi-tenant building at 35 Dillon Ridge Road

BACKGROUND/TIME FRAME:

- October 10, 2019: Preliminary Submittal
- May 5, 2020: Application for PUD Master Sign Plan
- May 7, 2020: Request for Public Hearing by Electronic Participation
- May 21, 2020: Final response to Town comments by the Applicant
- June 3, 2020: Public Hearing of PUD Master Sign Plan Resolution before the Planning and Zoning Commission of the Town of Dillon
- June 16, 2020 Tentative: First Reading of the Ordinance before the Town Council of the Town of Dillon
- July 7, 2020 Tentative: Second Reading of the Ordinance and Public Hearing before the Town Council

EXECUTIVE SUMMARY:

The Applicant:

Cellular Plus, LLC has submitted an application on behalf of the property owners KTIG LLC, SIG LLC, and DONFIG LLC for a Level IV Development Permit application for a Planned Unit Development (“PUD”) Master Sign Plan to provide for signage display criteria that differ from the standard provisions of the Code. The existing signs on the building are located on a mansard roof architectural feature on the building. Since such sign installations are not typically permitted by the Code, a PUD sign plan is required. The Applicant is seeking to update the sign and continue to display it on the mansard roof. The PUD master sign plan also adds new signs to the northern, parking lot side of the building.

Review process & Public Hearing Notice:

Level IV Applications require public hearings before both the Planning and Zoning Commission and the Town Council. Town staff advertised the public hearing in the legal section of newspaper in general circulation in Summit County, posted the site and public notification locations, and sent out a mailing to property owners within three-hundred feet (300’) of the property. The Code requires notification of public hearings not more than fourteen (14) days and not less than seven (7) days prior to the hearing date and the notifications met these dates.

Review and findings by Planning and Zoning Commission:

Section 16-5-130 of the Dillon Municipal Code provides the following review criteria for a PUD application:

Commission action. The Planning and Zoning Commission, after review of the PUD development plan and program under the Level IV development review process shall either recommend approval of the application, with or without modifications and conditions or recommend denial. A recommendation for approval of a PUD shall be based on the following findings:

- a. The proposed development and PUD plan are in substantial conformance with the Comprehensive

Plan. *The Comprehensive plan identifies the location of the subject building as being in the primary commercial area of the Town. The Plan highlights the commercial area as being able to capture business from travelers on I-70 and US Highway 6. A Plan policy in support of economic activity in the Town states, “Strive to provide an economic environment that helps promote, expand, and strengthen existing commercial activities.”*

b. The PUD as set forth in the PUD development plan will not have an adverse impact on the surrounding area. The PUD is compatible with the scale, intensity, and type of land uses located on adjacent property. *The PUD Master Sign Plan will not have any adverse impacts on the surrounding area and is compatible with the land use on the neighboring commercial properties.*

c. The proposed benefits offset the proposed exceptions to the underlying zoning district and the subdivision regulations and such exceptions are in the best interest of the public health, safety and welfare. *The PUD Master Sign Plan will improve business recognition and ensures the need for special review and consideration for mansard roof sign installations, such as through a PUD sign plan.*

d. Streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area. *Does not pertain to this application.*

e. The proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem. The timing of installation of utility and drainage facilities will be closely coordinated with development construction and will not create a hardship on residents either within or outside the planned area. *Does not pertain to this application.*

f. The density in the proposed development will not result in the inability on the part of the Town or utility providers to provide public utilities or services to the project. The applicant must furnish to the Town such additional water rights, storage right and treatment capacity in the Joint Sewer Authority wastewater treatment plant as found necessary by the Town to serve the development following build out. The Town shall determine the quantity and quality of water rights required. *Does not pertain to this application.*

Zoning Provisions:

For multi-tenant buildings with tenant spaces of 2500 square feet to 5,000 square feet, the Dillon Municipal Code (“Code” or “DMC”) permits forty (40) square feet of building signage to be used in one (1) or two (2) signs, and a provision for an additional ten (10) square feet for signs in the case where roof overhangs impact sign installation locations. Multi-tenant buildings are also provided seventy-five (75) square feet of signage for building identification (DMC Sec. 16-11-460). The building contains two 2,500 square foot tenant spaces. The total amount of signage provided for by the Code could be one-hundred seventy-five (175) square feet. Roof signs, including mansard roofs, are prohibited with the exception that signs may be allowed for false storefronts or fascia if the sign does not exceed the roofline over the primary walls of the building (DMC Sec. 16-11-60 (6)) An Applicant may request deviations from the Sign Regulations through the PUD process (DMC Sec. 16-5-110).



The existing tenant building signage on the southern side of the building at 35 Dillon Ridge Road

Existing Sign:

The existing master sign plan for the building provides for forty (40) square feet of signage for each tenant to be mounted on the mansard roof on the southern side of the building. Note how the shadow from the eaves of the building and the false windows preclude building mounted signage. The existing master sign plan also permits a freestanding sign with two sign panels, one that is approximately thirty-eight (38) square feet for the western tenant space (Einstein's) and eleven (11) square feet for the eastern tenant space (Verizon – Cellular Plus). The existing were previously approved without regard to the mansard roof prohibition, as the roof may have been interpreted to be a false store front or fascia as opposed to a mansard roof. This PUD master sign plan addresses the mansard roof issue, regardless if it is considered a false mansard roof or not.

Application Summary:

The PUD Master Sign Plan provides for the following signs:

Tenant #1 Eastern Tenant (35A Dillon Ridge Road) Verizon Cellular Plus:

-45 Square Feet of signage on the southern mansard roof in the existing sign location

-15 Square Feet of signage on the northern side of the building mounted on the timber

gable structure in front of the store entrance

Tenant #2 Western Tenant (35B Dillon Ridge Road):

-45 Square Feet of signage on the southern mansard roof in the existing sign location

-15 Square Feet of signage on the northern side of the building mounted on the timber

gable structure in front of the store entrance

Freestanding sign:

Tenant #1: 11 Square Foot Sign Panel

Tenant #2: 38 Square Foot Sign Panel

The total signage requested with the PUD Sign Plan is rounded to be one-hundred sixty-nine square feet (169.0 SF).



Proposed tenant building signage on the northern side of the building at 35 Dillon Ridge Road

The Applicant believes the following about their request:

- Allows for the continued sign installation on the southern side of the building in the current location. This will allow Verizon – Cellular Plus to update their sign to reflect current corporate branding. The current location is the most viable location on that side of the building.
- The addition of signs on the northern, parking lot side of the building improves business identification as customers approach the businesses on south/westbound Dillon Ridge Road.
- Benefits offset the proposed exceptions to the underlying zoning district and the subdivision regulations, and such exceptions are in the best interest of the public health, safety and welfare.

