

## 4. RidgeGate East Monumentation and Signage

### A. Purpose and intent.

The purpose of these standards is 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 criteria for the 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 types detailed herein.

#### 4.1 RidgeGate East Monuments and Signs

Monuments and freestanding signs on parcels in developed areas shall comply with the standards set forth in Figure 4.1-1, this Section.

- 4.1.1 A sign permit is required by the City of Lone Tree for all monuments and signs. Rampart Range Metro District is exempt from fees.

**Figure 4.1-1**

<i>Type of Monument</i>	<i>Material Types</i>	<i>Max. Height and Width</i>	<i>Max. Number</i>	<i>Additional Requirements</i>	<i>Exhibit Reference</i>
Community Monument	Concrete, metal, masonry, rammed earth	25 ft. x 15 ft.	See Appendix 'H', Figure 1	Not in Public R.O.W.	Appendix 'H', Figure 2
Sub-District Monument	Concrete, metal, masonry, rammed earth	8 ft. x 15 ft. or reversed proportions	See Appendix 'H', Figure 1	Not in Public R.O.W.	Appendix 'H', Figure 3
Park Monument	Concrete, metal, masonry, rammed earth	5 ft. x 7 ft. or reversed proportions	1 Per Park	Not in Public R.O.W.	Appendix 'H', Figure 4
Vehicular Wayfinding Signage	Metal	6 ft. x 5 ft.	See Appendix 'H', Figure 1	Allowed in the ROW with approved license agreement with the City of Lone Tree	Appendix 'H', Figure 5
Pedestrian Wayfinding Signage	Metal	6 ft. x 2 ft.		Allowed in the ROW with approved license agreement with the City of Lone Tree	Appendix 'H', Figure 6

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- 4.1.2 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.

## **4.2. Monuments and Signage Standards and Guidelines**

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

- 4.2.1 Monument and signage dimensions: See Figure 4.1-1 and Appendix 'H' for representative prototype.
- 4.2.2 Monument and signage material types: See Figure 4.1-1 and Appendix 'H' for representative prototype.
- 4.2.3 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 'H' for representative prototypes.
  - Font size to be proportional to the sign to achieve the desired purpose. See Appendix 'H' representative prototype.
  - All lettering to be the same color. See Appendix 'H' for representative prototype.
- 4.2.4 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.
  - Show fixture type, beam angle, and color temperature
  - Sign illumination shall be allowed on all monuments and billboard signs as long as it does not interfere with vehicular or pedestrian circulation.
- 4.2.5 City of Lone Tree logo and text
- See Appendix 'H' for representative prototype.
  - Where possible, add in "City of Lone Tree" Text in the same font family as the text used on the sign the city name will appear.
- 4.2.6 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.
- 4.2.7 All monumentation and signage in the public right-of-way will have a License Agreement with the City of Lone Tree.

## **4.3 Submittal Requirements**

- 4.3.1 Signs must comply with City requirements for a sign permit.

