

## 5. Lyric Village Monumentation and Signage

### A. Purpose and intent.

The purpose of these standards are to provide regulations that protect the health, safety and welfare of the public and support the economic well-being of the community by creating a favorable physical image. These regulations are intended to further the goals and policies in the RidgeGate East – Sub Area Plan for the East Villages and provide the criteria for final approval for all community monumentation, wayfinding and identification signs.

### B. Application of Standards.

The regulations contained in this section shall apply to the sign type detailed herein.

#### 5.1 Lyric Village Monuments and Signs

Monuments and freestanding signs on parcels in developed areas shall comply with the standards set forth in Figure 5.1-1, this Section.

5.1.1 A sign permit is required by the City of Lone Tree for all monuments and signs.

Figure 5.1-1

<i>Type of Monument</i>	<i>Material Types</i>	<i>Max. Height and Width</i>	<i>Exhibit Reference</i>
Private Development Monument	Concrete, metal, masonry, acrylic	25 ft. x 10 ft.	See Appendix 'H1', Figure 2
Neighborhood Monument	Concrete, metal, masonry, acrylic	8 ft. x 16 ft. or reversed proportions	See Appendix 'H1', Figure 3
Park Monument	Concrete, metal, masonry, acrylic	8 ft. x 15 ft. or reversed proportions	See Appendix 'H1', Figure 4
Temporary Monument	Concrete, metal, masonry, acrylic	10 ft. x 18 ft. or reversed proportions	See Appendix 'H1', Figure 5
Freestanding Billboard Sign	Wood, metal	9 ft. x 17 ft. or reversed proportions	See Appendix 'H1', Figure 6
Vehicular Wayfinding Sign	Wood, metal, concrete, canvas	6 ft. x 5 ft. or reversed proportions	See Appendix 'H1', Figure 7
Vehicular Wayfinding Sign in Sight Line	Wood, metal, concrete, canvas	12 ft. x 3 ft.	See Appendix 'H1', Figure 7
Trail Wayfinding Sign	Concrete, metal, masonry, acrylic	6 ft. x 2 ft. or reversed proportions	See Appendix 'H1', Figure 8

SECTION 5 – MONUMENTATION AND SIGNAGE  
RIDGE GATE EAST – TECHNICAL SUPPLEMENTS

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Banners/Flags	Nylon, canvas	50 ft. Flagpole - 10 ft. x 15 ft. Banner/Flag	
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\*\*Signs and monuments are not allowed in the public R.O.W. Temporary and wayfinding signs may be allowed in the public right of way upon approval by the City Public Works Department and execution of a License Agreement.

- 5.1.2 The maximum square footage of all signs and the maximum height of freestanding signs contained herein may be reduced in order to be in proper proportion and scale to the building or project. Guidelines for determining the height of a freestanding sign may include, but are not limited to, the proportional relationship of the sign to: height of adjoining buildings, topography, elevation of grade, area landscaping, traffic speeds of adjoining roads and distance from roads.
- 5.1.3 Temporary Monuments and Freestanding Billboard Signs shall be removed within 30 days of the sale of the last model home in Lyric, or as otherwise approved administratively by staff.

## **5.2 Monuments and Signage Standards and Guidelines**

The purpose of this Section is to establish standards for monuments and signage that are consistent with the Lyric Community's aesthetic goals while ensuring that lighting does not create glare or significant off-site impacts.

- 5.2.1 Monument and signage dimensions: See Figure 5.1-1 and See Appendix 'H1' for representative prototypes.
- 5.2.2 Monument and signage material types: See Figure 5.1-1 and See Appendix 'H1' for representative prototypes.
- 5.2.3 Monument and signage lettering
- Font to be consistent within each monument and sign; keep font type within same font family within each monument and sign. See Appendix 'H1' for representative prototypes.
  - Font size to be proportional to the sign to achieve the desired purpose. See Appendix 'H1' for representative prototypes.
  - All lettering to be the same color. See Appendix 'H1' for representative prototype.
- 5.2.4 Monument and Signage illumination
- All illumination associated with a proposed sign or monument shall be disclosed as part of the sign/monument permit or temporary use permit application and is subject to review and approval as part of said permit.
  - Sign illumination shall be allowed on all monuments and billboard signs as long as it does not interfere with vehicular or pedestrian circulation.

- Show fixture type, beam angle, and color temperature
- 5.2.5 City of Lone Tree logo and text
  - See Appendix ‘H1’ for representative prototype.
  - Where text can be legible from a distance, add in “City of Lone Tree” text in the same font family as the other sign text.
- 5.2.6 All on-going maintenance to be the responsibility of the sign’s owner. All signs and monuments to be maintained in like-new condition at all times.
- 5.2.7 All monumentation and signage in the public right-of-way will have a License Agreement with the City of Lone Tree.