Given the building’s architecture and location the proposed signage fits with the building and the neighborhood. The increased visibility from the northern approach to the building better informs the public of the businesses located in the building, and the signs as located on the southern side of the building are in the most suitable location for the building as designed and configured on the site.

BUDGET IMPACT: None

MOTION FOR APPROVAL:

I move we approve Resolution no. PZ 07-20, Series of 2020.

**ACTION REQUESTED:
MOTION, SECOND, ROLL-CALL VOTE**

Resolutions require affirmative votes from majority of the members present

STAFF MEMBER RESPONSIBLE:
Ned West, Town Planner



INDIRECT STORE



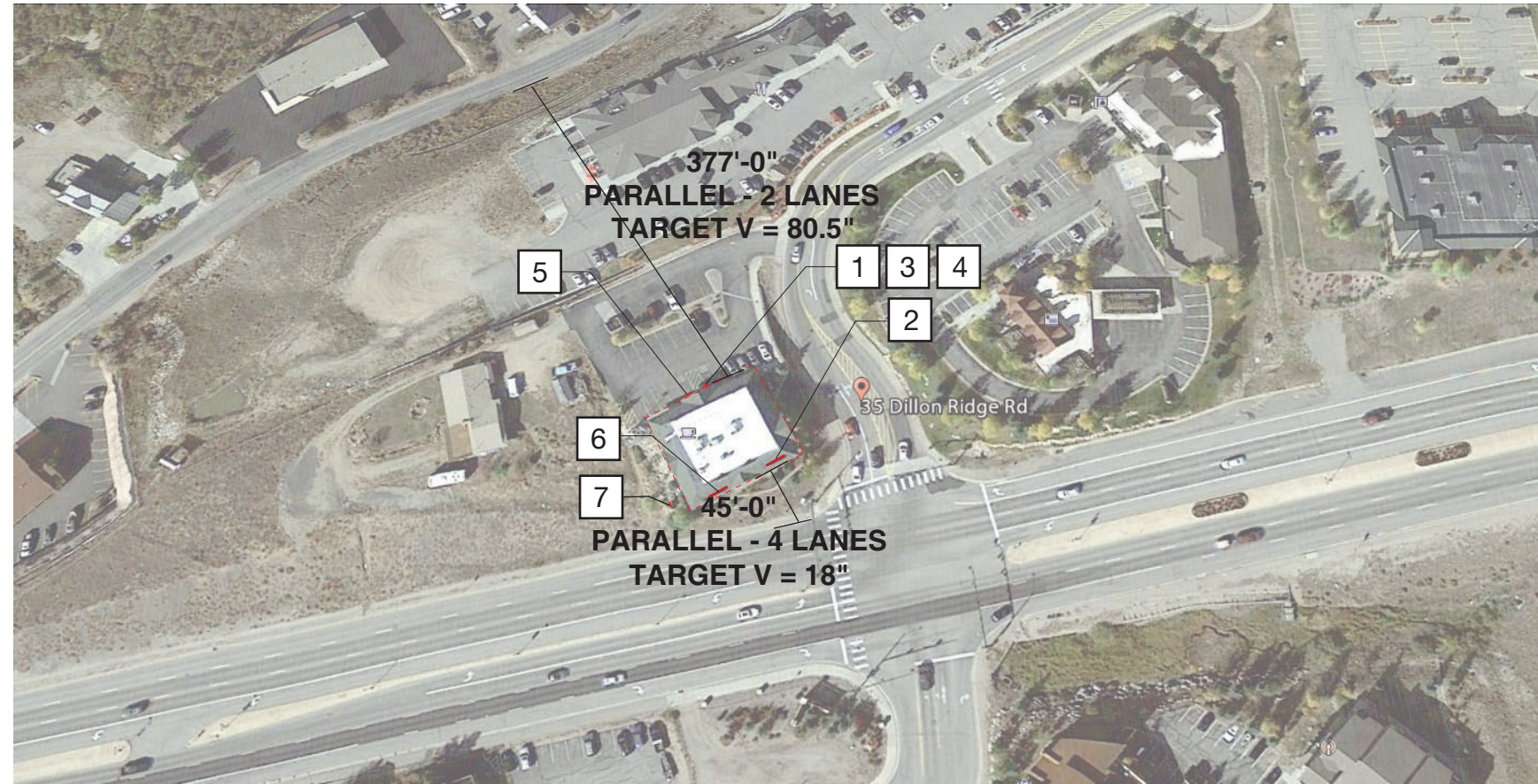
**NOT YET ISSUED
CELLULAR PLUS
35 DILLON RIDGE ROAD
DILLON, CO 80435**

EXTERIOR SIGNAGE SUBMITTAL

PROJ #1346
0000-00-00

DESIGN APPROVAL:

SUBMITTAL RECORD	
DATE	REMARKS



LEGEND

		QTY
1	TENANT #1 NORTH ELEVATION WALL SIGN	1
2	TENANT #1 SOUTH ELEVATION BLDG SIGN	1
3	TENANT #1 NORTH ELEVATION STORE HOURS	1
4	TENANT #1 NORTH ELEVATION ADDRESS	1
5	TENANT #2 NORTH ELEVATION WALL SIGN	1
6	TENANT #2 SOUTH ELEVATION BLDG SIGN	1
7	TENANT #2 FREESTANDING SIGN	1

KEY

SIGN LOCATION —

BUILDING OUTLINE - - - - -



V-Height Lookup Tool Results

Results

V-Height Lookup

1346
35 Dillon Ridge Road Dillon, CO 80435

Sign 1 = 80.5" V-Height

Viewing Type - Parallel
Illumination - Internal Opaque
Driving Environment - 2 Lanes
Sign Offset From Curb - 360-379 Feet

Sign 2 = 18" V-Height

Viewing Type - Parallel
Illumination - Internal Opaque
Driving Environment - 4 Lanes
Sign Offset From Curb - 45-49 Feet

Location

TENANT #1 North Elevation (Entry Facade)	PROPOSED 15 SF
TENANT #1 South Elevation (Rear Facade)	EXISTING 45 SF
TENANT #2 North Elevation (Entry Facade)	PROPOSED 15 SF
TENANT #2 South Elevation (Rear Facade)	EXISTING 45 SF