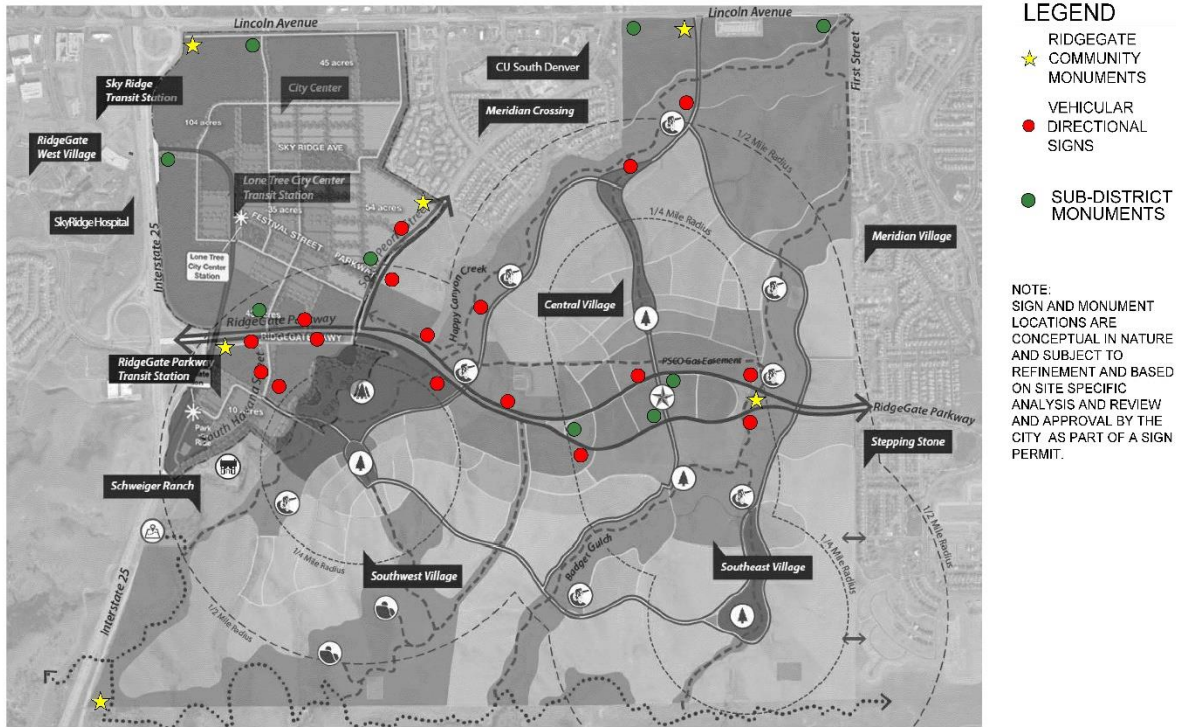
#### **4.4 Administrative Approval Standards**

- 4.4.1 Only an approved representative for RidgeGate as master developer, is eligible to apply for amendments to this sign plan.
- 4.4.2 Amendments to the plan will be subject to an application to the City of Lone Tree Community Development Department and a review fee.
- 4.4.3 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 total maximum number of signs, as applicable, maximum height, 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.
- 4.4.4 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.

#### **4.5 Approval Standards for Amended or Additional Sign Plan Elements (e.g. City Center or large commercial centers)**