### **5.3 Submittal Requirements**

- 5.3.1 Submittals for signage and monumentation must comply with City requirement for a sign permit.

### **5.4 Administrative Approval Standards**

- 5.4.1 Only Shea Homes as the Lyric Developer or a Shea Homes approved representative can apply for administrative amendments to a signage plan.
- 5.4.2 Amendments to the plan will be subjected to an application to the City of Lone Tree Community Development Department and a review fee.
- 5.4.3 Amendments to this plan may be approved administratively by the Director when such changes are in substantial conformance to the approved plan in terms of overall sign design, size, materials and colors. Requests to increase the maximum height of signs, add a new sign type, or to substantially change the design of signs are subject to approval by the City Council. The Director reserves the right to take any amendment request before the City Council.
- 5.4.4 Submittal requirements are as follows:
  - Submit a project narrative outlining the proposed changes.
  - Submit a redline set of the approved plans with a red strikethrough of what will no longer be pertinent if the changes are approved.
  - Submit a new plan and/or elevations to show where the new sign will be located and corresponding elevations of the proposed change.

### **5.5 Approval Standards for Amended or Additional Sign Plan Elements**

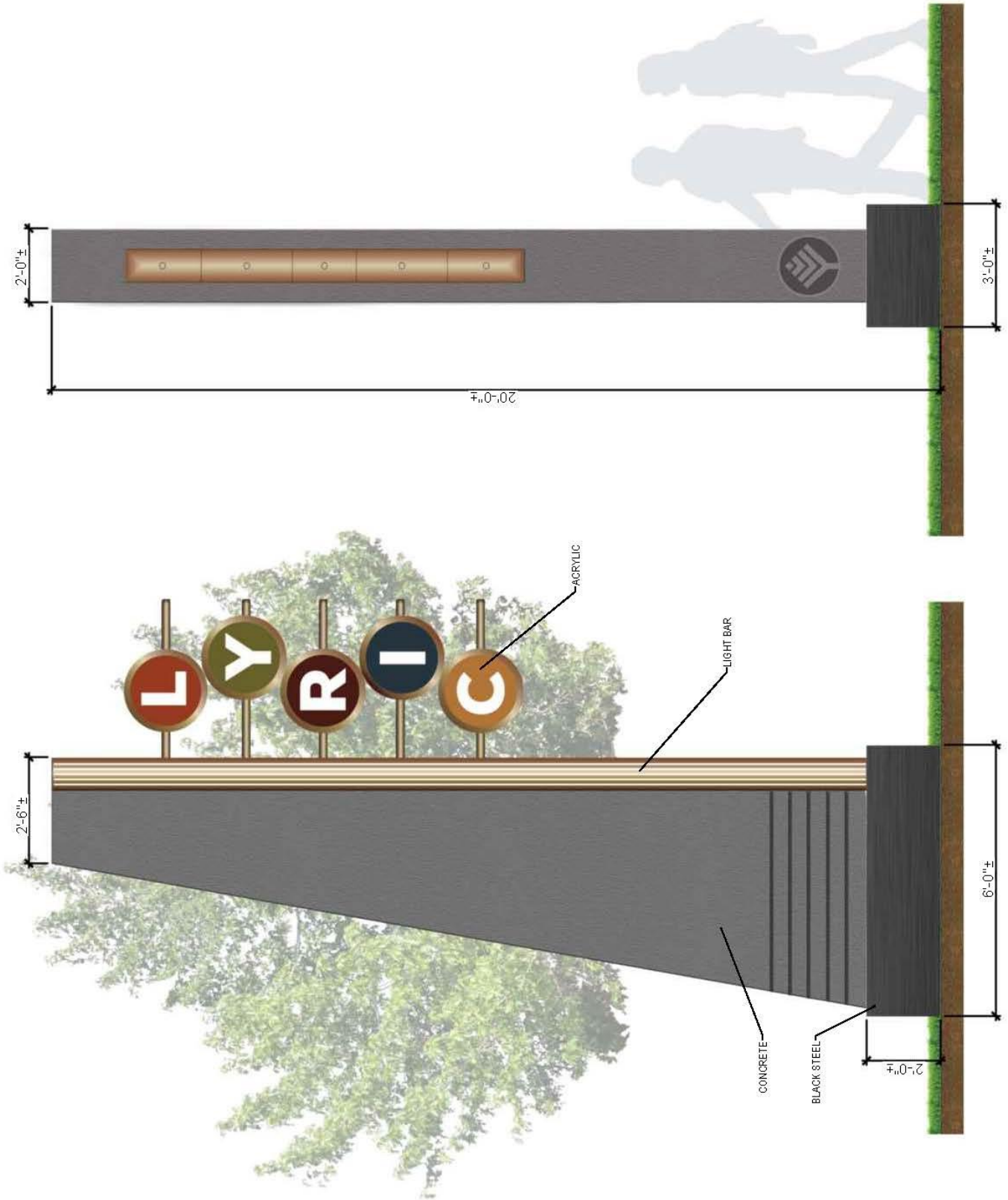
- 5.5.1 Only the Lyric Master Developer or an authorized representative is eligible to apply for a new sign plan or amendments to this plan.
- 5.5.2 New sections to the Technical Supplements will be subject to City Council approval.
- 5.5.3 Submittal requirements are as follows:
  - Schedule pre-submittal meeting with the City of Lone Tree.