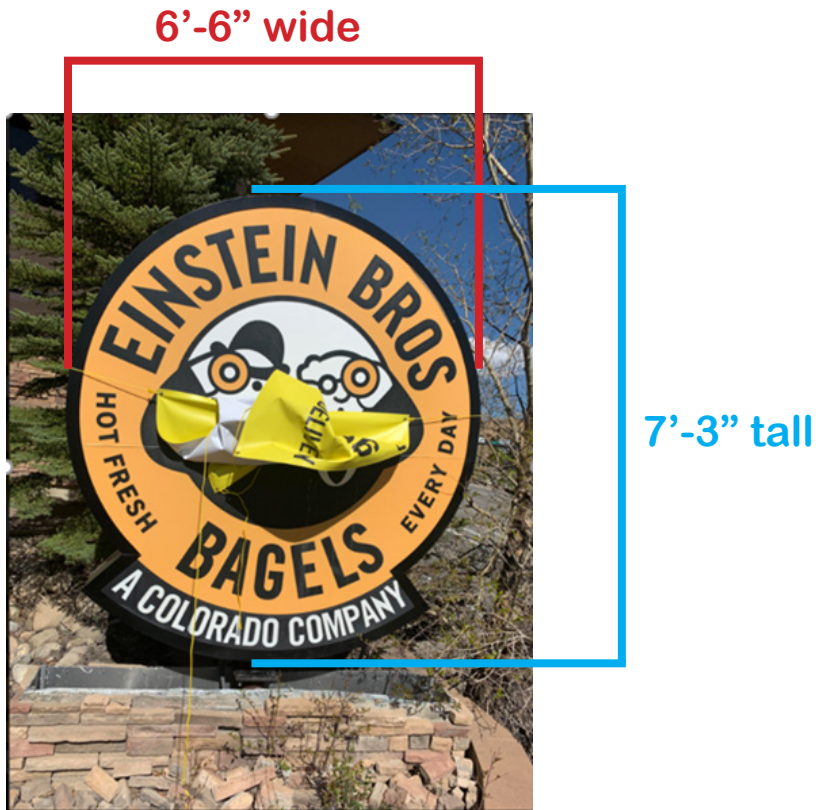
Verizon Guideline Conformance, Exception Request and Justification:

Painted facade not allowed per LL
No backer panel per LL
Letterset options must be raceway mounted per LL
- **Letterset clear space rule v height: Sign 1: 12" Sign 2: 22"**
- Letterset clear space exception v height: Sign1: 14.5" Sign 2: 24"





Tenant #2 - West Elevation - Freestanding sign
6' 6" wide
7' 3" tall



Tenant #1 - Freestanding Sign
Permitted a sign panel on the freestanding sign in accordance with the original master sign plan for the building.
5' 6" wide
2' tall



EXISTING CONDITION



PROPOSED V-HEIGHT - 12"

REVISED CONDITION

EXISTING SIGNAGE: N/A
 EXISTING VERIZON SIGNAGE HEIGHT: N/A
 EXISTING ADJACENT TENANT SIGNAGE HEIGHT: N/A

NOTE:
 ALL EXISTING, NON-STANDARD, WINDOW GRAPHICS AND SIGNAGE
 TO BE REMOVED AND REPLACED WITH NEW STANDARD GRAPHICS.
 FACADE TO BE REPAIRED TO LIKE NEW CONDITIONS.