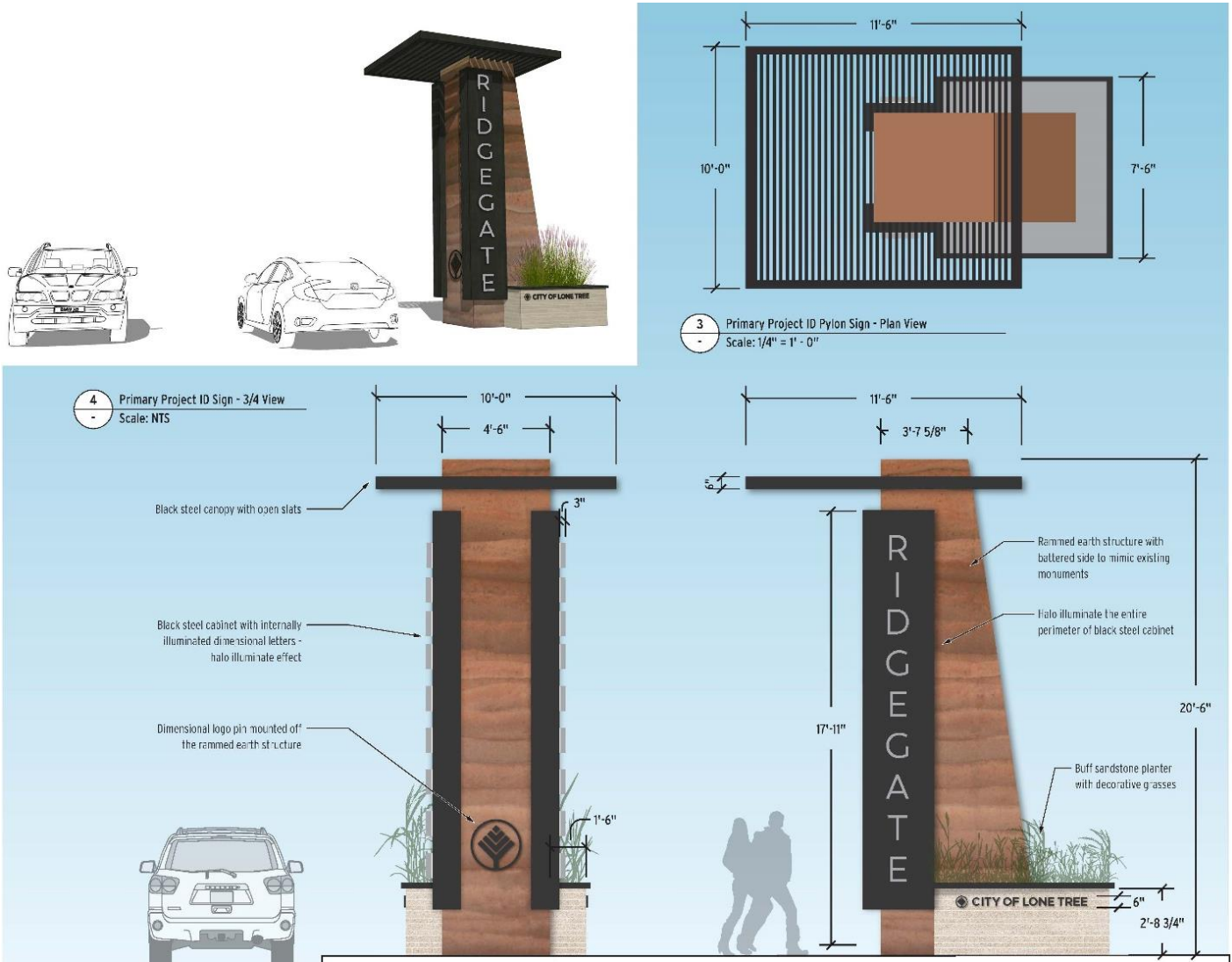
- 4.5.1 Only an authorized representative for RidgeGate as master developer, is eligible to apply for a new sign plan or amendments to this plan.
- 4.5.2 New sections to the Technical Supplements will be subject to City Council approval.
- 4.5.3 New sections will be subject to an application to the City of Lone Tree Community Development Departments and a review fee.
- 4.5.4 Submittal requirements are as follows:
  - Schedule pre-submittal meeting with the City of Lone Tree.
  - 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.