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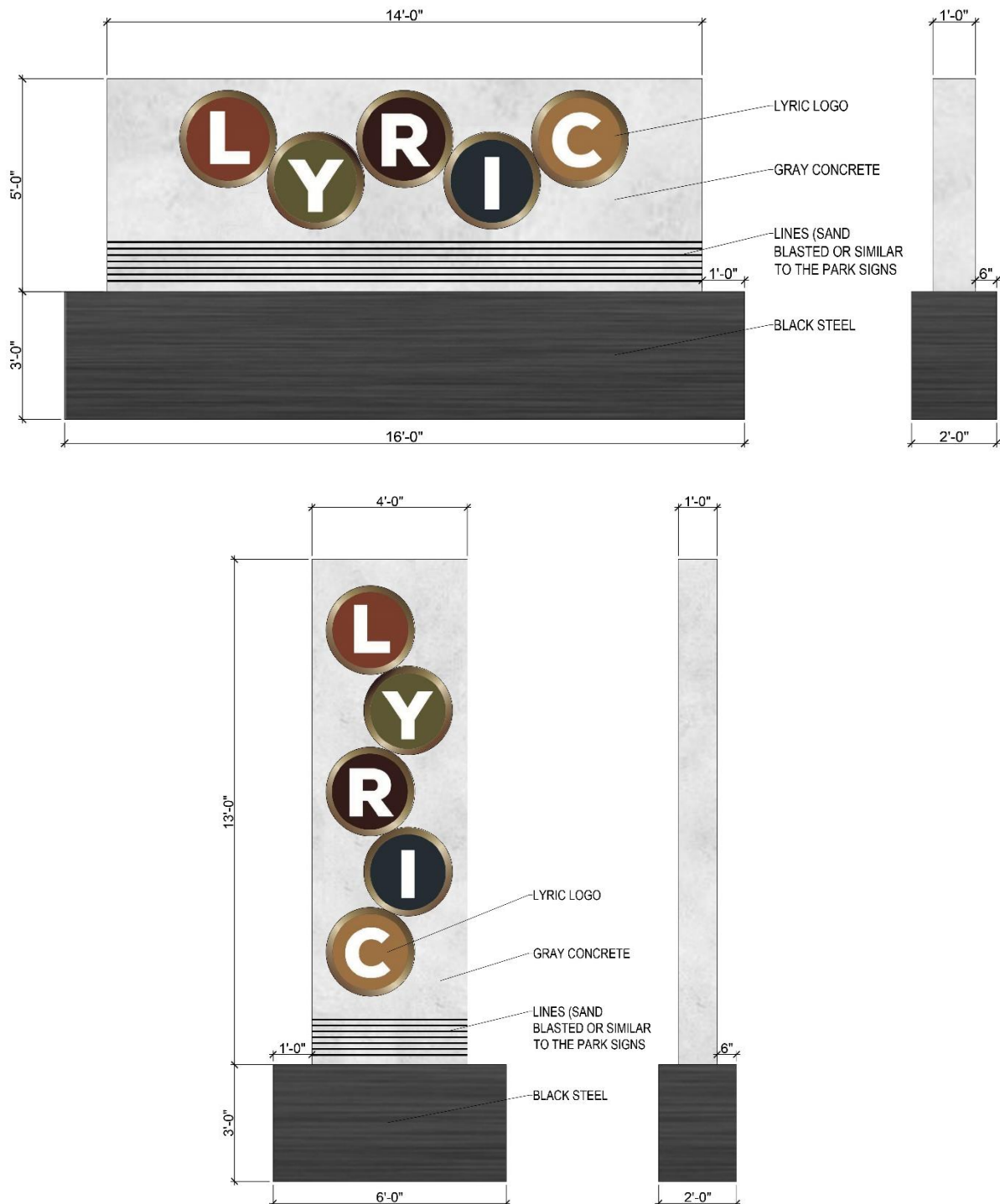
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- Submit a scaled drawing showing the sign types and locations within the new development
- Rendered elevations of monuments and signs that clearly state material types, colors, lettering, lighting, overall dimensions.