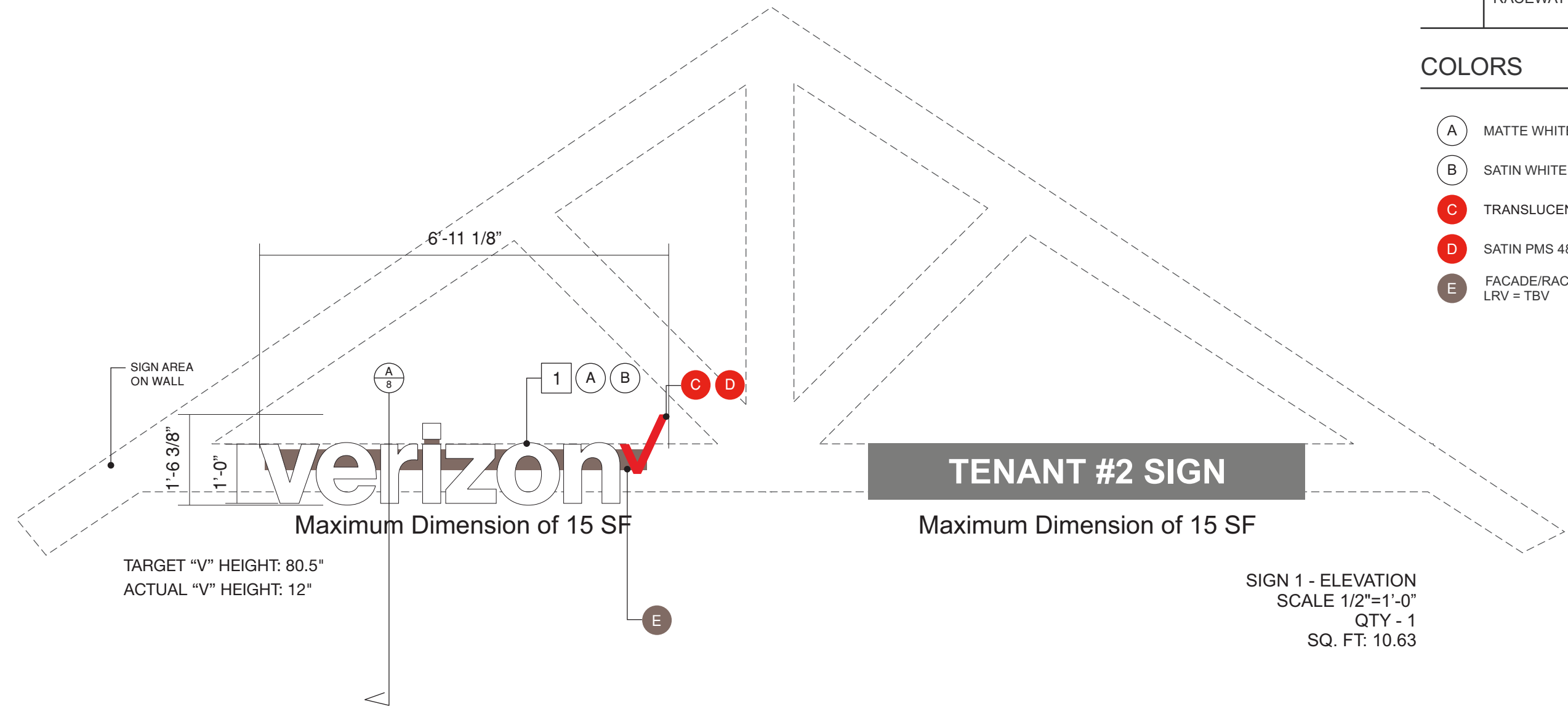


KEY NOTES

1	2" DEEP, FACE-LIT, FABRICATED ALUMINUM CHANNEL LETTERS MOUNTED TO 5" HIGH x 2 3/4" DEEP ALUMINUM RACEWAY. RACEWAY MOUNTED TO WALL.
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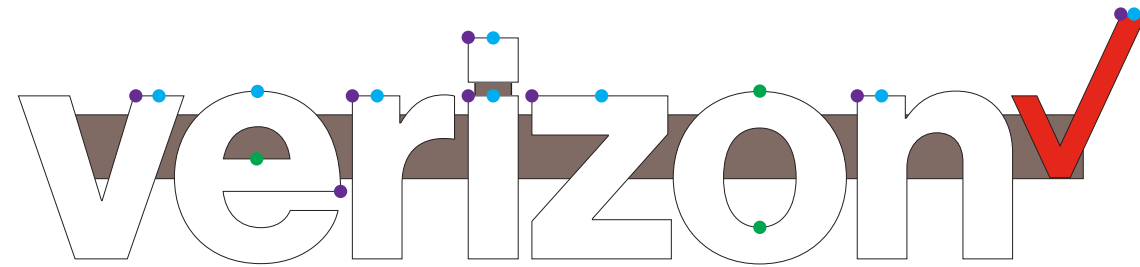
COLORS

- (A) MATTE WHITE ACRYLIC
- (B) SATIN WHITE TRIM & RETURNS
- (C) TRANSLUCENT POPPY RED 3M 3630-143
- (D) SATIN PMS 485 TRIM & RETURNS
- (E) FACADE/RACEWAY COLOR
LRV = TBV



SIGN 1 - ELEVATION
SCALE 1/2"=1'-0"
QTY - 1
SQ. FT: 10.63





- = Trim Cap Seam (Corner Locations)
- = Trim Cap & Return Seam Location
- = Return Seam Location

RACEWAY	
11	5" (H) x 2 3/4" DEPTH UL LISTED WIREWAY. 2" EXTENDED MOUNTING TAB. CONTAINS SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES)
12	2" EXTENDED TAB FOR MOUNTING. MOUNTING HARDWARE: VARIES ON STRUCTURE (SUPPLIED WITH 3/8" THREADED SPEED CLIPS)
13	RACEWAY: U-CHANNEL WITH ATTACHED LETTERS TO MOUNT OVER L-CHANNEL WITH ANGLE MOUNT TOP

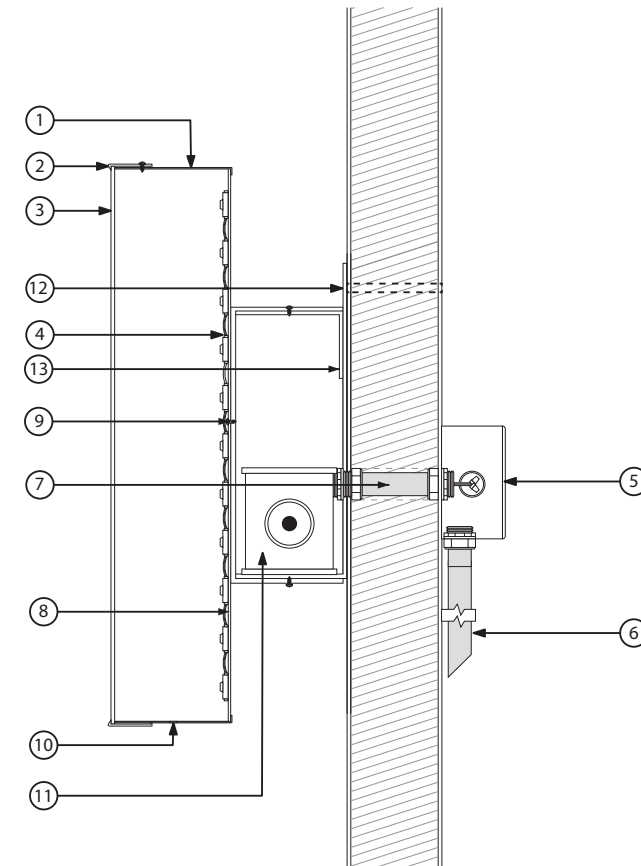


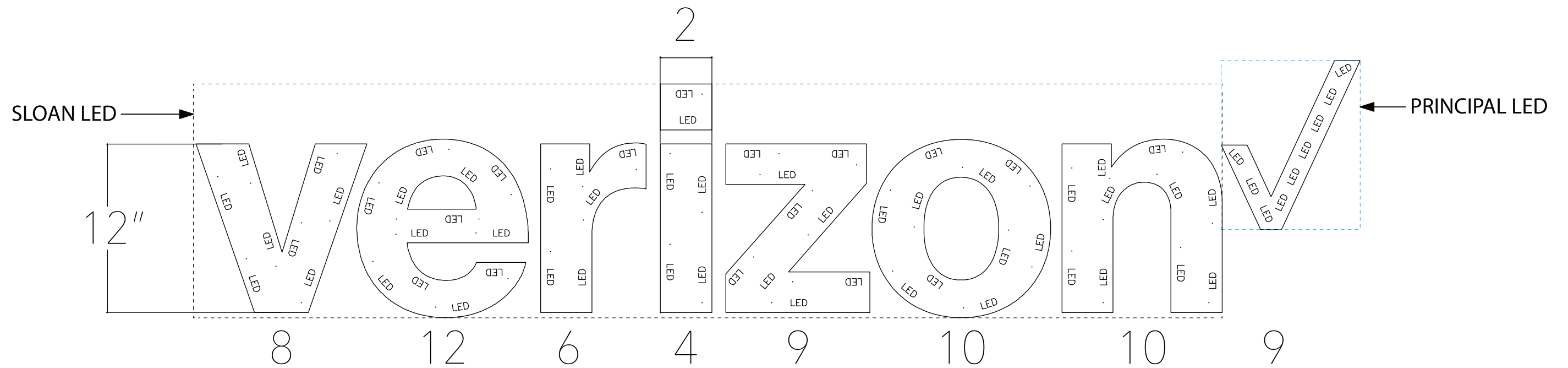
RACEWAY DIAGRAM - CROSS SECTION

VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE): SLOAN PRISM

CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #643 SATIN: PMS 485
2	3/4" TRIM CAP: PAINTED MP #643 SATIN: PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P

IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
7	CONDUIT: SECONDARY ELECTRICAL RUN
8	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
9	MOUNTING HARDWARE: #8 HEX SCREW INTO BACKER PANEL
10	WEEP HOLES





MODULE AMOUNT

48 MODULES PER POWER SUPPLY (SLOAN 120D1 HAS TWO SECONDARY LEGS EACH 48+48 MODULES)

POWER SUPPLIES = 1 SLOAN 120D1

POWER SUPPLIES WILL BE REQUIRED TO BE INSTALLED IN A POWER SUPPLY BOX

NOT TO SCALE



EXISTING CONDITION
SCALE: 3/32" = 1'-0"



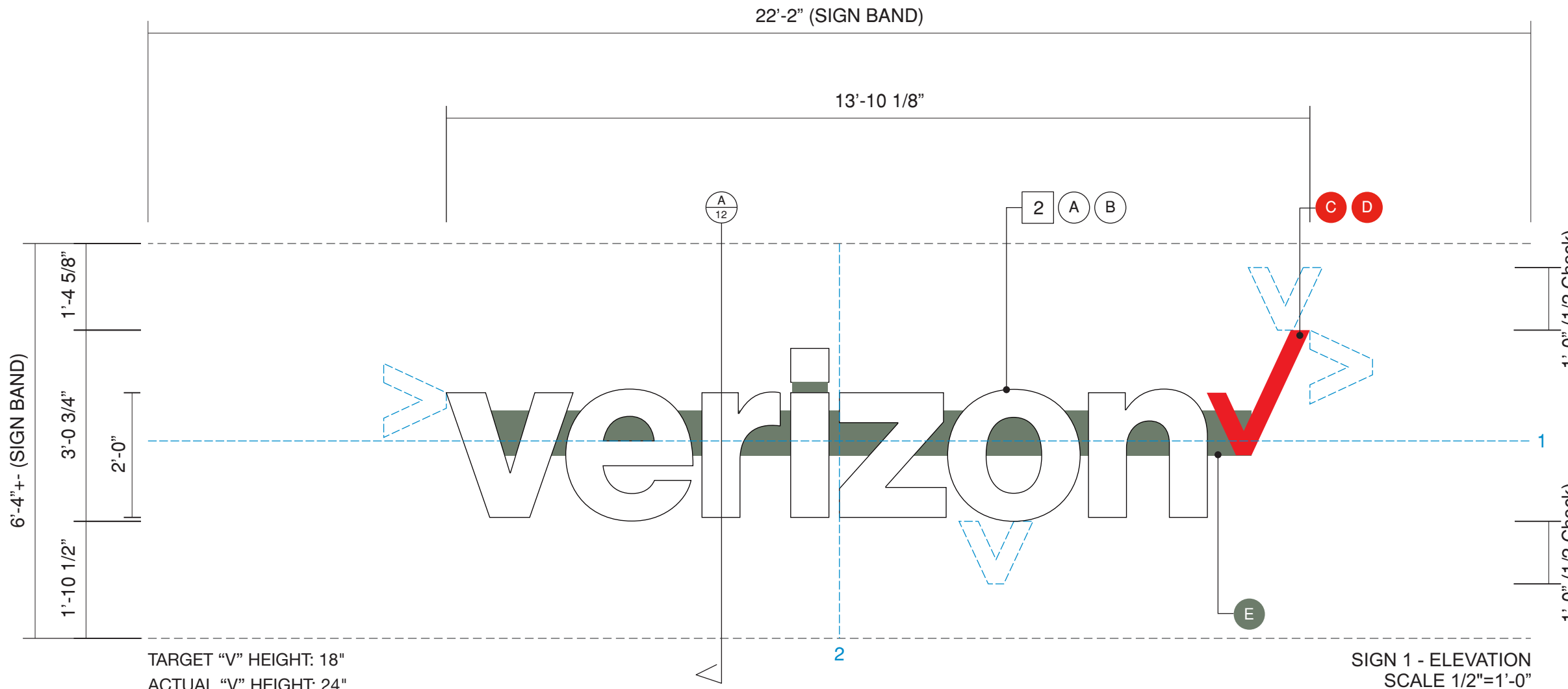
PROPOSED V-HEIGHT - 24"

REVISED CONDITION

EXISTING SIGNAGE: N/A
EXISTING VERIZON SIGNAGE V-HEIGHT: 12"
EXISTING ADJACENT TENANT SIGNAGE HEIGHT: 22"

NOTE:
ALL EXISTING, NON-STANDARD, WINDOW GRAPHICS AND SIGNAGE
TO BE REMOVED AND REPLACED WITH NEW STANDARD GRAPHICS.
FACADE TO BE REPAIRED TO LIKE NEW CONDITIONS.





KEY NOTES

2	2" DEEP, FACE-LIT, FABRICATED ALUMINUM CHANNEL LETTERS MOUNTED TO 5" HIGH x 2 3/4" DEEP ALUMINUM RACEWAY. RACEWAY MOUNTED WITH BRACKETS TO MANSARD ROOF.
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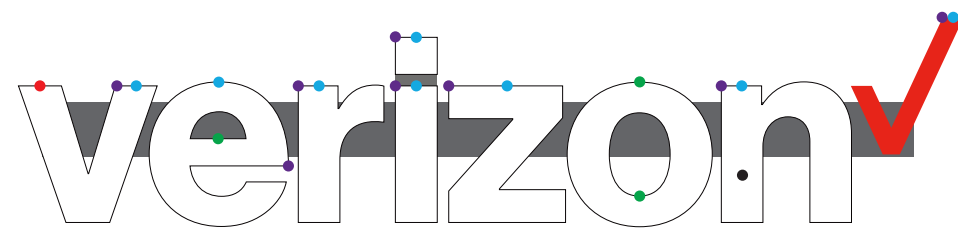
COLORS

- (A) MATTE WHITE ACRYLIC
- (B) SATIN WHITE TRIM & RETURNS
- (C) TRANSLUCENT POPPY RED 3M 3630-143
- (D) SATIN PMS 485 TRIM & RETURNS
- (E) FACADE/RACEWAY COLOR LRV = TBV