APPENDIX H – SIGNAGE AND WAYFINDING  
 RIDGEGATE EAST – TECHNICAL SUPPLEMENT



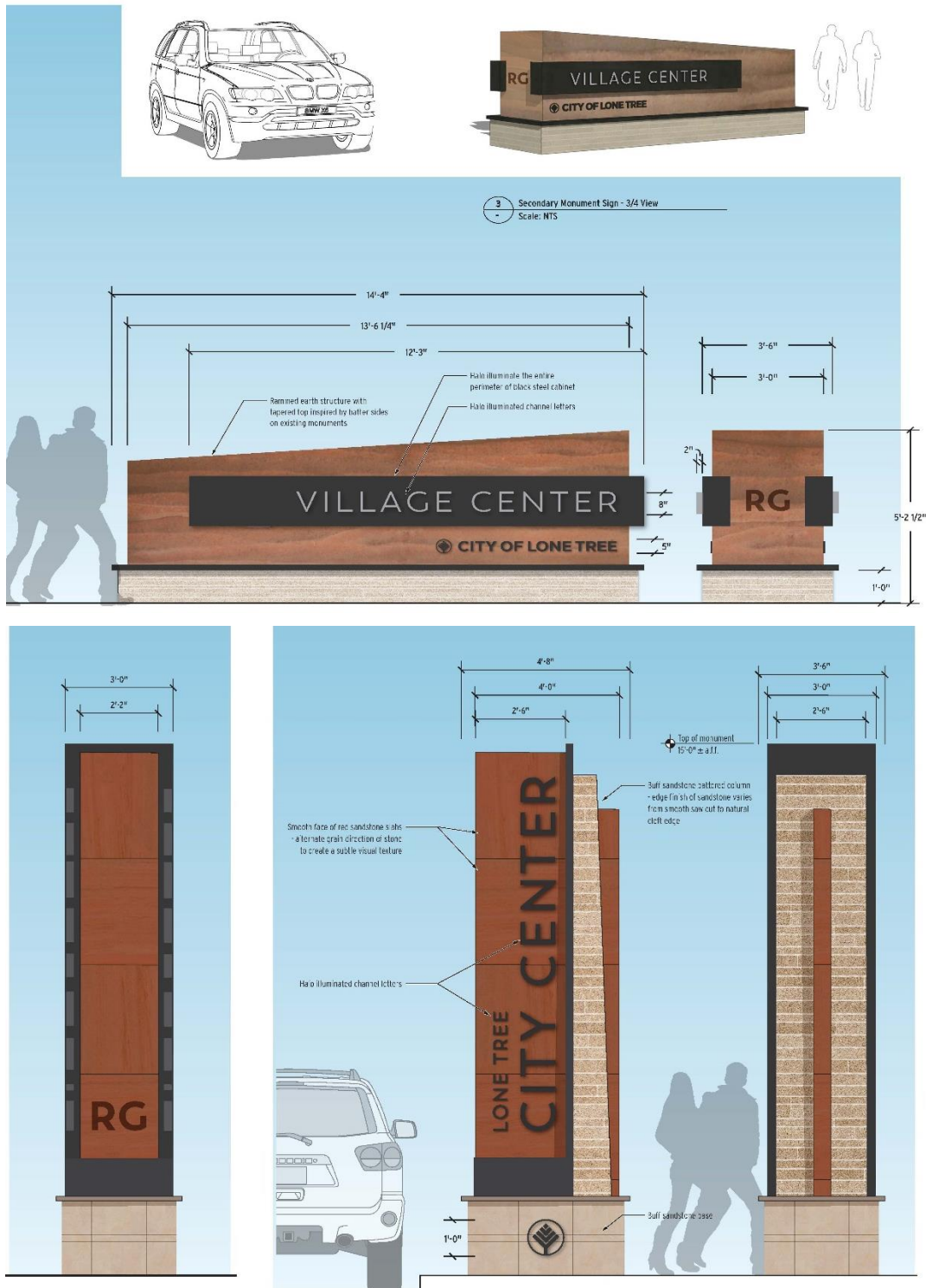
**\*\*SIGNS AND MONUMENTS SHALL BE MADE OF HIGH QUALITY MATERIALS AND WHEN APPLICABLE HAVE WARRANTIES AGAINST FADING AND UNUSUAL WEAR AND TEAR. IF A SIGN IS DAMAGED OR VANDALIZED, THE SIGN SHALL BE FIXED WITHIN A REASONABLE TIMEFRAME TO ASSEMBLE MATERIALS AND GET A QUALIFIED CONTRACTOR TO REPAIR THE SIGN**