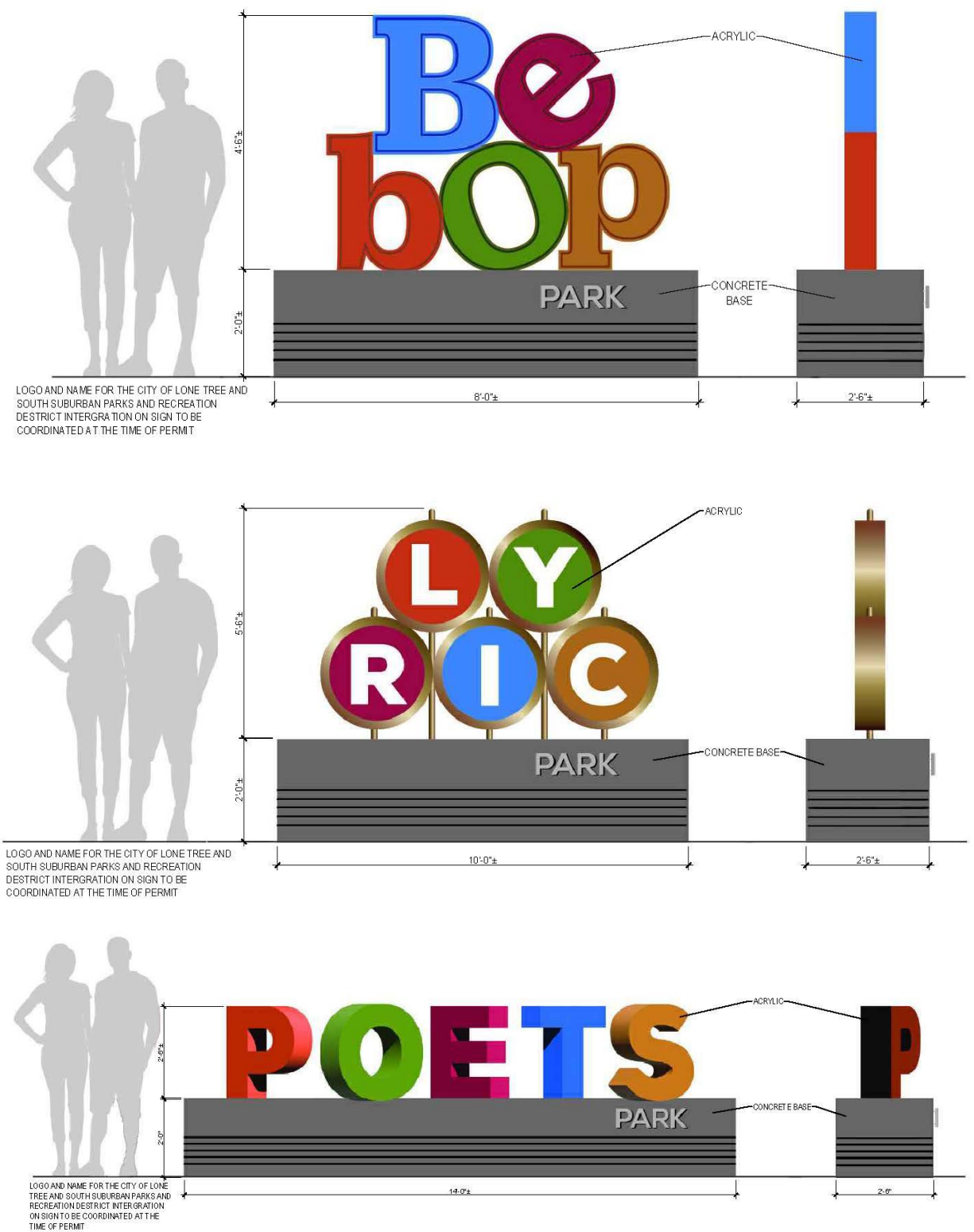


## NEIGHBORHOOD MONUMENT



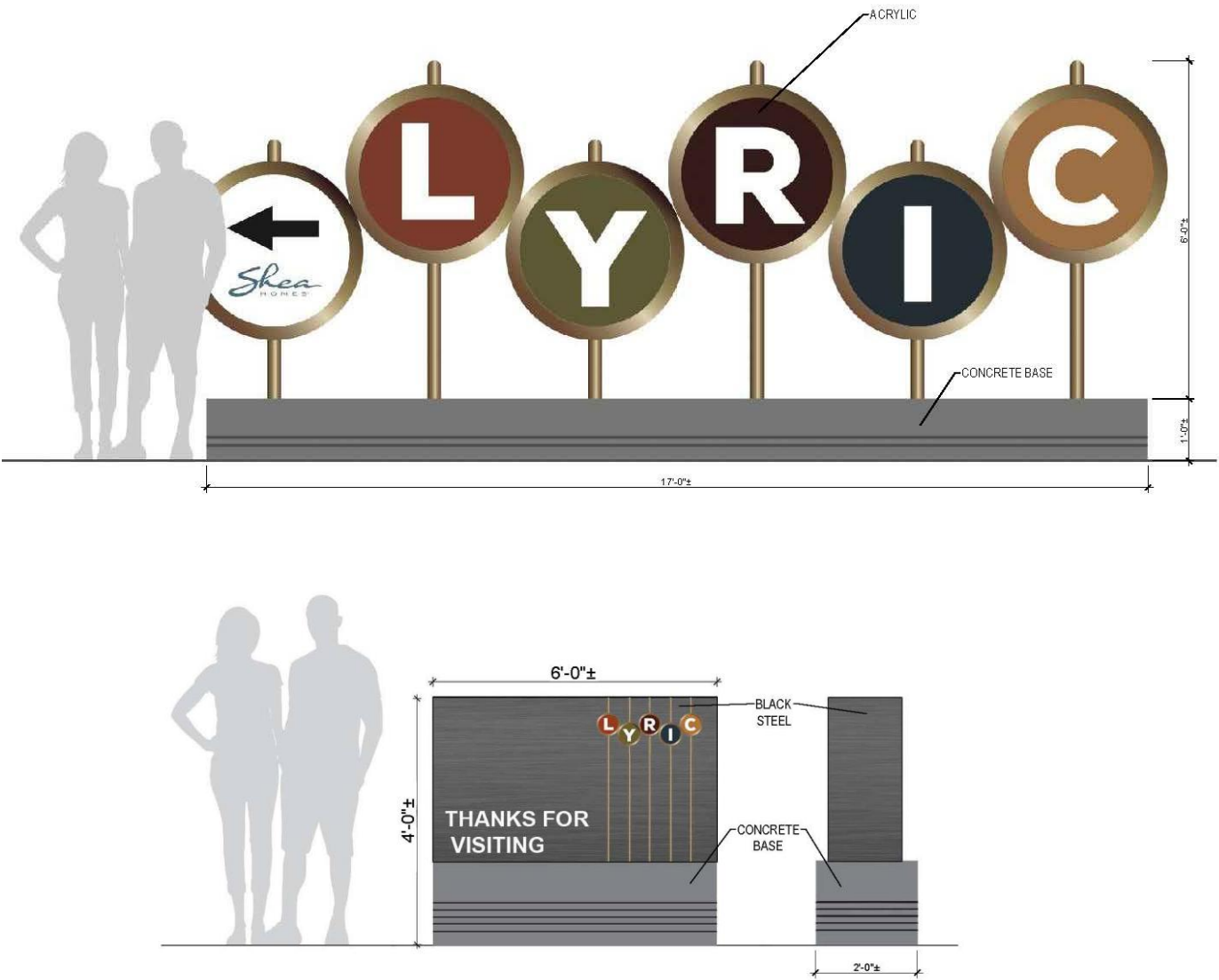