ALIGNMENT INSTRUCTIONS

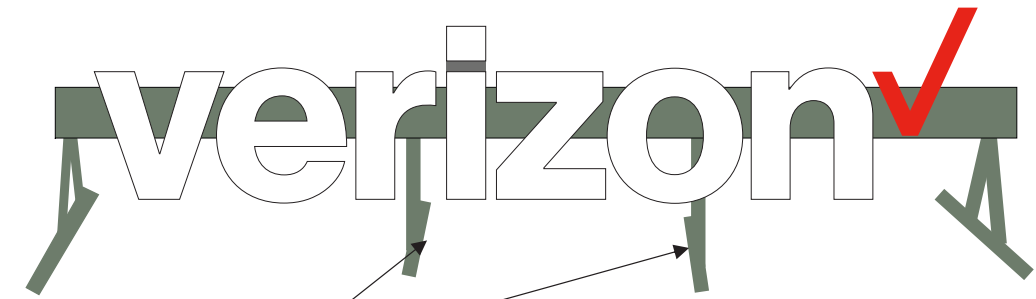
1	ALIGN TOP EDGE OF CROSSBAR OF "e" WITH VERTICAL CENTER
2	ALIGN LEFT EDGE OF "z" WITH HORIZONTAL CENTER





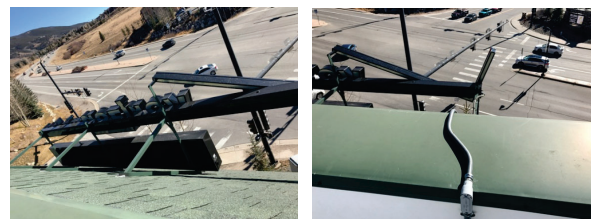
- = Trim Cap Seam (Corner Locations)
- = Trim Cap & Return Seam Location
- = Return Seam Location
- = Use white wire nuts inside the white "verizon"
- = Locate all UL labels at the top of the letter unless required to locate elsewhere by the local jurisdiction

- PMS# COOL GRAY 10
- EXACT COLOR T.B.V. PRIOR TO MANUFACTURE

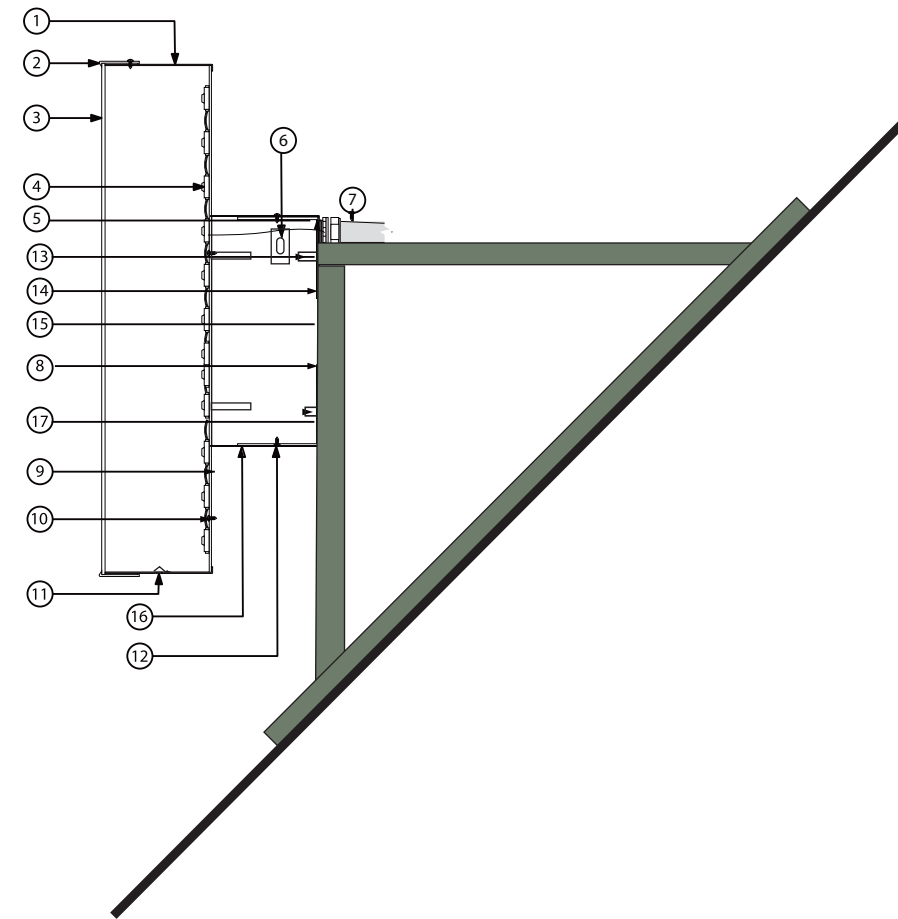


Angle Iron Support Structure To Be Verified By Licensed Engineer Prior to Manufacture.

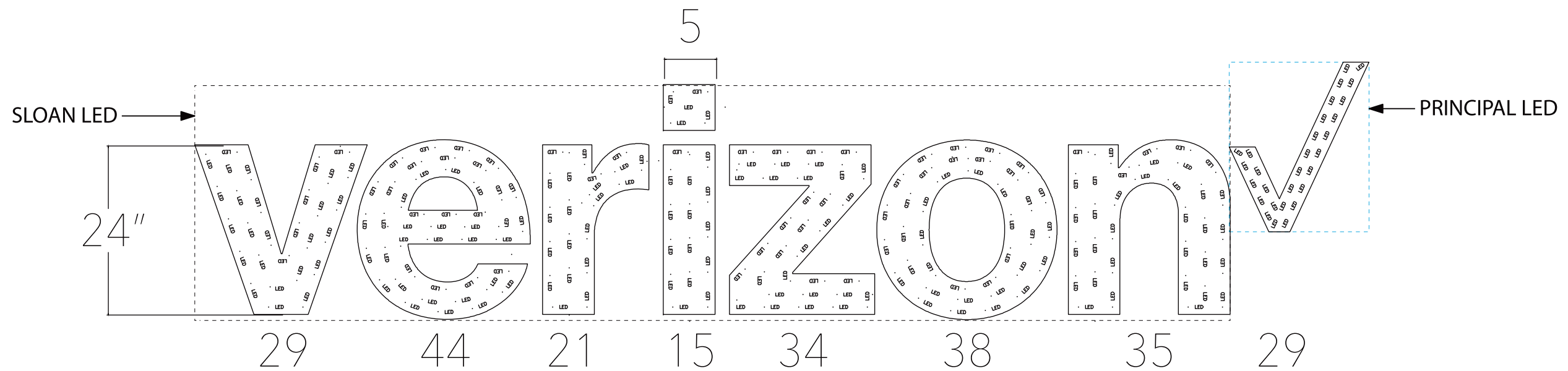
STANDARD RACEWAY	
12	MOUNTING HARDWARE TO SECURE SHOEBOX PANEL: #10 FLAT PAN HEAD SCREW INTO ANGLE FRAME
13	MOUNTING HARDWARE: VARIES ON STRUCTURE (SUPPLIED WITH 3/8" THREADED SPEED CLIPS)
14	ANGLE FRAME MOUNTED TO FACADE: 1-1/2" x 1-1/2" x 1/8" ALUMINUM ANGLE (TOP & BOTTOM)
15	RIVETED VERTICAL ALUMINUM RIBS (3/16" LARGE FLANGE RIVET): 1-1/2" x 1-1/2" x 1/8" ALUMINUM ANGLE (AMOUNT VARIES ON WIDTH)
16	0.090 ALUMINUM SHOEBOX PANEL (2" BREAKS ON TOP & BOTTOM): PAINTED PMS 406C
17	2" x 2" x 1/8" ALUM. ANGLE (END RETURNS) (BONDED W/ 403/19 SIGNLOC): PAINTED PMS 406C



VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE): SLOAN PRISM #701269-6WSJ1-MB - 1/4"-1/2" FROM EDGE OF LETTERS
CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH): PAINTED MP #643 SATIN: PMS 485
2	3/4" TRIM CAP: PAINTED MP #643 SATIN: PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P
IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	UL HOUSING W/ 2 SLOAN 120 D1 DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: #8 FLAT PAN HEAD SCREW INTO RACEWAY
11	WEEP HOLES WITH ALUMINUM COVERS (BAFFLES)



A1 LETTER SECTION
SCALE: N.T.S.



MODULE AMOUNT

48 MODULES PER POWER SUPPLY (SLOAN 120D1 HAS TWO SECONDARY LEGS EACH 48+48 MODULES)

POWER SUPPLIES = 3 SLOAN 120D1

POWER SUPPLIES WILL BE REQUIRED TO BE INSTALLED IN A POWER SUPPLY BOX

NOT TO SCALE



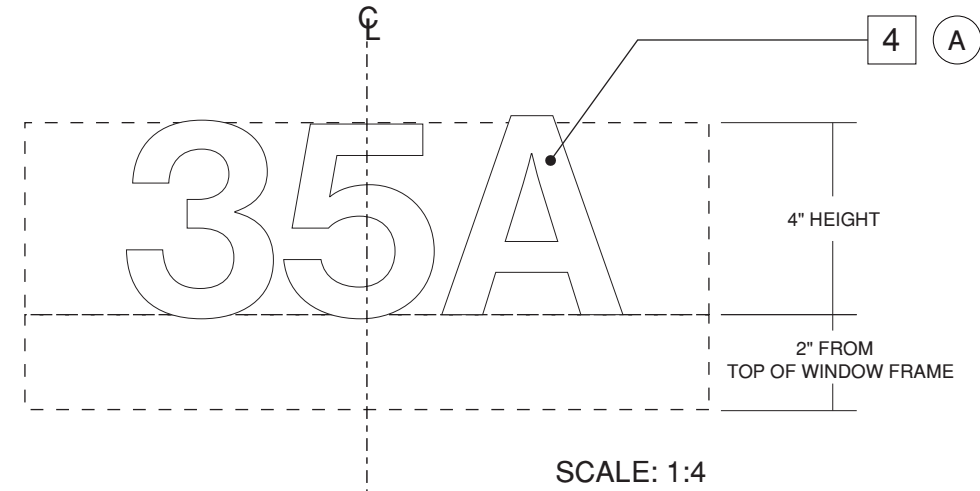
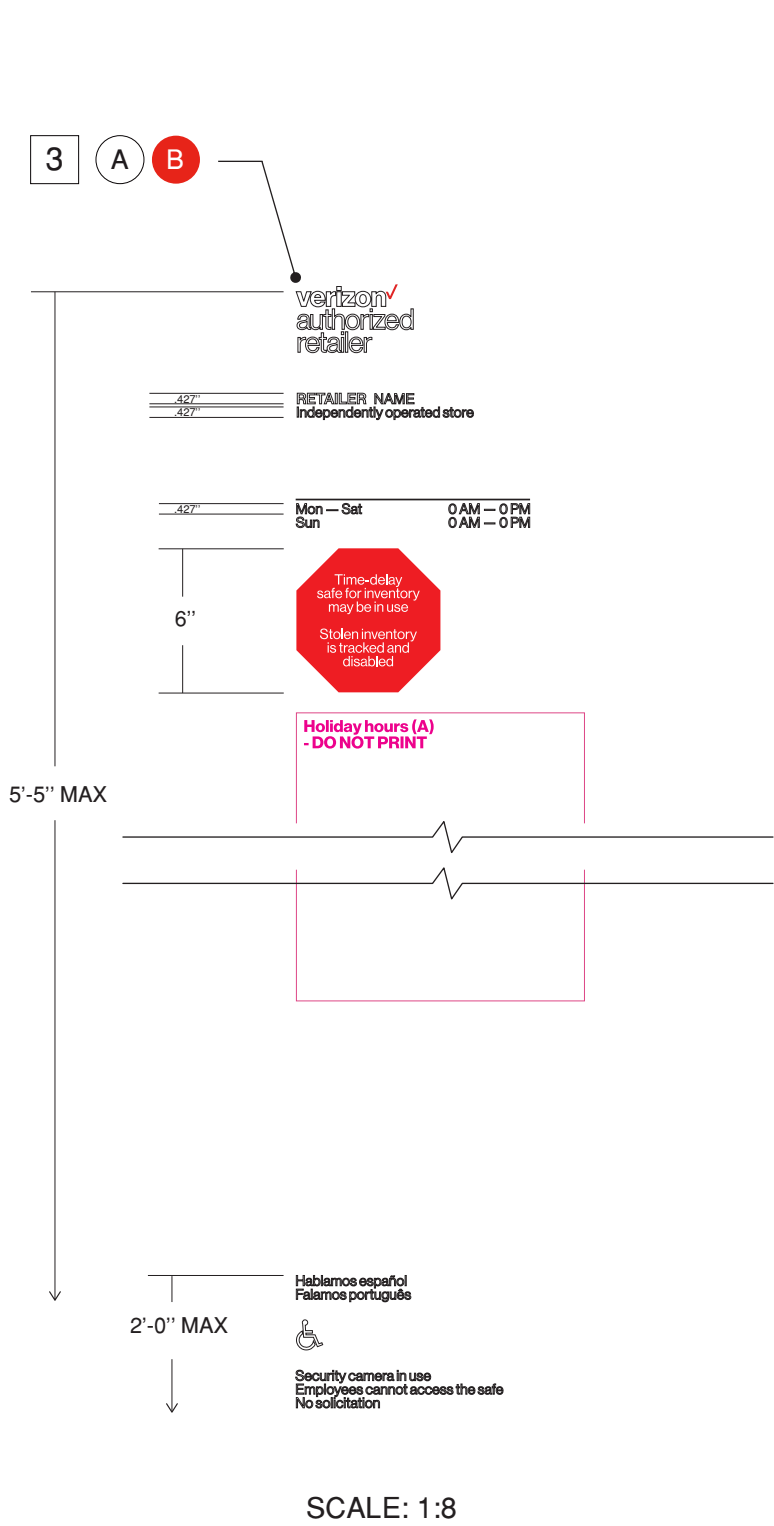
WHITE & RED VINYL STORE HOURS & ADDRESS TO BE APPLIED TO THE INSIDE OF THE DOOR AND TRANSOM GLASS