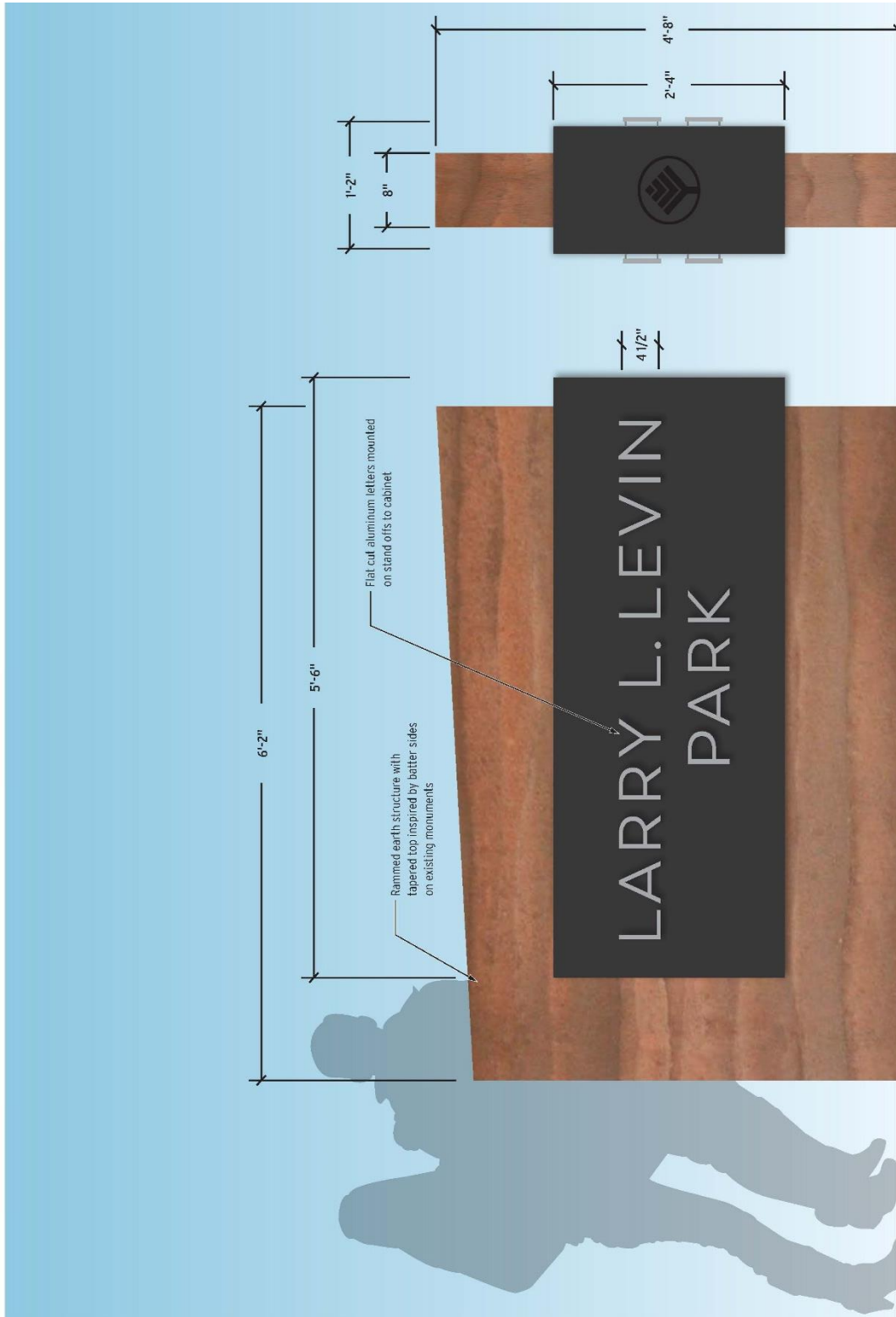
APPENDIX H – SIGNAGE AND WAYFINDING  
 RIDGEGATE EAST – TECHNICAL SUPPLEMENT