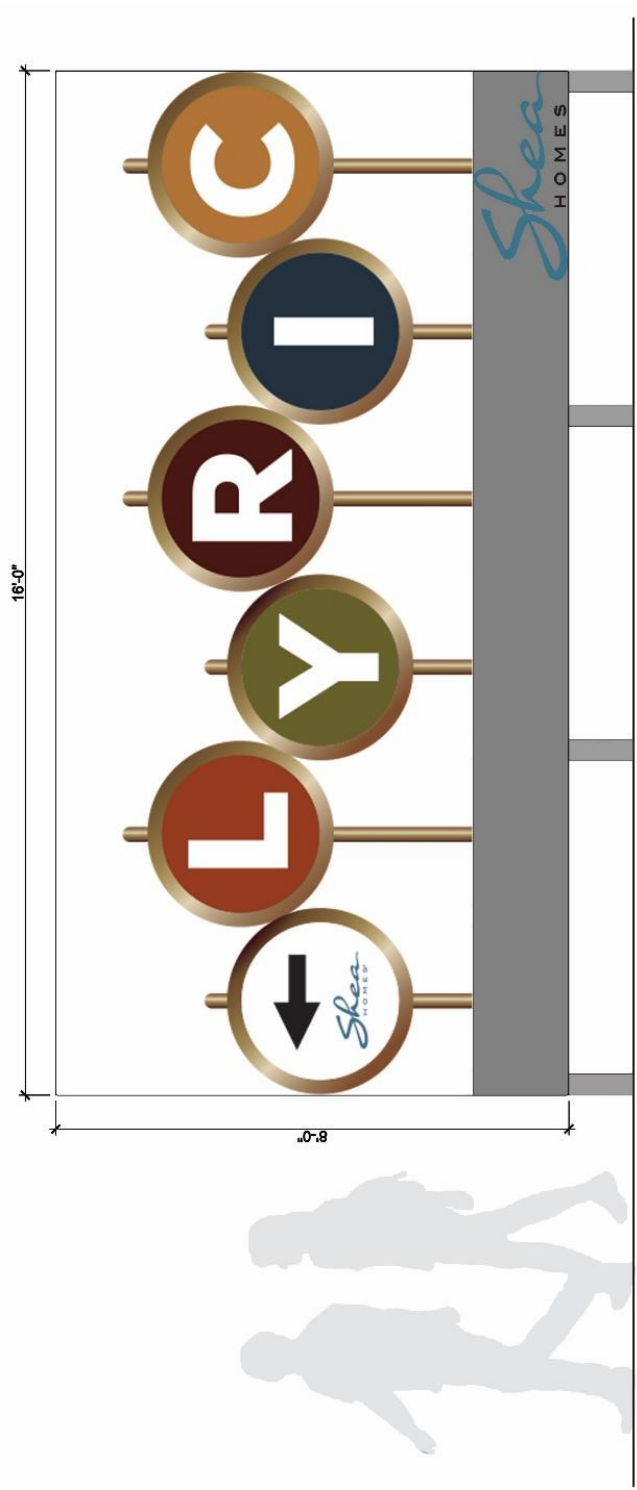
APPENDIX H1 – MONUMENTATION AND SIGNAGE  
RIDGEGATE EAST – TECHNICAL SUPPLEMENT