EXISTING CONDITION



REVISED CONDITION



KEY NOTES	QTY
3 WHITE & RED VINYL STORE HOURS APPLIED TO THE INSIDE OF THE GLASS ON THE ENTRANCE DOOR	1
4 4" WHITE VINYL ADDRESS APPLIED TO THE INSIDE OF THE GLASS ON THE TRANSOM WINDOW	1

- COLORS**
- (A) WHITE VINYL
 - (B) RED VINYL 3M #7725-13 TOMATO RED

CLIENT TO PROVIDE CORRECT HOURS PRIOR TO PRODUCTION



RESOLUTION NO. PZ 07-20
Series of 2020

**A RESOLUTION RECOMMENDING APPROVAL OF A
LEVEL IV DEVELOPMENT APPLICATION FOR A PUD MASTER
SIGN PLAN FOR THE MULTI-TENANT BUILDING AT 35
DILLON RIDGE ROAD.**

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Cellular Plus (the “**Applicant**”) for a PUD Sign Plan for the multi-tenant building at 35 Dillon Ridge Road; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on June 3, 2020, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

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

Section 1. That the Planning Commission, following the required notice, held a public hearing on June 3, 2020 on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application meets the applicable Town of Dillon Municipal Code (“**Code**”) requirements.
- C. That the Application is compatible with the Mixed Use Zone District and is compatible with surrounding uses.
- D. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.
- E. That the Applicant wishes to install building signage larger than provided for in the Code to provide for greater building and tenant recognition.

- F. That the proposed benefits offset the proposed exceptions to the underlying zoning district regulations, and such exceptions are in the best interest of the public health, safety and welfare.

Section 2. That the Planning Commission hereby recommends approval of the Application for a PUD Sign Plan, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. Tenants shall obtain written approval from the building owner for each proposed sign.
- C. Tenants shall apply for a sign permit for each proposed tenant sign and any temporary sign displays.
- D. Signs shall be maintained in good condition.

RECOMMENDED FOR APPROVAL THIS 3rd DAY OF JUNE, 2020 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

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

By: _____
Teresa England, Chairperson

ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission

Resolution PZ 07-20, Series of 2020

EXHIBIT 'A'
PUD Sign Plan
35 Dillon Ridge Road

Master Sign Plan – Sign Zone B
Supplemental Application Worksheet

Address: 35 Dillon Ridge Rd

Sign Zone: B

Number of Tenant Units: 2

Common Master Sign Plan Elements, General:

Signs within a Master Sign Plan shall have a consistent and coordinated design with a combination of at least two (2) of the following elements: size, shape, materials, letter style and color:

1. **Size:**
 - a. 45 SF each Tenant Signs on South building face;
 - b. 15 SF each Tenant Signs on North building face;
 - c. N/A SF each Building Identification Sign
 - d. 38+11 SF Freestanding Sign
 - e. N/A SF other
2. **Shape:** Rectangular Sign bands
3. **Materials:** Aluminum and Acrylic
4. **Letter Style:** N/A
5. **Color:** N/A
6. **Other:** _____

Total Number of Signs Permitted: _____ 6 _____ Total Signs

Sign Dimensional Allowances:

1. **Building Identification Signs (optional):** N/A _____ :
 - a. Location: _____ Size: _____
 - b. Location: _____ Size: _____
2. **Tenant Signs (optional):**
 - a. Building Face South _____ :
 - i. Dimensions: 20' X 2.25"
 - ii. Length to Height ratio: _____
 - b. Building Face North _____ :
 - i. Dimensions: 15SF each
 - ii. Length to Height ratio: _____

- c. Each tenant is permitted how many signs: 2 Building Signs per tenant. Current Freestanding sign used only by Tenant 2, with allowance for Tenant 1 sign panel
 - i. Tenant Sign Description: _____
 - ii. Tenant Sign Description: _____
 - iii. Tenant Sign Description: _____
 - iv. Tenant Sign Description: _____
- d. Locations: South and North elevations
- 3. **Freestanding Sign?:** 38+11 _____
- 4. **Directory Sign?:** N/A _____

Total Permitted Building Sign Area:

- 1. **Building Identification Signs:** N/A _____ SF Total
- 2. **Tenant Signs:** 169 _____ SF Total
- 3. **TOTAL SIGN AREA:** 169 _____ SF

Sign Materials:

- 1. Aluminum _____
- 2. Acrylic _____
- 3. _____

Design Standards:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. Provide sign drawings with dimensions and design details.

Sign Lighting:

Shall conform with the Sign Regulations as set forth in the Dillon Municipal Code, to include, but not limited to:

- 1. Shielded lighting. Light bulbs or lighting tubes used for illuminating a 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 whenever exterior sign lighting is used.
- 2. Subdued lighting. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way or closest municipal street, and the illumination of a sign shall not be noticeably brighter than other lighting in the vicinity.

3. Direction of lighting. Exterior sources of lighting for signs and other uses on the property shall not be directed toward nearby residential properties.
4. All light fixtures, conduit and shielding shall be a flat, dark color or shall be a color to be architecturally compatible with either the building or the supporting structure that serves as the background of the sign. Fixtures and shielding for the lighting associated with the signs on the building shall be consistent.
5. Energy efficient lighting, in general conformance with industry standards, is required.

Proposed Sign Lighting (provide cut sheets and location drawings, but briefly call out and describe here: **LED internally lit pan channel letters**)

Architectural Compatibility:

A sign, including its supporting structure and components, if any, shall be architecturally compatible with the building and with the surrounding structures. Architectural compatibility includes features such as sign location, materials, letter style, colors or size. Provide an explanation:

Sign bands will be rectangular and signs shall be designed as such.

Sign Band Locations (Provide Drawings or Images Architectural Elevations and Site Plan): See accompanying sign plan