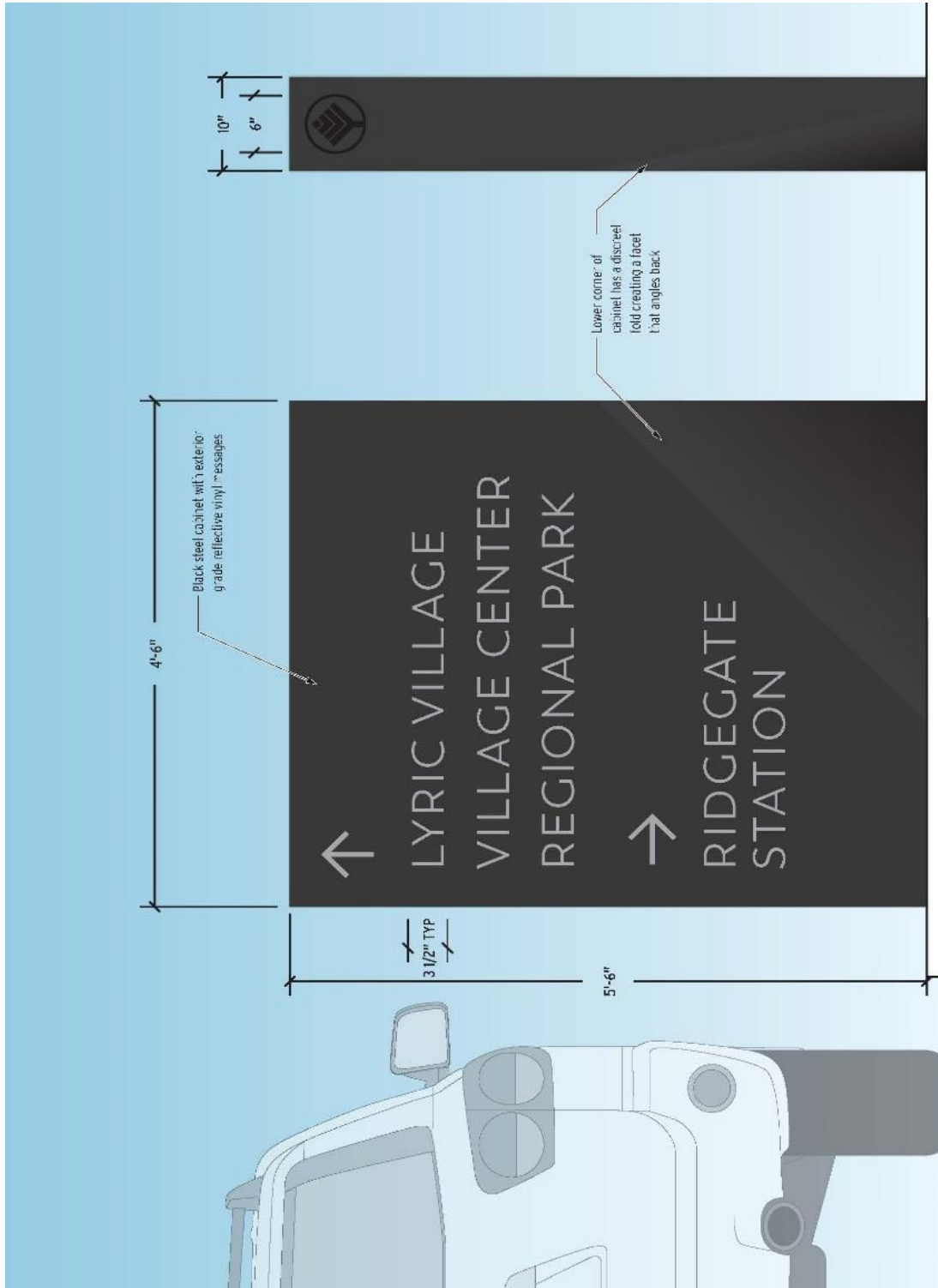
**\*\*NO PART OF THE SIGN, INCLUDING BLACK CANOPY OVERHANG CAN BE IN THE PUBLIC R.O.W.**