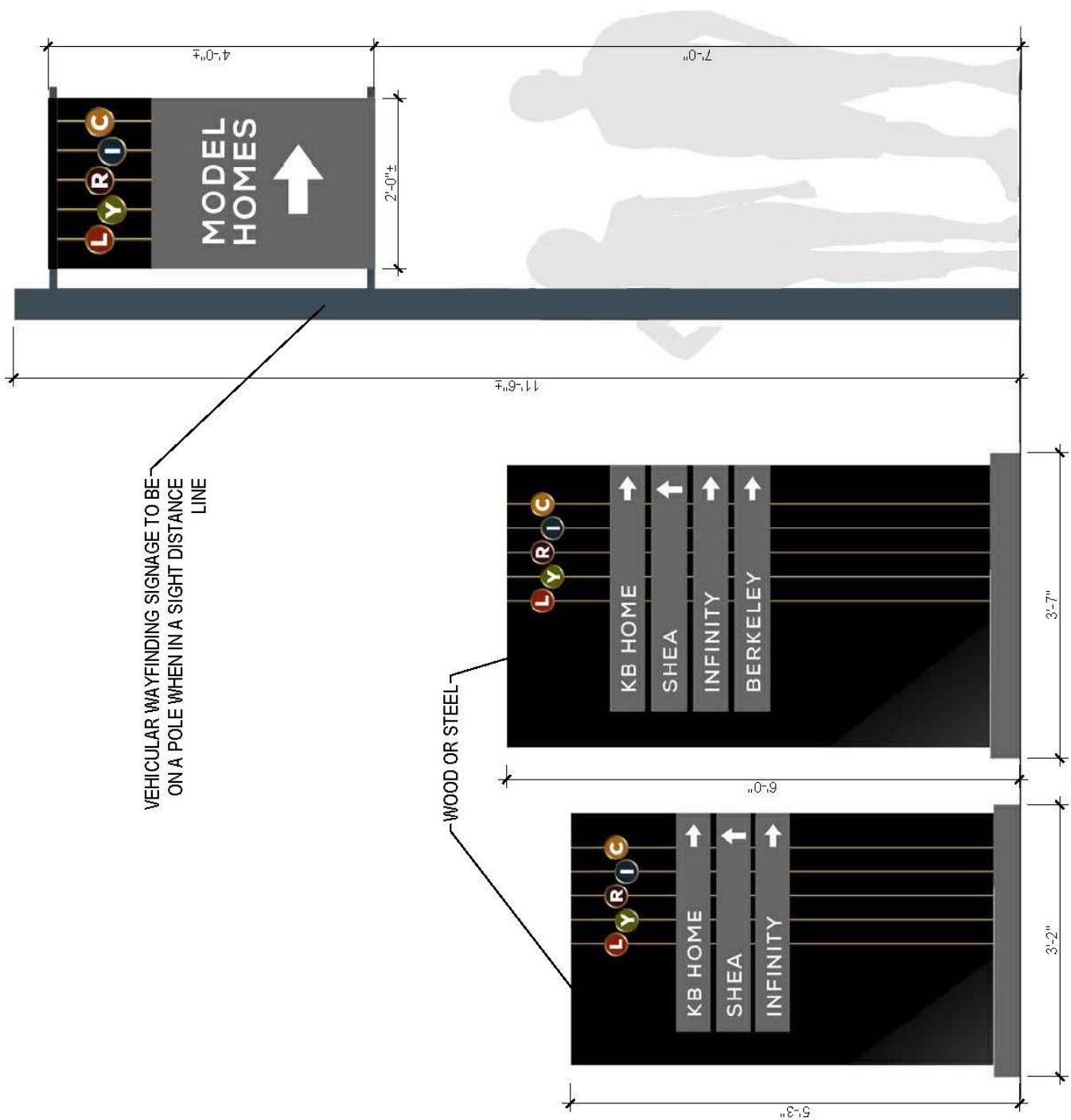




APPENDIX H1 – MONUMENTATION AND SIGNAGE  