APPENDIX H – SIGNAGE AND WAYFINDING  
 RIDGEGATE EAST – TECHNICAL SUPPLEMENT

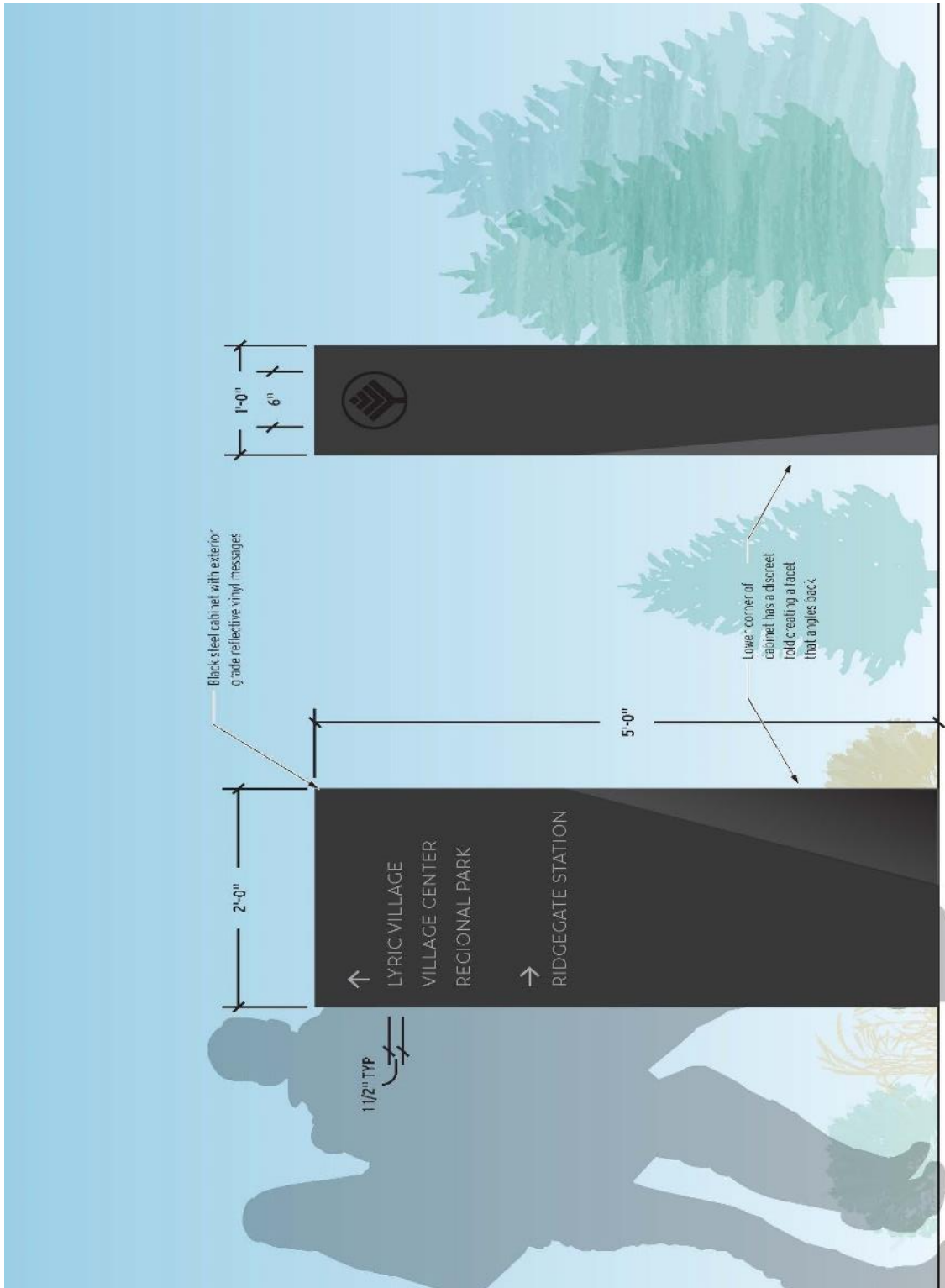




\*\*Park Signs are only to be used on the parks built and maintained by Rampart Range Metro District



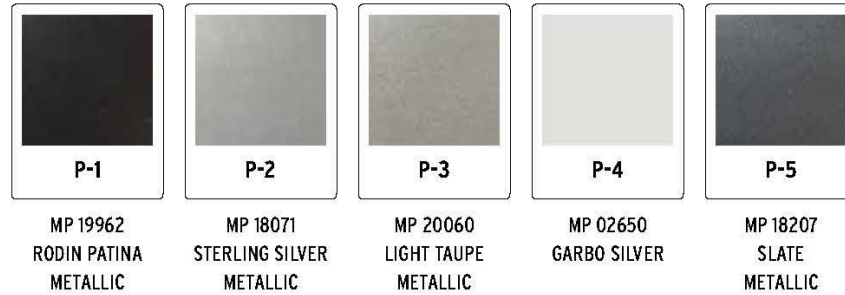




### PAINT & FINISHES

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All paints and finishes shall match exactly the color, finish, and texture as noted.



### OTHER MATERIALS

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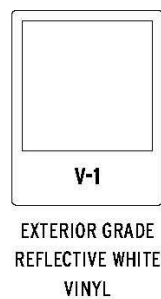
All materials shall match exactly the color, finish, and durability of the manufacturers product as noted.



### VINYL

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All vinyl shall match exactly the color, finish, and texture as noted.



**PROJECT TYPEFACES**

The Fabricator shall legally acquire at their own expense all project fonts from the specified distributors. Designer will not provide copies of licensed fonts.

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz 1234567890

Font Name: Trenda  
Weight: Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz 1234567890

Font Name: Trenda  
Weight: Semi Bold

**SYMBOLS**

Designer will provide the Fabricator with electronic artwork as required.