RIDGEGATE EAST – TECHNICAL SUPPLEMENT

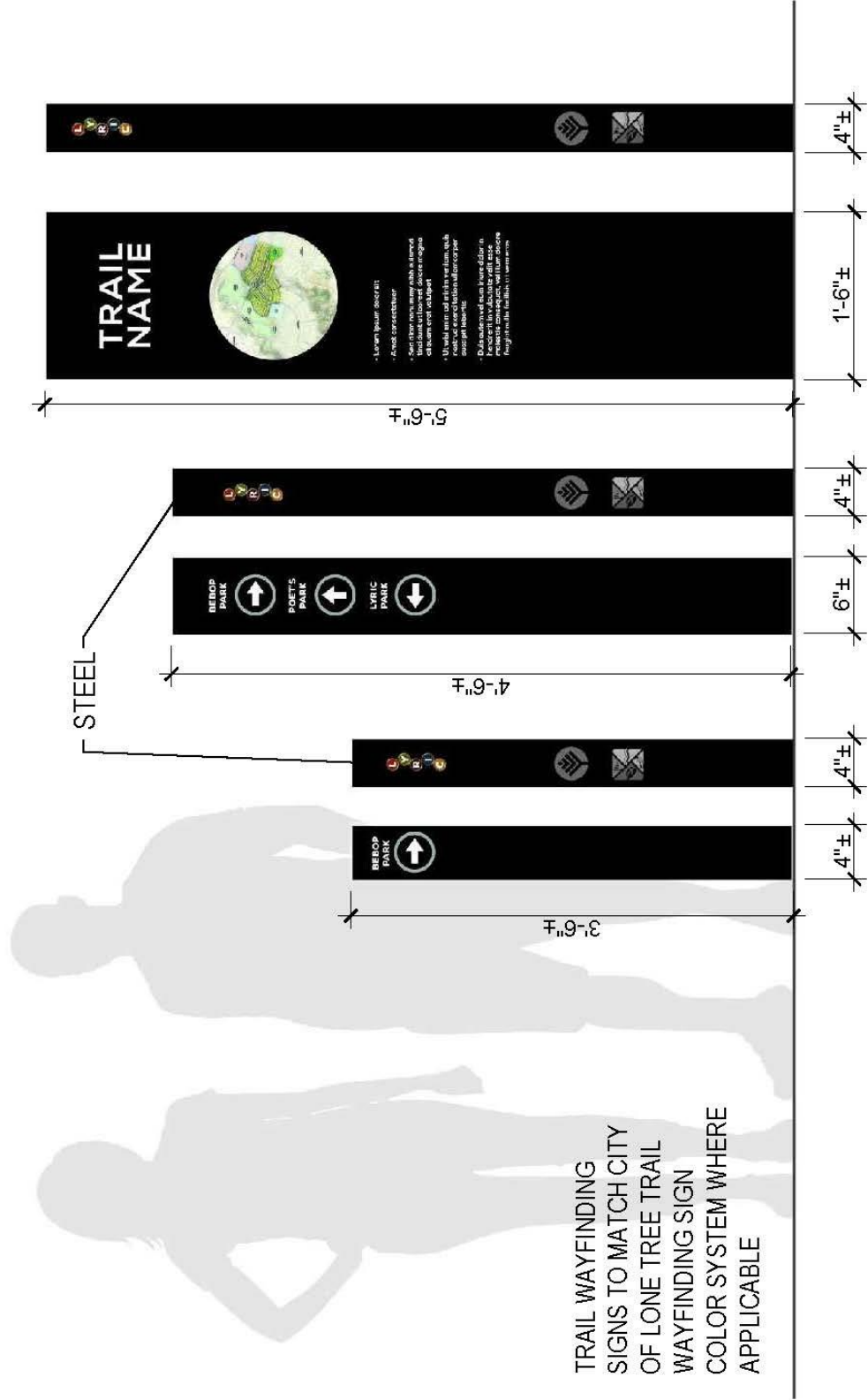






VEHICULAR WAYFINDING SIGN

Figure 7



TRAIL WAYFINDING SIGN

Figure 8

### SIGNAGE IN THE R.O.W.

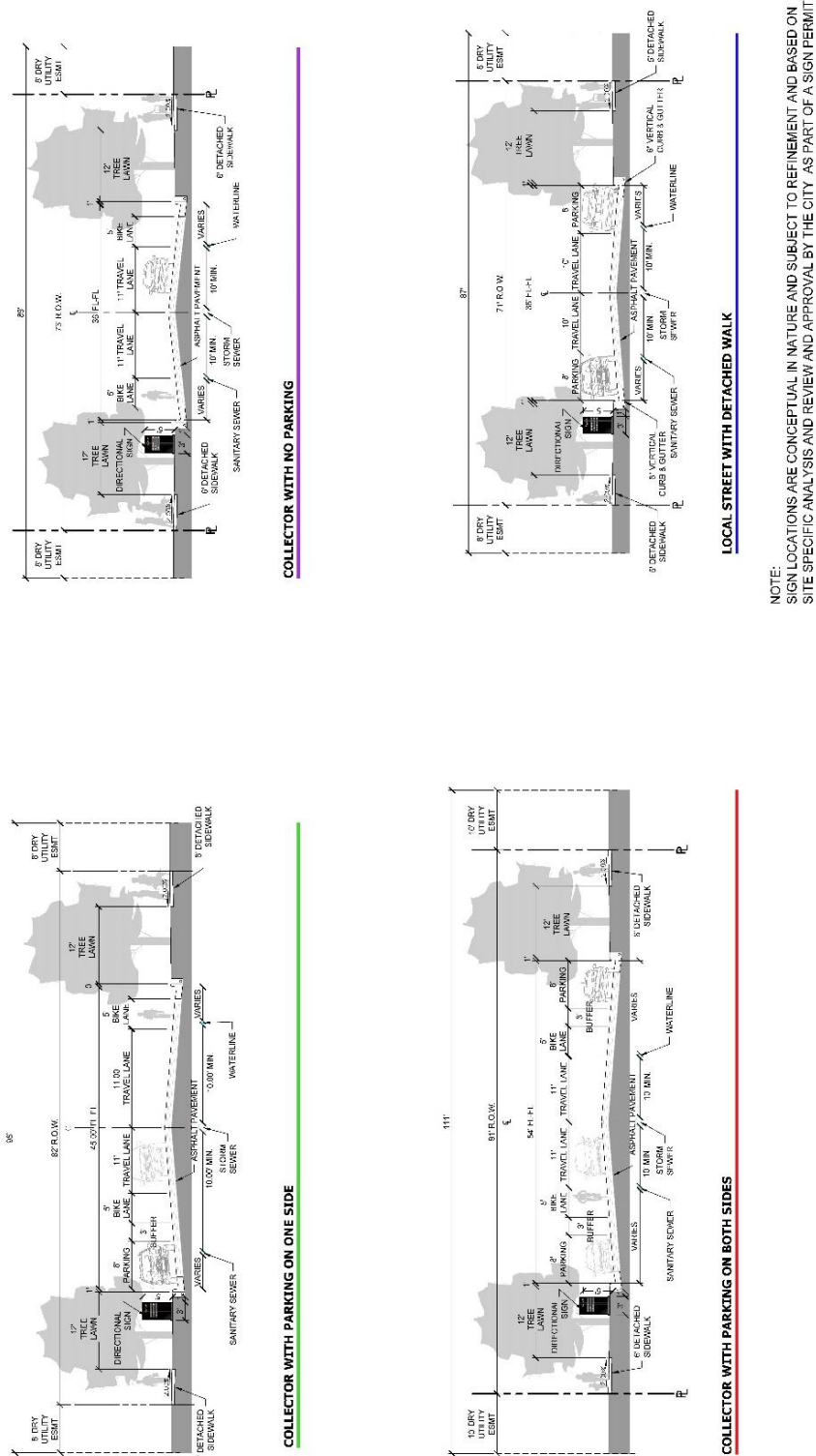


Figure 9